Agenda

Planning Commission - Regular Meeting
City and Borough of Juneau

February 19, 2019
Assembly Chambers
7:00 PM

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- **A.** January 8, 2019 DRAFT Minutes - Planning Commission Committee of the Whole
- **B.** January 8, 2019 DRAFT Minutes - Planning Commission Regular Meeting
- **C.** January 22, 2019 DRAFT Minutes - Planning Commission Regular Meeting

IV. WRITTEN AGENCY AND PUBLIC COMMENTS POST DEADLINE

- **A.** Additional Materials for February 19, 2019 Meeting

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

- **A.** CSP2018 0019: A City Project to reconstruct portions of Columbia Boulevard and Poplar Avenue with replacement of storm drains, water and sewer services, and the addition of a sidewalk
- **B.** USE2018 0023: A Conditional Use Permit for transitional housing
- **C.** PWP2018 0004: A Parking Waiver for transitional housing

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

- **A.** CSP2018 0012: Planning Commission review of the Capital Improvement Program for FY2020-2025
- **B.** USE2018 0024: A Conditional Use Permit to extract up to 350,000 cubic yards of gravel from the Lemon Creek streambed over a ten-year period
- **C.** AME2019 0001: A text amendment to adopt the Parks & Recreation Master Plan as part of the CBJ Comprehensive Plan

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. ADJOURNMENT

Agenda
Planning Commission
Committee of the Whole
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
January 8, 2019

I. ROLL CALL

Ben Haight, Chairman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 5:37 p.m.

Commissioners present: Ben Haight, Chairman; Nathaniel Dye, Kenneth Alper (new member), Shannon Crossley (new member), Dan Hickok, Andrew Campbell

Commissioners absent: Paul Voelckers, Michael LeVine

Staff present: Jill Maclean, CDD Director; Laura Boyce, Senior Planner; Jane Mores, Assistant City Attorney

Assembly members: Wade Bryson, Liaison to the Planning Commission

Travis Arndt, newly appointed to the Planning Commission, observed the meetings, without participating, since he has yet to make a decision as to whether he can accept his appointment by the Assembly. He said he might have too many projects that would keep him from participating in meetings due to a conflict of interest.

II. Planning Commissioner Training

Ms. Maclean told the Commission that their role as a planning Commissioner breaks down into three different subsets: regulatory, where the Commission administers the local land-use regulations through Title 49, which is the code dictating the range of the Commission; in an advisory role to the Assembly on issues and activities related to planning, and in its procedural role, to conduct fair and transparent meetings and to make fair and equitable decisions.

The Commission's duties as defined by Title 49 are:

- ✓ Oversee the Comprehensive Plan
- ✓ Capital Improvement Program (CIP)
- ✓ City land acquisitions, disposals and projects

- ✓ Land use regulations
- ✓ Rezones
- ✓ Platting
- ✓ Conditional use permits
- ✓ Special permits
- ✓ Appeals of administrative decisions and variances in its role as the Board of Adjustment

The Community Development Department has a building division, which includes building inspectors and a code compliance officer, and a planning division with seven planners on staff, who present different cases before the Commission, said Ms. Maclean. They also have a GIS (Geographic Information System) analyst and administrative staff that the Commission members interact with frequently. The permit center issues building permits, some of the general engineering permits and other permits which do not need to come before the Planning Commission.

Planning Commission members participate in various committees and ad hoc committees, and are represented on the Commission of Sustainability, the Historic Resource Advisory Committee, and the Building Code Advisory Board, said Ms. Maclean. The Commission hears variances and other special permits sitting as the Board of Adjustment, said Ms. Maclean.

The staff administers land use regulations and posts meeting notices, and interprets the laws and ordinances for the public, said Ms. Maclean. The staff conducts area planning initiatives. Currently Blueprint Downtown is underway. The staff researches topics, land use issues, and advises the Commission and its committees, said Ms. Maclean. The staff also educates and assists the public and negotiates with agencies and developers, she added.

The staff identifies how the community wants to grow and also works at problem-solving, said Ms. Maclean. They work at balancing competing points of view, as does the Commission, said Ms. Maclean.

The Commission is to be fair, even and consistent in its application of the law, without personal gain or representation of special interests, said Ms. Maclean. It is also charged with protecting the health, safety and welfare of the populace, she added.

They have a variety of plans with the Comprehensive Plan being the overarching document, said Ms. Maclean. This is basically the guiding document for the Borough and its development, she said. This usually covers a 20 to 30-year time frame, said Ms. Maclean. It has been decided by committee to undertake a new Comprehensive Plan for the Borough rather than update the existing document, said Ms. Maclean. This will be in the budget for the upcoming fiscal year. The current plan is to hire consultants to help accomplish this task, said Ms. Maclean.

Rezones are a big component which the Commission will deal with within the Comprehensive Plan and the land use map designations, said Ms. Maclean. Each area within the Borough has a specific designation such as Industrial or various levels of residential and commercial

designations, said Ms. Maclean. The Land Use Maps guide how particular areas should be developed, she said. Multiple zones of a certain type fit within the various land use designations, she said.

There are also land use plans and various neighborhood plans, said Ms. Maclean. The Auke Bay Area Plan was developed in 2015, and the Lemon Creek Area Plan was adopted last year, she said. Currently the staff is working on Blueprint Downtown Juneau which is its area plan, she said. They will also be developing an area plan for Douglas once the downtown Juneau plan is complete, said Ms. Maclean. Next month the Commission will be reviewing the Capital Improvement Plan, she said. Ms. Boyce and her team are reviewing 26 plans which are in some way connected with the downtown plan, said Ms. Maclean. The Historic Preservation Plan should be adopted this forthcoming spring and summer, she added. The Commission will review this plan and provide a recommendation to the Assembly for adoption of the plan, she said. The long-range waterfront plan is still in effect and that plan is generally overseen by the Docks and Harbor Department, she said.

The staff is working on a new Wetlands Management Plan which they hope to have completed this spring, said Ms. Maclean. There is also a Wireless Telecommunication Master Plan, the Economic Plan and the Housing Action Plan, said Ms. Maclean.

Components of these plans include zoning and or subdivision regulations, floodplain regulations, land management, parks and open space and transportation, explained Ms. Maclean.

The Commission approves:

- ✓ All main subdivisions
- ✓ Conditional uses
- ✓ Planned Unit Developments
- ✓ Variances in the Commission's role as Board of Adjustment
- ✓ The Alternative Development Overlay District (ADOD)
- ✓ Alternative Residential Subdivisions
- ✓ Parking waivers (for a major development)
- ✓ Accessory apartments

Commission Comments and Questions
Mr. Alper asked if there is a definition for a major subdivision compared to a minor subdivision.

A major subdivision is for 14 lots and above and a minor subdivision is for one to 13 lots, answered Ms. Maclean. The staff deals with typical minor subdivision applications. Major subdivision requests must come before the Commission, said Ms. Maclean.

Most of the applications coming before the Commission are for Conditional Use Permits, said Ms. Maclean. The primary purpose of a Conditional Use Permit before the Commission is to give abutters the opportunity to comment on this proposed change within their neighborhood,

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said Ms. Maclean. This also gives the Planning Commission the opportunity to mitigate impacts to the neighborhood, she explained. Typical impacts reviewed for these permits are for:

- ✓ Traffic
- ✓ Visual impacts
- ✓ Environmental impacts
- ✓ Potential Nuisance
- ✓ Privacy
- ✓ Safety
- ✓ Welfare

The staff attempts to be consistent with the conditions reviewed from application to application, said Ms. Maclean. There are unique circumstances when other conditions may need to be applied, she added. Conditional Use Permits can also be too burdensome and overloaded with conditions such as the Marijuana Conditional Use Permits, said Ms. Maclean. They have since narrowed the focus of those conditions, with the conditions required by the state not a part of the city application process.

Variances have undergone a lot of revision recently, said Ms. Maclean. After a previous variance application was appealed by the applicant, said Ms. Maclean, the variance language has been tightened. The language is clearer and the meaning more specific, she said. A variance should be an extraordinary request for extraordinary circumstances and it should be necessary under only limited circumstances, said Ms. Maclean. The property perhaps is unique such as with challenging topography, said Ms. Maclean.

If a variance is denied at the staff level, it goes before the Commission in its role as the Board of Adjustment, said Ms. Maclean. Commission variance decisions can be appealed to the Assembly, and Assembly variance decisions can be appealed to the courts, she said. The same appeal process is followed for Conditional Use Permits, said Ms. Maclean. A self-created hardship should not be a basis for a variance, she added.

The staff and Commission have worked over the past five years to improve Title 49 when there are many similar variances for similar circumstances, she said. They have overhauled the variance section of the code itself as well as the development of Alternative Development Overlay Districts for both downtown Juneau and Douglas. These districts allow for a different procedure other than a variance for applicants to apply for setback reductions, lot coverage and vegetative coverage, said Ms. Maclean. They have two years to develop the zoning for the downtown area and three years to develop zoning for the town of Douglas, said Ms. Maclean. They need to develop different zoning for these urban communities because their structure is much different than zones for the more suburban areas, said Ms. Maclean. Parking waivers are also available for these two urban areas, she added.

The Director can approve a minor subdivision, said Ms. Maclean. It is a two-step process involving a preliminary and a final plat, she said. Public notice is also required for a minor

subdivision, she said. For a major subdivision the public can testify at the hearing, she said. For a minor subdivision, abutters are notified of the application. The staff would accept comments from the public on the variance request, she said.

A major subdivision requires the approval of the Planning Commission. Prior to going to the Commission there will be a meeting with the staff, and various staff members would attend that meeting depending on the type of variance being requested, said Ms. Maclean. The applicant needs to show a sketch plat of the property, and if there is additional contiguous property not currently being developed by the applicant, they need to inform the staff of their plans for that additional property, said Ms. Maclean.

The idea of a phased development means that the applicant must show plans for the full buildout, not just for the first phase of the development, said Ms. Maclean. This encourages the applicant to look at their project holistically, she said.

Recent Title 49 updates include the Alternative Residential Subdivisions (ARS), the Alternative Development Overlay Districts (ADODS), a minor change to mining and an update to panhandle's and parking waivers. There is also a setback reduction for energy efficiency improvements. This helps those in the ADODS to be able to add insulation to the outer walls without being out of compliance with the zoning district, she said. Improvements have also been made to shared access which enables developers of four lots or less to not have to develop the roads up to CBJ standards, said Ms. Maclean.

Other Title 49 updates currently in progress are stub streets and temporary cul-de-sacs, which is before the Assembly, and nonconforming lots, said Ms. Maclean. They are rewriting the entire section of code pertaining to nonconforming lots, she added. They are also working on streamside buffers, urban agriculture, updates to accessory apartments and the common wall portion of the code, said Ms. Maclean. They are also proposing new zoning districts, she said. They are working on new zoning districts for Auke Bay, and possibly downtown Juneau, with downtown Douglas zoning to be updated in 2020, said Ms. Maclean. The Assembly has requested that the planning department look at industrial zoning district uses, she said. The Assembly has also requested that they look at more land for industrial zoning, said Ms. Maclean.

Legal Aspects Pertaining to the Planning Commission

Police Powers
The Planning Commission is charged to protect the health, safety and general welfare of the community, said Ms. Mores. This gives the government the right to regulate personal conduct and use of land, she said.

Rules of Order
These rules provide the basic mechanics stipulating the time of meetings and the structure of the committees, for example, said Ms. Mores. The Planning Commission has liaisons on two

separate committees that constitute the Lands Committee and the Public Works and Facilities Committee, said Ms. Mores. The Commission also has two representatives on the Wetlands Review Board and one Commission member serving on the Juneau Commission on Sustainability, said Ms. Mores.

There are certain situations that require a two-thirds vote of the Commission rather than a five-member vote, said Ms. Mores. Reopening public debate would require a two-thirds vote, for example, she said. That would also require an immediate vote for reconsideration at the same meeting.

Open Meetings Act
All Planning Commission meetings are public, which includes allowing public participation at every meeting, said Ms. Mores. A meeting of the Planning Commission is defined as more than three Commission members. Three members can talk, said Ms. Mores, but four people cannot. An exception would be a work session where public comment could be disallowed, she said. The executive session rules are provided in the Open Meetings Act and they are outlined in Title 44, said Ms. Mores.

Executive Session
An Executive session can be called when public knowledge would clearly have an adverse effect on the finances of the CBJ, for example, said Ms. Mores. When the Commission is involved in a quasi-judicial and adjudicatory proceeding/appeal, it has the ability to go into executive session, said Ms. Mores. It may be used if public discourse would defame or prejudice the reputation or character of a person. The executive session must be a noticed as a topic in the agenda. A motion must be made to move into executive session, and the public has a right to object, said Ms. Mores. Deliberation can be made in an executive session, but the Commission must come back to the public meeting in order to take action on those items discussed during the executive session, said Ms. Mores, when the factual findings and reasons for its decision are announced. The Commission could go into executive the session if the Director's decision had been appealed, for example, said Ms. Mores, to have more deliberations that are candid without creating an awkward circumstance debating this issue in public, said Ms. Mores.

Serial Meetings
Avoid using "reply all" in an email, said Ms. Mores. She could send an email to all Commission members, said Ms. Mores, but Commission members cannot reply to that message to everyone on the Commission, she said. That could be construed as a meeting, said Ms. Mores. Under the public records act all email text documents, even if on a Commissioner's personal device, can be accessed for the public record, said Ms. Mores.

Conflict of Interest
This is addressed under CBJ 01.45, said Ms. Mores. Impartiality and transparency are the critical pieces of this portion of the code, said Ms. Mores. It prescribes these standards and penalties:

- ✓ Misuse of official position
- ✓ Gifts
- ✓ Improper use or disclosure of information
- ✓ Improper representation
- ✓ Violations are generally "B" misdemeanors
- ✓ Complaint and investigatory process

Each Commission member as a public officer holds the public trust, said Ms. Mores. The standards of ethical conduct require Commission members to distinguish between inconsequential conflicts and those that are substantial and material, she said. The Commission member may not vote or deliberate if he or she has a personal or financial interest in the item, said Ms. Mores. The code defines both financial interest and personal interest, said Ms. Mores.

Financial interest is defined as:

> *Any interest, other than securities traded on a national exchange, held by the municipal officer or an immediate family member, including involvement or ownership of an interest in a business, property, or a professional or private relationship, from which the person has received within three years or expects to receive compensation.*

Personal interest is defined as: "an interest other than a financial interest, and includes any material advantage in the form of a promise, service, privilege, exemption, patronage, or advancement."

Immediate family member is defined as: a municipal officer's spouse, minor children and dependence, or a regular member of the officer's household."

Ms. Mores encouraged Commission members to call her if they have a question as to whether they have a conflict of interest or not. A Commission member may also declare a possible conflict of interest and let the Chair, the public, or the Commission decide if there is a conflict of interest. When in doubt it is best to recuse oneself, said Ms. Mores.

Commission Comments and Questions
Ms. Crossley asked if as an employee of an architectural firm, if she is not working on one of the firm's projects which is before the Commission, if she would still need to declare a conflict of interest.

Ms. Mores said that it would be a good idea to recuse oneself in that circumstance. A municipal officer may not represent, advise, or assist another person in any matter pending before the agency in which the officer serves if the representation, advice, or assistance is for compensation, said Ms. Mores.

A Commission member may work on a project before the Planning Commission as long as the member recuses himself or herself, she said.

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Mr. Dye asked if there is a potential conflict and a member follows the advice given by the attorney, and it turns out in future proceedings that there is a conflict of interest that since the member had followed the attorney's advice if they were protected from being charged with a misdemeanor.

Ms. Mores said this is true.

Ms. Crossley noted that a member of the planning staff is her first cousin. She asked what she should do under that circumstance.

Ms. Mores said under that circumstance each time her first cousin presents before the Commission, that she declares the relationship and leaves it up to the Commission, the Chair and the public to decide.

Quasi-Judicial/Appeals Process
When it sits as a quasi-judicial body, the Commission must be fair to both sides of the issue, said Ms. Mores. If someone from the public wants to discuss an issue with a Commission member, which could potentially come before the Commission, then the member should not discuss that issue with the member of the public, said Ms. Mores. If a Commission member receives an email that looks like it could be a project it is best not to respond to that email. It could be forwarded to the CDD staff to get their opinion on the matter.

Ms. Maclean told the Commission to keep in mind that it is not just the applications that a Commission member may be hearing, but that it could be a minor development permit that could potentially end up before the Commission as an appeal.

Ms. Mores said the ex parte' communication does not just apply to the applicant but to the staff and director as well. Commission members need to wait and hear what is presented at the meeting in public with everyone else, she said.

Ms. Mores clarified for Mr. Campbell that the Commission is also sitting as a quasi-judicial body when it makes decisions on permits such as a Conditional Use Permit, not just when it sits as a body to hear an appeal of the Director's decision.

Mr. Campbell asked if there were situations in which a Commission member would be able to discuss projects with a member of the public.

Ms. Mores said perhaps the Commission member could discuss the project with a member of the public before it was ever submitted to the department.

Ms. Mores said she wanted to emphasize for the Commission how important it was to create a record. She said the Commission needs to be very clear in its motions and statement of facts, and be very specific in the reasons that it is acting in the way that it is. This will create a good record should that item ever come up for an appeal.

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Mr. Dye said in the past a Commission member could ask a clarifying question of the Director or staff member and the answer would be sent to all Commission members. He asked if this is a practice which they can continue.

Ms. Mores said that circumstance would not create an ex parte' problem.

Ms. Mores said the Law Department is not a subject matter expert. The Law Department exists to advise the Commission on procedural issues and questions of legality.

Mr. Campbell asked if when he is functioning as a liaison for the Planning Commission on a board such as the Wetlands Review Board if he is a voting member of that board.

A liaison would typically not be a voting member of a board, said Ms. Mores. She said the term "liaison" is not applicable to that circumstance, as there are two Commission members appointed to serve on that board. She said she thought Commission members would also be a voting member on the Commission of Sustainability.

Mr. Hickok asked if explaining to a potential applicant the possible procedures which could ensue would be an ex parte' communication.

Ms. Mores said in that situation it is always a good idea to refer that individual to the staff to answer their questions.

III. REPORT OF REGULAR AND SPECIAL COMMITTEES

IV. ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

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Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
January 8, 2019

I. ROLL CALL

Ben Haight, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:02 p.m.

Commissioners present: Ben Haight, Chairman; Michael LeVine, Nathaniel Dye, Ken Alper, (new member) Shannon Crossley, (new member) Dan Hickok, Andrew Campbell

Commissioners absent: Paul Voelckers

Staff present: Jill Maclean, CDD Director; Laura Boyce, Senior Planner; Allison Eddins, Planner II

Assembly members: Wade Bryson, Assembly Liaison to the Commission

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

III. APPROVAL OF MINUTES

A. November 27, Regular Meeting Minutes; December 11, COW and regular meeting minutes

MOTION: *by Mr. LeVine , to approve the Planning Commission November 27, 2018, regular meeting minutes, the December 11, 2018 Committee of the Whole minutes and the December 11, 2018 regular meeting minutes with any minor changes by staff or Commission member.*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

V. ITEMS FOR RECONSIDERATION - None

VI. CONSENT AGENDA – None

VII. UNFINISHED BUSINESS

USE2018 0016: A Conditional Use Permit to allow a 32-unit residential condominium development
Applicant: The Jetty
Location: 11798 Glacier Highway

Staff Recommendation

Staff's recommendation remains unchanged. Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit with the following six conditions.

1. Prior to the issuance of a Building Permit, the applicant must provide a detailed landscape plan for the parking area.

2. Prior to a Certificate of Occupancy being issued for the building, the landscaping must be installed or bonded for.

3. Prior to the issuance of a Certificate of Occupancy, the parking spaces must be striped and properly signed.

4. Prior to issuing a Temporary Certificate of Occupancy for the first dwelling, a Homeowners' Association (HOA) Agreement shall be submitted for review by Community Development. The HOA agreement shall specify how common facilities such as the parking area, pedestrian walkway, and required landscaping and vegetation will be properly maintained.

5. Prior to the issuance of a Building Permit, the applicant shall submit a detailed drainage and snow storage plan.

6. Prior to the issuance of a Building Permit, the applicant shall submit a parking and site circulation plan that has been prepared by a licensed engineer or architect.

Ms. Eddins told the Commission this item is a reconsideration of a Conditional Use Permit for a 32-unit condominium development in Auke Bay. This item first appeared before the Commission on October 23, 2018. At that meeting, a seventh condition was added by Mr. Campbell which stated the applicant must work with the neighboring development to potentially construct a flat roof and limit the maximum height of the structure.

At the November 27, 2018 meeting, there was a motion for reconsideration of this item. This item is appearing as a reconsideration, which means the public comments and conditions will all be heard as if this item was never before the Commission previously.

This lot is zoned General Commercial and is surrounded by other property zoned Light Commercial and multifamily residences.

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The plans are to construct the building on fifteen-foot-high pilings with lattice work, said Ms. Eddins. Title 49.25.420 dictates methods to figure the height of a building, said Ms. Eddins. There is a 9.8-foot slope from the front to the rear of the lot, said Ms. Eddins.

With current engineer's drawings now available, the overall height of the structure was estimated at 45 feet, but now with current engineer's drawings it is estimated at 50 feet. The maximum height of a structure in the General Commercial district is 55 feet, said Ms. Eddins. To meet the 10 percent vegetative cover that is required, the applicant's plan on leaving a steep back portion of the lot vegetated to meet those requirements, she said.

The parking area is to be attractively landscaped with a 24-foot wide driveway with two-way lanes provided to access the property, she said. While 58 parking spaces are required, the applicants plan on providing 64 parking spaces, with 15 of those spaces uncovered and the remainder of the parking spaces covered beneath the condominiums. The Department of Transportation had no concerns about the project and are working with the applicant to widen the driveway which will be a paved access, said Ms. Eddins.

Staff cited examples of similar developments in the surrounding area including Spaulding Meadows condominiums and Cannery Cove condominiums. Both of these examples are four stories high as is the proposed development. The staff believes this 32-unit condominium development will be in harmony with the neighboring area and that it conforms to the adopted plans of the CBJ, said Ms. Eddins. The Director approves this project, she said.

There have been some comments from neighbors expressing concern over the additional traffic in the area created by the project, but the main concerns are the protection of views in the area, said Ms. Eddins. The staff feels this project will not endanger public safety or health and that it will be in harmony with the neighboring area, said Ms. Eddins. The staff also finds that this project is in compliance with the adopted plans of the CBJ.

Chairman Haight asked both new Commission members if they have had the opportunity to thoroughly review this case. Both Ms. Crossley and Mr. Alper confirmed they have studied this item.

Mr. LeVine clarified that the motion for reconsideration brings this project before the Commission as if it has never been before the Commission before.

Ms. Mores confirmed that the motion for reconsideration completely cancels any previous action by the Commission as if it had never happened.

Mr. Alper asked for an explanation on how the height of the project was calculated.

Ms. Eddins explained that the project height is 125.3 feet above elevation zero. That's calculating the height of the building starting from the water and moving up the slope, she said.

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They are starting at 72 feet, not at water level zero, said Ms. Eddins.

Mr. Alper said the difference between 72 feet and 125 feet was 53 feet. He said he didn't understand why the height of the building was calculated at 50 feet instead of 53 feet.

The elevation of 125.3 is calculated from the tip of the roof, and the way the staff measures the height is from the midpoint of the roof, explained Ms. Eddins.

Applicant (Garrett Schoenberger and Paul Simpson of Alaska Legacy)
Mr. Schoenberger told the Commission both he and his partner, Paul Simpson, were born in Juneau, and have returned to the community to make significant contributions. This is their first project, he said.

General Commercial zoning has a 55-foot height restriction, he said. Their project is five feet lower than that limit, he added. He said their project conforms to the Auke Bay Area Plan, and they feel their project will offer a significant contribution to the community, he added.

In the development business, time is money, said Mr. Schoenberger, and they have been put on hold with this project since November. They have spent over $20,000 just to get to this point, said Mr. Schoenberger. They purchased the former UAS bookstore building which sits upon three acres. He stressed they paid over the asking price to obtain this specific property. One of the main reasons they purchased this property was because of the zoning, said Mr. Schoenberger.

Both he and his partner are excited to pursue the development of this property. They held an open house within the building they purchased, and over 300 people attended that event, he said. The entire building has since been purchased by individuals who will use the building for a microbrewery, (Forbidden Peak Brewery) said Mr. Schoenberger, which they feel will be an exciting asset to the community.

The property behind the building is where they will be constructing the condominium development, he said. They have brought in new sewer and water pipes as well as AEL&P conduit and cabling. They have performed a full geotechnical study to understand the soil composition, he said. They were also able to obtain a permit from the Department of Transportation (DOT) for the driveway, he said.

The project will be supported by steel pilings drilled into bedrock, with the lower level used for parking. They want the first-floor residents to have views as well as the upper floor residents, said Mr. Schoenberger, so the first-floor units will be 77 feet in height so that first-floor residents can see over the existing building in front of the condominium project. They do not feel this project will adversely impact the value of the surrounding properties, said Mr. Schoenberger. The CBJ Assessor's office has also stated that it does not foresee negative impacts on surrounding properties, said Mr. Schoenberger. He said their development will impact some of the views of the condominiums behind them, but that the views of Auke Bay,

Islands and the Chilkats will be unimpeded. They would like the right to build within their zoning guidelines, he said.

They are not constructing towards the back of their sloped lot which would really impede the views of the development behind them, said Mr. Schoenberger. They are trying to stay near the bottom of the lot to have as little impact as possible on the development behind them, he said. The only time protection of view sheds is mentioned in the Auke Bay Area Plan is when it references public land, said Mr. Schoenberger.

They are building well within the height limit of 55 feet, said Mr. Schoenberger. Their project will provide a lot of value to the Auke Bay community, and is right in line with the Auke Bay Area Plan, said Mr. Schoenberger.

Commission Comments and Questions

Mr. Campbell asked how the height of the tank on the adjacent property was generated.

Mr. Schoenberger replied that they called AEL&P and asked what the height of the fuel tank in front of their property was.

Mr. LeVine said if the height of the Forbidden Peak brewery was 75 feet and the first floor of the condominium development was 77 feet, why they could not take off a few feet since the 77-foot height was at the floor and not at eye level.

Mr. Schoenberger said these heights were construed to make sure that the first-floor residents would have a view, and to leave room for unexpected construction issues. He said they purchased this site knowing they could build to 55 feet in height. They paid for this right, he said.

Mr. Dye asked for clarification on the podium style construction proposed by the applicants.

Mr. Schoenberger said they are driving piles into bedrock to create a secure foundation for their project.

Mr. Dye asked the applicant if he was sure that the podium height could not be reduced and still preserve their view plane.

The bottom line, said Mr. Schoenberger, is that if they can make it lower during the construction phase, then they will, because that would be saving them a lot of money. There are 56 piles on this project, he said. If they could shave two feet off of each pile, and still preserve the view, then they will do so because that would save them money, he said.

Mr. Dye asked the applicant if they felt the value of their property would be drastically reduced if they could not monetize the asset of the view.

Mr. Schoenberger said that is correct, considering what they paid for the site.

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Ms. Crossley asked why a flat roof was not an option. She said a lot of flat roofs have elevator towers protruding above the flat roof of the building.

Mr. Schoenberger said as they got into the actual building plans, if a flat roof was a possibility as they proceed then they would still consider it as an option.

Mr. Alper asked if it was the intent of the Auke Bay Area Plan to preserve public views and not private views.

Ms. Maclean verified that the view sheds to be protected in the Auke Bay Area Plan are public views and not private properties.

Mr. Campbell asked the applicant if they have an agreement with the brewery owners in front of them curtailing building height.

Mr. Schoenberger confirmed that they did have such an agreement with the brewery owners.

Mr. Hickok asked the applicant if he anticipates the numbers changing.

Mr. Schoenberger responded that they will not be constructing above 55 feet in height. He said his point is that once the construction process is entered that any developer would ascertain that there will always be minor adjustments necessary during the process. He said at this point he cannot predict what those might be.

Mr. Alper asked how they would be able to implement lowering the podium height.

Mr. Schoenberger said they need room for utilities and a 10-foot clearance for cars. He said they need to have enough room underneath and enough height for the views, and that if they can shave off a foot or two and still have clearance for the cars they will do so because that would save them money.

Public Comment
Mr. Kemp said this development would have a serious negative impact on his condominium development which rests above the proposed site and that they are concerned about the elevation. He said they set their views so that their residents would have a view of the top of the boat launch ramp. He said this project will affect his development's views all the way to Battleship Island, with no views of the boat harbor which are very desirable for residents. Mr. Kemp said the Comprehensive Plan mentions building heights constructed to maintain views.

Commission Comments and Questions
Mr. LeVine asked Mr. Kemp what he would like to see.

Mr. Kemp responded that for every degree reduction in height they can see another 1500 feet further out into the channel.

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Mr. Dye asked Mr. Kemp if he views this as a financial hardship for his development.

Mr. Kemp said this would definitely cause a financial hardship for his project. He said they are trying to preserve views on the top floor. Their lower floors will have no views at all as a result of the proposed development, he said. They have conducted three open houses for their condominiums, and the main concern expressed by potential buyers was the preservation of views. This would have a grave impact on their project, he added.

Mr. Kemp said he disagreed that only public views should be protected. He said panoramic views were from privately owned buildings and that these should be protected as well. He said this proposed development has an artificially raised foundation for views. He said the proposed development could be 15 feet lower than it is now.

Commission Comments and Questions
Ms. Crossley asked Mr. Kemp if when they began construction in 2016 if they were aware of the height dimensions of the property in front of them.

Mr. Kemp said they were concerned about the building height in front of them. They asked the Planning Director at that time about the 55-foot height that could be attained by a building in front of them. He said they were reassured by the Planning Director that those building heights would be adjusted. That never happened, said Mr. Kemp.

Ms. Crossley asked Mr. Kemp if he felt that since they constructed their condominiums first, that it overrode the legality of the allowed height of the property in front of them.

Mr. Kemp said the Planning Commission has the authority to make changes and do the reasonable thing. The gabled roof of the top structure adds eight feet to the height of the building, said Mr. Kemp. He said this is not reasonable. The parking was initially in the back of the building, said Mr. Kemp. They did not hear until September that plans had been changed and that the structure would be 15 feet higher, said Mr. Kemp.

Mr. Dye asked Mr. Kemp if he had a suggestion of a maximum elevation of the proposed development that would allow them to retain third tier property views.

They would like to see an elevation of 110 feet, said Mr. Kemp, just as they were the last time, when the project had a flat roof. Their project will have views from all of the units and his project will only have views from the back row, said Mr. Kemp.

Mr. Dye asked if 113.5 feet would be amenable to Mr. Kemp.

Mr. Kemp said they thought that was a fair height since each developer gave a little bit to accommodate the other.

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Mr. Dye asked Mr. Kemp if there is a number above 113.5 feet which was still reasonable to him.

Mr. Kemp said it is very important for buyers to see the Auke Bay harbor from their units.

Mr. Hickok asked Mr. Kemp if there were any concerns from properties behind them about their project obscuring views.

Mr. Kemp said the only views they are blocking are the buses from the bus barn building and that no concern was expressed about that.

Mr. Hickok commented that the bus barn property could change hands in the future.

Mr. Kemp agreed with the comment of Mr. Hickok.

Auke Bay resident Dave Klein said he supports this project as presented by the applicant and as recommended by CDD staff.

Applicant
Mr. Schoenberger said this is a tough situation and they understand it is complicated. However, they paid a premium price for their lot because of the zoning of General Commercial and the views they could obtain. Limiting the views from their first floor would matter very much, he said. They have been working their tails off, he said, and it would be a huge catastrophe for their partnership if they cannot fully monetize the site.

Ms. Crossley asked if the project was raised 15 feet to protect the views or to meet the vegetation requirement of the code.

Mr. Schoenberger said it was a combination of factors. Even though it is much more expensive to build on pilings, they decided this was the best course to follow. That feeling was only enhanced when they saw the positive effect building on pilings could have for their views. For this project to work for them, they have to have those views, said Mr. Schoenberger. That is why they paid what they paid for the land, he said.

Mr. Dye asked if the height were set at 125.3 feet if that would be of concern to the applicant.

Mr. Schoenberger said it would be of concern. He said he hopes everything works perfectly. But if it doesn't, and they have to make a tweak here or there, they may need that room. They are five feet under the maximum height now, and that is their buffer, said Mr. Schoenberger. He said he does not anticipate them going over the 125.3-foot height, but sometimes there are issues which come up.

Mr. Alper asked if they could construct a flat roof on the top portion of the building instead of a gabled roof, thus saving off a few feet from the height of the structure.

Mr. Schoenberger replied that their contractor is most comfortable with a gabled roof and they are trying to construct the best building possible.

MOTION: *by Mr. LeVine, to accept staff's findings, analysis and recommendations and approve USE2018 0016 subject to the six conditions proposed by staff and an additional seventh condition stipulating that the applicant is encouraged to reduce the overall height of the building as much as is practicable including the use of a flat roof and lowering the garage.*

Speaking in favor of the motion, Mr. Campbell said that this has been an extremely difficult case for him. He said he has given this issue a lot of thought, and that he apologizes to the applicant for the delays they have experienced. For him the real issue is determining what is the impact of the obstruction of the view from the rear property. It is difficult to monetize the impacts of the view reductions, said Mr. Campbell. Mr. Campbell said he was the Commissioner who brought up the height limitation to begin with and at this point, he feels that is not the right way to proceed. He said he also likes the language in the motion that encourages the Jetty project to minimize its height if at all possible.

Mr. Hickok asked Mr. LeVine if the recommendation is that the applicant does reduce their height or if the applicant should reduce the height if possible.

Mr. LeVine said he has come to the same conclusion as Mr. Campbell; that the Commission not try to pick a height limitation. He said there are zoning rules and regulations for a reason and that they should follow them in this instance. The intent of the language in the seventh condition is to encourage the applicant to reduce the height of the project as much as possible.

In answer to a question posed by Mr. Hickok, Ms. Maclean said her understanding of the motion is that the applicant is to work with the abutter and that this would not involve the staff. Their job on the staff would be to ensure that the applicant does not exceed the 55-foot height maximum, said Ms. Maclean.

Mr. Alper asked if there were any "teeth" to the seventh condition or if it was an advisory condition.

Conceding that he is not typically in favor of advisory conditions, Mr. LeVine said this is an advisory condition. He said he made this advisory condition because the applicant has demonstrated that he is amenable to reducing the height if possible and that it would make monetary sense for him to do so if possible.

Ms. Crossley asked if it was always a 55-foot height maximum for the property in question.

Ms. Eddins said that lot has been zoned General Commercial since 1987 carrying that height maximum.

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Mr. Dye said in the most recent draft of the Auke Bay Plan they were proposing 35 foot height restrictions with bonuses to get to 55 feet to encourage development that encourages view sheds.

Ms. Eddins concurred that this was correct.

Mr. Dye asked if the Commission would be amenable to placing a height restriction of 125.3 feet on the project.

Mr. Campbell said he felt the new information and architectural and engineering work the applicant has done was quite informative as to very specific impacts the height limitation would have on their project from a cost point of view. The specific impacts the applicant has cited to their project due to the height limitations are more concrete than the percentage of reduction in value to the rear property with a partial blockage of their view. Mr. Campbell said he would not support that height restriction.

Ms. Crossley said she would not support that either. She said she felt it would be detrimental to the project to give it a proposed cap when the applicant was well within their maximum height allowance.

Roll Call Vote:

Yeas: LeVine, Hickok, Dye, Crossley, Alper, Haight, Campbell

Nays:

The motion passed by unanimous vote.

VIII. REGULAR AGENDA - None

IX. BOARD OF ADJUSTMENT - None

X. OTHER BUSINESS

A. Election of Officers and Planning Commission Committee Assignments

The Commission approved Chairman Haight as Chairman.

The Commission approved Mr. Voelckers as Vice Chairman.

The Commission approved Mr. LeVine as Clerk.

The Commission approved Mr. Dye as Vice Clerk.

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B. Committee Assignments:

Chairman Haight said he would accept from Commission members their choice of committee upon which they would like to serve and that he will provide a complete list of the committees and members later in the week.

Ms. Maclean suggested that the Title 49 Committee take over the role of working with the staff on the downtown zoning for Juneau.

C. Adoption of 2019 Planning Commission Calendar

The Commission agreed to delete the proposed December 24, 2019 meeting date from the 2019 Planning Commission calendar.

XI. STAFF REPORTS

Ms. Maclean said looking forward to February the Commission has some sizable applications to address. She will be out of town February 12, 2019. She suggested that the Commission hold meetings February 19, and February 26, 2019, instead of the first Tuesday in February.

The Commission voiced no objection to the schedule change for February.

Ms. Maclean said she wanted to give the Commission advance notice once again that it has some complex applications coming up before it.

There are several neighborhood meetings coming up this month, and two in early February, she said. On January 16, 2019, there is a meeting on the Tlingit and Haida transitional housing application. There are two walking tours left for Saturdays for Blueprint Downtown Juneau.

There are also three neighborhood meetings scheduled for downtown zoning, said Ms. Maclean. Those meetings will be held at the end of January and the first week of February, she added.

They are planning on scheduling interviews for Planning Manager for the week of January 21, 2019. Commission members may be asked to participate in their presentation for that position, she said.

Chairman Haight said the Blueprint Juneau Committee has walking tours on January 12 and 19, with a committee meeting on January 17, 2019.

Ms. Maclean added the last public meeting for the visioning piece for Downtown Juneau is February 24, 2019.

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Chairman Haight said there is a Committee of the Whole meeting with the Assembly on January 22, 2019. That meeting will be at 5:30 p.m.

XII. COMMITTEE REPORTS

I. LIAISON REPORTS

Mr. Bryce said there was a regular Assembly meeting on December 17, 2018. The ARS (Alternative Residential Subdivision) ordinance passed, he said. The Sherwood rezone did not pass, said Mr. Bryce. The land trade for the Rogers passed. The archipelago project was tabled. That same night the Assembly had a Board of Equalization meeting, and it approved several LID's: the Eagle Edge Subdivision basketball court was removed, and several lots were corrected.

At the Assembly meeting on January 7, 2019, the Brotherhood Trail Bridge improvement was approved, and the Assembly went into Executive Session to discuss the Harris appeal. There is an ordinance that the City Attorney is drafting on that matter.

The Human Resource Committee met and appointed new Planning Commission members and also new members to the Hospital Board. Human Resource Committee Chair Loren Jones did a phenomenal job steering the committee through the interviews, said Mr. Bryce.

Mr. Bryce wanted to know what the process is for an individual who is not a part of the application but who is unhappy with a decision reached by the Planning Commission.

Ms. Mores said they generally have liberal appeal rules. In general, she said, the individual needs to show standing as an aggrieved party.

Ms. Crossley asked if there is a protocol Commission members should follow when an aggrieved party confronts them directly about the issue.

Chairman Haight said it is no longer on the agenda and Commission members cannot address the issue with aggrieved parties once it has been voted upon.

Mr. Bryce said Assembly members have to address this issue often. While they cannot comment on the issue, he said he tries to at least send the aggrieved party in the right direction where they may be able to voice their complaints.

Ms. Maclean commented that it is always placed at the bottom of the Notice of Decision what the appeal process is.

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XIII. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XIV. EXECUTIVE SESSION - None

XV. ADJOURNMENT

The meeting was adjourned at 9:19 p.m.

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Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
January 22, 2019

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I. ROLL CALL

Ben Haight, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:01 p.m.

Commissioners present: Ben Haight, Chairman; Paul Voelckers, Michael LeVine, Nathaniel Dye, Ken Alper, Shannon Crossley, Dan Hickok

Commissioners absent: Andrew Campbell, Travis Arndt (appointed but not yet sworn in)

Staff present: Jill Maclean, CDD Director, Beth McKibben, Senior Planner; Terri Camery, Senior Planner, Allison Eddins, Planner II; Jane Mores, Assistant Municipal Attorney
Daniel Bleidorn, Deputy Lands Manager;
Gary Gillette, Port Engineer

Assembly members: Beth Weldon, CBJ Mayor;
Wade Bryson, Assembly Liaison to Planning Commission;
Loren Jones

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

The Commission approved moving the Assembly Liaison Report to Item V on the agenda.

The Commission approved placing the Board of Adjustment Consent Agenda ahead of the Regular Agenda.

III. APPROVAL OF MINUTES - None

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

V. LIAISON REPORT

Mr. Bryson reported that on January 9, (2019) they were given a report by Carl Uchytil, Port Director, on the Archipelago project. JEDC passed a motion in support of the project. It will submit a letter of support for the project.

On January 10, the Human Resource Committee appointed Alicia Hughes Skandijs to the Assembly to replace Jessie Kiehl.

The Lands Committee approved four lots in the Lena Eagle Subdivision through sealed bid. They were also given a presentation by Lands Director Greg Chaney on quarry and gravel pits.

The Assembly Committee of the Whole met on January 14, with presentations from Blueprint Downtown. January 24 will be the last public meeting at Centennial Hall for Blueprint Downtown. The Archipelago project at that meeting was approved for passage to the Assembly.

Parks and Recreation held a retreat attended by Mr. Bryson. Parks and Recreation has land which they would like to dispose of. It would have to be decided where those funds would go, he said.

VI. <u>ITEMS FOR RECONSIDERATION</u> - None

VII. <u>CONSENT AGENDA</u>

Consent Agenda item CSP2018 0014 was pulled by Mr. Voelckers for discussion, and USE2018 0022 was pulled by Mr. Hickok for discussion.

<u>MOTION:</u> *by Mr. LeVine, to approve items CSP2018 0016 and CSP2018 0017 on the Consent Agenda.*

The motion passed with no objection.

CSP2018 0016: A City/State Project for CBJ lease and sale of easements to the Department of Transportation & Public Facilities for culvert rehabilitation located on Glacier Highway
Applicant: City & Borough of Juneau
Location: Glacier Highway

<u>Staff Recommendation</u>

Staff recommends that the Planning Commission forward the proposal to the Assembly with a recommendation of approval to lease access easements TAE-5 and TAE-2, lease construction easement TCE-12, dispose easements E-5, E5-A, E5-D, and E5-E to DOT&PF, all at market value.

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CSP2018 0017: A City Project for CBJ land disposal to private purchase
Applicant: City & Borough of Juneau
Location: 9223 North Douglas Highway

Staff Recommendation

Staff recommends that the Planning Commission find CSP2018 0017 to be consistent with adopted local plans and policies, and forward to the Assembly a recommendation for approval to allow for the sale of 530 square feet of USS 3559, Lot 1 to the owners of USS 3544, Lot 182.

CSP2018 0014: A city project to lease land for a composting facility
Applicant: City & Borough of Juneau
Location: CBJ land adjacent to the South Lemon Creek Material Source (gravel pit)

Staff Recommendation

Staff recommends that the Planning Commission forward the proposal to the Assembly with a recommendation of approval with the following conditions:

1. The composting facility will be fenced. Fencing will include electric fencing that will be installed along the perimeter of the composting facility in accordance with the recommendations of the Alaska Department of Fish and Game.
2. Best management practices will be used to minimize runoff from the site.

Mr. Voelckers said he is highly supportive of this proposal and that he would like to hear of the negotiation process that is occurring with the applicant. He said he would also like to discuss some additional conditions. He said he would like to discuss a few additional positive conditions to make sure that if it is successful, that they do not run out of land, and that renewal provisions would be considered.

Mr. Bleidorn told the Commission that there would definitely be the renewal option to the agreement. That is pretty standard for city leases. They generally do a five-year term, with up to 35 years total of lease renewals. Regarding future expansion, Mr. Bleidorn said this is currently a preliminary lease agreement to make sure that it works with the site. They are also working with the Department of Engineering and Public Works and the recycling management because they are also looking at the wide composting options, and considering future expansion, said Mr. Bleidorn. This is currently a good site with options to expand on the site in the future.

Commission Comments and Questions
Mr. Dye asked why this site was compared to light manufacturing. He asked if composting definitions could be added to the Table of Permissible Uses (TPU).

Ms. McKibben said this could be considered. For now, they do not have a definition for

composting so it was placed under Light Manufacturing. If this site were to be an acre or larger it would require a Conditional Use Permit for any future growth on this lease and would need to come back before the Commission.

Mr. Bleidorn said this property is located just north of Costco in Lemon Creek.

Mr. Alper asked if the site would be located within the large rectangle of land marked on the map.

Mr. Bleidorn said this is correct. They want to make sure the exact location fits well with existing uses. The total area is about an acre and a half, he said.

MOTION: *by Mr. Voelckers, to approve CSP2018 0014 with the addition of two conditions: (3) Lease negotiations will include discussion of future lease renewal provisions, and (4) Site planning consider substantial growth potential.*

The motion passed with no objection.

USE2018 0022: An extension of USE2017 0008 for Statter Harbor development including a public restroom and shelter facilities, new moorage and loading floats, a kayak ramp, an additional fuel dispensary, and potential retail space
Applicant: City & Borough of Juneau Docks & Harbors
Location: 11520 Auke Bay Harbor Road

Chairman Haight recused himself because he is involved with this project.

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit extension. The permit would allow the development of new moorage and loading floats, uplands development, a kayak launch ramp, a restroom and covered shelter area with potential second floor commercial space, and removal and replacement of a section of the moorage facility. The approval is subject to the following condition:

1. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. All exterior lighting fixtures shall be of a “full cutoff” design.

Mr. Hickok said he is a neighboring property owner, and that he would like to hear more about the work done within the Auke Bay Area Plan.

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Ms. Camery said she has combined this item and the item before the Board of Adjustment as they are the same development with the same criteria. The extension criteria are not revisiting the project or the details of the project. It is just the extension criteria that are considered, she said. The requirements for extensions are very limited, said Ms. Camery. The application to extend must be submitted 30 days before expiration, and the burden of proof for the justification is with the applicant. On the application the applicant stated there were delays in obtaining the required state and federal permits, said Ms. Camery. A maximum of two, eighteen-month extensions are allowed, and this is the first extension request, said Ms. Camery. Notice of extension was mailed to adjacent property owners as required, she added, and notice was posted in the newspaper. Conditions in the permit cannot be changed, said Ms. Camery.

It was clarified in answer to a question of Mr. Hickok that no conditions in the permit can be changed; that this is just pertaining to a time extension.

Mr. LeVine said since this is strictly a renewal of the extension that he would move to strike everything after that since it would be redundant to repeat existing conditions, which would remain in place.

Mr. Dye said he thought there was a condition that had some aspect of public use for a second floor retail shop. He said he did not see that in the material before him.

Ms. Camery said she did not pull the minutes from the meeting when this was discussed.

Mr. Voelckers clarified that the issue before the Commission was simply a time extension on this permit request, and that any other conditions remain unchanged.

Ms. Mores repeated for the Commission that this is strictly a renewal of an existing permit with the identical conditions that were approved originally, and that they could not be changed or altered in any way. The condition in the staff report that does not pertain to a time extension should be stricken, she said, since this item before the Commission just pertains to the extension.

Mr. LeVine said it is his understanding that the only grounds under which they could deny this extension is if the applicant had failed in some procedural mechanism. Otherwise, the Commission could not deny or otherwise alter this permit.

Port Engineer Gary Gillette clarified that the "condition" that Mr. Dye brought up was attached to the CSP (City State Project) review and that it was a recommendation to the Assembly. It was not attached to the Conditional Use Permit, he said.

MOTION: *by Mr. Hickok that they approve USE2018 0022 and accept staff's findings, analysis and recommendations.*

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Mr. LeVine offered an amendment to the main motion, that the conditions extraneous to this item be deleted from the report.

The Commission approved the amendment.

FINAL MOTION: *by Mr. Alper, with the amendment by Mr. LeVine, that they approve USE2018 0022 with extraneous conditions deleted from the report, and otherwise accept staff's findings, analysis and recommendations.*

The motion passed with no objection.

VIII. UNFINISHED BUSINESS – None

IX. BOARD OF ADJUSTMENT - CONSENT

FZE2018 0002: An extension of FZE2017 0001 for Statter Harbor development including construction of a public restroom below the Base Flood Elevation
Applicant: City & Borough of Juneau Docks & Harbors
Location: 11520 Auke Bay Harbor Road

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Flood Zone Exception extension. The exception would allow construction of a public restroom below the Base Flood Elevation at Statter Harbor. The approval is subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a letter from a licensed professional engineer indicating that the fill will be designed to withstand the 100-year storm force which is described in the City & Borough's currently adopted Flood Insurance Study.

2. Prior to issuance of a building permit, the applicant shall provide additional backflow prevention within the plumbing disposal system to prevent floodwaters from infiltrating the CBJ wastewater system, to be approved by the CBJ Engineering Department.

There were no comments from the public or the applicant on this item.

MOTION: *by Mr. LeVine, that they approve the Board of Adjustment Consent Agenda, and approve FZE2018 0002 accepting staff's findings, analysis and recommendations with the amendment that everything after "this approval is subject to the following conditions" is stricken.*

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In support of his motion, Mr. LeVine said that the intention here is simply to extend the flood zone exception subject to the original conditions, with the recognition they are not permitted to condition the renewal or extension of any other part of the permit.

The motion passed with no objections.

X. REGULAR AGENDA

USE2018 0011: A Conditional Use Permit for the use of a single-family residence as a boarding house
Applicant: Kelli Grummett
Location: 9119 Wolfram Way

Mr. Dye said that he lived in this neighborhood many years ago, and that his parents sold a home from this area. He said he did not feel that he had a conflict, since he has no financial or personal ties to this neighborhood, but that he wanted to make this connection public.

The Commission and public voiced no objections.

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of boarding house in a D5 zoning district.

The approval is subject to the following conditions:

1. As a condition of approval, the applicant should be required to schedule a final inspection for BLD2005-00765 within 10 business days of the date of the Notice of Decision for this Conditional Use Permit, regardless of whether the permit is approved or denied.

2. The boarding house's occupancy is limited to seven tenants, including the property manager.

3. A property manager or the property owner shall live on-site. The Community Development Department will be provided with accurate and up-to-date contact information for the property manager and property owner.

4. The boarding house shall not display signs or any advertisements of a boarding house visible from the right of way.

5. The applicant must submit a revised parking plan within 10 business days of this permit being approved that addresses guest parking.

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6. Residents and guests shall park in the on-site parking spaces.

7. The applicant must provide one on-site guest parking space.

8. The boarding house must comply with *CBJ 42.20.095 – Disturbing the peace*. A copy of CBJ 42.20.095 shall be posted in the common area of the boarding house. A copy of the "House Rules" shall also be posted in the common area.

9. *House Rule II. Garbage* shall be revised to state that it is the responsibility of the property manager to take the garbage to the street on the appropriate pick-up morning and remove it that same evening. If any trash is in the yard, it is the responsibility of the property manager to remove it.

Advisory Condition:

10. The property manager should be responsible for maintaining safe access along the walkway from the front door to the driveway. *House Rule III. Safe Access* should be revised to say "The property manager is responsible for adding gravel or salt or any additional service to ensure the access is safe."

Staff Report
Ms. Eddins told the Commission that this is a Conditional Use Permit (CUP) request for a boarding house in a single-family home within the D5 zoning district. CBJ Code 49.80 defines a boarding house as "a dwelling in which more than two bedrooms are used for commercial lodging provided by the owner or operator who lives on site." It is permissible in a D5 zone with a Conditional Use Permit.

The lot size is over 11,000 square feet, said Ms. Eddins. The existing use is unpermitted as a boarding house, she said. The property, located in the Montana Creek area, is also adjacent or near D1 and D3 residential zones. In the Comprehensive Plan, the future land use designation is for Urban, Low Density Residential (ULDR).

The home is about 2,400 feet, with four bedrooms and an office, which qualifies as a bedroom, said Ms. Eddins. However, one bedroom that was added later still has an open building permit, and will need to have a final inspection scheduled within ten days whether the CUP permit is approved or denied, said Ms. Eddins. One bedroom is currently rented out on Airbnb , three bedrooms rented on a longer-term basis, and one bedroom is for the manager, said Ms. Eddins. There is a limit of seven residents including the property manager, she said. The kitchen and living room are the common areas for the residents, said Ms. Eddins.

In January, 2018, an enforcement case was opened when the applicant began posting rooms for rent on Facebook. An enforcement case was opened because this was being operated as a boarding house without a CUP. After a meeting with CDD staff, the applicant applied for a CUP

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in August, 2018.

Ms. Eddins said the CDD held a neighborhood meeting at Mendenhall River Community School on October 11, 2018, with over 40 area residents in attendance. Residents expressed their frustrations with the applicant's property management, and they cited numerous calls to the Juneau Police Department for drug activity, loud parties and trespassing, she said. At the time the staff report was written the staff had received 26 emails from neighborhood residents, with 25 of those emails opposed to this application, said Ms. Eddins.

There are neighborhood covenants which restrict the use in the area to single family use with a mother-in-law apartment, but this is not CBJ code, said Ms. Eddins.

No back out parking from the residence is allowed. The parking area meets dimensional standards for five spaces, and another space must be provided for guest parking, said Ms. Eddins.

Neighbors complained about litter and on street parking, said Ms. Eddins. The Juneau Police Department has paid ten calls to the property; eight initiated by neighboring residences and two were follow-up calls, said Ms. Eddins. Wolfram Way is not currently marked against on street parking, but could be marked as such in the future if it was interfering with snow removal for example, said Ms. Eddins.

Capital City Fire and Rescue said the property meets its requirements for a smoke detector and an egress window, said Ms. Eddins. The Chief Housing Officer for the CBJ said this property meets a need in the CBJ for affordable housing, said Ms. Eddins. The community does have a need for short-term rental regulations, she added. There are currently no regulations for short term rentals, she said.

The Assessor's Office did cite some concerns with a boarding house in this location, said Ms. Eddins. The Assessor said they are usually located in denser populated areas with transit lines. This type of housing would not increase property values, said the Assessor.

The applicant must submit and maintain house rules for public safety in the neighboring area, said Ms. Eddins. This is the first application on record for a boarding house in a single-family residential area, said Ms. Eddins.

Commission Comments and Questions
Mr. Dye asked about the nature of the parking spaces.

Ms. Eddins said a 6.5 foot by 22-foot space is a parallel parking space. The staff is not satisfied with that parking plan, she said. They would like to see a parking plan from the applicant which shows structures that are on the lot. That is why the applicant is to submit a revised parking plan, she said.

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Mr. Alper asked if there was anything in the approval which would commit the applicant to the rental plan, or if the applicant could rent three bedrooms on Airbnb, for example, instead of one.

Ms. Eddins said if the applicant decided to rent more rooms on Airbnb, that this would still meet the definition of a boarding house.

Mr. Alper asked if the applicant is paying sales tax on the money earned from the rented rooms in the home.

Ms. Eddins said the applicant can answer that question.

Ms. Crossley asked what constitutes on-site manager.

Ms. Eddins said that Title 49 does not define the role of a property manager. This property manager lives on site and is able to take care of frozen pipes or other house repairs, she said. He will also serve as a point of contact for the neighbors should have any concerns about the home which they need addressed, said Ms. Eddins.

Ms. Crossley said if the owner or property manager were not on site that their use permit would be revoked. She asked how many incidences would need to occur before the use permit was revoked.

Ms. Maclean said if it were proved that the owner or manager were not living on site, it would be an automatic revocation of the permit.

Ms. Crossley said the nature of the house rules makes it difficult for her to understand why anyone would want to live there, and that this situation seems like a predatory situation towards the people who are trying to find affordable housing.

Mr. LeVine asked how the staff has any confidence that there would be no further incidences stemming from this home, given the background.

Ms. Eddins said as the CDD staff she had to look at the land use code and at the use that is being requested. She said that Title 49 does not allow her to make recommendations based upon a particular behavior of an applicant.

Mr. Voelckers asked what the consequences would be if the permit was removed, and how the determination to remove the permit would be made.

Enforcement of this nature which would require the eviction of the tenants would need to be made upon a case-by-case basis, said Ms. Eddins. It would depend upon the nature of the violation, she said, to determine the consequences.

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Ms. Maclean said if it were found that the owner or property manager were not living within the residence full-time, it would be an egregious violation which would be enforced immediately. If it was a smaller issue such as trash being a bear attractant, it would be up to the code officer to visit the site and either issue a violation or give them a certain amount of time to rectify the situation, said Ms. Maclean.

Mr. Voelckers asked what would be involved if there were evictions of tenants from the home.

If the use reverted to a single-family residence, the definition of a family would be difficult to ascertain, said Ms. Maclean.

Ms. Crossley asked for the history of the property manager either residing or not residing on site over the past five years the property has been run as a boarding house.

Ms. Eddins said the property had been rented by a family which in turn rented out a few rooms. A property meets the definition of a boarding house when two or more rooms are rented under individual lease.

Mr. LeVine asked if the property was rented to one person under one lease and it was sublet for four additional rooms to four different people, if this would provide no opportunity for oversight by the CBJ. He asked if the necessity of the CUP could be totally avoided by the applicants just by semantics. He asked if the only way the CBJ could have control over activities in the home would be through the issuance of a CUP.

Ms. Maclean said without a CUP there is no way to actually track whether the home is rented by an individual family or not.

Applicant (Kelli Grummett, listed as Kelli Dindinger on the application)
The applicant said she is excited to be running a boarding house. She said a single family had been renting her home, but due to circumstances, could no longer afford the rent. She said she suggested to her tenant that they rent out a few rooms to make the rent feasible. The renter then moved out, leaving the other tenants in the home.

Ms. Grummett said she was contacted by the CBJ and told that her property was a boarding house for which she had no permit. Now everyone who has lived in the home since August abides aby clear house rules, said Ms. Grummett. They must sign and acknowledge the rules before they move in, she said, with the understanding that if in violation of the rules they will be fined. She added there was an open building permit by the prior owner which she has since completed.

The ten police calls sound worse than they actually were, said Ms. Grummett. There were no calls in 2016, but in 2017 and 2018 a few of the police calls were from a tenant she was trying to evict which was a civil matter having nothing to do with the neighbors, and that three calls had to do with an incident with bears and the garbage.

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Ms. Grummett said she felt a boarding house was a far better way to manage the home and to have it fit into the neighborhood, as she has more control over the situation, as opposed to renting the home to one family. She said whether the home was rented out as a boarding house or to one family, that the revenue for her would be the same.

Commission Comments and Questions
Ms. Crossley commented that by looking at the rules it appeared that tenants were not very welcome in the common spaces, and she asked Ms. Grummett to elaborate on the rental costs per room.

In answer to a question by Ms. Crossley, Ms. Grummett said a property manager has been on site since January, 2018.

Mr. Voelckers asked about the role of the manager.

His role is to inform the owner if there are any problems, said Ms. Grummett.

Mr. Voelckers asked if the situation has been better since the manager has been in the home.

Ms. Grummett said there has not been one complaint since this manager took over in August.

Mr. LeVine asked what the terms of the leases are for the three rooms that are not rented as a B and B.

Ms. Grummett said the tenants can sign a year lease or rent from month to month.

Mr. Dye asked how the eviction of a tenant differed with a short-term lease compared to a long-term lease.

Ms. Grummett said the notice period is different depending on the length of a lease.

Mr. Alper asked what types of individuals would rent a room in the home as a B and B, since it was not in a neighborhood typically sought out by vacationers.

Ms. Grummet first answered the earlier question posed by Mr. Alper, by saying that yes, she does pay sales tax. As far as her B and B clients went, they rented a room for various reasons. Vacation rentals for the property started in early September. She said she had two people from out of town for a few days. Another individual was visiting a friend who lived in the general area. Some people rented a car, others used Uber, said Ms. Grummett.

Public Testimony
Twenty individuals spoke to the Commission during the public testimony portion of the meeting. All comments were against the granting of a Conditional Use Permit for the applicant. Comments that predominated had to do with safety for residents of the neighborhood and

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their children, and lack of neighborhood harmony

Area resident Fred Parady told the Commission that this property has been leased and operated inappropriately. He said it made no sense to therefore lease the property, ignore the concerns of the neighborhood, and grant a permit to the applicant. The house has been in violation for fourteen years with an outstanding building occupancy inspection, he said. The Commission should not approve a CUP before there were regulations for boarding houses. The regulations should first be established, he said. He added that the home did not have a good appearance, especially if viewed from the side.

Commission Comments and Questions
Mr. LeVine asked for Mr. Parady's opinion on if this house was permitted that it would be under the purview of the CBJ, with a set of rules, which could be implemented. If the house were rented to one family, with seven other individuals residing there, there would be no regulation from the City, said Mr. LeVine.

Mr. Parady said he found the rules to be largely unenforceable. The testimony of the applicant was that the alternative was to rent the house to a single family. He said he would take a single family over a boarding house any day.

Ms. Crossley asked if the situation has gotten any better with the property being used as a boarding house than when it was rented as a single-family home.

Mr. Parady said he thinks it is the same. He added that he just tried to call the house manager while in this meeting and that there was no answer and no message was given on the machine.

Mr. Dye asked if Mr. Parady has noticed any changes for the better since the new property manager took over in August.

Mr. Parady said two of the complaints to the police have been made after the manager took over in August.

Mr. Alper asked Mr. Parady what he meant when saying the house did not look good in appearance.

Mr. Parady said he had noted when walking up to the house that there was garbage and cigarette butts at the side of the home. He added that the neighborhood's civil covenants should not be overlooked by the City, just because those covenants were not covered by City rules.

Casey Parady told the Commission that she did not feel safe in the neighborhood because the home brought a lot of people she did not know to the neighborhood.

Lisa Parady told the Commission that the neighborhood residents would gladly welcome a

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single family in the home as opposed to a boarding house. She said the regulations for boarding houses should be in place before the City started granting permits for boarding houses. She said there have been multiple violations since this home has operated as a boarding house, and that granting a permit for the boarding house would be establishing a bad policy with a bad precedent. She told the Commission that even the City's own Assessor acknowledged in the staff report that home values could be decreased by the boarding house operation.

Ms. Crossley asked why the Commission was considering this permit when it was not allowed in the subdivision by neighborhood covenant.

Ms. Eddins said as a civil matter the Montana Creek Subdivision has a neighborhood covenant, but that it is not enforceable unless the rules have been adopted by the Assembly.

Ms. Mores said the covenants or restrictions the property owners have may be considered as a private contract. It is not the same as law, she said. There could be a private, civil suit by neighbors for violations of those covenants, but they are not enforceable by the City, she added.

Mr. Voelckers said it appeared that most of the alarming police reports seem to have occurred when the home was leased to the family group, when there was no control exerted by the owner.

Ms. Parady said that is not her understanding. She added she feels that common sense dictates that a single-family dwelling would fit better in the neighborhood than a boarding house. She said there have been two managers since January 2018, both unable to keep the police calls down.

Area resident Charla Brown told the Commission that when the home can have up to seven residents, and they all travel during the day, that it substantially increases the amount of traffic in the neighborhood. She said she was followed closely by a car one night when walking her dog, and became scared, and that the car eventually went to the home in question. She said she does not think this boarding house is a solution to affordable housing, and that a boarding house with a B and B is out of harmony for the balance of the neighborhood.

Neighborhood resident Jim Parise said the children run around the neighborhood and play with each other like the 1950's. He said they don't want the neighborhood to feel unsafe and have to arrange formal play dates for their children. There are ways around the rules, he said. Residents of the home don't park on Wolfram but go around the block and park on Ninnis instead.

Mr. Voelckers asked Mr. Parise how he feels the situation with the boarding house is now compared to a year ago.

Mr. Parise said he has talked to neighbors who have noted it is not any better.

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Neighborhood resident Ricardo Worl said at the neighborhood meeting conducted by the CDD staff, that the applicant had every opportunity to address the concerns of the neighborhood to ensure the disruptions they discussed at the meeting did not occur in the future, and that he has not noticed any improvements. If the permit for this boarding house is granted, said Mr. Worl, it would have a negative effect on other neighborhoods facing the same disruption. He said it is unreasonable and unrealistic to expect boarding house tenants to care as much about the property they reside in as home owners.

Arthur Edwards said his property shares a back fence with the applicant's property. He said he has met with Ms. Grummet personally, and that he did not have a positive experience from their interaction. He said there are many occurrences that are not on the record. The applicant housed Alaska Travel Adventure employees, which resulted in loud noises late at night, fire pits and alcohol. He said it has been quieter in the past few months. He added that lack of compliance should not be rewarded by the issuance of a permit.

Mr. Voelckers asked Mr. Edwards if he would prefer the boarding house situation or the lease to a single family.

Mr. Edwards said he would much prefer a single family renting the house. He said if the CBJ provided adequate oversite and the rules were enforced, perhaps it could work. He added that the applicant is moving her business into their neighborhood, and that it is not welcome.

Mr. Dye asked Mr. Edward if there were any other conditions that would make the residence more consistent with the neighborhood.

Mr. Edwards said he wished the applicant had numbers on her house so that Air B and B people did not have to drive around the neighborhood, searching for the residence.

Mr. Alper said it seemed odd to him that signs on the house were forbidden. He said how an Air B and B customer would identify the home. He asked how Air B and B customers locate the properties they would be using.

Ms. Eddins said the customer is given the address and the personal email of the property owner. They will either provide directions, or most people just type the address into their phone for the directions.

The harmony and value of the neighborhood do matter, said Mr. Edwards. Even the Assessor said it could negatively affect property values, said Mr. Edwards.

Area resident Jacleen Kookesh told the Commission that she values her neighborhood. There is only one entrance to the neighborhood, and it is a place where her three children can safely play, she said. A rental situation is much different than a boarding house, she said. She said she also disagrees that there are no public safety issues. She said the findings in the staff report are not enough. The facts and the history of the house need to be considered, she said. Ms.

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Kookesh said that she is an attorney and that there would be a civil case on this, should the permit be granted.

Ms. Crossley asked what the ballpark value of the homes in the neighborhood is.

Ms. Kookesh said that her home is valued at over $675,000, and that other homes in the neighborhood are all valued at $400,000 and above.

Mr. LeVine asked Ms. Kookesh how she felt the neighborhood covenant would apply to the Commission's consideration of what the harmony with property in the neighboring area is.

Ms. Kookesh said while the CBJ may not have enforcement authority regarding the neighborhood covenant, that should be something that the Commission takes into consideration. The people in this room bought their homes based upon those covenants, said Ms. Kookesh.

Neighborhood resident Chad Brown told the Commission that he works in human resources, and what they have learned is that the best predictor of future behavior is to look at past behavior of applicants. The past behavior of this property owner has not been in harmony with this neighborhood, said Mr. Brown.

Mr. Alper asked if Mr. Brown had concerns about the boarding house in general, or if it was with this specific instance.

Mr. Brown said if the boarding house had a good track record, there would be a lot less people to give testimony against it before the Commission. He added he is also not in favor of any boarding house being in their neighborhood.

Area resident Ethan Billings said he has been a Juneau resident for 44 years. He said he is opposed to the CUP. He asked the Planning Commission if they would want to live next to a home with four different tenants, each with their own pet and vehicle. He asked what specific oversight the City would have over this boarding house. This property has had more police calls than any other home in the neighborhood, he said. Mr. Billings said that he is a realtor, and that there is over $50 million worth of property values in that neighborhood. The boarding house would severely interfere with neighborhood harmony, said Mr. Billings.

Mr. Dye asked for Mr. Billings' opinion as a realtor, how the boarding house would negatively impact the property values of the neighborhood.

He said home owners would have to fully disclose the history of that house which could put people off from buying in the neighborhood.

Dave Conway, neighborhood resident, said that the boarding house designation would always be there, since that designation would follow the home, not the home owner. He added that he

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is in 100 percent agreement with all of the previous testimony given on this issue.

Mr. Dye asked if they could limit the ability of the CUP to transfer with the land, if that would alleviate his concerns over the project.

That would not alleviate his concerns about this project, said Mr. Conway.

Mr. Voelckers asked what the covenant stated explicitly.

He was told it requires that the neighborhood be composed of single-family homes, with the ability to have a mother-in-law apartment.

Resident Chad Mountcastle said he bought a home in this neighborhood just so that this type of situation would not take place. He asked how a home manager with a full-time job could adequately monitor the tenants.

Neighborhood resident Lisa Arehart said that Title 49 states that residential districts are to be healthy, safe and pleasant environments protected from incompatible activities. This is why they purchased their homes in this neighborhood, she said. They do not feel that neighborhood harmony has been addressed at all by the CBJ.

Evelyn Maloney said she is the next-door neighbor of the boarding house, and that she has called the police several times. She said there are over 40 residents at this meeting, and that there would be a lot more neighbors there if announcements had been mailed to more residents in the area. Ms. Maloney said the primary concern for her is safety. Their truck had been badly scratched by a bear who was attracted to the garbage at the boarding house. She added that home owners take better care of their property than boarders or renters.

Resident Jon Torrella asked that the Conditional Uses Permit be denied. He said that the CBJ has not formulated or adopted proper regulations, and that it is not compatible with the neighborhood. He said the tenants have disrupted the harmony of the neighborhood, and that ongoing complaints have not been resolved, and that the neighborhood covenant is not being adhered to.

Resident John Schauwecker told the Commission that he did not think it was possible to put a boarding house in their neighborhood, and that he was surprised they had to be before the Commission for this reason. He read a letter against the boarding house permit from neighbor Frances Jones.

Resident Mark Smith said the neighborhood covenant was one of the main reasons he decided to buy a home in this neighborhood. He added that when you put a big parking lot in front of your house the appearance noticeably changes. The safety of the neighborhood is of great importance, said Mr. Smith. He said there are some families who rent in the neighborhood, and that they are good neighbors.

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Neighborhood resident Erin Lupro said she has three children, and that her children had to be subjected to a man and woman fighting in front of the boarding house. She said this occurred after August, after the arrival of the new house manager. She said there are people going in and out of the house at all times during the day.

A resident read a letter from Robin Long, the owner of a real estate company and a resident of the area. The letter cited the cleanliness, the low crime and the safety of children to play in the neighborhood and the absence of multi-family dwellings as reasons people purchase homes in this neighborhood. The applicant has proven that they are unable to successfully manage the boarding house situation, stated the letter.

Applicant
Ms. Grummett said it was the prior owners of the home who had the outstanding building permit, and that she had not been aware of it. She said she has since dealt with that. Ms. Grummett said her impression is that the Assessor stated the boarding house would not negatively affect home values in the area. She said when Haven House was established, that it did not negatively affect property values. She said what sounds like a lot of police calls were primarily a few garbage incidents with bears which she has dealt with, one drug call and a follow-up to that, and two calls from a tenant complaining about their eviction notice. The drug-related call was made when the house was rented to tenants, she said.

As a boarding house she will have direct control over what occurs at the house, she said, unlike if she was renting the home to a family. Ms. Grummett said she has two tenants with a year-long lease, and that the main reason she wants to obtain the permit allowing her to have a boarding house is so she can address neighborhood concerns. She added that it is difficult to grow a population when there is no affordable housing available.

The Commission approved continuing the meeting until 11:00 p.m.

Commission Comments and Questions
Mr. Dye said it appears this has been an experiment running for over a year and it still is not successful. He said how long the neighborhood should wait until it is shown that it does not work. He asked Ms. Grummett how she plans to get this operation to a point where it is not a problem.

Ms. Grummet said there have been two incidents when the bear got into the garbage can. Ms. Grummett said she thinks the home situation has improved substantially. She said one neighbor actually admitted that there has been substantial improvement. If someone has a new concern, they can revise the rules to address that concern, she said. The quiet enjoyment of the neighborhood should be protected, she said. And if there is a concern, she will fix it, she added.

Mr. Dye asked how long this situation should be tried, before it is ascertained that it doesn't work.

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Ms. Grummet said nothing has been happening but improvement. The situation has gotten better, not worse, she said.

Ms. Crossley asked the applicant if she was aware of the Montana Creek Subdivision covenant, and why it took getting cited by the City before she applied for the CUP.

Ms. Grummett said that Nate Watts had suggested that she apply for the Conditional Use Permit for a boarding house.

Chairman Haight asked how she proposed to address the neighborhood covenant.

Ms. Grummett said she did not have a plan for that at this time.

Commission Discussion
Mr. LeVine asked if the only concerns in criterion three were about notice, as it mentioned, or if there are other requirements which they should be considering.

Ms. Maclean said it is her understanding that when they look at this finding that it addresses notification specifically.

Mr. Dye asked if "neighboring" is the same as "neighborhood" in terms of how Title 49 defines the term.

Ms. Mores said she thought the two terms to be synonymous.

Mr. LeVine asked if they were to grant this permit that the applicant, who has a five-bedroom house, would have one bedroom for the property manager, and four bedrooms, which could be rented out on a nightly basis.

Ms. Eddins said that was true.

Mr. LeVine asked if the Commission could condition the room rentals, requiring longer necessary periods of a rental.

Ms. Eddins said she did not think there was anything in Title 49 which would preclude the Commission from doing that.

Ms. Mores said if the Commission tied it to conditions that it may do so, so that it is not an arbitrary action.

Ms. Crossley said there must be numerous boarding house situations in Juneau. She asked the staff if the City has received other complaints of this nature.

They have not permitted a boarding house previously, said Ms. Maclean, but that is not to say they do not exist. They also do not regulate Air B and B's she said.

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Mr. LeVine said they definitely need to formulate rules about Air B and B's and boarding houses. This is an area of the code that needs addressing, he said.

Mr. Voelckers asked if there are any other boarding houses in a D5 zone.

Ms. Eddins said she has not been able to find any over the past 20 years.

Mr. Alper said this is his second Planning Commission meeting. He said he felt personally that diversity adds value to a neighborhood. He said if this permit were to be approved, that he hoped the applicant would take to heart the conditions in the permit, and that the City staff would be active in its enforcement of the rules if necessary. He said that he believes in the need for all types of housing in the community, but that he would vote in support of the permit.

Mr. Hickok said he knows this developer, and that it was not developed to be affordable housing. He wanted single family homes in neighborhoods, and that is why he and his father wrote the covenant.

Ms. Crossley said she is very much in favor of affordable housing. She said she does not think this is the neighborhood to do this experiment in.

MOTION: *by Mr. Alper, to approve USE2018 0011 with the amended eighth condition that conditions 8, 9 and 10 be removed.*

Mr. Voelckers said he must reluctantly speak in opposition to the motion. He said he does agree with the sentiment voiced by Mr. Alper about the benefits of a diverse neighborhood, but that this is a striking example of how a proposal really is not in harmony with the neighborhood. There are no historic examples of this use, and it has been ongoing for a few years and still causes anxiety for the neighbors.

Mr. Dye also spoke against the motion. He said the boarding house has changed the patterns of the neighborhood, and is out of harmony with the neighborhood.

Mr. LeVine said he is in agreement with Mr. Alper, about the benefits of a diverse neighborhood. Neighborhoods should evolve over time, said Mr. LeVine. Mr. LeVine said he is swayed by the neighborhood covenant, which defines what neighborhood harmony is for this neighborhood. This is the first CUP he has seen in five years in which the City Assessor did have some concerns. He said he will reluctantly vote against the motion.

Ms. Crossley said she is in favor of diversity, but that accessory apartments are written into the covenant. She said she will be voting against the motion.

Chairman Haight said this has been a very difficult topic for the Commission. They do not like to decline Conditional Use Permits, and they do like to foster the growth of affordable housing in the community. He said he does agree with Mr. Alper and Mr. LeVine about the diversity of

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neighborhoods, but that he also recognizes that harmony is a key element in their decisions. The covenant defines what the neighborhood is supposed to be, said Commissioner Haight. He said he would also vote against the permit.

Roll Call Vote:

Yeas: Alper

Nays: Crossley, Dye, Haight, Hickok, LeVine, Voelckers

The motion failed.

The Commission approved the extension of the meeting to 11:10 p.m.

~~**CSP2018 0015:** A review of the Juneau Airport Terminal Reconstruction Project, Phase 2~~
~~**Applicant:** City & Borough of Juneau~~
~~**Location:** 1873 Shell Simmons Drive~~

****CSP2018 0015 postponed to February 19, 2019****

XI. REGULAR BOARD OF ADJUSTMENT - None

XII. OTHER BUSINESS - None

XIII. STAFF REPORTS

Ms. Maclean said the downtown zoning for the overlay districts has public meetings coming up on January 30, February 5, and February 7, at 5 p.m.

Blueprint Downtown will hold the last big public meeting for the visioning process on January 24, at 6:30 p.m.

Stub streets will be before the Assembly on January 28.

XIV. COMMITTEE REPORTS

A. Presiding Officer Report, APL2018 0004 Motion to Dismiss

Mr. Dye reported this was McFarland vs. CDD over a decision of a bungalow lot variance. The appellant missed the filing deadline, and CDD filed a motion to dismiss, and the next day the appellant filed a notice to drop the appeal.

MOTION: *by Mr. LeVine, to dismiss APL2018 0004.*

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The motion passed with no objection.

Mr. LeVine said the Commission will meet in executive session on Monday to discuss an appeal.

Committee Assignments

Committee members will be assigned to the Comprehensive Plan Committee when the committee is formed

Commissioner	Rules	Auke Bay	Title 49	SRC	JCOS	Lands	Blue Print Downtown	Public Works	Wetlands
Voelckers	X	X Chair				X			
LeVine	X			X	X				
Dye	X	X	X Chair				X		
Hickok		X		X Chair					X
Crossley		X	X						
Campbell			X	X				X	
Alper	X		X						X
Arndt				X					

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XVII. EXECUTIVE SESSION - None

XVIII. ADJOURNMENT

The meeting was adjourned at 11:01 p.m.

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Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: February 19, 2019

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1. **USE2018 0023:**
   b. Public comment from Patty Ware

2. **USE2018 0024:**
   a. Public comment from Sue Trivette
   b. Public comment from Juneau Rental

Patty Ware
800 F Street, H-3, Juneau, AK 99801

February 5, 2019

Dear Members of the CBJ Planning Commission,

I am writing in support of Tlingit & Haida's application for a conditional use permit and parking waiver, to enable them to provide transitional housing services for men released from prison.

I attended a January 9 neighborhood meeting hosted by Tlingit and Haida, as well as a February presentation held at Parkshore condominiums, where the details and goals of the proposed Yak'eiyi Kusti Yinaadei Hit program were presented. I was impressed by Tlingit and Haida's thoroughness, commitment, and passion about the possibility of changing the narrative for those leaving prison. President Richard Peterson, in his introductory remarks, acknowledged that such work is challenging. I applaud his leadership, and Tlingit and Haida's initiative in stepping forward to provide these critical services for this cohort of our community.

As someone who spent the majority of my professional career working in the social service and juvenile justice fields, including as Director of Alaska's Division of Juvenile Justice, I am well aware of the risks associated with released offenders. I am also well acquainted with the reality that a high likelihood of recidivism awaits offenders who are released with no stable housing, support services, or vocational opportunities. Offering services benefits both the offender and our community.

The proposed re-entry program, as I understand it, will have a full time peer mentor and manager on site. All residents will be required to earn admission to the program through an application process that includes an essay, an interview and a recommendation from LCCC probation staff. Residents will be on electronic monitoring, will have an opportunity to work at a Sacred Grounds café and/or other Tlingit and Haida job placement. I was pleased to hear that residents will also assist in grounds-keeping and maintenance chores at Bill Overstreet Park.

As an owner at Parkshore condos, I walk the path to the whale park nearly every day. The proposed transitional housing is in a central location, close to bus routes, shopping, Tlingit and Haida, and a variety of services, including the Adult Probation Office. While there are always risks involved in such endeavors, there are, I submit, greater risks in doing nothing to change the existing re-offense data. I support the proposed project and ask you to grant the conditional use permit required for its operation. Thank you.

Sincerely,

Patty Ware

From: Sue Trivette <susieqtriv48@gci.net>
Sent: Monday, February 4, 2019 12:13 PM
To: PC_Comments
Subject: Proposed Gravel Extraction from Lemon Creek

Importance: High

Hello--

I've been an owner living in the Riveredge Condo complex since May of 2012. Throughout the years since, there's been "routine" gravel extraction from adjacent Lemon Creek every few years. In the earlier years it was much further downstream & little impact was felt in my own unit (I'm in the far end unit of Building B, which is farther upstream). However, last year they were much, much closer to my end of the building. I'm mostly retired, so home more than those folks who are full time employed. Therefore, the noise, violent shaking & impact was very evident & disturbing to me & my dog.

I would certainly strongly urge this extraction to NOT continue to happen as it moves further upstream even closer to my building & the 2 apartment buildings upstream from me. I know in the past Secon has put out some seismic censors to register impact & they supposedly found it wasn't outside normal parameters. But, I do beg to differ. I've not protested either in writing or testimony prior to this, as I had to agree that the blasting, shaking, etc wasn't felt much in Building B, but I understand it was in Building A (downstream).

Having lived in Anchorage prior to Juneau for many, many years, I had the bad experience of a few 5.0 earthquakes, so I'm familiar with that awful feeling. Last year's extraction was very similar to that & very anxiety producing. Folks in Anchorage are still dealing with trauma from their severe earthquake up there from November, as they continue to suffer aftershocks. My feeling is, if they continue just adjacent to Building B & continue upstream, there's a real chance that we might suffer some damage to our structure and/or have objects fall inside the units causing possible injury to any occupants.

Please strongly reconsider going forward with this extraction so close to where so many folks live. To allow permitting through the next 10 years is so unfair to all of us living in an otherwise peaceful creekside setting, is bordering on being inhumane. Is the possible profit from allowing this permit worth the wear & tear on any human or pet's wellbeing?

Thanks for reconsidering this matter.

Sue Trivette
1901 Davis Ave #B9

From: Juneau Rental <juneau.rental@yahoo.com>
Sent: Friday, February 15, 2019 10:14 AM
To: PC_Comments
Subject: Case No. USE2018 0024 Parcel No: 5B1201310041

Regarding the conditional use permit to extract up to 350,000 cubic yards of gravel. Its causing settling which is causing cracks in the concrete, there use to be salmon but they weren't there after the last time they extracted and its taking away ground from the river banks. When they move around the gravel and cause the water to take different routes every year its been eroding the river banks. There use to be much more river bank but most is gone over the past extractions. When they haul the gravel out its damaging the street with pot holes from all the heavy duty trucks driving back and forth with loads which other vehicles hit if they can't avoid because huge trucks driving (fast) on the road and they have to be repaired afterwards. Over a 10 year period this will cause major damage to the warehouses/buildings along the river because of the settling. Its not right to cause damage to these buildings while extracting gravel to make money. DOT engineers have nick named this area the soup bowl and its understandable with the extraction why. Have them buy gravel like the other businesses in town.

Unfortunately it will cause the prices to be more expensive for gravel but considering the damage to the businesses along the river its not fair to the owners as they paid an extreme amount of money for the property, the buildings and property taxes not to mention the damage to the cities roads.

Thank you very much for your time and consideration.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: February 6, 2019

TO: Planning Commission

FROM: Amy Liu, Planner
Community Development Department

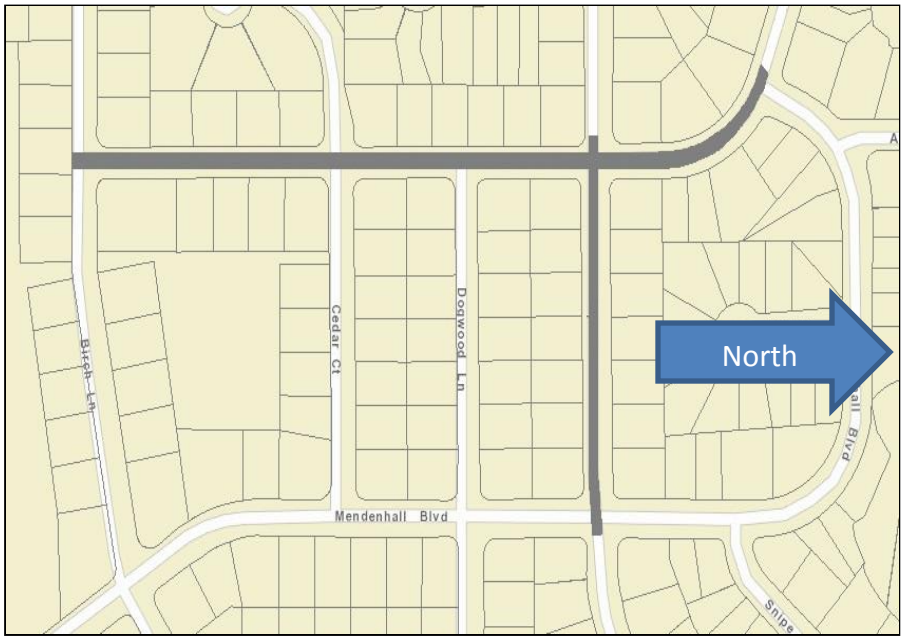
FILE NO.: CSP2018 0019

PROPOSAL: Reconstruct portions of Columbia Boulevard and Poplar Avenue including replacement of storm drains, water and sewer services, and installment of new sidewalk

GENERAL INFORMATION

Applicant:	City & Borough of Juneau, Engineering and Public Works
Property Owner:	City & Borough of Juneau
Project Area:	Columbia Boulevard between Birch Lane and Mendenhall Boulevard, and Poplar Avenue between Columbia Boulevard and Mendenhall Boulevard
Site Size:	NA
Comprehensive Plan Future Land Use Designation:	Urban Low Density Residential
Zoning:	D5 Single Family
Utilities:	City water and sewer
Existing Land Use:	CBJ right-of-way/neighborhood residential street
Surrounding Land Use:	Single family/duplex

VICINITY MAP



ATTACHMENTS

Attachment A – Project Application
Attachment B – Public Notice
Attachment C – Public Comment

PROPOSAL

The applicant is requesting a City Project Review of the proposed pavement, sewer, water, and drainage improvements on Columbia Boulevard between Birch Lane and Mendenhall Boulevard, and Poplar Avenue between Columbia Boulevard and Mendenhall Boulevard. The project includes the following work:

- New underground storm water drainage system connecting to systems at Birch Lane, Popular Avenue, and Mendenhall Boulevard
- New 5 feet wide sidewalk along the north side of Poplar from Columbia Boulevard to Mendenhall Boulevard, and a 5 feet wide sidewalk along the west side of Columbia from Mendenhall to Poplar
- Replace sewer mains, manholes, and service laterals with cleanouts at lot lines
- Replace existing iron water mains with HDPE pipe
- Replace water services

- Replace existing street lights with LED bulbs
- Removal of two large trees at the intersection of Poplar and Columbia to increase exposure to street lights

BACKGROUND

Columbia Boulevard right-of-way (ROW) is mostly 50 feet wide and widens to 60 feet at the intersection with Mendenhall Boulevard. Poplar Avenue ROW is 60 feet wide. Both ROWs were constructed in the 1970s. The existing sewer and water infrastructure has not been updated since the 1980s. There is no sidewalk in the project area. Lighting only exists at Poplar Avenue and Columbia Boulevard, and Poplar Avenue and Mendenhall Boulevard. The pavement contains potholes and depressions, which collect water that may freeze and pose hazards to drivers.

AGENCY REVIEW

Staff requested comments from City and Borough of Juneau Engineering Department and Fire Department. No comments were received.

PUBLIC COMMENTS

Staff received one public comment expressing concerns about additional street lights. Staff clarified that the project does not include additional street lights (see Attachment C).

ANALYSIS

CBJ 49.10.170(c) *City and borough land acquisitions, disposals and projects. The commission shall make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan and the capital improvements program.*

This project will improve road conditions and storm water drainage by resurfacing the roadway and installing storm drains and catch basins connected to an underground storm sewer pipe. Pedestrian safety and connectivity will be improved by increased sidewalk connectivity and lighting.

CBJ 49.15.580(a) *CBJ Project Review. The commission shall review all proposed City and Borough capital improvement projects estimated to cost $500,000 or more for consistency with this title… The Commission may recommend conditions on and modifications to any project*

reviewed by the Commission through a notice of recommendation. The notice of recommendation shall be forwarded to the Assembly for further action.

The Six Year Capital Improvements Program (CIP) for FY2018-2023 lists "Columbia Boulevard (Mendenhall Boulevard to Birch Lane)" to be funded by $1.2 million in FY19. "Poplar Avenue (Mendenhall Boulevard to Wood Duck Avenue)" is funded at $700,000 in FY2019, and $750,000 in FY2020. Note that the improvements discussed in this report are only to Columbia Boulevard because Wood Duck Avenue had been improved under another CIP project five years ago. Funding is sourced from area wide sales tax funds.

49.35.240(i)(4)(A) *Roadway construction standards may be waived by the director if:*

i. The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;

Columbia Boulevard is currently nonconforming. Table CBJ 49.35.240 requires a minimum 60 foot wide ROW, 24 foot travel way, and a sidewalk on one side for all CBJ streets, other than arterials, that have 212-499 average daily trips (ADT). However, the southern portion of Columbia Boulevard has fewer than 212 ADT, and would not need a sidewalk.

ii. There are unique circumstances that make compliance with requirements of the table unreasonable;

Due to the difficulty and expense of purchasing private property and the fixed locations of existing electrical utilities, the ROW will not be widened. In order to accommodate the addition of a sidewalk for pedestrian safety, the travel way will be reduced to 20 feet. Compliance with the requirements of the Table is unreasonable.

iii. The proposed project will not aggravate the intent of the requirements of this chapter.

The intent of the requirements of this chapter is to reduce congestion, calm traffic, and facilitate bicycle and pedestrian travel.

Columbia Boulevard and Poplar Avenue improvements will increase motorized commuter and pedestrian safety while sufficiently supporting traffic demands. The narrower travel lanes will calm traffic by slowing drivers. The development of a new sidewalk will dedicate more space than was previously available to pedestrians. Lighting will better safety when natural light is not sufficient. The net result of the project is an improvement to vehicular traffic and pedestrian traffic that is consistent with CBJ code and adopted plans. The requirements of this chapter will not be aggravated.

iv. The proposed project complies with the American Association of State Highway and Transportation Official Guidelines.

American Association of State Highway and Transportation Official (AASHTO) guidelines state

that 10 foot wide travel lanes are acceptable for low speed streets. The Columbia Boulevard and Poplar Avenue reconstruction plans include a 5 foot side walk and 10 foot wide travel lanes. Improvements comply with the AASHTO Guidelines.

The director waives roadway construction standards for the proposal.

Conformity with Adopted Plans

2013 Comprehensive Plan stresses the importance of reducing energy consumption.

Chapter 6, Energy - *The increased use of renewable energy needs to be encouraged to offset energy consumption of non-renewable sources. This should be accomplished in two manners: conservation of energy consumption with more efficient application and reduced need; and increased development of renewable resources. Programs to reduce energy consumption including building envelope heat loss reduction; application of heat pump technology, biomass and other technologies; and LED lighting application, all of which should be supported. Renewable energy producers should be encouraged to continue planning for development, and ultimately the implementation of renewable energy sources, including hydropower, to offset the consumption of non-renewable energy sources.*

Juneau Non-Motorized Transportation Plan advocates for increasing pedestrian safety. The plan does not specifically address Columbia Boulevard or Poplar Avenue. Nevertheless, the proposed sidewalk is consistent with the plan's recommendations to incorporate more pedestrian infrastructure into road improvement projects.

Area-Wide Transportation Plan (AWTP) considers land use and future development and establishes direction with respect to transportation in Juneau.

Solution 1.6 – With new construction and reconstruction, evaluate pedestrian and bicycle needs and recommend sidewalks on one or both sides of a street, as appropriate, in all commercial and residential subdivisions.

Although Columbia Boulevard and Poplar Avenue are not mentioned specifically, enhancing safety for pedestrians is a guiding principle of the AWTP. The plan includes an area-wide solution list that addresses the need for additional sidewalks and street paving. The proposed project will bring Birch Lane into conformance with the AWTP.

Juneau Safe Routes to School Plan (SRTS) found that safety concerns are a primary reason for parents not allowing children to walk or bike to school. Between 1999 and 2011, 208 accidents occurred in Juneau involving a vehicle and a pedestrian or bicyclist, including four fatalities. In order to create different outcomes, a goal of the Juneau SRTS plan is to "improve pedestrian and bicycle infrastructure - such as sidewalks, crosswalks and bicycle lanes – to increase the number of children walking and cycling to school". The addition of a sidewalk on Birch Lane will improve pedestrian safety, which may encourage students to walk and cycle to school.

Habitat

Poplar Avenue is about 350 feet from an anadromous stream. Storm water will not drain to the stream. A Storm Water Pollution Prevention Plan is not required.

FINDINGS

Staff finds the proposed Columbia Boulevard and Poplar Avenue drainage, sewer, paving, sidewalk, and lighting improvements to be consistent with CBJ adopted plans and consistent with Title 49.

RECOMMENDATION

Staff recommends that the Planning Commission find CSP2018 0019 to be consistent with adopted local plans and polices, as required by CBJ 49.15.580, and **approve** CSP2018 0019 to reconstruct portions of Columbia Boulevard and Poplar Avenue for drainage, sewer, paving, sidewalk, and lighting improvements.

Staff further recommends the following two advisory conditions in order to provide consistency with adopted plans and give all possible notice to the applicant and the project contractor:

1. Per *CBJ 42.20.095(b) Construction of buildings and projects.* It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment before 7:00 a.m. or after 10:00 p.m. Monday through Friday, or before 9:00 a.m. or after 10:00 p.m. Saturday and Sunday, unless a permit is first obtained from the Building Official. Such permit shall be issued by the Building Official only upon a determination that operation during those hours is necessary and will not result in unreasonable disturbance to surrounding residents.
2. At least three business days prior to any traffic revision or road closure of any public street or portion thereof, the contractor shall provide written notification of the traffic revision plan to the CBJ Fire Marshal and Chief of Police. Failure to provide such notice may result in suspension of any CBJ-issued permits for such work and is punishable by a fine as an unlawful street closure under CBJ 72.17.010.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: Columbia Blvd (Birch to Mendenhall Blvd) & Poplar Ave (Columbia to Mendenhall Blvd)

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot):

Parcel Number(s):

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which NA

LANDOWNER/ LESSEE

Property Owner: CBJ ROW
Contact Person: Alan Steffert.
Mailing Address: 155 5th SEWARD, JUNEAU
Phone Number(s): 586-0481
E-mail Address: Alan.Steffert@Juneau.org

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date: 12-21-18

X _____ Landowner/Lessee Signature — Date: _____

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant:
Contact Person:
Mailing Address: SAME
Phone Number(s):
E-mail Address:

X _____ Applicant's Signature — Date of Application: _____

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received	Intake Initials
CSP20180019	12/21/18	AL

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY Reconstruct portions of Columbia Blvd & Poplar Avenue. Replace storm drains, water & sewer services. Install new sidewalk on portions of project.

TYPE OF PROJECT REVIEW:

- [x] City Project Review
- [ ] City Land Acquisition /Disposal
- [ ] State Project Review

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ◯ YES Case No.: _____ ☒ NO

Capital Improvement Program # (CIP) R 72-138

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: $ 2 million

ALL REQUIRED MATERIALS ATTACHED

- [ ] **Complete application**
- [ ] **Pre-Application notes** (if applicable)
- [ ] **Narrative including:**
  - [ ] Current use of land or building(s)
  - [ ] Proposed use of land or building(s)
  - [ ] How the proposed project complies with the Comprehensive Plan
  - [ ] How the proposed project complies with the Land Use Code (Title 49)
- [ ] **Site Plan** (details on page 2)

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	$_____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
CSP20180019	12/21/18

City/State Project and Land Action Review Information

City and State project review is outlined in CBJ 49.15.580

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

Application: An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed City/State Project Review Application and Development Permit Application forms.
2. **Fees:** No fee required for projects that cost less than $2.5 million. For projects costing more than this amount, the fee is $1,600.00. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
    a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
    b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
    c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
    d. Existing and proposed lighting (including cut sheets for each type of lighting);
    e. Existing and proposed vegetation with location, area, height and type of plantings; and,
    f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CSP Application Narrative

Columbia Boulevard & Poplar Avenue Reconstruction
CBJ Contract No. BE19-134

The CBJ intends reconstruct Columbia Blvd between Birch Lane and Mendenhall Blvd, and Poplar Ave between Columbia Blvd and Mendenhall Blvd. The reconstruction consists of improvements to the streets' pavement, water, sewer, and drainage systems. Both streets are residential streets located in the heart of the Mendenhall Valley, Juneau Alaska.

The portions of the two streets to be reconstructed are fairly typical of older Valley residential streets: two paved lanes of varying widths (10 to 12 ft wide typically, with one section of Columbia with 15 ft lane width); where present, roadside curbing is valley curb; storm water drainage is accommodated with a combination of open road side ditches and underground piped storm water systems that ultimately drain to surrounding streets' existing underground storm water systems; Right-of-Way (ROW) width along the majority of Columbia Blvd is 50 ft, with a short section of 60 ft ROW at the intersection with Mendenhall Blvd; Poplar Ave ROW is 60 ft along the project's length.

Municipal water and sewer mains run under both streets. Electrical and communication utilities are buried underground alongside and crossing the streets. Above ground utility pedestals and electrical transformers are typically located several feet behind curbs or at outside edge of roadside ditches. The streets do not have street lighting, except for existing lights at the intersection of Poplar and Columbia and Poplar and Mendenhall.

The reconstruction project will install a new underground storm water drainage system, tying in to the existing storm drain systems at Birch Lane, west end of Poplar Ave and at Mendenhall Boulevard. Road drainage will be collected in roadside gutters and catch basins, with additional drainage swales and area drains replacing open roadside ditches where needed. The existing sewer infrastructure will be replaced throughout most of the project area and will include new sewer mains, manholes, and service laterals with cleanouts at lot lines. Existing iron water mains will be replaced with new HDPE pipe, and new water services will installed to each lot.

The streets within the project area do not currently have sidewalks. The reconstruction will include installation of new sidewalks to fill in gaps in the existing sidewalk network along Poplar and the north end of Columbia: A 5 ft wide sidewalk will be installed along the north side of Poplar Avenue, extending the existing sidewalk that currently terminates at the Columbia intersection, through to the Poplar-Mendenhall Blvd intersection; An existing 5 ft wide sidewalk that terminates at the Columbia/Mendenhall Blvd intersection will be extended along the west side of Columbia to connect with the new sidewalk to be installed on Poplar.

The southern section of Columbia is a non-standard 50 ft wide ROW. The street is not a main thoroughfare for traffic coming into or through the subdivision. Nineteen homes are on this stretch of road. Virtually all traffic is local, and traffic counts on the street are likely under 212 average daily vehicle trips, which would not require a sidewalk according to Table 49.35.240 of city code.

The new road section for both roads will include 10 ft paved lane widths, bounded by either Type III Valley gutter or Type I Curb & Gutter with 5 ft wide sidewalk. Road base will be excavated and reconstructed with a shot rock road base. A painted cross walk will be installed on Columbia at the Poplar intersection.

Existing street lights will have the luminaires replaced with new LED luminaires if not already upgraded. Two large trees at the intersection of Poplar and Columbia will be removed to provide better illumination of the intersection from the existing street light.

A public meeting held on the evening of November 15th at Floyd Dryden Middle school to present the project to residents and to solicit input on the proposed design was well attended. In addition, the design engineering consultants contacted homeowners individually during the design process to obtain information specific to their properties.

Attached are the project location map and typical section sheets for the proposed reconstruction.

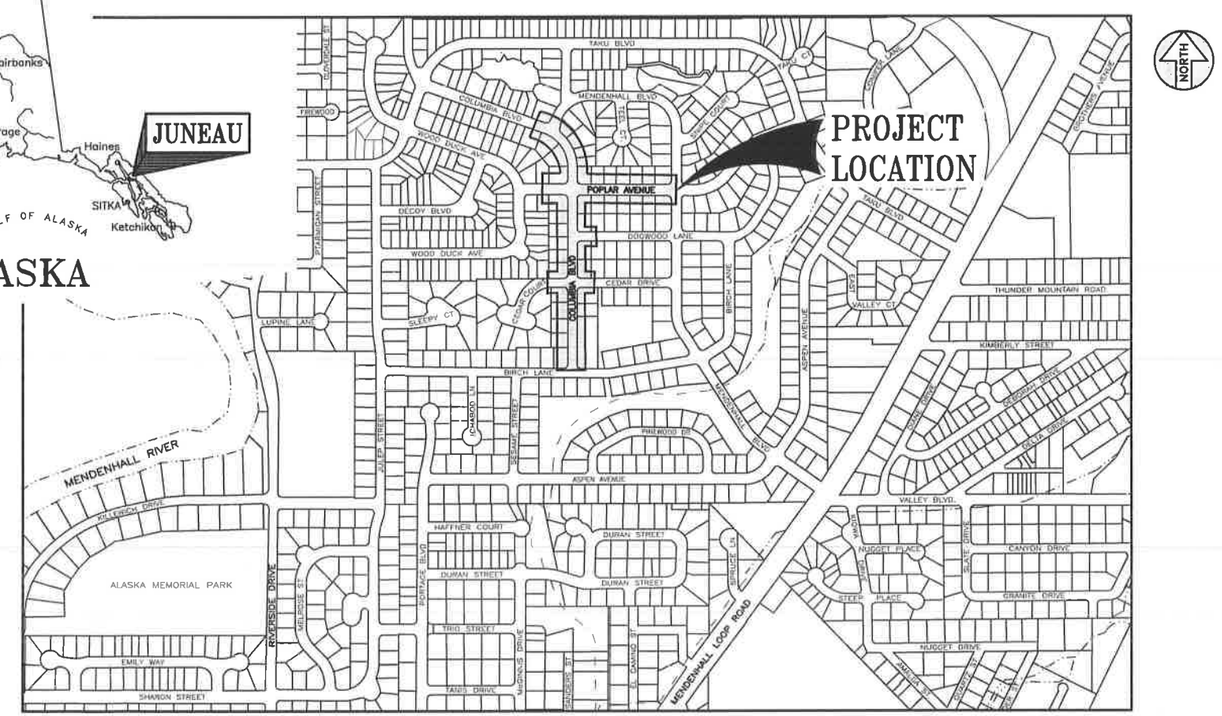
COLUMBIA BOULEVARD & POPLAR AVENUE RECONSTRUCTION

CBJ CONTRACT No. BE19-134

CITY & BOROUGH OF JUNEAU, ALASKA

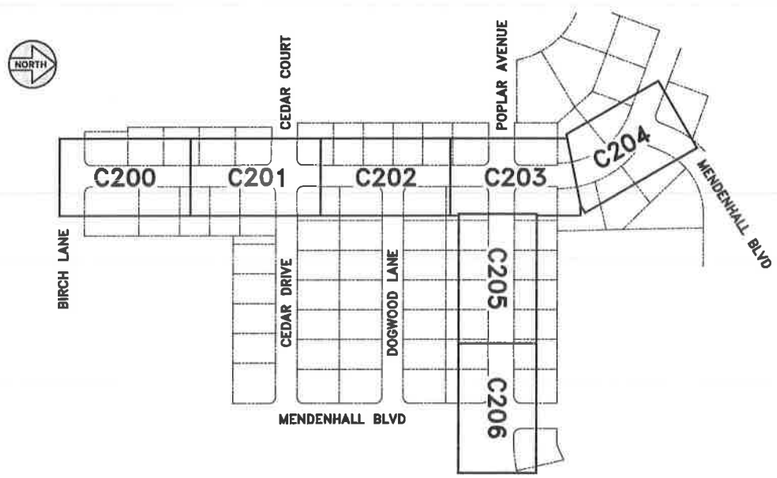
SHEET INDEX

SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
C003	SURVEY CONTROL MAP
C004	SUMMARY TABLES
C005	SUMMARY TABLES
C100	TYPICAL SECTION
C101	TYPICAL SECTION
C102	CONSTRUCTION DETAILS
C103	CORROSION PROTECTION DETAILS
C200	PLAN - COLUMBIA BOULEVARD STA "C" 10+00 to STA "C" 12+85
C201	PLAN - COLUMBIA BOULEVARD STA "C" 12+85 to STA "C" 15+90
C202	PLAN - COLUMBIA BOULEVARD STA "C" 15+90 to STA "C" 18+95
C203	PLAN - COLUMBIA BOULEVARD STA "C" 18+95 to STA "C" 21+86
C204	PLAN - COLUMBIA BOULEVARD STA "C" 21+86 to STA "C" 24+00
C205	PLAN - POPLAR AVENUE STA "P" 11+65 to STA "P" 14+70
C206	PLAN - POPLAR AVENUE STA "P" 14+70 to STA "P" 16+50
C300	PROFILE - COLUMBIA BOULEVARD STA "C" 10+00 to STA "C" 15+80
C301	PROFILE - COLUMBIA BOULEVARD STA "C" 15+80 to STA "C" 21+80
C302	PROFILE - COLUMBIA BOULEVARD STA "C" 21+80 to STA "C" 24+00
C303	PROFILE - POPLAR AVENUE STA "P" 10+00 to STA "P" 15+70
C304	PROFILE - POPLAR AVENUE STA "P" 15+70 to STA "P" 17+00
C400	(NOT YET COMPLETED)
C401	(NOT YET COMPLETED)
C402	(NOT YET COMPLETED)



PROJECT LOCATION MAP

GRAPHIC SCALE
0' 200' 400' 800' 1600'



SHEET KEY MAP
N.T.S.

PRELIMINARY DRAWINGS
DECEMBER 7, 2018

DESIGN JMP/KAP	No.	DATE	REVISION
DRAWN KAP			
CHECK JMP			
APPROVED JMP			

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

PDC ENGINEERS
PLAN · DESIGN · CONSTRUCT
6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

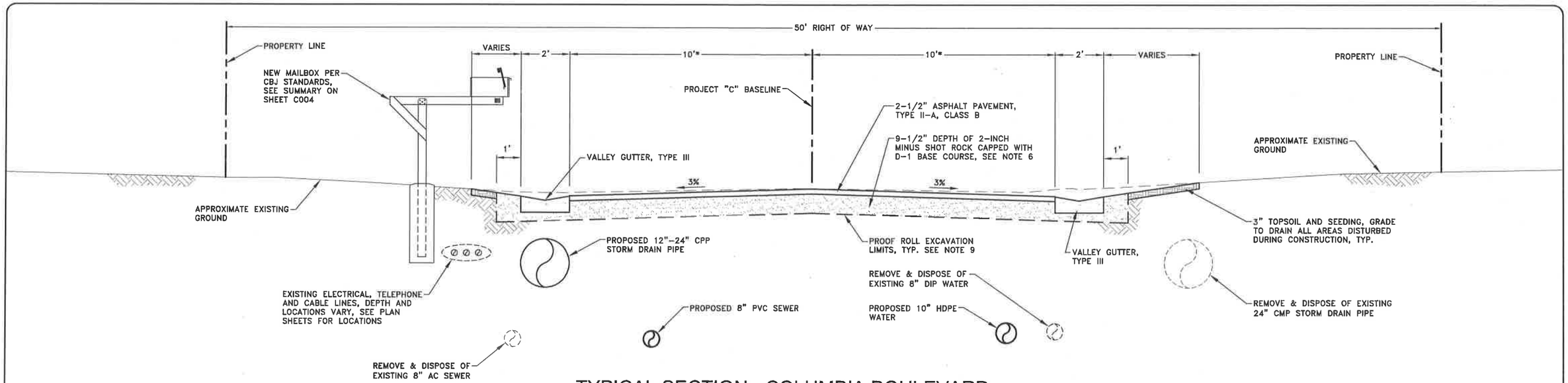
PRELIMINARY DRAWINGS

COLUMBIA BOULEVARD & POPLAR AVENUE RECONSTRUCTION
CBJ CONTRACT No. BE19-134
CITY & BOROUGH OF JUNEAU, ALASKA

COVER SHEET

DATE: DEC. 7, 2018
PDC No. 18320JN
SHEET C001

F:\2018\18320JN-CBJ_Columbia\C\18320JN_Cover.dwg PLOT: December 07, 2018 at: 6:12pm

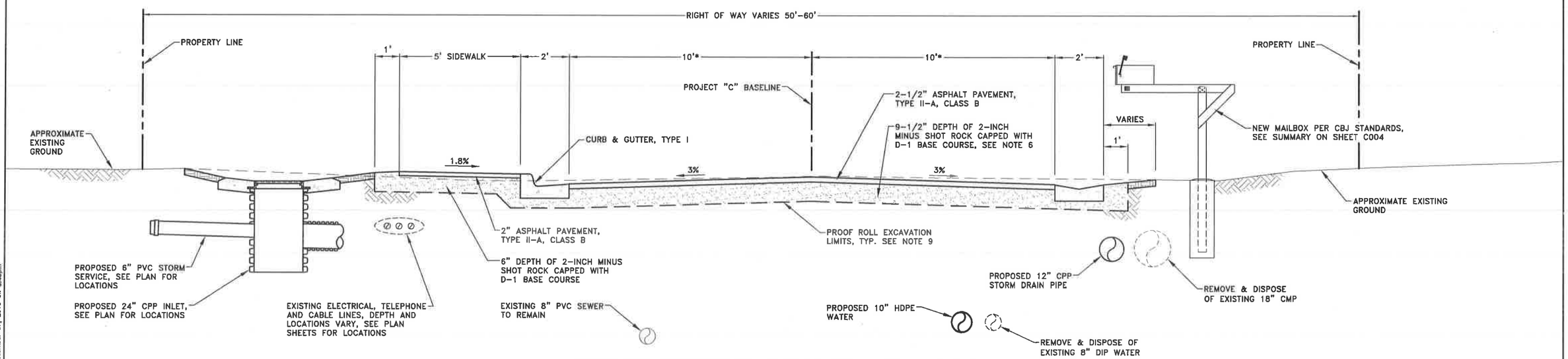


TYPICAL SECTION - COLUMBIA BOULEVARD
STA. "C"10+30 to STA. "C"20+06

1

N.T.S.

* WIDTH VARIES AT INTERSECTIONS



TYPICAL SECTION - COLUMBIA BOULEVARD
STA. "C"20+06 to STA. "C"23+78

2

N.T.S.

* WIDTH VARIES AT INTERSECTIONS

P:\2018\18320JN-CBJ_Columbia\C\18320JNwk.dwg PLOT: December 07, 2018 at: 5:40pm

DESIGN	JMP/KAP
DRAWN	KAP
CHECK	JMP
APPROVED	JMP

No.	DATE	REVISION

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

PDC ENGINEERS
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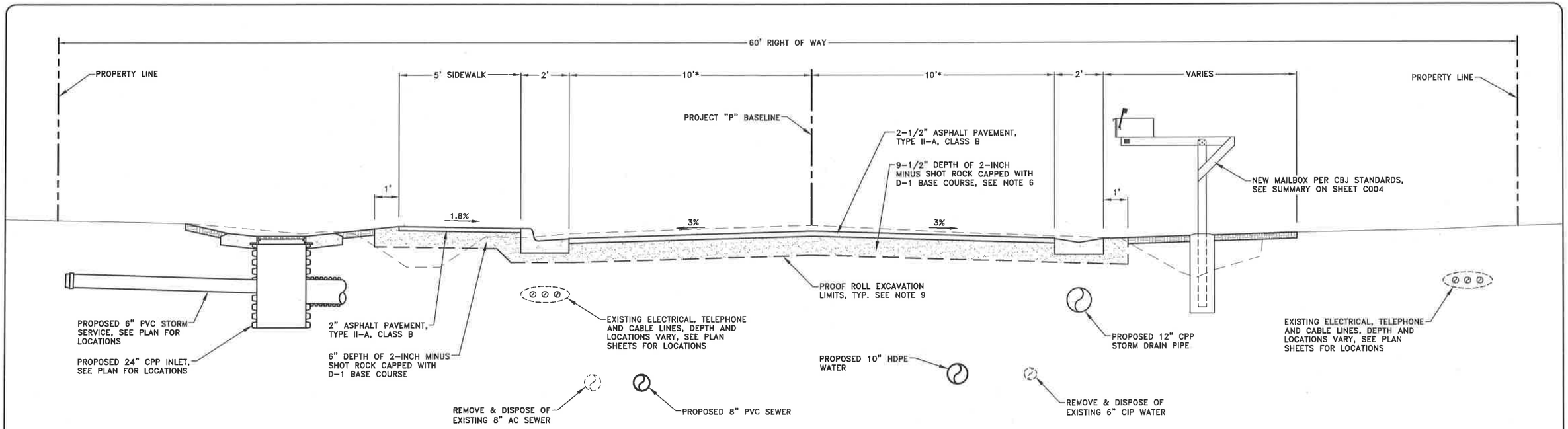
PRELIMINARY DRAWINGS

COLUMBIA BOULEVARD & POPLAR AVENUE RECONSTRUCTION
CBJ CONTRACT No. BE19-134
CITY & BOROUGH OF JUNEAU, ALASKA

TYPICAL SECTIONS

DATE: DEC. 7, 2018
PDC No. 18320JN

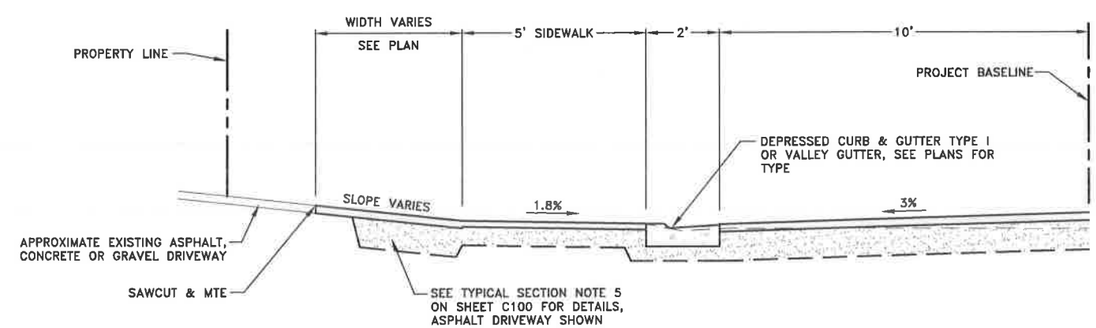
SHEET C100



1 TYPICAL SECTION - POPLAR AVENUE STA. "P"10+43 to STA. "P"16+28

N.T.S.

* WIDTH VARIES AT INTERSECTIONS



2 TYPICAL DRIVEWAY SECTION

N.T.S.

P:\2018\18320JN-CBJ_Columbia\C\18320JNwk.dwg PLOT: December 07, 2018 at: 5:42pm

DESIGN	JMP/KAP
DRAWN	KAP
CHECK	JMP
APPROVED	JMP

No.	DATE	REVISION

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

PDC ENGINEERS
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907.780.6060 | AECC605

PRELIMINARY DRAWINGS

COLUMBIA BOULEVARD & POPLAR AVENUE RECONSTRUCTION
CBJ CONTRACT No. BE19-134
CITY & BOROUGH OF JUNEAU, ALASKA

TYPICAL SECTIONS

DATE: DEC. 7, 2018
PDC No. 18320JN

SHEET C101

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for review and public hearing by the Planning Commission for a **City Project** to **reconstruct portions of Columbia Blvd and Poplar Ave with replacement of storm drains, water and sewer services, and the addition of a sidewalk.**

TIMELINE

Staff Report expected to be posted **Monday, February 4,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through January 28, 2019

Comments received during this period will be sent to the Planner, **Amy Liu,** to be included in the staff report.

January 29 through 12 noon, February 15

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, February 19, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

February 20

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed January 17, 2019

Case No.: CSP2018 0019
Parcel No.: n/a
CBJ Parcel Viewer: http://epv.juneau.org

From: Janel Taylor <janeltaylor74@gmail.com>
Sent: Sunday, January 27, 2019 9:42 PM
To: PC_Comments
Subject: Proposed street light on Birch Lane

Thank you for the opportunity to comment on to proposed changes in the neighborhood. I live right at the intersection at Birch and Columbia, where I'm assuming the "street light" in question would be placed.

While I understand the thought that it is needed for safety in the neighborhood, however I am opposed to the street light for many reasons:

1. It will light up the inside of my dining room/living room making it necessary to pull the curtains to not have excess light when not desired, and to have any sense of privacy.

2. The curtains will have to be pulled all the time if I don't want every passerby to be able to see directly into my home and personal space due to the increase in light.

3. I am a photographer and currently have a beautiful unobstructed, perfect "lack-of-light" view of the full moon rising over the corner of Thunder Mountain, sunset reflections on Mt. McGinnis, and even Northern Lights over the Glacier. All from my front yard, really making me feel like I live in the woods, not a big city. This was a great selling point on the house too. Knowing I will have to pack up my gear and drive somewhere dark to get the same type of photos will be unfortunate.

4. The multiple theft crimes committed against my property have taken place in broad daylight, or during long summer hours, when a street light wouldn't have been on. Bears are only out in the summer, and don't seem to care if there is extra light on them or not as long as they're getting what they want.

5. Cars that have run into the (now since removed) ditch in front of my house did so in the middle of summer, or during slippery winter conditions when they were going too fast anyway and missed the turn. So a street light wouldn't have prevented any of these situations from happening.

6. I feel that headlights provide adequate light to drive by, And the porch lights in the neighborhood provide lighting all the way to the street and are generally on during all nighttime hours, some are motion sensors so aren't on all the time but come on when needed.

Thank you for your consideration, and I hope that a street light is not installed.
Janel Taylor & family

Planning Commission
(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF RECOMMENDATION

Date: February 21, 2019
File No.: CSP2018 0019

City and Borough of Juneau
City and Borough Assembly
155 S Seward Street
Juneau, AK 99801

Proposal:	Planning Commission Recommendation to the City and Borough Assembly regarding a City Project to reconstruct portions of Columbia Boulevard and Poplar Avenue with replacement of storm drains, water and sewer services, and the addition of a sidewalk.
Property Address:	NA
Legal Description or ROW name:	Columbia Boulevard between Birch Lane and Mendenhall Boulevard, and Poplar Avenue between Columbia Boulevard and Mendenhall Boulevard
Parcel Code No.:	ROW
Hearing Date:	February 19, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 6, 2019, and recommended that the City Manager direct CBJ staff to design and build the project in accordance with the following recommendations:

1. Per *CBJ 42.20.095(b) Construction of buildings and projects*, it is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment before 7:00 a.m. or after 10:00 p.m. Monday through Friday, or before 9:00 a.m. or after 10:00 p.m. Saturday and Sunday, unless a permit is first obtained from the Building Official. Such permit shall be issued by the Building Official

only upon a determination that operation during those hours is necessary and will not result in unreasonable disturbance to surrounding residents.

2. At least three business days prior to any traffic revision or road closure of any public street or portion thereof, the contractor shall provide written notification of the traffic revision plan to the CBJ Fire Marshal and Chief of Police. Failure to provide such notice may result in suspension of any CBJ-issued permits for such work and is punishable by a fine as an unlawful street closure under *CBJ 72.17.010.*

Attachments: February 6, 2019 memorandum from Amy Liu, Planner, Community Development, to the CBJ Planning Commission regarding CSP2018 0019.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of *CBJ 01.50.020(b).*

Project Planner: _____ _____

Amy Liu, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

_____ 3/5/2019

Filed With Municipal Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE:	February 6, 2019
TO:	Planning Commission
FROM:	Laurel Bruggeman, Planner Community Development Department
CASE NO.:	USE2018 0023
PROPOSAL:	Conditional Use Permit for transitional housing in the Waterfront Commercial Zoning District.

GENERAL INFORMATION

Applicant:	Central Council Tlingit & Haida Indian Tribes of Alaska
Property Owner:	Tlingit – Haida Regional Housing Authority
Property Address:	1255 W 9th Street
Legal Description:	Tidelands Addition Block 60, Lot 16B
Parcel Code Number:	1C060K600110
Site Size:	4,492 square feet
Comprehensive Plan Future Land Use Designation:	Traditional Town Center (TTC)
Zoning:	Waterfront Commercial (WC)
Utilities:	Public Water/Sewer
Access:	W 9th Street
Existing Land Use:	Hotel

Surrounding Land Use:	North	-	Juneau Hotel
	South	-	Parking
	East	-	Parking
	West	-	Overstreet Park

VICINITY MAP

ATTACHMENTS

Attachment A - Application Packet
Attachment B – Site Plan and Parking Plan
Attachment C – Intake Documents
Attachment D - Letters of Support
Attachment E – Agency Review Comments
Attachment F – Public Comment
Attachment G – Site Photos

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the development of transitional housing in the Waterfront Commercial (WC) zoning district. The proposed transitional housing will be for individuals who have been released from a correctional facility and are transitioning through a

re-entry program back in to society. The facility will house up to 16 residents and 1 resident manager.

BACKGROUND

The proposed "Yak'éiyi Kustí Yinaadei Hít" transitional housing facility is part of a Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) project that would provide housing for those transitioning, as well as job development skills, training, and supportive employment. Tlingit & Haida plans to convert the former Harbor Inn, located at 1255 W 9th Street, into a transitional housing facility consisting of 9 residential rooms, office space, and a community room. Additionally, they plan to use a portion of the building as a small coffee shop. The 9 residential rooms would house up to 16 residents as well as 1 on-site resident manager. The coffee shop would provide an on-site location for the residents to receive job-training. The associated office space would house 2 employees, the program coordinator, and a case manager, as well as a computer lab for residents.

Tlingit & Haida has also applied for a parking waiver (PWP2018 0004), to reduce the required parking for the transitional housing and accessory uses, discussed below and in the associated staff report.

ANALYSIS

Project Site – The proposed transitional housing project will be on a 4,492 square foot parcel in the WC zoning district. The proposed site is conveniently located close to downtown and public transportation. The site is approximately one-third (1/3) of a mile away from the nearest bus stop. It is located close to grocery shopping, the downtown Probation & Parole Office (Department of Alaska Corrections), and services provided at Tlingit & Haida's Andrew Hope Building.

Per CBJ 49.25.250(a) the WC district is intended:

> *To provide both land and water space for uses which are directly related to or dependent upon a marine environment. Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented.* ***Residential development is allowed in mixed- and single-use developments in the waterfront commercial district****.* (Emphasis Added)

According to the Table of Permissible Uses, transitional housing is allowed within the WC zoning district with a Conditional Use Permit. The Table of Permittible Uses, Note N requires that the use be *water-dependent, water-related, or water oriented*. Residential uses have been found to meet the intent of the WC zoning district and are considered to meet the requirements in Note

N. In the project narrative, Tlingit & Haida states that their program and traditional way of life is consistent with the use being water related or water oriented:

> *"This location is the ideal therapeutic environment for those coming out of incarceration. Tlingit & Haida people have lived in coastal areas since time immemorial. Water is important to our traditional way of life; it is fitting that we use the element of water which sustained our people with life to heal our citizens who may have feel lost or removed from their culture. Tlingit & Haida plans to use the proximity to the water and beachfront access to implement fishing, canoeing and other opportunities into culturally responsive reentry programming."* (Attachment A)

CBJ 49.80.120 defines transitional housing as:

> *"Transitional housing means a residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although approval by the Department of Corrections may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site."*

It should be noted that the proposed coffee shop and associated office space do not require a Conditional Use Permit per CBJ 49.25.300 Table of Permissible Uses. The office space is accessory to the primary use as transitional housing and will only be used by the transitional housing residents and employees. These uses are however being evaluated in this staff report for parking and traffic generation, so that the cumulative impacts of the project, as a whole, are considered.

The existing building on the subject parcel at 1255 W 9th Street meets the required setbacks for the WC zoning district: front yard: 10 feet; side yard: 10 feet; and rear yard: 10 feet. The subject parcel also meets the minimum lot size of 2,000 square feet for the WC zoning district. The subject parcel also exceeds the minimum lot dimensions for the WC zoning district which are 20 feet wide and 60 feet deep.

Project Design – The building is 4,962 square feet, according to the CBJ Assessor's database. The building currently is set up as a three story hotel, with each of the 12 units containing a kitchenette with a stove. The building was designed and constructed in 2002 as a hotel. The proposal would convert this hotel into nine residential rooms, a community room, two offices, and a small walk-up coffee shop.

The second and third floor will become eight residential (8) rooms that will house two (2) residents each and one (1) room that will house the resident live-in manager. Each of the nine rooms will have a kitchenette, including a stove. The 16 residents will be males who are transitioning from incarceration at Lemon Creek Correctional. The resident manager will have experience and training to support the residents.

The first floor will be outfitted as a computer lab and an office for the program manager and case manager, as well as a community room including a kitchenette. The office space and community rooms are only to be used in support of the on-site transitional housing and by the residents of the transitional housing. The applicant also plans to convert a small portion of the first floor into a walk-up coffee shop, Sacred Grounds, which will provide the residents training and employment opportunities.

There will be 3 employees of the transitional housing center: a program coordinator, a case manager, and a resident manager. The resident manager will live on-site as this is a requirement listed in the Table of Permissible Uses, under Use 1.610, and is a recommended condition of approval.

Occupancy – There are no dwelling unit density limits or requirements for transitional housing as it meets the definition of "transient structure" listed in CBJ 49.80.120:

> *"Transient structures means all forms of short term residence, including hotels, motels, boarding houses, bed and breakfasts, rooming-houses, or any other residential use where capacity is measured by rooms rather than dwelling units."*

According to the CBJ Building Code Official, occupancy load for this type of occupancy is 200 square feet per occupant in the building (Attachment E). With 17 total residents living in the building, the minimum space required would be 3,400 square feet. According to the CBJ Assessor's Database, the building measures 4,962 square feet.

Staff recommends a condition of approval that no additional occupants be allowed without approval from the Building Code Official to ensure that occupancy loads are met.

Traffic – CBJ 49.40.300(a)(2) states that a traffic impact analysis is NOT required when a development is projected to generate less than 250 average daily trips. The ITE Trip Generation Manual does not include a trip generation count for transitional housing. Staff has reviewed the manual and found examples of uses most similar to CBJ's definition of transitional housing:

USE EXAMPLE	**Trips**	**Total**
Apartment	6.65 per dwelling unit	59.85
Congregate Care	2.02 per dwelling unit	18.18
Assisted Living	2.74 per occupied bed	46.58 (includes resident manager bed)

Trips generated by the coffee-shop:

USE	Trips	Total
Coffee/Donut Shop W/O Drive-Through Window	108.38 per 1000 sq. ft (Peak AM)	15.03 trips (for 138.75 sq ft coffee shop)

Any of the above example uses in addition to the coffee-shop would not generate over 250 average daily trips; **a traffic impact analysis is not required**.

Parking and Circulation – The parking calculation for the transitional housing and coffee stand is found in the table below:

Use	Spaces Required	Square Footage Dedicated	Total Spaces
Rooming house, boarding houses, single room occupancies, bed and breakfasts, halfway houses, and group homes (Geographic area of Juneau or Douglas)	1 per 2 bedrooms	9 bedrooms	4.5
Restaurants	1 per 200 square feet	138.75	1
			Total: 5.5 = 6

CBJ 49.40.210(b)(3) requires one (1) ADA accessible space in parking lots requiring 1 to 25 spaces.

The transitional housing and coffee shop uses combined require 6 spaces. It should be noted that the office space was not given a separate parking requirement because it will be used only in support of the transitional housing facility employees and residents. Additionally, the requirements for a “loading area” are not triggered due to the small size of the coffee shop.

The site can accommodate three (3) parking spaces, including one (1) ADA accessible space. The applicant has applied for a parking waiver to reduce the parking requirement from six (6) to three (3) spaces including one (1) ADA accessible space (PWP2018 0004). It is recommended that as a condition of approval of both the Conditional Use Permit and Parking Waiver Permit

that the applicant stripes the parking lot according to the parking plan submitted by the applicant (Attachment B).

If the parking waiver associated with this application is not approved, the applicant must demonstrate that it can accommodate the six (6) required parking spaces on-site, or through a parking agreement with a neighboring property; this is a recommended condition of approval.

Noise – The proposed transitional housing will be located in the WC zoning district. The proposed use is not expected to be out of character with the surrounding neighborhood. The general house rules, found in Attachment C, provide for "quiet hours", which may help reduce noise impacts.

Public Health or Safety – The applicant has created house rules to help address public health and safety. General house rules are found in Attachment A. The applicant has stated that these house rules will be posted in the community room and given to residents upon move in.

Vegetation – CBJ 49.50.300 requires a minimum of 10% vegetative cover be maintained on a parcel in the WC zoning district. The subject parcel is 4,492 square feet, and a minimum of 449 square feet of vegetative cover is required. The site plan found in Attachment B shows that this requirement may be met. A recommended condition of approval is that the applicant maintain at least 449 square feet of vegetative cover on the parcel.

Habitat – There are no habitat concerns located on the subject parcel.

Mapped Hazards – The subject parcel is located within the AE FEMA Flood Hazard Zone according to the CBJ FIRM rate maps, Map 02110C1566D. The entire structure on the property is located within this zone. When the structure was built in 2000, it was within the C FEMA Flood Hazard Zone. According to FEMA, AE zones are the base floodplain where base flood elevations are provided. These are not velocity zones, residential development is allowed within these zones.

Property Value or Neighborhood Harmony – There is no evidence that the proposed development will substantially decrease property values or be out of harmony with the neighboring area. CBJ Assessor Robin Potter does not believe that the proposed transitional housing will negatively affect property values (Attachment E).

Signs - A separate permit process per CBJ 49.45, Signs, requires that all signs proposed by the development are submitted to CDD staff for review and approval.

Conformity with Adopted Plans –

<u>Comprehensive Plan</u>

Chapter 4 and 10 of the CBJ 2013 Comprehensive Plan speak to the need for various types of housing and mixed use development, specifically the proposal is consistent with the following policies:

> **POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS.**
>
> **POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.**
>
> **POLICY 10.1. TO FACILITATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL JUNEAU RESIDENTS.**
>
> **POLICY 10.2. TO ALLOW FLEXIBILITY AND A WIDE RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.**
>
> **POLICY 10.3. TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.**

The subject parcel has a future land use designation of *Traditional Town Center* according to the Comprehensive Plan. *The Traditional Town Center* use is:

> *"…characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land."*

The use of the parcel as transitional housing in combination with the proposed coffee shop is consistent with the future land use designation of Traditional Town Center because it is mixed use and high density residential.

<u>Housing Action Plan</u>

The 2016 Housing Action Plan identifies a need for affordable housing. The proposal is consistent with the housing action plan in that is provides affordable housing for up to 16 individuals transitioning from incarceration back into society.

Economic Development Plan

The Juneau Economic Development Plan also identifies an initiative to promote housing affordability and availability. It specifically identifies a need for transitional housing for homeless, low-income, and special needs populations. The proposal is consistent with the Economic Development Plan because it creates transitional housing units.

Long Range Waterfront Plan The subject parcel is within the study area of the Long Range Waterfront Plan. Key elements of this plan that are consistent with the proposal for transitional housing are:

> *"Redevelopment of the Subport and Juneau-Douglas Bridge area for Year-Round Utilization. Introduction of new mixed-use districts through redevelopment of properties south of the Juneau-Douglas Bridge and found at the Subport is an important objective of the Plan. Mixed-use districts include residential housing, office, and other commercial development geared for year-round occupancy and activities." (*Page 41)

The subject parcel is within Area A of the Long Range Waterfront plan, this area promotes mixed use development (Page 41), so this proposal is consistent with this plan.

Agency Review – The proposal was sent to Capital City Fire & Rescue, CBJ's Building Code Official, General Engineering, Streets, Parks and Recreation, Docks & Harbors, Housing Office, Police Department, and the CBJ Assessor. Comments were received from the CBJ's Streets, Housing Office, and the CBJ Assessors office (Attachment E).

The CBJ Streets Department had some concern with the associated parking waiver. The concern was that the residents or employees would park on the street because there was a lack of on-site parking, which would make winter maintenance challenging. As stated in the Project Narrative in Attachment A, residents will not be allowed to have cars. There will be 3 employees who may require a vehicle. However, they plan to stagger shifts, so that the 3 parking spaces on site can accommodate the staff. Additionally, no street parking is allowed on W 9th Street, so cars parking on the street may be ticketed (Attachment G).

Public Comment & Outreach – A neighborhood meeting was hosted on January 9, 2019 to discuss the proposal and public notice of this meeting was mailed to neighboring properties within a 500 foot radius. Public notice was mailed again to neighboring properties within the 500 foot radius, and a sign was posted on the site two (2) weeks prior to the Planning Commission's public meeting.

Additionally, Tlingit & Haida has provided letters of support from the community found in Attachment D from the following:

- Alaska Native Justice Center
- CBJ Housing Office
- Family Promise of Juneau
- Juneau Housing First Collaborative
- Juneau Coalition on Housing and Homelessness
- Lemon Creek Correctional Center
- SERRC
- The Glory Hall
- United Way of Southeast Alaska
- Dr. Emily Krane
- Alaska Judicial Council
- Alaska Department of Corrections
- Haven House
- JAHMI
- Juneau Reentry Coalition
- Melody Millard
- Sealaska Heritage Institute
- UAS
- Southeast Alaska Independent Living
- AWARE

At the time of writing this report, CDD has received one public comment, found in Attachment F.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based

upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 1.160 for the Waterfront Commercial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the February 8, 2019 and February 18, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

4. Will the proposed development materially endanger the public health or safety?

No. There is no evidence that the proposed use will materially endanger public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. There is no evidence that the proposed use will substantially decrease the value or be out of harmony with property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposed use is consistent with the CBJ Comprehensive Plan, Housing Action Plan, and Juneau Economic Development Plan.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

Yes. The proposal complies with the Juneau Coastal Management Program. Specifically, CBJ 49.70.960(b)(1)(N) allows restaurants and 49.70.960(b)(1)(S) allows residences in the special waterfront areas.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and **approve the requested Conditional Use Permit**. The permit would allow the development of a transitional housing project in the waterfront commercial zoning district.

The approval is subject to the following conditions:

1. A manager or owner shall live on site.
2. The applicant shall stripe the parking lot according to the parking plan submitted by the applicant (Attachment B).
3. If the requested parking waiver is not approved, the applicant must provide six (6) parking spaces on-site, or through a parking agreement with a neighboring property owner.
4. At least 449 square feet of vegetative cover must be maintained on the subject parcel.
5. Maximum residential occupancy shall not exceed 17 without approval from the Building Code Official to ensure that occupancy loads are met.

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to assign name)		

PROJECT / APPLICANT INFORMATION

Project Description: Change of Use from Hotel to Transitional Housing

PROPERTY LOCATION

Street Address	City / Zip		
1255 W. Ninth Street	Juneau, 99801		
Subdivision (if known)	**Survey (if known)**	**Block / Tract (if known)**	**Lot (if known)**
Tidelands Division		60	16B
Assessor's Parcel Number (if known)			
1C060K600110			

LANDOWNER /LESSEE

Property Owner's Name	Contact Person	Work Phone No.
☒ Contact by E-Mail: jniven@thrha.org Tlingit - Haida Regional Housing Authority	Joyce Niven	780-6868
Mailing Address	**Home Phone No.**	**FAX No.**
PO Box 32237 Juneau, AK 99801		

LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)

I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date 11/12/18

X _____ Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.

INITIAL ALL THAT MAY APPLY

APPLICATION TYPE	OWNER'S INITIALS
ALLOWABLE USE	
CONDITIONAL USE	
VARIANCE	
DESIGN REVIEW	
SUBDIVISION	
OTHER _____	

APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)

Applicant's Name	Contact Person	Work Phone No.
☐ Contact by E-Mail: ktrutti@ccthita-nsn.gov Central Council Tlingit & Haida Indian Tribes of Alaska	Ken Trutti	463-7304
Mailing Address	**Home Phone No.**	**FAX No.**
9097 Glacier Hwy, Juneau, AK 99801		888-493-5169

X _____ Applicant's Signature — X 10/5/18 Date of Application

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS

CK	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	CK	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	ALLOWABLE USE APPROVAL					WATER PERMIT		
	CONDITIONAL USE APPROVAL					SEWER PERMIT		
	VARIANCE					GRADING PERMIT		
	DESIGN REVIEW APPROVAL ☐ MINOR ☐ MAJOR					DRIVEWAY PERMIT		
	SUBDIVISION ☐ MINOR ☐ MAJOR ☐ PUD					RIGHT-OF-WAY PERMIT		
	STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL LOCATED IN HISTORIC DISTRICT? ☐ YES ☐ NO					OTHER - (Describe)		
	BUILDING PERMIT					Permit Intake Initials	ANE	

Zone _____ Total Lot Area _____ Required Setbacks: Front ___ Back ___ Side ___ Other ___

COMMENTS:

E:\FORMS\CDFORMS\PERMFORM.XLS REV. 3/19/98

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Change of Use From Hotel to Transitional Housing

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

○ Accessory Apartment – Accessory Apartment Application (AAP)

◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 1.610

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ◉ YES – Case # PAC20180042 ○ NO

UTILITIES PROPOSED **WATER:** ☑ Public ☐ On Site **SEWER:** ☑ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 4492 square feet Total Area of Existing Structure(s) 4962 square feet

Total Area of Proposed Structure(s) 4962 square feet

EXTERNAL LIGHTING

Existing to remain ○ No ◉ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ○ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☑ How the proposed use complies with the Comprehensive Plan

☑ **Plans including:**

- ☑ Site plan
- ☑ Floor plan(s)
- ☑ Elevation view of existing and proposed buildings
- ☑ Proposed vegetative cover
- ☑ Existing and proposed parking areas and proposed traffic circulation
- ☑ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 350			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 56			
Pub. Not. Sign Deposit	$ 100			
Total Fee	$ 506			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE20180023	12/7/18

Second Chance Transitional Housing Project
"Yak'éiyi Khustí Yinaadei Hít"
Change of Use Application Narrative
(Change of Use from Hotel to Transitional Housing)
December 4, 2018

Case Number: PAC20180042
Applicant: Central Council Tlingit & Haida Indian Tribes of Alaska
Property Owner: Tlingit and Haida Regional Housing Authority
Property Address: 1255 W Ninth St
Parcel Code Number: 1C060K600110
Site Size: 4492 square feet
Zoning: WC
Existing Land Use: Hotel

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Introduction

Alaska Natives represent 34.52 % of the Alaska prison and jail population but only 19.4% of the total population (Alaska Native Epidemiology Center and Alaska Department of Corrections Offender Profile, 2016). Though the rates of recidivism in Alaska are high in general, these numbers are particularly alarming as an Alaska Native tribe. In an effort to reduce recidivism in the Alaska Native population and the community, Tlingit & Haida created the Second Chance Reentry Program to assist in reentry. The program has been committed to assisting returning citizens in their successful reentry since 2015 and has helped over 300 reentrants in various capacities.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison, if they have stable, secure, supportive housing. The value of cultural support is also becoming more widely recognized in the reentry process. Understanding the limitations of a reentry program without supportive housing, Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is proposing the expansion of the current Second Chance Reentry Program to provide supportive housing and workforce development. Recognizing our responsibility to our returning citizens, and that the combined efforts, knowledge and resources of the community can better achieve our common goals, Central Council Tlingit & Haida Indian Tribes of Alaska will work to address:

1) The lack of safe, stable, sober and structured housing and employment opportunities for men returning from incarceration.
2) The value of community-supported and culture-based reentry pathways.
3) The need for peer support and guidance to assist returning citizens in their quest for self-sufficiency.
4) Direct incarceration-to-employment opportunities for our formerly incarcerated citizens in our Sacred Grounds Café and other for-profit entities (increasing tax revenue for the city).
5) The specific recovery needs of those involved with the justice system in order to reduce recidivism.

This transitional housing program will hereto be referred to as Yak'éiyi Khustí Yinaadei Hít, translated from the Tlingit language to mean "going towards the good life house." This name was chosen because Tlingit & Haida is committed to creating a home where men returning from incarceration have the opportunity to change and make different choices, each moving forward to a "good" life. This benefits individuals, families and our community as a whole.

Organizational Background

Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is a federally recognized Tribal government representing over 30,000 Tlingit and Haida Indians worldwide. Tlingit & Haida is a sovereign entity that maintains a government-to-government relationship with the United States. Tlingit & Haida's mission is to "preserve our sovereignty, enhance our economic and cultural resources, and promote self-sufficiency and self-governance for our citizens."

Tlingit & Haida's Second Chance Reentry Program (SCRP) was designed to address the high rate of recidivism in Southeast Alaska for Alaska Natives as well as other populations. The program promotes public safety, peer support and culturally relevant community reentry services. Although the program was created with the intention of providing education and training benefits with referred behavioral health services to reduce recidivism, in the interactions with over 300 returning citizens, staff have observed that many people come to the program without the foundational elements found in Maslow's hierarchy of needs. These unmet needs often are barriers to successful training and/or employment. Many of these participants require a higher level of assistance to connect with community support services. In this understanding, the program has adapted to become a "resource hub" for those releasing from Lemon Creek Correctional Center and the focus on the need to reduce the barriers to returning citizens has sparked dozens of public-private partnerships.

Many returning citizens find themselves without a safety net upon their immediate release from incarceration and are released from the gates of Lemon Creek Correctional Center with no direction or even the logistical ability to get to services. Tlingit & Haida's Second Chance Reentry Program has created a wide network of services by developing strong partnerships in order to support the reentry process and this Project:

Working Partnerships and Affiliations

- Rainforest Recovery Center
- JAMHI Health and Wellness (JAMHI)
    - National Council on Alcohol and Drug Dependencies (NCADD)
- SouthEast Alaska Regional Health Consortium/Indian Health Services (SEARHC)
- Aiding Women in Abuse and Rape Emergencies (AWARE)
- Gastineau Human Services (GHS)
- Juneau Probation Office
- The Alaska Judicial Council
- Goldbelt, Inc.
- National Alliance on Mental Illness, Juneau (NAMI)
- Juneau Alcohol Safety Action Program/Juneau Therapeutic Court (JASAP/JTC)
- Love in the Name of Christ (Love, INC)
- Southeast Alaska Independent Living (SAIL)
- Juneau Job Center/Department of Labor (DOL)

- State of Alaska Division of Vocational Rehab (DVR)
- Tlingit Haida Regional Housing Authority (THRHA)
- Sealaska Corporation
- Sealaska Heritage Institute (SHI)
- Juneau Community Foundation (JCF)
- The Learning Connection/Southeast Regional Resource Center (SERRC)
- University of Alaska Southeast (UAS)
- Juneau Youth Services (JYS)
- Johnson Youth Center (JYC)
- Partners for Progress/Partners Reentry Center, Anchorage, Alaska
- Haven House Juneau
- Family Promise
- Alaska Housing Finance Corporation (AHFC)
- The Glory Hall, Shelter and Soup Kitchen
- St. Vincent de Paul
- Lemon Creek Correctional Center (LCCC)
- Juneau Reentry Coalition (JREC)
- Juneau Coalition on Housing and Homelessness (JCHH)

Many of the partners listed above have provided verbal or written support for this project (please see Letters of Support). In addition to outside agency collaborations, when tribal members enroll in the Second Chance Program, they are co-enrolled with sister programs in order to provide a coordinated network of services:

Central Council Tlingit & Haida Indian Tribes of Alaska Programs

- Tribal Assistance for Needy Families
- General Assistance/Emergency Assistance
- Child Care
- Tribal Family and Youth Services
- Tribal Child Support
- Program Compliance (to issue tribal ID's and obtain records)
- Tribal Vocational Rehabilitation
- Cultural Heritage and Education Department

City and Borough of Juneau Partnership

In addition to community and departmental collaborations, the Second Chance Reentry Program was awarded funding last year from the Bureau of Justice Assistance through the Alaska Criminal Justice Commission to partner with the City and Borough of Juneau (CBJ) and JAMHI Health and Wellness to develop and implement a non-incarceration response to habitual shoplifting. The program, called the Juneau Avert Chronic Shoplifting Program, or JACS, is designed as a one-year pilot program.

Statement of Problem

Homelessness and Public Safety

One of the most significant hurdles for individuals released from incarceration is access to services. The services they can access may not be culturally appropriate or broad enough to give returning citizens the tools they need to lower their own risk of recidivating. From lack of transportation the moment they are released, to finding housing, medical care, employment, identification cards, or substance use treatment, returning citizens face huge hurdles to their own well-being. These challenges are increasingly present in the United States, but they are particularly manifested in the communities of Southeast Alaska. There are no comprehensive treatment services in Southeast Alaska. Of the services that do exist, cultural components incorporated into education or treatment approaches are either non-existent or underdeveloped. Juneau is the location of the Lemon Creek Correctional Center (LCCC), and the community to which the majority of area returning citizens are released. The city's small size, location and limited accessibility, coupled with the fact that many community members are in varying stages of sobriety and addiction, creates a gauntlet of temptation for those new in recovery. Returning citizens have confided to Second Chance Reentry Program staff that it is difficult to avoid relapse and recidivating when they are alone in the community after having burned many bridges before their incarceration, but "their dealer's door is always open." The question is, how does one heal a community?

The answer lies in sober, supportive housing for our returning citizens that can provide a foundation for participants to access the services that are needed for successful reentry. Currently, reentry-specific housing does not exist in Juneau with the exception of Haven House Juneau, a faith-based model for *women* returning from incarceration. The current options for housing after incarceration are the Juno House (which is often at capacity and operated on the same campus as the Halfway House) or individuals finding housing on their own, which is often a difficult task with limited employment opportunities and criminal backgrounds.

It is difficult to find housing for this population, a recent review of affordable housing properties in Juneau found that only 259 out of 726 units accepted persons with felonies on their records. These 259 units had further stipulations such as no history of violent crime or drug-related felonies. Of these units, 82 of them are only available to individuals with a severe mental health diagnosis. This leaves 177 units of affordable housing with strict stipulations and a long waiting list. Without access to housing many of these returning citizens end up "couch-surfing" in unhealthy environments, experiencing homelessness or re-offending. This costs the city money in police calls and emergency services, creates a perception of an unsafe community, and can be intimidating for visitors to our city. With supportive housing in place we can increase public safety, and return the formerly incarcerated back to productive employment where they can contribute to a healthier, more economically stable community.

The problem of homelessness has been something on the forefront of discussions in Juneau. An August 2018 article from www.prisonpolicy.org states that "among the 5 million formerly incarcerated people living in the United States…formerly incarcerated people are **almost 10 times more likely to be homeless** than the general public" [1] (https://www.prisonpolicy.org/reports/housing.html). Initial data presented by the Alaska Mental Health Trust, regarding the Forget Me Not Manor (Housing First Project) presents huge reductions in the use of emergency services by residents. Bartlett ER visits have been reduced by 65%, Rainforest Recovery Center sleep off visits have reduced by 99.4%, Juneau Police Department contact has been reduced by 72% and transport by Capital City Fire/Rescue has decreased by 54%. While it is recognized that the residents of the Housing First project are a more vulnerable population than the prospective residents of Yak'éiyi Khustí Yinaadei Hít, an overall reduction in city-funded services can be expected by providing stable, sober, supportive housing (Yak'éiyi Khustí Yinaadei Hít will be a sober house, unlike the Forget Me Not Manor).

Although the Halfway House may seem better suited to housing returning citizens, the model is too large, is limited in supportive services and it is difficult to "connect" like-minded residents with each other in order to build a cohort of individuals that all strive for successful reentry. This model is still based in incarceration with the "transitional" aspect limited due to resident's status with the Department of Corrections. Due to the size of this model it is also difficult to incorporate culturally relevant reentry services.

Electronic Monitoring (EM) is a wonderful option for those that have safe, supportive environments in which to return as it allows remote supervision as necessary while still allowing participants to transition into the community. Unfortunately, many participants may find themselves in the same unfavorable environments upon their release. Tlingit & Haida is proposing a project, in partnership with the Alaska Department of Corrections, to provide this supportive housing environment with the added safety net of Electronic Monitoring.

Job Development and Supportive Employment

Despite a wealth of resources, it was challenging for the Second Chance Reentry Program to find meaningful employment for its 300+ participants. Research has consistently shown that offenders who find stable employment soon after release from incarceration are less likely to recidivate.[2] Employment not only provides the income needed to meet basic needs but also provides the means to become a productive member of the community. However, among job seekers, individuals with criminal records, particularly those recently released from incarceration, face unique hurdles. Compared to the general population, returning offenders tend to have less work experience, less education, and fewer marketable skills.[3] They frequently return to communities already hit hard by unemployment, where job prospects and access to[2]

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[1] Couloute, Lucius. *https://www.prisonpolicy.org/reports/housing.html.* Prison Policy Initiative, August 2018. Web. 15 Sep 2018.

2 For example, see: Miles D. Harer, *Recidivism of Federal Prisoners Released in 1987*, (Federal Bureau of Prisons, Office of Research and Evaluation: Washington, D.C, 1994); Mark W. Lipsey, *What Works: Reducing Reoffending*, (West Sussex, U.K.:

employment services are limited and contact with a social network that can provide job leads is rare. Furthermore, the stigma of a criminal record, spotty work histories, low education and skill levels, and physical and mental health problems take many jobs out of reach for returning offenders.[4]

Many returning citizens also lack necessary identification documents and access to transportation. Many recently released prisoners have unstable housing situations that may prevent access to employment. Restrictions on the type of employment a former prisoner may obtain, and practices of probation/parole agencies may pose additional obstacles to obtaining and holding a job for those under supervision. Predetermined reporting requirements and supervision fees may be particularly burdensome. Estimates show that the proportion of prisoners who have a job secured before release ranges from 14 percent to just under 50 percent.[5] For those lacking employment upon release, job placement organizations can play a key role. Transitional employment can provide released prisoners with access to income, structure, and additional supervision to assist in the transition from custody to freedom. Combining sober, secure housing with attainable employment provides a safety net for our vulnerable population that can greatly increase their success. Tlingit & Haida is fortunate to have the full support of its Business & Economic Development (BED) department in providing and creating transitional employment opportunities for recently released prisoners residing at Yak'éiyi Khustí Yinaadei Hít.

