

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau

April 24, 2018
Assembly Chambers
7:00 PM

- I. ROLL CALL
- II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
 - A. March 13, 2018 Draft Minutes - Planning Commission Committee of the Whole
 - B. March 13, 2018 Draft Minutes - Regular Planning Commission Meeting
 - C. March 27, 2018 Draft Minutes - Regular Planning Commission Meeting
- IV. WRITTEN AGENCY AND PUBLIC COMMENTS POST DEADLINE
 - A. Staff Memo re: CSP2018 0003
- V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- VI. ITEMS FOR RECONSIDERATION
- VII. CONSENT AGENDA
 - A. CSP2018 0004: A proposal to lease a property for use as a parking lot
- VIII. UNFINISHED BUSINESS
- IX. REGULAR AGENDA
 - A. CSP2018 0003: Planning Commission review of Fiscal Year 2019 Capital Improvement Program
- X. BOARD OF ADJUSTMENT
- XI. OTHER BUSINESS
 - A. DOT Upcoming Projects
- 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
 March 13, 2018

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 5:35 p.m.

Commissioners present: Ben Haight, Chairman; Paul Voelckers, Vice Chairman; Nathaniel Dye, Percy Frisby, (telephonically), Dan Hickok, Andrew Campbell, Carl Greene

Commissioners absent: Mr. LeVine, Mr. Miller

Staff present: Rob Steedle, CDD Director; Beth McKibben, Planning Manager; Robert Palmer, Assistant Municipal Attorney, Amy Liu, Planner I

Assembly members: Beth Weldon

II. REGULAR AGENDA

Training Topic: Variances versus Conditional Use

Comparison of Variance and Conditional Use

*By Lee Sharp
Preston Gates & Ellis LLP*

Variance	Conditional Use
Purpose is to ensure that the application of zoning regulations does not operate to deny all reasonable uses of a property that is peculiar when compared to other nearby property to which the same regulations apply.	Purpose is to deal with uses that have a particular, potentially adverse, impact on the surrounding area that cannot be predetermined and controlled by general regulations. Is used to ensure such uses will be compatible with surrounding development by placing conditions on the use to minimize or eliminate adverse impacts.

Variance	Continued	Conditional Use
To accommodate peculiarities of the land.		Not dependent upon peculiarity of the land, but triggered by the peculiar defect of the use on the neighborhood.
Exceptional hardship must be shown.		Hardship is not relevant.
Deals with density restrictions (and not use restrictions in most cases in Alaska).		Deals with use and with restrictions on use and density.
Allows relaxation of density restrictions where peculiarity and undue hardships are shown. Relaxation not allowed for a trade-off.		Not for the purpose of relaxing density restrictions but to permit additional restrictions to be placed on the use; however, relaxation of density restrictions may occur if the conditional use procedure is applied to planned unit developments where trade-offs are allowed.
Allows a condition expressly prohibited by the regulations.		Allows a use that is expressly permitted (but which requires special conditions).
Is a dispensation to violate the law.		Is a permitted use within the district.
Very strict standards apply.		More generalized standards apply, e.g., consistency with the comprehensive plan and purpose for the zoning ordinance.
Is a property owner right if property meets requirements; is not a flexible planning tool.		Generally is not a right if use cannot be made compatible with neighborhood; is a flexible planning tool.
Property owner is entitled to a variance if can show peculiarities of property leading to hardship under the regulations.		Generally entitled to a permit if property owner can show use is compatible with neighboring property and other permitted uses within the district.
Quasi-judicial proceeding (little discretion involved in granting or denying).		Quasi-legislative or quasi-judicial proceeding depending on situation, but substantial discretion involved.

Ms. McKibben told the Planning Commission that Alaska state law requires all boroughs to exercise planning powers on an area-wide basis. Title 49 of the CBJ code establishes the Planning Commission to perform the functions of planning, platting and zoning, she said. The Planning Commission is appointed by the Assembly. Commissioners are appointed with three-year staggered terms.

Legislative Decisions

The Planning Commission has several roles, said Ms. McKibben. It has an advisory role in which it advises the Assembly on issues related to the planning, platting and land use regulation and community development, said Ms. McKibben. For example the Commission recently approved and recommended to the Assembly adoption of the Lemon Creek Area Plan, said Ms. McKibben. The Planning Commission recently recommended the variance section of code to the Assembly, which has final action.

Regulatory Role

In its regulatory role, the Commission administers the land use regulations including zoning and subdivision ordinances, said Ms. McKibben. The Conditional Use Permit for a marijuana facility is on the agenda tonight for the Commission which is a quasi-judicial action in which the Commission exercises its regulatory role, she said. Those types of decisions by the Planning Commission are final, she added.

Procedural Role

It is important that the Commission conduct fair meetings and makes fair decisions, she said.

Open Meetings Act

Mr. Palmer told the Commission that any time it has a meeting of more than three Planning Commission members that it must comply with the Public Open Meeting Act. The meeting must be properly noticed, which is in general at least 24 hours prior to the meeting, he said. Planning Commission regular meetings are a little bit different, and that is set forth in Title 49, said Mr. Palmer. The meeting also has to be accessible and recorded, he said.

Planning Powers for Alaska Communities

Ms. McKibben referenced a poster provided by the Department of Community and Regional Affairs and Economic Development which can be accessed [here](https://www.commerce.alaska.gov/web/Portals/4/pub/Planning_Powers_Poster.pdf).
(https://www.commerce.alaska.gov/web/Portals/4/pub/Planning_Powers_Poster.pdf)

The role of the Planning Commission is very complex, said Ms. McKibben. Planning is an exercise of police powers, and land-use regulation. The Alaska Constitution and state statutes provide the maximum jurisdiction to adopt and implement planning and zoning powers to protect the public health, safety and general welfare, said Ms. McKibben. These are the key components of the Planning Commission power, she said. The provisions of the Planning Commission have to be reasonable and fair, said Ms. McKibben.

The duties of the Planning Commission are outlined in Title 49 and the Comprehensive Plan, the Capital Improvement Plan, land acquisitions and disposals, land use regulations, rezones, platting, Conditional Use Permits, appeals of administrative decisions; and the Commission sits as the Board of Adjustment for variances, she said. The Commission now also decides parking waivers and waivers to street standards could be added as well, said Ms. McKibben.

One of the primary concepts of planning is the common good, said Ms. McKibben. This means that the Commission apply planning and goals fairly and evenly, she said, and that it is consistent in its application. Commission members may not use their position for personal gain or to benefit a small number of people, said Ms. McKibben, with no benefit to the community

at large. The concepts of public health, safety and welfare are the key concepts to keep in mind, she said.

Public Involvement

Public involvement gives the Commission the opportunity to educate, build support and encourage ownership by the community, said Ms. McKibben. The staff also engages the public in a variety of different ways, noted Ms. McKibben. This also gives the staff and the community the opportunity to tap into local knowledge and talent offered by the community, she said. It creates a sense of ownership by the community in its planning and regulations, she said. Ms. McKibben noted that the Lemon Creek Area Plan is a good example of this community involvement.

Staff

Staff plays a critical role in the process and in the overall effectiveness of the Commission, said Ms. McKibben. They administer the land use regulations, and they prepare the reports and the meeting notices, she said. The staff knows and interprets the laws of the ordinances, they do the community planning and research, they advise the Commission, they educate and assist the public, and they negotiate with various agencies. In addition, they practice enforcement and they provide continuity, said Ms. McKibben.

Planning

Planning maintains and enhances the quality of life of the community for the public health, safety and welfare, said Ms. McKibben. Planning identifies how the community wants to grow, is a device for problem-solving, promotes economic development, can conserve community resources and balance competing points of view, she said.

Good planning creates a degree of predictability and certainty over patterns to development, said Ms. McKibben. People want to know how their neighborhood will develop and how it will grow, she said. Planning also provides developers with the information that they need, said Ms. McKibben.

Variety of Plans

There are a variety of plans which provide guidance for decision-making, said Ms. McKibben. The Comprehensive Plan is the overall guiding document for the community, she said. It provides a vision and goals and sets out implementing actions for the community. The Comprehensive Plan has chapters on sustainability, energy, housing, community and economic development, resources, land use and transportation, said Ms. McKibben. There are also land use plans which can be specific for smaller areas or embodied in the larger Comprehensive Plan, she said. Lemon Creek and Auke Bay are the first specific area plans for the community, she said, in addition to the downtown waterfront and Willoughby district plans. The Capital Improvement Plan is one of the implementation tools for the Comprehensive Plan, noted Ms. McKibben.

Transportation Plans

There is an Area Wide Transportation Plan, a Non-Motorized Transportation Plan, a Safe Routes to Schools Plan, and the Parking Plan, said Ms. McKibben. She noted that not all of these plans are incorporated into the Comprehensive Plan. The Economic Development Plan was adopted in 2015, said Ms. McKibben. There are also community action plans, she added.

Comprehensive Plan

The Comprehensive Plan usually includes population and demographics, projected growth rates, land-use, environment, transportation, housing, public facilities and economic development, said Ms. McKibben.

Zoning is the implementation of the Comprehensive Plan most familiar to the Planning Commission, said Ms. McKibben. Zoning dictates what kind of uses can occur, how they are to take place, the size of the development including the height and proximity of the development to other buildings including subdivision regulations, she said. It includes floodplain regulations and the Land Management Plan, said Ms. McKibben.

Quasi-Judicial

The Comprehensive Plan and all of its different parts and the land use code are responsibilities of the Commission that are legislative, said Ms. McKibben. The Commission makes recommendations to the Assembly in its legislative role, said Ms. McKibben. Conditional Use Permits, variances and subdivisions are considered quasi-judicial, which means that the Commission is the deciding body on those issues, she said. That is why it is very important that public notice requirements are met, and that the proper meeting procedures are followed, said Ms. McKibben.

Conditional uses are things that may or may not be appropriate in a particular zoning district according to the character and intensity or size of the surrounding uses, said Ms. McKibben. They have to have a pre-application conference with the applicant, send it out for agency review, write a report for the Planning Commission, and the Commission makes the ultimate decision, said Ms. McKibben. The procedure is intended to afford the Commission the flexibility necessary to make determinations appropriate to individual sites, she said. The Commission can attach permits which are necessary to mitigate external adverse impacts, said Ms. McKibben. This is a very important function of the Commission, she noted. The Commission can only legally consider external impacts, said Ms. McKibben.

If the Commission determines that the impacts cannot be satisfactorily overcome then the permit will be denied, said Ms. McKibben. As an example, Ms. McKibben brought up the library constructed in the Mendenhall Valley. In order for that project to take place, the Commission had to evaluate numerous impacts to the community such as traffic, visual, environmental, nuisance, privacy, safety and welfare; whether it was located in a flood zone or not.

Community members had expressed concern to the Department about the tree buffer for that library being removed, said Ms. McKibben. Air and water pollution were also evaluated, she said. Conditions had also been proposed to mitigate the impacts, she said.

Variances

The Commission has recommended to the Assembly that a variance is prohibited from varying any requirement or regulation concerning the use of land or structures, housing density, or lot area, said Ms. McKibben. An example of specified uses which cannot be varied are sand and gravel extraction, marijuana and child care, and public and private improvements, said Ms. McKibben. The variance criteria that are recommended are relief from requirements prescribed after the Board of Adjustment has determined it would result in an unreasonable hardship and that the unusual or special conditions are not caused by the person seeking the variance, she added. It also cannot be detrimental to the public health, safety or welfare, said Ms. McKibben. It must be narrowly tailored to relieve the hardship, she said.

A variance is a permission to violate the law, said Ms. McKibben. The property must be unique or extraordinary which is one of the criteria, that it causes a hardship or practical difficulties, and that it is the minimum necessary, she said. Some examples of a self-created hardship are a bad measurement when adding on a deck, or ignorance of the law. A variance is not intended to be granted because it makes it more profitable to use the property, said Ms. McKibben. It can also be determined whether Title 49 needs to be amended, said Ms. McKibben, such as properties in the downtown area that are zoned D-5, but many of the buildings do not meet that designation, she said. It is very challenging for many in that area to meet the stipulated 20 foot front and rear yard setbacks for example, she said.

Quasi-Judicial

The Commission also acts as a quasi-judicial body through subdivision regulation, said Ms. McKibben. Subdivisions give the community its shape, she said. A minor subdivision is up to 13 lots and is approved administratively by the staff, said Ms. McKibben. A major subdivision is 14 or more lots and it is approved by the Planning Commission with a two-step process of a preliminary and final plat, as is the minor subdivision, said Ms. McKibben.

Cumulative Impacts

The general rule is that the cumulative impacts of the entire project need to be considered, not just the impacts of the individual phases, said Ms. McKibben. If a developer proposes a development to be implemented in phases, said Ms. McKibben, the entire development has to be considered for its impact, not on a phase by phase basis. The effects of things like traffic and water need to be considered in a holistic manner, said Ms. McKibben, before the individual phases of the project can be addressed.

Commission Comments and Questions

Mr. Voelckers said there are instances where a second phase of a project occurred without it being apparent in the first phase. He said there is a gray line between the conditions.

Mr. Palmer agreed that there can be a gray line between conditions. The Pedersen Hill Subdivision is a good example of all phases being considered prior to implementation of the subdivision, said Mr. Palmer. It will be developed in three phases. The Commission reviewed all three phases as one, and then they would be developed individually, he said. The Thane mining decision made by a previous Commission was not viewed favorably by the Supreme Court as the water quality effects were not fully analyzed, he said.

Mr. Voelckers said the incremental development along Reninger has not been fully analyzed.

Mr. Palmer said if the developer wants to implement a large development but only wants to provide plans about the first phase of the development, the Supreme Court would have issues with that. It would need to be clear on the initial application that a large development was intended, said Mr. Palmer.

Mr. Dye asked how looking at the entire development could be compared to the recent action the Commission took on the Riverside Drive condominium project. The developer came back to the Commission to add another four units, said Mr. Dye.

Ms. McKibben said the developer came to the Commission initially with a full build-out request for a maximum number of units and the Planning Commission approved fewer units, she said. The original staff evaluation was for all of those units, she said.

Mr. Palmer said when a developer comes before the Planning Commission there are times when the Commission can evaluate the full project. There is a balance involved, said Mr. Palmer, and as stated by Mr. Voelckers, there is a gray area.

Rezoning

Rezoning is an example of a legislative action in which the Planning Commission makes a recommendation to the Assembly, said Ms. McKibben. A few years ago the code was changed so that when the Planning Commission decides that a rezoning does not meet the criteria within the code and it is denied; that is a final decision and does not need to go before the Assembly, said Ms. McKibben. Approval of the rezone must go before the Assembly because only the Assembly can change the maps within the Comprehensive Plan, she said.

Applications for rezones are accepted in January and in July, said Ms. McKibben. The maps within the Comprehensive Plan are meant to for guidance, said Ms. McKibben.

When looking at a rezone request Mr. Voelckers asked if they are supposed to be evaluating for the full potential buildout impact or if they are to make the evaluation based upon the actual rezone request. Is the Commission supposed to just look at the general adherence to the Comprehensive Plan or are they to be very specific about impacts on streets, for example.

Ms. McKibben said it is very difficult to make a determination without an actual development proposal before them.

Mr. Palmer said the rezone is a very broad brush. It is the highlighter compared to a fine drafter's pen, he said. The purpose is to take the big picture view, he said.

Chairman Haight said it appeared to him that they were meshing one type of evaluation with another when at times they had to narrow the scope of a rezone evaluation, for example.

They can also make recommendations of public improvements that would need to happen before they could implement a rezone, said Ms. McKibben.

Pedersen Hill is zoned medium density residential, said Ms. McKibben. It used to be zoned D-3, she said. The Planning Commission then recommended that it be rezoned to D-10, she said, which is consistent with Medium Density Residential.

Conflict of Interest

There are two broad types of conflict of interest, said Mr. Palmer; the first is financial and the second is personal, he said. Financial conflicts of interest are things that prohibit a Commissioner from taking action on an item if he or she were to experience financial gain, said Mr. Palmer. For example a Commissioner could not participate or vote upon a Conditional Use Permit in which he or she was the underlying land owner, said Mr. Palmer. The area gets more gray if it is a project in which the Commissioner had an interest many years ago but no longer does now, said Mr. Palmer. When in doubt the Commissioner is to contact the City Attorney's office, and that Commissioner is protected if they follow the advice of the City attorneys, said Mr. Palmer, even if that decision turned out to be wrong in the future, such as in an appeal.

Personal interest is more difficult to define, said Mr. Palmer. A personal interest is defined as anything that is not a financial interest, he said. If you had a former neighbor coming before the Planning Commission for an item, said Mr. Palmer, that would be something to disclose, he said.

A few years ago the former chair of the Planning Commission let someone speak at great length during a public hearing and it later turned out to be the partner of the chairman, said Mr. Palmer. That was not disclosed at the time and the Assembly subsequently decided to remove the chairman from the Commission. Any substantial personal relationship with someone should trigger a call to the attorney's office, said Mr. Palmer.

Commission Comments and Questions

Chairman Haight noted that if the potential conflict was disclosed to the Chair ahead of time then it could also be disclosed to the public for their comments.