With a mission and vision to develop and promote sustainable business and economic opportunities for the Tribe, tribal citizens and Southeast Alaska communities, Tlingit & Haida's BED department is dedicated to creating tribal enterprises that not only have a financial bottom line, but a social, cultural bottom line that reflects the values of native people.

From a partnership standpoint, the BED department works internally with departments and programs such as Head Start, Employment & Training, Work Experience, Temporary Assistance for Needy Families (TANF) and the Second Chance Reentry Program. The department also works externally through strong, equitable government-to-government relationships with local, state and federal agencies. It is through these partnerships the mantra of 'healthy tribes creates healthy communities' is upheld. This perspective includes increasing public safety in not only the native community but Juneau, as a whole.

Wiley, 1995); Robert J. Sampson and John H. Laub, "A Life Course Theory of Cumulative Disadvantage and the Stability of Delinquency," Terence P. Thornberry (ed.) *Developmental Theories of Crime and Delinquency, Advances in Criminological Theory, Volume 7*, (New Brunswick, NJ: Transaction, 1997, p 133 – 161); and Christopher Uggen, "Work as a Turning Point in the Life Course of Criminals: A Duration Framework of Age, Employment and Recidivism." *American Sociological Review* 67 (2000) 529-546.

3 Abigail Coppock, "Transitional jobs: Overcoming barriers to employment" *Advocates Forum* (2007) 34-48.

4 Harry J. Holzer, Steven Raphael, and Michael A. Stoll, "Employment Barriers Facing Ex-Offenders" (paper presented at The Urban Institute's Reentry Roundtable, Washington, DC, May 19–20, 2003).

5 Christy Visher, Nancy G. La Vigne, and Jill Farrell, *Illinois Prisoners' Reflections on Returning Home* (Washington DC: The Urban Institute, 2003) and Steven Steurer, Linda Smith, and Alice Tracy, *Three-State Recidivism Study* (Lanham, MD: Correctional Educational Association, 2001).

Some of BEDs tribal enterprises that will be available to employ the residents of the transitional housing program include:

- Sacred Grounds Café – Established in 2017 at one location, Sacred Grounds Café is Juneau's first tribally-owned shop. Now, one year later, Sacred Grounds Café employs more than 15 tribal citizens in multiple locations. In addition to employment, Sacred Grounds Café offers region-wide barista training. Participants in these barista trainings are gaining basic employee core competencies in interacting with customers such as customer service, enthusiasm, attitude, communication, work discipline, teamwork, problem solving, critical thinking, cash handling, point of sale transactions, and commitment to excellence. Although Sacred Grounds Café has experienced exciting growth throughout this past year, Tlingit & Haida's BED department is researching ways to expand and develop its business model such as additional locations, café management and coffee roasting, to name a few.
- Cultural Immersion Park – As the newest cultural tourism destination in Juneau, the Immersion Park will be a powerful instrument that will promote cultural awareness and preservation. It will not only perpetuate Tlingit and Haida cultures, it will be a focal point in the community where residents and visitors can discover the richness of our cultures, ask questions, and broaden their awareness that Tlingit & Haida culture is still very much alive. This project, although still in the construction phase, is also a long-term commitment of the tribe to support commerce and workforce development, job creation, the local economy, and creating opportunities for tribal citizens. The Cultural Immersion Park will include a building retrofitted with a traditional long house façade that will house a restaurant, gift shop, and cultural exhibit of repatriated items along with a storyboard of the history of Tlingit and Haida people. Visitors will be able to enjoy traditional Native foods while watching dance performances. The gift shop will offer authentic Native art, some of it carved by incarcerated artists, and souvenirs available for sale. Visitors will also be able to participate in guided tours with interactive demonstrations on the traditional art of basket weaving and carving canoes, paddles, masks, and totem poles. The restaurant will be closed for the winter, but the carving shed will remain open to provide a space for Native artists to carve and weave, hone their crafts, and host educational classes on metal and wood carving, basket weaving, form line design, and language. This will also be a location that can be used for cultural programming as an extension of the transitional housing.
- Auto Detailing Shop – As the first tribally-owned detailing shop in Southeast Alaska, Tlingit & Haida's auto detailing shop will provide excellent customer service while cleaning vehicles according to standards and/or client specifications. With a mission and a vision to go above and beyond our customer's expectations, this business will consistently deliver a work of excellence by using the skill and knowledge that comes with years of experience and only using premium quality and environmentally-friendly products. Similar to other tribal enterprises, Tlingit & Haida's auto detailing shop is run

and managed by tribal citizens; one of whom, is a former participant of the Second Chance Reentry Program.

- Smokehouse Catering – With a sales strategy of providing authentic food products, excellent customer service, competitive prices and low costs, Tlingit & Haida's first catering company will meet internal food-service program needs while capitalizing on external opportunities to raise understanding and awareness of how the tribe impacts the Alaska Native community. Like Tlinigt & Haida's other tribal enterprises, Smokehouse Catering is run and managed by tribal citizens; two of whom are the enterprise's lead baker and chef.
- Dzanti Fine Art Gallery – As the first tribally-owned fine art gallery in Alaska, Dzanti will be built, run and managed by tribal citizens who are participating in programs such as TAN, Work Experience and residents of the transitional housing program. Slated to open in the spring of 2019, Dzanti Fine Art Gallery will truly be an indigenous space for Juneau's artistic community.

In addition to the development of these businesses as direct training and employment opportunities for residents, BED and Second Chance Reentry Program Staff recently completed the hands-on transitional housing replication training, facilitated by the Delancey Street Foundation. This foundation is considered the country's leading residential organization for substance abusers, the formerly incarcerated, homeless individuals and others who have hit bottom. This model of social entrepreneurship, education, training, rehabilitation and change has been in existence for over 40 years and boast success rates in recidivism reduction of almost 90%. This model uses the partnership of stable, supportive housing and social enterprise to impact a problem seen nationwide. Tlingit & Haida's BED department and Second Chance program aim to use this type of model to develop. More information on this model can be found at www.delanceystreetfoundation.org.

Over the last several years, Tlingit & Haida's BED department focused on supporting the 21 Comprehensive Economic Development Strategy (CEDS) initiatives, projects, and goals for Southeast Alaska. Initiatives included transportation, housing, economic development, tourism, EDA training, creating jobs, supporting local businesses and influencing affordable living. However, in 2016, Tlingit & Haida's BED department was tasked with completing a Southeast Tribal Community Economic Development Strategy (CEDS) for the U.S. Economic Development Administration (EDA). The Tribal CEDS purpose is to identify, specifically through a tribal lens, the economic conditions and needs of the region. With input from tribes, tribal entities, tribal citizens, Alaska Native corporations and small business owners, Tlingit & Haida's BED department identified the priorities for economic and community development. Priorities include: Housing, food security, cultural wellness, education, healthcare, energy, and transportation. The transitional housing program is in line with these priorities.

Project Overview and Scope of Work

The Harbor Inn, located at 1255 W. 9th St., Juneau, Alaska, is the identified location for the Yak'éiyi Khustí Yinaadei Hít; it is a 12-unit building owned by Tlingit Haida Regional Housing Authority (THRHA), currently permitted and utilized as a hotel. We are requesting the proper permitting to operate as a Transitional Housing Facility, currently allowed in the Waterfront Commercial Zone, according to the 6/2015 amendment to CBJ 49.25.300, Table of Permissible Uses.

Transitional housing means a residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although approval by the Department of Corrections may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.

There are three parking spaces on site, these will be utilized for the three staff members. Residents will not have vehicles. This will minimize traffic to the area (please see Parking Waiver Application).

Yak'éiyi Khustí Yinaadei Hít will provide the supportive housing and environment to increase self-sufficiency and foster healthy relationships between residents to create a cohort of peer support. The program aims to use developed community partnerships and the network of Tlingit & Haida's programs, as well as established relationships with cultural supports, to assist in building strong foundations for men released from incarceration.

- Yak'éiyi Khustí Yinaadei Hít is in development following the evidence-based best practices of the National Alliance for Recovery Residences (NARR). Although the facility is not a recovery residence by definition, the program recognizes the value in following these guidelines as closely as possible and is working in consultation with Kara Nelson, the NARR Certified former director of Haven House Juneau. As the program develops, these guidelines will be further defined (please see NARR Standards Version 1.0 in the supporting documents).
- In addition to housing, one of the biggest barriers returning citizens face is engaging in a community where needed resources are difficult to access due to stigma, and mental health/substance use disabilities. Yak'éiyi Khustí Yinaadei Hít will work closely with established community partners to provide direct access to services. The program's caseworker will assist in these processes.
- The program will prioritize behavioral health and wellness for every resident utilizing an "adjustment period" where other priorities are set aside until foundational supports are established.

- Workforce Development/Immediate Employment: The Second Chance Program was originally built on the idea that desirable employment can reduce recidivism. The Second Chance Program has extensive experience working with reentrants on finding employment and will continue to use this experience in assisting residents in workforce development. Furthermore, Tlingit & Haida's for-profit enterprises are working with this project to provide immediate training and employment opportunities in an on-site Sacred Grounds Café, an auto detailing shop, a cultural immersion park, a catering business and an art gallery (in development). These opportunities will be expanded as the BED department further refines these enterprises.
- Training and Education: Second Chance has spent the last three years providing training opportunities to returning citizens using the Second Chance grant. The program has also taken advantage of many low-cost/no-cost educational/training opportunities through community partners. Second Chance staff works very closely with Tlingit & Haida's Employment & Training programs and continues to have the support of this network.
- Cultural and Family Support: Recognizing the importance of family and culture, Yak'éiyi Khustí Yinaadei Hít will work with the Tribal Family & Youth Services Department to ensure residents are able to attend groups such as the Red Road Drumming Circle, Native Based Grief Group, Native Craft Nights, Fatherhood is Sacred and other important curriculum. The Second Chance Program also has a well-established relationship with Sealaska Heritage Institute and is working with them to address more cultural art opportunities for incarcerated and recently released artists. Tlingit & Haida has also recently established a Cultural Heritage and Education Department that will be able to provide planning support and collaborative opportunities to expand culturally relevant waterfront programming. As the program develops, it is anticipated that this list and opportunities will grow.
- Peer Support: Yak'éiyi Khustí Yinaadei Hít envisions a facility where each resident supports one another in their self-sufficiency and successful reentry. These relationships will be fostered by house meals, house meetings and other relationship-building activities. This aspect of the Yak'éiyi Khustí Yinaadei Hít has so much potential as the size of the housing is small enough that a cohort can be built into a "family" and residents will learn to be accountable to each other and the community. Peer support is being recognized as a best practice in recovery and behavioral health supports, as the State of Alaska moves forward in developing its Peer Support Certification, the program anticipates expanding its involvement.
- Room and Board: Yak'éiyi Khustí Yinaadei Hít has budgeted to provide each resident with food that they can prepare in soft skill development, in addition to twice weekly house meals. Each room will be furnished with two beds, dressers, linens, basic cookware and utensils.

Current Use and Proposed Changes

The identified location for Yak'éiyi Khustí Yinaadei Hít is a 12-unit building owned by Tlingit Haida Regional Housing Authority (THRHA), currently utilized as a hotel (The Harbor Inn). This location can be modified with minimum changes to meet the needs of up to 16 residents and 3 staff members.

Parking:

The parking requirement for the original hotel was three spaces. The changed use of this building would increase the requirement for parking to six spaces. However, unique circumstances for our residents apply in this scenario. It is a condition of release for residents that they must receive approval from their probation officer to drive or have a vehicle on-site. Applications requesting the parking of a vehicle on-site will need to be approved by our program and will be denied due to the limited parking near this housing facility. *Submitted with the parking waiver is a letter from the Department of Corrections confirming this policy.*

Due to this policy, this would leave only our resident manager requiring a parking space (one bedroom out of nine). Yak'éiyi Khustí Yinaadei Hít will employ 2 daytime staff members, plus the resident manager. In order to have a more supportive housing program at Yak'éiyi Khustí Yinaadei Hít, employees will be staggering their schedules, creating 2 parking spots being alternated between the three staff members and one parking spot reserved for restaurant use.

In addition to the unique circumstances of this arrangement, this locations has been chosen due to its proximity to services located at Tlingit & Haida's Andrew Hope Building, employment, Probation Offices and public transportation. The closest bus stop is only 0.3 miles from 1255 W Ninth St. These circumstance should themselves limit the need for resident parking, but as previously mentioned, the Department of Corrections will support this project in limiting residents' need for parking spaces.

Parking downtown is a challenge for all, but visitors to Yak'éiyi Khustí Yinaadei Hít will be made aware of limitations and will be assisted in finding ways to access the facility without parking in the three (3) parking spaces allotted to the building. Public transportation is an option, and Tlingit & Haida's Andrew Hope Building, located a short walk away, has a large parking lot that can be used by residents (with program approval) and visitors alike.

Tlingit & Haida has applied for a parking waiver for this project. We believe that granting this waiver will not result in adverse impacts to the property in the neighboring area. This is a commercial area and may already see traffic to the neighboring properties (Alaska Department of Fish and Game, Alaska Department of Labor, and the Juneau Hotel) but we do not believe that the transitional housing will increase traffic due to the reasons mentioned above (for these reasons granting the waiver will also not materially endanger public health, safety, or welfare).

Current use/layout:

- Ground Floor:
  - 2 exterior units*
  - 1 ADA accessible unit*
  - 1 exterior laundry room, coin-operated washer/dryer
  - "Check-in" office with connected bathroom and large linen storage
  - Exterior boiler room
  - Three parking spots (please see parking waiver)
  - Dumpster
  - Required vegetative cover
  - Mailboxes for each room plus an office mailbox
- First Floor
  - 4 units*
  - Linen closet
- Second Floor
  - 5 units*
  - Linen Closet

**Each unit includes a kitchenette, bathroom with full tub and closet.*

Proposed changes:

- The "hotel office" will be utilized as a check-in area for all residents, as they must pass this point to access their rooms on the first and second floors. This is where residents will log in and out, and be subject to mandatory breathalyzer tests.
- Two ground floor exterior units will be utilized as program offices/computer lab for employment and training purposes.
- The ADA accessible unit will be designated as the community room furnished with a large table for a community meals, recovery and house meetings. This will be the "multi-purpose room" or "gathering place."
  - If needed for a resident with special needs this room can easily be returned to its intended purpose.
- The upstairs corner unit will be provided to the Resident Manager in exchange for after-hours manager duties. This person will be a successful returning citizen with extensive recovery experience, not on DOC supervision. Residents will otherwise not be under 24-hour physical supervision but can be remotely monitored through the electronic monitoring system that each resident will have.
- All other rooms will be furnished to house two residents per room.
- The current vegetative cover is overgrown and in need of tending. Residents will improve this vegetative area with appropriate landscaping including flowers and a small vegetable garden. This should greatly improve the appearance of the building and the aesthetics of the overall area.

- The Second Chance Program currently has a computer lab with sixteen client laptops, one desktop computer and three printers. These resources will be relocated to Yak'éiyi Khustí Yinaadei Hít to use on-site. Internet will be provided for the computer lab as well as staff computers. A security camera system will also need to be established, along with phone lines for personnel. A staff cell phone will be provided for the on-call staff member.
- The linen storage room will be converted to a walk-up/delivery Sacred Grounds Café.

No structural changes will need to be made to support the housing and office development. The addition of the Sacred Grounds Café will be guided by Tlingit & Haida's BED Department, in cooperation with the proper permitting authorities and our contracted engineer, if the conditional use permit is granted.

Sacred Grounds Café

In addition to utilizing this building for housing, the tribe would like to host a Sacred Grounds Café at the location, also selling Tlingit/Haida-carved handicrafts created by our currently incarcerated artists. This would provide a much-needed place for visitors to Overstreet Park a place to buy refreshments, view/purchase traditional art, as well as have the opportunity to learn how Juneau is supporting it's reentrants in social industry.

Although "coffee and carving" is a very basic business model, the tribe anticipates the expansion of this model as a foundation is built. In the future it is envisioned to not only have the display of artists carving canoes for visitors but to also take these visitors out on the water and offer tours from the indigenous perspective. Our community is lacking in cultural tourism and this opportunity would lay the foundation to expand on this. We can provide visitors a glimpse into Tlingit & Haida traditional ways, while providing jobs and housing to those that may not otherwise have these opportunities, which has been proven to increase public safety and benefit the community. Tlingit & Haida's BED department creates for-profit opportunities for the tribe. The department manager is committed to this project to create a model similar to the Delancey Street Model in San Francisco, but with a focus on cultural tourism. This model provides housing, job training and employment for those released from incarceration and has seen great success.

This location is the ideal therapeutic environment for those coming out of incarceration. Tlingit & Haida people have lived in coastal areas since time immemorial. Water is important to our traditional way of life; it is fitting that we use the element of water which sustained our people with life to heal our citizens who may have feel lost or removed from their culture. Tlingit & Haida plans to use the proximity to the water and beachfront access to implement fishing, canoeing and other opportunities into culturally responsive reentry programming.

In addition to the previously identified types of programming, our residents will also give back to the community by providing service hours in many ways, one of which would include assisting the CBJ by providing cleanup and maintenance to Overstreet Park and the Sea Walk. Tlingit & Haida is currently in discussion with CBJ Parks and Rec to arrange this type of community service for residents, which would not only save the city money but also reinforce accountability for residents.

Staffing and Professional Development

The program will employ three staff members on site. A program coordinator, an accredited case manager, and a resident manager.

Program Coordinator: Coordinates all components of Yak'éiyi Khustí Yinaadei Hít. Maintains oversight of program budget; conducts grant compliance reporting and related budgeting responsibilities. Oversees daily operations, works closely with community partner agencies to ensure program participants are engaged and supported in services that include employment and training, permanent housing, treatment and other comprehensive services. Supervises and facilitates training/technical assistance for all staff members. Serves as the central point of contact between the program, Department of Corrections, and other partner agencies. Conducts regular assessments of community assets, barriers/ gaps in services to participants after release and compiles statistical information covering the program's impact and community needs; works with partner agencies to analyze and interpret data. Engages in the Juneau Reentry Coalition as a Steering Team member; provides feedback to the larger coalition on reentry needs and local-level best practices in case management. Provides outreach and education to the general public on successful reentry through meetings and speaking engagements, as well as recruiting and collaborating with service providers and criminal justice professionals. Maintains working knowledge of theories, principles, and program guidelines in reentry. Will manage facility database, track and maintain building inventory, record keeping including electronic and paper file management and process invoicing, billing, collect payment. Will engage in areas such as budget development, preparation and implementation, financial management, contract and grant administration, property and space management, personnel, procurement of goods and services, information systems analysis and administration, safety and security activities. Responsible for various administrative functions.

Case Manager: Responsible for case management for clients enrolled in Yak'éiyi Khustí Yinaadei Hít under the Second Chance Reentry Program. The incumbent will work with participants to achieve participant and Alaska Department of Corrections identified goals/requirements to improve quality of life and meet court-mandated supervisory requirements. Caseworker will utilize a wrap-around service approach to provide professional level caseworker services, conducting interviews, identifying resources, and assisting client with application process for all available services. The caseworker will assist clients one-on-one in workforce development and other training as needed. This position will act as the first point of contact for

residents needing any type of services to assist in their self-sufficiency and proper reintroduction to society. The caseworker will also work with contracted teachers of cultural programming to ensure that logistical requirements are met and that residents are engaged in offered cultural opportunities.

Resident Manager: Will have a verified minimum of three years of active recovery from substance use. Must be capable of handling unexpected situations or conflict with tact and professionalism. Must have CPR/First Aid certification or be able to pass training/testing within the first month of employment (training will be paid for by department). May not be under supervision of the Department of Corrections (must have finished probation/ parole requirements). Reside at Yak'éiyi Khustí Yinaadei Hít and be present in the housing facility from 10:00pm until 7:00am unless previous arrangements have been made with the Program Coordinator for other night supervision. Complete housing curfew checks at 10:00pm and 7:00am and record results as established. In case of an emergency, notify appropriate authorities and Program Coordinator. Keep log of incidents within Yak'éiyi Khustí Yinaadei Hít; document relevant conversations, ideas and/or suggestions that enable forward thinking regarding the program. Establish and maintain relationships with the residents and be welcoming to new participants. Collaborate with the Program Coordinator and Case Manager regarding chore assignments, activity calendars and other duties as assigned (job description included in supporting documents).

All positions will complete other duties as the project is developed and additional needs are identified.

The staff hired to oversee Yak'éiyi Khustí Yinaadei Hít have engaged in hundreds of hours of training relevant to this work, including a licensed social worker who must maintain continuing education of 45 hours every 2 years. In addition to the extensive training listed below, the Second Chance Program coordinator, along with the Business and Economic Development department coordinator, have attended "replication" training at the Delancey Street Foundation. More information about this can be found at delanceystreetfoundation.org and also in the supporting documents.

Selected Second Chance Staff Professional Development

- Strategies for Trauma Awareness and Resilience, Center for Justice and Peacebuilding
- The Impact of Stigma on Healthcare for People with SUDs, Northwest ATTC
- From Jail to Community Behavioral Health: Ensuring Continuity of Care, SAMHSA
- Tribal Justice Systems Planning: Part 2 Custom, Tradition, and Values as Part of Planning
- Case Counselor Training: Four Indicators of Effective Service Delivery, Workforce GPS
- Drugs, Crime and Re-Entry Conference, National TASC
- Criminal Justice Reform Advocacy Training, Alaska Mental Health Board

- Reducing Recidivism Statewide Conference, UAA Center for Human Development,
- Breaking Barriers: From Incarceration to Employment, National Association of Workforce Development Professionals
- Memo to Self, Protecting Sobriety with the Science of Safety, NCADD
- Motivational Interviewing with Native Americans, RADACT
- Treatment Planning, RADACT
- Motivational Interviewing in Supervision, RADACT
- Introduction to Recovery/Reentry Coach Training, NCADD
- Strength-Based Approaches to Supervising High Risk Offenders
- Reentry Employment Opportunities, Workforce GPS
- Mental Health First Aid, Mental Health Association of Maryland
- Harm Reduction and Overdose Prevention, Harm Reduction Coalition
- Reducing Recidivism Statewide Conference, UAA Center for Human Development
- Lifelong Effects of Adverse Childhood Experiences, Dr. Vincent Felitti, 2/2016
- Addressing Ex-Prisoner Reentry at the Community Level, Institute for Research on Poverty-Urban Institute
- Bridges out of Poverty Workshop, aha! Process, Inc.
- 40-Hour Advocacy Training, AWARE
- Case Management Training, Face-to-Face Integrated Technologies

Second Chance staff have participated in many different training opportunities and recognize the need for continued professional development. Staff will continue to enhance knowledge and skills through additional training, ensuring evidence-based techniques are applied in project development and implementation.

Social Enterprise and Employment

In addition to utilizing this building for housing, the tribe would like to host a Sacred Grounds Café at the location, also selling Tlingit/Haida-carved handicrafts created by our currently incarcerated artists. This would provide a much-needed place for visitors to the whale park a place to buy refreshments, view/purchase traditional art, as well as have the opportunity to learn how Juneau is supporting it's reentrants in social industry.

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Department that creates for-profit opportunities for the tribe. The department manager has signed to collaborate in this project to create a model similar to the Delancey Street Model in San Francisco, but with a focus on cultural tourism. This model provides housing, job training and employment for those released from incarceration and has seen great success.

This location is the ideal therapeutic environment for those coming out of incarceration. Tlingit & Haida people have lived in coastal areas since time immemorial. Water is important to our traditional way of life; it is fitting that we use the element of water which sustained our people with life to heal our citizens who may have feel lost or removed from their culture. Tlingit & Haida plans to use the proximity to the water and beachfront access to implement fishing, canoeing and other opportunities into culturally responsive reentry programming.

In addition to the previously identified types of programming, our residents will also give back to the community by providing service hours in many ways, one of which would include assisting the CBJ by providing cleanup and maintenance to Overstreet Park and the Sea Walk. Tlingit & Haida is currently in discussion with CBJ Parks and Rec to arrange this type of community service for residents, which would save the city money but also reinforce accountability for residents.

Compliance with Comprehensive Plan

As discussed in the Statement of Problem section of this narrative, homelessness and lack of affordable housing is a reoccurring issue in our community. This is particularly true for those that have criminal backgrounds- they struggle to find housing and meaningful employment. Providing housing to this population addresses the affordable housing issue for those that may not otherwise have options.

The Housing Action Plan also cites creating stronger partnerships with both non-profit and for profit developers…to act in ways that help unstick Juneau's housing market. Tlingit & Haida, as a sovereign government, acts as a non-profit and is invested in providing housing options for our most vulnerable population. As more affordable housing is being built, Yak'éiyi Khustí Yinaadei Hít can provide the bridge to those that may otherwise remain homeless, and prepare them financially with training and employment skills to be able to obtain fair-market housing when they are ready to transition.

The CBJ Housing Action Plan also encourages mixed-use developments that utilize existing infrastructure, and developing a downtown strategy that has explicit housing elements. This project certainly meets the definition of mixed-use, as it provides offices, cultural programming, supportive housing, and a coffee shop. With the addition of the Sacred Grounds Café we can assist the community in making "Juneau's downtown…a much more vibrant, exciting place."

The CBJ Waterfront Plan emphasizes the redevelopment of underutilized properties and areas. The Harbor Inn currently exists as a low-vacancy hotel without much of a contribution to revitalizing the area. In developing the mixed-use transitional housing in the area, Yak'éiyi Khustí Yinaadei Hít will increase the usage of the area by providing year-round services to local workers, perhaps even contributing more to the year-long enjoyment of Overstreet Park and the Sea Walk - who doesn't enjoy a hot cup of coffee on a cold winter's day? The coffee shop also has an element of cultural tourism, as patrons will also be able to peruse and purchase items carved in traditional formline by our incarcerated artists.

Although the Juneau Downtown Harbors Uplands Master Plan has not been officially adopted by the CBJ, it cites the economic potential of properly developed waterfront retail as potentially generating up to $112,500 in annual sales tax, in addition to rental fees. With an estimated 800 daily users in the area where there are currently no food or retail services, Yak'éiyi Khustí Yinaadei Hít is eager to enter this retail market beginning with the Sacred Grounds Café. As a foundation is laid, the tribe plans to "explore ways in which the cultural base of downtown can be expanded" by utilizing the proximity to waterfront to increase culturally-relevant waterfront recreation activities as cited in the waterfront plan.

Although this project is anticipated to be met with some public concerns, Tlingit & Haida believes that Yak'éiyi Khustí Yinaadei Hít does comply with the CBJ Comprehensive Plan and will be a much-needed addition to our community.

Summary

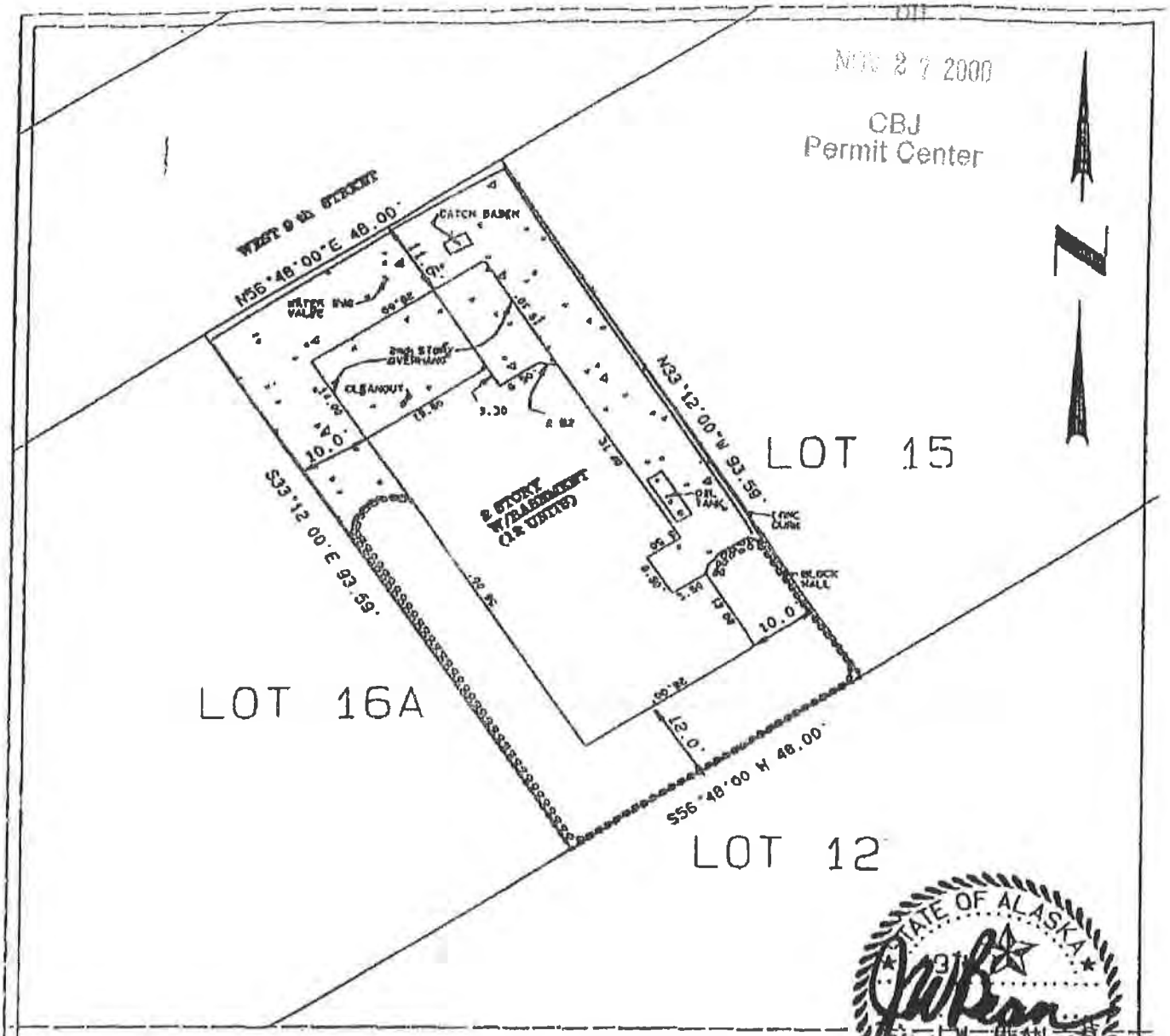
The implementation of this project is contingent on the granting of the requested Conditional Use Permit. Providing supportive transitional housing for men returning from incarceration is a huge step in supporting successful reentry in our southeast communities. Creating an environment where reentrants can learn accountability to their peers and community can change the dynamics of their reintegration to society.

While housing aspect of this project is ground-breaking and expected to make a large impact to those housed in the facility, the mixed-use of the facility is also expected to enhance the waterfront area and address the current lack of services. Tlingit & Haida is invested in developing this resource in close partnership with the Alaska Department of Corrections and will continue to expand services at the Yak'éiyi Khustí Yinaadei Hít as resources and funding allow, in an important collaboration to address public safety in the community by assisting residents in reaching their full potential.

Although community concerns can be anticipated, the program has addressed potential "Frequently Asked Questions," included in this application as a supporting document. Also included are all of the intake documents (including rules and guidelines) for complete transparency and to show that Tlingit & Haida is proactively addressing potential safety and noise concerns.

Thank you for taking the opportunity to review Tlingit & Haida's Conditional Use Permit narrative for the Yak'éiyi Khustí Yinaadei Hít Transitional Housing Program. For any questions relating to this document, please contact the Second Chance Reentry Program Coordinator at teames@ccthita-nsn.gov or (907) 463-7365.

Received
NOV 27 2000
CBJ
Permit Center



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THERCON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCHOACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA
J.W. BEAN
No. 3650-S
REGISTERED PROFESSIONAL LAND SURVEYOR

J.W. BEAN
PROFESSIONAL SURVEYOR
11643 TDS
CASEY SHAIT JOB No 11382
SCALE 1"=20'
DATE 11-17 2000

AS-BUILT SURVEY OF

LOT 16R BLOCK 60
TIDELANDS ADDITION ATS 3
TO JUNEAU TOWNSITE

D&M Rentals L.L.C.

Mailing Address:
P.O. Box 32399
Juneau, AK 99801-2399

Phone: (907) 789-7206
Fax: (907) 789-2171

Madsen Development Corporation

Physical Address:
9340 Glacier Hwy.
Suite 42
Juneau, AK 99801

Received on NOV 27 2000 CBJ Permit Center

Fax

To: ~~SARA~~ Debbie
From: Brian
Fax:
Date: 11/24/00
Phone:
Pages: 2
Re:
CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments: Sara here is Great Hand Hotel As Built for our Final C.O. BLD 1999-00708

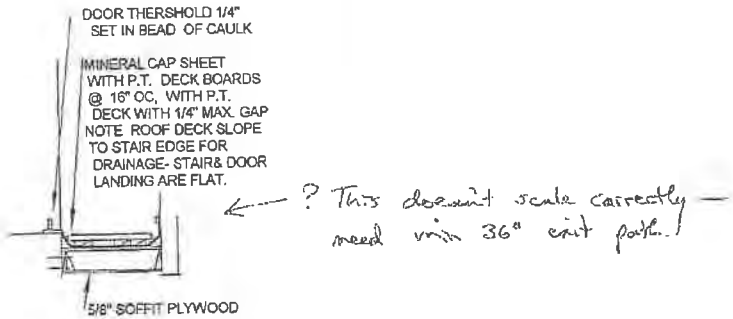
Thanks Brian

OK 10% Veg cover? 450 S.F. or Bond.
per SWS

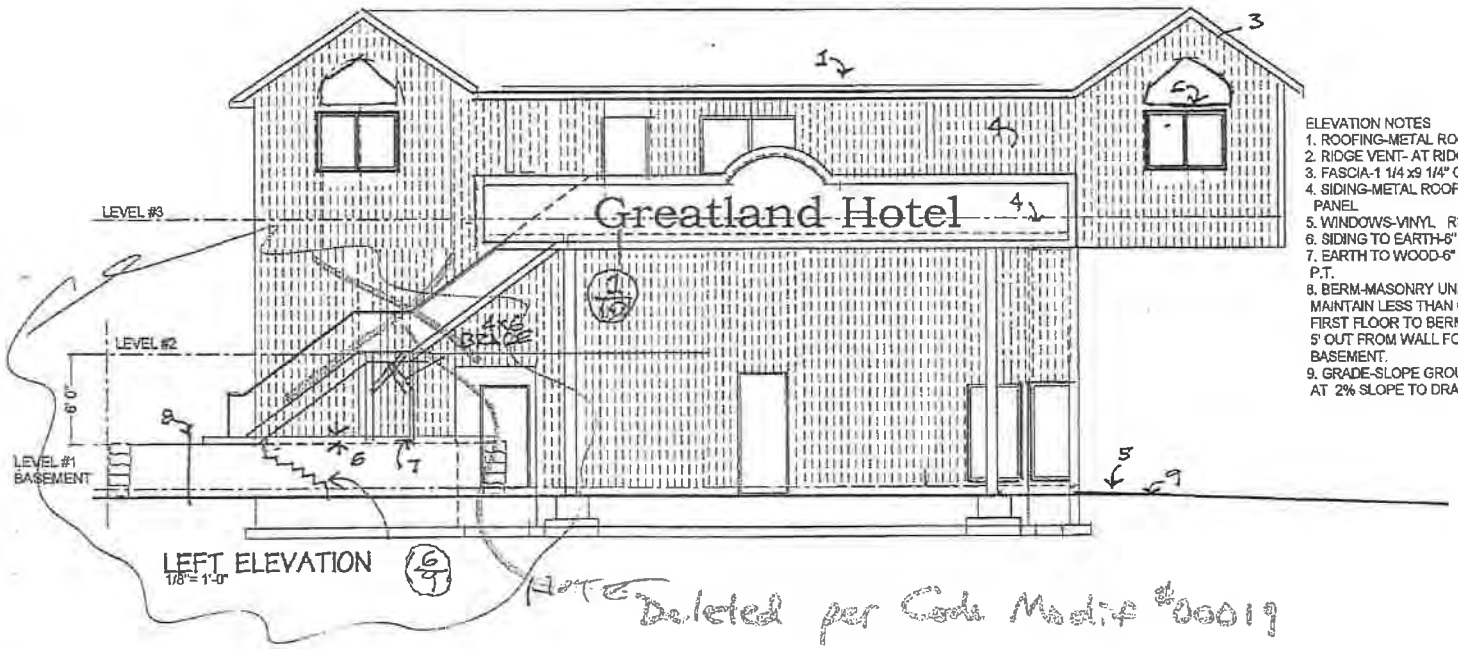
OK Verify if external signs - no sign permit has been submitted
per SWS

Verify trash area is enclosed by site obscuring fence OK

Is there a 2nd level porch? - NO per SDJ



1/10 DOOR @ PORCH ROOF
3/8"=1'-0"



LEFT ELEVATION
1/8"= 1'-0"
6/9

Not Deleted per Code Modif #00019

ELEVATION NOTES
1. ROOFING-METAL ROOFING
2. RIDGE VENT- AT RIDGE
3. FASCIA-1 1/4 x9 1/4" CEDAR
4. SIDING-METAL ROOFING PANEL
5. WINDOWS-VINYL R3
6. SIDING TO EARTH-6" MIN.
7. EARTH TO WOOD-6" UNLESS P.T.
8. BERM-MASONRY UNITS NOTE MAINTAIN LESS THAN 6' FROM FIRST FLOOR TO BERM MEASURE 5' OUT FROM WALL FOR 50% OF BASEMENT.
9. GRADE-SLOPE GROUND AT 2% SLOPE TO DRAIN

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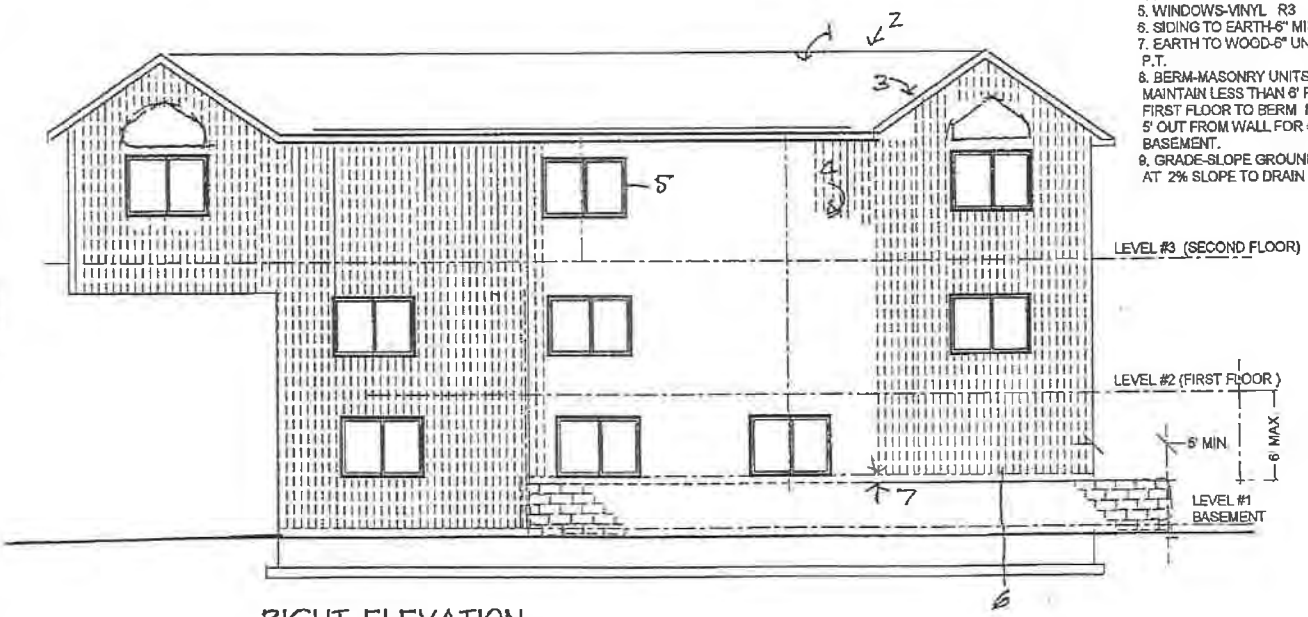
HOTEL
WEST NINTH
JUNEAU, AK

A10 ELEVATIONS

ELEVATION NOTES
1. ROOFING-METAL ROOFING
2. RIDGE VENT- AT RIDGE
3. FASCIA-1 1/4 x9 1/4" CEDAR
4. SIDING-METAL ROOFING PANEL
5. WINDOWS-VINYL R3
6. SIDING TO EARTH-6" MIN.
7. EARTH TO WOOD-6" UNLESS P.T.
8. BERM-MASONRY UNITS NOTE MAINTAIN LESS THAN 6' FROM FIRST FLOOR TO BERM MEASURE 5' OUT FROM WALL FOR 50% OF BASEMENT.
9. GRADE-SLOPE GROUND AT 2% SLOPE TO DRAIN



RIGHT ELEVATION
1/8"= 1'-0"

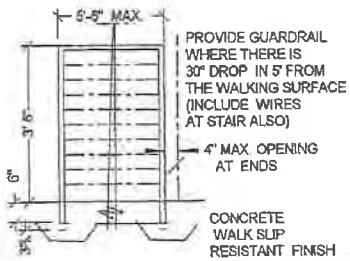
Received
on
1999
CBJ
Permit Center

HOTEL
WEST NINTH
JUNEAU, AK

A11 ELEVATIONS

1 1/4"GALVANIZE PIPE RAILING
RUN 8" INTO SLAB EPOXY
OR APPROVED ANCHOR
1/4" STAINLESS STEEL WIRE
TAUGHT TO PREVENT @ 4"
SPHERE THRU THE GUARD
RAIL

HANDRAIL EACH SIDE OF STAIRS
3' MIN CLEAR BETWEEN RAILS



1/12 GUARDRAIL
3/8"=1'-0"

STAIR AND PORCH MAY EXTEND A MAXIMUM OF 48 INCHES INTO 10 FOOT SETBACK PER CBJ 49.25.430(4)(B)(i)

EAVES MAY PROJECT 40 INCHES INTO 10 FOOT SETBACK PER CBJ 49.25.430(4)(A).

ELEVATION NOTES
1 ROOFING-METAL ROOFING
2. RIDGE VENT- AT RIDGE
3. FASCIA-1 1/4 x9 1/4" CEDAR
4. SIDING-METAL ROOFING PANEL
5. WINDOWS-VINYL R3
6. SIDING TO EARTH-6" MIN.
7. EARTH TO WOOD-6" UNLESS P.T.
8. BERM-MASONRY UNITS NOTE MAINTAIN LESS THAN 6' FROM FIRST FLOOR TO BERM MEASURE 5' OUT FROM WALL FOR 50% OF BASEMENT.
9. GRADE-SLOPE GROUND AT 2% SLOPE TO DRAIN

All deck + stair wood to be P.T. or cedar.

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HOTEL
WEST NINTH
JUNEAU, AK

A12 ELEVATIONS

WINDOW SCHEDULE

GENERAL NOTES
1. VERIFY ROUGH OPENING
2. EGRESS WINDOW TO CONFORM UBC
3. WINDOWS WITHIN 2' OF DOORS & 5' OF STAIRS TO BE SAFETY GLAZ'G
4 WINDOWS WITHIN 10' OF STAIR ENCLOSURE TO BE 3/4 HOUR RATED (FIXED)

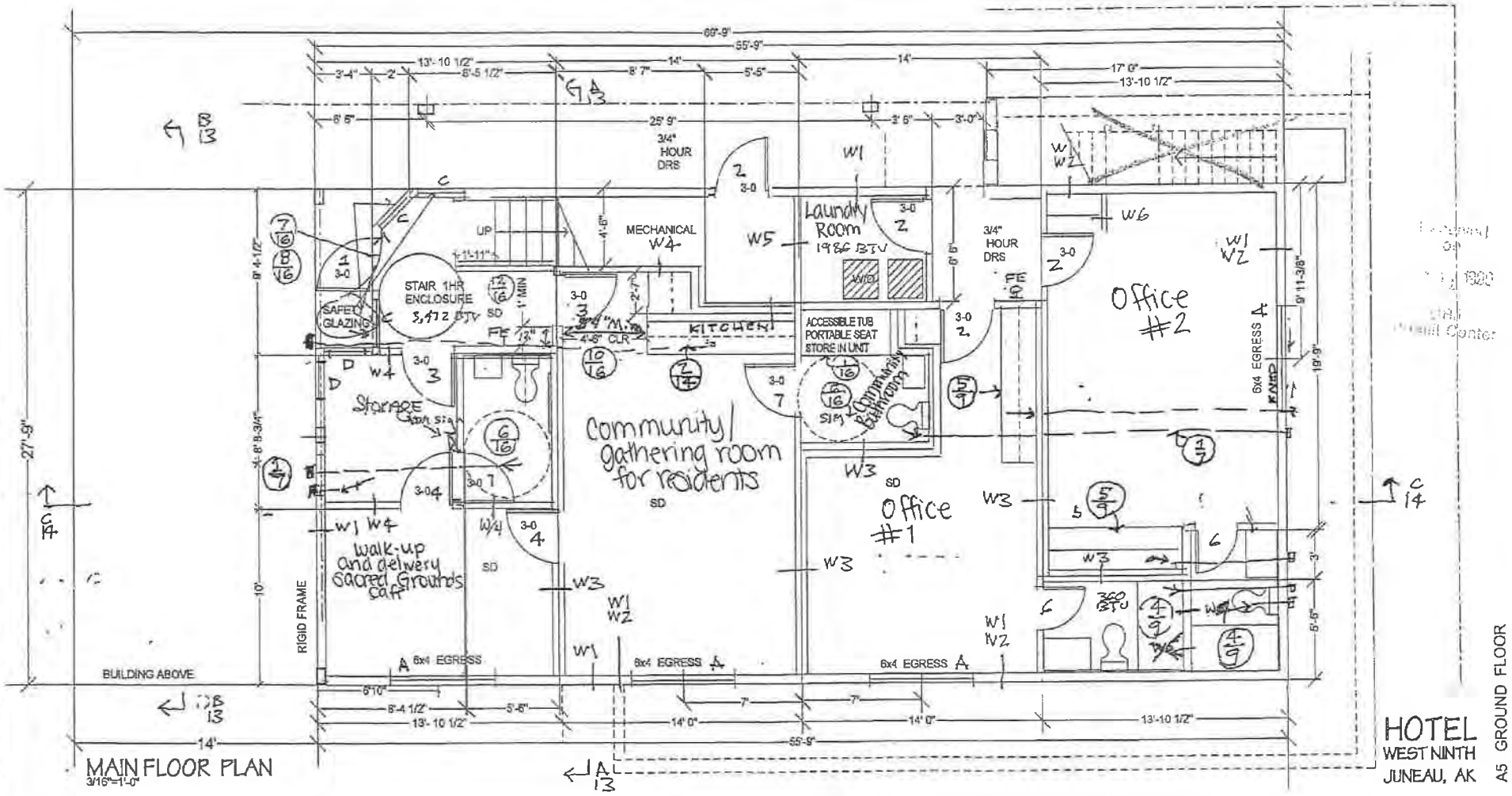
NOTE
BATHROOM WALLS & CEILING USE 5/8" WR GYP BD ON WALLS & CEILING OF BATHROOMS- NOTE ON CEILING FRAMING MUST BE MAX. 12' O.C. TUBS & SHOWER ARE ONE PIECE FIBERGLASS

NOTES 1
BATHROOM WALLS & CEILING USE 5/8" WR GYP BD ON WALLS & CEILING OF BATHROOMS- NOTE ON CEILING FRAMING MUST BE MAX 12" O C TUBS & SHOWER ARE ONE PIECE FIBERGLASS

NOTE 2
ANY TIME THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF FOOT CANDLES AT THE FLOOR LEVEL

NOTE 3
EXIT SIGNS ARE NOT REQUIRED DUE TO ONE EXIT SYSTEM

ADA exit signs are required per UBC 1103.2.4.2.



HOTEL
WEST NINTH
JUNEAU, AK

A5 GROUND FLOOR

EXT. DOOR 1

NON RATED
3'x6-8" AL
FRAME & DR
FULL LITE
INSULATED
SAFETY GLAZ'G
WEATHERSTRIP
ADA CLOSER
(8# FORCE)
ADA SYMBOL
ADA LEVER LOCK
1/4" THRESHOLD
HEAVY DUTY BALL
BEARING HINGES

EXT DOOR 2

3/4 HR RATED
3'x6-8"
MT FRAME &
DR.
INSULATED
WEATHERSTRIP
ADA LEVER LOCK
1/4" THRESHOLD
HEAVY DUTY BALL
BEARING HINGES
Closer & Gasket

EXT DOOR 2A

3/4 HR RATED
3'x6-8"
MT. FRAME &
DR -INSULATED
1/2 LITE 1/4"
WIRE GLASS
ADA CLOSER
WEATHERSTRIP
ADA LEVER LOCK
1/4" THRESHOLD
HEAVY DUTY BALL
BEARING HINGES

STAIR DOOR 3

1 HR RATED
END POINT TEMP
450 F AT 30 MINUTES
(UBC STD 7-2)
3'x6-8"
MT. FRAME &
DR.
OPTIONAL SMOKE
GASKET
ADA LEVER LOCK
1/4" THRESHOLD
BALL BEARING
HINGES

INT. DOOR 4

1 HR RATED
3'x6-8"
MT. FRAME &
DR.
OPTIONAL SMOKE
GASKET
ADA LEVER LOCK
1/4" THRESHOLD
BALL BEARING
HINGES

INT. DOOR 5

~~20 MIN.~~
RATED 3'x6-8"
MT. FRAME &
DR
SMOKE GASKET
ADA LEVER LOCK
1/4" THRESHOLD
BALL BEARING
HINGES

INT HOTEL RM 6

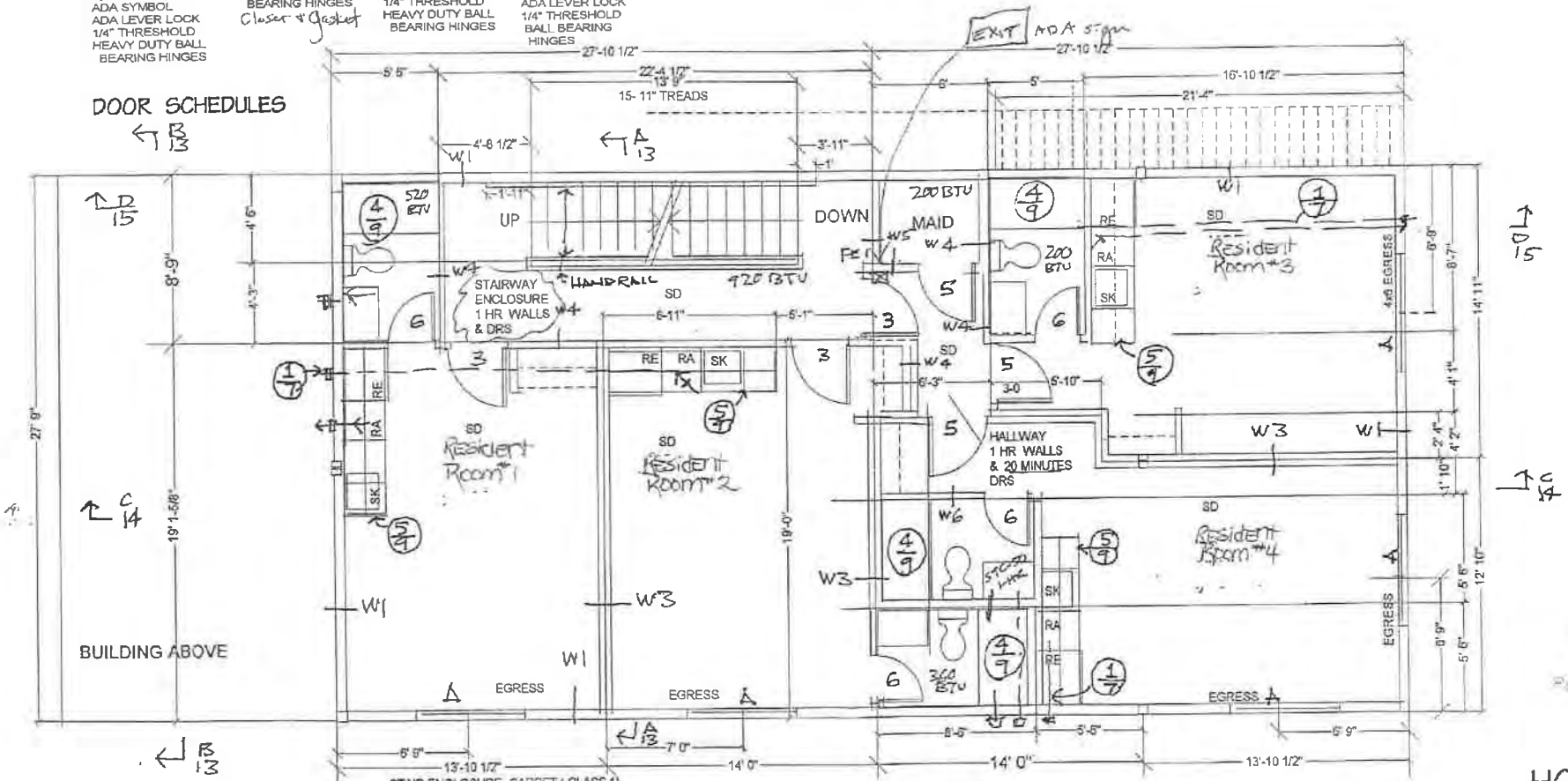
NON RATED 2'-4"x
6'-8" DR WD
WD FRAME & DR
HINGES
PRIVACY LOCK

INT. ADA RM 7

NON RATED
3'-x 6'-8"
WD DR & FRAME
HINGES
LEVER PRIVACY
LOCK

1 VERIFY DR SWING & RO
2 VERIFY ACCESS FOR ADA
3 PROVIDE FLASHING @
EXT. DOORS
4 SAFETY GLAZING IN DOORS
& WITHIN 2'
5 VERIFY FINISHES
6 PROVIDE WALL OR FLOOR
STOPS
7 RATED DOORS REQUIRED
LABELS

DOOR SCHEDULES



FIRST FLOOR PLAN
3/16"= 1'-0"

STAIR ENCLOSURE- CARPET (CLASS 1)
WALLS & CEILING- GYP BD PAINT (CLASS 1)
ROOMS & NON RATED HALLWAYS
CARPET (CLASS 111 OKAY USE CLASS 2)
WALLS & CEILING GYP BOARD PAINT (CLASS 1)
HOWEVER CLASS 111 OKAY

NOTE MAID, LAUNDRY, AREAS ARE NOT USED
IN COMMON BY HOTEL GUEST, THUS THEY NEED
NOT BE SEPATED BY ONE HOUR.

HOTEL
WEST NINTH
JUNEAU, AK

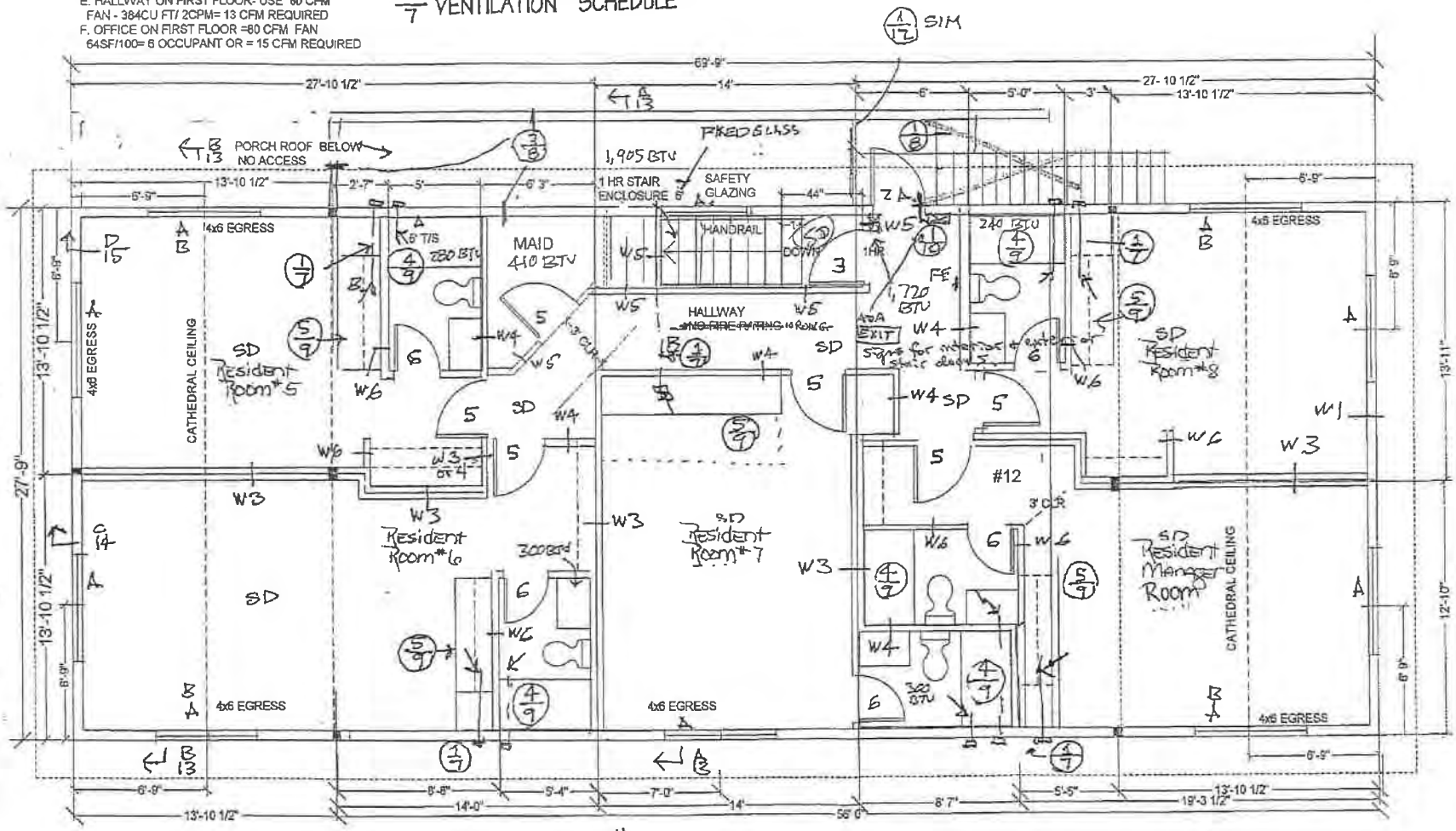
A6 FIRST FLOOR

Attachment A - Application Packet

VENTILATION SCHEDULE
A -TOILET EXHAUST -USE 80 CFM FAN
BOTH ACCESSIBLE & NON ACCESSIBLE
5 AIR CHANGE/ HOUR REQUIRED- ACCESSIBLE TOILET 440 CU FT, NON ACCESSIBLE 260CU FT
440/12= 37 CFM REQUIRED =
B KITCHEN AREA -USE 150 CFM FAN
LARGEST KITCHEN 520CU FT/ 5 CPM= 43 CFM REQUIRED
C. STAIRS-OPERABLE OPENINGS
D. HALLWAY ON SECOND FLOOR -OPERABLE DOOR
E. HALLWAY ON FIRST FLOOR- USE 80 CFM FAN - 384CU FT/ 2CPM= 13 CFM REQUIRED
F. OFFICE ON FIRST FLOOR =80 CFM FAN
64SF/100= 6 OCCUPANT OR = 15 CFM REQUIRED

VENTILATION NOTES
1 RUN BATH EXHAUST FANS TO EXTERIOR IN 4" SMOOTH METAL DUCT WITH APPROVED JOINT TAPE, AND WITH BACK DRAFT DAMPER. (MIN. 3' FROM ANY OPERABLE WINDOW/ DR0
2. RUN KITCHEN EXHAUST FROM FANS TO EXTERIOR IN 8" SMOOTH METAL DUCT WITH APPROVED JOINT TAPE, DUCT ENDS WITH BACKDRAFT DAMPER (AT LEAST 3' FROM OTHER INTAKE OPENINGS.)

1/7 VENTILATION SCHEDULE



SECOND FLOOR PLAN
3/16"=1'-0"

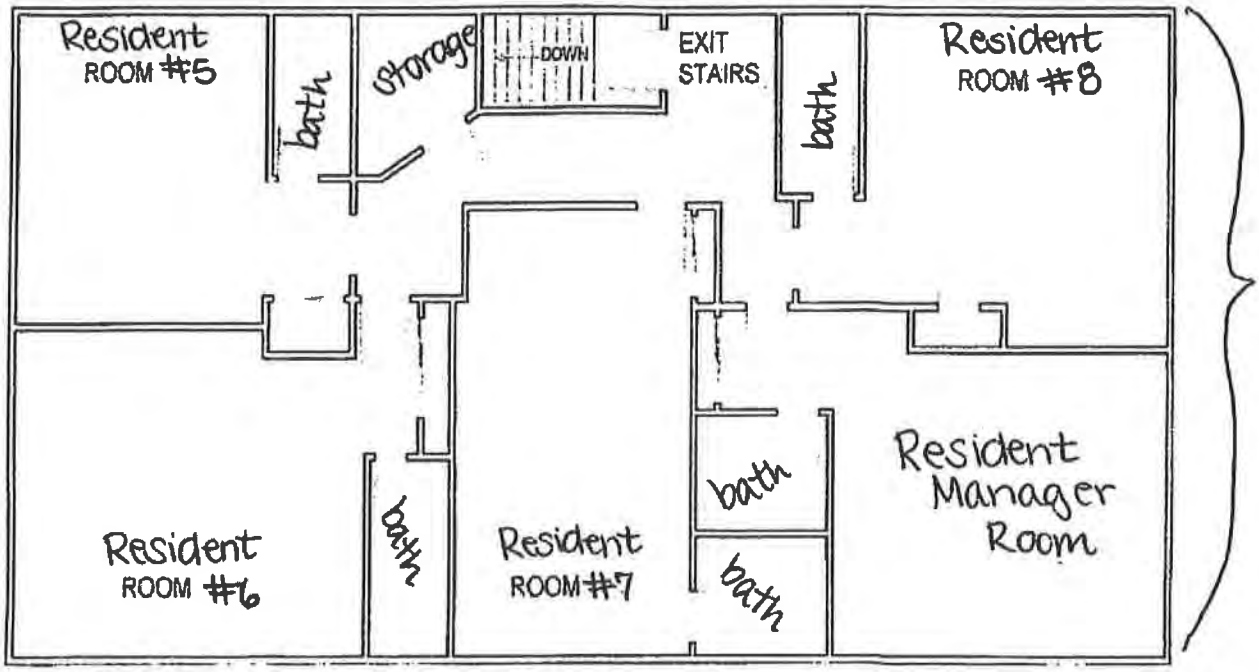
FE = FIRE EXTINGUISHER
SD = SMOKE DETECTOR
# ABC

Received on
DEC 01 1999
OBJ
Permit Center

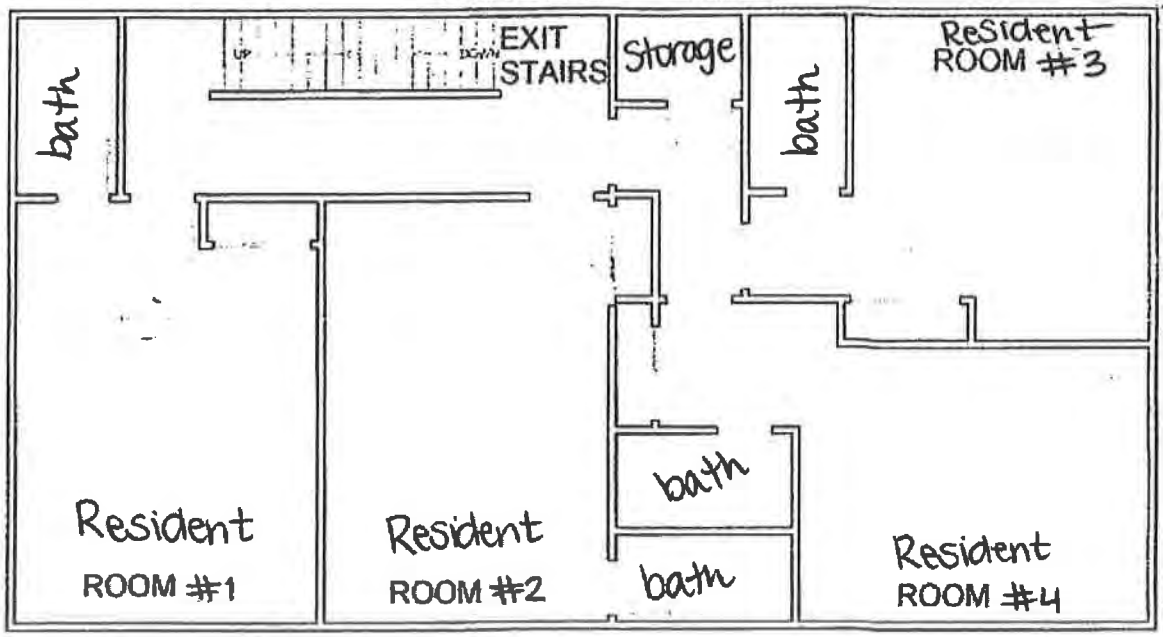
HOTEL
WEST NINTH
JUNEAU, AK

A7 SECOND FLOOR

Attachment A - Application Packet

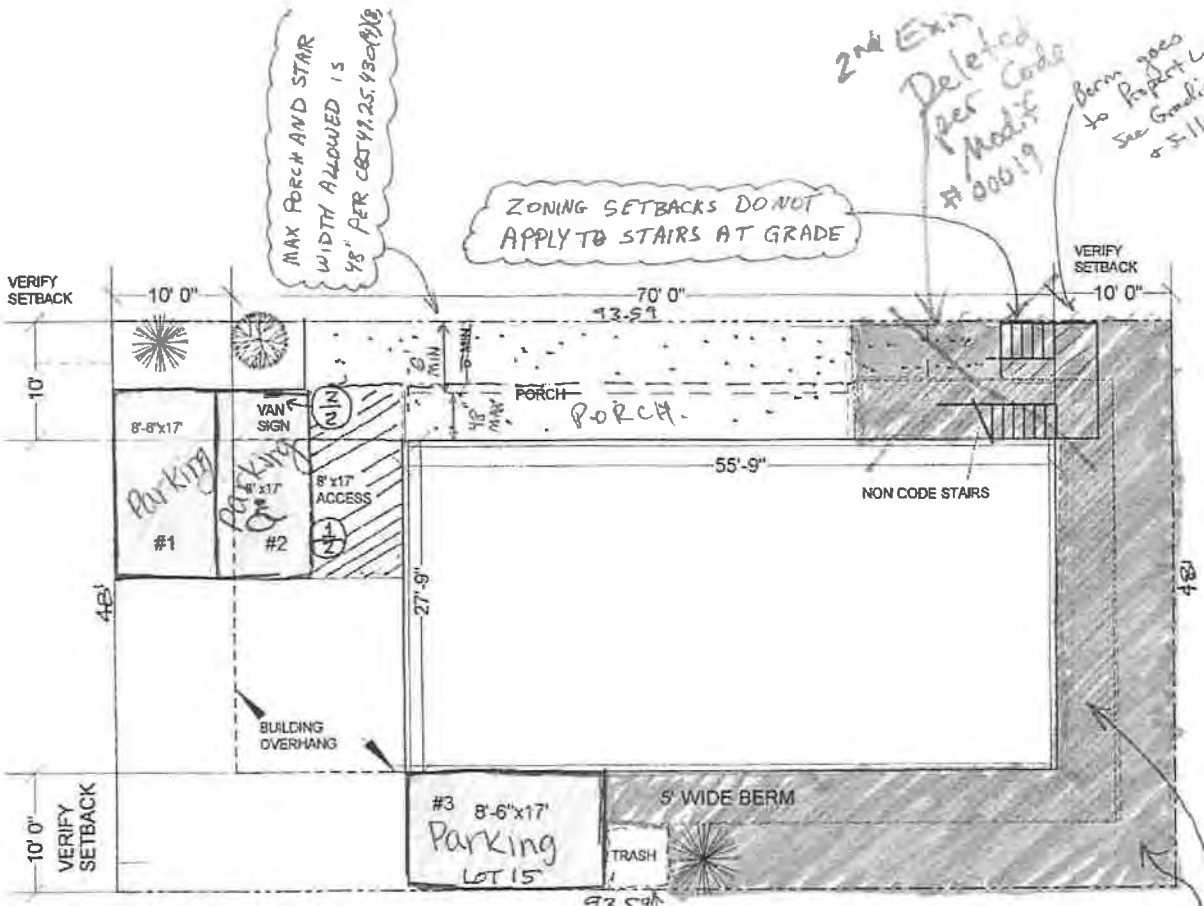


Second Floor



First Floor

Ground Floor (Main)



SITE PLAN
1" = 10'

BUILDING AREA

MAIN FLOOR PLAN	1, 477 SF
FIRST FLOOR PLAN	1, 547 SF
SECOND FLOOR PLAN	1,935 SF
TOTAL FLOOR AREA	4,959 SF

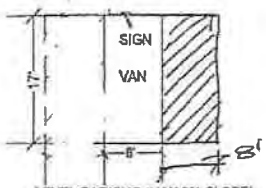
TRASH AREA MUST BE ENCLOSED BY A SIGHT OBSCURING FENCE

PERIMETER AND BERM MUST BE PLANTED WITH VEGETATION

COMMUNITY DEVELOPMENT

address= 1255 WEST NINTH STREET
legal= TIDELANDS 60116B1
zoning=WATERFRONT COMMERCIAL
setbacks= 10' FRONT, 10' SIDES, 10' REAR
use= 12 UNIT HOTEL
approval=PLANNING COMMISSION
parking required= 12 UNITS/4= 3 SPACES
accessible space=1 VAN SPACE 16'x17'
standard space = 2- 8'-6"x17'
loading space (ls) =NOTE REQUIRED UNDER 5000SF
building height=35' PER CBJ
lot area= 4,492SF
vegation required= 4,49 SF
vegation provided= 4,49 SF PLUS (GRASS ON BERM AND AREA

SITE PLAN GENERAL NOTES
1. LAYOUT BUIDING CONFORMING TO CBJ SETBACKS PRIOR TO POURING CONCRETE INORDER TO AVOID DISCREPANCIES (ALLOW FOR SHEATING AND SIDING THICKNESS) ~
2. OWNER TO PROVIDE SURVEYOR STAMP SITE PLAN, AND ELEVATIONS & CONTOURS DATA, EASEMENTS ETC
3. VERIFY FLOOR ELEVATION OF SLAB WITH OWNER.
4. VERIFY UTILITIES LOCATION WITH UTILITY COMPANY AND OWNER



LEVEL PARKING (MAX 2% SLOPE)
LOCATE VAN- ACCESSIBLE SIGN AT SPACE
STRIPPING 3" WIDE BLUE PAINT

1/2 VAN ACCESSIBLE

ALUM. SIGN 10" x 14" ON METAL SUPPORT 6' FROM GRADE TO SIGN. (CONSTRUCTION SIMILAR TO STREET SIGN

2/2 VAN- SIGN

Received on JUN 2 1 2017 CBJ Permit Center

Verify min # of stories before TCO. If not 2-story + basement, code requirements change.

Berm to be min 50% of perimeter.

= vegetative cover

= parking spots (3)

HOTEL
WEST NINTH
JUNEAU, AK

A2 SITE PLAN

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Change of use from hotel to transitional housing

Case Number: PAC20180042

Applicant: Tlingit and Haida

Property Owner: Tlingit and Haida Regional Housing Authority

Property Address: 1255 W Ninth St

Parcel Code Number: 1C060K600110

Site Size: 4492 sq ft

Zoning: WC

Existing Land Use: Hotel

Conference Date:	6/13/2018
Report Issued:	7/10/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Ken Truitt	COO Tlingit & Haida	Ktruitt@ccthita-nsn.gov
Emily Edenshaw	BED Director T&H	eedenshaw@ccthita-nsn.gov
Talia Eames	T&H	teames@ ccthita-nsn.gov
Dan Jager	CCFR	Dan.jager@juneau.org
Sven Pearson	CCFR	Sven.pearson@juneau.org
Eddie Quinto	CDD Permit Specialist	Edward.quinto@juneau.org
Tim Felstead	Planner, CDD	Tim.felstead@juneau.org
Laurel Bruggeman	Planner, CDD	Laurel.bruggeman@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

1. **Zoning** – This lot is located in a Waterfront Commercial zoning district. Applicant intends to run a program where people on parole or on a re-entry program can live. There will be support services. Based on the description of the project provided by the applicant this will meet the definition of Transitional Housing. ***A full narrative of the project should be submitted with the application.***

   Transitional housing means a residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although approval by the Department of Corrections may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.

Transitional housing is listed as Use 1.610 in the CBJ Land Use Code Table of Permissible Uses. This is the same use category as rooming houses, boarding houses bed and breakfasts in that it is a provision of accommodation where the owner or manager must live on site.

For Waterfront Commercial properties, these uses are subject to Note N in the Table of Permissible Uses. Note N states the use must be water-dependent, water-related, or water-oriented. CDD has done some research on this and placed the summary in a a background document associated with this case file. **It has been determined by CDD that the use of Transitional Housing meets the water-relevancy requirements as it relates to residences. This does not mean that the Comprehensive Plan is fully in support of the project - this would need to be reviewed at the time of writing the Staff report for the Planning Commission.**

The possibility of a mobile coffee cart selling in the area would be considered as its own use as a 'restaurant'. This would be allowed with Departmental approval only but there would still generate a small parking requirement.

The proposed use would be in an existing building. According to the 1999 Conditional Use permit (USE1999-00049) staff report for the hotel development the hotel was permitted in the Waterfront Commercial area because it would have *'panoramic views of Gastineau Channel and will likely offer it services to maritime related clientele in the area'* .

It is suggested applicant contacts surrounding property owners to explain the project. Letters of support are always useful.

2. **Setbacks** – Based on the 2000 asbuilt on file with CDD the building meets all setback requirements. The mobile coffee stand is not subject to setback requirements.
3. **Height** – The use will be occupying an existing building that was constructed with appropriate CBJ permits.
4. **Access** – Access to the existing building is provided from W.9th Street.
5. **Parking** – The parking calculation would be divided up into the composite uses. The applicant has indicated that they will have offices on the ground floor with common areas and two person efficiency style units on the floors above.

   The parking requirement for the original hotel was 3 spaces. The parking plan indicated by the applicant as providing 4 spaces is not acceptable as the Land Use Code only allows parked vehicles to back out into

the Right-of Way if it is a single family or duplex residential development. The approved parking plan does not need to use back-out parking.

The new uses in the building will require parking based on the square footage or number of rooms occupied.

Offices – 1 space per 300 sq ft of gross floor space

Single room occupancy/B&B/hallway houses etc. – 1 space per 2 bedrooms

Restaurants - 1 per 200 square feet

The final calculation will depend on the total square footage of each use and can be determined when the final floor plan is confirmed in the Conditional Use permit application. However, the three existing spaces will not be enough to serve the new uses. The applicant Option for additional parking may exist through a joint use agreement with other surrounding property owners as approved by the Planning Commission, (CBJ 49.40.200(5)) or an off-site parking agreement for use of unallocated spaces within 500ft of the property (CBJ 49.40.200(4)). Alternatively, a parking waiver can be applied for. A parking waiver application should demonstrate why the normal parking standard should not apply to this specific development (CBJ 49.40.210(d)(6)).

Parking should be fully addressed in the applicant's narrative and should include scaled floor plans with the use and square footage of each room shown on them.

6. **Lot Coverage –** The use is in an existing building. There is no maximum lot coverage for use in the waterfront commercial zone.
7. **Vegetative Coverage** – The lot must maintain a 15% vegetative cover.
8. **Lighting** – Existing building. Any lighting should be of full cut-off design that does not project glare onto neighboring properties.
9. **Noise** – This is expected to be of a concern to the public especially given the proximity to Overstreet Park. The applicant should submit some 'house rules' regarding noise, anti-social behavior etc.
10. **Flood** – Is located in a VE flood zone.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** –
12. **Wetlands** – NA
13. **Habitat** – NA
14. **Plat or Covenant Restrictions** – None found. Previous conditional use permit for the hotel
15. **Phasing** - NA

Building Division:

16. **Building** – No concerns at this point.
17. **Outstanding Permits** - None

General Engineering/Public Works:

18. **Engineering** – No concerns
19. **Drainage** – No concerns
20. **Utilities** – (water, power, sewer, etc.) No concerns

Fire Marshal:

21. **Fire Items/Access** – No concerns

Other Applicable Agency Review:

22. **DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections** - DEC permit would be required for food cart. Any letter of support from Dept of Corrections for the development would be useful.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. ***Development permit application***
2. ***Conditional Use permit application***
3. ***Parking waiver application (if alternative way to address parking is not found)***

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. **A copy of this pre-application conference report.**
2. **Narrative describing project including site plan showing parking and vegetative cover, and floor plan with all uses of rooms and dimensions labeled. All plans must be drawn to scale.**
3. **Narrative for parking waiver stating why standard number of spaces are not required.**

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. *NA*

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. ***Conditional Use permit for Class I use of transient structures 12 or fewer rooms for rent - $350***
2. ***Public notice sign - $150 ($50 + $100 refundable deposit if returned in a week or $50 refundable if returned after w a week but before 2 weeks).***
3. ***Parking waiver associated with a major development - $320***

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

DELANCEY STREET
Institute for Social Renewal

WHAT

Delancey Street's Institute for Social Renewal (ISR) is a **"think and action tank"** geared toward solving the most pressing justice issues of our day such as drugs, crime, homelessness, poverty, illiteracy, and self-destructive values, attitudes, and behaviors which are tearing apart not only some of our individuals, but also the fabric of our whole society. The Institute provides training and technical assistance in replication of the Delancey Street model, applied particularly to underclass populations such as ex-felons, homeless people, among others. There is specific focus on such issues as:

- Job development and economic self-sufficiency
- Self-governance
- Drug-free, crime-free community living
- Social responsibility
- Social entrepreneurship

WHERE

Training and seminars are provided on-site at the Delancey Street headquarters in San Francisco. Folks are asked to stay at a local hotel and seek their own reservations. Additionally, visiting consultation and technical assistance by the Delancey Institute team can be developed according to the specific needs of the client.

WHO

All training and technical assistance has been designed and is supervised by Delancey Street President, Dr. Mimi Silbert. Delivering the training at the Institute is a terrific team of Delancey residents and graduates. Representing numerous racial, ethnic and cultural backgrounds, these trainers have both the personal intuitive grasp of the Delancey model, and also the theoretical understanding of how to develop its various elements. Trainers are English, Spanish and French speaking.

HOW

The ISR is an interactive learning center. While the Institute provides some didactic and theoretical seminar discussions, the primary focus of the training is on experiential learning. Dialogues, role-playing, and interaction groups are among the methods of experiential training. Seminars include overview sessions, along with discussions of the model as it impacts the individual through presentations from residents themselves. The program will be developed to answer the specific needs of each group of trainees.

HOW LONG, HOW MUCH

Training ranges from one to two full days for the initial block of training. Cost is $150 per day of training per person; $300 per person for two day Institute. For a group of five or more from one location, the cost is $125 per day of training per person. Please no cell phones at Institute.

Please feel free to call Delancey Street Foundation at (415) 512-5190 should you have any questions or if you would like to participate in our training sessions. We're looking forward to hearing from you.

Nowhere to Go: Homelessness among formerly incarcerated people

By Lucius Couloute
August 2018

TWEET

It's hard to imagine building a successful life without a place to call home, but this basic necessity is often out of reach for formerly incarcerated people. Barriers to employment, combined with explicit discrimination, have created a little-discussed housing crisis.

In this report, we provide the first estimate of homelessness among the 5 million formerly incarcerated people living in the United States, finding that formerly incarcerated people are **almost 10 times more likely to be homeless** than the general public. We break down this data by race, gender, age and other demographics; we also show how many formerly incarcerated people are forced to live in places like hotels or motels, just one step from homelessness itself.

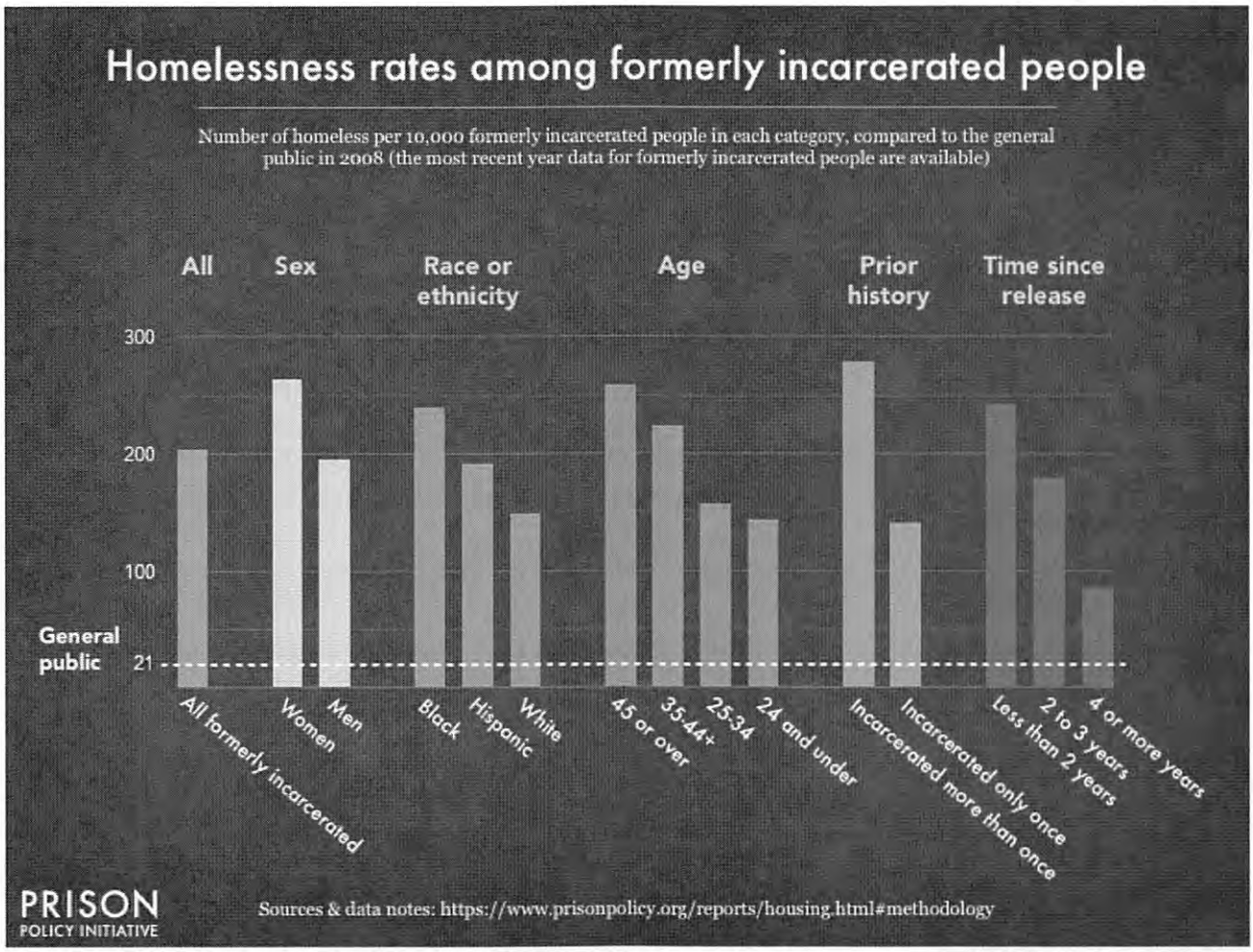


Figure 1. 2% of formerly incarcerated people were homeless in 2008 (the most recent year for which data are available), a rate nearly 10 times higher than among the general public.

Homelessness among formerly incarcerated people

The transition from prison to the community is rife with challenges. But before formerly incarcerated people can address health problems, find stable jobs, or learn new skills, they need a place to live.

This report provides the first national snapshot of homelessness among formerly incarcerated people, using data from a little-known Bureau of Justice Statistics survey. Our analysis builds on existing research showing that past incarceration and homelessness are linked. National research suggests that up to 15% of incarcerated people experience homelessness in the year before admission to prison.[1] And city- and state-level studies of homeless shelters find that many formerly incarcerated people rely on shelters, both immediately after their release and over the long term.[2]

We find that rates of homelessness are especially high among specific demographics:

- People who have been incarcerated more than once
- People recently released from prison
- People of color and women

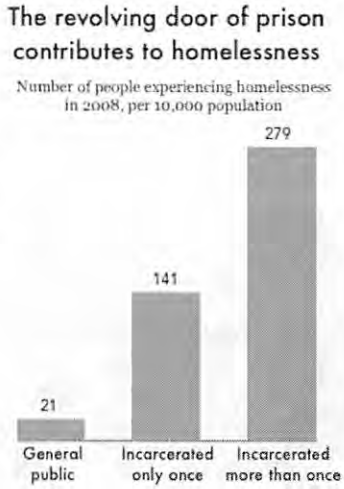
In the following sections, we take a closer look at these populations. We also break down how many formerly incarcerated people are living in marginal housing - a step away from homelessness.

The revolving door & homelessness

We find that people experiencing cycles of incarceration and release - otherwise known as the "revolving door" of incarceration - are also more likely to be homeless.[3]

People who have been to prison just once experience homelessness at a rate nearly 7 times higher than the general public. But people who have been incarcerated *more than once* have rates *13 times higher* than the general public. In other words, people who have been incarcerated multiple times are twice as likely to be homeless as those who are returning from their first prison term.

Unfortunately, being homeless makes formerly incarcerated people more likely to be arrested and incarcerated again, thanks to policies that criminalize homelessness.[4] As law enforcement agencies aggressively enforce "offenses" such as sleeping in public spaces, panhandling, and public urination - not to mention other low-level offenses that are more visible when committed in public - formerly incarcerated people are unnecessarily funneled back through the "revolving door."



Homelessness among recently-released individuals

Previous research has shown that formerly incarcerated people are most likely to be homeless in the period shortly after their release.[5] Our data supports this research: We find that people who spent two years or less in the community were more than twice as likely to be homeless as those who had been out of prison for four years or longer.

Homelessness among recently released individuals is a fixable problem. States can - and should - develop more efficient interagency systems to help formerly incarcerated people find homes. But longer-term support is also needed: Our analysis found that even people who had spent several years in the community were 4 times more likely to be homeless than the general public.

A closer look: sheltered and unsheltered homelessness by race and gender

Within the broad category of homelessness, there are two distinct populations: people who are **sheltered** (in a homeless shelter) and those who are **unsheltered** (without a fixed residence).

We find - in keeping with previous research on homelessness in the general public - that the sheltered and unsheltered formerly incarcerated populations have significant demographic differences.[6]

For example, we find important differences by gender. Overall, formerly incarcerated women are more likely to be homeless than formerly incarcerated men. But among homeless formerly incarcerated people, men are less likely to be *sheltered* than women, whether for reasons of availability or personal choice.

	Homeless (Rate per 10,000)	**Sheltered** (Rate per 10,000)	**Unsheltered** (Rate per 10,000)
Men	195	90	105
Women	264	156	108
Total	203	98	105

Table 1. *Rates of sheltered and unsheltered homelessness per 10,000 formerly incarcerated people by gender.*

Unsheltered homelessness by race and gender

We find that formerly incarcerated Black men have much higher rates of unsheltered homelessness than white or Hispanic men.

The data also suggests that women of color experience unsheltered homelessness at higher rates than white women. (Though there were too few unsheltered formerly incarcerated Black and Hispanic women in our dataset to analyze,[7] the rate of unsheltered homelessness among white women was substantially lower than the rate for women generally. Therefore, it is clear that formerly incarcerated Black and/or Hispanic women experience unsheltered homelessness at significantly higher rates than white women.)

	Black (Rate per 10,000)	**Hispanic** (Rate per 10,000)	**White** (Rate per 10,000)	**Total** (Rate per 10,000)
Men	124	82	81	105
Women	n/a	n/a	87	108
All	123	90	82	105

Table 2. *Rates of unsheltered homelessness per 10,000 formerly incarcerated people by race and gender. To compare rates of homelessness (sheltered, unsheltered, and all homelessness) and housing insecurity for all groups in our dataset, see Appendix Table 2.*

Sheltered homelessness by race and gender

Black women experienced the highest rate of sheltered homelessness - nearly four times the rate of white men, and twice as high as the rate of Black men. Combined with our breakdowns of race and gender separately (see Figure 1), this analysis shows that Black women face severe barriers to housing after release.

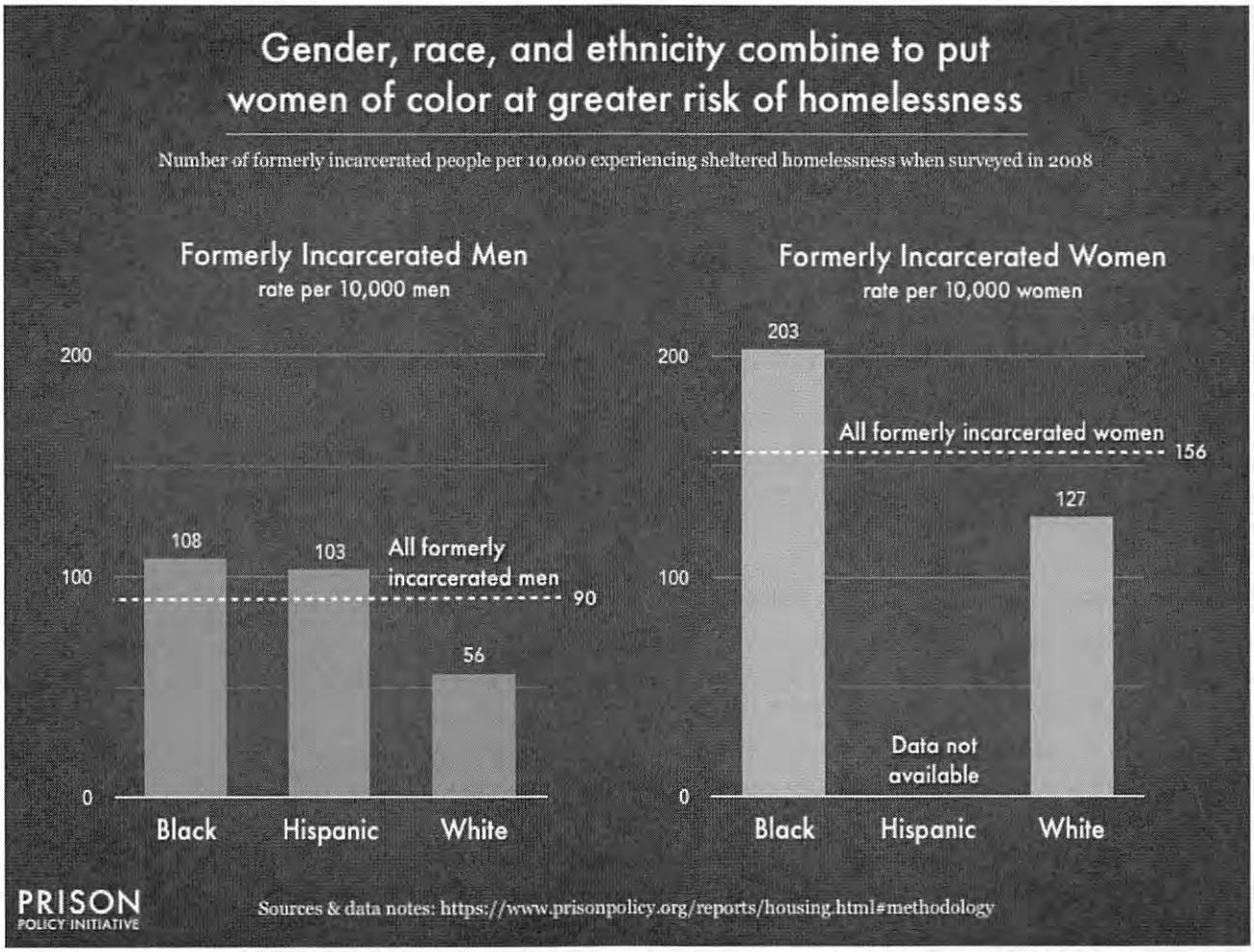


Figure 2. Rates of sheltered homelessness among formerly incarcerated people differ widely by race and gender, with Black women nearly four times more likely than white men to be living in a homeless shelter.

The high rates of homelessness among Black women are especially striking in light of our similar finding, last month, that unemployment rates among formerly incarcerated Black women were higher than any other demographic group.[8] Our findings illustrate that Black women, in particular, have been excluded from the social resources necessary to succeed after incarceration.

Almost homeless: Housing insecurity among formerly incarcerated people

Measuring homelessness among formerly incarcerated people is a critical step forward, but it doesn't fully capture the exclusion of formerly incarcerated people from *stable housing* - the kind of housing most people need to thrive and contribute to their communities.

To better measure the scope of the problem, we created a second metric - **housing insecurity** - that includes formerly incarcerated people who are homeless (both sheltered and unsheltered) as well as those living in **marginal housing** like rooming houses, hotels, or motels.[9]

HOUSING INSECURITY

HOMELESSNESS

Unsheltered Homelessness	Sheltered Homelessness	Marginal Housing
Homeless or no fixed residence	Living in a shelter	Living in a rooming house, hotel, or motel
105 per 10,000	98 per 10,000	367 per 10,000

*Figure 3. Housing insecurity includes people who are **homeless** as well as those living in **marginal housing**. 570 out of every 10,000 formerly incarcerated people fall into one of these categories, making housing insecurity nearly three times more common than homelessness alone.*

Housing insecurity provides a more realistic measurement of the number of formerly incarcerated people denied access to permanent housing. While we found that 203 out of every 10,000 formerly incarcerated people were homeless, nearly three times as many - 570 out of every 10,000 - were housing insecure.

We also uncovered notable demographic differences by expanding our view to the housing insecure population: Hispanics, for example, were more likely than people of any other race to live in marginal housing. Men had much higher rates of marginal housing than women, resulting in high rates of housing insecurity. And older formerly incarcerated people experienced the highest rates of housing insecurity.

Ideally, this report would directly compare the prevalence of housing insecurity among formerly incarcerated people to that of the general public. Unfortunately, the equivalent national statistics on housing insecurity do not yet exist. Even without that comparison, however, it's clear that having been to prison is a major risk factor for housing insecurity.

Causes and consequences of housing insecurity after release

Stable housing is the foundation of successful reentry from prison. Unfortunately, as our data show, many formerly incarcerated people struggle to find stable places to live. Discrimination by public housing authorities and private property owners,[10] combined with affordable housing shortages,[11] continues to drive the exclusion of formerly incarcerated people from the housing market.

Part of the problem is that property owners and public housing authorities have the ability to implement their own screening criteria to determine if an applicant merits housing[12] - a process that often relies upon criminal record checks as the primary source of information. In practice, this means local authorities and landlords have wide discretion to punish people with criminal records even after their sentences are over.

The use of credit checks, exorbitant security deposits, and other housing application requirements - such as professional references - can also act as systemic barriers for people who have spent extended periods of time away from the community and out of the labor market.[13]

Excluding formerly incarcerated people from safe and stable housing has devastating side effects: It can reduce access to healthcare services (including addiction and mental health treatment),[14] make it harder to secure a job,[15] and prevent formerly incarcerated people from accessing educational programs.[16] Severe homelessness and housing insecurity destabilizes the entire reentry process.

Fortunately, on-the-ground advocates across the country have made important progress in reducing overall homelessness.[17] But an estimated 550,000 people are still homeless on any given night in the United States,[18] many of them individuals with a history of criminal justice system contact. It's critical that policymakers develop comprehensive responses to this problem, rather than continuing to punish those without homes.

All people - and particularly those carrying the stigma of criminalization - need these solutions. In such a wealthy country, it's time we eliminate homelessness for good.

Conclusion

This report provides the first national estimates of homelessness among formerly incarcerated people, but these estimates likely understate the problem. Because the effects of intermittent homelessness last longer than your last night on the street, the best measures of homeless include those who have *experienced* homelessness in the last year. However, there is not yet a way to calculate this fuller picture of homelessness among formerly incarcerated people.[19]

Nevertheless, our findings make it clear that the 600,000 people released from prisons each year face a housing crisis in urgent need of solutions. State and local reentry organizations must make housing a priority, and provide additional services thereafter - a strategy known as "Housing First."[20] If formerly incarcerated people are legally and financially excluded from safe, stable, and affordable housing, they cannot be expected to successfully reintegrate into their communities.

Recommendations

Excluding formerly incarcerated people from stable housing harms not only individuals, but public safety and the economy at large. State- and city-level policymakers have the power to solve this housing crisis:

1. **States should create clear-cut systems to help recently-released individuals find homes.** Even in states like New York, there is often "no central, coordinating force" set up to ensure that people leaving prison will land somewhere other than a shelter. Improved systems should help incarcerated people understand their housing options before release; find pathways to both short-term and permanent housing; and receive financial supports, such as housing vouchers, from the state.
2. **Ban the box on housing applications.** Cities and states should ensure that public housing authorities and landlords evaluate housing applicants as individuals, rather than explicitly excluding people with criminal records in housing advertisements or applications. A criminal record is not a good proxy for one's suitability as a tenant.
3. **End the criminalization of homelessness.** Cities should end the aggressive enforcement of quality-of-life ordinances. Arresting, fining, and jailing homeless people for acts related to their survival is not only cruel; it also funnels formerly incarcerated people back through the "revolving door" of homelessness and punishment, which reduces their chances of successful reentry at great cost to public safety.
4. **Expand social services for the homeless, focusing on "Housing First."** States like Utah have made permanent housing for the chronically homeless a budget priority. This successful approach acknowledges that stable homes are often necessary before people can address unemployment, illness, substance use disorder, and other problems. "Housing First" reforms, along with expanded social services, would help to disrupt the revolving door of release and reincarceration.

Appendix

To the extent possible, this report uses terms commonly found in the literature on homelessness in the United States. However, given the limitations of the data set we used, the **terms and definitions used in this report** are not always consistent with those used by the U.S. Department of Housing and Urban Development (HUD), which is the data source we use for comparisons with the general public. Appendix Table 1, below, summarizes the differences between the terms used in this report and terms used by HUD.

Term	Definitions used in this report	Equivalent Department of Housing and Urban Development (HUD) definitions
Homelessness	Includes people who reported their current, usual residence as: • a shelter • homeless or no fixed residence	"Literally homeless" includes any "Individual or family who lacks a fixed, regular and adequate nighttime residence, meaning: • Has a primary nighttime residence that is a public or private place not meant for human habitation; • Is living in a publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or • Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution." Note that in 2008 (the reference year we use to compare HUD data to our own) this category included people exiting an institution where they had resided for 30 days or less, not 90 days.
Sheltered Homelessness	Includes people who reported that they currently live in a shelter most of the time. The type of shelter was not specified.	Includes individuals and families "who are staying in emergency shelters, transitional housing programs, or safe havens."
Unsheltered Homelessness	Includes people who reported that they are currently homeless or have no fixed residence most of the time.	Includes people "whose primary nighttime location is a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for people (for example, the streets, vehicles, or parks.)"
Marginal housing	Includes people who reported currently living in a rooming house, hotel, or motel most of the time. Unlike the HUD definition, this is not exclusive to those whose housing is being paid for by charitable organizations or government programs.	HUD does not use this term, but includes people living in hotels and motels paid for by charitable or government programs in its definition of "literally homeless."
Housing Insecurity	A combined measure that includes people experiencing sheltered and unsheltered homelessness, and people living in marginal housing.	HUD does not use this measure, but includes children living in a hotel or motel due to lack of alternative adequate accommodations in its description of "Additional Forms of Homelessness and Housing Instability," using data from the U.S. Department of Education. Other living situations included in HUD's analysis of additional forms of homelessness and housing instability include: • "People who live with another household and then move out; • People who move into a unit with a pre-existing household;... and • Low-income renters who are severely rent burdened, have severe housing problems, and have other indicators of instability such as missed rent payments or no good choice for a destination if evicted."
Source	National Former Prisoner Survey (2008)	U.S. Department of Housing and Urban Development (HUD) Resources: • For "literally homeless" definition: "Homeless Definition" • For sheltered and unsheltered homelessness definitions: The 2017 Annual Homeless Assessment Report (AHAR) to Congress, Definition of Terms (p. 2-3) • For housing instability definition: The 2016 Annual Homeless Assessment Report to Congress: Part 2, Additional Forms of Homelessness and Housing Instability section (p. 3)

Appendix Table 1. *By necessity, our definitions of homelessness and housing insecurity differ slightly from those used by the U.S. Department of Housing and Urban Development.*

Appendix Table 2, below, summarizes **all of our findings on housing** from the National Former Prisoners Survey. Note that the "general public" rates come from our calculation of HUD homeless counts and Census Bureau population estimates for 2008, and that all data is reported as rates per 10,000 population.

Figure 4. *Our metric of housing insecurity includes people living in rooming houses, hotels, and motels, as well as those experiencing homelessness. Using this measure, it's clear that many more formerly incarcerated people are in precarious housing situations than the rate of homelessness alone suggests.*

Methodology

This report's analyses of homelessness and housing insecurity are primarily based on our analysis of an underutilized government survey, the National Former Prisoner Survey, conducted in 2008. The survey was a product of the Prison Rape Elimination Act, and mainly asks about sexual assault and rape behind bars, but it also contains some very useful data on housing.

Because this survey contains such sensitive and personal data, the raw data was not available publicly online. Instead, it is kept in a secure data enclave in the basement of the University of Michigan Institute for Social Research. Access to the data required the approval of an independent Institutional Review Board, the approval of the Bureau of Justice Statistics, and required us to access the data under close supervision.

The practicalities of having to travel across the country in order to query a computer database limited the amount of time that we could spend with the data, and other rules restricted how much data we could bring with us. Additionally, if the number of respondents falling within any one group was too small, we were not allowed to export the data for that group due to privacy concerns.

Using this survey data, we were able to produce the first national estimates of homelessness among formerly incarcerated Americans. We also uncovered many other questions, which we do not yet have the necessary data to answer on a national level, but which suggest avenues for further research:

- How often do formerly incarcerated people move?
- How often are formerly incarcerated people forced to live with someone they know because of a lack of housing options?
- Are formerly incarcerated people likely to reside in overcrowded living spaces?
- How often are formerly incarcerated people denied housing, compared to the general public?
- How often are formerly incarcerated people in danger of eviction due to the inability to pay rent?

Even so, we believe that the analyses presented in this report begin to illuminate the severe housing-related inequalities experienced by criminalized people.

Data Sources

We used the National Former Prisoner Survey (NFPS) as our main data source for measuring homelessness and housing insecurity among formerly incarcerated people. This survey began in January 2008 and concluded in October 2008, and was derived from the Prison Rape Elimination Act of 2003, which mandated that the Bureau of Justice Statistics investigate sexual victimization among formerly incarcerated people.

The NFPS dataset includes 17,738 adult respondents who were previously incarcerated in state prisons and under parole supervision at the time of the survey. Individual respondents were randomly selected from a random sample of over 250 parole offices across the United States.

It is important to note that because this survey was given to people on parole, it is not a perfect tool to measure homelessness and housing insecurity among all formerly incarcerated people. Some incarcerated people are released without supervision, and their ability to attain stable housing may be different than those on parole. Previous research suggests, however, that parole officers have a minimal (or at best, inconsistent) effect on post-release housing stability. A national survey of state parole agencies in 2006 found that most - 60% - had no housing assistance program. Two regional studies of post-release shelter use, meanwhile, had conflicting findings: In New York, parole increased the likelihood of shelter use, but it appeared to reduce shelter use in Philadelphia.[21] These mixed results are unsurprising: A synthesis of the literature explains that there is "little collaboration among [corrections and social service] systems and little consistency over time. What results is a prisoner reentry system that is disconnected from the housing and homeless assistance services system and from the neighborhoods where released prisoners live." Future research should more closely examine the effect of supervision on homelessness and housing stability.

			Sheltered Homeless (per 10,000)	Unsheltered Homeless (per 10,000)	Sheltered & Unsheltered Homeless (per 10,000)	Living in rooming house, hotel, or motel (per 10,000)	Total housing insecure (per 10,000)
General public		All general public	13	8	21	n/a	n/a
Formerly incarcerated		All formerly incarcerated	98	105	203	367	570
	Race or ethnicity	Black	117	123	240	358	598
		Hispanic	101	90	191	396	587
		White	66	82	148	350	498
	Gender	Men	90	105	195	386	581
		Women	156	108	264	226	490
	Race and gender	Black men	108	124	233	369	602
		Hispanic men	103	82	185	409	594
		White men	56	81	137	383	520
		Black women	203	n/a	n/a	247	n/a
		Hispanic women	n/a	n/a	n/a	297	n/a
		White women	127	87	214	158	371
	Age	24 and under	52	91	143	132	274
		25-34	76	80	156	250	406
		35-44	113	111	224	327	551
		45 or older	124	134	258	607	865
	Time in prison	Less than 12 months	127	151	278	368	646
		12-23 months	103	143	246	330	577
		24-35 months	101	89	190	404	594
		36-59 months	98	87	185	291	476
		60-119 months	64	51	115	438	554
		120 months or longer	69	n/a	n/a	409	n/a
	Year released (Years since release)	2007-2008 (less than 2 years)	127	115	242	437	679
		2005-2006 (2-3 years)	64	115	179	292	471
		2004 or before (4 or more years)	37	48	85	185	270
	Prior history	Incarcerated more than once	136	143	279	434	713
		Incarcerated only once	67	74	141	312	453

Appendix Table 2. *Homelessness (sheltered, unsheltered, and combined) and housing insecurity among formerly incarcerated people in 2008, by characteristics. Comparable "point in time" demographic information about people experiencing homelessness and housing insecurity in the general public is not available.*

Figure 4, below, explains **our method of calculating "housing insecurity."** Housing insecurity captures the full extent to which formerly incarcerated people lack stable housing, even if they are not literally homeless. We define this term in more detail below:

We drew upon specific NFPS survey questions for this report:

- A2. Are you of Hispanic or Latino origin?
- A3. Which of these categories describes your race?
- C1. Are you male, female, or transgendered?[22]
- F15. Where do you currently live most of the time?
- B2a, B2b. Date of admission.
- B3a, B3b. Date of release.
- B13a. Before your confinement in [AdmDate2] had you ever served time in a state or federal prison? [IF AdmDate2=blank] Before the confinement we just discussed, had you ever served time in a state or federal prison?

To measure homelessness in the general public, we used the Department of Housing and Urban Development's Point-in-Time counts of sheltered and unsheltered homeless people, along with Census Bureau population estimates. This data is from 2008, the most recent year in which comparable data for formerly incarcerated people exists.

There is one minor, but notable, difference between HUD's Point-in-Time counts (which we used to calculate homelessness in the general public) and our NFPS data (which we used to calculate homelessness among formerly incarcerated people). HUD's Point-in-Time counts relied upon special local groups, called Continuums of Care, to record and report the total number of sheltered and unsheltered homeless people during the last 10 days in January 2008. The National Former Prisoner Survey, conversely, asked subjects about their housing status directly.

About the Prison Policy Initiative

The non-profit, non-partisan Prison Policy Initiative was founded in 2001 to expose the broader harm of mass criminalization and spark advocacy campaigns to create a more just society. The organization is known for its visual breakdown of mass incarceration in the U.S., as well as its data-rich analyses of how states vary in their use of punishment. The Prison Policy Initiative's research is designed to reshape debates around mass incarceration by offering the "big picture" view of critical policy issues, such as probation and parole, women's incarceration, and youth confinement.

The Prison Policy Initiative also works to shed light on the economic hardships faced by justice-involved people and their families, often exacerbated by correctional policies and practice. Past reports have shown that people in prison and people held pretrial in jail start out with lower incomes even before arrest, earn very low wages working in prison, and face unparalleled obstacles to finding work after they get out.

About the author

Lucius Couloute is a Policy Analyst with the Prison Policy Initiative and a PhD candidate in Sociology at the University of Massachusetts Amherst, his dissertation examines both the structural and cultural dynamics of reentry systems. Most recently he co-authored *Out of Prison & Out of Work*, which provided the first-ever unemployment rate among formerly incarcerated people.

Acknowledgements

This report benefitted from the expertise and input of many individuals. The author is particularly indebted to Dan Kopf for retrieving this data from the ICPSR Physical Enclave, Amy Sawyer for her valuable insight into the state of homelessness today, Alma Castro for IRB assistance, Allen Beck for his insight into the NFPS, the ICPSR staff for their data retrieval support, Elydah Joyce for the illustrations, Maddy Troilo for background research, my Prison Policy Initiative colleagues, and the Connecticut Coalition to End Homelessness for their helpful guidance on "Housing First" strategies.

This report was supported by a generous grant from the Public Welfare Foundation and by our individual donors, who give us the resources and the flexibility to quickly turn our insights into new movement resources.

Footnotes

1. Numerous studies show that up to 15% of currently incarcerated people experienced homelessness in the year leading up to their incarceration. For more on this line of research see: *Profile of Jail Inmates, 2002* and Education and Correctional Populations and Jail Incarceration, Homelessness, and Mental Health: A National Study. ↩
2. See Brianna Remster's (2017) work on homelessness among formerly incarcerated people in Philadelphia. Half of the formerly incarcerated people in Remster's study did not stay in a shelter until two years after release. ↩
3. According to the Bureau of Justice Statistics, 44% of those who were released from state prisons in 2005 were rearrested within one year; 68% within three years; and 83% in 9 years. High rates of rearrest and subsequent re-incarceration after release comprise what is frequently referred to as the "revolving door". ↩
4. See recent coverage from The Nation and a report from the Million Dollar Hoods Research Project on how the criminalization of homelessness operates today. ↩
5. See Metraux & Culhane (2004) and Remster (2017). ↩
6. See Montgomery et al. (2016) and Nyamathi et al. (2000). ↩
7. Because our data source (the National Former Prisoner Survey) contains restricted information, there were limits on what we could and could not export and analyze. Per ICPSR policy, if any query produced a result that included less than 200 respondents, we were not able to export that data. See the appendix for more detail. ↩
8. Couloute, Lucius and Dan Kopf. 2018. Out of Prison & Out of Work: Unemployment among formerly incarcerated people. *Prison Policy Initiative*. ↩
9. There is no widely accepted definition of housing insecurity. Instead, researchers have created different definitions using available data. As such, some researchers have defined and measured housing insecurity using residential moves, ability to pay rent, or rates of "doubling up" and living

with others. Our measure represents a broad category of people who self-reported that they are either homeless or living in less-permanent spaces such as rooming houses, hotels, and motels. ↩

10. Research suggests that most landlords would not accept tenants with criminal record histories. ↩
11. According to analyses from the National Low Income Housing Coalition, nowhere in the United States can a full time worker earning minimum wage afford a two-bedroom rental home at fair market rent. ↩
12. See Congressional Research Service's report on crime-related restrictions on housing assistance and the U.S. Department of Housing and Urban Development's memo on the use of arrest records in housing decisions. ↩
13. Couloute, Lucius and Dan Kopf. 2018. Out of Prison & Out of Work: Unemployment among formerly incarcerated people. ↩
14. Reid KW, Vittinghoff E, Kushel MB. 2008. Association between the level of housing instability, economic standing and health care access: a meta-regression. ↩
15. Bradley K, Oliver RBM, Richardson NC, Slayter EM. 2001. No Place Like Home: Housing and the Ex-Prisoner. ↩
16. Ferguson, Kristy, Kimberly Bender, Sanna Thompson. 2011. Employment Status and Income Generation Among Homeless Young Adults. ↩
17. Stephen Lurie. 2013. The Astonishing Decline of Homelessness in America. The Atlantic. Release from Prison — A High Risk of Death for Former Inmates. The New England Journal of Medicine. ↩
18. The 2017 Annual Homeless Assessment Report (AHAR) to Congress. ↩
19. For example, numerous studies show that up to 15% of currently incarcerated people *experienced* homelessness in the year leading up to their incarceration. For more on this line of research see: *Profile of Jail Inmates, 2002* and Education and Correctional Populations and Jail Incarceration, Homelessness, and Mental Health: A National Study. ↩
20. See the National Alliance to End Homelessness for more on "Housing First" strategies. ↩
21. See The 2007 National Symposium on Homelessness Research. ↩
22. We could not analyze the trans population because the number of trans-identified people in the survey was too small to use, and doing so posed a risk of respondent identification. ↩

JUNEAU HOUSING OPTIONS FOR FELONS

Name		Number of Units	Accepts Felons	Notes
AK HOUSING/DEV				
Gruening Park		96	No	Usually denied but appeal process may apply (No sex offenders, history of drug offenses on AK Housing property or arson)
Eaglewood		24	No	Usually denied but appeal process may apply
Ravenwood		18	No	Usually denied but appeal process may apply
Cedar Park		49	No	Usually denied but appeal process may apply
Cedar Park Annex		25	No	Usually denied but appeal process may apply
Geneva Woods		25	No	Usually denied but appeal process may apply
Riverbend (Postal Way)		45	No	Usually denied but appeal process may apply
Orca Point		30	No	Usually denied but appeal process may apply
Coho		45	No	Usually denied but appeal process may apply
Chinook		40	No	Usually denied but appeal process may apply
Mountain View		30	No	Usually denied but appeal process may apply
JAMHI HOUSING				
Salmonberry Group Home		5	Yes*	
Timberline Group Home		6	Yes*	*Reviewed on an individual basis - must have a severe mental health diagnosis to be considered
Salmon Creek		16	Yes*	*Reviewed on an individual basis - client must be a danger to self/others
Douglas Terrace		15	Yes*	*Reviewed on an individual basis - must have a severe mental health diagnosis to be considered
Lemon Creek		8	Yes*	*Reviewed on an individual basis - independent living
Housing First		32	Yes*	*Reviewed on an individual basis - client must have severe mental health diagnosis to be considered
TRILLIUM LANDING		49	Yes*	*No sex offenders or history of violent crimes
ST. VINCENT DE PAUL				
		125	Yes*	*No sex offenders/violent crime history or drug felons
FOUR A'S				
		3	Yes*	*No sex offenders/violent crime history Reviewed individually as there are no "set" apartments for clients
TLINGIT AND HAIDA HOUSING				
Fireweed Place				
T&H Rental Housing Program		40	No	Lengthy list of reasons a person cannot be accepted into housing - must be 60 yrs old/no sex offenders or violent felons
	Total	726	Yes*	*Reviewed on an individual basis - no sex offenders, no meth convictions, no violent felons, no one owing money to T&H Housing without a payment plan in place

UNIVERSITY OF ALASKA FAIRBANKS

Juneau Housing First
6 Month Pre/Post Service Usage and Indicators of Wellbeing Comparison
June 2018

Heidi Brocious, PhD, MSW, &
Morgan Erisman, MSW & MPH

UNIVERSITY of ALASKA SOUTHEAST

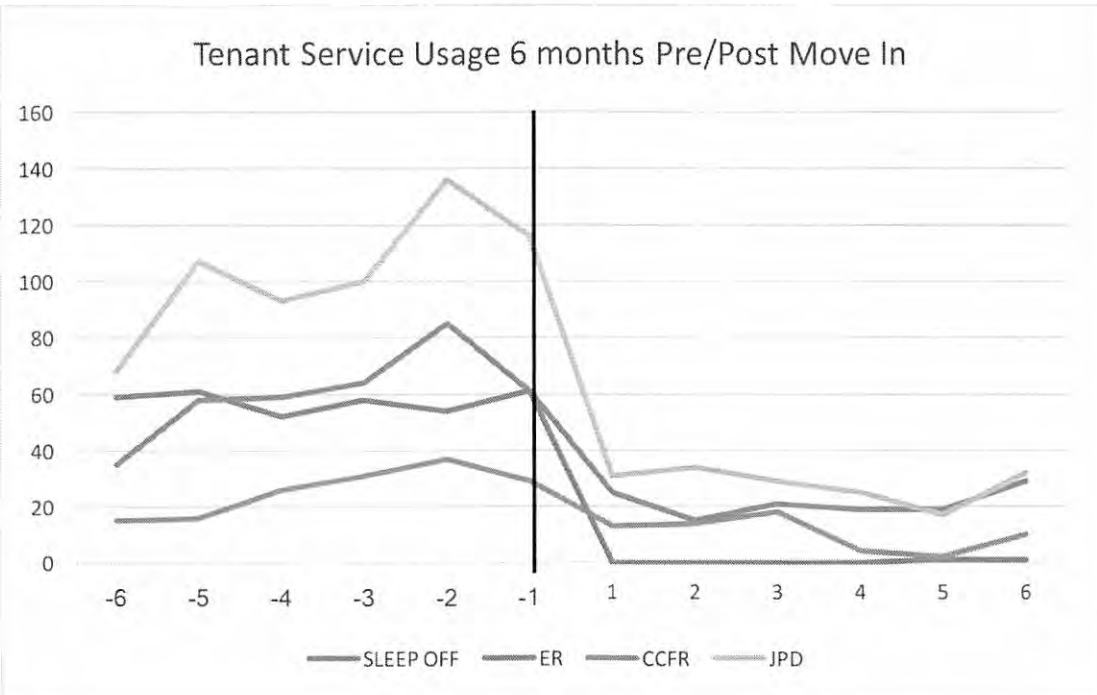
Service Utilization

Comparison of resident pre/post move-in usage of Bartlett ER, Rainforest Recovery Center Sleep Off, Contact with Juneau Police Department (JPD), and contact with Capital City Fire and Rescue (CCFR).

	6 months prior to move in	6 months post move in	Percent of decrease in usage between 2 six month periods
Bartlett ER Visits	360	126	65%
RRC sleep off visits	344	2	99.4%*
Contacts with JPD officers (any reason)	604	168	72%*
Transport by CCFR	137	63	54%

*indicates statistically significant difference

Usage Trends Visualized



Resident Demographics

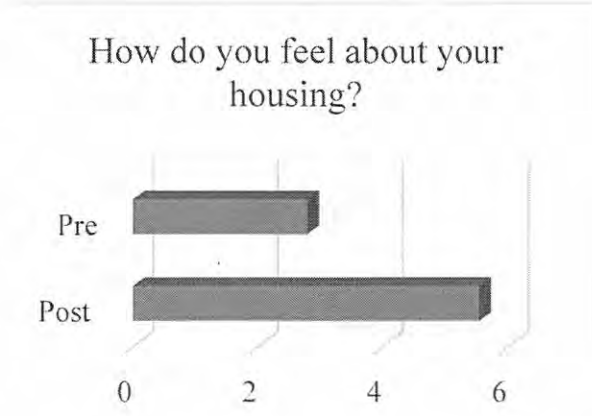
Average age of residents	50 years old (range of 31-62)
Gender	80% Male 20% Female
Race/Ethnicity	85% Alaska Native/American Indian 10% Caucasian 5% Mixed-race
Education	5% Graduate School 10% Undergraduate College 5% Vocational Education 75% High School Diploma or GED 5% Less than High School
Median number of Months Homeless	180 (approximately 15 years)

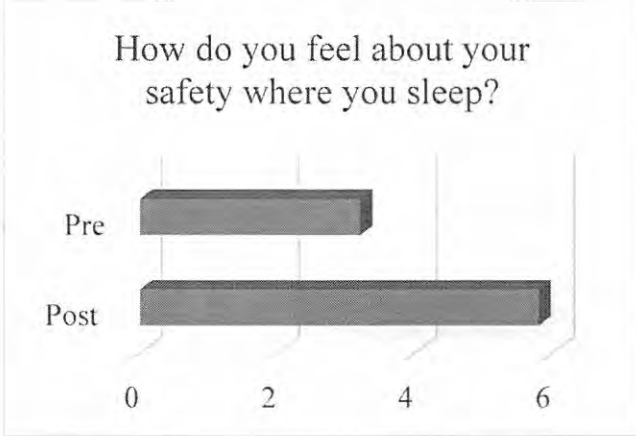
Residents' Experiences with Trauma

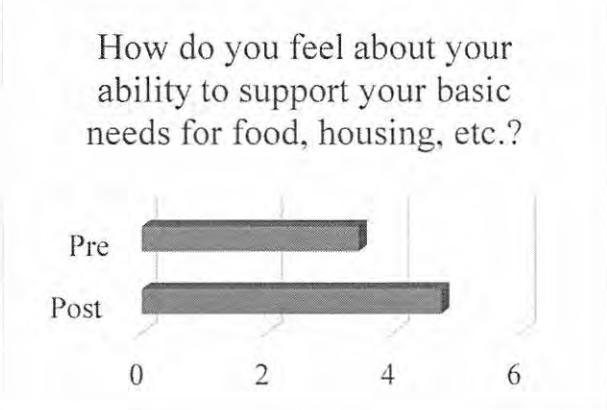
Lived with someone who abused substances	90%
Lived where there was not enough to eat, had to wear dirty clothes, or was not safe	80%
Lived with someone who was sent to prison	70%
Has been physically mistreated	60%
Lived with someone who was physically mistreated	50%
Lived with someone who attempted or committed suicide	45%
Personally in foster care, or a close relative in foster care	45%

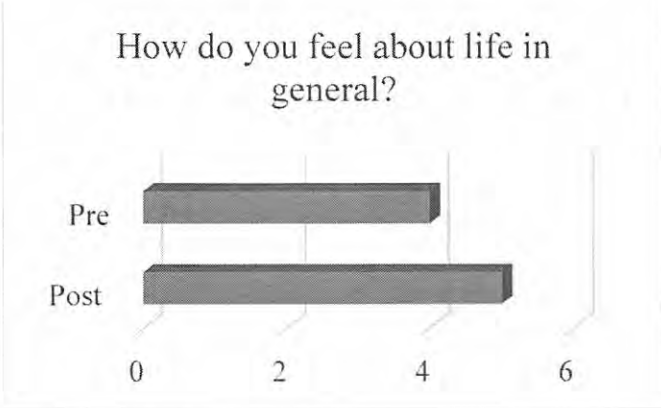
Indicators of Well-being Average Group Scores
(statistically significant findings at 6 months)

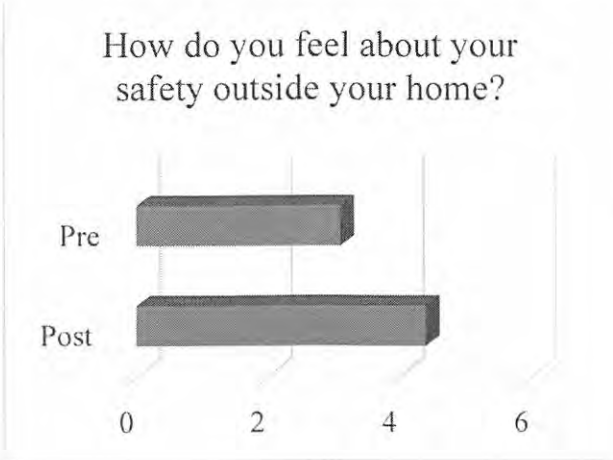
1=terrible, 2=unhappy, 3=dissatisfied, 4=mixed, 5=satisfied, 6=pleased, 7=delighted



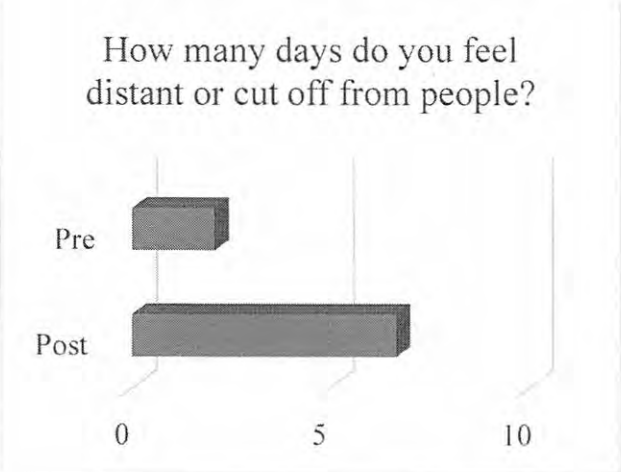


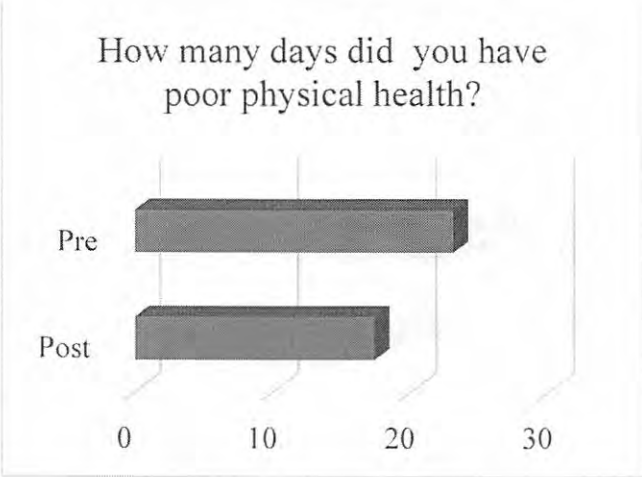






Indicators of Well-being
(Statistically Significant)
Self-Reported Average Number of Days





Findings that were not statistically significant, but will be interesting to track and see with more time and more data:

	Average # of Days Pre	Average # of Days Post
Alcohol use	21.4	21.05
Drank more than four drinks	18.55	15.35
Used Tobacco	14.1	16.35
Felt barely able to control their anger	1.3	3.3
Felt Suicidal	1.5	3.6

This study is funded in part with a grant from the Alaska Mental Health Trust Authority

Trust
Alaska Mental Health Trust Authority

PM PITCH

Reentry Housing for Juneau, the JREC Housing Workgroup

JUSTIFICATION
Past

Same folks repeating crimes.
Drugs – Co-occurring disorders.
Lack of housing.
Stealing from Neighbors.
Rise in crime, more victims.
Downtown not welcoming.
Homelessness and vagrancy up.
Splitting up of families.

PRODUCT

Supported housing for justice involved individuals.
Familial project.
Purchasing an existing structure.
Keep project for under 20 clients.
Multiple locations.
Smaller individualized program.
Collaboration with DOC.

STAKEHOLDERS
External & Externa factors

Alaska Mental Health Trust Authority.
DOC and GHS.
JAMHI Health & Wellness.
Alaska Housing Finance Corp.
UAS, UAS Vo-Tech, Trade schools.
Peer Support Groups.
City & Borough of Juneau.
Juneau Community Foundation.
Foundations.
Federal Government.

ASSUMPTIONS

25 – 40 units/beds are required to meet need.
Program best practices include pre-defined standards/criteria.
Granting agencies & Foundations will help provide capital.
Rent income, likely on a sliding scale, will cover operations in whole or in part.
A steady stream of volunteers is available.
Peer support is an integral part of program development and reentry success.

RISKS

Interrupted, short term, and unpredictable revenue stream.
Unpredictable client supply.
Staffing/labor supply/shortages & livable wages.
Higher risk populations - liability risk increases.
Relapse: facility removal and interruptions to revenue and program continuity.

SMART OBJ

Haven House model.
Delancey Street model (peer lead, self-supporting, yr. long, mentoring.)
Chanlyut in Anchorage
Adult Foster Home Care model.

REQUIREMENTS

Opportunities to access support services such as:

- Employment services
- Training & Education
- Behavioral Health.

Rebuilding the family.
Access to counseling:

- SUD
- Anger management/DV
- Family issues.

Secure and Long-Term housing.
Sober housing.
Safe.
Rules and standards that reasonable, reliable, and enforceable.
Remedial programing options as breaking old behavioral patterns is a long-term process.
Cost effective options for residents so that long-term self sufficiency is achievable.
Case Management services.
Employment & upward mobility opportunities.

(July 31st meeting material.)

TEAM

JREC.
JREC Steering Team.
JREC work groups.
Therapeutic Courts.

DELIVERABLES

Reentry Housing Recommendations will form the basis of JREC community wide discussion on reentry housing projects.
Partnerships/advocacy with social service agencies who provide organizational and fiscal structure so that 25-40 units/beds are added into Juneau's housing stock to aid in public safety and reduction in recidivism.

TIMELINE

JREC adoption of reentry housing recommendations within 6 mon.
JREC Housing Workgroup begins community outreach/advocacy within 12 mon.
Support and community advocacy for emerging reentry housing projects – continuous.
Idea proposal – work with a Delancey Street type group to refine business model and costs.

BENEFITS
Future

Supported housing for justice involved men.
Breaking cyclical trauma, changing generations.
Added housing stock.
Reducing recidivism.
Decreasing crime – increasing community public safety.
Restructuring behavior.
Self-sustaining.
Increased self-worth and esteem.
Small victories turn into big victories.
Transformation is for the whole family.

CONSTRAINTS

Land availability.
Money/capital – (Partnerships are critical to success).
Service Providers with sufficient capacity for new projects.
High cost of property purchase/remodel/new construction.
Sufficient number of volunteers.
Community buy-in.
Securing partnering agencies.

$$$ COSTS

Printing and promotion material up to $1,000.

Note: the idea of hiring a reentry housing consultant was proposed, cost to be determined.

National Association of Recovery Residences

Standard for Recovery Residences

Version 1.0

September 2011

NARR National Association of Recovery Residences	RECOVERY RESIDENCE LEVELS OF SUPPORT			
	LEVEL I **Peer-Run**	**LEVEL II** **Monitored**	**LEVEL III** **Supervised**	**LEVEL IV** **Service Provider**
STANDARDS CRITERIA				
ADMINISTRATION	• Democratically run • Manual or P& P	• House manager or senior resident • Policy and Procedures	• Organizational hierarchy • Administrative oversight for service providers • Policy and Procedures • Licensing varies from state to state	• Overseen organizational hierarchy • Clinical and administrative supervision • Policy and Procedures • Licensing varies from state to state
SERVICES	• Drug Screening • House meetings • Self help meetings encouraged	• House rules provide structure • Peer run groups • Drug Screening • House meetings • Involvement in self help and/or treatment services	• Life skill development emphasis • Clinical services utilized in outside community • Service hours provided in house	• Clinical services and programming are provided in house • Life skill development
RESIDENCE	• Generally single family residences	• Primarily single family residences • Possibly apartments or other dwelling types	• Varies – all types of residential settings	• All types – often a step down phase within care continuum of a treatment center • May be a more institutional in environment
STAFF	• No paid positions within the residence • Perhaps an overseeing officer	• At least 1 compensated position	• Facility manager • Certified staff or case managers	• Credentialed staff

National Association of Recovery Residences
Member Standards

1. Organizational/Administrative Standards	Level I	Level II	Level III	Level IV
1.1. Recovery Residences are legal business entities as evidenced by business licenses or incorporation documents;	Strongly Recommend	Strongly Recommend	X	X
1.2. Recovery Residences have a written mission and vision statement;	X	X	X	X
1.3. Recovery Residences have a written code of ethics;	X	X	X	X
1.4. Recovery Residences property owners/operators carry general liability insurance;	Strongly Recommend	Strongly Recommend	X	X
1.5. Recovery Residences comply with state and federal requirements. **If required,** documents such as licenses and certificates of occupancy are visible for public view;	X	X	X	X
1.6. Recovery Residences clearly identify the responsible person(s) in charge of the Recovery Residence to all residents;	X	X	X	X
1.7. Recovery Residences clearly state the minimum qualifications, duties, and responsibilities of the responsible person(s) in a written job description and/or contract;	n/a	n/a	X	X
1.8. Recovery Residences provide drug and alcohol free environments;	X	X	X	X
1.9. Recovery Residences collect and report accurate process and outcome data for continuous quality improvement;	Strongly Recommend	Strongly Recommend	X	X
1.10. Recovery Residences have written permission from the owner of record to operate a Recovery Residence on their property;	X	X	X	x
2. Fiscal Management Standards	**Level I**	**Level II**	**Level III**	**Level IV**
2.1. Recovery Residences maintain an accounting system that fully documents all resident financial transactions such as fees, payments and deposits;	X	X	X	X
3. Operation Standards	**Level I**	**Level II**	**Level III**	**Level IV**
3.1. Recovery Residences post emergency procedures and staff phone number in conspicuous locations;	n/a	n/a	X	X
3.2. Recovery Residences post emergency numbers, protocols and evacuation maps;	X	X	n/a	n/a

National Association of Recovery Residences
Member Standards

4. Recovery Support Standards	Level I	Level II	Level III	Level IV
4.1. Recovery Residences maintain a staffing plan;	If Applicable	If Applicable	X	X
4.2. Recovery Residences use an applicant screening process that helps maintain a safe and supportive environment for a specific group of persons in recovery;	X	X	X	X
4.3. Recovery Residences adhere to applicable confidentiality laws;	X	X	X	X
4.4. Recovery Residences keep resident records secure with access limited to authorized staff only;	X	X	X	X
4.5. Recovery Residences have a grievance policy and procedure for residents;	X	X	X	X
4.6. Recovery Residences create a safe, structured, and recovery supportive environment through written and enforced residents' rights and requirements;	X	X	X	X
4.7. Recovery Residences have an orientation process that clearly communicates residents' rights and requirements prior to them signing any agreements; collects demographic and emergency contact information and provides new residents with written instructions on emergency procedures and staff contact information;	X	X	X	X
4.8. Recovery Residences foster mutually supportive and recovery-oriented relationships between residents and/or staff through peer-based interactions, house meetings, community gatherings, recreational events, and/or other social activities;	X	X	X	X
4.9. Recovery Residences foster recovery-supportive, alcohol and drug-free environments through written and enforced policies and procedures that address: residents who return to alcohol and/or drug use; hazardous item searches; drug-screening and or toxicology protocols; and prescription and non-prescription medications usage and storage;	X	X	X	X
4.10. Recovery Residences encourage each resident to develop and participate in their own personalized recovery plan;	X	X	X	X
4.11. Recovery Residences inform residents on the wide range of local treatment and recovery support services available to them including: 12 step or other mutual support groups, recover community centers, recovery ministries, recovery-focused leisure activities and recovery advocacy opportunities;	X	X	X	X

National Association of Recovery Residences
Member Standards

4. Recovery Support Standards (Cont.)	Level I	Level II	Level III	Level IV
4.12. Recovery Residences provide nonclinical, recovery support and related services;	X	X	X	X
4.13. Recovery Residences encourage residents to attend mutually supportive, self help groups and/or outside professional services;	X	X	X	X
4.14. Recovery Residences provide access to scheduled and structured peer-based services such as didactic presentations;	n/a	n/a	X	X
4.15. Recovery Residences provide access to 3rd party clinical services in accordance to State laws;	n/a	n/a	X	X
4.16. Recovery Residences offer life skills development services;	n/a	n/a	X	X
4.17. Recovery Residences offer clinical services in accordance to State laws;	n/a	n/a	n/a	X
5. Property Standards	Level I	Level II	Level III	Level IV
5.1. Recovery Residences abide by all local building and fire safety codes;	X	X	X	X
5.2. Recovery Residences provide each residents with food and personal item storage;	X	X	X	X
5.3. Recovery Residences place functioning fire extinguishers in plain sight and/or in clearly marked locations ;	X	X	X	X
5.4. Recovery Residences have functioning smoke detectors installed. If the residence has gas appliances, functioning carbon monoxide detectors are installed;	X	X	X	X
5.5. Recovery Residences provide a non smoking internal living environment;	X	X	X	X
5.6. Recovery Residences have a community room large enough to accommodate house meetings and sleeping rooms that adhere to local and state square footage requirements;	X	X	X	X
5.7. Recovery Residences have one sink, toilet and shower per six residents or adhere to local and state requirements;	X	X	X	X
5.8. Recovery Residences have laundry services that are accessible to all residents;	X	X	X	X

National Association of Recovery Residences
Member Standards

5. Property Standards (Cont.)	Level I	Level II	Level III	Level IV
5.9. Recovery Residences maintain the interior and exterior of the property in a functional, safe and clean manor that is compatible with the neighborhood;	X	X	X	X
5.10. Recovery Residences have meeting spaces that accommodate all residents;	X	X	X	X
5.11. Recovery Residences have appliances that are in working order and furniture that is in good condition;	X	X	X	X
5.12. Recovery Residences address routine and emergency repairs in a timely fashion;	X	X	X	X
6. Good Neighbor Standards	**Level I**	**Level II**	**Level III**	**Level IV**
6.1. Recovery Residences provide neighbors with the responsible person(s) contact information upon request. The responsible person(s) responds to neighbor's complaints, even if it is not possible to resolve the issue;	X	X	X	X
6.2. Recovery Residences have rules regarding noise, smoking, loitering and parking that are responsive to neighbor's reasonable complaints;	Strongly Recommend	Strongly Recommend	X	X
6.3. Recovery Residences have and enforce parking courtesy rules where street parking is scarce;	X	X	X	X

POSITION DESCRIPTION

Transitional Housing Residential Manager

INFORMATION

Job Class: Specialist
Department: Public Safety
Location of Work: Juneau
Salary Grade(s): In Kind
Hours of Work: 10:00pm-7:00am
Employment Category:

Class Status: Active
Type of Position: Non-Exempt
Covered Position: Yes
Prepared by: T. Eames/J. Wise
Approved by:
Effective Date:

PURPOSE

Reside in the Second Chance Housing Facility and provide a stable and confident presence through the night. Act as a mentor and assist residents when other staff is not on-site or available.

Employee will receive compensation in the form of an efficiency apartment with paid utilities.

REPORTING RELATIONSHIPS

Reports To: Second Chance Program Coordinator
Supervises: Oversees Housing Residents
Liaison To:

ESSENTIAL FUNCTIONS

- Reside at the designated Second Chance Housing Facility
- Be present in the housing facility from 10:00pm until 7:00am unless previous arrangements have been made with the Program Coordinator
- Complete housing curfew checks at 10:00pm and 7:00am and record results as established
- In case of an emergency, notify appropriate authorities and Program Coordinator
- Keep log of incidents within Second Chance Housing Facility; document relevant conversations, ideas and/or suggestions that enable forward thinking regarding the program
- Establish and maintain relationships with the residents and be welcoming to new participants
- Collaborate with the Program Coordinator and Case Manager regarding chore assignments, activity calendars and other duties as assigned

DECISION MAKING AUTHORITY

Spending Authority: N/A
Other Authority: N/A

NECESSARY SKILLS AND KNOWLEDGE

- Complete reliability in being in the housing facility from the hours of 10:00pm to 7:00am unless manager has notified the Program Coordinator or the Case Manager at least 24 hours in advance unless an emergency makes prior notification impossible.

DRAFT

- Be culturally sensitive, appropriate, and respectful. Value diverse backgrounds and traditions.
- Preserve confidentiality of all residents, staff and volunteers.
- A commitment to recovery, choice, empowerment and the ability to support people who are reentering the community from prison to find meaningful lives in the community.

MINIMUM QUALIFICATIONS (education, experience, skills)

- Must have a verified minimum of three years of active recovery from substance use.
- Must be capable of handling unexpected situations or conflict with tact and professionalism.
- Must have CPR/First Aid certification or be able to pass training/testing within the first month of employment (training will be paid for by department).
- May not be under supervision of the Department of Corrections (must have finished probation/ parole requirements).

PREFERRED QUALIFICATIONS (education, experience, skills)

- Experience in multiple recovery pathways.
- Background experience working with peers or in a helping field.
- Experience with the criminal justice system preferred; a criminal background is not a disqualification as long as other qualifications are met. Those with sex offenses will not qualify for this position.

UNUSUAL PHYSICAL REQUIREMENTS OR RESTRICTIONS

The majority of work is performed in a professional office setting and is generally sedentary, requiring routine walking, standing, bending, and carrying of items weighing less than 40 lbs. Travel on small aircraft or ferry may be required.

CONDITIONS OF HIRE:

- All employment at Tlingit & Haida is "at will". This means that the employee or Tlingit & Haida may terminate employment at any time and for any reason. Unless specified in writing, no term of employment is expressed or implied for this position.
- Tlingit & Haida is a no tolerance workplace. All regular employees may be required to pass a pre-employment and subsequent random drug and alcohol screening to be eligible for and maintain employment.
- Tlingit & Haida requires a criminal background check be conducted on all employees. All employment offers are conditional until federal criminal background check results verify your eligibility to work for Tlingit & Haida.

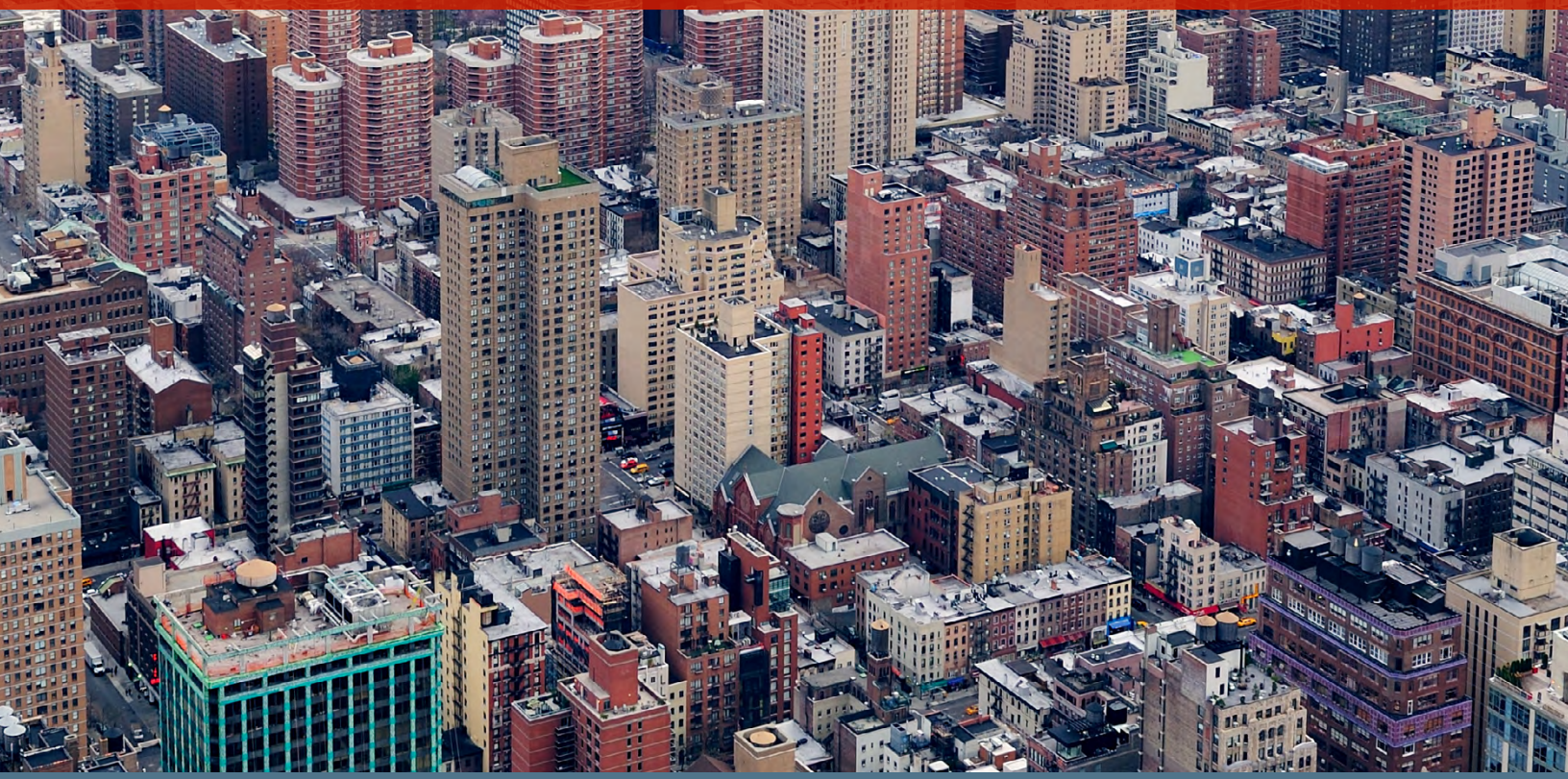
This Position Description describes the essential functions and qualifications of the job described. It is not an exhaustive statement of all the duties, responsibilities, or qualifications of the job. This document is not intended to exclude modifications consistent with providing reasonable accommodation for a disability. This is not a contract. Your signature indicates that you have read this Position Description and understand the essential functions of and qualifications for the job.

_____	_____	_____
Employee Printed Name	Employee Signature	Date
_____	_____	_____
Supervisor Printed Name	Supervisor Signature	Date

DRAFT

"You Don't Have to Live Here"

Why Housing Messages Are Backfiring and 10 Things We Can Do About It



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October 2016

Introduction

"That's the part people don't understand. No one is forcing you to live in one of the most expensive areas in the country. If you want cheap rent, go to South Carolina or somewhere else that's dirt cheap. You don't have to live here."

—Reader's comment, *Southern California Public Radio,* 2015

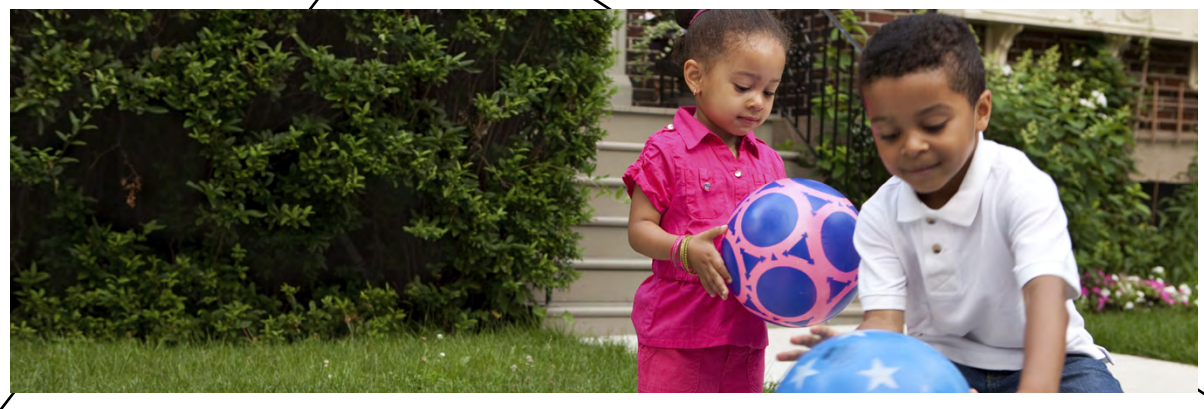
"If you cannot afford DC, there is a simple solution, it is called moving. … No one is entitled to live here if they can't afford to do it on their own dime."

—Reader's comment, *Washington Post,* 2016

There is a strong and growing movement among housing advocates to advance policies and programs that ensure that all people—regardless of their income level, racial or ethnic background, or country of origin—have access to healthy and affordable housing. This movement is increasingly focused on building support for quality, affordable housing in all communities and helping people understand why housing is vital to our collective prosperity.

When it comes to building public support for this agenda, there is a lot of work to be done. While the housing and community development movement is growing, the public discussion seems to be stalled. Broadening public thinking on housing issues, increasing support for necessary policies, and sparking action and engagement is more challenging than ever before. There is a general difficulty among the public to see housing as an issue that requires greater attention from policymakers, and people struggle to see the connection between housing, equity and inclusive communities. To the extent that public support is necessary to enact policies and establish programs that promote equity and inclusion, advocates face an uphill battle.

In this paper, we lay out the challenges that advocates face and use new research conducted by the FrameWorks Institute to put forward evidence-based messaging recommendations that can be used to advance a strong affordable housing and community development agenda. Our goal is to equip housing and community development advocates with evidence about which messages work (and which don't) as well as to use communications to expand the public discourse on housing issues—ostensibly paving the way for real and lasting systems change.

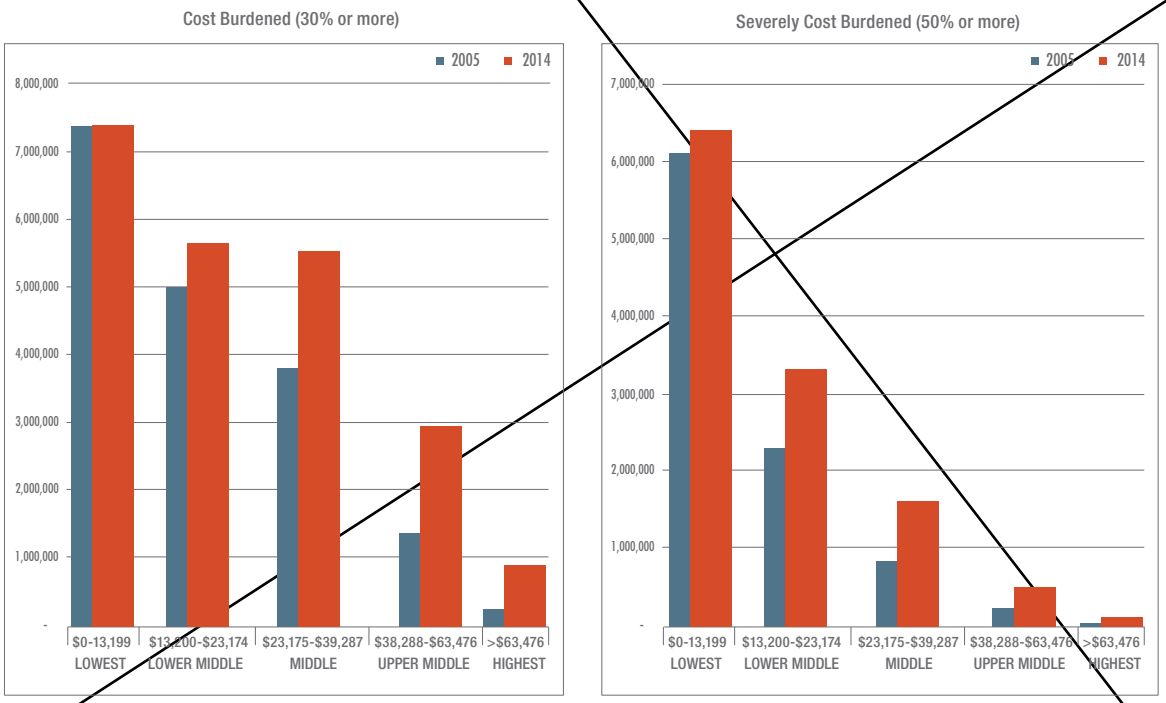


The Window Is Opening, but Do We Have Enough Public Support to Navigate New Housing and Community Development Policies, Programs, and Investment Vehicles Through It?

Today, stories about the difficulties that ordinary people face in finding quality affordable housing appear in the news in every major American city with increasing frequency. Unlike stories about the housing bubble and the financial crisis that dominated the airwaves a decade ago, today's stories about housing are focused almost singularly on people. Vivid anecdotes of individuals facing rising rents and mortgages told against the backdrop of falling and stagnant wages abound, and accounts of families who find themselves priced out of the housing market are front-page news.

Most of these stories frame this issue as a crisis. This crisis messaging is emerging in part as a reaction to the fact that housing affordability issues are no longer just about those living on low incomes. People across a much wider socioeconomic spectrum are increasingly facing the same problem—rents and mortgages are increasing at rates that outpace growth in income and earnings.

Housing Cost-Burdened Renter Households Are Increasing Across All Income Bands



Source: Enterprise Community Partners analysis of 2014 American Community Survey Data

Housing and community development advocates have been able to ride this growing tide of anxiety to get new housing proposals in front of policymakers and city leaders. Recent fair-housing decisions by the Supreme Court and rulings related to disparate impacts of current policy are also giving advocates hope. Even at the federal level, where meaningful systems change has been relatively slow, housing issues seem to be gaining momentum and relevance. Moreover, the intersection of housing and our country's deep problems of racial discrimination and segregation are raising the salience of fair housing as a public concern and renewing interest in housing as a platform for racial equity.

In many ways, this seems to be a watershed moment for housing and community development advocates—ushering in the potential for real, transformative systems change. Yet, while there is significant excitement among advocates about the possibility of this moment, there is also angst. How long will this window of opportunity remain open? Will we be able to galvanize enough support to realize meaningful and lasting change that really benefits people at the lower ends of the socioeconomic spectrum? Are we building enough public will to fully capitalize on the opportunity for serious, long-term change? In short, are we doing everything we can to elevate the prospects for change in this moment?

In this paper, we will argue that building a wide base of public support is vital to sustaining housing's presence on the nation's policy agenda and that the work to build the public will to address housing challenges may be even tougher than many realize. Our experience and research show that, while our advocates are lifting up policy and programmatic solutions, we are missing the opportunity to change the narrative about ***why*** housing matters; ***what*** "affordable housing" means; ***why*** housing is a shared public concern; and ***what*** needs to be done to fix this problem.

…the work to build the public will to address housing challenges may be even tougher than many realize. Our experience and research show that, while advocates are lifting up policy and programmatic solutions, we are missing the opportunity to change the narrative about ***why*** housing matters; ***what*** "affordable housing" means; ***why*** housing is a shared public concern; and ***what*** needs to be done to fix this problem.

This is deeply challenging work. To do it well, we have to do a much better job connecting housing issues to the chief concerns of public audiences. These audiences can be tough to influence; may not have time to listen to all of the facts and data we have to offer; are concerned that their housing values may go down if "affordable housing" is located nearby; and are not won over by the sad stories we have to tell about the growing number of individuals who are facing impossible housing constraints. To make matters worse, while the evidence that housing matters is strong, our pie charts, facts and figures have limited utility when people feel disconnected from housing as a shared public concern. To understand how to connect in new ways, we need to first understand why our current messages are failing to win the day. We need to understand why our messages are backfiring.

How Are Our Messages Backfiring?

"This country was built on mobility. Moving to places where one can get a better life. Some of us want or need to live in Los Angeles because of what we do. But most people can live far better lives in the 90 percent of the country that is not Los Angeles, New York, and San Francisco."

—Reader's comment, *Southern California Public Radio,* 2015

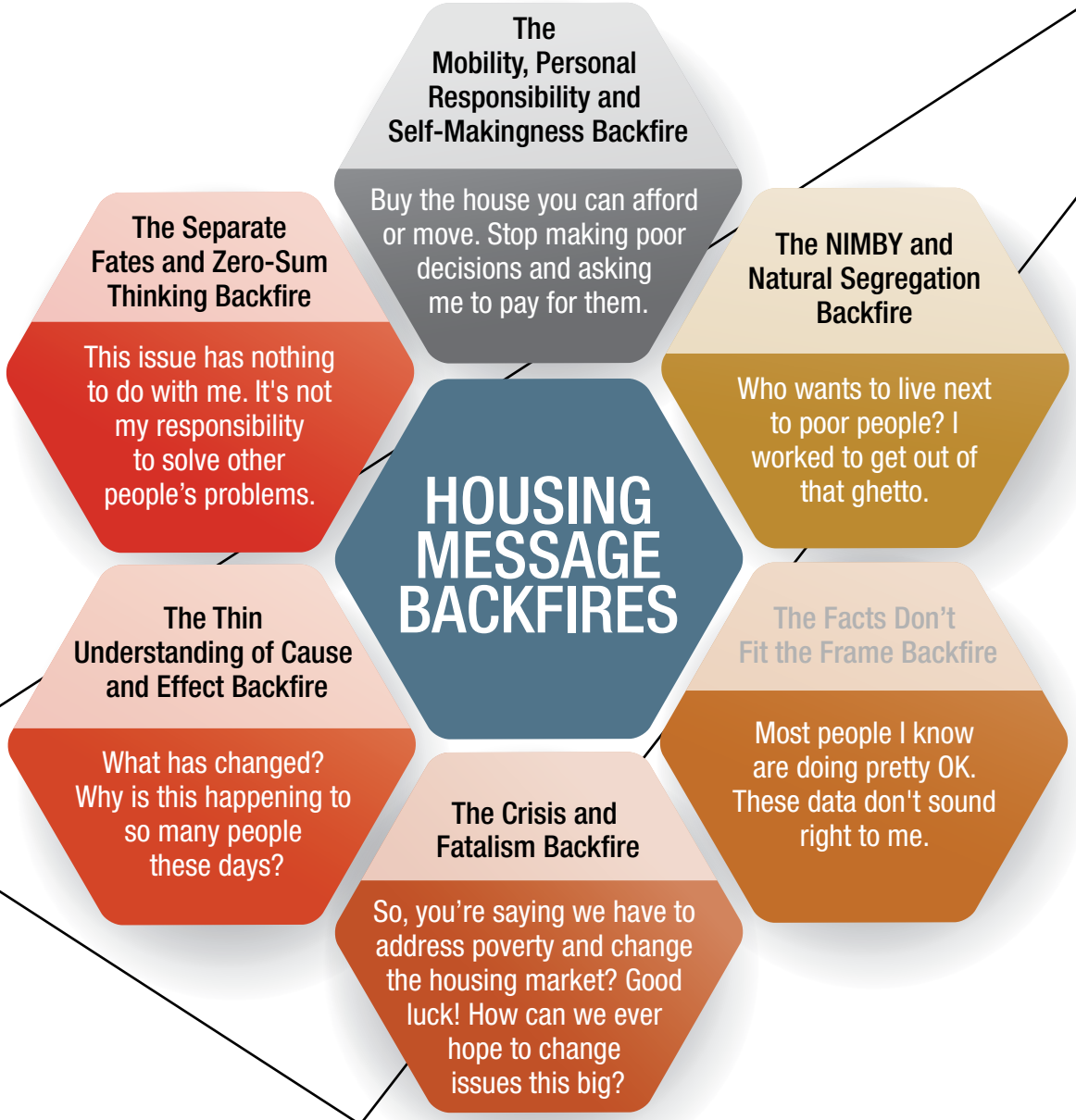
Over the last 20 years, the research about how housing matters has come a long way. For example, we have more evidence than ever before that housing is a vital social determinant of health and one of the most efficient ways to improve a wide range of health outcomes. Moreover, housing often determines who has access to transit, grocery stores that sell fresh produce, jobs that pay living wages, safe parks and good schools. That is, a wide range of present and future outcomes are all inextricably tied to housing.

As the evidence for the impacts of quality affordable housing grows, catalyzing public support might seem like an easy task. Yet the field has struggled to communicate the message that housing is a shared, public concern that requires increased public support, investment and attention. The irony is that as data about the importance of housing pile up, our messages seem to be losing traction and actually making things worse. Facts, data and vivid stories about individual troubles are not increasing public understanding, and some of our initial research suggests that they may in fact be both depressing public support for housing issues and reinvigorating misinformation.

On this front, housing is not unique. For more than 30 years, cognitive and behavioral scientists have been studying the "backfire effect"—the phenomenon in which people become more entrenched in false beliefs when confronted with evidence that contradicts their views. Studies show that attempts to refute false information often lead people to hold more firmly to their misperceptions. For example, researchers at the University of Michigan found that "when misinformed people were exposed to corrected facts in news stories, they rarely changed their minds. In fact, they often became even more strongly set in their beliefs. Facts, they found, were not curing misinformation. Like an underpowered antibiotic, facts were actually making the misinformation even stronger" (Keohane, 2010).

With piles of data but no alternative frame to hang them on, housing advocates may be seeing renewed interest from local legislators but are facing an increasingly unsympathetic public.

Part of the explanation for this backfire effect is "confirmation bias"—the tendency to accept arguments that confirm our views. But message backfires are also related to the way our brains are wired to process information. Research has shown that "people will resist abandoning a false belief unless they have a compelling alternative explanation" or frame from which to think about new information (Ignatius, 2016). With piles of data but no alternative frame to hang them on, housing advocates may be seeing renewed interest from local legislators but are facing an increasingly unsympathetic public.



What perspectives are housing messages failing to overcome? How are these perspectives undermining efforts to increase the salience of and build support for affordable housing reforms?

Below we review the major counter-narratives that housing and community development advocates are often inadvertently activating. For the purposes of illustration, we use a select set of reader's comments from prominent media stories about affordable housing and community development. We use these comments to help advocates understand how messaging can activate highly predictable counter-narratives, and we explain why these types of reactions interfere with attempts to build public will.

The
Mobility, Personal
Responsibility and
Self-Makingness Backfire

Buy the house you can afford or move. Stop making poor decisions and asking me to pay for them.

The **Mobility, Personal Responsibility** and **Self-Makingness** Backfire

"All the people listed in that example made poor life choices. … Had those people gotten an education and tried to get a real job, they wouldn't be 'forced' to live like they are. As far as the people on Social Security, why didn't they save for retirement? This is nonsense."

— Reader's comment, *Southern California Public Radio*, 2015

Self-Makingness as an idea assumes a significant amount of agency on the part of residents, positions housing as a consumer choice, and stigmatizes people or families who find themselves unable to solve housing problems. In this way, cash-strapped residents are admonished to move, to avoid living in homes they cannot afford, and for making "bad choices"—in much the same way that someone might be chastised for buying too many shoes or expensive purses.

The most common and predictable backfire happens as the public tries to reason about what the people highlighted in our messages should be doing to resolve their problems. Faced with messages about the need to make housing more affordable, the public reasons that people who are struggling with housing challenges (and especially with affordability) are: (1) poor money managers who have made bad decisions about their resources; (2) irresponsible and unwilling to take ownership of and solve their own personal problems; and (3) lazy and unwilling to take the initiative to move to better places where housing is more affordable.

The last part of this thinking—about mobility, or the idea that people ought to be open, able and willing to move to address housing issues—is a particularly strong backfire. In a review of news articles on affordable housing, we found hundreds of comments that posited the simple answer of mobility: ***"I've never met anyone who has said they couldn't afford to move. If you are really poor, why can't you put your stuff in a couple suitcases and take a bus or rent a U-Haul if you have furniture to move? I've known people so broke they had to borrow bus fare, but they still managed to move"*** (Reader's comment, *Washington Post,* 2016).

This backfire is the result of what, in the parlance of framing, is called *Self-Makingness*—the deeply entrenched cultural belief that people are "self-made" and ultimately accountable for their own circumstances, achievements and difficulties. It is important to note that *Self-Makingness* thinking assumes complete agency on the part of residents, positions housing as a consumer choice, and stigmatizes individuals who find themselves unable to solve housing problems. In this way, cash-strapped residents are admonished to move, to avoid living in homes they cannot afford, and for making "bad choices"—in much the same way that someone might be chastised for buying too many shoes or expensive purses.

The strength and prevalence of this highly accessible narrative is particularly problematic for those working on housing issues. When housing advocates engage the public in thinking about affordability issues, these ideas of *Self-Makingness* make it easy to dismiss the problems that residents face and give people the sense that there is an easy fix: Just move! This is clearly not the takeaway that housing advocates intend. Yet, the *Self-Makingness* backfire makes it difficult to engage the public as advocates on behalf of their struggling neighbors and difficult to help the public see the need for any action other than better decision-making, greater individual resourcefulness and motivation to relocate.

The Separate Fates and Zero-Sum Thinking Backfire

This issue has nothing to do with me. It's not my responsibility to solve other people's problems.

The **Separate Fates** and **Zero-Sum Thinking** Backfire

"Why should we bail you out of your poor decision?"

—Reader's comment, *NPR*, 2016 (emphasis added)

Housing insecurity is a problem that affects almost every community in the nation today. Yet there is not a strong public sense of connectedness to this issue or to the people who are experiencing housing challenges nor an understanding of how housing impacts the vibrancy and health of communities. This leads to a second, fairly predictable message backfire. Reasoning from a *Separate Fates* perspective, people struggle to see how the issue relates to their interests or circumstances.

At worst, people may actually see the issue not just in terms of *Separate Fates* but of competing interests. When seen in *Zero-Sum Thinking* terms, solving the housing issues for "other" people implies sacrifices for everyone else. ***"Thanks for screwing over your neighbors who stayed put. Your deed-in-lieu dropped their home values even further"*** (Reader's comment, *NPR*, 2016).

One of the most pernicious areas of message backfire in this category comes as housing advocates bring up the tradeoffs that low-income families often experience in trying to make ends meet. Recognizing that families are often making deep sacrifices in allocating what little resources they have, researchers have examined the depth and intensity of those tradeoffs. While findings from this work are important in developing programs and policies, effectively sharing this information with the broader public has been a struggle. Comments and reactions to stories about these tradeoffs clearly show the way that this discussion can backfire. For example, in one story outlining how many families actually sacrifice grocery monies to pay rent when money is tight, a reader commented: ***"With American obesity at an all-time high, cutting the grocery budget is a good thing"*** (Reader's comment, *CityLab*, 2016). A second reader asked who, other than the very rich, doesn't struggle and have to make tradeoffs when it comes to family finances: ***"While I agree there's a housing affordability problem … doesn't everyone except the very rich have to give up some purchases in order to afford top priorities like housing? I know I would spend more on other things if I didn't have to meet the mortgage payment first."*** (Reader's comment, *CityLab*, 2016).

As a result, messaging meant to highlight the unique challenges that low- and moderate-income residents face easily backfires and often morphs into *Zero-Sum Thinking*—triggering the perception of competition

for scarce resources. This backfire creates clear and obvious problems for advocates trying to build greater public support and advance housing as a shared, public concern. As a result, the way in which advocates bring forward the unique challenges that low- and moderate-income residents face is not only important, but critical to our work to expand the base of support.

The Thin Understanding of Cause and Effect Backfire

What has changed? Why is this happening to so many people these days?

The **Thin Understanding** of **Cause** and **Effect** Backfire

"Washington, DC, and the region itself, is not doing enough to get rid of affordable housing. Our crime problems in DC are not coming from those in upper-middle class households. They are coming from those living in public housing and income-capped and subsidized housing. The sooner the people living in this 'affordable' housing (which, by the way, is a code-word for low-income housing) are pushed out of the region, the better. Gentrify DC, gentrify every last bit. Push the criminal and parasite class out of the city for good."

— Reader's comment, *Washington Post*, 2016

Affordable housing issues are complex. The significant public investment needed to make most affordable housing projects feasible and the significant number of regulatory steps involved in these developments pose significant challenges for advocates, requiring significant time and expertise. Unfortunately, our research has shown that public understanding of how affordable housing is created (as well as why there is a shrinking pool of it in most places) is thin. That is, the public generally has little understanding of the causes of the nation's housing problems and of their effects, as well as the means necessary to address them and improve outcomes.

This complexity has been terribly difficult for advocates to fully convey in ways that would help the public understand the solutions we propose. For example, advocates across the country are talking quite frequently about the issues of gentrification and the displacement of lower income residents that often results when neighborhoods experience significant infrastructure investments. Gentrification is in part a process of bringing in new businesses, investments and people who add value to neighborhoods—which is a good thing. However, if those investments are not carefully designed and coordinated, existing residents can be displaced, which is directly at odds with the goals of fair and affordable housing advocates. The challenge here, of course, is that without a robust understanding of how development works, it appears that the very thing that advocates are seeking—greater investment in struggling neighborhoods—is the cause of the problem they want to engage the public about. Ultimately, this conversation is terribly confusing to public audiences who have little understanding about housing to begin with.

Efforts to engage the public in understanding the issues involved in housing and community development are difficult. To avoid activating the backfire that comes from the lack of public understanding, we will need to be clearer in how we talk about these complex issues and provide our explanations in ways that are much more accessible to the public. Without an emphasis on better explanation, widening support for new policies, programs and investments will remain a difficult proposition.

The Crisis and Fatalism Backfire

So, you're saying we have to address poverty and change the housing market? Good luck! How can we ever hope to change issues this big?

The **Crisis** and **Fatalism** Backfire

"I also think that this discussion should not ignore that housing authorities and their voucher programs have done more to perpetuate poverty from one generation to the next. They have reversed the American Dream and should not be entrusted with the new tax dollars to administer their stupid and bureaucratic voucher program."

—Reader's comment, *NPR*, 2016

When housing messages adopt a crisis tone and focus on the urgency and severity of housing problems, they risk activating people's sense that housing affordability is yet another in a long line of large, unwieldy, intractable problems. Thus, messages that focus on urgency—especially when they posit these issues as "crises"—end up backfiring because people feel powerless against the weight of these large and looming issues. This backfire gets worse when advocates implicate government as a necessary and responsible player in addressing housing affordability issues. Such calls for government responsibility cue strong senses of skepticism about government's ability to meaningfully address large-scale issues and deliver constructive solutions. The public's strong sense of the inability to address social issues and of government's futility in attempts at change conspire to create a powerful backfire in response to messages that focus on urgency, the extent of the problem and the government's responsibility for solving these problems.

"Make it so that landlords can throw out tenants who don't pay rent and you'll see rents go down. … I have no problem with rent control. I have a HUGE problem with state-sponsored theft. Government programs just further distort the market. Spend money on training so residents can afford the rents and the whole city will benefit."

— Reader's comment, *Washington Post*, 2015

Moreover, when the focus on the government's role backfires, it often invokes the personal responsibility narrative. That is, when people push back on government and policy as solutions, the fallback is usually to personal responsibility and *Self-Makingness*—where both the problem and solutions are cast at the individual level rather than systems or policy levels.

"It's a slippery slope. When someone see[s] that he/she can get something for free, motivation to make smart choices and to work for things goes down. Perhaps we can do something, but it would have to be for a short time only, even though I still disagree that this is a proper role of government. It's the whole 'teach a man to fish rather than giving him a fish' idea. There is nothing stopping you from giving more to charities or to bring someone into your own house or whatever else YOU want to do. I don't think we should all be FORCED by government to pay for someone else."

— Reader's comment, *NPR*, 2016

As with a lot of tough social problems, the public's distrust and skepticism about government's ability to create and sustain viable solutions is a major problem for housing advocates. Addressing the challenges identified by housing advocates requires partnership with government agencies (at all levels). When the role of government is not framed with great care, messages can backfire and leave people with a sense that nothing can be done and that housing outcomes are beyond the scope of meaningful change.

The NIMBY and Natural Segregation Backfire

Who wants to live next to poor people? I worked to get out of that ghetto.

The **Not-in-My-Backyard** and **Natural Segregation** Backfire

"Nobody wants to live with low-class blacks, not even middle-class blacks. The best we can do is keep them in de facto *reservations, like East St. Louis and Camden, NJ. Anything more than that is just a waste of time and money. Spreading them around more is a recipe for all kinds of trouble."*

— Reader's comment, *Washington Post*, 2015

Both housing researchers and policy advocates are increasingly trying to raise the issues of racial and economic segregation as significant issues of public concern within the context of housing. As researchers publish evidence about the growing concentration of poverty, racial wealth gaps and other racial/ethnic disparities that are in large part due to housing, it has become a larger looming issue.

It should come as no surprise that issues of racial and economic segregation are areas of backfire. Race and racial disparities (in particular) continue to be hot-button issues where deep divisions within the public consciousness exist. Many whites (although certainly not all) think about the problems of race discrimination as a thing of the past—we solved that! We have an African American president who rose from humble beginnings and we have Latinos and Asian Americans (many of whose backgrounds were just as humble) who are now counted among our nation's richest elite. Clearly this is evidence that hard work and perseverance pay off across racial lines and as a result, any disparities across race and economic class lines must be the result of a lackluster effort.

In fact, in our interviews with ordinary Americans across the country, we found a general attitude that racial and economic segregation was natural. Those who are wealthy want to live with other wealthy people and so they choose communities that allow them to do so. Racial minorities (particularly new immigrants) want to live in communities where they can support each other, reinforce cultural traditions and have easy access to their own networks. This is seen as natural and, in the words of one of our research participants, "just the way it works."

As a result, as housing advocates push for housing policies that specifically address racial and economic segregation, concentrations of poverty and relevant racial disparities in access to opportunity, their advocacy is often met with not-in-my-backyard (NIMBY) concerns and community opposition. Our messages about the benefits of diverse and inclusive communities are disregarded when the public reasons from this point of view. Thus our advocacy on behalf of racial equity and inclusion, when it is not presented in well-framed messages, actually backfires—activating community opposition, NIMBY concerns and, ultimately, making it even harder to expand public support.

The Facts Don't Fit the Frame Backfire

Most people I know are doing pretty OK. These data don't sound right to me.

The **Facts Don't Fit** the **Frame** Backfire

"I'm an LA resident and have been for the past 7 years. This article is complete bunk. $33 an hour is about $5,000 dollars a month working 40 hours a week; to say that you need that in order to afford an apartment for $1,700 is well, not fit for print. Then I realized some academic organization at USC was nice enough to bestow a new, albeit arbitrary, meaning for 'affordable,'—that is to say 30 percent of one's paycheck on rent is considered 'affordable,' anything beyond it is not. Leave it to the colleges to redefine words for political purposes."

— Reader's comment, *Southern California Public Radio*, 2015

While housing advocates have been increasingly able to draw on new data, research and strong evidence about the positive impacts of affordable housing, attempts to present these data frequently backfire. When faced with the latest data and research about the challenges that housing insecurity poses for communities, or the benefits that new policies and investments might bring, many people remain unconvinced by such evidence.

Social scientists have long studied this as a classic example of confirmation bias—when the information disconfirms what people already think they know, they challenge or push back on the data and the source rather than changing their opinions. This type of backfire effect is common in the housing field, where advocates increasingly rely on newly created data and emerging evidence from research to advocate for new housing and community development options. The challenge comes when the data do not conform to the way that people already understand the issue (remember, housing is understood as an issue of personal responsibility and a consumer choice). Without a messaging strategy that helps the public imagine or see housing differently, new data or research does little to undermine the backfire—rather it ***becomes*** the focus of the backfire. Data and evidence should be used to enliven a bigger messaging frame. That is, data and research cannot ***be*** the message; rather, they should ***enhance*** a more effective overall message.

Why Does the Backfire Effect Matter?

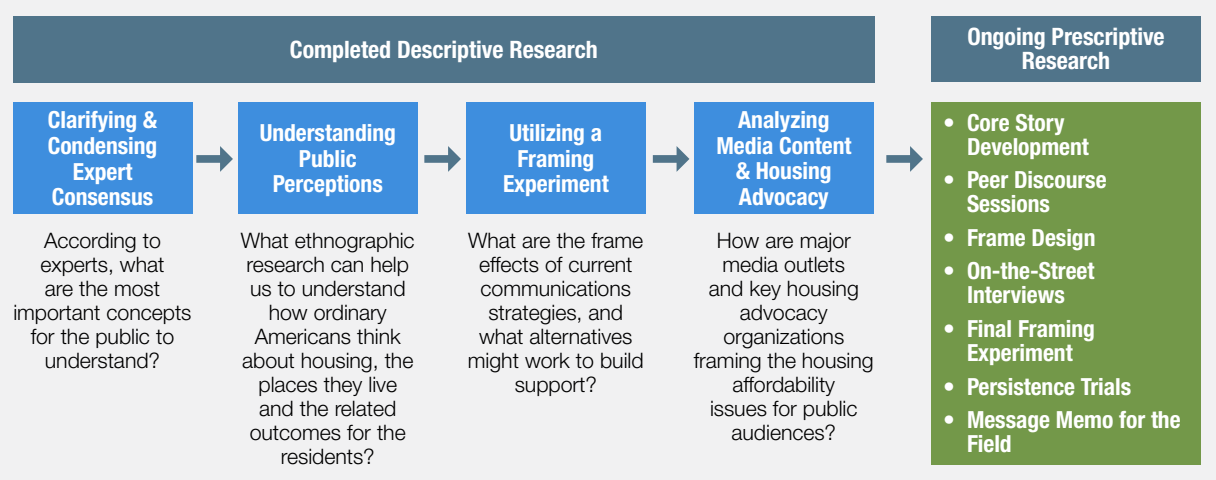
Addressing housing challenges and creating more inclusive communities will require new policies, programs and investments. Making and sustaining these changes over the long term will require engagement from a broad range of stakeholders as well as public will. The backfire effects described above limit the field's success in these key ingredients of change. We need ways of turning down the backfire and turning up public understanding of these issues. This is a precondition for generating support for necessary policies and interventions. Building public will requires both better evidence about the relative benefits of alternative solutions and also more effective ways of using this evidence to lift up stories about housing as an important shared concern.

While there are many aspects of our current messaging strategies that are backfiring, there is also evidence that these challenges can be overcome. New research commissioned by Enterprise Community Partners and conducted by the FrameWorks Institute is helping us to understand the backfire effect and is testing the effectiveness of messages aimed at increasing public engagement, policy support and understanding of housing as a shared concern.

FrameWorks researchers are using Strategic Frame Analysis®—a method pioneered more than a decade ago—to harness insight from the cognitive and behavioral sciences to create more effective messaging. FrameWorks has demonstrated that it is possible to reframe the public conversation on social issues, from climate change to science, technology, engineering and math (STEM) education to economic mobility and more. FrameWorks tests messages for their effects on public attitudes, knowledge, policy preferences and willingness to engage. A frame "works" when it builds support for multiple aspects of a comprehensive, evidence-based policy agenda.

Until now, housing has not benefitted from this kind of analysis. The research described here is thus a unique opportunity for the sector to navigate around these backfire effects and use frames that expand public support for housing policy and systems change. The research examines how frames influence thinking and support on a range of progressive housing policy issues, creating equity issues between renters and homeowners; encouraging economic development; addressing economic disparities; developing mixed-income communities; making connections between affordable housing and healthy housing; and more.

The research is divided into two phases—descriptive and prescriptive. The descriptive phase allows us to see how public thinking shapes the effects of our current messaging and explains why our messaging consistently backfires. This part of the research uses cognitive interviews, media content analysis and quantitative studies to fully assess what advocates are up against. The second phase of research is prescriptive and tests potential reframes against existing messages to identify frames that increase support for our efforts to reshape the public conversation. This prescriptive work includes both qualitative and quantitative methods. In particular, the research relies on a series of experimental surveys with a nationally representative sample of the American public as well as with several subsamples that allow us to draw particular insights from a wide range of demographic groups. We are currently in the middle of this prescriptive research but are already harvesting insights that can help the field improve its current efforts.



What Does the Research to Date Tell Us About How to Avoid Backfires?

While we are still in the prescriptive phases of the research, we have much to offer the field in terms of initial insights. Here we highlight a few of those insights in hopes that they can be useful to advocates actively engaged in efforts to build public will around housing and community development.

Recommendation #1: Tell stories that balance the people, places and systems perspectives.

Ideas of individualism (self-makingness, personal responsibility and mobility) consistently backfire and shut down the broader perspectives that are necessary to see the benefits of many of the most important solutions advocated by housing and community development advocates. Unfortunately, individualism is easily cued by telling stories that focus narrowly on an individual or family experiencing housing challenges. While telling stories that put a "human face" on these issues is certainly good practice, if such portrayals are not balanced by a focus on the places, environments and systems that should be functioning to support "self-makingness," it becomes easy for the public to individualize housing problems and hard to see how public policies and programs can make improvements. Our research suggests the need for more balanced messages. Advocates need to tell stories that position people, places AND systems as active characters. Adding place-based context, in particular, can help position housing challenges and their effects in alignment with *where* those challenges are occurring and *where* interventions might be usefully employed or targeted. Broadening our messaging in this way provides the public with needed practice in thinking about how places and systems, in addition to individual efforts, shape how well or poorly our communities function.

Recommendation #2: Don't directly contest the public assumptions about mobility, consumer choice and personal responsibility. Instead explain the role of systems in shaping outcomes for people and the communities in which they live.

Stories about choice and effort make it hard to think about housing as anything more than an individual concern or to see how policy plays a role is shaping individual "choices." However, directly refuting these ideas is unproductive and can backfire, further reinforcing these ideas. Instead of telling people that individual choice is *not* the driving factor behind housing affordability issues, advocates should develop illustrative stories that show people the ways in which public policies shape the problems that individuals experience and play a leading role in addressing these problems.

Recommendation #3: Tell a "Story of Us" rather than a "Story of Them."

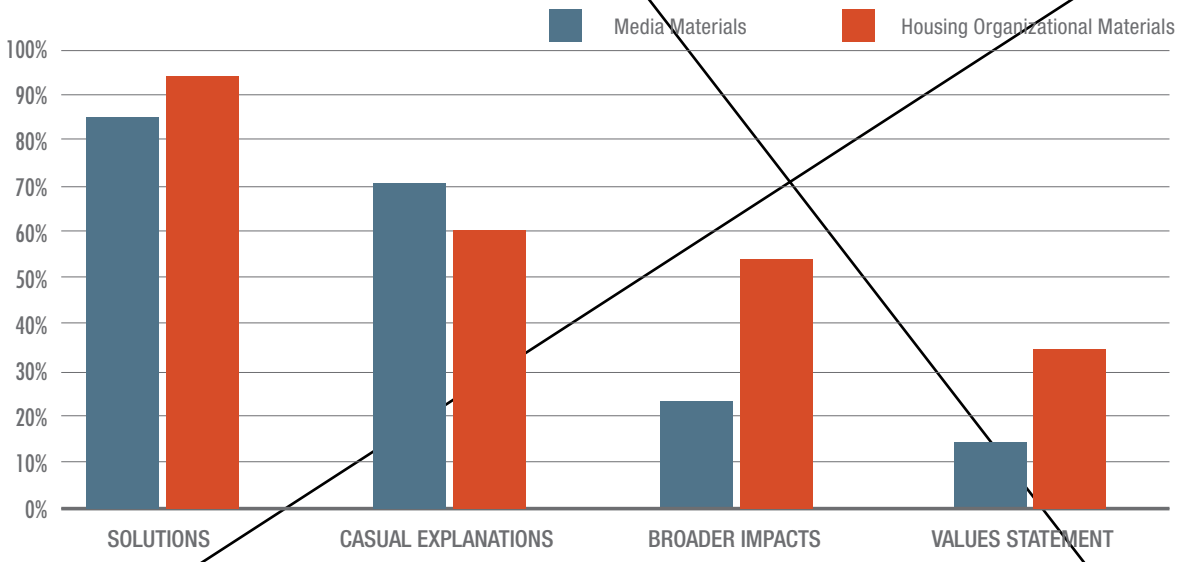
Thinking in terms of separate fates or of housing as an individual-level issue is easy for people to do. But these ways of thinking allow people to tune out housing issues because they don't see their connection to or stake in the issue. The best remedy is to consistently widen the lens and tell a bigger story—one that makes it clear that housing issues have broader impacts for everybody. In so doing, it is key not just to make the *problems* collective (that we are all negatively impacted when quality affordable housing is in short supply) but to also make it clear that there are collective *benefits* in addressing housing affordability issues.

Across a wide range of issues, we have found that messages that lead with values (like prosperity and ingenuity) more consistently position our concerns as collective problems with collective benefits. Values help people to get "up and over" the issues of *Separate Fates* and to see the solutions housing advocates pose as benefitting everybody (rather than "those people"). This values-based messaging allows us to tell a bigger story—a story about how housing affects all of "us" rather than a "story of them." Values can be especially important as housing advocates often need to gain support for policies and programs that are targeted to less influential constituents—people who are poor or homeless, people of color, seniors and others. Without values-based messaging, housing advocates will continue to face opposition because people have difficulty seeing their stake in our efforts to bring housing reforms.

Recommendation #4: Bring the connection between housing and other issues into sharper focus.

When communicating about housing, be sure to make the case that housing affects all of us and also that housing intersects with almost every other social issue and outcome, from education and health to employment and public safety. Housing and community development advocates often miss the opportunity to broaden the audience when we fail to connect housing with other issues. Our research found that the field does use this "broader impacts" frame—but not often enough to shape public debate (see the chart below). As a result, this point is largely absent from media coverage of affordable housing issues. Connecting housing to other issues allows housing advocates to align with advocates for education, health, labor and other issues and expand and unite the movement. The latter is incredibly important if we are to raise the salience of housing on the nation's policy agenda and create a more favorable policy climate for expanding housing affordability policies, programs and investments.

What We Already Know From the Research:
Frequency of Key Narrative in Media & Housing Industry Materials



Source: O'Neil, M., Volmert, D., Kendall-Taylor, N. (2016). *Not Telling the Whole Story: Media and Organizational Discourse about Affordable Housing.* FrameWorks Institute.

Recommendation #5: Help people connect the causes and effects of housing insecurity.

Some of the housing message backfires result from the public's lack of understanding about how housing works: *How is the housing supply determined? What does it mean to say housing is "affordable"? What is "quality" housing? What should be done to address issues of affordability?* Again, this lack of understanding is entirely understandable, as the answers to these questions can be complex and technical.

FrameWorks research shows that providing a short, clear explanation of the cause and effect of housing insecurity increases support for policies and programs aimed at housing affordability. While current housing messages expend a great deal of effort in establishing the problem, these messages would be more powerful with stronger explanations of ***why*** this is happening or ***how*** the problem would be affected by alternative policies.

For example, we tested the following language, which has positive effects on issue understanding and policy support:

"Quality rental homes are incredibly scarce and breathtakingly expensive, yet wages are stuck in place. In recent years, tight standards for mortgage loans and high home prices have made it impossible for many people to buy homes, causing more people to become renters. Large numbers of renters and a scarce supply of rental housing have driven up rents. Rent has increased but wages for low- and middle-income households have not, forcing more families to spend large portions of their incomes on housing and leaving less money for other needs, like nutritious food, good health care and quality child care. To make sure people can get decent housing at reasonable costs, we need to take steps to fix these problems with the housing market."

Advocates need to consistently advance a clear, evidence-based, and "sticky" explanation that pinpoints the sources of rising housing problems and connects them to actionable changes in public policy. Failing to explain the causes and effects of housing insecurity—a key "plot" element in the story about housing—allows the public to "fill in the blanks" about underlying causes with familiar, but unproductive, explanations. These include the beliefs that housing problems are the result of people's failure to take responsibility for their lives or for their choices, or of immovable and mysterious market forces that are beyond anyone's control. These beliefs have a powerful effect on public thinking about housing: people struggle to understand and support progressive alternatives.

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Messaging Frame:
Where You Live Affects You

The places where we live shape our lives and our health. Our communities and neighborhoods affect our health in important ways. When people's homes are near parks and bike paths, exercise is easier. When people live near grocery stores where good food is available, it's easier to eat healthy. Things within our homes, like lead, mold, and other toxins can make us sick. And when housing is really expensive, it makes it hard to afford to go to the doctor, join sports leagues, or eat well, which harms our health.

Recommendation #6: Make it clear that where you live affects you.

FrameWorks researchers also found that framing housing using a place-based frame was able to broaden the public conversation about housing. In particular, the idea that "where you live affects you" helped people to see outcomes as being shaped by aspects of the surrounding built environment. Moreover, this frame helped people understand the connections between specific features of housing and specific outcomes. Perhaps most important, this frame made people less apt to blame poor outcomes (like poor health and poor housing conditions) on individuals and more likely to see how community-level factors shape health—increasing the visibility of systems and policy solutions.

Recommendation #7: It's okay to raise challenges of the past, but focus on the kinds of change that lead to better outcomes.

Recent Supreme Court decisions are giving air to discussions of the importance of fair housing and energizing advocates who work on housing as a social justice issue. Some of the discussion and energy focuses on the deep historical connections between policy, systems and segregation. While policy has long played a major role in creating and then perpetuating patterns of housing segregation, there is evidence to suggest that, as a communication strategy, this social analysis may not be the best way to shift public thinking and build support for fair housing policy. There is a strong belief among the public that discrimination is both a thing of the past (that racism has been eliminated through legal reform) and that where it still exists, it lies in the hearts of "a few bad apples." Both of these perspectives impede productive engagement with policies designed to address discrimination at a systems level.

While it is important to recognize and explain how the policies of the past have had a deleterious impact on the racial, ethnic and economic housing issues of today, these subjects are unlikely to be the most effective ways of starting communications nor the best subject matter on which to focus messages that are meant to expand public support. Instead, advocates should hone in on the ways in which enacting reforms today helps us better address problems and improve outcomes, with a specific focus on the ways in which fairer and more inclusive housing benefits everyone in society.

Recommendation #8: Use robust examples that show how new housing policies worked.

Housing and community development advocates have no shortage of solutions to share and are successful in getting them into the media coverage (see chart on page 14). The problem is that these solutions are often offered without explanation or concrete examples that show how an action leads to better outcomes.

Without explanation or explanatory examples, pointing to policies, solutions and needed programs will be met with a general sense of pessimism about the prospects for meaningful change on housing and community development issues. To begin to address this pessimism, advocates should continue to get solutions into the discourse but also move beyond description and develop short, crisp explanations and examples that help people see *how actions work to improve outcomes*. FrameWorks research shows that the challenge is not to convince the public that the system is broken, but rather to show people that it can and must be fixed and how this can be done. This is a particularly important recommendation because of the way in which the public casts rising costs as an inevitable reality of the housing marketplace and adopts highly pessimistic attitudes about the possibility of improvement (especially where government is framed as a primary change agent). People need to understand that fairer, healthier and more affordable housing is possible, and they need to see the potential of specific strategies to achieve these outcomes.

Recommendation #9: Avoid leading with or over-relying on the terms "housing" or "affordable housing."

Our research shows that people have problematic associations with the terms "housing" and "affordable housing." When asked what "housing" meant to them, participants responded in ways that were structural and basic (e.g., housing is "four walls and roof") or descriptive (e.g., housing is "a place to lay my head" or "a place to live"). Some associated the term "housing" with public and subsidized housing—the worst and most unproductive associations from a communications perspective. These conceptions are very narrow and often racialized. Without explanation, these associations limit public thinking about the importance of affordable housing, the importance of quality (and healthy) housing, the ways in which housing is connected to other issues, and most importantly, options for change. While it is not possible to completely avoid using the terms "housing" or "affordable housing," we recommend using language and strategies that broaden the idea of housing beyond these basic, narrow and unproductive associations. For example, it is more effective to talk about how much a "home" means to individuals or families than it is to talk about housing. Even better, provide examples of how deeply people are affected (in both positive and negative ways) by what surrounds them. In short, we advise against leading communications with or relying heavily on the terms "housing" or "affordable housing." Instead, whenever possible, develop alternative language and examples to help people understand underlying concepts and avoid cueing powerful (and unproductive) associations with these terms.

Recommendation #10: Widen the public's view of who is responsible for taking action and resolving outcomes.

Be careful to handle the role of government very skillfully and to widen the range of local and national actors (beyond government) who can affect change and bear responsibility for moving reforms. The public can see that government bears some responsibility for improving outcomes for people as well as that government has a role to play in regulating the rental market. However, they also view government intervention as inefficient, ineffective, and in most cases, counter-productive. This is true across a wide range of social issues, but it is especially true when it comes to housing. That's because people see housing as shaped by free-market principles and as a consumer good. As a result, when housing advocates advocate for policy reforms that rely exclusively on government as partners or when they invoke the pivotal role of government early on in the messaging, it has the impact of turning people away, cueing pessimism about our potential to meaningfully improve outcomes.

In lieu, we need to position government as one of many partners in our reform efforts. We need to show how public policies can effectively address housing affordability issues and make it clear that a wide range of stakeholders—including those in the public and private sectors, nonprofits and charities—bear responsibility for enacting such solutions. Instead of leading with government as the problem or as the primary actor, emphasize the broad array of actors and how they collectively (working in unison or separately) bear responsibility for reform. As we widen the range of stakeholders and actors, it also allows us to position a wider array of solutions: zoning, land trusts, alternative models of development, assisted housing and more. Embedding the discussion of solutions in a broad narrative that explains the shortage of quality, affordable housing and lays out the ways in which it can be addressed by a wide range of local and national actors gives our advocacy efforts more credibility and positions as broad a range of solutions as possible.

Conclusions

FrameWorks research provides new evidence and practical recommendations for how housing and community development advocates can begin to engage the public and build public support and political will to address housing issues. The research described here identifies the ways that our current messaging is backfiring and explains why our communications frequently have unintended effects. Most importantly, it puts forward a set of recommendations that will enable us to bring more firepower to our efforts to reshape the public conversation about these important issues.

As social scientists who study social movements, we know that progressive social change requires a wide range of tools. We also know that framing and effective messaging—especially when they bring together disparate groups to pursue common goals—are critical. Our research casts doubt on the effectiveness of many of our common “go-to” communications and framing strategies. Individualism and consumerism run deep in public thinking about housing issues. We are daunted by these findings—but undeterred by and even optimistic about the potential of alternative narratives to advance community development and housing issues. We are confident about the frames that are emerging from this work and eager to continue to subject these communication strategies to rigorous testing. When completed (in the spring of 2017), this research will point to frames—and indeed an overarching communications strategy—that can lift support for quality, affordable housing.

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Acknowledgments

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About Enterprise Community Partners, Inc.

Enterprise works with partners nationwide to build opportunity. We create and advocate for affordable homes in thriving communities linked to jobs, good schools, health care and transportation. We lend funds, finance development, and manage and build affordable housing, while shaping new strategies, solutions and policy. Over more than 30 years, Enterprise has created more than 365,000 homes, invested $25 billion and touched millions of lives. Join us at www.EnterpriseCommunity.com or www.EnterpriseCommunity.org.

About the FrameWorks Institute

The FrameWorks Institute is an independent nonprofit organization founded in 1999 to advance science-based communications research and practice. The Institute conducts original, multimethod research to identify the communications strategies that will advance public understanding of social problems and improve public support for remedial policies. The Institute's work also includes teaching the nonproift sector how to apply these science-based communications strategies in their work for social change. The Institute publishes its research and recommendations, as well as toolkits and other products for the nonprofit sector, at www.FrameWorksInstitute.org.

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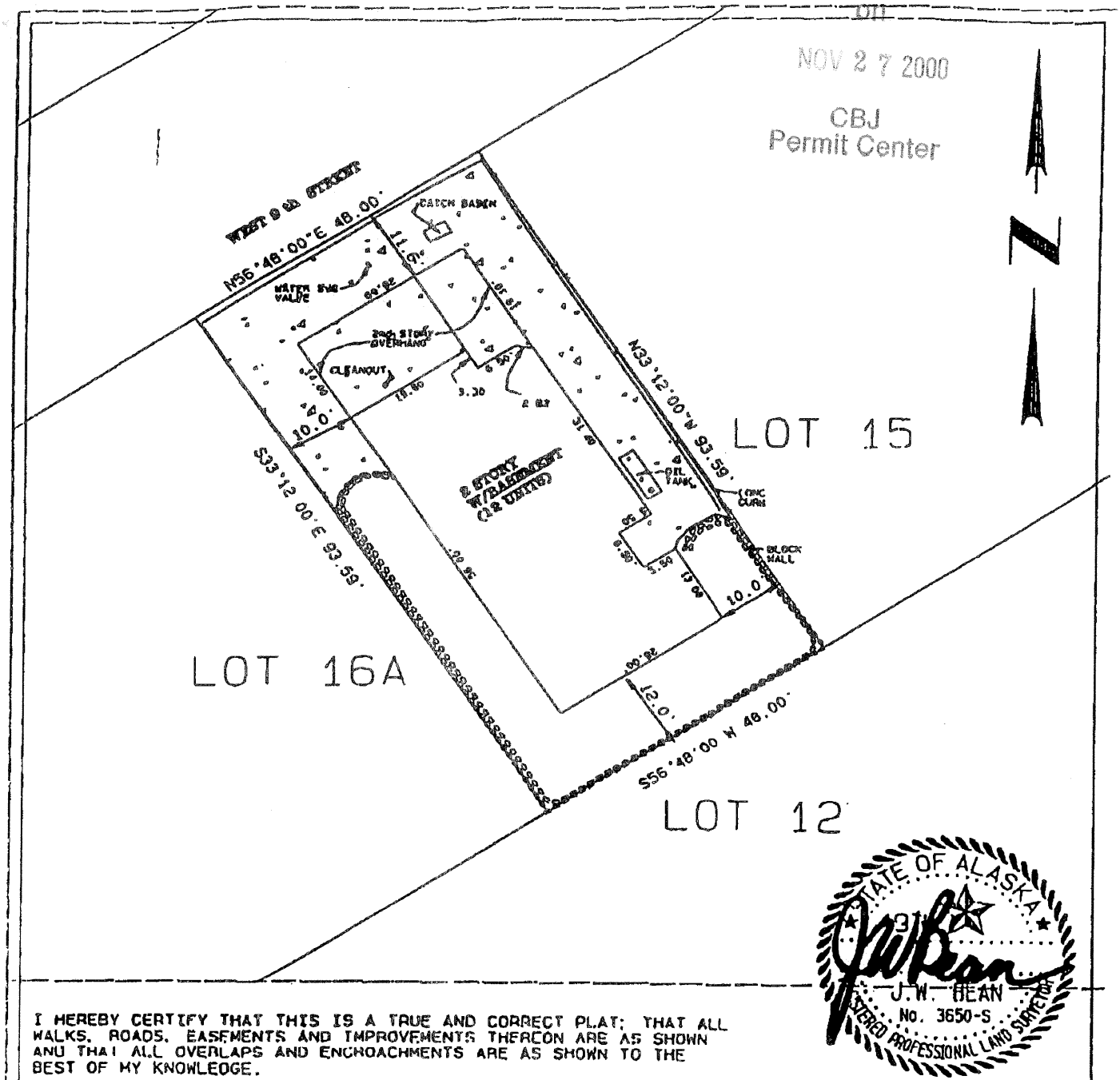

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THERCON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

J.W. BEAN
PROFESSIONAL SURVEYOR
11643 TOS
CASEY SHAIT JOB No 11382
SCALE 1"=20'
DATE 11-17 2000

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Suite 42
Juneau, AK 99801

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Fax

To: ~~SARA~~ Debbie

From: Brian

Fax:

Date: 11/24/00

Phone:

Pages: 2

Re:

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments: Sara here is Great Hand Hotel As Built for our Final C.O. BLD 1999-00708

Thanks Brian

OK per SVS 10% Veg cover? 450 S.F. or Bond

OK per SVS Verify if external signs - no sign permit has been submitted

Verify trash area is enclosed by site obscuring fence OK

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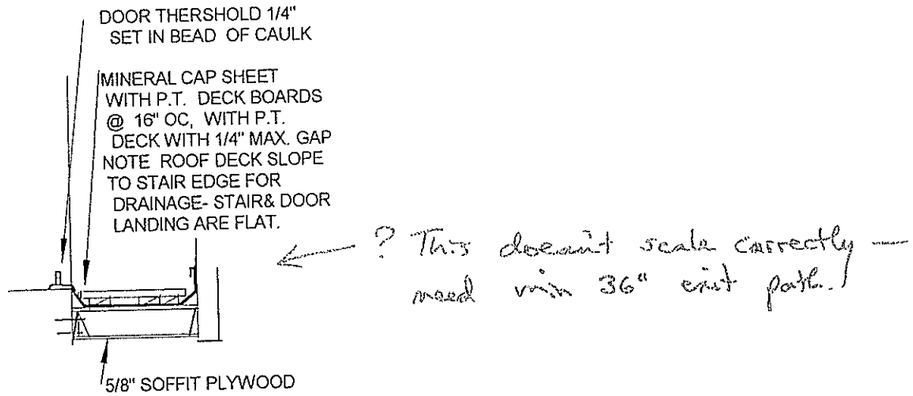
is there a 2nd level porch? - NO per SVS



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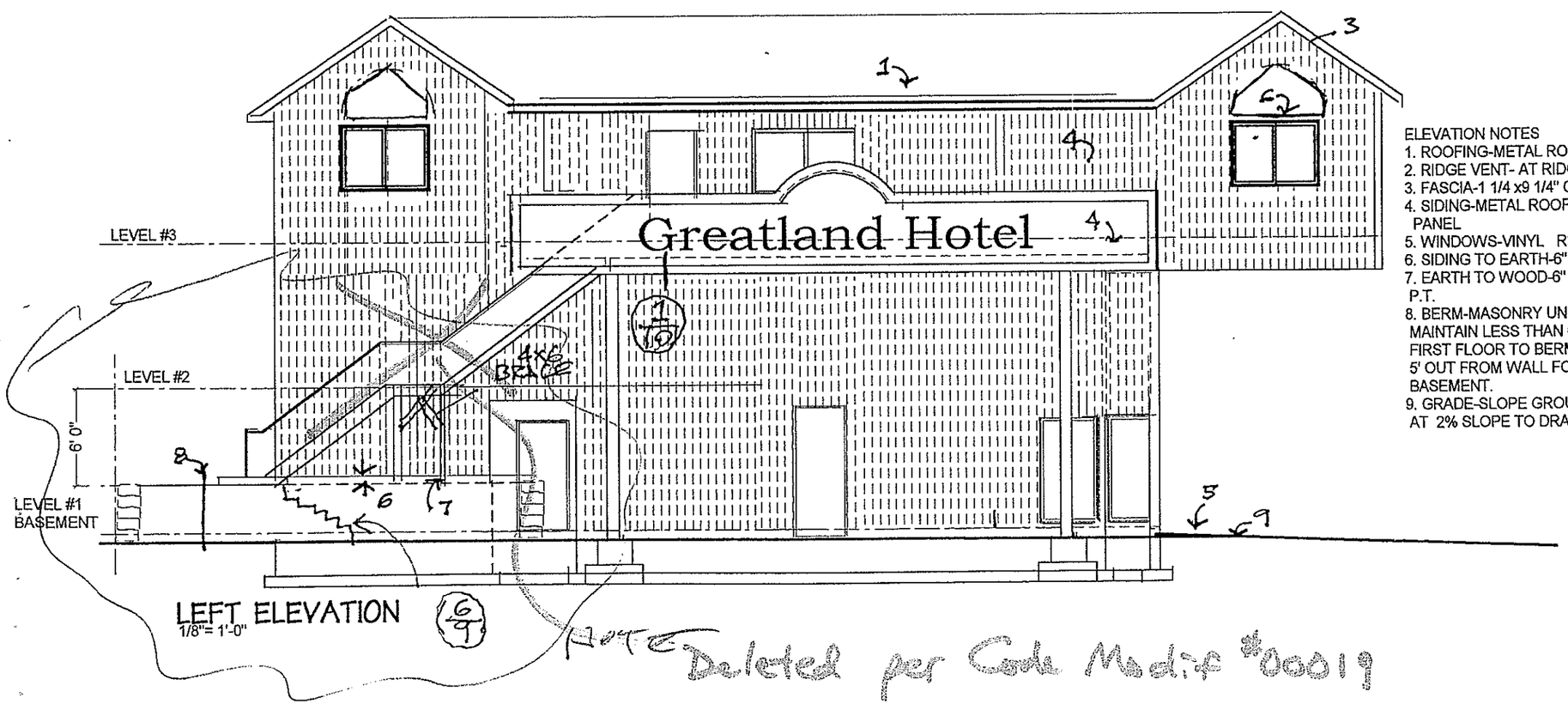

LEFT ELEVATION 6/9
1/8"= 1'-0"

ELEVATION NOTES
1. ROOFING-METAL ROOFING
2. RIDGE VENT- AT RIDGE
3. FASCIA-1 1/4 x9 1/4" CEDAR
4. SIDING-METAL ROOFING PANEL
5. WINDOWS-VINYL R3
6. SIDING TO EARTH-6" MIN.
7. EARTH TO WOOD-6" UNLESS P.T.
8. BERM-MASONRY UNITS NOTE MAINTAIN LESS THAN 6' FROM FIRST FLOOR TO BERM MEASURE 5' OUT FROM WALL FOR 50% OF BASEMENT.
9. GRADE-SLOPE GROUND AT 2% SLOPE TO DRAIN

STATE OF ALASKA 49TH A-3591 REGISTERED PROFESSIONAL ARCHITECT

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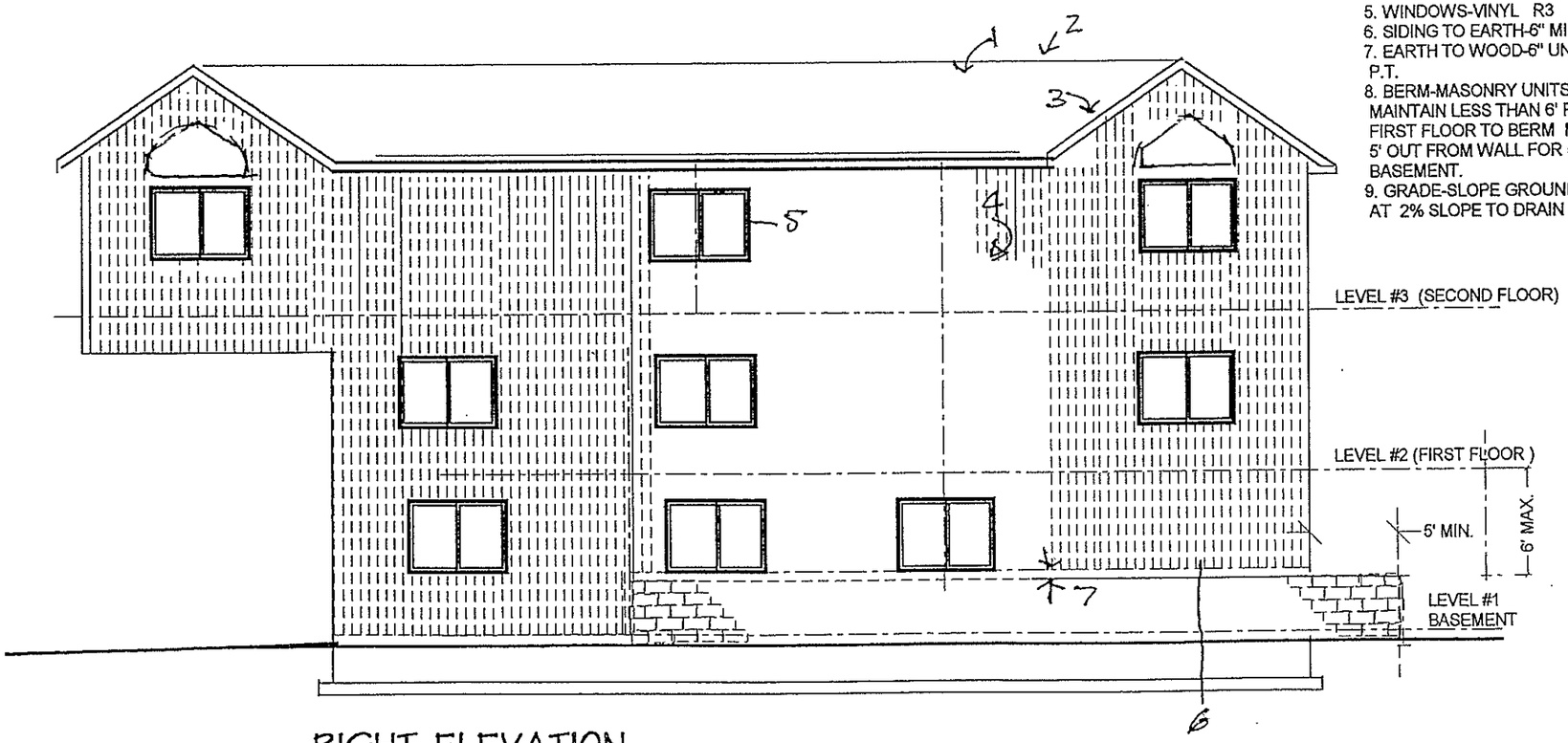
HOTEL
WEST NINTH
JUNEAU, AK

A10 ELEVATIONS

ELEVATION NOTES
1. ROOFING-METAL ROOFING
2. RIDGE VENT- AT RIDGE
3. FASCIA-1 1/4 x9 1/4" CEDAR
4. SIDING-METAL ROOFING PANEL
5. WINDOWS-VINYL R3
6. SIDING TO EARTH-6" MIN.
7. EARTH TO WOOD-6" UNLESS P.T.
8. BERM-MASONRY UNITS NOTE MAINTAIN LESS THAN 6' FROM FIRST FLOOR TO BERM MEASURE 5' OUT FROM WALL FOR 50% OF BASEMENT.
9. GRADE-SLOPE GROUND AT 2% SLOPE TO DRAIN



RIGHT ELEVATION
1/8"= 1'-0"

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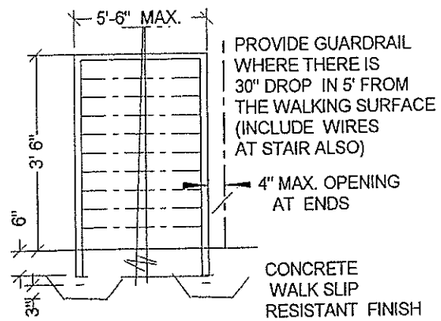
HOTEL
WEST NINTH
JUNEAU, AK

A11 ELEVATIONS

1 1/4"GALVANIZE PIPE RAILING
RUN 8" INTO SLAB EPOXY
OR APPROVED ANCHOR
1/4" STAINLESS STEEL WIRE
TAUGHT TO PREVENT @ 4"
SPHERE THRU THE GUARD
RAIL

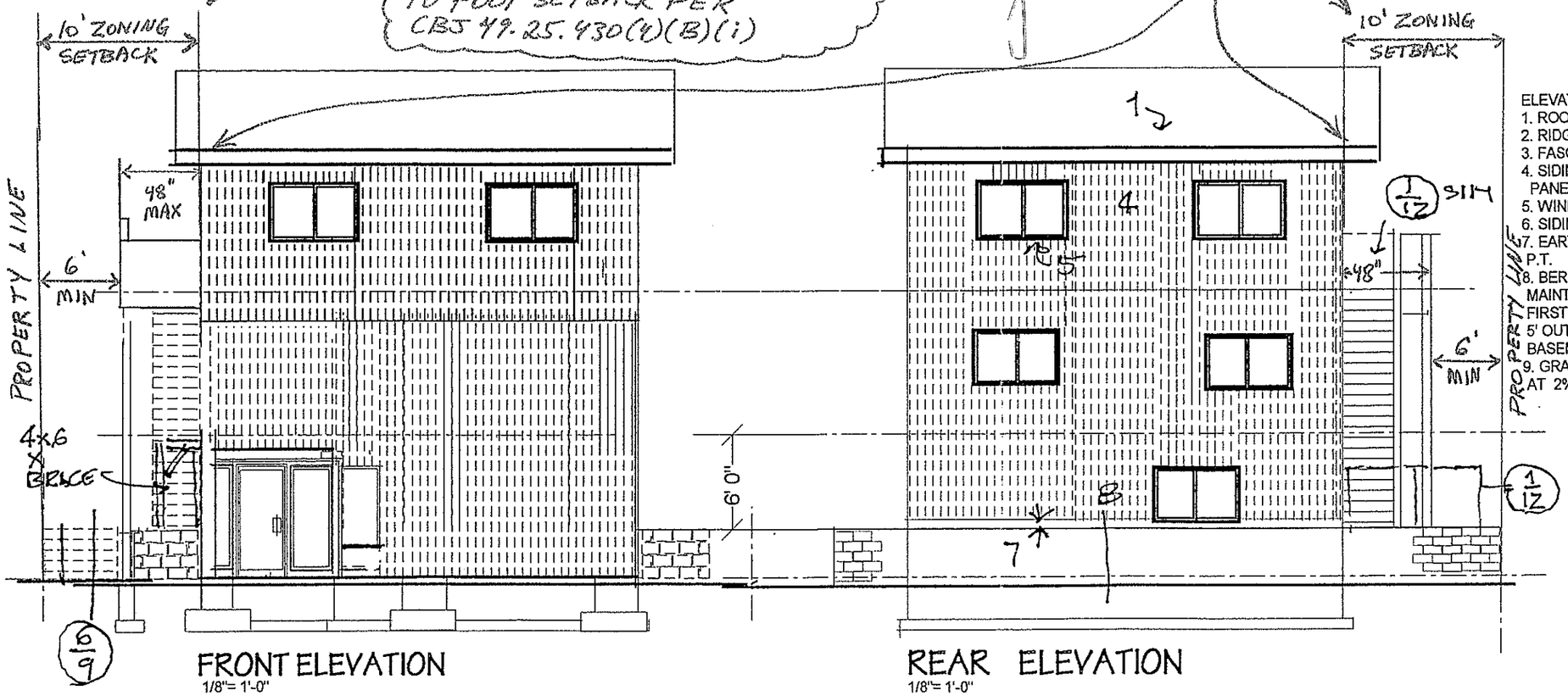
HANDRAIL EACH SIDE OF STAIRS
3' MIN CLEAR BETWEEN RAILS



1/12 GUARDRAIL
3/8"=1'-0"

STAIR AND PORCH MAY EXTEND A MAXIMUM OF 48 INCHES INTO 10 FOOT SETBACK PER CBJ 49.25.430(4)(B)(i)

EAVES MAY PROJECT 40 INCHES INTO 10 FOOT SETBACK PER CBJ 49.25.430(4)(A).



FRONT ELEVATION
1/8"= 1'-0"

REAR ELEVATION
1/8"= 1'-0"

ELEVATION NOTES
1. ROOFING-METAL ROOFING
2. RIDGE VENT- AT RIDGE
3. FASCIA-1 1/4 x9 1/4" CEDAR
4. SIDING-METAL ROOFING PANEL
5. WINDOWS-VINYL R3
6. SIDING TO EARTH-6" MIN.
7. EARTH TO WOOD-6" UNLESS P.T.
8. BERM-MASONRY UNITS NOTE MAINTAIN LESS THAN 6' FROM FIRST FLOOR TO BERM MEASURE 5' OUT FROM WALL FOR 50% OF BASEMENT.
9. GRADE-SLOPE GROUND AT 2% SLOPE TO DRAIN

All deck + stair wood to be P.T. or cedar.

STATE OF ALASKA 49TH
A-3591
REGISTERED PROFESSIONAL ARCHITECT

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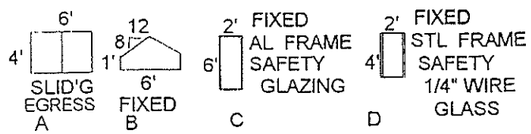
HOTEL
WEST NINTH
JUNEAU, AK

A12 ELEVATIONS



WINDOW SCHEDULE

GENERAL NOTES
1. VERIFY ROUGH OPENING
2. EGRESS WINDOW TO CONFORM UBC
3. WINDOWS WITHIN 2' OF DOORS & 5' OF STAIRS TO BE SAFETY GLAZ'G
4. WINDOWS WITHIN 10' OF STAIR ENCLOSURE TO BE 3/4 HOUR RATED (FIXED)

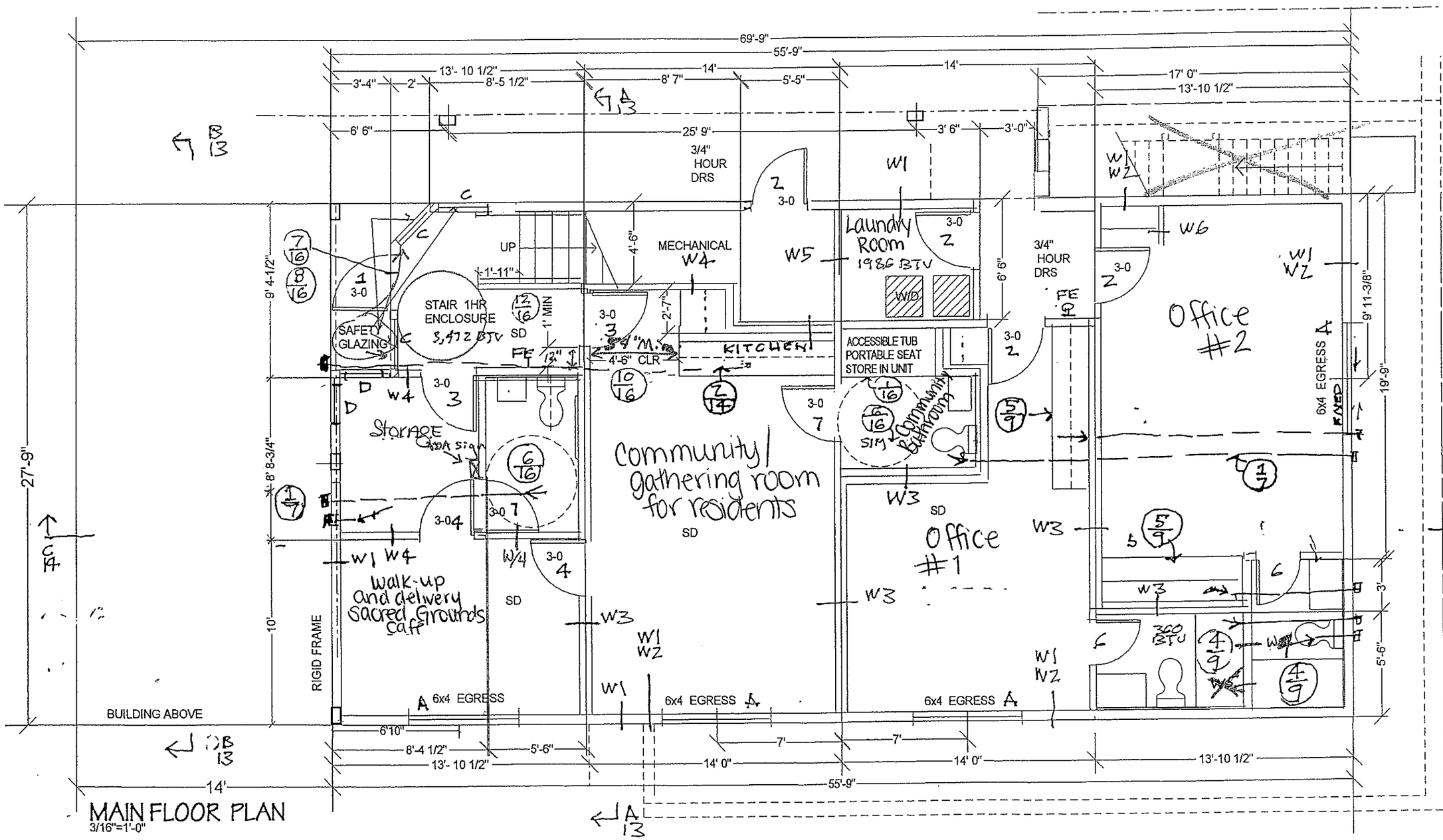
NOTE
BATHROOM WALLS & CEILING USE 5/8" WR GYP BD ON WALLS & CEILING OF BATHROOMS- NOTE ON CEILING FRAMING MUST BE MAX. 12" O.C. TUBS & SHOWER ARE ONE PIECE FIBERGLASS

NOTES 1
BATHROOM WALLS & CEILING USE 5/8" WR GYP BD ON WALLS & CEILING OF BATHROOMS- NOTE ON CEILING FRAMING MUST BE MAX. 12" O.C. TUBS & SHOWER ARE ONE PIECE FIBERGLASS

NOTE 2
ANY TIME THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF FOOT CANDLES AT THE FLOOR LEVEL

NOTE 3
EXIT SIGNS ARE NOT REQUIRED DUE TO ONE EXIT SYSTEM

ADA exits signs are required per UBC 1103.2.4.2.



MAIN FLOOR PLAN
3/16"=1'-0"

HOTEL
WEST NINTH
JUNEAU, AK

A5 GROUND FLOOR

STATE OF ALASKA
AOTI
Harold L. Hayes
1-3591
LICENSED PROFESSIONAL ARCHITECT

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1999
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EXT. DOOR 1

NON RATED
3'x6-8" AL
FRAME & DR
FULL LITE
INSULATED
SAFETY GLAZ'G
WEATHERSTRIP
ADA CLOSER
(8# FORCE)
ADA SYMBOL
ADA LEVER LOCK
1/4" THRESHOLD
HEAVY DUTY BALL
BEARING HINGES

EXT DOOR 2

3/4 HR RATED
3'x6-8"
MT. FRAME &
DR.
INSULATED
WEATHERSTRIP
ADA LEVER LOCK
1/4" THRESHOLD
HEAVY DUTY BALL
BEARING HINGES
Closer & Gasket

EXT DOOR 2A

3/4 HR RATED
3'x6-8"
MT. FRAME &
DR. -INSULATED
1/2 LITE 1/4"
WIRE GLASS
ADA CLOSER
WEATHERSTRIP
ADA LEVER LOCK
1/4" THRESHOLD
HEAVY DUTY BALL
BEARING HINGES

STAIR DOOR 3

1 HR RATED
END POINT TEMP
450 F AT 30 MINUTES
(UBC STD 7-2)
3'x6-8"
MT. FRAME &
DR.
OPTIONAL SMOKE
GASKET
ADA LEVER LOCK
1/4" THRESHOLD
BALL BEARING
HINGES

INT. DOOR 4

1 HR RATED
3'x6-8"
MT. FRAME &
DR.
OPTIONAL SMOKE
GASKET
ADA LEVER LOCK
1/4" THRESHOLD
BALL BEARING
HINGES

INT. DOOR 5

OPTIONAL 20 MIN.
RATED 3'x6-8"
MT. FRAME &
DR.
SMOKE GASKET
ADA LEVER LOCK
1/4" THRESHOLD
BALL BEARING
HINGES

INT. HOTEL RM 6

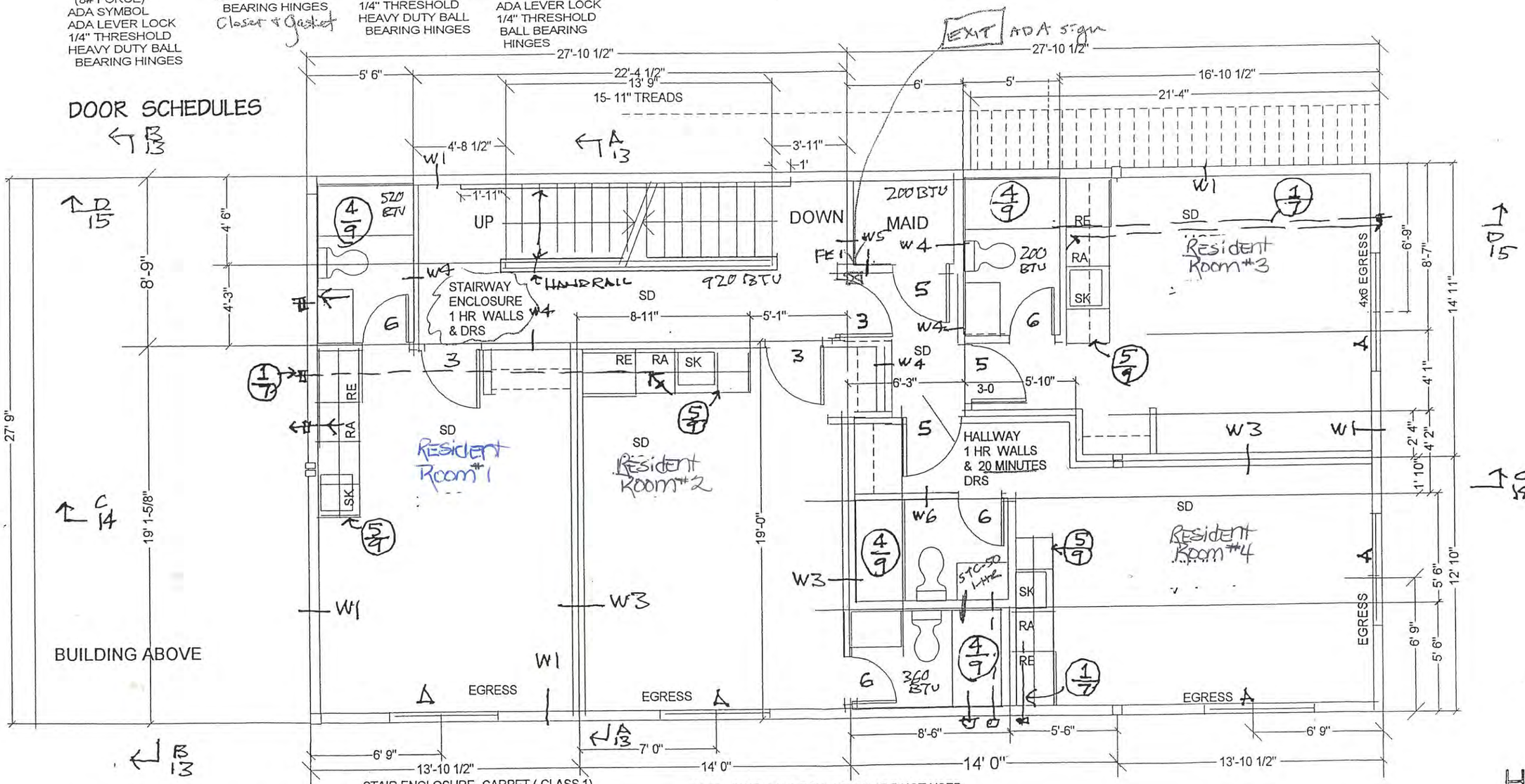
NON . RATED 2'-4"x
6'-8" DR WD
WD FRAME & DR
HINGES
PRIVACY LOCK

INT. ADA RM 7

NON . RATED
3'-x 6'-8"
WD DR & FRAME
HINGES
LEVER PRIVACY
LOCK

1. VERIFY DR. SWING & RO
2. VERIFY ACCESS FOR ADA
3. PROVIDE FLASHING @
EXT. DOORS
4. SAFETY GLAZING IN DOORS
& WITHIN 2'
5. VERIFY FINISHES
6. PROVIDE WALL OR FLOOR
STOPS
7. RATED DOORS REQUIRED
LABELS

DOOR SCHEDULES



STAIR ENCLOSURE- CARPET (CLASS 1)
WALLS & CEILING- GYP BD PAINT (CLASS 1)
ROOMS & NON RATED HALLWAYS
CARPET (CLASS 111 OKAY USE CLASS 2)
WALLS & CEILING GYP BOARD PAINT (CLASS 1)
HOWEVER CLASS 111 OKAY

NOTE MAID, LAUNDRY, AREAS ARE NOT USED
IN COMMON BY HOTEL GUEST, THUS THEY NEED
NOT BE SEPATED BY ONE HOUR.

FIRST FLOOR PLAN

3/16"= 1'-0"

HOTEL
WEST NINTH
JUNEAU, AK

A6 FIRST FLOOR

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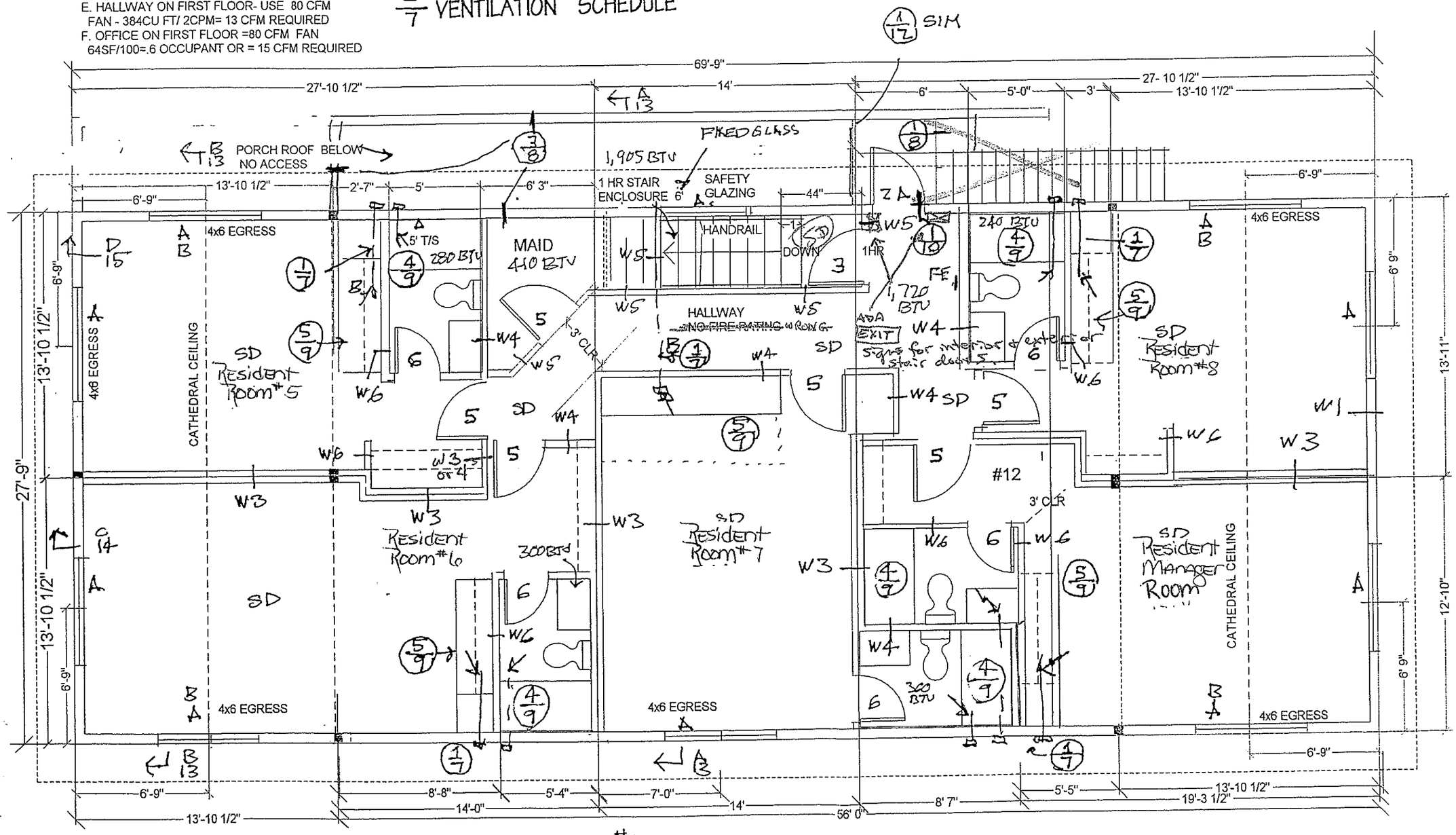
VENTILATION SCHEDULE
A -TOILET EXHAUST -USE 80 CFM FAN BOTH ACCESSIBLE & NON ACCESSIBLE 5 AIR CHANGE/ HOUR REQUIRED- ACCESSIBLE TOILET 440 CU FT, NON ACCESSIBLE 260CU FT 440/12= 37 CFM REQUIRED =
B KITCHEN AREA -USE 150 CFM FAN LARGEST KITCHEN 520CU FT/ 5 CPM= 43 CFM REQUIRED
C. STAIRS-OPERABLE OPENINGS
D. HALLWAY ON SECOND FLOOR -OPERABLE DOOR
E. HALLWAY ON FIRST FLOOR- USE 80 CFM FAN - 384CU FT/ 2CPM= 13 CFM REQUIRED
F. OFFICE ON FIRST FLOOR =80 CFM FAN 64SF/100=.6 OCCUPANT OR = 15 CFM REQUIRED

VENTILATION NOTES
1.RUN BATH EXHAUST FANS TO EXTERIOR IN 4" SMOOTH METAL DUCT WITH APPROVED JOINT TAPE, AND WITH BACK DRAFT DAMPER, (MIN. 3' FROM ANY OPERABLE WINDOW/ DR0
2. RUN KITCHEN EXHAUST FROM FANS TO]' EXTERIOR IN 8" SMOOTH METAL DUCT WITH APPROVED JOINT TAPE, DUCT ENDS WITH BACKDRAFT DAMPER (AT LEAST 3' FROM OTHER INTAKE OPENINGS.)

1/7 VENTILATION SCHEDULE



SECOND FLOOR PLAN
3/16"=1'-0"

FE = FIRE EXTINGUISHER
SD = SMOKE DETECTOR
#ABC

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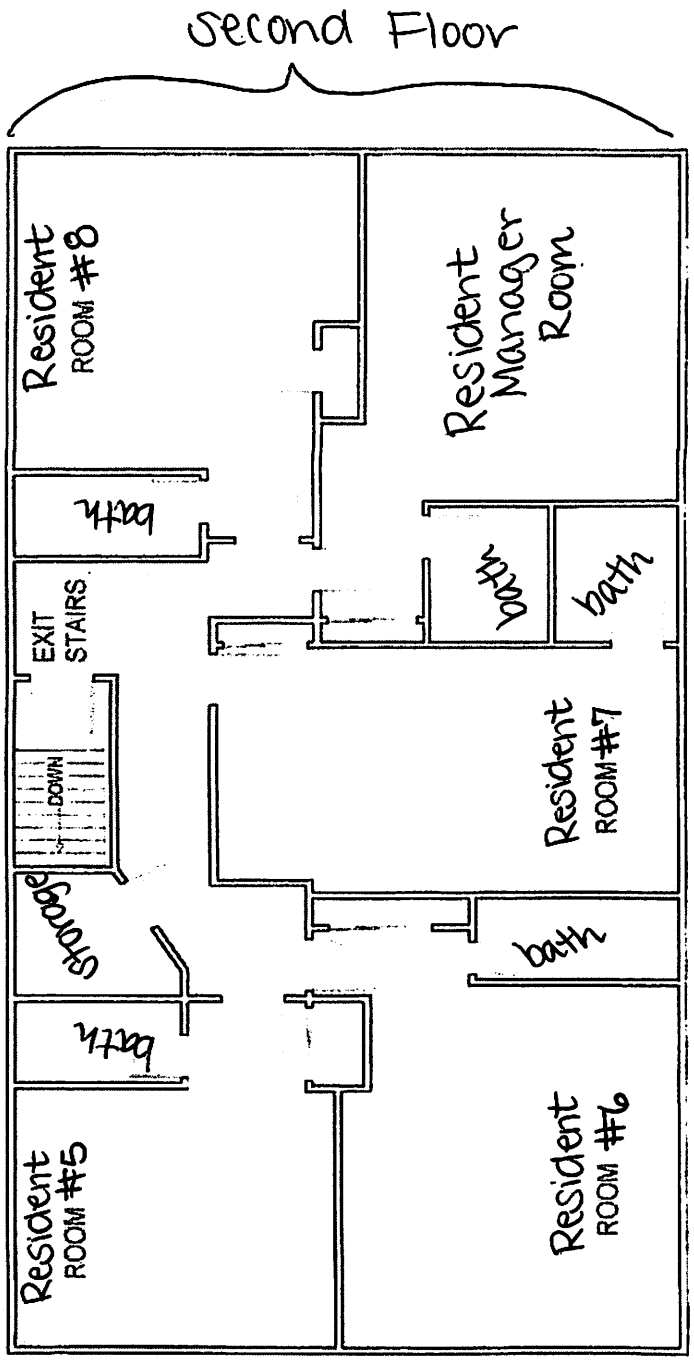
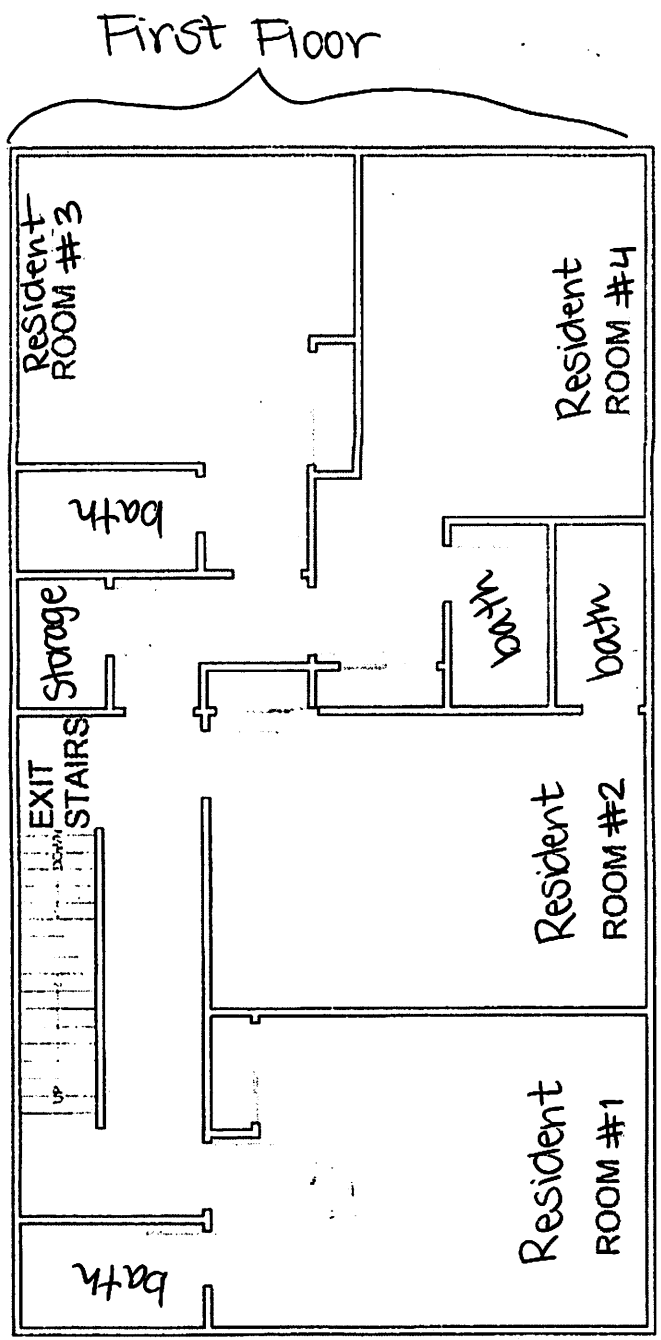
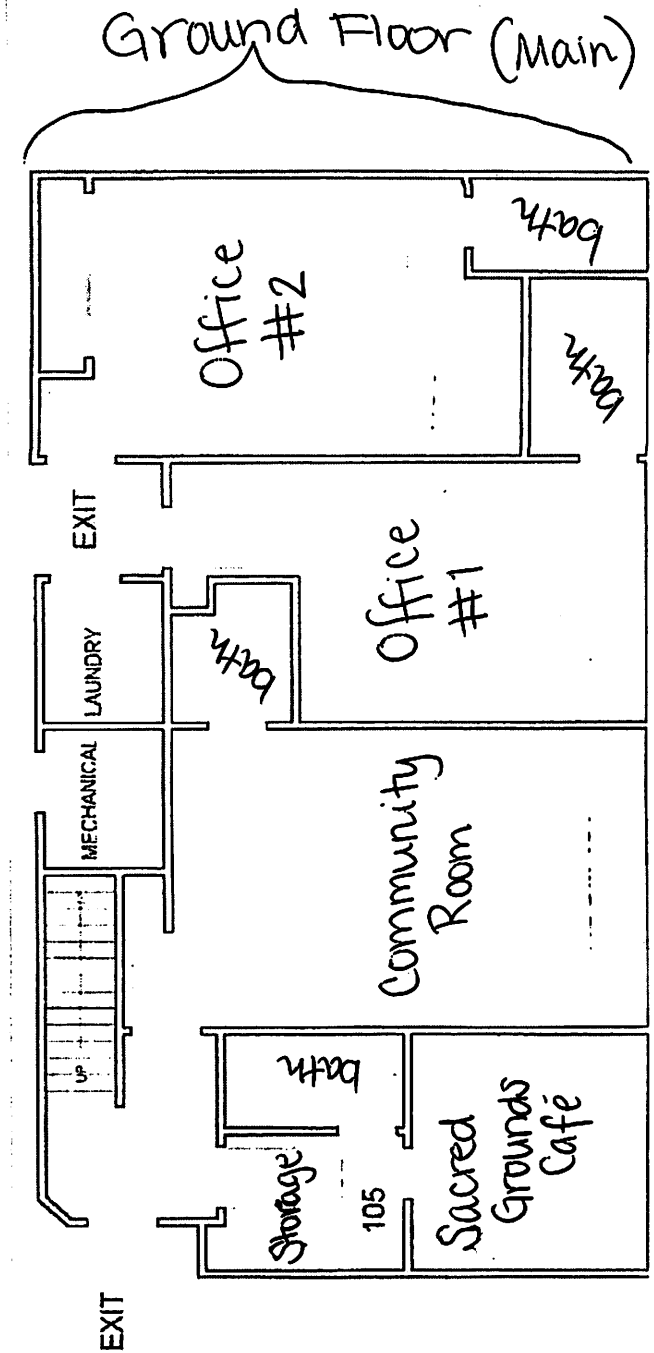
HOTEL
WEST NINTH
JUNEAU, AK

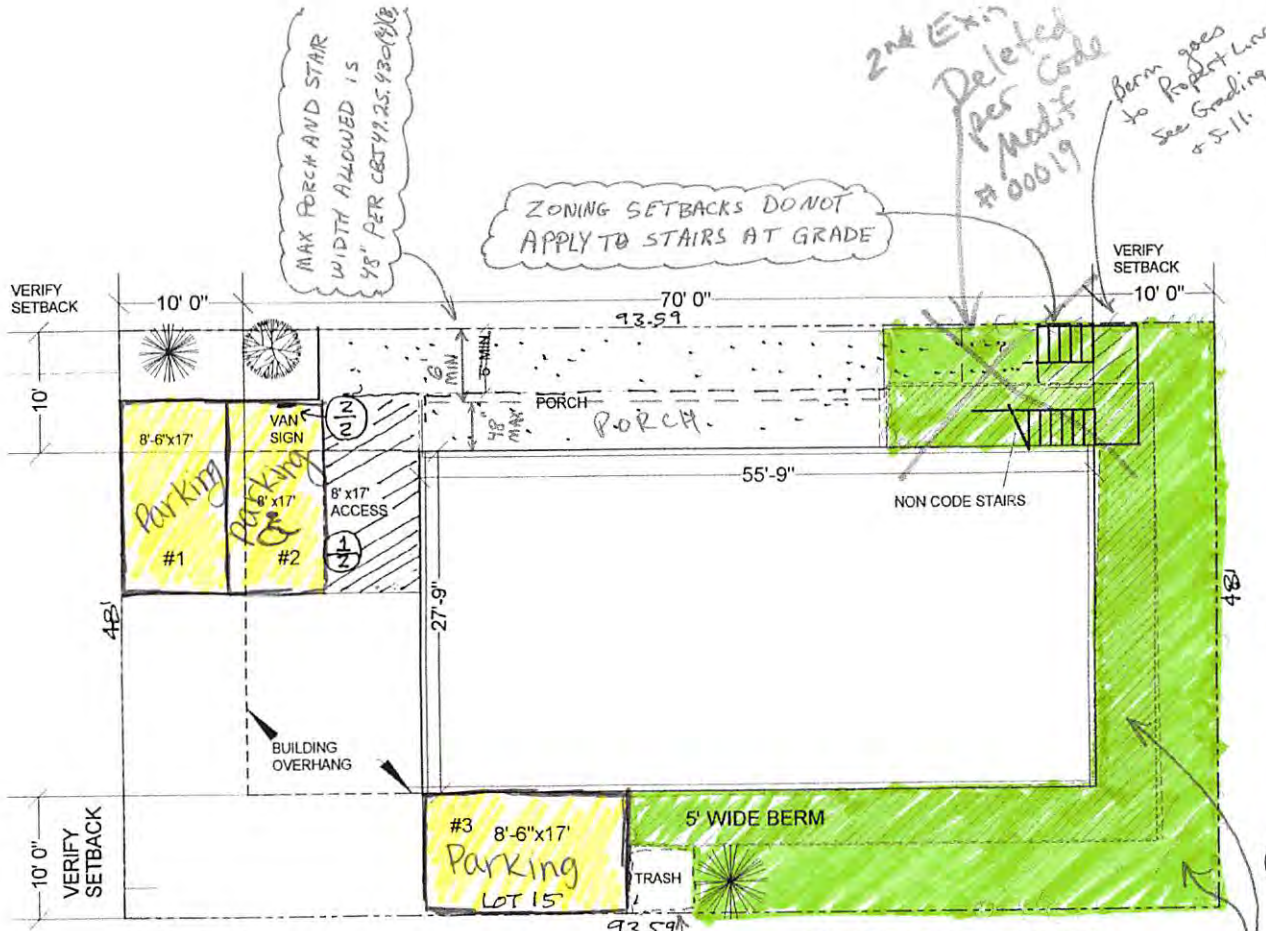
A7 SECOND FLOOR



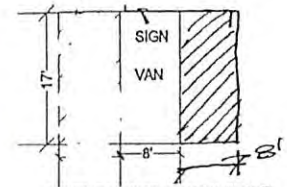




Attachment B - Site Plan and Parking Plan



SITE PLAN GENERAL NOTES
1. LAYOUT BUIDING CONFORMING TO CBJ SETBACKS PRIOR TO POURING CONCRETE INORDER TO AVOID DISCREPANCIES (ALLOW FOR SHEATING AND SIDING THICKNESS)
2. OWNER TO PROVIDE SURVEYOR STAMP SITE PLAN, AND ELEVATIONS & CONTOURS DATA, EASEMENTS ETC
3. VERIFY FLOOR ELEVATION OF SLAB WITH OWNER.
4. VERIFY UTILITIES LOCATION WITH UTILITY COMPANY AND OWNER



LEVEL PARKING (MAX 2% SLOPE)
LOCATE VAN- ACCESSIBLE SIGN AT SPACE
STRIPPING 3" WIDE BLUE PAINT

1/2 VAN ACCESSIBLE

ALUM. SIGN 10" x 14" ON METAL SUPPORT 6' FROM GRADE TO SIGN. (CONSTRUCTION SIMILAR TO STREET SIGN

2/2 VAN- SIGN

Verify min # of stories before TCO. If not 2-story + basement, code requirements change.

Berm to be min 50% of perimeter.

SITE PLAN
1" = 10'

BUILDING AREA

MAIN FLOOR PLAN	1, 477 SF
FIRST FLOOR PLAN	1, 547 SF
SECOND FLOOR PLAN	1,935 SF
TOTAL FLOOR AREA	4,959 SF

TRASH AREA MUST BE ENCLOSED BY A SIGHT OBSCURING FENCE

COMMUNITY DEVELOPMENT

address= 1255 WEST NINTH STREET
legal= TIDELANDS 60116Bt
zoning=WATERFRONT COMMERCIAL
setbacks= 10' FRONT, 10' SIDES, 10' REAR
use= 12 UNIT HOTEL
approval=PLANNING COMMISSION
parking required= 12 UNITS/4= 3 SPACES
accessible space=1 VAN SPACE 16'x17'
standard space = 2- 8'-6"x17'
loading space (ls) =NOTE REQUIRED UNDER 5000SF
building height=35' PER CBJ
lot area= 4,492SF
vegation required= 4,49 SF
vegation provided= 4,49 SF PLUS (GRASS ON BERM AND AREA

PERIMETER AND BERM MUST BE PLANTED WITH VEGETATION

= vegetative cover

= parking spots (3)

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HOTEL
WEST NINTH
JUNEAU, AK

A2 SITE PLAN

Attachment B - Site Plan and Parking Plan

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Public Safety • Second Chance Reentry Program
320 W. Willoughby Ave. Suite 331 • Juneau, Alaska 99801

Yak'éiyi Khustí Yinaadei Hít Housing Program
Resident Intake Packet

Please read each page in its entirety and sign and/or initial each page as required. Residents acknowledge all pages in this document and will be expected to abide by all policies, rules and expectations outlined within. This intake packet will be maintained in individual's files and will be referred to in the event policies are violated or questioned. You have the right to review this packet upon request, a copy will be made for you to keep in your own personal files.

Table of Contents

Program Agreement ***2-3***

Financial Agreement ***4***

Program Rules of Residency ***5-7***

General House Guidelines ***8-10***

Length of Stay, Move Out / Dismissal ***11***

Resident's Visitor Guidelines ***12***

Medication Guidelines ***13***

Principles of Recovery ***14***

Relapse Policy ***15***

Housing Program Agreement

This program agreement is made between_____
(hereinafter referred to as Resident) and the Second Chance Reentry Housing Program (hereinafter referred to as Yak'éiyi Khustí Yinaadei Hít).

THE PARTIES AGREE AS FOLLOWS:

The Second Chance Reentry Housing Program, in conjunction with the Alaska Department of Corrections Housing Provider Contract, extends the program services and living quarters of a transitional housing unit, Yak'éiyi Khustí Yinaadei Hít, to the Resident signing this agreement. Yak'éiyi Khustí Yinaadei Hít is not a general rental property. Residents may be moved to another unit within the Yak'éiyi Khustí Yinaadei Hít property.

Term: The agreement term will begin on_____ and will remain in effect for _____ months unless violations of house rules require early removal from the program or otherwise arranged in agreement with Yak'éiyi Khustí Yinaadei Hít staff and the Resident's assigned Probation Officer.

Payment: The Resident agrees to pay Yak'éiyi Khustí Yinaadei Hít as agreed in the Financial Agreement.

Use of Premises: The resident shall occupy and use Yak'éiyi Khustí Yinaadei Hít as a primary dwelling. Residents must keep their individual and shared living space clean, help keep common spaces clean, and cook their own meals. Weapons (including BB guns), fighting, or threats to other persons will NOT be tolerated.

- Residents will NOT be allowed into Yak'éiyi Khustí Yinaadei Hít while intoxicated or under the influence of a controlled substance.
- Visitors will NOT be allowed onto the premises while intoxicated or under the influence of a controlled substance.

Obligations:
Resident's obligations shall include:

- Keeping all interior premises clean. Random room inspections will occur to ensure upkeep.
- Informing Yak'éiyi Khustí Yinaadei Hít staff of any needed repairs or damage immediately upon discovery.

Yak'éiyi Khustí Yinaadei Hít's obligation for maintenance shall include:

- Exterior/Interior structural repairs.
- Utility repairs.

Utilities: Utilities including heat, water, sewer, and are provided by Yak'éiyi Khustí Yinaadei Hít. The resident shall not contract for any utility service that requires installation of equipment of any kind on Yak'éiyi Khustí Yinaadei Hít property.

Defaults: The resident shall be in default of this agreement he violates Yak'éiyi Khustí Yinaadei Hít rules or policy. If a resident is terminated from residency, he must pack his

belongings and vacate Yak'éiyi Khustí Yinaadei Hít as directed. Any belongings not removed with three (3) days of termination will be disposed of by Yak'éiyi Khustí Yinaadei Hít. In the event of incarceration, program staff will attempt to transfer personal belongings to friends or family, with resident consent, and with no responsibility for the final disposition of belongings.

Smoking: Smoking is prohibited inside of the Yak'éiyi Khustí Yinaadei Hít facility and discouraged in general. Residents will be given assistance in quitting tobacco. Residents may smoke outside in the designated smoking area. Provided receptacles MUST be used to discard cigarette butts for health, safety and sanitation reasons. Residents must respect quiet hours posted of 9:00 pm to 7:00 am in the smoking area, in addition to the quiet hours posted in the Program Rules of Residency.

Guests: Visitors must be prior approved a minimum of 24 hours in advance except in the event of an emergency (death of close family member/medical emergency) Guests are permitted in the common areas only; any guest found in a resident bedroom will be removed from Yak'éiyi Khustí Yinaadei Hít facility and will not be allowed to return. Guests under the age of 18 must be accompanied by a parent or other legal guardian at all times. Residents will understand that unapproved guests may not meet residents in the nearby park or congregate in other areas near the property. If this occurs, access to the park will be limited with the consequence of dismissal from the program.

Other Requirements: The resident agrees to participate in daily breath-analysis testing and periodic urinalysis testing (conducted by the Juneau Probation Office).

Resident agrees to follow all program elements outlined at intake/Individual recovery action plan.

_____(Initial) I agree to the release of information to the Alaska Department of Corrections.

I have read and agree to all of the above:

_____ _____

Yak'éiyi Khustí Yinaadei Hít Resident Signature Date

_____ _____

Yak'éiyi Khustí Yinaadei Hít Staff Signature Date

Financial Agreement

Following through with commitments is an important part of recovery. By residing at Yak'éiyi Khustí Yinaadei Hít you are agreeing to follow through with paying a monthly house contribution. Staff will assist you in honoring this commitment.

Resident Financial Resources: Yak'éiyi Khustí Yinaadei Hít staff will help direct a resident in need of financial support to the proper agencies.

Resident Expenses:

- All residents agree to pay $___ a month to Yak'éiyi Khustí Yinaadei Hít for household contributions.
- Resident may request an alternative payment schedule that must be approved by the Program Coordinator.
- Payment must be delivered in person to either the Program Coordinator or Case Manager, or in accordance with policy outlined in the DOC Housing Provider Agreement.
- Staff may request you provide a copy of your most current pay stub.
- Total amount owed will be prorated for the first month you move in and for the last month that you move out, if you move out according to a mutually agreeable move-out date and move out all of your belongings.
- Failure to provide payment may result in a seven-day dismissal notice.
- First payment of $_____ is due your move in day. This will be applied towards your key deposit and first month's rent.

Resident's Key:

- Upon receipt of $50 key deposit the resident will be given a key to their shared living quarters.
- The key deposit will be returned when resident leaves when the key is returned.
- If a key is lost and another is given to resident, they forfeit their deposit.
- If a key is not returned within 7 days of moving out, the resident will forfeit his deposit.

If a Resident fails to make payment, the following will occur:

- Must submit hardship letter to Program Coordinator on or before the date the payment is due.
- Resident will meet with the Program Coordinator or designee within two days of missing a payment.
- The Resident must agree to and comply with an arranged payment plan.
- Residents cannot owe more than one month's rent.
- Resident's owing more than one month's rent will result in a seven day dismissal notice.

Program Rules of Residency

I,_____, understand and agree to follow the rules expected of me during my residency at Yak'éiyi Khustí Yinaadei Hít. A violation of any one of these rules can result in immediate eviction.

Staff are responsible for monitoring and enforcing all rules. Immediate dismissal for non-negotiable violations include:

1. Unauthorized absences
2. Use of any mood or mind altering substances on the premises

Drug/Alcohol Testing: Staff reserves the right to screen residents for drugs and alcohol. A breathalyzer will be conducted:

- At admission
- With suspicion of use as indicated by altered behavior or physical appearance
- At random

If residents refuse to be tested or a test positive, please see Relapse P&P. All residents will be provided the results of the breathalyzer test signed by the Program Coordinator/Case Manager and the resident. Yak'éiyi Khustí Yinaadei Hít DOES NOT keep or store any illegal and confiscated drugs on the premises. They will be disposed of immediately. In the event that a random urinalysis is warranted, the test will be administered by either the Department of Corrections staff or the Probation Office staff.

Curfew: All residents must return each evening **by curfew at 10:00 p.m.**, unless engaged in scheduled employment and with the written, prior permission of the Program Coordinator, Case Manager or Resident Manager.

- Residents may not request changes in their curfew in the initial 30 day introductory period unless employment is involved
- Residents must submit a special request form and submit it to the Program Coordinator or Case Manager no later than 48 hours prior to requested change
- All residents are required to have approved authorization from the assigned Probation Officer as well as Program Coordinator/Case Manager for offsite stays of more than 24 hours. Deviation from approved plans will result in the Probation Officer being notified
- **Any resident absent for more than 24 hours may be dismissed**
- The Resident Manager will verify that each resident is home at their curfew

Actions Prohibited

- No resident can give his right to occupy a bedroom to anyone else
- No resident may sub-lease a room to another person for any period of time
- No resident may install, change, or remove any door lock without approval from staff
- Possession of pornography in any form (books, magazines, photos, videos, movies, sex toys, sound tapes, or equipment)

- Engaging in sexual relations with other residents
- Tampering with smoke detectors or fire alarms
- Theft or intentional damage to the transitional housing property or the property of other residents
- Possession of firearms or any other deadly weapons
- Threats of and/or violence
- Any city/state/federal law or probation/parole violation
- Curfew violations or refusal of a drug and/or alcohol screen
- Failure or refusal of the resident to cooperate fully, sign any required document, or submit to any testing or inspection by program staff, the resident's probation/parole officer, or any other authority

Initial:

_____ 1. **Yak'éiyi Khustí Yinaadei Hít maintains ZERO TOLERANCE for alcohol, drugs, or weapons**.

_____ 2. **Ensure Safety:** Residents must check in daily and be home each night unless otherwise approved by staff and the proper process has taken place.

_____3. **Daily Breath Analysis**: Residents must blow in randomly. Residents will be subject to random urinalysis tests by the Juneau Probation Office.

_____4. **Prescribed medication**: Residents will notify the Case Manager of any prescription medications. A copy of the prescription will be put in the resident's file. The Resident will be responsible for any prescription medications. Prescription narcotics are not allowed without written staff approval; these will only be approved in emergency circumstances and will be secured by Yak'éiyi Khustí Yinaadei Hít staff.

_____5. **Quiet Hours**: Between 10:00 pm – 6:00 am residents must reduce the volume of conversations, stereos, radios, and televisions to a level that does not disturb other residents. Laundry may not be done between these hours. Be polite and respectful of others. Quiet hours in the smoking area are from 9:00 pm-7:00 am.

_____6. **Guests:** Visitors must be approved by Yak'éiyi Khustí Yinaadei Hít staff 24 hours in advance. It is understood that a proper background check may initially take more than 24 hours and Residents should plan accordingly. No visitor will be allowed that has a sex offense on his or her record. Guests are permitted in the common areas only; any guest found in a Resident room will be removed from the Yak'éiyi Khustí Yinaadei Hít. Guests under the age of 18 must be accompanied by a parent or other legal guardian at all times. Residents will understand that unapproved guests may not meet residents in the nearby park or congregate in other areas near the property.

_____7. **Cleanliness**: The residents are responsible for maintaining the cleanliness of their living units, to include the individual bathroom/kitchen areas and common areas such as the Community Room. Chores will be assigned to ensure the facility is clean at all times.

_____8. **Housing Program Property**: Do not draw, write on, or otherwise deface Yak'éiyi Khustí Yinaadei Hít property. This includes curtains, walls, floors, doors, furniture, fixtures, etc.

_____9. **Fire Alarm**: Upon hearing the fire alarm, *all residents must exit the building immediately*, according to the posted fire exits. The use of candles or incense is strictly prohibited!

_____10. **Assaultive or threatening behavior** towards staff or others will result in immediate removal.

_____11. **Mail**: Yak'éiyi Khustí Yinaadei Hít has the right to screen all mail received at the housing facility.

_____12. **Transportation/Parking**: Residents will be responsible for their own transportation, i.e. buses, taxis, etc. Parking by residents or visitors will not be allowed on Yak'éiyi Khustí Yinaadei Hít property.

_____13. **Theft** of any item (e.g. food, money, personal belongings) will not be tolerated and may result in dismissal from the program.

_____14. **Moving Out.** Please advise Housing Program staff in advance if you are considering moving out of the facility so approval can be obtained from your assigned Probation Officer.

_____15. **Unauthorized areas.** The Sacred Grounds Café will be off-limits to Residents and guests during posted hours. Violation of these rules will be considered trespassing unless otherwise arranged with Sacred Grounds Café management. Staff has the right to designate any area off-limits if problems arise.

Consequences: Residents will be expected to respect and follow the house principles and rules. If a resident chooses to violate a rule or principle, consequences will result. Potential consequences could include:

- Restricting curfew
- Loss of visitor privileges
- Increased check-ins with staff
- Dismissal

Consequences will be individualized for each resident and will be situation dependent.

Appeal Process: An appeal may be made to the Program Coordinator, in writing, within one working day. A response to your appeal will be provided within three working days. Filing of an appeal, and response time, does not delay imposing consequences.

I have read and agree to all of the above:

_____ _____

Yak'éiyi Khustí Yinaadei Hít Resident Signature Date

_____ _____

Yak'éiyi Khustí Yinaadei Hít Staff Signature Date

General House Guidelines

Respect Your Peers:

- Residents must have permission before entering another resident's bedroom.
- Residents must be respectful of others' belongings. Although you may share a room with another, Residents must respect and maintain clear boundaries in shared spaces.
- Quiet hours are between 10:00 pm and 6:00am. This means that the volume of TV, voices, radios, etc. must be kept low at a respectful level.
- Yak'éiyi Khustí Yinaadei Hít Residents are not permitted to keep pets in the facility.

Responsibilities:

The Case Manager will inspect daily to ensure house responsibilities (chores) are completed.

- The Residents are responsible for making sure that their assigned area (laundry room, community room, parking area, vegetative cover, etc.) is kept clean the entire week.
- Any Resident not completing their responsibilities will be addressed and warned of possible consequences.
- All trash will be removed from each room and deposited daily in the dumpsters or garbage cans provided outside.

Employment:

- All Yak'éiyi Khustí Yinaadei Hít Residents are expected to have employment. The Yak'éiyi Khustí Yinaadei Hít Case Manager will assist residents in finding and securing employment.
- All Residents must have a job within 30 days or must be actively utilizing job services to find employment.
- Residents who are unemployed will be assigned additional house responsibilities or community service duties.

Utilities:

- Electricity, heat/hot water, sewer/water, and garbage pickup will be paid by Yak'éiyi Khustí Yinaadei Hít.
- Internet will be available for use in common areas.
- Residents must be mindful of their consumption of utilities and work together to not waste resources or over-use electricity or other controllable household expenses.

Laundry:

- Residents who have laundry going must remain in the home until they remove their items from the machines and return their clothes to their room.
- Residents MUST clean the lint trap after use to ensure dryer efficiency.
- Residents will keep laundry area neat and clean after use.
- Do not use dyes in the washer.
- Be respectful—the last load of laundry must be out of the dryer by 10:00pm

- If laundry is left overnight it will be removed. Yak'éiyi Khustí Yinaadei Hít will not be responsible for laundry not removed by 10 pm.

Items Provided by Yak'éiyi Khustí Yinaadei Hít Include:

- A Resident's first month of toiletries: toilet paper, paper towels, and laundry soap.
- All furniture, kitchen appliances and utensils, bed linens, and towels.
- One meal a week will be provided by Yak'éiyi Khustí Yinaadei Hít (to be prepared by assigned, rotating teams of residents to build life skills and teamwork). All other meals are the Resident's responsibility.

Each resident is responsible for his own property. Yak'éiyi Khustí Yinaadei Hít is not responsible for the replacement of stolen or lost personal items.

Resident Personal Belongings:

Most rooms will have two male occupants. Residents may bring a limited amount of personal belongings. The amount is limited to the storage areas available such as closets, and drawers in his room. No excess belongings will be stored on the property. Bicycles must be stored LOCKED to the provided bike rack so they are not obstructing exits.

Resident Dress Code:

- All residents should dress modestly.
- While in the common areas of the Yak'éiyi Khustí Yinaadei Hít facility you must wear a shirt and pants/shorts at all times.

Transportation & Personal Vehicles:

- All residents are responsible for their own transportation.
- Harbor Inn staff will assist all residents in locating public transportation.
- All residents must provide a copy of all travel passes to Case Manager.
- Residents must receive permission from their Probation Officer to have a vehicle. Residents are not allowed to park vehicles in the facility parking area or other unauthorized parking areas. If you would like to seek Probation Officer approval for vehicle parking, please see your Case Manager for other parking arrangements at the Andrew Hope Building parking lot.

Personal Electronic Devices:

- Each Resident may possess his own cell phone, but all cell phones are subject to staff monitoring.

Food:

- Each Resident's personal food must be clearly marked with his name and placed in his room/kitchen area.
- All Residents will respect these items as the property of the indicated Resident.
- Food items provided by Yak'éiyi Khustí Yinaadei Hít are to be shared with all Residents.

Smoking:

- There is no smoking inside Yak'éiyi Khustí Yinaadei Hít facility. The smoking area is marked and a proper cigarette butt disposal is provided. THIS DISPOSAL MUST BE USED BY ALL RESIDENTS AND VISITORS. No other smoking locations are authorized.

Community Phone:

- There is a house phone available 24/7 for all Residents. Please respect quiet hours.
- Local calls are free.
- International calls cannot be made from the phone.
- If a Resident is waiting to use the phone, then calls will be limited to 15 minutes.
- Cell phones ARE NOT ALLOWED AT ANY HOUSE OR COMMUNITY MEETINGS.

Damages:

- Residents must notify Yak'éiyi Khustí Yinaadei Hít staff when any equipment or appliance is not working properly and/or needs repair.
- Staff will conduct random checks of all Yak'éiyi Khustí Yinaadei Hít property to ensure compliance with the house rules and health and safety standards. Any evidence of illegal activity found during a check will be turned over to the local police and/or Resident's Probation/Parole Officer for investigation.
- If a Resident is determined to have caused damage and/or destroyed Yak'éiyi Khustí Yinaadei Hít property they will be held financially responsible for any damages due to their intentional act or negligence, including cleaning fees.
- Residents are not responsible for wear resulting from ordinary use. Yak'éiyi Khustí Yinaadei Hít retains the right to sue and to use all other rights and remedies, for the collection of damages and fees.

I have read and agree to all of the above:

_____ _____

Yak'éiyi Khustí Yinaadei Hít Resident Signature Date

_____ _____

Yak'éiyi Khustí Yinaadei Hít Staff Signature Date

Length of Stay and Move Out or Dismissal

After arriving at Yak'éiyi Khustí Yinaadei Hít, you are subject to a one month adjustment period. If during the one month adjustment period you honor all of the House Rules, you may stay for a period of up to 23 months (1 month adjustment period + 23 additional months) with a minimum stay of 6 months.

It is important that you stay at Yak'éiyi Khustí Yinaadei Hít a minimum of 6 months. According to an Alaska Judicial Council report in 2011, "the longer a felon is in the community without being re-arrested, the less likely that the felon will ever be re-arrested. This data is consistent with national studies that showed that offenders were most likely to be rearrested for new offenses soon after their release from a previous incarceration."

The 6 months post-release is a critical time for preventing recidivism, and the more programming involved in that time, the greater the odds the participant will avoid a remand to incarceration.

Move Out:

- Minimum seven day written notice prior to moving out. The Resident must also have written permission from his assigned Probation Officer.
- A walk-thru must be conducted with the departing Resident a minimum of 48-hours prior to departure to annotate any damages or needed repairs prior to the next occupant taking residency.
- The departing Resident must have their room cleaned, sanitized and inspection ready 3 hours prior to move-out. If the room does not meet standards, the departing Resident will use that time to clean the room to meet standards
- The departing Resident must provide proof of address change, if mail had previously been delivered to Yak'éiyi Khustí Yinaadei Hít.
- The departing resident must turn in their key to Yak'éiyi Khustí Yinaadei Hít staff.
- The Program Coordinator or designee must be present when resident leaves.
- Any resident leaving their belongings behind will have 72 hours to pick up their belongings (unless otherwise arranged). Afterwards, the belongings will be discarded.
- Any ID (licenses, credit cards, etc.) will be held for 3 months in the office.

The Program Coordinator or designee will complete an Exit Form which includes:

- The reason for moving out
- The Case Manager's plan for follow-up
- Any suggestions for program improvements
- A forwarding address and/or contact information for someone who can be contacted in that mail is received or personal belongings are found after departure. (*Note: Yak'éiyi Khustí Yinaadei Hít will not be responsible for belongings left behind but will make a reasonable attempt to return them, provided the proper information is provided)*

Resident's Visitor Guidelines

- Only legal family members may visit residents at Yak'éiyi Khustí Yinaadei Hít. Legal family members may include: spouse/domestic partnerships, mother, father, brothers, sisters, children, grandparents, grandchildren, aunts, uncles, and cousins. Exceptions may be considered for verifiable, previously established, long-term relationships. *This will be determined on a case-by-case basis.*
- Visitors must be scheduled at least 24 hours in advance and approved by Program Coordinator or Case Manager.
    - Background checks will be conducted. **Those with sex offenses on their records will not be allowed in the facility or on Yak'éiyi Khustí Yinaadei Hít property under any circumstances, regardless of family member status.**
- Visiting will occur in the Community Room and visitors must leave by 9 pm.
- All visitors must sign a confidentiality agreement on their first visit.
- All residents are responsible for providing staff with a list of unauthorized contacts by Probation. Violations of victim contact are immediate grounds for removal from the program.
- Visitors may be asked to leave by staff at any time, for any reason.
- Residents will understand that unapproved guests may not meet residents in the nearby park or congregate in other areas near the property. If this occurs, access to the park will be limited with the consequence of dismissal from the program.

Visitation of Children

It is not uncommon for men residing at Yak'éiyi Khustí Yinaadei Hít to experience challenges reestablishing their parental role in lives of their children. Some men may feel inadequate or lacking the skills to support both their children's needs as well as their own. Yak'éiyi Khustí Yinaadei Hít staff is here to support you finding a pathway to being a healthy, confident, loving parent. If you would like your child(ren) to visit you at Yak'éiyi Khustí Yinaadei Hít facility, a parenting goal will be added to your case plan.

Children must be supervised by their parent at all times. At no time can you leave your child in the care of another resident. Please clean up any messes made during the visit with your children. Yak'éiyi Khustí Yinaadei Hít staff will request future visits occur in another location if visits become disruptive to the facility.

Residents are encouraged to work with other parents living in Yak'éiyi Khustí Yinaadei Hít facility to arrange family-friendly activities to facilitate positive bonding opportunities between father and child. Parenting can be a struggle and sometimes it "takes a village." Peers can be a valuable resource for learning how to reestablish these healthy relationships. You will be responsible for working with the Case Manager and potentially outside resources prior to your children coming to the home, but staff will assist in the logistics of creating kid-friendly activities, as long as they are reasonable.

Medication Guidelines

Yak'éiyi Khustí Yinaadei Hít is not responsible for the storage or dispensing of medication for residents. Residents must keep their prescription medication in their personal property, out of sight. Prescription medication containing narcotics, alcohol, or cannabis are not allowed on the property.

- Prescription pain medication must be non-narcotic. You are responsible for informing your medical provider of this requirement.
    - Prescription narcotics are not allowed without written staff approval; these will only be approved in emergency circumstances and will be secured by Yak'éiyi Khustí Yinaadei Hít staff.
- All medication, including over-the-counter medication, must be disclosed and recorded by the Program Coordinator or Case Manager during admission; any changes MUST be reported to Program Coordinator or Case Manager immediately.
- Residents cannot give their medication to other Residents.
- If a Resident has to go to the emergency room or hospital, they must bring their release paperwork to the office once they return.
- Any prescriptions or medication dispensed to the Resident by the hospital must be reported immediately.
- A violation of this policy is grounds for dismissal.

Principles of Recovery

Yak'éiyi Khustí Yinaadei Hít upholds the following Principles of Recovery:

1. There are many pathways to Recovery.
2. Recovery is self-directed and empowering.
3. Recovery involves a personal recognition of the need for change and transformation.
4. Recovery is holistic.
5. Recovery exists on a continuum of improved health and wellness.
6. Recovery emerges from hope and gratitude.
7. Recovery involves a process of healing and self-redefinition.
8. Recovery involves addressing discrimination and transcending shame and stigma.
9. Recovery is supported by peers and allies.
10. Recovery involves (re)joining and (re)building a life in the community.

Each of us has our own pathway to Recovery. Yak'éiyi Khustí Yinaadei Hít is a Recovery-focused program, not a treatment program. Yak'éiyi Khustí Yinaadei Hít believes that pathways to Recovery stem from resiliency.

Yak'éiyi Khustí Yinaadei Hít believes that Recovery must come first and is committed to creating a space for you to prioritize your Recovery! Our values are embodied by the following fundamental guidelines that all residents and staff must abide by:

1. Surround yourself with positive recovering people and always put YOUR Recovery first!
2. Take care of yourself physically, mentally and spiritually.
3. Put your Recovery first and allow staff to help you see ways you may improve.
4. Remain true to your pathway and your Recovery.
5. Recognize that sharing your experience, strength, and hope may be more helpful to others than your opinion.
6. Do not ask others to do something you would not do yourself.
7. Celebrate both the shared experiences of Recovery and the unique qualities of each person's pathway.
8. Learn by your mistakes: Have the honesty to recognize mistakes and the humility and courage to embrace and apply the lessons they present.
9. Recognize that we are all in this together.
10. Remember that as you give, you receive, and as you receive, you give. Recovery is being available to give and receive. One cannot selflessly give without graciously receiving.
11. Stick to your commitments.
12. Tell it like it is; do not embellish your experience.
13. Remember that you only have today.
14. Take care of yourself and your family.

Yak'éiyi Khustí Yinaadei Hít believes Recovery is a process of learning to live by values such as honesty, truthfulness, respect for the dignity of oneself and others, and integrity. We also learn to acknowledge the many ways in which we betrayed ourselves and our values during our addiction and come to forgive ourselves for the wrongs we have committed against ourselves and others.

Resident Relapse Policy

A Resident under the influence of a substance or with a substance in his possession is jeopardizing the safety and recovery of every other Resident and will be dismissed from Yak'éiyi Khustí Yinaadei Hít.

Relapse Discharge Procedure:

1. If Yak'éiyi Khustí Yinaadei Hít staff has reason to suspect that a resident is under the influence of any substance including alcohol, the resident's Probation/Parole Officer will be immediately notified.
2. If the incident occurs after hours (5pm-8am), staff will contact the on-call officer to inform them of the violation.
3. Residents MUST submit to inspection and/or drug testing when requested by Yak'éiyi Khustí Yinaadei Hít staff, the resident's Probation/Parole Officer, or any other authority. Refusal to cooperate fully, sign any required document, or submit to any testing or inspection by Yak'éiyi Khustí Yinaadei Hít staff, the resident's Probation/Parole Officer, or any other authority may result in your immediate dismissal.

Re-Admittance: Input regarding program re-admittance will be considered from Yak'éiyi Khustí Yinaadei Hít staff, the assigned Probation/Parole Officer, treatment providers and the Resident's sponsor/mentor. Additionally, a house meeting with all remaining Residents will be held to assess the needs and safety of other residents after a relapse. A Resident MAY be eligible to return under the following conditions:

- Must have at least 72 hours clean of substances and be able to pass a drug test given at time of intake, as well as randomly throughout the next 30 days.
- Must have a substance use assessment completed or be scheduled for one, and be willing to follow all treatment recommendations.
- Must have a sponsor and/or recovery coach and be willing to follow their recommendations.
- Must have written approval from the assigned Probation/Parole Officer.

The Program Coordinator, together with the Case Manager and assigned Probation/Parole Officer, will make the final determination of a Resident's eligibility to return to Yak'éiyi Khustí Yinaadei Hít.

Former Resident Personal Property: If a former resident leaves their personal property behind, it will be held for 72 hours unless otherwise arranged. After 72 hours we will discard the personal property. Documents such as a driver's license, Social Security card, etc. will be held for three months in the office.

Alaska Native
JUSTICE CENTER
Find your voice. Find your way.

January 4, 2019

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

The Alaska Native Justice Center (ANJC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration. The Alaska Native Justice Center is a non-profit organization, formed in 1993 to serve the unmet needs of Alaska Natives within Alaska's civil and criminal justice system. Our mission is "Justice to Alaska Natives People" and we strive to accomplish this through working with community and statewide partners.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.
It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community; however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development.

If you have any questions regarding our support for this program please do not hesitate to contact us at (907) 793-3550 or tashley@anjc.net.
Sincerely,

ALASKA NATIVE JUSTICE CENTER

Tammy Ashley

Tammy Ashley
Director of Operations

3600 San Jeronimo Drive, Suite 264 · Anchorage, AK 99508 t 907.793.3550 f 907.793.3570 www.anjc.net

alaska judicial council

510 L Street, Suite 450, Anchorage, Alaska 99501-1295 (907) 279-2526 FAX (907) 276-5046
http://www.ajc.state.ak.us E-Mail: postmaster@ajc.state.ak.us

September 6, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

Dear Members of the CBJ Planning Commission:

We encourage you to approve the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) to allow the creation of a transitional housing program for men returning from incarceration.

Stable, secure and supportive housing greatly increases the chance that people released from prison will not reoffend, according to a number of studies. Cultural support during reentry after incarceration also increases a person's chance of staying on the path to become a contributing citizen. The Tlingit & Haida program described in its application will serve Native and non-Native community members by giving them a foundation for successful reentry, and a direct link to employment through the Tlingit-Haida for-profit entities. Housing and employment, as well as other services offered in the program, increase public safety. The group of re-entering people served by the program will have new opportunities for stability and support that will help overcome difficulties in adjusting to life in the community. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

Permitting a transitional housing program may be a "difficult sell" to most areas in many communities. As described by Tlingit & Haida, the existing 12-unit property near the Juneau-Douglas Bridge seems ideal for this use. It is close to support services, employment, and public

transportation. Participants in the program can use the beachfront for cultural programming. As a result of this location, the development is much more likely to succeed in its rehabilitation purpose. If you have any questions regarding our support for this program please do not hesitate to contact us.

Sincerely,

Teri White Carns

Teri White Carns, Special Projects Coordinator
Alaska Judicial Council

TC/sdw

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

September 24, 2018

RE: Letter of Support for Reentrant Transitional Housing

The City and Borough of Juneau (CBJ) Housing Office supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning to the community from incarceration. This project complements CBJ community goals by:

- Providing affordable housing;
- Providing support services for sober, healthy living, and successful community integration; and
- Mitigating the risk of reentrant homelessness.

According to the Juneau Reentry Coalition, there are about 150 reentrants to the Juneau community each year and 60 of those do not have a home to return to. According to the National Low Income Housing Coalition's "Out of Reach 2018," the hourly wage required to afford the average two bedroom apartment in Juneau is $27.42, or 2.8 full-time jobs at minimum wage. A criminal record makes it difficult to get an apartment in the first place. After restitution, legal fees, and often-times child support, many reentrants struggle affording an apartment. Tlingit & Haida's proposed facility provides affordable housing.

Tlingit & Haida's proposed location at the current Harbor Inn Hotel is close to employment, services, groceries, and transit. The project enhances downtown residency, making for a more vibrant and safer downtown. The waterfront access in proximity to the whale sculpture provides traditional Tlingit access to the waterfront, supporting the cultural elements of recovery and a sense of community. The peer-driven, sober living facility will be a good neighbor in downtown. One of our biggest challenges with keeping vulnerable populations housed is supported services to help them with day-to-day life. Tlingit & Haida's program fosters community connectedness and provides practical living skills, improving the likelihood of success for our neighbors reentering our community.

Tlingit & Haida's program is based on the Delancey Street Model, a nationally-recognized and vetted model of peer support and improvement for those reentering the community after incarceration. Tlingit & Haida is not reinventing the wheel, but is instituting best practices demonstrated successfully nation-wide. In addition to the proposed Sacred Grounds Café, Tlingit & Haida's Business and Economic Development Department is developing employment programs in food service and catering, and auto detailing services.

There is a link between homelessness and incarceration. Methodologies vary, but the National Alliance to End Homelessness estimates that 50-thousand people enter homeless shelters directly from incarceration (March 2018). Prisonpolicy.org reports that incarcerated people are almost 10 times more likely to be homeless than the general public (August 2018). While Tlingit & Haida's reentry program is open to everyone, reentrants are disproportionately Alaska Native. 47 percent of Juneau's homeless population and 85 percent of our Housing First residents are Alaska Native or American Indian (June 2018). Tlingit & Haida is a member of the Juneau Coalition on Housing and Homelessness and has worked with the 32 partner agencies in addressing this gap in preventing homelessness.

We support Tlingit & Haida's proposed reentrant housing and appreciate their partnership in addressing this vital community need.

Scott R. Ciambor
Chief Housing Officer

Irene M. Gallion
Housing and Homelessness Services Coordinator

155 So. Seward Street, Juneau, Alaska 99801-1397

THE STATE of ALASKA
GOVERNOR BILL WALKER

OFFICE OF THE COMMISSIONER
550 West 7th Avenue, Suite 1860
Anchorage, Alaska 99501
Main: 907.269.7397
Fax: 907.269.7390

October 1, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

The Alaska Department of Corrections strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program. There is a critical need for transitional housing that supports people returning to their communities.

Historically, may reentrants live with family members or friends immediately upon release, often placing them back into their former criminogenic environments and networks. Tlingit & Haida is hoping to break that cycle by replacing past associations with new positive supports providing a healthy foundation built on culturally responsive services for participants as well as direct channels to resources necessary for successful reentry.

Tlingit & Haida developed a comprehensive program for both Native and non-Native community members providing a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities.

The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

If you have any questions regarding our support for this program, please do not hesitate to contact me.

Sincerely,

Karen L. Cann
Deputy Commissioner of Transitional Services

Yes of course

Check out my Big Island
Fresh food and deep stretching
WELLNESS RETREAT
Jan 1-10, 2020
https://tri.ps/SrjEf

www.DrEmilyKane.com<http://www.DrEmilyKane.com>
www.naturopathic.org<http://www.naturopathic.org>
www.primarydoctor.org<http://www.primarydoctor.org>

Join with me in
Cultivating Exuberance

On 23 Jan 2019, at 23:57, Talia Eames <teames@ccthita-nsn.gov<mailto:teames@ccthita-nsn.gov>> wrote:

Thank you for your support, Dr. Kane. I have forwarded this on to President Peterson. Is it okay if I share your support with the city for public record? Thanks again!

Gunalchéesh, Háw'aa / Thank you,

Talia Eames
Program Coordinator
Public Safety Department•Second Chance Reentry Program Phone 907.463.7365

From: Emily Kane [mailto:dremilykane@gmail.com]
Sent: Sunday, January 20, 2019 9:21 PM
To: Talia Eames <teames@ccthita-nsn.gov<mailto:teames@ccthita-nsn.gov>>
Subject: Transitional housing near Parkshore

Dear Mr Peterson
I am an owner at Parkshore currently traveling so I missed the Jan 9 meeting. I hope it went well. I wanted to register my support of helping people integrate back into society peacefully and productively after taking a wrong turn. Everyone deserves a second chance.
Best wishes
Dr Emily Kane
Unit A6 Parkshore
Juneau AK

Check out my Big Island
Fresh food and deep stretching
WELLNESS RETREAT
Jan 1-10, 2020
https://tri.ps/SrjEf

www.DrEmilyKane.com<http://www.DrEmilyKane.com>
www.naturopathic.org<http://www.naturopathic.org>
www.primarydoctor.org<http://www.primarydoctor.org>

Join with me in
Cultivating Exuberance

Family Promise® of Juneau

Shannon Fisher, Executive Director
PO Box 32775
Juneau, AK 99803
www.familypromisejuneau.com
director@familypromisejuneau.com

September 12, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

Family Promise of Juneau strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida for the permitting of a transitional housing program for men returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. This comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This will increase public safety and provide an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment.

Family Promise stands for all families. When a man becomes incarcerated he does not stop being someone's father. The transitional housing program is for men to live alone, but this gives fathers a better chance to be contributing members of their family without slipping back into behaviors that lead back to incarceration. This is good for our community.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community, however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact me.

Sincerely,

Shannon Fisher
Executive Director

Haven House Juneau/PO Box 20875/Juneau Alaska 99802/907-789-SAFE

October 8, 2018

City and Borough of Juneau
Permit Center
230 S. Franklin Street
Juneau, Alaska 99801

Re: Tlingit & Haida Transitional Housing Program Permit

Dear CBJ,

Haven House Juneau is thrilled that Central Council of the Tlingit and Haida Tribes of Alaska (Tlingit & Haida or the Tribe) wishes to open in Juneau a transitional home for men coming out of prison. We wholeheartedly support this Project.

Haven House was able to open in March 2015 after it received a conditional use permit to operate a transitional home for women coming out of prison. Haven House received its permit under the "Use Not Listed" provision of the zoning code. After that, in July 2015, the Assembly added the new use to the zoning code so that other individuals or agencies could offer transitional housing to persons coming out of prison. Haven House is just for women and this project fills a vital community need for supportive, structured housing for men coming out of prison.

If this project were simply twelve units of new rental housing for low income persons, it would be welcome, given the need for low-income housing in Juneau. But this project fills a need for a group of low income persons who particularly need housing. According to the National Housing Law Project: "Formerly incarcerated individuals struggle to secure employment, obtain medical care and avoid substance abuse. According to criminal justice officials, however, finding housing is the biggest challenge faced by individuals returning to the community."

And this project will not only provide housing but it will be supportive, structured housing. It will also help the residents obtain employment, obtain medical care and avoid substance abuse. It takes a lot of work and forethought to structure and operate such a program. Tlingit & Haida is uniquely positioned to do that. It has the capacity, the resources, and the commitment to run a high quality program for men who are both tribal and non-tribal members.

Our criminal justice system is not working to help people stay out of jail. Two out of three persons who are released from jail are back in jail within three years, many having been convicted of new crimes. Studies have shown that the first six months after release from prison are crucial. The Department of Corrections recognizes this and is trying to establish a "warm handoff" so that, immediately on release from prison, persons can move into smaller settings and can have help right away establishing new patterns.

Haven House is helping women in such a small setting in Juneau. Of the thirty-three women who have lived at Haven House since March 2015, only two have been convicted of new crimes (neither of which were committed while at Haven House). And since we've been open, there have been no complaints of disturbance from the neighbors.

The Assembly recognized the unique needs and benefits for housing devoted to persons coming out of prison. The Assembly established transitional housing for persons coming out of prison as a permissible use in the CBJ. The Assembly did not intend that Haven House Juneau be the only example of this use. The community is fortunate that the Tribe wants to offer this program for men. We hope the Tribe's application can be expeditiously reviewed and approved.

If I can provide any additional information, feel free to contact me at 907-957-6170 or ottokeen@gmail.com.

Sincerely,

Mary Alice McKeen

Mary Alice McKeen
President, Board of Directors
Haven House Inc.

c.c.: Talia Eames
Tlingit & Haida

Julee Douglas
Executive Director
Haven House Juneau

Juneau Housing First Collaborative 1994 Allen Court, Juneau, AK 99801 (907) 500-7369

September 26, 2018

City and Borough of Juneau
Community Development Department/Planning Commission
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To whom it may concern,

The Central Council of Tlingit and Haida Indian Tribes of Alaska's efforts to create and implement a supportive transitional housing reentry program is beyond needed in Juneau. The program will reduce recidivism, support adults in their recovery, and overall reentry.

Juneau Housing First, is a 24-hour supportive housing facility. This model has been successful throughout the United States for the last 30 years. There's a plethora of statistics and data to unequivocally illustrate that supportive housing works. Persons who have been marginalized deserve and need to be seen and heard, this creates more positive outcomes. Supportive housing programs allow the program participants to build a positive community, one where they feel accepted, positive, and able to move forward in their life without judgment. This specific program does not exist in Juneau, especially one with a focus on culture based reentry pathways.

As the director of Housing First, I have seen firsthand what permanent supportive housing can do for people. The positive relationships built with staff and fellow tenants has been a crucial factor in changing outcomes for tenants in the most positive ways possible. Standard delivery of services, i.e. participating in a weekly therapy appointment can't and does not work for everyone. Having support at all hours of the day, rather than the typical 9-5 hours, lends itself to better outcomes, especially for those who lack natural supports.

This program is truly necessity. It is vital to improving the lives of those who are returning from incarceration, and thus the greater community at large.

We strongly encourage you to grant this permit. Please do not hesitate to contact me directly for further questions regarding this matter at ddavis@juneauhfc.org or 907-565-9147.

Sincerely,

Dacia Davis, Program Director Housing First

JAMHI
Health & Wellness, Inc.
An NCADD Affiliate

"We help people live their own best lives"

September 12, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

This purpose of this correspondence is to express our strongly support for the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. We understand that Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community, however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming will lend to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact me at 463-6849 or dave@jamhi.org.

Sincerely,

PhD

David G. Branding, PhD
Chief Executive Officer

3406 Glacier Hwy
Juneau, Alaska 99801

Tel. (907) 463-3303
Fax (907) 463-6858
www.jamhi.org

Juneau Coalition on Housing & Homelessness

September 13, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

The Juneau Coalition on Housing and Homeless (JCHH) whole-heartedly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration.

As a partnership of local agencies and organizations who serve Juneau's most vulnerable residents, the Juneau Coalition on Housing and Homelessness brings together over twenty organizations who provide emergency, transitional, permanent-supportive, and supportive services to people who struggle with housing in our community.

Evidence confirms that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure, and supportive housing solutions. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

We recognize that permitting a transitional housing program may be a "difficult sell" to most areas in the community; however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation, and the beachfront for cultural programming, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact either of the co-chairs of the JCHH, Gus Marx (gusm@jys.org) or Doug Harris (doug@jamhi.org).

Sincerely,

Doug Harris & Gus Marx, Co-Chairs
Juneau Coalition on Housing and Homelessness

JUNEAU REENTRY COALITION

Promoting Public Safety & Strengthening Our Community

September 13, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

The Juneau Reentry Coalition (JREC) strongly supports the Conditional Use Permit application by the Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration.

In partnership with the Alaska Mental Health Trust Authority; the Alaska Department of Health and Social Services, Division of Behavioral Health; and the Alaska Division of Corrections the JREC has adopted the Alaska Community Reentry Program as its model. The Alaska Community Reentry Program, "envisions that offenders sentenced to thirty days or more will have the services and supports needed to successfully reenter their communities. These services and supports included, but are not limited to, access to physical and behavioral healthcare, employment, transportation, education and training, and housing." Safe and secure reentry/transitional housing, especially for men, is sorely needed in Juneau due to its short supply.

The 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development. JREC urges the CBJ to approve this Conditional Use Permit application.

Sincerely,

Don Habeger
Community Coordinator
Juneau Reentry Coalition
Email: don@juneaureentry.org

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Corrections

INSTITUTIONS
LEMON CREEK CORRECTIONAL CENTER

2000 LEMON CREEK ROAD
Juneau, Alaska 99801
Main: 907.465.6201
Programs fax: 907.465.6207

City and Borough of Juneau
Permit Center
230 Franklin Street
Juneau, AK 99801

September 11, 2018

Re: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

Lemon Creek Correctional Center strongly supports the Conditional use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration.

One of the missions of the Department of Corrections is to prepare inmates to pursue productive lives once they release from prison. Naturally, the first step to success for persons released from prison is personal choice, but experience indicates that successful reentry may also be influenced by factors that are often beyond a released offender's direct control, such as the availability of housing, employment, and wellness support. Tlingit & Haida have demonstrated a commitment to helping people released from prison to receive the support services they need, such as affordable housing and assistance in finding employment.

Our community benefits when released persons successfully reintegrate into society and while there is bound to be a level of community discomfort when transitional housing is introduced within the city, Tlingit & Haida's proposed transitional housing site is well-situated for high-impact services and low-impact to neighbors. Lemon Creek Correctional Center supports their effort on this project.

Respectfully Submitted

Daryl Webster
Superintendent I
Lemon Creek Correctional Center
Alaska Department of Corrections

Sha'a Ka Atyátx'i Noowú
DOVE COTTAGE
A Place of Peace

Aiding Women in Abuse and Rape Emergencies

"Serving Juneau and Nine Southeastern Communities"

P.O. Box 20809 • Juneau, Alaska 99802-0809
(907) 586-6623 (business)
(907) 586-2479 (fax)
(907) 586-1090 (crisis)
1-800-478-1090 (toll free in state)
E-mail: info@awareak.org
Website: www.awareak.org

September 12, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

AWARE strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community, however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact me.

Sincerely,

Saralyn Tabachnick
Executive Director

PUBLIC TESTIMONY
IN SUPPORT OF TLINGIT & HAIDA'S
TRANSITIONAL HOUSING PROGRAM PERMIT

Melody K. Millard
17280 Andreanof Drive
Juneau, AK 99801
(907) 321-5067

September 25, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

Having witnessed in person the success of transitional housing, I support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration.

Studies show that stable, secure and supportive housing is essential for people released from prison if they are to successfully reenter and not reoffend. Here is a real life example which backs up the studies: Haven House, transitional housing located in Lemon Creek began providing a supported and structured living environment to foster healing and self-sufficiency for women coming out of prison. Post after post on Haven House's Face Book page begins with something akin to "If I hadn't had a place to go, I would have been back on the streets." "If you don't have a home to go to, you just crash at a friend's place, a friend who is still using. Guess what happens then?" "Nobody wants anything to do with you. Where do you go?"

Haven House residents thrive. It has housed 33 residents since 2015 and out of all those women – since the opening, only 2 have reoffended (6%). Haven House also houses 75% Alaska Native women. AND -the police have NEVER had to be called to Haven House.

Women who have reentered have jobs, housing and are productive members of society. Not only that, but they return to Haven House to visit and foster friendships and mentor the women currently residing there. This has resulted in an ever-growing extended family whose members are there for one another.

Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. The City and Borough of Juneau's emphasis on

creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

Haven House's location in a residential neighborhood was "difficult sell" as are most areas in the community; however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development. To be located near the beach front grants the opportunity of not only restoring a measure of a man's culture to him, which studies have shown can bring great healing, but for many, the beach, the ocean and its tide changes can bring peace.

Given my observation of the time-tested success of Haven House, I have confidence that approval of the Tlingit and Haida Transitional Housing Program Permit will be a good decision and the approval to operate will make a positive difference in these men's lives, in the life of the community and potentially in the state or even nationwide.

I thank you for your consideration of this matter.

Respectfully,
Melody Millard

www.juneaumentalhealth.org
www.juneausuicideprevention.org
JUNEAU SUICIDE PREVENTION COALITION
Alaska Careline: 877-266-4357

January 15, 2019

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

The Juneau Suicide Prevention Coalition is happy to write this letter of support for the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration—Yak'éiyi Kustí Yinaadei Hít, which translated means "going toward the good life house" in Llingit.

The transition out of prison can be a challenging time for individuals. Shifts in family and living situations since incarceration, the draw to return to old patterns of behavior, and ultimately, the feeling of disconnection from ones community can lead to feelings of depression and suicidal ideation. It is incumbent upon us as a community to help hold up those people making this transition so that they can succeed. Doing this with a cultural approach, such as the Yak'éiyi Kustí Yinaadei Hít project aims to do, is an excellent and exciting model, and one which the Juneau Suicide Prevention Coalition is in full support. Dr. Walter Soboleff said, "When we know who we are, we don't hurt ourselves." This program, for Native and non-Native community members, will help participants to know who they are and transition back into our community with a safety net of support that will provide a solid foundation for their lives moving forward.

The 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation, and the waterfront for cultural programming, lends to the success of this best-practice venture. The Juneau Suicide Prevention Coalition feels strongly that this program is vitally needed in our continuum of care in Juneau, and we are in full support of the endeavor. If you have any questions, please feel free to contact me.

Sincerely,

Jorden Nigro
Chair

September 26, 2018

City and Borough of Juneau
Permit Center
230 S. Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit and Haida's Transitional Housing Program Permit

To Whom It May Concern:

As a provider of adult education and workforce training programs that often target people that are re-entering the community after incarceration, The Learning Connection Program of SERRC (TLC) strongly supports the conditional use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA) for permitting of a transitional housing program for men returning from incarceration.

Studies show reoffending rates are reduced if people being released from prison have stable, secure and supportive housing. The concept that CCTHITA is proposing will also include cultural support as well as links to employment opportunities through their development of for-profit social enterprises that will hire men from the transitional housing program. The housing program will support both Alaska Native and non-native community members. Housing, employment and productive activities for this population will provide opportunities for increased public safety. Both affordable housing and public safety are priorities of the City and Borough of Juneau. It is also recognized that participants of our TLC programs are more successful in improving education and workplace skills when they have a supportive environment that includes secure and safe housing. If you have additional questions regarding our support of this program please contact me at 907-586-6806.

Sincerely,

Sheryl Weinberg

Sheryl Weinberg
SERRC Director

October 1, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

Sealaska Heritage Institute strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of a transitional housing program for men returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community, however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact us.

Sincerely,

Rosita Worl

Rosita Worl, Ph.D.
President, Sealaska Heritage Institute

Inspiring Personal Independence
SOUTHEAST ALASKA INDEPENDENT LIVING
3225 Hospital Dr, Suite 300, Juneau, Alaska 99801, 1-800-478-SAIL, ph/tty: 907-586-4920, fx: 907-586-4980

January 21, 2019

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

On behalf of Southeast Alaska Independent Living (SAIL), I am writing in support of Central Council of Tlingit & Haida Indian Tribes of Alaska's (Tlingit & Haida) Conditional Use permit for the permitting of a transitional housing program for men returning from incarceration. Studies show that people experiencing a wide range of disabilities, including hidden disabilities such as traumatic brain injuries, FASD, and mental illness, are disproportionally incarcerated. This rate can be as high as one out of every five inmates. As such, this project is in lockstep with SAIL's mission to *inspire personal independence* for seniors and people experiencing disabilities.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. Successful reentry increases public safety and provides an opportunity for a population that has traditionally had trouble accessing housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

Permitting a transitional housing program can be a tough sell to most areas in the community, which is why the 12-unit property near the Juneau-Douglas Bridge is in an ideal location. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this program and integration into the community.

SAIL is a partner in the successful reentry of our incarcerated brothers and sisters. If you have any questions regarding SAIL's support for this program, please do not hesitate to contact me: 586-4920, tlombardo@sailinc.org.

Sincerely,

Tristan Knutson-Lombardo
Assistant Director, SAIL

A Service of the Juneau Cooperative Christian Ministry
The GLORY HOLE
247 S. Franklin Street
Open 24 Hours a day
365 days a year
Food
Shelter
Hospitality

September 12, 2018

City and Borough of Juneau
Community Development Department/Planning Commission
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

This letter is to express our strongest possible support for Central Council of Tlingit and Haida Indian Tribes of Alaska's transitional housing program for men who are returning from incarceration. This housing fills a critical need in our community and once operating will substantially address the crisis of recidivism, poverty, and affordable housing in our community.

TGH is an emergency shelter, soup kitchen, and care center. We have been operating since 1982 and our mission is to provide food, shelter, and compassion to those most in need. As providers of emergency shelter, we see the tragic scenario of formerly incarcerated adults playing out. The person has served his or her time, has stabilized and detoxed while in prison, and is coming out of prison ready to turn their life around, to get a job, to become a productive member of society, to stay away from the life of crime. Unfortunately, they have nowhere to go. They come to TGH and they desperately search for housing while trying to work and comply with conditions of their probation. Most of the time they fail. It is heartbreaking. They would not fail if they had stable and supportive housing. This is a fact!

Failing to grant a permit to this worthwhile and long overdue program would be destroying lives and perpetuating the crisis of poverty and recidivism in our community. It would also be senseless. Recovery housing works! As clearly demonstrated by Haven House and other national programs, programs like Second Chance have a positive impact or no impact on neighborhoods in which they are located. There is no rise in crime or unpleasantness associated with these programs. Second Chance is housing. It is housing for people who need it. It is housing we all need. The 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development.

We strongly urge you to grant this permit as quickly and painlessly as possible. If you have any questions regarding our support for this program please do not hesitate to contact me at lovishchuk.mariya@gmail.com or via phone at (907) 586-4159.

Sincerely,

Mariya Lovishchuk

Mariya Lovishchuk, Executive Director TGH

UNIVERSITY of ALASKA SOUTHEAST | ENROLLMENT MANAGEMENT & STUDENT AFFAIRS

11066 Auke Lake Way
Juneau, Alaska 99801
Tel: (907) 796-6335
Fax: (907) 796-6365
uas.alaska.edu

September 25, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

Please accept this letter in support of Tlingit and Haida's Conditional Use application for the permitting of a transitional housing program for men returning from incarceration.

Over the last few years, a number of former inmates have successfully enrolled at UAS. We have a very supportive community here, but clearly, the University can only be one of many options for the reentry population. Tlingit and Haida has been a great partner for the University. Their services target critical needs that positively impact the entire community. This project will directly serve at least two of Juneau's top priorities, affordable housing and public safety.

In my experience, overseeing the enrollment process and the residential facilities at UAS, I have witnessed the challenges these men face first hand. Homelessness brings a whole other set of unnecessary challenges. I applaud Tlingit and Haida's work in this area.

If you have any questions regarding our support for this program please do not hesitate to contact me.

Sincerely,

Joe Nelson
Vice Chancellor of Enrollment Management
(907) 796-6057
jgnelson@alaska.edu

United Way of Southeast Alaska

3225 Hospital Drive, Suite 106
Juneau, Alaska 99801
tel 907.463.5530
fax 907.463.4649

unitedwayseak.org

LIVE UNITED
United Way

September 29, 2018

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Transitional Housing Program Permit

To Whom It May Concern:

United Way of Southeast Alaska is pleased to offer this letter of support for the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida), for the permitting of a transitional housing program for men returning from incarceration.