Ms. McKibben said this is clear when it is an item on the agenda, but not so clear when it's an item under the Consent Agenda.

Mr. Palmer noted that at a recent meeting several Commission members had possible conflicts of interest under an item on the Consent Agenda. He said the way that the Planning Commission handled this issue was fair and reasonable, in his opinion. He said he recalled that the entire Commission voted on the Consent Agenda minus the item which carried a potential conflict for a few Commission members. Then the conflicted item was called and the members with potential conflicts stepped down from voting on that particular item, said Mr. Palmer. If the public and the Commission have been notified there are potential conflicts and both have been notified, it has been the history of the Alaska Supreme Court that they honor that decision, said Mr. Palmer.

Mr. Voelckers asked if that objection could be raised later by someone who did not attend the meeting at the time that the vote took place.

Mr. Palmer responded that generally that would not be honored, since the individual was not at the meeting.

Ms. McKibben asked about a situation in which a Commissioner said they did not think that they could be unbiased on a particular issue. In this particular instance, she said, the Commission told the member that they felt he or she could be unbiased and therefore that member did not step down for the subsequent vote.

Mr. Palmer said that is a tough question and that he does not have an answer for that particular situation at this time. He said that is an issue they would have to tackle as it arose.

Mr. Voelckers said generally the Commission does not have a problem with a potential declared conflict but that perhaps in the future the Commission should be more assiduous in deciding whether there is a conflict or not.

Mr. Campbell asked if a Commission member declares a potential conflict and the Commission finds that is not an issue if that individual is therefore shielded, as they would be if they had declared a potential conflict to a municipal attorney.

Mr. Palmer said there would be no liability perhaps to the Commission member who declared the conflict but there could be a potential due process question involving the Commission. Mr. Palmer said an undeclared conflict is a crime; a Class B Misdemeanor. There is also a

constitutional due process piece for the applicant and the public. He said a lot must be addressed on a case by case basis.

He said in the Landscape Alaska case which went to court, several residents complained about conflict of interest violations of one or two Commission members after the hearing. The City Attorney ruled there was no conflict of interest. The issue was later raised in the appeal and both the Superior Court and the Alaska Supreme Court found no grounds for that complaint, said Mr. Palmer.

Mr. Frisby asked how long the public has after the Commission has rendered a decision to appeal that decision.

Ms. McKibben said they have 20 days to appeal the decision.

Mr. Campbell said that he is a general contractor so that a lot of projects the Commission reviews are projects that he could potentially be bidding on. He asked if that is a conflict or if it is a conflict if he could potentially be bidding on an item before the Commission.

Mr. Palmer said that he and Mr. Campbell can meet and discuss this issue because it is potentially a confusing situation.

Mr. Voelckers said he has potential conflicts due to the nature of his business as well. For example, he said, if the Commission approves a stretch of waterfront for a certain type of zoning, and that he subsequently bid on a project stemming from that new zone, if this would be a conflict of interest.

Mr. Palmer said he will address the issue and draw up some helpful information for Commission members who may have this type of potential conflict in the future.

Ex Parte

Mr. Palmer said that *ex parte* is defined as "prohibited communication". When the Commission is sitting in its quasi-judicial function such as dealing with variances or Conditional Use Permits, part of the fairness aspect is that Commission members can have no communication with certain people, such as having a direct conversation with an applicant about their project. Also, a conversation with an interested neighbor is forbidden, said Mr. Palmer.

There is a balancing act for the staff, however, said Mr. Palmer. On the one hand the CBJ charter dictates that every municipal employee is empowered to protest or appeal a decision to the Assembly. This puts the staff of the planning Department in an awkward position because it is also a party which can appeal the decision it has helped create. When the Planning Commission has a question it is encouraged to call the staff. The staff can reply to that question immediately on the phone or it could respond via email to all of the commission members. The

reason behind this is so that all of the Commission members are provided with the information that was requested by one of its members, said Mr. Palmer. This way there are no secrets, and the delicate balance of staff and potential conflicts is alleviated, he said. The staff can also provide an oral report at the meeting in front of the public, said Mr. Palmer.

Mr. Palmer said if an individual has a potential conflict and they have not heard back regarding this conflict, to make sure that they disclose it during the meeting so that it goes on the record. He has been asked when a Commission member runs into somebody at the store who wants to talk about an ongoing case, how they should manage that situation. For example, he said that he and Chairman Haight had recently served on the Mining Committee and that there were many individuals within the community who wanted to chat about the topic or even provide information about it.

Mr. Palmer said at the moment that an interaction takes place with a member of the public to draw the line between quasi-legislative role and quasi-judicial role. In the quasi-legislative capacity, Mr. Palmer said he is not that concerned about an *ex parte* communication. He said they can have discussions about rezones, for example. It would be better if they did not, but it is not totally prohibited, said Mr. Palmer. In those instances the Assembly makes the final decision and it is a legislative process, he added. However, he said, Commission members need to be very careful when they are dealing with an actual permit, said Mr. Palmer. He said Commission members should be most concerned about variances and Conditional Use Permits.

Ms. McKibben said they can also direct that individual to the staff if they wish to discuss a particular matter.

Mr. Dye asked if questions to the staff from the public are also relayed to the applicant.

Mr. Palmer said the idea is that the applicant or the public would have essentially the same information with equal opportunities given to provide that information. When it is too close to a meeting time to get that information out to the public, it would be provided with the meeting materials within the chambers during the meeting, said Mr. Palmer.

Chairman Haight emphasized how important it is to put Commission questions and concerns on the record. He said it is important to ask those questions in front of the public so that that information is on the record, and it can be shown that the Commission considered this during its deliberation.

III. OTHER BUSINESS - None

IV. ADJOURNMENT

The meeting was adjourned at 6:37 p.m.

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
March 13, 2018

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; Paul Voelckers, Vice Chairman; Michael LeVine, Nathaniel Dye, Percy Frisby, (telephonically) Dan Hickok, Andrew Campbell, Carl Greene

Commissioners absent: Dan Miller

Staff present: Rob Steedle, CDD Director; Beth McKibben, Planning Manager; Tim Felstead, Planner II; Amy Liu, Planner I; Robert Palmer, Assistant Municipal Attorney

Assembly members: Beth Weldon

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

III. APPROVAL OF MINUTES

February 13, 2018 Draft Minutes – Regular Planning Commission Meeting

MOTION: *by Mr. LeVine, to approve the February 13, 2018, regular Planning Commission minutes with any minor alterations by staff or committee member.*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

V. CONSENT AGENDA

CSP2018 0001: A city project to pave and make drainage improvements along Birch Lane between Julep Street and Mendenhall Boulevard.

Applicant: City & Borough of Juneau

Location: Birch Lane

Staff Recommendation

Staff recommends that the Planning Commission find CSP2018 0001 to be consistent with adopted local plans and policies, as required by CBJ 49.15.580, and approve CSP2018 0001 to repave and make drainage improvements on Birch Lane between Julep Street and Mendenhall Boulevard, with the following condition:

1. The Planning Commission consistency determination is effective on April 4, 2018. 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:
2. 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.
3. 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.

USE2017 0030: A Conditional Use Permit to establish a Bed and Breakfast in a single-family residence.

Applicant: Jamie Isaak and John Isaak Jr.

Location: 732 5th Street, Douglas

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a three bedroom bed-and-breakfast in a single family residence located in the D5 zoning district.

Prior to his motion, Mr. LeVine wanted to note that the ordinance that the Planning Commission forwarded to the Borough Assembly that relates to the repaving of a nonconforming street has

been approved by the Assembly. He said this was not reflected in the staff report.

MOTION: *by Mr. LeVine, to approve the Consent Agenda with any analysis and recommendations by the staff, except for USE2018 0001 which was moved to the Regular Agenda at the request of the public..*

The motion was approved by the Commission with no objection.

VI. UNFINISHED BUSINESS - None

VII. REGULAR AGENDA

USE2018 0001: A Conditional Use Permit for a marijuana retail store

Applicant: Juneau's Green Market

Location: 263 Marine Way

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 and operation of a marijuana retail business in downtown Juneau for a period of five years from the date of approval.

The approval is subject to the following conditions:

1. Prior to issuing a CBJ marijuana license, the applicant shall submit to CDD a state of Alaska license that permits the use of marijuana retail at the subject site that matches subject plans and operations described in the subject Conditional Use permit.
2. Prior to issuing a CBJ marijuana license the applicant shall demonstrate that all windows are equipped with a security alarm to ensure all building openings are secure.
3. Prior to issuance of a CBJ marijuana license, a lock shall be installed on the bathroom that ensures access by employees only.
4. Prior to issuance of a CBJ Marijuana License, the applicant shall install screening that prevent marijuana products being visible by the general public from the right-of-way.
5. Prior to issuance of a Marijuana License the parking lot shall be stripped and signed according to a parking plan submitted with the required building permit and as approved by the Community Development Department.
6. The applicant shall ensure that there is no obstruction of a public right-of-way by the business activities.

7. Direct access from the required ADA space to the public retail space entrances, around the perimeter of building, shall be provided during business opening hours.

Mr. Felstead told the Commission that this is a conditional use permit request for a marijuana retail establishment in downtown Juneau in the mixed use zoning district. The purpose of a conditional use permit is to ensure a use that may or may not be appropriate in a particular zoning district, according to the character of the surrounding uses, said Mr. Felstead. Also to be considered with a conditional use permit our public health and safety and reduction in neighboring property values and conformity with adopted plans, he added.

Marijuana permits can also have additional conditions related to Title 49 marijuana provisions, or state law, or to mitigate impacts to surrounding residences, said Mr. Felstead. These permits are limited to five years before they need to come before the Planning Commission for renewal, said Mr. Felstead.

This building is located on Marine Way across the street from Marine Park, said Mr. Felstead. The building has had a number of retail uses since it was constructed in 1996, said Mr. Felstead. The public will only access the proposed store from Marine Way, while employees enter or exit via a rear door accessed from the parking area, said Mr. Felstead. The rear door will enter directly into the restricted access office space, he said. Exterior access to the rear of the building is restricted from Marine Way by fencing and a locked gate. The gate may need to be unlocked during operating hours to for access to the ADA parking space, he said. It is recommended as a condition of approval that prior to the issuance of a CBJ marijuana license, that a lock be installed on the bathroom that ensures access by employees only, said Mr. Felstead.

A member of the staff will act as a greeter for members of the public entering the store to monitor the flow of customers, and to check identification to ensure that they are over 21 years of age, said Mr. Felstead. It is a state requirement that security is in place with all external entrances with all exterior doors containing alarms, said Mr. Felstead said. It is also recommended that as a condition of approval that the windows are also fitted with alarms, he said.

The site was subdivided in 2014, said Mr. Felstead, at that time it had a requirement of six parking spaces but it is unclear if this was included in the minor subdivision review. The parking spaces under current parking standards is for six spaces, including one ADA space, which accounts for a 60 percent reduction in the standard parking requirement, said Mr. Felstead. It is recommended that as a condition of approval that direct access from the required ADA parking space to the public retail space entrances, and around the perimeter of the building, be provided during business opening hours, said Mr. Felstead.

It is requested that an ADA space be provided for this lot, said Mr. Felstead.

In 2016 the Southeast Regional Resource Center (SERRC) submitted an objection to this retail operation to the Marijuana State Control Board, said Mr. Felstead. SERRC had asserted that it should be considered to be a youth recreational center and that therefore the 500 foot exclusion area should apply, said Mr. Felstead. SERRC also submitted a letter of objection to the CBJ Assembly in March, 2017. The CBJ decided to waive its option to protest regarding this State license application, said Mr. Felstead. CBJ responded that that the application met with CBJ laws and regulations and a Conditional Use permit and CBJ Marijuana License would be required , he said.

The CBJ does not have specific buffer requirements and the land use code does not have any definitions for a school or a youth center, said Mr. Felstead. CBJ marijuana regulations do not provide for the Planning Commission to make a determination of approval or denial based on compliance with the state regulations. However, conditions can be added to ensure that the application is consistent with state regulations, he said.

The Marijuana Control Board discussed the proximity of SERRC during its deliberations on the State license for the proposed marijuana retail business. During that meeting the Director of the Alcohol and Marijuana Control Office noted that the MCB had previously made the determination that driving schools were not subject to the 500 foot buffer requirement because they provide education to students both over and under 21 years of age, said Mr. Felstead. No more discussion followed that statement and the MCB voted to approve the application following the discussion, he said.

The building is located outside of the downtown historic district but within the downtown core area, said Mr. Felstead. A variety of uses exist within the downtown core area, he said. There are marijuana retail businesses, liquor stores, bars and numerous other types of retail space, said Mr. Felstead. The CBJ assessor has stated there is no evidence that harm would result to the surrounding properties as a result of his retail store, he said.

Staff Findings

1. Whether the application is complete (Yes)
2. Whether the proposed use is appropriate according to the Table of Permissible Uses (Yes)
3. Whether the development as proposed will comply with the other requirements of this chapter (Yes)
4. Materially endanger the public health or safety (No)
5. Substantially decrease the value of or be out of harmony with property in the neighboring area (No)
6. In general conformity with the Comprehensive plan, the Thoroughfare Plan, or other officially adopted plans (Yes)

The Commission may nevertheless 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
3. In general conformity with the Comprehensive plan, the Thoroughfare Plan, or other officially adopted plans

Commission Comments and Questions

Mr. Voelckers said he thought if a building was within Parking District 1 (PD1) that if it was not new or making substantial increases in size and or use, that parking was not an issue. He asked Mr. Felstead to clarify the authority to recommend designation of some of the parking as ADA, for instance, because the applicant has noted that it is creating substantial hardships.

Mr. Felstead said prior to the construction of this building it went through an allowable use process. However, the building that was actually constructed did not match up to what was permitted, he said. It did receive a building permit before it was constructed - the building permit and the allowable use permit both state that PD1 parking district allowances should be applied to the subject building. An ADA space was required, as shown on a site plan for the allowable use permit, said Mr. Felstead.

Mr. Voelckers asked how long ago the building plans were submitted.

That was in 1996, responded Mr. Felstead. At that time the building was considered new and the PD1 standards would apply to it, he said. The parking that was required back then is still relevant today, he said. The parking requirement was for eight spaces in 1996, and today the requirement is for six spaces, he added. Those stipulations were in place at the time the building was constructed, said Mr. Felstead.

Mr. Voelckers clarified that even though those stipulations were not implemented at the time, that with this Conditional Use Permit they are implementing those stipulations today.

Mr. LeVine said he wanted to disclose that he has a family member who used to work for SERRC. He stated he does not feel this would affect his objectivity on this matter, but wanted to bring it up before the Commission.

The Commission voiced no objection.

Upon questioning of Chairman Haight, ***the public voiced no objection.***

Mr. LeVine said he needed clarification regarding the distances. He asked about the 320 foot distance and the 490 foot distance.

The 490 foot distance relates to nearest wall of the SERRC building from Fireweed Factory located on Front Street but door to door is over 500ft, said Mr. Felstead. SERRC is located 320 feet from the proposed marijuana retail business, he said.

Mr. Voelckers asked what the authority was of the Planning Commission relative to the question of whether SERRC is an educational facility. On page 11 of the staff report Mr. Voelckers noted that the third paragraph from the bottom of the page was confusing for him:

The additional considerations of Conditional Use Permits for marijuana (CBI 49.65.1245) only allow for conditions to be added to ensure compliance with State requirements. They do not allow for a permit to be denied if it does not meet State requirements.

He asked Mr. Felstead to explain to the Commission the meaning of those sentences.

The language in Title 49 does not allow the Planning Commission to deny the application based upon interpretation of state regulations, said Mr. Felstead. If the Planning Commission wanted to deny or approve the application it would have to be on the merits of the three criteria that normally get addressed, he explained. The Planning Commission should not base its decision on reinterpreting state regulations, he said.

Mr. Palmer said he supports the interpretation of the staff on this language. Mr. Palmer read findings four, five, and six in the staff report. He said those are the three criteria that the Commission has to evaluate. The state evaluates buffer requirements from certain protected facilities such as a school or church. The City does not have these buffer requirements and it does not enforce them, he said. Whether the SERRC facility is a protected site is not under the purview of the Planning Commission, said Mr. Palmer. The Planning Commission does have the authority to evaluate the Conditional Use Permit based upon neighborhood harmony, he said.

Mr. LeVine said he recalled the topic of buffers discussed with the Marijuana Task Force and that it had decided not to make any decisions on that topic different from the state's ruling.

Mr. Felstead said reviewing the minutes of the Marijuana Task Force that buffers were extensively discussed. It appeared to him that the task force was in favor of following the state's requirements. However, he said, there was no definitive language to that effect that he could find in the Task Force minutes. The ordinance recommended to the Assembly generated from the task force has no buffer language in it, he said.

Applicant

Jana Weltzin, the attorney representing Juneau's Green Market, said she was at the Marijuana Control Board Meeting when this issue was discussed. She said there is no evidence that the

business will materially endanger the public health or safety, that it would decrease the value of or be out of harmony with property in the neighboring area, or that it is not in general conformity with the Comprehensive Plan, the Thoroughfare Plan, or other officially adopted plans.

She said the issue before the Commission is whether or not this is a good use for the area. She added that SERRC does not meet the criteria for an educational facility. The marijuana control board said it has defined youth centers. A driving school had objected to a marijuana license and the board defined youth centers as the offering of services to people only under the age of 21. If those services are offered to individuals both over and under the age of 21, that it does not meet the definition of a youth center, said Ms. Weltzin.

Ms. Weltzin said she went to SERRC a year and a half ago and asked if they provided training to people under the age of 21. She said she was told they do not offer those services to youth on-site.

Commission Comments and Questions

Mr. Voelckers asked for Ms. Weltzin's comments on the ADA requirement for the business.

She said she felt that the property owner would address that issue.

Mr. LeVine said he was wondering why Ms. Weltzin told the Marijuana Control Board that the Planning Commission was the proper body to make the decision regarding buffers when it is not.

She responded that she always thinks that local government is the proper place to make the determination.

Mr. LeVine said his comment is that she did not look into the rules far enough to discern that the Commission has no authority to make that decision about the buffers or to determine whether SERRC is a school or not.

Mr. Campbell said his company has performed work for Mr. Williamson in the past but not on this current project, and that he feels that he can be fair in his determination.

The Commission voiced no objection.

Applicant Ken Williamson

Mr. Voelckers asked Mr. Williamson to clarify his position on the parking requirements for the business.

Mr. Williamson said it appears that the basis for the staff requiring the parking for the building was for a building that was three stories in height with over 5,000 square feet of retail space, he

said. That building was never built, said Mr. Williamson. The existing building has 3,300 square feet and there is no allowable use permit required, and it was built without any permits required, he said. Mr. Williamson said he purchased this property after it was subdivided, and that there is no physical space for parking.

There is a joint access easement for utilities and maintenance, said Mr. Williamson. The City reviewed and approved this project in 2014, said Mr. Williamson. There was no indication whatsoever at that time that there was an additional parking requirement, he said.

There is nothing about this change in use that would trigger a parking requirement, said Mr. Williamson. There is a van-accessible space in the City parking garage, said Mr. Williamson, which is close to this location. In addition, there is a van accessible space at the Sea Alaska building, he said. He said it raises the issue that additional parking is required for his project because the retail store is going to sell a different product.

Mr. Williamson suggested that the Commission adopt staff's findings with the exclusion of the parking requirements. He said he felt the parking requirements were arbitrary. SERRC was notified about the retail business, said Mr. Williamson. In addition, he said, a new liquor license was issued to the Taqueria with no objection from SERRC, he added. Mr. Williamson said he did call on all of the adjacent property owners to see if there were any objections to this retail business. He said upon speaking with the Executive Director of SERRC that he understood they had objections to the business.

Commission Comments and Questions

Mr. Dye asked if the applicant would have the option of the *fee in lieu* parking spaces.

Ms. McKibben said that ADA spaces are a federal requirement. She said she would have to research how those spaces are addressed in a *fee in lieu* district.

Mr. Dye asked Mr. Williamson if he has considered a *fee in lieu* option.

Mr. Williamson said he would consider that option if parking was required and if they could come to an agreement on less than six parking spaces.

Public Testimony

Sheryl Weinberg, Executive Director of SERRC, told the Commission that SERRC does provide direct services to students ranging in ages from kindergarten to the 12th grade. She said they feel the marijuana retail store would be out of harmony with the other businesses in the neighborhood. It would especially negatively affect SERRC, and its operating programs for students, she said.

Commission Comments and Questions

Mr. Voelckers asked if Ms. Weinberg could elaborate more on how many students were in the

facility at any given time during the day and evening. He asked how they get to and from the facility.

The Learning Connection program is offered to one student at a time, said Ms. Weinberg. Most of their students get to the facility either by bus or by walking, she said. Group programs are attended by groups of students, she said.

Mr. Voelckers asked how those students were transported.

The groups of students typically stay at the youth hostel, she said. For a good portion of their program they are walking in town, and they also take field trips by bus or rental vans, she said.

Mr. LeVine asked if either she or a representative of SERRC participated in the meetings regarding zoning for marijuana facilities.

Ms. Weinberg said that she did not participate in those meetings.

Mr. LeVine said as he reads his packet it appears that it has not yet been determined whether SERRC qualifies as a school or a youth center. He asked Ms. Weinberg if in her opinion if under state law that SERRC qualifies as a school or a youth center.

She said it is their position that they operate as an educational learning center where they provide training courses for minor students in grades six through 12 and learning opportunities for students ages 16 and older.

Mr. Hickok asked Ms. Weinberg if she feels that this retail store will negatively affect their clients or their business.

She said they feel there has been a distinct change in general and that since the Fireweed Factory has opened they have noticed more people coming into their facility who smell like marijuana.

Mr. Hickok asked if she feels that more of her clients will be partaking of the marijuana sold by the retail store.

She said that was not a concern. She said it was more the atmosphere created by the marijuana retail stores.

Mr. Dye asked Ms. Weinberg if she also felt that the bars also contributed to a negative atmosphere in town and to SERRC's learning environment.

Ms. Weinberg said it seemed to her that the people who appeared intoxicated on the street were not the same people that were drinking in the bars. She said they are people who are drinking from bottles in bags on the street.

Mr. Dye asked Ms. Weinberg if she feels the same type of logic she has applied to people drinking on the street versus people drinking in bars could also be applied to people smoking marijuana on the street versus people buying marijuana in the stores.

Ms. Weinberg said she does see drugs passed on the street amongst individuals.

Applicant

Ms. Weltzin said she thought the Learning Connection was in Lemon Creek. She said she went to SERRC on February 3, (no year given). At that time they were told there was no tutoring for the applicant's children available at the center, said Ms. Weltzin. She said she feels that the work that SERRC does is very important for the community, but that she does not feel that it will be negatively impacted by the proposed marijuana retail facility.

Commission Comments and Questions

Mr. Hickok asked if the store will be open year-round.

Ms. Weltzin said the store will be open year round. She said depending upon the season there will be four to eight employees.

Mr. Dye commented that on-site marijuana consumption is still not legal. He asked at what point that tourists would be able to consume marijuana in private. Ms. Weltzin said that tourism in Juneau takes place about four months of the year. She said while it will be a lot of the store's business it will not be the bulk of the store's business. She said tourists can consume marijuana in a hotel room if the hotel allows this. She said she did not know where tourists would consume the marijuana. She said the community would have that issue with or without this business.

Mr. Hickok said he was in support of the Conditional Use Permit. He added he did not really see how conditions number five and number seven pertained to the permit. He said to him it sounded more like a building issue rather than a Conditional Use Permit. He said he would like to see those two conditions removed.

(5. Prior to issuance of a marijuana license the parking lot shall be stripped and designed according to a parking plan submitted with the required building permit and as is approved by the community development Department.)

(7. Direct access from the required ADA space to the public retail space entrances, around the perimeter of the building, shall be provided during business opening hours.)

Mr. Voelckers said it appears there was a misconception at the state level that the Planning Commission would make a decision about buffers. He asked Mr. Palmer if in his opinion the Commission was still limited to the three criteria listed and the staff report.

Mr. Palmer said in his opinion the Commission would still be limited to the three criteria and would not be able to weigh in on the buffer question. He directed the Commission to the September Marijuana Control Board meeting minutes and conversation by board member Loren Jones which stated in part; "... So the borough has not made any determination on schools and I am not sure whether they will..." He said he interprets this statement to mean that Mr. Jones is acknowledging the limited scope of the City and Borough of Juneau regarding the buffer question. It is not the Commission's role to decide whether this is a sensitive site that is eligible for buffering, said Mr. Palmer.

MOTION: *by Mr. Voelckers, to approve USE2018 0001 with the conditions as identified, striking conditions number five and seven.*

Speaking in favor of his motion, Mr. Voelckers said that the work that SERRC does is important and that there are issues with minor-aged students on site periodically, but that he did not feel that was the purview of the Planning Commission to impose further conditions due to the nature of SERRC's business. He said he feels the applicant has made a good point that in PD1 if there is not a major and demonstrative of change in use that they should be able to work with the existing parking. He said it sounds to him that the permitting which was referenced back 12 years was for a major expansion which did not occur. He said he agrees that it is not appropriate to add additional criteria at this point. In addition, he said, even if the ADA parking, ramping and vehicle access was added, that it would not have much value, and that it would become an unnecessary burden on the applicant.

Mr. Felstead said that he did not believe that the Planning Commission could waive the parking requirement. He said it would be possible to remove it from this Conditional Use Permit, but that it would still have to be addressed when the building permit came to the Community Development Department. He added that the ADA requirement would still be in existence when the building permit is reviewed.

Ms. McKibben said that it is not inappropriate that the Commission remove the requirements. She said they just wanted to make it clear to the Commission that it does not remove the requirement to provide parking that the code requires.

Mr. LeVine suggested that they change conditions five and seven to one condition that states; "Comport with the applicable parking requirements in Title 49". That way, he explained, the staff and the applicant could figure out exactly the number of parking spaces that are needed with the possibility of applying a new determination.

Mr. Voelckers accepted the friendly amendment by Mr. LeVine to his main motion.

Mr. Dye said while he understands the intent, if it is going to be dealt with separately then why would it be in the motion at all.

Mr. LeVine said if that was the case, then they could strike all of the conditions listed in the staff report because they all just basically repeat the code.

Mr. Voelckers said the amendment suggested by Mr. LeVine addresses the fact that there are still requirements that need to be worked out.

Mr. Hickok asked if this Conditional Use Permit referred to a building that has no parking requirements if it would even be relevant to this new business.

Mr. Felstead said the neighboring building housing the Taqueria has no parking requirement because it had no parking requirement in 1996 when the building was reviewed. If it was an old building constructed before parking requirements, there would be no parking requirements today, he added.

The amendment proposed by Mr. LeVine; to approve the Conditional Use Permit and to replace condition five with a condition that says, "prior to issuance of a marijuana license that the parking plan be submitted and implemented with the required building permit and is approved by the Community Development Department, and to strike condition seven.

Mr. Voelckers accepted this friendly amendment.

MAIN MOTION: *(by Mr. Voelckers, with a friendly amendment by Mr. LeVine), to approve USE2018 0001 and to replace condition five with a condition that says, "prior to issuance of a marijuana license that the parking plan be submitted and implemented with the required building permit and is approved by the Community Development Department, and to strike condition seven".*

Speaking in support of the motion, Mr. LeVine said that he is pretty troubled by the idea that a particularly important determination does not appear to have been made in this case. He said the Commission is not empowered to make this decision, and it troubles him that the question that SERRC has raised has never been answered. He said it particularly troubles him that the applicant appears to have misdirected the State Control Board to the Planning Commission when it cannot answer that question. He said they are not empowered to answer the question of whether SERRC is a school or a training facility under the state statute.

Mr. Campbell said this is an awkward situation for SERRC, but that it is not within the purview of the Planning Commission to make the decision as to whether it is a school. He said it seems that the decision of the Commission is to decide whether this retail business fits in with the

existing use of the community and that he feels that it does. Regarding the parking issue, he said he agreed with Mr. Voelckers and that from a logistical standpoint what staff is requesting of the applicant appears to be very difficult to accomplish. He said he hoped that will be taken into account by the staff upon further review of this application.

Roll Call Vote:

Yeas: Greene, LeVine, Campbell, Dye, Hickok, Voelckers, Frisby, Haight

Nays:

The motion passed by unanimous vote.

VIII. BOARD OF ADJUSTMENT - None

IX. OTHER BUSINESS - None

X. STAFF REPORTS

Mining Committee

Mr. Steedle reported that last night the mining committee approved the draft amendment to Title 49 which goes to the Assembly COW on April 16, (2018). The expectation is that the Assembly will pass it back to the Planning Commission for its review, said Mr. Steedle. Mr. Steedle said he suggests that it go first to the Title 49 Committee prior to appearing back before the Commission.

Historic, Cultural, Preservation Plan

Ms. McKibben said she believes the Commission was invited to the stakeholder meeting to be held Thursday, March 15, (2018) at 1:30 p.m. at the SLAM building for the historic, cultural, preservation plan.

Auke Bay Ad Hoc Committee Meeting

The Auke Bay Ad Hoc Committee meeting has been rescheduled to March 22, (2018) at 1:30 p.m. in the Community Development Department conference room.

Granite Mountain Appeal

Mr. Palmer reported that the parties were able to reach a settlement. He said that technically he thinks this has to be approved by the Assembly. There will be a supplemental hearing no sooner than May 22, (2018) and at that point there will probably be a revised staff report which will include the terms of the settlement, said Mr. Palmer. He said essentially it is per the direction provided by the Planning Commission at its last hearing. The evidence and the material on the record is whether to revoke the existing Conditional Use Permit or to reaffirm

its initial issuance, said Mr. Palmer.

XI. COMMITTEE REPORTS

Ad Hoc Comprehensive Plan Committee

Mr. Steedle said that Ms. Gladyszewski on the Assembly was approached to be on this committee and that she does not feel it is necessary to have additional members on the Ad Hoc Comprehensive Plan committee. She said Ms. Weldon represents the Assembly, and that their work would be coming before the Assembly for review. She also questioned what Mr. Watt could provide, said Mr. Steedle.

XII. LIAISON REPORTS

Ms. Weldon thanked Chairman Haight, Mr. Steedle and Mr. Voelckers for their participation on the Mining Committee. The Assembly Committee of the Whole is busy meeting with all of the various boards within the CBJ. They met most recently with the Airport Board, said Ms. Weldon. They will next meet with the Swimming Pool Board, she said. The Meander way LID project will be coming before the Assembly for a public hearing, she said. They appropriated \$800,000 for the Valley Transit Center, she said. Carver Construction won the bid for airport construction at about \$1.2 million, she said. They appropriated \$480,000 for the accessory apartment incentive program which comes to about \$6,000 per accessory apartment, she said. They appropriated \$200,000 for the design of the archipelago property, said Ms. Weldon. The ordinance amending land use relating to the setbacks for energy efficiency improvements passed, she noted. The ordinance relating to roadway construction standards passed, she said. The ordinance relating to public facilities did not pass, she said. The Assembly felt this gave too much power to the Assembly and the City Manager without enough public input. March 19, (2018) will be Lands and Public Works committee meetings and the Assembly COW. The next Assembly meeting is April 2, (2018) she said.

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

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Chairman Haight said he will be out of town for the next two meetings and that Mr. Voelckers would chair those meetings.

XV. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Agenda
Planning Commission
Regular Meeting
 CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
 March 27, 2018

I. ROLL CALL

Paul Voelckers, Vice 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 7:00 p.m.

Commissioners present: Paul Voelckers, Vice Chairman; Nathaniel Dye, Dan Miller, Percy Frisby, Dan Hickok, Andrew Campbell

Commissioners absent: Ben Haight, Chairman, Michael LeVine, Carl Greene

Staff present: Rob Steedle, CDD Director; Beth McKibben, Planning Manager; Jill Maclean, Senior Planner; Robert Palmer, Assistant Municipal Attorney; Carl Uchytel, Port Director

Assembly members:

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

III. APPROVAL OF MINUTES

MOTION: *by Mr. Dye, to approve the February 27, 2018 Regular Planning Commission meeting minutes with any minor alterations by staff or Commission member.*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Doug Arends told the Commission that he lives across from the proposed new Capital Grind coffee stand located on Glacier Avenue near 11th Street. Has said he has concerns about its location. His house is on the property line adjacent to the coffee stand. Mr. Arends told the Commission he has lived at this location for around fifteen years. He said the road is a busy spot with a snow berm in the middle during the winter making it difficult for cars to navigate. The alley itself is not maintained, and he told the Commission he has a tough time in getting with

his Toyota Rav IV. The parking is based upon vehicles that are ten feet in length. He said he believed that even a Volkswagen Beetle is about fourteen feet in length. Mr. Arends told the Commission he felt that he has legitimate concerns, and that a drive-through makes no sense using an alley as an access point.

Staff Comments

Mr. Steedle told the Commission that the applicant for the drive-through coffee stand has applied for a building permit. Since this is considered a minor development, it can be approved administratively. He said that the staff has not yet reviewed the parking circulation pattern.

V. ITEMS FOR RECONSIDERATION - None

VI. CONSENT AGENDA

USE2018 0002, a Conditional Use Permit to allow an encroachment of approximately eight feet into the rear yard setback, was pulled from the Consent Agenda and placed under the *Regular Agenda*.

Vice Chairman Voelckers and Commission member Miller recused themselves, citing possible conflicts of interest.

Mr. Dye took over the gavel for this item.

VII. UNFINISHED BUSINESS - None

VIII. REGULAR AGENDA

USE2018 0002: A Conditional Use Permit to allow an encroachment of approximately 8 feet into the rear yard setback in a General Commercial zone

Applicant: Building Pros Inc.

Location: Airport Blvd

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow an encroachment of approximately 8 feet into the rear yard setback of a property that abuts CBJ-owned lands. The approval is subject to the following conditions:

1. A minimum four-foot-high fence must be installed along the rear property lines to prevent future encroachments onto the abutting CBJ-owned land.