United Way of Southeast Alaska is an independently governed, non-profit organization, dedicated to strengthening lives, helping people, and improving community conditions in Southeast Alaska. United Way of Southeast Alaska and our partners work to create real, lasting change by addressing the underlying causes of problems within our communities.

We support community programs and initiatives that help those in need and also prevent problems from happening in the first place. United Way collaborates with communities and agencies across Southeast Alaska to strengthen and improve the Health, Education, and Financial Stability of all individuals. At United Way of Southeast Alaska, we believe that everyone should have the opportunity for a good life. Everyone deserves a quality education that leads to a stable job, enough income to support a family through retirement, and good health.

That's why our work is focused on the building blocks for a good life: education, income, and health.

Given the existing limitations of reentry programs without supportive housing, Tlingit & Haida is developing a state-of-the-art program to provide sober and supportive housing for returning citizens. Studies show that people released from prison are less likely to reoffend and less likely to go back to prison if they have stable, secure, and supportive housing. The program will provide a healthy foundation built on culturally responsive services for participants as well as direct channels to resources necessary for successful reentry.

The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members, to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community; however, the 12-unit property near the Juneau-Douglas Bridge is ideal for this use. The proximity to support services, employment, public transportation and the beachfront for cultural programming, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact me.

Your careful attention and thoughtful consideration of their conditional use permit application is genuinely appreciated.

Respectfully,

Wayne A. Stevens
President/CEO

Laurel Bruggeman

From: Ed Foster
Sent: Tuesday, December 11, 2018 6:05 PM
To: Laurel Bruggeman
Subject: RE: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Follow Up Flag: Follow up
Flag Status: Flagged

Laurel,
The only concern Streets would have relates to the lack of parking. The existing parking spaces may accommodate the planned staffing, but the café and future planned activities will most likely introduce a need for more parking than what is being described in the application. That additional need has a high likelihood of ending up on the side of 9th Street, which will create operational issues with snow removal, street maintenance and most likely with neighboring businesses

Not that it would directly affect Streets, but where would they be doing the other planned activities they mentioned, i.e. canoe carving, boat tours, fishing, etc.?

Ed

From: Laurel Bruggeman
Sent: Tuesday, December 11, 2018 2:04 PM
To: Autumn Sapp; Dan Jager; Charlie Ford; Robin Potter; Ed Foster; George Schaaf; Carl Uchytil; David Campbell; Quinn Tracy
Cc: Jill Maclean
Subject: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Good afternoon,

We have received an application for a conditional use permit and parking waiver for a transitional housing project to be located at 1225 W Ninth Street. Please see the attached documents and provide your comments to me by January 4, 2018 to be included in my staff report to the Planning Commission.

The requested conditional use permit would allow the conversion of an existing hotel to transitional housing for up to 16 residents and one resident manager. The applicant is also proposing to use a portion of the building as a coffee shop, this can be allowed without a conditional use permit. The associated parking waiver would reduce the required parking for the transitional housing and coffee shop to the 3 spaces that the site currently has.

There were quite a lot of materials submitted with this application. I have attached what I believe will be sufficient for your review, but please feel free to let me know if you feel you need more information.

Thank you,

Laurel Bruggeman | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0761

MEMORANDUM

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
HOUSING PROGRAM
155 S. Seward St. Juneau, Alaska 99801
Scott.Ciambor@juneau.org
Voice (907) 586-0220
Fax (907) 586-5385

TO: Laurel Bruggeman, Planner

FROM: Irene Gallion, Housing and Homelessness Services Coordinator

DATE: December 26, 2018

SUBJECT: USE20180023: Department review of the Central Council Tlingit & Haida Indian Tribes of Alaska proposal to change property use from a hotel to transitional housing.

I have reviewed the subject Development Permit Application. I feel it is an important and right-sized complement to existing homelessness services.

Using available data, the Juneau Reentry Coalition estimates that annually there will be 31 men exiting incarceration in Juneau who will be homeless. Note that this is a revision downward of anticipated need cited in our September 24, 2018 letter of support for the project from the Housing Office. The proposed project can address almost half the anticipated annual need in our community. That is significant.

Even after construction of Forget-me-Not Manor, Juneau's Housing First collaborative, our homeless population is holding steady. From July through September of 2017, we served 288 people experiencing homelessness. For the same period in 2018 the count was 283, even after providing 32 new beds. There is pressure on our affordable housing, and reentrants are at a disadvantage.

The proposed location is proximate to transportation, groceries, and the downtown probation offices. The facility will provide "residential oversight" of the Whale Park, and will improve amenities available to park visitors.

The application notes that if residents are approved for a vehicle they can park it at the Andrew Hope building (see page 13 of the Change of Use Application Narrative). Given the sensitivities about parking downtown, it may be worth a brief discussion on:

- How many vehicles currently use that parking?
- Is it adequate for the current use?
- How many transitional housing vehicles could be accommodated?
- How does CCTHITA verify that a parked vehicle is approved? (For instance, a permit?)
- What are standards for use of the parking area? For instance, what level of repair is required for vehicles?
- How will CCTHITA manage abandoned or unsafe vehicles?

Note that the Housing Office provided a letter of support for this project, which I believe you have in the CCTHITA application packet. If you need me to send you a copy please let me know.

Laurel Bruggeman

From: Robin Potter
Sent: Monday, January 7, 2019 2:38 PM
To: Laurel Bruggeman
Cc: Mary Grant
Subject: RE: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Laurel,

Comments from the Assessor Office regarding the Tlingit Haida Regional Housing project located at 1255 Ninth St. Juneau, AK.

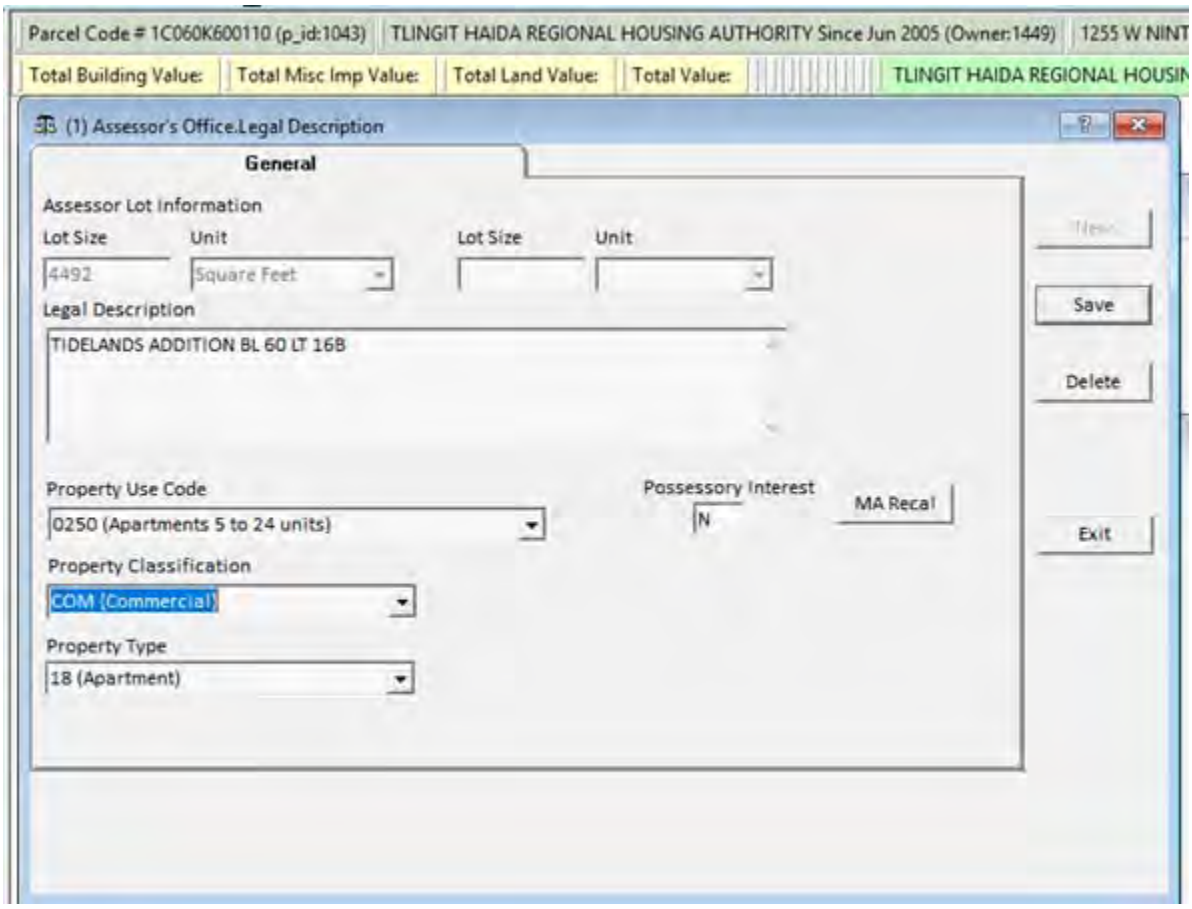
Until this conditional use permit information was reviewed, this is the first time the Assessor office was aware the parcel was being used as a hotel. A hotel business is a taxable use that has escaped taxation for at least the past twelve years. Our records indicated the property being used as an apartment complex for THRHA, for which housing is exempt use. As the status January 1, 2019 is hotel, it will be taxable for 2019.
I also note there is a portion of the property listed as Sacred Grounds coffee shop. This is also taxable use and will be placed on the 2019 tax rolls.

As for conversion of the property for homeless housing, the main concern I would have is the impact on surrounding property values. Comparing this project to the Haven House project in the Tall Timbers subdivision in the Valley, there has been no adverse impact on values. Market values have increased in the Tall Timbers neighborhood more than 5% between 2015 and 2018. For 2019, the current sales ratio is 94% which indicates a significant increase can be expected this year as well.

Results of studies conducted in New York, Washington DC, Denver Colorado and other reports I have reviewed, have verified similar results. I have been unable to find any evidence of this type of housing to have a negative effect on property values. It is important the property be well managed and maintained.

I have no significant concerns for this project.

Thank you,



Robin Potter
Robin Potter ACAA V
CBJ Assessor
155 S. Seward Rm 14
Juneau, Alaska 99801
907.586.0330
http://www.juneau.org/financeftp/assessor_main.php

From: Laurel Bruggeman
Sent: Monday, January 7, 2019 1:13 PM
To: Robin Potter
Subject: FW: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Hi Robin,

Please see the below email chain. Are you willing to provide comments?

Thanks, I appreciate the help.

Laurel Bruggeman | Planner

Laurel Bruggeman

From: Charlie Ford
Sent: Tuesday, December 11, 2018 3:05 PM
To: Laurel Bruggeman
Subject: RE: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Hi Laurel,

The occupant load for this type of occupancy is 200 square feet per occupant in the building.

Charlie Ford | Building Official
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0767

From: Jan Van Dort <jvandort@gci.net>
Sent: Monday, January 21, 2019 10:39 AM
To: PC_Comments
Cc: Miles S. Schlosberg; Rorie Watt
Subject: FW: Garbage mess at Fish and Game; USE 2018 0023
Attachments: 9038B2C4-242E-42EE-9191-2239B92E8D82.jpeg; 1D938402-99DE-4D02-B971-A2C8A094F749.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

Planners and Commission Members: In the 47 years that I have lived in Juneau, I have watched it become inundated with crime and riff-raff. Last summer, some of the latest iteration of local riff-raff started using the State-leased parking places behind the Fish and Game Building at the head of the seawalk to park vans to sleep or screw in when it rained or was too wet to sleep in or screw on the seawalk itself. You guys have to be out of your mind to spend millions of dollars on the seawalk and whale park and then allow housing for convicted felons right next to it. These are my personal opinions. But they also reflect the comments made to me by property owners and people who work in the area.

Jan Van Dort (Atty. – Retired)
10518 Fox Farm Trail
Juneau, Alaska 99801
907-321-0271

From: Mitchell, Dave (DFG) [mailto:dave.mitchell@alaska.gov]
Sent: Monday, January 21, 2019 8:55 AM
To: jvandort@gci.net; Fred Pollard <pollardalaska@gmail.com>
Subject: Garbage mess at Fish and Game.

Morning gentlemen,

Just got a text showing a huge mess of garbage on and around the loading dock. Could we get someone out to clean it up?

Thanks!

Dave

Dave Mitchell Procurement Specialist III
Alaska Department of Fish and Game Headquarters
PO BOX 115526 / 1255 W 8th St
Juneau, AK 99811
(907) 465-4131
(907) 465-6181 fax
dave.mitchell@alaska.gov

Existing On-Site Parking

Existing Vegetation

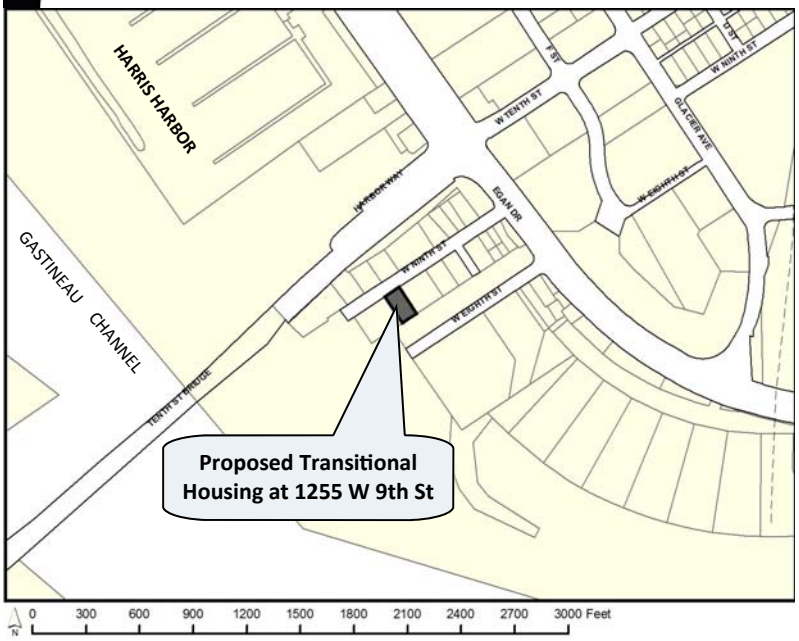
W. 9th Street – No Street Parking Allowed

ADA Accessible Parking at Overstreet Park

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

Applications have been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit and Parking Waiver** for **transitional housing** located at **1255 W 9th Street** in a Waterfront Commercial Zone.

TIMELINE

Staff Report expected to be posted **Monday, February 11,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through January 28, 2019

Comments received during this period will be sent to the Planner, **Laurel Bruggeman,** to be included in the staff report.

January 29 through 12 noon, February 15

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, February 19, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

February 20

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed January 17, 2019

Case No.: USE2018 0023 & PWP2018 0004
Parcel No.: 1C060K600110
CBJ Parcel Viewer: http://epv.juneau.org

Planning Commission
(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 21, 2019
Case No.: USE2018 0023

Central Council Tlingit & Haida Indian Tribes of Alaska
9097 Glacier Highway,
Juneau, AK 99801

Proposal:	Conditional Use Permit for transitional housing in the Waterfront Commercial Zoning District.
Property Address:	1255 W 9th Street
Legal Description:	Tidelands Addition Block 60, Lot 16B
Parcel Code No.:	1C060K600110
Hearing Date:	February 19, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 6, 2019, and approved the Conditional Use Permit for transitional housing in the Waterfront Commercial Zoning District to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. A manager or owner shall live on site.
2. The applicant shall stripe the parking lot according to the parking plan submitted by the applicant (Attachment B).
3. If the requested parking waiver is not approved, the applicant must provide six (6) parking spaces on-site, or through a parking agreement with a neighboring property owner.
4. At least 449 square feet of vegetative cover must be maintained on the subject parcel.
5. Maximum residential occupancy shall not exceed 17 without approval from the Building Code Official to ensure that occupancy loads are met.

Attachments: February 6, 2019, memorandum from Laurel Bruggeman, Planner, Community Development, to the CBJ Planning Commission regarding USE2018 0023.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Planning Commission, February 19, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or August 19, 2020, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Laurel Bruggeman, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

3/1/2019
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: February 6, 2019

TO: Planning Commission

FROM: Laurel Bruggeman, Planner
Community Development Department

FILE NO.: PWP2018 0004

PROPOSAL: Parking waiver for a transitional housing facility in the Waterfront Commercial zoning district.

GENERAL INFORMATION

Applicant:	Central Council Tlingit & Haida Indian Tribes of Alaska
Property Owner:	Tlingit – Haida Regional Housing Authority
Property Address:	1255 W 9th Street
Legal Description:	Tidelands Addition Block 60, Lot 16B
Parcel Code No.:	1C060K600110
Site Size:	4,492 square feet
Comprehensive Plan Future Land Use Designation:	Traditional Town Center (TTC)
Zoning:	Waterfront Commercial (WC)
Utilities:	Public Water & Sewer
Access:	W 9th Street
Existing Land Use:	Hotel

Surrounding Land Use:

North	- Juneau Hotel
South	- Parking
East	- Parking
West	- Overstreet Park

Vicinity Map

ATTACHMENTS

Attachment A – Application & Project Narrative
Attachment B – Parking Plan
Attachment C – DOC Letter
Attachment D – Site Visit Photos
Attachment E – Agency Comments

PROJECT DESCRIPTION

The applicant is requesting a parking waiver to reduce the on-site parking requirement from six (6) required spaces to three (3) spaces. In addition to the parking waiver, the applicant has requested a Conditional Use Permit for the development of transitional housing in the Waterfront Commercial (WC) zoning district. The proposed transitional housing will be for individuals who are entering society from incarceration. The facility will house up to 16 residents and 1 resident manager.

BACKGROUND

The proposed "Yak'éiyi Kustí Yinaadei Hít" transitional housing facility is part of a Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) project that would provide housing for those transitioning, as well as job development skills, training, and supportive employment. Tlingit & Haida plans to convert the former Harbor Inn, located at 1255 W 9th Street, into a transitional housing facility consisting of 9 residential rooms, office space, and a community room. Additionally, they plan to use a portion of the building as a small coffee shop. The 9 residential rooms would house up to 16 residents as well as 1 on-site resident manager. The coffee shop would provide an on-site location for the residents to receive job training. The associated office space would house 2 employees, the program coordinator and a case manager as well as a computer lab for residents.

Tlingit & Haida has also applied for a Conditional Use Permit (USE2018 0023) to allow the building to be used as transitional housing.

ANALYSIS

According to CBJ 49.40.210 Table (a), *Minimum Space and Dimensional Standards for Parking,* a total of 6 spaces are required (see table below). CBJ 49.40.200(2) requires that when two or more uses take place on the same lot, the required parking is the sum of the requirements for each use. The transitional housing and restaurant uses require six (6) spaces. It should be noted that the office space was not given a separate parking requirement because it will be used only in support of the transitional housing facility employees and residents. The transitional housing use (residential) does not trigger the need for an ADA space, however; the coffee shop use requires one (1) ADA van accessible space. The requirements for a "loading area" are not triggered due to the small size of the coffee shop.

Use	# Spaces Required	Sq. Footage Dedicated	Total Spaces
Transitional Housing	1 per 2 bedrooms	9 bedrooms	4.5
Restaurant	1 per 200 sq. ft.	138.75	1
			Total: 5.5 = 6 Spaces

The parking lot is currently designed for back-out parking (see Attachment D). Back-out parking and stacked parking are not allowed for this use and zoning district per CBJ 49.40.230. According to the site plan submitted by the applicants, the site can accommodate three (3) parking spaces, including one (1) ADA accessible space without using stacked or back-out parking. If this design is approved by the Planning Commission, it is a recommended condition of approval that the applicant stripes the parking lot and installs the required ADA van accessible signage prior to the opening of the facility.

Project Location – The proposed transitional housing project will be on a 4,492 square foot parcel in the WC zoning district. The proposed site is conveniently located close to downtown and public transportation. The site is approximately one-third (1/3) of a mile away from the nearest bus stop.

It is located close to grocery shopping, the downtown Probation & Parole Office, and services provided at Tlingit & Haida's Andrew Hope Building.

This parcel is located outside of the PD-1, PD-2, and Fee-in-lieu parking overlay districts. Because the subject parcel is located outside of these parking districts, a parking waiver is an option for reducing the required on-site parking.

Impacts on Nearby On-Street Parking – On-street parking is not allowed on W 9th or W 8th Streets. The applicant has stated in their narrative that residents will not be allowed to have cars on-site. They have also stated that resident applications for the facility that include a vehicle will be denied. There will be two (2) parking spaces on-site reserved for the employees of the transitional housing facility and one (1) parking space for the coffee shop. There are not expected to be impacts to on-street parking, as it is not allowed in the area.

Historic Properties Excluded – The subject parcel is not historic or located in a historic neighborhood.

Public Safety – There is no evidence that reducing the on-site parking requirement will have negative impacts on public safety.

Consistency with the Comprehensive Plan – The 2013 Comprehensive Plan policies related to the requested parking waiver are listed below:

Chapter 3 – Community Form

> *Policy 3.2 To promote compact urban development within the designated urban service boundary area to ensure efficient utilization of land resources and to facilitate cost effective provision of community services and facilities while balancing protection of natural resources, fish and wildlife habitat and scenic corridors.*

Chapter 4 – Housing Element

> *Policy 4.2 To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.*

Chapter 10 – Land Use

> *Policy 10.2 To allow flexibility and a wide range of creative solutions in residential and mixed use land development within the urban service area.*
>
> *Policy 10.3 To facilitate residential developments of various types and densities that are appropriately located in relation to site conditions, surrounding land uses, and capacity of public facilities and transportation systems.*

Agency Review - The proposal was sent to Capital City Fire & Rescue, CBJ's Building Code Official, General Engineering, Streets, Parks and Recreation, Docks & Harbors, Housing Office, Police

Department and the CBJ Assessor. Comments were received from the CBJ's Streets, Housing Office, and the CBJ Assessors office (see Attachment E).

The CBJ Streets Department had some concern with the associated parking waiver. The concern was that the residents or employees would park on the street because there was a lack of on-site parking, which would make winter maintenance challenging. As stated in the Project Narrative in Attachment A, residents will not be allowed to have cars. There will be 3 employees who may require a vehicle. However, they plan to stagger shifts, so that the 3 parking spaces on site can accommodate the staff. Additionally, no on-street parking is allowed on W 9th or W 8th Streets, so cars parking on the street may be ticketed (Attachment D).

FINDINGS

CBJ 49.40.210 (d)(6)(A) states that the Planning Commission shall review the Director's report to consider:

1. The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan.

2. The development is located outside the PD-1 parking district, the PD-2 parking district, and the Downtown Fee-in-lieu of Parking District map areas.

3. Granting the waiver will not result in adverse impacts to property in the neighboring area.

4. The waiver will not materially endanger public health, safety, and welfare.

The Commission shall adopt the Director's determination on the four items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

Per CBJ 49.40.210(D)(6) the Director makes the following findings on the proposed parking waiver:

1. The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan.

Yes. Granting the waiver would allow for the creation of transitional housing for up to 16 residents and 1 resident manager.

2. The development is located outside the PD-1 parking district, the PD-2 parking district, and the Downtown Fee-in-lieu of Parking District map areas.

Yes. The subject parcel is not within the PD-1, PD-2, and Downtown Fee in Lieu parking districts.

3. Granting the waiver will not result in adverse impacts to property in the neighboring area.

Yes. There is no evidence that granting the requested parking waiver will negatively impact properties in the neighboring area.

4. The waiver will not materially endanger public health, safety, and welfare.

Yes. There is no evidence that granting the waiver will materially endanger public health, safety, or welfare.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Directors analysis and findings and grant the requested parking waiver with conditions. The approval of PWP2018 0004 would reduce the required parking spaces from six (6) spaces to three (3) spaces for the subject parcel. The approval is subject to the following conditions:

1. Prior to opening the transitional housing facility, the applicant must stripe the parking lot and install ADA van accessible signage on-site according to the parking plan provided with this application.

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to assign name)		

PROJECT / APPLICANT INFORMATION

Project Description: Change of Use from Hotel to Transitional Housing

PROPERTY LOCATION

Street Address	City / Zip		
1255 W. Ninth Street	Juneau, 99801		
Subdivision (if known)	**Survey (if known)**	**Block / Tract (if known)**	**Lot (if known)**
Tidelands Division		60	16B
Assessor's Parcel Number (if known) 1C060K600110			

LANDOWNER /LESSEE

Property Owner's Name	Contact Person	Work Phone No.
☒ Contact by E-Mail: jniven@thrha.org Tlingit - Haida Regional Housing Authority	Joyce Niven	780-6868
Mailing Addresss	**Home Phone No.**	**FAX No.**
PO Box 32237 Juneau, AK 99801		

LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)

I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date 10/12/18

X _____ Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.

INITIAL ALL THAT MAY APPLY

APPLICATION TYPE	OWNER'S INITIALS
ALLOWABLE USE	
CONDITIONAL USE	
VARIANCE	
DESIGN REVIEW	
SUBDIVISION	
OTHER _____	

APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)

Applicant's Name	Contact Person	Work Phone No.
☐ Contact by E-Mail: ktrullt@ccthlta-nsn.gov Central Council Tlingit & Haida Indian Tribes of Alaska	Ken Trullt	463-7304
Mailing Addresss	**Home Phone No.**	**FAX No.**
9097 Glacier Hwy, Juneau, AK 99801		888-493-5169

X _____ Applicant's Signature — X 10/5/18 Date of Application

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS

CK	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	CK	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	ALLOWABLE USE APPROVAL					WATER PERMIT		
	CONDITIONAL USE APPROVAL					SEWER PERMIT		
	VARIANCE					GRADING PERMIT		
	DESIGN REVIEW APPROVAL — MINOR / MAJOR					DRIVEWAY PERMIT		
	SUBDIVISION — MINOR / MAJOR / PUD					RIGHT-OF-WAY PERMIT		
	STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL — LOCATED IN HISTORIC DISTRICT? ☐ YES ☐ NO					OTHER - (Describe)		
	BUILDING PERMIT					Permit Intake Initials _____		

Zone	Total Lot Area	Required Setbacks
_____	_____	Front ___ Back ___ Side ___ Other ___

COMMENTS:

[J:/FORMS/CDDFORMS/PERMFORM.XLS REV. 2/15/99]

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PARKING WAIVER APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Development of a transitional housing facility in the Harbor Inn.

TYPE OF PARKING WAIVER REQUESTED (check one)

MINOR DEVELOPMENT
Parking Waiver Departmental Review (PWD)

MAJOR DEVELOPMENT
Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)

Existing

Proposed – Related Case Number: PAC20180042

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)

☐ For Residential Uses: _____ spaces

☑ For Non-Residential Uses: 7 spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED

☐ For Residential Uses: _____ spaces

☑ For Non-Residential Uses: 3 spaces

ALL REQUIRED MATERIALS ATTACHED

☑ **Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)**

☑ **Narrative including:**

- ☐ Why the parking waiver is being requested?
- ☐ How the requested waiver meets items 1-4 on page 2

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

PARKING WAIVER FEES

Residential Spaces	_____	Non-Residential Spaces	_____
Residential Fee	$_____	Non-Residential Fee	$_____
Total Residential	$_____	Total Non-Residential	$_____

Total Fee $_____

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received

Parking Waiver Information

Parking waivers are outlined in CBJ 49.40.210(d)(6)

Parking Waivers are pursuant to 49.40.210(d) Exceptions (6) Parking Waivers. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director of the Community Development Department in the case of minor development; the Planning Commission in the case of major development; and the Planning Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

(1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;
(2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;
(3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and
(4) The waiver will not materially endanger public health, safety, or welfare.

- Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of $400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.
- The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250 foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

Approved parking waivers shall expire upon a change in use.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Central Council
Tlingit and Haida
Indian Tribes of Alaska

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Second Chance Reentry Program
Public Safety Department
320 W. Willoughby Avenue, Suite 331
Juneau, Alaska 99801

Case Number: PAC20180042
Applicant: Central Council Tlingit & Haida Indian Tribes of Alaska
Property Owner: Tlingit and Haida Regional Housing Authority
Property Address: 1255 W Ninth St
Parcel Code Number: 1C060K600110
Site Size: 4492 square feet
Zoning: WC
Existing Land Use: Hotel

October 2, 2018

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

RE: Parking Waiver Narrative/Justification, 1255 W Ninth St (Yak'éiyi Khustí Yinaadei Hít)

Community Development Planning Department:

Central Council Tlingit & Haida Tribes of Alaska is requesting the consideration of a parking waiver for The Harbor Inn, located at 1255 W Ninth St. We are concurrently applying for a Conditional Use Permit to use the building as transitional housing for men reentering the community from incarceration. The building will also house 2 offices (to support residents and not outside community members) and a walk-up and delivery coffee shop, to provide immediate employment to residents and services to Overstreet Park goers and nearby offices.

According to the Pre-Application Report, the identified building requires:

- **Offices-** 1 space per 300 square feet of gross space. Due to the limited size of the two offices that will be used for offices, 512.0313 square feet in total, the office spaces will necessitate two parking spaces.
- **Restaurants-** 1 space per 200 square feet. The coffee shop will be a walk-up and delivery only service, so there is no need for restaurant parking. However, the size of the coffee shop is 138.75 square feet, so this will necessitate one parking space. The coffee shop will not have a drive through and is quite an inconvenient location to stop, park and walkup. We anticipate our customers will consist of foot traffic from Overstreet Park to the building, or the nearby offices.
- **Single room occupancy/B&B/Halfway houses, etc. -** 1 space per 2 bedrooms. The building will have a total of 8 "bedrooms" for residents, and 1 for our resident manager. This would necessitate an additional four parking spaces, however, unique circumstances for our residents apply in this scenario. It

is a condition of release for residents that they must receive approval from their probation officer to drive or have a vehicle on-site. Applications requesting the parking of a vehicle on-site will need to be approved by our program and will be denied due to the limited parking near this housing facility.

- *Attached is a letter from the Department of Corrections confirming this policy.*
- Due to this policy, this would leave only our resident manager requiring a parking space (one bedroom out of nine). Yak'éiyi Khustí Yinaadei Hít will employ 2 daytime staff members, plus the resident manager. In order to have a more supportive housing program at Yak'éiyi Khustí Yinaadei Hít, employees will be staggering their schedules, creating 2 parking spots being alternated between the three staff members and one parking spot reserved for restaurant use.

In addition to the unique circumstances of this arrangement, this locations has been chosen due to its proximity to services located at Tlingit & Haida's Andrew Hope Building, employment, Probation Offices and public transportation. The closest bus stop is only 0.3 miles from 1255 W Ninth St. These circumstance should themselves limit the need for resident parking, but as previously mentioned, the Department of Corrections will support this project in limiting residents' need for parking spaces.

Parking downtown is a challenge for all, but visitors to Yak'éiyi Khustí Yinaadei Hít will be made aware of limitations and will be assisted in finding ways to access the facility without parking in the three (3) parking spaces allotted to the building. Public transportation is an option, and Tlingit & Haida's Andrew Hope Building, located a short walk away, has a large parking lot that can be used by residents (with program approval) and visitors alike.

The granting of this waiver would result in more benefits than detriments to the community as a whole as it will allow the establishment of transitional housing for a population that often has difficulty obtaining housing. This will allow residents to successfully reenter the community and in turn, improve public safety.

We believe that granting this waiver will not result in adverse impacts to the property in the neighboring area. This is a commercial area and may already see traffic to the neighboring properties (Alaska Department of Fish and Game, Alaska Department of Labor, and the Juneau Hotel) but we do not believe that the transitional housing will increase traffic due to the reasons mentioned above (for these reasons granting the waiver will also not materially endanger public health, safety, or welfare). This development is also located outside on the PD-1 and PD-2 parking districts, and Downtown Fee in Lieu of Parking District Map areas.

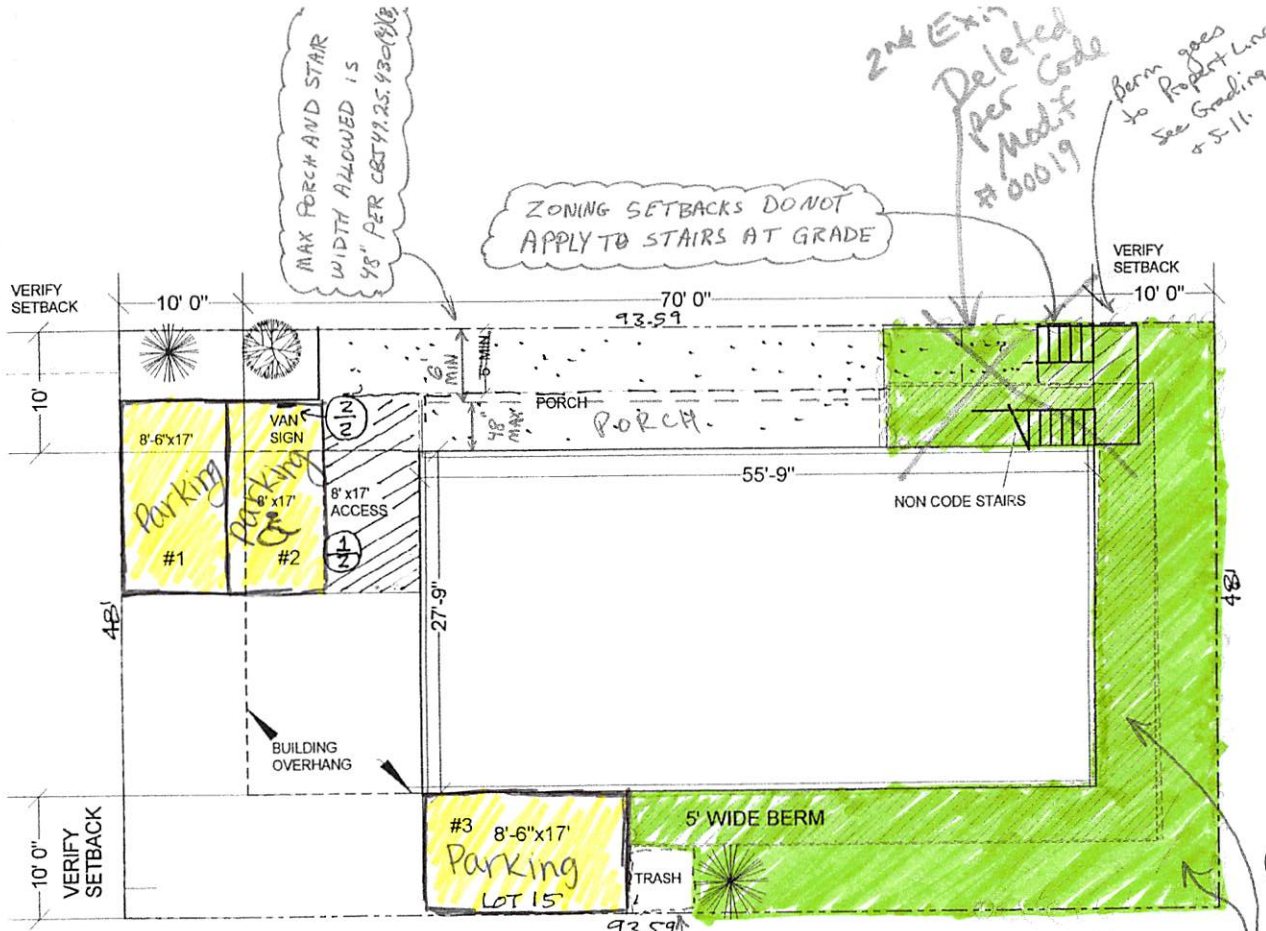
Tlingit & Haida is also in negotiation with neighbors in obtaining additional parking spots but we are asking that this parking waiver is presently considered for the Yak'éiyi Khustí Yinaadei Hít facility.

If you have any questions, please do not hesitate to call me at (907) 463-7365.

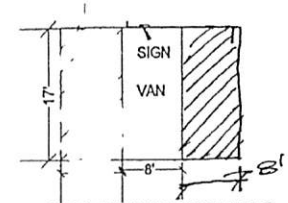
Thank you,

Talia D. Eames

Talia Eames, Coordinator
Public Safety Department, Second Chance Reentry Program
Central Council Tlingit & Haida Indian Tribes of Alaska



SITE PLAN GENERAL NOTES
1. LAYOUT BUIDING CONFORMING TO CBJ SETBACKS PRIOR TO POURING CONCRETE INORDER TO AVOID DISCREPANCIES (ALLOW FOR SHEATING AND SIDING THICKNESS)
2. OWNER TO PROVIDE SURVEYOR STAMP SITE PLAN, AND ELEVATIONS & CONTOURS DATA, EASEMENTS ETC
3. VERIFY FLOOR ELEVATION OF SLAB WITH OWNER.
4. VERIFY UTILITIES LOCATION WITH UTILITY COMPANY AND OWNER



LEVEL PARKING (MAX 2% SLOPE)
LOCATE VAN- ACCESSIBLE SIGN AT SPACE
STRIPPING 3" WIDE BLUE PAINT

1/2 VAN ACCESSIBLE

ALUM. SIGN 10" x 14" ON METAL SUPPORT 6' FROM GRADE TO SIGN. (CONSTRUCTION SIMILAR TO STREET SIGN

2/2 VAN- SIGN

SITE PLAN

1" = 10'

BUILDING AREA

MAIN FLOOR PLAN	1, 477 SF
FIRST FLOOR PLAN	1, 547 SF
SECOND FLOOR PLAN	1,935 SF
TOTAL FLOOR AREA	4,959 SF

TRASH AREA MUST BE ENCLOSED BY A SIGHT OBSCURING FENCE

COMMUNITY DEVELOPMENT

address= 1255 WEST NINTH STREET
legal= TIDELANDS 60116Bt
zoning=WATERFRONT COMMERCIAL
setbacks= 10' FRONT, 10' SIDES, 10' REAR
use= 12 UNIT HOTEL
approval=PLANNING COMMISSION
parking required= 12 UNITS/4= 3 SPACES
accessible space=1 VAN SPACE 16'x17'
standard space = 2- 8'-6"x17'
loading space (ls) =NOTE REQUIRED UNDER 5000SF
building height=35' PER CBJ
lot area= 4,492SF
vegation required= 4,49 SF
vegation provided= 4,49 SF PLUS (GRASS ON BERM AND AREA

PERIMETER AND BERM MUST BE PLANTED WITH VEGETATION

= vegetative cover

= parking spots (3)

Received on JAN 2 1 2009 CBJ Permit Center

Verify min # of stories before TCO. If not 2-story + basement, code requirements change.

Berm to be min 50% of perimeter.

HOTEL
WEST NINTH
JUNEAU, AK

A2 SITE PLAN

Attachment B - Parking Plan

THE STATE of ALASKA

GOVERNOR BILL WALKER

OFFICE OF THE COMMISSIONER

550 West 7th Avenue, Suite 1860
Anchorage, Alaska 99501
Main: 907.269.7397
Fax: 907.269.7390

July 31, 2018

Tim Feldstead,
City/Borough of Juneau
Permit Center
230 S Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

RE: Supporting information for parking requirements for the Harbor Inn

Mr. Feldstead,

Talia Eames, Second Chance Reentry Program Coordinator, Public Safety Department, Central Council Tlingit & Haida Indian Tribes of Alaska, asked me if I could confirm the fact that all residents residing at the Harbor Inn will need to receive permission from their probation officer not only to drive but also to have a vehicle on site.

This is, indeed, the case. Residents residing at the Harbor Inn must receive permission to drive from their probation office. One officer will be assigned to work with the residents of the Harbor Inn. The officer will confer with Talia, or another designee from the Central Council Tlingit & Haida Indian Tribes of Alaska, before giving approval for the resident to drive and/or have a vehicle on site.

The assigned probation officer will work closely with the Central Council Tlingit & Haida Indian Tribes of Alaska to enhance a path to success for reentrants.

Sincerely,

Karen L. Cann
Deputy Commissioner of Transitional Services
Alaska Department of Corrections

Existing On-Site Parking

Existing Vegetation

W. 9th Street – No Street Parking Allowed

ADA Accessible Parking at Overstreet Park

Laurel Bruggeman

From: Ed Foster
Sent: Tuesday, December 11, 2018 6:05 PM
To: Laurel Bruggeman
Subject: RE: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Follow Up Flag: Follow up
Flag Status: Flagged

Laurel,
The only concern Streets would have relates to the lack of parking. The existing parking spaces may accommodate the planned staffing, but the café and future planned activities will most likely introduce a need for more parking than what is being described in the application. That additional need has a high likelihood of ending up on the side of 9th Street, which will create operational issues with snow removal, street maintenance and most likely with neighboring businesses

Not that it would directly affect Streets, but where would they be doing the other planned activities they mentioned, i.e. canoe carving, boat tours, fishing, etc.?

Ed

From: Laurel Bruggeman
Sent: Tuesday, December 11, 2018 2:04 PM
To: Autumn Sapp; Dan Jager; Charlie Ford; Robin Potter; Ed Foster; George Schaaf; Carl Uchytil; David Campbell; Quinn Tracy
Cc: Jill Maclean
Subject: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Good afternoon,

We have received an application for a conditional use permit and parking waiver for a transitional housing project to be located at 1225 W Ninth Street. Please see the attached documents and provide your comments to me by January 4, 2018 to be included in my staff report to the Planning Commission.

The requested conditional use permit would allow the conversion of an existing hotel to transitional housing for up to 16 residents and one resident manager. The applicant is also proposing to use a portion of the building as a coffee shop, this can be allowed without a conditional use permit. The associated parking waiver would reduce the required parking for the transitional housing and coffee shop to the 3 spaces that the site currently has.

There were quite a lot of materials submitted with this application. I have attached what I believe will be sufficient for your review, but please feel free to let me know if you feel you need more information.

Thank you,

Laurel Bruggeman | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0761

MEMORANDUM

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
HOUSING PROGRAM
155 S. Seward St. Juneau, Alaska 99801
Scott.Ciambor@juneau.org
Voice (907) 586-0220
Fax (907) 586-5385

TO: Laurel Bruggeman, Planner

FROM: Irene Gallion, Housing and Homelessness Services Coordinator

DATE: December 26, 2018

SUBJECT: USE20180023: Department review of the Central Council Tlingit & Haida Indian Tribes of Alaska proposal to change property use from a hotel to transitional housing.

I have reviewed the subject Development Permit Application. I feel it is an important and right-sized complement to existing homelessness services.

Using available data, the Juneau Reentry Coalition estimates that annually there will be 31 men exiting incarceration in Juneau who will be homeless. Note that this is a revision downward of anticipated need cited in our September 24, 2018 letter of support for the project from the Housing Office. The proposed project can address almost half the anticipated annual need in our community. That is significant.

Even after construction of Forget-me-Not Manor, Juneau's Housing First collaborative, our homeless population is holding steady. From July through September of 2017, we served 288 people experiencing homelessness. For the same period in 2018 the count was 283, even after providing 32 new beds. There is pressure on our affordable housing, and reentrants are at a disadvantage.

The proposed location is proximate to transportation, groceries, and the downtown probation offices. The facility will provide "residential oversight" of the Whale Park, and will improve amenities available to park visitors.

The application notes that if residents are approved for a vehicle they can park it at the Andrew Hope building (see page 13 of the Change of Use Application Narrative). Given the sensitivities about parking downtown, it may be worth a brief discussion on:

- How many vehicles currently use that parking?
- Is it adequate for the current use?
- How many transitional housing vehicles could be accommodated?
- How does CCTHITA verify that a parked vehicle is approved? (For instance, a permit?)
- What are standards for use of the parking area? For instance, what level of repair is required for vehicles?
- How will CCTHITA manage abandoned or unsafe vehicles?

Note that the Housing Office provided a letter of support for this project, which I believe you have in the CCTHITA application packet. If you need me to send you a copy please let me know.

Laurel Bruggeman

From: Robin Potter
Sent: Monday, January 7, 2019 2:38 PM
To: Laurel Bruggeman
Cc: Mary Grant
Subject: RE: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Laurel,

Comments from the Assessor Office regarding the Tlingit Haida Regional Housing project located at 1255 Ninth St. Juneau, AK.

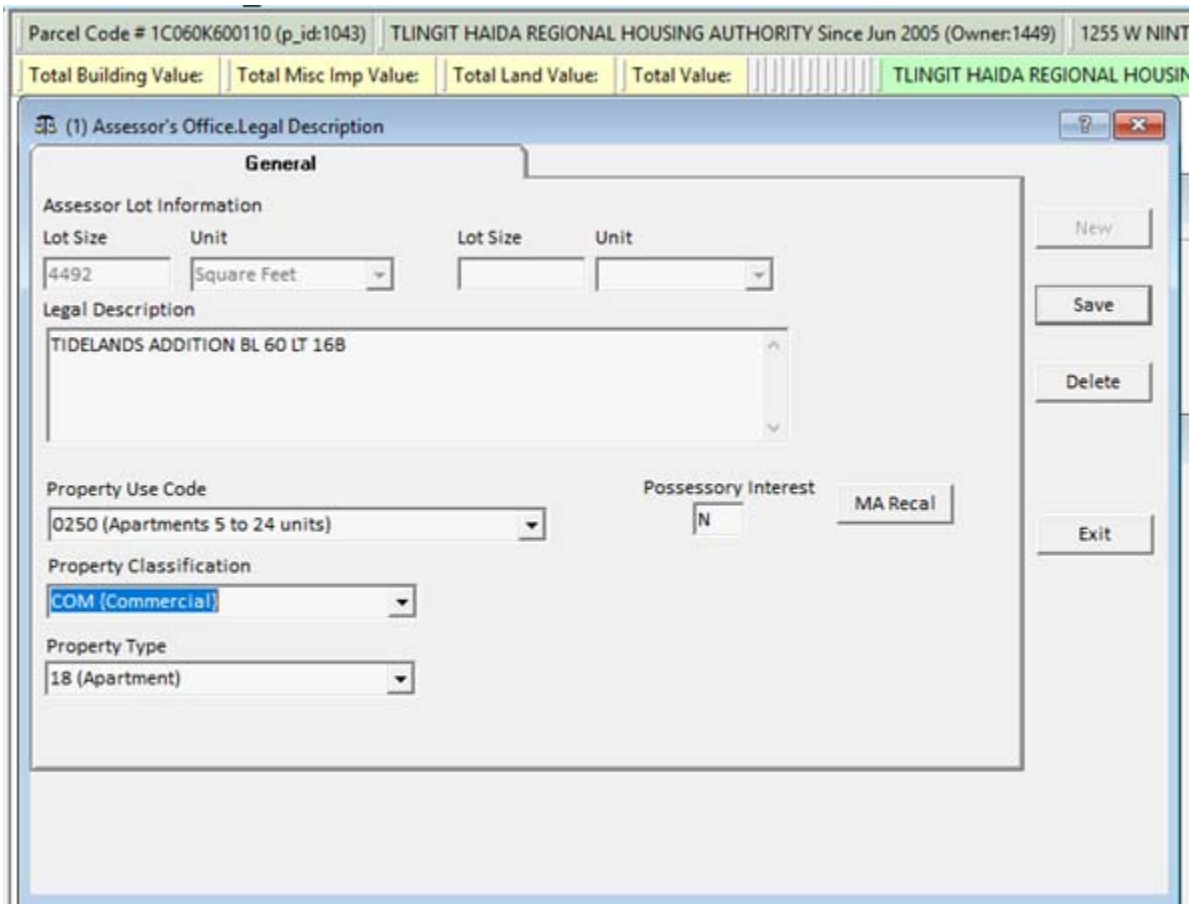
Until this conditional use permit information was reviewed, this is the first time the Assessor office was aware the parcel was being used as a hotel. A hotel business is a taxable use that has escaped taxation for at least the past twelve years. Our records indicated the property being used as an apartment complex for THRHA, for which housing is exempt use. As the status January 1, 2019 is hotel, it will be taxable for 2019.
I also note there is a portion of the property listed as Sacred Grounds coffee shop. This is also taxable use and will be placed on the 2019 tax rolls.

As for conversion of the property for homeless housing, the main concern I would have is the impact on surrounding property values. Comparing this project to the Haven House project in the Tall Timbers subdivision in the Valley, there has been no adverse impact on values. Market values have increased in the Tall Timbers neighborhood more than 5% between 2015 and 2018. For 2019, the current sales ratio is 94% which indicates a significant increase can be expected this year as well.

Results of studies conducted in New York, Washington DC, Denver Colorado and other reports I have reviewed, have verified similar results. I have been unable to find any evidence of this type of housing to have a negative effect on property values. It is important the property be well managed and maintained.

I have no significant concerns for this project.

Thank you,



Robin Potter

Robin Potter ACAA V
CBJ Assessor
155 S. Seward Rm 14
Juneau, Alaska 99801
907.586.0330
http://www.juneau.org/financeftp/assessor_main.php

From: Laurel Bruggeman
Sent: Monday, January 7, 2019 1:13 PM
To: Robin Potter
Subject: FW: USE20180023 / PWP20180004 Agency Review - Conditional Use Permit & Parking Waiver for Transitional Housing Project

Hi Robin,

Please see the below email chain. Are you willing to provide comments?

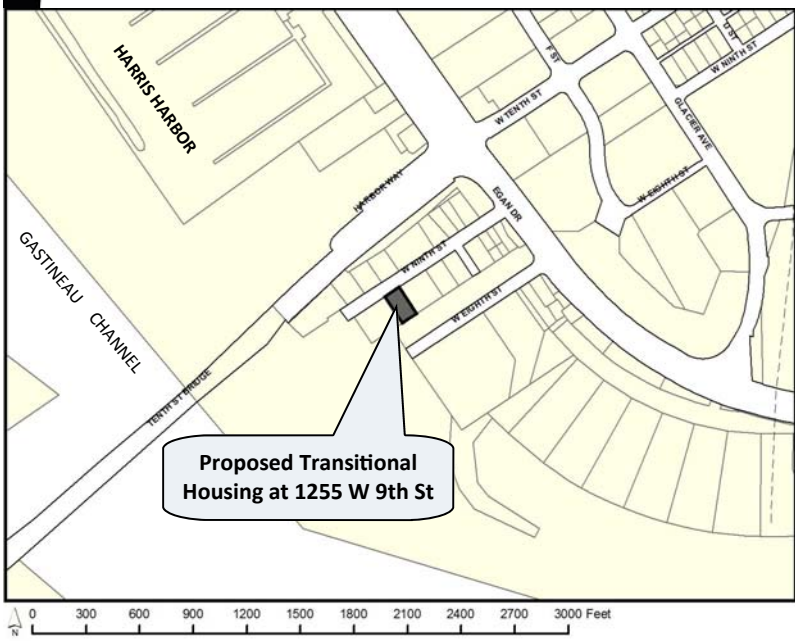
Thanks, I appreciate the help.

Laurel Bruggeman | Planner

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

Applications have been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit and Parking Waiver** for **transitional housing** located at **1255 W 9th Street** in a Waterfront Commercial Zone.

TIMELINE

Staff Report expected to be posted **Monday, February 11,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through January 28, 2019

Comments received during this period will be sent to the Planner, **Laurel Bruggeman,** to be included in the staff report.

January 29 through 12 noon, February 15

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, February 19, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

February 20

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed January 17, 2019

Case No.: USE2018 0023 & PWP2018 0004
Parcel No.: 1C060K600110
CBJ Parcel Viewer: http://epv.juneau.org

Planning Commission

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

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 21, 2019
File No.: PWP2018 0004

Central Council Tlingit & Haida Indian Tribes of Alaska
9097 Glacier Highway
Juneau, AK 99801

Proposal: Parking waiver for a transitional housing facility in the Waterfront Commercial Zoning District.

Property Address: 1255 W 9th Street

Legal Description: Tidelands Addition Block 60, Lot 16B

Parcel Code No.: 1C060K600110

Hearing Date: February 19, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 6, 2019 and approved the waiver for a reduction of the requirement of six (6) parking spaces to three (3) parking spaces; to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to opening the transitional housing facility, the applicant must stripe the parking lot and install ADA van accessible signage on-site according to the parking plan provided with this application.

Attachments: February 6, 2019 memorandum from Laurel Bruggeman, Planner, Community Development to the CBJ Planning Commission regarding PWP2018 0004.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Effective Date: The waiver is effective upon approval by the Planning Commission, February 19, 2019.

Expiration Date: Approved Parking Waivers shall expire upon a change of use.

Project Planner: _____ _____

Laurel Bruggeman, Planner
Community Development Department

Benjamin Haight, Director
Planning Commission

_____ 3/1/2019

Filed With Municipal Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: February 6, 2019

TO: Planning Commission

FROM: Tim Felstead, Planner
Community Development Department

FILE NO.: CSP2018 0012

PROPOSAL: Planning Commission review of FY2020-2025 Capital Improvement Program – review of 1st draft of FY2020 CIP projects

ATTACHMENTS

Attachment A – FY2020 Preliminary Capital Improvement Program Projects
Attachment B – November 28, 2018 Memorandum from Planning Commission to CBJ Public Works and Facilities Committee re: Fiscal Year 2020-2025 Capital Improvement Program

INTRODUCTION

The City and Borough of Juneau prepares a revised Six-Year Capital Improvement Program (CIP) each year. The CIP guides the investment of public funds for maintenance, repair, construction, and acquisition of public infrastructure, facilities, and equipment. The CIP is presented to the Assembly in April, along with the draft fiscal year budget, and includes the City Manager recommended project priorities for Fiscal Year (FY) 2019.

The Land Use Code establishes the role of the Planning Commission in the CIP process under CBJ 49.10.170 which states:

> ***49.10.170(b) Review of the Capital Improvements Program.*** *Upon adequate notice which shall be provided by the director, the commission shall review annually the capital improvements program of the City and Borough and submit its recommendations to the Assembly.*

The purpose of the Planning Commission review is to ensure the CIP is consistent with the goals of the Comprehensive Plan. The Comprehensive Plan has the following policy and associated Standard Operation Procedures (SOP) regarding the CIP process.

> *POLICY 18.6. TO DEVELOP A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN BY COORDINATING URBAN SERVICES, LAND USE DECISIONS, AND FINANCIAL RESOURCES AND TO PROVIDE ADEQUATE FUNDING FOR CAPITAL IMPROVEMENTS TO ENSURE THE POLICIES, STANDARD OPERATING PROCEDURES, DEVELOPMENT GUIDELINES, IMPLEMENTING ACTIONS AND SUBAREA GUIDELINES OF THE COMPREHENSIVE PLAN ARE IMPLEMENTED.*
>
> *18.6 - SOP1 Prepare an annual Six-Year Capital Improvement Program (CIP). Request that CBJ departments, the public, and policy bodies nominate potential capital improvement projects from a variety of sources including the Comprehensive Plan and suggestions of resident and special interest groups, CBJ officials, advisory commissions, and others.*
>
> *18.6 - SOP2 CDD staff will analyze each CIP project list for conformity with the Comprehensive Plan.*
>
> *18.6 - SOP3 The CIP sponsoring department should prepare and make public related subsidiary CIP studies, reports and documents.*
>
> *18.6 - SOP4 Maintain active involvement with other governmental sponsors of capital improvements and public works in general to assure that the efforts of those sponsors are compatible with local needs, conditions, and the policies of the Comprehensive Plan.*

PLANNING COMMISSION REVIEW OF FY2020 CIP

In October/November 2018, the Commission discussed the annual CIP and created a subcommittee which, with the staff, developed recommendations to the Director of Engineering and Public Works and the Assembly Public Works and Facilities Committee (see Attachment B).

As part of an evolving process of how the Planning Commission is involved in the CIP development, Mike Vigue, Director of Public Works and Facilities proposed bringing the initial draft of the FY 2020 list to the Planning Commission for an initial review. This would also allow for public comment. In keeping with previous years, Community Development staff will still do

a formal review of consistency with adopted plans for Planning Commission action as the list becomes finalized during April 2019.

The first draft of the FY20 CIP list is provided as Attachment A. This was introduced to the Assembly Public Works and Facilities Committee on February 7, 2019.

RECOMMENDATION

It is recommended that the Planning Commission review the draft 2020 CIP list in the context of the Commission's November memorandum. The Director of Public Works and Engineering will be available at the meeting for discussion.

FISCAL YEAR 2020
GENERAL SALES TAX IMPROVEMENTS

DEPARTMENT	PROJECT	FY20 BUDGET	DESCRIPTION
Eaglecrest	Deferred Maintenance /Mountain Operations Improvements	$ 230,000	This CIP funds maintenance and operations improvements including Trail improvements, Snowmaking improvements, locker room improvements, Water treatment system improvements, ticketing system upgrades and other improvments needed to keep the ski area operational.
Managers	Eaglecrest Financial Sustainability Plan	$ 50,000	This CIP would fund a long term Fiscal Plan for the Ski area including evaluations of potential new developments and new summer use infrastructure and programs.
Managers - Police	JPD Facility Security Upgrades	$ 150,000	The impound lot stores impounded vehicles and evidence vehicles. It needs upgrading for security purposes. The fence needs improvements, along with wiring and additional cameras to be added. Also, the JPD parking lot is occassionally used as a temporary storage area for evidence. It needs security upgrades. This includes motion detection lighting on every other post, installation of a fence cut sensor around the JPD parking lot.
Managers - Fire	Hagevig Training Center Improvements	100,000	Rezoning and growth around the training center do not allow us to generate smoke as we traditionally have. These funds are to expand the propane fire training prop capabilities and other facilities to allow training to continue with reduced impact on the neighbors and environment.
Parks & Recreation	Deferred Buildling Maintenance	370,000	Annual funding for deferred maintenance and repair of municipal buildings, facilities, and infrastructure.
Parks & Recreation	Park & Playground Deferred Maintenance and Repairs	275,000	This CIP funds maintenance of parks, playgrounds, and athletic facilities throughout Juneau, including playground equipment, restrooms, safety surfacing, accessibility, drainage, sidewalks, parking areas, landscaping, and other infrastructure.
Parks & Recreation	Sports Field Resurfacing & Repairs	100,000	This CIP supports the repair and replacement of athletic fields, courts, and related facilities throughout Juneau, including those for basketball, tennis, softball, baseball, soccer, and football.
Parks & Recreation	Trail Maintenance	100,000	This fund supports trail maintenance work, connections between existing trail infrastructure, signage, repair and/or replacement of structures (bridges, culverts, etc.), and other access improvements.
Parks & Recreation	Chicken Yard Park	125,000	This CIP funds access improvements and replacement of outdated playground equipment located in Chicken Yard Park
	General Sales Tax Improvements Total	**$ 1,500,000**	

AREAWIDE STREET SALES TAX PRIORITIES

DEPARTMENT	PROJECT	FY20 BUDGET	
Street Maintenance	Pavement Management	900,000	This is an on-going pavement management program to provide chip seal, asphalt overlays, and other preventative maintenance treatments to CBJ streets. Pavement maintenance is required to extend the functional life of the road surfaces an additional 5 to 10 years. The program also provides capital funding to purchase and repair specialized asphalt maintenance equipment and to purchase necessary paving materials (oil, aggregates, chemicals) for pavement maintenance.
Street Maintenance	Sidewalk & Stairway Repairs	250,000	Reconstruct and repair areawide stairs and sidewalks. Programmed repair of sidewalks and stairs reduces maintenance costs and promotes pedestrian safety.
Street Maintenance	Areawide Drainage Improvements	250,000	This is a multi-phase project that involves permitting, design, and construction of storm drainage improvements to both surface and underground infrastructure throughout the Juneau area to reduce the impacts from seasonal flooding and ground water damage to private and public property. Failure to repair or replace failing culverts and storm sewer piping may result in significant damage to roadways and adjacent private properties.
Street Maintenance	Security System at 7 Mile Shop Yard	150,000	Install security cameras on building to cover the surrounding yard and install a remote motorized gate operator for entrance to the yard. This facility only has a fence along the road frontage to keep vehicles out and is isolated and vulnerable to theft. In the past year we have experienced nearly $10,000 worth of tools and equipment being stolen from vehicles and multiple thefts of fuel and valdalism of vehicles. The main CBJ fuel distribution point is in this

Street Maintenance	Capital Avenue Willoughby to Ninth	600,000	Reconstruct roadway, Install storm drainage and replace utilities as needed. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
Street Maintenance	Hospital Drive	800,000	Replace road base, construct pedestrian improvemments, repave roadway, replace aged water system that was not replaced during the 2002 reconstruction. Improve drainage and sewer utilities as needed.
Street Maintenance	Calhoun Ave Govenors House to Gold Creek	1,100,000	Reconstruct roadway, sidewalk and curb and gutter. Replace Water Main, valves and services connects as needed. Replace sewer main and service connects as needed. Evaluate street light coverage and possible need for additional lights or moving existing. Roadway base to be excavated and replaced with shot roock to improve drainage under roadway and new asphalt.
Street Maintenance	Mendenhall Boulevard - Poplar to Columbia	600,000	Replace road base course and repave roadway, replace aged water system that was not replaced during the 2002 reconstruction. Improve drainage and sewer utilities as needed.
Street Maintenance	Savikko Road	650,000	Replace road base course, replace aged water system and repave roadway. Improve drainage and sewer utilities as needed.
Street Maintenance	Aspen Avenue (Mendenhall to Taku)	1,100,000	Reconstruct roadway, improve drainage and replace utilities as needed. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
Street Maintenance	River Road Paving LID	2,100,000	Reconstruct roadway, improve drainage and replace utilities as needed. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
Street Maintenance	Gold Creek Flume Repairs	400,000	Repair failing strucutural and flow channel concrete in the Gold Creek Flume between Cope Park and Glacier Ave
Capital Transit	Design Power Upgrades for Electric Busses	150,000	Evaluate current available power in bus barn and determine degree of upgrade needed to accommodate chargers for all busses and support vehicles. Design electrical changes needed to provide adequate power on a separate metered service for charging vehicles. Install a charger to facilitate charging the electric bus we are in the process of ordering. The bus is expected to be delivered to Juneau in late 2019.
Capital Transit	Valley Transit Center - Grant Match	100,000	To be used as CBJ's match for an FTA grant and additional funds for non grant eligible costs associated with construction of a Valley Transit Center.
Capital Transit	Bus Shelters Improvements	50,000	Add two new bus shelters, one on the North side of Back Loop Rd at the Glacier spur Rd and one on Glacier Hwy at or near the Gastineau Humane Society.
Engineering	EV (Electric Vehicle) Charging Infrastructure	50,000	This funding will support the installation of Electric vehicle charging stations throughout Juneau
Engineering	Contaminated Sites Reporting	100,000	This funding is to pay for ADEC fees that are now passed onto CBJ for any correspondence with DEC Regarding contaminated sites, whether active or perceived closed. Funds will also be used to close/address CBJ contaminated sites
Managers	JRES Impleemntation	250,000	This CIP provides funding to work towards implementing the Assembly's sustainability goal in conjunction with Juneau Renewable Energy Strategh (JRES)
	Areawide Street Sales Tax Priorities Total	**$ 9,600,000**	

Attachment A - FY2020 Preliminary Capital Improvement Program Projects

TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/18 - 09/30/23

DEPARTMENT	PROJECT	FY20 BUDGET		
Manager's Office	IT - Infrastructure Upgrades	$ 400,000		Provide funding for the updates and upgrades to the CBJ operational software
Manager's Office	Affordable Housing Fund	400,000	*	Provide funding for housing activities that target families and individuals who earn 120% of the Median Income and Below. The fund can be used by local developers, non profits and social service agencies for the creation, acquisition, rehabilitation or preservation of affordable housing.
Wastewater Utility	Mendenhall Treatment Plant(MWWTP)Pretreatment impvmts	1,000,000		Evaluate and install pretreatment at MWWTP to help address current influent organic overloading situation
Wastewater Utility	MWWTP Basin Recirculation Pump replacements	1,500,000		Replacement of 30 year old pumps
Wastewater Utility	Auke Bay Treatment Plant (ABTP) Tank Repairs	100,000		rebuild deteriorated steel tanks and infrastructure at ABTP. Install cathodic protection.
Water Utility	Douglas Hwy Water System replacement - David St. to I St.	1,000,000		Replacement of 30-40 year old water system in Douglas Highway prior to ADOT scheduled resurfacing project.
Parks & Recreation	Deferred Building Maintenance	700,000		Annual funding for deferred maintenance and repair of municipal buildings, facilities, and infrastructure.
Parks & Recreation	Capital School Park Repairs and Playground Replacement	250,000		This request provides additional funding to repair aging infrastructure at Capital School Park, including replacement of the playground.
Parks & Recreation	Parks and Playgrounds Improvemments and Deferred maint	250,000		This CIP funds maintenance of parks, playgrounds, and athletic facilities throughout Juneau, including playground equipment, restrooms, safety surfacing, accessibility, drainage, sidewalks, parking areas, landscaping, and other infrastructure.
Parks & Recreation	August Brown Pool Deferred Maintenance	1,700,000		Complete critical repairs to structural, mechanical, and operational systems at Augustus Brown Pool. This request initiates a wide range of work identified in a facility condition survey completed in 2014.
School District	JSD Buildings Major Maintenance / Match	1,000,000		Fund ongoing civil, architectural, mechanical and electrical deferred maintenance projects and provide matching funds to any outside maintenance or construction grant funding that could be acquired
Public Works	Waste - RecycleWorks Waste Diversion Program	400,000	*	Provide operational funds to continue the CBJ's recycling, junk vehicle and hazardous household waste program to prolong the life of the landfill
	Temporary 1% Sales Tax Priorities Total	**$ 8,700,000**		

** Operating Budget Funding*

MARINE PASSENGER FEE PRIORITIES

DEPARTMENT	PROJECT	FY20 BUDGET	
Manager's Office	to be determined		
	Marine Passenger Fee Priorities Total	**$ -**	

BARTLETT HOSPITAL ENTERPRISE FUND

DEPARTMENT	PROJECT	FY20 BUDGET	
Bartlett Hospital	Rainforest Recovery Center Upgrade	$ 600,000	Additional funding necessary to fund construction of a $3.1 million roof replacement
Bartlett Hospital	Hospital Drive Paving - Admin to Juneau Med Center	500,000	Repair and reconstruct existing campus roadways that are deteriorating
Bartlett Hospital	Crises Stabilization	3,500,000	This project would create an 8-bed crisis stabilization center at Bartlett Regional Hospital, serving adults (4 beds) and youth (4 beds) from Juneau and the surrounding communities who are experiencing behavioral health crises. A $500K grant will be applied to this project.
	Bartlett Hospital Enterprise Fund Total	**$4,600,000**	

DOCKS AND HARBORS ENTERPRISE FUND

DEPARTMENT	PROJECT	FY20 BUDGET	
Docks and Harbors	Aurora Harbor Rebuild - Phase III -CBJ Match ADOT Grant	$ 2,000,000	This project continues the phased rebuilding of Aurora Harbor. The work includes removal and replacement of head floats; main floats; and associated finger floats at the northwest end of the harbor. In addition, new electrical; domestic water; and fire suppression systems will be replaced. Docks and Harbors applied for an ADOT Municipal Harbor Matching Grant for this work.
Docks and Harbors	Anode Installation - Douglas Harbor - CBJ Match to ADOTGrant	140,000	This project would install sacrificial anodes to recently installed steel piles. An ADOT Municipal Harbor Matching Grant was received for this work. The FY20 funding identified would provide the 50/50 match required
Docks and Harbors	Anode Installation - Harris Harbor- CBJ Match to ADOT Grant	125,000	This project would install sacrificial anodes to steel piles at the Harris Harbor facility. Docks and Harbors applied for an ADOT Municipal Harbor Matching Grant for this work
Docks and Harbors	Auke Bay Passenger For Hire IIIB - Cost Share	690,000	This project would install new steel piles; wood and poly floats; electrical and lighting systems; domestic water system; and fire suppression system for use by charter operators. The funding identified is for local match required for this cruise passenger fee funded project
Docks and Harbors	Statter Breakwater Feasibility -CBJ match ACOE Grant	500,000	This project is a joint study with Army Corps of Engineers to determine the feasibility of installing a new breakwater for Statter Harbor. The funding identified is for local match required by ACOE for this study
	Docks and Harbors Enterprise Fund Total	**$3,455,000**	

WATER ENTERPRISE FUND

DEPARTMENT	PROJECT	FY20 BUDGET	
Water Utility	Douglas Highway Water Replacement David St. to I St.	$ 3,000,000	Replacement of 30-40 year old water system in Douglas Highway prior to ADOT scheduled resurfacing project.
Water Utility	Cedar Park Pump Station backup Generator and Tank Removal	500,000	Replace existing back up generator and replace underground fuel storage tank with above ground day tank
Water Utility	Hospital Drive Waterline replacement (street recon)	150,000	Replace old water system within street during street reconstruction project.
Water Utility	Savikko Road Waterline Replacement (street recon)	120,000	Replace old water system within street during street reconstruction project.
Water Utility	Mendenhall Blvd-Poplar-Columbia water replacement (repave)	180,000	Replace old water system within street during street reconstruction project.
Water Utility	Captial Ave Water System (Willoughby to Ninth) street recon	50,000	Replace old water system within street during street reconstruction project.
Water Utility	Areawide Water repairs / minor replacements	50,000	Provides funding to make repairs to waterline breaks or complete smaller preventative maintenance
	Water Enterprise Fund Total	**$4,050,000**	

WASTEWATER ENTERPRISE FUND

DEPARTMENT	PROJECT	FY20 BUDGET	
Wastewater Utility	Auke Bay Treatment Plant (ABTP) Tank Repairs	$ 145,000	rebuild deteriorated steel tanks and infrastructure at ABTP. Install cathodic protection.
Wastewater Utility	WW system SCADA improvements	250,000	Complete recontrol of outdated SBR building SCADA and integration with the upgraded Biosolids dryer SCADA system.
Wastewater Utility	Collection System Pump Station upgrades	950,000	replace outdated Wastewater Collection system pump stations and install new, standardized equipment and controls
Wastewater Utility	Lift Station Upgrades / - Outer Drive and W Jnu improvements	350,000	Replacements of influent valves at West Juneau and Outer Drive lift stations- SAFETY ISSUE.
Wastewater Utility	ABTP Disinfection Upgrades	400,000	Install UV disinfection system and remove the chlorine injections system.
Wastewater Utility	ABTP Generator / Back up power	800,000	Install generator and back up power system to ABTP. Currenly have no back up power and requires manual reset of system (including disinfection) with each power outage.
Wastewater Utility	Delta drive collection system improvements (street recon)	75,000	Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.
Wastewater Utility	Aspen Ave - Mend to Taku - collection sys imp. (street recon)	150,000	Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.
Wastewater Utility	River Road Paving LID - utility adjusments and impvmts	25,000	Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.
Wastewater Utility	Hospital Drive sewer improvements (street recon)	35,000	Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.

Wastewater Utility	Pavement Management Utility Adjustments	20,000	Area wide paving opportunity for mainline and manhole reconstruction - code compliance issues.
Wastewater Utility	ADOT Project Utility Adjustments	25,000	ADOT state road work opportunity for mainline and manhole reconstruction - code compliance issues
	Wastewater Enterprise Fund Total	**$ 3,225,000**	

LANDS FUND

DEPARTMENT	PROJECT	FY20 BUDGET	
Lands	West Douglas Pioneer Road Extension	100,000	Begin design work on the crossing structure at Middle Creek to allow extension of the pioneer road
Lands	Pits and Quarries Infrastructure Maintenance and Expansion	50,000	Provide funding for major maintenance and expansion to meet the needs of the material source users
	LANDS Fund Total	**$ 150,000**	

ORDINANCE 2019-06 CAPITAL PROJECTS FUNDING TOTAL **$ 35,280,000**

ORDINANCE 2019-06 OPERATING BUDGET FUNDING TOTAL **$ 800,000** *

**** Operating Budget Funding***

AIRPORT UNSCHEDULED FUNDING

DEPARTMENT	PROJECT		
Airport	Departure Lounge Secured ExitLane	$ 380,000	The exit lane is a mechanical egress door system which prohibits back-flow of passenger into the secured departure lounge. The current system is aged and producing multiple false alarms, thus locking down the system during peak passenger flow times. Back-flow prevention systems are allowed by TSA. These systems are less costly than using personnel to staff the exit lane doors.
Airport	Taxiway A Rehabilitation	17,000,000	also heavily used during the runway rehabilitation project which had all aircraft landing on the taxiway while the runway was under construction. Several areas are starting to fail with age and use, as well as cracking too wide for traditional sealant repair.
Airport	Taxiway E Realignment (Geometery)	2,000,000	Taxiway E is a smaller taxiway (intersection) joining Taxiway A to the runway. Repairs are needed as well as realignment to make this intersection perpendicular to the runway to meet FAA specifications for airport geometry.
Airport	Taxiway D-1 Relocation (RIM)	1,500,000	Taxiway D-1 is a smaller taxiway (intersection) joining Taxiway A to the runway via Taxiway D. D-1 intersection must be relocated so that it is no longer a 4-node intersection, and no longer gives direct access from a ramp to the runway. This is an FAA requirement for Runway Incursion Mitigation and to meet airport geometry specifications.
Airport	26 MALSR (FAA F&E Project)	3,750,000	The Airport currently has an abbreviated MALS system on the Runway 26 approach which goes out to the 800' station. Installing the remaining system out to 2400' on the approach would decrease the minimums for instrument equipped airlines to approximately one-half mile, thus increasing safety and efficiency into JNU. This has support from the Airport Board, the CBJ Assembly, Alaska Congressional Delegation and the airlines (Alaska and Delta). The State has participated in a special Legislative Grant of $93,750 for the remaining light installation.
Airport	Space Reconfig (old dinging rm/ktn) Tenants & Admin	292,000	In anticipation of the terminal reconstruction project scheduled for FY20, the Airport will reconfigure existing, vacate (dining room) space for displacement of offices and tenants.
	AIRPORT Unscheduled Funding Total	**$ 24,922,000**	

UNSCHEDULED FUNDING

DEPARTMENT	PROJECT		
Docks and Harbors	ADOT Grant - Aurora Harbor Rebuild - Phase III	2,000,000	This project continues the phased rebuilding of Aurora Harbor. The work includes removal and replacement of head floats; main floats; and associated finger floats at the northwest end of the harbor. In addition, new electrical; domestic water; and fire suppression systems will be replaced. Docks and Harbors applied for an ADOT Municipal Harbor Matching Grant for this work.
Docks and Harbors	ADOT Grant - Anode Installation - Harris Harbor	125,000	This project would install sacrificial anodes to steel piles at the Harris Harbor facility. Docks and Harbors applied for an ADOT Municipal Harbor Matching Grant for this work
Docks and Harbors	ACOE Grant - Statter Breakwater Feasibility	500,000	This project is a joint study with Army Corps of Engineers to determine the feasibility of installing a new breakwater for Statter Harbor. The funding identified is for local match required by ACOE for this study
Eaglecrest	Magic Carpet Grant Funding	160,000	Magic Carpet Ski Lifts have become the most commonly used first time beginner ski lift across the ski industry worldwide. Eaglecrest desires to install a Magic Carpet Conveyor Ski Lift to quicken the learning curve of the beginners to graduate to the Porcupine Chair Lift
Lands	Pederson Hilll Subdivision	1,800,000	Construct Phase II of Pederson Hill
Managers	Senior Housing Land	1,500,000	The State of Alaska owns the North State Office Building (NSOB) parking garage on Willoughby Avenue next to the Fireweed Place housing facility. The parking garage is in disrepair and the State acknowledges that a significant capital expenditure is necessary to keep the structure open for public use. Tearing down the structure and replacing it with a bigger, more efficient structure is believed by State and City officials to be in the best interests of both the City and the State.
Managers	State Parking	$ 5,000,000	A senior housing project has been repeatedly proposed for the same parcel of land in Vintage Park. A succession of developers have obtained purchase rights for the land, requested financial incentive from the CBJ and then abandoned the project. CBJ may wish to consider purchasing the parcel and pursuing some type of competitive solicitation, thereby facilitating competition for public incentive resources. The land could be eventually held on a long term lease or conveyed to a project developer.
Managers	City Hall	$ 5,000,000	Provides funding towards the CBJ New City Hall
Parks and Recreation	Amalga Meadows Public Use Cabin Grant Request Juneau Com Fnd	25,000	Construct Public Use cabin at Amalga Meadows
Parks and Recreation	Amalga Meadows Public Use Cabin Grant Request Rasmussen	25,000	Construct Public Use cabin at Amalga Meadows

Unscheduled Funding Total **$ 16,135,000**

Planning Commission

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www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

Date: **November 28, 2018**

From: **Benjamin Haight, Chair**
Planning Commission

To: **Mike Vigue, Director of Engineering**
Assembly Public Works and Facilities Committee

Subject: **Planning Commission CIP Recommendations, 2020-2025**

BACKGROUND

Each year, the Planning Commission is tasked with reviewing and recommending to the Assembly whether to approve the Borough's six-year Capital Improvement Program (CIP). The Commission understands that this review is intended to ensure that the CIP is consistent with the Comprehensive Plan and other City and Borough plans, such as the Land Use Master Plan, Juneau Economic Development Plan, and Climate Action and Implementation Plan.

Over the last three years, in coordination with the CBJ Manager's Office and CDD Director, the Planning Commission has worked to make its review of the CIP list more meaningful by allowing for an early recommendation of Planning Commission priorities in addition to the final CIP review before the formal Assembly adoption. Planning Commission comments on the draft CIP document early in the review process allows earlier recommendations for review and inclusion by the Manager's Office and Borough Assembly as the CIP list is assembled.

It is intended that the Planning Commission's annual review will continue to follow the general format established here, allowing subsequent reviews to track progress on these goals as a way to help foster consistency and achieve results. In addition, the Planning Commission is working to ensure that there will be additional opportunities for public input to the CIP review process.

COMPREHENSIVE PLAN REVIEW

Before addressing specific recommendations, the Planning Commission notes that review and approval of the CIP reinforces the recognized need to review and update the Comprehensive Plan. An update to the Comprehensive Plan will help ensure that the City's CIP priorities are aligned with the community's vision and priorities. In addition, part of revising the Comprehensive Plan will be to harmonize and appropriately integrate other City and Borough plans. That process should help identify priorities and ensure that input from the Planning Commission, other bodies, and the public can be meaningful.

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission has structured its review to include both a summary of general *Policy Recommendations* that fall under the Planning Commission's purview, as well as a list of recommended *Specific Projects* that follow from the general recommendations. These recommendations are offered to help ensure that the Borough's broad development and planning needs are met.

A. Policy Recommendations

The Planning Commission has identified three general categories that are relevant to its review authority and that should inform an evaluation of the consistency of potential capital improvements with the Comprehensive Plan: *Housing, Community Vitality,* and *Sustainability*. The following general goals reflect those priorities and draw from current City and Borough plans:

Housing

1. Develop incentive programs to promote new housing development. Such programs should derive from recommendations of the CBJ Housing Officer, Committee on Affordable Housing, Economic Development Plan, and the Housing Action Plan.

2. Focus housing initiatives in the near-term on Downtown, which the Commission identifies as under-served by CBJ efforts to improve and increase housing stock borough-wide.

3. Explore public/private mechanisms to help create new or renovated housing inventory, with a focus on under-utilized facilities in the Downtown core.

Community Vitality:

1. Focus on Downtown improvements, given the rapidly increasing levels of seasonal visitation. Projects should address vehicular and pedestrian traffic congestion, waterfront and sea walk development, lessening of homeless impacts, and increased full-year economic vitality.

2. Initiate goals from the Lemon Creek Area Plan. This planning process was undertaken by CBJ as a way for the community to articulate goals for Lemon Creek and to identify priority CBJ projects, including recreational areas, parks, trails, and community facilities.

3. Strengthen the CBJ Land Management Plan by working across CBJ departmental land designations to prioritize parcels for acquisition or disposal relative to CBJ and community needs, including housing, infrastructure, and recreation.

Sustainability:

1. Prioritize and enact recommendations from the Climate Action and Implementation Plan and Juneau Renewable Energy Strategy.

2. Prioritize recycling and landfill diversion strategies, such as organic waste composting, and work toward waste volume reduction while long-term waste solutions are studied.

3. Encourage greater local food production opportunities by allowing land throughout the borough which is unsuitable for other immediate development to be made available to the public for use as community gardens or commercial agriculture operations.

B. Specific Projects

The following projects would implement Planning Commission priorities from the general policy goals above and are recommended for CBJ action:

- Housing: Implement an incentive program for the creation of new apartments in Downtown mixed-use facilities. The focus should be on underutilized properties. Recent 1% sales tax funds may be an appropriate funding source.

- Community Vitality: Implement capital project improvements from the Lemon Creek Area Plan. Of these potential projects, a new bike trail linking Twin Lakes, crossing the wetlands, Lemon Creek, and connecting to Glacier Highway near Switzer Creek is a priority. This bike trail aligns with the 2001 Area-wide Transportation Plan and the Lemon Creek Plan. It would provide recreational access to undeveloped and attractive Lemon Creek areas and better link Lemon Creek residents in a positive way with adjoining Juneau neighborhoods.

- Housing: Support development and implementation of a residential energy efficiency program to reduce costs of heating and utilities. Improved efficiency and conversion from electric resistance and oil heat to heat pumps which recognize the benefits of Juneau's hydroelectric power will contribute to CBJ goals of improving housing affordability, shifting to renewable energy, and reducing GHG emissions, while creating new jobs.

- Community Vitality: Implement a seasonal Downtown circulator with simple on/off transit nodes that link primary pedestrian areas, including the tram/dock area, transit center, and Willoughby District. This step would lessen traffic congestion in the downtown core, particularly South Franklin Street. Great enthusiasm has been shown for this step in on-going "Blueprint Downtown" studies, with a further recommendation to utilize electric buses.

- Community Vitality: Ensure that funding for reconstruction of Capital Avenue between Willoughby Avenue and Ninth Street remains allocated for FY2020 as shown in the FY19-24 CIP. Work should begin on known land ownership and underground infrastructure issues in preparation for construction. This is an important non-motorized link to the Willoughby area and a sidewalk along this street was identified as a specific walking connection need in the 2012 Willoughby District Land Use Plan. It was also identified as a priority in the 2009 Non-motorized Transportation Plan.

- Housing: Continue to develop an updated mass wasting study across the downtown area. A new study would have several benefits, including the potential to increase the inventory of developable land and to remove financing barriers where regulatory and development ambiguity exists. A study would have the benefit of providing a better understanding CBJ liability and establishing a more accurate risk assessment.

- Sustainability: Develop a community-wide electric vehicle (EV) plan that supports adoption of EV's, acknowledges EV benefits, and encourages and coordinates public and private development of charging infrastructure. Such a plan would include consistent EV parking and charging policies and signage, require that all CBJ construction and street projects plan for and incorporate EV charging infrastructure where economical and practical, and require appropriate wiring in new residential and commercial construction.

- Sustainability: Develop and implement procedures to obtain a baseline understanding of city energy use and utilities infrastructure. The city can use tracking software to monitor and report CBJ energy use and costs consistently across all departments and facilities. This will provide necessary information to guide future CIP decisions and to better understand the energy efficiencies that can be gained. These actions are recommended in the Comprehensive Plan, the Juneau Climate Action and Implementation Plan (2011), the Juneau Renewable Energy Strategy (2018), and in the Juneau Commission on Sustainability's Annual Reports and CIP recommendations 2016-2018.

- Sustainability: Initiate a study of opportunities for organic waste composting and begin to plan and design for a composting facility at the landfill.

- Sustainability: Develop a publicized process for land throughout the Borough unsuitable for other immediate development to be made available to the public for use as community gardens or commercial agriculture operations. Modest funding should be allocated to assist in initial development of improvements to these gardens.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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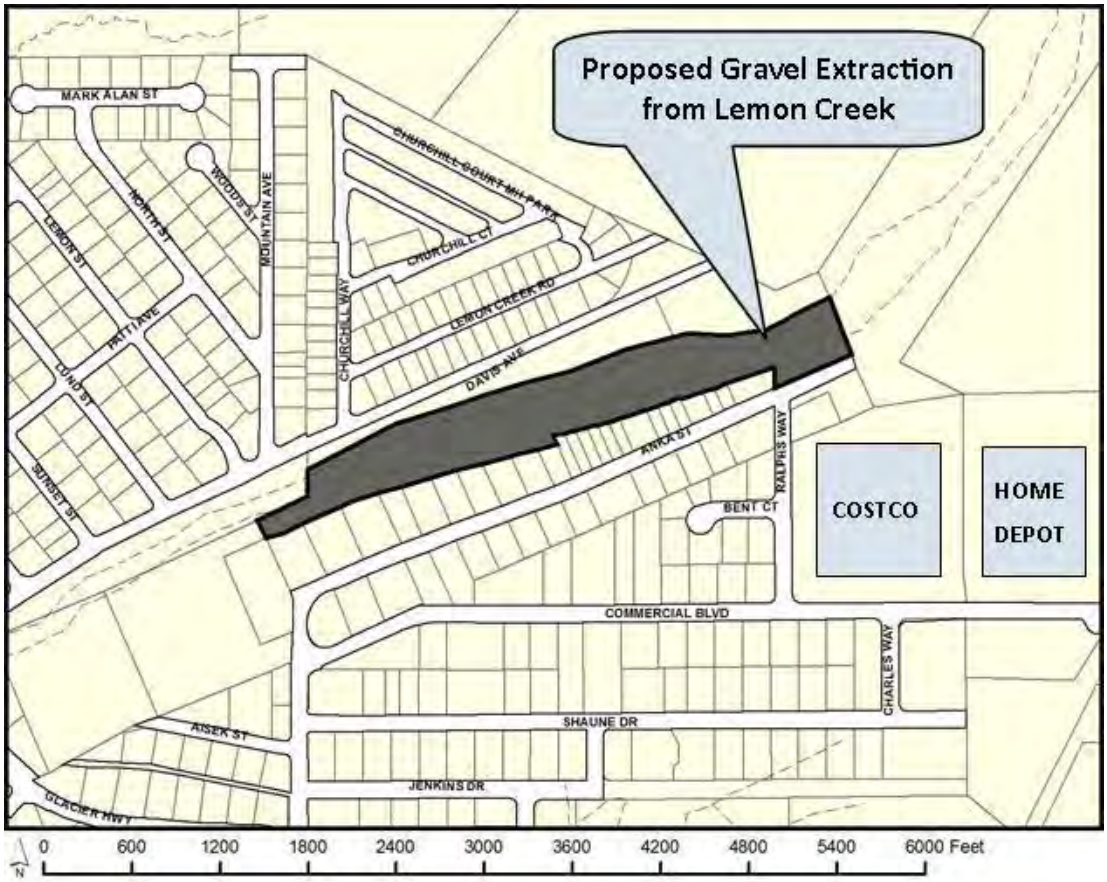
DATE:	February 7, 2019
TO:	Planning Commission
FROM:	Teri Camery, Senior Planner Community Development Department
CASE NO.:	USE2018 0024
PROPOSAL:	A Conditional Use Permit to extract up to 350,000 cubic yards of gravel from the Lemon Creek streambed over a ten year period

GENERAL INFORMATION

Applicant:	SECON
Property Owner:	Colaska Inc.
Property Address:	2025 Anka Street
Legal Description:	Mendota Park, Parcel 2
Parcel Code No.:	5B1201310041
Site Size:	415,994 sq. ft. (9.55 acres)
Comprehensive Plan Future Land Use Designation:	Rural Reserve and Industrial
Zoning:	Rural Reserve and Industrial
Utilities:	CBJ water and sewer available; not needed on-site at streambed
Access:	Anka Street
Existing Land Use:	Vacant Lemon Creek streambed
Surrounding Land Use:	North - Davis Avenue; D- 10 and D-15 residential South - Anka Street; Industrial East - Lemon Creek; CBJ Gravel Pit; Industrial West - Lemon Creek; Rural Reserve

VICINITY MAP



ATTACHMENTS

Attachment 1 Development Permit Application
Attachment 2 Conditional Use Permit Application
Attachment 3 Pre-Application Report
Attachment 4 Requested condition changes
Attachment 5 Project Narrative
Attachment 6 Site Plans
Attachment 7 Seismic Monitoring Reports
Attachment 8 Alaska Department of Fish and Game Fish Habitat Permit
Attachment 9 U.S. Army Corps of Engineers Permit
Attachment 10 Alaska Department of Environmental Conservation Certificate
Attachment 11 Agency Comments:
a. Alaska Department of Fish and Game
b. Alaska Department of Fish and Game trip report
c. Alaska Department of Environmental Conservation

d. Capital City Fire & Rescue
e. CBJ Assessor Office

Attachment 12 USE2012 0019 Notice of Decision
Attachment 13 Appeal Decision
Attachment 14 1-28-19 applicant email response
Attachment 15 1-29-19 applicant response to public comment
Attachment 16 Public Comments: McKerney, Blackwell

PROJECT DESCRIPTION

The applicant, SECON, requests a Conditional Use Permit to extract up to 350,000 cubic yards of gravel from the lower Lemon Creek streambed over a ten year period. The development has been previously permitted as USE2006-00054 and USE2012 0019 from 2007 to the present.

BACKGROUND

Lemon Creek was mined extensively in the project area throughout the 1980s by the previous owner, Mr. Ralph Horecny. The parcel is the remaining fraction of USMS 609, a patented placer mining claim. The area has a history of placer mining from 1879 through the early 1900s. Gravel extraction in Lemon Creek first began during World War II. Gravel has continued to accumulate since this time from eroding banks upstream. The applicant, SECON, also owns extensive property in upper Lemon Creek (Hidden Valley) and states that several acres of land have been eroded from this area and deposited downstream during high water flows. The Project Narrative, Attachment 5, provides more extensive background information including photos.

The proposed gravel extraction area has been specifically identified as a deposition zone in the 2004 Lemon Creek Watershed Geomorphic Assessment and Sediment Management Alternatives Analysis, which was prepared for the CBJ Engineering Department by Inter-Fluve, Inc. The analysis recommends mining in this zone, with appropriate habitat mitigation, as one of three measures to reduce flood potential. The other two measures are removal of the Juneau Redi-Mix Bridge, which has been completed, and stabilization of exposed and eroding banks in the upper reaches. The full report may be found online at http://www.juneau.lib.ak.us/engineering/lemoncreek.php.

The current gravel extraction operation was first approved as USE2006-00054 on June 26, 2007. USE2008-00053 modified the permit to utilize new access points and a steel access ramp to the creek instead of building a causeway. USE2006-00054 expired on June 28, 2012. USE2012 0019, approved on December 18, 2012, approved extraction of 240,000 cubic yards of gravel over a six year period. This permit expired on December 18, 2018. The USE2012 0019 Notice of Decision has been included in Attachment 12.

USE2012 0019 was appealed. The CBJ Assembly upheld the Planning Commission's decision in a

final decision dated June 12, 2013, included in Attachment 13.

SECON also has a gravel extraction operation in upper Lemon Creek, known as Hidden Valley, which was approved as USE2016 0004 on May 10, 2016. This permit is valid for ten years and does not have any limits on yearly or cumulative extraction amounts.

An agency review period was conducted from December 20, 2018, through January 11, 2019. Agency comments will be addressed later in this report.

ANALYSIS

This review requires an evaluation of conformance with the Conditional Use Permit requirements in CBJ Land Use Code 49.15.330, as well as the Land Use Code Sand and Gravel Section, 49.65.200.

The sand and gravel code section has been written to apply to upland sand and gravel mining, not streambed mining, therefore CBJ Engineering has concluded that most sections do not apply to the proposed development. To verify conformance and reduce redundancy, staff will briefly reference sand and gravel code sections in the context of the standard Conditional Use Permit review. Section 49.65.210, Contents of Sand and Gravel Application, will be addressed at the end of the report under Finding Number One, regarding whether the application is complete.

Project Site –
The project site is a privately-owned streambed with a small adjoining upland access area at the end of Anka Street. The 9.55 acre parcel is the remaining fraction of the original USMS 609, a patented placer mining claim. The streambank on the southern boundary paralleling Anka Street is quite steep, while the northern banks in this area are slightly more gradual. The project area is identified in the 2004 Lemon Creek Watershed Geomorphic Assessment and Sediment Management Alternatives Analysis as a deposition zone where gravel accumulates, as opposed to other stretches of the creek that contribute to the material load through erosion. (See http://www.juneau.org/engineering/lemoncreek/Lemon-Creek-Study-Final-Report-11-29-04.pdf)

The site is bordered on the south and east by industrial zoning districts, including units with caretaker residences, and to the north and west by D-10 and D-15 zoning.

Project Design –
The applicant has described the current extraction method in the project narrative, Attachment 5, and in site plans, Attachment 6. The method of extraction follows the previous Conditional Use Permit approval, which involves extracting from the same gravel bars each season, because the extracted areas are replenished with gravel each year when the creek is at flood stage.

Resource agencies support this method, because it preserves habitat by not disturbing new, vegetated gravel bars. SECON intends to continue this practice as much as practicable but cannot commit to mining exactly the same gravel bars each year through the project lifetime because the location of the gravel bars in the stream could change.

SECON is requesting a 10 year gravel permit to extract up to 350,000 cubic yards of material, versus the 6 years or 5 years with lesser amounts of material as authorized by previous Conditional Use Permits. The project narrative lists the amount of gravel that has been extracted from the area per year since permits were first granted. These amounts range from a low of 5,500 cubic yards in 2014 to a maximum of 20,095 cubic yards in 2016. These amounts are variable according to demand for gravel and conditions in the creek during the limited time window of the operation. The timing is established according to Alaska Department of Fish and Game (ADFG) Fish Habitat Permit restrictions, as described in Attachments 8 and 11(a). The permit restricts mining operations to December 1 through March 15 each year, during low water flows, to minimize impacts to salmon.

SECON's request to extract 350,000 cubic yards of material over 10 years amounts to an average of 35,000 cubic yards per year, significantly higher than the highest yearly extraction amount to date. SECON is allowed by ADFG to operate in the creek for a maximum of 40 days during the timing window; however SECON's typical extraction time for active mining is 7-10 days, as shown in Attachment 14. In their email response, SECON has offered to limit the period of active mining to 20 days, which does not include the time working within the creek for set-up and take down procedures. A consideration of days of operation will be evaluated further in the neighborhood harmony section of this report.

Review of previous USE permit conditions –
SECON has requested modification of many of the USE2012 0019 conditions listed in the Notice of Decision (NOD), Attachment 12. SECON's specific requests are included in Attachment 4.

CDD has reviewed each condition with CBJ Engineering to determine which changes may be accommodated and if the remaining conditions are still necessary. Following is an explanation and response to each condition from the NOD.

Annual Grading Permit, Bank Protection, and Seismic Monitoring –

1. *The operator shall stockpile about 50 cubic yards of broken rap, equivalent to Class I rip-rap, near the project area to address emergencies if the flow becomes redirected towards the bank. If the rock is not used it may be sold when the project ends.*

SECON has requested that the riprap be stored at their Aggpro Yard on Concrete Way or at their Hidden Valley Quarry. The intent of the condition is to have rock on hand in the event of an emergency if Lemon Creek suddenly shifts course and begins to erode banks. After further

discussions with CBJ Engineering and SECON, staff recommends a change to the condition as follows:

> **The operator shall stockpile about 50 cubic yards of broken rap, equivalent to Class I rip-rap, near the project area to address emergencies if the flow becomes redirected towards the bank, unless a licensed engineer confirms in writing that storing rip-rap offsite is sufficient to address bank stabilization emergencies adjacent to the project area.**

2. *Prior to issuance of the first year's grading permit and approval of the first year's mining plan, the operator shall submit a bond of $30,000, sufficient to repair any serious bank damage.*

SECON has not requested changes to this condition, and CBJ Engineering does not recommend any adjustments to the bond amount.

3. *One month before the commencement of each mining season, the applicant shall submit a mining plan. The mining plan shall be processed by the Engineering Department as an annual grading permit. Such plan shall include:*
   a. *Estimation of material to be removed*
   b. *Map of area to be worked (showing property lines)*
   c. *Map showing proposed culverts, access roads, bank stabilizations, berm details (including height, location, material composition and removal plan) stream relocations and other proposed features*
   d. *Methods for protecting Lemon Creek from oil, fuel and hydraulic fluid (including leaks from heavy equipment)*
   e. *Prior to the commencement of mining, the applicant shall verify property line location and delineate offset distance to the extraction area.*

SECON has requested changing the wording of the first sentence to state, "At least one month prior to" the commencement of each mining season, rather than "One month before". They also request deletion of the bank stabilization note in Item C and removal of Item E.

CBJ Engineering accepts the change to "at least one month prior". However the bank stabilization item needs to remain. SECON has argued that the Corps of Engineers addresses this, however CBJ has an interest in ensuring that the issue is covered for protection of property. In addition, Item E is necessary to ensure that excavation does not occur within the required property buffers. Property lines are fixed, therefore this activity can be done prior to mining.

4. *The top of excavation slopes shall be prohibited within 10' of any banks or the property lines.*

SECON has not requested changes and CBJ Engineering concurs that this condition needs to continue.

5. *The applicant shall directly hire, or pay permit inspection fees to provide for periodic inspection of the mining area by an appropriately licensed engineer and/or hydrologist*.

CBJ Engineering does not accept SECON's requested change to hire/employ an engineer or hydrologist if any structure designs/changes of the existing banks are required for mining activities. The wording of the existing condition does not prohibit SECON from using its own employees if those employees are licensed, and the condition is necessary for ensuring routine compliance.

6. *Periodic inspections shall be made as determined by the engineer and/or hydrologist, sufficient to monitor the operation. Such periodic inspections shall include visits during or after high water events.*

SECON requests deletion of this condition and requests requiring inspection only if damage occurs. CBJ Engineering recommends that the condition remain to ensure routine compliance.

7. *Inspection reports shall be submitted to the Engineering Department for each 10,000 cubic yards of material removed from the stream, and those reports shall include the following information:*
   a. *Volume of material removed*
   b. *Map of area worked*
   c. *Verification of compliance with mining plan*
   d. *Report of bank destabilizations*
   e. *Opinion whether bank/property line setbacks are adequately protecting adjacent properties*
   f. *Bank protection/stabilization measures if merited*

SECON requests deletion of Item E. CBJ Engineering does not support this deletion, because the item is necessary to ensure due diligence with protecting neighboring properties.

8. *An inspection report shall be submitted at the end of the mining season which includes all items in numbers 4-7. The report shall be submitted to the Engineering Department and to the Community Development Department within one month of the end of the mining season, or April 15.*

No changes are requested and CBJ Engineering recommends continuing the condition.

9. *The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent*

rip-rap banks.

10. *The applicant/operator shall protect the structural integrity of existing stream banks and rip-rap banks. A no-disturbance zone of at least 10 feet horizontal distance from adjacent rip-rap and banks is required. (This condition is necessary because rip-rap boundaries may or may not correlate with property boundaries, as noted in the earlier requirement to mine 10 feet from property boundaries.)*

SECON requests combining conditions 9 and 10 to reduce redundancy, as follows:

The applicant/operator shall protect the structural integrity of existing stream banks and rip-rap banks. The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent rip-rap banks. A no-disturbance zone of at least 10 feet horizontal distance from adjacent rip-rap and banks is required. (This condition is necessary because rip-rap boundaries may or may not correlate with property boundaries, as noted in the earlier requirement to mine 10 feet from property boundaries.)

CBJ Engineering accepts this change.

11. *The applicant shall protect all vegetated slopes and maintain a similar non-disturbance zone identified above, unless a site-specific engineering analysis indicates otherwise.*
12. *All cut-slopes shall be less than 2 horizontal to 1 vertical unless a site-specific engineering analysis proves that a steeper slope protects adjacent properties.*
13. *Excavated areas within the creek bed must be clearly marked with warning signs. Excavated slopes must be graded to a gentle slope of 4 horizontal to 1 vertical before signs are removed. These measures shall be integrated into the annual grading permit.*
14. *The approved access points at 1721 Anka Street, 1791 Anka Street, and Ralph's Way shall be inspected each year to verify that no changes have been made to the embankment due to heavy creek flows during the previous year. Alterations to the proposed access will require approval by the Community Development Department and the CBJ Engineering Department.*

No changes are requested to conditions 11-14.

15. *Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation, as established by a licensed engineer.*

After discussions with SECON, CBJ Engineering has agreed to drop "as established by a licensed engineer" because the maximum safe threshold for seismic activity has been established. Seismic activity reports are included in Attachment 7.

16. *During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.*
17. *The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.*
18. *If seismic activity exceeds the threshold established in Condition #15, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.*

Project Expiration and Dates and Times of Operation –

19. *Gravel operations shall take place between December 1 and March 15. No in-water work shall be allowed between March 16 and November 30 with the following exception: In-stream work to connect the excavated sections of the creek shall be allowed for one 7 day period between May 15 and June 15. The applicant shall provide notice to CBJ Engineering and the Alaska Department of Fish and Game before work commences.*
20. *Operating hours shall be 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays.*
21. *Gravel extraction shall be limited to 40 days per year.*

No changes are requested to conditions 16- 21, and CBJ Engineering supports continuing these conditions. However in the project narrative, SECON has stated that hours of operation would be 7:00 a.m. to 7:00 p.m. daily. As described in the following section, staff will recommend continuing the hours of operation listed in the previous permit as Condition 20, which states that, "Operating hours shall be 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays."

Furthermore, SECON has offered to limit active extraction to 20 days per year, per the email response in Attachment 14, to reduce impacts on neighboring property.

22. *The permit shall expire after six years or extraction of 210,000 cubic yards of gravel, whichever comes first.*

SECON is requesting a 10 year permit for extraction of 350,000 cubic yards, the subject of this review. CBJ Engineering supports this request. However, the need for more frequent evaluation of impacts may dictate a shorter permit period. This issue will be addressed further in the Neighborhood Harmony section.

23. *The extraction amount shall not exceed 35,000 cubic yards per year.*

No change is proposed to the yearly amount, and CBJ Engineering supports the condition.

Truck Traffic and Street Maintenance –

24. *Truck traffic from the development shall be routed only through the Anka Street/Glacier Highway intersection.*

SECON has not proposed any changes and CBJ Engineering supports the condition.

25. *Truck traffic and heavy equipment operation associated with gravel extraction is strictly prohibited from the Davis Avenue side of the river.*

SECON has not proposed any changes and CBJ Engineering supports the condition.

26. *Prior to leaving the excavation area, the transport truck bed, with the tailgate locked, shall be raised to a minimum twenty degree angle for a timed 5 minutes to allow excess water to escape. Tilt time may be reduced if water escapement occurs sooner based on the project engineer's visual assessment and approval.*

SECON has requested deleting the 5 minute requirement because each truck drains at different rates. In further discussions, SECON explained that obtaining full drainage is nearly impossible. Staff explained the intention of the condition, which is to prevent icy conditions on the roadway, and SECON explained that sanding trucks could be available to address any unavoidable conditions. Staff recommends re-wording the condition, as follows:

Prior to leaving the excavation area, the transport truck bed, with the tailgate locked, shall be raised to a minimum twenty degree angle for a time sufficient to obtain reasonable drainage and to prevent water and ice on the roadway. The applicant shall provide sanding along the truck route to address icy road conditions that may occur during the period of operation.

27. *The applicant shall protect catch basins along the route from sediment infiltration by use of manufactured Catch Basin filters.*
28. *The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.*
29. *The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped, or if a major spill occurs.*
30. *The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ or ADOT.*
31. *The applicant shall construct a rockery lane for debris removal from truck tires prior to entering Anka Street.*

SECON has not proposed any changes to conditions 27-31, and CBJ Engineering supports these conditions.

Habitat Protection –

32. *No sediment migration from the truck or ramp shall be allowed in the waterway.*

SECON has not proposed any changes and CBJ Engineering supports the condition.

33. *Prior to commencement of mining and prior to gravel bar coverage with snow and ice, the applicant shall field stake the exact excavation configuration and setbacks from flowing water.*
34. *The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream or adjacent to the excavation area to encourage gravel bar formation and/or side channel creation. The woody material shall be partially buried to anchor the material during high flows.*

SECON has requested deletion of Conditions 33 and 34 because "ADFG manages the streambank setbacks" and "ADFG manages woody debris in their permit." Staff does not support removal of the conditions, because these conditions are necessary to ensure that the development meets the CBJ Habitat Standard, 49.70.950(7) regarding protection of streams, as addressed in the following section.

35. *There shall be no on-site fueling or equipment maintenance performed within 100 feet of the creek banks. This includes fueling or maintenance of portable equipment such as generators and pumps.*

SECON has not proposed any changes and CBJ Engineering supports this condition.

36. *There shall be no on-site storage of fuel or other chemicals.*

SECON has not proposed any changes and CBJ Engineering supports the condition.

Accepted modifications to these conditions, with renumbering, are included in the final staff recommendation. These conditions are in accordance with the CBJ Land Use Code Sand and Gravel Sections 49.65.230(4-6) and the CBJ Habitat Standard, 49.70.950(c)(7)

Traffic, Parking, and Circulation –
Excavation materials will be transported in 10 and 20 yard trucks which will leave the site at one of three access points, 1721 Anka Street, 1791 Anka Street, or Ralph's Way. Material will be trucked a short distance on Glacier Highway to Concrete Way and then continue south to U.S. Survey 204, where it will be stockpiled on industrial zoned property leased by SECON. Material

will be taken directly from that location to specific job sites as needed. Staff recommends repeating the previous condition, already integrated into the application, that allows routing only at the Anka Street/Glacier Highway intersection. Truck traffic and heavy equipment operation will also be prohibited from the Davis Avenue side of the creek to ensure public safety in this residential area.

The applicant will continue using a clear span bridge from the listed access points to transport gravels out of the riverbed. CBJ Engineering supports continuing the previous condition:

> *The approved access points at 1721 Anka Street, 1791 Anka Street, and Ralph's Way shall be inspected each year to verify that no changes have been made to the embankment due to heavy creek flows during the previous year. Alterations to the proposed access will require approval by the Community Development Department and the CBJ Engineering Department.*

No comments were received from the Alaska Department of Transportation and Public Facilities or from the CBJ Streets Division. Previous conditions regarding ongoing street clean-up efforts, as listed in the previous Notice of Decision in conditions 24-31, will be continued with the minor modifications previously described, including sanding roads as necessary.

In the project narrative, on page 15, SECON estimates 250 round-trip truckloads per day (500 one way or Average Daily Trips) for approximately 14 days, moving between the mining site and the Aggpro lot on Concrete Way. CBJ Code 49.40.300 establishes the standards for a traffic impact analysis (TIA). Section 49.40.300(2) states that a development projected to generate fewer than 250 Average Daily Trips (ADT) shall not be required to have a traffic impact analysis. A development greater than 250 ADT but fewer than 500 ADT shall require a traffic impact analysis if the Community Development Director "determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director".

The Community Development Director has determined that a traffic impact analysis is not necessary, because the traffic follows an established truck route that does not go through residential neighborhoods, because project conditions ensure that the development will not create unsafe road conditions, and because the period of active mining is limited to 20 days per year, per the conditions described in the next section.

These conditions are in accordance with the CBJ Land Use Code Sand and Gravel Section 49.65.230(5).

Noise –
The project will generate a substantial volume of noise from hydraulic excavators and dump trucks operating within the streambed. The noise is likely to echo and possibly be amplified due

to the topographic features of the Lemon Creek valley. All homes and businesses whose main dwellings and offices face the creek along the adjoining properties may be affected. The Rivers Edge Condominium development is likely to be the most affected, as these residences have been designed to face the creek and enjoy its amenities.

As noted previously, the applicant has proposed operating hours of 7 a.m. to 7 p.m. daily, which is an increase from previously approved hours. Staff recommends continuing the previous permit condition which states that "Operating hours shall be 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays." These hours meet the standard established in CBJ Code 42.20.095, Disturbing the Peace. This condition is in accordance with CBJ Land Use Code Sand and Gravel Section 49.65.230(1).

Public Health or Safety –
The adjacent Rivers Edge Condominium development includes a trail along the edge of Lemon Creek. Although the streambed is privately-owned, many people living in this development and in the surrounding residential areas utilize this section of Lemon Creek as a recreational area, particularly during times of low water flow. The mining proposal, with excavated areas up to ten feet deep, has the potential to be a significant public safety hazard without appropriate warning measures.

The application does not address public safety issues, however SECON supports continuation of the previously approved condition regarding signage, as follows:

> *Excavated areas within the creek bed must be clearly marked with warning signs. Excavated slopes must be graded to a gentle slope of 4 horizontal to 1 vertical before signs are removed. These measures shall be integrated into the annual grading permit.*

This condition is in accordance with CBJ Land Use Code Sand and Gravel Section 49.65.230(3) and 49.65.235(2). Other conditions prohibit truck traffic in the Davis Avenue residential area and address unsafe road conditions that may result from icing.

In the project narrative, SECON explains that Lemon Creek continues to have a high level of erosion. Yearly gravel extraction significantly lowers the flood risk to the area from gravel accumulation and protects adjacent properties. The 2004 Lemon Creek Watershed Geomorphic Assessment and Sediment Management Alternatives Analysis also supports the need for mining in this area to reduce the flood risk. This is demonstrated by the evidence that after 9 seasons of active mining, SECON continues to mine the same area as it is replenished naturally year to year.

If the creek bed is allowed to naturally rise with gravel accumulation in the absence of mining, increased flooding and river bank scouring is likely to occur in the area over time. Gravel extraction therefore appears to address a potential safety and property damage risk.

Habitat –
Habitat regulations under review in this proposal include the following:

> **49.70.950(d) Habitat**. *Rivers, streams and lakes shall be managed so as to protect natural vegetation, water quality, important fish or wildlife habitat, and natural waterflow.*

(Streambed activities are exempt from the 50 foot habitat setback regulation, therefore Code Section 49.70.950(f) does not apply.)

Resource agencies support the current method of gravel extraction, described in Attachment 5, which utilizes ramps to access gravel bars rather than diverting the creek to one side of the channel as in the original proposal. The current method typically mines the same gravel bars each year, because the material is replenished in the excavated area during high flows. This preserves vegetated gravel bars in other areas that provide habitat benefits. However SECON will move to new gravel bars if the gravel does not naturally replenish itself in previously excavated sites.

Previous Conditional Use Permit reviews have emphasized the importance of retaining large woody debris in the channel to provide habitat and some level of continuous restoration from the activity. Staff recommends continuing the previously approved condition on this issue to ensure conformance with the habitat standard, as follows:

> *The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream or adjacent to the excavation area to encourage gravel bar formation and/or side channel creation. The woody material shall be partially buried to anchor the material during high flows.*

The development has obtained the required Section 401 Certificate of Reasonable Assurance from the Alaska Department of Environmental Conservation, provided in Attachment 10. The ADEC permit conditions address spill prevention and response, operational windows consistent with ADFG, sedimentation issues, toxic materials, and more. Lemon Creek is one of five ADEC-classified impaired waterbodies within CBJ.

In Attachment 11(c), ADEC responded that the ADEC Division of Water, Non-Point Source section had no issues with the Conditional Use Permit, and that the application was been forwarded to DEC's Solid Waste and Stormwater sections. These divisions did not provide further comments.

To ensure conformance with the CBJ Habitat Standard, staff recommends continuing the following measures as project conditions:

1) *There shall be no on-site fueling or equipment maintenance performed within 100 feet of the creek banks. This includes fueling or maintenance of portable equipment such as generators and pumps.*
2) *There shall be no on-site storage of fuel or other chemicals.*

The CBJ Wetlands Review Board (WRB) has reviewed past gravel extraction permits and provided comment. However a WRB meeting could not be held in January due to lack of a quorum, and the February WRB meeting date of February 21, 2019 was too late for the February 19 Planning Commission meeting.

Property Value or Neighborhood Harmony –
The subject parcel is zoned partially Rural Reserve and primarily Industrial. The parcel is bordered by residential areas to the north and west and by industrial zoning and associated industrial developments to the south and east. CBJ has a gravel pit within one quarter mile of the mining site, while SECON has mining operations farther up the Lemon Creek Haul Road in Hidden Valley, approved as USE2016 00004 for a ten year period ending on May 10, 2026.

Anka Street already receives heavy industrial and truck traffic from these existing operations, therefore traffic from the proposal is expected to blend in with the flow during the short period, estimated at 10-20 days, of active operations. Truck traffic is expressly prohibited on Davis Avenue in the adjacent residential area.

The residential areas to the north, particularly those developments which face the creek such as Rivers Edge condos, will experience the most notable neighborhood harmony impacts from the mining proposal, as a consequence of being adjacent to an industrial area and as the closest structures to the gravel bars that are extracted each year. The primary impacts will be from the noise of heavy equipment operating within the stream. A variety of retail, restaurant, storage, and industrial uses operate along the Anka Street south bank, and many of these developments have added caretaker units, placing residential development in the center of an established industrial area.

The subject property is part of a patented placer mining claim within Rural Reserve and Industrial. Residential areas that border industrial areas are frequently subject to greater levels of noise and disturbance than other areas. The operation will continue to create a significant amount of noise and vibration for neighboring residences and buildings, and many property owners have asserted that the mining activity has caused property damage. During the second Conditional Use Permit review, USE2012-0019, the Planning Commission approved the following conditions to address property damage concerns:

> 15. Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation, as established by a licensed engineer.

16. During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.
17. The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.
18. If seismic activity exceeds the threshold established in Condition #15, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.

In accordance with these conditions, SECON has provided CDD with seismic activity reports each season which document that the vibration activity is well below established thresholds that would cause damage. These reports are provided in Attachment 7. Seismic monitoring has taken place at the nearest adjacent residential structure according to approved conditions. In addition, the project conditions reviewed in previous sections requiring extensive mapping and staking to ensure that extraction occurs a minimum of 10 feet away from both property lines and from property banks. These distances are listed and measured separately for maximum protection to property, since banks and property lines do not always exactly match.

As noted previously, staff recommends the continuation of previous conditions regarding truck traffic and hours of operation, below, to reduce neighborhood impacts. These restrictions include the following:

1) *Truck traffic from the development shall be routed only through the Anka Street/Glacier Highway intersection.*
2) *Truck traffic and heavy equipment operation associated with gravel extraction is strictly prohibited from the Davis Avenue side of the river.*
3) *Operating hours shall be 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays.*

The previous permit authorized gravel extraction for up to 40 days per year. In an effort to minimize impacts to the neighborhood, SECON has offered to reduce operations to 20 days per year. Specifically, this limitation is for the period of active mining in the creek; the limitation does not include set-up and take down operations within the creek. The condition is therefore revised as follows:

4) Active gravel extraction within the creekbed shall be limited to 20 days per year. This limitation specifically exempts activities within the creek necessary for set-up, take-down, pauses for weather-related days, and related activities.

SECON has requested a 10 year period for extraction of 350,000 cubic yards of gravel. Previous

USE permits authorized activity for five and six year periods. Staff recommends a five year permit, allowing extraction of up to 35,000 cubic yards of material each season. A five-year permit would allow the Community Development Department and the Planning Commission to re-evaluate project impacts and conditions on a more frequent basis to ensure the protection of habitat, protection of adjoining property, and mitigation of neighborhood harmony issues. Conditions are therefore proposed as follows:

5) The permit shall expire after five years.
6) Extraction shall be limited to 35,000 cubic yards each mining season.

The CBJ Assessor provided comments included in Attachment 11(e). The Assessor noted the truck traffic from the operation and stated that "Over a long term, surrounding property values could be adversely affected not to mention irritated property owners and customers using those roads for access." Staff noted that the development uses an established truck route through an Industrial area. The Assessor replied, "Despite being a truck route, it is also the route to Costco, Home Depot, and several other commercial businesses….That's a lot of travel on that stretch of road and has to affect other drivers. That being said, I am not opposed to the extension, particularly since it will be resolving a potential flood issue and benefit the creek for its primary use for the salmon."

Residential homes adjacent to industrial zones and caretaker residences within industrial zones may be reasonably expected to accommodate industrial activities, provided that those activities have appropriate limitations to mitigate impacts. According to the proposed conditions, the development is restricted to 20 days of active mining each season, hours and days of operation are limited, truck routes are specified, and property buffers and seismic monitoring provide assurance against property damage. With these restrictions, staff concludes that the development will not substantially decrease the value of or be out of harmony with property in the neighboring area. In addition, the development may protect property values by lowering the creekbed and reducing the flood hazard and bank erosion in the area, with the proper mitigation measures supported by CBJ Engineering. As noted in the Background Section, the Lemon Creek Watershed Analysis recommends mining in this zone, with appropriate habitat mitigation, as one of three measures to reduce the potential for flooding.

These conditions are in accordance with the CBJ Land Use Code Sand and Gravel Section 49.65.230(5).

CONFORMITY WITH ADOPTED PLANS

2013 Juneau Comprehensive Plan

The 2013 Comprehensive Plan Map H designates this portion of the Lemon Creek streambed as a combination of Medium Density Residential and Light Industrial, because the boundary line between the two appears to roughly follow the middle of the streambed. Medium Density

Residential is defined as:

> *These lands are characterized by urban or suburban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses.* (CBJ 49.25.300).

Light Industrial is defined as:

> *Land to be developed for heavy commercial or light industrial uses such as small to medium-scale food processing, printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing; trucking; animal kennels; crematoria; indoor and outdoor storage; care, boat, and heavy equipment sales; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.*

Resource extraction and trucking is listed under the Comprehensive Plan definition for Heavy Industrial, which includes all heavy industrial uses, instead of the light industrial uses in the definition above. Therefore, gravel extraction does not strictly comply with the 2013 Comprehensive Plan designation. However, the proposal has many conditions designed to protect adjacent properties from bank erosion. The time of year, hours of operation, and total number of days of operation have been significantly restricted in the proposed conditions. Another condition prohibits truck traffic and heavy equipment use on Davis Avenue. Staff concludes that these restrictions significantly reduce the impact of the operation on the adjacent neighborhood, and therefore the development falls within the intent of the Comprehensive Plan for this area.

In addition, Chapter Seven notes that "gravel resources, essential to construction, are limited to relatively small areas of the borough that are also frequently subject to development pressures" and specifically notes Lemon Creek as one of the most extensive sand and gravel deposits. The chapter further states that,

> *As growth and development continue in the Mendenhall Valley and Lemon Creek areas, pressure for closing existing pits may grow, primarily because gravel extraction operations produce noise, dust, heavy truck traffic, run-off and other impacts that often conflict with surrounding land uses. As this resource is necessary for all types of development, and given the inherent conflict of this heavy industrial use to less intense neighboring uses, it is important to take steps to avoid or minimize land use conflicts.*

Policy 7.16 states:

> *To conserve known gravel deposits and to protect them from conflicting land uses.*

The proposed gravel extraction substantially conforms to these policies by allowing gravel extraction to proceed with conditions to protect habitat; to reduce noise and traffic impacts by reducing the hours, days, and time of year of operation; and with project conditions designed to ensure that the development does not damage surrounding properties.

Chapter Five of the Comprehensive Plan discusses industrial development and the need for industrial properties. Policy 5.11 states:

> *To encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revenues that support public services.*

Implementing action 5.11-1A4 states:

> *Create heavy industrial zoning areas appropriate for the basic industry sector, including fisheries, mining support services, forest products, and others.*

Policy 5.13 states:

> *To support the extraction and processing of mineral resources in an environmentally-sound manner, giving property recognition of the unique values of this community.*

The development is consistent with these policies.

Comprehensive Plan Policy 10.4 states:

> *To minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.*

Followed by Implementing Action:

> ***10.4 - IA2*** *Maintain and consider enhancing Title 49 Land Use Code requirements for buffering and screening between residential and commercial/industrial uses and careful review of site development plans.*

Proposed conditions on the development provide buffers from surrounding banks and property lines and restrict hours and days of operation to minimize conflicts with surrounding uses.

Lemon Creek Area Plan
The Lemon Creek Area Plan was adopted on January 8, 2018, with Ordinance 2017-0034.

The plan acknowledges the two mining operations in the upper and lower Lemon Creek stream beds in Chapter 6, the Natural Resources and Recreation chapter. Goal One of this chapter states:

> *Protect, restore, and maintain the area's natural resources.*

The action relevant to the proposed project states:

> *Implement Stormwater Best Management Practices (BMPs) to reduce pollutants in area streams and wetlands.*

Measures to protect water quality and reduce pollutants in Lemon Creek from the proposed operation are addressed in the terms of the applicant's ADEC Permit, included as Attachment 10. This permit addresses sedimentation, turbidity measurements, spill prevention, and pollutants.

Goal Two of Chapter 6 states:

> *Promote responsible resource extraction.*

Actions stemming from this goal include:

- *Ensure that resource extraction addresses neighborhood harmony concerns.*
- *Provide greater scrutiny to ensure compliance of water standards and erosion control.*
- *Enforce conditions to limit negative impacts of activity on the surrounding areas, such as dust control, street sweeping, and cover loads.*
- *Protect resource extraction as a critical industry and educate the public on its benefits to the community, such as lower development costs and flood protection.*

Recommended project conditions for the development include restrictions on hours of operation, days per week of operation, total number of days per mining season of operation, buffering and staking requirements from neighboring properties, seismic monitoring, covered loads, reduction of pollutants, maintenance of woody debris to promote stream habitat, and other measures address these goals and actions.

Goal One of Chapter 4, Neighborhoods and Housing, states:

> *Create and sustain viable, safe and diverse neighborhoods that work together.*

The first action under this goal states:

> *Maximize compatibility between residential and non-residential uses by ensuring*

appropriate buffers and distance.

Chapter Five, Transportation and Infrastructure, lists as Goal number four:

Reduce the impacts of industrial and commercial uses in the Lemon Creek area.

Relevant actions under this goal include:

- *Reduce impacts of dust by enforcing the application of dust control methods on industrial and commercial lots.*
- *Reduce impacts of dust on surrounding uses, bicyclists, and pedestrians by requiring and enforcing dust control methods on industrial and commercial vehicles.*

As noted previously, proposed conditions are designed to reduce impacts from the development as much as possible with restrictions on operating times, monitoring measures, and water quality and stream habitat protection measures.

2015 Juneau Economic Development Plan
The 2015 Juneau Economic Development Plan is incorporated into the Comprehensive Plan in CBJ Code 49.05.200(b)(1)(N). The proposed development does not specifically address any of the eight economic development initiatives identified in the plan. However, the development indirectly addresses one of the economic development planning concepts and practices listed in Chapter Two, as follows:

> *Land availability - an adequate supply of appropriately zoned land is available for commerce and industry, as well as residential development. This includes access to the land needed to support commercial, industrial, and other development. This also includes zoning that supports neighborhood- based small business growth that creates jobs and provides services which area residents and the community need. This type of small business development and growth also supports quality of life and walkable mixed-use neighborhoods.*

The proposed development supports small business growth and industrial use.

AGENCY COMMENTS

Agency comments have been addressed throughout the report in relevant sections, and included in Attachments 11(a)-(e). A summary of agency comments is listed below:

CBJ Assessors Office. The CBJ Assessors Office notes potential impacts to property value over time and the disruptive nature of truck traffic but does not oppose the development because of flood and habitat benefits. These comments are described in the Neighborhood Harmony section of this report.

Capital City Fire and Rescue. "No issues."

CBJ Engineering. "We are good with the proposal." CBJ Engineering also reviewed each of the original project conditions with consideration of the applicant's requests for modification. This review is included on Pages 5 through 11 of this report.

Alaska Department of Fish and Game. ADFG comments describe the timing window and also include a trip report. These comments have been addressed in the Habitat section of this report.

Alaska Department of Environmental Conservation. **"**The Department of Environmental Conservation, Division of Water, Non-Point Source section has no issues with the Conditional Use Permit application from Colaska dba Secon for gravel extraction in lower Lemon Creek. This application has been forwarded to DEC's Solid Waste and Stormwater sections." ADEC comments have been addressed in the Habitat section of this report. No additional comments were received from the listed ADEC sections.

PUBLIC COMMENTS

At this writing, two public comments have been received and are included in Attachment 16. The first commenter expressed strong opposition to the development and shared concerns regarding ADFG's and ADEC's ability to adequately protect water quality and fish habitat. The commenter describes notable declines in the salmon run on the creek and states that habitat restoration should take priority over short-term economic benefit. The commenter, who lives above a commercial development across the street from the creek in the industrial zone, also describes how disruptive the activity is and the roadway hazards from the truck traffic.

The second commenter, representing the Riverfront Marine Condo Association on Anka Street, is also opposed to the development. The commenter is concerned about cracked sheet rock and a sloughing riverbank which the Association attributes to the extraction.

SECON has responded to the first commenter in a letter, Attachment 15. SECON has described the permitting approvals required for the development and the active involvement of ADFG. SECON also notes the reduction in flood risk.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,

3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15. Furthermore, the application meets all requirements of the CBJ Code Habitat Standard, 49.70.950(c)(7) and CBJ Code 49.65.210, Contents of Sand and Gravel application, including the following: a graphic and legal description of the property (requirement 1); a topographic map and cross section with finished contours (requirements 2-4); a map of ingress and egress points for trucks and other equipment (requirement 5); a plan showing buildings and structures (requirement 6); a narrative describing the operation (requirement 7). These application requirements have been included as Attachments 1-6.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested Conditional Use Permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 14.500 for the Industrial and Rural Reserve zoning districts.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the February 8, 2019, and February 18, 2019, issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. As described in the previous analysis, no available evidence indicates that the proposed development will materially endanger the public health or safety. With acceptance of the proposed conditions requiring warning signs and a 4:1 slope along excavated areas, potential threats to public safety will be adequately addressed. In addition, the development may protect public health and safety by reducing flood risks.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. As described in the previous analysis, heavy equipment operating in the stream will generate substantial noise for properties facing the creek. However, proposed conditions limit daily hours of operation and prohibit operation on Sundays. Extraction will be limited to 20 days per year. Traffic flow will blend in with existing industrial traffic on main roads and will not go through residential areas. Buffering requirements and seismic monitoring ensures that the development will not damage property. The mining development may benefit surrounding properties by reducing the flood hazard. With these restrictions, the proposed development will not substantially decrease the value of or be out of harmony with property in the neighboring area.

Residential homes adjacent to industrial zones, and caretaker residences within industrial zones, may be reasonably expected to accommodate industrial activities, provided that those activities have appropriate limitations to mitigate impacts. According to the proposed conditions, the development is restricted to 20 days of active mining each season, hours and days of operation are limited, truck routes are specified, and property buffers and seismic monitoring provide assurance against property damage. With these restrictions, staff concludes that the development will not substantially decrease the value of or be out of harmony with property in the neighboring area. In addition, the development may protect property values by lowering the creekbed and reducing the flood hazard and bank erosion in the area, with the proper mitigation measures supported by CBJ Engineering. As noted in the Background Section, the Lemon Creek Watershed Analysis recommends mining in this zone, with appropriate habitat mitigation, as one of three measures to reduce flood potential.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The development is a heavy industrial use in an area designated as Medium Density Residential/Light Industrial in the Comprehensive Plan. However with the recommended conditions which limit the hours and days of operation and prohibit truck traffic in the adjacent residential area, the project meets the intent of the Comprehensive Plan. Moreover, the project complies with Comprehensive Plan policies 5.13, 7.16, and 10.4 regarding extraction of mineral resources in an environmentally-sound manner and minimizing conflicts with adjacent land uses. The development conforms with Lemon Creek Area Plan goals of responsible resource extraction, protection and maintenance of natural resources, and reducing impacts from commercial and industrial uses. These goals are addressed with conditions on hours and days of operation, truck routes, habitat protection measures, seismic monitoring, and property buffers. Lastly, the development conforms with the 2015 Juneau Economic Development Plan by supporting small business growth and industrial use.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

Yes. As described in the previous analysis, the proposed development complies with the Juneau Coastal Management Program because the mining method, with recommended conditions, minimizes the impact on vegetated gravel bars, replaces large woody debris to create habitat, minimizes pollutants, and protects water quality.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit for gravel extraction from the Lemon Creek streambed. The approval is subject to the following conditions:

Annual Grading Permit, Bank Protection, and Seismic Monitoring –

1. The operator shall stockpile about 50 cubic yards of broken rap, equivalent to Class I rip-rap, near the project area to address emergencies if the flow becomes redirected towards the bank, unless a licensed engineer confirms in writing that storing rip-rap offsite is sufficient to address bank stabilization emergencies adjacent to the project area.
2. Prior to issuance of the first year's grading permit and approval of the first year mining plan, the operator shall submit a bond of $30,000, sufficient to repair any serious bank damage.

3. At least one month prior to the commencement of each mining season, the applicant shall submit a mining plan. The mining plan shall be processed by the Engineering Department as an annual grading permit. Such plan shall include:
   a. Estimation of material to be removed
   b. Map of area to be worked (showing property lines)
   c. Map showing proposed culverts, access roads, bank stabilizations, berm details (including height, location, material composition and removal plan) stream relocations and other proposed features
   d. Methods for protecting Lemon Creek from oil, fuel and hydraulic fluid (including leaks from heavy equipment)
   e. Prior to the commencement of mining, the applicant shall verify property line location and delineate offset distance to the extraction area.
4. The top of excavation slopes shall be prohibited within 10' of any banks or the property lines.
5. The applicant shall directly hire, or pay permit inspection fees to provide for periodic inspection of the mining area by an appropriately licensed engineer and/or hydrologist.
6. Periodic inspections shall be made as determined by the engineer and/or hydrologist, sufficient to monitor the operation. Such periodic inspections shall include visits during or after high water events.
7. Inspection reports shall be submitted to the Engineering Department for each 10,000 cubic yards of material removed from the stream, and those reports shall include the following information:
   a. Volume of material removed
   b. Map of area worked
   c. Verification of compliance with mining plan
   d. Report of bank destabilizations
   e. Opinion whether bank/property line setbacks are adequately protecting adjacent properties
   f. Bank protection/stabilization measures if merited
8. An inspection report shall be submitted at the end of the mining season which includes all items in numbers 4-7. The report shall be submitted to the Engineering Department and to the Community Development Department within one month of the end of the mining season, or April 15.
9. The applicant/operator shall protect the structural integrity of existing stream banks and rip-rap banks. The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent rip-rap banks. A no-disturbance zone of at least 10 feet horizontal distance from adjacent rip-rap and banks is required. (This condition is necessary because rip-rap boundaries may or may not correlate with property boundaries, as noted in the earlier requirement to mine 10 feet from property boundaries.)
10. The applicant shall protect all vegetated slopes and maintain a similar non-disturbance zone identified above, unless a site-specific engineering analysis indicates otherwise.

11. All cut-slopes shall be less than 2 horizontal to 1 vertical unless a site-specific engineering analysis proves that a steeper slope protects adjacent properties.
12. Excavated areas within the creek bed must be clearly marked with warning signs. Excavated slopes must be graded to a gentle slope of 4 horizontal to 1 vertical before signs are removed. These measures shall be integrated into the annual grading permit.
13. The approved access points at 1721 Anka Street, 1791 Anka Street, and Ralph's Way shall be inspected each year to verify that no changes have been made to the embankment due to heavy creek flows during the previous year. Alterations to the proposed access will require approval by the Community Development Department and the CBJ Engineering Department.
14. Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation.
15. During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.
16. The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.
17. If seismic activity exceeds the threshold established in Condition 15, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.

Project Expiration and Dates and Times of Operation -

18. Gravel operations shall take place between December 1 and March 15. No in-water work shall be allowed between March 16 and November 30 with the following exception: In-stream work to connect the excavated sections of the creek shall be allowed for one 7 day period between May 15 and June 15. The applicant shall provide notice to CBJ Engineering and the Alaska Department of Fish and Game before work commences.
19. Operating hours shall be 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays.
20. Active gravel extraction within the creekbed shall be limited to 20 days per year. This limitation specifically exempts activities within the creek necessary for set-up, take-down, pauses for weather-related days, and related activities.
21. The permit shall expire after 5 years or extraction of 210,000 cubic yards of gravel, whichever comes first.
22. The extraction amount shall not exceed 35,000 cubic yards per mining season.

Truck Traffic and Street Maintenance -

23. Truck traffic from the development shall be routed only through the Anka Street/Glacier

Highway intersection.

24. Truck traffic and heavy equipment operation associated with gravel extraction is strictly prohibited from the Davis Avenue side of the river.
25. Prior to leaving the excavation area, the transport truck bed, with the tailgate locked, shall be raised to a minimum twenty degree angle for a time sufficient to obtain reasonable drainage and to prevent water and ice on the roadway. The applicant shall provide sanding along the truck route to address icy road conditions that may occur during the period of operation.
26. The applicant shall protect catch basins along the route from sediment infiltration by use of manufactured Catch Basin filters.
27. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.
28. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped or if a major spill occurs.
29. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ, or ADOT.
30. The applicant shall construct a rockery lane for debris removal from truck tires prior to entering Anka Street.

Habitat Protection -

31. No sediment migration from the truck or ramp shall be allowed in the waterway.
32. Prior to commencement of mining and prior to gravel bar coverage with snow and ice, the applicant shall field stake the exact excavation configuration and setbacks from flowing water.
33. The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream, or adjacent to the excavation area to encourage gravel bar formation and/or side channel creation. The woody material shall be partially buried to anchor the material during high flows.
34. There shall be no on-site fueling or equipment maintenance performed within 100 feet of the creek banks. This includes fueling or maintenance of portable equipment such as generators and pumps.
35. There shall be no on-site storage of fuel or other chemicals.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
2025 Anka ~~Drive~~ Street

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
Mendota Park ~~Subdivision~~, Parcel 2

Parcel Number(s)
Parcel 2 5B1201310041

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
Colaska dba Secon	Michael Short
Mailing Address	**Phone Number(s)**
P.O. Box 32159, Juneau AK 99803	(907) 780-5145
E-mail Address	
MShort@colaska.com	

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature _____ Date

X _____ Landowner/Lessee Signature _____ Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant	Contact Person
SAME	
Mailing Address	**Phone Number(s)**
E-mail Address	

X _____ Applicant's Signature _____ 12/11/18 Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

Intake Initials	
Case Number	Date Received
USE 20180024	12/6/18

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Lemon Creek Gravel Extraction

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 14.400

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ◉ YES – Case # USE20120019 ○ NO

UTILITIES PROPOSED WATER: ☐ Public ☐ On Site SEWER: ☐ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 415994 square feet Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 0 square feet

EXTERNAL LIGHTING

Existing to remain ◉ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ◉ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☑ How the proposed use complies with the Comprehensive Plan

☑ **Plans including:**

- ☑ Site plan
- ☐ Floor plan(s)
- ☐ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☐ Existing and proposed parking areas and proposed traffic circulation
- ☑ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 1,000			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50 00			
Pub. Not. Sign Deposit	$ 100 00			
Total Fee	$ 1,150			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE 20180024	12/6/18

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Project name

Case Number: PAC2018 0071

Applicant: Michael Short, SEACON

Property Owner: Colaska dba SEACON

Property Address: 2020 Anka Drive

Parcel Code Number:

Site Size: 415,994 Square Feet

Zoning: I

Existing Land Use: Lemon Creek sand and gravel extraction (USE12-19)

Conference Date:	10/10/2018
Report Issued:	10/16/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Michael Short	Applicant	mshort@colaska.com
Allison Eddins	Planning	allison.eddins@juneau.org
Autumn Sapp	General Engineering	autumn.sapp@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Colaska (dba SEACON) is requesting a renewal of their existing Conditional Use Permit (USE20120019). USE12-19 is a Conditional Use Permit to extract 210,000 cubic yards of gravel from the Lemon Creek streambed over a six year period. This permit is set to expire at the end of 2018. Colaska is seeking a new Conditional Use Permit that would permit gravel extraction over a 10 year period. This new proposal is not changing from USE12-19. Colaska would like for staff to consider re-wording and/or combining some of the 36 conditions of approval for USE12-19. The requested changes are below:

Condition # 1 - The operator shall stockpile about 50 cubic yards of broken rip rap, equivalent to Class I rip rap, **near the project area (the applicant would like to store the rip rap at Agpro on Concrete Way)** to address emergencies if the flow becomes redirected towards the bank. If the rock is not used it may be sold when the project ends.

Condition # 3 – **One month (reword to say At least one month before)** before the commencement of each mining season, the applicant shall submit a mining plan. The mining plan shall.....

Condition # 5 – The applicant shall directly hire or pay permit inspection fees to provide for periodic inspection of the mining area by an appropriately **licensed engineer and/or hydrologist.** (Seacon preforms daily inspections, not by a licensed engineer or hydrologist, and this information is prepared for a report to DEC at the end of the season. Can this daily inspection information satisfy this condition?)

Condition # 7 – Inspection reports shall be submitted to Engineering Department for **each 10,000 cubic yards** of material removed.... **(Could this change to every 15,000; or a report for the first 10,000 and then one final report?)**

Condition # 17 – The applicant shall submit seismic activity reports **at the end of each month of mining activity** to the CBJ Engineering Department. **(Could this change to the "end of each 40 days of mining activity", to coincide with Condition # 21?)**

Condition # 34 – The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream or adjacent to the excavation area..... **(ADFG requires this, too. Can this condition be deleted?)**

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application
3. Grading Permit Application

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

2. A project narrative explaining which Conditions Colaska would like staff to consider amending/deleting and why amending/deleting these conditions is in the best interest of the project and the public.
3. Submit with the permit application the materials that were prepared for the pre-application meeting. These materials contained all the information required in CBJ 49.65.210.

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit fee is $1,000
2. Public Notice Sign fee and deposit is $150

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

SECON
SOUTHEAST ALASKA

17321 139 Avenue NE
Woodinville, Washington 98072
Office (425) 827-3193
Fax (425) 576-5113

P.O. Box 32159
Juneau, Alaska 99803
Office (907) 780-5145
Fax (907) 780-5896

P.O. Box 7035
Ketchikan, Alaska 99901
Office (907) 225-6491
Fax (907) 225-6492

Thursday, November 16, 2017

Ms. Allison Eddins
City & Borough of Juneau
230 S. Franklin Street
4th Floor Marine View Building
Juneau, Alaska 99801

RE: Lemon Creek Gravel Extraction
Application for Conditional USE Permit
Review of current USE Permit 2012 0019

To Ms. Eddins,

Secon is requesting the following conditions be review and/or modified of the permit USE2012 0019. The following ~~red strike~~ is verbiage that needs deleting. The blue are corrections or changes to the permit. *ITALICS* is explanations of the changes.

PLANNING COMMISSION
NOTICE OF DECISION
Date: December 19, 2012
File No.: USE2012 0019

Application For:	A Conditional Use Permit to extract ~~240,000~~ 350,000 cubic yards of gravel from the Lemon Creek streambed over a ~~six~~ ten year period
Legal Description:	Mendota Park Parcel 2
Property Address:	Lemon Creek Streambed, No Access
Parcel Code No.:	5-B12-0-131-004-1
Hearing Date:	December 18, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated ~~December 6, 2012~~, and approved the extraction of ~~210,000~~ 350,000 cubic yards of gravel from the Lemon Creek streambed over a ~~six~~ ten year period to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

Annual Grading Permit, Bank Protection, and Seismic Monitoring -

SECON
SOUTHEAST ALASKA

1. ~~The operator shall stockpile about 50 cubic yards of broken rap, equivalent to Class I riprap, near the project area to address emergencies if the flow becomes redirected towards the bank. If the rock is not used it may be sold when the project ends~~. 50 cubic yards of Class I riprap shall be available to address emergencies either from Appro Yard or Hidden Valley Quarry. *SECON HAS SEVERAL HUNDRED IF NOT THOUSANDS OF CUBIC YARDS OF ROCK AT HIDDEN VALLEY QUARRY AT ANY TIME.*

2. Prior to issuance of the first year's grading permit and approval of the first year mining plan, the operator shall submit a bond of $30,000, sufficient to repair any serious bank damage.

3. ~~One month before the~~ At least on month prior to commencement of each mining season, the applicant shall submit a mining plan. The mining plan shall be processed by the Engineering Department as an annual grading permit. Such plan shall include:

a. Estimation of material to be removed

b. Map of area to be worked (showing property lines)

c. Map showing proposed culverts, access roads, ~~bank stabilizations~~, berm details (including height, location, material composition and removal plan) stream relocations and other proposed features. *THIS PERMIT DOES NOT ALLOW ACTIVITIES WITHIN 10 FEET OF BANKS. THE BERM IS AUTHORIZED AND REGULATED BY THE ARMY CORPS OF ENGINEERS.*

d. Methods for protecting Lemon Creek from oil, fuel and hydraulic fluid (including leaks from heavy equipment). *THIS IS ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION JURISDICTION.*

~~e. Prior to the commencement of mining, the applicant shall verify property line location and delineate offset distance to the extraction area.~~ *THIS IS NOT SOMETHING THAT CAN BE SUBMITTED MONTHS PRIOR TO MINING.*

4. The top of excavation slopes shall be prohibited within 10' of any banks or the property lines.

~~5. The applicant shall directly hire, or pay permit inspection fees to provide for periodic inspection of the mining area by an appropriately licensed engineer and/or hydrologist.~~ Secon will hire/employee an engineer or hydrologist if any structure designs/changes of the existing banks are required for mining activates.

6. ~~Periodic inspections shall be made as determined by the engineer and/or hydrologist, sufficient to monitor the operation. Such periodic inspections shall include visits during or after high water events.~~ An inspection and survey report by an engineer is required if any damage occurs to the existing banks from mining activities.

7. Inspection reports shall be submitted to the Engineering Department for each ~~10,000~~ 15,000 cubic yards of material removed from the stream, and those reports shall include the following information:

a. Volume of material removed

b. Map of area worked

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c. Verification of compliance with mining plan

d. Report of bank destabilizations

~~e. Opinion whether bank/property line setbacks are adequately protecting adjacent properties~~

f. Bank protection/stabilization measures if merited

8. An inspection report shall be submitted at the end of the mining season, which includes all items in numbers 4 6-7. The report shall be submitted to the Engineering Department and to the Community Development Department within one month of the end of the mining season, or April 15.

9. ~~The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent rip-rap banks.~~

10. The applicant/operator shall protect the structural integrity of existing stream banks and rip-rap banks. The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent rip-rap banks. A no-disturbance zone of at least 10 feet horizontal distance from adjacent rip-rap and banks is required. ~~(This condition is necessary because rip-rap boundaries may or may not correlate with property boundaries, as noted in the earlier requirement to mine 10 feet from property boundaries.)~~

11. The applicant shall protect all vegetated slopes and maintain a similar non-disturbance zone identified above, unless a site-specific engineering analysis indicates otherwise.

12. All cut-slopes shall be less than 2 horizontal to 1 vertical unless a site-specific engineering analysis proves that a steeper slope protects adjacent properties.

13. Excavated areas within the creek bed must be clearly marked with warning signs. Excavated slopes must be graded to a gentle slope of 4 horizontal to 1 vertical before signs are removed. These measures shall be integrated into the annual grading permit.

14. The approved access points at 1721 Anka Street, 1791 Anka Street, and Ralph's Way shall be inspected each year to verify that no changes have been made to the embankment due to heavy creek flows during the previous year. Alterations to the proposed access will require approval by the Community Development Department and the CBJ Engineering Department.

15. Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation, as established by a licensed engineer.

16. During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.

17. The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.

18. If seismic activity exceeds the threshold established in Condition #15, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development

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Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.

Project Expiration and Dates and Times of Operation -

19. Gravel operations shall take place between December 1 and March 15. No in-water work shall be allowed between March 16 and November 30 with the following exception: In-stream work to connect the excavated sections of the creek shall be allowed for one 7 day period between May 15 and June 15. The applicant shall provide notice to CBJ Engineering and the Alaska Department of Fish and Game before work commences.

20. Operating hours shall be 7 a.m. to 6 p.m. on weekdays, and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays.

21. Gravel extraction shall be limited to 40 days per year.

22. The permit shall expire after ~~six~~ ten years or extraction of ~~210,000~~ 350,000 cubic yards of gravel, whichever comes first. *REQUESTING A TEN YEAR PERMIT.*

23. The extraction amount shall not exceed 35,000 cubic yards per year.

Truck Traffic and Street Maintenance -

24. Truck traffic from the development shall be routed only through the Anka Street/Glacier Highway intersection.

25. Truck traffic and heavy equipment operation associated with gravel extraction is strictly prohibited from the Davis Avenue side of the river.

26. Prior to leaving the excavation area, the transport truck bed, with the tailgate locked, shall be raised to a minimum twenty degree angle ~~for a timed 5 minutes~~ to allow excess water to escape. Tilt time may be reduced if water escapement occurs sooner based on the project engineer's visual assessment and approval. *EACH TRUCK DRAINS AT DIFFERENT RATES, SOMETIMES THERE IS VERY LITTLE WATER LOADED. THE WAY THIS IS WROTE EACH TRUCK HAS TO STOP REGARDLESS IF THERE IS WATER IN THE LOAD OR NOT.*

27. The applicant shall protect catch basins along the route from sediment infiltration by use of manufactured Catch Basin filters.

28. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.

29. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped, or if a major spill occurs.

30. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ or ADOT.

31. The applicant shall construct a rockery lane for debris removal from truck tires prior to entering Anka Street.

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Habitat Protection -

32. No sediment migration from the truck or ramp shall be allowed in the waterway.

33. ~~Prior to commencement of mining and prior to gravel bar coverage with snow and ice, the applicant shall field stake the exact excavation configuration and setbacks from flowing water.~~ *(ADFG MANAGES THE STREAMBANK SETBACKS.)*

34. ~~The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream or adjacent to the excavation area to encourage gravel bar formation and/or side channel creation. The woody material shall be partially buried to anchor the material during high flows.~~ *(ADF&G MANAGES WOODY DEBRIS IN THEIR PERMIT)*

35. There shall be no on-site fueling or equipment maintenance performed within 100 feet of the creek banks. This includes fueling or maintenance of portable equipment such as generators and pumps.

36. There shall be no on-site storage of fuel or other chemicals.

Sincerely,

Michael Short
Engineering Manager
Secon

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Lemon Creek Gravel Extraction

CBJ Conditional Use Application

Figure 1 Lemon Creek - Mendota Park, Parcel 2

Michael Short

10/1/2018

Lemon Creek Gravel Extraction

Proposal to extract gravels from Lemon Creek.

Attachment 5 - Project Narrative

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Lemon Creek

Lemon Creek delta is located about 4.7 miles Northwest of Juneau Alaska. The drainage basin that feeds Lemon Creek has an area of approximately 15,730 acres. Lemon Creek's head waters originate from two glaciers, Ptarmigan Glacier and Lemon Creek Glacier. Lemon Creek is roughly 8 miles in length and terminates 4.6 miles Northwest of Juneau into Gastineau Channel.

The terminus of Lemon Glacier has an elevation of about 2,200 feet. There are a series of falls from the glacier within the first mile dropping Lemon Creek to the valley floor at an elevation of 1,360 feet. To reach Gastineau Channel 7 miles away, Lemon Creek has an average slope of 3.68%. Which means that for every one hundred feet in distance traveled Lemon Creek must lose 3.68 feet in elevation. For comparison from Glacier Highway bridge to Gastineau Channel the average slope is 0.54%.

The glaciated alluvial gravels in Hidden Valley are continuing the natural erosion process that has been going on since the last ice age. The banks and streambed are continuing to erode during high water events. The eroded alluvial material is carried downward until the stream's velocity slows and can no longer transport the sediment load where it is then deposited. This area of deposition is lower Lemon Creek were the elevation drop of the stream lessens and the velocity of the water slows.

SECON has already lost several acres of real estate in Hidden Valley from Lemon Creek changing its channel during high water flows. The channel has changed yearly and is aggressively eroding the banks on both sides of the valley.

With lower Lemon Creek hemmed in with developed properties, the creek has only one restricted area to deposit its sediment load, in the confines of stream's armored banks. Once the stream bed has filled in to the top of its armored banks it will return to a meandering braided stream, depositing at will creating an alluvial fan of sedimentary sand and gravels.

History of Lemon Creek

This area has a history of placer mining from 1870's to the early 1900's. John Lemon prospected and placer mined this creek in the 1870's hence the naming of the creek. Placer claims were filed and recorded in the area starting in 1884. Mining continued for many years although it was not very productive.

Logging with a sawmill operation was active in the Lemon Creek area until the 1980's.

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Figure 2 Lemon Creek lower drainage 1948

As can be seen in the photo above, in 1948 there was very little development in Lemon Creek.

Figure 3 Lemon Creek 1962

By 1962 there was development occurring at Lemon Creek.

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Figure 4 The community of Lemon Creek 1984

Gravel extraction in Lower Lemon Creek for aggregate started during World War II. The mining of gravel occurred in several events until mid-1980. The method of gravel severance during this period was to divert Lemon Creek to one side of the creek bed, and extract the gravels creating a long severance pit of where the streambeds use to be.

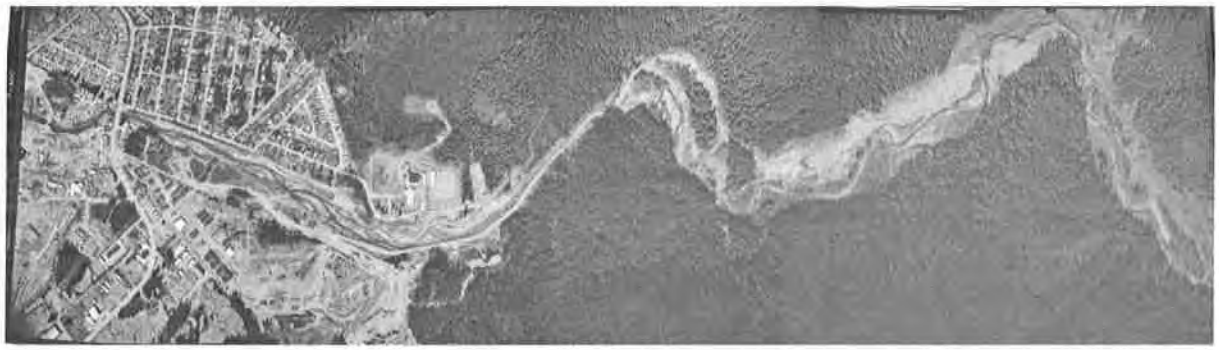

Figure 5 Lemon Creek 1988

In 2009, gravel extraction resumed between the Glacier Highway Bridge and the State Penitentiary in the lower reaches for flood control and aggregates for local use. This has been a great benefit to keeping the streambed manageable, from flowing over its sides due to sedimentation.