IX. BOARD OF ADJUSTMENT - None

X. OTHER BUSINESS

A. Juneau Downtown Harbors Uplands Master Plan

Mr. Uchtyl gave the Commission a presentation on two plans that were recently approved by the Docks and Harbors Board: development from Bridge Park to Norway Point, and a preliminary design plan for Marine Park to Taku Dock.

Mr. Uchtyl told the Commission they would like to replace the 50-year-old infrastructure downtown and to make the two harbors world-class. Their goal is to make the harbor areas vibrant and something for the entire community to embrace and want to visit. Egan expressway limits the amount of uplands for expansion, said Mr. Uchtyl. Their vision is to have a harbor system where people can come and recreate and visit for economic development such as restaurants, he said.

The fishing industry provides the greatest number of jobs in Juneau second only to government employment, said Mr. Uchtyl. They would like to expand at the yacht club area and at Aurora harbor to improve facilities for the fishing industry, he said. They also want to draw the community to the harbors with restaurants, coffee bars and other waterfront friendly businesses, he said.

They would like to expand the Marine services yard at Norway Point, he said. They would like to bring a huge lift to Norway Point and expand the area with fill for a marine services yard, which would include a new float and a transient float which would pair nicely with the yacht club, he said.

Commission Comments and Questions

Mr. Voelckers asked if there has yet been communication with the Army Corps of Engineers regarding plans for fill.

Mr. Uchtyl said that has not transpired at this time, but that they are also exploring using the little rock dump for a marine services yard. That area is located out Thane Road just past the rock dump. This would be about a \$31 million project, said Mr. Uchtyl. They were unsuccessful in their application for a TIGER grant last year, he said. However, this year, the money destined for TIGER grant allocations has been tripled, he noted.

The *Transportation Investment Generating Economic Recovery*, or TIGER Discretionary Grant program, provides an opportunity for the DOT to invest in road, rail, transit and port projects that promise to achieve national objectives. Since 2009, Congress has dedicated over \$5.6

billion for nine rounds of TIGER funds to fund projects that have a significant impact on the nation, a region or a metropolitan area.

The area at Norway Point is not of biological significance, and therefore obtaining a fill permit from the Army Corps of Engineers should be feasible, said Mr. Uchytel.

They have no money, said Mr. Uchytel, they have a vision, and at this time they are chasing grants from which to fund the projects.

Mr. Frisby asked if the current TIGER grant application will be reviewed again or if they have to reapply for the grant.

They have to reapply for the grant, said Mr. Uchytel. The point of these plans is to think big thoughts, and come up with new ideas that will really move the community forward with economic opportunities, said Mr. Uchytel.

Going through this public process, said Mr. Uchytel, they heard a lot of public comment about access, and perhaps an access road that would link the two harbors, he said, which would help with traffic on Egan Road. They also would like a pedestrian path which would link the two harbors, he said. Pedestrian access and the provision of amenities and uses for the public are big items which they are keeping in mind when going over these plans, he said.

Mr. Frisby asked what the proposed distance would be between the proposed float and crane.

Mr. Uchytel said he would guess it was about 100 feet.

They think there is great potential at Harris harbor because of its proximity to the flats area and Whale Park, said Mr. Uchytel. They would like to reposition the harbor grid and arrange it so that there can be commercial development extending towards the harbor, he said.

Mr. Dye said on the last CSP they did for Auke Bay Harbor that they had quite a bit of public testimony expressing concern about the proposed restaurant space on top of the ground floor building as competing with the private sector. He asked if Mr. Uchytel had experienced any negative feedback about the City competing with the private sector regarding the proposed commercial areas within the harbor.

Mr. Uchytel said he suspects the way they would handle possible negative feedback from the public is that waterfront space would be leased to developers, and that it would have to meet certain architectural design features, so the area could have a cohesive design.

Mr. Steedle reminded the Commission that any particular projects coming out of this proposed development would be coming back to the Planning Commission for review. The public would also have the opportunity to comment at those times as well, he said.

Mr. Hickok asked if Hoonah and Wrangle developed their haul-outs via TIGER grants. There are other funding sources available to those communities, said Mr. Uchytel. They have not obtained TIGER grants, he said.

In answer to a question from Mr. Frisby, Mr. Uchytel said that \$25 million is the largest amount which can be obtained via a TIGER grant without matching funds.

Mr. Uchytel said the next phase for Aurora harbor will involve hopefully state harbor grant money. They did receive \$1.5 million from the one percent sales tax which they can use, he said. They were successful in obtaining about \$5 million for the Auke Bay loading facility, said Mr. Uchytel.

Mr. Voelckers asked if Mr. Uchytel has assumed that it is not appropriate to use a portion of the passenger fee funds for Aurora and Harris harbors.

Mr. Uchytel said as a general rule he has assumed that it is not appropriate to use a portion of the passenger fee funds for Aurora and Harris harbors. He added that the City Manager has put forward a marine passenger fee request of \$150,000 to conduct a cruise ship analysis. He said he believes those funds will be available after July. He said that would be applicable because some of these small cruise ships do pay in to the marine passenger fee. He said he is going to investigate to see if there can be a marriage with the next phase of Aurora harbor using head tax.

Mr. Hickok asked if there is actually a need for the float plane dock that has not been used for years.

Mr. Uchytel said that DOT operates that float dock and it still possesses the title to it. He said the justification for its continued existence is that it can be used as an alternative to the airport floatplane pond should it be frozen over.

Mr. Hickok asked if dredging out Gastineau channel would make downtown more appealing.

Mr. Uchytel said he would love to do that. He said it would never be approved by the Army Corps of Engineers.

Mr. Uchytel said the projects he has been discussing would cost about \$100 million. He said it is a lot of money, but that you can't do anything without a plan, which he feels has been well rounded out. A lot of the community has asked for upgraded and expanded services for the

fishing industry, and other groups have advocated for a marine services yard, and others have spoken in favor of expanded commercial opportunities in the Harris boat harbor area. There are not even showers available in the downtown harbor areas, he said. There will be two new heated unisex bathrooms with one shower available in the Harris harbor area, he said. Those should be constructed this summer.

Marine Park to Taku Dock Urban Design Plan

The private property owners and Docks and Harbors worked together to incorporate the archipelago property into the plan's design concepts. The Docks and Harbors Board adopted the plan on January 25, 2018. The Assembly recently approved the appropriation of funds to begin the design process for a bus staging area that the plan proposes.

The plan's primary goals are:

- Create a bus staging lot with stalls for be permit loading
- Construct a covered waiting area and public restroom facilities for the staging lot
- Construct a new visitor's kiosk along the north side of the library
- Consider a sea walk expansion
- Realign the deck staircase on the north side of the library with the crosswalk
- Deck over CBJ property to create space for public restrooms and a USS Juneau Memorial

The project and uses that are proposed in the Marine Park to Taku Dock Master Plan generally conform to Title 49 and adopted plans. Specific projects will be evaluated through the appropriate permitting process.

The archipelago lot is the focus of this plan, said Mr. Uchytel. Other aspects of the urban design plan include decking over the City property that is north of Tracy's Crab Shack on South Franklin Street for restroom facilities. Some other public use such as a memorial could also be located in that area, he said. This would include some sort of waterfront attraction, said Mr. Uchytel. One of the ideas was to move the City Museum down to the waterfront, he said.

Morris Communications owns some of the land in this area and would like to sell some of it to the City and Borough of Juneau for a staging area, said Mr. Uchytel.

Mr. Voelckers asked how this proposed development would affect the traffic pattern which is already cramped on South Franklin Street. He said there has already been concern that South Franklin is at its maximum capacity as it is. He said additional buses added to the area may be problematic.

They are looking at 1.3 million passengers next year, said Mr. Uchytel. He said those visitors will be coming whether Juneau is ready or not. Since 2011 the City has made improvements to South Franklin which have greatly improved the transportation on the street, he said. While

there have not been any traffic studies, said Mr. Uchtyl, they have consulted with DOT about a possible frontage road which would basically go through the library parking lot, he said.

XI. STAFF REPORTS

No Planning Commission Meeting April 10, 2018

The staff has no cases which need to be presented to the Planning Commission so there will be no Planning Commission meeting on April 10, (2018) said Mr. Steedle.

Open House

On Wednesday, April 4, (2018) the open house for flood map revisions will be held at DZ Middle School from 6:00 p.m. – 8:00 p.m., said Ms. McKibben.

Accessory Apartment Grant Program

The accessory apartment grant program was funded, said Ms. McKibben. It will be a \$6,000 grant for 12 homes, she said.

Two weeks ago there was a meeting for the Historic and Cultural Preservation Plan, said Ms. McKibben.

XII. COMMITTEE REPORTS

Title 49 Committee

Mr. Dye reported that the committee discussed canopy walls and sub-streets.

Auke Bay Ad Hoc Committee

Mr. Dye reported that the committee is forging ahead and that they did receive some input from a member of the original Auke Bay Steering Committee.

Mr. Voelckers added they have not made any progress as of yet with land owners in the area.

XIII. LIAISON REPORTS

Mr. Voelckers reported that Beth Weldon, the Assembly Liaison to the Planning Commission, could not make it to the meeting as she has suffered a fracture in her ankle.

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

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS – None

VI. EXECUTIVE SESSION - None

XVII. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

DRAFT



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

Date: April 24, 2018
From: Tim Felstead, Planner
Community Development Department
To: Planning Commission
RE: Updated projects in FY19 Capital Improvement Program

A handwritten signature in black ink, appearing to read 'Tim Felstead', is written over the 'From:' line of the memo.

CSP2018 0003 – Planning Commission review of Fiscal Year 2019 Capital Improvement Program

Attachment A – Memorandum from Director of Public Works and Engineering for Assembly Finance Committee meeting packet, April 4, 2018. Revised Draft CIP list.

Attachment B – Assembly Finance Committee meeting minutes April 11, 2018.

Since the draft 2019 CIP project list that was reviewed in the staff report to the Planning Commission, it has been revised by the Assembly Finance Committee.

Attachments A and B provide details of adjustments made to the draft CIP resolution.

In particular, the additional projects relate to policies regarding:

- Improved transit (Policies 8.5 and 8.6)
- Support for a performing arts facility (Policy 9.1 and specifically Implementing Action 9.1-IA20), Improvements to recreational facilities (Policy 9.1)
- Improvements to harbor facilities (Policy 8.3)
- Promotion of clean transportation options (policy 8.6)
- Promotion of recycling (Policies 12.4, 12.5, 12.6 and 12.8)

The additional projects do not alter staff's recommendation that Draft FY19 CIP projects conform to the policies of the Juneau Comprehensive Plan.



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: March 15, 2018

TO: Jesse Kiehl, Chair
Assembly Finance Committee

FROM: Roger Healy, PE, Director
Engineering & Public Works Department

RE: FY 2019 Capital Improvement Program – Revisions to Resolution Serial No. 2819

The following revisions are recommended to the Finance Committee for inclusion within proposed Resolution No. 2819 after review by the PWFC on February 26 and further staff review. These changes would be incorporated into the final version of Resolution No. 2819 at the direction of the Committee.

Delete the following items:

Fiscal Year 2019

Areawide Sales Tax Priorities

Capital Transit	Install Electric Bus Charger At Bus Barn (20% Match for FTA)	\$100,000
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Fiscal Year 2019

Temporary 1% Sales Tax Priorities

Voter Approved Sales Tax 10/01-13 – 09/30/18

Hospital	Rainforest Recover Center	\$585,000
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Fiscal Year 2019

State Marine Passenger Fee Priorities

Docks and Harbors	Archipelago Property (Acquisition and Development)	\$5,750,000
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Fiscal Year 2019

Docks and Harbors Enterprise Fund

Docks	Auke Bay Passenger for Hire - Cost Share	\$690,000
Harbors	Statter Harbor Breakwater Safety Imprvmnts	\$333,000
Harbors	Areawide Anode Installation match	\$300,000
Harbors	ABMS D&H/UAS Cost Share Agreement	\$350,000
Harbors	Cost Share w/ACOE for Brkwater Feasibility	\$500,000

Fiscal Year 2019

Hospital Unscheduled Funding

Hospital	Robert F. Valliant Siding Replacement	\$300,000
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Revise the following items:

Fiscal Year 2019		
Areawide Sales Tax Priorities		
Capital Transit	Bus Shelters/Valley Transit - Transfer Center	\$500,000

Fiscal Year 2019		
Lands Fund		
LANDS	Pits and Quarries Infrastructure Maintenance And expansion	<u>\$100,000</u>
Lands Fund Total		\$100,000

New items:

Fiscal Year 2019		
Temporary 1% Sales Tax Priorities		
Voter Approved Sales Tax 10/01-13 – 09/30/18		
Manager	JACC Expansion – Performing Arts Center	\$250,000
Parks and Recreation	Lemon Creek Neighborhood Park	\$250,000
Parks and Recreation	Off - Highway Vehicle (OHV) Park	\$100,000

Fiscal Year 2019		
Docks and Harbors Unscheduled Funding		
Docks and Harbors	Waterfront Marine Park to Taku Dock, Upland Improvements	\$10,000,000
Harbors	Statter Harbor Breakwater Safety Imprvmnts	\$333,000
Harbors	Areawide Anode Installation match	\$300,000
Harbors	ABMS D&H/UAS Cost Share Agreement	\$350,000
Harbors	Cost Share w/ACOE for Bkwater Feasibility	\$500,000
Unscheduled Funding Total		\$11,483,000

Fiscal Year 2019		
Recycleworks Enterprise Unscheduled Funding		
Engineering & Public Works	Facility Upgrades	\$1,000,000
Engineering & Public Works	Water Building Upgrades	<u>\$300,000</u>
Recycleworks Enterprise Fund Total		\$1,300,000

Presented by: The City Manager
Introduced: ### 2018
Drafted by: Engineering & Public Works Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2819

A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2019 Through 2024, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2019.

WHEREAS, the CBJ Capital Improvement Program is a plan for capital improvement projects proposed for the next six fiscal years; and

WHEREAS, the Assembly has reviewed the Capital Improvement Program for Fiscal Year 2019 through Fiscal Year 2024, and has determined the capital improvement project priorities for Fiscal Year 2019.

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

Section 1. Capital Improvement Program.

(a) Attachment A, entitled "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," dated June 1, 2018, is adopted as the Capital Improvement Program for the City and Borough.

(b) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," are pending capital improvement projects to be undertaken in FY19:

FISCAL YEAR 2019				REVISION NOTES
GENERAL SALES TAX IMPROVEMENTS				
DEPARTMENT	PROJECT	FY19 BUDGET		
Eaglecrest	Deferred Maintenance /Mountain Operations Improvements	275,000		
Parks & Recreation	Park & Playground Repairs and Maintenance	270,000		
Parks & Recreation	Sports Field Resurfacing & Repairs	80,000		
Parks & Recreation	Capital School Park Ret. Wall Design & Short Term Repairs	200,000		
Parks & Recreation	Deferred Building Maintenance - Downtown Library Windows	175,000		
General Sales Tax Improvements Total		\$	1,000,000	
FISCAL YEAR 2019				
AREAWIDE SALES TAX PRIORITIES				
DEPARTMENT	PROJECT	FY19 BUDGET		

Managers Office	Vehicle and Equipment Wash Bays	1,150,000
Street Maintenance	Pavement Management	1,200,000
Street Maintenance	Areawide Drainage Improvements	250,000
Street Maintenance	Mc Ginnis Subdivision Improvements - Ph 4 (Heron)	1,000,000
Street Maintenance	Downtown Street Improvements Phase III	1,100,000
Street Maintenance	Gold Creek Flume Repairs	300,000
Street Maintenance	Sidewalk and Stairway Repairs	300,000
Street Maintenance	Birch Lane Improvements Ph 2 - Mendenhall to Dogwood	1,000,000
Street Maintenance	Columbia and Poplar Reconstruction	2,100,000
Capital Transit	Bus Shelters / Valley Transit - Transfer Center	500,000
Capital Transit	Install Electric Bus Charger at Bus Barn (20% Match for FTA)	\$100,000
Engineering	Contract Specification and Contract Language Update	90,000
Parks & Trail Maintenance	Christopher Trail - Cope Park to Flume	90,000
Parks & Trail Maintenance	Crow Hill Trail - Gast School to Crow Hill Road	20,000
Areawide Sales Tax Priorities Total		\$ 9,100,000

added \$100k from Bus charger deletion

Deleted per PWFC 2/26 discussion

FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/18 - 09/30/18

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Bonded Debt Service	1,040,000 *
Manager's Office	Budget Reserve	400,000 *
Manager's Office	IT - Infrastructure Upgrades	\$ 400,000
Manager's Office	JACC Expansion - Performing Arts Center	\$ 250,000
Hospital	Rainforest Recovery Center Upgrades	\$585,000
Parks & Recreation	Lemon Creek Park	250,000
Parks & Recreation	Off-Highway Vehicle (OHV) Park	100,000
Parks & Recreation	Deferred Building Maintenance	380,000
Parks & Recreation	Deferred Building Maintenance - Arboretum Building Repairs	120,000
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000 *
Temporary 1% Sales Tax Priorities Total		\$ 3,140,000

* Added- Voter Approved 1% project obligation. Funds are from RRC Upgrades Deleted - misunderstanding in funding. Funds to go to JACC OHV and LC Park that were unfunded Voter approved projects
 Added- Voter Approved 1% project obligation. Funds are from RRC Upgrades
 Added- Voter Approved 1% project obligation. Funds are from RRC Upgrades

FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/18 - 09/30/23

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	IT - Infrastructure Upgrades	\$ 400,000
Manager's Office	Affordable Housing Fund	400,000
Public Works	Wastewater Infrastructure Maintenance - JDTP Structural Imp	2,000,000
Parks and Recreation	Building Maintenance	500,000
School District	JSD Buildings Major Maintenance / Match	800,000
Hospital	BRH - Rainforest Recovery Center Upgrades	1,800,000
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000 *
Temporary 1% Sales Tax Priorities Total		\$ 6,100,000

* Changed Title per Bob B.direction

Deleted per PWFC 2/26 discussion

FISCAL YEAR 2019		
DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Public/Private Port Infrastructure Plan	\$ 150,000
Port of Juneau	Visitor Information Kiosk Replacement	150,000
Port of Juneau	Downtown Restroom Construction (new)	500,000
Port of Juneau	Small Cruiseship Moorage Master Planning	150,000
Engineering	Downtown Sidestreets Phase III	900,000
Engineering	Downtown Wayfinding and Interpretive Signs	450,000
Engineering	Seawalk Major Maintenance	85,000
Engineering	Seawalk Next Phase	250,000
Marine Passenger Fee Priorities Total		\$ 2,635,000

FISCAL YEAR 2019		
STATE MARINE PASSENGER FEE PRIORITIES		
DEPARTMENT	PROJECT	FY19 BUDGET
State Marine Passenger Fee Priorities Total		\$

FISCAL YEAR 2019		
WATER ENTERPRISE FUND		
DEPARTMENT	PROJECT	FY19 BUDGET
Water Utility	Last Chance Basin Underground Fuel Tank Removal and Reloc.	215,000
Water Utility	Lee Street Pump Station Replacement	500,000
Water Utility	Salmon Creek Filter Plant Upgrades (ADFC Grant Match)	100,000
Water Utility	Crow Hill and Cedar Park PS Control Updates	300,000
Water Utility	Areawide Watermain Repairs	100,000
Water Utility	Birch Lane - Mendenhall to Dogwood	\$ 100,000
Water Utility	Columbia and Poplar Reconstruction	220,000
Water Utility	Pavement Management Utility Adjustments	20,000
Water Utility	ADOT Project Utility Adjustments	45,000
Water Enterprise Fund Total		\$1,600,000

FISCAL YEAR 2019		
WASTEWATER ENTERPRISE FUND		
DEPARTMENT	PROJECT	FY19 BUDGET
Wastewater Utility	Gruening Park Pump Station Replacement	\$ 800,000
Wastewater Utility	Kaiser Foremain Replacement (Mendenhall River Erosion)	1,000,000
Wastewater Utility	3D Clarifier and Digester tank Floor Improvements	225,000
Wastewater Utility	Anode Repl. on Under Water Portion of Outer Drive FM	250,000
Wastewater Utility	JDTF Infrastructure Imprvmnts (Aeration and Clarifier Roof)	1,000,000
Wastewater Utility	JDTF Vactor Dump/Decant Fac. and Grit Handling Imprvmnts	125,000
Wastewater Utility	Birch Lane - Mendenhall to Dogwood	100,000
Wastewater Utility	Columbia and Poplar Reconstruction	220,000
Wastewater Utility	McGinnis S/D -Heron Way Manhole Adjustments	15,000
Wastewater Utility	Calhoun Sewer Replacement W8th to Gold Ck	50,000
Wastewater Utility	Pavement Management Utility Adjustments	20,000
Wastewater Utility	ADOT Project Utility Adjustments	40,000
Wastewater Enterprise Fund Total		\$ 3,845,000

FISCAL YEAR 2019 DOCKS AND HARBORS ENTERPRISE FUND		
DEPARTMENT	PROJECT	
Docks	Auke Bay Passenger for Hire - Cost Share	\$690,000
Harbors	Statter Harbor Breakwater Safety Improvements	\$333,000
Harbors	Areawide Anode Installation Matching Funds	\$300,000
Harbors	ABMS D&H/UAS Cost Share Agreement	\$350,000
Harbors	Cost Share with ACOE for Breakwater Feasibility	\$500,000
Docks and Harbors Enterprise Fund Total		\$ 2,173,000

Moved to FY19 UNSCHEDULED FUNDING per D&H request

FISCAL YEAR 2019 LANDS FUND		
DEPARTMENT	PROJECT	
LANDS	Pits and Quarries Infrastructure Maintenance and Expansion	\$ 100,000
LANDS Fund Total		\$ 100,000
ORDINANCE 2018-XX CAPITAL PROJECTS FUNDING TOTAL		\$ 25,030,000
ORDINANCE 2018-XX OPERATIONS PROJECTS FUNDING TOTAL		\$ 2,490,000 *

Reduced from \$150k to \$100k to balance Lands bottom Ops budget

(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019-2024," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY19, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

FISCAL YEAR 2019 HOSPITAL UNSCHEDULED FUNDING		
DEPARTMENT	PROJECT	
Hospital	Medical Arts Building Roof Replacement	400,000
HOSPITAL Funding Total		\$ 400,000
FISCAL YEAR 2019 AIRPORT UNSCHEDULED FUNDING		
DEPARTMENT	PROJECT	
Airport	Design/Const. Passenger Boarding Bridge gate 2	\$ 2,000,000
Airport	Design/Const. Terminal Reno Ph 2 incl. Dep Lnge Exit Lane	1,300,000
Airport	Design SREF Phase 2 Sand/Chemical Storage/Fuel	300,000
Airport	Space Reconfig - Old Dining Room/Kit. for Admin & Tenants	250,000
Airport	Design&Install Terminal Camera Surveillance System	200,000
Airport	26 MALSR (FAA F&E Project)	3,750,000
Airport Unscheduled Funding Total		\$ 7,800,000

Deleted - funds already in process of being appropriated from Hospital reserves

FISCAL YEAR 2019 DOCKS AND HARBORS UNSCHEDULED FUNDING		
DEPARTMENT	PROJECT	
Docks	Auke Bay Passenger for Hire - Cost Share	\$ 690,000
Harbors	Statter Harbor Breakwater Safety Improvements	333,000
Harbors	Areawide Anode Installation Matching Funds	300,000

Moved D&H FY19 Proposed CIP Projects to "Unscheduled" per request.

Harbors	ABMS D&H/UAS Cost Share Agreement		350,000
	Cost Share with ACOE for Breakwater Feasibility		500,000
Harbors	Docks and Harbors Unscheduled Funding Total		\$ 2,173,000
EAGLECREST UNSCHEDULED FUNDING REQUESTS			
DEPARTMENT	PROJECT		
	Upper Loop Overnight Cabin	\$	50,000
Eaglecrest	Snowmaking Pumping Station		250,000
Eaglecrest	Unscheduled Funding Total		\$ 300,000
FISCAL YEAR 2019			
RECYCLEWORKS UNSCHEDULED FUNDING			
Engineering and PW	Facility Upgrades	\$	1,000,000
Engineering and PW	Water Building Upgrades		300,000
	Recycleworks Unscheduled Funding Total		\$ 1,300,000

Section 2. Fiscal Year 2019 Budget. It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY19 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2019 Budget.

Section 3. State and Federal Funding. To the extent that a proposed CIP project, as set forth in Section 1(c), above, includes state funding, federal funding, or both, the amount of funding for that project is an estimate only, and is subject to appropriation contingent upon final funding being secured. It is the intent of the Assembly that once funding is secured, these items will be brought back to the Assembly for appropriation.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2018.

Attest: _____ Mayor

Laurie Sica, Clerk

Presented by: The City Manager
 Introduced: #### 2018
 Drafted by: Engineering & Public Works Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2819

A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2019 Through 2024, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2019.

WHEREAS, the CBJ Capital Improvement Program is a plan for capital improvement projects proposed for the next six fiscal years; and

WHEREAS, the Assembly has reviewed the Capital Improvement Program for Fiscal Year 2019 through Fiscal Year 2024, and has determined the capital improvement project priorities for Fiscal Year 2019.

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

Section 1. Capital Improvement Program.

(a) Attachment A, entitled "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," dated June 1, 2018, is adopted as the Capital Improvement Program for the City and Borough.

(b) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," are pending capital improvement projects to be undertaken in FY19:

FISCAL YEAR 2019		
GENERAL SALES TAX IMPROVEMENTS		
DEPARTMENT	PROJECT	FY19 BUDGET
Eaglecrest	Deferred Maintenance /Mountain Operations Improvements	275,000
Parks & Recreation	Park & Playground Repairs and Maintenance	270,000
Parks & Recreation	Sports Field Resurfacing & Repairs	80,000
Parks & Recreation	Capital School Park Ret. Wall Design & Short Term Repairs	200,000
Parks & Recreation	Deferred Building Maintenance - Downtown Library Windows	175,000
General Sales Tax Improvements Total		\$ 1,000,000

**FISCAL YEAR 2019
AREAWIDE SALES TAX PRIORITIES**

DEPARTMENT	PROJECT	FY19 BUDGET
Managers Office	Vehicle and Equipment Wash Bays	1,150,000
Street Maintenance	Pavement Management	1,200,000
Street Maintenance	Areawide Drainage Improvements	250,000
Street Maintenance	Mc Ginnis Subdivision Improvements - Ph 4 (Heron)	1,000,000
Street Maintenance	Downtown Street Improvements Phase III	1,100,000
Street Maintenance	Gold Creek Flume Repairs	300,000
Street Maintenance	Sidewalk and Stairway Repairs	300,000
Street Maintenance	Birch Lane Improvements Ph 2 - Mendenhall to Dogwood	1,000,000
Street Maintenance	Columbia and Poplar Reconstruction	2,100,000
Capital Transit	Bus Shelters / Valley Transit -Transfer Center	400,000
Capital Transit	Install Electric Bus Charger at Bus Barn (20% Match for FTA)	100,000
Engineering	Contract Specification and Contract Language Update	90,000
Parks & Trail Maintenance	Christopher Trail - Cope Park to Flume	90,000
Parks & Trail Maintenance	Crow Hill Trail - Gast School to Crow Hill Road	20,000
Areawide Sales Tax Priorities Total		<u>\$ 9,100,000</u>

**FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/13 - 09/30/18**

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Bonded Debt Service	1,040,000 *
Manager's Office	Budget Reserve	400,000 *
Manager's Office	IT - Infrastructure Upgrades	\$ 400,000
Hospital	Rainforest Recovery Center Upgrades	585,000
Parks & Recreation	Deferred Building Maintenance	380,000
Parks & Recreation	Deferred Building Maintenance - Arboretum Building Repairs	120,000
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000 *
Temporary 1% Sales Tax Priorities Total		<u>\$ 3,125,000</u>

**FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/18 - 09/30/23**

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	IT - Infrastructure Upgrades	\$ 400,000
Manager's Office	Housing	400,000 *
Public Works	Wastewater Infrastructure Maintenance - JDTP Structural Imp	2,000,000
Parks and Recreation	Building Maintenance	500,000
School District	JSD Buildings Major Maintenance / Match	800,000
Hospital	BRH - Rainforest Recovery Center Upgrades	1,800,000
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000 *
Temporary 1% Sales Tax Priorities Total		<u>\$ 6,100,000</u>

FISCAL YEAR 2019**MARINE PASSENGER FEE PRIORITIES (draft -out for public comment)**

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Public/Private Port Infrastructure Plan	\$ 150,000
Port of Juneau	Visitor Information Kiosk Replacement	150,000
Port of Juneau	Downtown Restroom Construction (new)	500,000
Port of Juneau	Small Cruiseship Moorage Master Planning	150,000
Engineering	Downtown Sidestreets Phase III	900,000
Engineering	Downtown Wayfinding and Interpretive Signs	450,000
Engineering	Seawalk Major Maintenance	85,000
Engineering	Seawalk Next Phases	250,000
Marine Passenger Fee Priorities Total		\$ 2,635,000

FISCAL YEAR 2019**STATE MARINE PASSENGER FEE PRIORITIES**

DEPARTMENT	PROJECT	FY19 BUDGET
Docks And Harbors	Archipelago Property (Acquisition and Development)	\$ 5,750,000
State Marine Passenger Fee Priorities Total		\$ 5,750,000

FISCAL YEAR 2019**WATER ENTERPRISE FUND**

DEPARTMENT	PROJECT	FY19 BUDGET
Water Utility	Last Chance Basin Underground Fuel Tank Removal and Reloc.	215,000
Water Utility	Lee Street Pump Station Replacement	500,000
Water Utility	Salmon Creek Filter Plant Upgrades (ADEC Grant Match)	100,000
Water Utility	Crow Hill and Cedar Park PS Control Updates	300,000
Water Utility	Areawide Watermain Repairs	100,000
Water Utility	Birch Lane - Mendenhall to Dogwood	\$ 100,000
Water Utility	Columbia and Poplar Reconstruction	220,000
Water Utility	Pavement Management Utility Adjustments	20,000
Water Utility	ADOT Project Utility Adjustments	45,000
Water Enterprise Fund Total		\$1,600,000

FISCAL YEAR 2019**WASTEWATER ENTERPRISE FUND**

DEPARTMENT	PROJECT	FY19 BUDGET
Wastewater Utility	Gruening Park Pump Station Replacement	\$ 800,000
Wastewater Utility	Kaiser Forcemain Replacement (Mendenhall River Erosion)	1,000,000
Wastewater Utility	JD Clarifier and Digester tank Floor Improvements	225,000
Wastewater Utility	Anode Repl. on Under Water Portion of Outer Drive FM	250,000
Wastewater Utility	JDTP Infrastructure Imprvmnts (Aeration and Clarifier Roof)	1,000,000
Wastewater Utility	JDTP Vactor Dump/Decant Fac. and Grit Handling Imprvmnts	125,000
Wastewater Utility	Birch Lane - Mendenhall to Dogwood	100,000
Wastewater Utility	Columbia and Poplar Reconstruction	220,000
Wastewater Utility	McGinnis S/D -Heron Way Manhole Adjustments	15,000
Wastewater Utility	Calhoun Sewer Replacement W8th to Gold Ck	50,000
Wastewater Utility	Pavement Management Utility Adjustments	20,000
Wastewater Utility	ADOT Project Utility Adjustments	40,000
Wastewater Enterprise Fund Total		\$ 3,845,000

**FISCAL YEAR 2019
DOCKS AND HARBORS ENTERPRISE FUND**

DEPARTMENT	PROJECT	
Docks	Auke Bay Passenger for Hire - Cost Share	\$ 690,000
Harbors	Statter Harbor Breakwater Safety Improvements	333,000
Harbors	Areawide Anode Installation Matching Funds	300,000
Harbors	ABMS D&H/UAS Cost Share Agreement	350,000
Harbors	Cost Share with ACOE for Breakwater Feasibility	500,000
Docks and Harbors Enterprise Fund Total		\$ 2,173,000

**FISCAL YEAR 2019
LANDS FUND**

DEPARTMENT	PROJECT	
LANDS	Pits and Quarries Infrastructure Maintenance and Expansion	\$ 150,000
LANDS Fund Total		\$ 150,000

ORDINANCE 2018-XX CAPITAL PROJECTS FUNDING TOTAL **\$ 33,238,000**

ORDINANCE 2018-XX OPERATIONS PROJECTS FUNDING TOTAL **\$ 2,240,000 ***

(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019-2024," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY19, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

**FISCAL YEAR 2019
HOSPITAL UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	
Hospital	Robert F. Valliant Building Siding Replacement	\$ 300,000
Hospital	Medical Arts Building Roof Replacement	400,000
HOSPITAL Funding Total		\$ 700,000

**FISCAL YEAR 2019
AIRPORT UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	
Airport	Design/Const. Passenger Boarding Bridge gate 2	\$ 2,000,000
Airport	Design/Const. Terminal Reno Ph 2 incl. Dep Lnge Exit Lane	1,300,000
Airport	Design SREF Phase 2 Sand/Chemical Storage/Fuel	300,000
Airport	Space Reconfig - Old Dining Room/Kit. for Admin & Tenants	250,000
Airport	Design&Install Terminal Camera Surveillance System	200,000
Airport	26 MALSR (FAA F&E Project)	3,750,000

Airport Unscheduled Funding Total **\$ 7,800,000**

UNSCHEDULED FUNDING REQUESTS

DEPARTMENT	PROJECT	
Eaglecrest	Upper Loop Overnight Cabin	\$ 50,000
Eaglecrest	Snowmaking Pumping Station	250,000

Unscheduled Funding Total **\$ 300,000**

Section 2. Fiscal Year 2019 Budget. It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY19 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2019 Budget.

Section 3. State and Federal Funding. To the extent that a proposed CIP project, as set forth in Section 1(c), above, includes state funding, federal funding, or both, the amount of funding for that project is an estimate **only**, and is subject to appropriation contingent upon final funding being secured. It is the intent of the Assembly that once funding is secured, these items will be brought back to the Assembly for appropriation.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this ____ day of _____, 2018.