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Figure 6 Lemon Creek looking west (left photo) at 1840 Anka Street then 180° and looking east (right photo), December 2017

Proposal

Secon is proposing to extract gravel from property owned in Lower Lemon Creek. Mendota Park, Parcel 2 is part of the Patent Lands with a survey number of M.S. 609. This tract of land is located on the floor of the valley spanning Lemon Creek, separating various residential zoned properties and the Lemon Creek Industrial Zone. Mendota Park, Parcel 2 is zoned Industrial and Rural Reserve.

Secon is requesting a Conditional Use Permit for this gravel severance for a duration of 10 years.

Hours of operation would be from 7:00 AM to 7:00 PM. With the operating season being March to November.

There is no way of knowing the quantity of gravels that will be severed from this site on an annual basis. The Lemon Creek Site has produced roughly 10,000 cubic yards per year for the first several years, which has increased to just under 20,000 cubic yards per year.

The first couple of years of operations in extracting gravels from Lemon Creek, Secon did not use all of the extracted material and had gravels carried over to the next year. Currently the gravels severed from Lemon Creek are consumed within eight months from extraction. As the markets adjust to the supply of local gravels, the sales and interest in their use has increased. If the area is available as determined by AKDF&G and sales will support the volume, Secon could easily extract 35,000 cubic yards of material on an annual basis.

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Figure 7 Excavator preparing the site.

Secon would use excavators, scrappers, loaders and dozers to sever the sands and gravels from the alluvial reaches in Hidden Valley. The severed materials would be loaded into conveyance units of either end dumps or articulated trucks for transportation to a processing area out of the flood plain of Lemon Creek.

Goals to be achieved in gravel extraction.

1. Slow the high rate of erosion throughout the Hidden Valley area.
    a. In 2010 Lemon Creek eroded several new areas including developed Secon property.
    b. Secon has previously requested permission to deposit Rip Rap on the stream banks to stop erosion of property.
2. Extract sand and gravel for local private and public improvements.

Benefits that may be achieved.

1. Stable stream channel.
2. Vegetation can reclaim the stream banks.
3. Much slower erosion of banks.
4. Habitat for indigenous fish.
5. Reduces flood potential by keeping eroded sands and gravels from transporting to the lower Lemon Creek reaches.
6. With less active erosion, the turbidity may be less during high water events.

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The rate of erosion overall is not slowed in Lemon Creek. The extraction of several small sites of gravel will not change the fluvial process of Lemon Creek drainage basin. The nature and composition of the sands and gravels that make up the alluvial deposit in Lemon Creek drainage basin along with the flow and velocity of the Lemon Creek are not transformed by this operation. The volume of water flowing in Lemon Creek is a product of the rainfall, seasonal snowmelt and glacier melt. The velocity of Lemon Creek is the result of elevation change to reach Gastineau Channel. The composition of the sands and gravels are the results of continental building, namely erosion and glaciation. These sands and gravels will continue to erode and be transported to Gastineau Channel while Lemon Creek is in its youthful nature of its existence.

Some of the areas identified in CBJ's Lemon Creek Watershed Geomorphic Assessment and Sediment Management Alternatives Analysis Figure 3 can be managed through extraction.

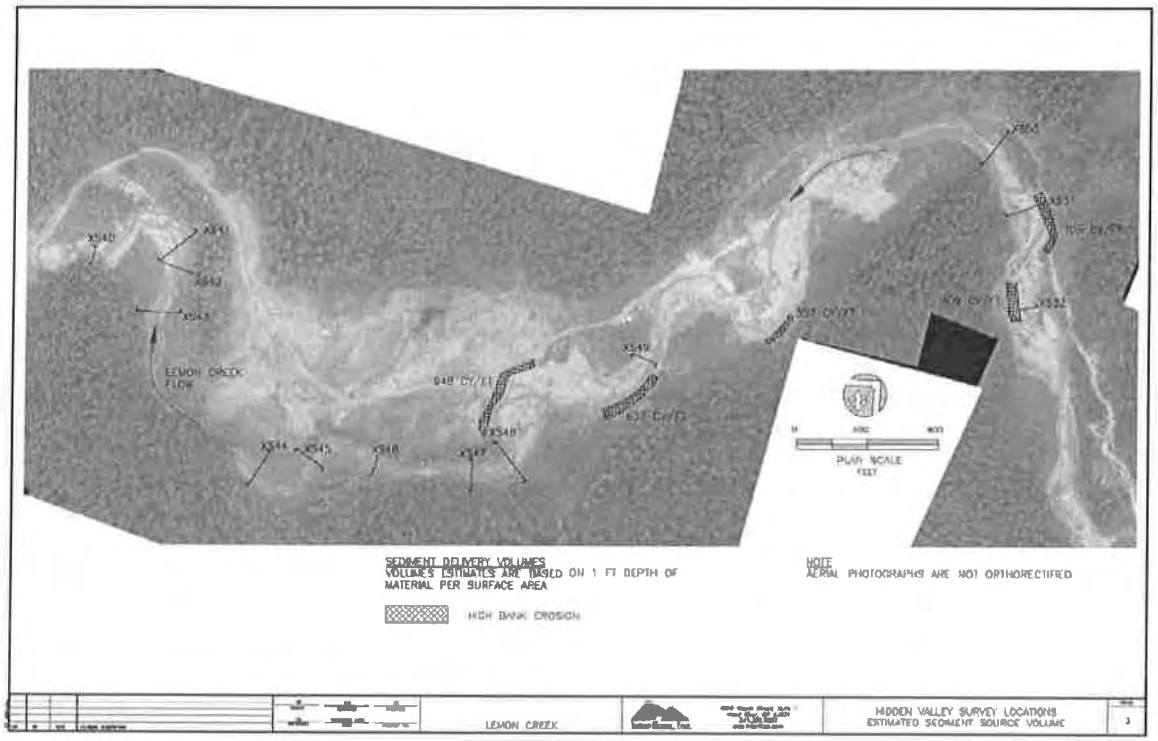

Figure 8 - Inter-Fluve, Inc. Lemon Creek Watershed Geomorphic Assessment and Sediment Management Alternatives Analysis Figure 3

This basin has glacier and continental eroded gravel deposits throughout the valley. However, the Lemon Creek's bed load of alluvial gravels can be reduced below the extraction sites. The gravels can be captured in the severed voids from the gravel extraction thus removing the gravels from being carried farther downstream to be deposited in the lower reaches of Lemon Creek. As can be documented in the Lemon Creek Gravel Extraction the eroded alluvial gravels that are carried by Lemon Creek are deposited in the voids created from the severed gravels.

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The creek flows to the point of least resistance during flooding. When the velocity slows the bed load sediments are deposited due to the volume change from the increased depth of served void. Once the void is filled the creek will return to a braided channel state. Gravel reaches will form in a braided channel where the velocity slows at the edges of the stream on the inside of curves.

When Lemon Creek fills in the severed voids not all the area is equally filled. There are minor areas that are not returned to the elevation prior to the extraction. These areas at times can form either a minor stream or an eddy. If the minor streams are a stable environment, over time they can become viable habitat for fish. AKDF&G, through their issued Habitat Permit, will set back the gravel severance from that area in the form of a buffer zone. Thus, it becomes part of the ecological habitat of Lemon Creek.

Ownership and Legal Description

The legal description of the property where the severance will occur is Mendota Park Subdivision, Parcel 2. COLASKA Inc. dba SECON has sole ownership.

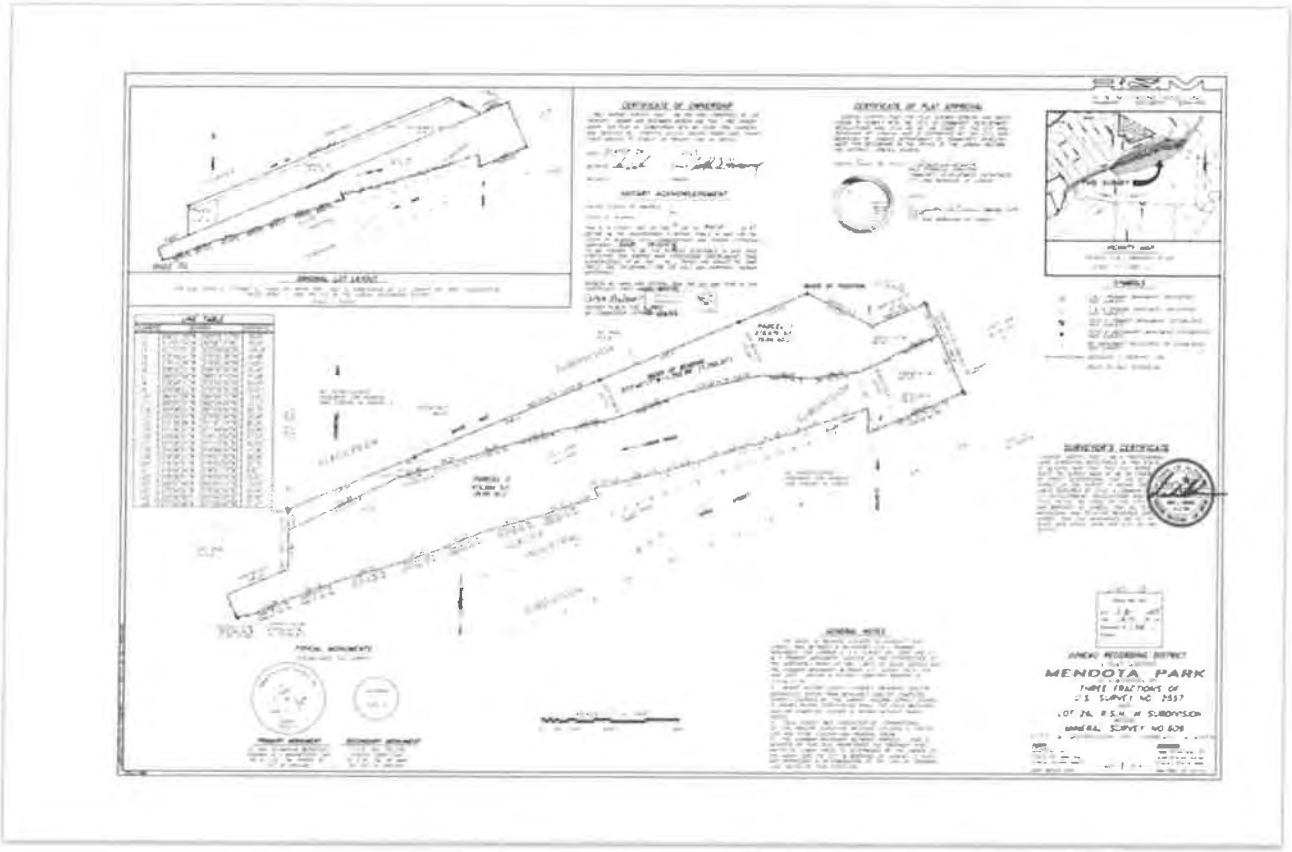

Figure 9 Plat 2005-13

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LOCATION; FEATURES; TOPOGRAPHY

The property address is 2025 Anka Street in the City and Borough of Juneau, Alaska.

The parcel containing the proposed severance site is 9.55 acres in size. The parcel is irregular in shape and once was part of U.S.M.S. 609, a patented placer mining claim that straddles the streambed of Lemon Creek.

Access to the severance site is from 1791 Anka Drive.

The elevated bank is sloped down to Lemon Creek. If Lemon Creek flows along the southern bank a bridge is install to access the first gravel reach. The sloped access road is stopped shy of the Lemon Creek and several feet in elevation above the water. Thus enabling the placement of the bridge abutments and maintain sufficient space between the bottom of the bridge and Lemon Creek.

If a gravel reach is along the southern bank, the access road is sloped out on to the reach.

Figure 10 Secon's property at 1791 Anka Drive.

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MAP OF MENDOATA PARK WITH APPROXIMATE PROPERTY BOUNDARIES

Lemon Creek traverses the lower flats dividing the land into different use areas. On the north side are various Residential zoning and on the south side is Industrial zoning.

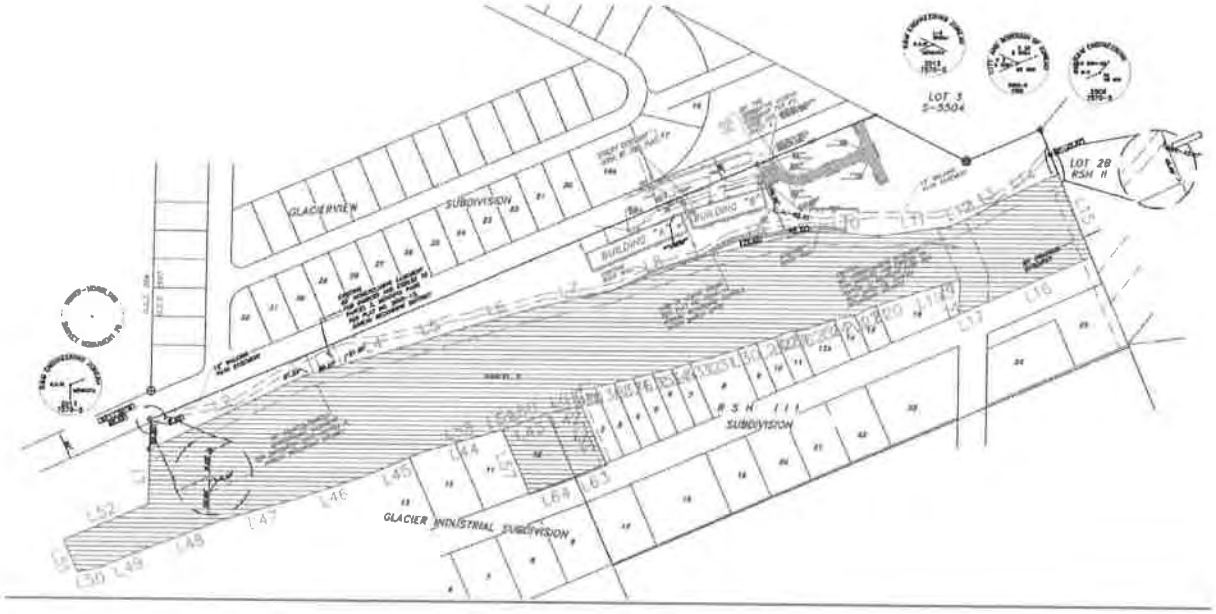

Figure 11

ZONING

The areas where the severance will occur are zoned Rural Reserve and Industrial.

Figure 12

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CURRENT USE

Gravel extracted from this property since 2009 with Conditional Use Permit 2006 000054.

2009 – 10,000 cubic yards

2010 - 10,000 cubic yards

2011 – 0 cubic yards

2012 – 10,000 cubic yards

Gravel extracted from this property since 2012 with Conditional Use Permit 2012 0019.

2013 – 10,000 cubic yards

2014 – 5,500 cubic yards

2015 – 16,515 cubic yards

2016 – 20,095 cubic yards

2017 – 19,172 cubic yards

2018 – 17,341 cubic yards

To date 118,623 cubic yards have been extracted from Lemon Creek.

The dimensions of 118,623 cubic yards is 100 feet wide by 6 feet high and approximately 1 mile long. Lemon Creek is about one mile in length from 1791 Anka Drive to Egan Highway Bridge.

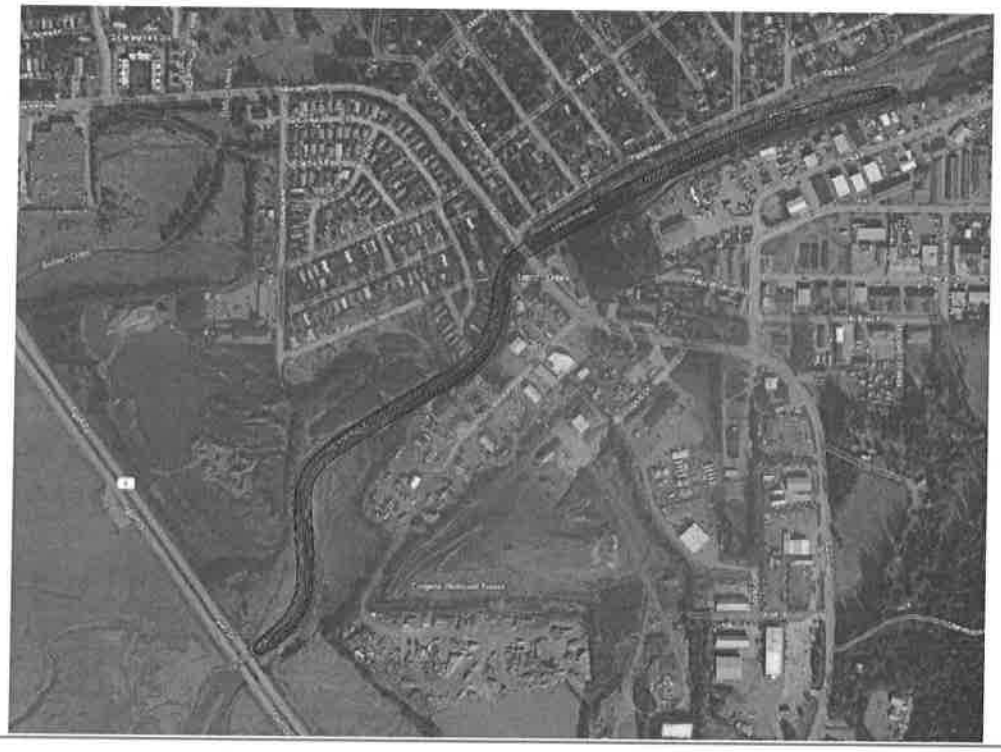

Figure 13

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METHOD OF MINING

Prior to severance of materials ADF&G Habitat Division will be notified. The extraction site will be survey with a Habitat Biologist to determine what areas can be zoned for extraction. The site will be staked for property offset and buffer zone setback identified by the biologist.

Image 1 - Severance Zone 1 diagram

Figure 14

These exposed gravel reaches are not fish habitat, even if the areas are submerged during spawning and the fish are able to lay eggs in the sands. They are dry for extended periods of time throughtout the year and during the winter can freeze to several feet in depth.

Once the severance zone boundaries are staked temporary berms will be installed on the up-stream side of the excavation in a effort to keep Lemon Creek from entering the severance area during elevated flows. The temporary berms are left inplace once the severane area is finished for the season. If Lemon Creek floods, the berm will be washed into the severance pit.

GRAVEL SEVERANCE

The mined gravels will be severed in either of two ways:

1. The gravels will be excavated and loaded into the conveyance unit in one operation.

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Figure 15

2. Excavate the gravels into a surge stockpile next to the extraction pit. The stockpile is located next to the excavator. It is no more than two truckloads in size. The purpose of the surge pile is for gravels to have the opportunity to drain most of the water before being loaded into the conveyance unit. Once loaded the gravels will be hauled to the wash plant site and stockpiled.

Figure 16

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Durning the extraction process a dozer will be deployed. With the blade a large area and be swepted of snow into berms. It also facilitates the the breaking up of the frozen ground with its ripper.

Figure 17

As can be seen in the figures the severance pit is full of water. This water is turbid and has suspended solids from all the extraction disturbance. It is critical to keep any inflow of water from the extraction pit. As long as the pit is excavated the water will stay in the severed site. If external inflows of water are allowed to enter the seveance pond the turbid waters of the extraction pond will eventually escape and enter Lemon Creek. From Secons experience in extracting gravels from Lemon Creek, if there is a problem with the turbid waters trying to leave the severance pond the answer is simply to setback 10 feet and start a new severance. The new severance will tend to create a hydraulic depression in the previous severance pit. This tends to keep the waters of the previous severance pond depressed and from over flowing to Lemon Creek.

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Figure 18

During the gravel extraction the severance zone pit is isolated from Lemon Creek. Once the severance zone is exhausted of gravels the berm will be left in place. The severance pit suspended soilds and turbidity will begin to settle.

Historically the severance ponds have after one to two months, been clearer than Lemon Creek as it breaches the severance ponds. There is a notable difference between Lemon Creek and the quite stillness of the severance ponds as far as turbidity.

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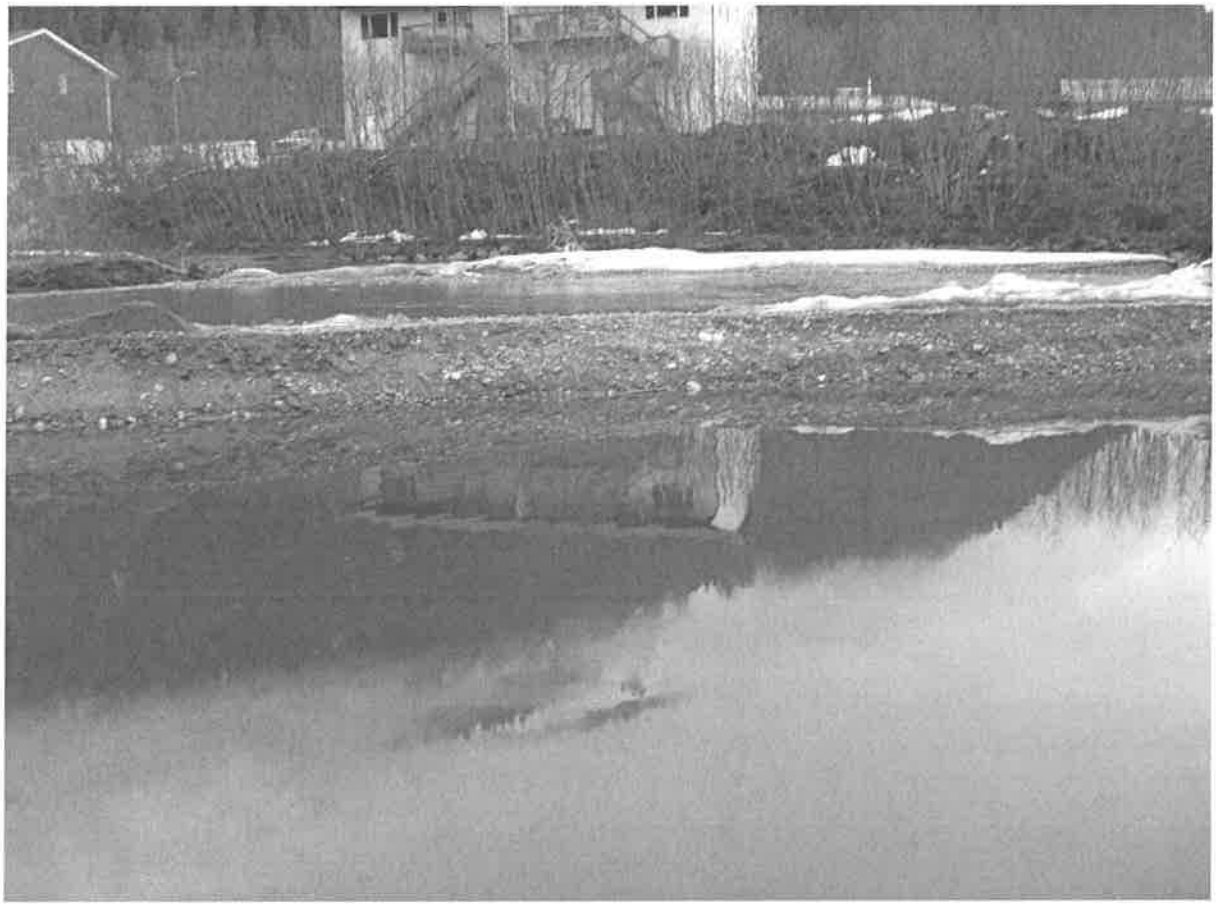

Figure 19

TRAFFIC

End dump trucks haul the severed gravels to 5772 Concrete Way, Aggpro's Yard. The route is 1791 Anka Drive to Commercial Drive, Commercial Drive to Glacier Highway, Glacier Highway to Concrete Way. This is a CBJ designated truck route.

Secon estimates 250 truckloads per day approximately 14 days.

Secon contracts a street sweeping contractor to maintenance the streets if any sand and gravel spillage occurs. The sweeping contractor cleans the haul route at the end of each day.

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RESOURCES

The equipment used to extract gravels from the exposed reaches will be any combination of the following:

- Large Excavator
- Large Dozer
- Large Loader
- 10 cubic yard end dumps
- 20 cubic yard end dumps
- 20 cubic yard side dumps
- Articulated Trucks

The conveyance units will haul the severed gravels to a wash plant and then processed through a screen plant into different products. These products will be temporarily stockpiled at this location before being conveyed either to a project or to Aggpro for marketing.

Products made from the mined gravels.

1. Concrete aggregate
2. Concrete Sand
3. Asphalt Blend Sand
4. Washed Rock
5. Sand
6. Chips for winter sanding

The wash plant will be setup above the seasonal high water elevation. A water collection sump would be created. The plant would be in operation starting in the spring when temperatures stay above freezing and shut down in the fall when the temperatures start freezing once again.

No fueling of equipment will take place below ordinary high water.

RESTORATION

The bridge and abutments will be removed. Embanked berms and fills will be removed from Lemon Creek flood plain. Severance voids will be allowed to naturally be filled in by Lemon Creek.

CURRENT PERMITS HELD BY SECON

Fish Habitat Permit FH15-I-0141

US Army Corps of Engineers, Alaska District Permit: POA-2014-547

Alaska Department of Environmental Conservation - Division of Water - Wastewater Discharge Authorization Program, Section 401 Reasonable Assurance

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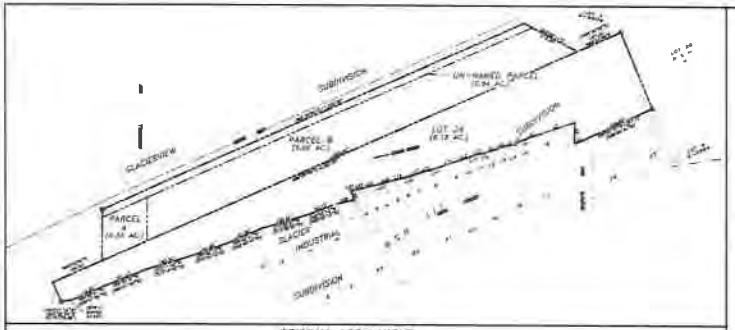
ATTACHMENTS:

- Plat of Hidden Valley Subdivision
- Site Plans
- Fish Habitat Permit
- US Army Corps of Engineers Permit



ORIGINAL LOT LAYOUT

PER PLAT 2000-2; "EXHIBIT A", PAGE 25, BOOK 358 AND "A SUBDIVISION OF U.S. SURVEY NO 2557, GLACIERVIEW", DATED APRIL 1, 1955 ON FILE IN THE JUNEAU RECORDING DISTRICT

SCALE: 1"=200'

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATE March 28, 2025

WITNESS _____ OWNER _____

WITNESS _____ OWNER _____

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF March, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT __HE__ SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

CERTIFICATE OF PLAT APPROVAL

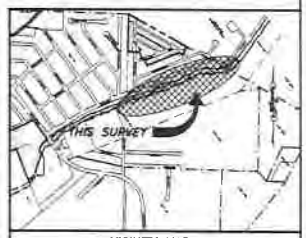
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

DATED: March 31, 2025

DALE PERNULA DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:
CLERK
CITY AND BOROUGH OF JUNEAU

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS



VICINITY MAP

SOURCE: C.B.J. PROPERTY ATLAS
SCALE: 1"=1 000' +/-

SYMBOLS

- C.B.J. PRIMARY MONUMENT (RECOVERED THIS SURVEY)
- T & N PRIMARY MONUMENT (RECOVERED THIS SURVEY)
- 2570-S PRIMARY MONUMENT (ESTABLISHED THIS SURVEY)
- 2570-S SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY
- BOUNDARY / PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S66°21'00"W (S88°29'13"W)	39.06'
L2	N 5°01'54"W (N10°06'15"W)	73.24'
L3	S11°57'31"W (S17°06'00"W)	140.26'
L4	S70°44'21"W (S73°52'30"W)	43.88'
L5	S70°13'39"W (S75°21'45"W)	16.81'
L6	S58°22'21"W (S58°30'30"W)	24.90'
L7	S80°07'08"W (S80°15'15"W)	37.94'
L8	S17°48'21"W (S17°56'30"W)	33.05'
L9	S70°08'21"W (S70°16'30"W)	53.83'
L10	S64°47'08"W (S64°55'15"W)	15.93'
L11	S82°07'21"W (S82°15'00"W)	12.13'
L12	S67°08'21"W (S67°16'30"W)	29.75'
L13	S72°24'21"W (S72°32'30"W)	32.46'
L14	S71°33'08"W (S71°41'15"W)	83.24'
L15	S71°33'51"W (S71°44'00"W)	23.89'
L16	S76°04'51"W (S76°13'00"W)	37.23'
L17	S71°05'21"W (S71°13'30"W)	40.34'
L18	S74°48'21"W (S74°56'30"W)	13.38'
L19	S75°59'21"W (S76°07'30"W)	58.06'
L20	S74°55'51"W (S75°04'00"W)	52.10'
L21	S75°53'08"W (S76°01'15"W)	8.81'
L22	S76°00'21"W (S76°08'00"W)	70.31'
L23	S82°31'08"W (S82°39'15"W)	12.20'
L24	S79°34'21"W (S79°42'30"W)	20.95'
L25	S21°39'00"E (S21°31'45"E)	15.00'
L26	S77°28'48"W (S77°24'00"W)	71.47'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA
19th
JOHN A. JOHNSON
IS | 2570

2005-13

TYPICAL MONUMENTS

(ESTABLISHED THIS SURVEY)

PRIMARY MONUMENT

3" DIA. ALUMINUM BERNTSEN FEDERAL A-1 MAGNETIZED CAP ON 2-1/2" DIA. SHANK SET 24" IN GROUND

SECONDARY MONUMENT

1-1/4" DIA. YELLOW PLASTIC SURV-CAP ON 5/8" DIA. RE-BAR SET 24" IN GROUND

SCALE: 1" = 100'

0' 50' 100' 200' 400

GENERAL NOTES

1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN A RECOVERED C.B.J. PRIMARY MONUMENT FOR CORNER 2, U.S. SURVEY NO 2557 AND A T & N PRIMARY MONUMENT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF DAVIS AVENUE WITH THE COMMON BOUNDARY BETWEEN U.S. SURVEY NO'S. 204 AND 2557, HAVING A RECORD COMPUTED BEARING OF S73°40'17"W.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED SURVEY COURSES BY THIS SURVEY, RECORD SURVEY COURSE IS SHOWN WITHIN PARENTHESIS WHILE THE FIELD MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
3. FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-302 TOTAL STATION AND RANGING PRISM.
4. THE COMMON BOUNDARY BETWEEN PARCELS 1 AND 2 DEPICTED BY THIS PLAT REPRESENTS THE ORDINARY HIGH WATER OF LEMON CREEK AS DETERMINED BY THE OWNER OR HIS AGENT AND THE CITY & BOROUGH OF JUNEAU. IT DOES NOT REPRESENT A DETERMINATION OF THE LINE OF ORDINARY HIGH WATER BY THIS SURVEYOR.

JUNEAU RECORDING DISTRICT

A PLAT DENOTING

MENDOTA PARK

A SUBDIVISION OF
THREE FRACTIONS OF
U.S. SURVEY NO. 2557
AND
LOT 26, R.S.H. III SUBDIVISION
WITHIN
MINERAL SURVEY NO.609

CITY & BOROUGH OF JUNEAU, ALASKA

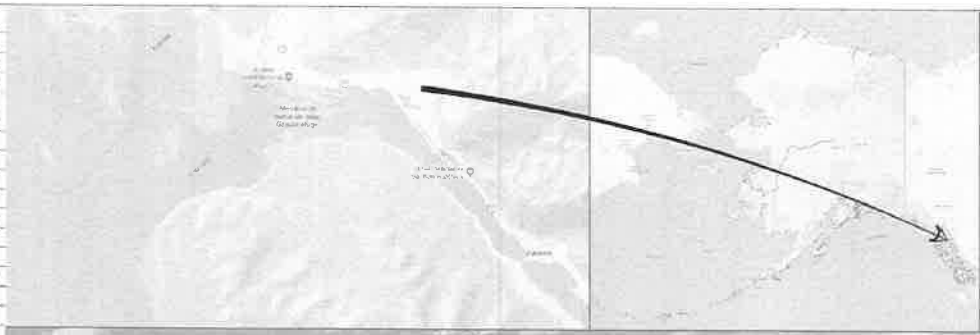
CLIENT:
ANHEUSER-BUSCH, INC.
10818 FOR FARM TRAIL
ANCHORAGE, ALASKA 99515
DATE: MARCH, 2025

SURVEYOR:
R&M ENGINEERING, INC.
8205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
R&M PROJ. NO. 221779

SHEET 1 OF 1

Parcel Line Table		
Line #	Length	Direction
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	217.22	N69° 14' 25.00"E
L9	[illegible]	[illegible]
L10	139.66	[illegible]
L11	[illegible]	N51° 55' 54.00"E
L12	[illegible]	N69° 27' 19.00"E
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	S22° 39' 31.26"E
L16	[illegible]	[illegible]
L17	[illegible]	S64° 21' 00.00"W
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	S70° 44' 21.00"W
L21	[illegible]	S70° 12' 16.00"W
L22	[illegible]	[illegible]
L23	[illegible]	[illegible]
L24	[illegible]	S27° 46' 21.00"W
L25	[illegible]	[illegible]
L26	[illegible]	[illegible]

Parcel Line Table		
Line #	Length	Direction
L27	2.93	[illegible]
L28	28.75	[illegible]
L29	32.49	S67° 14' 31.00"W
L30	83.14	[illegible]
L31	23.99	S71° 35' 51.00"W
L32	31.23	S75° 04' 51.00"W
L33	10.34	[illegible]
L34	10.28	S74° 45' 51.00"W
L35	58.99	[illegible]
L36	33.16	S74° 55' 51.00"W
L37	6.41	S75° 03' 06.00"W
L38	72.53	[illegible]
L39	12.29	S63° 31' 00.00"W
L40	22.81	S79° 34' 21.00"W
L41	35.06	S33° 13' 00.00"E
L42	71.47	S77° 20' 48.00"W
L43	93.13	S68° 32' 12.00"W
L44	178.97	[illegible]
L45	137.28	[illegible]
L46	143.33	S70° 48' 12.00"W
L47	102.24	[illegible]
L48	151.12	S64° 12' 53.00"W
L49	112.53	[illegible]
L50	47.13	[illegible]
L51	73.19	[illegible]
L52	150.53	[illegible]



PROPERTY LINE

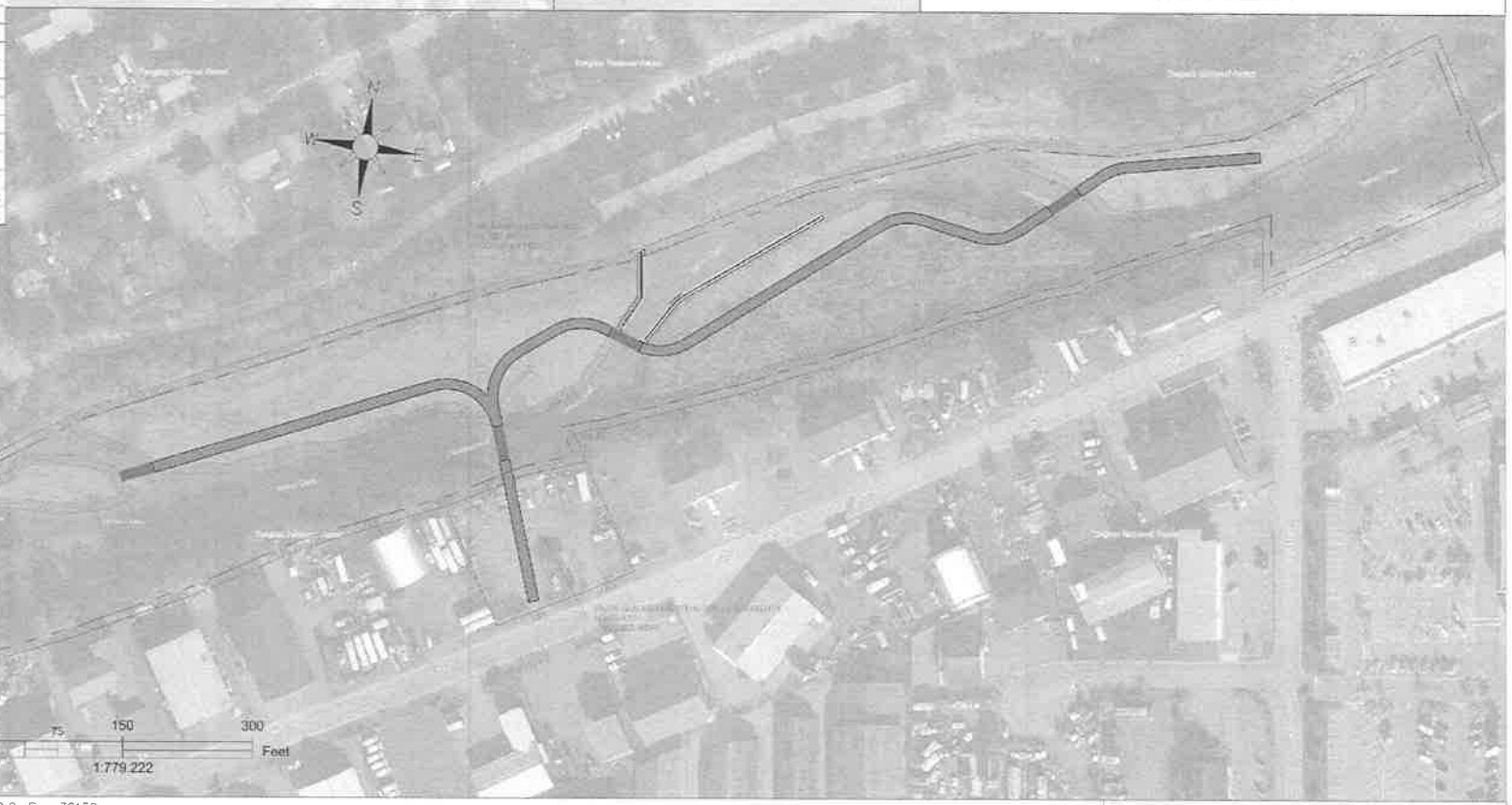
10 FOOT OFFSET

11 FOOT EXTRACTION BUFFER

ACCESS ROAD

BRIDGES

EXTRACTION

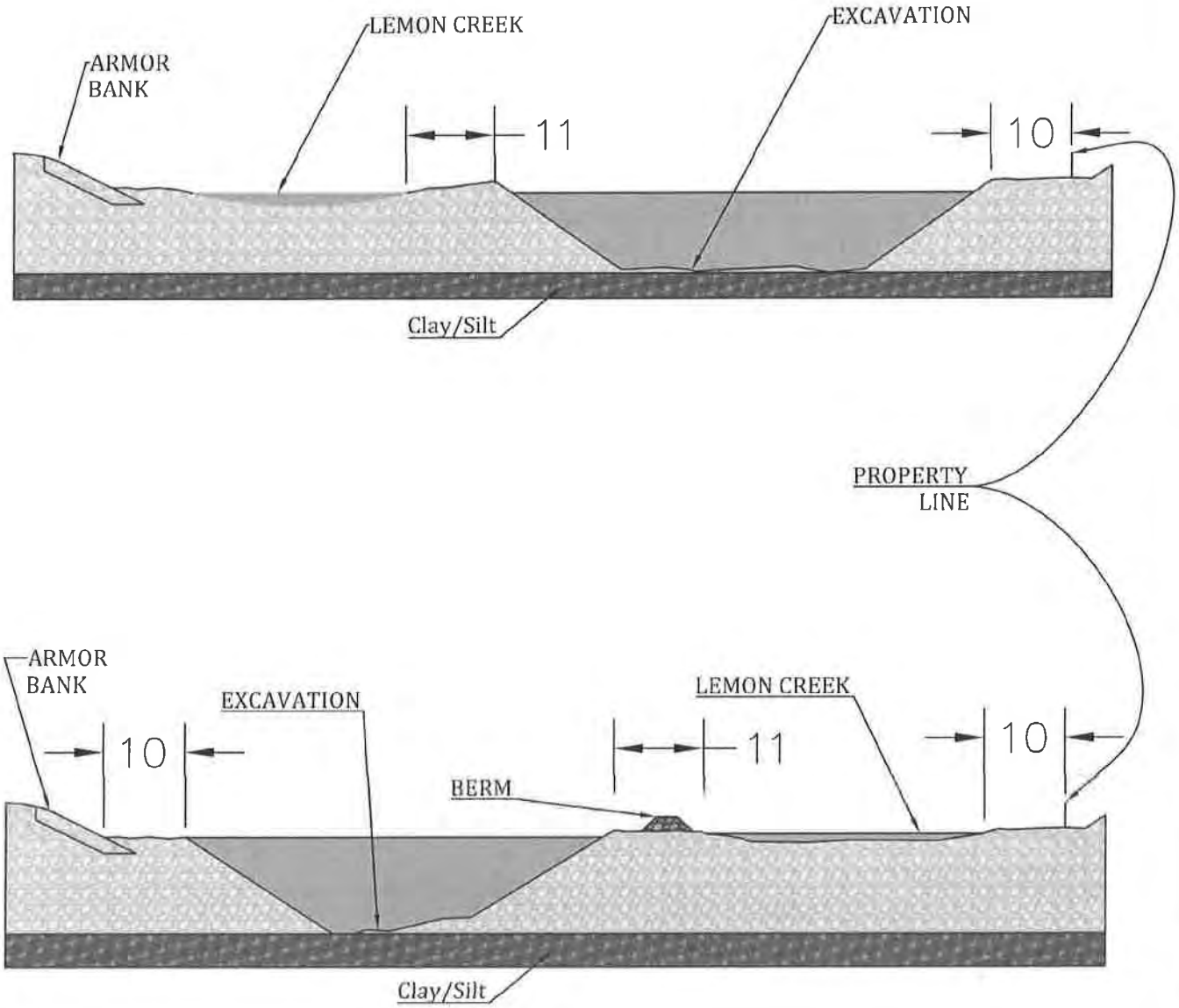


SECON
SOUTHEAST ALASKA

P.O. Box 32159
Juneau, AK 99803
Phone (907) 780-5145
Fax (907) 780-5896

LEMON CREEK GRAVEL EXTRACTION

DRAWN DATE 9/26/2018	SITE MAP ACCESS: 1791 ANKA DRIVE MENDOTA PARK PARCEL E PARCEL TAX ID. 5B120-131-0041	SHEET 1
APPROVED DATE		
SCALE H 75 SCALE V	PROJECT NO. 1007EE	



SECON
SOUTHEAST ALASKA
1836 Anka Drive
Juneau, AK 99801
(907) 780-5145
P.O. Box 32159
Juneau, AK 99803

LEMON CREEK GRAVEL EXTRACTION

DETAIL

CROSS SECTION

REVISION:

Sheet 2

Drawn by: 9/21/2018 Project Number: 100722

Scale: 20:1

SECON
SOUTHEAST ALASKA

17321 139 Avenue NE
Woodinville, Washington 98072
Office (425) 827-3193
Fax (425) 576-5113

P.O. Box 32159
Juneau, Alaska 99803
Office (907) 780-5145
Fax (907) 780-5896

P.O. Box 7035
Ketchikan, Alaska 99901
Office (907) 225-6491
Fax (907) 225-6492

Ms. Teri Camery
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

1/29/2019

RE: Lemon Creek Gravel Extraction Application 2019
Seismic Reports
Operational years 2014 to 2018

To Ms. Camery,

I have attached the summary reports from 2013 to 2018.

The data collected falls into a range of frequency of between 5Hz and 120Hz. At these frequencies the upper threshold for Peak Particle Velocity is 0.75 inches/second. Above this threshold

None of the data collect approached to CBJ's limit threshold, with the highest data point less than 0.2 in/sec or 26.7% of the threshold. The bulk of the data is below 0.1 in/sec or 13.3% of the threshold.

Below are graphs form USBM RI 8507 criteria.

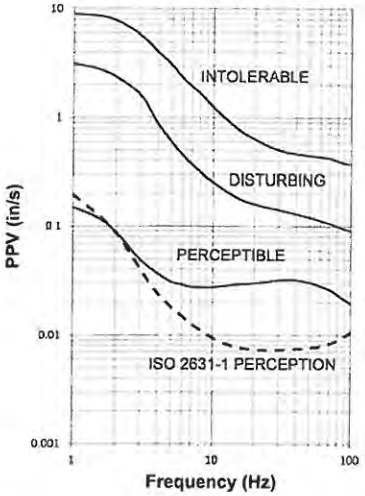
Table 1. Common Values of Ambient Vibrations in Buildings

Activity	Typical Vibration Amplitudes (in/sec)
Occupants walking, closing doors, other daily activities	0.02 - 0.05
Occupants running or jumping	0.05 - 0.20
Daily commuter-train traffic next to historic museum	0.03 - 0.07
Occupied floor above loading dock and trash compactor	0.03 - 0.16
Moving furniture into office in an office building	0.10 - 0.14
Moving tables and chairs after an event in historic museum	0.10 - 0.15

Table 2. Damage Thresholds as Reported in USBM RI 8507

Conditions Observed	Typical Peak Particle Velocity (in/sec)
Threshold damage (hairline cracking in plaster, opening of old cracks, etc.)	2 - 3 Never at < 0.5
Minor damage (hairline cracking in masonry, breaking of windows)	4 - 5 Never at < 1.0
Major structural damage (cracking or shifting of foundations or bearing walls)	>5

SECON
SOUTHEAST ALASKA



If any question or clarifications are need please contact me.

Thank you.

Sincerely,

Michael Short
Engineering Manager
Secon

Cc: Teri Camery, Senior Planner, CBJ
Tim Dudley, General Manager, Secon

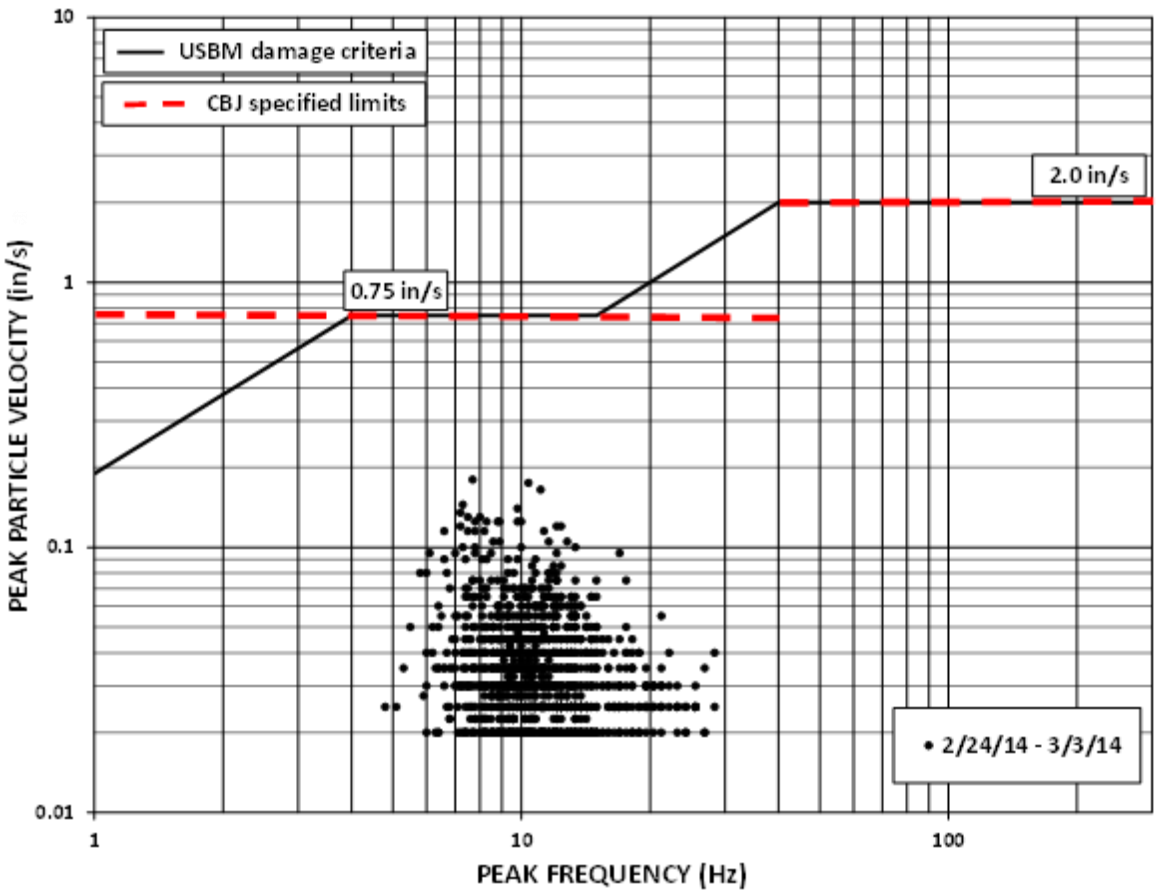


Figure 4. *Peak particle velocity (PPV) versus frequency. Points on plot represent data recorded by seismographs placed at condo buildings (within 15 ft) during equipment operations. All values are below the CBJ specified limits and the USBM damage criteria.*

SUMMARY

Vibration monitoring was performed February 24 through March 3, 2014 at the Riveredge Condo Building A during Lemon Creek gravel extraction activities. All vibration amplitudes recorded were well below the minimum CBJ specified limits and were well within safe levels for the protection of structures as proposed by the USBM RI 8507 criteria.

construction industry for blasting and construction-based vibrations. The red-dashed line represents the limits specified by the CBJ for this project.

As shown in Figure 4, all ground vibrations recorded during gravel excavation activities fell below the USBM safe criteria and CBJ specified limits. In accordance with the recommendations and findings of the USBM, maintaining ground vibration amplitudes below this line, as measured at structures near construction activities, will ensure cracking cannot occur in the weakest materials in structures (e.g. drywall).

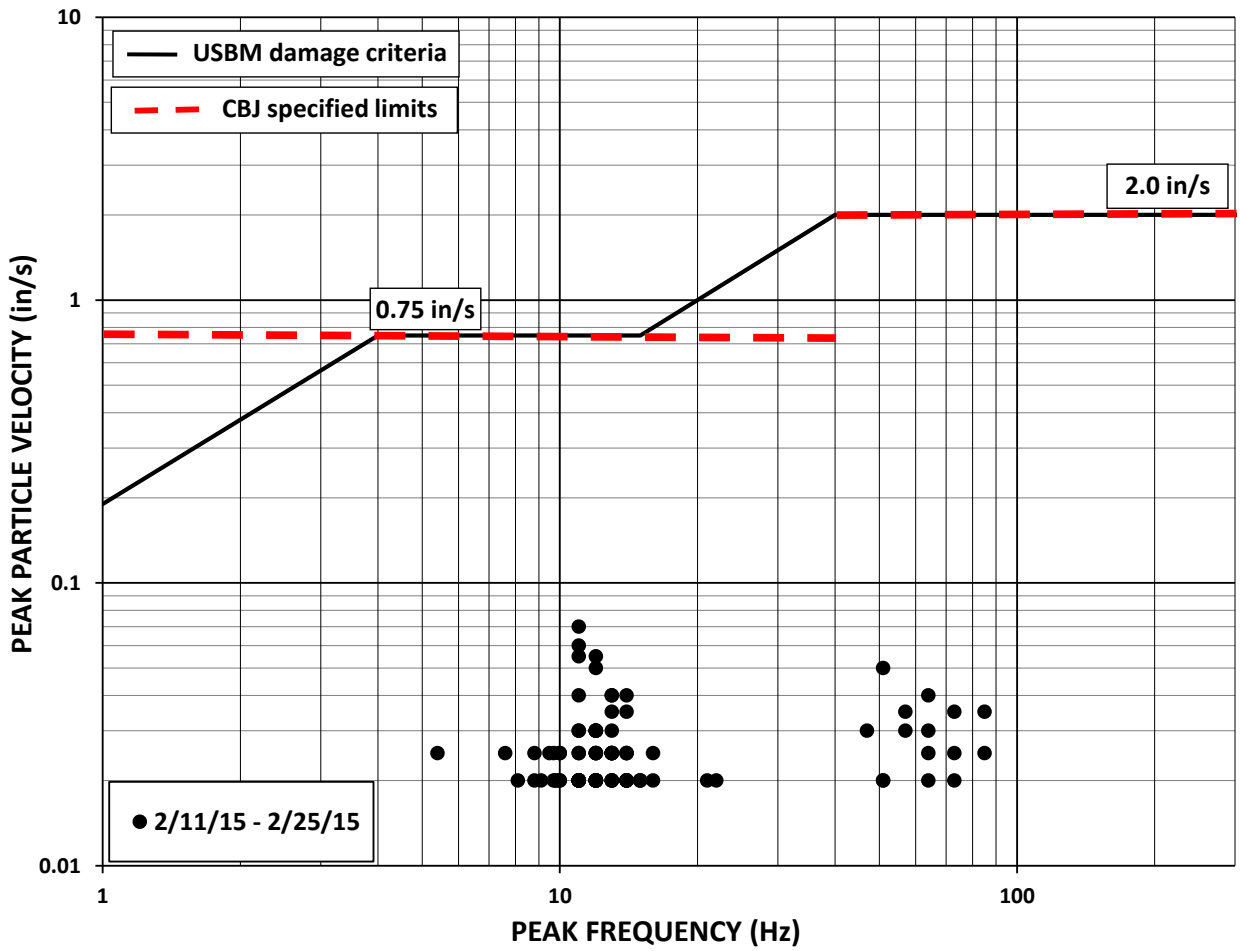


Figure 4. *Peak particle velocity (PPV) versus frequency. Points on plot represent data recorded by seismographs placed at condo buildings (within 16 ft) during equipment operations. All values are below the CBJ specified limits and the USBM damage criteria.*

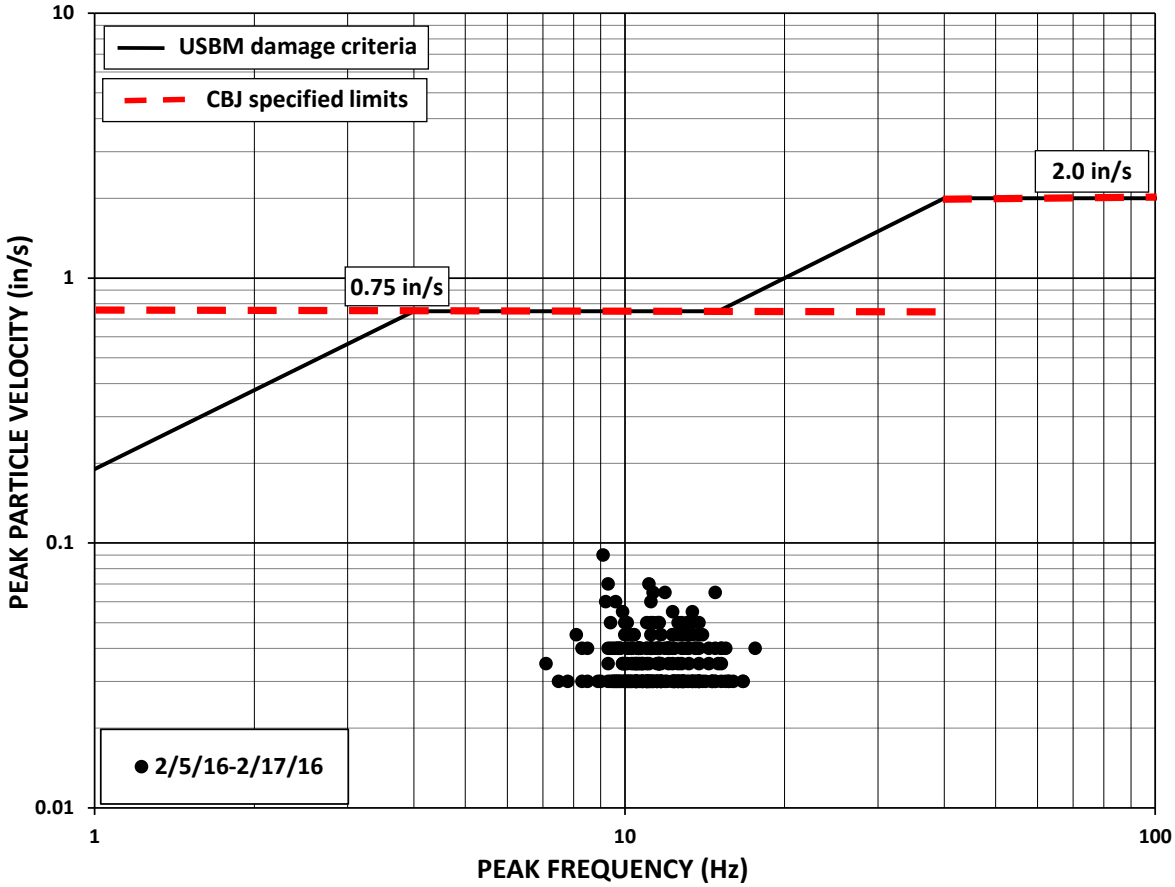


Figure 4. *Peak particle velocity (PPV) versus frequency. Points on plot represent data recorded by seismographs placed at condo buildings (within 17 ft) during equipment operations. All values are below the CBJ specified limits and the USBM damage criteria.*

SUMMARY

Vibration monitoring was performed February 5th, 8th – 13th, and 16th - 17th, 2016 at the Riveredge Condo Building A during Lemon Creek gravel extraction activities. All vibration amplitudes recorded were well below the minimum CBJ specified limits and were well within safe levels for the protection of structures as proposed by the USBM RI 8507 criteria.

Kristen Kolden 2/18/2016

Kristen Kolden
Vibration Specialist

President, Alaska Seismic & Environmental, LLC

As shown in Figure 2, all ground vibrations recorded during gravel excavation activities fell below the USBM safe criteria and CBJ specified limits. In accordance with the recommendations and findings of the USBM, maintaining ground vibration amplitudes below this line, as measured at structures near construction activities, will ensure cracking cannot occur in the weakest materials in residential structures (e.g. drywall).

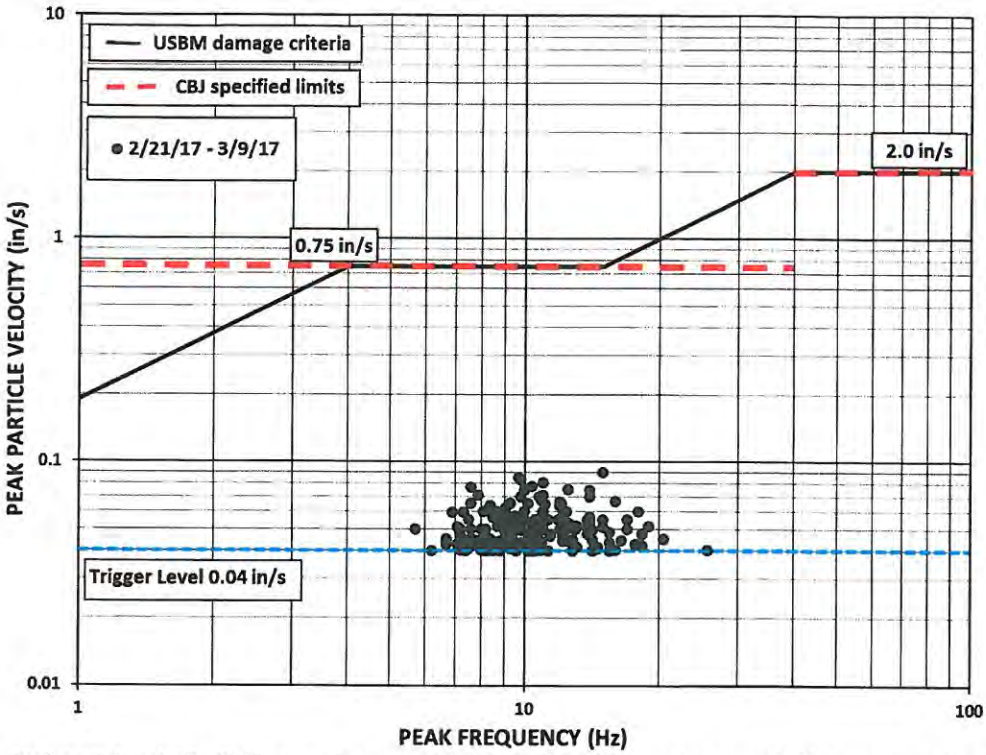


Figure 2. *Peak particle velocity (PPV) versus frequency. Points on plot represent data recorded by seismographs placed at condo buildings (within 15 ft) during equipment operations. All values are below the CBJ specified limits and the USBM damage criteria.*

SUMMARY

Vibration monitoring was performed February 21st – March 9th, 2017 at the Riveredge Condo Buildings during Lemon Creek gravel extraction activities. All vibration amplitudes recorded were well below the minimum CBJ specified limits and were well within safe levels for the protection of structures as proposed by the USBM RI 8507 criteria.

Kristen Kolden 3/13/2017

Kristen Kolden
Vibration Specialist

President, Alaska Seismic & Environmental, LLC

As shown in Figure 2, all ground vibrations recorded during gravel excavation activities fell below the USBM safe criteria and CBJ specified limits. In accordance with the recommendations and findings of the USBM, maintaining ground vibration amplitudes below this line, as measured at structures near construction activities, will ensure cracking cannot occur in the weakest materials in residential structures (e.g. drywall).

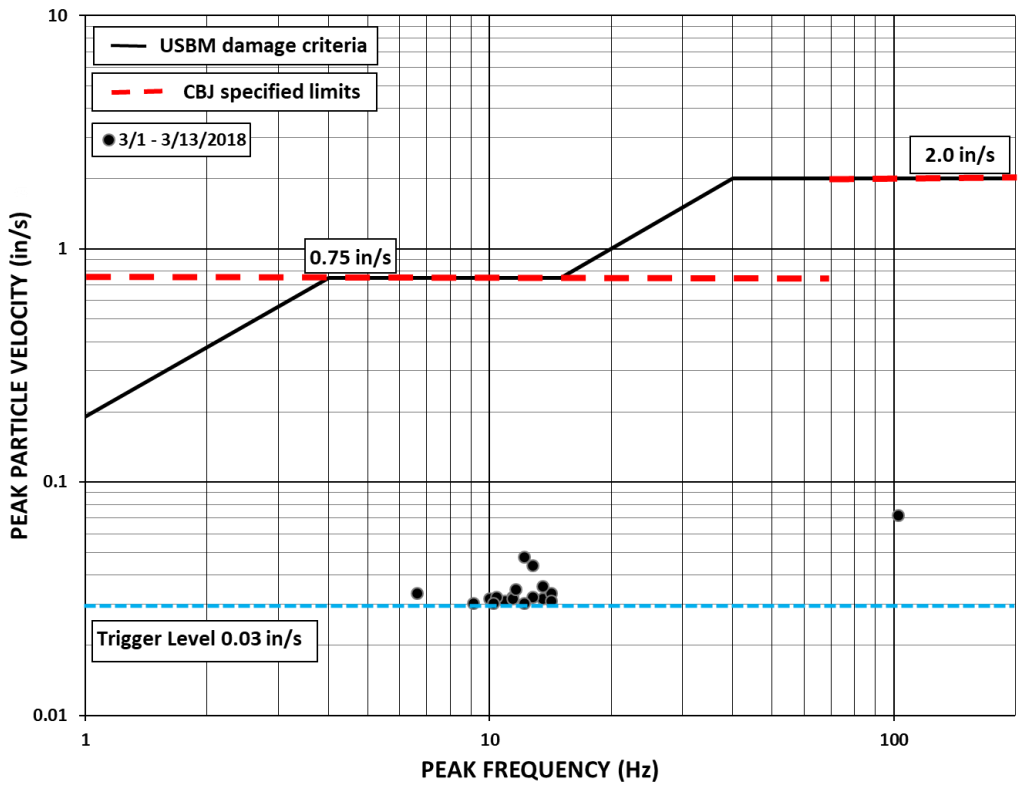


Figure 2. *Peak particle velocity (PPV) versus frequency. Points on plot represent data recorded by seismographs placed at condo buildings (within 15 ft) during equipment operations. All values are below the CBJ specified limits and the USBM damage criteria.*

SUMMARY

Vibration monitoring was performed March 1st and March 13th, 2018 at the Riveredge Condo Buildings during Lemon Creek gravel extraction activities. All vibration amplitudes recorded were well below the minimum CBJ specified limits and were well within safe levels for the protection of structures as proposed by the USBM RI 8507 criteria.

Kristen Kolden 3/16/2018

Kristen Kolden
Vibration Specialist

President, Alaska Seismic & Environmental, LLC

THE STATE of ALASKA

GOVERNOR SEAN PARNELL

Department of Fish and Game

DIVISION OF HABITAT
Southeast Region Office

802 3rd Street
Douglas, AK 99824-5412
P.O. Box 110024
Juneau, Alaska 99811-0024
Main: 907.465.4105
Fax: 907.465.4759

FISH HABITAT PERMIT FH14-I-0104

ISSUED: September 9, 2014

Mr. Michael Short
Engineering Manager
SECON
P.O. Box 32159
Juneau, Alaska 99803

RE: Sand and Gravel Extraction
Lemon Creek (Stream No. 111-40-10100)
Sec 34, T 40 S, R 66 E, CRM (Juneau B-2)
Coordinates: 58.3600° N, 134.4885° W (WGS84)

Dear Mr. Short:

Pursuant to AS 16.05.871(b), the Alaska Department of Fish and Game (ADF&G), Division of Habitat has reviewed your proposal to mine sand and gravel in Lemon Creek.

Background
ADF&G issued Fish Habitat Permit FH06-I-0128 for sand and gravel mining on August 2, 2007, and amended the permit on January 7, 2009 to improve equipment access to Lemon Creek. Habitat biologists worked with SECON to monitor the activity for six years. The activity did not negatively impact fish passage or impair fish habitat or water quality in Lemon Creek. The permit expired on June 15, 2014.

Project Description
SECON will mine about 10,000 cubic yards of sand and gravel annually from about 9½ acres of patented streambed in Lemon Creek between December 1 and March 15. The project manager will provide Habitat Division a three day prior to mining email notice so that habitat biologists can meet with the operator to stake mine limits and restrict excavation to areas not used the previous season by spawning salmon. SECON personnel will accompany habitat biologists on site during mining as they document activity, measure water quality and remove rearing juvenile salmonids from dewatered areas.

SECON will access the mine at 1721 Anka Drive, 1791 Anka Drive, or at Ralph's Way, by placing riprap on the streambank and aggregate on a gravel bar to support a fabric and aggregate covered steel bridge that spans the active channel. The fabric on the bridge directs turbid dump truck runoff back into the extraction zone. The operator will place aggregate on gravel bars to support fabric and aggregate covered steel bridges when necessary to cross active channels.

SECON will maintain an 11 ft buffer between the edge of the extraction zone and active Lemon Creek channels. The excavator operator will remove snow and ice from the extraction zone and place it on the buffer, on gravel bars outside of mine limits, or in the active channel downstream of the mine, to prevent ice dam formation and flooding that may compromise buffer integrity.

The excavator operator will remove sand and gravel from the extraction zone, placing the material in dump trucks for transport to the sort yard. The operator will leave debris in place that could breach the buffer if removed. Secon will remove bridges and aggregate from Lemon Creek after sand and gravel extraction is complete. Work generally takes about one week.

Anadromous Fish Act
Lemon Creek has been specified as being important for the spawning, rearing, or migration of anadromous fishes pursuant to AS 16.05.871(a). Stream No. 111-40-10100 provides habitat for Dolly Varden char, chum salmon, and coho salmon. Adult chum and coho salmon migrate into Lemon Creek to spawn from mid-July through early November. Dolly Varden char and rearing juvenile coho salmon may be found in the area year-round. Chum salmon fry and coho salmon smolts migrate downstream from late-March through mid-June.

In accordance with AS 16.05.871(d), project approval is given subject to the project description above and the terms of this permit.

Terms
You shall remediate any obstruction to free fish passage to the satisfaction of ADF&G.

You are responsible for the actions of contractors, agents, or other persons who perform work to accomplish the approved project. For any activity that significantly deviates from the approved plan, you shall notify the Division of Habitat and obtain written approval in the form of a permit amendment before beginning the activity. Any action that increases the project's overall scope or that negates, alters, or minimizes the intent or effectiveness of any stipulation contained in this permit will be deemed a significant deviation from the approved plan. The final determination as to the significance of any deviation and the need for a permit amendment is the responsibility of the Division of Habitat. Therefore, it is recommended you consult the Division of Habitat immediately when any deviation from the approved plan is being considered.

For the purpose of inspecting or monitoring compliance with any condition of this permit, you shall give an authorized representative of the state free and unobstructed access, at safe and reasonable times, to the permit site. You shall furnish whatever assistance and information as the authorized representative reasonably requires for monitoring and inspection purposes.

This letter constitutes a permit issued under the authority of AS 16.05.871 and must be retained on site during project activities. Please be advised that this determination applies only to activities regulated by the Division of Habitat; other agencies also may have jurisdiction under their respective authorities. This determination does not relieve you of your responsibility to secure other permits; state, federal, or local. You are still required to comply with all other applicable laws.

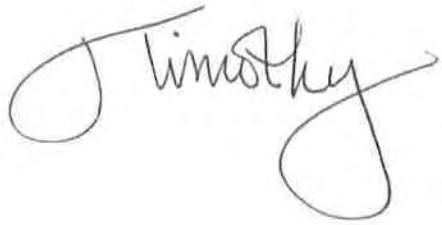
In addition to the penalties provided by law, this permit may be terminated or revoked for failure to comply with its provisions or failure to comply with applicable statutes and regulations. The Division of Habitat reserves the right to require mitigation measures to correct disruption to fish and game created by the project and which was a direct result of the failure to comply with this permit or any applicable law.

You shall indemnify, save harmless, and defend the department, its agents, and its employees from any and all claims, actions, or liabilities for injuries or damages sustained by any person or property arising directly or indirectly from permitted activities or your performance under this permit. However, this provision has no effect if, and only if, the sole proximate cause of the injury is the department's negligence.

This permit decision may be appealed in accordance with the provisions of AS 44.62.330-630.

Please direct any questions to Jackie Timothy at (907) 465-4275 or email jackie.timothy@alaska.gov.

Sincerely,
Cora Campbell
Commissioner



By Jackie Timothy
Southeast Regional Supervisor

Email cc:

Al Ott, ADF&G Habitat, Fairbanks
All, ADF&G Habitat, Juneau
Dan Teske, ADF&G/SF, Juneau
Dave Harris, ADF&G/CF, Juneau
James Rypkema, DEC, Anchorage
Steve Brockmann, USFWS, Juneau
Randy Vigil, USACE, Juneau
HCD, NMFS, Juneau
Teri Camery, CBJ, Juneau

DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, AK 99802-2270

December 8, 2017

Regulatory Division
POA-1983-20-M5

Mr. Michael Short
SECON, Southeast Alaska
Post Office Box 32159
Juneau, Alaska 99803

Dear Mr. Short:

Enclosed is the signed Department of the Army (DA) permit modification, file number POA-1983-20-M5, Lemon Creek. This is the 5th permit modification of the original permit. Also enclosed is a Notice of Authorization that should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Also enclosed is a Notification of Administrative Appeals Options and Process and Request for Appeal form regarding this DA Permit Modification (see section labeled "Initial Proffered Permit").

Please contact me via email at Randal.P.Vigil@usace.army.mil, by mail at the address above, by phone at (907) 790-4490, if you have questions.

Sincerely,

Randal P. Vigil
Project Manager

Enclosures

DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, AK 99802-2270

December 8, 2017

Regulatory Division
POA-1983-20-M5

DEPARTMENT OF THE ARMY
PERMIT MODIFICATION

Department of the Army permit number POA-193-20-N, Lemon Creek, was issued to Mr. Ralph Horecny on February 20, 2008, to place fill below the ordinary high water mark (OHW) in Lemon Creek to serve as water diversion dikes and to construct temporary access to the riverbed.

On April 16, 2008, the permit was transferred to Colaska Incorporated, DBA SECON.

On December 22, 2008, the permit was modified to rescind the placement of fill below OHW of Lemon Creek to construct a temporary access ramp from the intersection of Anka Street and Ralph's Way down to the creek bed. The permitted was authorized to provide access to the creek bed via two portable access ramps placed respectively at 1721 and 1791 Anka Street, with the lower end of each ramp supported by up to approximately 30 cubic yards of material placed into approximately 450 square feet of waters of the United States. The permittee was also authorized to place two "Jump Ramps" to span the thalweg, including placement of up to ten cubic yards of material for approaches for each jump ramp.

On February 21, 2013, the permit was modified to extend the time limit for completing the work authorized.

The project site is located within Section 34, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.359° N., Longitude 134.488° W.; on Parcel 2, Mendota Park Subdivision, U.S.S. 204, Plat #2005-13, adjacent to Anka Street, in Juneau, Alaska.

In accordance with your request, General Condition No. 1 of the permit is hereby amended to read as follows:

The time limit for completing the work authorized ends on **December 31, 2022**. If you find that you need more time to complete the authorized activity, please submit your request for a time extension to the Corps of Engineers for consideration at least one month before permit expiration.

All other conditions under which the subject authorization was made remain in full force and effect.

This authorization and the enclosed modified plans should be attached to the original permit. Also enclosed is a Notice of Authorization that should be posted in a prominent location near the authorized work.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Randal P. Vigil
Project Manager

This notice of authorization must be conspicuously displayed at the site of work.

United States Army Corps of Engineers
Lemon Creek

A permit to: **place fill below ordinary high water in Lemon Creek to serve as water diversion dikes and to construct temporary access to the riverbed**

at: **Parcel 2, Mendota Park Subdivision, U.S.S. 204, Plat #2005-13, adjacent to Anka Street, in Juneau, AK**

has been issued to: **Colaska, Incorporated DBA SECON**

on: **December 8, 2017**, **and expires on:** **December 31, 2022**.

Address of Permittee: **PO Box 32159, Juneau, AK 99801**.

Permit Number:

POA-1983-20-M5

FOR: ***District Commander***
Randal P. Vigil
Project Manager
REGULATORY DIVISION

ENG FORM 4336, Jul 81 (33 CFR 320-330) EDITION OF JUL 70 MAY BE USED (Proponent: CECW-O)

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Environmental Conservation
DIVISION OF WATER
Wastewater Discharge Authorization Program
555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/water/wwdp

January 17, 2018

SECON Southeast Alaska (SECON)
Attention: Michael Short, Engineering Manager
P.O. Box 32159
Juneau, AK 99803

Re: SECON, Lemon Creek Horceny Gravel Mine Berm
POA-1983-20-M5, Lemon Creek (Revised CRA)

Dear Mr. Short:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is reissuing the enclosed Certificate of Reasonable Assurance (CRA) for placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the placement of clean gravel fill for the purpose of installing berms in Lemon Creek to divert the creek waters around a gravel mining operation, located in Juneau, Alaska. Note, this is a revised CRA from the previously issued certificate dated December 26, 2017.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 15 days of the permit decision. Visit http://dec.alaska.gov/commish/ReviewGuidance.htm for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, PO Box 111800, Juneau, AK 99811-1800, within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

James Rypkema
Program Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)
Randal Vigil, USACE, Anchorage
Jackie Timothy, ADF&G
TJ Mason, SECON
USFWS Field Office Juneau
Mark Douglas, EPA Operations, Anchorage

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CERTIFICATE OF REASONABLE ASSURANCE

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a Certificate of Reasonable Assurance, is reissued to SECON, attention: Michael Short, at P.O. Box 32159, Juneau, AK 99801, for placement of dredged and/or fill material in waters of the U.S. including wetlands and streams in association with the placement of clean gravel fill for the purpose of installing berms in Lemon Creek to divert the creek waters around a gravel mining operation, located in Juneau, Alaska. Note, this is a revised CRA from the previously issued certificate dated December 26, 2017.

Up to 210,000 cubic yards of sand and gravel would be removed from the bed of Lemon Creek. Access to the creek bed would be accomplished via two portable access ramps placed respectively at 1721 and 1791 Anka Street, with the lower end of each ramp supported by up to approximately 30 cubic yards of material placed into approximately 450 square feet of waters of the United States. The permittee shall also place two "jump ramps" to span the thalweg, including placement of up to ten cubic yards of material for approaches for each ramp.

Five 48-in diameter, up to 40-ft long culverts will be temporarily installed for the creek to pass through while mining occurs. All materials used in building the structure will be stored above the ordinary high water when not in use. The culverts will be pulled from the river every year by March 15th and reinstalled at the beginning of the next mining season. Clean gravel fill will be placed on the culverts to create a roadbed. Approximately 50 cubic yards of riprap will be placed on the sides of the access ramp to prevent erosion. A total of approximately 327 cubic yards of fill material would cover 0.04 acres on the access ramp. This ramp will be the only access to Lemon Creek for mining gravel.

SECON proposes a series of eight small individual berms (10 ft wide, 3 ft high, and 1,575 ft in length) that would prevent waters from entering the area where gravel extraction is occurring. With these berms properly installed the applicant will operate equipment outside of the flowing waters of Lemon Creek. The berms would be composed of approximately 1,750 cubic yards of fill material excavated from the creek bed and would cover approximately 0.36 acres. Up to 100 cubic yards of woody debris hard points would be added to provide fish habitat in the excavated area once the gravel extraction has been completed.

DEC will, in its discretion, treat an application for a permit under Section 404 of the Clean Water Act as an application for a short-term variance from applicable water quality standards. The applicant has requested a short-term variance under 18 AAC 70.200 for the construction and removal of a temporary ramp, the construction and removal of temporary berms in Lemon Creek, and release of sediment-laden water at the conclusion of a season's mining activity. The agent has requested short-term variances for seven discrete activities for an annual total of 432 hours (18 days) during a 105 day operating period each year, or approximately 17% of the time. During that period any one variance from the water quality standard will not exceed 96 hours or 4% of the time.

For each period of seasonal operation (December 1 to March 15) the following short-term variances from the water quality standards are granted:

a) One variance, for a period not to exceed 96 hours for the construction of a temporary ramp to access the creek;

b) Four variances, each variance for a period not to exceed 48 hours for the construction of one set of parallel berms (two berms total) to create an area for equipment to operate outside of the flowing water, for a total of eight berms (a total of 192 hours);

c) One variance, for a period not to exceed 96 hours for the removal of a temporary ramp to access the creek; and

d) One variance, for a period not to exceed 48 hours for the redirection of creek flow into the new excavation.

Between each variance the applicant shall allow Lemon Creek to return to its natural condition before proceeding with the activity granted in the next variance.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-1983-20-M5) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity. Public notice of the application for this certification was given as required by 18 AAC 15.180 in the Corps Public Notice POA-1983-20-N posted from November 1, 2006 to December 1, 2006.

The proposed activity is located within Section 34, T. 40 S., R. 66 E., Copper River Meridian; Latitude 58.359° N., Longitude -134.488° W.; in Juneau, Alaska.

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result, will comply with applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

1. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products or other hazardous substances. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.
2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska (907) 465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Construction equipment shall not be operated below the ordinary high water mark if equipment is leaking fuel, oil, hydraulic fluid, or any other hazardous material. Equipment shall be inspected and recorded in a log on a daily basis for leaks. If leaks are found, the equipment shall not be used and pulled from service until the leak is repaired.

4. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be clearly delineated and marked in such a way that equipment operators do not operate outside of the marked areas.
5. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include: gullying, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
6. Fill material (including excavated material) must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts.
7. All excavation/dredging shall be conducted so as to minimize the amount of material and suspended sediments that enter the Lemon Creek. Appropriate Best Management Practices (BMPs) will be employed to minimize sediment loss and turbidity generation during dredging.
8. Gravel fill material or riprap imported to the creek for creation of the ramp or berms shall be free of trash or debris, and free of toxic materials in toxic amounts.
9. The period of seasonal operation shall take place between December 1 and March 15. No in-water work shall be allowed between March 16 and November 30 with the following exception: in-stream work to connect the excavated sections of the creek shall be allowed for one two-day period between May 15 and June 15.
10. The applicant shall submit to DEC one week after receipt of this certification, and by November 1 in subsequent years, a copy of the mining plan required by Condition 3 in the City and Borough of Juneau (CBJ) Conditional Use Permit Number USE2006-000054. The applicant shall include with the mining plan water pollution control and mitigation measures.
11. The applicant shall comply with Conditions 7, 8, 9, 10, 12, and 13 of the CBJ and submit to the DEC a copy of the inspection reports required by Condition 9 and the end of season mining report required by Condition 10.
12. If dewatering is to occur during material extraction, methods shall be implemented to filter or settle out suspended sediments from wastewater resulting from dewatering activities prior to its direct or indirect discharge into any natural body of water. Prior to dewatering, contact DEC (Shannon DeWandel, 269-0103), for the possible necessity of obtaining a DEC dewatering permit.
13. The applicant shall notify the DEC three days prior to any ramp or berm construction or removal.
14. The applicant shall comply with the water quality standards (18 AAC 70), except the periods of short-term variance granted in this certificate. Specifically, the applicant shall comply with the water quality standard for turbidity and sediment. The water may not exceed 5 nephelometric turbidity units (NTU) above the natural conditions when the natural turbidity is 50 NTU or less, and may not have more than 10% increase in turbidity when the natural turbidity is more than 50 NTU, not to exceed a maximum increase of 25 NTU. The water may have no measurable increase in concentration of settable solids above natural conditions, as measured by the volumetric Imhoff cone.

15. The applicant, or qualified person hired by the applicant, shall take turbidity and settable solids measurements once per day each day of operation approximately 500 feet upstream of the project site at a location representative of the natural conditions of Lemon Creek. The sampling site shall be in the main flow of the creek, with the sample taken as close in time of the downstream sampling as possible. Sampling shall begin at the start of operations through the completion of seasonal operations. Sampling shall take place during the first short-term variance but does not need to occur during the subsequent periods of short-term variance, unless the Department determines further monitoring is necessary. Sampling shall be conducted in accordance with accepted analytical procedures, as described in 18 AAC 70. The sampling results and a map showing the sampling locations shall be submitted weekly to the DEC during the period of seasonal operation (as described in number 9 above).
16. The applicant, or a qualified person hired by the applicant, shall take turbidity and settable solids measurements once per each day of the operation downstream of the project site at a location representative of the water quality, not to exceed 250 feet downstream of the downstream most end of the project site. The sampling site shall be in the main flow of the creek, with the sample taken during the period of active operation. Sampling shall begin at the start of operations through the completion of seasonal operations. Sampling shall take place during the first short-term variance but does not need to occur during the subsequent periods of short-term variance, unless DEC determines further monitoring is necessary. Sampling shall be conducted in accordance with accepted analytical procedures as described in 18 AAC 70. The sampling results and a map showing the sampling location shall be submitted weekly to the DEC during the period of seasonal operation (as described in number 9 above).
17. During operations, if there is overflow due to insufficient capacity of bermed channels, or if there is breaching of the berms, then gravel hauling operations shall cease until corrective actions are taken and reported to DEC.
18. The applicant shall not use any chemical coagulant or flocculant to reduce turbidity or suspended sediment.
19. Compliance with this Certificate of Reasonable Assurance is subject to annual review. DEC will use in its review the applicant's compliance with the alternative measures of this Certificate. If the applicant does not comply with the alternative measures of this Certificate DEC will, in its discretion, revoke this Certificate.
20. Documents, reports, and notifications required under this Certificate are to be sent to the following address:

    State of Alaska
    Department of Environmental Conservation
    Division of Water
    Compliance and Enforcement Program
    555 Cordova Street
    Anchorage, Alaska 99501
    Email: dec-wqreporting@alaska.gov
    Phone: 907-269-4114

This certification expires five (5) years after the date the certification is signed. If your project is not completed by then and work under U.S. Army Corps of Engineers Permit will continue, you must submit an application for renewal of this certification no later than 30 days before the expiration date (18 AAC 15.100).

Date: January 17, 2018

James Rypkema, Program Manager
Storm Water and Wetlands

From: Kanouse, Kate M (DFG)
To: Teri Camery
Cc: Fritz, Evan (DFG); Albrecht, Gregory T (DFG); "mshort@colaska.com"
Subject: RE: Agency Review Request for Lower Lemon Creek Gravel Extraction
Date: Thursday, January 10, 2019 4:13:58 PM
Attachments: FH14-I-0104 Lemon Creek Gravel Mine SECON.pdf
FH18-I-0013 Lower Lemon Cr Mine Crossings_SECON.pdf
2018-05-25 Lower Lemon Creek Mine TR.pdf

Hi Teri –

SECON has two active fish habitat permits, FH14-I-0104 for mining sand and gravel in lower Lemon Creek and FH18-I-0013 for equipment crossings necessary to complete the project (attached); neither permit expires. FH14-I-0104 restricts mining activities to December 1–March 15, when stream flow is lowest. If cold weather and low stream flows are forecasted through late-March any given year, we could consider extending the timing window to March 31 that year, if necessary.

I've attached a trip report covering SECON's 2018 activities, for your information. Habitat Biologists Evan Fritz and Greg Albrecht met with SECON staff last week to identify potential mining zones and equipment crossing locations for their 2019 operations; a trip report for that work is forthcoming and we'll send you a copy.

Thank you,
Kate

From: Teri Camery <Teri.Camery@juneau.org>
Sent: Thursday, January 10, 2019 10:20 AM
To: Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>
Subject: FW: Agency Review Request for Lower Lemon Creek Gravel Extraction

Hello Kate,

I was checking on this review this morning and realized that I sent it to Jackie Timothy rather than yourself, because I wasn't sure what her retirement date was. I'm sorry about that. ADFG comments are very important on this one, to establish timing windows and more, so I would really appreciate your time looking at this. This agency review period has a comment deadline of tomorrow, January 11, which obviously won't work. Would next Friday January 18th be okay? If not please suggest another date.

Thanks very much for your time!
Teri

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

MEMORANDUM

State of Alaska

Department of Fish and Game
Division of Habitat

TO: Kate Kanouse
Acting Southeast Regional Supervisor

DATE: January 14, 2019

FILE NO: FH14-I-0104

SUBJECT: Lower Lemon Creek
Salmon Spawning Surveys
and Gravel Extraction

FROM: Evan Fritz EF
Habitat Biologist

PHONE NO: (907) 465-6646

On August 23 and September 6, 2018, I surveyed lower Lemon Creek[a] at SECON's gravel extraction site for spawning salmon and carcasses. The weather was cloudy on August 23, and clear and sunny on September 6. Visibility in Lemon Creek was 1–2 ft for each survey.

On August 23, I observed 15 chum salmon *Oncorhynchus keta* spawning near the SECON access ramp from Anka Street and unattended redds 250 ft upstream in the river left channel (Figure 1). Upstream from the SECON access ramp, I observed about 12 chum salmon spawning in a 300 ft stretch along the river right bank (Figure 2). On September 6, Habitat Biologist Jesse Lindgren and I observed 1 chum salmon near the SECON access ramp, 7 carcasses scattered throughout the mining area on both sides of Lemon Creek, and 6 redds 80–100 ft upstream of the alder island near the river left channel.

On January 3, 2019, Habitat Biologist Greg Albrecht and I met onsite with SECON employees Bill Cheeseman, TJ Mason, and Brian Maller to discuss upcoming mining operations planned for late February or March, 2019 (Figure 1). We located potential areas for gravel extraction, machinery crossings and bridge sites, avoiding known and potential successful chum salmon spawning areas. A highwater event that occurred between September and November, 2018, created a new channel upstream of the access ramp that partially diverted water away from the redds I observed near the ramp (Figures 3, 4). We discussed constructing diversion berms composed of bedload and woody debris to route water around the proposed gravel pits and into areas with incubating salmon alevins. SECON also will construct berms in areas of fast current to prevent premature breaching of the gravel pits. SECON will cross Lemon Creek in three locations with an excavator to build abutments and set flatcar bridges. Abutments at the access ramp and the lower stream crossing will be downstream of chum salmon spawning areas; SECON will construct the bridge abutments for the upper most bridge in the dry, adjacent to incubating chum salmon alevins.

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[a] Stream No. 111-40-10100; provides habitat for chum, coho, pink salmon, and Dolly Varden char.

Channel braids that formed within the last year around the upper gravel pit have limited the area SECON will be able to mine this year. We arranged to meet again in February or March to stake buffers prior to the start of mining.

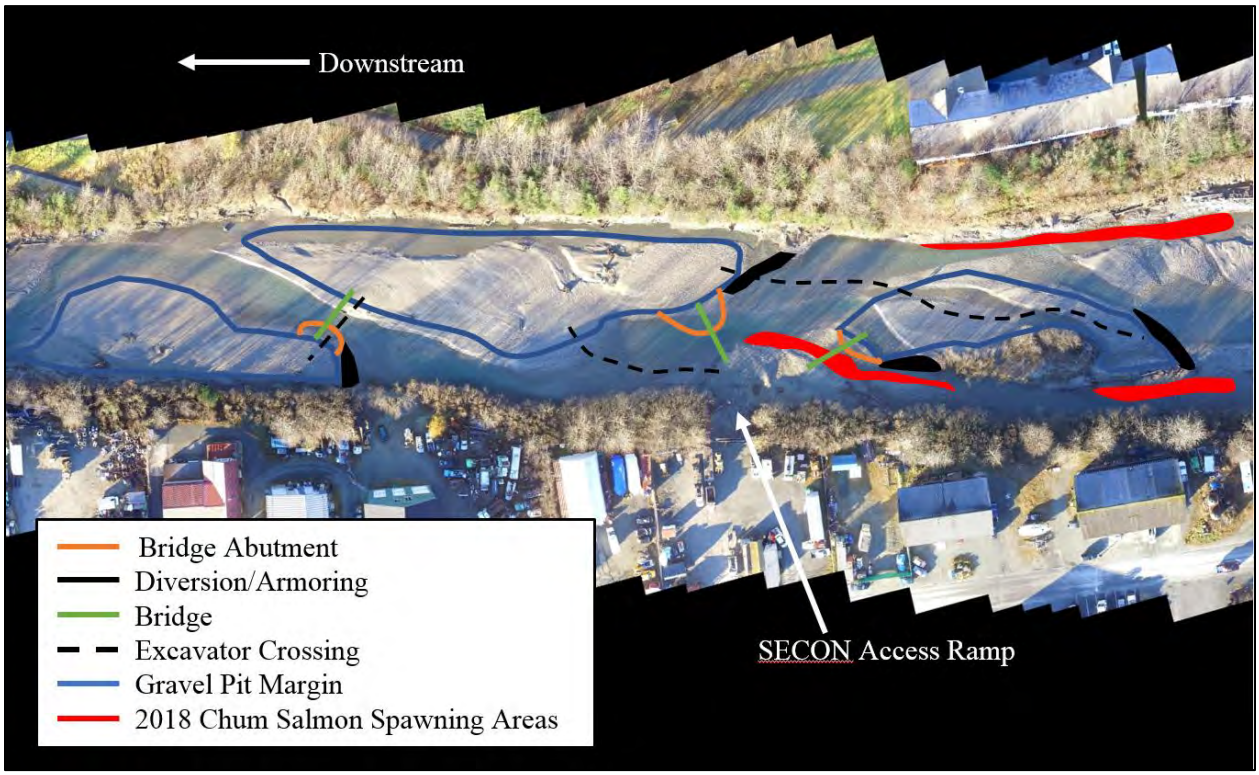

Figure 1.–November, 2018, aerial photo of SECON's lower Lemon Creek gravel mining area.

Figure 2.–Spawning chum salmon (bottom center) on the river right side of lower Lemon Creek.

Figure 3.–Looking upstream at SECON's access ramp, 8/23/2018.

Figure 4.–New channel upstream of SECON's access ramp, 1/4/2019. A root wad partially diverted water away from observed redds (center of photo).

Email cc:

Al Ott, ADF&G Habitat, Fairbanks
All Habitat staff, Douglas
Dan Teske, ADF&G SF, Douglas
Dave Harris, ADF&G CF, Location
Roy Churchwell, ADF&G WC, Location
Mike Short, SECON, Juneau
Teri Camery, CBJ, Juneau
Neil Stichert, USFWS, Juneau
Linda Speerstra, USACE, Sitka
Cindy Hartmann Moore, NMFS, Juneau

From: Pikul, Gretchen M (DEC) <gretchen.pikul@alaska.gov>
Sent: Friday, December 21, 2018 11:55 AM
To: Teri Camery
Subject: FW: Agency Review Request for Lower Lemon Creek Gravel Extraction
Attachments: APP_USE18-24.pdf

Good morning Teri,
The Department of Environmental Conservation, Division of Water, Non-Point Source section has no issues with the Conditional Use Permit application from Colaska dba Secon for gravel extraction in lower Lemon Creek.

This application has been forwarded to DEC's Solid Waste and Stormwater sections.

Thank you for the review opportunity.

Gretchen Pikul
Environmental Program Specialist
Alaska Dept. of Environmental Conservation
Division of Water, Non-Point Source Section
http://www.dec.alaska.gov/water/wqsar/index.htm

Office 907.465.5023
410 Willoughby Avenue | Juneau, AK 99811
gretchen.pikul@alaska.gov

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Thursday, December 20, 2018 12:15 PM
To: Ed Foster ; 'neil_stichert@fws.gov' ; Timothy, Jackie L (DFG) ; Kanouse, Kate M (DFG) ; Greg Chaney ; Robin Potter ; Pikul, Gretchen M (DEC) ; Skagerberg, Verne R (DOT) ; Charlie Ford ; Autumn Sapp ; Dan Jager ; Dan Bleidorn
Cc: Tim Felstead
Subject: Agency Review Request for Lower Lemon Creek Gravel Extraction

Hello everyone,

We have received a Conditional Use Permit application from Secon for gravel extraction in lower Lemon Creek. The previous Conditional Use Permit, USE2012 00019, expired on December 19, 2018. SECON requests a 10 year period of operation, with mining activity conducted during the months of November to March each year. (Please note that the mining season is not March to November, as inadvertently stated in the application.)

We have extended our normal 15-day agency review period to 22 days due to the holidays. Please provide comments by Friday January 11, and please let me know if you have questions. Thanks very much for your time.

Cheers,
Teri Camery

Teri Camery | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building

From: Dan Jager
To: Teri Camery
Subject: RE: Agency Review Request for Lower Lemon Creek Gravel Extraction
Date: Thursday, December 20, 2018 12:25:57 PM

Hello Teri, no issues from fire.
Thanks!Dan

From: Teri Camery
Sent: Thursday, December 20, 2018 12:15 PM
To: Ed Foster; 'neil_stichert@fws.gov'; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); 'Kanouse, Kate M (DFG)'; Greg Chaney; Robin Potter; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); 'verne.skagerberg@alaska.gov'; Charlie Ford; Autumn Sapp; Dan Jager; Dan Bleidorn
Cc: Tim Felstead
Subject: Agency Review Request for Lower Lemon Creek Gravel Extraction

Hello everyone,

We have received a Conditional Use Permit application from Secon for gravel extraction in lower Lemon Creek. The previous Conditional Use Permit, USE2012 00019, expired on December 19, 2018. SECON requests a 10 year period of operation, with mining activity conducted during the months of November to March each year. (Please note that the mining season is not March to November, as inadvertently stated in the application.)

We have extended our normal 15-day agency review period to 22 days due to the holidays. Please provide comments by Friday January 11, and please let me know if you have questions. Thanks very much for your time.

Cheers,
Teri Camery

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

From: Robin Potter
To: Teri Camery
Subject: RE: Agency Review Request for Lower Lemon Creek Gravel Extraction
Date: Wednesday, January 23, 2019 12:20:44 PM
Attachments: image001.png

Thanks Teri.
Re; the route. Yes, I tracked the route on our aerial maps. Despite being a truck route, it is also the route to Costco, Home Depot and several other commercial businesses. 250 truckloads per day is 500 one way trips for those trucks correct? That's a lot of travel on that stretch of road and has to affect other drivers.

This being said, I am not opposed to the extension, particularly since it will be resolving a potential flood issue and benefit the creek for it's primary use for the salmon.

Robin

Robin Potter
Robin Potter ACAA V
CBJ Assessor
155 S. Seward Rm 14
Juneau, Alaska 99801
907.586.0330
http://www.juneau.org/financeftp/assessor_main.php

From: Teri Camery
Sent: Wednesday, January 23, 2019 12:12 PM
To: Robin Potter
Cc: Mary Grant
Subject: RE: Agency Review Request for Lower Lemon Creek Gravel Extraction

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Hello Robin,

SECON has a total operational time period of approximately 40 days, which is dictated by the timing window that the Alaska Department of Fish and Game gives them to work in the creek because of the salmon run. The actual time that they are extracting gravel is typically 10-14 days per year. I have asked SECON for a tally of the number of days they have extracted each year since the permit was first authorized 11 years ago. (The first permit was for 5 years, the second for 6 years.)

Are you aware that the truck traffic from the operation is specifically prohibited from the Davis Avenue residential area and instead must use the Anka Street established truck route? Does that information alter your opinion regarding the impact on property values?

Thanks very much for your time on this.
Teri

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

From: Robin Potter
Sent: Wednesday, January 23, 2019 10:43 AM
To: Teri Camery
Cc: Mary Grant
Subject: RE: Agency Review Request for Lower Lemon Creek Gravel Extraction

Hi Teri,

I've read the attached application twice and have one question regarding a statement under Traffic on page 15 of the application.

"Secon estimates 250 truckloads per day approximately 14 days".

Does this mean the extraction work will only last 14 days?

250 truckloads per day will have significant impact on traffic and noise.
Over a long term, surrounding property values could be adversely affected not to mention irritated property owners and customers using those roads for access.

~~Robin Potter~~
Robin Potter ACAA V
CBJ Assessor
155 S. Seward Rm 14
Juneau, Alaska 99801
907.586.0330
http://www.juneau.org/financeftp/assessor_main.php

From: Teri Camery
Sent: Tuesday, January 22, 2019 3:36 PM
To: Robin Potter
Subject: FW: Agency Review Request for Lower Lemon Creek Gravel Extraction

Hello Robin,

I'd appreciate your comments on this application as soon as possible.

Thanks!
Teri

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: December 19, 2012
File No.: USE2012 0019

Colaska Inc.
PO Box 32159
Juneau, AK 99803

Application For:	A Conditional Use Permit to extract 240,000 cubic yards of gravel from the Lemon Creek streambed over a six year period.
Legal Description:	Mendota Park Parcel 2
Property Address:	Lemon Creek Streambed, No Access
Parcel Code No.:	5-B12-0-131-004-1
Hearing Date:	December 18, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 6, 2012, and approved the extraction of 210,000 cubic yards of gravel from the Lemon Creek streambed over a six year period to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

Annual Grading Permit, Bank Protection, and Seismic Monitoring –

1. The operator shall stockpile about 50 cubic yards of broken rap, equivalent to Class I rip-rap, near the project area to address emergencies if the flow becomes redirected towards the bank. If the rock is not used it may be sold when the project ends.
2. Prior to issuance of the first year's grading permit and approval of the first year mining plan, the operator shall submit a bond of $30,000, sufficient to repair any serious bank damage.
3. One month before the commencement of each mining season, the applicant shall submit a mining plan. The mining plan shall be processed by the Engineering Department as an annual grading permit. Such plan shall include:
   a. Estimation of material to be removed
   b. Map of area to be worked (showing property lines)
   c. Map showing proposed culverts, access roads, bank stabilizations, berm details (including height, location, material composition and removal plan) stream relocations and other proposed features
   d. Methods for protecting Lemon Creek from oil, fuel and hydraulic fluid (including leaks from heavy equipment)
   e. Prior to the commencement of mining, the applicant shall verify property line location and delineate offset distance to the extraction area.
4. The top of excavation slopes shall be prohibited within 10' of any banks or the property lines.

155 So. Seward Street, Juneau, Alaska 99801-1397

5. The applicant shall directly hire, or pay permit inspection fees to provide for periodic inspection of the mining area by an appropriately licensed engineer and/or hydrologist.
6. Periodic inspections shall be made as determined by the engineer and/or hydrologist, sufficient to monitor the operation. Such periodic inspections shall include visits during or after high water events.
7. Inspection reports shall be submitted to the Engineering Department for each 10,000 cubic yards of material removed from the stream, and those reports shall include the following information:
   a. Volume of material removed
   b. Map of area worked
   c. Verification of compliance with mining plan
   d. Report of bank destabilizations
   e. Opinion whether bank/property line setbacks are adequately protecting adjacent properties
   f. Bank protection/stabilization measures if merited
8. An inspection report shall be submitted at the end of the mining season which includes all items in numbers 4-7. The report shall be submitted to the Engineering Department and to the Community Development Department within one month of the end of the mining season, or April 15.
9. The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent rip-rap banks.
10. The applicant/operator shall protect the structural integrity of existing stream banks and rip-rap banks. A no-disturbance zone of at least 10 feet horizontal distance from adjacent rip-rap and banks is required. (This condition is necessary because rip-rap boundaries may or may not correlate with property boundaries, as noted in the earlier requirement to mine 10 feet from property boundaries.)
11. The applicant shall protect all vegetated slopes and maintain a similar non-disturbance zone identified above, unless a site-specific engineering analysis indicates otherwise.
12. All cut-slopes shall be less than 2 horizontal to 1 vertical unless a site-specific engineering analysis proves that a steeper slope protects adjacent properties.
13. Excavated areas within the creek bed must be clearly marked with warning signs. Excavated slopes must be graded to a gentle slope of 4 horizontal to 1 vertical before signs are removed. These measures shall be integrated into the annual grading permit.
14. The approved access points at 1721 Anka Street, 1791 Anka Street, and Ralph's Way shall be inspected each year to verify that no changes have been made to the embankment due to heavy creek flows during the previous year. Alterations to the proposed access will require approval by the Community Development Department and the CBJ Engineering Department.
15. Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation, as established by a licensed engineer.
16. During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.
17. The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.

18. If seismic activity exceeds the threshold established in Condition #15, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.

Project Expiration and Dates and Times of Operation -

19. Gravel operations shall take place between December 1 and March 15. No in-water work shall be allowed between March 16 and November 30 with the following exception: In-stream work to connect the excavated sections of the creek shall be allowed for one 7 day period between May 15 and June 15. The applicant shall provide notice to CBJ Engineering and the Alaska Department of Fish and Game before work commences.
20. Operating hours shall be 7 a.m. to 6 p.m. on weekdays, and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays.
21. Gravel extraction shall be limited to 40 days per year.
22. The permit shall expire after six years or extraction of 210,000 cubic yards of gravel, whichever comes first.
23. The extraction amount shall not exceed 35,000 cubic yards per year.

Truck Traffic and Street Maintenance -

24. Truck traffic from the development shall be routed only through the Anka Street/Glacier Highway intersection.
25. Truck traffic and heavy equipment operation associated with gravel extraction is strictly prohibited from the Davis Avenue side of the river.
26. Prior to leaving the excavation area, the transport truck bed, with the tailgate locked, shall be raised to a minimum twenty degree angle for a timed 5 minutes to allow excess water to escape. Tilt time may be reduced if water escapement occurs sooner based on the project engineer's visual assessment and approval.
27. The applicant shall protect catch basins along the route from sediment infiltration by use of manufactured Catch Basin filters.
28. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.
29. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped, or if a major spill occurs.
30. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ or ADOT.
31. The applicant shall construct a rockery lane for debris removal from truck tires prior to entering Anka Street.

Habitat Protection -

32. No sediment migration from the truck or ramp shall be allowed in the waterway.
33. Prior to commencement of mining and prior to gravel bar coverage with snow and ice, the applicant shall field stake the exact excavation configuration and setbacks from flowing water.
34. The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream or adjacent to the excavation area to encourage gravel bar formation and/or side channel creation. The woody material shall be partially buried to anchor the material during high flows.
35. There shall be no on-site fueling or equipment maintenance performed within 100 feet of the creek banks. This includes fueling or maintenance of portable equipment such as generators and pumps.
36. There shall be no on-site storage of fuel or other chemicals.

Attachments: December 6 2012, memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding USE2012 0019.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 18, 2012.

Expiration Date: The permit will expire 18 months after the effective date, or June 18 2014, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: Greg Chaney — Denise Watson for Mike Satre

Greg Chaney for Teri Camery, Planner
Community Development Department

Michael Satre, Chair
Planning Commission

Laurie J. Sica — 12/20/12

Filed With City Clerk — Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

BEFORE THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU

MICHAEL A. DAU AND CINDY DAU, Appellants, vs. CBJ PLANNING COMMISSION, Appellee, and SECON (COLASKA, INC.), Appellee/Intervenor.	Appeal of: Notice of Decision CDD File No. USE2012-0019

DECISION ON APPEAL

I. Introduction.

Michael and Cindy Dau have appealed to the Assembly a Conditional Use Permit issued by the CBJ Planning Commission to Secon (Colaska, Inc.) to mine gravel from a patented mining claim in the streambed of Lemon Creek close to the Dau's home in Rivers Edge Condominiums. The main focus of the Dau's challenge is the noise and vibration caused by gravel mining close to their home. The appeal process is governed by the CBJ Appeals Code (CBJ 01.50), the CBJ Charter, and relevant case law from the Alaska Supreme Court.

The appeal was timely filed; the Assembly accepted the appeal and appointed Assemblymember Karen Crane as Presiding Officer; a pre-hearing conference was held with the parties at which Secon was allowed to intervene as an appellee; and a briefing schedule was set. Motions were filed by the parties and decided by the Presiding Officer regarding the final content of the record on appeal; all parties submitted briefs on schedule; and oral argument was conducted at which all parties provided

argument as to why the Commission's decision should be affirmed, modified, or reversed. The Assembly met twice in closed session to deliberate.[1]

II. Issues on Appeal.

By motion decided by the Presiding Officer, the issues on appeal were modified from Appellant's Notice of Appeal pursuant to CBJ 01.50.050(a)(2), and are set forth below:

1. The proposed mining project is not compatible with the surrounding neighborhood due to noise, intensity, and resulting property damage.

2. Evidence of vibration damage to homes from past gravel extraction activities, and resulting loss of property value, was presented at the hearing. Planning Commissioners failed to adequately consider this evidence and provided inadequate safeguards when the permit was approved.

3. Relevant public testimony was not adequately considered by Planning Commissioners.

III. Burden of Proof and Standard of Review.

CBJ 01.50.070, Standard of review and burden of proof, provides:

> (a) The appeal agency or the hearing officer may set aside the decision being appealed only if:
>
> (1) The appellant establishes that the decision is not supported by substantial evidence in light of the whole record, as supplemented at the hearing;
>
> (2) The decision is not supported by adequate written findings or the findings fail to inform the appeal agency or the hearing officer of the basis upon which the decision appealed from was made; or
>
> (3) The appeal agency or the hearing officer failed to follow its own procedures or otherwise denied procedural due process to one or more of the parties.
>
> (b) The burden of proof is on the appellant.

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[1] The Open Meetings Act does not apply to governmental bodies performing a quasi-judicial function. AS 44.62.310(d)(1).

IV. Conclusion.

The CBJ Charter, Section 3.12(f)(1), provides: "The prevailing vote of at least five members shall be required for official action." In this case, after briefing by the parties, oral argument, and two substantial sessions of deliberation on the question, the Assembly was unable to reach a prevailing vote of at least five members on a decision resolving this appeal.

Accordingly, with no official action by the Assembly to set aside or modify the Commission's decision under CBJ 01.50.070, the appeal is deemed denied.

This is a final administrative decision of the City and Borough of Juneau. It may be appealed if such an appeal is filed pursuant to the Alaska Rules of Court with the Juneau Superior Court *within 30 days* from the date it is distributed to the parties.

IT IS SO ORDERED.

Dated this 12 day of June, 2013.

ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Karen R. Crane

By: Karen Crane, Presiding Officer

Attest:

Elizabeth J. McEwen for

Laurie J. Sica, Municipal Clerk

Distributed:

6/13/2013 to Dau's + Secon + CDD staff + Assembly via email.

EJM

From: SHORT, Michael (JUNSC)
To: Teri Camery
Cc: Jill Maclean
Subject: RE: information needed asap on gravel extraction
Date: Monday, January 28, 2019 11:52:39 AM
Attachments: image001.png

Teri

This is a chart of the trucking and days of operations per calendar year. On average we are actively mining 12 days per year.

Secon generally operates during the weekdays. The street is swept daily if not twice daily and cleaned-up as of any complaint by DOT or CBJ. There is 620 feet on Anka Dr. and 990 feet on Glacier Hwy that the travel public would interact with the truck traffic in accessing Costco or Home Depot.

I am surprised after hearing how much bus traffic occurs in downtown Juneau that 250 truckloads per day would be that big of a deal in an industrial zone. How is a business to do commerce? Has the real-estate value in Lemon Creek Community gone down from the gravel extraction in Lemon Creek? Are most the residential housing bordering Lemon Creek vacant? Or is it like every place else in Juneau, hard to find housing, keeping its value if not going up in re-sale value. These are just questions Secon contemplates.

It would take about 15 to 20 days for Secon to extract the upper limits of excavation from Lemon Creek. As can be seen in the table, on average it takes 12 days for extracting the gravels from Lemon Creek. This duration is dependent on what the gravel reaches are shaped like, how easy the access is to the reaches, ease of mining the reaches, what the weather is like (snowing/sleeting, icy conditions) and what areas ADF&G Habitat Biologist sets aside. So if a limit were to be imposed, 20 days/season of active mining (this does not include waiting for approval, setup/take down and/or weather days) would be appropriate.

Hopefully this answers your questions.

Thanks Teri.

Lemon Creek Gravel Extraction	Active Mining		Setup & Site Approval/Take down		No Operations (High water, Snow (unable to keep street safe), Sunday)		Total Days			
No Data 2009	10	Days					10	Days	100	Truck Loads/Day
No Data 2010	10	Days					10	Days	100	Truck Loads/Day
2011	0	Days					0	Days		Truck Loads/Day
2012	9	Days					9	Days	109	Truck Loads/Day
2014	3	Days	3	Days			6	Days	184	Truck Loads/Day
2015	7	Days	3	Days	5	Days	15	Days	236	Truck Loads/Day
2016	8	Days	3	Days	2	Days	13	Days	252	Truck Loads/Day
2017	9	Days	3	Days	6	Days	18	Days	214	Truck Loads/Day
2018	8	Days	3	Days	1	Days	12	Days	217	Truck Loads/Day
	64	**days**					**12**	**Days/Year**	**170**	**Truck Loads/Day**

Michael Short
Secon
Engineering Manager

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Saturday, January 26, 2019 3:40 PM
To: SHORT, Michael (JUNSC) <mshort@colaska.com>
Cc: Jill Maclean <Jill.Maclean@juneau.org>
Subject: information needed asap on gravel extraction
Importance: High

Message sent from Internet with teri.camery@juneau.org as email address

Hello Mike,

When I spoke with you on Wednesday you stated that you would have a response to me by Thursday with a list of how many days you had operated in the creek each year of operation. We also agreed that you would consider whether you could realistically reduce your overall

number of operating days (currently allowed at 40), and other potential modifications to reduce impacts to the residential neighborhood. These measures would help support your request to increase the 5-6 year permit to 10 years.

As we have discussed, our Conditional Use Permit review time averages three months and is often longer for complex projects. We are pushing through your review in only two months to allow you time to operate this season before your March 15 operating window from ADFG closes. To ensure meeting the February 19 Planning Commission meeting date, I am working on Saturday to complete your staff report. I am happy to do that, however I also respectfully request that you support the effort to meet that tight deadline by promptly providing the information we have requested.

On that note I have an additional request. I do not see any mention in your application of ADEC permits. Please provide information on ADEC permits required, what those permits generally address, and whether the permit requirements are currently being met. This is necessary to ensure conformance with CBJ Habitat regulations. I would not want questions from the Planning Commission or the public regarding ADEC permits or water quality to delay or continue the public hearing.

Thanks very much,
Teri

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

SECON
SOUTHEAST ALASKA

17321 139 Avenue NE
Woodinville, Washington 98072
Office (425) 827-3193
Fax (425) 576-5113

P.O. Box 32159
Juneau, Alaska 99803
Office (907) 780-5145
Fax (907) 780-5896

P.O. Box 7035
Ketchikan, Alaska 99901
Office (907) 225-6491
Fax (907) 225-6492

Ms. Teri Camery
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

1/29/2019

RE: Lemon Creek Gravel Extraction Application 2019
Case No.:USE20180024; Parcel No.: 5B1201310041
Response to Mary Kate McKerney Letter dated 1/28/19

Ms. Camery,

Secon thanks May Kate McKerney for expressing her opinions concerning the 2019 Lemon Creek Gravel Extraction Application via a letter submitted to the CBJ. Her letter explains her work history and frustrations with the government of Alaska; unfortunately, Ms. McKerney details hearsay rather than facts regarding historical mining and salmon populations.

Currently Secon requires approval from four different government agencies in extracting gravel from Lemon Creek: the U.S. Army Corps of Engineers Alaska, the Alaska Department of Environmental Conservation, Alaska Department of Fish and Game Division of Habitat, and the City and Borough of Juneau Community Development Department. These agencies require various reporting and permitting approval for mining activities.

ADF&G has been extensively involved in the gravel extraction process and has been collecting data on the extractions since 2009. Secon has enjoyed the opportunity to work with ADF&G in both preserving spawning habitats and developing new habitat zones from the extraction process. Secon respectfully recommends any inquiries regarding fish habitats in the Lemon Creek area be deferred to the ADF&G.

The aggradation in Lemon Creek has slowed noticeably as evidenced from the still visible past deposit bands, and numerically from the cubic yards extracted. This may not seem important now but is critical during a flood event.

SECON
SOUTHEAST ALASKA

Secon strives for safety first in all our projects. This includes employees, owners, customers, neighbors and visitors. Truck traffic is monitored by Secon's supervision and streets are maintained during the course of this project of extracting gravel from Lemon Creek. Secon is aware that its neighbors are sensitive to noise and vibrations and endeavors to reduce the impact by how the process is accomplished. This includes cautioning the operators to the equipment noise, excessive backing up and leaving trucks in reverse waiting to be loaded thus reducing the back-up alarms, and not banging equipment on the ground, and using visual signals instead of horns.

If there are any questions or concerns, please contact me at (907) 780-5145.

Thank you.

Sincerely,

Michael Short
Engineering Manager
Secon

Cc: Teri Camery, Senior Planner, CBJ
Tim Dudley, General Manager, Secon

Mary Kate McKerney
5468 Bent Court
Juneau, Alaska 99801

January 28, 2019

Teri Camery
Planner
Community Development
155 S. Seward St.
Juneau, Alaska 99801

RE: Public Comments regarding Case No. USE2018 0024, Parcel No. 5B120131310041

Dear Ms. Camery,

Thank you to CBJ for providing for a comment period and for the time it takes to go through public comments and make assessments. Please understand that none of my comments are to be taken as personal against anyone and I sincerely appreciate the opportunity to remark based on my experience.

I am strongly opposed to granting another Conditional Use Permit to extract up to 350,000 cubic yards of gravel from the Lemon Creek streambed over a ten-year period. I am not sure how long the last permit was for, but in my opinion, it should never have been issued.

Relevant Background and Experience

I worked for the Alaska Department of Environmental Conservation (ADEC) for 20 years in the Water Quality Division as a Water Quality Standards Coordinator and then as a Senior Enforcement and Compliance Officer for ten years. It is in this role that I became familiar with the Lemon Creek TMDL study and in that role that other companies who wished to use Lemon Creek for industrial purposes were denied. It is also in this role that I traveled the state evaluating the seafood industry and understand the importance of fish to the state economy.

I also am a geologist and conducted a five-year thesis study in the Circle Mining District, 130 miles SE of Fairbanks. I married a gold miner and am intimately familiar with gravel extraction for the purposes of placer mining and the regulations that curtailed these activities. Therefore, I am no stranger on the private sector side of being affected by water quality regulations, habitat destruction and sediment load concerns in fish habitat.

It was an ADEC political appointee's decision who allowed gravel mining on Lemon Creek for the last permit duration without staff input. After the Murkowski Administration cut the Alaska Department of Fish and Game's (ADF&G) Habitat Division and Coastal Zone Management Program, ADF&G no longer had the role of protecting fish habitat as it had. Political appointees in ADEC further weakened enforcement policies and the Water Quality Standards paving the way for industrial activities to take place on anadromous streams and in pristine lakes without regulatory interference. Additionally, political appointees in ADEC further worked with the legislature to reduce ADEC's enforcement capability once ADEC received Primacy removing previously held enforcement tools that included fines against the industry without court action, thus tying the ADEC's hands as never before. The then newly crafted ADEC mission statement was altered from protection and preserving to aiding and abetting industry, a huge departure from the original intent of the Clean Water Act upon which ADEC was formed in the 70's.

Consequently, ADEC and ADF&G's role to protect water quality, fish habitat and to enforce has not been reliable for many years. This is a as much a function of our system of election and transition teams who work with the

Governor's office to appoint Commissioners with private agendas for the Governor and their lobbyists. It has been a long time since ADEC had a commissioner with a background in natural science or an interest in environmental protection.

In short, Alaska municipality's (including CBJ) cannot rely on the ADF&G or ADEC to make the best decisions for habitat, fish, or water quality that is unsullied by political agenda's and a desire to aid industries who stand to gain significantly. Therefore, they must shoulder more of the responsibility to make decisions that preserve and protect fish habitat and water quality.

Fish Runs Depleted On Lemon Creek

I have lived in Alaska for 37 years and Juneau for 29. I have spent the last 16 years living one block away from Lemon Creek and the proposed gravel mining area. Years ago, Hildre Sand and Gravel set up on Lemon Creek specifically to mine the gravels. According to local knowledge, their profit was in the millions. They were eventually shut down due to the depletion of the salmon runs. With their shut-down the salmon runs started to return. Notably, the spawning area for the salmon is specifically in the area that is proposed for continued gravel mining. Beyond the bridge to the city gravel pit, few salmon can make it past that point due to rapids.

Between 2003-2005, when our commercial building was being constructed, there was noteworthy fish run activity and many seagulls on the creek during the salmon run. My husband and I have noticed a significant reduction in fish who come up Lemon Creek since then. We have spent many hours over the years walking along the creek observing activities and changes along the creek. In my view, mining the gravels and allowing non-point source discharges further down the creek should cease and desist to allow Lemon Creek to recover. The importance of habitat restoration and water quality of the creek should outweigh the short-term economic benefit to a few. There should be full disclosure on the earnings from gravel extraction and the buyers.

Lemon Creek Gravel Mining Impacts Observed From a Residential Perspective

Our commercial building located on Bent Court is one street in from Lemon Creek and the area where SECON has mined gravel. We live above our rental building so we are residents at this location and have viewed the activity from our apartment. Although the activity has only been allowed for certain durations during the year, it is bone rattling, disruptive and shakes our commercial building alarmingly to the core. For the people along the creek, on Anka and Ralph Way, it must be far worse.

In addition, although SECON is likely doing their best, a gravel mining operation so close to so many other businesses has presented a roadway hazard with fast moving heavily loaded trucks and water sloshing off onto the streets.

I am clearly not opposed to industrial activity in this area but, a few years ago, I never imagined that this kind of activity would be allowed in an anadromous fish stream and on one of the few scenic creeks easily accessible to locals, especially with the knowledge that gravel mining was previously shut down to protect the salmon runs. The proximity of the AJ Mine to town and the enjoyment of both Sheep Creek and Gold Creek by locals was one of the main reasons that project was not permitted.

I think that if gravel mining is again allowed, the city could be legally challenged based on the history and present state of Lemon Creek.

Thank you for your time and consideration of these comments.

Sincerely,

Mary Kate McKerney

Mary Kate McKerney

From: Sonie Blackwell <blackwell@alaska.net>
Sent: Monday, January 28, 2019 4:29 PM
To: PC_Comments; John
Cc: shazambs@yahoo.com
Subject: Comments on Conditional use permit to extract gravel

To who it may concern,

My name is Sonie Blackwell and I am writing on behalf of Riverfront Marine Condo Association and our property located at, 1900 block of Anka Street and adjacent to the Lemon Creek Streambed proposed project.

You see, our properties have already been impacted from the excavation that has taken place in the past, with cracked sheet rock and and a sloughing river bank. we are concerned that with the removal of more material it will allow for more erosion behind our building.

We were wondering what precautions are going to take place to keep our building from falling into the drink and what will be done so no further structural damage will occur.

Thank you for your time and consideration

Sonie Blackwell

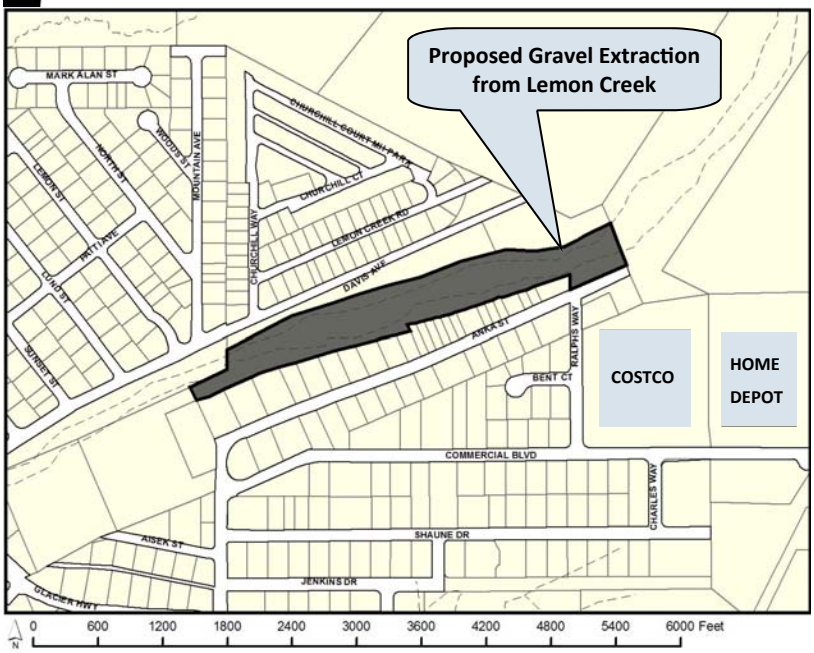
907-209-1005

This email has been checked for viruses by AVG.
https://www.avg.com

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit to extract up to 350,000 cubic yards of gravel** from the **Lemon Creek streambed over a ten year period.**

TIMELINE

Staff Report expected to be posted **Monday, February 11,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through January 28, 2019

Comments received during this period will be sent to the Planner, **Teri Camery,** to be included in the staff report.

January 29 through 12 noon, February 15

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, February 19, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

February 20

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed January 23, 2019

Case No.: USE2018 0024
Parcel No.: 5B1201310041
CBJ Parcel Viewer: http://epv.juneau.org

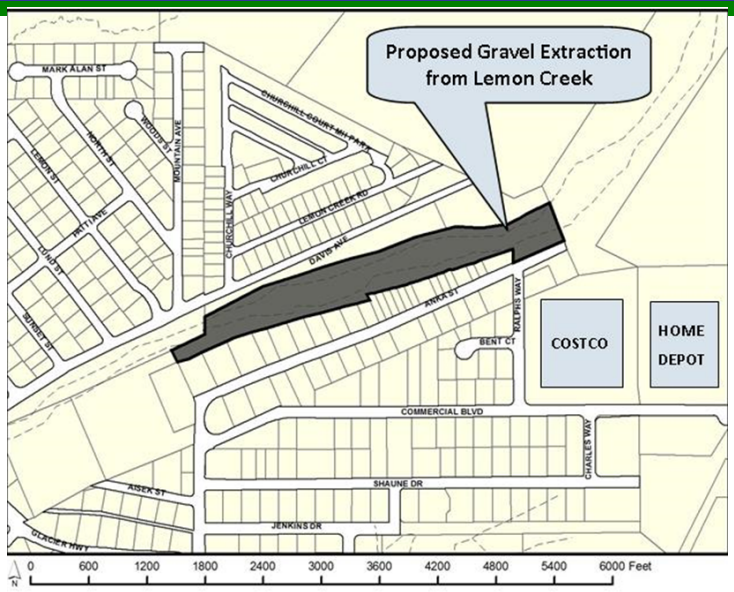
USE2017 0019

A Conditional Use Permit to extract up to 350,000 cubic yards of gravel from the Lemon Creek streambed over a 10 year period

Planning Commission Meeting
February 19, 2019

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

USE20180024 Vicinity Map



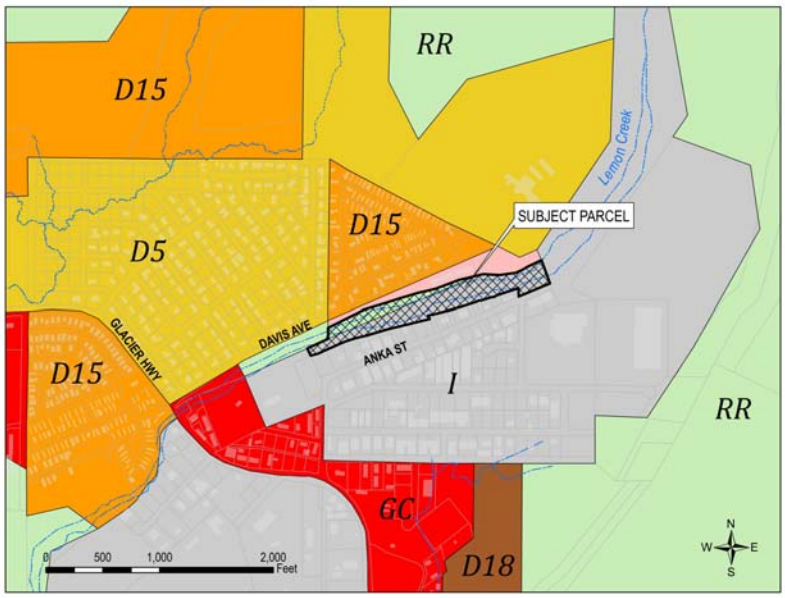
USE20180024 Aerial

USE20180024 General Information

- Privately-owned streambed, 9.55 acres
- Comprehensive Plan: Medium Density Residential/Light Industrial (page 1 of the staff report is in error)
- Zoning: Rural Reserve and Industrial
- Access: Anka Street
- Surrounding Land Use:

North	-	Davis Avenue; D- 10 and D-15 residential
South	-	Anka Street; Industrial
East	-	Lemon Creek; CBJ Gravel Pit; Industrial
West	-	Lemon Creek; Rural Reserve

USE20180024 Zoning Map



USE20180024 Background

•Site was mined through the 1980s, originally a placer mining claim

•First Conditional Use Permit was issued in 2007, USE2006-00054

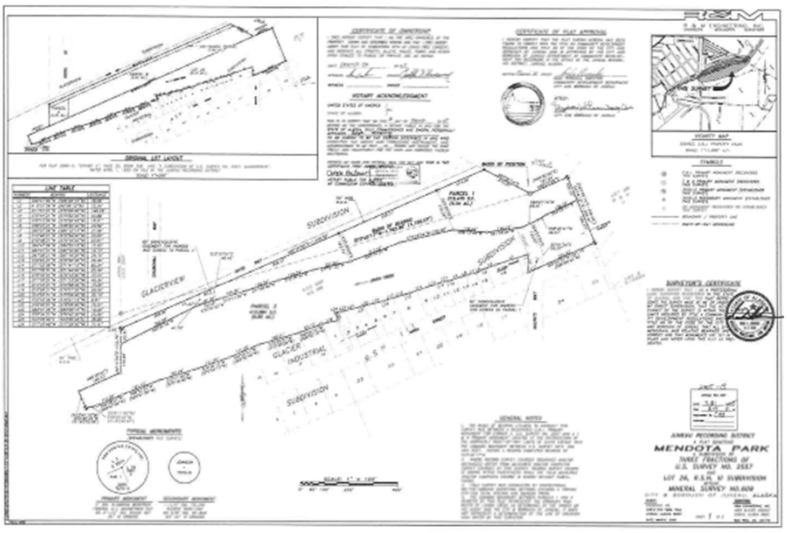
•Second Conditional Use Permit, USE2012 0019, was issued in December 2012 and expired on Dec 18 2018.

•Area identified as a deposition zone in the 2004 Lemon Creek Geomorphic Assessment

• The report recommended mining, with appropriate habitat mitigation, as one of three measures to reduce flood potential

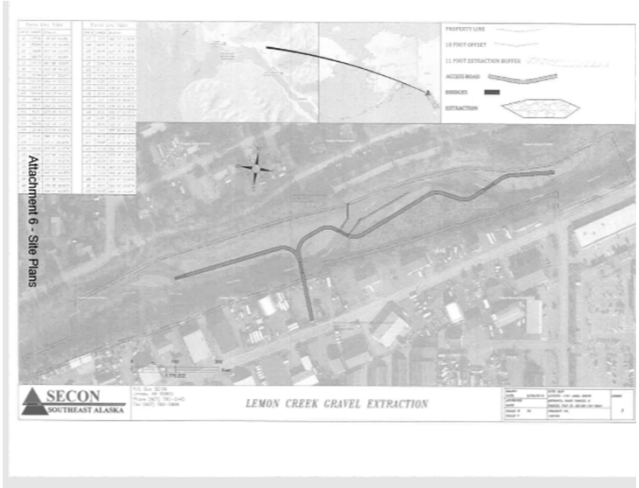
•SECON has a second gravel extraction in Upper Lemon Creek/Hidden Valley, approved as USE2016 0004, which will expire on May 10, 2026.

USE2018 0024 Site Plan



Attachment 6 - Site Plans

USE2018 0024 Site Plan



Attachment 6 - Site Plans

USE2018 0024 Project Overview and Design

- Method of extraction involves usually extracting from the same gravel bars each season, because the bars are replenished at flood stage. Resource agencies support this method.
- Applicant is requesting a 10 year permit for a total of 350,000 cubic yard of gravel. Staff is recommending a 5 year permit at 35,000 cubic yards per year, and reducing the previously allowed 40 days of operation in the streambed to 20. The applicant has accepted both conditions.
- Staff has recommended 35 conditions addressing the annual grading permit, bank protection, and seismic monitoring; hours, days, and times of operation, truck traffic and street maintenance, and habitat.
- Conditions mostly repeat the previous Conditional Use Permit with some minor changes that will be noted.

USE2018 0024 Traffic

- Three approved access points on Anka and Ralph's Way. Traffic is prohibited from the Davis Avenue side of the creek. Noted in conditions.
- Average Daily Traffic estimated at 250 round-trip truck trips per day, or 500 average daily trips.
- Per CBJ Code 49.40.300, a development with greater than 250 ADT but few than 500 ADT shall require a Traffic Impact Analysis if the CDD director has determined it is necessary.
- Director determined that TIA is not necessary because traffic follows an established truck route, does not go through residential neighborhoods, because mining is limited to 20 days per year, and because of project conditions to ensure safe road conditions.
- Conditions 23-30

USE2018 0024 — Noise
Staff report page 12-13

- Project generates a substantial amount of noise and vibration, particularly for the Rivers Edge Condominiums who are closet to the activity.
- Established industrial area, no practical means to reduce the noise from the heavy equipment.
- ADFG restricts the operation from December 1 through March 15 of each year. Previous CU allowed up to 40 days of operation in the creek; staff recommends reducing it to 20.
- SECON has had a maximum of 14 days of operation per mining season to date.
- Staff recommends continuing previous conditions on hours of operation, 7 am to 6 pm on weekdays and 9 am to 6 pm on Saturdays, no operation on Sundays.

USE2018 0024 — Public Health and Safety

- Continuing the previous condition regarding warning signs
- Conditions have extensive requirements regarding the distance of the operation from property lines and banks.
- Conditions prohibit truck traffic in residential areas, and have extensive road maintenance requirements
- Continuing previous conditions regarding seismic monitoring to ensure that the operation is within safe standards
- 2004 Lemon Creek Assessment recommends mining in this area as one of three measures to reduce flood risk. After 9 years of active mining, SECON is the same area as it refills naturally; flood risk would increase without mining.

USE2018 0024 Habitat

- Resource agencies support the current method of extraction, which usually mines the same bars year to year and leaves other areas undisturbed.
- Continuing the previous condition to retain large woody debris to provide habitat, and conditions that prohibit on-site fueling and on-site storage of fuel or other chemicals
- Development has and ADEC Section 401 Certificate of Reasonable Assurance, which addresses sedimentation, pollutants, spill response, and an operational window consistent with the ADFG timing window of December 1 – March 15 of each year, at low water.

USE2018 0024 Neighborhood Harmony

- Property is zoned primarily Industrial, partially Rural Reserve
- Surrounded by D-15 residential areas north and west
- Industrial zoning south and east along Anka, including retail, restaurants, storage, many with caretaker units
- CBJ has a gravel pit one quarter mile away; SECON has a second extraction area in Hidden Valley up the Lemon Creek Haul Road; Anka has heavy traffic from these operations.

USE2018 0024 Neighborhood Harmony

- Residential and commercial uses bordering industrial areas have greater levels of noise and disturbance. Noise and vibration will continue to be significant for these areas.
- Conditions limit hours, days, times, and total number of days of operation.
- Staff recommends that the permit shall expire after five years and extraction shall be limited to 35,000 cubic yards each season.
- Adjacent property owners have asserted property damage. Issue addressed in the 2012 review, with conditions continued in 14-17:

USE2018 0024 Neighborhood Harmony

14. Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation.

15. During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.

16. The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.

17. If seismic activity exceeds the threshold established in Condition 15, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.

Note error in final recommendation: condition 17 should refer to condition 14, for the maximum threshold. CBJ Engineering determined the threshold.

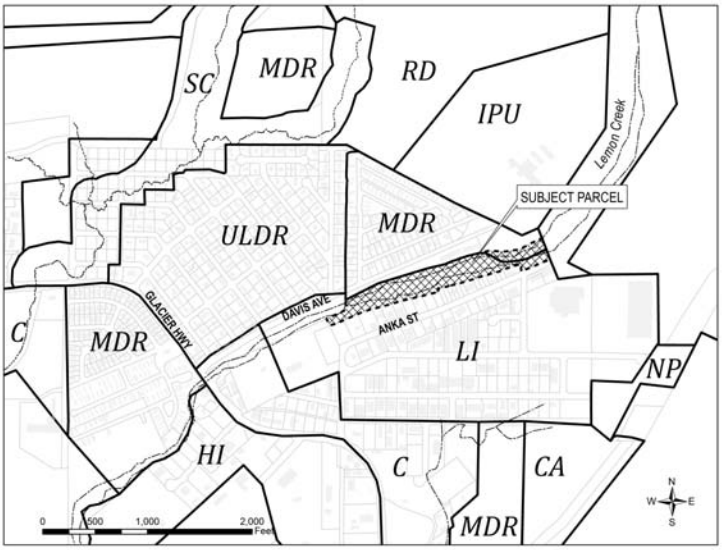
USE2018 0024 Agency Review

- Assessors Office: noted the disruptive truck traffic but does not oppose the development due to flood and habitat benefits
- CBJ Engineering reviewed each project condition with CDD, plus direct discussions with the applicant.
- ADFG comments describe the timing window and include a trip report.
- ADEC commented that they have no issues.
- No comments received from ADOT, CBJ Streets, CBJ Fire, CBJ Lands.

USE2018 0024 Public Comment

- Three public comments received to date with concerns regarding property damage, noise, and habitat
- Property damage is addressed with conditions regarding distances from property lines and seismic monitoring reports
- Noise is addressed by limited hours, days, and total number of day of operation
- Habitat is addressed with project conditions and through the ADEC permit

USE20180024 Comprehensive Plan Map



USE20180024 Comprehensive Plan Policies staff report p. 18-19

- Comprehensive Plan designation is Medium Density Residential in one corner, and Light Industrial
- Resource extraction and trucking is under the Heavy Industrial definition
- With restrictions on time of year, hours, days, and times of operation, and prohibiting traffic through the Davis Avenue residential area, the development falls within the intent of the Plan.
- Complies with Policy 7.16, to conserve gravel deposits and protect from conflicting land uses
- Complies with Chapter 5 policies about encouraging basic sector industries and supporting resource extraction
- Conforms with Policy 10.4 about minimizing conflict between residential and industrial uses, with proposed conditions.

USE20180024 Lemon Creek Area Plan staff report p. 20-21

Goals and Actions:

- Protect, restore and maintain natural resources
- Promote responsible resource extraction
- Resource extraction must address neighborhood harmony concerns
- Provide greater scrutiny of water quality standards and erosion control
- Limit negative impacts on surrounding areas
- Protect resource extraction as a critical industry

Project conditions restrict hours, days per week, total days, require buffering and staking from adjacent properties, require seismic monitoring, reduction of pollutants, maintenance of woody debris to promote stream habitat, and other measures to address these goals and actions.

USE20180024 Jnu Economic Development Plan staff report p. 21

Development addresses the economic development planning Concept regarding ensuring an adequate supply of appropriate zoned land needed to support commercial, industrial, and other development.

USE2018 0024 Findings

1. The application is complete.
2. The proposed use is appropriate according to the Table of Permissible Uses.
3. The development complies with public notice requirements.
4. No evidence indicates the development will materially endanger public health or safety. Development includes warning signs and the required 2.1 slope along excavated areas. Development may protect public safety by reducing flood risk.

USE2018 0024 Findings

5. Neighborhood harmony. With extensive project conditions regarding hours and days of operation, seismic monitoring, truck routes, in addition to the benefit of the reduced flood risk, the development will not substantially decrease the value of or be out of harmony with property in the neighboring area.

6. Adopted plans. Consistent with the Comprehensive Plan designation and policies, Lemon Creek Area plan policies, and the Juneau Economic Development Plan.

7. Coastal management. Project design and project conditions have minimized impacts, development has an approved ADEC permit. Complies with the coastal management program.

USE2018 0024 Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit for gravel extraction from the Lemon Creek with the following conditions:

USE2018 0024 Conditions

Annual Grading Permit, Bank Protection, and Seismic Monitoring –

1. The operator shall stockpile about 50 cubic yards of broken rap, equivalent to Class I rip-rap, near the project area to address emergencies if the flow becomes redirected towards the bank, unless a licensed engineer confirms in writing that storing rip-rap offsite is sufficient to address bank stabilization emergencies adjacent to the project area.

2. Prior to issuance of the first year's grading permit and approval of the first year mining plan, the operator shall submit a bond of $30,000, sufficient to repair any serious bank damage.

USE2018 0024 Conditions

3. At least one month prior to the commencement of each mining season, the applicant shall submit a mining plan. The mining plan shall be processed by the Engineering Department as an annual grading permit. Such plan shall include:

a. Estimation of material to be removed

b. Map of area to be worked (showing property lines)

c. Map showing proposed culverts, access roads, bank stabilizations, berm details (including height, location, material composition and removal plan) stream relocations and other proposed features

d. Methods for protecting Lemon Creek from oil, fuel and hydraulic fluid (including leaks from heavy equipment)

e. Prior to the commencement of mining, the applicant shall verify property line location and delineate offset distance to the extraction area.

USE2018 0024 Conditions

4. The top of excavation slopes shall be prohibited within 10' of any banks or the property lines.

5. The applicant shall directly hire, or pay permit inspection fees to provide for periodic inspection of the mining area by an appropriately licensed engineer and/or hydrologist.

6. Periodic inspections shall be made as determined by the engineer and/or hydrologist, sufficient to monitor the operation. Such periodic inspections shall include visits during or after high water events.

USE2018 0024 Conditions

7. Inspection reports shall be submitted to the Engineering Department for each 10,000 cubic yards of material removed from the stream, and those reports shall include the following information:

a. Volume of material removed

b. Map of area worked

c. Verification of compliance with mining plan

d. Report of bank destabilizations

e. Opinion whether bank/property line setbacks are adequately protecting adjacent properties

f. Bank protection/stabilization measures if merited

USE2018 0024 Conditions

8. An inspection report shall be submitted at the end of the mining season which includes all items in numbers 4-7. The report shall be submitted to the Engineering Department and to the Community Development Department within one month of the end of the mining season, or April 15.

9. The applicant/operator shall protect the structural integrity of existing stream banks and rip-rap banks. The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent rip-rap banks. A no-disturbance zone of at least 10 feet horizontal distance from adjacent rip-rap and banks is required. (This condition is necessary because rip-rap boundaries may or may not correlate with property boundaries, as noted in the earlier requirement to mine 10 feet from property boundaries.)

USE2018 0024 Conditions

10. The applicant shall protect all vegetated slopes and maintain a similar non-disturbance zone identified above, unless a site-specific engineering analysis indicates otherwise.

11. All cut-slopes shall be less than 2 horizontal to 1 vertical unless a site-specific engineering analysis proves that a steeper slope protects adjacent properties.

12. Excavated areas within the creek bed must be clearly marked with warning signs. Excavated slopes must be graded to a gentle slope of 4 horizontal to 1 vertical before signs are removed. These measures shall be integrated into the annual grading permit.

13. The approved access points at 1721 Anka Street, 1791 Anka Street, and Ralph's Way shall be inspected each year to verify that no changes have been made to the embankment due to heavy creek flows during the previous year. Alterations to the proposed access will require approval by the Community Development Department and the CBJ Engineering Department.

USE2018 0024 Conditions

14. Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation.

15. During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.

16. The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.

17. If seismic activity exceeds the threshold established in Condition 14, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.

USE2018 0024 Conditions

Project Expiration and Dates and Times of Operation -

18. Gravel operations shall take place between December 1 and March 15. No in-water work shall be allowed between March 16 and November 30 with the following exception: In-stream work to connect the excavated sections of the creek shall be allowed for one 7 day period between May 15 and June 15. The applicant shall provide notice to CBJ Engineering and the Alaska Department of Fish and Game before work commences.

19. Operating hours shall be 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays.

20. Active gravel extraction within the creekbed shall be limited to 20 days per year. This limitation specifically exempts activities within the creek necessary for set-up, take-down, pauses for weather-related days, and related activities.

USE2018 0024 Conditions

21. The permit shall expire after 5 years or extraction of 210,000 cubic yards of gravel, whichever comes first.

22. The extraction amount shall not exceed 35,000 cubic yards per mining season.

USE2018 0024 Conditions

Truck Traffic and Street Maintenance -

23. Truck traffic from the development shall be routed only through the Anka Street/Glacier Highway intersection.

24. Truck traffic and heavy equipment operation associated with gravel extraction is strictly prohibited from the Davis Avenue side of the river.

25. Prior to leaving the excavation area, the transport truck bed, with the tailgate locked, shall be raised to a minimum twenty degree angle for a time sufficient to obtain reasonable drainage and to prevent water and ice on the roadway. The applicant shall provide sanding along the truck route to address icy road conditions that may occur during the period of operation.

USE2018 0024 Conditions

26. The applicant shall protect catch basins along the route from sediment infiltration by use of manufactured catch basin filters.

27. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.

28. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped or if a major spill occurs.

29. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ, or ADOT.

30. The applicant shall construct a rockery lane for debris removal from truck tires prior to entering Anka Street.

USE2018 0024 Conditions

Habitat Protection -

31. No sediment migration from the truck or ramp shall be allowed in the waterway.

32. Prior to commencement of mining and prior to gravel bar coverage with snow and ice, the applicant shall field stake the exact excavation configuration and setbacks from flowing water.

33. The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream, or adjacent to the excavation area to encourage gravel bar formation and/or side channel creation. The woody material shall be partially buried to anchor the material during high flows

USE2018 0024 Conditions

34. There shall be no on-site fueling or equipment maintenance performed within 100 feet of the creek banks. This includes fueling or maintenance of portable equipment such as generators and pumps.

35. There shall be no on-site storage of fuel or other chemicals.

Planning Commission
(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 22, 2019
Case No.: USE2018 0024

Colaska Inc. dba SECON
P.O. Box 32159
Juneau, AK 99803

Proposal:	A Conditional Use Permit to extract up to 350,000 cubic yards from the Lemon Creek streambed over a 10 year period
Property Address:	2025 Anka Street
Legal Description:	Mendota Park, Parcel 2
Parcel Code No.:	5B1201310041
Hearing Date:	February 19, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 7, 2019 and approved the Conditional Use Permit to extract gravel from the Lemon Creek streambed, with a modification to the permit to extract up to 35,000 cubic yards per year over a five year period, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

Annual Grading Permit, Bank Protection, and Seismic Monitoring –

1. The operator shall stockpile about 50 cubic yards of broken rap, equivalent to Class I rip-rap, near the project area to address emergencies if the flow becomes redirected towards the bank, unless a licensed engineer confirms in writing that storing rip-rap offsite is sufficient to address bank stabilization emergencies adjacent to the project area.
2. Prior to issuance of the first year's grading permit and approval of the first year mining plan, the operator shall submit a bond of $30,000, sufficient to repair any serious bank damage.

3. At least one month prior to the commencement of each mining season, the applicant shall submit a mining plan. The mining plan shall be processed by the Engineering Department as an annual grading permit. Such plan shall include:
   a. Estimation of material to be removed
   b. Map of area to be worked (showing property lines)
   c. Map showing proposed culverts, access roads, bank stabilizations, berm details (including height, location, material composition and removal plan) stream relocations and other proposed features
   d. Methods for protecting Lemon Creek from oil, fuel and hydraulic fluid (including leaks from heavy equipment)
   e. Prior to the commencement of mining, the applicant shall verify property line location and delineate offset distance to the extraction area.
4. The top of excavation slopes shall be prohibited within 10' of any banks or the property lines.
5. The applicant shall directly hire, or pay permit inspection fees to provide for periodic inspection of the mining area by an appropriately licensed engineer and/or hydrologist.
6. Periodic inspections shall be made as determined by the engineer and/or hydrologist, sufficient to monitor the operation. Such periodic inspections shall include visits during or after high water events.
7. Inspection reports shall be submitted to the Engineering Department for each 10,000 cubic yards of material removed from the stream, and those reports shall include the following information:
   a. Volume of material removed
   b. Map of area worked
   c. Verification of compliance with mining plan
   d. Report of bank destabilizations
   e. Opinion whether bank/property line setbacks are adequately protecting adjacent properties
   f. Bank protection/stabilization measures if merited
8. An inspection report shall be submitted at the end of the mining season which includes all items in numbers 4-7. The report shall be submitted to the Engineering Department and to the Community Development Department within one month of the end of the mining season, or April 15.
9. The applicant/operator shall protect the structural integrity of existing stream banks and rip-rap banks. The applicant/operator shall confine all excavations to within existing rip-rap banks. Prior to proceeding with annual excavations, the applicant must find and stake adjacent rip-rap banks. A no-disturbance zone of at least 10 feet horizontal distance from adjacent rip-rap and banks is required. (This condition is necessary because rip-rap boundaries may or may not correlate with property boundaries, as noted in the earlier requirement to mine 10 feet from property boundaries.)
10. The applicant shall protect all vegetated slopes and maintain a similar non-disturbance

zone identified above, unless a site-specific engineering analysis indicates otherwise.

11. All cut-slopes shall be less than 2 horizontal to 1 vertical unless a site-specific engineering analysis proves that a steeper slope protects adjacent properties.
12. Excavated areas within the creek bed must be clearly marked with warning signs. Excavated slopes must be graded to a gentle slope of 4 horizontal to 1 vertical before signs are removed. These measures shall be integrated into the annual grading permit.
13. The approved access points at 1721 Anka Street, 1791 Anka Street, and Ralph's Way shall be inspected each year to verify that no changes have been made to the embankment due to heavy creek flows during the previous year. Alterations to the proposed access will require approval by the Community Development Department and the CBJ Engineering Department.
14. Prior to the issuance of a grading permit, the applicant shall provide a vibration control plan that includes the maximum safe threshold for seismic activity at the nearest adjacent residential structure to the operation.
15. During extraction activity, the site shall be monitored by the applicant for seismic activity at the nearest adjacent residential property or at a location agreed upon by the project engineer and adjacent property owners, during each day of operation.
16. The applicant shall submit seismic activity reports at the end of each month of mining activity to the CBJ Engineering Department.
17. If seismic activity exceeds the threshold established in Condition 14, the applicant shall cease operations and notify the CBJ Engineering Department and CBJ Community Development Department. The applicant shall not continue with operations until alternative methods that do not exceed the threshold have been identified by the applicant and approved by CBJ Engineering.

Project Expiration and Dates and Times of Operation –

18. Gravel operations shall take place between December 1 and March 15. No in-water work shall be allowed between March 16 and November 30 with the following exception: In-stream work to connect the excavated sections of the creek shall be allowed for one 7 day period between May 15 and June 15. The applicant shall provide notice to CBJ Engineering and the Alaska Department of Fish and Game before work commences.
19. Operating hours shall be 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays. Operations shall not be allowed on Sundays.
20. Active gravel extraction within the creekbed shall be limited to 20 days per year. This limitation specifically exempts activities within the creek necessary for set-up, take-down, pauses for weather-related days, and related activities.
21. The permit shall expire after 5 years or extraction of 175,000 cubic yards of gravel, whichever comes first.
22. The extraction amount shall not exceed 35,000 cubic yards per mining season.

Truck Traffic and Street Maintenance –

23. Truck traffic from the development shall be routed only through the Anka Street/Glacier Highway intersection.
24. Truck traffic and heavy equipment operation associated with gravel extraction is strictly prohibited from the Davis Avenue side of the river.
25. Prior to leaving the excavation area, the transport truck bed, with the tailgate locked, shall be raised to a minimum twenty degree angle for a time sufficient to obtain reasonable drainage and to prevent water and ice on the roadway. The applicant shall provide sanding along the truck route to address icy road conditions that may occur during the period of operation.
26. The applicant shall protect catch basins along the route from sediment infiltration by use of manufactured Catch Basin filters.
27. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.
28. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped or if a major spill occurs.
29. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ, or ADOT.
30. The applicant shall construct a rockery lane for debris removal from truck tires prior to entering Anka Street.

Habitat Protection –

31. No sediment migration from the truck or ramp shall be allowed in the waterway.
32. Prior to commencement of mining and prior to gravel bar coverage with snow and ice, the applicant shall field stake the exact excavation configuration and setbacks from flowing water.
33. The applicant shall place any large woody debris encountered during excavation activities at the surface of the floodplain, upstream, or adjacent to the excavation area to encourage gravel bar formation and/or side channel creation. The woody material shall be partially buried to anchor the material during high flows.
34. There shall be no on-site fueling or equipment maintenance performed within 100 feet of the creek banks. This includes fueling or maintenance of portable equipment such as generators and pumps.
35. There shall be no on-site storage of fuel or other chemicals.

Attachments: February 7, 2018 memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding USE2018 0024.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, February 19, 2019.

Expiration Date: The permit will expire 5 years after the effective date, or February 19, 2024, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Teri Camery, Senior Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

3/1/2019
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: February 8, 2019

TO: Planning Commission

FROM: Allison Eddins, Planner
Community Development Department

FILE NO.: AME2019 0001

PROPOSAL: A Text Amendment to adopt the Parks & Recreation Master Plan as part of the CBJ Comprehensive Plan

ATTACHMENTS

Attachment A – Memo from Alexandra Pierce, Parks & Rec Project Manager, January 7, 2019
Attachment B – Draft Parks & Recreation Master Plan 2019-2029
Attachment C – Memos from CBJ Parks and Recreation staff to boards and committees
Attachment D – Parks and Recreation Advisory Committee draft minutes from January 8, 2019

INTRODUCTION

The City and Borough of Juneau Title 49 Land Use Code states in CBJ 49.10.170(a) that one of the duties of the Planning Commission is to review amendments to the Comprehensive Plan and make recommendations to the Assembly. The recommendation of the Commission shall be based upon the provisions of this title, the Comprehensive Plan, and the Capital Improvements Program.

The CBJ Parks & Recreation Department (P&R) has submitted for Commission review the draft Parks and Recreation Master Plan (PRMP). If adopted by the Assembly by ordinance, the PRMP would become part of the Comprehensive Plan.

BACKGROUND

The attached draft PRMP is an update to the 1996 Parks and Recreation Master Plan. The draft PRMP provides a framework for future decision making and helps set priorities for future capital projects for CBJ's park facilities. It includes an inventory and evaluation of existing CBJ parks, facilities, trails, and programs; a needs assessment for the maintenance and

improvement of existing facilities; a gap analysis to determine where new parks or facilities are needed; and a list of the capital improvement priorities.

The vision and guiding principles of the draft PRMP are in Table 1 which begins on the next page and may be read in more detail on Page ii and in Chapter 9 of the plan. A complete list of action items can be found in Chapter 9 beginning on page 125.

PUBLIC PROCESS

Public outreach for the PRMP began in 2016. P&R staff conducted public meetings, focus group sessions, and online and phone surveys. In the fall of 2016, over 500 households participated in the random sample phone survey and over 300 individual residents participated in the online survey. P&R staff used PlaceSpeak, an online tool for resident engagement, to capture location data and automatically send plan updates to users. Over 3,500 Juneau residents viewed project information on PlaceSpeak. During this time, staff also hosted five public meetings at various locations throughout the borough. These meetings allowed staff to solicit feedback on specific programs and facilities including: park maintenance, trails, landscape maintenance, pools, and youth and adult sports.

Staff also conducted focused user surveys about specific topics and convened a special committee of the Parks & Recreation Advisory Committee (PRAC) to help draft and review the plan.

A complete description of the public process may be found in Chapter 2 (Page 9) of the draft PRMP.

COMMITTEE AND BOARD COMMENTS

Treadwell Arena Advisory Board – The Treadwell Arena Advisory Board reviewed the draft PRMP and provided comments and recommended changes to the plan. The recommended changes were made and a formal memo from staff addressing the comments was presented back to the board. (See Attachment C)

Youth Activities Board – The Youth Activities Board reviewed the draft PRMP at their November 13, 2018, meeting. The board provided comments relating to *Chapter 5 - Community Partnerships, Social and Recreational Resources.* P&R staff made the recommended changes and drafted a memo to the board. (See Attachment C)

CBJ Aquatics Board – The CBJ Aquatics Board reviewed the draft PRMP and provided comments and recommended changes to the plan. The recommended changes were made and a formal memo from staff addressing the comments was sent to the board. (See Attachment C)

Parks and Recreation Advisory Committee – The PRAC at their January 8, 2019, meeting reviewed the draft PRMP for the final time. A motion to recommend adoption of the plan to the Assembly passed with unanimous consent. (See Attachment D)

Table 1: Draft Parks and Recreation Master Plan – Vision Statement, Guiding Principles and Goals

Vision Statement: Guiding future decision to provide the highest possible quality Parks & Recreation facilities, programs and services for all regardless of age, income, or ability	
Guiding Principles:	**Goals:**
Promote community engagement, health and wellness	• Find efficiencies that increase cost savings and/or revenue potential • Continually provide diverse recreational opportunities for the community • Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group • Provide opportunities for self-directed active recreation opportunities for all ages and abilities • Develop strong community partnerships that increase the scope, variety and accessibility of healthy recreation for all
Manage assets effectively	• Maintain current assets and facilities to a high standard and avoid deferring needed maintenance • Facility improvements should increase community benefit, facility safety, and/or revenue potential • Provide a venue for the community that supports affordable recreation opportunities for all • Develop and support a sustainable funding mix for recreation in Juneau • Promote increased cost recovery at revenue generating facilities • Maintain parks to a high standard and avoid deferring needed maintenance • Fund improvements for entire projects: develop a list of priorities and complete and fund each project sequentially • Maximize infrastructure investments by developing multi-use facilities
Ensure financial sustainability	• Encourage fundraising by community partners and provide matching or bridge funding when appropriate • Ensure commercial use aligns with community needs and interests • Ensure commercial use adheres to a consistent and fair fee structure • Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group
Support community partners	• Continue working with community partners to provide ADA accessible facilities and/or adaptive programming for seniors and residents with disabilities • Manage demands for facility time fairly, with youth activities taking highest priority • Encourage collaboration between community partners and internal collaboration between Parks & Recreation facilities and programs • Balance needs of community partners operating at Parks & Rec facilities to ensure that services are complimentary and provide the best possible array of opportunities for the community • Continue to work with community partners to increase scholarship funds available and outreach to eligible families

	• Encourage and support community partners in fundraising initiatives or other philanthropic activities to make improvements to parks, trails and recreational facilities • Encourage and foster collaboration among and with community partners • Provide leadership to recreation user groups in navigating land management issues • Increase community outreach and promotion, including cross promotional opportunities between Parks & Rec facilities and other CBJ departments, and with partner organizations
Engage youth and encourage lifelong wellness	• Develop and support programs that provide access to recreation for all Juneau's youth • Ensure programs are equitable and affordable by identifying and removing barriers to participation • On an ongoing basis, work with community partners to identify gaps in recreation, prevention, and social service offerings for youth in Juneau; and take a leadership role in developing evaluation tools and ensuring those gaps are filled • Change department name and mission to incorporate and highlight youth, i.e.: Parks, Recreation and Youth Services
Serve the needs of a diverse and changing population	• Ensure Parks & Recreation and its community partners are balancing programs and services across neighborhoods • Continue to provide ADA accessible facilities and/or adaptive programming for seniors and residents with disabilities • Encourage educational programming • Consider Juneau's growing senior population in decisions regarding programming and facility upgrades • Consider community safety and wellbeing in facility maintenance and upgrades • Park and facility improvements should improve safety and/or user experience • Encourage and support improvements in bicycle and pedestrian routes throughout Juneau • Update park master plan every 5-10 years • Maximize infrastructure improvements by developing multi-use facilities
Foster environmental stewardship	• Consider environmental sustainability in materials and site selection for capital projects, including trails • Consider environmentally sustainable facility or process upgrades • Continue to improve sustainability related educational signage • Incorporate environmental education into Parks & Rec programs and encourage community partners to do the same
Increase cultural awareness	• Work with Tribal partners to identify and install signage and markers to inform park users about Juneau's cultural heritage • Collaborate with Tribal partners to preserve and maintain current art and cultural materials at parks and recreation facilities • Respect the wishes of cultural communities regarding development or programming sensitive areas • Improve trail signage and cultural programming
Make programs and facilities accessible to all	• Remove barriers to participation resulting from socio-economic status • Offer diverse opportunities to participate in recreation programs • Balance cost recovery with affordability to keep the benefits of parks and recreation within reach of every Juneau resident

CONFORMITY WITH ADOPTED PLANS

2013 Comprehensive Plan – The Natural Resources and Recreation Chapter of the CBJ Comprehensive Plan lays out the following policies for parks and recreation.

> **POLICY 9.1** TO PROVIDE QUALITY DISPERSED OUTDOOR RECREATIONAL OPPORTUNITIES AND TO ACQUIRE AND DEVELOP SUFFICIENT LOCAL PARKS AND RECREATIONAL FACILITIES IN LOCATIONS CONVENIENT TO ALL AREAS OF THE CBJ, PLACES GIVEN PRIORITY FOR NEW FACILITIES INCLUDE RAPIDLY DEVELOPING AREAS AND CURRENTLY DEVELOPED AREAS THAT LACK ADEQUATE PARKS AND RECREATION FACILITIES.
>
> **POLICY 9.2** TO DEVELOP AND MAINTAIN AN INTERCONNECTED NON-MOTORIZED TRAIL SYSTEM THAT IS COMPLEMENTARY WITH, AND MAY BE CONTIGUOUS WITH, UN-FRAGMENTED FISH AND WILDLIFE CORRIDORS ALONG ANADROMOUS FISH STREAMS WITHIN THE ROADED AREA THAT PROVIDES FISH AND WILDLIFE AND HUMAN ACCESS TO THE SEA FROM THE UPLANDS.
>
> **POLICY 9.3** TO PRESERVE AS PUBLIC NATURAL AREAS THOSE PUBLIC OWNED LANDS AND SHORELINE AREAS THAT POSSESS IMPORTANT RECREATIONAL, SCENIC, FISH AND WILDLIFE AND OTHER ENVIRONMENTAL QUALITIES OR ARE SUBJECT TO NATURAL HAZARDS.

The draft PRMP includes a needs assessment (beginning on page 77) that identifies areas within the borough that are currently lacking adequate trails and parks facilities. The PRMP also contains an analysis of community trends (beginning on page 69) in order to ensure that the needs of a changing population are being met.

Chapter 11 of the Comprehensive Plan defines the land use categories for natural areas/parkland. The land use categories are listed below. The parkland inventory in the draft PRMP aligns with the Comprehensive Plan.

> ***Conservation Areas (CA)*** *consist of CBJ-owned Parks and Recreation Department-managed lands with recognized high value environmental qualities that are set aside for the protection and management of the natural environment with recreation, such as fishing, hiking and non-motorized boating, as a secondary objective. These may be non-anadromous fish watercourses or areas adjacent to anadromous fish streams that have been designated Stream Protection Corridors (SC), greenbelts, or high value wetlands. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes. These lands should be zoned to prevent*

> *residential, commercial, and industrial development, as well as resource extraction activities.*

The draft PRMP defines conservation areas as *natural areas with recognized environmental qualities of high value, set aside for the protection and management of the natural environment with recreation as a secondary objective. These may be islands, shorelines, stream corridors, greenbelts, or high value wetlands.* (4.1 Parkland Classification, page 36)

This definition and the recommendations for CA areas laid out in the draft PRMP (page 87) align with the 2013 Comprehensive Plan.

> ***Natural Area Park (NP)*** *Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.*

The draft PRMP describes two types of NP areas – semi-primitive areas and developed natural areas. (4.1 Parkland Classification, pg. 35) The recommendations for NP areas laid out in the PRMP (pages 84-86) align with the 2013 Comprehensive Plan.

> ***Recreational Service Park (RS)*** *Recreation Service Parks include CBJ-owned lands with parks developed for active recreation, programmed use, and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park development. The CBJ should retain ownership of these lands.*

Most of the parkland discussed in the draft PRMP falls under the RS land use category. These parklands include community parks, neighborhood parks, mini parks, and special use parks. (4.1 Parkland Classification, page 32) The recommendations for RS areas laid out in the PRMP (pages 81-83) align with the 2013 Comprehensive Plan.

Based upon the information presented, the draft PRMP complies with the 2013 Comprehensive Plan.

Auke Bay Area Plan – Chapter 4 of the Auke Bay Area Plan provides goals and policies that relate to recreation in Auke Bay.

> Goal 1 – Seek opportunities to connect hiking and biking trails to provide for longer, interconnected loop systems that includes connections to Auke Lay and beyond.
>
> > Policy 1.6 – Inventory the paths, trails and sidewalk connections within the subarea periodically (at least every six years). Gaps in the system should be assigned a priority and reported to the Planning Commission and Assembly as part of the annual Capital Improvement Program (CIP).

The draft PRMP recommends the convening of a trails advisory group to address ongoing trails management issues. The CBJ P&R is currently working with state and federal partners to create a trails inventory.

> Goal 2 – Develop a park and trail network.
>
> > Policy 2.2 – Create space for programmable events and group uses, such as those that exist at Savikko Park.
> >
> > Policy 2.3 Provide an open space amenity (park) within the Auke Bay Center that can be reached by all modes of transport.

The draft PRMP contains an evaluation of existing facilities and needs throughout the community and recognizes the need for a park in the Auke Bay area. Page 44 of the draft PRMP states: *The Auke Bay/Back Loop area contains one mini park, which is located in a development that is not central to the neighborhood's population. There is an elementary school in the area, but with the construction of the planned Pederson Hill development, it will be important to add more recreation service parkland in the area.*

> Goal 3 – Develop a recreational wayfinding signage system for residents, students and visitors that will make navigation and access easier to the recreational areas of Auke Bay.
>
> > Policy 3.3 – Include a bilingual message celebrating Auke Bay's cultural significance on wayfinding to cultural resources, where possible.

Increasing cultural awareness is one of the guiding principles of the draft PRMP. A recommended action item states that CBJ P&R should, in partnership with tribal leaders, improve system-wide information/wayfinding/interpretive signage at parks. The signage should include traditional languages, Native history and cultural significance.

Page 5 of the draft PRMP states, *This document provides goals and recommendations related to all of CBJ, while the area plans provide more detailed and localized policies and recommendations regarding parks, trails and recreation facilities.* Based upon the information presented, the draft PRMP complies with the Auke Bay Area Plan.

Lemon Creek Area Plan – Chapter 6 of the Lemon Creek Area Plan provides goals and action items that relate to natural resources and recreation.

> Goal 1 – Protect, restore and maintain the area's natural resources
>
> > Action: Re-plat the CBJ-owned lots that make up the Switzer Creek viewshed area between the Pinewood Subdivision and Gruening Park and permanently protect for open space and recreation.

The draft PRMP classifies the Switzer Creek viewshed area as a Conservation Area (Map 1-2 in Chapter 4). The management intent for conservation areas (page 87) states: *Areas will not be managed beyond occasional monitoring for resource damage and potential impacts. At such time as a recreation use becomes more prevalent, a parcel should be moved into an appropriate category of management.*

> Goal 3 – Ensure that the area has quality parks and recreational facilities for all users.
>
> > Action: Identify and construct additional parkland in the area with continued input from the public.

Chapter 7 of the PRMP evaluates park distribution and identifies areas that are currently underserved. Page 44 of the PRMP states: *Lemon Creek has one mini park as well as School District managed fields and covered play area. While Twin Lakes Park is near to the densely populated area of Lemon Creek, access is on a busy industrial road and walking or biking is not feasible for children and families. The Lemon Creek area is also comparatively distant from recreational facilities and amenities downtown and in the Mendenhall Valley, rendering it difficult for residents, particularly youth, to travel to these facilities. More recreation service and natural area park spaces in Lemon Creek are desirable.*

Based upon the information presented, the draft PRMP complies with the Lemon Creek Area Plan.

The Juneau Trails Plan – The 1993 Juneau Trails Plan was a collaborative planning effort between three managing agencies: the CBJ, the State of Alaska, and the US Forest Service. The Plan provides guidance for the development of an integrated and comprehensive trails system in the road-accessible Juneau area. The plan did not consider bike trails or trails directly

adjacent to roads. While many of the projects proposed in the 1993 plan have been completed, the goals of the plan remain relevant. Page 1 of the Juneau Trails Plan provides the overall goals.

Goals:

- Protect and enhance public use and enjoyment of the Juneau trail system and the parks, forest, open space, and wildlands through which they run.
- Address public health and safety needs on trails in the system; trails and associated trail facilities will meet safety standards for their class.
- Manage trails in ways that help protect and maintain the natural and cultural resources that trail users come to enjoy.
- Mange areas adjacent to trails for multiple uses when appropriate and use mitigation measures to alleviate any adverse impacts on natural or cultural resources.
- Provide for a spectrum of recreation opportunities throughout the Juneau trail system (provide for a variety of activities, skill levels, and kinds of experiences).
- Provide for specific recreation opportunities on some individual trails or trail segments in order to ensure high quality experiences.
- Develop and protect access rights to trails in the system for public use while respecting the rights of adjacent private property owners.
- Promote public understanding of trail opportunities in the Juneau system.
- Promote public identification and appreciation of the important natural and cultural resources found along the Juneau trail system.
- Promote public awareness of minimum impact trail use and appropriate trail etiquette to help maintain high quality recreation environments and reduce conflicts between users.
- Work cooperatively with other federal, state and local agencies to maintain Juneau's trails as a coordinated system and avoid agency inefficiency.
- Work cooperatively with national, state, or local citizen groups to identify trail problems and implement workable solutions.
- Encourage volunteer efforts among trail users or citizen groups to implement actions in the plan.
- Monitor conditions of the Juneau trail system to ensure that desired recreation opportunities are maintained through time.
- Develop and maintain regular schedule for trail and facility maintenance contingent on funding.

Many of the action items in the draft PRMP align with the goals in the 1993 Juneau Trails Plan. Several of the action items are listed below. For more detailed information on all action items see Chapter 9 of the PRMP beginning on page 123.

- With tribal partners, improve system-wide informational/wayfinding/interpretive signage at trailheads and on the trail networks.
- Work with Trail Mix to connect the Eagle Valley Center to other surrounding parks and amenities…
- Convene a trails advisory group to address ongoing rail management issues and to provide feedback on suitability for various trail users.
- Work with non-motorized trail user groups to support and assist trail development and/or improvement projects.
- As part of a broader fees and charges strategy, adjust commercial use fees for parks and rails to ensure charges are commensurate with cost of use.
- Work with state and federal partners to complete a new Trails Plan.
- Establish priorities for trail maintenance and construction.
- Adopt the USFS Trail Standards.
- Include trail funding in park maintenance budget and ensure funding is commensurate with need.
- Identify and complete connections between trail networks.

Based upon the information presented, the draft PRMP complies with the 1993 Juneau Trails Plan.

Juneau Non-Motorized Transportation Plan (JNMTP) – While the JNMTP mainly focuses on the development of public rights-of-way, two of the five goals of the plan relate to pathways, trails and connectivity.

<u>Goals:</u>

2. Encourage an increase in walking, bicycling and other active forms of transportation by providing safe, efficient and easy to use facilities that connect activity centers.

3. Improve Juneau's non-motorized transportation network and decrease the number of bicycle and pedestrian related accidents by identifying unsafe conditions, network gaps and deficiencies and making necessary improvements to sidewalks, bike lanes, paved shoulder lanes, separated paths, intersections and crosswalks.

The following action items from the draft PRMP relate to active transportation, maintenance of non-motorized transportation infrastructure, and safety of non-motorized transportation routes and align with the above mentioned goals of the JNMTP.

- Encourage and support improvements in bicycle and pedestrian routes throughout Juneau.
- Consider community safety and well-being in facility maintenance and upgrades.
- Park and facility improvements should improve safety and/or user experience.

- Use enterprise asset management and work order systems to improve maintenance of parks and trails, in addition to facilities.

Juneau Economic Development Plan (JEDP) – The JEDP sets the economic goals and objectives for the CBJ. The JEDP recognizes recreational opportunities as a quality of life issue and an integral part of Juneau's economic framework.

> An Economic Framework (page 16 of JEDP)
> *Quality of life – attributes and amenities that attract and retain workers and businesses to Juneau. Infrastructure also includes the social, cultural and recreation facilities and services that enhance the quality of life in Juneau and make the community an attractive place to live and work.*

The JEDP, on page 42, recognizes Juneau's recreational facilities and parks as a unique asset and competitive advantage for workforce attraction and retention and also as contributing to a healthy senior economy. Specifically, Objective 4 of the JEDP states:

> Objective 4 – Actively support and maintain quality of life infrastructure that attracts and retains a desired workforce.
>
> > Action 4-A Provide resources necessary for the BCJ Parks and Recreation Department to develop and maintain amenities and activities that contribute to quality of life in the community.
> >
> > Action 4-B Actively support amenities that attract and retain Juneau's workforce, including recreational, arts and cultural amenities, such as Eaglecrest, the ice rink swimming pools, libraries, museums, and outdoor recreation areas.

Based upon the information presented, the draft PRMP complies with the Juneau Economic Development Plan.

CBJ Lands Management Plan (LMP) – The CBJ Lands Management Plan was updated in 2015 and provides guidance for management and sale of CBJ owned lands. The goals of the LMP are listed below.

> Goal 1 – Continue the land disposal program which systematically places CBJ land into private ownership.
>
> Goal 2 – Provide direction on the best use of CBJ owned land for both development and preservation.

Goal 3 – Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.

Goal 4 – Maintain the LMP as required under CBJ 53.09.180 as a comprehensive reference document, updated every two years, that establishes CBJ land management policy and provides a framework for developing regulations concerning CBJ property.

The LMP says the following regarding the 1996 Parks and Recreation Master Plan:

> *The Parks and Recreation Comprehensive Plan, adopted in 1996 (with minor updates in 2007) designated over 2,000 acres of CBJ land as the Juneau Park System, for use as mini-parks, neighborhood parks, recreation areas, natural area parks and special use areas. These lands are not considered available for disposal. However, minor actions, such as leases and easements may be granted across parklands. With the adoption of the Parks and Recreation Comprehensive Plan, the Parks and Recreation Department has assumed management responsibility for lands designated as parks. Since the Parks and Recreation Comprehensive Plan, was adopted, several parcels have been added to the Juneau Parks System. Even though they have not been adopted as part of the Juneau Parks System, parcels which were obtained for parks and recreational purposes have been designated "Parks" in this version of the Land Management Plan.*

The draft PRMP recommends disposal of four parcels of CBJ owned lands that are classified as Natural Area Parks. (See Table 4.8, page 38) The draft PRMP recommends that if any of the four parcels are within the urban service boundary, contain buildable lands, and do not have a clear public recreation use they should be candidates for reclassification or disposal. Currently only the residential lots on Fritz Cove Road and Engineer's Cutoff are in the urban service boundary.

Table 4.8 Vacant/Other Areas Meeting Reclassification Criteria
Fish Creek – Vacant lands between semi-primitive park area and Bayview neighborhood
Mendenhall Peninsula – Residential lots on Fritz Cove Rd. and Engineer's Cutoff
Mendenhall Peninsula – Vacant lands at the tip of peninsula
Tee Harbor – Outer edges of north and south peninsulas

These parcels are not listed for disposal in the Lands Management Plan. It has been the policy of the CBJ Lands Department to not dispose of parklands.

The draft PRMP is recommending a change in the way parkland would be disposed of. Currently all CBJ land sales go to the CBJ Lands Committee for review and recommendation. The draft PRMP is recommending that parkland sales first go to the PRAC before the land goes through the normal land disposal process.

The draft PRMP is also recommending that the proceeds from the sale of parkland be reinvested directly into the CBJ P&R. Currently, *CBJ Title 53 Property Acquisition and Disposal* requires land sale proceeds to be credited to the municipal lands funds. The recommendation that the draft PRMP is proposing would require an amendment to Title 53.09.600.

> *53.09.600 - Municipal land fund revenues*
>
> *(a) The revenue from all disposals of land, interests in land, or resources under this chapter shall be credited to the account of the municipal land fund, except the following:*
>
> > *(1) Revenues from the lease, sale or other disposal of land, interests in land, or resources which are accounted for as an asset held for a service area or for an enterprise operation, such as the airport, small boat harbors, transit system, Eaglecrest ski area sewer and water utilities, shall be credited to the account of the service area or enterprise; and*
> >
> > *(2) Proceeds from the sale of tax foreclosed land shall be distributed in accordance with applicable state law with any remainder being deposited in the fund. This Master Plan document will have implications on the Land Management Plan by setting policies for parkland acquisition and disposal. The Parks Inventory summarized herein, which classifies the Juneau Parks System, sets criteria that renders a parkland parcel available for disposal, and identifies parcels conforming to those criteria. These changes will be incorporated into a future Land Management Plan in a manner that reflects the goals and objectives of this Plan.*

Based upon the information presented, the draft PRMP does not comply with the Lands Management Plan. However, the Lands Management Plan is required to be updated every two years. If the draft PRMP is adopted by the Assembly, the Lands Management Plan should be updated for compliance.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review and consider the draft *Parks & Recreation Master Plan* and recommend to the Assembly its adoption as an addendum to the Comprehensive Plan.

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

Date: January 7, 2019

To: Planning Commission

From: Alexandra Pierce, Project Manager
Parks and Recreation Department

Proposal: Adoption of the Parks& Recreation Master Plan as an addendum to the CBJ Comprehensive Plan. The Parks & Recreation Department (Parks & Rec) for the City and Borough of Juneau (CBJ) has submitted for Planning Commission review of the 2019 Parks & Recreation Master Plan.

Planning Commission review is required for City and Borough projects according to the Land Use Code, Title 40, CBJ 49.10.170(c):

> *The commission shall review and make recommendation to the assembly on land acquisitions and disposals as prescribed by title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based on the provisions of this title, the comprehensive plan, and the capital improvements program.*

All future land acquisitions and disposals are required to be reviewed by the Planning Commission, for their recommendation to the Assembly.

Attachments

A. Application and Draft Parks & Recreation Master Plan
B. Parks & Recreation Memo to Planning Commission
C. Commissions and Boards Response Memorandums

Background

The attached Parks & Recreation Master Plan replaces the 1997 Parks & Recreation Comprehensive Plan. The plan includes an update of the park classifications and a detailed plan for parkland acquisitions and disposals. The 1997 plan does not provide a mechanism or process for parkland disposal, including lot line adjustments and land swaps. The Parks & Rec

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Master Plan helps to ensure the public health, welfare, and safety of the community; assesses the current state of the parks and recreation system; guides the development of the parks and recreation system; provides a tool for rational decision making; served as a forum to engage the public in discussing issues and developing solutions; coordinates the functions of the department within CBJ; and creates feasible actions to translate the strategic concepts of the plan into actual implementation.

Parks & Rec conducted an extensive public outreach campaign in late 2016. Department staff held stakeholder meetings, engaged residents online, facilitated public meetings, coordinated phone and online surveys, and met with a focus group of Juneau residents in an effort to understand community needs and trends, and to define the scope of the Master Plan. After this initial round of community engagement, staff conducted focused user surveys about specific topics and convened a Special Committee of the Parks & Recreation Advisory Committee to review the Plan chapter-by-chapter. The Special Committee also developed the mission, vision, and guiding principles for the Master Plan process:

Mission Statement: To establish Parks & Recreation's role as an essential partner in a healthy community

Vision Statement: Guiding future decisions to provide the highest possible quality Parks & Recreation facilities, programs and services for all regardless of age, income, or ability

Guiding Principles: The Guiding Principles form the backbone of the Plan. They describe the core functions of the department and provide goals and recommendations for the future. Goals are policy statements that provide direction on specific areas or topics. Recommendations are specific, measurable action items to be completed over the coming years. A complete list of guiding principles, goals and recommendations can be found in Chapter 9; guiding principles are listed below:

- Promoting community engagement, health, and wellness
- Managing our assets effectively
- Ensuring financial sustainability
- Supporting community partnerships
- Engaging youth and encouraging lifelong wellness
- Serving the needs of a diverse and changing population
- Fostering environmental stewardship
- Increasing cultural awareness
- Making programs and facilities accessible to all

Park Classifications

Parks are grouped into two broad categories, Recreation Service Parks and Natural Area Parks. Recreation service parks are programmed for various activities and may contain built features such as playground equipment and sports fields. Natural Area Parks may include some amenities such as shelters or picnic tables, but their primary purpose is to support users' enjoyment of their natural surroundings. These two categories are further classified into park types based on size and intended use.

Recreation Service Parks

Recreation Service Parks include parks developed for active recreation and programmed use and may be a single use or activity area. Examples of Recreation Service Parks of different sizes include Bonnie Brae Park (a mini-park), Capital School Park (a neighborhood park), and Savikko Park (a community park). The Juneau Community Garden or Hank Harmon Rifle Range are examples of single use facilities that would be categorized as special use areas.

Natural Area Parks

Natural Area Parks differ from Recreation Service Parks in their underlying purpose. Natural Area Parks are areas of natural quality designed to serve the entire community by providing open space, access to water, and opportunities for more passive and dispersed recreation activities. There are two types of programmed Natural Area Parks, less programmed Semi-Primitive Areas and programmed and staffed Developed Natural Areas. Outer Point is an example of a semi-primitive area and the Eagle Valley Center, located in Amalga Meadows Park is an example of a Developed Natural Area. A high quality park system offers a diverse set of opportunities. Preferences for these types of opportunities vary from undeveloped areas to developed areas with picnic facilities and highly maintained trails systems. Providing a range of options within this type of park designation will help to further enhance the Juneau Park System and create recreational opportunities for a variety of user types.

Conservation Areas: a natural area with recognized environmental qualities of high value, set aside for the protection and management of the natural environment with recreation as a secondary objective. These may be islands, shorelines, stream corridors, greenbelts, or high value wetlands.

Vacant/Other Lands: vacant/other sites are lands that are controlled by Parks & Recreation and classified as Natural Area Parks, but which do not fit the criteria for semi-primitive areas, developed natural areas, or conservation areas. If such sites are within the urban service boundary; contain buildable lands; and do not have a clear public recreation use (i.e. a trail), these sites may be candidates for future reclassification or disposal.

Parkland Acquisition and Disposal

Parkland acquisition and disposal are important land management considerations with long lasting impacts. Lands are classified as parks because they hold high conservation or recreation value, or are

likely to have such values through future development. Lands with the potential for public recreation or requiring environmental protection may be considered for acquisition by Parks & Recreation and/or the CBJ Lands & Resources Department as they become available. Park properties that meet criteria for disposal and may have greater public benefit if used for another purpose may be considered for divestment. All recreation service parks, special use areas, developed natural areas, semi-primitive areas, and conservation areas are considered valuable parkland and generally are not candidates for disposal.

Parkland Acquisition: CBJ may acquire private property or property owned by other government entities consistent with the *CBJ Comprehensive Plan,* a specific Area Plan, or any other CBJ planning document that identifies acquisition of park lands. Reasons for acquiring park land may include:

- Right-of-way alignment to CBJ property suitable for parkland development
- Preservation of a trail corridor
- Public access
- Current or future need for new parks or facilities
- Consolidation of land ownership
- Enhancement or protection of adjacent Parks & Rec property
- Habitat preservation & restoration
- Bequests or donated land

Partial rights may be acquired when fee simple ownership by the CBJ is not necessary to accomplish management objectives. Partial rights may include: easements, leases, covenants, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain. Reasons to acquire parkland may include population growth, increased development, changing trends in recreation, a need to preserve high value conservation areas, or other rationale. Parkland should be acquired when and where it is in the public interest.

Disposal of Parkland in the Public Interest: Lands managed by Parks & Rec that do not fall into any of the parkland categories outlined in this document are classified as vacant/other. Parkland may be developable if it falls within the urban service boundary, has reasonable access, does not contain steep slopes or environmentally sensitive areas, is not being actively used for public recreation, and does not otherwise fulfill the goals established by this plan. These lands may be classified as vacant or other. Some of these properties may be developable or desirable to adjoining land owners. The CBJ has identified lands that hold no conservation value and which are unlikely to be developed as future programmed parks. Because land is a finite resource and costly to acquire for public purposes, the future value of

public parkland must be weighed against other public benefits when considering a request to dispose of parkland. Proceeds from lands sold by CBJ automatically go into the Lands Fund, unless appropriated by the Assembly for another use. Proceeds of parkland sales should be used to acquire new parkland, and to support the development and maintenance of parks and recreation assets, subject to Assembly appropriation of those funds.

In addition to the land disposal process laid out in the CBJ Land Management Plan, an additional level of public involvement is required to dispose of parklands. These steps should be followed regardless of whether the CBJ acts as the developer of the land or if it would be sold directly to a developer. Methods for disposal will follow those set forth in the CBJ Land Management Plan (CBJ§53.09.200). The process will be managed by CBJ Lands & Resources; Parks & Rec will manage the public consultation.

Parkland Disposal Process: Removal from Park System: The Parks & Recreation Advisory Committee (PRAC) shall consider all proposals to dispose of parkland, and will provide a recommendation to the Assembly regarding all such proposals.

Lands & Resources Disposal Process: Once a parcel is removed from the park system by the PRAC and Assembly, and deemed suitable for development by relevant agencies, it will follow the process defined in the CBJ Land Management Plan. After these actions have been completed the plat can be recorded. At that time the CBJ or developer can sell or develop the lot(s). The Parks & Rec Department should be involved in the Agency Review process.

Larger vacant/other parcels identified in the parks inventory include Fish Creek, vacant lands between semi-primitive park area and Bayview neighborhood; Mendenhall Peninsula, residential lots on Fritz Cove and Engineer's Cutoff roads; Mendenhall Peninsula, vacant lands at tip of peninsula; and Tee Harbor, outer edges of north and south peninsulas. These lands are identified in Map Series 1.

Disposal of Individual Parcels: Lot line adjustments and requests for sale of individual parcels will be subject to the following process:

- Proposal reviewed by the PRAC, which will select one of the following public review options:
    - Conduct a public workshop to allow the public to offer comments about the proposed sale. Comments will be compiled and forwarded to PRAC, or
    - Parks & Rec may notify neighbors via fliers or mail-outs and provide a contact and deadline for comments about the proposed sale.

- PRAC will review public feedback and make a recommendation to the CBJ Assembly in support or opposition of the sale.
- The Assembly will determine the method for disposal based on the criteria and options set forth in the CBJ Land Management Plan and the land sale will follow the process of a CBJ parcel not classified as parkland.

After these steps have been completed, the final sale can be recorded.

Public Comments

Public comments can be found in Appendix III of the attached Parks & Recreation Master Plan document.

Commission and Board Comments

Response memorandums to comments received from PRAC, the Aquatics Board, the Youth Activities Board, and the Treadwell Arena Advisory Board can be found in Attachment C.

Compliance with CBJ Comprehensive Plan

The Natural Resources and Recreation chapter of the 2013 CBJ Comprehensive Plan draws on the 2007 update to the 1997 Plan, the 1993 Juneau Trails Plan, the 2009 Juneau Non-Motorized Transportation Plan and the 1986 Mendenhall Valley Greenbelt Plan. The CBJ Comprehensive Plan lays out the following policies for Parks & Recreation. Each policy is supported by standard operating procedures and implementing actions. These policies remain consistent with the direction of this Plan; however the goals and recommendations herein may necessitate changes to the standard operating procedures and implementing actions in future versions of the CBJ Comprehensive Plan:

Policy 9.1. To provide quality dispersed outdoor recreational opportunities and to acquire and develop sufficient local parks and recreational facilities in locations convenient to all areas of the CBJ, places given priority for new facilities include rapidly developing areas and currently developed areas that lack adequate parks and recreation facilities.

Policy 9.2. To develop and maintain an interconnected non-motorized trail system that is complementary with, and may be contiguous with, un-fragmented fish and wildlife corridors along anadromous fish streams within the roaded area that provides fish and wildlife and human access to the sea from the uplands.

Policy 9.3. To preserve as public natural areas those public owned lands and shoreline areas that possess important recreational, scenic, fish and wildlife and other environmental qualities or are subject to natural hazards.

Compliance with CBJ Land Management Plan

The 2016 CBJ Land Management Plan identifies several parcels added to the parks system since the 1997 Plan. Though these parcels have not been formally adopted as part of the Juneau Parks System, they were obtained for parks and recreational purposes and have been designated "Parks" in the Land Management Plan. This Master Plan document will have implications on the Land Management Plan by setting policies for parkland acquisition and disposal. The Parks Inventory summarized herein, which classifies the Juneau Parks System, sets criteria that renders a parkland parcel available for disposal, and identifies parcels conforming to those criteria. These changes will be incorporated into a future Land Management Plan in a manner that reflects the goals and objectives of this Plan.

Staff Recommendation

Staff recommends that the Commission recommend adoption by the CBJ Assembly.

2019 – 2029 Parks & Recreation Master Plan

Thank you to all who contributed to this document, particularly the Special Committee who contributed time, expertise, and suggestions throughout the Master Plan process.

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CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

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Executive Summary

The City & Borough of Juneau (CBJ) is rich in natural and recreational resources. The need for a Parks & Recreation (Parks & Rec) Master Plan (Plan) emerged as the department grappled with the challenges of maintaining aging infrastructure and the need to continue to provide a high level of service to the City's approximately 32,000 residents and 1.1 million annual visitors. This Master Plan provides a strategic framework that will guide future decisions and help set priorities for future capital projects.

This Master Plan is not a commitment to spend. Financial decisions are made by the Assembly as part of the CBJ budget process. Although approximate cost estimates are included, they are provided for planning purposes only – giving the Assembly, CBJ staff, and community partners a guide for financial management.

Community Engagement

Parks & Rec conducted an extensive public outreach campaign in late 2016. Department staff held stakeholder meetings, engaged residents online, facilitated public meetings, coordinated phone and online surveys, and met with a focus group of Juneau residents in an effort to understand community needs and trends, and to define the scope of the Master Plan. After this initial round of community engagement, staff conducted focused user surveys about specific topics and convened a Special Committee of the Parks & Recreation Advisory Committee to review the Plan chapter-by-chapter. The Special Committee also developed the mission, vision, and guiding principles for the Master Plan process:

Mission Statement: To establish Parks & Recreation's role as an essential partner in a healthy community

Vision Statement: Guiding future decisions to provide the highest possible quality Parks & Recreation facilities, programs and services for all regardless of age, income, or ability

Guiding Principles: The Guiding Principles form the backbone of the Plan. They describe the core functions of the department and provide goals and recommendations for the future. Goals are policy statements that provide direction on specific areas or topics. Recommendations are specific, measurable action items to be completed over the coming years. A complete list of guiding principles, goals and recommendations can be found in Chapter 9; goals and guiding principles are summarized here.

Guiding Principle:

Promoting community engagement, health, and wellness

Goals:

- *Find efficiencies that increase cost savings and/or revenue potential*
- *Continually provide diverse recreational opportunities for the community*
- *Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group*
- *Provide opportunities for self-directed active recreation opportunities for all ages and abilities*
- *Develop strong community partnerships that increase the scope, variety and accessibility of healthy recreation for all*

Guiding Principle:

Managing our assets effectively

Goals:

- *Maintain our current assets and facilities to a high standard and avoid deferring needed maintenance*
- *Facility improvements should increase community benefit, facility safety, and/or revenue potential*
- *Provide a venue for the community that supports affordable recreation opportunities for all of the Juneau community*
- *Develop and support a sustainable funding mix for recreation in Juneau*
- *Promote increased cost recovery at revenue generating facilities*
- *Maintain our parks to a high standard and avoid deferring needed maintenance*
- *Fund improvements for entire projects: develop a list of priorities and complete and fund each project sequentially*
- *Maximize infrastructure investments by developing multi-use facilities*

Guiding Principle:

Ensuring financial sustainability

Goals:

- *Encourage fundraising by community partners and provide matching or bridge funding when appropriate*
- *Ensure commercial use aligns with community needs and interests*
- *Ensure commercial use adheres to a consistent and fair fee structure*
- *Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group*

Guiding Principle:

Supporting community partnerships

Goals:

- *Continue working with community partners to provide ADA accessible facilities and/or adaptive programming for seniors and residents with disabilities*
- *Manage demands for facility time fairly, with youth activities taking highest priority*
- *Encourage collaboration between community partners and internal collaboration between Parks & Recreation facilities and programs*
- *Balance needs of community partners operating at Parks & Rec facilities to ensure that services are complementary and provide the best possible array of opportunities for the community*
- *Continue to work with community partners to increase scholarship funds available and outreach to eligible families*
- *Encourage and support community partners in fundraising initiatives or other philanthropic activities to make improvements to parks, trails and recreational facilities*
- *Encourage and foster collaboration among and with community partners*
- *Provide leadership to recreation user groups in navigating land management issues*
- *Increase community outreach and promotion, including cross promotional opportunities between Parks & Rec facilities and other CBJ departments, and with partner organizations*

Guiding Principle:

Engaging youth and encouraging lifelong wellness

Goals:

- *Develop and support programs that provide access to recreation for all Juneau's youth*
- *Ensure programs are equitable and affordable by identifying and removing barriers to participation*
- *On an ongoing basis, work with community partners to identify gaps in recreation, prevention, and social service offerings for youth in Juneau; and take a leadership role in developing evaluation tools and ensuring those gaps are filled*
- *Change department name and mission to incorporate and highlight youth, i.e.: Parks, Recreation and Youth Services*

Guiding Principle:

Serving the needs of a diverse and changing population

Goals:

- *Ensure Parks & Recreation and its community partners are balancing programs and services across neighborhoods*
- *Continue to provide ADA accessible facilities and/or adaptive programming for seniors and residents with disabilities*
- *Encourage educational programming*
- *Consider Juneau's growing senior population in decisions regarding programming and facility upgrades*
- *Consider community safety and wellbeing in facility maintenance and upgrades*
- *Park and facility improvements should improve safety and/or user experience*
- *Encourage and support improvements in bicycle and pedestrian routes throughout Juneau*
- *Update park master plans every 5-10 years*
- *Maximize infrastructure improvements by developing multi-use facilities*

Guiding Principle:

Fostering environmental stewardship

Goals:

- *Consider environmental sustainability in materials and site selection for capital projects, including trails.*
- *Consider environmentally sustainable facility or process upgrades*
- *Continue to improve sustainability related educational signage*
- *Incorporate environmental education into Parks & Rec programs and encourage community partners to do the same*

Guiding Principle:

Increasing cultural awareness

Goals:

- *Work with Tribal partners to identify and install signage and markers to inform park users about Juneau's cultural heritage*
- *Collaborate with Tribal partners to preserve and maintain current art and cultural materials at parks and recreation facilities*
- *Respect the wishes of cultural communities regarding development or programming in culturally sensitive areas*
- *Improve trail signage and cultural programming*

Guiding Principle:

Making programs and facilities accessible to all

Goals:

- *Remove barriers to participation resulting from socio-economic status*
- *Offer diverse opportunities to participate in recreation programs*
- *Balance cost recovery with affordability to keep the benefits of parks and recreation within reach of every Juneau resident*

Key Themes

Key themes emerged as we collected feedback from residents, stakeholders, and staff. These include:

Partnerships: CBJ is just one part of the recreational fabric of Juneau. It is critical that Juneau maintain high quality social and recreational assets regardless of management authority. Many individuals use parks, facilities and services without awareness of the managing agency or organization. Collaboration between social service agencies and recreation providers improves user experiences by minimizing discrepancies between agencies and organizations. It is Parks & Rec's policy not to compete with other recreation and social service providers, but to work with these partners to provide space, support, and scholarships, and to offer complementary programs and services. There is a nationwide trend toward non-profit organizations offering public recreation services and for Parks & Recreation departments providing support and facilities and Juneau is no exception. During the public consultation process for this Plan, we asked partner organizations to submit their future goals and priorities not only to entrench support for the critical role played by partner organizations, but also to ensure that Parks & Rec's goals and priorities align with those of its partners.

Financial Sustainability: Parks and recreation facilities are not designed to be profit centers, and therefore require general tax fund support to provide affordable programs and services to all residents. A significant challenge for the department is determining an appropriate balance of revenue and general fund support, or affordability and fiscal responsibility. As a public entity with a stated goal of reducing barriers to entry it is critical for Parks & Rec to keep its programs and services affordable and accessible to all.

Facts and Highlights

- 89% of Juneau residents use trails
- Parks & Rec staff met with over 30 community partners during this planning process
- Juneau has more than 250 miles of trails
- CBJ maintains 30 parks
- CBJ Landscape Maintenance crews mow 1,168,360 sq. ft. of turf throughout the year
- Parks & Recreation provides 175 Trash Cans
- Parks & Recreation provides over 230,000 dog waste bags every year
- CBJ pools use 646,000 gallons of saline eater per year
- Treadwell Arena staff resurface the ice 83 times a week
- There are 12,187 households in Juneau, 32% have children
- Juneau's median Age has risen from 28.1 in 1980 to 38.4 in 2017

Maintaining What We Have: It is a challenge to maintain existing infrastructure given the department's current staffing and financial resources. Each year between October and April, five employees maintain 35 parks and 15 playgrounds, empty over 200 trash cans, and provide snow removal for seven CBJ facilities, Ten of Juneau's 15 playgrounds are overdue for replacement, and the community's recreational facilities need millions of dollars in deferred maintenance. Old facilities and equipment require more maintenance, and should be replaced or upgraded before adding new infrastructure without corresponding increases to maintenance budgets.

Social Equity: Parks & Recreation programs are investments in the community with returns that include reduced public health and law enforcement costs; healthy residents; quality of life; and well-balanced youth. A key challenge for the department is to identify and eliminate barriers to participation for underserved residents. Parks & Rec provides scholarships that can be applied to other programs. The department also actively reaches out to residents, particularly youth, that require additional support to assure equitable access to Parks & Rec programs and facilities.

Maintaining What We Have: It is a challenge to maintain existing infrastructure given the department's current staffing and financial resources. Each year between October and April, five employees maintain 35 parks and 15 playgrounds, empty over 200 trash cans, and provide snow removal for seven CBJ facilities, Ten of Juneau's 15 playgrounds are overdue for replacement, and the community's recreational facilities need millions of dollars in deferred maintenance. Old facilities and equipment require more maintenance, and should be replaced or upgraded before adding new infrastructure without corresponding increases to maintenance budgets.

Implementation

The actions contained in this plan should become part of the department's annual work plan and budgeting process. Yearly: Review priorities and recommendations, set annual goals based on priorities, report progress on completion of last year's goals, include priorities in the department budget.

Every 3 years: Review mid-range recommendations and determine whether they should become short-term priorities, update goals and recommendations based on current political, economic and social climate, and public outreach in the form of a survey or other means of gauging residents.

Every 5 years: Update the Master Plan document; reset goals and recommendations and priorities.

The recommendations in Chapter 9 present short, medium and long-term priorities and are classified as required, recommended, and potential actions. Changes in the economy, demographics, and community interests make this a living document; it will be important to revisit this Plan frequently and update the directions.

1 Introduction: Parks & Recreation, Essential Partners in a Healthy Community

Welcome to the CBJ Parks & Recreation Master Plan. This document covers many aspects of department operations over the coming decade. These summaries at the beginning of each chapter are designed to provide readers with an overview of its content and help readers quickly find information. This chapter is an overview of parks and recreation in Juneau's past and present, a discussion of the need for a comprehensive policy document that sets Parks & Recreation Department priorities for the next decade, and an explanation of related policies and key themes.

Chapter highlights (key themes):

- Setting priorities for funding
- Partnerships
- Equity
- Financial sustainability

1.1 Purpose of the Master Plan

For generations, access to nature and recreation have been integral components of the Juneau lifestyle. Surrounded by the Tongass National Forest, mountains and ocean, Juneau's natural setting is a key reason why many choose to call the area home. Throughout the community's history, indoor and outdoor recreational facilities and programs have helped residents thrive in Juneau's climate, while parks and trails have connected people to nature and created spaces for the community to gather.

Today, Juneau's parks and recreation system provides a diverse network of parks, trails, and facilities – important components of the quality of life that attracts and keeps people in Juneau. These programs and facilities are a major civic asset that enhances the community by increasing property values, improving neighborhoods, and improving public health and wellness, as residents are offered the opportunities to build new skills, be physically active, and interact socially through shared experience. Parks and trails facilitate access to Juneau's vast natural areas for residents of all ages and abilities, and help Juneau to attract visitors and to maintain a vibrant business community.

This Parks & Recreation Master Plan (Plan) document considers the future of City and Borough of Juneau (CBJ) Parks & Recreation (Parks & Rec) over the coming two decades, with recommendations to be implemented over the next ten years. It is intended to provide guidance and policy framework that is based on community feedback and will help current and future leaders to make decisions that support the department's long-term goals and priorities. The Plan also defines Parks & Rec's key role providing resources and collaborative leadership within a diverse network of community partners. This Plan is designed to be a living document, updated every five years to reflect changes in demographics, funding, and other conditions. Chapter 10 provides a methodology for reviewing and updating the plan.

1.2 Community Health and Wellness

As we look forward to the coming decades of recreation in Juneau, it is important to recognize that resources can be applied more effectively if youth are perceived as assets to be invested in, and that these investments will lead to a reduction in problems to be policed. It is also imperative that we continue to invest in our public lands and facilities and recognize their role in property values, attracting and retaining the next generation workforce, and supporting and maintaining the visitor economy.

CBJ Parks & Recreation provides the elements that create, maintain, and enhance physical, social, economic and environmental health and wellness. Recreational resources are vital to quality of life and economic well-being. Recreational opportunities attract and retain location-neutral professionals and businesses, boosting the economy and adding jobs for residents from a variety of backgrounds. Social and recreational services encourage seniors to stay in Juneau and spend their retirement income locally.

While communities across the country place a high value on the quality of life enhancements that Parks & Rec services provide, there is less recognition of the "ounce of prevention" aspect: that an investment in healthy activities, especially for youth, has economic and social returns in the form of public health, criminal justice, and a productive workforce. Parks & Rec provides constructive programs for youth and adults; as well as access to safe indoor facilities and amenities and opportunities for unstructured and outdoor recreation for all residents, regardless of age, income, or ability. It is critical that the department continue to evaluate barriers to participation for underserved youth and work with community partners to eliminate those barriers and provide equal access to all.

While Juneau maintains diverse public parks and recreation facilities, recreation distribution, access, and use varies across different demographic populations. Studies have highlighted that unequal distribution of and access to green spaces, parks and recreation exist and that physical activity levels and park use are dependent on demographic, socioeconomic and regional characteristics (NRPA, 2012).

Furthermore, availability of Parks & Rec facilities and the conditions of those facilities also determines the frequency of use and physical activity levels. Parks and trails provide health, social and economic benefits in an environmental context; therefore, they are considered environmental amenities and dialogue on disparities in proximity, facilities, and conditions can be framed in the context of an environmental and social justice issue. There are social benefits to ensuring access to public facilities and providing and maintaining parks, trails, and other recreational amenities in impoverished neighborhoods. These benefits extend to recreational programming and ensuring access for underserved residents, particularly youth, seniors, and people with disabilities.

Parks & Rec provides social services, particularly for youth, in the form of work skills development, after school activities, and services for underserved and at risk youth; and continues to play a leadership role in identifying and mitigating the gaps in the youth services network in Juneau. Additionally Parks & Rec maintains facilities and helps facilitate programs for residents with disabilities and continues to work with community partners to improve ADA accessibility throughout the CBJ Parks & Rec system.

1.3 Parks & Recreation in Juneau's History

Although access to recreation and natural areas has been an important part of life in Juneau throughout the city's history, CBJ has only engaged in formal Parks & Rec planning for half a century. The first Parks and Recreation Comprehensive Plan was written by Parks and Recreation Advisory Committee (PRAC) members in the early 1970's. A private contractor was hired to produce the 1977 Comprehensive Parks and Recreation System Plan (1977 Plan). The next and most recent Parks and Recreation Comprehensive Plan (1997 Plan) was written by CBJ staff in 1997, with the recommendations chapter updated in 2007.

When Juneau first started to plan for Parks and Recreation, CBJ Parks & Rec offered organized activities ranging from baseball to berry picking, and operated a single recreational facility. As the population grew and demographics changed, the department focused its efforts on youth and adult sports and began to form partnerships with other organizations that provide sports, recreation, and social services. The 1997 Plan recommended additional recreation facilities, and the Treadwell Arena and Dimond Park Aquatic Center were constructed in 2004 and 2011, respectively.

Today Parks & Rec operates more facilities than ever before, including a youth center, two pools, an ice arena, gym space, playing fields, an arboretum, parks and trails. Parks & Rec provides its own programming including youth and adult sports, camps, after-school programs, classes, and social programs while also providing space and support to other recreation and activity providers. The department also controls parking and building maintenance, these functions are considered outside the core services of Parks & Rec and are excluded from this plan.

1.4 Policy and Legislation

Over the past decade, there have been myriad studies, planning efforts, and documents related to parks and recreation in Juneau. This plan does not seek to replace any study or guiding document related to an individual area or topic, but instead creates a broad framework and strategic direction for the department. Planning efforts related to specific Parks & Rec controlled issues or areas remain valid, though this Plan recommends updates to some. The policy documents listed below provide guidance for other government agencies and CBJ departments and are particularly relevant to Parks & Rec and/or are directly influenced by this Plan.

1.4.1 CBJ Comprehensive Plan

The Natural Resources and Recreation chapter of the 2013 CBJ Comprehensive Plan draws on the 2007 update to the 1997 Plan, the 1993 Juneau Trails Plan, the 2009 Juneau Non-Motorized Transportation Plan and the 1986 Mendenhall Valley Greenbelt Plan. The CBJ Comprehensive Plan lays out the following policies for Parks & Recreation. Each policy is supported by standard operating procedures and implementing actions. These policies remain consistent with the direction of this Plan; however the goals and recommendations herein may necessitate changes to the standard operating procedures and implementing actions in future versions of the CBJ Comprehensive Plan:

Policy 9.1 *To provide quality dispersed outdoor recreational opportunities and to acquire and develop sufficient local parks and recreational facilities in locations convenient to all areas of the CBJ, places given priority for new facilities include rapidly developing areas and currently developed areas that lack adequate parks and recreation facilities.*

Policy 9.2 *To develop and maintain an interconnected non-motorized trail system that is complementary with, and may be contiguous with, un-fragmented fish and wildlife corridors along anadromous fish streams within the roaded area that provides fish and wildlife and human access to the sea from the uplands.*

Policy 9.3 *To preserve as public natural areas those public owned lands and shoreline areas that possess important recreational, scenic, fish and wildlife and other environmental qualities or are subject to natural hazards.*

1.4.2 Land Management Plan

The 2016 CBJ Land Management Plan identifies several parcels added to the parks system since the 1997 Plan. Though these parcels have not been formally adopted as part of the Juneau Parks System, they were obtained for parks and recreational purposes and have been designated "Parks" in the Land Management Plan. This Master Plan document will have implications on the Land Management Plan by setting policies for parkland acquisition and disposal. The Parks Inventory summarized herein, which classifies the Juneau Parks System, sets criteria that renders a parkland parcel available for disposal, and identifies parcels conforming to those criteria. These changes will be incorporated into a future Land Management Plan in a manner that reflects the goals and objectives of this Plan.

1.4.3 Area Plans

The Community Development Department (CDD) is currently in the process of producing Area Plans for individual neighborhoods. These documents inform the CBJ Comprehensive Plan and analyze a specific geographic area to identify priorities and set long-term strategies and guidelines for development. Parks & Recreation works closely with CDD during the development of these Plans. This document provides goals and recommendations related to all areas covered by Area Plans, while Area Plans provide more detailed and localized policies and recommendations regarding parks, trails and recreation facilities.

1.4.4 Juneau Economic Development Plan

The Juneau Economic Development Plan sets economic development priorities, goals, objectives, and actions. These include initiatives such as building the senior economy, attracting and retaining the next generation workforce, building on strengths, and revitalizing downtown, all of which are related to parks and recreation in that economic vitality and livability are inextricably linked. Parks and trails help create vibrant neighborhoods, and recreational activities retain families and create a sense of community for those who live and work in Juneau. As the population ages, Parks & Rec will play a role in the senior economy, providing the programs and services to keep seniors active, thus reducing public health costs. The Economic Development Plan identifies diverse outdoor recreation opportunities, diverse indoor recreation facilities, affordable high-quality winter recreation opportunities, a world-class setting and natural beauty, and popularity as a visitor destination among Juneau's assets and competitive advantages. Disadvantages include workforce shortages and high cost of living. Further, the Economic Development Plan advises leveraging these assets and addressing these challenges to strengthen the economy. Parks & Rec is a vital component of both supporting assets and mitigating challenges by providing affordable and equitable recreation opportunities and services. The role of the setting, nature and recreation is so critical to the local lifestyle that resources that promote quality of life are foundational to all economic development initiatives centered on attracting and retaining businesses, professionals and retirees.

1.4.5 Eaglecrest Master Plan

Eaglecrest Ski Area is owned and operated by CBJ, but is not controlled by Parks & Rec. It is a significant recreational amenity and there are cross promotional and combined pass opportunities between Eaglecrest and Parks & Rec. Additionally, recommended and existing trail connections between Parks & Rec and Eaglecrest maintained trails are discussed in the Eaglecrest Master Plan. It is important to continue working closely with Eaglecrest on consultations with trail user groups and shared marketing and promotional efforts.

1.4.6 Juneau Non-Motorized Transportation Plan

The Juneau Non-Motorized Transportation Plan details current and potential routes for bicycle and pedestrian transportation and provides some trail development recommendations. Transportation was cited as a barrier to participation for youth in the community. Safe bicycle and pedestrian routes between densely populated neighborhoods and recreational facilities help to address this issue for youth old enough to walk or bike on their own. Additionally, pedestrian and cycle commuter connections encourage a healthy lifestyle and provide safe and environmentally friendly access to parks, trails, and facilities for recreational activities.

1.4.7 North to the Future: Alaska's Statewide Comprehensive Outdoor Recreation Plan

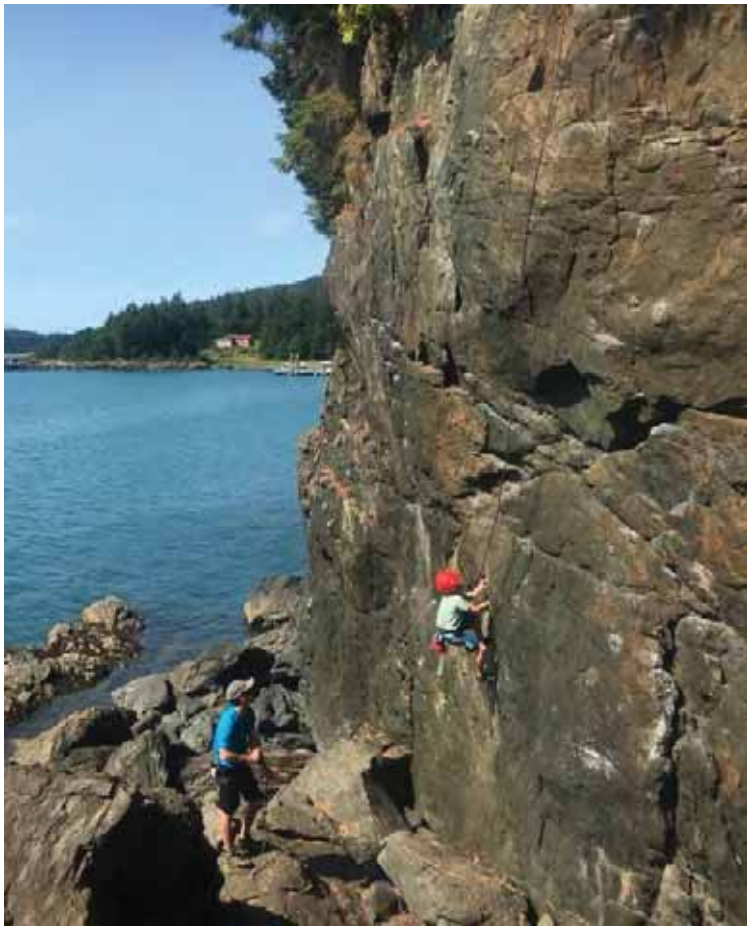
The 2016 Statewide Comprehensive Outdoor Recreation Plan (SCORP) guides outdoor recreation providers, advisory boards, user groups and the public in making decisions in Alaska from 2016 through 2021. The SCORP is a requirement for Alaska's participation in the Federal Land and Water Conservation Fund (LWCF) State & Local Assistance matching grant program which provides capital project funding for recreation. The SCORP provides a reference for outdoor recreation trends and issues in Alaska; identifies statewide capital investment priorities related to outdoor recreation resources; outlines the state's priorities for LWCF funding; and provides information regarding eligibility for LWCF assistance. Requirements for funding through the State's Recreational Trails Program are also identified in the SCORP. For CBJ, the SCORP is both a useful resource for information on statewide trends and a guide to grant opportunities for capital projects.

1.5 Current Challenges and Priorities

The research and public consultation conducted as part of this planning process identified the following key issues. These challenges and priorities are at the forefront of Parks & Rec's future goals and policies, and touch most of the other issues discussed herein.

1.5.1 Funding Priorities

At current staffing levels, Parks & Rec is challenged to maintain its assets to a high standard. Many parks, trails and facilities have deferred maintenance issues, and available funds often cover only temporary or superficial repairs. It is the department's preference to avoid small additions, repairs, or reductions to multiple facilities or budgets, but instead to fund or eliminate entire programs or projects. This practice allows the department to maintain safe and high quality programs and facilities and to work toward a predicable maintenance cycle for built assets.



1.5.2 Partnerships

CBJ is just one part of the recreational fabric of Juneau, with the United States Forest Service (USFS), Alaska State Parks, the Juneau School District (JSD), and private and non-profit organizations working together to meet the social and recreational needs of residents and visitors. It is critical that Juneau maintain high quality social and recreational assets regardless of management authority. Many individuals use parks, facilities and services without awareness of the managing agency or organization. Consequently, collaboration between social service and recreation providers improves user experiences by minimizing discrepancies between agencies and organizations.

It is Parks & Rec's policy not to compete with other recreation and social service providers, but to work with these partners to provide space, support, and scholarships and to offer complementary programs and services. There is a nationwide trend toward non-profit organizations offering public recreation services and for Parks & Recreation departments providing support and facilities. Juneau is no exception, and during the public consultation process for this Plan, partner organizations were asked to submit their future goals and priorities for inclusion in this document in an effort to not only entrench support for the critical functions performed by partner organizations but also to ensure that Parks & Rec's goals and priorities align with those of its partners.

1.5.3 Equity

One significant challenge presented by the trend toward decentralization is the possibility of creating additional barriers to underserved residents. While Parks & Rec provides and administers scholarships that can be applied to other programs, there is an additional outreach and equity component that Parks & Rec is obligated and driven to consider as a public service provider. While it is a stated goal to engage with other service providers to continually evaluate programs for underserved youth and work with these partners to ensure that at-risk or disadvantaged youth have access to the programs and services they need; it is also important to consider the ounce of prevention aspect by reducing barriers to entry for constructive activities. Parks & Rec prioritizes equity in its own programs, but beyond offering scholarships, the department does not have control over the expense or social accessibility of programs offered by other providers. By partnering with other service providers, Parks & Rec can promote equity and provide support where needed.

1.5.4 Financial Sustainability

As a public entity with a stated goal of reducing barriers to entry it is critical for Parks & Rec to keep its programs and services affordable for residents while also generating sufficient revenue from facilities and programs. While public recreation facilities are not designed to be profit centers, and require general fund support, it is important to operate efficiently and maintain a reasonable rate of cost recovery. A key challenge for the department is determining an appropriate balance of revenue and general fund support, or affordability and fiscal responsibility.

2 Project Scope

This chapter describes the Master Plan process from beginning to end, including all public consultation efforts. Community outreach included stakeholder group meetings, public meetings, online engagement, a statistically valid public phone survey, a self-selected online survey, and a committee of residents who reviewed each chapter as it was completed. This chapter includes data on how many residents were reached by each method. Survey results are summarized in Chapter 6. Full survey results can be found in Appendix II.

Chapter highlights:

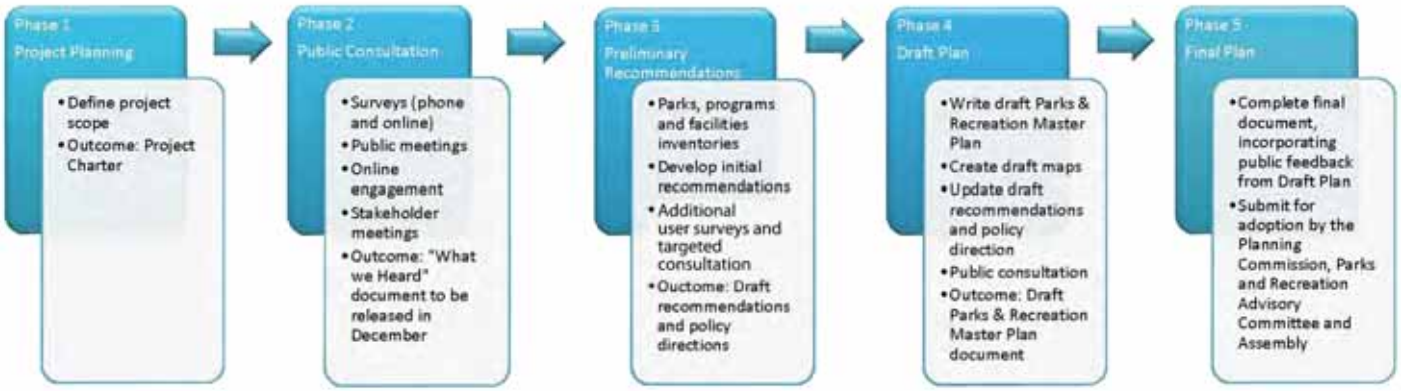
- Project timeline – 2016-2018
- Exclusions from project – parking and building maintenance
- Public engagement summary

2.1 Planning Process

2.1.1 Master Plan Timeline

The two year planning effort commenced in summer 2016 and was divided into five phases. Deliverables and outcomes of each project phase are listed below.

Figure 2.1: Project Phases



Deliverable 1: Project Plan

The project plan laid out the project scope and timeline and set conditions and exclusions for the Master Plan project.

Deliverable 2: "What we Heard" Summary Document of Public Engagement Outcomes

This document provided a public, transparent collection of community feedback from the first round of public consultation.

Deliverable 3: Programs and Facilities Audit

The programs and facilities audit evaluated Juneau's Parks and Recreation services against national guidelines and similar communities and identified priority projects, processes and policies related to Juneau's parks and recreation facilities. This included a detailed parks inventory and a more general recreation programs and facilities inventory. As part of this process, Parks & Rec staff also conducted supplemental surveys on key issues including dog parks and youth and senior activities. The outcome of this audit was a detailed set of recommendations, which formed the backbone of this plan.

Deliverable 4: Draft Plan

The draft plan was a first draft document submitted to the public for review. The project team reached out to stakeholders and the public through a series of meetings and online to ensure that the draft plan and recommendations were in line with the interests and needs of the community.

Deliverable 5: Final Plan

The final plan was recommended for adoption by PRAC on DATE, adopted by the Planning Commission on DATE, and adopted by the CBJ Assembly on DATE.

2.1.2 Exclusions

The following deliverables and tasks were excluded from the project:

Excluded from project:	Reason:
Parking	Parking is administered by Parks & Rec but is also managed in some way by nine different CBJ departments. CBJ is in the process of evaluating parking services and programs. The parking function is outside of the core scope of the Parks & Rec department and therefore is excluded from this project.
Building Maintenance	Building maintenance is controlled by Parks & Rec but touches every other municipal department. It is outside the core scope of Parks & Rec and will be excluded from this project.

2.2 Community Engagement

Parks & Rec staff coordinated a multi-faceted community engagement effort from September – November 2016. The goal of this initial round of public consultation was to establish a baseline of information about how the community values the current CBJ Parks and Recreation system. In an effort to begin a community conversation about a vision for the future of parks and recreation in Juneau, Parks & Rec presented a summary of current operations and asked community members to rate the inherent value of each facility and program, and make suggestions for improvements to the current system. The goal of this outreach was to deepen and broaden the public conversation and to not only gather feedback from as many diverse community members as possible, but also provide individuals and groups with a forum for sharing their ideas for the future.

2.2.1 Public Surveys

Parks & Rec contracted McDowell Group to conduct both telephone and online surveys. 500 Juneau households were surveyed by phone in September 2016. The results of the random sample telephone survey are statistically representative of the entire community, with a maximum margin of error of +/- 4.5% at the 95% confidence level. The phone survey was conducted prior to media advertising, the launch of online engagement, and public meetings in an effort to proactively gather opinions from residents before they had the chance to develop preconceived notions about the master planning project.

The online survey was launched in October 2016, along with PlaceSpeak, Parks & Rec's public engagement platform. Residents were encouraged to register through PlaceSpeak to take the survey, with an analog option available by request. PlaceSpeak captures location data, automatically emails respondents with project updates, and provides a variety of ways to engage with the project. The other benefit of PlaceSpeak is that residents were only able to take the survey once, preventing individuals from attempting to sway the outcome by taking the survey multiple times. 304 residents took the survey on PlaceSpeak.

Survey results from the McDowell Group can be found in Appendix II.

2.2.2 PlaceSpeak

In consultation with the CBJ Manager's Office, Community Development Department, and Management Information Systems department, Parks & Rec staff selected PlaceSpeak as the Plan's online platform. Once residents connected to the project on PlaceSpeak, they received automatic project updates, prompts for surveys and polls, opportunities to participate in discussion forums, and a central location for both new and background information about the project. Residents are geographically verified when they register for PlaceSpeak and are only required to register once to view and participate in multiple CBJ projects.

Along with a link to the online survey, PlaceSpeak content included a video of the public meeting presentation, information about the project history and timeline, a slideshow featuring the large format boards from the public meetings, links to relevant CBJ reports and background documentation, and a discussion forum where residents were asked to provide feedback. This content was designed in an effort to attract feedback from individuals who are interested in the project but may not have the time or inclination to attend a public meeting. 3534 residents viewed the project on PlaceSpeak with 763 connected.

During 2017, Parks & Rec used Placespeak to poll residents about three specific issues: dog parks, youth and senior activities, and commercial use of parks. These polls were conducted to obtain targeted information about key issues identified in the 2016 McDowell Group survey.

2.2.3 Public Meetings

A series of five public meetings were held at locations throughout Juneau in October 2016. Participants were introduced to the project and the existing Parks and Recreation system through a twenty minute presentation and were asked to view and comment on a series of large format boards describing each of Parks & Rec's existing facilities and programs, including:

- Park Maintenance
- Landscape Maintenance
- Trails
- Youth Sports and Mount Jumbo Gym
- Adult Sports
- Zach Gordon Youth Center
- Pools (Dimond Park Aquatic Center and Augustus Brown Pool)
- Treadwell Arena
- Eagle Valley Center
- Jensen-Olson Arboretum

Each participant was given a card asking them to rate the inherent community value (as personally defined) of each of Parks & Rec's facilities and programs on a scale of 1-5. The opposite side of the card provided space for comments. Cards were collected by Parks & Rec staff as residents left the meeting. Verbal comments to Parks & Rec staff were also recorded on cards and included with the rest of the meeting feedback.

2.2.4 Stakeholder Meetings

During September – December 2016 Parks & Rec staff met with 30 stakeholder groups to discuss their use of Juneau Parks and Recreation facilities and services. Many of these stakeholders operate programs using Parks and Rec assets or are active partners in providing services to underserved community members, youth, or residents with disabilities. To connect with most of the groups, Parks & Rec staff attended scheduled board of directors meetings. In several cases, such as trails or field user stakeholders, it was necessary to convene a meeting of multiple stakeholder groups and relevant government agencies. Stakeholder groups were asked to provide their feedback in written form. Parks & Rec contacted as many relevant community groups as possible.

In addition, several groups reached out after the process commenced and asked to be included. Parks & Rec staff requested written feedback from these groups as well, and held meetings where both parties agreed it was necessary. Groups were encouraged to reach out to Parks & Rec staff to share their ideas and feedback throughout the planning process. *Stakeholder meeting summaries can be found in Appendix III.*

2.2.5 Focus Group and Special Committee

Early in the Master Plan process, Parks & Rec staff convened a group of engaged community members who not only shared a fundamental understanding of what the department was trying to achieve, but also had the capacity to see beyond their own interests and focus broadly on the good of the community. The Focus Group met three times, on April 28, May 19, and September 14, 2016, with the goal of serving as a sounding board to Parks & Rec staff as they developed the project scope. The group reviewed the general methodology for public consultation, confirmed the goals for the end product, and discussed key community issues that would need to be addressed.

Parks & Rec convened a special committee of PRAC that was demographically representative of Juneau. The primary responsibility of the special committee was to serve as the voice of the public, and the conscience of the plan; and when necessary make recommendations on the draft policy directions developed for the Master Plan.

The committee met 16 times to verify methodology and review each chapter as it was drafted. Their first act was to set the mission, vision, and guiding principles for the Plan. These statements shape the direction of the Plan. The mission is what CBJ sought to ac-complish with the planning process, the vision is the long-term, overarching goal for the pro-cess, and all plan elements are considered in terms of the guiding principles.

Mission Statement

To establish Parks & Recreation's role as an essential partner in a healthy community

Vision Statement

Guiding future decisions to provide the highest possible quality Parks & Recreation facilities, programs and services for all regardless of age, income, or ability

Guiding Principles

- The Parks and Recreation Master Plan will guide the department in:
- Promoting community engagement, health, and wellness
- Managing our assets effectively
- Ensuring financial sustainability
- Supporting community partnerships
- Engaging youth and encouraging lifelong wellness
- Serving the needs of a diverse and changing population
- Fostering environmental stewardship
- Increasing cultural awareness
- Making programs and facilities accessible to all

2.2.6 Draft Plan Consultation

In 2018, Parks & Rec reached out to the stakeholder groups that were originally consulted and asked for comments on the draft Plan. Staff also received input from PRAC and the Planning Commission. After the Plan was recommended for adoption by PRAC, it was posted online for the public and staff conducted media outreach to ensure the community was aware of the draft Plan online and the opportunity for public comment during the Planning Commission and Assembly approval processes.

CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

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3 Open Space, Natural and Cultural Resources

Protection of natural and cultural resources is a key function of Parks & Recreation departments across the country. This chapter seeks to define the benefits of parks and open space and set directives for management of these resources. It is also important to promote and protect Alaska Native heritage including art, sacred sites, and native languages, and this chapter sets policies for management of these cultural resources.

Chapter highlights:

Value of parks and open space

Cultural values

Guiding Principles covered in this chapter:

- Increasing cultural awareness
- Fostering environmental stewardship

Juneau is located in a diverse, rich ecological and geological setting that influences the area's culture, lifestyle, and economy. Local, environmental, and cultural assets are widely used for outdoor recreation and require continued stewardship, management, and protection over the long-term. Without coordinated management of environmentally sensitive areas, parks, and trails, there is a risk of losing these valuable community assets. Many of Juneau's most beloved natural areas are outside the jurisdiction of CBJ (i.e. Mendenhall Glacier Recreation Area, Eagle Beach, private land holdings) which is a challenge when trying to improve, manage, and protect outdoor recreation opportunities and environmentally sensitive areas. It is important for CBJ to maintain partnerships with state and federal land management agencies, and with non-profit entities such as SEALTrust to preserve and protect important conservation recreation areas.

3.1 Value of Parks and Open Space

Natural areas retain and filter storm water, serve as buffers between incompatible land uses, lend definition to neighborhood areas, provide links between residential areas, parks, and schools, and protect wildlife and fish habitat while preserving recreation opportunities close to home.

Juneau's remote location within the Tongass National Forest means it is surrounded by public wilderness areas. While residents enjoy the resources afforded by these vast surrounding natural areas, it is important to preserve certain urban areas for protection of habitat and of natural resources. Natural area parks with programming such as cabins, trails, campsites, and picnic areas connect all residents to nature and allow people of all ages and abilities to experience natural areas. Natural area parks also improve quality of life, giving residents a nearby venue to engage in nature-based recreation.

Trails provide access and opportunities for diverse recreational activities; fostering community involvement and an opportunity to interact with neighbors of varying backgrounds and experiences. Trails located near to one's home or place of work facilitate access to nature for all ages and incomes, and provide healthy recreation opportunities to those who cannot afford expensive equipment or gym memberships. Activities such as walking, running, cycling, and cross country skiing are all relatively inexpensive, unstructured activities, providing easy access to recreation for much of the community. Trails that connect neighborhoods enhance community life by enabling healthy, environmentally friendly transportation. Trails also stimulate the economy by attracting visitors interested in nature based activities and by contributing to quality of life for local workers as well as increasing the value of nearby properties.

3.2 Environmental Sustainability

Parks are vital in ensuring the health of our environment because they play a critical role in preserving healthy ecosystems, providing clear water and clean air, and enabling conservation of natural resources. By designating conservation areas, CBJ protects wetlands, stream corridors, and other environmentally sensitive areas. Parks & Rec manages conservation areas and natural area parks for public use and environmental conservation for the benefit of the public and the resources. Parks & Rec provides signage and programming to educate and interpret the value of conservation to the public, connect children and youth to nature and the outdoors, and coordinate environmental stewardship with other public and non-profit entities.

The benefits of ensuring and promoting environmental stewardship of CBJ parklands and beyond include providing undisturbed landscapes that cleanse air and water, reduce storm water runoff, and protect fish and wildlife habitat; offer the public access to safe, accessible, affordable and healthy ways to experience and appreciate nature; and contribute to the economic well-being of the community through energy and resource conservation and providing the economic benefits derived from outdoor recreation.

Beyond protecting sensitive areas, there are a variety of ways that Parks & Rec promotes sustainability. As mentioned previously, parks and trails foster healthy activities in nature – increasing the accessibility to and the opportunities for walking, biking and public transit and conserving and maintaining trail systems. Parks and Rec also works with local partners to establish and promote community gardening opportunities. The Eagle Valley Center and Jensen-Olson Arboretum provide venues for nature-based education programs.

By designating conservation areas and protecting stream corridors, Parks & Rec protects and manages fish and wildlife habitat. Sites like Kingfisher Pond and Nancy Street Wetland are examples of environmental mitigation projects that also offer opportunities for passive recreation. Management of stream corridors and riparian habitat, tidelands, wetlands, and other sensitive areas is critical in preserving and maintaining local biodiversity. By planting native and regionally appropriate species in landscaped areas, Parks & Rec helps to mitigate urban bear problems and control the spread of invasive species.

Juneau benefits from an interconnected system of green spaces that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife. Practices such as managing facilities as efficiently as possible, providing charging stations for electric vehicles, and maintaining recycling programs also reduce CBJ's carbon footprint and energy costs. In the future, Parks & Rec can improve its environmental management efforts by measuring, tracking and reporting sustainability practices.

3.3 Cultural Values

The Juneau area has been the home of the Tlingit and Haida people for thousands of years. While archaeological documentation indicates that the area has been inhabited for as long as 750 - 900 years, traditional sources suggest use and habitation of this area for much longer. The area contains many sacred sites and features that should be protected from interference, including intentional and unintentional destruction and culturally insensitive development.

Though the location of most of these sites remains confidential, CBJ recognizes that the unintentional destruction of significant cultural features and artifacts, which can result from a simple lack of information, would threaten the sustainability of traditional values and relationships to the land. Many publicly known sites are located in lands managed by Parks & Rec.

It remains critical to honor and protect the sacred sites in Juneau and the surrounding area. An example of a culturally significant site to protect is Indian Point/Auke Cape. The Juneau Native Community has engaged in long-term efforts to protect this sacred site from development and has nominated the site to the National Register for inclusion. Indian Point/ Auke Cape has also been identified in the Auke Bay Area Plan, which recommends that the site be formally protected from development. The 1997 Parks & Recreation Comprehensive Plan recommended a cultural park at the site. This recommendation is not supported by the Juneau Native Community and this updated plan recommends the area should be preserved in its natural state. Parks & Rec should continue to work with the Juneau Native Community to identify and protect parklands that contain sacred sites.

During the stakeholder outreach associated with this plan, local Native organizations suggested adding traditional place names and interpretive information to park and trail signage. As new signage is developed, traditional names and cultural information should be included where possible. Parks & Rec should partner with Native organizations to ensure accuracy of names, identify significant locations, and develop interpretive content. This project would be an opportunity to further equity and decolonization efforts being embraced across the state.

3.4 Goals and Recommendations

Guiding Principle: ***Increasing cultural awareness***		
Goals: • *Work with Tribal partners to identify and install signage and markers to inform park users about Juneau's cultural heritage* • *Collaborate with Tribal partners to preserve and maintain current art and cultural materials at parks and recreation facilities* • *Respect the wishes of cultural communities regarding development or programming in culturally sensitive areas* • *Improve trail signage and cultural programming*		
Recommendation	**Timeline**	**Capital $**
Parks General		
Recommended Action		
With tribal partners, improve system-wide informational/wayfinding/ interpretive signage at parks. Include Alaska Native cultural history and significance	Short	$3K - $5K per site
Trails General		
Required Action		
With tribal partners, improve system-wide informational/wayfinding/ interpretive signage at trailheads and on trail networks. Include cultural information and traditional languages, consistent and compatible with CBJ branding	Medium	$5K - $15K per site
Department Wide		
Recommended Action		
Develop ongoing maintenance plan for Native art at Parks & Rec controlled lands and facilities	Medium	Staff time

Guiding Principle: ***Fostering Environmental Stewardship***		
Goals: • *Consider environmental sustainability in materials and site selection for capital projects, including trails.* • *Consider environmentally sustainable facility or process upgrades* • *Continue to improve sustainability related educational signage* • *Incorporate environmental education into Parks & Rec programs and encourage community partners to do the same*		
Recommendation	**Timeline**	**Capital $**
Department-Wide		
Recommended Action		
Add electric vehicle charging stations at parks and facilities, as appropriate	Medium	$60k-$100k
As CBJ adds or improves composting infrastructure, establish policy for composting landscaping waste and food waste from facilities	Medium	Staff time
Consider environmental sustainability in materials and site selection for capital projects, including trails	Short	Staff time
Develop defensible tree policy to guide and inform management of trees	Short	Staff time

4 Juneau Parks and Recreation System

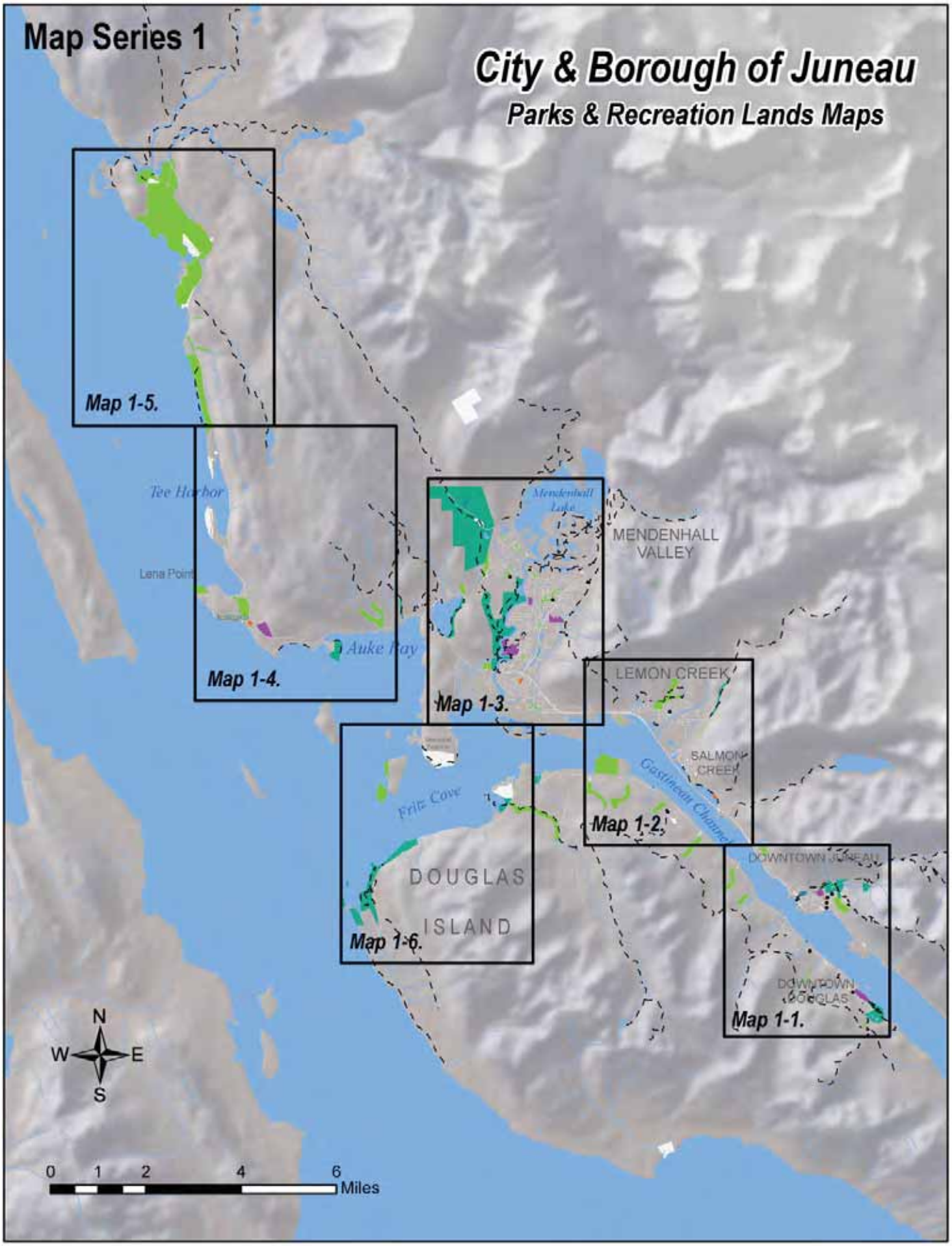
Juneau's Parks & Recreation system consists of assets such as parks, trails, and recreation facilities, as well as programs run both by the department and in partnership with other organizations. This chapter describes and classifies the existing system and sets a baseline for analyzing gaps and planning for the future. It also classifies the CBJ park system by defining park types and setting standards for park type distribution. Chapter 7 builds on this information and considers whether CBJ has the right parks in the right places with the right equipment.

Chapter highlights:

- Parks inventory
- Trails evaluation
- Recreation facilities inventory
- Program inventory
- Parks, facilities, trails, and programs provided by non-CBJ entities

The CBJ Parks and Recreation system includes managed parks, trails, and recreational facilities. CBJ also provides recreational programming for youth and adults. As with many municipalities, Juneau's programs and facilities are of various ages and conditions, and it is beneficial to have a coordinated plan for maintenance and improvement of assets, changes to existing facilities and programs, and opportunities for growth and partnership. In addition to the facilities managed and programmed by Parks & Rec, an array of recreational program offerings are provided by independent clubs and leagues within the community, many of which use Parks & Rec facilities.

This section describes and classifies the existing CBJ Parks and Recreation system; and identifies other land managers and providers of recreational programs and facilities. CBJ forms just one part of the recreational fabric of Juneau and it is important to not only define CBJ's role, but also to note any gaps in Juneau's current program and facility offerings. Parks & Rec serves an important role in leading the community dialogue around existing recreation and community needs and how to meet them. Gaps and mitigation recommendations are identified in Chapter 7. Map series 1 shows Juneau's parks and recreation network.


Map Series 1
City & Borough of Juneau
Parks & Recreation Lands Maps
Map 1-5.
Map 1-4.
Map 1-3.
Map 1-2.
Map 1-1.
Map 1-6.
Tee Harbor
Lena Point
Auke Bay
Mendenhall Lake
MENDENHALL VALLEY
LEMON CREEK
SALMON CREEK
Gastineau Channel
DOWNTOWN JUNEAU
DOWNTOWN DOUGLAS
Fritz Cove
DOUGLAS ISLAND
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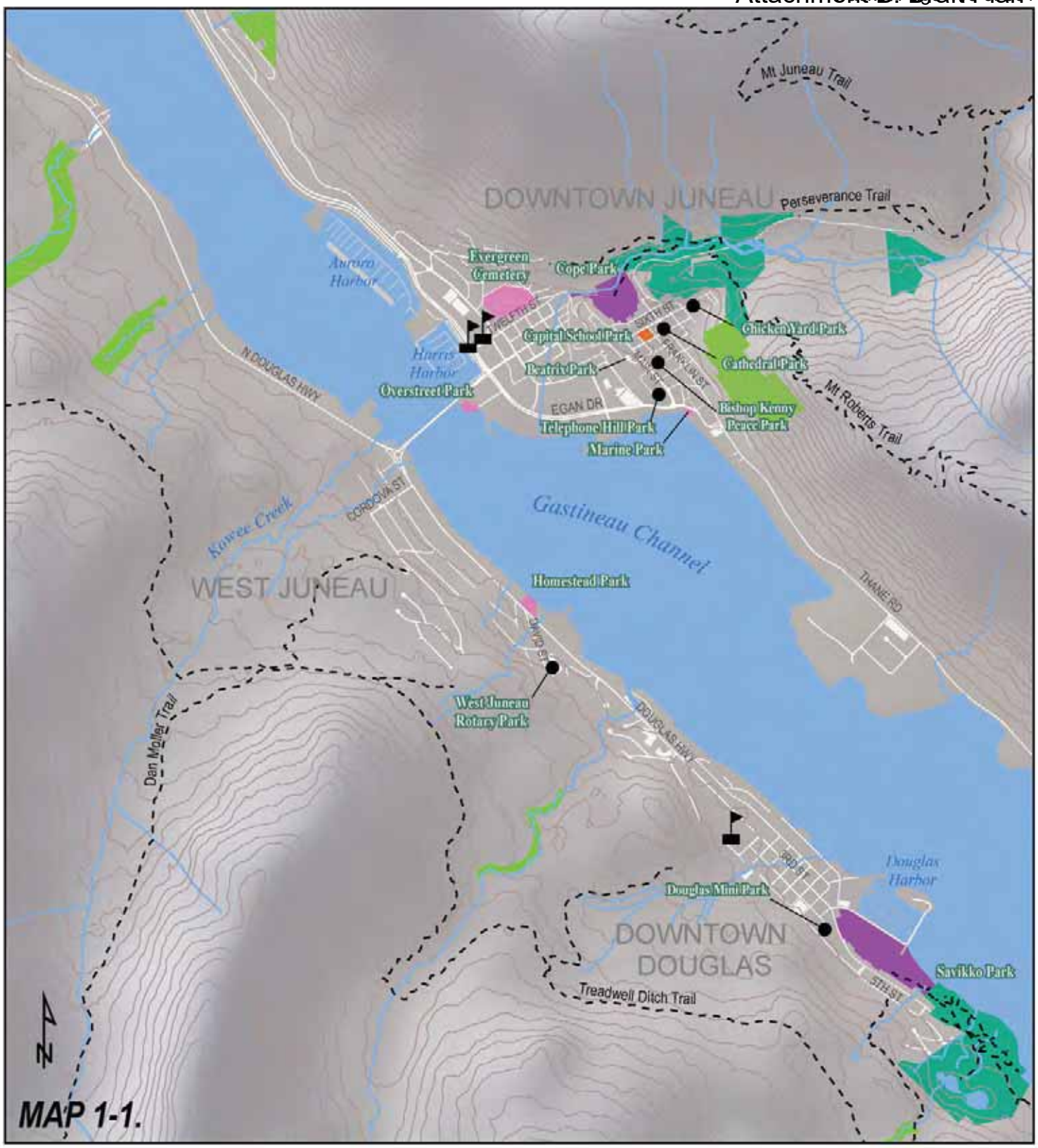

Parks & Recreation Lands

- Community Park (larger park serving large area and providing active and strucutred recreation for youth and adults)
- Neighborhood Park (smaller park serving neighborhood and providing experiences for all ages and provide unstructured play areas)
- Special Use Area (recreation lands used for specialized or single-use facility of activity)
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- Natural Area Park (areas of natural quality providing open space, water access, and passive and dispersed recration activities)
- Developed Natural Area Park (a natural area where facilities are developed for the comfort and convenience of visitors)
- Vacant (lands that are currently undeveloped and uncategorized)
- Other (lands that are currently uncategorized)

- School Playground
- Trail
- Mini Park (small in size and serve local population or specific user group)

0 0.25 0.5 1 Miles

GIS

MAP 1-2.

Parks & Recreation Lands

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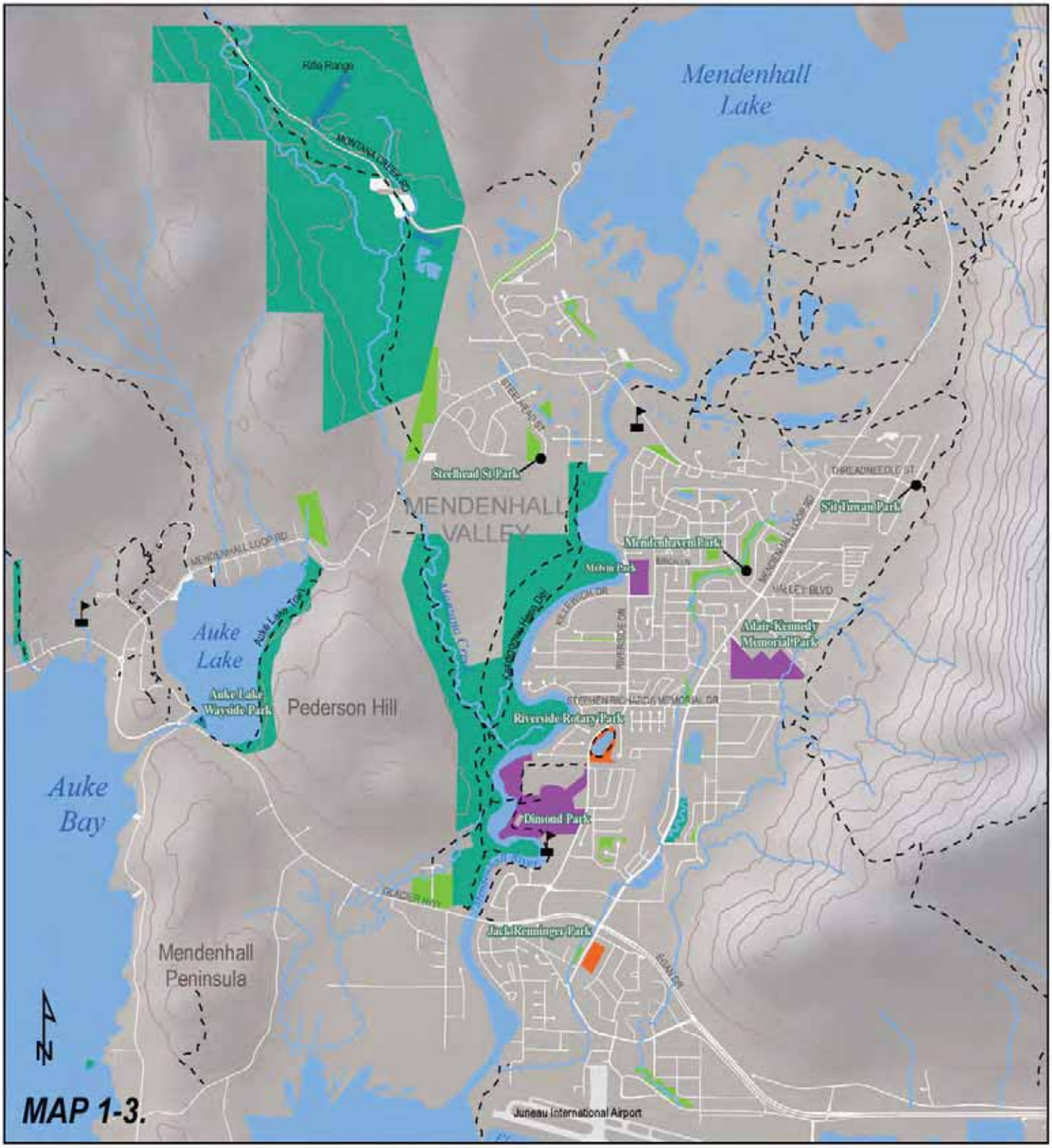

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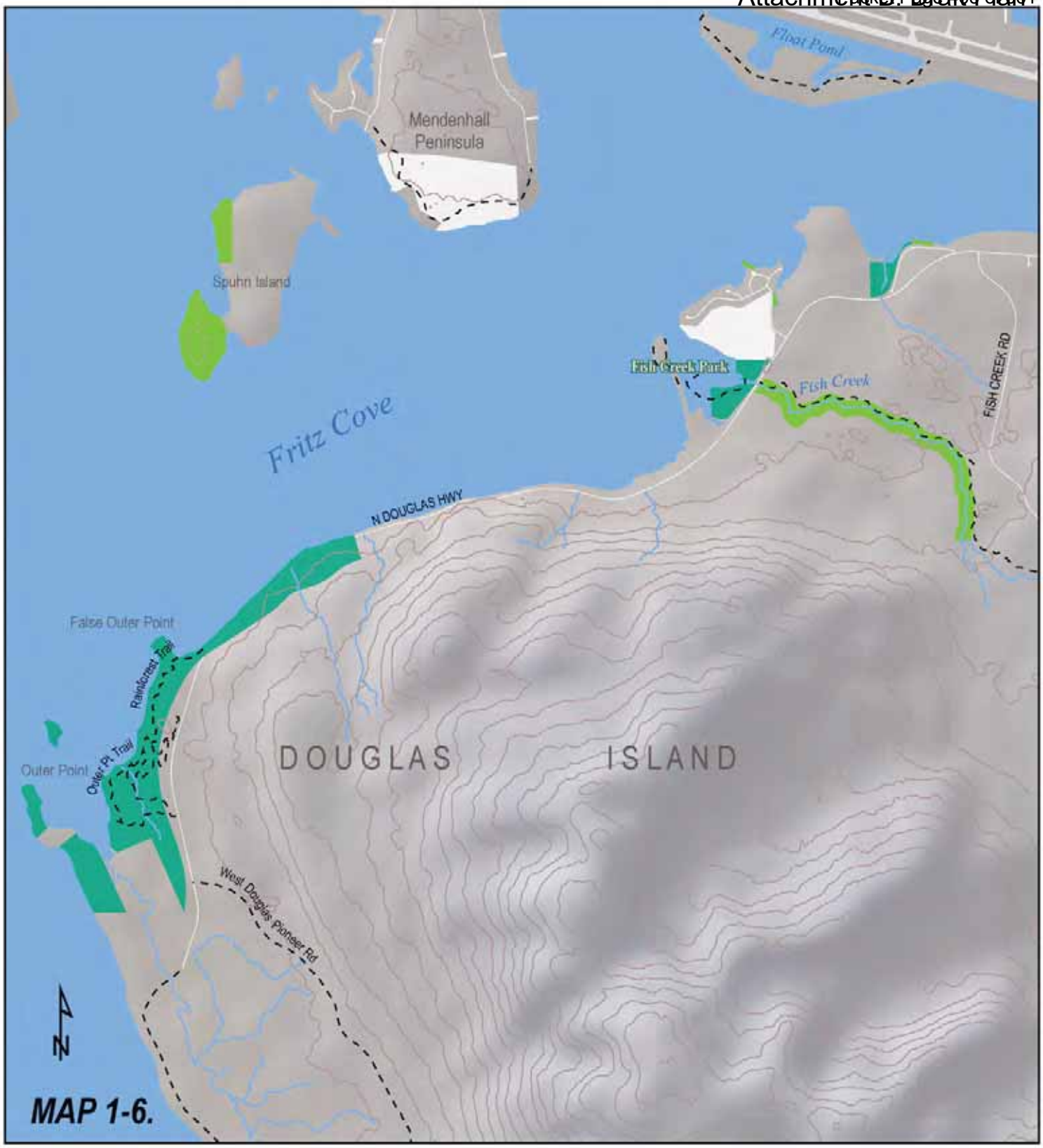

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0 0.25 0.5 1 Miles

GIS

4.1 Parkland Classification

Parks are grouped into two broad categories, Recreation Service Parks and Natural Area Parks. Recreation service parks are programmed for various activities and may contain built features such as playground equipment and sports fields. Natural Area Parks may include some amenities such as shelters or picnic tables, but their primary purpose is to support users' enjoyment of their natural surroundings. These two categories are further classified into park types based on size and intended use.

4.1.1 Recreation Service Parks

Recreation Service Parks include parks developed for active recreation and programmed use and may be a single use or activity area. Examples of Recreation Service Parks of different sizes include Bonnie Brae Park (a mini-park), Capital School Park (a neighborhood park), and Savikko Park (a community park). The Juneau Community Garden or Hank Harmon Rifle Range are examples of single use facilities that would be categorized as special use areas.

Specific descriptions of the types of Recreation Service Parks are as follows:

Mini-Parks

Definition: Specialized facilities that serve a local population or a specific user group such as very young children or senior citizens. Mini-parks are small in size (typically less than one acre) and often encompass only a single residential lot. Facilities are typically limited to a small open area, a children's playground, and a bench or picnic table. A nearby school playground, if appropriately designed and available for this type of use, can often substitute for a mini-park facility outside of school hours. Some mini-parks are not children's play areas and are designed as small neighborhood gathering spaces.

Table 4.1: CBJ Managed Mini-Parks

Park	Location	Size (acres)
Bishop Kenny Memorial Peace Park	Downtown	0.07
Bonnie Brae Park	North Douglas	0.2
Cathedral Park	Downtown	0.1
Chicken Yard Park	Downtown	0.2
Douglas Mini Park	Douglas	0.19
Mendenhaven Park	Mendenhall Valley	1.4
S'it'tuwan Park	Mendenhall Valley	0.3
Sigoowu Ye Park	Lemon Creek	0.23
Steelhead Park	Back Loop/Auke Bay	4.75
Telephone Hill Park	Downtown	0.23
West Juneau Rotary Park	Douglas	0.52

Neighborhood Parks

Definition: Neighborhood parks are intended to offer experiences for all ages and are designed to provide unstructured play areas. A portion of the parcel may be intensely developed but areas for natural open space should be available. These units are day use only facilities.

Table 4.2: CBJ Managed Neighborhood Parks

Park	Location	Size (acres)
Capital School Park	Downtown	0.89
Lena Park	Auke Bay/Out the Road	3.82
Riverside Rotary Park	Mendenhall Valley	8.5
Twin Lakes Park	Salmon Creek	69.46

Community Parks

Definition: A community park is a larger park providing active and structured recreation activities for youth and adults. Generally it is designed for organized activities and sports, although natural areas may be included depending on the suitability of the site. Indoor recreation facilities may also be appropriate in a community park setting, supporting a wider range of recreation interests. Community parks typically serve a much larger area and offer more facilities than neighborhood parks. The recommended service radius for a park of this type is 15-20 minutes travel time.

Table 4.3: CBJ Managed Community Parks:

Park	Location	Size (acres)
Aant'iyek Park	Auke Bay/Out the Road	151.17
Adair Kennedy Memorial Park	Mendenhall Valley	6.0
Cope Park	Downtown	9.5
Dimond Park	Mendenhall Valley	57.6
Melvin Park	Mendenhall Valley	8.0
Savikko Park	Douglas	20

Special Use Areas

Special use areas are public recreation lands being used for a specialized or single-use facility or activity that does not fit into any of the other categories. Examples of Special Use Areas in Juneau are the Community Garden, Hank Harmon Rifle Range, and Homestead Park. The definition and management intent are specific to each area.

Table 4.4: Special Use Areas on CBJ Park Lands

Park	Location	Size (acres)
Auke Lake Wayside	Auke Bay	4.63
Channel Wayside Park	Salmon Creek	1.27
Gunakadeit Park	Downtown	0.07
Hank Harmon Rifle Range	Mendenhall Valley/Back Loop	3.0
Homestead Park	Douglas	1.7
Jackie Renniger Park (The Pipeline)	Mendenhall Valley	4.57
Juneau Archery Range	Mendenhall Valley/Back Loop	2.5
Juneau Community Garden	Mendenhall Valley/Back Loop	6.0
Marine Park	Downtown	0.7
Overstreet Park	Downtown	1.07

4.1.2 Natural Area Parks

Natural Area Parks differ from Recreation Service Parks in their underlying purpose. Natural Area Parks are areas of natural quality designed to serve the entire community by providing open space, access to water, and opportunities for more passive and dispersed recreation activities. There are two types of Natural Area Parks, less programmed Semi-Primitive Areas and programmed and staffed Developed Natural Areas. Outer Point is an example of a semi-primitive area and the Eagle Valley Center, located in Amalga Meadows Park is an example of a Developed Natural Area. A high quality park system offers a diverse set of opportunities. Preferences for these types of opportunities vary from undeveloped areas to developed areas with picnic facilities and highly maintained trails systems. Providing a range of options within this type of park designation will help to further enhance the Juneau Park System and create recreational opportunities for a variety of user types.

Semi-Primitive Areas

Definition: An area left predominately in its natural state with minimal to moderate evidence of the sights and sounds of people. Activities are primarily unstructured types of recreation with high potential for interaction with the natural environment. Concentration of users may be low to moderate. These areas vary in size and are meant to serve the entire community. Outer Point is an example of a semi-primitive area.

Table 4.5: CBJ Managed Semi-Primitive Areas

Park	Location	Size (acres)
Bridget Cove Natural Area Park	Out the Road	358
Brotherhood Park	Mendenhall Valley	315
False Outer Point	North Douglas	7.74
Fish Creek Park	North Douglas	56
Kingfisher Pond	Lemon Creek	2.27
Lena Point Rotary Park	Out the Road	29.24
Nancy Street Wetlands	Mendenhall Valley	6.02
Outer Point	North Douglas	240
Sunshine Cove Natural Area Park	Out the Road	36
Treadwell Mine Historic Park	Douglas	71.75

Developed Natural Areas

Definition: A natural setting where evidence of people is obvious but blends in with the natural environment. Uses are primarily passive recreation activities, and areas for group use may be provided. Facilities are for the comfort and convenience of visitors. These areas are intended to serve the entire community. Size may vary by the parcel should be large enough to accommodate group use without compromising the character of the area. The Eagle Valley Center in Amalga Meadows Park is a Developed Natural Area.

Table 4.6: CBJ Managed Developed Natural Areas

Park	Location	Size (acres)
Eagle Valley Center (Amalga Meadows Park)	Out the Road	113.65
Jensen-Olson Arboretum	Out the Road	9.1

Conservation Areas

Definition: A natural area with recognized environmental qualities of high value, set aside for the protection and management of the natural environment with recreation as a secondary objective. These may be islands, shorelines, stream corridors, greenbelts, or high value wetlands.

Table 4.7: CBJ Managed Conservation Areas*

Park	Location
Amalga Harbor - Salt Chuck	Out the Road
Amalga Harbor Island	Out the Road
Auke Bay Island	Auke Bay
Bridget Creek Greenbelt	Out the Road
Cowee Creek Greenbelt	Out the Road
Davies Creek Greenbelt	Out the Road
Eagle Creek Greenbelt	Out the Road
Eagle Harbor Shoreline	Out the Road
Eagle River Shoreline	Out the Road
East Auke Lake Shoreline	Auke Bay
Eleven-Mile Creek	North Douglas
Falls Creek Greenbelt	North Douglas
Favorite Channel Shoreline	Out the Road
Fish Creek Greenbelt	North Douglas
Gastineau Ch. Shoreline (S. of Douglas)	Douglas
Gastineau Ch. Shoreline (Tip of Douglas)	Douglas
Grant Creek Greenbelt	North Douglas
Hendrickson Creek	North Douglas
Hilda Creek Greenbelt	Douglas
Indian Cove Island	Auke Bay
Indian Point Shoreline	Auke Bay
Johnson Creek Greenbelt	North Douglas
Lawson Creek Greenbelt	Douglas
Lemon Creek Trail Corridor	Douglas

Table 4.7: CBJ Managed Conservation Areas* (continued)

Park	Location
Lena Cove Shoreline Access	Out the Road
Loop Road Pond	Out the Road
Mab Island	Out the Road
Middle Creek Greenbelt	Douglas
Montana Creek Greenbelt	Mendenhall Valley
Montana Creek Recreation Area	Mendenhall Valley
Neilson Creek Greenbelt	North Douglas
Paris Creek Greenbelt	Douglas
Peterson Creek Greenbelt	Out the Road
Point Hilda	Douglas
Point Stephens Shoreline	Out the Road
Point Stephens Shoreline Access	Out the Road
Shaman Island	North Douglas
Shrine Creek Greenbelt	Out the Road
Smuggler's Cove Shoreline	Auke Bay
Spaulding Trail Trailhead & Corridor	Auke Bay
Spuhn Island	Auke Bay
Switzer Creek Greenbelt	Lemon Creek

**List may be incomplete; all conservation areas controlled by CBJ may not be labelled.*

Vacant/Other Lands

Vacant/other sites are lands that are controlled by Parks & Recreation and classified as Natural Area Parks, but which do not fit the criteria for semi-primitive areas, developed natural areas, or conservation areas. If such sites are within the urban service boundary; contain buildable lands; and do not have a clear public recreation use (i.e. a trail), these sites may be candidates for future reclassification or disposal.

Table 4.8: Vacant/Other Areas Meeting Reclassification Criteria

Fish Creek – Vacant lands between semi-primitive park area and Bayview neighborhood
Mendenhall Peninsula – Residential lots on Fritz Cove and Engineer's Cutoff roads
Mendenhall Peninsula – Vacant lands at tip of peninsula
Tee Harbor – Outer edges of north and south peninsulas

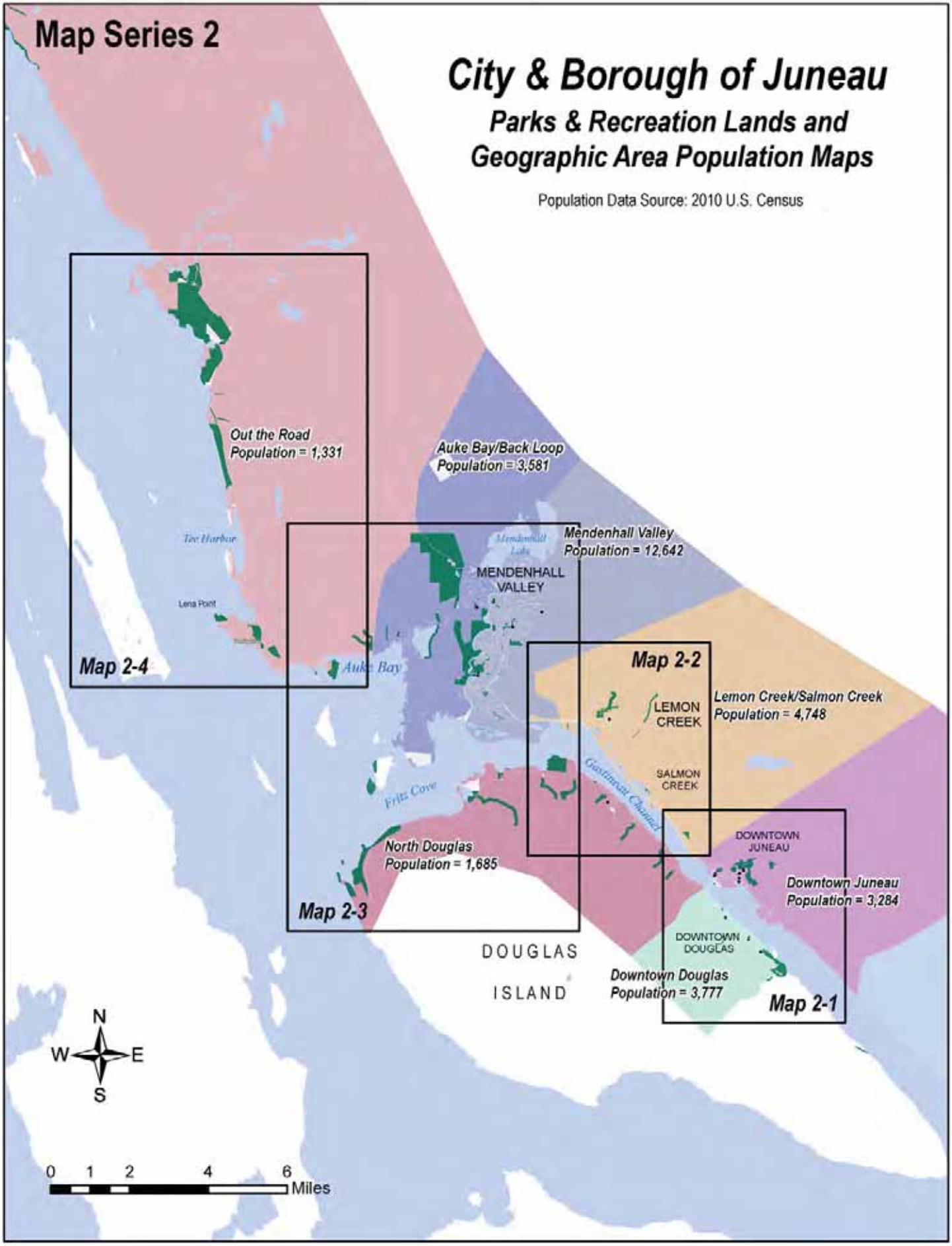
4.2 Parkland Inventory

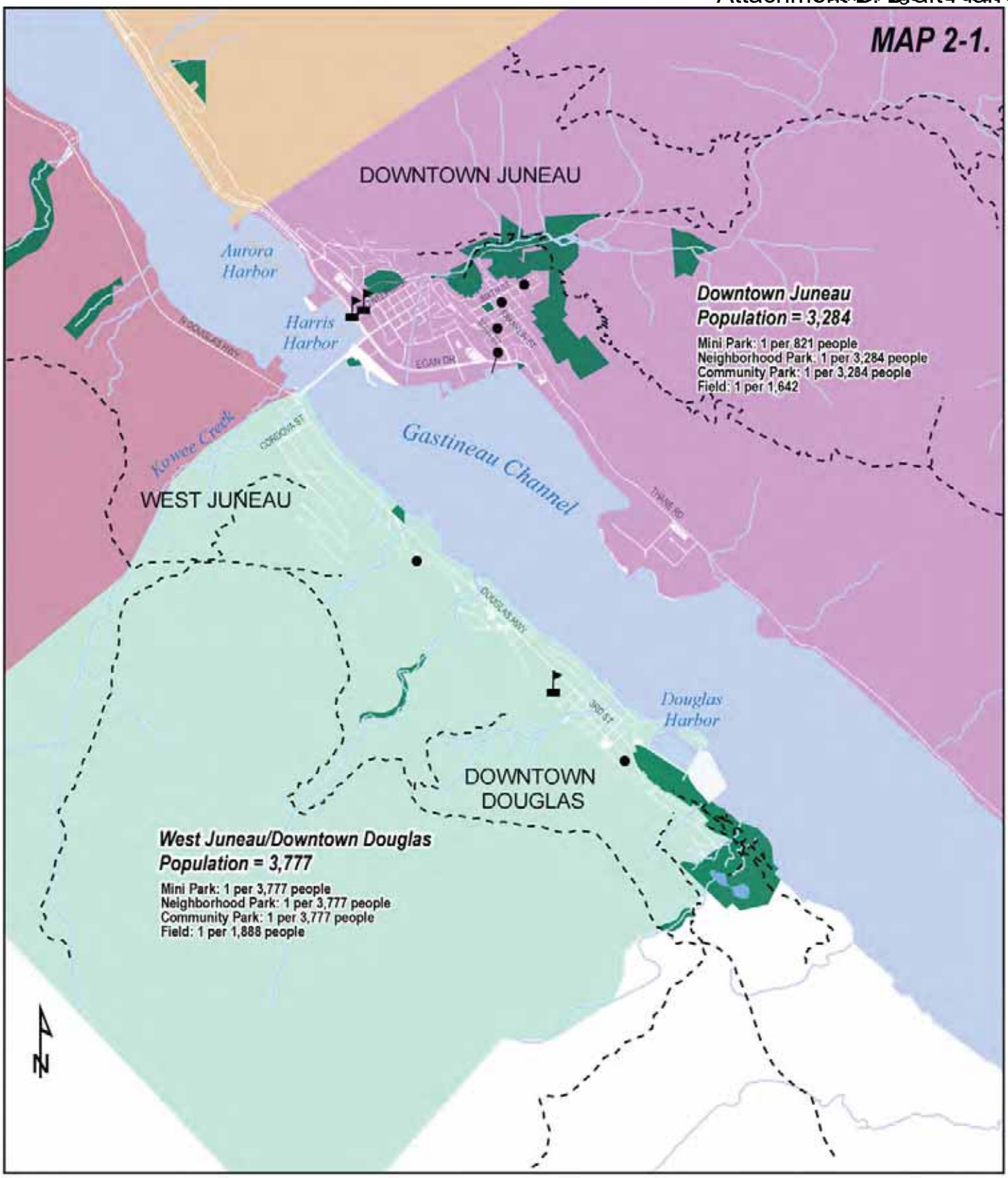
4.2.1 Park Distribution

Map Series 2 shows parkland distribution. Distribution by neighborhood is broken down as follows, for instance there are two mini parks per 3,777 residents in West Juneau and Douglas, thus there is one mini-park for every 1,889 residents:

Table 4.9: CBJ Park Type Distribution by Population

Park Type	Standard (park per population)	West Juneau/ Douglas	North Douglas	Downtown	Lemon Creek / Salmon Creek	Mendenhall Valley	Auke Bay/ Back Loop	Out the Road
Mini Park	1,000 -2,000	1,889	1,685	821	2,374	4,214	3,581	0
Neighbor-hood Park	3,000 – 6,000	3,777	0	3,284	4,748	6,321	0	1,331
Community Park	4,000 – 10,000	3,777	0	3.284	0	4,214	0	1,331


Map Series 2
City & Borough of Juneau
Parks & Recreation Lands and
Geographic Area Population Maps
Population Data Source: 2010 U.S. Census
Out the Road
Population = 1,331
Auke Bay/Back Loop
Population = 3,581
Mendenhall Valley
Population = 12,642
MENDENHALL
VALLEY
Tee Harbor
Lena Point
Auke Bay
Map 2-4
Map 2-2
LEMON
CREEK
Lemon Creek/Salmon Creek
Population = 4,748
SALMON
CREEK
Gastineau Channel
Fritz Cove
North Douglas
Population = 1,685
Map 2-3
DOWNTOWN
JUNEAU
Downtown Juneau
Population = 3,284
DOWNTOWN
DOUGLAS
Downtown Douglas
Population = 3,777
Map 2-1
DOUGLAS
ISLAND
N
W
E
S
0 1 2 4 6
Miles



Parks & Recreation Lands

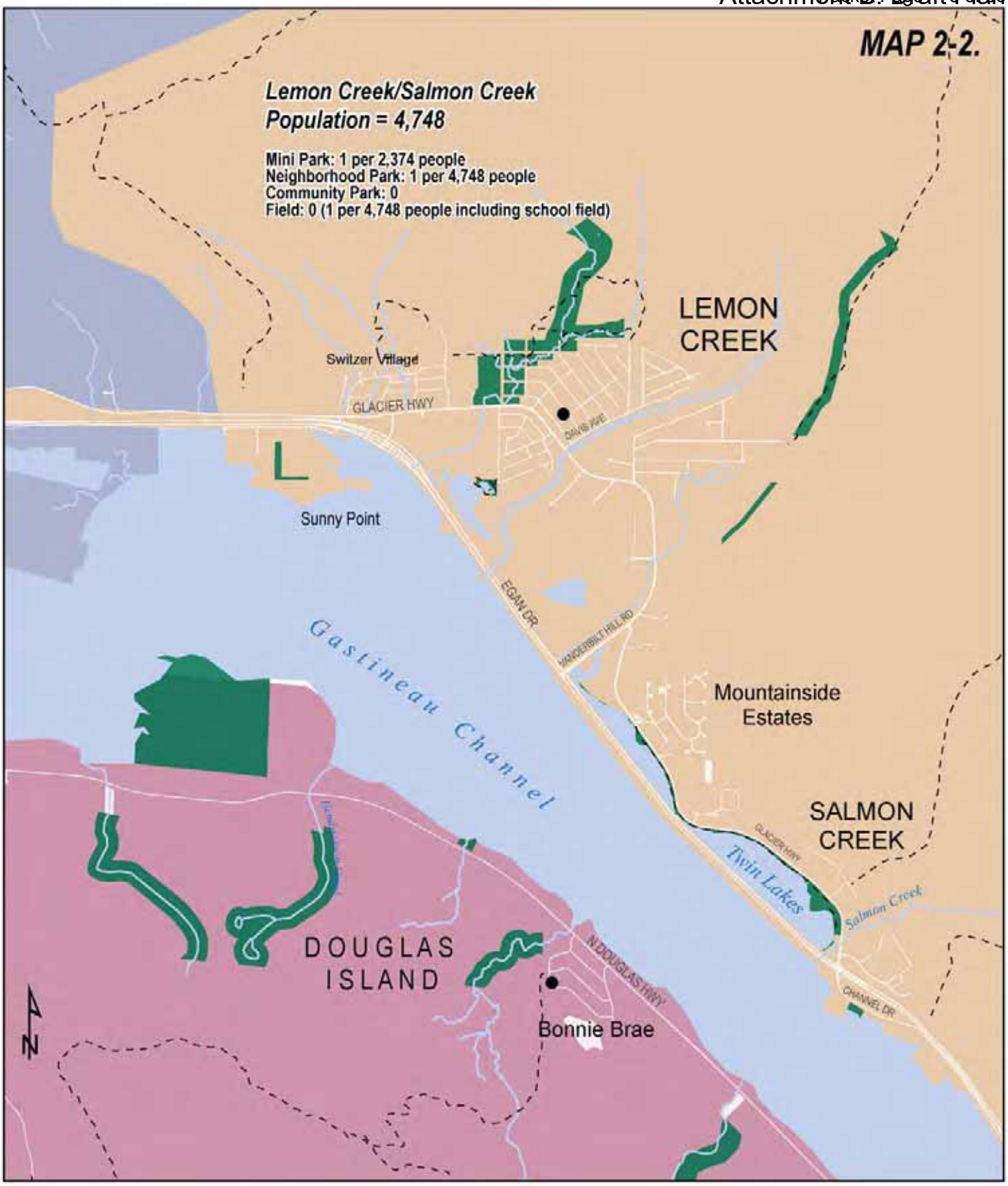
School Playground

Trail

Mini Park (small in size and serve local population or specific user group)

0 0.25 0.5 1 Miles

GIS



Parks & Recreation Lands

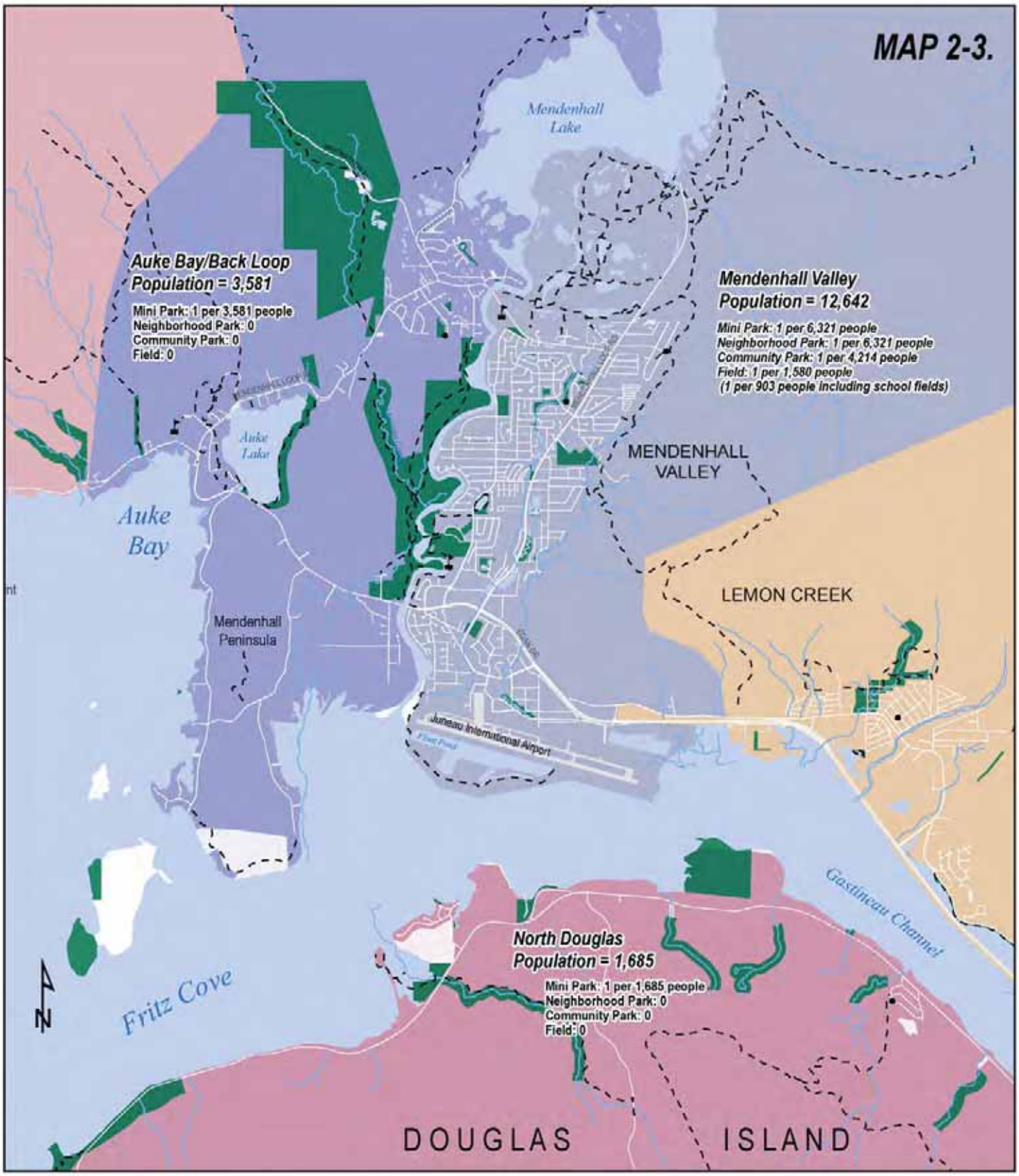
School Playground

Trail

Mini Park (small in size and serve local population or specific user group)

0 0.25 0.5 1 Miles

GIS



Parks & Recreation Lands

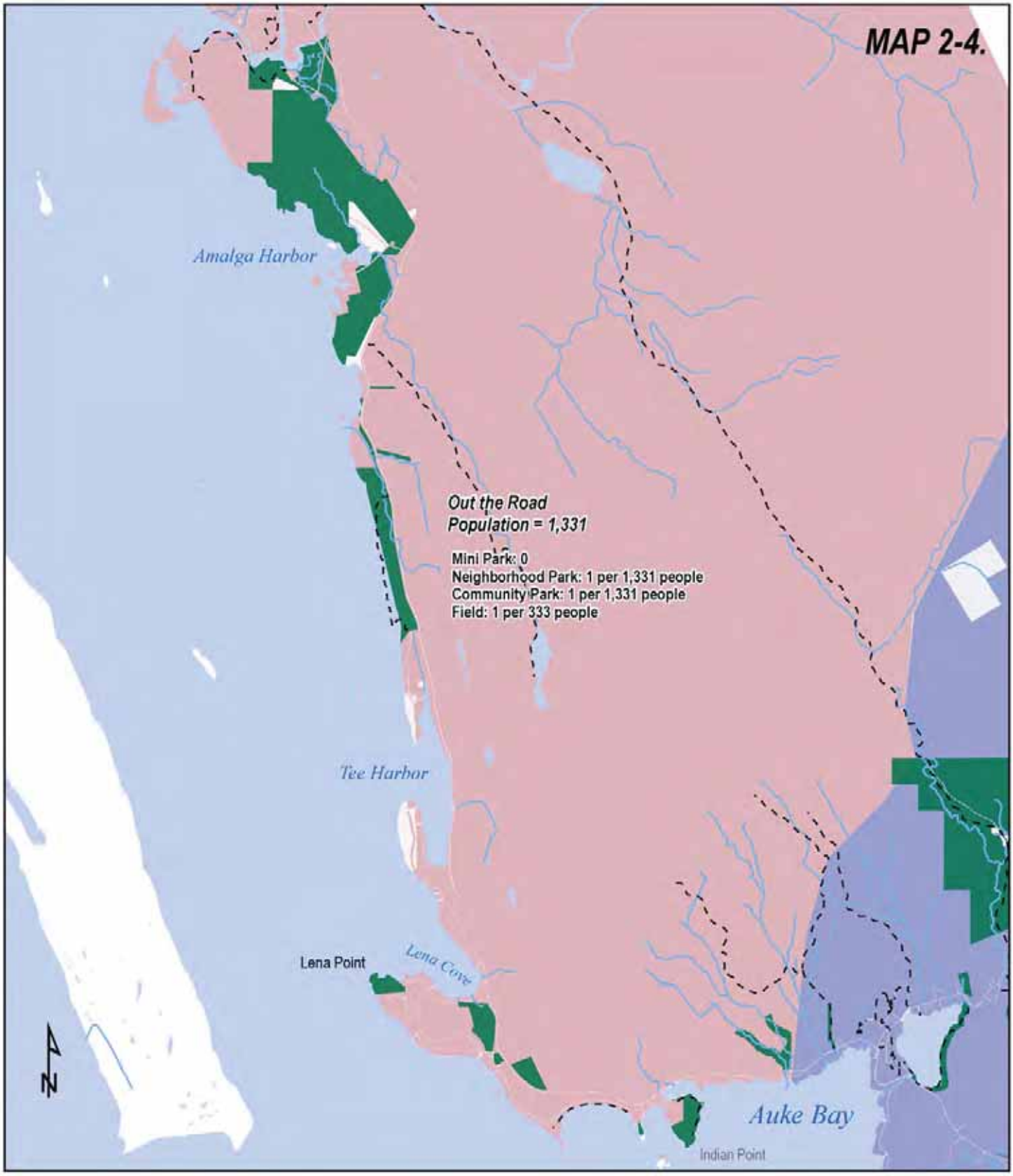
School Playground

Trail

Mini Park (small in size and serve local population or specific user group)

0 0.5 1 2 Miles

GIS



Parks & Recreation Lands

School Playground

Trail

Mini Park (small in size and serve local population or specific user group)

0 0.5 1 2 Miles

GIS

West Juneau/Douglas

West Juneau Rotary Park is a mini park that serves the West Juneau area, while Savikko Park is a community park that serves south Douglas. Savikko Park is a destination for residents throughout the area for beach access, a trail system accessing Treadwell Mine Historic Park, a playground, picnic shelters, ballfields, and the Treadwell Arena. Savikko Park is also the location for special events like Gold Rush Days and 4th of July celebrations. Douglas Mini-Park is a community garden space that contains a fruiting forest and several planter boxes. The Douglas neighborhood is adequately served by these parks and the variety of recreational amenities nearby. Gastineau School playground is also available for use outside of school hours.

North Douglas

North Douglas is geographically linear and home to several natural area parks. While the mini park at Bonnie Brae is appropriately located in one of only two subdivisions in the area, residents have requested additional programming elsewhere, including a picnic shelter, ADA Accessible fishing platform, and more developed trail network at Fish Creek Park. The neighborhood is adequately served for play facilities at its current population.

Downtown

The Downtown neighborhood includes School District managed field space, four mini-parks, a neighborhood park, and a community park. Cope Park has a ballfield that is suitable for tee ball, but is primarily used as a dog park. While Chicken Yard and Capital School parks are in need of major upgrades, the Downtown area is well served with park amenities. Fields at Savikko Park are within a reasonable distance to serve downtown households.

Lemon Creek/Salmon Creek

Lemon Creek has one mini park as well as School District managed fields and covered play area. While Twin Lakes Park is near to the densely populated area of Lemon Creek, access is on a busy industrial road and walking or biking is not feasible for children and families. The Lemon Creek area is also comparatively distant from recreational facilities and amenities downtown and in the Mendenhall Valley, rendering it difficult for residents, particularly youth, to travel to these facilities. More recreation service and natural area park spaces in Lemon Creek are desirable.

Mendenhall Valley

Mendenhall Valley is Juneau's largest population center and contains most of the community park space in the borough. Fields are located at Dimond, Adair Kennedy and Melvin parks and while there are few mini-parks for the population, the disparity is mitigated by neighborhood and community parks with play equipment. There are also three elementary schools in the Mendenhall Valley, two of which have playing fields and all have playgrounds that can be used when school is not in session.

Auke Bay/Back Loop

The Auke Bay/Back Loop area contains one mini park, which is located in a development that is not central to the neighborhood's population. There is an elementary school in the area, but with the construction of the planned Pederson Hill development, it will be important to add more recreation service parkland in the area.

4.3 Trails Classification

Trail, Pathway and Beach Accesses

Trails and pathways are found within Recreation Service Parks, Natural Area Parks, and in other areas of the community.

Definition: Trails and pathways are designed to provide walking, bicycling and other non-motorized recreation opportunities. They provide linkages to other areas and facilities and offer non-vehicular options for travel throughout the community. Natural trails provide options for travel to more remote areas or to the waterfront. Trails can be designed for single or multiple types of users. Bike routes for transportation are included in the 2009 Juneau Non-Motorized Transportation Plan.

Table 4.10: Trails Managed in whole or in part by CBJ

Trail	Location	Length (miles)
Anne Coleman Beach Access	Auke Bay	0.1
Auke Lake Trail	Out the Road	1.2
Auke Nu Drive Beach Access	Out the Road	0.1
Blackerby Ridge	Salmon Creek	2.8
Blueberry Trail	Auke Bay	0.6
Bluff Trail	Bluff Trail	0.6
Boy Scout Beach	Out the Road	2.4
Breadline Bluff	Out the Road	1.5
Christopher Trail	Downtown	NDA*
Dan Bishop Aquatic Education	Auke Bay	0.5
Dzantik'Heeni Loop	Lemon Creek	0.6
Eagle Harbor Trail	Out the Road	NDA
False Outer Point	North Douglas	0.5
Favorite Channel Beach Access	Out the Road	0.1
Fish Creek Access North Side	North Douglas	0.5
Fish Creek Access South Side	North Douglas	0.5
Fish Creek Trail	North Douglas	2.3
Fivemile Creek Beach Access	North Douglas	0

Trail	Location	Length (miles)
Gastineau Meadows (Treadwell Ditch Access Trail)	Douglas	0.8
Glory Hole Overlook	Douglas	0.4
Heintzleman Ridge	Mendenhall Valley	2.6
Horse Tram	Out the Road	1.2
Jordan Creek Aquatic Education Trail	Mendenhall Valley	0.1
Kaxdigoowu Heen Dei (Brotherhood Bridge Trail)	Mendenhall Valley	2.8
Kayak Beach Trail	Out the Road	NDA
Kingfisher Pond Nature Loop	Lemon Creek	NDA
Lemon Creek	Lemon Creek	5.0
Lena Point	Out the Road	NDA
Mendenhall Peninsula	Mendenhall Valley/ Auke Bay	1.3
Mendenhall River Horse Trail	Mendenhall Valley	2.1
Mendenhall Wetlands Access	Mendenhall Valley	0.1
Mine Camp Ruins	Downtown	0.2
Minnie Field Home Beach Access	Out the Road	0.1
Montana Creek	Mendenhall Valley/ Back Loop	9.8
Mt. Jumbo	Douglas	2.8
Nine Mile Beach Access	North Douglas	0.1
Nine Mile Creek Beach Access	North Douglas	0
North Bridget Cove Beach Access	Out the Road	0.1

Trail	Location	Length (miles)
North Tee Harbor	Out the Road	0.4
Outer Point	North Douglas	1.2
Pearl Harbor Beach Access	Out the Road	0
Perseverance	Downtown	3.1
Pt. Caroline (Arboretum)	Out the Road	0.1
Rainforest Trail	North Douglas	1.1
Red Mill	Downtown	1.0
Salt Chuck access	Out the Road	2.0
Smuggler's Cove Beach Access	Out the Road	0.1
South Bridget Cove	Out the Road	0.1
South Tee Harbor	Out the Road	0.1
Sunshine Cove	Out the Road	0.1
Switzer/Marriott Aquatic Education (includes Dzantik'I Heeni access trail)	Lemon Creek	1.7
The Flume	Downtown	1.0
Thunder Mountain	Lemon Creek	3.0
Treadwell Ditch/ Douglas	Douglas	14
Treadwell Ditch/ Blueberry Hills Access Trail	Douglas	0.3
Treadwell Ditch/ Bonnie Brae Access Trail	North Douglas	1.7
Treadwell Mine Historic Site	Douglas	2.9
Under Thunder	Mendenhall Valley	1.9

*Trails marked NDA (no data available) have not been measured and recorded in the CBJ GIS.

4.4 Trails Evaluation

Trails in Juneau are managed by the CBJ, the State of Alaska and the United States Forest Service (USFS), with some individual trails running through lands controlled by two or more of these agencies. The multi-jurisdictional nature of trail management in Juneau can complicate maintenance and funding. The non-profit agency Trail Mix was formed to coordinate maintenance and to implement trail projects for all three management agencies.

The multi-agency Juneau Trails Plan was completed in 1993, and was never adopted by the CBJ Assembly. A detailed CBJ Trails Plan was completed in 1995, but was also not adopted. It is important that any trails planning effort involve all management agencies and Trail Mix. A new multi-agency trails plan that evaluates trail quality and distribution will be completed and submitted for adoption by the CBJ, State of Alaska, and/or USFS. Such a plan would assist Trail Mix with obtaining grant funding and would set priorities for trail management agencies.

4.5 Recreation Facilities Inventory

CBJ Parks & Rec operates five recreation facilities. These facilities provide venues for general public use as well as use by programmed activities, athletic competitions, or events. These facilities all support different user groups and communities. The department's goal is to operate these facilities efficiently, achieve an appropriate balance between user revenue and general fund support, and provide open, welcoming, recreational opportunities for all community members. Historical attendance data for each facility is listed herein, however, attendance tracking varied between facilities prior to implementation of a new point of sale system in 2016.

4.5.1 Dimond Park Aquatic Center

Built in 2011, The Dimond Park Aquatic Center (DPAC) is located in the Mendenhall Valley and hosts an 8 lane lap pool with a High Dive (3-meter), Low Dive (1-meter) and a drop slide into the lap pool during recreational swims. The Recreation Pool features a zero depth entry, current channel with a vortex, multiple spray features, a twisting water slide, three 15 yard lap lanes; a dry heat sauna that seats 20; a hot tub that seats 10; and a workout area with a variety of cardio/exercise equipment. The Fitness area can also be cleared and a large bleacher section can be pulled out for events and swim meets. There are also meeting rooms and concession facilities. DPAC hosts many Glacier Swim Club meets and events.

DPAC is one of a few facilities in Alaska with enough capacity to host High School State Championship meets. Use tracking at DPAC prior to 2015 was inconsistent and there is no data available for much of 2015 as the new point-of-sale system was being implemented. GSC numbers for 2016 and 2017 are included in the Augustus Brown Pool totals.

Table 4.11: DPAC Historic Attendance

Program	2013	2014	2015	2016	2017
Preschool/Youth Lessons	1115	878	755	623	1013
Adult Lessons/ Lifeguarding	4	5	19	90	38
Glacier Swim Club	10500	3952*	NA	NA	NA
Totals Swim Attendance	51671	45047	NA	31,097	47,387
Adult/Senior	27164	28125	NA	27,351	40,773
Youth/Child	24507	16922	NA	3,746	6,164

*Incomplete Glacier Swim Club totals for FY14, GSC data not collected for 2015-17.

4.5.2 Augustus Brown Pool

Located downtown, the Augustus Brown Swimming Pool opened in 1973 and includes a 6 lane lap pool with an Aqua Climb climbing wall, a high (3-meter) and low (1-meter) dive; a 35 by 45 foot warmer recreation pool, a dry sauna that seats 10; and an exercise deck with fitness and stretching equipment. Historical attendance totals for Augustus Brown Pool are more consistent and accurate than those for DPAC, and are a more accurate representation of trends in aquatic participation in Juneau over the past five years.

Table 4.12: Augustus Brown Pool Historic Attendance

Program	2013	2014	2015	2016	2017
Preschool/Youth Lessons	721	520	347	232	293
Adult Swim Lessons	16	10	5	8	13
Glacier Swim Club	6366	7962	7256	5939	NA
Total Swim Attendance	27795	29438	29786	24206	24670
Adult/Senior	22252	23048	22775	19461	20228
Youth/Child	5543	6390	7011	4775	4442
Fitness Classes	2398	2064	2176	2241	4196
School District	8125	6447	5351	5234	4428

4.5.3 Treadwell Arena

The Treadwell Arena is a multipurpose facility located in Douglas, which opened in 2003. The 35,000 square foot facility has a maximum capacity of 570 people. It is a NHL size (200' X 85') seasonal ice rink during the winter months offering hockey, figure skating and recreational skating to all of Southeast Alaska. The arena offers skate sharpening, has three sets of heated bleachers, six locker rooms, a referee room, concession room and an ice resurfacer garage. During the summer months, Treadwell is available for private rentals. The ice is removed to expose a cement surface that allows for roller skating, floorball, roller derby & roller hockey. Treadwell Arena relies heavily on user groups for its programming, with the bulk of ice time rented by the hockey and figure skating groups. CBJ programmed ice time is frequented by participants in core user programs.

Table 4.13: Treadwell Arena Historic Attendance

CBJ Programs	**2013**	**2014**	**2015**	**2016**	**2017**
Wake N' Skate	550	486	457	348	299
Day Open Skate	3,344	3,343	4,098	3,605	4,047
Evening Open Skate	2,249	2,312	2,794	2,538	2,521
Youth Skate	721	599	414	544	215
Freestyle (figure skating)	709	705	547	586	690
Parent/Tot Skate	372	430	407	632	368
Pond Hockey	1,601	1,902	1,736	1,988	1,435
Stick n' Puck	971	1,187	1,488	1,271	1,197
Totals	10,517	10,964	11,941	11,512	10,772
Core User Program	**2013**	**2014**	**2015**	**2016**	**2017**
Juneau Douglas Ice Assoc.	8,563	7,490	7,780	8,545	11,407
Juneau Skating Club	4,582	4,235	5,756	6,289	6,998
Juneau Adult Hockey Assoc.	7,911	7,413	7,802	9,261	8,203
Private Rentals	**2013**	**2014**	**2015**	**2016**	**2017**
Hockey only	3,220	3,243	3,506	3,388	3,785
Skating only	794	1,055	1,033	690	1,069
School Groups	1,680	1,200	1,641	2,351	2,013
Blue Line Club (JDHS)	425	330	2,258	138	2,999
Other	**2013**	**2014**	**2015**	**2016**	**2017**
Summer Day Camp	96	92	96	0	0
Special Events	1,667	1,422	2,376	2,596	2,260

4.5.4 Zach Gordon Youth Center

Built in 1968, the Zach Gordon Youth Center offers supervised drop-in youth activities including a climbing wall, indoor and outdoor basketball, pool tables, board games, activities, exercise equipment, outdoor gardens, and a commercial kitchen. The youth center also provides hot meals, referrals to necessary supports for youth or families in need, and is home base for Parks & Rec's youth-centered activities and programs. Zach Gordon operates as a free of charge drop-in facility and does not use a point of sale system to record attendance.

4.5.5 Mount Jumbo Gym

Mount Jumbo Gym was constructed in 1940 and offers a gymnasium space for community groups and rentals. It is a community venue for drop-in play for parents with young children and provides an affordable outlet for organizations that need gym space for youth and adult programs, birthday parties, and other activities or rentals. Rainforest Recovery Center also uses Mount Jumbo as an activity area for its clients during inclement weather. This program (Bartlett RRC) commenced in 2015.

Table 4.14: Mount Jumbo Gym Historic Attendance

Program	2013	2014	2015	2016	2017
Youth Attendance	2631	1790	2268	727	1592
Adult Attendance	3296	2690	2400	980	2745
Bartlett RRC Attendance	NA	NA	36	39	156

4.6 Program Inventory

The goal of the department is to provide high quality, year-round programs that meet the needs and desires of all Juneau residents. These programs supplement, but do not duplicate those offered by other government, private, and non-profit organizations. Parks & Rec is a facilitator and coordinator of recreation activities in Juneau and specializes in offering inclusive and affordable programs that are open and accessible to all residents. If another group is interested and available to provide an equivalent service at a reduced cost, Parks & Rec may facilitate transfer of the program, as long as the department's goals of inclusivity, reducing or eliminating barriers to participation, and accessibility are met.

4.6.1. Youth Programs

Youth programming is a critical component of Parks & Rec's services. Youth sports and social programs teach valuable life skills; help youth develop healthy habits that they will carry throughout life; provide constructive activities that help prevent crime, drug, and alcohol issues; provide many young people with job experience; and create a fun atmosphere for youth to play, build friendships, and develop lifelong passion for sports and fitness. Social programs provide a safe place for at risk youth to gain access to the social services they need and build relationships with supportive adults. Historical attendance for youth programming can be found at the end of this section.

Start Smart

Start Smart is a 6 week program created by the National Alliance for Youth Sports intended for children ages 3 and 4 that provides safe introduction to sports without competition or the fear of getting hurt. A parent or supportive adult works with each child to help teach the basic skills of sports, such as kicking, catching, throwing, and running. A Parks & Rec employee teaches the skills to the adults, and then works with the pair to help the child learn the skill. The goal of Start Smart is to help children find success in sports, which can lead to a lifetime of continued health and fitness. Programs include basketball, soccer, baseball, and general sports.

Basketball

Parks & Rec youth basketball is open to children ages 5-14 with leagues for boys and girls. As with all Parks & Rec programs, teams are coached by volunteer coaches. The program is focused on skill development, fun and sportsmanship. The Pee Wee league is for ages 5-6. This is a six week program that focuses on skill development and learning the game. For ages 7-8, children are introduced to actual game play. Focus is on skill development, sportsmanship and fun.
League play is for ages 9-14. The older age group has a post season tournament.

Soccer

Parks & Rec offers outdoor and indoor soccer programs for ages 5-14 and soccer camps with instruction for all levels. Both programs are coached by volunteers and refereed by local youth. This refereeing opportunity for teenagers provides job experience, builds confidence and a chance to pass on the love of the game to younger kids. The older age group has a post season tournament. Soccer camp is facilitated by an outside organization, with support from Parks & Rec. There are four different options based on age.

BAM

The Body and Mind (BAM) Afterschool program is a free afterschool program based out of Floyd Dryden and Dzantik'I Heeni middle schools. BAM is partner and volunteer supported with staff at each school. Partner organizations and volunteers provide activities to youth after school, coordinating with the School District to preclude transportation barriers. BAM also receives a large amount of community support from volunteers not associated with an organization. Participants take part in activities such as cooking, crafts, native arts, outdoor leadership, games and more.

Zach Gordon Youth Center Drop-in and Camps

The Youth Center itself is a drop-in facility for youth up to the age of 20 years old. Youth under 9 years old must be accompanied by an adult. In the evening, youth must be at least 14 years of age to be at the center. The center provides drop-in activities including basketball, pool, table tennis, climbing, arts and crafts, and healthy games. The center provides healthy meals both after school and for dinner. Zach Gordon staff build supportive relationships with youth to promote positive life skills, and to help youth manage life's challenges.

Additionally, the center supports youth in need through the Outreach Coordinator, who works to link youth to needed services such as housing, food stability, educational and job supports, drug and alcohol treatment, and counseling services. These supportive resource oriented activities are housed at the Wellness Center, along with the Youth Outreach Coordinator.

The Youth Center provides scheduled events with partner organizations, such as theatre classes, climbing clinics, cooking classes, teen-lead talks, special events, and more.

The Youth Center also provides spring break and summer camps.

Youth Outreach

Zach Gordon Youth Outreach staff work with the Juneau School District, coordinating with the middle and high schools, especially Yaakoosge Daakahidi High School; Juneau Youth Services; and other community organizations to identify and support youth of the community who may need additional services to succeed through the middle school, high school, and late teen years. This program identifies youth in need and the services available to aid youth and serve as a bridge between youth in need and existing service providers.

Youth Employment in the Parks

Youth Employment in Parks (YEP) is a partner program with Southeast Alaska Independent Living and the State of Alaska that employs youth with disabilities each summer to work on city parks and trails. Youth are paid for their work and provided with job development coaching and support. Youth learn valuable job and life skills and spend the summer doing meaningful work in their community.

Swim Lessons

CBJ Aquatics offers a variety of swim lesson and development programming for all ages based on the American Red Cross curriculums for the Parent & Child, Preschool, Youth and Adult Learn-to-Swim Classes. Throughout the year, CBJ hosts additional skill development classes for adults and seniors as well as an introduction to competitive swimming program for youth.