Mayor

Attest:

Laurie Sica, Clerk

**City and Borough of Juneau
Minutes - Assembly Finance Committee Meeting
Wednesday, April 11, 2018, 5:30 p.m.**

I. Call to Order

The meeting was called to order at 5:30 PM by Jesse Kiehl, Chair.

II. Roll Call

Committee Members Present: Jesse Kiehl, Chair; Norton Gregory, Mary Becker, Beth Weldon, Loren Jones, Jerry Nankervis, Rob Edwardson, and Mayor Ken Koelsch.

Committee Members Participating Telephonically: Maria Gladziszewski (Connection began around 6:07pm.)

Committee Members Absent: None.

Staff Present: Rorie Watt, City Manager; Mila Cosgrove, Deputy City Manager; Bob Bartholomew, Finance Director; Carl Uchtyl, Port Director, Docks & Harbors; Roger Healy, Director, Engineering & Public Works; Patty Wahto, Airport Manager, Juneau International Airport; John Coleman, Airport Business Manager, Juneau International Airport; Dave Scanlan, Eaglecrest Manager; Scott Ciambor, Chief Housing Officer; Sam Muse, Controller; and Elisabeth Jensen, Budget Analyst.

Others Present: Amy Skilbred, Executive Director, Juneau Community Foundation; Reed Stoops, Juneau Community Foundation Board of Directors; John Pugh, Juneau Parks Foundation; and Eric Boraas, Executive Director, Trail Mix Inc.

III. Change to Agenda

Item IX.B. "Information Item - Audit Engagement", was added to the end of the agenda.

IV. Approval of Minutes

The April 4, 2018 minutes were approved with technical correction.

V. Docks & Harbors

Carl Uchtyl, Port Director; presented the FY19/20 Proposed Budget for Docks & Harbors found on pages 6-20 of the meeting packet.

Mr. Uchtyl responded to questions from the Assembly members.

**Loren Jones, moved to ACCEPT the Docks & Harbors budget as proposed.
Without OBJECTION.**

Minutes - Assembly Finance Committee Meeting Wednesday, April 11, 2018, 5:30 p.m.

VI. Juneau International Airport

Patty Wahto, Airport Manager; presented the FY19/20 Proposed Budget for the Airport found on pages 20-27 of the meeting packet.

Ms. Wahto responded to questions from the Assembly members.

Ms. Wahto invited everyone to attend the Ribbon Cutting for the Airport Snow Removal Equipment Building (SREB) on April 19, 2018, at 4:00 PM.

Beth Weldon, moved to ACCEPT the Juneau International Airport budget as proposed. Without OBJECTION.

The meeting recessed at 6:30 PM.

The meeting reconvened at 6:39 PM.

VII. Juneau Community Foundation – Teacher Excellence Fund Investment Performance, Treadwell Trail Grant, Juneau Park Program, and Social Service Grant Program.

Amy Skilbred, Executive Director, Juneau Community Foundation, discussed her memo on pages 28 – 30 of the packet.

Ms. Skilbred responded to questions from the committee.

Norton Gregory requested costing information for the Substance Abuse Plan and the Mental Health Plan. Ms. Skilbred stated she would follow-up with further information.

Loren Jones, moved to direct staff to prepare an ordinance providing \$50,000 to the Juneau Community Foundation, to be used as needed (without being an endowment) to leverage other funds for Juneau Parks, and ask staff to determine the funding source. Without OBJECTION.

Mayor Koelsch requested that Chris Mertl be permitted to testify before the AFC on the topic before Assembly approval of the proposed ordinance.

Mr. Jones said he had spoken to Mr. Mertl several times, but had no objection to the Mayor's request to hear from Mr. Mertl again.

Minutes - Assembly Finance Committee Meeting Wednesday, April 11, 2018, 5:30 p.m.

VIII. Capital Improvements Projects Program Budget / Plan – For Action

Roger Healy presented the Capital Improvements Program plan found on pages 31 – 43 of the meeting packet.

The initial resolution on pages 39 – 43 was provided to the PWFC on February 26, 2018. Changes outlined in the memo on pages 31 – 32 of the meeting packet outline the recommendations of the PWFC and further staff review, which was in turn incorporated into the resolution found on pages 33 – 37 of the meeting packet. The AFC reviewed the same set of documents at their meeting on April 4, 2018.

Loren Jones, moved to amend the CIP Resolution 2819, by removing “Unscheduled Funding - Auke Bay Passenger for Hire – Cost Share - \$690,000” (pg. 36); by decreasing “Engineering - Contract Specification and Contract Language Update” from \$90,000 to \$65,000 (pg. 34); and using the balance of \$25,000 to fund a new line item for “Engineering – EV (Electric Vehicle) Charging Infrastructure” in the amount of \$25,000. Without OBJECTION.

Loren Jones, moved to forward CIP Resolution 2819, as amended, to the full Assembly for approval.

Mr. Gregory, moved to amend the motion to forward the CIP Resolution 2819, as amended, asking to fund Eaglecrest Snowmaking Pumping Station - \$250,000 (pg. 37) in FY19 from Fund Balance.

Mr. Jones, moved to amend the motion to refer Eaglecrest Snowmaking Pumping Station - \$250,000 (pg. 37) in FY19 to the AFC’s Budget Season Pending List for further review. Without OBJECTION

Without OBJECTION – Original motion as amended to forward CIP Resolution, as amended, to the full Assembly for approval.

IX. Manufacturing Tax Credits

Bob Bartholomew presented the annual information (pages 44-47 of the packet) and recommended the body forward the item to the full Assembly for approval.

Mr. Jones asked if the company that had not submitted an application for annual exemption this season had been contacted by staff.

Mr. Bartholomew stated that Taku Smokeries had been contacted prior to the application deadline.

Mayor Koelsch, moved the AFC forward the Business Property Tax Manufacturing Exemption Amounts to the Assembly for approval. Without OBJECTION.

Minutes - Assembly Finance Committee Meeting
Wednesday, April 11, 2018, 5:30 p.m.

X. Information Items

Chair Kiehl notified the Assembly members that he will sign the Audit Engagement letter, including the fee inflation adjustment already included in the contract.

Without OBJECTION.

XI. Next Meeting Date

Wednesday, April 18, 2018

XII. Adjournment

Meeting was adjourned at 8:07 PM



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

DATE: April 16, 2018

TO: Planning Commission

FROM: Laura A. Boyce, AICP, Senior Planner
Community Development Department

FILE NO.: CSP2018 0004

PROPOSAL: Lease of the Develop Juneau Now property at the sub port for continued use as a parking lot.

A handwritten signature in black ink, appearing to read 'L. Boyce', is positioned to the right of the 'FROM:' field.

GENERAL INFORMATION

Applicant: City & Borough of Juneau

Property Owner: Develop Juneau Now, LLC.

Property Address: 300 Egan Drive

Legal Description: Lot C2A, Juneau Subport

Parcel Code No.: 1C060K010033

Site Size: 42,550 sq. ft. (0.98 sf)

Comprehensive Plan Future Land Use Designation: Traditional Town Center (TTC)

Zoning: MU2 (Mixed Use, 2)

Utilities: CBJ Water and Sewer

Access: Whittier Street

Existing Land Use: Parking Lot

Planning Commission
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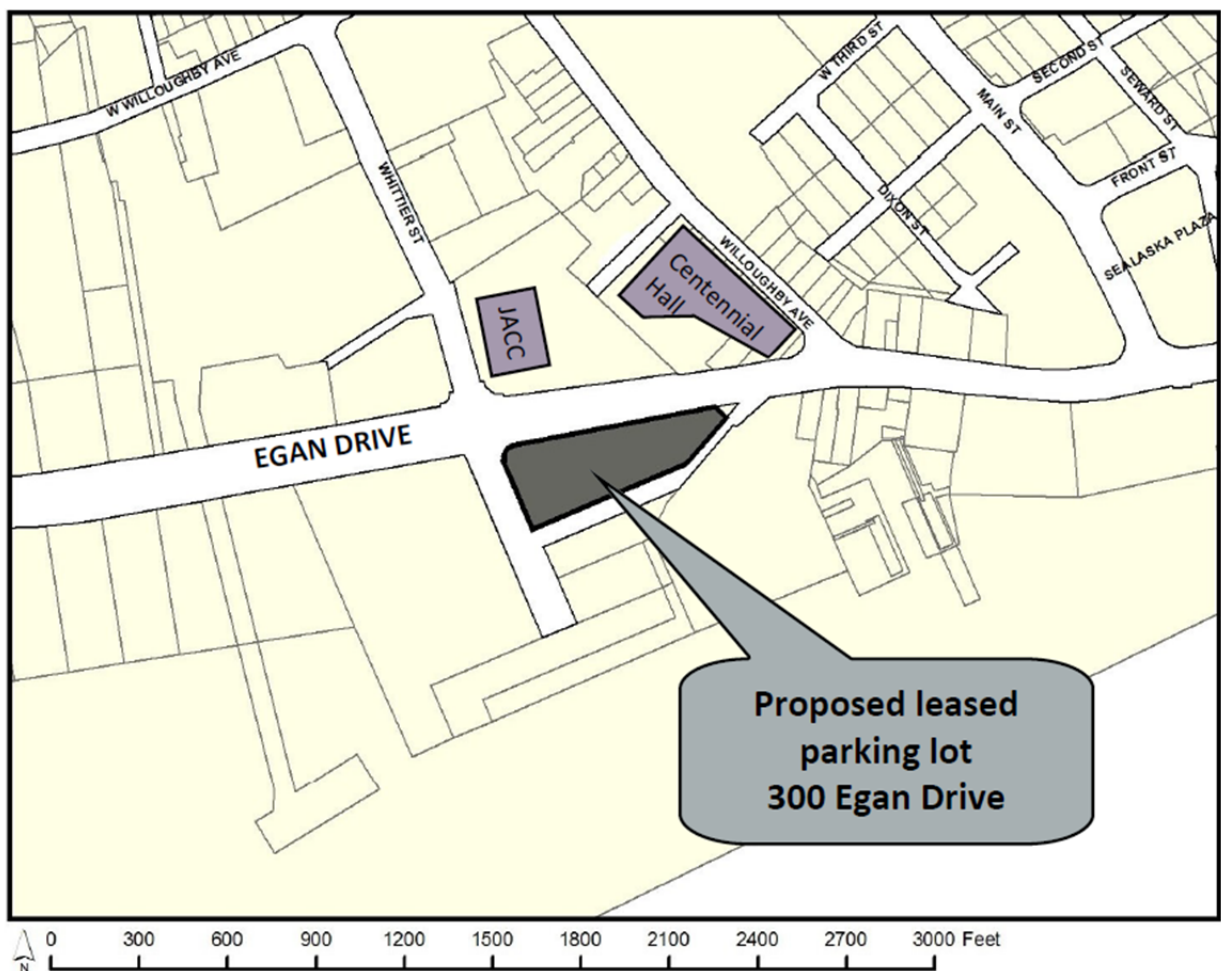
Surrounding Land Use:

North -	Centennial Hall, Juneau Arts & Humanities Complex (MU2)
South -	Coast Guard Station Juneau Facilities (MU2)
East -	NOAA Vessel Float (MU2)
West -	Parking Lot (MU2)

ATTACHMENTS

Attachment A - Application
Attachment B - Updated Lease Agreement & Exhibits

VICINITY MAP



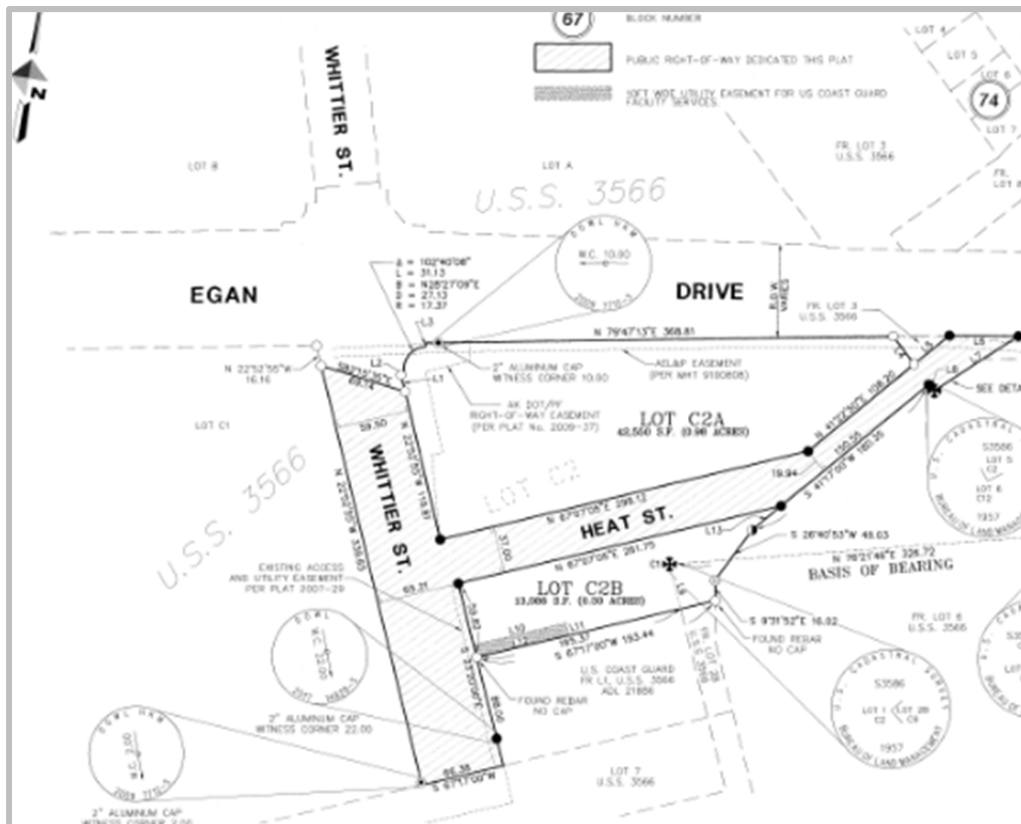
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PROPOSAL

The CBJ seeks to lease the entirety of lot C2A of the subport property, owned by Develop Juneau Now, LLC., for a six-month period which may be extended month to month for up to fifteen months. The CBJ will then lease the same 0.98 acre property to the State of Alaska for a fee of \$5,500 a month, for six months. This lease may also be extended month to month for up to fifteen months. The purpose of leasing the property is to provide parking.

BACKGROUND

The subport area was originally used as a facility as a submarine transfer port and dock, during World War II. The lot in question was not, in recent memory, developed. It has been used for public parking, locally known as the "Subport Parking Lot". This area was rezoned from Waterfront Commercial to Mixed Use 2 (MU2) in March, 2009 (Ordinance No. 2009-06). A recent subdivision (MIF2017 0007) resulted in creating two lots – lots C2A (the subject site) and C2B as well as dedicating a right-of-way for the extension of Whittier Street and creating new Heat Street (Plat No. 2017-22, see Figure 1). In August of 2017, after the subdivision occurred, the Alaska Mental Health Trust deeded the land to Develop Juneau Now, LLC.



Planning Commission
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Figure 1 Excerpt of Plat No. 2017-22

In 2009, an Allowable Use Permit (USE2009-00026) was approved for a four-story office building on this site along with two variances, one for height (VAR2009 00016) and the other for reduced parking (VAR2009 00017). Those approvals have expired since no building permits were issued nor any substantial progress made towards those plans. USE2012 0022, a Conditional Use Permit, was also approved to allow the subport to be used for off-site staging for construction of the State Library Archive Museum and this lot was used for parking by the construction team.

The Subport property has been used as a parking lot since at least 1962, according to aerial photographic records. Prior to 1987, the property was zoned Industrial (I) which allowed for parking lots.

On December 12, 2016, the Lands Committee unanimously made a motion of support for staff to draft an ordinance that appropriates \$30,000 from the Downtown Parking Fund to be used for leasing the Alaska Mental Health Trust/Develop Juneau Now, LLC.'s subport property for parking. On January 23, 2017, the Assembly passed Ordinance 2016-09(AA) appropriating to the City Manager the sum of \$30,000, as funding for leasing the Juneau subport parking lot. The funding of which is provided by the Downtown Parking Fund's fund balance. On March 19, 2018, the manager provided the Assembly Committee of the Whole (COW) with an update on State of Alaska (State) parking, stating that the intent is to lease the property from Develop Juneau Now, LLC., for 6 months, and, through a Title 53 Use Permit from the CBJ Lands and Resources Division, allow the State to use it for employee parking. The Title 53 Use permit is scheduled for public hearing at the Assembly on April 23, 2018.

ANALYSIS

The Land Use Code states that CBJ 49.10.170 (c), *Duties* states:

City and borough land acquisitions, disposals and projects. *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by title 53, or capital improvement project by and 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.*

The project site is located within the planning area of the Long Range Waterfront Plan (LRWP). This plan is meant to establish a long range vision for the downtown waterfront. The planning area ranges from the Douglas Bridge along Gastineau Channel to the Little Rock Dump. The subport area is identified as a primary feature.

Planning Commission
 File No.: CSP2018 0004
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The LRWP states that the subport used to be secondary port during World War II. The LRWP was developed for a twenty-two year period ending in 2026. This is an area long identified for redevelopment. The Mental Health Trust recently sold the property to Develop Juneau Now, LLC. which is seeking to redevelop the property. The proposed parking lot use is currently intended to be a temporary use until the site is further developed by the property owner.