Youth Skating

Treadwell Arena offers drop-in youth skating and parent and tot skating. Open skates of all types are available to all ages and are frequented primarily by youth in partner run programs, but are open to all youth, including those requiring adaptive skating opportunities.

Elementary School Programs

CBJ offers free passes to recreational facilities for children in grades 3-5. Children are eligible for a free annual pass to Treadwell Arena in 3rd grade, the pools in 4th grade, and Eaglecrest Ski Area in 5th grade.

Table 4.15: Youth Activities Historic Participation

Activity	2013	2014	2015	2016	2017
Start Smart	114	157	169	109	131
Basketball	251	262	316	285	275
Indoor Soccer	430	497	450	363	399
Outdoor Soccer	314	402	371	311	333
BAM	287	287	446	646	613
Zach Gordon Camps	92	90	93	109	102
Swim Lessons	1115	878	755	735	1013
Youth Skating	721	599	414	544	215

4.6.2 Adult Programs

Adult sports provide opportunities for physical exercise, socialization, and healthy, constructive use of leisure time. Participants are able to build friendships, reduce stress, create memories and be active for continued fitness and health throughout life. As Juneau's population ages, there will be increased need for programs and activities geared toward seniors.

Volleyball

Parks & Rec offers Men's and Women's volleyball leagues, as well as a co-ed league, for players 15 years and older. The season includes a postseason tournament. The program partners with high school volleyball teams to officiate games for lower division leagues and uses paid referees for upper divisions.

Aquafit

CBJ Aquatics offers a variety of Aquatic Fitness Courses between the two facilities. Tai Chi, Shallow Water Aqua Aerobics and Deep Water Aqua Aerobics provide aquatic fitness opportunities that do not require swimming skills. Aquafit is particularly beneficial for seniors and/or people recovering from injuries.

Specialized Aquatics Programs

Periodically, CBJ Aquatics will host a Certified Pool Operator Course led by a Certified Pool Operator Trainer from the National Swimming Pool Foundation. Upon successful completion of this course, participants will hold a 5-year certification which is a requirement for nearly all aquatic facilities to have on-staff and ensures the individual has knowledge, skills and resources for successful water quality management. Other training and specialized programs are offered as demand warrants or opportunities arise.

Red Cross Courses

Lifeguard Certification & Re-certification courses are taught by on-staff Lifeguard Instructors and use the American Red Cross curriculum, these courses certify individuals as Lifeguards providing an increased applicant pool to draw from. Lifeguard Course fees are priced at or below national standard to ensure affordability and a steady stream of Lifeguard candidates as the certification is required prior to employment.

First Aid/CPR/AED courses are taught by on-staff Lifeguard Instructors and use the American Red Cross Curriculum, these courses certify individuals in First Aid/CPR/AED skills. This certification is a minimum qualification required of all Aquatic positions, Parks & Rec positions and a number of other CBJ departments.

Water Safety Instructor Courses are taught by a Water Safety Instructor Trainer and use the American Red Cross curriculum, these courses certify individuals as Water Safety/Swim Instructors in the Learn-to-Swim Programming to teach Parent/Child, Preschool, Youth and Adult lessons.

Hike Program

The hike program offers volunteer led group hikes twice a week. Recreational hikers of all abilities are welcome to join, and route information is announced in advance. The program is free of charge and currently administered through the Zach Gordon Youth Center.

Table 4.16: Adult Activities Historic Participation *

Activity	2013	2014	2015	2016	2017
Volleyball	488	461	488	456	885
Aquafit	2398	2064	2176	2241	4196

*Historic data is not available for specialized aquatics programs and Red Cross courses because programming varies from year to year. The hike program does not consistently record participation

4.7 Other Parkland Providers

Alaska State Parks and the USFS also manage parklands in the Juneau area. Both also operate rentable cabins across the local landscape. Much of the USFS activity is concentrated around the Mendenhall Glacier Recreation Area, which includes a visitor's center, multiple trail networks, and a campground which doubles as a cross country ski facility in the winter. USFS cabins are scattered throughout the borough. The USFS also operates an additional campground and picnic sites at Auke Rec and Lena Beach. Alaska State Parks operates a day use area and cabins at Eagle Beach, and more remote cabin facilities at Point Bridget State Park. Smaller sites include Ernest Gruening State Park and Wickersham State Historic Site.

Table 4.17: Non-CBJ Managed Parklands

Alaska State Parks		
Park	Location	Size (acres)
Point Bridget State Park	Out the Road	2850
Eagle Beach Recreation Area	Out the Road	25
Ernest Gruening State Historical Park	Out the Road	12
Wickersham State Historic Site	Downtown	0.22
USFS Park and Recreation Sites		
Park	Location	Size (acres)
Mendenhall Glacier Recreation Area	Mendenhall Valley	5815
Auke Village Recreation Area	Auke Bay	64
Lena Beach Picnic Site	Out the Road	29

4.8 Other Trail Providers and Trail Partners

As previously noted, trails are managed and maintained in cooperation with the State of Alaska, the USFS, and Trail Mix. Many trails cross jurisdictional boundaries and most of the trails listed in section 4.3 are jointly managed. A diversity of user groups recreate on Juneau's trails, and it is critical that trails remain a public asset, but that intended use is considered and user conflict mitigated. Trails are also used by commercial entities for tours. Tour companies are required to obtain commercial use permits, and group size and frequency is restricted to manage wear and tear on the trails and preserve the user experience for residents and visitors alike.

4.9 Other Recreation Facility Providers

Eaglecrest Ski Area is owned and managed by CBJ, but operates as its own department. Eaglecrest also operates the Dimond Park Field House. Eaglecrest provides downhill and cross country ski operations in the winter and the mountain is a popular destination for hiking, mountain biking, and berry picking in the summer. Dimond Park Field House is an indoor turf facility with batting cages and an indoor track, it is 100% funded through facility rental fees and sponsorships and is rented to private sports clubs and leagues. Programming also includes paid drop-in time for specific uses.

The Juneau School District (JSD) operates gymnasiums, fields and tracks, some of which are programmed by Parks & Rec for youth and adult sports. Priority is given to school groups for use of these facilities, however a number of community organizations use JSD assets.

The University of Alaska Southeast operates a Student Recreation Center that includes studio and gym space, a climbing wall, courts, a running track, an activities center, and a rental center for outdoor equipment.

Private groups operate recreation facilities for activities including rock climbing, tennis, and gymnastics. There are also privately operated gym and studio facilities throughout Juneau.

4.10 Other Program Providers

Many local activity providers operate programs using Parks & Rec assets or are active partners in providing services to youth, underserved community members, and residents with disabilities. Numerous organizations provide recreational programming to Juneau residents, and Parks & Rec works closely with those using CBJ assets to administer their programs or those that collaborate with Parks & Rec to deliver programs and services. Throughout the country, parks & recreation departments are moving away from providing their own programming and towards operating facilities and support services to community clubs, leagues, and other organizations that administer programs. These partnerships are discussed in greater detail in Chapter 5.

4.11 Accessibility

One of the department's key goals is to increase accessibility in all programs and services. This includes ensuring new play structures are inclusive. Inclusive play elements are a recent best practice in playground design and development. These features are designed for children of all abilities, including those with mobility and sensory issues. Other important measures include adding accessible trails and walkways within parks, and partnering with local non-profits to provide adaptive programming. Providing accessible opportunities for unstructured recreation on trails and walkways will help keep an aging population active and facilitate access to nature for those with limited mobility.

5 Community Partnerships, Social and Recreational Resources

Supporting community partners is an important function of Parks & Rec and a key theme of this Master Plan. This chapter explores how those partnerships function across different facilities and functions. It also considers youth scholarships and grant funding and provides recommendations for improving those functions. Providing recreational and social service opportunities for underserved residents is a critical component of Parks & Rec's mission. Maintenance and constant evaluation of partnerships helps establish Parks & Rec's role within the web of social providers in Juneau and helps the department and its partners evaluate and manage gaps in the system.

Chapter highlights:

- Partners related to programs, facilities, parks, and trails
- Scholarships
- Youth Activity Grant program
- Relationship management

Guiding Principles covered in this chapter:

- Supporting community partnerships

Supporting community partnerships is one of the guiding principles behind this document, and an important focus for Parks & Rec, especially during times of financial uncertainty.

Community partnerships are relationships with non-CBJ organizations that provide recreational or social service activities or programs, or represent a specific user group. Partnerships are mutually beneficial and represent a collaboration to facilitate a certain activity or use. Sports leagues that use CBJ fields are community partners, as are social service providers that use Parks & Rec facilities and work with Parks & Rec staff to administer programs. Other government entities, such as Alaska State Parks, the USFS, or the Juneau School District, are also community partners. Partnerships support sustainability of a program or type of recreation and help create citizen engagement and comradery around certain activities.

All Parks & Rec divisions engage with community partners in some way, though some are more dependent on partnerships than others. Treadwell Arena is programmed almost entirely by partner organizations and managing relationships with various hockey and skating groups is critical to the arena's success, whereas the relationship between the aquatics division and the local swim club is important, but a larger user group exists beyond the swim club and the pools are mostly programmed to serve the public directly.

5.1 Programming

Parks and recreation departments nationwide are moving away from providing programming and focusing resources on operating facilities with programming provided by partner organizations. Juneau is no exception. Since the 1997 Plan was completed, Juneau has constructed new facilities and established operating partnerships where a community organization exists and would otherwise compete with Parks & Rec for participants and facility space. These partnerships are critical to the continued success of Juneau's tapestry of recreation and community service offerings, and an important component of the Master Plan process was connecting with each of these partners and ensuring that Parks & Rec's long-term plan reflects their long-term vision.

Additionally, Parks & Rec partners with community organizations to enhance our service offerings or make them more affordable. It is a stated goal to continue to pursue such partnerships as Parks & Rec continues efforts to reach out to underserved residents and provide constructive activities for all youth in our community.

Recommendations:

- Continue to work with partners to enhance educational programming in parks and facilities

5.2 Facilities

Facilities managed or operated by Parks & Rec each have their own user groups, and to varying degrees, rely on partnerships with organized clubs, leagues, or non-profits for maintenance, funding or programming. Facilities in this sense are not limited to traditional built recreation facilities, but also include parks, trails, special use areas, and fields.

5.2.1 Parks

While most parks are publicly funded and open to all, there are a number of organizations that support and help operate Juneau's parks. Organizations use parks as staging or gathering areas for organized activities such as running events or fundraisers; day cares and private schools frequent city playgrounds; and many other groups gather in parks for many other purposes. While CBJ considers all organized user groups to be partners in the preservation of parks, organizations that pay user fees or provide maintenance have a formal partnership with Parks & Rec. There are a diversity of such partners; various clubs and leagues use playing fields; clubs and groups form around special use areas such as shooting ranges, community gardens, or disc golf courses; commercial operators hold permits for vending or tourism; and local non-profits work together to operate the infrastructure at the Eagle Valley Center. Other partners help fund City parks.

Recommendations:

- Continue to work with partners to re-open the ropes course at Eagle Valley Center
- Continue to evaluate businesses or non-profits operating in parks for community benefit and fit with other stakeholders
- Continue to work with partners to enhance educational programming in parks

5.2.2 Trails

Trails are Juneau's most popular recreational infrastructure. The non-profit organization Trail Mix has formal agreements with CBJ, the State of Alaska, and the USFS to provide trail maintenance and construction. Other trail user groups raise funds and advocate for trails that support a specific use such as mountain biking, cross country skiing, cross country running, off road vehicles or snowmobiling. Commercial users operate tours on designated City trails.

A Trails Plan will consider management of different trail uses, however trails in parks are discussed in this document, notably requests by specific user groups for park facilities that support trail-based recreation such as a biathlon range or a bike skills park. Off road vehicle (ORV) groups have long advocated for a suitable location for ORV recreation. Past proposals have failed to identify a suitable site due to steep slopes and environmental concerns or have been met with opposition from neighbors. Even if a suitable location is identified, an ORV park or trail system is a major infrastructure investment. The Juneau trail system as a whole is in need of maintenance and perennially underfunded. Parks & Rec works in partnership with all trail partners to collaborate on grant applications and support fundraising initiatives to improve trails for all uses. Formal agreements with other trail user groups will help grow Juneau's trail network and provide purpose built trails for varied user groups.

Recommendations:

- Convene a trails advisory group to address ongoing trail management issues and to provide feedback on suitability for various trail uses
- Work with non-motorized trail user groups to support and assist trail development and/or improvement projects
- Facilitate development of viable opportunities for ORV recreation
- Encourage the ORV community to organize and set priorities for ORV development
- Work with Nordic skiing organizations to increase capacity and identify space for a biathlon range
- Work with Mountain Bike organizations to increase capacity and identify space for a bike skills park

5.2.3 Aquatics

The pools are mostly reliant on public use for revenue; however a partnership with the Glacier Swim Club not only benefits the pools financially, but also develops members into future employees, particularly lifeguards and swim instructors. Partnerships with non-profit organizations provide free swim passes to low income youth. Through a partnership with the Juneau School District, learn to swim classes operated at Parks & Rec facilities are included in the school curriculum.

Recommendations:

- Continue to promote/expand partnership programs that facilitate access to the pools for low income residents
- Expand seniors programming at the pools
- Increase community outreach and promotion activities at the pools, as well as cross-promotional opportunities with other CBJ facilities

5.2.4 Treadwell Arena

Treadwell Arena is uniquely reliant on partner organizations. The Juneau Adult Hockey Association, Juneau Douglas Ice Association, and Juneau Skating Club purchase ice time for practices, games, and tournaments. Participants in these organizations also attend CBJ programmed ice time. Managing and maintaining these relationships is critical to Treadwell's success.

Recommendations:

- Expand the season to include summer programming
- Work within CBJ to improve/streamline the alcohol permitting process for community partners that wish to serve alcohol at events or through concessions
- Increase community outreach and promotion activities at the Treadwell Arena, as well as cross-promotional opportunities with other CBJ facilities

5.2.5 Zach Gordon Youth Center

The Zach Gordon Youth Center works closely with community partners to enhance the lives of youth in Juneau. Partnerships with a variety of organizations support programming in the BAM afterschool program and the Youth Center, and Zach Gordon staff joins forces with government and non-profit partners to run the Youth Employment in Parks Program; staff also partners in several youth related coalitions and community effort groups at the local and state levels. For funding support, Zach Gordon works closely with the Juneau Community Foundation as well as private businesses and individual donors. Funding support is also enhanced through a collaborative relationship with the Friends of Zach Gordon Youth Center.

5.3 Scholarships

Scholarships offered or administered through CBJ may be used for programs offered by other local activity providers. CBJ also provides funding to many partners through the Youth Activity Grants program. Scholarship programs are a critical element in growing participation for underserved youth and should continue to be promoted and expanded

5.3.1 Youth Scholarship Program

CBJ currently provides scholarships for youth sports, including sports programs operated by partner organizations. The Youth Scholarship Program is designed to provide supplemental financial assistance to youth (kindergarten through high school, up to 18 years of age) that may not otherwise be able to participate in youth activities. The program is intended to be a resource after other available sources of funding have been utilized, and is limited to an annual maximum award of $100 per child. Scholarships are awarded based on a sliding scale. All information submitted as part of the application is confidential and will be used only to determine the level of scholarship awarded. Scholarships may be used for registration or program fees for activities other than Parks & Rec programs, but certain guidelines apply for all activities. This program is challenged to reach the youth who need it most and the program should be administered as a social service in conjunction with other youth outreach efforts and partnerships under Zach Gordon Youth Center. CBJ is not the only source for scholarship opportunities; all local youth activities providers that receive Youth Activity Grants administer their own scholarship programs as a requirement for eligibility.

Recommendations:

- Develop a mechanism to tie youth scholarships to the free and reduced lunch list to promote scholarship enrollment among low income youth
- Move administration of the Youth Scholarship Program under Zach Gordon Youth Center

5.3.2 Youth Activity Grants

Parks & Rec also offers Youth Activity Grants to fund youth programs. This grant program is designed to encourage local organizations providing or desiring to provide athletic, cultural, artistic or extracurricular academic activity programs to the youth of Juneau. The Youth Activities Program serves youth up to 19 years of age, unless the program is intended for youth with disabilities, in which case it may serve youth up to 20 years of age. Funding is awarded to programs offered by public or private non-profit organizations, with special consideration given to agencies that receive no other funding from CBJ and organizations that provide scholarship funds for youth activity programs out of their own budget. Youth Activity Grants are administered by the Youth Activities Board, which is appointed by the Assembly and coordinated by Parks & Rec staff.

Recommendations:

- Review the Youth Activity Grant process
- If feasible, move Youth Activity Grant administration under the control of a third party

5.4 Relationship Management

Over the coming years it will be important to continue to deepen relationships with existing community partners and grow relationships with new ones. Partnerships are particularly vital in linking Parks & Rec's social service role with its recreation facility provider role, ensuring that the youth served through the social service arm have access to recreation opportunities through programs offered by Parks & Rec and its partners. Parks & Rec's role as the 'ounce of prevention' against criminal behavior, drugs, and alcohol problems is maximized when the youth who may not have the financial and/or family support they need to participate in constructive activities are given those opportunities by building relationships with supportive adults who can help overcome financial, social, and other barriers to participation.

Guiding Principle: ***Supporting community partnerships***		
Goals: • *Continue working with community partners to provide ADA accessible facilities and/or adaptive programming for seniors and residents with disabilities* • *Manage demands for facility time fairly, with youth activities taking highest priority* • *Encourage collaboration between community partners and internal collaboration between Parks & Recreation facilities and programs* • *Balance needs of community partners operating at Parks & Rec facilities to ensure that services are complimentary and provide the best possible array of opportunities for the community* • *Continue to work with community partners to increase scholarship funds available and outreach to eligible families* • *Encourage and support community partners in fundraising initiatives or other philanthropic activities to make improvements to parks, trails and recreational facilities* • *Encourage and foster collaboration among and with community partners* • *Provide leadership to recreation user groups in navigating land management issues* • *Increase community outreach and promotion, including cross promotional opportunities between Parks & Rec facilities and other CBJ departments, and with partner organizations*		
Recommendation	**Timeline**	**Capital $**
Department-Wide		
Recommended Action		
Continue to work with partners to enhance educational programming in parks and facilities	Short	Staff time
Treadwell Arena		
Required Action		
Continue to work with partner organizations to balance ice time needs	Short	Staff time
Increase community outreach and promotion of activities at Treadwell Arena, as well as cross-promotional opportunities with other CBJ facilities	Short	Staff time
Continue to support/promote adaptive skating	Short	Staff time
Expand the season at Treadwell Arena to include summer programming	Short	Staff time
Parks - Developed Natural Areas		
Required Action		
Continue to work with partners to re-open the ropes course at Eagle Valley Center (EVC)	Short	Staff time – potential revenue source
Continue to evaluate businesses and non-profits operating in the EVC area for community benefit and fit with other stakeholders	Short	Staff time
Continue to work with partners to enhance educational programming	Short	Staff time

Recommendation	Timeline	Capital $
Recommended Action		
Continue to explore options for small-scale agriculture at EVC	Medium	Staff time – potential revenue source
Work with community partners to improve trail system to enhance ADA accessibility	Medium	Variable depending on scope
Fund EVC road and facility improvements through a combination of rental revenue and value in kind donations	Short	Staff time
Potential Action		
Work with Trail Mix to connect EVC to other surrounding parks and amenities as delineated in the Northern Green Zone Plan	Long	$100,000
Off Road Vehicle (ORV) Use		
Required Action		
Encourage ORV community to organize and set priorities for ORV development	Short	Staff time
Work with ORV user groups and neighbors to identify acceptable areas for ORV activities	Short	Staff time
Recommended Action		
Facilitate development of viable opportunities for ORV recreation	Medium	Staff time (potential capital costs)
Trails General		
Required Action		
Convene a trails advisory group to address ongoing trail management issues and to provide feedback on suitability for various trail uses	Short	Staff time
Work with non-motorized trail user groups to support and assist trail development and/or improvement projects	Short	Staff time, potential materials costs
Work with Nordic skiing organizations to build capacity and identify space for a biathlon range	Short	Staff time, potential materials costs
Work with cycling organizations to build capacity and develop a bike skills park	Short	Staff time, potential materials costs
Youth Services		
Required Action		
Develop a mechanism to tie youth scholarships to the free and reduced lunch list to promote scholarship enrollment among low income youth	Short	Staff time
Move administration of the Youth Scholarship Program under the Zach Gordon Youth Center	Short	Staff time
Review the Youth Activity Grant process	Short	Staff time
If feasible, move Youth Activity Grant administration under control of a third party	Medium	Staff time, potential cost savings

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JUNEAU
ALASKA'S CAPITAL CITY

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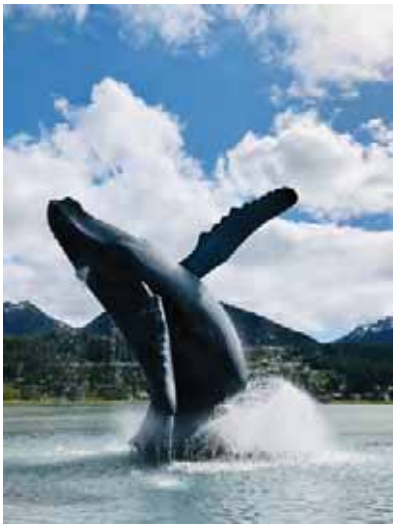
6 Community Trends

In late 2016, McDowell Group conducted a statistically valid phone survey and self-selected online survey on behalf of CBJ. The survey evaluated how residents use the CBJ Parks & Recreation system, gauged user satisfaction, and identified barriers to participation and areas for improvement. This chapter presents the survey results and other demographic information.

Chapter highlights (key statistics):

- 89% of Juneau residents use trails
- Juneau saw 1.06 million cruise ship visitors in 2017
- 77% of Juneau adults report that parks and recreation amenities are important to their choice to live in Juneau
- 94% of Juneau residents believe providing recreation facilities and programs is a somewhat or very important use of CBJ funds.
- One third of Juneau adults to onto participate in the recreation activities they would like to

Parks and recreation in Juneau have evolved with the population. When the 1976 Plan was written, many survey respondents had recently moved to the area and were interested in trying all the outdoor recreation opportunities Juneau had to offer. The population at the time (19,193) was young, with a recent population influx driven by State job opportunities. By the 1996 Plan, the population was more settled, and recreation for a large local youth population was at the forefront of the plan. Those same residents who settled in Juneau in the 1970's and whose children participated in Parks & Rec activities in the 1990's are now aging, and with this trend comes the need for increased Seniors activities. The community values its parks and recreation services and while the local population is aging, youth activities remain important to residents. The tourism industry has grown, increasing the use of some parks and trails, and use of Parks & Rec managed infrastructure by visitors is expected to continue to increase.



The Juneau population is currently stable, comparatively affluent to the rest of Alaska, aging, and diversifying. Recreation remains a key reason why many call Juneau home. Visitation is increasing, and converting cruise passengers into future independent visitors is a priority for local tourism marketing groups. Showcasing local parks and trails will continue to be a key component of these strategic efforts. Investment in this critical infrastructure is relatively low cost compared to built facilities and provides social and economic returns in the form of quality of life, visitation, property values, and reduced public health costs.

Residents report that programming for seniors is becoming increasingly important. While the number of families with children is declining, residents also consider programming for youth to be an important use of public funds. Residents consider trails, Dimond Park Aquatic Center, and City Parks to be the most valuable recreation assets, respectively. Transportation and lack of money were cited as key barriers to participation for youth. Scholarship and outreach programs can help overcome financial barriers, but transportation options will need to be considered, and should also be taken into account for seniors as the population ages and more seniors require safe transportation to activities and facilities. Residents historically and currently support parks and recreation services, and remaining aware of community trends and preferences will assist the department in responsibly developing and managing programs and in allocating funds.

Residents who identify as white participate in recreational activities at a higher rate than those of other ethnic groups. As the population diversifies, it will be important to track this metric and to continue to identify barriers to participation for nonwhite youth and adults.

6.1 Demographic Statistics

6.1.1 Population

Like the rest of Alaska, Juneau's population has declined slightly in recent years with the growth rate dropping from 3.3 percent in 2010 to 0.38% in 2015 to -1.4% in 2017; the state growth rate has declined from 1.17% (2010) to 0.08% (2015) to -0.36% (2017). A downturn in the state economy has increased the rate of departure since 2013.

Juneau's median Age has risen from 28.1 in 1980 to 38.4 in 2017. The demographic category showing the highest rate of increase is age 60-69, which has increased by 1,135 over the past ten years.

6.1.2 Ethnic makeup

Juneau in 2018 is more diverse than 1996, with a 15 percent decrease in the white population and higher Hispanic/Latino and Asian populations. There has also been a significant increase in groups identifying as other or mixed race. The state as a whole is also more diverse, though the changes have not been as significant. This may impact the way that Parks & Rec connects with cultural groups to establish partnerships.

6.1.3 Income

Juneau's per capita income in 1996 ($19,920) exceeded the statewide average of $17,610. The median household income ($47,924) was also higher than the state average ($41,408). The same is true in 2018, with Juneau's per capita income, median household income, and median family income all exceeding state averages. The State of Alaska is Juneau's largest employer, and many of these positions are professional, requiring post-secondary education. The unemployment rate is 5.17 percent and 7.42% of residents live below the poverty line.

Table 6.1: 2018 Income

	Juneau	Alaska
Per capita income	$34,923	$30,651
Median household income	$75,517	$69,825
Median family income	$88,536	$82,870

6.1.4 Households

The average household size in 1996 was 2.63 persons in Juneau and 2.74 in the state. There were 10,968 households in Juneau. In 1996, nearly 50 percent of Juneau households had dependent children, compared to only 32% in 2018.

Table 6.2: 2018 Household Demographics

	Juneau	Alaska
Total	12,187	238,058
Family households	64%	66%
Nonfamily households	36%	34%
Households with children	32%	40%
Households with seniors	16%	17%
Average household size	2.5	2.7
Average family size	3.0	3.2

6.2 Tourism Statistics

Juneau was the most visited Alaska destination in 2016, with 60 percent of visitors to Alaska stopping in Juneau. 93 percent of visitors arrive on cruise ships, with shopping, day cruises, cultural activities, and sightseeing tours among their top activities.

Cruise passenger arrivals hit a new record in 2017 (1.06 million visits) and are expected to continue increasing as companies add larger ships to the Alaska route; 2017 saw 45,000 additional passengers over the previous year. Airline passenger numbers have also increased steadily. The rate of repeat travel to Alaska as a whole has increased over the past decade, with 30 percent of visitors returning to Alaska in 2006, to 34 percent in 2011, to 40% in 2016. A 2016 survey conducted by the McDowell Group on behalf of the State of Alaska, asked visitors "What are you most interested in experiencing on your next Alaska trip?" The top responses were fishing, wildlife, visiting friends and family, the Northern Lights, and Denali. Recent destination trail efforts, including potential development of a European style hut-to-hut system, are among the efforts to increase independent traveler visitation to Juneau.

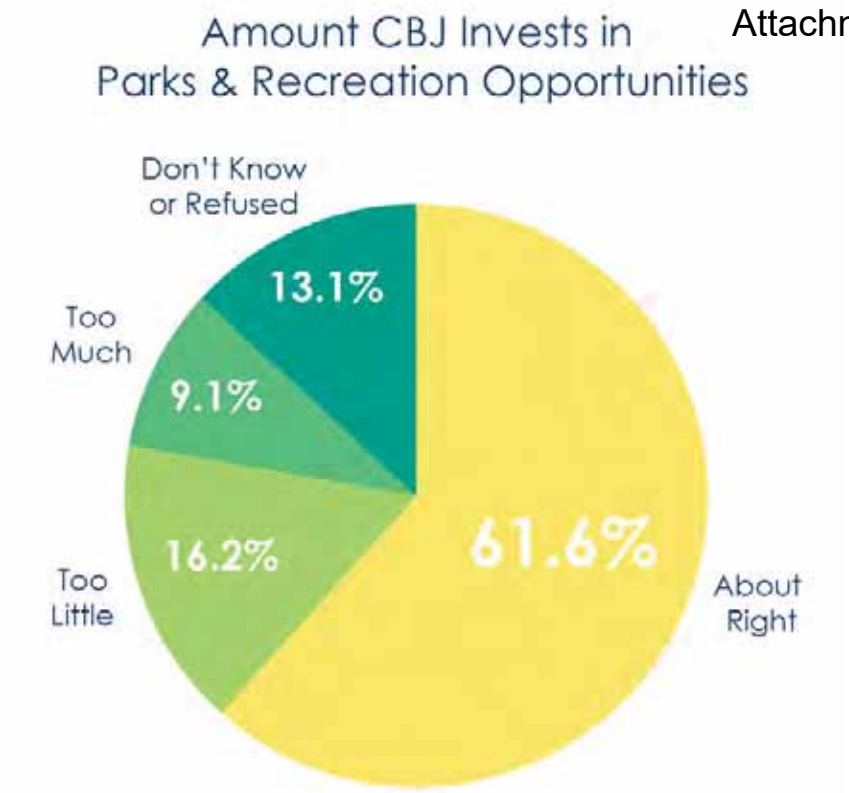
In 2017, CBJ granted commercial trail use permits to five operators. 15,859 visitors used Juneau trails as part of a guided group. This number is down from 17,724 in 2013, when Parks & Rec began collecting commercial use data. Commercial users of parks and trails are stakeholders, revenue sources, and entities to be managed responsibly. It will be critical to evaluate these relationships in the future and ensure use fees and group size limits are balanced between community and commercial interests.

6.3 Summarized Public Survey Results

In the fall of 2016, Parks & Rec retained McDowell Group to complete a statistically valid phone survey and a self-selected online survey. The results are summarized as follows in the document City and Borough of Juneau Parks and Recreation Survey. Full survey results can be found in Appendix II.

6.3.1 Recreation Participation

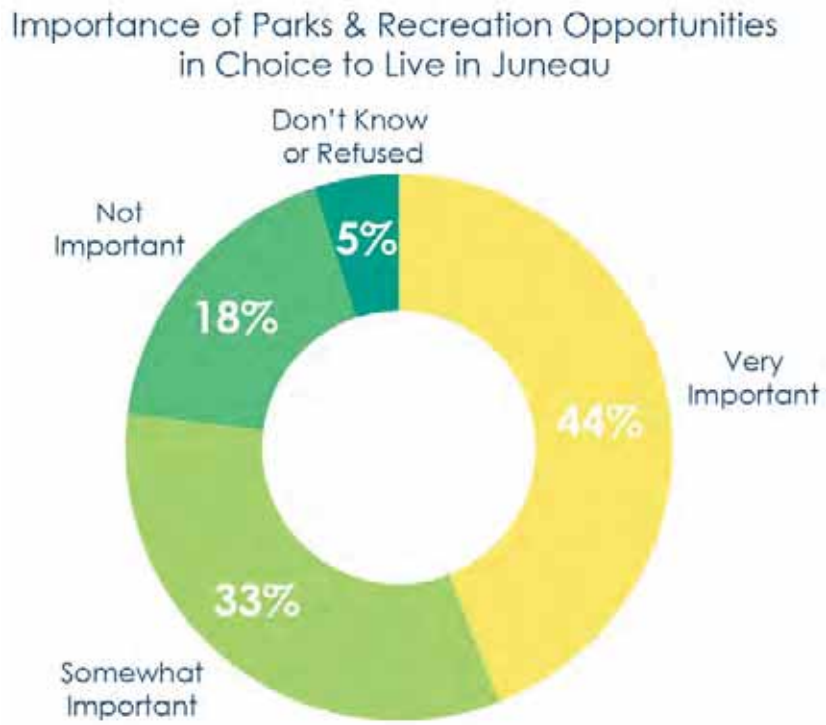
Ninety-five percent of Juneau adults participate in some form of recreation activity during the year. Participation levels vary slightly by age group, income, and race/ethnicity, with younger residents, those with higher household incomes, and those who identify as white participating at higher rates than other sub-groups.



6.3.2 Value of Parks & Recreation

Importance of parks and recreation amenities in the choice to live in Juneau

Parks and recreation amenities and programs are important to the Juneau community overall: over three-quarters (77 percent) of Juneau adults report these amenities are somewhat or very important in their choice to live in Juneau. Only 18% say parks and recreation amenities are not important in their choice to live in the community. Adults from households with children are more likely to rank these amenities as very important in their choice, at 53 percent versus 42% of households without children.



Value of Activities and Programs to the Community

Seventy-six percent of adults rank afterschool programs for youth as high or very high value to the community, as do 73% for summer programs for youth. Half (50 percent) rank pre-kindergarten programs as high or very high value.

Value of Assets and Facilities to the Community

City trails are ranked as high or very high value to the community by 78 percent of respondents, and City parks by 68%.

Among City-owned and operated facilities, Dimond Park Aquatic Center is ranked as high or very high value by 72 percent of respondents. Over half of respondents rank the importance of Treadwell Arena (56%) and Augustus Brown Pool (52%) as high or very high. Half of respondents (49 percent) rank Zach Gordon Youth Center as high or very high value.

6.3.3 Investment in Parks & Recreation

Almost all adults in Juneau (94 percent) believe providing recreation facilities and programs is a somewhat or very important use of CBJ funds, with three-quarters (73%) believing it is a very important use of funds.

Sixty-one percent of adults believe CBJ invests about the right amount in parks and recreation opportunities for Juneau residents, while 16% believe too little is invested, and 9% believe too much is invested.

Investments in Assets or Facilities

Half (51 percent) of Juneau adults cite specific investments in indoor or outdoor recreation assets or facilities CBJ should make in the next ten years. Types of investments vary widely, with off road vehicle trails/parks (15 percent), upgrades to existing trails (11%), and sports fields (10%) the most frequently cited.

Investments in Programs or Activities

Over a quarter of respondents (28 percent) cite specific additional recreation programs CBJ should invest in over the next 10 years. Recommended investments include programs for youth, seniors, and people with disabilities, as well as specific recreation activities, such as basketball, softball, swimming, soccer, and hockey.

6.3.4 Recreation Activity

Juneau adults participate in a wide variety of recreation activities throughout the year. Hiking is the most frequently reported recreational activity in Juneau during all seasons. Over half (53 percent) of Juneau adults hike in spring/summer and one-third (32%) hike in fall/winter. Other top activities in spring/summer include fishing (26 percent), walking (21%), and swimming (17%). In fall/winter, walking (19 percent) and swimming (17%) remain top activities, in addition to downhill skiing (17%), cross-country skiing (12%), and hunting (10%).

6.3.5 Use of Parks & Recreation Facilities

Half (52 percent) of households used the Dimond Park Aquatic Center in the past 12 months and 48% used Eaglecrest Ski Area (for winter and summer activities combined). Forty-three percent used Dimond Park Field House, while 39% used Hank Harmon Rifle Range, and 32% used Treadwell Arena. Over one-quarter visited Augustus Brown Pool (28 percent) and Jensen-Olson Arboretum (26%).

Among users of each facility, Dimond Park Aquatic Center received the largest annual average number of visits, at 24.0, followed by Dimond Park Field House (23.1), Pipeline Skate Park (22.7), and Augustus Brown Pool (21.8).

Most facilities are used more often by households with children than households without children. Also, a larger percentage of households with higher incomes use each facility than lower income households.

6.3.6 Organized Recreation Activities

One-third (33 percent) of adults participated in organized sports leagues, tournaments, races, or other recreational activity over the past 12 months. Top organized activities include softball (25 percent of those participating in organized activities), volleyball (20%), running (19%), basketball (16%), and hockey (15%).

Nineteen percent of respondents live in households with children who participate in organized recreation activities. Top youth activities include soccer (29 percent), running (23%), baseball (21%), basketball (19%), and swimming (14%).

Adult and youth participation in organized activities is higher for households with incomes $50,000 and over than for lower income levels.

6.3.7 Trail Use

Eighty-nine percent of survey respondents reported using Juneau trails in the past 12 months for hiking, running, biking, or other forms of recreation.

Kaxdigoowu Heen Dei (Brotherhood Bridge Trail) is used by the largest percentage of Juneau adults (63 percent), followed by Treadwell Mine Historic Loop (58%), Auke Lake (57%), Twin Lakes (56%), and Perseverance (49%) trails.

Trails visited most frequently by individual users are Dredge Lakes (26 times annually), Airport Dike (23 times) and Salmon Creek (20 times).

6.3.8 Park Use

Of a list of selected popular Juneau parks, Savikko Park is visited by the largest percentage of survey respondents at least once during the year, at 71 percent, followed by Twin Lakes (60%), Riverside Rotary Park (41%), and Cope Park (37%). A larger percentage of adults from households with children than without visit many of the parks.

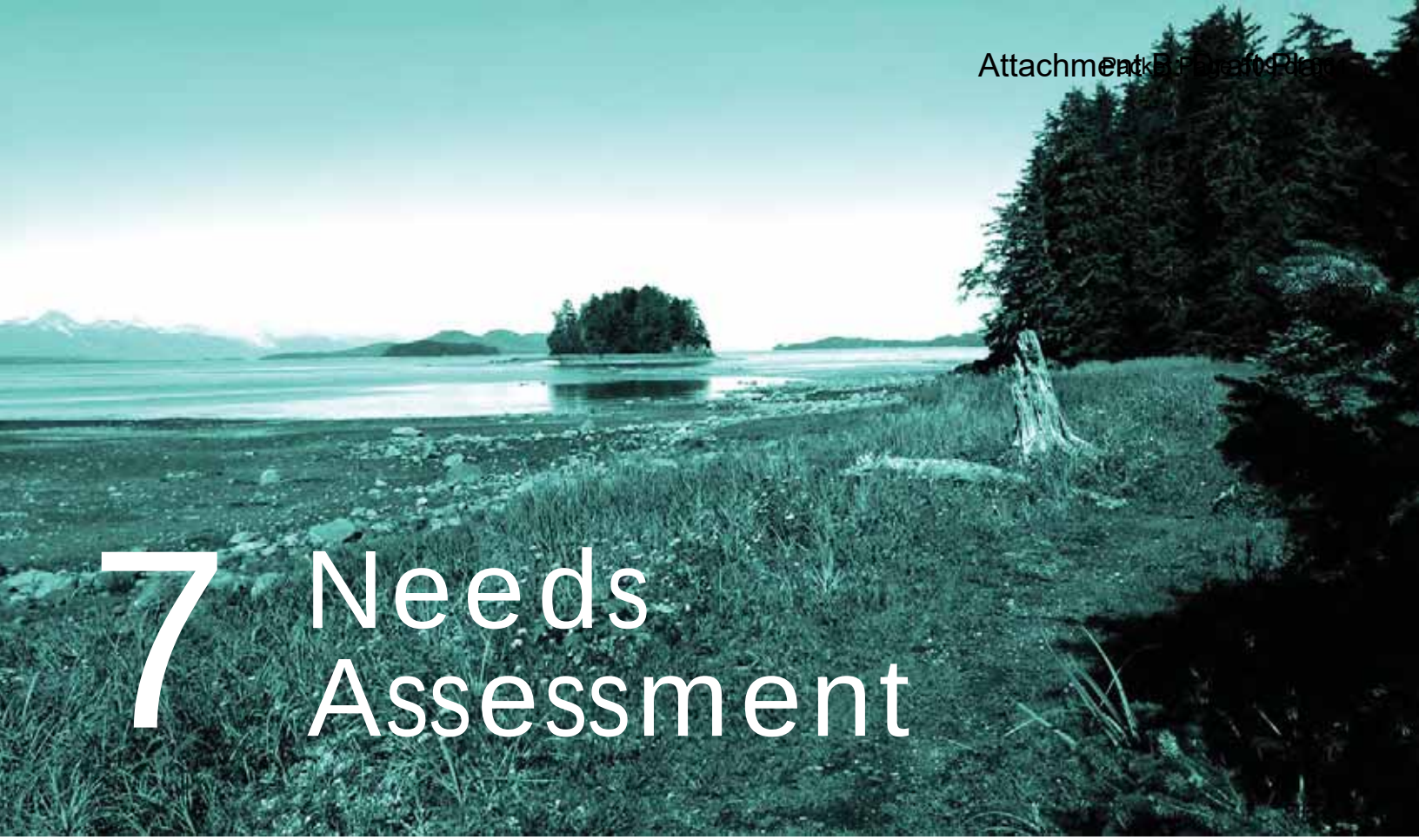
Among parks listed in the survey, Adair Kennedy receives the largest number of annual average visits per user at 19.3, with a median of 5.0 visits. Riverside Rotary Park received 17.6 average visits (median 5.0) and Capital School Park 15.3 (median 4.0).

6.3.9 Barriers to Participation in Recreation Activities

One-third of Juneau adults do not participate in the recreation activities they would like to, and one-quarter from households with children report youth who do not participate in activities but would like to. Desired activities for adults include hiking (5 percent), off-road vehicle use (5%), downhill skiing (4%), and swimming (4%). Top desired activities for youth include hockey, ice skating, soccer, and dance, each at 3 percent.

Lack of free time is the most commonly cited barrier to participation for both adults (30 percent) and youth (37%). Lack of money (17 percent of adults, 29% of children) and programs/activities not available (19% of adults, 13% of children), are also frequently cited.

Physical limitations/accessibility is another frequently cited barrier for adults (23 percent), while transportation is a more common barrier for youth (18%).



7 Needs Assessment

This chapter identifies gaps in the Juneau Parks & Recreation system and provides strategies for filling those gaps. It also identifies barriers to participation in Parks & Rec activities, and includes plans for overcoming them. Barriers are factors that get in the way of someone participating in an activity or using a park, trail, or facility. Barriers can be financial, transportation related, social, or cultural. Finally, this chapter sets a policy for parkland acquisition and disposal. Acquiring or selling a piece of parkland is an important land management decision with lasting impacts. This chapter considers the process for acquisition and disposal and details the process and reasons for these actions. This Plan recommends that proceeds from parkland disposal be reinvested in the Juneau Parks & Recreation system.

Chapter highlights (major system gaps):

- Fenced off leash dog areas
- ORV recreation
- Bike skills parks
- Artificial turf fields
- Signage
- Active cemetery space
- Seniors programming
- Early childhood programming
- Community gardens
- Maintenance impact statements
- Gym/multi-use spaces

Guiding Principles covered in this chapter:

- Promoting community engagement, health and wellness
- Managing our assets effectively

7.1 NRPA Benchmarking

The National Recreation and Park Association (NRPA) collects data on parks & recreation agencies throughout the country. Historically, the NRPA used this data to develop standards for categories such as number of residents per facility. Recognizing that a successful agency is one that tailors its services to meet the demands of its community, the NRPA now publishes national statistics in the form of percentage of agencies offering a given facility or program or median number of residents per facility or program. Because of Juneau's linear geography, remote location, and wilderness surroundings, the community has different needs than those of comparable size elsewhere. It is not possible for residents to simply use a facility in a nearby community.

The table on the next page shows the national median number of residents per facility, the current Juneau number of residents per facility, and establishes Juneau standards to help identify where Juneau may need more or fewer of a certain type of amenity as parks and facilities are renovated or additional facilities are considered. Rationale for these standards is presented in this chapter or is based on the NRPA guidelines, public feedback, and level of use of existing facilities. Several parks standards are presented as ranges because the number of residents served varies by park size and location. Some assets not controlled by Parks & Rec are included in the calculations for Juneau, for example, the indoor track at the Dimond Park Field House is included even though the field house is currently managed by Eaglecrest. Juneau School District (JSD) assets are generally not considered.

Table 7.1: Facility Statistics and Standards

Facility Type	National Median Number of Residents per Facility	Juneau Number of Residents per Facility	Juneau Standard	Comments
Parks	1,894	1,454	1,500	
Playgrounds	3,560	3,200	3,200	
Mini Parks	NA	3,200	1,000-3,000	
Neighborhood Parks	NA	6,400	3,000-7,000	
Community Parks	NA	5,333	4,000-10,000	
Basketball Courts (outdoor)	7,000	8,000	8,000	
Tennis/Pickleball Courts	4,295	16,000	16,000	Outdoor tennis courts are more prevalent in warmer areas, Juneau is adequately served with current available tennis courts
Diamond Fields: softball fields	9,687	4,000	5,000	Juneau has softball fields that are unused
Diamond Fields: baseball fields	6,599	5,333	5,000	
Diamond Fields: tee ball	12,771	10,666	12,000	
Rectangular Fields	8,060	8,000	8,000	
Rectangular Synthetic Field	34,915	32,000	8,000 (includes JSD)	JSD assets are included in this calculation because Parks & Rec programs use JSD fields
Community Gardens	32,376	16,000	16,000	There is continued demand for community garden space
Tot Lots	12,112	16,000	10,000	Future playground projects should consider additional tot lot space
Dog Parks	43,183	16,000	16,000	Juneau's linear geography requires duplication of some neighborhood assets like dog parks

Table 7.1: Facility Statistics and Standards (continued)

Facility Type	National Median Number of Residents per Facility	Juneau Number of Residents per Facility	Juneau Standard	Comments
Ice Rinks	28,500	32,000	16,000-32,000	The skating community has requested a second sheet of ice
Teen Centers	62,700	32,000	35,000	Juneau is adequately served with one teen center
Indoor Track	49,715	32,000	35,000	
Gyms	26,418	32,000	16,000	This metric considers Mt. Jumbo Gym, which is at end of life. The community would benefit from two gym spaces
Swimming Pools	34,686	16,000	20,000	Juneau is adequately served with two pools

7.2 Parks Service Standards and Community Need

It is CBJ's responsibility to provide a high level of service to the public. Ensuring proper maintenance of public assets like parks contributes to public health and the local economy. This section updates standards and existing classifications, classifies new Juneau parklands and evaluates park distribution – answering the question, "Do we have the right parks in the right places with the right equipment?" This section is excerpted from the CBJ Parks Inventory, which summarizes the condition of all programmed parks and assigns a 1-10 score to each. The condition score, along with survey data on level of use, then informs the priorities for future park Capital Improvement Projects (CIPs), which are presented herein. Section 7.8 considers criteria and processes for parkland acquisition and disposal. Park development and acquisition in Juneau has historically been an organic process, with new parks constructed and acquired as lands are developed, or high value natural areas identified for preservation and enjoyment of nature. Map Series 2 shows parks by type and neighborhood.

7.2.1 Parks Service Standards

Park service standards are grouped by park classification. For a list of parks of each type, see section 4.1.

Mini Parks

Management Intent: Mini-parks are intended to provide close to home opportunities to young children, senior citizens, or those who are unable to travel farther for open space and unstructured activities.

Standard: Service Area: 5-10 minutes travel time and/or a population of 2,000-4,000.

Development Criteria:

1. Appropriate facilities include:
    - Children's playground facilities
    - Open (preferably grassy) play areas
    - Picnic tables or benches
    - Small community garden spaces

2. Desirable site characteristics
    - The site should be centrally located to the area it serves and be relatively level
    - The site should be walking distance for neighborhood residents, and not require crossing of busy streets

Recommendations:

- Add tot lot spaces as parks are upgraded

Neighborhood Parks

Management Intent: Neighborhood parks are intended to serve a neighborhood and provide a variety of structured or unstructured recreational opportunities for children and adults. Facilities are primarily designed for individual and group activities, but generally do not include facilities for field sports.

Standard: Service area: 5-10 minutes travel time and/or a population of 3,000 - 7,000.

Development Criteria:

1. Construction of a neighborhood park should occur when the area it serves reaches 60% of planned development (measured either by acreage developed or population accommodated, whichever occurs first).
2. At least 50% of the site should be flat and usable, and provide space for both active and passive uses.
3. Appropriate facilities include:
    - Children's playground with seating available nearby
    - Unstructured open play area
    - Paved games court
    - Tennis courts
    - Picnic areas
    - Shelter building
    - Restrooms
    - Areas for skateboards, bicycles
    - Parking to support the use of the facilities

4. Desirable site characteristics
    - The site should be reasonably central to the neighborhood it is intended to serve
    - Good bicycle and pedestrian routes to the site should be available and access routes should avoid crossing major arterials
    - The site should be relatively visible from adjoining streets.
    - Access to the site should be via a local residential street. If located on a busy street, incorporate buffers and/or barriers necessary to reduce vehicular hazards and noise.

Recommendations:
- Consider covered play spaces in playground capital projects

Community Parks

Management Intent: Community parks are intended to be used for active recreation activities and are often highly developed and programmed. Facilities may be designed for sports and organized activities, but individual and family activities are also encouraged. Levels of social contact and interaction are high. Management of these areas is intensive and should comply with a management plan. Community parks are day use only.
Standard: Service area: 15-20 minutes travel time and/or a population of 4,000 - 10,000.

Development Criteria:

1. Acquisition of community park sites should occur far in advance of actual need so that adequate land is available. Development should occur when the service area reaches about 70% developed.
2. At least two-thirds of the site should be available for active recreation use.
3. Appropriate facilities include
    - Formal ballfields – softball, baseball, soccer, etc.
    - Outdoor basketball, volleyball courts
    - Tennis courts
    - Open free play area
    - Restrooms
    - Picnic facilities (including shelters)
    - Trail/pathway systems
    - Indoor recreation facility
    - Space for special outdoor events
    - Children's playground (if needed to serve the neighborhood)
    - Areas for skateboards, bicycles
    - Parking sufficient to support the activities programmed on the site
4. Desirable site characteristics
    - The site should be reasonably central to the area it is intended to serve
    - The park should be located on an arterial or collector street with access to public transit
    - A landscaped setback should be used to buffer active use areas from residential areas if needed.
    - Environmentally sensitive areas can be a part of this type of park if the layout and management protects that area from overuse or degradations of the sensitive values.

Recommendations:

- Continue to maintain fields, working with partners to mitigate schedule conflicts
- Provide tournament size baseball and softball fields with artificial turf
- Improve bleacher/spectator seating as upgrades to parks with sports fields are planned. Add covered seating where possible

Special Use Areas

Management Intent: Management varies between areas. Some Special Use Areas are managed independently by local non-profit organizations; others are maintained and managed by Parks & Rec. For the purposes of this Plan, tourism is considered a special use and parks primarily used by visitors and tour groups are considered special use areas.

Development criteria vary by area.

Recommendations:

- Evaluate commercial use fees for special use areas that are part of commercial tours

Semi-Primitive Areas

Management Intent: Area will be managed to provide low to moderate densities with facilities sometimes provided for group activities. Facilities are primarily provided for visitor safety and resource protection, although some may be for the convenience of the users. The primary focus of the park is its natural setting. Management will occur to a moderate extent.

Development Criteria:

1. Size will be dependent upon the site itself and the features offered.
2. Design and manage these types of areas for a higher sense of solitude than other park types.
3. Improvements should be in harmony with the natural environment.
4. Possible facilities include:
    - Trails
    - Viewpoints
    - Covered picnic shelter/picnic tables
    - Interpretive panels
    - Restrooms
    - Campsites/fire rings
5. Parking and overall use should be limited to the numbers and types of visitors the area is intended to accommodate, while retaining its natural character at the intended use level.

6. Location criteria:
    - Location is most often determined by the natural features it can offer.
    - Environmentally sensitive areas can be appropriate if protected from overuse and impacts on sensitive values.

Recommendations:

- Develop low-impact primitive camping facilities in appropriate parks

Developed Natural Areas

Management Intent: Area will be managed to provide opportunities for groups and individuals in a predominately natural setting. Facilities are designed for use by large numbers of people. Moderate to high densities of groups and individuals are provided for in developed areas. Moderate densities are provided away from developed sites. Onsite management and regulation is necessary.

Development Criteria:

1. Size will be dependent upon the site itself and the features offered but should be large enough to accommodate moderate to high use
2. Improvements should:
    - Accommodate large groups and individuals
    - Be easily accessible
    - Be designed to blend in with the natural environment
3. Possible facilities include:
    - Trails: high-use, multi-purpose, ADA accessible
    - Viewpoints
    - Covered picnic shelters
    - Interpretive center or museum
    - Cabins, lodges, or other accommodation
    - Restrooms
    - Group campsites/fire rings

4. Location criteria:

- Location is most often determined by the natural features of the site.
- Access should be from an arterial street if traffic volumes are high or from public transit
- Parking facilities will be dependent upon type of activities offered. Adequate space should be reserved for full park build-out.

Developed Natural Areas Recommendations:

- Continue to promote and improve Eagle Valley Center facility rental program with an eventual goal of a break even budget including a maintenance fund
- Improve on site infrastructure at Eagle Valley Center
- Seek revenue generating opportunities that fit with the vision for the facilities
- Develop facility management plan to determine carrying capacity and a sustainable funding mix for both the Jensen-Olson Arboretum and Eagle Valley Center
- Develop small-scale cabins, tent platforms or yurts for nightly rental at Eagle Valley Center

Conservation Areas

Management Intent: Area will not be managed beyond occasional monitoring for resource damage and potential impacts. At such time as a recreation use becomes more prevalent, a parcel should be moved into an appropriate category for management.

General Recommendations for Section 7.2.1

- Develop Minimum Service Levels for all parks, programs, and recreation facilities
- Require Maintenance Impact Statements for all future park developments
- Use enterprise asset management and work order systems to improve maintenance of parks and trails, in addition to facilities.
- Replace play equipment every 10-15 years
- Develop and implement a replacement schedule for park equipment
- Evaluate which parks require restrooms and add to CIP budget
- Priority for funding should be given to park projects where a park master plan already exists
- Park master plans should be updated every 5-10 years
- Evaluate and if appropriate establish additional off-leash dog areas
- With community partners, increase ADA accessibility as CBJ replaces park/playground equipment
- Support residents to add or increase community garden space in parks
- Improve system-wide informational/wayfinding/interpretive signage at parks. Include Alaska Native cultural history and significance
- Develop ongoing maintenance plan for Native art at Parks & Rec controlled lands and facilities
- With community partners, identify an appropriate site for future bike skills park for all ages and abilities

7.2.2 Park Capital Improvement Priorities

Park Condition Rankings

The table below ranks parks by condition based on the park evaluations conducted by CBJ Parks & Rec and Engineering staff in the summer of 2017. Rankings are based on these scores, the level of public use (as determined by the phone and online CBJ Parks and Recreation Survey conducted by McDowell Group in fall of 2016) and overall safety of each park. The following lists prioritize Capital Improvement Project (CIP) priorities and smaller, lower budget project priorities to be completed by CBJ Park Maintenance or as a small contract. Parks were evaluated for physical condition and functionality. Tables 7.2 and 7.3 prioritize park projects. Prioritization was based on the condition rankings and park use data from the public survey conducted by McDowell Group on behalf of CBJ in September 2016. Public comments from the survey and a series of public meetings in October 2016 were also taken into account. Capital Improvement Projects (Table 7.2) are large in scale and require budget approval by the Assembly with funds from the Capital Improvement Program. Park Maintenance projects are smaller in scale and can be funded out of the Park Maintenance operating budget.

Table 7.2: Prioritized Capital Improvement Projects

Park	Classification	Works Needed	Priority
Capital School Park	Neighborhood Park	Replace retaining wall, replace play equipment, install restrooms, ADA accessibility improvements	High
Chicken Yard Park	Mini Park	Remove or replace west retaining wall. Resolve issue of whether there is an easement for a private driveway through the park; replace play equipment if feasible.	High
Adair Kennedy Memorial Park	Community Park	Improve pedestrian flow, park feel, and parking. Improve ballfields and add turf	High
Riverside Rotary Park	Neighborhood Park	Repair or replace pavement on path, replace play equipment	High
Melvin Park	Community Park	Repair parking lot and improve vehicular traffic flow	High
Dimond Park	Community Park	Install paving stones and landscaping between fields	Medium
Savikko Park	Community Park	Improve pedestrian flow and park access, replace restrooms near Treadwell Ice Arena	Medium
Cope Park	Community Park	Finish parking, hardscapes, curb and gutter works	Medium
Homestead Park	Special Use Area	Replace platform stairs with ADA accessible ramp	Low
Bonnie Brae Park	Mini Park	Improve surfacing, install equipment targeted at small children	Low
Cathedral Park	Mini Park	Re-evaluate purpose of park and reconfigure to eliminate supports for removed play equipment	Low
Channel Wayside Park	Special Use Area	Repair or replace kayak launch, add ADA accessible fishing platform	Low

Table 7.3: Prioritized Park Maintenance Projects:

Park	Classification	Works Needed	Priority
Lena Park	Neighborhood Park	Install fencing and trash cans to convert to dog park	High
Aant'iyek Park	Community Park	Continue to experiment with grass on playing field	High
Mendenhaven Park	Mini Park	Improve access trail	Medium

7.3 Trails Service Standards and Community Need

Management Intent: Trails should be located, designed, and maintained to produce a minimum impact on the land, and managed to provide a safe and pleasing experience for the users. A variety of trail types that include varying levels of difficulty and types of uses, summer and winter availability, accessibility and linkages, will be provided within each geographic area.

Trails should be managed to the U.S. Forest Service (USFS) Trail Standards, which are a set of trail classifications based on tread material, width, clearance, and other factors. Management of paved pathways and trails may differ. Paved pathways will generally be developed to a higher level to accommodate greater numbers of users of all abilities. Trails within Recreation Service Parks will be managed to match the intent of the particular park unit in which the trail is located. Trails will typically be found in natural areas. Development will be in harmony with the surrounding area. If a trail is located within a Natural Area Park, it should not be developed beyond the intended development level of the park. A trail can be developed to a lesser degree than the level intended for the park where it is located.

Beach accesses are trails maintained by CBJ that provide public access to shoreline areas. Beach accesses should be maintained to be passable, trail type and difficulty should be evaluated on a case by case basis and assigned a trail type based on the USFS Trail Standards.

Development Criteria:

1. Whenever possible, recreation pathways and trails should be separated from a street or roadway.
2. Preferably, trails should be looped and interconnected to provide a variety of trail lengths and destinations. A connected trail system should link various parts of the community, schools, and park sites. Connections to public transit stops where possible is also desirable.
3. Developers should be encouraged to provide pathways through proposed development, where such improvements would provide needed linkages between trail routes and access to public destinations and transit stops.
4. Trails should be located and designed to provide a diversity of challenges. Accessibility should be enhanced whenever appropriate.
5. Trail alignments should take into account soil conditions, steep slopes, surface drainage, and other physical limitations that could increase construction costs, maintenance costs, or both.
6. Centralized and effective staging areas should be provided for trail access. This would include adequate parking, orientation, information, and other facilities at trailheads.
7. Trails should be evaluated and managed to the USFS Trail Standards.

Development Criteria within Recreation Service Parks or Neighborhoods:

1. Paved pathways should be planned, sized, and designed so as not to exceed the level of intended use of the park area.
2. Trail construction should adhere to U.S. Forest Service Trail Fundamentals and Trail Management Objectives (2016).

Recommendations:

- Work with state and federal partners to complete a new Juneau Area Trails Plan
- Establish priorities for trail maintenance and construction
- Adopt the USFS Trail Standards
- Include trails funding in park maintenance budget
- Identify and complete connections between existing trail networks
- Identify and complete longer "hut to hut" trail opportunities
- Improve lighting on public bike paths
- Work with partners to improve/upgrade existing trails to create more ADA accessible paths
- Consider winter use when improving trails
- Improve trail system connectivity
- Ensure trail maintenance funding is commensurate with need
- Improve system-wide informational/wayfinding/interpretive signage at trailheads and on trail networks. Include cultural information and traditional languages, consistent and compatible with CBJ branding

7.4 Landscape Service Standards and Community Need

The Landscape Maintenance program is responsible for development, installation and maintenance of annuals, perennials, turf, trees, and shrubs on municipal grounds. Tree maintenance includes street tree care as well as evaluation and removal of hazardous trees on CBJ land. Landscape Maintenance also operates Evergreen Cemetery.

Management Intent: Landscape sites should be maintained to enhance CBJ assets and maintain green spaces to enrich quality of life for residents and visitors.

Recommendations:

- Prioritize areas for planting and landscaping. Consider costs and level of impact
- On an ongoing basis, evaluate landscaping staff capacity against number of sites requiring maintenance
- Develop defensible tree policy to guide and inform management of trees
- As CBJ adds or improves composting infrastructure, establish policy for composting landscaping waste and food waste from facilities
- Incorporate maintenance considerations in landscape and planting design for new facilities and consult landscape staff

7.5 Recreation Facility Service Standards and Community Need

The NRPA guidelines are based on a national average and do not account for the unique nature of individual communities. Juneau requires more infrastructure than other communities of similar size because of its remote setting with no road access or adjacent communities. Many recreation facilities serve catchment areas that cross city boundaries and may include several small communities. Juneau not only lacks this option, but also serves as the regional hub for Southeast Alaska. Juneau is also geographically linear, which sometimes leads to duplication of facilities and services to meet the community demand for recreation space. CBJ's recreation facilities are of varying ages and conditions, and facility conditions should be evaluated and minimum service levels established to avoid deferring needed maintenance.

Recommendations:

- Evaluate facility conditions and establish minimum condition and service levels

7.5.1 Aquatic Facilities

Swimming facilities are critical in Juneau because of the necessity for all residents to know how to swim in a community surrounded by water with a culture built around maritime activities. Juneau's first Aquatic facility, Evergreen Bowl, was a seasonal outdoor pool located in what is now Cope Park. The Augustus Brown Pool was constructed downtown in 1972 with the aid of money from Augustus Brown's estate that encouraged construction of a swimming pool for Juneau children. That facility is aging and equipment needs to be modernized. A condition survey completed in 2014 found $7.5 million in needed repairs to bring the pool up to an acceptable standard. In 2017, the Assembly voted to approve $5 million in Capital Improvement Project funds to renovate the pool and perform deferred maintenance. Dimond Park Aquatic Center was constructed in the Mendenhall Valley in 2011 and is better suited to host swim meets and various trainings, with its higher capacity, 3 meeting/event rooms, larger pool deck space, larger locker rooms, two additional lanes and a stadium style bleacher area. DPAC has housed all Lifeguard, swim instructor and first aid courses for the Aquatics Division since it opened in 2011.

CBJ Aquatics has also been pursued/encouraged by American Red Cross to become an Academy site for the state of Alaska, meaning that DPAC would host trainings for pool operators throughout the state.

Management Intent: Voters approved $5.8 million dollars in facility improvements to Augustus Brown Pool, indicating public support for two aquatics facilities in Juneau. It is the Department's intent to operate and maintain these facilities at a high standard of safety and customer satisfaction. Pools will be managed and maintained according to a facility maintenance plan. The public benefit of a robust aquatics program should be balanced with managing costs and revenues.

Standard: One pool facility per 20,000 residents

Recommendations:

- Update condition survey of Augustus Brown Pool and determine updated cost of required repairs and building lifespan if those repairs are completed
- Complete facility survey of Dimond Park Aquatic Center and replacement schedule for all fixtures and equipment with associated costs
- Complete any needed upgrades to establish Dimond Park Aquatic Center as a Red Cross training hub for Southeast Alaska

7.5.2 Ice Arenas

Juneau did not have an ice rink until the construction of Treadwell Arena in 2003. The Douglas Fourth of July Committee, which helped spearhead the arena, contributed money for the rink's design, the ice resurfacer, and the sound system. The project started as a way to mark the 100th year of organized Fourth of July celebrations in Douglas. Other community organizations and businesses also made significant donations to the project.

The arena is currently programmed from early in the morning to late at night, with slower hours midday. Due to high demand for ice at peak times, there have been requests for a second sheet of ice at Treadwell or second arena elsewhere in Juneau. If demand increases to where the arena is programmed at all hours, a second sheet of ice at Treadwell may be considered. Maintaining and staffing two arena facilities will not be considered when there is space and capacity to renovate the existing arena. More practical improvements to Treadwell may include a gym/community space for team training and to replace Mt. Jumbo Gym, and a second sheet of ice that could also be programmed for curling.

Management Intent: CBJ managed ice arena(s) should be maintained to meet standards of safety, cleanliness, and functionality of equipment. The ice arena should be managed and maintained according to a facility maintenance plan.

Standard: One ice rink for 16,000-32,000 people

Recommendations:

- Continue to maintain Treadwell Arena, including replacing the roof
- Improve lighting in Treadwell Arena parking lot
- Establish policy for vendors at Treadwell Arena
- Add gym space to Treadwell Arena for sports team dryland training and to house activities currently located in Mt. Jumbo Gym
- Complete small facility renovations to improve user and spectator amenities
- Assess the feasibility of vending and equipment sales
- Add a second sheet of ice that could also accommodate curling with an addition to the existing structure at Treadwell Arena

7.5.3 Gym and Multi-Use Spaces

Gyms and multi-use spaces include gym spaces and field houses that can be rented or programmed for a range of activities. Parks & Rec currently operates one gym/multi-use space at Mt. Jumbo Gym and uses Juneau School District managed spaces for sports and activities. The Dimond Park Field House is currently operated by Eaglecrest Ski Area, but it would be more appropriate for operations to be managed by Parks & Rec as the department has partner relationships with field house user groups and offers programs that can be located at a field house. There is a community need for gym facilities that could house Parks & Rec and partner activities, community rentals and events, and serve as an afterschool drop-in facility for youth. Mt. Jumbo Gym is aging and nearing end of life. This facility should be replaced with an addition of gym space at Treadwell Arena. There is currently gym space at local schools, and Parks & Rec programs are currently operated at school district assets. Balancing the many requests for gym space is a perennial challenge and School District programs have priority over Parks & Rec and other community programs.

Management Intent: CBJ managed gym/multi use spaces and should be maintained to meet standards of safety, cleanliness, and functionality of equipment. These facilities should be managed and maintained according to a facility maintenance plan.

Standard: One gym/multi-use space for 16,000 people

Recommendations:

- Continue to provide multi-use indoor training/gym space
- Construct an additional field house facility in the downtown / Douglas area
- Provide geographically distributed multi-use indoor gym spaces
- Work with Eaglecrest to transfer management of the Dimond Park Field House to Parks & Rec

7.6 Program Service Standards and Community Need

Setting standards or guidelines for programs can be limiting because programs should consistently be evaluated against community need. Chapter 10 provides a blueprint for this evaluation. This section considers current community programming needs.

7.6.1 Youth Sports

Benefits of youth sports include physical development, endurance, character building, self-esteem, teamwork skills, discipline, healthy competition, relationships with supportive adults, socialization, and structure. Youth sports are consistently rated by the community as having high value and can be made even more accessible for local youth of all abilities through partnerships and accessible programming. Youth programs are so critical to the core mission of Parks & Rec that many agencies have rebranded themselves "Parks, Recreation and Youth Services." This helps convey that youth are at the core of Parks & Rec's mission and CBJ should consider following suit.

Youth sports also develop healthy habits that encourage lifelong wellness and motivate teenagers to work as lifeguards or referees, and adults to participate in healthy activities, volunteer in the community, and enroll their children in sports. Managing the many part time employees and volunteers required to provide youth sports programming is a key challenge for staff and a required and standardized training program for referees and coaches would increase customer satisfaction by developing a more standardized service and helping to create a more supportive environment for youth with special needs.

7.6.2 Afterschool programming

Parks & Rec took control of the Body and Mind (BAM) middle school afterschool program in 2016, adding to the drop-in programming already offered at Zach Gordon Youth Center. There is an expressed community need for expanded afterschool offerings such as open gym time, homework clubs, and activities. Many students use the city library at Dimond Park after school and a future gym/multi use space in the area could add drop-in court space and multipurpose rooms to enhance after school programming.

7.6.3 Prevention

Communities throughout the country place a high value on the quality of life enhancements that Parks and Recreation offers. There is less recognition throughout the country of the "ounce of prevention" aspect: that an investment in healthy activities for the community, and especially for youth, has economic and social payoffs.

7.6.4 Adult Sports

Current adult sports offerings include volleyball and pickleball. Other adult programs and leagues are offered by partner organizations with Parks & Rec playing a coordinating role in scheduling fields and other facility space. Adult sports should be expanded beyond traditional league and sports activity to include expanded seniors programming.

7.6.5 Senior Activities

Alaska is the fastest aging state in the nation, and as Juneau's population ages, it is important to consider enhancing seniors programming. Currently Parks & Rec offers aquatic fitness for seniors and helps to organize and provide space for pickleball. Residents have requested more fitness classes for seniors including yoga, tai chi, and weights. Programs for seniors may continue to be offered at the pools, with new programs added to complement current senior's aquatic programs. A future gym/multi-use space could also house senior's fitness classes.

Management Intent: CBJ managed recreation and social programs should further community wellness and should serve the core mission of the department to offer accessible programs for all regardless of age, income, or ability.

Recommendations for Section 7.6:

- Evaluate affordability of youth programs as part of a fees and charges analysis
- With community partners, expand appropriate early childhood programming in the short-term
- With community partners, expand youth programming to include increased outdoor programs
- Continue to work with community partners to simplify the youth activities scholarship process for low income families
- Invest in expanded after school programming
- Continue to work with and engage community partners within the youth programming domain
- Expand youth programming to include more outdoor programs or work with community partner(s) to ensure outdoor programs are expanded
- Provide community leadership to other social service and government agencies to identify biggest barriers for youth and marshal resources to solve them
- With community partners, expand programs for preschool age children throughout Juneau, including equitable access to programs
- Expand youth scholarship programs and explore options for linking programs to free and reduced lunch list
- Expand services to include transportation to sports activities, particularly for youth residing in Lemon Creek and other neighborhoods with a large concentration of young people and few recreation amenities
- Continually evaluate pool programming to determine how best to meet community need
- Increase community outreach and promotion of activities at the pools as well as cross-promotional opportunities with other CBJ facilities
- Continue to support/promote adaptive aquatic activities
- With community partners, expand seniors programming to include a range of recreational options

7.7 System Gaps and Barriers to Participation

The need to identify underserved communities and develop a strategy to eliminate barriers to participation for underserved residents is a stated goal of the master planning process, and Juneau residents agree, with many citing specific cultural communities and others stating a need for programs for at-risk youth, after school programs, and expanded programs to make recreation more affordable to all Juneau residents. One third of adult phone survey respondents and one quarter of youth do not participate in the recreation activities they would like to; with finances, (17% of adults and 29% of youth) and transportation (18% of youth) identified as barriers to participation. System gaps represent unfulfilled community needs in the parks and recreation system. Gaps range from relatively simple things like community garden space, to entire new facilities, to complex social problems like programs for underserved youth and overcoming social barriers.

7.7.1 Park System Gaps

More fenced off-leash dog areas: Parks & Rec conducted a follow up survey in the summer of 2017 asking for more specific information on dog parks. The major outcomes were strong support for conversion of Lena Park into a fenced off-leash dog area and the need for a fenced off-leash dog park somewhere in the Mendenhall Valley. The Lena Point dog park project can be undertaken by Park Maintenance, but locating another dog park in the Mendenhall Valley requires an additional planning process. There is an option for a dog park in a later phase of the Adair Kennedy Park Master Plan, but other locations should be assessed.

Off-road vehicles (ORVs): Locating an area for ORV use in Juneau is a perennial challenge. Parks & Rec continues to work with and support the ORV community to attempt to identify a suitable site for this use and facilitate development of viable opportunities for ORV recreation.

Bike skills park: Residents requested a bike skills park for all ages and abilities, preferably located near existing trail networks. The Juneau Mountain Bike Alliance and independent local riders have proposed several locations for skills parks. Parks & Rec supports a park funded in partnership with the user group and continues to work with the local cycling community to find an appropriate location and build a park.

Artificial turf: Field use groups have requested additional tournament size artificial turf fields. Tournament size artificial turf baseball and softball fields are included in the Adair Kennedy Park Master Plan. As funding is available, Parks & Rec will continue to work with local field user groups to increase the amount of artificial turf fields in Juneau, recognizing that adding turf to all actively used fields is currently cost prohibitive.

ADA Accessibility: Accessibility should be considered and where possible, enhanced, as CBJ replaces park and playground equipment. CBJ continues to work to improve and enhance accessibility in parks and on trails.

Signage: A system-wide signage strategy should be developed and new signage installed. Include Alaska Native cultural history and significance where appropriate.

Community Gardens: As the need for community garden space increases, Parks & Rec should support interested residents to add or increase community garden space in parks.

Maintenance Impact Statements: Maintenance impact statements include all costs associated with maintaining a park or facility. These can be developed by listing all daily, weekly, monthly, and yearly functions that are spending time and resources to maintain a particular site; establishing an hourly cost for each function; and establishing acceptable standards for care of the park.

7.7.2 Recreation Facility Gaps

Gym/multi-use spaces: Activity providers needing gym space currently use Juneau School District facilities. This means that School District activities take priority over programs offered by Parks & Rec or by community partners. This also translates to a lack of drop-in gym space for middle and high school students to use after school.

7.7.3 Landscape Gaps

Cemeteries: CBJ does not currently operate an active cemetery. Landscape crews maintain historic cemeteries and Evergreen Cemetery, which does not take new plot purchases. There is a private cemetery, but the community has requested a city-operated facility and if space comes available, a new cemetery site should be considered.

7.7.4 Recreation Program Gaps

Based on the results of the 2016 survey, Juneau residents want to see more programs for seniors and for very young children. To gain more insight into these potential gaps in programming, Parks & Rec did a self-selected survey using the PlaceSpeak application in 2017. Hard copies of the survey were also available at Parks & Rec facilities and at the front office.

Seniors Programming: Current programs for seniors are aquatics programs, but there is a recognized need to expand programming options. It would be relatively simple to add seniors yoga, tai chi, and fitness at Dimond Park Aquatic Center, and this may provide a good pilot program for expanded seniors activities and an opportunity to boost seniors participation.

Early Childhood Programming: Parks & Rec presently offers Start Smart programs for 3-5 year olds and drop-in toddler open gym at Mt. Jumbo Gym. The community has expressed a need for additional early childhood programs. The Zach Gordon Youth Center is staffed during the day, but drop-in activities happen after school. Daytime toddler activities should be considered. Toddler drop-in activities could also be offered at gyms/multi-use spaces if constructed.

Programming for At-Risk or Underserved Youth: Zach Gordon Youth Center offers drop-in programs and support services for all Juneau youth, including many who are not adequately served by traditional youth programming. The Youth Employment in Parks program creates a supportive environment for at-risk youth to learn job skills and earn their first paycheck. These programs can be expanded to facilitate participation in youth sports and other activities that Parks & Rec offers.

Community Events: Parks & Rec has organized relay races, concerts in the park and other community events in the past. Recently, the department has received suggestions to revive such events and add new 'pop-up' programming at parks and facilities (i.e. concerts, movies, portable splash pads, or mini tournaments). Parks & Rec should explore additional programming that is responsive to community desires.

7.7.5 Barriers to Participation

Financial Barriers: The most commonly cited barrier to participation is lack of money. Scholarship programs, grants and affordable program and user fees, expanding, marketing, and making programs more easily accessible can help residents overcome financial barriers. Expanding existing financial assistance programs and working with partners to create new programs is also effective.

Transportation: Transportation is an issue mainly for youth activities. While Eaglecrest has successfully operated a shuttle service for years, variation in Parks & Rec programs and locations makes offering transportation to facilities and activities more complicated. Parks & Rec should continue to work with community partners to identify areas where the transportation barrier can be mitigated.

Social Barriers: Social barriers are more difficult to identify and resolve than financial and logistical barriers. Social barriers can include language and cultural barriers, parental unfamiliarity with a program or service, lack of support for scholarships or other assistance programs, or misconceptions about the cost of passes and programs. Continued youth and community outreach can help overcome some of these barriers, but they are based on individual feelings and perceptions and will require time and resources to resolve.

7.8 Land Acquisition and Disposal

Parkland acquisition and disposal are important land management considerations with long lasting impacts. Lands are classified as parks because they hold high conservation or recreation value, or are likely to have such values through future development. Lands with the potential for public recreation or requiring environmental protection may be considered for acquisition by Parks & Recreation and/or the CBJ Lands & Resources Department as they become available. Park properties that meet criteria for disposal and may have greater public benefit if used for another purpose may be considered for divestment. All recreation service parks, special use areas, developed natural areas, semi-primitive areas, and conservation areas are considered valuable parkland and generally are not candidates for disposal.

7.8.1 Parkland Acquisition

CBJ may acquire private property or property owned by other government entities consistent with the CBJ Comprehensive Plan, a specific Area Plan, or any other CBJ planning document that identifies acquisition of park lands. Reasons for acquiring park land may include:

- Right-of-way alignment to CBJ property suitable for parkland development
- Preservation of a trail corridor
- Public access
- Current or future need for new parks or facilities
- Consolidation of land ownership
- Enhancement or protection of adjacent Parks & Rec property
- Habitat preservation & restoration
- Bequests or donated land

Partial rights may be acquired when fee simple ownership by the CBJ is not necessary to accomplish management objectives. Partial rights may include: easements, leases, covenants, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain. Reasons to acquire parkland may include population growth, increased development, changing trends in recreation, a need to preserve high value conservation areas, or other rationale. Parkland should be acquired when and where it is in the public interest.

7.8.2 Parkland Disposal

Disposal of parkland in the public interest

Lands managed by Parks & Rec that do not fall into any of the parkland categories outlined in this document are classified as vacant/other. Parkland may be developable if it falls within the urban service boundary, has reasonable access, does not contain steep slopes or environmentally sensitive areas, is not being actively used for public recreation, and does not otherwise fulfill the goals established by this plan. These lands may be classified as vacant or other. Some of these properties may be developable or desirable to adjoining land owners. The CBJ has identified lands that hold no conservation value and which are unlikely to be developed as future programmed parks. Because land is a finite resource and costly to acquire for public purposes, the future value of public parkland must be weighed against other public benefits when considering a request to dispose of parkland. Proceeds from lands sold by CBJ automatically go into the Lands Fund, unless appropriated by the Assembly for another use. Proceeds of parkland sales should be used to acquire new parkland, and to support the development and maintenance of parks and recreation assets, subject to Assembly appropriation of those funds.

In addition to the land disposal process laid out in the CBJ Land Management Plan, an additional level of public involvement is required to dispose of parklands. These steps should be followed regardless of whether the CBJ acts as the developer of the land or if it would be sold directly to a developer. Methods for disposal will follow those set forth in the CBJ Land Management Plan (CBJ§53.09.200). The process will be managed by CBJ Lands & Resources; Parks & Rec will manage the public consultation.

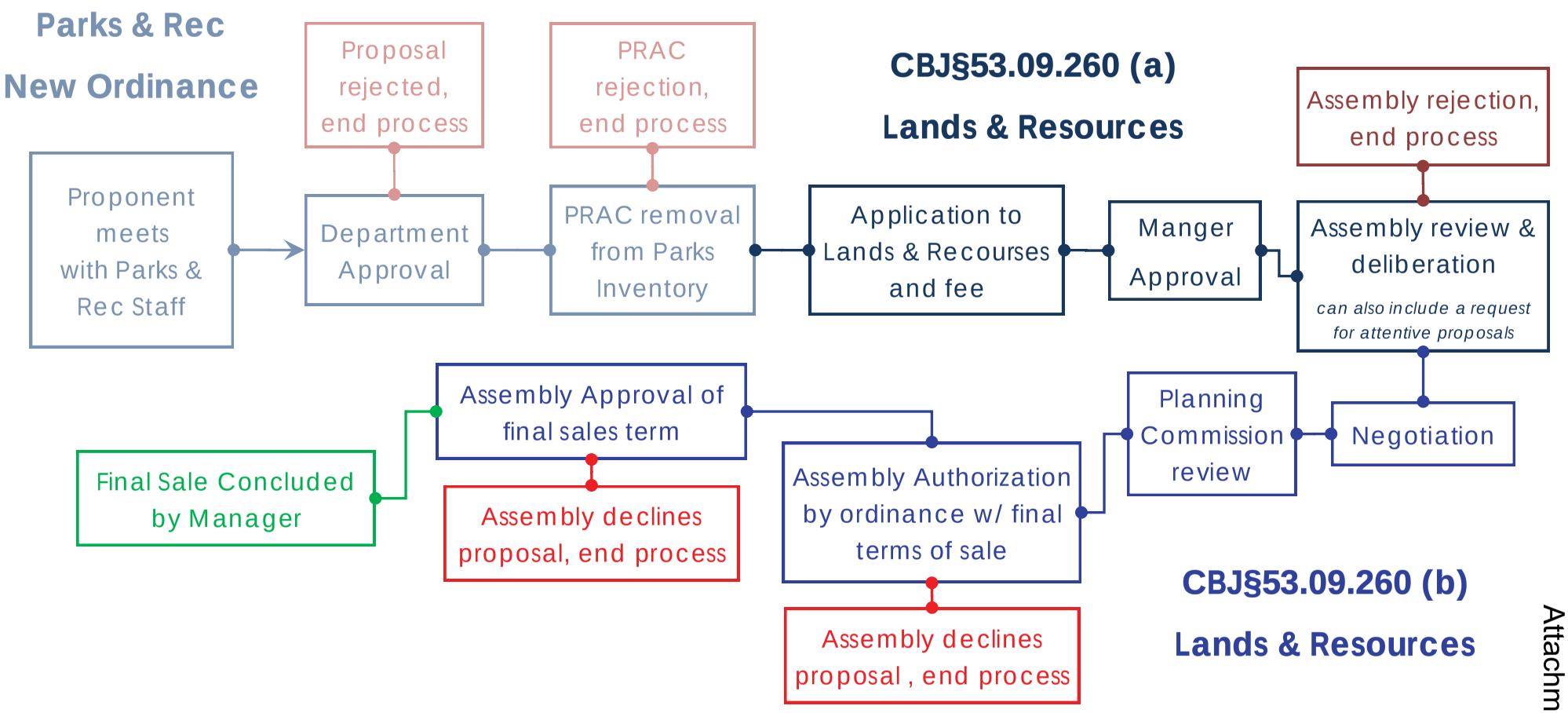
Park Disposal Process

Removal from Park System: The Parks & Recreation Advisory Committee (PRAC) shall consider all proposals to dispose of parkland, and will provide a recommendation to the Assembly regarding all such proposals. PRAC would vote to remove the parcel from the Park System to trigger the Lands & Resources disposal process.

Lands & Resources Disposal Process: Once a parcel is removed from the park system by the PRAC and Assembly, and deemed suitable for development by relevant agencies, it will follow the process defined in the CBJ Land Management Plan. After these actions have been completed the plat can be recorded. At that time the CBJ or developer can sell or develop the lot(s). The Parks & Rec Department should be involved in the Agency Review process.

Parkland Disposal Process

Section **7.8.2**



Larger vacant/other parcels identified in the parks inventory include Fish Creek, vacant lands between semi-primitive park area and Bayview neighborhood; Mendenhall Peninsula, residential lots on Fritz Cove and Engineer's Cutoff roads; Mendenhall Peninsula, vacant lands at tip of peninsula; and Tee Harbor, outer edges of north and south peninsulas. These lands are identified in Map Series 1.

Disposal of Individual Parcels

Lot line adjustments and requests for sale of individual parcels will be subject to the following process:

- Proposal reviewed by the PRAC, which will select one of the following public review options:
  1. Conduct a public workshop to allow the public to offer comments about the proposed sale. Comments will be compiled and forwarded to PRAC, or
  2. Parks & Rec may notify neighbors via fliers or mail-outs and provide a contact and deadline for comments about the proposed sale.
- PRAC will review public feedback and make a recommendation to the CBJ Assembly in support or opposition of the sale.
- The Assembly will determine the method for disposal based on the criteria and options set forth in the CBJ Land Management Plan and the land sale will follow the process of a CBJ parcel not classified as parkland.

After these steps have been completed, the final sale can be recorded.

Guiding Principle: ***Promoting community engagement, health and wellness***		
Goals: • *Find efficiencies that increase cost savings and/or revenue potential* • *Continually provide diverse recreational opportunities for the community* • *Find creative ways to rent or program Parks & Rec facilities for use by community groups outside of the traditional facility user group* • *Provide opportunities for self-directed active recreation opportunities for all ages and abilities* • *Develop strong community partnerships that increase the scope, variety and accessibility of healthy recreation for all*		
Recommendation	**Timeline**	**Capital $**
Department-Wide		
Required Action		
Develop and implement a department-wide fees and charges policy	Short	Staff time
Recommended Action		
Devote staff resources to evaluating grant and alternative funding opportunities	Medium	Staff time
Work with Eaglecrest and Juneau Community Foundation to transfer management of the Dimond Park Field House to Parks & Rec	Short	Staff time, potential revenue source
Parks		
Recommended Action		
Develop low impact camping facilities in appropriate parks	Short	$150k-$350k
Support residents to add or increase community garden space in parks	Medium	$25k-$75k

Guiding Principle: ***Managing our assets effectively***		
Goals: • *Maintain current assets and facilities to a high standard and avoid deferring needed maintenance* • *Facility improvements should increase community benefit, facility safety, and/or revenue potential* • *Provide a venue for the community that supports affordable recreation opportunities for all* • *Develop and support a sustainable funding mix for recreation in Juneau* • *Promote increased cost recovery at revenue generating facilities* • *Maintain parks to a high standard and avoid deferring needed maintenance* • *Fund improvements for entire projects: develop a list of priorities and complete and fund each project sequentially* • *Maximize infrastructure investments by developing multi-use facilities*		
Recommendation	**Timeline**	**Capital $**
All Parks & Rec Facilities		
Required Action		
Develop minimum service levels for all parks, programs, and recreation facilities	Short	Staff time
Require Maintenance Impact Statements for all future park developments	Short	Staff time
Use enterprise asset management and work order systems to improve maintenance of parks and trails, in addition to facilities	Short	Staff time
Commercial Use		
Required Action		
As part of a broader fees and charges strategy, adjust commercial use fees for parks and trails to ensure charges are commensurate with cost of use	Short	Staff time – potential revenue source
Treadwell Arena		
Required Action		
Replace Treadwell Arena Roof	Short	$1.2M-$1.5M
Improve lighting in Treadwell Arena parking lot	Short	$50K
Establish policy for vendors	Short	Staff time
Recommended Action		
Add gym space to Treadwell Arena for sports team dry-land training and to house activities currently located in Mt. Jumbo Gym	Medium	$375/sq.ft.
Complete small facility renovations to improve user and spectator amenities at Treadwell Arena	Medium	Dependent on project scope

Recommendation	Timeline	Capital $
Assess the feasibility of vending and equipment sales at Treadwell Arena	Medium	Staff time – potential revenue source
Potential Actions		
Add a second sheet of ice that could also accommodate curling with an addition to the existing structure at Treadwell Arena	Long	Dependent on project scope
Facilities (Youth Services)		
Recommended Action		
Continue to provide multi-use indoor training/gym space	Medium	Dependent on project scope
Potential Action		
Construct an additional field house facility in the downtown / Douglas area	Long	Dependent on project scope
Provide geographically distributed multi-use indoor gym spaces	Long	Dependent on project scope
Aquatics		
Required Action		
Update condition survey of Augustus Brown Pool and determine updated cost of required repairs and building lifespan if those repairs are completed	Short	Staff time
Complete facility survey of Dimond Park Aquatic Center and replacement schedule for all fixtures and equipment with associated costs	Short	Staff time
Establish alternative funding sources for both pools to support a sustainable funding mix	Short	Staff time
Recommended Action		
Complete required capital projects to keep Augustus Brown Pool in working order	Short	$5.8 million
Complete any needed upgrades to establish Dimond Park Aquatic Center as a Red Cross training hub for Southeast Alaska	Medium	Dependent on scope
Parks		
Required Action		
Develop and implement a replacement schedule for park equipment	Short	Staff time
Replace play equipment every 10-15 years	Medium	$250k - $800k
Recommended Action		
Evaluate which parks require restrooms and add to CIP budget	Medium	Staff time to evaluate - $400k per site
Priority for funding should be given to park projects where a park master plan already exists	Short	Staff time
Add tot lot spaces as parks are upgraded	Medium	$100k-$500k

Recommendation	Timeline	Capital $
Consider covered play spaces in playground capital projects	Medium	$250k - $1M
Develop low impact camping facilities in appropriate parks	Medium	$150k - $500k
Field Use		
Required Action		
Continue to maintain fields, working with partners to mitigate schedule conflicts	Short	Staff time
Recommended Action		
Provide tournament size baseball and softball fields with artificial turf	Medium	$6-8 million
Potential Actions		
Resurface all actively used fields with artificial turf	Long	$4 million/ field
Improve bleacher/spectator seating as upgrades to parks with sports fields are planned. Add covered seating where possible	Long	$400k - $900k per field
Dogs in Parks		
Recommended Action		
Evaluate and if appropriate establish additional off-leash areas	Short	$10k - $100k
Developed Natural Areas		
Required Action		
Continue to promote and improve facility rental program with an eventual goal of a break even budget including a maintenance fund at Eagle Valley Center	Short	Staff time – revenue source
Improve on site infrastructure at Eagle Valley Center	Short	Dependent on project scope
Seek revenue generating opportunities for Eagle Valley Center and Jensen-Olson Arboretum that fit with the vision for the facility	Short	Staff time
Develop Eagle Valley Center and Jensen-Olson Arboretum facility management plans to determine carrying capacity and a sustainable funding mix	Short	Staff time
Recommended Action		
Develop small-scale cabins, tent platforms or yurts for nightly rental at Eagle Valley Center	Medium	Dependent on project scope
Trails General		
Recommended Action		
Work with State and Federal partners to complete a new Juneau Area Trails Plan	Short	Staff time
Establish priorities for trail maintenance and construction	Short	Staff time
Adopt the USFS Trail Standards	Short	Staff time

Recommendation	Timeline	Capital $
Include trails funding in park maintenance budget and ensure funding is commensurate with need	Short	Staff time + budget increase
Potential Actions		
Identify and complete connections between existing trail networks	Long	Dependent on project scope
Identify and complete longer “hut to hut” trail opportunities	Long	Dependent on project scope
Landscape		
Required Action		
Prioritize areas for planting and landscaping. Consider costs and level of impact	Short	Staff time
On an ongoing basis, evaluate landscaping staff capacity against number of sites requiring maintenance	Short	Staff time

CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

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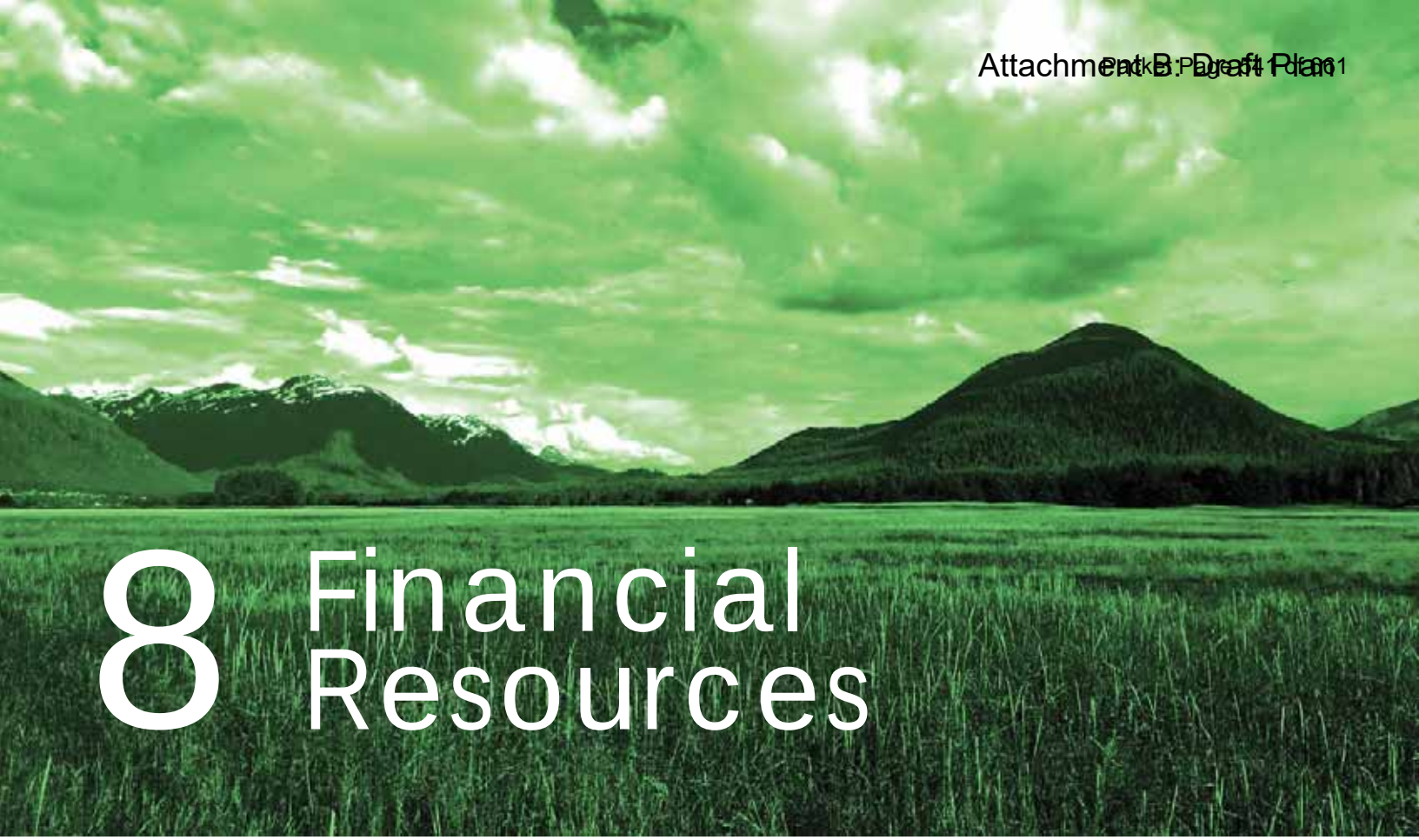


8 Financial Resources

Parks & Rec is funded through a mix of revenue and general fund support, with more minor funding coming from grants and raised funds. This chapter considers the benefit and cost balance of this funding mix, commercial use fees and the potential for a parks fund or foundation and/or bonds and special revenue sources. It also provides insight into the departmental budget process and funding mechanisms for capital improvement projects and other major investments.

Chapter highlights:

- Defining and evaluating cost recovery
- Financial arrangements with partner organizations
- City budget process and organization wide goals
- Capital Improvement Projects and Temporary 1% sales tax projects
- Funds and special revenue sources
- Public private partnerships and foundations
- Budget and projections
- Trends and Implications

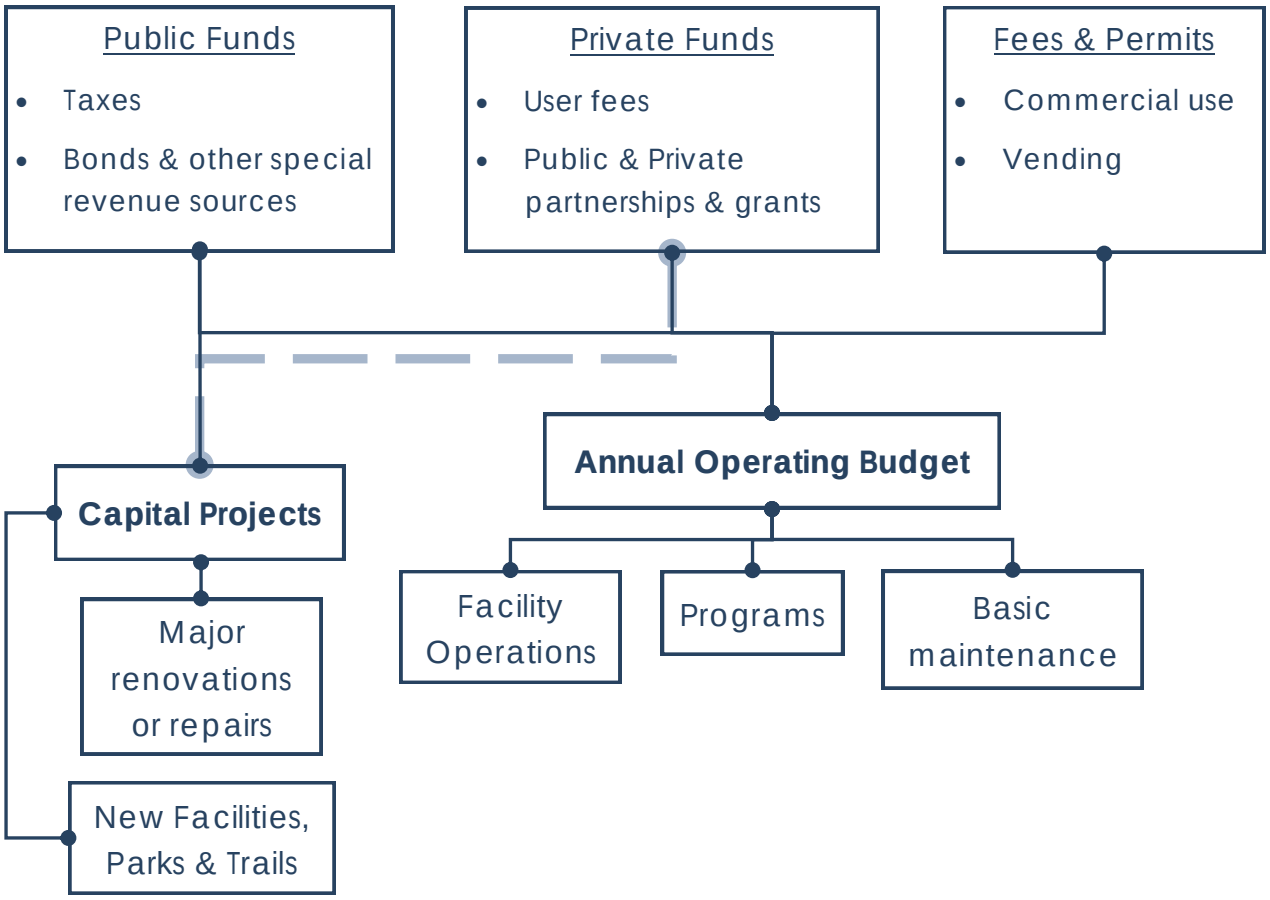
Guiding Principles covered in this chapter:

- Ensuring financial sustainability
- Making programs and facilities accessible to all

Parks and recreation facilities are major investments in municipal infrastructure that support and foster quality of life for Juneau residents. CBJ must maintain existing funding programs in order to support our present investment in parks and recreation facilities and programs. However, in order to meet currently identified community needs and desires, now and in the future; it is recommended CBJ consider implementing a wider range of funding options. The range of funding sources to maintain and expand the system should include an equitable balance between meeting the needs of underserved residents and fair cost recovery from facilitates and programs. Implementing new, alternative funding sources would also ensure that CBJ can provide park facilities and recreation services for those who can least afford to pay.

Priorities for the use of general tax funds should be on maintaining existing facilities. Existing funding sources support current maintenance levels but do not support development of new facilities or deferred maintenance, particularly for parks and trails. It is important that CBJ continue to use existing mechanisms such as sales tax, general fund support and partnerships for capital facility development. These funding sources are especially critical if the City is to continue successfully leveraging other discretionary funding sources and developing new partnerships for construction of parks and recreation facilities. Alternative funding mechanisms, such as general revenue bonds, public private partnerships, grants, and other funding tools may be reasonable options for expanding the funding options for system maintenance and facility development that could be supported by Juneau residents and businesses.

Public vs. Private Funding



8.1 Benefit and Cost Balance

Community wellness is at the core of Parks & Rec's mission. As discussed earlier, Parks & Rec exists within an active network of community partners, who provide numerous recreation and social programs. It is the department's responsibility to provide equitable services to all community members. Parks & Rec provides programs and facilities not sufficiently provided by private enterprise and community non-profits. Creating the conditions for quality of life and livability is a key responsibility of local government, and providing inclusive, affordable facilities and programs is a vital investment in livability, crime prevention and public health. The return on these investments includes a stronger economy and retention of skilled workers in the community.

8.1.1 Commercial Use

Tourism is a significant economic driver in Juneau and commercial tour operators are key users of Juneau's park and trail system. Many local parks and trails are popular with visitors and create access to natural spaces where visitors can experience the area's natural beauty. Commercial use impacts the public by increasing traffic in public recreation areas. Commercial tour operators are restricted to certain trails and are charged a fee for trail use. Currently, trail maintenance is funded through commercial use fees, however the amount collected from commercial users cannot alone drive CBJ's investment in trail maintenance. As part of a fees and charges policy, Parks & Rec will evaluate commercial use fee structures, including considering fees for certain parks. Heavily visited parks benefit cruise passengers and tour operators, and an appropriate fee structure should support that use. This would free up funds for other assets to benefit residents and to grow opportunities for independent travelers. Growing the independent traveler market is a stated goal in the Juneau Economic Development Plan, and the local park and trail system is a major attraction for this demographic.

8.1.2 Financial Arrangements with Government Partners

Parks & Rec works with other government partners including the State of Alaska, the USFS, and the Juneau School District to administer recreation amenities and services. The department collaborates with state and federal partners to administer and fund trails and uses and supplies facility space by way of reciprocal use agreements for facility use with the School District. Currently, CBJ pays approximately $48,000 per year to use Juneau School District facilities, but provides facility space, particularly at the pools, at no cost to the Juneau School District, representing losses in opportunity costs and in direct expenses annually. A more equitable relationship is warranted; both organizations provide valuable community services and rely on public funding, however the transfer of funds is presently unbalanced. At minimum, the financial support to schools provided directly by Parks & Rec should be quantified and acknowledged in the budget document; and should be part of cost recovery discussions.

8.1.3 Cost Recovery

Parks & Rec is not profit driven; CBJ has the responsibility to provide affordable recreation opportunities for residents from a variety of social strata. At the same time it is essential to manage public funds responsibly. Cost recovery for CBJ facilities varies; percentages are listed in the table below. Alternative funding mechanisms, such as sponsorship and advertising, can help boost cost recovery. It is reasonable to consider cost recovery as one of several performance metrics for facilities where users pay admission, such as pools or ice arenas. Facilities that operate free of charge, such as Zach Gordon Youth Center, are funded almost entirely through private donors and general fund support and financial goals and metrics should not be revenue based.

Cost recovery targets can be challenging metrics to set and manage accurately. Benchmarking against other cities is one method, but the structure of city budgets varies and comparisons may not be accurate. For example, management salaries may be included in facility operating budgets in one community and administration in another. In this scenario, two facilities with the same financial performance would show different cost recovery levels. Thus, it is important to define acceptable cost recovery targets for CBJ Parks & Rec programs and facilities based on current city budget practices and work to meet or exceed them while maintaining a high level of services.

Table 8.1: Cost Recovery by Facility

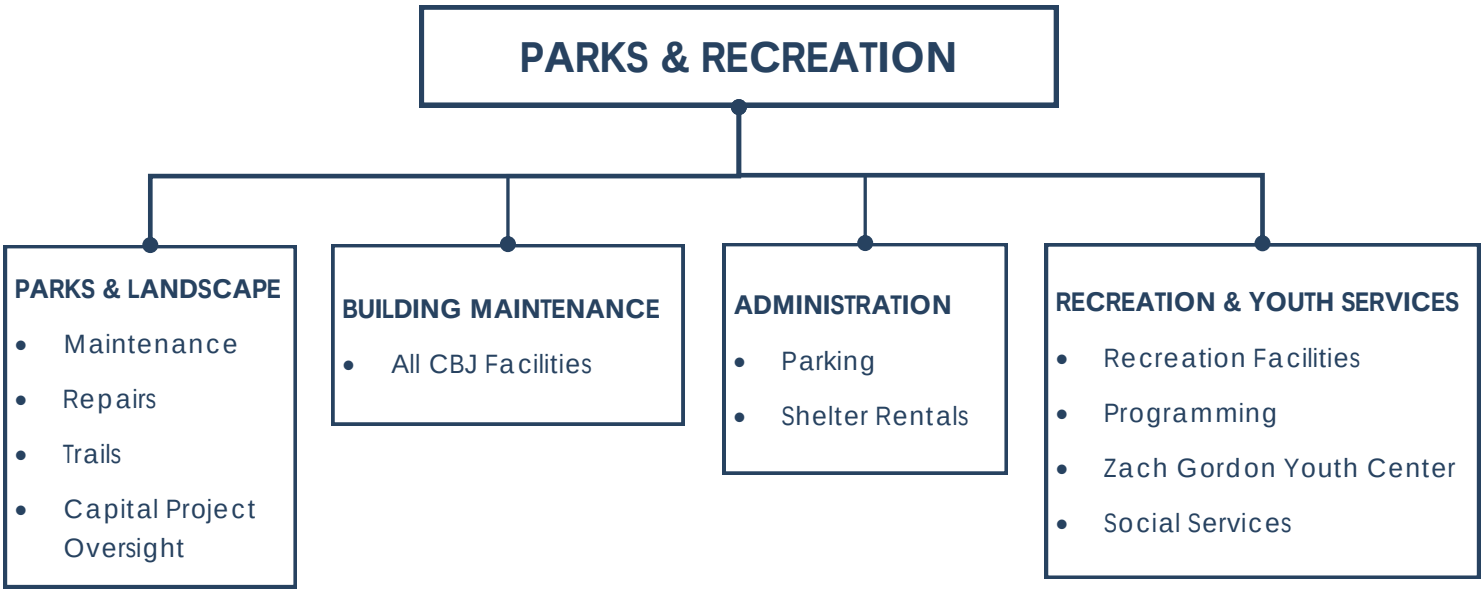
Facility	Percent Cost Recovery			
	FY14	FY15	FY16	FY17
Treadwell Arena	55%	62%	61%	61%
Dimond Park Aquatic Center	33%	35%	37%	27%
Augustus Brown Pool	25%	28%	29%	21%
Zach Gordon Youth Center	5%	5%	4%	7%

8.1.4 Fees and Charges Policies

CBJ does not currently have an established Parks & Recreation fees and charges policy. Current program and facility charges were set years ago and have been adjusted for inflation accordingly. It will be important to have a community conversation about how Juneau funds recreation and what the community considers an acceptable level of cost recovery.

8.1.5 Organizational Structure

Parks & Rec is primarily funded through general fund and roaded service area support, and revenues that are brought in through programs and facilities. The department has the sixth largest budget in the CBJ behind Bartlett Regional Hospital, the Juneau School District, Juneau Police Department, Wastewater, and Risk Management. A significant portion of the Parks & Recreation budget is allocated to building maintenance, which maintains all CBJ structures and facilities.



8.2 Financial Resources

8.2.1 City Budget Process

The CBJ budget is adopted annually and includes the City's operating budget, capital improvement projects, and the property tax mill levy rate, as well as the Juneau School District operating budget. The general government budget includes most CBJ departments including Parks & Rec.

8.2.2 Organization-wide Goals

The Assembly periodically sets citywide goals, which inform funding priorities. While Parks & Rec's long-term goals and core functions are laid out in this plan, it is important to remain relevant with the direction set by the City's elected officials. Assembly goals should be considered along with departmental goals and priorities. It is important to continuously educate policy makers and the public about the social and economic benefits of parks and recreation opportunities.

8.2.3 Program Criteria

Programs should be evaluated based on their ability to fulfill community needs and their alignment with organizational goals. For the purposes of this document, programs will be evaluated based on alignment with the guiding principles of this plan and the goals related to each.

- Promoting community engagement, health, and wellness
- Managing our assets effectively
- Ensuring financial sustainability
- Supporting community partnerships
- Engaging youth and encouraging lifelong wellness
- Serving the needs of a diverse and changing population
- Fostering environmental stewardship
- Increasing cultural awareness
- Making programs and facilities accessible to all

It is important to consider Parks & Rec programs as public services and to continue to fund them based on community value rather than as revenue generators. Activities and programs that can operate at break-even or draw a profit are generally privately operated, while CBJ provides services that are inclusive to all residents.

8.2.4 General Fund

The Parks & Recreation Department receives funding from the Roaded Service Area and the Sales Tax. For many residents and visitors, parks and recreation facilities are the most visible and valued services provided by their municipal government. This is a major reason why such tangible public benefits are funded with public resources in Alaska and across the nation.

8.2.5 Capital Improvement Project Budgets

Capital Improvement Projects (CIPs) are stand-alone projects funded by the Assembly annually. Park CIP priorities are listed in chapter 7. The Assembly approves a six-year CIP schedule each year. Purchase Orders are issued for projects approved for the current year. The six-year plan is adjusted from year to year, but including the six-year projection helps decision makers manage funds and forecast for future needs. CIP funding is reviewed and budgeted annually based on overall priorities and availability of funds.

Policies and guidelines to help CBJ prepare its capital improvement program for acquiring, refurbishing, and developing parks and recreation facilities are presented in this plan. The primary objective is to ensure that needed parks and recreation services are provided in a timely manner to serve residents as repairs and improvements are necessitated. This document also seeks to promote equity in provision of parks and recreation services for all areas of the community and to fairly direct fiscal resources to develop needed park and recreation facilities. Finally, the recommendations herein seek to provide a balanced approach to maintenance, development, and enhancement of parks and recreation facilities.

This Plan also encourages CBJ to fully fund projects rather than committing partial funds across a range of project requests. This may result in narrower disbursement of projects across the community each year, but will simplify planning and maintenance and will benefit the public by developing complete and attractive infrastructure.

8.2.6 Temporary 1% Sales Tax

The 1% sales tax is approved or rejected by voters every 5 years. Projects are submitted to the Assembly for acceptance on the ballot. Usually there are many competing projects for these sales tax funds. It is the Assembly's task to narrow down the list of projects that will be put before voters. This list represents a goal or intent only, the Assembly cannot dedicate taxes. However, 1% projects listed on the ballot are usually funded within the 5 year cycle, provided that sufficient sales tax funds are collected.

8.2.7 Bonds and Special Revenue Sources

Alaska law allows for the creation of Parks & Recreation Service Areas. A service area would provide dedicated funding for parks and recreation facilities. Bonds focused on Parks & Rec projects provide clarity of purpose. These are voter approved bonds with the assessment placed on real property. Such a mechanism may be challenging to pass. Such a bond would create a service area similar to fire services or utilities where only residents living in the service area would pay for Parks & Recreation through property taxes. Similar districts have been effective elsewhere in the country.

8.2.8 Public Private Partnerships and Foundations

Parks foundations nationwide are successful vehicles for enhancing public assets through private funds or community donations. These organizations supplement, but do not replace public resources. It is essential that parks and recreation facilities, programs, and services benefit from public financial support, and this public support can be leveraged through matching grants or other private funding. For example, the Dimond Park Aquatic Center and Treadwell Arena both received Rasmuson grants and the Mendenhall Valley Public Library received $1 million in raised funds from the Friends of the Library. The Juneau Community Foundation currently administers a "field of interest" fund for parks, trails & recreation, which can be used as a fundraising vehicle for community sponsored or supported projects. The CBJ should create a streamlined policy and process to accept gifts of money, land, and personal property from potential donors.

Public private partnerships and private donors also fund programming at the Zach Gordon Youth Center. Sponsors fund free skate and swim activities at Treadwell Arena and both pools, and support parks and facilities through sponsorship of specific equipment, infrastructure, or activities.

8.2.9 User Fees

User fees may be assessed for a variety of publicly provided facilities and services. Most often, user fees are assessed specifically to offset operating and capital costs (see section 8.1.3 Cost Recovery). User fees can be applied to commercial users for rentals, parks, or trails or to individuals for shelter rentals or facility entry fees. Public user fees must be affordable and equitable. Commercial user fees will be set in consultation with public and industry stakeholders and used to fund park and trail maintenance.

Concessions also bring in a small amount of revenue if properly managed. Treadwell Arena has a concession space and Dimond Park Aquatic Center currently has food for purchase. Concession revenue can be supplemented by streamlining the permitting process for alcohol sales at special events.

8.2.10 Annual Operating Budget

Minor amounts of money for special studies or small improvement projects are funded through the department's annual budget. Recent budget allocations have limited the department's ability to fund minor projects. The annual operating budget is limited and should not be considered a source of capital project funding.

It is critical that the department maintain its existing assets to provide a high level of service to the community and that maintenance and provision of services are prioritized before special projects are considered.

8.2.11 Hotel Tax and Marine Passenger Fees

Some communities recognize that parks and recreation amenities enhance the visitor experience by dedicating a portion of the local hotel tax to park and trail improvement and operational costs. Currently these taxes fund organizations and amenities that support the visitor industry. The hotel bed tax could be considered a viable option for projects that support facilities that attract independent travelers, for example hut to hut systems and destination trail networks. While such a tax could potentially fund parks and recreation related projects, it should not be relied upon as a revenue source.

8.3 Budget and Projections

Budget figures are for core Parks & Rec services. Parking and building maintenance are not core functions of Parks & Rec and are excluded from this Plan. Budgets for those functions could be applied to the budget of whichever department controls or performs that function.

Table 8.2: Historic Parks & Rec Division Budgets

	FY 14	FY 15	FY 16	FY 17	FY 18
	Actuals	Actuals	Actuals	Actuals	Projected
Administration & Recreation					
Revenue	$ 374,200	$ 287,500	$ 266,600	$ 510,900	$ 481,300
General Fund Support	$ 1,171,500	$ 993,400	$ 850,100	$ 643,900	$ 594,300
Total	$ 1,545,700	$ 1,280,900	$ 1,116,700	$ 1,154,800	$ 1,075,600
Personnel Services	$1,186,100	$ 912,400	$ 924,200	$ 894,700	$ 838,100
Other Expenses	$ 359,600	$ 368,500	$ 192,500	$ 260,100	$ 237,500
Total	$1,545,700	$ 1,280,900	$ 1,116,700	$ 1,154,800	$ 1,075,600

	FY 14	FY 15	FY 16	FY 17	FY 18
	Actuals	Actuals	Actuals	Actuals	Actuals
Treadwell Arena					
Revenue	$ 348,200	$ 379,000	$ 398,000	$ 415,200	$ 397,600
General Fund Support	$ 286,100	$ 229,500	$ 249,500	$ 269,700	$ 277,200
Total	$ 634,300	$ 608,500	$ 647,500	$ 684,900	$ 674,800
Personnel Services	$ 417,000	$ 417,500	$ 425,700	$ 458,300	$ 456,100
Other Expenses	$ 217,300	$ 191,000	$ 221,800	$ 226,600	$ 218,700
Total	$ 634,300	$ 608,500	$ 647,500	$ 684,900	$ 674,800
Zach Gordon Youth Center					
Revenue	$ 23,300	$ 21,400	$ 21,500	$ 49,000	$ 35,000
General Fund Support	$ 400,800	$ 423,300	$ 546,700	$ 604,000	$ 659,000
Total	$ 424,100	$ 444,700	$ 568,200	$ 653,000	$ 694,000
Personnel Services	$ 351,100	$ 364,000	$478,100	$ 556,500	$ 592,900
Other Expenses	$ 73,000	$ 80,700	$ 90,100	$ 96,500	$ 101,100
Total	$ 424,100	$ 444,700	$ 568,200	$ 653,000	$ 694,000
Aquatic Division					
Revenue	$ 551,600	$ 582,700	$ 652,000	$ 657,100	$ 717,700
General Fund Support	$ 1,357,700	$ 1,240,300	$ 1,272,300	$ 1,319,700	$ 2,017,900
Total	$ 1,909,300	$ 1,823,000	$ 1,924,300	$ 1,976,800	$ 2,735,600
Personnel Services	$ 1,390,000	$ 1,178,100	$ 1,301,400	$ 1,392,300	$ 1,419,900
Other Expenses	$ 519,300	$ 644,900	$ 622,900	$ 584,500	$ 1,315,700
Total	$ 1,909,300	$ 1,823,000	$ 1,924,300	$ 1,976,800	$ 2,735,600
Parks and Landscape					
Revenue	$ 249,300	$ 269,600	$ 277,800	$ 276,700	$ 319,300
General Fund Support	$ 1,458,600	$ 1,425,300	$ 1,479,800	$ 1,534,700	$ 1,495,500
Total	$ 1,707,900	$ 1,694,900	$ 1,757,600	$ 1,811,400	$ 1,814,800
Personnel Services	$ 1,264,800	$ 1,237,800	$ 1,258,500	$ 1,337,200	$ 1,341,400
Other Expenses	$ 443,100	$ 456,200	$ 499,100	$ 474,200	$ 473,400
Total	$ 1,707,900	$ 1,694,000	$ 1,757,600	$ 1,811,400	$ 1,814,800

Department Totals					
Revenue	$ 1,546,600	$ 1,540,200	$ 1,615,900	$ 1,908,900	$ 1,950,900
General Fund Support	$ 4,674,700	$ 4,311,800	$ 4,398,400	$ 4,372,000	$ 5,043,900
Total	$ 6,221,300	$ 5,852,000	$ 6,014,300	$ 6,280,900	$ 6,994,800
	$ -	$ -	$ -	$ -	$ -
Personnel Services	$ 4,609,000	$ 4,109,800	$ 4,387,900	$ 4,639,000	$ 4,648,400
Other Expenses	$ 1,612,300	$ 1,741,300	$ 1,626,400	$ 1,641,900	$ 2,346,400
Total	$ 6,221,300	$ 5,851,100	$ 6,014,300	$ 6,280,900	$ 6,994,800
Youth Activity Grants	$ 332,500	$ 332,500	$ 332,500	$ 332,500	$ 332,500

*Aquatic budgets for FY17 were calculated differently from previous years. There is an extra $730,500 applied to general fund support and other expenses due to a change in calculation of full cost allocation and building maintenance. In FY17, full cost allocation, in the amount of $730,500, was added to the aquatics budgets, creating an increase in the amount of general fund support needed by these facilities

8.4 Trends and Implications

8.4.1 Citizen Participation

The Parks & Recreation Advisory Committee (PRAC) was established by Resolution 2646 to act in an advisory capacity for the planning and development of all aspects of juvenile and adult recreation in the City & Borough. The PRAC also acts as a citizens' proponent for parks and recreation facilities, recreation activities, and trails. It is critically important to provide a channel for citizens to participate meaningfully in the management of parks, trails, recreation facilities, and programs. It is incumbent upon CBJ to ensure members are provided training and direction to operate effectively and appropriately advise the department. The PRAC should represent a broad spectrum of users and could consolidate the functions of other Parks & Rec related boards and committees.

8.4.2 Volunteerism

As community partnerships grow and deepen, it will be important to develop a process for encouraging volunteer fundraising, maintenance and construction of recreational assets. It is Parks & Rec's desire to create an environment where community volunteers are encouraged and supported to come forward with their ideas for new or improved recreational opportunities. Such partnerships can enhance Juneau's recreational infrastructure and support community volunteerism. CBJ can help partners by supporting grant funding, providing matching funds, helping source materials, and facilitating access to public lands for recreational use. Partners already operating in CBJ facilities can be supported through a more streamlined permitting process for events, particularly those selling alcohol.

8.4.3 Parks fund/foundation

As noted in section 8.2.7, the Juneau Community Foundation currently administers a Parks, Trails, and Recreation Fund. The fund is designed to support projects that pool individual and business resources to complete parks, trails, and recreation projects. This fund exists in place of the parks foundations found in many communities. Parks foundations also typically organize volunteers, advocate for parks and recreation in the community, and operate friends of parks and trails or adopt-a-park programs. Parks foundations also serve as advocates for parklands and natural areas, and also promote and help organize park projects and programs.

Friends of parks and trails support the maintenance and upkeep of a specific park or trail; these groups raise money and host volunteer efforts to fund minor improvements and to care for equipment. They also serve as advocates for a specific park or trail. In the future, it may be beneficial for Juneau to consider converting the current Parks Fund into a foundation that provides advocacy and support along with fundraising.

Guiding Principle: ***Making programs and facilities accessible to all***		
Goals: • *Remove barriers to participation resulting from socio-economic status* • *Offer diverse opportunities to participate in recreation programs* • *Balance cost recovery with affordability to keep the benefits of parks and recreation within reach of every Juneau resident*		
Recommendation	**Timeline**	**Capital $**
Department-wide		
Recommended Action		
Work with community partners to offer grants, scholarships, and other need-based subsidies	Short	Staff time
Consider community benefit, demographics, and income levels, in addition to cost recovery, when establishing fees and charges	Short	Staff time

Guiding Principle: ***Ensuring financial sustainability***		
Goals: • *Encourage fundraising by community partners and provide matching or bridge funding when appropriate* • *Ensure commercial use aligns with community needs and interests* • *Ensure commercial use adheres to a consistent and fair fee structure* • *Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group*		
Recommendation	**Timeline**	**Capital $**
Treadwell Arena		
Recommended Action		
Expand season to include summer programming	Short	Staff time
Work within CBJ to improve/streamline the alcohol permitting process to simplify the process for community partners to serve alcohol at events or through concessions	Short	Staff time – potential revenue source
Trails General		
Recommended Action		
Partner with non-motorized trail user groups to fund trail development and/or improvement projects	Medium	TBC depending on project
Commercial Use		
Recommended Action		
Work with community partners to identify areas for accessible tour opportunities	Medium	Staff time – potential revenue source
Regularly review commercial trail use and rate structure	Short	Staff time – potential revenue source
Evaluate commercial use fees for special use areas that are part of commercial tours	Short	Staff time – potential revenue source
Recommended Action		
Grow arboretum revenue opportunities with the goal of becoming self-sustaining	Medium	Staff time
Parks – Developed Natural Areas		
Required Action		
Continue to promote and improve Eagle Valley Center facility rental program with an eventual goal of a break even budget including a maintenance fund	Medium	Staff time
Develop small-scale cabins, tent platforms, or yurts for nightly rental at Eagle Valley Center	Medium	Staff time
Recommended Action		
Grow arboretum revenue opportunities with the goal of becoming self-sustaining	Medium	Staff time

CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

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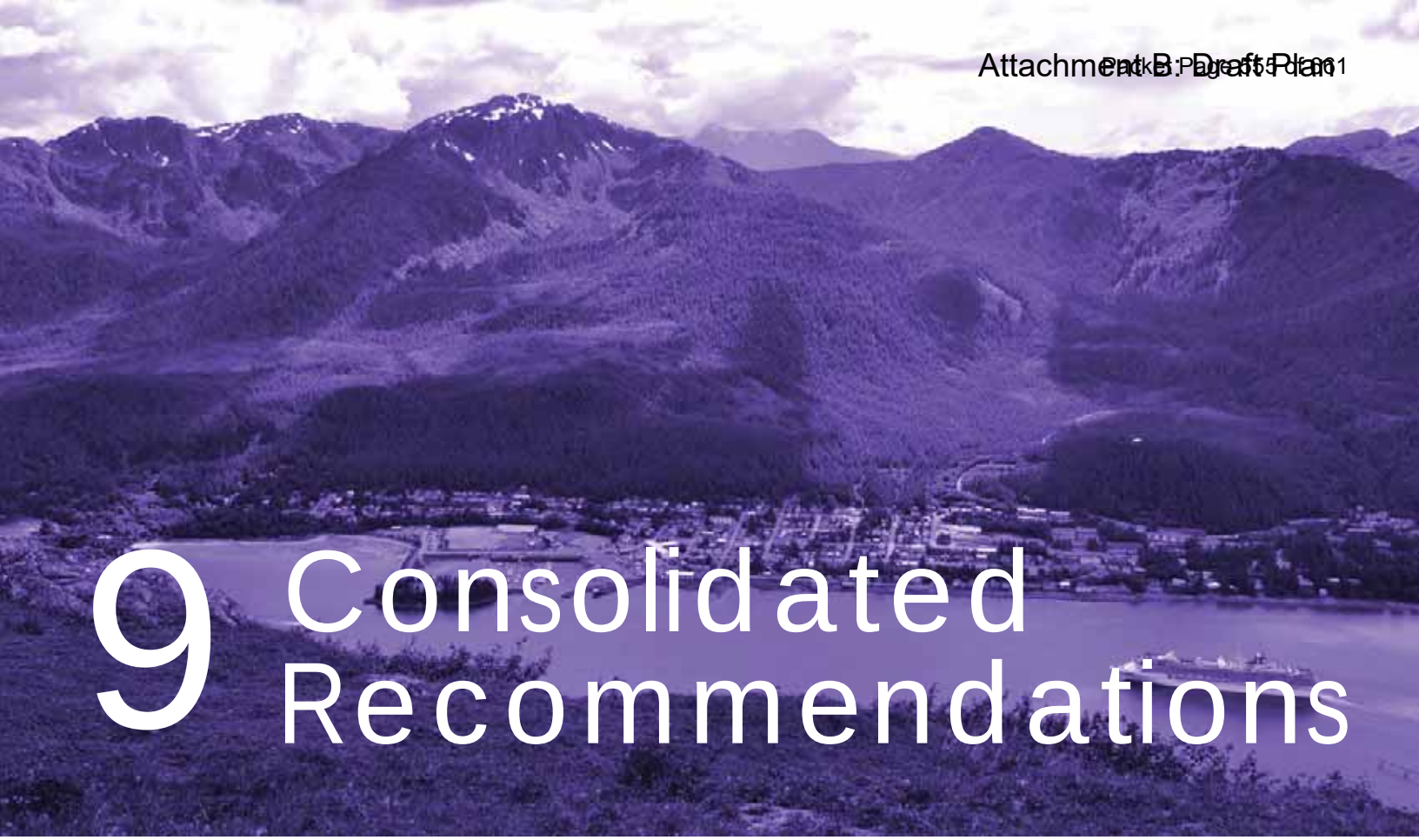

9 Consolidated Recommendations

Mission, Vision, and Guiding Principles

These statements shape the direction of the Plan. The mission is what Parks & Rec seeks to accomplish with the planning process, the vision is the long-term, overarching goal for the process, and the guiding principles describe the core functions of the department and should form criteria for considering new proposals.

Mission Statement

To establish Parks & Recreation's role as an essential partner in a healthy community

Vision Statement

Guiding future decisions to provide the highest possible quality Parks & Recreation facilities, programs and services for all regardless of age, income, or ability

Guiding Principles

The Parks and Recreation Master Plan will guide the department in:

- Promoting community engagement, health, and wellness
- Managing our assets effectively
- Ensuring financial sustainability
- Supporting community partnerships
- Engaging youth and encouraging lifelong wellness
- Serving the needs of a diverse and changing population
- Fostering environmental stewardship
- Increasing cultural awareness
- Making programs and facilities accessible to all

Goals and Recommendations

In this context, goals are policy statements that provide direction on specific areas or topics. Recommendations are specific, measurable action items to be completed over the coming years. Recommendations are divided into three categories: required actions, recommended actions, and potential actions. Required actions are needed tasks and improvements and are generally short-term. Recommended actions are improvements to our programs and services to be made as time and funds become available. Potential actions are generally longer-term, higher cost items that are desired by a community group and may become more feasible in the future. Recommendations are also categorized as short-term (0-5 years), medium-term (5-10 years) or long-term (10+ years), and include a capital budget estimate where possible. In this document, goals and recommendations are organized under the guiding principle that they support. Recommendations are presented at the end of each section, as well as in compiled format as shown herein.

Guiding Principle: ***Increasing cultural awareness***		
Goals: • *Work with Tribal partners to identify and install signage and markers to inform park users about Juneau's cultural heritage* • *Collaborate with Tribal partners to preserve and maintain current art and cultural materials at parks and recreation facilities* • *Respect the wishes of cultural communities regarding development or programming in culturally sensitive areas* • *Improve trail signage and cultural programming*		
Recommendation	**Timeline**	**Capital $**
Parks General		
Recommended Action		
With tribal partners, improve system-wide informational/ wayfinding/interpretive signage at parks. Include Alaska Native cultural history and significance	Short	$3K - $5K per site
Trails General		
Required Action		
With tribal partners, improve system-wide informational/ wayfinding/interpretive signage at trailheads and on trail networks. Include cultural information and traditional languages, consistent and compatible with CBJ branding	Medium	$5K - $15K per site
Department Wide		
Recommended Action		
Develop ongoing maintenance plan for Native art at Parks & Rec controlled lands and facilities	Medium	Staff time

Guiding Principle: ***Fostering Environmental Stewardship***		
Goals: • *Consider environmental sustainability in materials and site selection for capital projects, including trails.* • *Consider environmentally sustainable facility or process upgrades* • *Continue to improve sustainability related educational signage* • *Incorporate environmental education into Parks & Rec programs and encourage community partners to do the same*		
Recommendation	**Timeline**	**Capital $**
Department-Wide		
Recommended Action		
Add electric vehicle charging stations at parks and facilities, as appropriate	Medium	$60k-$100k
As CBJ adds or improves composting infrastructure, establish policy for composting landscaping waste and food waste from facilities	Medium	Staff time
Consider environmental sustainability in materials and site selection for capital projects, including trails	Short	Staff time
Develop defensible tree policy to guide and inform management of trees	Short	Staff time

Guiding Principle: ***Supporting community partnerships***		
Goals: • *Continue working with community partners to provide ADA accessible facilities and/or adaptive programming for seniors and residents with disabilities* • *Manage demands for facility time fairly, with youth activities taking highest priority* • *Encourage collaboration between community partners and internal collaboration between Parks & Recreation facilities and programs* • *Balance needs of community partners operating at Parks & Rec facilities to ensure that services are complimentary and provide the best possible array of opportunities for the community* • *Continue to work with community partners to increase scholarship funds available and outreach to eligible families* • *Encourage and support community partners in fundraising initiatives or other philanthropic activities to make improvements to parks, trails and recreational facilities* • *Encourage and foster collaboration among and with community partners* • *Provide leadership to recreation user groups in navigating land management issues* • *Increase community outreach and promotion, including cross promotional opportunities between Parks & Rec facilities and other CBJ departments, and with partner organizations*		
Recommendation	**Timeline**	**Capital $**
Department-Wide		
Recommended Action		
Continue to work with partners to enhance educational programming in parks and facilities	Short	Staff time
Treadwell Arena		
Required Action		
Continue to work with partner organizations to balance ice time needs	Short	Staff time
Increase community outreach and promotion of activities at Treadwell Arena, as well as cross-promotional opportunities with other CBJ facilities	Short	Staff time
Continue to support/promote adaptive skating	Short	Staff time
Expand the season at Treadwell Arena to include summer programming	Short	Staff time
Parks - Developed Natural Areas		
Required Action		
Continue to work with partners to re-open the ropes course at EVC	Short	Staff time – potential revenue source
Continue to evaluate businesses and non-profits operating in the EVC area for community benefit and fit with other stakeholders	Short	Staff time
Continue to work with partners to enhance educational programming	Short	Staff time

Recommendation	Timeline	Capital $
Recommended Action		
Continue to explore options for small-scale agriculture at EVC	Medium	Staff time – potential revenue source
Work with community partners to improve trail systems to enhance ADA accessibility	Medium	Variable depending on scope
Fund road and facility improvements through a combination of rental revenue and value in kind donations	Short	Staff time
Potential Action		
Work with Trail Mix to connect EVC to other surrounding parks and amenities as delineated in the Northern Green Zone Plan	Long	$100,000
Off Road Vehicle (ORV) Use		
Required Action		
Encourage ORV community to organize and set priorities for ORV development	Short	Staff time
Work with ORV user groups and neighbors to identify acceptable areas for ORV activities	Short	Staff time
Recommended Action		
Facilitate development of viable opportunities for ORV recreation	Medium	Staff time (potential capital costs)
Trails General		
Required Action		
Convene a trails advisory group to address ongoing trail management issues and to provide feedback on suitability for various trail uses	Short	Staff time
Work with non-motorized trail user groups to support and assist trail development and/or improvement projects	Short	Staff time, potential materials costs
Work with Nordic skiing organizations to identify space for a biath-lon range	Short	Staff time, potential materials costs
Work with cycling organization to develop a bike skills park	Short	Staff time, potential materials costs
Youth Services		
Required Action		
Develop a mechanism to tie youth scholarships to the free and re-duced lunch list to promote scholarship enrollment among low in-come youth	Short	Staff time
Move administration of the Youth Scholarship Program under the Zach Gordon Youth Center	Short	Staff time
Streamline the Youth Activity Grant process	Short	Staff time
If feasible, move Youth Activity Grant administration under control of the Juneau Community Foundation	Medium	Staff time, potential cost savings

Guiding Principle:		
Promoting Community Engagement, Health and Wellness		
Goals: • *Find efficiencies that increase cost savings and/or revenue potential* • *Continually provide diverse recreational opportunities for the community* • *Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group* • *Provide opportunities for self-directed active recreation opportunities for all ages and abilities* • *Develop strong community partnerships that increase the scope, variety and accessibility of healthy recreation for all*		
Recommendation	**Timeline**	**Capital $**
Department-Wide		
Required Action		
Develop and implement a department-wide fees and charges policy	Short	Staff time
Recommended Action		
Devote staff resources to evaluating grant and alternative funding opportunities	Medium	Staff time
Work with Eaglecrest and Juneau Community Foundation to transfer management of the Dimond Park Field House to Parks & Rec	Short	Staff time, potential revenue source
Parks		
Recommended Action		
Develop low impact camping facilities in appropriate parks	Short	$150k-$350k
Support residents to add or increase community garden space in parks	Medium	$25k-$75k

Guiding Principle: ***Managing our assets effectively***		
Goals: • *Maintain current assets and facilities to a high standard and avoid deferring needed maintenance* • *Facility improvements should increase community benefit, facility safety, and/or revenue potential* • *Provide a venue for the community that supports affordable recreation opportunities for all* • *Develop and support a sustainable funding mix for recreation in Juneau* • *Promote increased cost recovery at revenue generating facilities* • *Maintain parks to a high standard and avoid deferring needed maintenance* • *Fund improvements for entire projects: develop a list of priorities and complete and fund each project sequentially* • *Maximize infrastructure investments by developing multi-use facilities*		
Recommendation	**Timeline**	**Capital $**
All Parks & Rec Facilities		
Required Action		
Develop minimum service levels for all parks, programs, and recreation facilities	Short	Staff time
Require Maintenance Impact Statements for all future park developments	Short	Staff time
Use enterprise asset management and work order systems to improve maintenance of parks and trails, in addition to facilities	Short	Staff time
Commercial Use		
Required Action		
As part of a broader fees and charges strategy, adjust commercial use fees for parks and trails to ensure charges are commensurate with cost of use	Short	Staff time – potential revenue source
Treadwell Arena		
Required Action		
Replace Treadwell Arena Roof	Short	$1.2M-$1.5M
Improve lighting in Treadwell Arena parking lot	Short	$50K
Establish policy for vendors	Short	Staff time
Recommended Action		
Add gym space to Treadwell Arena for sports team dryland training and to house activities currently located in Mt. Jumbo Gym	Medium	$375/sq.ft.
Complete small facility renovations to improve user and specta-tor amenities at Treadwell Arena	Medium	Dependent on project scope

Recommendation	Timeline	Capital $
Assess the feasibility of vending and equipment sales at Treadwell Arena	Medium	Staff time – potential revenue source
Potential Actions		
Add a second sheet of ice that could also accommodate curling with an addition to the existing structure at Treadwell Arena	Long	Dependent on project scope
Facilities (Youth Services)		
Recommended Action		
Continue to provide multi-use indoor training/gym space	Medium	Dependent on project scope
Potential Action		
Construct an additional field house facility in the downtown / Douglas area	Long	Dependent on project scope
Provide geographically distributed multi-use indoor gym spaces	Long	Dependent on project scope
Aquatics		
Required Action		
Update condition survey of Augustus Brown Pool and determine updated cost of required repairs and building lifespan if those repairs are completed	Short	Staff time
Complete facility survey of Dimond Park Aquatic Center and replacement schedule for all fixtures and equipment with associated costs	Short	Staff time
Establish alternative funding sources for both pools to support a sustainable funding mix	Short	Staff time
Recommended Action		
Complete required capital projects to keep Augustus Brown Pool in working order	Short	$5.8 million
Complete any needed upgrades to establish Dimond Park Aquatic Center as a Red Cross training hub for Southeast Alaska	Medium	Dependent on scope
Parks		
Required Action		
Develop and implement a replacement schedule for park equipment	Short	Staff time
Replace play equipment every 10-15 years	Medium	$250k - $800k
Recommended Action		
Evaluate which parks require restrooms and add to CIP budget	Medium	Staff time to evaluate - $400k per site
Priority for funding should be given to park projects where a park master plan already exists	Short	Staff time
Add tot lot spaces as parks are upgraded	Medium	$100k-$500k

Recommendation	Timeline	Capital $
Consider covered play spaces in playground capital projects	Medium	$250k - $1M
Develop low impact camping facilities in appropriate parks	Medium	$150k - $500k
Field Use		
Required Action		
Continue to maintain fields, working with partners to miti-gate schedule conflicts	Short	Staff time
Recommended Action		
Provide tournament size baseball and softball fields with artificial turf	Medium	$6-8 million
Potential Actions		
Resurface all actively used fields with artificial turf	Long	$4 million/ field
Improve bleacher/spectator seating as upgrades to parks with sports fields are planned. Add covered seating where possible	Long	$400k - $900k per field
Dogs in Parks		
Recommended Action		
Evaluate and if appropriate establish additional off-leash areas	Short	$10k - $100k
Developed Natural Areas		
Required Action		
Continue to promote and improve facility rental program with an eventual goal of a break even budget including a maintenance fund at Eagle Valley Center	Short	Staff time – revenue source
Improve on site infrastructure at Eagle Valley Center	Short	Dependent on project scope
Seek revenue generating opportunities for Eagle Valley Center and Jensen-Olson Arboretum that fit with the vision for the facility	Short	Staff time
Develop Eagle Valley Center and Jensen-Olson Arboretum facility management plans to determine carrying capacity and a sustainable funding mix	Short	Staff time
Recommended Action		
Develop small-scale cabins, tent platforms or yurts for nightly rental at Eagle Valley Center	Medium	Dependent on scope
Trails General		
Recommended Action		
Work with State and Federal partners to complete a new Juneau Area Trails Plan	Short	Staff time
Establish priorities for trail maintenance and construction	Short	Staff time
Adopt the USFS Trail Standards	Short	Staff time

Recommendation	Timeline	Capital $
Include trails funding in park maintenance budget and ensure funding is commensurate with need	Short	Staff time + budget increase
Potential Actions		
Identify and complete connections between existing trail networks	Long	Dependent on project scope
Identify and complete longer “hut to hut” trail opportunities	Long	Dependent on project scope
Landscape		
Required Action		
Prioritize areas for planting and landscaping. Consider costs and level of impact	Short	Staff time
On an ongoing basis, evaluate landscaping staff capacity against number of sites requiring maintenance	Short	Staff time

Guiding Principle: ***Engaging youth and encouraging lifelong wellness***		
Goals: • *Develop and support programs that provide access to recreation for all Juneau's youth* • *Ensure programs are equitable and affordable by identifying and removing barriers to participation* • *On an ongoing basis, work with community partners to identify gaps in recreation, prevention, and social service offerings for youth in Juneau; and take a leadership role in developing evaluation tools and ensuring those gaps are filled* • *Change department name and mission to incorporate and highlight youth, i.e.: Parks, Recreation and Youth Services*		
Recommendation	**Timeline**	**Capital $**
Youth Programming		
Required Action		
Evaluate affordability of youth programs as part of a fees and charges analysis	Short	Staff time
With community partners, to expand appropriate early childhood programming in the short-term	Short	Staff time – potential revenue source
With community partners, to expand youth programming to include increased outdoor programs	Short	Staff time – potential revenue source
Continue to work with community partners to simplify youth activities scholarship process for families in need	Short	Staff time
Invest in expanded after school programming	Medium	Staff time
Continue to work with and engage community partners within the youth programming domain	Short	Staff tine
Recommended Action		
Expand youth programming to include more outdoor programs or work with community partner(s) to ensure outdoor programs are expanded	Short	Staff time – potential revenue source
Provide community leadership to other social service and government agencies to identify biggest barriers for youth and marshal resources to solve them	Short	Staff time
With community partners, expand programs for preschool age children throughout Juneau, including equitable access to programs	Short	Staff time – potential revenue source
Expand youth scholarship programs and explore options for linking programs to free and reduced lunch list	Short	Staff time
Potential Action		
Expand services to include transportation to sports activities, particularly for youth residing in Lemon Creek and other neighborhoods with few recreation amenities	Long	TBC

Guiding Principle: ***Serving the needs of a diverse and changing population***		
Goals: • *Ensure Parks & Recreation and its community partners are balancing programs and services across neighborhoods* • *Continue to provide ADA accessible facilities and/or adaptive programming for seniors and residents with disabilities* • *Encourage educational programming* • *Consider Juneau's growing senior population in decisions regarding programming and facility upgrades* • *Consider community safety and wellbeing in facility maintenance and upgrades* • *Park and facility improvements should improve safety and/or user experience* • *Encourage and support improvements in bicycle and pedestrian routes throughout Juneau* • *Update park master plans every 5-10 years* • *Maximize infrastructure improvements by developing multi-use facilities*		
Recommendation	**Timeline**	**Capital $**
Aquatics		
Required Action		
Continually evaluate pool programming to determine how best to meet community need	Short	Staff time
Increase community outreach and promotion of activities at the pools as well as cross-promotional opportunities with other CBJ facilities	Short	Staff time
Continue to support/promote adaptive aquatic activities	Short	Staff time
Parks General		
Required Action		
Develop additional park space in Lemon Creek	Short	Staff time – eventual design and capital cost
Work with community partners to increase ADA accessibil-ity as CBJ replaces park/playground equipment	Short	Staff time
Recommended Action		
Support residents to add or increase community garden space in parks	Medium	TBC
Trails General		
Recommended Action		
Improve lighting on public bike paths	Long	TBC
Work with partners to improve/upgrade existing trails to create more ADA accessible paths	Long	TBC
Consider winter use when improving trails	Short	TBC
Improve trail system connectivity	Medium	TBC

Guiding Principle: ***Ensuring financial sustainability***		
Goals: • *Encourage fundraising by community partners and provide matching or bridge funding when appropriate* • *Ensure commercial use aligns with community needs and interests* • *Ensure commercial use adheres to a consistent and fair fee structure* • *Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group*		
Recommendation	**Timeline**	**Capital $**
Treadwell Arena		
Recommended Action		
Expand season to include summer programming	Short	Staff time
Work within CBJ to improve/streamline the alcohol permitting process to simplify the process for community partners to serve alcohol at events or through concessions	Short	Staff time – potential revenue source
Trails General		
Recommended Action		
Partner with non-motorized trail user groups to fund trail development and/or improvement projects	Medium	TBC depending on project
Commercial Use		
Recommended Action		
Work with community partners to identify areas for accessible tour opportunities	Medium	Staff time – potential revenue source
Regularly review commercial trail use and rate structure	Short	Staff time – potential revenue source
Evaluate commercial use fees for special use areas that are part of commercial tours	Short	Staff time – potential revenue source
Parks – Developed Natural Areas		
Required Action		
Continue to promote and improve Eagle Valley Center facility rental program with an eventual goal of a break even budget including a maintenance fund	Medium	Staff time
Develop small-scale cabins, tent platforms, or yurts for nightly rental at Eagle Valley Center	Medium	Staff time
Recommended Action		
Grow arboretum revenue opportunities with the goal of becoming self-sustaining	Medium	Staff time

Guiding Principle: ***Making programs and facilities accessible to all***		
Goals: • *Remove barriers to participation resulting from socio-economic status* • *Offer diverse opportunities to participate in recreation programs* • *Balance cost recovery with affordability to keep the benefits of parks and recreation within reach of every Juneau resident*		
Recommendation	**Timeline**	**Capital $**
Department-wide		
Recommended Action		
Work with community partners to offer grants, scholarships, and other need-based subsidies	Short	Staff time
Consider community benefit, demographics, and income levels, in addition to cost recovery, when establishing fees and charges	Short	Staff time

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10 Plan Implementation

This Plan is designed to be implemented over the coming decade. It is important for future policy makers to understand how to use and implement this document, as well as how to measure success. This chapter details strategies for tracking progress, quantifying work, and implementing capital projects and programs.

Chapter highlights (guidelines for updating the Plan):

- Priorities and recommendations in this document should be reviewed annually
- Mid-range recommendations should be reviewed and elevated or edited every 3 years
- The Master Plan should be updated every 5 years by resetting goals, recommendations and priorities

10.0 Implementation

As a community of about 32,000 residents, Juneau has a wide array of facilities and amenities. Residents value recreation and the community services that Parks & Rec provides. Parks and recreation are integral to public and economic health. Given the high value placed on parks and recreation, this Plan is designed to ensure that Juneau's parks and recreation services are maintained and enhanced where feasible and appropriate. Initiatives that further the community's economic goals and increase livability and quality of life will be prioritized for the most optimal return on investment. It is anticipated that the Parks & Rec Master Plan will be significantly updated in ten years' time, but reviewed and revised in the intervening years.

10.1 How to Implement this Plan

With the acceptance of this Plan, CBJ commits to the mission, vision and guiding principles, as well as to working toward implementing the goals and recommendations contained herein. Evaluation of the actions set forth in plan will be an integral part of the department's annual work plan and budgeting process. To ensure that CBJ Parks & Rec remains current with the needs of the community, the following actions should be taken:

Yearly: Review priorities and recommendations, set annual goals based on priorities, report progress on completion of last year's goals, include priorities in the department budget.

Every 3 years: Review mid-range recommendations and determine whether they need to become short-term priorities, update goals and recommendations based on current political, economic and social climate.

Every 5 years: Update the Master Plan document and reset goals and recommendations and priorities.

10.2 Measuring Success

It is Parks & Rec's duty to provide a high level of service to the public. It is important that the department keep abreast of community trends and user preferences. This need not be done through a burdensome process, but decisions should be made based on metrics including service levels and customer satisfaction.

10.2.1 Program and Service Evaluation

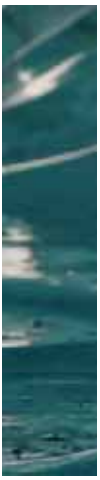
Parks & Rec currently has no standardized method of gauging customer satisfaction, user needs, and whether the right programs are being offered. Users should be prompted to offer suggestions on program changes, interests in new offering, and on how the department operates its assets. Systematic evaluation can be done through the point of sale system, online surveys, email blasts, social media, or printed handouts at facilities. This process should take place annually and trends should be measured and recorded.

10.2.2 Maintenance Impact Statements

Maintenance Impact Statements (MIS) help Parks & Rec plan and manage park resources. MIS for parks include all costs associated with maintaining the site, including the staff time required for all associated duties. For existing parks, this sets a baseline for the cost and staff time required to maintain a park to an acceptable standard. For new parks, an MIS provides a full cost analysis of the project's long-term financial impact. An MIS should be submitted anytime a potential CIP is considered. The MIS process can also help inform staffing and budget needs.

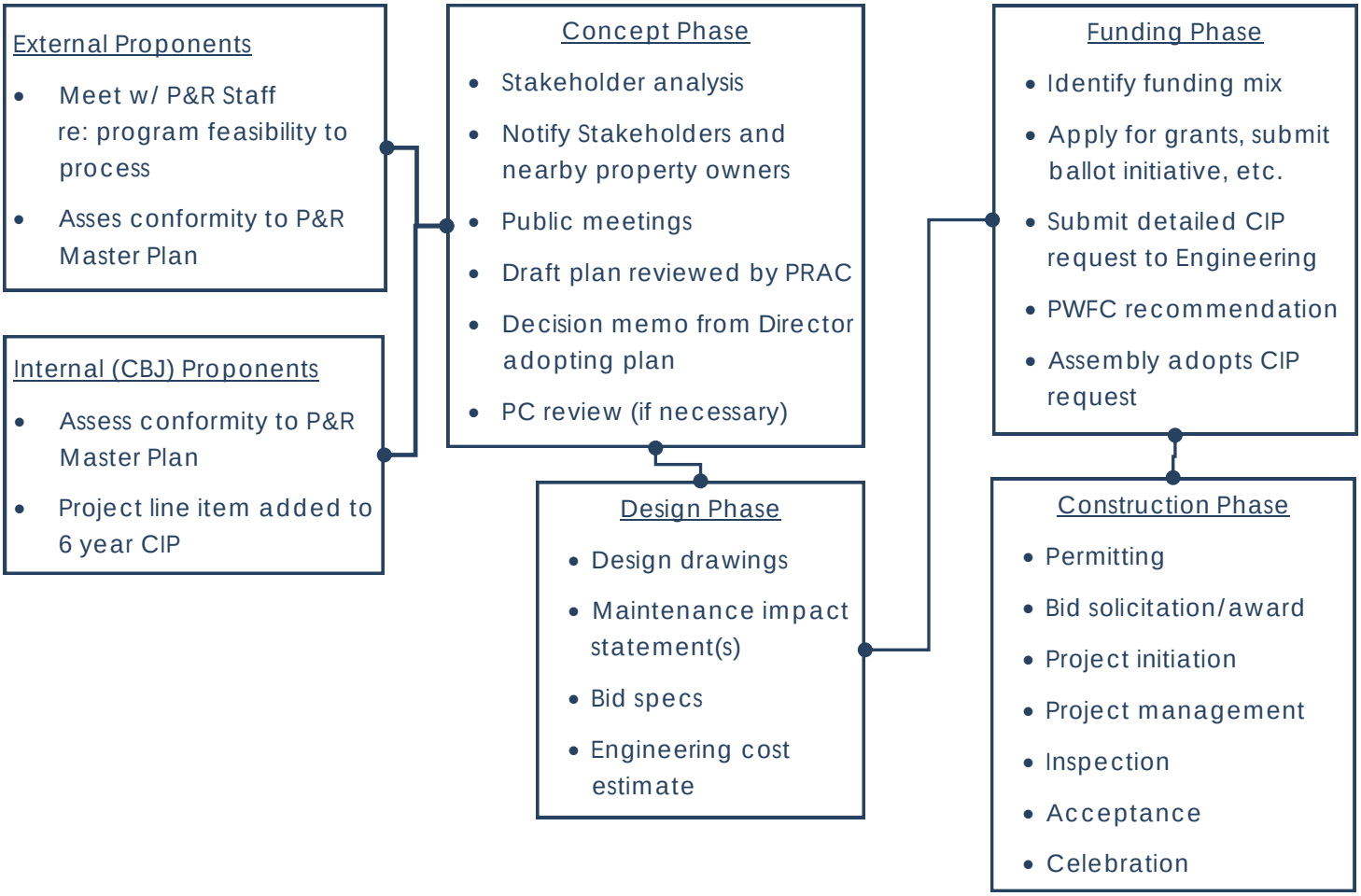
10.3 Implementing Specific Projects

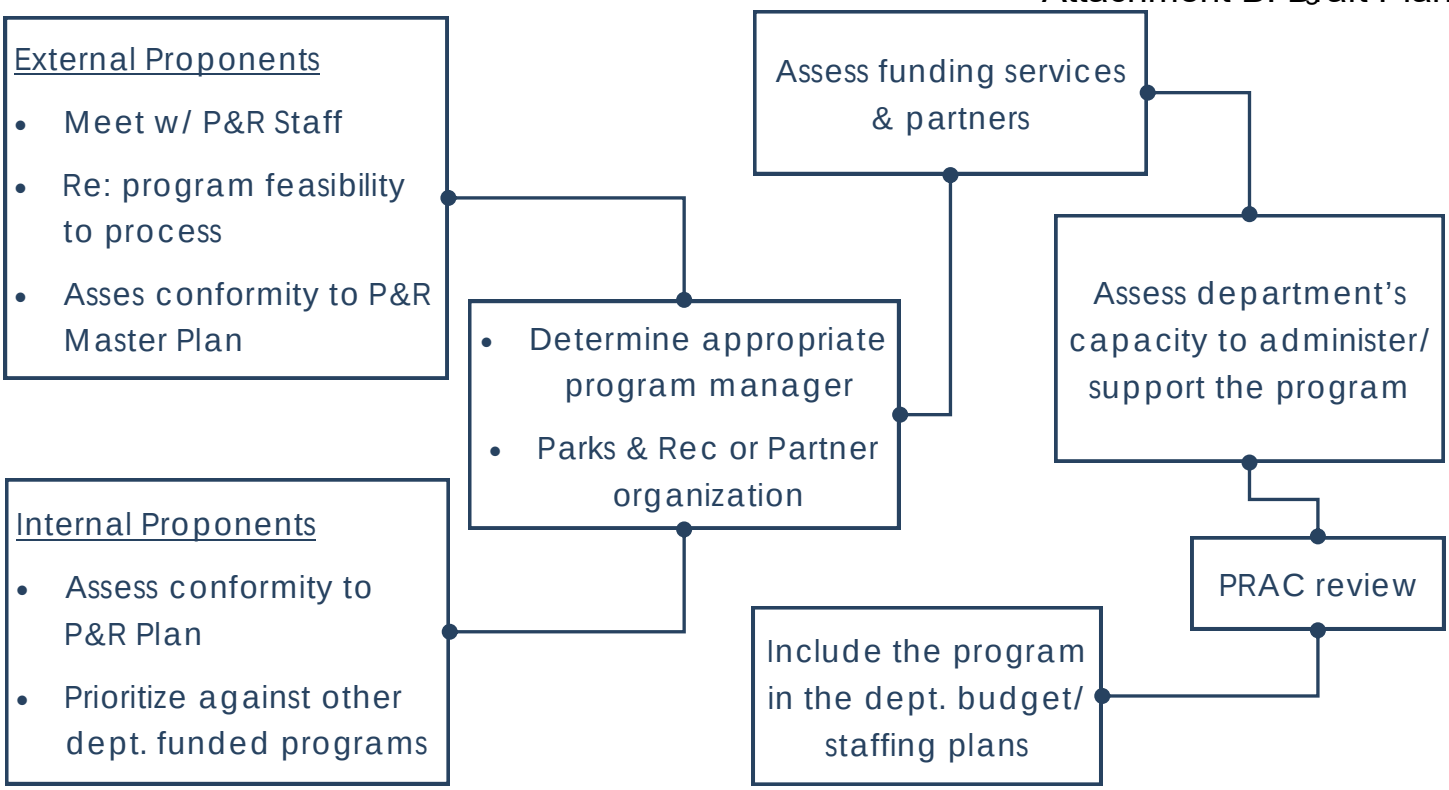
Any additions or changes to the CBJ Parks & Recreation system start with an identified community need. This may come in the form of a stated recommendation in this Plan, a new idea that aligns with the mission outlined in herein, an individual or group approaching the department with an idea, or another service provider abandoning a needed program due to funding or capacity issues. The below process for implementing a new project or program is similar for both CBJ and community proponents



10.3.1 Capital Project Implementation

Capital projects are those involving construction or renovation of a built asset, such as a park, trail, or recreational facility. As noted in sections 7 and 8, capital projects are traditionally funded through the CBJ Capital Improvement Program. Other funding sources may be used or considered, but all funds need to be transferred to a specific line item in the City's CIP budget. New projects follow the process outlined below. This process can be scaled down depending on the project. For example, a small park equipment replacement or trail project would only be subject to department approval:





10.4 Conclusion

The recommendations in Chapter 9 present short, medium and long-term priorities as well as well as required, recommended, and potential actions. Changes in the economy, demographics, and community interests will impact the department over the years to come. This is a living document; it will be important to revisit this Plan frequently and update the directions herein as goals and recommendations are accomplished and new issues and priorities arise.

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Appendix I. Glossary

(ADA) Accessible – compliant with the Americans with Disabilities Act of 1990

Assessment – process of comparing and evaluating an entity against established standards, and documenting the differences.

Asset – real or personal property which organizations desire to track and manage as a distinct identifiable entity. It may be a physical structure or grouping of structures, land features, or other tangible property that has a specific service or function. The term "asset" can also be applied to movable items, such as vehicles or equipment.

Asset deficiency – a facility deficit that occurs when maintenance and repair tasks are not performed in a timely manner. When allowed to accumulate uncorrected, they inevitably lead to deterioration of performance, loss of asset value, or both. An accumulation of such uncorrected deficiencies is a backlog that represents a liability (both physically and financially) for an asset.

Backlog – The unfunded deficiencies work required to bring facilities to a condition that meets accepted codes, laws, and standards to achieve its expected life.

Barriers to participation (entry) – factors that limit an individual's ability to participate in an activity they would like to. Barriers can include but are not limited to finances, transportation, or culture.

Benchmark – A well-defined, widely accepted standard of performance used to measure progress toward a specific state or level of competency.

Benchmarking – The continuous process of measuring a product, service, or process against the best practices of recognized leaders in the field in order to achieve superior performance.

Bonds – voter approved funds that are paid through property taxes.

Bike skills park – an area for bikes that includes progressive features, such as jumps and ramps, to practice skills.

Capital Improvement Project (CIP) – A construction or renovation project funded by the CBJ Capital Improvement Project budget.

Community benefit – a good that is shared for all (or most) members of a society or social group.

Community Park – parks designed around playing fields. Other facilities and amenities may also be offered.

Community partner(ship) – an organization that provides or supports recreational and social facilities and/or programs and that interacts with CBJ in carrying out its mission.

Condition assessment – The inspection and documentation of the condition of the features of an asset as measure against the applicable maintenance or condition standards. It provides the basis for long-range maintenance planning, as well as annual work plans and budgets.

Conservation Area – a natural area with recognized environmental qualities of high value, set aside for protection and management of the natural environment.

Cost recovery – recoupment of the financial expenditure associated with providing a service

Critical (key) components – a collection of parts that typically operate in conjunction to provide an essential service and whose failure, removal, or non-operation may result in loss or harm.

Deferred maintenance – maintenance that was not performed when it should have been or was scheduled to be completed and then put off or delayed

Developed Natural Area – a natural area park where evidence of people is obvious but blends in with the environment. Include onsite staff and facilities.

Diamond ball field – athletic field used for baseball or softball

Dog parks – areas in which dogs can play without leashes

Environmentally sensitive areas – area of environmental importance having natural resources which if degraded may lead to significant adverse social, economic, or ecological consequences.

Equity – the fair, just and equitable management of institutions serving the public directly or by contract; and the fair and equitable distribution of public services, and implementation of public policy; and the commitment to promote fairness, justice, and equity in the formation of public policy.

Feasibility study (assessment) – an evaluation and analysis of the potential of a proposed project or venture that objectively explores costs versus benefits. Costs and benefits can be financial, social, environmental, or political.

Fees and charges policy – an official policy to establish a set of fees and charges for that are fair and equitable for the use of facilities and equipment, the participation in programs, to perform commercial operations at public facilities, and to acquire permits.

Fish and wildlife corridors – land or habitat that is linked to allow fish or wildlife to travel from one location to another to find food, shelter, a mate, and a place to raise their young.

General (tax) fund – government funds from property and sales taxes. The general fund is the primary source of revenue for most government entities.

Green spaces – an area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment.

Inclusive playground – play areas designed to provide a safe place where children of all abilities can play together, and are developmentally appropriate for children with and without disabilities.

Maintenance impact statements – document that includes all costs associated with operating a park or facility

Mini-Park – specialized parks that serve a specific population such as very young children or senior citizens. Small in size and designed to serve the area immediately surrounding

Multi-use field – typically rectangular, areas consisting of either sand-based engineered soils or artificial turf used for playing surfaces for athletics.

National Recreation and Park Association (NRPA) – a non-profit organization dedicated to the advancement of public parks, recreation, and conservation

Natural Area Parks – parks with the primary purpose of supporting users' enjoyment of their natural surroundings.

Needs Assessment – a systematic process for determining and addressing gaps between current conditions and desired conditions.

Neighborhood Park – parks intended to offer experiences for all ages. Offer a variety of activities for structured and unstructured recreation. Do not include playing fields.

Off road vehicle (ORV) – any motor vehicle designed for or capable of cross-country travel on or immediately over land, water, sand, snow, ice, marsh, swampland, or other natural terrain.

Preventative maintenance – regularly scheduled periodic maintenance activities on selected equipment

Recreation facility – major sport or leisure complex that house formal and informal athletic events.

Recreational programming – recreational activities designed and administered by an organized group and provided at set times and locations.

Recreation Service Parks – parks programmed for recreational activities. Typically contain built features such as playground equipment and sports fields.

Ropes course – challenging outdoor personal development and tem building activity which usually consists of elements that are of varying heights.

Semi-primitive Area - a park left predominantly in its natural state with minimal to moderate evidence of human impact.

Social service program – traditional youth programs, programs that target disability members with disabilities or low incomes, and activities that enhance the health, safety, and livability of the community.

Special Use Area – public recreation lands being used for a specialized or single-use facility or activity.

Stakeholder – group or individual who can affect, or is affected by, the achievement of the organization's mission. Examples include managers, employees, policy makers, suppliers, vendors, citizens, and community groups.

Temporary 1% sales tax – voter approved sales tax to complete specific projects, levied over a set amount of time.

Tot Lot – play area designed for very young children.

Traditional place names – place names of indigenous origin

Underserved residents (youth) – a population of individuals who have historically been outside the purview of social and recreation programs due to factors such as a high incidence of income below the poverty line or to geographic isolation.

Undeveloped parkland – areas owned by the City & Borough of Juneau that are reserved for future park development or disposal

USFS Trail Standards – trail classifications including surface material, tread width, grade, and clearing height issued by the United States Forest Service.

Unstructured recreation – recreational activities not directed by a leader, club, or league.

Urban Service Boundary – Area serviced by City & Borough of Juneau public water, public sewer, and urban fire protection.

City & Borough of Juneau

Parks and Recreation Survey

December 2016

Prepared by

McDowell GROUP

Prepared for

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

CBJ Parks and Recreation Survey

Prepared for:

City and Borough of Juneau

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December 2016

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Executive Summary

The City and Borough of Juneau (CBJ) contracted with McDowell Group to survey Juneau residents on parks and recreation topics. A random-sample telephone survey and an open access online survey were conducted. The surveys inquired about type, frequency, and location of adult and youth parks and recreation activity. Barriers to participation and opinions on priorities for parks and recreation amenities were assessed. The telephone (cell and land-line) survey, administered in September 2016, included 516 adults. The maximum margin of error for the full telephone sample is ±4.4 percent, at the 95 percent confidence interval. The online survey, open from September 30 to November 8, 2016, was administered through PlaceSpeak, a location-based community engagement platform, and garnered 304 responses. Telephone survey results are summarized below. Online survey results are provided in the main report only, as they are not necessarily representative of the entire Juneau population, due to self-selection bias.

Recreation Participation

Ninety-five percent of Juneau adults participate in some form of recreation activity during the year. Participation levels vary slightly by age group, income, and race/ethnicity, with younger residents, those with higher household incomes, and those who identify as White participating at higher rates than other sub-groups.

Value of Parks and Recreation

Importance of parks and recreation amenities in the choice to live in Juneau

Parks and recreation amenities and programs are important to the Juneau community overall: over three-quarters (77 percent) of Juneau adults report these amenities are somewhat or very important in their choice to live in Juneau. Only 18 percent say parks and recreation amenities are not important in their choice to live in the community. Adults from households with children are more likely to rank these amenities as very important in their choice, at 53 percent versus 42 percent of households without children.

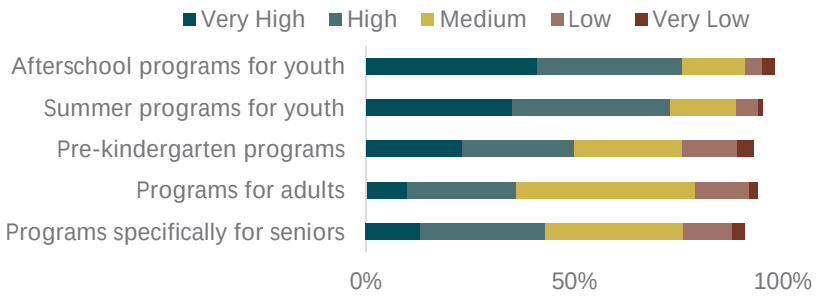
Importance of Parks and Recreation Facilities and Programs in Choice to Live in Juneau

Very Important	Somewhat Important	Not Important	Don't Know/ Refused
44%	33%	18%	5%

Value of Activities and Programs to the Community

Seventy-six percent of adults rank afterschool programs for youth as high or very high value to the community, as do 73 percent for summer programs for youth. Half (50 percent) rank pre-kindergarten programs as high or very high value.

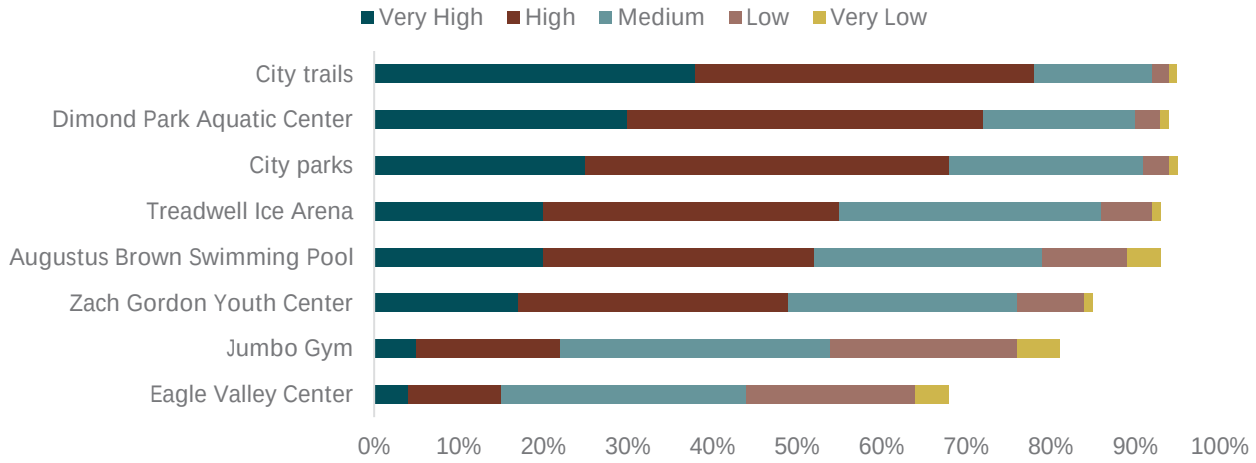
Value of Parks and Recreation Programs to the Community



Value of Assets and Facilities to the Community

City trails are ranked as high or very high value to the community by 78 percent of respondents, and City parks by 68 percent.

Value of Parks and Recreation Assets and Facilities



Among City-owned and operated facilities, Dimond Park Aquatic Center is ranked as high or very high value by 72 percent of respondents. Over half of respondents rank the importance of Treadwell Ice Arena (56 percent) and Augustus Brown Pool (52 percent) as high or very high. Half of respondents (49 percent) rank Zach Gordon Youth Center as high or very high value.

Investment in Parks and Recreation

Almost all adults in Juneau (94 percent) believe providing recreation facilities and programs is a somewhat or very important use of CBJ funds, with three-quarters (73 percent) believing it is a very important use of funds.

Sixty-one percent of adults believe CBJ invests about the right amount in parks and recreation opportunities for Juneau residents, while 16 percent believe too little is invested, and 9 percent believe too much is invested.

Amount CBJ Invests in Parks and Recreation Opportunities (%)

Too Little	About Right	Too Much	Don't Know/ Refused
16	61	9	13

Investments in Assets and Facilities

Half (51 percent) of Juneau adults cite specific investments in indoor or outdoor recreation assets or facilities CBJ should make in the next ten years. Types of investments vary widely, with off road vehicle trials/parks (15 percent), upgrades to existing trails (11 percent), and sports fields (10 percent) the most frequently cited.

Investments in Programs or Activities

Over a quarter of respondents (28 percent) cite specific additional recreation programs CBJ should invest in over the next 10 years. Recommended investments include programs for youth, seniors, and people with disabilities, as well as specific recreation activities, such as basketball, softball, swimming, soccer, and hockey.

Recreation Activity

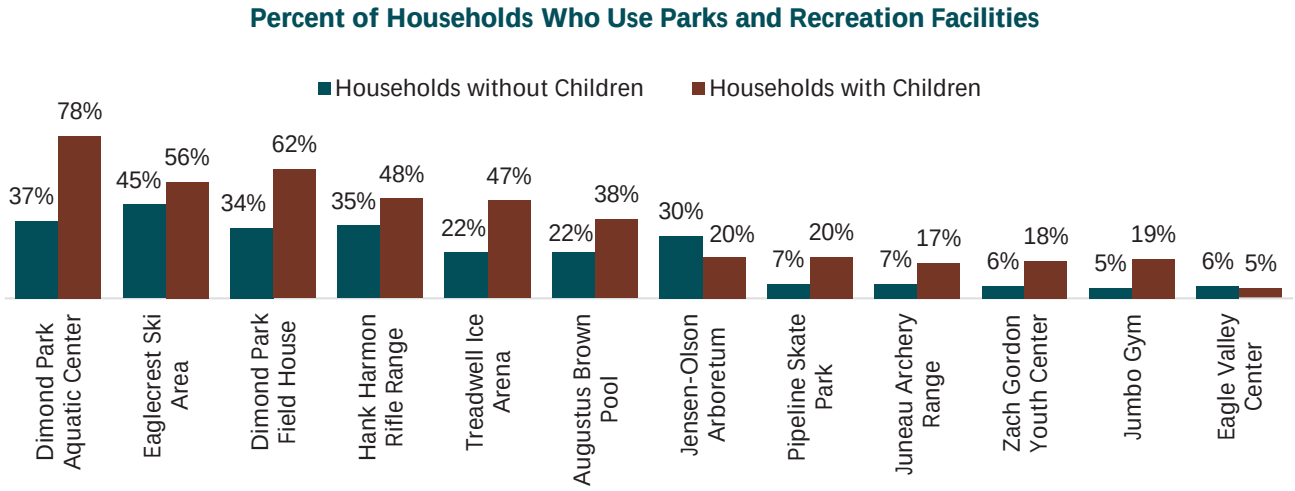
Juneau adults participate in a wide variety of recreation activities throughout the year. Hiking is the most frequently reported recreational activity in Juneau during all seasons. Over half (53 percent) of Juneau adults hike in spring/summer and one-third (32 percent) hike in fall/winter. Other top activities in spring/summer include fishing (26 percent), walking (21 percent), and swimming (17 percent). In fall/winter, walking (19 percent) and swimming (17 percent) remain top activities, in addition to downhill skiing (17 percent), cross-country skiing (12 percent), and hunting (10 percent).

Use of Parks and Recreation Facilities

Half (52 percent) of households used the Dimond Park Aquatic Center in the past 12 months and 48 percent used Eaglecrest Ski Area (for winter and summer activities combined). Forty-three percent used Dimond Park Field House, while 39 percent used Hank Harmon Rifle Range, and 32 percent used Treadwell Ice Arena. Over one-quarter visited Augustus Brown Pool (28 percent) and Jensen-Olson Arboretum (26 percent).

Among users of each facility, Dimond Park Aquatic Center received the largest annual average number of visits, at 24.0, followed by Dimond Park Field House (23.1), Pipeline Skate Park (22.7), and Augustus Brown Pool (21.8).

Most facilities are used more often by households with children than households without children. Also, a larger percentage of households with higher incomes use each facility than lower income households.

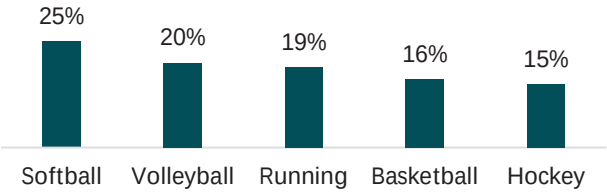


Organized Recreation Activities

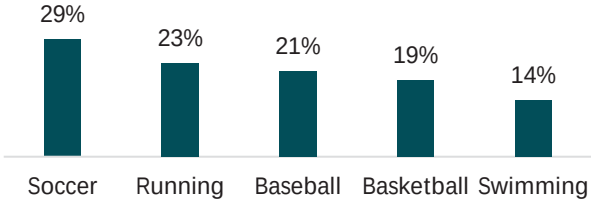
One-third (33 percent) of adults participated in organized sports leagues, tournaments, races, or other recreational activity over the past 12 months. Top organized activities include softball (25 percent of those participating in organized activities), volleyball (20 percent), running (19 percent), basketball (16 percent), and hockey (15 percent).

Nineteen percent of respondents live in households with children who participate in organized recreation activities. Top youth activities include soccer (29 percent), running (23 percent), baseball (21 percent), basketball (19 percent), and swimming (14 percent).

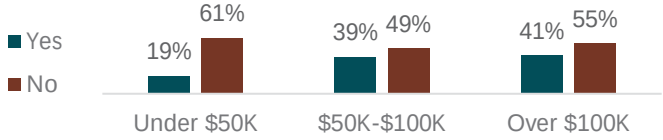
Top Adult Organized Recreation Activities



Top Youth Organized Recreation Activities



Adult Participation in Organized Recreation, by Household Income

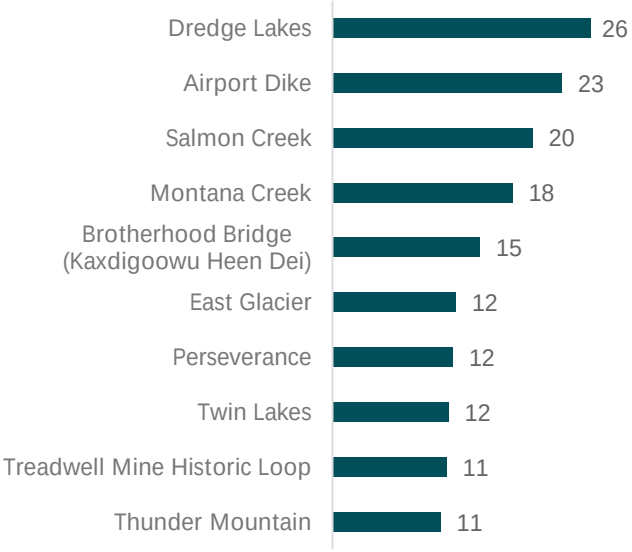


Adult and youth participation in organized activities is higher for households with incomes $50,000 and over than for lower income levels.

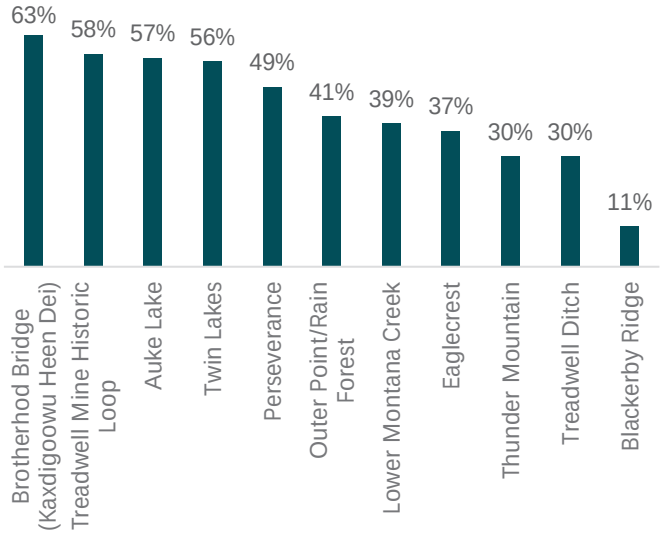
Trail Use

Eight-nine percent of survey respondents reported using Juneau trails in the past 12 months for hiking, running, biking, or other forms of recreation.

Trails with Most Average Annual Uses per User



Use of Selected Juneau Trails in the Past 12 Months



Brotherhood Bridge (Kaxdigoowu Heen Dei) is used by the largest percentage of Juneau adults (63 percent), followed by Treadwell Mine Historic Loop (58 percent), Auke Lake (57 percent), Twin Lakes (56 percent), and Perseverance (49 percent) trails.

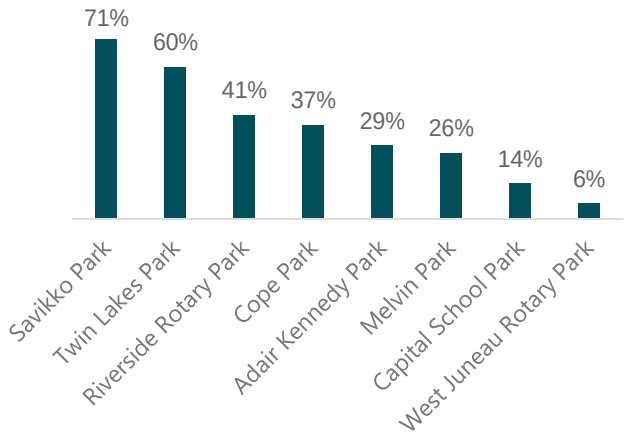
Trails visited most frequently by individual users are Dredge Lakes (26 times annually), Airport Dike (23 times) and Salmon Creek (20 times).

Park Use

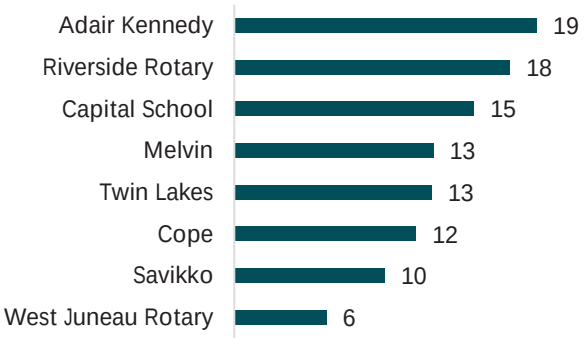
Of a list of selected popular Juneau parks, Savikko Park is visited by the largest percentage of survey respondents at least once during the year, at 71 percent, followed by Twin Lakes (60 percent), Riverside Rotary Park (41 percent), and Cope Park (37 percent).

A larger percentage of adults from households with children than without visit many of the parks.

Percent Using Selected Juneau Parks in the Past 12 Months



Average Annual Park Visits per User

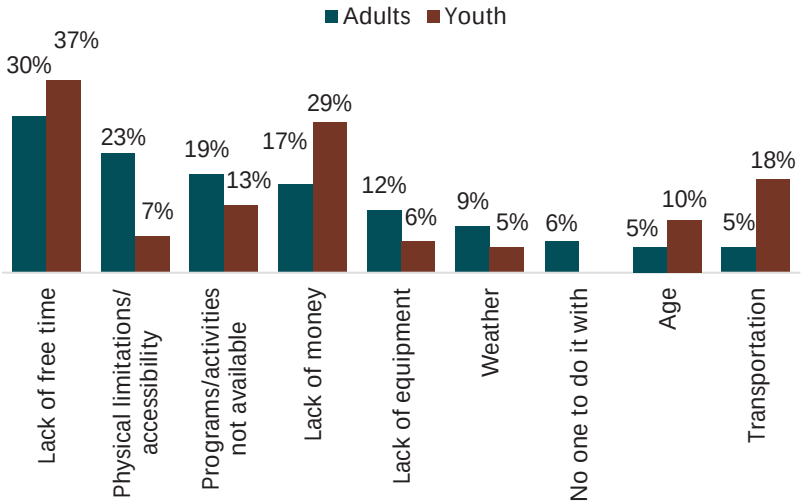


Among parks listed in the survey, Adair Kennedy receives the largest number of annual average visits per user at 19.3, with a median of 5.0 visits. Riverside Rotary Park received 17.6 average visits (median 5.0) and Capital School Park 15.3 (median 4.0).

Barriers to Participation in Recreation Activities

One-third of Juneau adults do not participate in recreation activities they would like to, and one-quarter from households with children report youth who do not participate in activities but would like to. Desired activities for adults include hiking (5 percent), off-road vehicle use (5 percent), downhill skiing (4 percent), and swimming (4 percent). Top desired activities for youth include hockey, ice skating, soccer, and dance, each at 3 percent.

Barriers to Participation in Recreation Activities



Lack of free time is the most commonly cited barrier to participation for both adults (30 percent) and youth (37 percent). Lack of money (17 percent of adults, 29 percent of children) and programs/activities not available (19 percent of adults, 13 percent of children), are also frequently cited.

Physical limitations/accessibility is another frequently cited barrier for adults (23 percent), while transportation is a more common barrier for youth (18 percent).

Introduction and Methodology

Introduction

The City and Borough of Juneau (CBJ) contracted with McDowell Group to survey Juneau households about parks and recreation activities and opinions. Two surveys were administered, a random-sample telephone survey and an open access online survey. The surveys were conducted as part of the CBJ Parks and Recreation Master Plan development process. Respondents were asked about adult and youth recreation activities, as well as trail, park, and facility use over the past 12 months. The surveys also inquired about barriers to recreation participation and opinions on CBJ parks and recreation investments, among other parks and recreation-related topics.

Methodology

Telephone Survey

The random-sample telephone survey of 516 Juneau households was designed by McDowell Group in coordination with CBJ staff. The survey launched on September 7, 2016 and was completed on September 18, 2016. The sample produced survey results with a maximum margin of error of ±4.4 at the 95 percent confidence level.

Margin of Error by Survey Sample Size

Sample Size	Maximum Margin of Error
*516**	*±4.4*
400	±4.9
300	±5.6
200	±6.9
100	±9.8
50	±13.9
25	±19.6

*CBJ Parks and Rec telephone survey sample size.

The methodology employed for the *Parks and Recreation Master Plan Survey* was identical to that used in other prominent CBJ survey projects, including the *Juneau Economic Plan Household Survey*, the *Eaglecrest Master Plan Household Survey,* and the *Bartlett Regional Hospital Household Opinion Survey*. The same sample selection, survey fielding, and data processing techniques were employed in these surveys.

To ensure that survey results are representative of the entire CBJ population, the sample of survey respondents is compared to the demographics of the total Juneau adult population. As is typically the case, it was determined that survey data required weighting by age to provide accurate representation of the Juneau community.

CBJ Population 18 Years Old and Older vs. CBJ Park and Recreation Respondent Population, Weighted by Age

	CBJ Population	Survey Population
Gender		
Female	51%	49%
Male	48%	52%
Age		
18-24	11%	11%
25-34	21%	21%
35-44	17%	18%
45-54	19%	19%
55-64	18%	18%
65+	14%	14%
Race/Ethnicity		
White	77%	82%
Alaska Native/American Indian	19%	13%
Other	11%	7%
Household Income		
Less than $15,000	5%	3%
$15,001 to $25,000	5%	5%
$25,001 to $50,000	15%	16%
$50,001 to $75,000	19%	20%
$75,001 to $100,000	18%	19%
$100,001 to $125,000	11%	14%
Over $125,000	27%	25%

Note: Columns may not sum due to rounding and multiple answers allowed.
Sources: ADOLWD, U.S. Census.

Results are presented based to all respondents as appropriate. Where relevant and statistically significant, differences among sub-groups are discussed.

Online Survey

An open access online survey was conducted after closure of the telephone survey. Survey questions were developed by McDowell Group and CBJ staff. The survey was administered online by PlaceSpeak. The survey was active online from September 30 to November 8, 2016. Respondents were required to register on the CBJ Parks and Recreation plan website to participate in the survey. In total, 304 respondents completed the survey. Survey results were provided by PlaceSpeak to McDowell Group for analysis.

Due to self-selection bias, online survey results may not accurately represent the Juneau population overall, rather they reflect the activities and views of individuals who chose to log in and take the survey. Online survey results are provided in the report after telephone results in each section. See Demographics in the report for differences between the online and telephone survey populations.

Survey Results

Recreation Participation

Most Juneau residents participate in some form of recreation activity during the year: 95 percent of respondents participated in recreation activity at some point during the twelve months prior to the survey.

While respondents of all age groups, income ranges, and races/ethnicities participate at rates around 90 percent or higher, there is some demographic variation in recreation participation. A greater percentage of respondents from households with higher incomes, $50,000 and over, report recreating than those from households with incomes under $50,000 (97 to 98 percent of respondents from higher income households versus 89 percent from lower). Respondents over 55 years of age were less likely (91 percent) to recreate than younger respondents (96 to 98 percent). Respondents who identify as White are more likely to have recreated (97 percent) than Alaska Native/American Indian respondents (88 percent).

Online Survey Results

As with telephone survey results, 95 percent of online survey respondents report participating in recreation activity at some point during the past twelve months.

Type of Recreation

Respondents were queried about participation in parks and recreation activities during two separate times of year: spring/summer and fall/winter. These seasonal periods of time were not defined for survey respondents. Therefore, recreation participation by time of year is based on respondents' subjective opinions on what time of year these seasons occur.

The telephone survey limited respondents to their three most frequent activities, while the online survey had no limit. Online respondents could select all their most frequent activities, which may increase the percentage answering for each individual activity in online results versus telephone.

Spring/Summer Recreation

Hiking is the most frequently reported spring/summer recreational activity in Juneau. Over half (53 percent) of Juneau adults hike in the spring/summer. Other activities engaged in by over 10 percent of adults during the spring and summer include fishing (26 percent), walking (21 percent), swimming (17 percent), road biking (12 percent), camping (11 percent), and boating (11 percent).

(see table next page)

Most Frequent Spring and Summer Recreation Activities
(Multiple answers allowed)

n=516	% of Total
Hiking	53
Fishing	26
Walking	21
Swimming	17
Biking, road	12
Camping	11
Boating	11
Berry picking	8
Softball	7
Running/jogging	7
Kayaking	6
Gardening	4
Biking, mountain	4
Hunting	3
Soccer	2
Off-road vehicles	2
Golf	1
Wildlife viewing/Bird watching	1
Ice skating	1
Hockey	1
Tennis	<1
Other	11
Don't know/refused	2
Do not recreate in spring/summer	1

Note: respondents were asked to report their three most frequent activities. Spring/summer were not defined for respondents.

Other spring/summer recreation activities reported by less than 2 percent of respondents include baseball, basketball, disc golf, folk dancing, martial arts, picnicking, rock climbing, shooting, skateboarding, visiting parks, volleyball, and working out at the gym.

Online Survey Results

Hiking is the most frequently reported spring/summer activity by online respondents, at 81 percent, followed by walking (76 percent), berry picking (58 percent), fishing (54 percent), and camping (53 percent).

(see table next page)

Online Survey Results: Most Frequent Spring and Summer Recreation Activities
(Multiple answers allowed)

n=304	% of Total
Hiking	81
Walking	76
Berry picking	58
Fishing	54
Camping	53
Boating	49
Gardening	46
Swimming	42
Running/jogging	41
Road biking	41
Wildlife viewing/Bird watching	40
Biking, mountain	33
Kayaking	25
Hunting	16
Ice skating	15
Soccer	13
Hockey	10
ORV/ATV/4-wheel	9
Softball	9
Tennis	4
Other	13
Don't know/refused	<1
Do not recreate in spring/summer	-

Note: respondents were not limited to their three most frequent activities in the online survey as they were in the telephone survey. Spring/summer were not defined for respondents.

Fall/Winter Recreation

Hiking is also the most frequently reported activity in fall and winter, with one-third (32 percent) of Juneau adults participating. Other frequent fall/winter activities include walking (19 percent), swimming (17 percent), downhill skiing (17 percent), cross-country skiing (12 percent), and hunting (10 percent). Eight percent of Juneau adults do not recreate in fall/winter.

(see table next page)

Most Frequent Fall and Winter Recreation Activities
(Multiple answers allowed)

n=516	% of Total
Hiking	32
Walking	19
Swimming	17
Downhill skiing	17
Cross-country skiing	12
Hunting	10
Snowboarding	8
Ice skating	7
Fishing	6
Running/jogging	5
Snow machining	3
Hockey	3
Basketball	3
Camping	3
Soccer	2
Boating	2
Volleyball	2
Snowshoeing	2
Biking, road	1
Gym/workout	1
Off-road vehicles	1
Wildlife viewing/bird watching	1
Biking, mountain	1
Gardening	1
Tennis	1
Other	9
Don't know/refused	2
Do not recreate in fall/winter	8

Note: respondents were asked to report their three most frequent activities. Fall/winter were not defined for respondents.

Other fall/winter recreation activities reported by less than 2 percent of respondents include berry picking, indoor rock climbing, kayaking, martial arts, shooting, skateboarding, sledding, softball, trapping, and working out at the gym.

Online Survey Results

Walking and running are the most frequently reported fall/winter recreation activities (57 percent each). Respondents also report participating in cross-country skiing (40 percent), downhill skiing (38 percent), and swimming (33 percent).

(see table next page)

Online Survey Results: Most Frequent Fall and Winter Recreation Activities
(Multiple answers allowed)

n=304	% of Total
Walking	57
Hiking	57
Cross-country skiing	40
Downhill skiing	38
Swimming	33
Running/jogging	27
Ice skating	24
Wildlife viewing/bird watching	23
Camping	19
Hunting	19
Fishing	18
Snowboarding	15
Mountain biking	13
Boating	13
Hockey	13
Soccer	11
Road biking	10
Gardening	8
Snow machining	8
Off-road vehicles	5
Kayaking	5
Volleyball	3
Softball	2
Snowshoeing	2
Dog walking	2
Tennis	1
Skateboarding	1
Basketball	1
Other	5
Do not recreate in fall/winter	1

Note: respondents were not limited to their three most frequent activities in the online survey as they were in the telephone survey. Fall/winter were not defined for respondents.

Use of Parks and Recreation Facilities

Household Use of Facilities Over the Past 12 Months

Half (52 percent) of survey respondents had someone in their household use Dimond Park Aquatic Center in the past 12 months. Use of other CBJ-owned or operated facilities in the past 12 months includes 48 percent of households visiting Eaglecrest Ski Area, 43 percent Dimond Park Field House, 39 percent Hank Harmon Rifle Range, and 32 percent Treadwell Ice Arena. Over one-quarter of respondent households also used Augustus Brown Pool (28 percent) and Jensen-Olson Arboretum (26 percent).

As discussed below, use by households with children was higher for almost all facilities.

Household Use of Parks and Recreation Facilities in the Past 12 Months
(Multiple answers allowed)

n=516	% of Total	% of Households without Children	% of Households with Children
Dimond Park Aquatic Center	52	37	78
Eaglecrest Ski Area	48	45	56
Dimond Park Field House	43	34	62
Hank Harmon Rifle Range*	39	35	48
Treadwell Ice Arena	32	22	47
Augustus Brown Pool	28	22	38
Jensen-Olson Arboretum	26	30	20
Pipeline Skate Park	12	7	20
Juneau Archery Range	11	7	17
Zach Gordon Youth Center	10	6	18
Jumbo Gym	10	5	19
Eagle Valley Center	5	6	5

Note: Usage rates for Hank Harmon Rifle Range likely include use of Juneau Indoor Shooting Range and Juneau Gun Club, also located on Montana Creek Road.

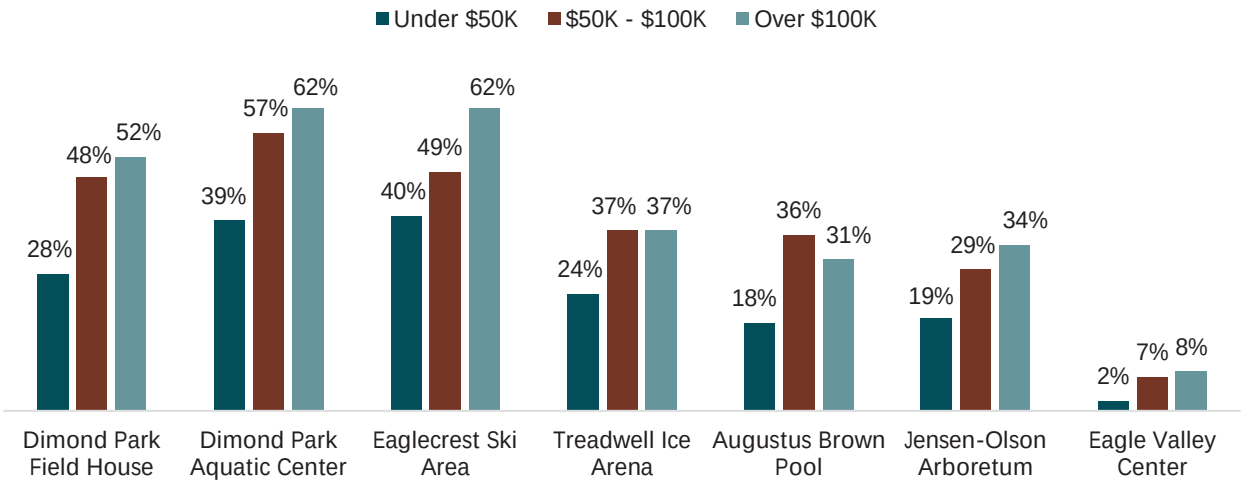
Use by Households with Children

Households with children are more likely to have visited most facilities in the past 12 months, including Dimond Park Aquatic Center (78 percent of households with children, versus 37 percent of households without), Eaglecrest Ski Area (56 percent with children, versus 45 percent without), Dimond Park Field House (62 versus 34 percent), Hank Harmon Rifle Range (48 versus 35 percent), Treadwell Ice Arena (47 versus 22 percent), Augustus Brown Pool (38 versus 22 percent), Pipeline Skate Park (20 verses 7 percent), Juneau Archery Range (17 versus 7 percent), Zach Gordon Youth Center (18 versus 6 percent), and Jumbo Gym (19 versus 5 percent). Jensen-Olson Arboretum is the only facility visited by a significantly larger percent of households without children (30 percent) versus those with children (20 percent).

Use by Household Income

Households with higher incomes are more likely to visit many of the facilities. For many facilities, the percent of households with income under $50,000 visiting is significantly smaller than those with incomes of $50,000 and over. These facilities include the Dimond Park Aquatic Center and Field House and Treadwell Ice Arena. This result is not surprising, as many facilities include entry fees and may require purchase of other gear or equipment to participate in activities at the facility. For Eaglecrest Ski Area, a significantly larger percentage of households with incomes over $100,000 visit the area than those with incomes $100,000 and under. This disparity in Eaglecrest Ski Area use may be even larger during the ski season, when investment in gear and/or rentals is required, versus the rest of the year, as this question also measures use during summer months when visitation to the ski area is free.

Household Visitation to Selected Parks and Recreation Facilities in the Past 12 Months, by Household Income



Online Survey Results

In general, rates of facility use are higher for online respondents than for telephone survey respondents. Three-quarters (74 percent) of online survey respondents report they or a member of their household used Eaglecrest for some form of recreation during the year. Sixty-one percent of households used Dimond Park Aquatic Center, 50 percent used Dimond Park Field House, 43 percent Augustus Brown Pool, 41 percent Treadwell Ice Arena, 40 percent Hank Harmon Rifle Range, 40 percent Jensen-Olson Arboretum, 18 percent Jumbo Gym, 13 percent Zach Gordon Youth Center, 12 percent Eagle Valley Center, 12 percent Juneau Archery Range, and 9 percent Pipeline Skate Park.

Online Survey Results: Household Use of Parks and Recreation Facilities in the Past 12 Months
(Multiple answers allowed)

n=304	% of Total
Eaglecrest Ski Area	74
Dimond Park Aquatic Center	61
Dimond Park Field House	50
Augustus Brown Pool	43
Treadwell Ice Arena	41
Hank Harmon Rifle Range	40
Jensen-Olson Arboretum	40
Jumbo Gym	18
Zach Gordon Youth Center	13
Eagle Valley Center	12
Juneau Archery Range	12
Pipeline Skate Park	9

Frequency of Facility Use

Among households that used each parks and recreation facility, Dimond Park Aquatic Center received the largest average number of visits during the past 12 months, at 24.0, followed by Dimond Park Field House (23.1 visits), Pipeline Skate Park (22.7 visits), and Augustus Brown Pool (21.8).

Number of Visits to Park and Recreation Facilities in the Past 12 Months
(Base: Households that visited facility in the past 12 months)
(Multiple answers allowed)

	Average # of Visits
Dimond Park Aquatic Center *(n=267)*	24.0
Dimond Park Field House *(n=224)*	23.1
Pipeline Skate Park *(n=60)*	22.7
Augustus Brown Pool *(n=143)*	21.8
Treadwell Ice Arena *(n=164)*	14.2
Eaglecrest Ski Area *(n=248)*	11.9
Zach Gordon Youth Center *(n=54)*	9.2
Jumbo Gym *(n=51)*	7.5
Juneau Archery Range *(n=58)*	7.3
Hank Harmon Rifle Range *(n=203)*	6.5
Eagle Valley Center *(n=28)*	4.5
Jensen-Olson Arboretum *(n=134)*	3.4

Online Survey Results

On average, online respondents report their household visited Augustus Brown Pool 31.2 times in the past 12 months, Pipeline Skate Park 30.8 times, Treadwell Ice Arena 30.4 times, Eaglecrest Ski Area 24.1 times, Dimond Park Aquatic Center 21.2 times, Dimond Park Field House 18.0 times, Zach Gordon Youth Center 8.2 times, Jumbo Gym, 6.5 times, Hank Harmon Rifle Range 5.0 times, Jensen-Olson Arboretum 2.6 times, Juneau Archery Range 8.1 times, and Eagle Valley Center 3.9 times.

Organized Recreation Activities

Adult Participation

One-third (33 percent) of Juneau adults participated in some form of indoor or outdoor organized sports league, tournament, race, or other organized recreational activity in Juneau over the past 12 months. Among those who participated in organized activities, one-quarter (25 percent) participated in softball, 20 percent in volleyball, 16 percent in basketball, 15 percent in hockey, and 11 percent in soccer. One-in-five adults (19 percent) who participated in organized activities participated in a running race.

(see table next page)

Adult Participation in Organized Sports Activities in the Past 12 Months
(Base: Households that participated in organized activities in the past 12 months)
(Multiple answers allowed)

n=172	% of Total
Softball	25
Volleyball	20
Running races	19
Basketball	16
Hockey	15
Soccer	11
Swimming	4
Flag football	4
Golf	3
Bike races/rides	2
Racquetball	2
Other	16
Refused	1

Other organized activities reported by less than 2 percent of respondents include archery, bowling, disc golf, figure skating, jump roping, martial arts, mountain bike racing, roller derby, shooting, ski racing, snow machining, tennis, and triathlons.

A significantly larger percentage of adults from households with children report participation in organized parks and recreation activities (45 versus 27 percent), suggesting some of the adult participation noted in this question may denote adults assisting with organized activities for children.

Household income also factors into adult participation in organized activities. Only 19 percent of adults from households with incomes under $50,000 participate in these activities, compared to 39 from households with incomes between $50,000 and $100,0000 and 41 percent from households with incomes over $100,000. Adults 55 years of age and older are less likely to participate in organized activities: 63 percent do not participate and 21 percent do. Participation by adults 18 through 54 years of age ranges from 38 to 40 percent.

Online Survey Results

A larger percentage of adults who participated in the online survey participated in organized activities (49 percent) than did respondents in the telephone survey (33 percent). Forty-six percent of online survey respondents who participated in an organized activity participated in a running race in the past 12 months, 30 percent played hockey, 20 percent volleyball, 18 percent soccer, 16 percent softball, 16 percent bike races, 13 percent swimming, 9 percent basketball, 3 percent tennis, and 2 percent racquetball. Sixteen percent report participating in a variety of other organized recreation activities.

(see table next page)

Online Survey Results: Adult Participation in Organized Sports Activities in the Past 12 Months

(Base: Households that participated in organized activities in the past 12 months)
(Multiple answers allowed)

n=147	% of Total
Running races	46
Hockey	30
Volleyball	20
Soccer	18
Softball	16
Bike races/rides	16
Swimming	13
Basketball	9
Tennis	3
Racquetball	2
Other	16

Youth Participation

Nineteen percent of respondents from households that include children under the age of 18 who participated in organized recreational activities over the past 12 months. Twenty-nine percent of these children participated in soccer, 23 percent in running races, 21 percent in baseball, 19 percent in basketball, 14 percent in swimming, and 10 percent in softball.

Youth Participation in Organized Sports Activities in the Past 12 Months

(Base: Households with children who participated in organized activities in the past 12 months)
(Multiple answers allowed)

n=94	% of Total
Soccer	29
Running races	23
Baseball	21
Basketball	19
Swimming	14
Softball	10
Skating	8
Football	8
Hockey	7
Ski	7
Volleyball	5
Other	31
Refused	1

Children participated in a large variety of other activities as well at smaller percentages, including dance, cheerleading, karate and other martial arts, jump roping, T-ball, and wrestling.

As with adults, the percentage of children who participate in organized activities is smaller for children from households with incomes under $50,000 (40 percent) versus households with larger incomes (63 to 64 percent).

Online Survey Results

Online survey respondents include a larger percentage of households with youth who participated in organized activities (29 percent) than in the telephone survey. Half of these households (53 percent) include youth who participated in soccer, 45 percent in swimming, 33 percent in running races, 31 percent in hockey, 23 percent basketball, 19 percent baseball, 9 percent softball, 8 percent volleyball, 5 percent bike races, and 2 percent tennis. One-quarter of these respondents report a youth who participated in another organized activity aside from those listed.

Online Survey Results: Youth Participation in Organized Sports Activities in the Past 12 Months
(Base: Households with children who participated in organized activities in the past 12 months)
(Multiple answers allowed)

n=94	% of Total
Soccer	53
Swimming	45
Running races	33
Hockey	31
Basketball	23
Baseball	19
Softball	9
Volleyball	8
Bike races	5
Tennis	2
Other	26

Trail Use

Trail Use Over the Past 12 Months

Nine out of ten Juneau adults surveyed (89 percent) reported using Juneau trails in the past 12 months for walking, hiking, running, biking, or other forms of recreation.

Respondents were provided a list of several popular Juneau trails. They were asked if they used these trails in the past 12 months and, if so, how often. Brotherhood Bridge Trail (Kaxdigoowu Heen Dei Trail) is the most used trail in the list, at 63 percent, followed by Treadwell Mine Historic Loop at 58 percent, Auke Lake Trail at 57 percent, Twin Lakes Path at 56 percent, and Perseverance Trail at 49 percent. Fifteen percent of respondents report using none of these trails.

(see table next page)

Use of Specific Juneau Trails within the Past 12 Months
(Multiple answers allowed)

n=516	% of Total
Brotherhood Bridge Trail (Kaxdigoowu Heen Dei)	63
Treadwell Mine Historic Loop Trail	58
Auke Lake Trail	57
Twin Lakes Path	56
Perseverance Trail	49
Outer Point/Rain Forest Trail	41
Lower Montana Creek Trail	39
Eaglecrest Trails	37
Thunder Mountain Trail	30
Treadwell Ditch	30
Blackerby Ridge Trail	11

Respondents were asked which three other trails, aside from those listed above, they use most. A list of trails was not provided for this question. A wide variety of trails were reported; the three trails visited at least once by respondents are Airport Dike Trail at 24 percent, East Glacier Trail at 21 percent, and West Glacier Trail at 18 percent. Boy Scout Trail and Dredge Lakes were each used by 10 percent of respondents.

Other Frequently Used Juneau Trails
(Base: Respondents who used each trail in the past 12 months. Multiple answers allowed)

n=516	% of Total
Airport Dike	24
East Glacier	21
West Glacier	18
Boy Scout	10
Dredge Lakes	10
Mount Roberts	9
Eagle Beach	7
John Muir Trail/Spaulding Meadows	7
Herbert Glacier	6
Dan Moller	5
Dupont Trail	5
Mount Juneau	4
Montana Creek	3
Nugget Falls	3
Basin Road/Flume	3
Salmon Creek	3
Windfall Lake	3
Mount Jumbo	2
Sheep Creek	2
Under Thunder	1
Other	16

Trails mentioned by less than 1 percent of respondents include Point Bridget, Cowee Creek, Lemon Creek, North Douglas Power Line Trail, Lena Point, McGinnis, Peterson Lake, Point Louisa, Shrine of St. Therese, and others.

Online Survey Results

Ninety-four percent of online respondents use Juneau trails, including 75 percent who used Treadwell Mine Historic Loop and 75 percent using Brotherhood Bridge Trail (Kaxdigoowu Heen Dei) in the past 12 months. Three-quarters of adults (72 percent) used Perseverance Trail, followed by Auke Lake (64 percent), Treadwell Ditch (64), Eaglecrest (63 percent), Twin Lakes (63 percent), Outer Point/Rain Forest (61 percent), Lower Montana Creek (50 percent), Thunder Mountain (34 percent), and Blackerby Ridge (20 percent).

Online Survey Results: Use of Specific Juneau Trails within the Past 12 Months
(Multiple answers allowed)

n=304	% of Total
Treadwell Mine Historic Loop Trail	75
Brotherhood Bridge Trail (Kaxdigoowu Heen Dei)	75
Perseverance Trail	72
Auke Lake Trail	64
Treadwell Ditch	64
Eaglecrest Trails	63
Twin Lakes Path	63
Outer Point/Rain Forest Trail	61
Lower Montana Creek	50
Thunder Mountain Trail	34
Blackerby Ridge Trail	20

Other trails used include Airport Dike (44 percent), Boy Scout (27 percent), Mount Roberts (23 percent), Dredge Lakes (20 percent), Eagle Beach (19 percent), East Glacier (18 percent) and West Glacier (15 percent).

Frequency of Trail Use

Among trail users, frequency of use of individual trails ranged widely. Brotherhood Bridge Trail (Kaxdigoowu Heen Dei) received an average of 14.6 uses per user and a median of 6 uses. Perseverance Trail is the second most frequently visited trail, at 11.9 average visits per user and a median of 4.0 visits.

Frequency of Use of Selected Juneau Trails in the Past 12 Months
(Base: Respondents who used each trail in the past 12 months)

	Average # of Uses	Median # of Uses
Brotherhood Bridge Trail *(n=325)*	14.6	6
Perseverance Trail *(n=253)*	11.9	4
Twin Lakes Path *(n=287)*	11.5	5
Treadwell Mine Historic Loop Trail *(n=302)*	11.3	4
Thunder Mountain Trail *(n=155)*	10.7	2
Auke Lake Trail *(n=295)*	8.4	3
Eaglecrest Trails *(n=191)*	8.1	3
Outer Point/Rain Forest Trail *(n=212)*	7.7	3
Treadwell Ditch *(n=153)*	6.7	2
Lower Montana Creek Trail *(n=199)*	6.3	3
Blackerby Ridge Trail *(n=57)*	3.0	1

Among other Juneau trails, Dredge Lakes is visited most often during the year, at 25.6 average uses, followed by Airport Dike trail (22.7 uses per user), Salmon Creek (19.8), and Montana Creek (17.8).

Frequency of Use of Other Juneau Trails in the Past 12 Months
(Base: Respondents who used each trail in the past 12 months)
(Multiple answers allowed)

	Average # of Uses	Median # of Uses
Dredge Lakes Trails (n=50)	25.6	20
Airport Dike (n=124)	22.7	10
Salmon Creek *(n=16)*	19.8	4
Montana Creek *(n=17)*	17.8	15
East Glacier *(n=108)*	12.2	6
Sheep Creek *(n=12)*	10.1	4
West Glacier (n=92)	9.9	5
Eagle Beach (n=35)	8.9	4
John Muir Trail/Spaulding Meadows (n=36)	8.3	5
Boy Scout (n=51)	7.3	5
Dan Moller (n=27)	7.1	4
Basin Road/Flume *(n=16)*	6.4	4
Nugget Falls *(n=18)*	6.0	4
Windfall Lake Trail *(n=11)*	5.3	4
Mount Roberts Trail *(n=45)*	5.0	3
Herbert Glacier Trail *(n=27)*	4.8	3
Dupont Trail (n=25)	4.2	3
Mount Juneau *(n=20)*	2.7	2
Mount Jumbo (n=12)	1.6	1

Online Survey Results

Online respondents report the most frequently used Juneau trails in the list provided were Treadwell Mine Historic Loop (21.4 times on average per user), Perseverance (21.2 times), Treadwell Ditch (16.0), Eaglecrest trails (15.8), and Brotherhood Bridge Trail (Kaxdigoowu Heen Dei) (14.4 times). Use averaged 11.7 times per user for the Twin Lakes Path, 10.4 for Outer Point/Rain Forest Trail, 9.4 times for Auke Lake Trail, 6.6 times for Lower Montana Creek, 3.9 times for Thunder Mountain Trail, and 2.8 times for Blackerby Ridge Trail.

Among other area trails, Airport Dike Trail received an average 21.5 visits per user by online respondents, followed by Dredge Lakes (17.9 times), John Muir/Spaulding Meadows (17.1 times), Salmon Creek (14.7 times), Boy Scout Trail (13.8 times), Eagle Beach (12.0 times), Montana Creek (13.5 times), Mount Roberts (11.6 times), Thane/Dupont (11.1 times), East Glacier (10.8 times). Many other trails were used less than ten times per user.

Park Use

Park Use Over the Past 12 Months

Respondents were provided with a list of popular parks and asked which they visited in the past 12 months. Of this list, the highest percentage of respondents visited Savikko Park, at 71 percent, followed by Twin Lakes at 60

percent, Riverside Rotary Park at 41 percent, and Cope Park at 37 percent. Cope Park was under construction in 2015-2016 and, thus, the number of visits may be lower than average years for this park. Thirteen percent of respondents did not visit any of the listed parks in the past 12 months.

Visitation to Specific Juneau Parks in the Past 12 Months

n=516	% of Total
Savikko Park	71
Twin Lakes Park	60
Riverside Rotary Park	41
Cope Park	37
Adair Kennedy Park	29
Melvin Park	26
Capital School Park	14
West Juneau Rotary Park	6
None of these	13

A larger percentage of adults from households with children than without visit many of the parks, including Twin Lakes (83 percent of households with children visited in the past 12 months, versus 59 percent of households without children), Riverside Rotary Park (59 versus 39 percent), Adair Kennedy (52 versus 20 percent), Melvin Park (48 versus 19 percent), and Capital School Park (21 versus 13 percent).

Online Survey Results

Online survey results were similar to telephone results for Savikko Park (79 percent visited in the past 12 months) and Twin Lakes (65 percent). Half of online respondents (53 percent) visited Cope Park, more than in the telephone survey. Visitation to other parks in the question include 31 percent using Riverside Rotary Park, 27 percent Adair Kennedy Park, 21 percent Capital School Park, 20 percent Melvin Park, and 7 percent West Juneau Rotary Park.

Online Survey Results: Visitation to Specific Juneau Parks in the Past 12 Months

n=304	% of Total
Savikko Park	79
Twin Lakes Park	65
Cope Park	53
Riverside Rotary Park	31
Adair Kennedy Park	27
Capital School Park	21
Melvin Park	20
West Juneau Rotary Park	7

Frequency of Park Use

Among the listed parks, Adair Kennedy received the largest number of average visits per user at 19.3, with a median of 5.0 visits. Riverside Park received 17.6 average visits and Capital School Park 15.3. It is likely several of these parks near schools are visited even more often as results may not reflect all school-related visits.

(see table next page)

Frequency of Park Use Over the Past 12 Months
(Base: Respondents who used each trail in the past 12 months)
(Multiple answers allowed)

	Average # of Uses	Median # of Uses
Adair Kennedy Park *(n=147)*	19.3	5.0
Riverside Rotary Park *(n=208)*	17.6	5.0
Capital School Park *(n=70)*	15.3	4.0
Melvin Park *(n=133)*	12.7	6.0
Twin Lakes Park *(n=301)*	12.6	6.0
Cope Park *(n=186)*	11.6	3.0
Savikko Park *(n=355)*	9.6	5.0
West Juneau Rotary Park *(n=29)*	5.9	3.0

Online Survey Results

Among online respondents, park users visited Capital School Park an average of 24.2 times each in the past 12 months, Savikko Park 20.8 times, Cope Park 18.9 times, Riverside Rotary Park 14.2 times, Melvin Park 13.8 times, Adair Kennedy 11.6 times, Twin Lakes Park 10.3 times, and West Juneau Rotary Park 8.6 times.

Barriers to Participation in Recreation Activities

Adult Barriers

One-third of adults have activities they would like to participate in but do not. Five percent would like to hike, 5 percent would like to use off road vehicles for recreation, 4 percent downhill ski, and 4 percent swim. As shown in the table below, a variety of other activities are identified by 2 or 3 percent of respondents.

Recreational Activities Adults Do Not Participate in But Would Like To
(Multiple answers allowed)

n=515	% of Total
Hiking	5
Off road vehicles	5
Skiing downhill	4
Swimming	4
Walking	3
Camping	3
Skiing cross country	3
Boating	3
Snow machining	2
Fishing	2
Kayaking	2
Ice skating	2
Other	20
None	56
Don't know/refused	10

Among activities listed by 1 percent or fewer respondents are softball, mountain biking, running/jogging, snowboarding, soccer, hockey, wildlife viewing/bird watching, road biking, tennis, hunting, gardening, archery, baseball, basketball, bowling, climbing, dancing, golf, ice skating, shooting, thai chi, visiting parks, and volleyball.

Online Survey Results

One-quarter of online respondents report they do not kayak but would like to. Other activities respondents do not participate in but would like to include boating (21 percent), snow machining (14 percent), camping (13 percent), cross-country skiing (13 percent), mountain biking (13 percent), fishing (12 percent), ORV use (12 percent), ice skating (11 percent), and hunting (10 percent).

Online Survey Results: Top 10 Recreational Activities Adults Do Not Participate in But Would Like To
(Multiple answers allowed)

n=260	% of Total
Kayaking	25
Boating	21
Snow machining	14
Camping	13
Cross country skiing	13
Mountain biking	13
Fishing	12
ORV	12
Ice skating	11
Hunting	10

BARRIERS TO PARTICIPATION

Among adults in Juneau who do not participate in recreational activities they would like to, lack of free time is the most frequently cited barrier, for 30 percent of respondents. Physical limitations/accessibility (23 percent), programs/activities not available (19 percent), and lack of money (17 percent) are other frequently cited barriers.

Barriers to Adult Participation in Recreational Activities
(Base: Adults who did not participate in activities they would like to)
(Multiple answers allowed)

n=172	% of Total
Lack of free time	30
Physical limitations/accessibility	23
Programs/activities not available	19
Lack of money	17
Lack of equipment	12
Weather	9
No one to do it with	6
Age	5
Transportation	5
Other	19
Don't know/Refused	4

Other barriers cited by 1 percent or fewer respondents include bears, health issues, facility locations, family obligations, legal reasons, and schedule conflicts.

Online Survey Results

Most frequent barriers for adults cited by online respondents include lack of equipment (49 percent), lack of free time (37 percent), lack of money (26 percent), programs/activities not available (18 percent), no one to do it with (14 percent), weather (13 percent), physical limitations/accessibility (13 percent), transportation (2 percent), and age (2 percent).

Online Survey Results: Barriers to Adult Participation in Recreational Activities
(Base: Adults who did not participate in activities they would like to)
(Multiple answers allowed)

n=172	% of Total
Lack of equipment	49
Lack of free time	37
Lack of money	26
Programs/activities not available	18
No one to do it with	14
Weather	13
Physical limitations/accessibility	13
Transportation	2
Age	2
Other	19

Barriers for Youth

One-quarter (23 percent) of respondents from households with children report the children do not participate in activities they would like to. Activities children do not participate in include hockey, ice skating, soccer, and dance (3 percent each). Other activities mentioned by 2 percent or fewer respondents include swimming, fishing, off road vehicles, downhill skiing, cross-country skiing, baseball, basketball, mountain biking, boating, cheerleading, early childhood activities, football, gymnastics, hiking, karate and other martial arts, outdoor camps, snow machining, road biking, and walking.

Online Survey Results

Online respondents from households with children report boating (18 percent) as an activity youth would like to participate in but do not, followed by downhill skiing (17 percent), ice skating (15 percent), kayaking (13 percent), camping (11 percent), ORV use (11 percent), fishing (10 percent), and soccer (10 percent) and a wide variety of other activities named by less than 10 percent of respondents.

Barriers to Participation

As with adults, lack of free time is the most frequently cited barrier for children who do not participate in an activity they would like to, at 37 percent. Lack of money (29 percent), transportation issues (18 percent), programs/activities not available (13 percent), and age (10 percent) are other reasons cited.

Barriers to Youth Participation in Recreational Activities
(Base: Households w/children who did not participate in activities they would like to)
(Multiple answers allowed)

n=47	% of Total
Lack of free time	37
Lack of money	29
Transportation	18
Programs/activities not available	13
Age	10
Physical limitations/accessibility	7
Lack of equipment	6
Weather	5
Other	24
Don't know/Refused	1

Other barriers listed by less than 10 percent of respondents include physical limitations/accessibility, lack of equipment, weather, lack of information, family considerations, and scheduling issues.

Online Survey Results

Half (50 percent) of online respondents from households with youth who have barriers to participation in recreational activities cite lack of equipment as a barrier, followed by lack of free time (34 percent), programs/activities not available (27 percent), lack of money (25 percent), age (18 percent), weather (14 percent), no one to do it with (9 percent), and transportation (7 percent).

Online Survey Results: Barriers to Youth Participation in Recreational Activities
(Base: Households w/children who did not participate in activities they would like to)
(Multiple answers allowed)

n=44	% of Total
Lack of equipment	50
Lack of free time	34
Programs/activities not available	27
Lack of money	25
Age	18
Weather	14
No one to do it with	9
Transportation	7
Other	20

Value of Parks and Recreation

Importance of Parks and Recreation Opportunities in Choice to Live in Juneau

Over three-quarters of adults report parks and recreation facilities and programs provided by CBJ are somewhat or very important in their choice to live in Juneau, while 18 percent report these parks and recreation amenities are not important in their choice.

Importance of Parks and Recreation Facilities and Programs in Choice to Live in Juneau

Very Important	Somewhat Important	Not Important	Don't Know/ Refused
44%	33%	18%	5%

Note: n=515

Households with children are more likely to rank these amenities as very important, at 53 percent, versus 42 percent of households without children. Also, adults who have recreated in the past 12 months are more likely to report these amenities as very important, at 45 percent versus 30 percent who have not recreated recently.

Online Survey Results

Sixty-nine percent of online respondents report parks and recreation facilities and programs provided by CBJ are very important in their choice to live in Juneau, while 26 percent report these amenities are somewhat important, and 5 percent report they are not important.

Online Survey Results: Importance of Parks and Recreation Facilities and Programs in Choice to Live in Juneau

Very Important	Somewhat Important	Not Important
69%	26%	5%

Note: n=278

CBJ Investment in Parks and Recreation

Most adults in Juneau (94 percent) believe providing recreation facilities and programs is a somewhat or very important use of CBJ funds; three-quarters believe this is a very important use of funds.

Those who recreated in the past 12 months are more likely to believe such investment is very important (79 percent) than those who have not (56 percent). Eight out of ten households with children (79 percent) believe this use of public funds is very important, compared to 72 percent of households without children.

Importance of Expending Public Funds for Recreation Facilities and Programs

Very Important	Somewhat Important	Not Important	Don't Know/ Refused
73%	21%	2%	4%

Note: n=515

Sixty-one percent of adults believe CBJ invests about the right amount in parks and recreation opportunities for Juneau residents, while 16 percent believe too little is invested, and 9 percent believe too much is invested. Respondents who report parks and recreation opportunities are important or very important in their choice to live in Juneau are more likely to believe CBJ invests too little in such opportunities.

Amount of CBJ Investment in Parks and Recreation Opportunities

Too Little	About the Right Amount	Too Much	Don't Know/ Refused
16%	61%	9%	13%

Note: n=515

Online Survey Results

Ninety-nine percent of online respondents believe support for recreation facilities and programs is a somewhat or very important use of public funds. Approximately half (53 percent) believe CBJ invests about the right amount in parks and recreation opportunities, while 29 percent believe too little is invested, and 5 percent believe too much is invested.

Online Survey Results: Amount of CBJ Investment in Parks and Recreation Opportunities

Too Little	About the Right Amount	Too Much	Don't Know/ Refused
29%	53%	5%	13%

Note: n=277

Investments in Assets or Facilities

Half (51 percent) of Juneau adults believe there are specific investments in indoor or outdoor recreation assets or facilities that CBJ should make in the next ten years. Types of investments respondents believe should be made vary widely. A few investments were mentioned by a larger percentage of those respondents who believe investments should be made, including off road vehicle trails/parks (15 percent), upgrades to existing hiking trails (11 percent) and new hiking trails (7 percent), sports fields (10 percent), and an ice arena (8 percent). A wide variety of other investments were also suggested at smaller percentages.

Type of Investment CBJ Should Make in Recreation Assets or Facilities in the Next 10 Years
(Base: Households that believe CBJ should invest in specific additional assets or facilities)
(Multiple answers allowed)

n=259	% of Total
Off road vehicle trails/park	15
Upgrade to existing hiking trails	11
Sports fields	10
Ice arena	8
New hiking trails	7
Cabins	6
Field house	5
Mountain bike trails	5
Pool upgrade/maintenance	5
Eaglecrest	4
Basketball courts	4
Picnic areas	2
Community gardens	2
Playgrounds	2
Other	50
Don't know/Refused	1

Online Survey Results

Eighty percent of online respondents cite specific investments. Half (51 percent) cite upgrades to existing hiking trails, followed by cabins (37 percent), mountain bike trails (31 percent), and new hiking trails (29 percent).

Online Survey Results: Type of Investment CBJ Should Make in Recreation Assets or Facilities in the Next 10 Years
(Base: Households that believe CBJ should invest in specific additional assets or facilities)

n=221	% of Total
Upgrade to existing hiking trails	51
Cabins	37
Mountain bike trails	31
New hiking trails	29
Community gardens	21
Sports fields	19
Ice arena	17
Picnic areas	16
Playgrounds	13
Basketball courts	5
Other	43

Note: Multiple answers allowed.

Investments in Programs or Activities

Twenty-eight percent of respondents believe CBJ should invest in specific additional recreation programs over the next 10 years, including support for youth, seniors, and disability programs, and specific recreation activities.

Type of Investment In Additional Recreation Programs or Activities in the Next 10 Years
(Base: households that believe CBJ should invest in specific additional programs or activities)

n=144	% of Total
Outdoor programs for youth	14
Indoor programs for youth	13
Afterschool programs for youth	13
Summer youth programs	9
Basketball	8
Programs for seniors	8
Softball	8
Programs for people with disabilities	6
Swimming	5
Soccer	5
Hockey	5
Racquetball	4
Biking	4
Volleyball	3
Tennis	3
Running	2
Other	57

Note: Multiple answers allowed.

Online Survey Results

Fifty-five percent of online respondents cite specific investments in programs and activities. Half (50 percent) believe CBJ should invest in outdoor programs for youth, followed by afterschool programs for youth (46 percent), summer youth programs (38 percent), programs for seniors (34 percent), indoor programs for youth (32 percent), and programs for people with disabilities (27 percent). Investments in activities include biking (20 percent), swimming (13 percent), running (10 percent), soccer (10 percent), hockey (9 percent), and basketball (7 percent). Five percent of respondents or less cited softball, tennis, racquetball, or volleyball.

Online Survey Results: Type of Investment CBJ Should Make in Additional Recreation Programs or Activities in the Next 10 Years

(Base: households that believe CBJ should invest in specific additional programs or activities)
(Multiple answers allowed)

n=144	% of Total
Outdoor programs for youth	50
Afterschool programs for youth	46
Summer youth programs	38
Programs for seniors	34
Indoor programs for youth	32
Programs for people with disabilities	27
Biking	20
Swimming	13
Running	10
Soccer	10
Hockey	9
Basketball	7
Softball	5
Tennis	5
Racquetball	3
Volleyball	3
Other	28

Value of Parks and Recreation Amenities to the Community

VALUE OF PROGRAMS

When asked about the value to the community of a list of specific recreation programs, three-quarters of respondents rank afterschool programs for youth (76 percent) and summer programs for youth (73 percent) as high or very high value. Half (50 percent) rank importance of pre-kindergarten programs as high or very high.

The percentage of households ranking youth programs as high in value is larger for households with children than for those without. Eighty-two percent of households with children under 18 years of age rank afterschool programs for youth as important or very important, 78 percent for summer programs for youth, and 59 percent for pre-kindergarten programs.

A larger percentage of households without children rank sports and recreation programs for adults as high or very high than do households with children (40 versus 32 percent).

Value of Parks and Recreation Programs to the Community

n=515	Very High	High	Medium	Low	Very Low	Don't know/ Refused
Afterschool programs for youth	41	35	15	3	1	5
Summer programs for youth	35	38	16	5	1	5
Pre-kindergarten programs	23	27	26	13	4	6
Sports and recreation programs for adults	10	26	43	13	2	5
Recreation programs specifically for seniors	13	30	33	12	3	8

Online Survey Results

Eighty percent of online respondents value summer programs for youth as high or very high. Similar to the telephone survey, over three-quarters (78 percent) of respondents rank afterschool programs for youth as high or very high and half (48 percent) rank importance of pre-kindergarten programs as high or very high. Forty-four percent rank sports and recreation programs for adults as high or very high value, followed by recreation programs for seniors (38 percent).

Online Survey Results: Value of Parks and Recreation Programs to the Community

n=279	Very High	High	Medium	Low	Very Low	Don't know/ Refused
Afterschool programs for youth	44	34	16	4	1	1
Summer programs for youth	46	35	14	3	1	1
Pre-kindergarten programs	23	25	26	15	8	3
Sports and recreation programs for adults	13	31	40	11	4	1
Recreation programs specifically for seniors	12	26	42	12	4	4

Value of Facilities and Areas

Respondents were also asked to rank the value to the community of a list of parks and recreation facilities and areas.

Value of Parks and Recreation Facilities and Areas to the Community

n=515	Very High	High	Medium	Low	Very Low	Don't know/ Refused
City trails	38	40	14	2	<1	5
Dimond Park Aquatic Center	30	42	18	3	1	7
City parks	25	43	23	3	1	6
Treadwell Ice Arena	20	35	31	6	1	7
Augustus Brown Swimming Pool	20	32	27	10	4	7
Zach Gordon Youth Center	17	32	27	8	1	15
Jumbo Gym	5	17	32	22	5	19
Eagle Valley Center	4	11	29	20	4	32

City trails are ranked as high or very high by 78 percent of respondents, and City parks by 68 percent.

Dimond Park Aquatic Center is ranked as high or very high by 72 percent of respondents. Rankings for this facility vary by area respondents live: 81 percent in Auke Bay/Out the Road, 78 percent in the Valley, 70 percent in Downtown/Douglas, and 67 percent in Lemon Creek/Switzer Village. Also, 82 percent of respondents from households with children rank this facility as important or very important, versus 71 percent from households without children.

Over half (56 percent) of respondents rank the importance of Treadwell Ice Arena as high or very high. This facility is ranked as important or very important by a larger percentage of respondents from Auke Bay/Out the Road, at 69 percent, than other areas.

Half of respondents (52 percent) rank the Augustus Brown pool as high or very high value. The percentage of respondents who rank this facility as high or very high value is larger for Downtown/Douglas, at 69 percent, than other areas of town.

Half of respondents (49 percent) rank Zach Gordon Youth Center as high or very high value. Rankings for this facility do not vary by area of town or by whether households have children, though they do vary by race/ethnicity. Fifty-nine percent of Alaska Native/American Indian respondents rank the facility as of high or very high value, versus 51 percent of White respondents, and 39 percent of respondents of other races/ethnicities.

Jumbo Gym is ranked as high or very high value by 23 percent of respondents and low or very low by 27 percent. Eagle Valley Center is ranked as high or very high by 15 percent, as low or very low by 24 percent, and a third (32 percent) of respondents do not know.

Online Survey Results

Eighty-six percent of online respondents place a high or very high value on City trails, as do 83 percent on the Dimond Park Aquatic Center, 76 percent on City parks, 66 percent on Treadwell Ice Arena, 61 percent on Augustus Brown pool, 61 percent on Zach Gordon Youth Center, 21 percent on Jumbo Gym, and 18 percent on Eagle Valley Center.

Online Survey Results: Value of Parks and Recreation Facilities and Areas to the Community

n=304	Very High	High	Medium	Low	Very Low
City trails	53	33	11	2	<1
Dimond Park Aquatic Center	36	47	13	3	1
City parks	36	40	22	2	<1
Treadwell Ice Arena	26	40	23	8	3
Augustus Brown Swimming Pool	20	41	22	12	6
Zach Gordon Youth Center	22	39	26	10	4
Jumbo Gym	3	18	37	29	14
Eagle Valley Center	3	15	38	29	15

Demographics

Half of respondents are female and half are male. Average age of respondents is 45.3 years. Three-quarters identify as White, while 12 percent identify as Alaska Native. Average household income among respondents totals $87,300, with a median of $88,000.

Demographics (unweighted)

n=516	% of Total
Gender	
Female	50
Male	49
Not Reported	1
Age	
18-24	11
25-34	21
35-44	17
45-54	19
55-64	18
65+	14
Average age	**45.3**
Race/Ethnicity	
White	74
Alaska Native	12
Asian	3
Native Hawaiian/Pacific Islander	2
Hispanic or Latino	2
Black or African-American	1
American Indian	1
Other	1
Refused	7
Household Income	
Less than $15,000	2
$15,001 to $25,000	4
$25,001 to $50,000	13
$50,001 to $75,000	17
$75,001 to $100,000	16
$100,001 to $125,000	10
Over $125,000	19
Don't know/refused	19
Average household income	**$87,300**

Online Survey Results

Fifty-six percent of online survey respondents are female, while 41 percent are male. Four percent preferred not to share their gender. Average age is 44.7 years. More online survey respondents identify as White (83 percent)

than in the telephone survey (74 percent), and less as Alaska Native (4 versus 12 percent). Mean household income is higher among online respondents than telephone, at $106,300 versus $87,300.

Household Composition

On average, households in this survey included three members and 37 percent of the households include children.

Household Composition

	% of Total
Household Size	**n=515**
1	14
2	32
3	19
4	18
5+	14
Refused	4
Average Household Size	**3.0**
Number of Children in Household	**n=495**
1	16
2	12
3+	8
None	63
Average Number of Children	**0.7**
Age of Children in Households	**n=335**
0	2
1	7
2	6
3	6
4	4
5	7
6	5
7	4
8	9
9	6
10	5
11	5
12	7
13	5
14	6
15	5
16	5
17	6

Online Survey Results

Similar to telephone survey respondents, average household size for online survey respondents is 2.9 and average number of children is 0.8. Age of children in online respondent households also corresponds relatively closely with respondents in the telephone survey.

Location in Town

Forty-five percent of respondents live in the Mendenhall Valley (past Fred Meyer), 15 percent live on Douglas Island, 13 percent in Downtown/Thane, 12 percent in Salmon Creek/Lemon Creek/Switzer, 9 percent in Auke Bay/Lena, and 3 percent out the road (beyond Lena).

Area of Town Respondents Live

n=515	Total Percent (%)
Mendenhall Valley	45
Douglas Island	15
Downtown/Thane	13
Salmon Creek/Lemon Creek/Switzer	12
Auke Bay/Lena	9
Out the Road	3
Refused	4

Online Survey Results

The area of residence within Juneau of online survey respondents differs from the telephone survey. Overall, over half of online survey respondents are from Douglas or Downtown/Thane, versus 28 percent of telephone survey respondents, and less live in the Mendenhall Valley. Thirty-two percent of online respondents live in the Mendenhall Valley, 28 percent in Douglas, 24 percent in Downtown/Thane, 8 percent in Salmon Creek/Lemon Creek/Switzer, 7 percent in Auke Bay/Lena, and 1 percent Out the Road.

Appendix: Open-Ended Telephone Survey Responses

What three recreational activities in Juneau do you most frequently participate in during the spring/Summer?

Aquarobic/water aerobics (x2)
Archery (x2)
Baseball (x3)
Basketball (x5)
Bowling
Cub Scouts
Disc golf (x3)
Fly airplanes
Folk dancing (x2)
Gym workout/classes (x6)
Horseback riding
Kickboxing
Martial arts (x2)
Paintball
Park (x5)
Picnicking (x4)
Playground/children's play (x4)
Rock climbing (x2)
Sailing
Shooting (x3)
Skiing
Ultimate frisbee
Volleyball (x5)
Water sports
Yoga

What three recreational activities in Juneau do you most frequently participate in during the fall/winter?

Aquarobic/water aerobics (x2)
Archery (x2)
Berry picking/canning (x2)
Bowling
Cub Scouts
Dancing
Field House
Flying airplanes
Golf
Karate/martial arts (x3)
Paintball
Parks/Beach (x3)
Picnicking (x)
Playground/children's play (x4)
Rock climbing (x4)
Roller derby
Shooting (x6)
Skating
Skateboarding
Skiing
Sledding (x6)
Trapping (x2)
Ultimate frisbee
Yoga

Which organized sports activities have adult members of your household participated in over the last 12 months?

Auke man (x2)
Archery (x3)
Basketball
Bowling (x2)
Disc golf (x2)
Figure skating (x2)
Fishing derby
Judo club
Juneau Jumpers
Martial arts
Mountain biking
Trail hikes
Rifle club
Roller derby (x2)
Ski racing
Snow mobile club
Trap shooting
Ultimate Frisbee

Which organized sports activities did children in your household participate in, over the last 12 months, including any summer sports activities?

Cheerleading (x4)
Dance (x4)
Football (x7)
Gymnastics
Judo/martial arts (x2)
Juneau Jumpers
Wrestling (x2)

What other three trails do you use most frequently?

Auke Lake
Auke Nu (x2)
Auke Rec (x6)
Bessie Creek (x2)
Blue Mussel
Blueberry
Breadline
Campground trails
Cowee Creek (x4)
Dupont
DZ trails (x2)
Echo Cove (x3)
False Outer Point
Fish Creek (x3)
Flat Rock
Frisbee golf course
Gastineau Creek
Glacier trails (x6)
Golf course
Granite Creek
Home Depot
Jennifer Drive
Lemon Creek/Switzer Trail (x4)
Lena Loop (x4)
Lena Point (x4)
Morane
Mendenhall River
Mendenhall Valley bike paths
McGinnis
Meadows
North Douglas, end and back side (x5)
North Sea
Peterson Creek (x9)
Point Bridget (x7)
Point Louisa
Richard Marrick (Marriot?)
Rock quarry
Shrine of St. Therese
Spur Road path
Steep Creek
Tolch Rock (x2)
Wetlands (x2)

What recreational activities do you or any other adult in your household not participate in that you would like to?

ATV/Four wheeling/ORV (x3)
Archery (x4)
Baseball (x2)
Basketball (x3)
Beaches (x2)
Bowling
Dance (x2)
Dirt biking (x3)
Dog parks
Golf (x3)
Laser Tag
Luge
Motocross
Parks (x2)
Rafting
Rock climbing (x4)
Rollerskating (x2)
Shooting (x5)
Skateboarding
Snowshoeing
Thai Chi (x2)
Tubing
Volleyball (x9)
Weightlifting
Wind surfing
Winter biking
Yoga
Zipline

What barriers are keeping you or any other adult in your household from participating in these activities?

Bears (x2)
College
Don't know it's happening/scheduling (x2)
Facility not open enough hours
Family obligations/children (x3)
Health issues (x2)
Innate emotional considerations
Lack of information on where parks are located
Legal reasons (x3)
Lighting on trails and paths is insufficient
Location (x2)
Need more people
Not enough gyms
Online registration
Parking at Cope Park
Poor winter maintenance
Trail restrictions for dogs
Scheduling
Teams keep changing

What activities do children in your household not participate in that they would like to?

Baseball (x2)
Basketball (x2)
Cheerleading
Early childhood activities
Football
Gymnastics (x3)
High school sports
Karate/martial arts (x2)
Outdoor camps
Rock climbing (x2)
Skateboarding
Sports
Weightlifting

What barriers are keeping children in your household from participating in these activities?

Family obligations/children (x2)
Have not been able to look into it yet
Long distance from home
Need more information (x2)
Lack of ice time
Private organization
Reasonable times for swimming

Types of specific investments in indoor or outdoor recreation assets or facilities you think CBJ should make in the next 10 years

4H horse barn/center
Alpine backcountry skiing
Another rifle range
Baseball
Better employee training
Bike lanes (x2)
Bike trails (x3)
Bike trail events
Bike path that is lighted
Boardwalk
Boat rentals
Boat house for recreation and other small craft
Bowling alley in Valley
Brotherhood Bridge Park
Centennial Hall expansion
Climbing wall
Close downtown pool
Convert Eaglecrest to semi-private to attract tourists and make more money (x2)
Convert indoor walking track at TMHS into ice rink
Cover trails
Curling rink (x2)
Dedicated facilities for adults that are affordable
Disc golf course
Dog parks/areas/indoor areas/trails (x7)
Drag race facility (x2)
Dual facilities (i.e. gym and rink)
Exercise equipment in parks
Expand Zach Gordon or put in other parts of town
Facility in downtown or Douglas with walking track
Fishing from shore

Fix Adair Kennedy
Game Center like Whitehorse
Golf course (x3)
Groomed/lighted trails around town
Indoor golf course (x2)
Indoor mini-golf course (x2)
Indoor facilities for football
Indoor facility for gymnastics
Indoor, larger multi-purpose facility (x3)
Indoor park/facility for children (x2)
Harbor mooring spaces
Helicopter pads
Kayaking
Keep both schools open
Keep parks clean
League play
Less cost for seniors
Less expensive indoor facility
Less expensive ski area
Lighted ski
Low income friendly
Maintain current facilities (x3)
More access to gym time
More affordable access to kayaking on lakes/ponds
More bathrooms at Sandy Beach and Twin Lakes
More covered areas/facilities
More economically friendly 'green' transportation
More parks in Douglas
More places for boat ramps and places to repair boats
Move the ski area up above Lemon Creek
New access trails for rock climbing
New marked horse trails
New recreation facility on the site of Augustus Brown Pool and Zach Gordon Center
Outdoor park for paintball or airsoft (x2)
Outdoor skating
Parent involvement
Park improvements/maintenance/upgrades (x4)
Paved trails for strollers and wheelchairs
Performing arts center
Public EWC center in Valley
Public parking garages
RC indoor area – Field house is too expensive
Rock climbing facility
Roller rink (x5)
Safer/easier facilities for disabilities (x2)
Savikko Park
Scholarships for low-income/discounted rates
Skate park
Small park by Fish Creek in North Douglas
Snack shacks
Snow trails to icefields
State park
Tennis courts in Douglas
Toddler activity center
Trail for full sized vehicles
Treadwell Arena access year-round
Treadwell Ditch bridges
Turn Walmart into a rec center
Upgrade racquet courts
Upgrade rifle/archery range
Water park
Water sports
Zach Gordon floors

Specific additional indoor or outdoor recreation programs or activities CBJ should invest in within the next 10 years

Adult classes (x5)
Affordable youth programs
Aquarium on waterfront
ATV trails
Be consistent with programs
Bigger Field House
Board games
Bowling
Bumper cars
Coast Guard ROTC program
Community events/fairs (x2)
Community carving
Combine schools
Cultural activities
Curling
Disc golf
Educational recreation. Like arboretum, planetarium, activities that can also draw tourism dollars
Exercise programs for new mothers
Expand funding for youth programs
Expand Augustus Brown Pool
Family-oriented programs
Field House open all year/accessible/affordable (x2)
Flag football
Football
Girls/Boys on the Run
Golf/golfing range (x2)

Gun safety/recreational shooting for children
Gymnastics
Hooptime basketball
Indoor archery downtown
Indoor covered field
Indoor gym
Indoor rec center
Indoor walking track
Lacrosse
Little league baseball
Lower fees at indoor facilities
More batting cages
More days of play
More direction on where horses can go
More for JYS and kids
More scholarships for low-income kids to participate (x2)
More open gyms
ORV (x4)
Pitching area
Pre-K and under programs/childcare (x2)
Programs for young adults
Security for parks and trails
Skating (x2)
Skateboarding
Rehab pool programs for seniors/people with disabilities
Rock climbing
Rollerskating (x4)
Rugby league
Safety guidelines course for paintball
Thai Chi (x2)
Walking programs (x2)
Walking track/trails downtown (x2)
Workshops
Year-round ice skating
Zumba

Other suggestions or comments for CBJ Parks and Rec to consider as the Parks and Rec Master Plan update is developed.

Importance of investing in parks and recreation activities and facilities

Providing off road vehicle areas and other activities targeting young adults is extremely important, it may help keep some off drugs by staying busy, and active enjoying things that genuinely interest them. Activities, facilities should be the #1 priority in Juneau this day and age with the amount of drug/alcohol abuse on the rise. It should not be ignored or pushed aside.

Recreation Activities add to quality of life in our city, including for those looking to move here. More combination funding to include CBJ/Individuals/businesses before deciding to cut programs.

Parks and Rec programs add value and help keep youth out of trouble.

Having the recreation opportunities, we do keeps people in Juneau that would otherwise leave. The city should invest more in recreation, it makes Juneau a good place to live.

Parks are awesome, we have to take care of them.

Availability played a big role in our decision to move from Ketchikan. Recreational programs, trails, parks and facilities.

It is important that funding is kept as high as possible in all areas of rec - the community needs safe, healthy places to visit to keep residents active and involved in healthy activities

Bike trails are very important.

Focus on maintaining current parks and recreation assets

Maintain what we have rather than looking to build new facilities.

Keep up with maintaining all current facilities and programs.

Concentrate on facilities rather than adding new ones.

We have the right amount of recreation right now, we just need to keep up with the maintenance.

I don't think we need anything else, we need to pay for what we've got

Keep up on the maintenance for our current facilities and continue current programs and activities.

Keep all facilities they already have open and utilized like the baseball fields in Auke Bay, etc. There are many facilities and areas not being utilized, or if not needed make it into a different recreational facility that will be utilized better.

Don't take any services away, just improve them.

Continue to maintain what we have.

Parks and recreation maintenance and improvements

Need to clean park trails daily.

Improve Thane/Dupont trail; more kayak launches at end of Douglas Island; more kayak launches in general.

Need signs at trailheads prohibiting animal trapping

Chicken yard should stay as it, where it is.

Keep both pools open and maintained (x2)

Continue with both pools. Many downtown people use it.

Keep Augustus Brown pool open. (x5)

Close Augustus Brown pool.

Maintain, update and repair of Augustus Brown pool (x2)

Keep Dimond Park Aquatic Center open.

Larger jacuzzi; more staffing of pools.

Keep Eagle Crest going at all costs- get arctic winter games here!

Eaglecrest is important to the community and we will lose some of the community if we get rid of this program.

Continue to support Eaglecrest (x2)

Black bear chair at Eagle crest, the purpose was to open mountain up high to transfer people from low to high. It was closed down because no plan was developed. People could walk to ptarmigan. Would like a plan developed to make use of upper mountain even if hooter was not opened because of the snow.

Capital city harbors need restrooms. Aurora and Harris have none either.

Add outhouses at parks.

Keep the bathrooms at parks and fields open for use.

There needs to be covered seating/standing at outdoor sports fields for spectators. I don't go as often to watch my son because the seats are too hard and I always get rained on and wet. It's not comfortable.

More covered areas at parks and sports fields and more/better lighting.

Extend Eaglecrest ski season. Boats flushing at Auke Lake, they have cameras but it still doesn't stop people.

Maintain trails.

Repair John Muir boardwalk trail. Have winter toilet availability in parks and on trails. Have more covered shelters, especially at capitol school. Use gym in legislative building for the charter school.

Expand the community garden and arboretum. Include a garden downtown.

Marine park is embarrassing because people are always passed out/drunk. Needs better regulation and monitoring.

Better winter maintenance on sidewalks and paths.

Prioritize having a bigger building than Centennial Hall. It's too small for Celebration which is a big impact for Juneau's economy.

Mendenhall wetlands should be wheel chair accessible. Airport Dike Trail should be WCA too. Same for 9-mile on North Douglas, 7-mile trail, sunny point. So they can enjoy it and spincast and also duck hunt. North side of salmon creek should have a handicap ramp.

Better public access to recreational areas. Many older/disabled people have difficulty with mobility and don't want to compete with younger people to use a facility.

There are accessibility issues in some areas - Treadwell below Savikko Park should be maintained for people with disabilities. There needs to be a better awareness of littering. Tourists have an impact on our trails as well.

Need to have 24 Hour facilities and free transportation.

Better landscaping and multiple uses for the same space, for example; the trail at TMHS, it goes around, over bridge, and around-multiple use- like Rotary Park; you can feed the ducks, there's a playground, and you can walk around.

Youth needs a recreational facility in Douglas, an indoor court for students to come together. Update Jumbo Gym!

More better quality fields, make a place where kids can't get hurt.

Better baseball fields.

We need more trash cans on the disc golf course & ball fields. It would be nice to create another disc golf course and improve the one we currently have.

Further expansion on Savikko Park in Douglas. The money CBJ spends varies, we need more spent on Douglas.

Twin Lakes playground is not safe, there are too many places for children to hide in the castle, there are too many exits.

Trail by Mendenhall River is blocked by boulders.

Update the bike paths. They need to be lighted and have security officers patrolling them.

Safer bike paths with proper lighting.

More baseball/softball fields and they need turf.

The Adair Kennedy turf needs to be fixed

Baseball field updated with turf.

Dimond Park field maintenance.

Indoor facilities like field house needs to be more accessible and less expensive. Build more throughout town.

Additional parks and recreation assets

More trails to access historical areas.

Another boat launch in N. Douglas.

There is a building in Ketchikan that has a walking track, basketball courts, etc. that is always open to the public free of charge. I would like to see something like that in Juneau. A walking track in the downtown/Douglas area is very important to me. Right now I have to drive from Douglas to the field house in the valley just to use the outdoor walking track.

An ice rink in the valley.

Build a second ice rink facility.

Encourage more cross country skiing and make more mountain bike trails and winter hiking trails. Work with property owners at Sheep Creek to gain access for recreational boaters.

Affordable gym for public.

Need transportation to parks and facilities for people who cannot drive.

Build off-road vehicle park/trails (x9)

Make an ORV track and ATV park within city limits.

Build ATV only trails.

Open some land so we can responsibly use and manage trails for ORV

Needs to be more off roading trails. There needs to be more places to go without having to disturb the environment or getting fines. I want trails for off roading that are legal.

Need benches on the trails for older/disabled people.

Have day use parks.

More available cabins for campers.

Open a second horse barn.

Small covered picnic area in North Douglas by or at Fish Creek. (small park).

More walking trails.

Please provide a dog park in valley, lemon creek and downtown.

It is important to develop boat launch and kayak/canoe launch in different areas of Juneau.

Need another indoor facility for sports like soccer, the Field House alone is not enough, its often booked with school activities etc. or closed.

More facilities available in the downtown area.

Increase boat launch space and dock spaces. Too many things for tourists; leaves no room for locals. I suggest a bike rack at the Mendenhall glacier. I suggest an 'Alpine Run' during the summer at Eagle Crest would be very profitable. I am thinking of moving because there's not enough boat space. I stay in the community all year and don't get to use my boat. I've had to switch my days (when I can) to be able to boat. I've also lived here for over 20 years.

Have more facilities for disabilities and safer areas at a lower cost.

Small boat rentals for Auke Lake or Auke Bay, anywhere there's water. A lodge at Eaglecrest for year-round use and upgrades on the facility.

There needs to be a community rec center in Lemon Creek or Valley, Walmart is a great possibility. We need an indoor tennis facility and roller rink, CBJ or SOA should fund and maintain this facility, people of all ages should be allowed to use the facility free of charge. The Alaska Club is way too expensive for most youth and young adults to join so we need a community place for all to have fun steer away from drugs, alcohol and mischief.

We should take over Walmart and use the whole facility for activities, It's in a good location and easily accessible.

Activities and programs

Reinstate men's basketball league. Make space available for competitive swim lessons for kids.

Winter: Need indoor open gyms. Have areas/facilities open to the public for physical and mental activities. Summer: Have outdoor gathering places that provide physical and mental activities centered around those in their early 20's to early 40's and give an opportunity to meet and engage in healthy activities.

Have different cultured programs for everyone. Request for more ideas for more cultured people and all different ages.

Should concentrate more on team sports. Especially Softball. Team sports help people to interact.

Winter programs are limited. There needs to be more activities and facilities for all ages to keep people mentally and physically active. Winter season can be depressing and could be a reason people seek out and become hooked on drugs.

Community events that bring people out to the community may encourage people to use them more. Events at the field house of swimming pool, etc.

More open swim! There should be all day open swim on Saturday!

Swimming pool - when there's an abundance of children it encroaches on free lanes for swimming if they take over. Loud coaches in lanes for regular swimmers are upsetting.

More incentives for families for family time togetherness. more winter activities during high time of depression more trails open. Pool punch card.

Year-round baseball for youth and adults.

We should start more art oriented programs for after school like at the JAHC

There needs to be more youth programs especially indoor activities for when we have bad weather.

Need more programs for seniors.

Youth activities

Keep focus on youth.

Early childhood activities.

Weekend swimming lessons for kids.

City schools programs are a great resource to build community through classes that lead to recreational activities.

More activities for kids.

Focus on youth indoor and outdoor activities. Emphasize outdoor programs for children.

More leaders: kids in sports programs.

More options for kids.

We need a lot more kid friendly activities with lower rates or scholarships. We also need more indoor activities. We are really interested in rollerskating.

Applying for kids' programs at Diamond Park Aquatic Center is awful, there needs to be a better enrollment form and follow-up, they never return phone calls.

Update sports equipment & jerseys for youth programs.

Don't cut any youth funding.

We need parks for the little ones (ages 0-3 or 0-5 years old) The one at Glacier Valley is perfect but can't be used during school hours.

Continue with the current ongoing activities for youth, we have enough at the moment.

Entertain and occupy the youth.

Education/communication/outreach

Make the plan available online (draft plan) I would like to follow it like the strategic pathway like UAS. Public participation, meeting with the public. It would be nice to address specific issues. Whitehorse has a giant Aquatic center with soccer fields, an ice rink, basketball courts; all under one roof and administration. Efficiency would be increased by centralizing on site.

Give a heads up, mail, or advertise about surveying so people have time to think about their answers and what they want to add.

More education for hikers going up Mt. Roberts too many accidents not enough educated hikers.

Helpful to have better outreach and have community member help to participate and affect change.

I hope CBJ welcomes and advertises an 'open' survey so all ages can voice their requests or mail surveys out to the public

Recruit, invite, people to volunteer.

Parent involvement in city programs. They need a volunteer clinic. They need a meeting for all volunteers and not an email blast. Give better training and communication to their volunteers.

Encourage kids and families to get out and use facilities and trails.

I would like to use trails and parks for recreation but I don't know where they are. There needs to be more information on where trails and parks are located.

Cost of recreation

Make activities and programs more affordable so everyone can have a chance to participate.

There needs to be more scholarship opportunity.

Consider a sliding scale for activities.

Not enough free activities everything costs for single parents.

City sports should be free to participants.

Keep costs in check so those on fixed income can afford to use facilities.

Charge less fees so more children and young adults can participate in programs and activities.

Keep low-income families in consideration for youth programs, provide programs in their neighborhoods so transportation to and from isn't an issue.

Want a "cheaper" recreational area for all ages.

School sports are too expensive for poor students/families.

Money is tight but I don't mind paying more so those who can't afford it will have the opportunity to participate in rec activities. Maybe CBJ could have a program like Pick Click Give for underserved, economically disadvantaged families/children

There needs to be more facilities open to the public free of charge.

Management of parks and recreation funds

I recognize our fiscal difficulties and hope our staff will too.

New opportunities are championed by local groups that have interest but no resources. CBJ should take those over (rock climbing, roller derby, etc.

Spend less on flowers just for tourists.

Overall the city should slow down on projects.

Juneau is financially too poor to be concerned about parks and recreation. Put a hold on all plans.

Use the funds more appropriately. A comprehensive analysis needs to be done. For example, tax dollars independently supporting Eaglecrest when they could have been purchased by Alyeska is inappropriate. That money should go to needs such as education or roads.

Keep close eye on population. Don't spend money on new things without the peoples vote; not just voting on one thing to get what they want.

I want a decision to operate Augustus Brown Pool and Treadwell Arena or close them until you get more revenue to operate.

Balance cost of maintenance, best value with least amount of cost.

The City wastes a lot of money by putting things on the back burner. Leave the whale where it is, but we don't need it. The money could be better spent. There is cost to maintain it.

We are told CBJ is out of money, but we're spending millions for the Seawalk and bridge. We don't have enough senior housing.

Spending too much money on one area and not enough on others. Listen to the individuals as well as the larger groups.

They took too much money from activities and put it into upgrading trails and parks. All in the need for tourism and not for the need in the community.

Start converting programs so they are more self-supporting.

I feel that it should be free to members of the community who pay taxes to use services paid for by their taxes. Boards are useless, and becoming a black hole. Limit the amount of money they spend on developing the plan and actually use the money on putting the money into a working plan.

We've exhausted parks in this town. CBJ cut back across the board.

Concern with spending on whale sculpture. (x3)

Does not like whale sculpture, money should have been used for sports.

We should pay attention to what makes sense fiscally - we don't need two of any program, Juneau is too small.

Look for ways to spend less money rather than more.

Spend less money on tourist nonsense.

Not appropriate for CBJ to fund Treadwell Ice Arena or Eagle Crest Ski area. Centennial Hall worst debacle of all.

Too many places, not maintained. Flowers as an example. Drop some things.

Private/non-profit support for parks and recreation

Should turn trail work and other activities to nonprofits or private industry, so the burden is not on the city.

Privatize: flowers in parks, all youth programs, adult and senior recreation.

Upkeep for flowers paid from cruise ship taxes not CBJ.

Privatize Eaglecrest (x6)

CBJ should sell Eaglecrest and let it be developed by a profit entity who could develop it as a year-round mountain resort.

Shouldn't be involved in Zach Gordon Youth Center. Should focus more on parks and rec. Not convinced pools should be managed by parks and rec.

Some companies or corporations should pitch in and help CBJ with cleanup of the fields, trail maintenance and general investment in programs, activities, services & facility costs.

Other

Eaglecrest is of very low value to the community.

It doesn't matter what people want. The government does what they want anyway. We should be taking better care of our seniors.

Bus drivers have bad attitudes and everything costs too much

Think about TMHS.

Don't focus on money. It's hard to quantify the health of the community.

Treadwell Arena should be open at least 11 months out of the year.

Make good use of the people in Lemon Creek Correctional and the half-way house to build more trails and keep our existing trails in good shape.

More parking downtown. Garages or space made available. It's impossible to walk downtown and not get a ticket unless you walk 6 blocks.

Keep it positive.

Make all instruments in public schools available to home schoolers.

There needs to be recreation that doesn't center around traditional sports.

Keep in mind cleanliness of parks, safety factor.

Duck hunting is too close to houses. Not against hunting, but regulations need to be changed to protect people and their homes. Its unsafe hunting!

More open swim! There should be all day open swim on Saturday!

Stop making rules like banning fireworks.

Make a program or plan to keep drunk people out of the parks.

Haven't thought about it. Everything is fine. Just leave it.

To have security available at the parks and trails in case there are drug users around disposing of their drug contents. So that way the parks and trails are cleared for children use.

Yes, only need one high school, only need one library only need one pool.

Yes, P&R Committee should have term limits. Need to represent charging demographics of re-creators. Fresh ideas are needed.

Ask the cruise industry what they want from Juneau to make it a better destination.

Take into consideration our changing climate, like lack of snow.

Love the new harbor, it's really important to keep the dog beach (Sandy Beach) so they can run free, we should make more dog parks/beaches.

Fireworks should not be allowed in the downtown area especially parks, they are unbearable to pets and people.

It's important to have enough bike paths - it's a means of transportation.

Yes, CBJ needs to quit gearing everything towards people that walk dogs. They need to gear it towards other things.

Docks and Harbors are a superior entity over Parks and Rec.

Open library only on weekends.

Appreciation

Thank You for your good work we appreciate your hard work in Parks and Rec.

Appreciates that this survey is being done since it has been a while since the last one.

Keep up the good work!

I think they do a good job in general and they should know that.

CBJ does an excellent job at providing recreation opportunities in Juneau.

Keep up the good work! (x2)

You're doing great so far.

Thanks for all you do.

Great job with all the programs, hope CBJ continues all of them.

Appendix III. Public and Stakeholder Comments

This section is excerpted from the document What we Heard, which was released in December 2016. These results are taken from the public surveys, PlaceSpeak comments, stakeholder organization meetings and comments, and public meeting comments. Duplicate requests are noted with a number, i.e. request additional dog parks (x3).

General Comments

1.0 Funding Considerations

- Consider the economic impact of Parks & Rec.
- I totally get that we don't have the money for the near future, to change and grow. But that doesn't mean we can't plan and envision what that future will be like. Oil revenues have underwritten directly or indirectly our thinking for a long time. Let's start thinking about what we are willing to spend the revenues from traditional funding mechanisms for city government on and how we can leverage that money with other public and private partnerships.
- Parks & Rec should share financial information.
- Fund Youth Activity Grants and community partnerships. Engaging community partners in parks can be an efficient way to introduce many children to Parks & Recreation activities—while at the same time empowering local partners whose work extends well beyond the grant-funded programs. Besides keeping these grant programs fully funded, CBJ might also consider supporting the volunteer decision makers. It can be difficult for community volunteers, who decide grant awardees, to make tough funding choices impacting local organizations, or to track grant efficacy year to year. CBJ might consider expanded staff support or input for this process.
- Fund programs and people. Whether through partnerships with local non-profits, or directly through CBJ program staff, it's important to invest in the educators and organizers who provide programs engaging people in parks. I think we recognize that a great network of sports fields needs people to organize leagues and lessons. The same is true of any park resource. Organizations and CBJ program staff can introduce people to lifelong passions outdoors…programs like hunters education, kayak rentals, forest or intertidal interpretive programs, or fishing clinics all benefit the quality of life for Juneauites and engage people in the parks for the long term. It's tremendously important to fund the staff positions that facilitate the recreation—whether through direct staff or funding of partner organizations.
- Are we not in a budget crisis? At this point and time, we cannot afford to add more to the Parks, We have to wait until we have the money. And upkeep needs to be kept as affordable as possible
- The results of this survey should not be used to reduce funding for any existing activities
- I'd like to see consideration for decreased fees or scholarships for families where cost prohibits participation in youth sports, including equipment rentals/loans
- I recognize our fiscal difficulties and hope our staff will too.

- New opportunities are championed by local groups that have interest but no resources. CBJ should take those over (rock climbing, roller derby, etc.)
- Overall the city should slow down on projects.
- Juneau is financially too poor to be concerned about Parks & Recreation. Put a hold on all plans.
- Keep close eye on population. Don't spend money on new things without the peoples vote; not just voting on one thing to get what they want.
- I want a decision to operate Augustus Brown Pool and Treadwell Arena or close them until you get more revenue to operate.
- Balance cost of maintenance, best value with least amount of cost.
- Spending too much money on one area and not enough on others. Listen to the individuals as well as the larger groups.
- They took too much money from activities and put it into upgrading trails and parks. All in the need for tourism and not for the need in the community.
- Start converting programs so they are more self-supporting.
- I feel that it should be free to members of the community who pay taxes to use services paid for by their taxes. Boards are useless, and becoming a black hole. Limit the amount of money they spend on developing the plan and actually use the money on putting the money into a working plan.
- We've exhausted parks in this town. CBJ cut back across the board.
- We should pay attention to what makes sense fiscally - we don't need two of any program, Juneau is too small.
- P&R Staff does a phenomenal job – need to be recognized but should focus resources on maintaining high level of service at fewer locations
- Look for ways to spend less money rather than more.
- Spend less money on tourist nonsense.
- Not appropriate for CBJ to fund Treadwell Ice Arena or Eaglecrest Ski area. Centennial Hall worst debacle of all.
- Some companies or corporations should pitch in and help CBJ with cleanup of the fields, trail maintenance and general investment in programs, activities, services & facility costs.
- It doesn't matter what people want. The government does what they want anyway. We should be taking better care of our seniors.
- Don't focus on money. It's hard to quantify the health of the community.
- Utilize staff intelligently! Man power is the most expensive operational cost of any facility or program. Recreation jobs exist to support public recreation not for the sole sake of providing employment. When I see facilities staffed but not open to the public for use I question the management of public funds!
- Recreation Activities add to quality of life in our city, including for those looking to move here. More combination funding to include CBJ/Individuals/businesses before deciding to cut programs.
- Having the recreation opportunities we do keeps people in Juneau that would otherwise leave. The city should invest more in recreation, it makes Juneau a good place to live.
- Ensure decisions are budget driven, wondering whether budget was the motivation behind the Master Plan process
- It is important that funding is kept as high as possible in all areas of rec - the community needs safe, healthy places to visit to keep residents active and involved in healthy activities

1.1 Facility Maintenance and Development

- Collaborate on equipment use between Eaglecrest, Parks & Rec, and Public Works.
- Juneau needs a large, dry facility for community use that is affordable to all groups.
- Maintain what we have. Continue upgrades to our trails.
- Agree, to maintain what we have and upgrade when funds are available
- Seems we could use another facility like the Dimond Park Fieldhouse. Soccer gets pretty crowded at certain times of the year. Also, the Canada Center in Whitehorse is a great example of what to look at. I know that might be a bit beyond our budget but you got to have a dream.
- Thanks for all you do - CBJ trails and open spaces (Eaglecrest, Eagle/Boy Scout Beach) are a huge part of high quality in Juneau for my family
- It would be good to see a multi-purpose non-school drop in facility in the valley located in conjunction with the Dimond Park pool Consider a special park district with its own sales tax funding
- A multi-use facility in the valley much like the Canada Games center would be a welcome addition (would recommend a slightly bigger facility that can hold court games like volleyball, basketball and tennis). Our school gyms are not enough to fit all of the needs of local users.
- Really need more facilities Downtown/Douglas. Would love to use the Field House but the drive to the Valley is too far. Would take a field house over an ice rink.
- Maintain what we have, add more programs and facilities as we can. Juneau is a wonderful place to keep active and thereby (the whole community is) healthy and productive.
- Develop area wide multi use pass for ski, pool, bus, ice arena, tram, etc.
- Not at this time.
- Ketchikan has an amazing community facility. When I travel there I see a beautiful example of diversity....single moms, Alaska Natives, privileged and supported athletes...THAT is awesome--great goal for our Juneau community. I recommend that your board goes and checks it out.
- Take care of the facilities and trails before building new things to take care of.
- Importance of investing in Parks & Recreation activities and facilities
- Focus on maintaining current Parks & Recreation assets
- Maintain what we have rather than looking to build new facilities.
- Keep up with maintaining all current facilities and programs.
- Concentrate on facilities rather than adding new ones.
- We have the right amount of recreation right now, we just need to keep up with the maintenance.
- I don't think we need anything else, we need to pay for what we've got
- Keep up on the maintenance for our current facilities and continue current programs and activities.
- Keep all facilities they already have open and utilized like the baseball fields in Auke Bay, etc. There are many facilities and areas not being utilized, or if not needed make it into a different recreational facility that will be utilized better.
- Don't take any services away, just improve them.
- Continue to maintain what we have.
- Better public access to recreational areas. Many older/disabled people have difficulty with mobility and don't want to compete with younger people to use a facility.
- Need to have 24 Hour facilities and free transportation.

- Better landscaping and multiple uses for the same space, for example; the trail at TMHS, it goes around, over bridge, and around-multiple use- like Rotary Park; you can feed the ducks, there's a playground, and you can walk around.
- Indoor facilities like field house needs to be more accessible and less expensive. Build more throughout town.
- Additional Parks & Recreation assets
- There is a building in Ketchikan that has a walking track, basketball courts, etc. that is always open to the public free of charge. I would like to see something like that in Juneau. A walking track in the Downtown/Douglas area is very important to me. Right now I drive from Douglas to the field house in the valley just to use the outdoor walking track.
- Affordable gym for public.
- Need transportation to parks and facilities for people who cannot drive.
- Need another indoor facility for sports like soccer, the Field House alone is not enough, it's often booked with school activities etc. or closed.
- More facilities available in the downtown area.
- Increase boat launch space and dock spaces. Too many things for tourists; leaves no room for locals. I suggest a bike rack at the Mendenhall glacier. I suggest an 'Alpine Run' during the summer at Eagle Crest would be very profitable. I am thinking of moving because there's not enough boat space. I stay in the community all year and don't get to use my boat. I've had to switch my days (when I can) to be able to boat. I've also lived here for over 20 years.
- Have more facilities for disabilities and safer areas at a lower cost.
- Small boat rentals for Auke Lake or Auke Bay, anywhere there's water. A lodge at Eaglecrest for year-round use and upgrades on the facility.
- There needs to be a community rec center in Lemon Creek or Valley, Walmart is a great possibility. We need an indoor tennis facility and roller rink, CBJ or State of Alaska should fund and maintain this facility, people of all ages should be allowed to use the facility free of charge. The Alaska Club is way too expensive for most youth and young adults to join so we need a community place for all to have fun steer away from drugs, alcohol and mischief.
- We should take over Walmart and use the whole facility for activities, It's in a good location and easily accessible.
- Winter: Need indoor open gyms. Have areas/facilities open to the public for physical and mental activities. Summer: Have outdoor gathering places that provide physical and mental activities centered around those in their early 20's to early 40's and give an opportunity to meet and engage in healthy activities.
- Need for gym space in the valley
- Open a second horse barn.
- Gyms need maintenance (school district)
    - School district should have maintenance fee structure for gym equipment (scoreboards, microphone, etc.)
    - Currently depends on who is the school district activity person
- Interested in adding on to Dimond Park Aquatic Center for a court
    - HoopTime was given 10K grant for feasibility study by McDowell in 2012
    - Found 13 organizations that were interested in partnering on an indoor recreation facility

1.2 Community Outreach and Partnerships

- Concertedly and intentionally do more outreach to Alaska Native, Pacific Islander, East Asian, Latin, and Black communities and community members to see how our fellow community members of color use (or don't use) City facilities and examine their access (or potential lack of access) to community facilities. Gunalcheesh!
- Support programs emphasizing Alaska Native heritage. All Juneauites develop a remarkably deeper connection to local nature through learning about traditional interactions with the land. It also can engage the entire community and bring the community together.
- I love the ANC healthy living commercials for youth and family. Those are inspirational and positive motivators. More visual advocacy in our community. I see many young adults I coached 10-15 years ago who have moved back to Juneau. They are now in their 20's and 30's. They are playing sports and hitting the trails. They are starting to have families too. Let's keep them in Juneau and accommodate their interests. That is why they came back. As an almost retired person with ailing feet and knees, don't forget about us too. Nice if we had a few million dollars handed to Juneau P and R to accommodate all of our interests! Great start getting a survey.
- The heroin epidemic in this town is bad, finding hypodermic needles while out doing healthy activities with the family is very sad and scary. I know your crews do their best, but it is a sad reality that it effects people getting out for fear of finding these things.
- Education/communication/outreach
- Make the plan available online (draft plan) I would like to follow it like the strategic pathway like UAS. Public participation, meeting with the public. It would be nice to address specific issues. Whitehorse has a giant Aquatic center with soccer fields, an ice rink, and basketball courts; all under one roof and administration. Efficiency would be increased by centralizing on site.
- Partner with as many Juneau Nonprofits that supply recreational services to Juneauites as possible examples: Swim Club, Discovery Southeast, Gymnastics Academy, Soccer Club, Midnight Suns, Gastineau Little League, Club Basketball, Tai Chi, Bartlett Hospital, Mountainview Senior Services, Catholic Community Services, Local Day Care groups, Scouts, USFS Mendenhall VC Programs; use your connections to leverage services for Juneauites
- Be involved in new areas of development. More public outreach to empower user groups to help fight for funding. Work to ensure school playgrounds are open to the public after hours, as they serve as community playgrounds/ parks. More after school programs to keep kids off electronics. What are the demographics and how are we working to accommodate those shifts?
- Do the best you can to reach out to underserved audiences. They don't have time and/or see the benefit from participating in processes like this. It's all blah for someone else.
- 1. Simplify this survey process.2. Advise and advertise Juneau area neighborhood associations and residents of this survey-it's where they live and they should have the most say so.
- Maybe delegate of lean on some of the non-profit groups for development or assistance.

- I think it would also help if CBJ Parks & Recs did more public outreach to the community about programs/activities that are available for the public. Additionally, (not sure if they already provide this) some individuals and families cannot afford certain Parks & Recreational activities, so it would be helpful to provide scholarships or a sliding fee scale so that people can do things and be active without feeling like that they can't afford it.
- I love Juneau! Would love vibrant healthy activities for all people that encourage feelings of inclusion, lots of exercise, and appreciation for our unique surroundings and each other.

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CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

To: Treadwell Arena Advisory Board
From: Alexandra Pierce, Project Manager
Re: Parks & Recreation Master Plan

We have received the Treadwell Arena Advisory Board's comments on the Parks & Recreation Master Plan, and submit the following responses. Specific comments related to content are enumerated below with department responses.

Section 7.5.2 Recommendation currently reads *"Add a practice rink that could also accommodate curling with an addition to the existing structure at Treadwell Arena."* Recommend changing to avoid limiting future opportunities for a second full sheet of ice.

Department response: Recommendation was changed to read, *"Add a second sheet of ice that could also accommodate curling with an addition to the existing structure at Treadwell Arena."*

To: Youth Activities Board
From: Alexandra Pierce, Project Manager
Re: Parks & Recreation Master Plan

We have received the Youth Activities Board's comments regarding the Parks & Rec Master Plan and submit the following responses. Specific comments related to content are enumerated below with department responses.

All comments related to section 5.3.2

1. Recommendation currently reads, *"Streamline the Youth Activity Grant process"* suggest changing language to eliminate the word 'streamline'.

   Department Response: Recommendation was changed to read, *"Review the Youth Activity Grant process."*

2. Recommendation currently reads, *"If feasible, move Youth Activity Grant administration under the control of the Juneau Community Foundation"* suggest removing specific reference to Juneau Community Foundation to avoid limiting future options.

   Department Response: Recommendation was changed to read, *"If feasible, move Youth Activity Grant administration under the control of a third party."*

To: CBJ Aquatics Board
From: Alexandra Pierce, Project Manager
Re: Parks & Recreation Master Plan

Thank you for your comments on the draft Parks & Recreation Master Plan. Formatting suggestions will be considered as the final document is drafted. Responses to specific comments follow:

1. In **Sec 1.1** the DRAFT Parks and Rec Plan defines Parks & Rec's key role as "**providing resource and collaborative leadership within a diverse network of community partners**." In **Sec. 1.5.2** the plan states "**There is a nationwide trend toward non-profit organizations offering public recreation services and for Parks & Recreation departments providing support and facilities. Juneau is no exception…**" We think this should be further clarified by adding some language such as:

   "*This is explained by the reality that recreation users select from among an abundance of different activities, and then segment themselves into groups according to their choice of activities. Such discrete groups tend to be highly motivated and coalesce around common interests in programming. They tend to be better positioned to satisfy their member interests than Parks and Recreation staff whose skill sets, of necessity, relate to managing physical assets. Hence the tendency for user groups to seek a major role in programming and managing recreational operations."*

   Department Response: Parks & Recreation delivers a wide range of programming and will continue to do so in the future. This plan recognizes the importance of partnerships with other service providers, and also acknowledges that programming is and will continue to be a major component of the department's operations.

2. **Sections 4.6 – Sec 4.10** This section inventories recreational programs but nowhere mentions the Aquatics Board. According to the CBJ Charter and Ordinance (Chapter 67.10), the Aquatics Board is "**responsible for operation, management, development and marketing of the aquatics facilities**." The DRAFT Plan fails to mention the Board as a community partner with the Department. The Board is currently developing a recommendation for Assembly action that would clarify the Board role as compared to the role of the Parks and Recreation Department for the future, within the horizon of the DRAFT Plan. This reality should be included in the plan – especially since it aligns with the partnership trend described in the previous paragraph (**Sec 1.5.2**) and the language in **Sec 5.4 "Over the coming years it will be important to continue to deepen relationships with existing community partners and grow relationships with new ones."** Therefore, we suggest that the following language be inserted at the end of **Sec 4.5**.

   "*Following passage by the voters of a ballot question in October 2014, the Assembly divided responsibility for Aquatics between a new semi-empowered Aquatics Board and the Parks and Recreation Department. The nature of the partnership between of the Board and the Department was under review at the time of writing the plan."*

   Department Response: The Parks & Recreation Master Plan is a high level document designed to set a direction for the department over the coming decade and beyond. Current governance issues are outside the scope of the Master Plan.

3. **Sec 5.0 Partnerships etc.** At the end of this section the plan states "**whereas the relationship between the aquatics division and the local swim club is important, but a larger user group exists beyond the swim club and the pools are mostly programmed to serve the public directly.**" We would like this to be modified to read

   "*The aquatics programs relies on participation and support of both the Glacier Swim Club the Juneau School District as well as the general public and other community organizations. The Aquatics Board sets policy and works with these entities in conjunction with Parks and Recreation staff to ensure programming meets community needs."*

   Department Response: Strategic documents are designed to provide a long-term vision for the future and it is important to not limit future opportunities for partnership and collaboration with other organizations. We value our partners, but we do not rely on them to deliver all aquatics programs. The department's mandate remains to serve the public.

4. **Sec 5.2.3** states "Partnerships with non-profit organizations provide free swim passes to low income youth. Through a partnership with the Juneau School District, learn to swim classes operated by Parks & Rec staff are included in the school curriculum." These statements are incorrect. Free swim passes are provided by foundation donors and business groups not non-profit organizations. Also, learn to swim classes are provided by Glacier Swim Club not Parks & Rec staff.

   Department Response: In response to comments by the Aquatics Board, this section was broadened to read as follows:

   "The pools are mostly reliant on public use for revenue; however a partnership with the Glacier Swim Club not only benefits the pools financially, but also develops members into future employees, particularly lifeguards and swim instructors. Partnerships with non-profit organizations provide free swim passes to low income youth. Through a partnership with the Juneau School District, learn to swim classes operated at Parks & Rec facilities are included in the school curriculum."

5. **Sec 7.5.1 Aquatics Facilities** states, "**It is the Department's intent to operate and maintain these facilities at a high standard of safety and customer satisfaction.**" This should be corrected to read "It is the Aquatics Board's and the Department's intent…."

   Department Response: The Parks & Recreation Master Plan is consistent in how CBJ boards and committees are addressed, and no other boards are referred to in this way. The scope of the document is to provide a guiding plan for the entire department.

6. **Sec 7.9 Goals and Recommendations.** The last two goals under the first Guiding Principle are given as:
   - Find efficiencies that increase cost savings and/or revenue potential; and
   - Find creative ways to rent or program our facilities for use by community groups outside of the traditional facility user group.

   We suggest inclusion in this section of a recommendation to:

"*improve and systematize the collection of data about parks and facility usage for use in pinpointing how efficiencies can be gained and identifying opportunities for increased usage*" (or words to that effect).

Department Response: The suggested language proposes additional work that may help achieve the goals already identified in the Plan. , the cost of which may not be commensurate with the benefit of improved data. The Master Plan is intended to provide high-level direction to the Department over the next decade and beyond. It is not an appropriate document to include specific tasks like data collection.

7. Also, somewhere in this section – or in **Sec 8.4.**1 below - we think a recommendation should be included to:

   "*Review and evaluate Parks and Recreation Department practices and capacity for ensuring good communication with neighborhoods and user groups to ensure that all residents who are affected by projects and program changes know what's happening ahead of time, and are provided an opportunity for input as much as possible"* (or words to that effect).

   Department Response: This is something we are consciously striving for as a department. It is stated throughout the document that communication and public outreach are critical parts of what we do.

8. (G) **8.4.1 Citizen Participation.** Citizen participation is essential to the credibility of a viable Parks and Recreation department. We have several comments for strengthening this component of the plan. These include our previous suggestion under **Sec 1.1** and our second suggestion above under **Sec 7.9.**

   This section of the Plan emphasizes that "**It is critically important to provide a channel for citizens to participate meaningfully in the management of parks, trails, recreation facilities, and programs**." We totally agree. However, it seems that the vehicle for this goal as envisaged in the Plan is solely through the PRAC (Parks and Recreation Advisory Committee). The DRAFT Plan states "**The PRAC could consolidate the functions of other Parks & Rec related boards and committees."** This section of the Plan is very weak. Citizen participation is a complex subject, and suggesting the abolition of existing Assembly appointed boards and committees without offering a pathway for achieving consensus on how this might better work simply avoids the hard work that will be required. We understand the desire to reduce demands on staff time to service boards and committees and that there could be a better way. We suggest alternative language such as:

   "*Contract with an experienced and qualified consultant to engage Parks and Rec leadership with the existing Parks and Rec boards and committees (PRAC, Eaglecrest, Aquatics, Treadwell, Arboretum, Youth Activities Board) in high level discussions about how to ensure successful user group participation in recreation programs affecting their interests, and to develop a plan for transition as appropriate."*

   Department Response: Specific tasks (i.e. engaging consultants) are outside the scope of the Plan.

To: Parks and Recreation Advisory Committee January 2, 2019
From: Alexandra Pierce, Project Manager
Re: Parks & Recreation Master Plan

We have received PRAC's comments on the Parks & Recreation Master Plan, and submit the following responses. Formatting suggestions will be considered as the final document is drafted. Specific comments related to content are enumerated below with department responses. The document enclosed will be presented to you in final format prior to the January 8th PRAC meeting. Due to limitations in the CBJ print shop, some small changes still need to be made in advance of the meeting but we wanted to ensure PRAC had ample time with the packet.

1. Under section 5.2.3 Aquatics, I would like to add a recommendation to "Expand early childhood and youth programing at the pools." It has been my experience that preschool swim lessons always reach their maximum capacity within a few hours of registration opening. I know a lot of frustrated parents who try to get their children enrolled in swim lessons and are often unsuccessful.
   We have heard this before and I will pass your comments along to Kollin. The issue is that there we are challenged to find trained instructors, and we have been trying to hold more instructor trainings and boost recruitment to try to meet demand.

2. For the recommendations in section 7.2.1, I would like to add a recommendation about developing an ORV park.
   The ORV issue has been a challenge for decades, and I don't want to commit the City to developing an ORV park if we simply do not have land to do so, we did make some revisions to the language to reflect that we currently have some CIP money for an ORV park and we need to work with an organized user group to move forward, but we have not yet found a suitable location on City land.

3. In section 7.9, the guiding principle is "Promoting community engagement, health, and wellness". I would like to add a recommendation about providing activity scholarships to low income participants.
   Scholarships are addressed in section 5.3, maybe we could cross reference back to that section?

4. In Section 9.0, there is a table with the principle of supporting community partnerships. There is a recommendation to develop a mechanism to tie youth scholarships to the free and reduced lunch list. I think that this sounds like a fantastic idea! I also wonder if there is a way to work with the state's WIC (women, infants, and children) program to help identify children aged 0-5 that could benefit from scholarships to participate in a variety of programs like best starts and swim lessons.
   I passed this along to Jorden and we will evaluate whether it is a good fit.

5. Concern was expressed over exploring streamlining YAB and moving it under the control of the Juneau Community Foundation
   This option for the future of YAB has come up several times, and it is important for the department to consider it. The recommendation was discussed with YAB and has been edited to no longer specifically name JCF.

6. Suggest working with CDD on a Landscape Ordinance
   This is more appropriate for the upcoming CBJ Comprehensive Plan process

7. Suggest adding ABA or ABAAC accessibility
   Only applies to Federal facilities. All other CBJ plans only recognize ADA.

MEETING MINUTES

PARKS & RECREATION ADVISORY COMMITTEE

TUESDAY, JANUARY 8, 2019 – 6PM

CITY HALL CONFERENCE ROOM 224

I. Call to Order at 6:01 p.m. – C. Mertl, Chair

Present: J. Anderson, K. Duncan, J. Gellings, C. Mertl, W. Muldoon, E. Palmer, T. Rutecki, K. Shelton
Absent: E. Carrillo
Staff Present: George Schaaf, Director; Alix Pierce, Project Manager; Lauren Verrelli, Staff Liaison

II. Agenda Changes – None

III. Approval of Meeting Minutes from November 6, 2018 – J. Anderson moves to approve the minutes; no objection. ***Minutes adopted.***

IV. Public Participation on Non-Agenda Items –

A. Susan Schrader (2611 John St.): I am a 27 year resident of Juneau and I am here tonight to speak to the adoption of the Treadwell Mine Historic Site and Trail Plan the PRAC adopted recently. I want to remind the PRAC that Treadwell Trail is hugely popular and I encourage the PRAC to keep users in the loop regarding further development of the park. There needs to be meaningful public process for notification and comment. CBJ needs to consult with the Douglas Indian Association (DIA), the original land owners. While additional improvements at the park are far off in the future, or at least piece-mealed as funding becomes available, the procedures and process to deal with new projects proposed by the Treadwell Historic Society should be clearly developed now. Some recommendations I have is for the PRAC and CBJ should encourage the Society to publicize their plans; update their website and indicate who their current boards of directors are. The Society and CBJ should consider consulting in an on-going manner with the DIA. The society and CBJ should perform soil sampling for toxins in the uplands soil before any additional soil disturbance is undertaken. The Society, CBJ and PRAC should make greater efforts to reach out to the user groups of this park, the Douglas neighborhood and CBJ residents.
C. Mertl: Are you recommending the PRAC continue more planning and developing in the Treadwell area?
Susan Schrader: No, what I am suggesting is for you to include the public in future plans.

V. New Business –

A. Park Foundation Update
G. Schaaf: Ian Fisk is unable to join us tonight but they are actively working on a lot of exciting stuff to support parks in Juneau. We will invite him back another time.

B. ADOT Twin Lakes Culvert Replacement Easement

G. Schaaf: We have Dan Bleidorn from the CBJ Lands Dept. here to talk about a request from the AKDOT&PF for various easements across CBJ land at Twin Lakes to improve storm water drainage along Glacier Highway.

D. Bleidorn: I am the Deputy Lands Manager for CBJ Lands and Resources Dept. and we have a request for four permanent easements and a couple temporary construction easements by the AKDOT. The purpose of the project is to improve the drainage system. DOT is requesting two temporary access easements which will allow for persons and equipment to traverse the area to and from the culvert that is being improved. The four permanent easements are for existing culverts where the culvers extend beyond the existing recorded easements. There will be no construction activity in the permanent easement during this project. Lastly, they are requesting a temporary construction easement for maneuverability. We are asking the PRAC to provide a recommendation to the Assembly to grant these easements.

K. Duncan: The fecal situation in the lake, can we try to find why? We have isolated the culvert.

G. Schaaf: We did some DNA testing of water samples in the lake this summer. We tested for human, beaver, gull, duck, dog and some others. The primary hit was for dog and second was gull. There was no trace of fecal human DNA. We are going to do this test again this summer.

C. Mertl: That slope is pretty well infested with Japanese knotweed which Parks & Rec has been doing a lot of work to try to control it. I just want to make sure there is some type of control of it with these easements.

Benjamin Storey (AK DOT & PF): The areas where the culverts will be dug up, there is no existing knotweed. Currently, DOT statewide allows us to have third party operators apply herbicides in our right-aways.

J. Anderson: I make a motion the PRAC recommend that the Assembly grant two temporary access easements, four permanent easements and a temporary construction easement requested by the AK DOT & PF for culvert rehabilitation at Twin Lakes.

Unanimous consent; ***motion passes.***

VI. Unfinished Business –

A. Parks & Recreation Master Plan

G. Schaaf: Our Parks & Rec Master Plan for 2019-2029 is substantially complete and I am absolutely delighted. The amount of public comments and consultation we received was truly epic thanks to Alix. The survey results we got from the McDowell group have provided a lot of great data for us going forward. Alix will talk about all the comments we received form the user groups and PRAC since the first presentation in October.

A. Pierce: I don't think we have ever gotten this much input from the community in a plan we have done. Post draft, we sent the final version with the final recommendations out to all the user groups we consulted; we received their comments and made changes. We received a lot of input from staff on this and came up with something that would be user friendly to the staff to implement these changes in the future. The PRAC Special Committee edited this document line-by-line and included a lot of valuable input. I do believe we have included our public and user comments to the best of our abilities by balancing our needs and requirements to serve

the public as a department. The next step is for the PRAC to move this forward to the Planning Commission and then the Assembly for adoption.

E. Palmer: I would like to recommend adding a second table of contents grouping everything about ZGYC for example which would make it user friendly.

A. Pierce: That is something we can easily do. We will be putting out a press release this week and advertise the dates for the Planning Commission and Assembly for the public.

E. Palmer: I make a motion the PRAC recommend that the Assembly adopt the Parks & Recreation Master Plan and I ask for unanimous consent.

Unanimous consent; ***motion passes****.*

VII. Department Information Items –

A. PRAC Park Tour & Retreat:

G. Schaaf: This is an opportunity to come up with a work plan for the PRAC. I want to familiarize what's the PRAC role and how it plays into the Department. We included a facility (DPAC) and park tour in the morning around the valley and then go into the retreat at noon.

VIII. Committee, Liaison, and Board Member Reports

A. Chair Report— Welcome Kirk Duncan.

B. Liaison to the Assembly Report— None

C. Liaison Reports—

Aquatics – T. Rutecki: Met with the City Manager who is working with the board on the new ordinance.

YAB – T. Rutecki: Tom will remain Chair for another year; grant applications are out to the public.

Eaglecrest – E. Palmer: It is learn to ski/snowboard month; wants a joint meeting with PRAC.

Jensen-Olson Arboretum— VACANT

JNU Urban Forestry – C. Mertl: None.

Lands – C. Mertl: None.

Park Foundation— C. Mertl: Started informally using Anchorage Foundation park report cards.

Treadwell Arena Board – VACANT

TrailMix— K. Shelton: None.

1% for Art— J. Anderson: None.

Other Member Business – None.

Adjournment – 7:01 p.m. ***Having no other business before the board.***

Respectfully submitted by Lauren Verrelli, P&R Administrative Assistant II, 1/21/2019

AME2019 0001

Text Amendment to adopt the Parks & Recreation Master Plan as part of the CBJ Comprehensive Plan

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

AME2019 0001 Title 49

CBJ 49.10.170 Duties

(a) Comprehensive plan review. 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*

If adopted by the Assembly by ordinance, the PRMP would become part of the CBJ Comprehensive Plan.

The draft PRMP is an update of the existing 1996 Parks & Recreation Comprehensive Plan.

AME2019 0001

What is in the draft Plan?

- The draft PRMP provides a framework for future decision making with guiding principles and goals, and helps set priorities for future projects for CBJ park facilities.
- Also includes:
  - An inventory and evaluation of existing trails, parks, facilities and programs
  - Needs assessment for maintenance & improvement of existing facilities
  - Gap analysis to determine where new parks & facilities are needed
  - Parkland disposal process amendment
  - Capital improvement priorities

AME2019 0001

Vision Statement & Guiding Principles

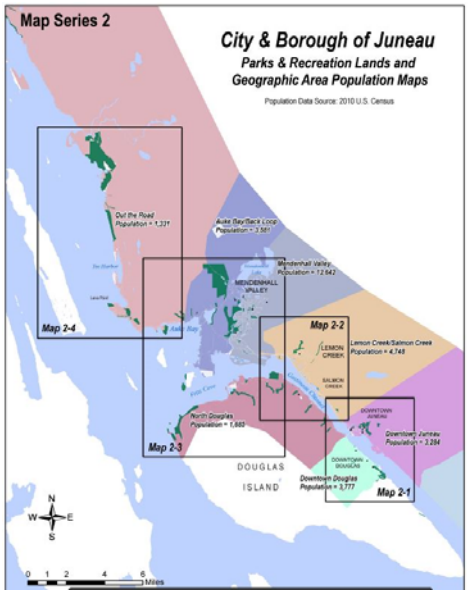
Vision Statement: Guiding future decisions to provide the highest possible quality Parks and Recreation facilities, programs and services for all regardless of age, income or ability.

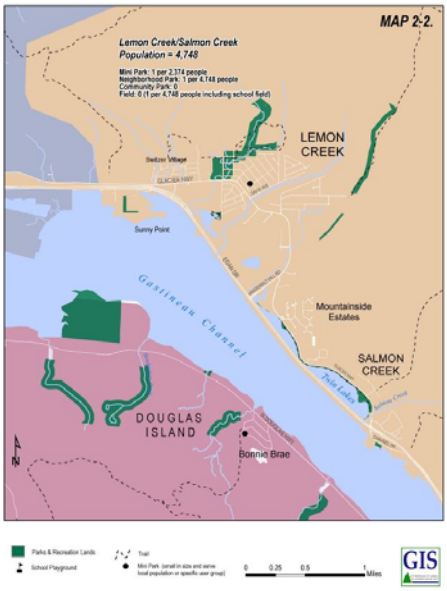
Guiding Principles:

- Promote community engagement, health and wellness
- Manage assets effectively
- Ensure financial sustainability
- Support community partners
- Engage youth and encourage lifelong wellness
- Serve the needs of a diverse and changing population
- Foster environmental stewardship
- Increase cultural awareness
- Make programs and facilities accessible to all

AME2019 0001

Inventory and Evaluation of Existing Parks, Trails & Facilities





AME2019 0001

Gap Analysis & Needs Assessment

Major System Gaps

- Fenced off leash dog areas
- ORV recreation
- Bike skills parks
- Artificial turf fields
- Signage
- Active cemetery space
- Earl childhood and senior programming
- Community gardens
- Gym/multi-use spaces

Facility Type	National Median Number of Residents per Facility	Juneau Number of Residents per Facility	Juneau Standard	Comments
Parks	1,894	1,454	1,500	
Playgrounds	3,560	3,200	3,200	
Mini Parks	NA	3,200	1,000-3,000	
Neighborhood Parks	NA	6,400	3,000-7,000	
Community Parks	NA	5,333	4,000-10,000	
Basketball Courts (outdoor)	7,000	8,000	8,000	
Tennis/Pickleball Courts	4,295	16,000	16,000	Outdoor tennis courts are more prevalent in warmer areas. Juneau is adequately served with current available tennis courts
Diamond Fields: softball fields	9,687	4,000	5,000	Juneau has softball fields that are unused
Diamond Fields: baseball fields	6,599	5,333	5,000	
Diamond Fields: tee ball	12,771	10,666	12,000	
Rectangular Fields	8,060	8,000	8,000	
Rectangular Synthetic Field	34,915	32,000	8,000 (includes JSD)	JSD assets are included in this calculation because Parks & Rec programs use JSD fields
Community Gardens	32,376	16,000	16,000	There is continued demand for community garden space
Tot Lots	12,112	16,000	10,000	Future playground projects should consider additional tot lot space
Dog Parks	43,183	16,000	16,000	Juneau's linear geography requires duplication of some neighborhood assets like dog parks

AME2019 0001 Gap Analysis & Needs Assessment

Recommendations

- Develop minimum service levels for all parks, programs, and recreation facilities
- Require Maintenance Impact Statement for all future park development
- Use enterprise asset management and work order systems to improve maintenance of parks and trails, in addition to facilities
- Replace play equipment every 10-15 years
- Develop and implement a replacement schedule for park equipment
- Evaluate which parks require restrooms and add to CIP BUDJET
- Priority for funding should be given to park projects where a park master plan already exists
- Park master plans should be updated every 5-10 years

AME2019 0001 Gap Analysis & Needs Assessment

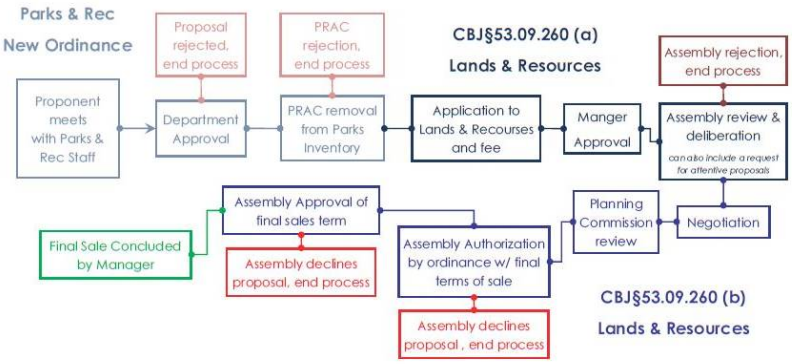
Recommendations

- Evaluate and if appropriate establish additional off-leash dog areas
- With community partners, increase ADA accessibility as CBJ replaces park/playground equipment
- Support residents to add or increase community garden space
- Improve system-wide informational/wayfinding/interpretive signage at parks. Include Alaska Native cultural history and significance
- Develop ongoing maintenance plan for Native art at Parks & Rec controlled lands and facilities
- With community partners, identify an appropriate site for future bike skills park for all ages and abilities

AME2019 0001 — Parkland Disposal

Parkland Disposal Process

Section **7.8.2**



AME2019 0001 — Parkland Disposal

Vacant/Other Lands

Vacant/other sites are lands that are controlled by Parks & Recreation and classified as Natural Area Parks, but which do not fit the criteria for semi-primitive areas, developed natural areas, or conservation areas. If such sites are within the urban service boundary; contain buildable lands; and do not have a clear public recreation use (i.e. a trail), these sites may be candidates for future reclassification or disposal.

Table 4.8: Vacant/Other Areas Meeting Reclassification Criteria

Fish Creek – Vacant lands between semi-primitive park area and Bayview neighborhood
Mendenhall Peninsula – Residential lots on Fritz Cove and Engineer's Cutoff roads
Mendenhall Peninsula – Vacant lands at tip of peninsula
Tee Harbor – Outer edges of north and south peninsulas

AME2019 0001 Prioritized Capital Improvement Projects

Table 7.2: Prioritized Capital Improvement Projects

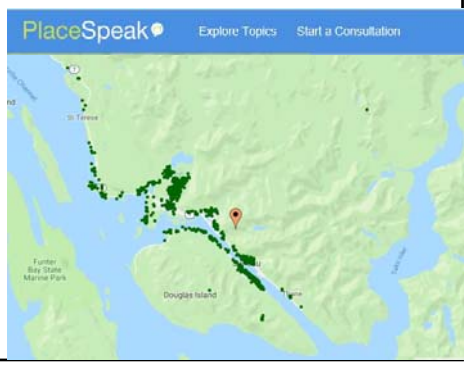
Park	Classification	Works Needed	Priority
Capital School Park	Neighborhood Park	Replace retaining wall, replace play equipment, install restrooms, ADA accessibility improvements	High
Chicken Yard Park	Mini Park	Remove or replace west retaining wall. Resolve issue of whether there is an easement for a private driveway through the park; replace play equipment if feasible.	High
Adair Kennedy Memorial Park	Community Park	Improve pedestrian flow, park feel, and parking. Improve ballfields and add turf	High
Riverside Rotary Park	Neighborhood Park	Repair or replace pavement on path, replace play equipment	High
Melvin Park	Community Park	Repair parking lot and improve vehicular traffic flow	High
Dimond Park	Community Park	Install paving stones and landscaping between fields	Medium
Savikko Park	Community Park	Improve pedestrian flow and park access, replace restrooms near Treadwell Ice Arena	Medium
Cope Park	Community Park	Finish parking, hardscapes, curb and gutter works	Medium
Homestead Park	Special Use Area	Replace platform stairs with ADA accessible ramp	Low
Bonnie Brae Park	Mini Park	Improve surfacing, install equipment targeted at small children	Low
Cathedral Park	Mini Park	Re-evaluate purpose of park and reconfigure to eliminate supports for removed play equipment	Low
Channel Wayside Park	Special Use Area	Repair or replace kayak launch, add ADA accessible fishing platform	Low

Table 7.3: Prioritized Park Maintenance Projects:

Park	Classification	Works Needed	Priority
Lena Park	Neighborhood Park	Install fencing and trash cans to convert to dog park	High
Aant'lyek Park	Community Park	Continue to experiment with grass on playing field	High
Mendenhaven Park	Mini Park	Improve access trail	Medium

AME2019 0001 Public Process

- 500+ households participated in a phone survey
- 300+ residents participated in an online survey
- 3,500+ residents viewed project information on PlaceSpeak
- 5 public meetings
- Focused user surveys about specific topics
- PRAC Ad-Hoc Committee helped draft and review the plan



AME2019 0001 Committee and Board Review

- Treadwell Arena Advisory Board
- Youth Activities Board
- CBJ Aquatics Board

- Parks and Recreation Advisory Committee – At their January 8, 2019 meeting PRAC voted unanimously to recommend adoption of the plan by the CBJ Assembly

AME2019 0001 Conformity with Adopted Plans

Staff reviewed the following plans and found the draft Parks & Recreation Master Plan to be in compliance

- 2013 Comprehensive Plan
- Auke Bay Area Plan
- Lemon Creek Area Plan
- Juneau Trails Plan (currently being updated)
- Juneau Non-Motorized Transportation Plan
- Juneau Economic Development Plan

AME2019 0001 — Conformity with Adopted Plans

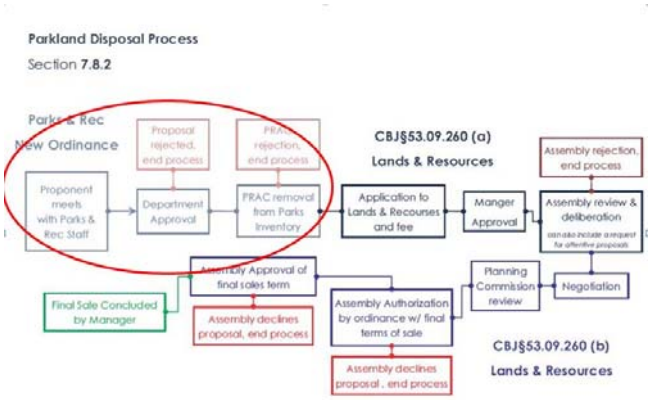
Staff also reviewed the CBJ Lands Management Plan and found the draft Parks and Recreation Master Plan does not comply.

Table 4.8 Vacant/Other Areas Meeting Reclassification Criteria
Fish Creek – Vacant lands between semi-primitive park area and Bayview neighborhood
Mendenhall Peninsula – Residential lots on Fritz Cove Rd. and Engineer's Cutoff
Mendenhall Peninsula – Vacant lands at the tip of peninsula
Tee Harbor – Outer edges of north and south peninsulas

These parcels are not listed for disposal in the Lands Management Plan.

It has been the policy of the CBJ Lands Department to not dispose of parklands.

AME2019 0001 — Conformity with Adopted Plans



AME2019 0001 Conformity with Adopted Plans

CBJ 53.09.600 - Municipal land fund revenues

(a) The revenue from all disposals of land, interests in land, or resources under this chapter shall be credited to the account of the municipal land fund, except the following:

> *(1) Revenues from the lease, sale or other disposal of land, interests in land, or resources which are accounted for as an asset held for a service area or for an enterprise operation, such as the airport, small boat harbors, transit system, Eaglecrest ski area sewer and water utilities, shall be credited to the account of the service area or enterprise;*

AME2019 0001 Conformity with Adopted Plans

Based upon the information presented, the draft Parks and Recreation Master Plan does not comply with the Lands Management Plan.

However, the Lands Management Plan is required to be updated every two years.

If the draft PRMP is adopted by the Assembly, the Lands Management Plan should be updated for compliance.

AME2019 0001 — Recommendation

Staff recommends that the Planning Commission review and consider the draft *Parks & Recreation Master Plan* and recommend to the Assembly its adoption as an addendum to the Comprehensive Plan.

AME2019 0001 — Questions?

Planning Commission

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

PLANNING COMMISSION
NOTICE OF RECOMMENDATION

Date: February 21, 2019
Case No.: AME2019 0001

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Proposal:	Planning Commission Recommendation to the City and Borough Assembly regarding a Text Amendment to adopt the Parks & Recreation Master Plan as part of the CBJ Comprehensive Plan
Hearing Date:	February 19, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached staff report dated February 8, 2019, and recommended that the City and Borough Assembly adopt the draft Parks & Recreation Master Plan as an amendment to the CBJ Comprehensive Plan.

Attachments: February 8, 2019 staff report from Allison Eddins, Planner, Community Development, to the CBJ Planning Commission regarding AME2019 0001.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020 (b).

Project Planner: _____
Allison Eddins, Planner
Community Development Department

_____
Benjamin Haight, Chair
Planning Commission

_____
Filed With Municipal Clerk

3/1/2019
Date

cc: **Plan Review**

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended text amendment. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.