The subject site is located adjacent to Egan Drive and access is from Whittier Street. Parking will be for State of Alaska employees. There will be approximately 100 spaces and those spaces will be marked with posts and ropes.

Conformity with the Title 49, Land Use Code

This site has been used for parking since at least 1962. While parking lots are not allowed within the MU2 zone district, parking is an established nonconforming use on the property. Because of this the use is consistent with the Title 49.

Conformity with Adopted Plans

2013 Comprehensive Plan

Many policies in the Comprehensive Plan call for cooperative efforts between the State of Alaska and the City & Borough of Juneau to provide parking downtown. Below is an excerpt of those policies that support continued parking at the Subport:

POLICY 5.2. THROUGH A COOPERATIVE EFFORT WITH THE STATE OF ALASKA, TO PLAN FOR AND SUPPORT DEVELOPMENT OF AN ATTRACTIVE SETTING, FACILITIES, AND OTHER SERVICES TO ENHANCE THE STATE CAPITAL AND TO STRIVE TO PROVIDE AN ATMOSPHERE CONDUCIVE TO GOOD LEADERSHIP IN THE STATE, ACCESSIBLE TO AND SUPPORTIVE OF ALL PEOPLE OF THE STATE OF ALASKA.

5.2 - IA3 Encourage coordinated or joint planning efforts to address the need for alternative transportation and parking opportunities for state workers and legislative personnel. All government agencies should participate in a coordinated Downtown Transportation Management Program per the elements described in Chapter 8 of this Plan. [see also 8.5 - IA6 and Subarea 6 Guideline and Consideration 13]

POLICY 5.5. TO MAINTAIN AND STRENGTHEN DOWNTOWN JUNEAU AS A SAFE, DYNAMIC AND PLEASANT CENTER FOR GOVERNMENT AND LEGISLATIVE ACTIVITIES, PUBLIC GATHERINGS, CULTURAL AND ENTERTAINMENT EVENTS, AND RESIDENTIAL AND COMMERCIAL ACTIVITIES IN A MANNER THAT COMPLEMENTS ITS RICH HISTORIC CHARACTER AND BUILDING FORMS.

5.5 - IA4 Continue to work with the State of Alaska and UAS to determine the feasibility of reconstructing the State Office Building parking garage, which was partially funded in the FY13 state Capital Budget, or using the Bill Ray Center, respectively, to provide additional

parking as part of a parking management program for Legislators, their staff and other state employees. This parking could be shared with nighttime and evening patrons and customers of cultural arts, dining, shopping and entertainment activities and venues concentrated in a nearby Cultural Campus district.

POLICY 8.5. TO PROMOTE A BALANCED, WELL-INTEGRATED LOCAL MULTI-MODAL SURFACE TRANSPORTATION SYSTEM THAT PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS AND TRANSPORT FOR PEOPLE AND COMMODITIES.

8.5 - IA6 To reduce the demand for land-consuming parking spaces, reduce use of fossil fuels, and encourage the use of public transit, the CBJ government and community should urge downtown federal, state, and local government agencies, as well as private-sector employers to participate in a Coordinated Downtown Transportation Management Program managed by CBJ staff or a third party. The program could include, but would not be limited to, the following features:

- A. Free or heavily discounted transit passes to area employees;*
- B. Improved bus service, including a downtown circulator shuttle;*
- C. Organized vanpools and carpools;*
- D. Convenient and free parking for car- and van-pool vehicles, preferential parking for car-sharing, electric, hybrid and other alternate fuel-powered or multiple-user vehicles;*
- E. Instituting residential parking programs to discourage commuting motorists from long-term on-street parking in residential neighborhoods;*
- F. Satellite parking within shuttle distance to major destinations in downtown Juneau.*
- G. Working with the State of Alaska to allow off-hour parking in state employee parking facilities and lots to ease evening and week-end event parking congestion;*
- H. Increasing parking enforcement, as nearly all of these parking-related actions require enforcement or they will be of minimal utility;*
- I. Coordinated, perhaps mandatory, staggered or flexible work hours for area employees to avoid peak hour traffic;*
- J. Provision of safe pedestrian and bicycle routes throughout downtown; and,*
- K. Provision of secure, dry bicycle storage as well as shower and locker facilities for commuting cyclists.*

Long Range Waterfront Management Plan

As noted above the subport is identified in the LWMP as area B, which is identified for redevelopment, specifically a mix of residential, commercial, office, hotel, cultural activities, and open space with economic and social life year-round. Parking would be needed as part of any redevelopment of the subport. The proposed parking lot use is currently intended to be a temporary use until the site is further developed by the property owner.

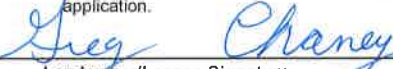
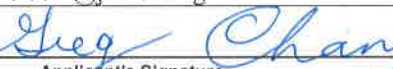
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FINDINGS

Staff finds that the project is consistent with adopted plans.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and recommend approval of this City Consistency Review to the Assembly.

Project Description The Division of Lands & Resources requests to lease a portion of the Develop Juneau Now property at the Support to use as a parking lot. The area that will be used for parking will be 0.49 acres or less, the total leased area will be around 0.60 cres.		
PROPERTY LOCATION		
Street Address 300 Egan Dr	City/Zip 99801	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU SUPPORT LT C2A		
Assessor's Parcel Number(s) 1C060K010033		
LANDOWNER/ LESSEE		
Property Owner's Name Lessee - CBJ Division of Lands & Resources	Contact Person: Dan Bleidorn	Work Phone: 586-5252
Mailing Address 155 S Seward Street	Home Phone:	Fax Number:
E-mail Address dan_bleidorn@juneau.org	Other Contact Phone Number(s): 586-0224	
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" and sign and date at X below		
Applicant's Name CBJ Division of Lands & Resources	Contact Person: Dan Bleidorn	Work Phone: 586-5252
Mailing Address 155 S Seward Street	Home Phone:	Fax Number:
E-mail Address dan.bleidorn@juneau.org	Other Contact Phone Number(s):	
X  _____ Applicant's Signature	_____ Date of Application	

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

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 18-004	Date Received 3/12/18
----------------	------------------------------	---------------------------	--------------------------

TYPE OF PROJECT REVIEW:

☒ City Project Review
 ☐ City Land Acquisition /Disposal
 ☐ State Project Review

DESCRIPTION OF PROJECT

The city wants to lease 0.49 acres for Parking at the Develop Juneau Now property at the Subport.

(Juneau Subport Lot C2A).

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

Currently the property is developed as a parking lot.
 The perimeter and layout of the 0.49 acres will be delineated with physical barriers such as logs, cable fencing or wheel stops.

PROPOSED USE OF LAND OR BUILDING(S):

The City, Division of Lands & Resources plans on leasing a portion of this lot for parking. The area that will be used for parking will be 0.49 acres or less, the total leased area, including the perimeter outside of the parking lot will be roughly six tenths of an acre.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ \$30,000

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	CITY/STATE PROJECT FEES				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u> P </u>	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____	

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM
&
EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS
APPLICATION MUST BE FILLED OUT**

EXHIBIT A

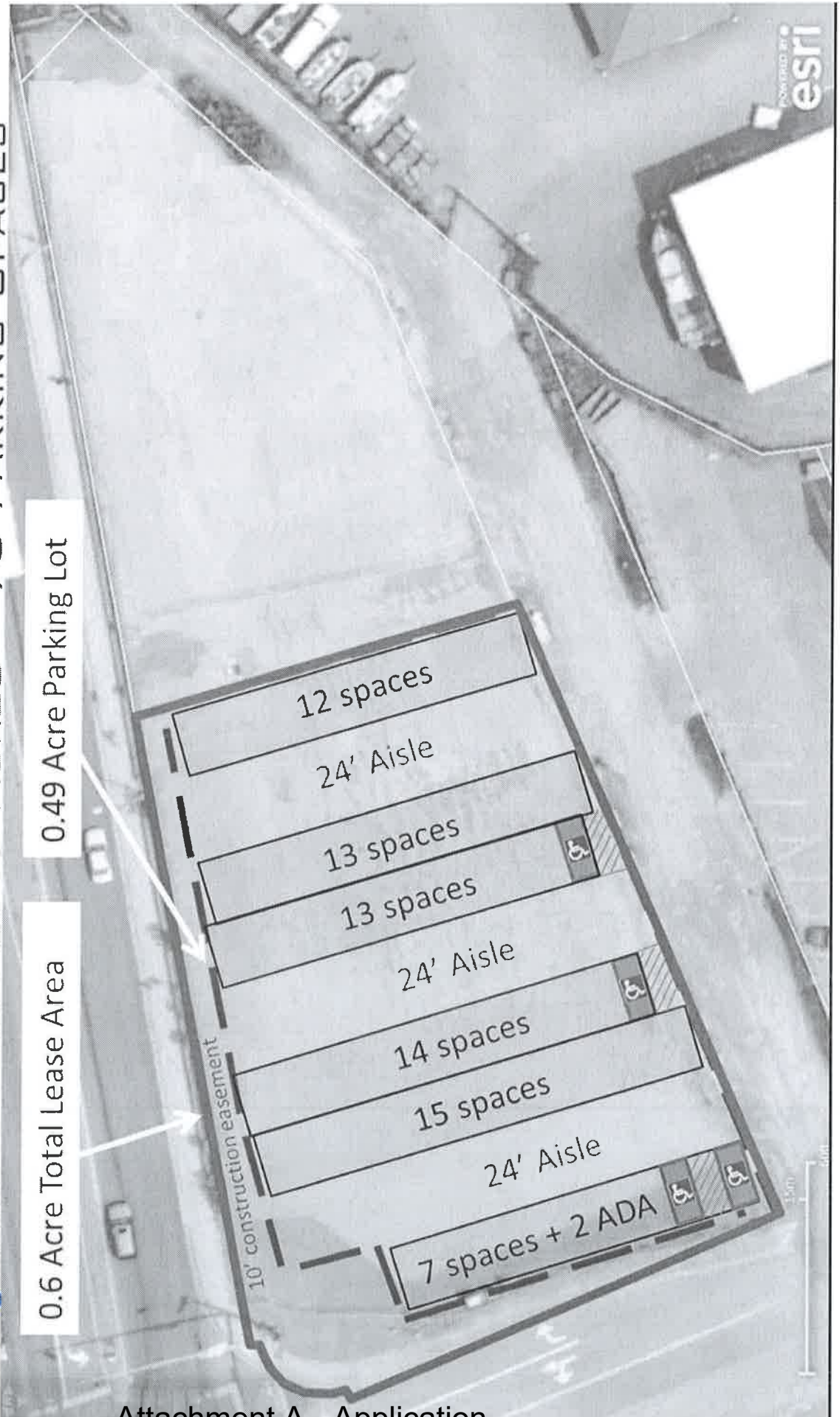
LOT C2A, JUNEAU SUBPORT, 2017-22

LEASE AREA 0.6 ACRES

PARKING AREA 0.49 ACRES - 76 PARKING SPACES

0.49 Acre Parking Lot

0.6 Acre Total Lease Area



Attachment A - Application

RECEIVED
MAR 12 2018
PERMIT CENTER/CDD
MIT CEN

SUBPORT STATE OF ALASKA EMPLOYEE PARKING USE PERMIT
State Number 2693

PART I. PARTIES. This Use Permit is between the City and Borough of Juneau, Alaska, a municipal corporation in the State of Alaska, hereafter “CBJ,” and the State of Alaska, Department of Administration (DOA), hereafter “Permittee.”

PART II. USE PERMIT ADMINISTRATION. All communications about this Use Permit shall be directed as follows, and any reliance on a communication with a person other than that listed below is at the party’s own risk.

CBJ:

City and Borough of Juneau
 Attn: Greg Chaney
 Land and Resources Manager
 155 S. Seward Street
 Juneau, AK 99801
 Phone: (907) 586-0205
 Fax: (907) 586-0295

Permittee:

State of Alaska, DOA
 Attn: Ken Stewart
 Leasing Contracting Officer IV
 550 West 7th Avenue, Suite 1960
 Anchorage, AK 99501
 Phone: (907) 269-0301
 Fax: (907) 269-0308

PART III. USE PERMIT DESCRIPTION. The following appendices are attached hereto and are considered a part of this Use Permit as well as anything incorporated by reference or attached to those appendices.

Appendix A: Property Description & Additional Provisions
 Appendix B: Provisions of CBJ Chapter 53.20
 Appendix C: Standard Provisions

If in conflict, the order of precedence shall be: this document, Appendix A, B, and then C.

PART IV. USE PERMIT EXECUTION. CBJ and Permittee agree and sign below. This permit is not effective until signed by the CBJ. Permittee represents that the person signing below has the authority to do so and that it is a valid and binding permit enforceable in accordance with its terms.

CBJ:

Date: _____

By: _____

Duncan Rorie Watt
 CBJ Manager

Permittee:

Date: _____

By: _____

Kimberly Finley
 State Leasing & Facilities Manager

Risk Management Review: _____, Risk Manager

Approved as to Content: _____, Lands & Resource Manager

Approved as to Form: _____, Law Department

APPENDIX A: PROPERTY DESCRIPTION & ADDITIONAL PROVISIONS

A.1. PURPOSE

The Premises may be used only for employee vehicle parking. Four parking spaces are reserved exclusively to the property owner.

The Permittee, as sublessee, agrees to and shall comply with all requirements of the Develop Juneau Now LLC Subport Parking Lease. Exhibit B.

A.2. DESCRIPTION OF PROPERTY

The property subject to this permit shall be referred to generally as “the Premises” and shall consist of approximately one acre of land (~117 parking spots), as is (without structures or buildings), located at 300 Egan Drive, with a legal description of Lot C2A, Juneau Subport, according to Plat 2017-22 in the First Judicial District, Juneau, Alaska, and more particularly described in Exhibit A. The parties acknowledge that the Premises may be modified by an anticipated State right-of-way project.

A.3. AUTHORITY

The use permit is authorized pursuant to CBJ 53.09.310, the Assembly direction provided at the Committee of the Whole meeting on March 19, 2018, and Ordinance 2018-25.

This permit is conditioned on the CBJ and Develop Juneau Now, LLC, executing the Develop Juneau Now LLC Subport Parking Lease. Exhibit B.

A.4. TERM AND RENEWAL OPTION

The Permit term shall commence on the effective date of this permit and be valid for a total term of no more than twelve months. The term of the permit is for six months, unless terminated earlier as provided herein. Upon completion of the initial six-month term, this permit shall continue on a month to month basis unless terminated as provided herein.

As required by CBJ 53.09.310(g), this use permit is revocable at the sole discretion of the CBJ Manager. Upon issuing a notice of revocation to the Permittee, the CBJ Manager may also require the Permittee to remove any improvements placed within the permit area and to restore the permit area to its original condition or such lesser condition as the manager may authorize. The City and Borough shall not be liable to the Permittee or any other person for any costs, losses or damage arising out of the revocation or order to remove improvements and restore the permit area.

A.5. PAYMENTS

Monthly rent for this agreement shall be \$5,500.00 and paid in advance of the first day of the calendar month. Any partial months shall be prorated based on a 30 day month.

All payments due hereunder (i) shall be made payable to the City and Borough of Juneau, or as otherwise directed by the CBJ; (ii) shall reference this Permit; and (iii) unless otherwise specified, shall be tendered to the CBJ at:

City and Borough of Juneau
Attention: Division of Lands and Resources
155 South Seward Street
Juneau, Alaska 99801

Payments received more than five (5) days after the due date will be subject to a penalty fee of \$100.00. A late fee in the amount of 10% of the amount due shall be charged for all payments not made within ten (10) days of the due date.

A.6. Maintenance

The Permittee shall, at its sole expense, maintain the Premises as a parking lot, in good condition and promptly make all repairs and replacements necessary to keep the Premises in good condition, which is defined as the condition upon the effective date of this permit. Notwithstanding anything in this Section to the contrary, the Permittee shall not be responsible for any repairs to the Premises made necessary by the negligence or willful misconduct of the CBJ, its agents, employees, contractors, or invitees. Parking lot maintenance, striping, wheel stops, lighting and any other expenses related to maintaining this as a parking lot are the responsibility of the Permittee. Winter maintenance, including snow removal, salting and sanding shall be the responsibility of the Permittee.

APPENDIX B: PROVISIONS OF CBJ CHAPTER 53.20

B.1. RESPONSIBILITY TO PROPERLY LOCATE ON PERMITD PREMISES.

Consistent with CBJ 53.20.160, it shall be the responsibility of Permittee to properly locate Permittee's improvements on the Premises and failure to so locate shall render Permittee's liable as provided by law.

B.2. APPROVAL OF OTHER AUTHORITIES.

Consistent with CBJ 53.20.180, the issuance by CBJ of this permit under the provisions of CBJ Title 53 does not relieve Permittee of responsibility for obtaining licenses, permits, or approvals as may be required by CBJ or by duly authorized state or federal agencies.

B.3. TERMS AND CONDITIONS OF CBJ 53.20.190.

Consistent with CBJ 53.20.190, the following terms and conditions govern all permits and are incorporated into this permit.

- (a) **Utilization.** The Premises shall be utilized only for purposes within the scope of the application and the terms of the permit, and in conformity with the provisions of CBJ code, and applicable state and federal laws and regulations. Utilization or development of the Premises for other than the allowed uses shall constitute a violation of the permit and subject the permit to cancellation.

- (b) **Modification.** The permit may be modified only by an agreement in writing signed by all parties in interest or their successor in interest.
- (c) **Cancellation and Forfeiture.**
- (i) The permit, if in good standing, may be canceled in whole or in part, at any time, upon mutual written agreement by Permittee and CBJ.
 - (ii) CBJ may cancel the permit if it is used for any unlawful purpose.
 - (iii) If Permittee shall default in the performance or observance of any of the permit terms, covenants or stipulations thereto, or of the regulations now or hereafter in force, or any of the provisions of this code, and should the default continue for thirty calendar days after service of written notice by CBJ without remedy by Permittee of the conditions warranting default, CBJ may subject Permittee to appropriate legal action including, but not limited to, forfeiture of the permit. No improvements may be removed by Permittee or other person during any time Permittee is in default.
- (f) **Notice or Demand.** Any notice or demand, which under the terms of the permit or under any statute must be given or made by the parties thereto, shall be in writing, and be given or made by registered or certified mail or emailed, addressed to the other party at the address of record. However, either party may designate in writing such new or other address to which the notice or demand shall thereafter be so given, made or mailed. A notice given hereunder shall be deemed delivered when deposited in a United States general or branch post office enclosed in a registered or certified mail prepaid envelope addressed as hereinbefore provided.
- (h) **Entry and Reentry.** In the event that the permit should be terminated as hereinbefore provided, or by summary proceedings or otherwise, or in the event that the Premises, or any part thereof, should be abandoned by Permittee during the term, CBJ or its agents, servants, or representative, may, immediately or any time thereafter, reenter and resume possession of the Premises or such thereof, and remove all persons and property there from either by summary proceedings or by a suitable action or proceeding at law without being liable for any damages therefor. No reentry by CBJ shall be deemed an acceptance of a surrender of the permit.
- (i) **Release.** In the event that the permit should be terminated as herein provided, or by summary proceedings, or otherwise, CBJ may offer the Premises for permit or other appropriate disposal pursuant to the provisions of CBJ code.
- (j) **Forfeiture of Rental.** In the event that the permit should be terminated because of any breach by Permittee, as herein provided, the monthly rental payment last made by Permittee shall be forfeited and retained by CBJ as partial or total damages for the breach.

(k) **Written Waiver.** The receipt of rent by CBJ with knowledge of any breach of the permit by Permittee or of any default on the part of Permittee in observance or performance of any of the conditions or covenants of the permit shall not be deemed a waiver of any provision of the permit. No failure on the part of CBJ to enforce any covenant or provision therein contained, nor any waiver of any right thereunder by CBJ unless in writing, shall discharge or invalidate such covenants or provisions or affect the right of CBJ to enforce the same in the event of any subsequent breach or default. The receipt, by CBJ, of any rent or any other sum of money after the termination, in any manner, of the term demised, or after the giving by CBJ of any notice thereunder to effect such termination, shall not reinstate, continue, or extend the resultant term therein demised, or destroy, or in any manner impair the efficacy of any such notice or termination as may have been given thereunder by CBJ to Permittee prior to the receipt of any such sum of money or other consideration, unless so agreed to in writing and signed by CBJ.

(l) **Expiration of Permit.** Unless the permit is renewed or sooner terminated as provided herein, Permittee shall peaceably and quietly leave, surrender and yield up unto CBJ all of the Premises on the last day of the term of the permit.

(m) **Reserved.**

(n) **Removal or Reversion of Improvements upon Termination of Permit.** Improvements owned by Permittee shall within sixty calendar days after the termination of the permit be removed by Permittee; provided, such removal will not cause injury or damage to the lands or improvements demised; and further provided, that manager may extend the time for removing such improvements in cases where hardship is proven. Improvements owned by Permittee may, with the consent of the manager, be sold to the succeeding Permittee. All periods of time granted Permittee to remove improvements are subject to Permittee's paying to CBJ pro rata rentals for the period.

(i) If any improvements and/or chattels not owned by CBJ and having an appraised value in excess of five thousand dollars as determined by the assessor are not removed within the time allowed, such improvements and/or chattels shall upon due notice to Permittee, be sold at public sale under the direction of the manager. The proceeds of the sale shall inure to Permittee preceding if Permittee placed such improvements and/or chattels on the lands, after deducting for CBJ rents due and owing and expenses incurred in making such sale. Such rights to the proceeds of the sale shall expire one year from the date of such sale. If no bids acceptable to the manager are received, title to such improvements and/or chattels shall vest in CBJ.

(ii) If any improvements and/or chattels having an appraised value of five thousand dollars or less, as determined by the assessor, are not removed within the time allowed, such improvements and/or chattels shall revert to, and absolute title shall vest in, CBJ.

(o) **Rental for Improvements or Chattels Not Removed.** Any improvements and/or chattels belonging to Permittee or placed on the Premises during Permittee's tenure with

or without Permittee's permission and remaining upon the Premises after the termination date of the permit shall entitle CBJ to charge Permittee a reasonable rent therefor.

(p) **Compliance with Regulations and Code.** Permittee shall comply with all regulations, rules, and the code of the CBJ, and with all state and federal regulations, rules and laws as the code or any such rules, regulations or laws may affect the activity upon or associated with the Premises.

(q) **Condition of Premises.** Permittee shall keep the Premises in neat, clean, sanitary and safe condition and shall take all reasonable precautions to prevent, and take all necessary action to suppress destruction or uncontrolled grass, brush or other fire on the Premises. Permittee shall not undertake any activity that causes or increases a sloughing off or loss of surface materials of the Premises.

(r) **Inspection.** Permittee shall allow an authorized representative of CBJ to enter the Premises for inspection at any reasonable time.

(s) **Use of Material.** Permittee of the surface rights shall not sell or remove for use elsewhere any timber, stone, gravel, peat moss, top soils, or any other material valuable for building or commercial purposes; provided, however, that material required for the development of the Premises may be used, if its use is first approved by CBJ.

(t) **Rights-of-Way.** CBJ expressly reserves the right to grant easements or rights-of-way across the Premises if it is determined in the best interest of CBJ to do so. If CBJ grants an easement or right-of-way across any of the Premises, Permittee shall be entitled to damages for all Permittee-owned improvements or crops destroyed or damaged. Damages shall be limited to improvements and crops only, and loss shall be determined by fair market value. Annual rentals may be adjusted to compensate Permittee for loss of use.

(u) **Warranty.** CBJ does not warrant by its classification or leasing of land that the land, or the Premises described in this permit, is ideally suited for the use authorized under the classification or permit and no guaranty is given or implied that it shall be profitable to employ the land or Premises to said use.

(v) **Rental Credit.** When authorized in writing by CBJ prior to the commencement of any work, Permittee may be granted credit against current or future rent; provided the work accomplished on or off the Premises results in increased valuation of the Premises or other CBJ owned lands. The authorization may stipulate type of work, standards of construction and the maximum allowable credit for the specific project. Title to improvements or chattels credited against rent under this section shall vest immediately and be in CBJ and shall not be removed by Permittee upon termination of the permit.

APPENDIX C: STANDARD PROVISIONS

Subport State of Alaska Employee Parking Use Permit – State Lease Number 2693

Page 6 of 8

Attachment B - Updated Lease Agreement & Exhibits

C.1. **Holding Over.** Holdovers are prohibited.

C.2. **Interest on Late Payments.** Should any installment of rent or other charges provided for under the terms of this permit not be paid when due, the same shall bear interest at the rate established by ordinance for late payments or at the rate of 12 percent per annum, if no rate has been set by ordinance.

C.3. **Taxes, Assessments, and Liens.** During the term of this permit, Permittee shall pay, in addition to the rents, all taxes, assessments, rates, charges, and utility bills for the Premises unless exempt under state law, and Permittee shall promptly pay or otherwise cause to be discharged, any claim resulting or likely to result in a lien, against the Premises or the improvements placed thereon.

C.4. **Easements.** Permittee shall place no building or structure over any portion of the Premises where the same has been set aside or reserved for easements.

C.5. **Encumbrance of Parcel.** Permittee shall not encumber or cloud CBJ's title to the Premises or enter into any permit, easement, or other obligation of CBJ's title without the prior written consent of CBJ; and any such act or omission, without the prior written consent of CBJ, shall be void against CBJ and may be considered a breach of this permit.

C.6. **Valid Existing Rights.** This permit is entered into and made subject to all existing rights, including easements, rights-of-way, reservations, or other interests in land in existence, on the date of execution of this permit.

C.7. **Non-Discrimination Laws.** Consistent with CBJ 41.05 and Title 18 of the Alaska Statutes, Chapter 80, Article 4 (Discriminatory Practices Prohibited), Permittee agrees not to discriminate, in any way, against any person on the basis of race, sex, color, age, religion, sexual orientation, actual or perceived gender identity, disability, ethnicity, familial status, gender expression, or national origin, in connection with or related to the performance of this permit. In the event of Permittee's failure to comply any of the above non-discrimination covenants, CBJ shall have the right to terminate the permit.

C.8. **Unsafe Use.** Permittee shall not do anything in or upon the Premises, nor bring or keep anything therein that will unreasonably increase or tend to increase the risk of fire or cause a safety hazard to persons or obstruct or interfere with the rights of any other tenant(s) or in any way injure or annoy them or which violates or causes violation of any applicable health, fire, environmental or other regulation by any level of government.

C.9. **Reserved.**

C.10. **Successors.** This permit shall be binding on the successors, administrators, executors, heirs, and assigns of Permittee and CBJ.

C.11. **Choice of Law; Venue.** This permit shall be governed by the law of the State of Alaska. Venue shall be in the State of Alaska, First Judicial District at Juneau.

C.12. Applicability of Alaska Public Records Act. Permittee acknowledges and understands that the CBJ is subject to the Alaska Public Records Act (AS 40.25.120) and that all documents received, owned or controlled by the CBJ in relation to this agreement must be made available for the public to inspect upon request, unless an exception applies. It is Permittee's sole responsibility to clearly identify any documents Permittee believes are exempt from disclosure under the Public Records Act by clearly marking such documents "Confidential." Should the CBJ receive a request for records under the Public Records Act applicable to any document marked "Confidential" by Permittee, the CBJ will notify Permittee as soon as practicable prior to making any disclosure. Permittee acknowledges it has five (5) calendar days after receipt of notice to notify the CBJ of its objection to any disclosure, and to file any action with any competent court Permittee deems necessary in order to protect its interests. Should Permittee fail to notify the CBJ of its objection or to file suit, Permittee shall hold the CBJ harmless of any damages incurred by Permittee as a result of the CBJ disclosing any of Permittee's documents in the CBJ's possession. Additionally, Permittee may not promise confidentiality to any third party on behalf of the CBJ, without first obtaining express written approval by the CBJ.

C.13. Entire Agreement. This Agreement, including all appendices and exhibits, constitutes the entire agreement of the Parties regarding the subject matter of the agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter.

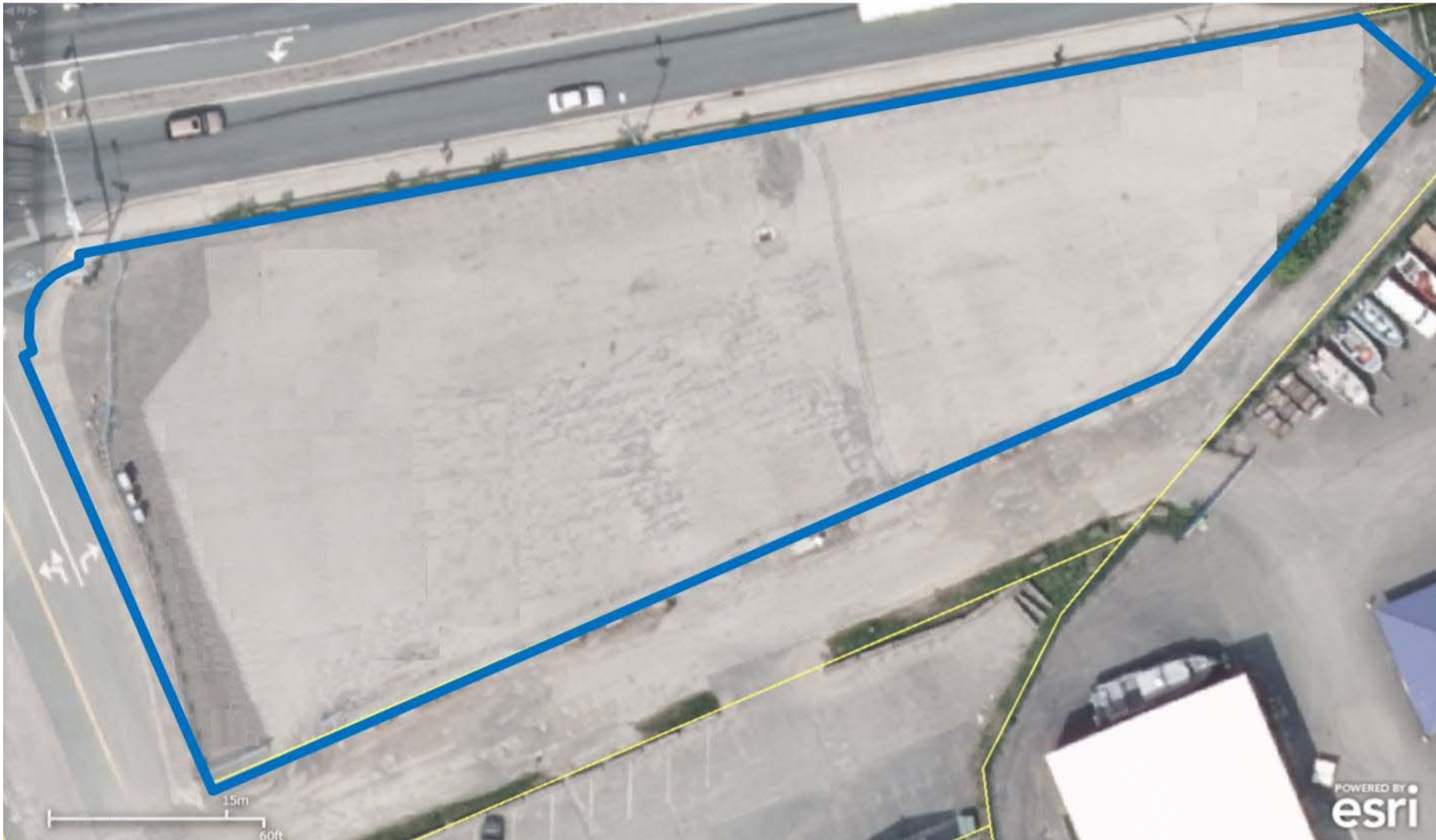
C.14. Severability. If a court of competent jurisdiction renders any part of this agreement invalid or unenforceable, that part will be severed and the remainder of this agreement will continue in full force and effect.

C.15 Insurance. All parties shall effect and maintain liability coverage with minimum limits of liability for damage and personal injury, including accidental death, of one million dollars (\$1,000,000) for any one person, plus a two million dollar (\$2,000,000) aggregate limit. CBJ and Lessor hereby waive all rights of recovery against the other party to the extent covered by the claimant's liability insurance. CBJ reserves the right to provide insurance through its "self-insured" program. The parties shall be provided thirty (30) days' notice of any cancellation of insurance.

EXHIBIT A

LOT C2A, JUNEAU SUBPORT, Ord 2018-25

LEASE AREA 0.98 ACRES



DJN LLC SUBPORT PARKING LEASE

PART I. PARTIES. This lease is between Develop Juneau Now LLC., hereafter “Lessor” or “Develop Juneau Now LLC,” a corporation organized under the laws of the State of Alaska (with its principal place of business in Juneau, AK) licensed to do business in the State of Alaska, and the City and Borough of Juneau, Alaska, a municipal corporation in the State of Alaska, hereafter “CBJ”, or “Lessee”

PART II. LEASE ADMINISTRATION. All communications about this lease shall be directed as follows. Any reliance on a communication with a person other than that listed below is at the party’s own risk.

CBJ:

City and Borough of Juneau
 Attn: Lands Manager
 155 S. Seward Street
 Juneau, AK 99801
 Phone: (907) 586-5252; Fax: (907) 586-5385
 Lands_Office@juneau.org

Lessor:

Develop Juneau Now LLC
 Attn: Kriss E. Hart
 2775 Harbor Ave. SW - A
 Seattle, WA 98126
 Phone (206) 622-9161; Fax 622-9170
 E-mail kriss@wmc2775.com

PART III. LEASE EXECUTION. The CBJ and Lessor agree and sign below. This lease is effective after both parties have executed it.

CBJ:

Date: _____
 By: _____
 Duncan Rorie Watt
 City and Borough Manager

Lessor:

Date: 4 April 2018
 By: Kriss E. Hart
 Kriss E. Hart
 Develop Juneau Now, LLC.

Approved as to content: Lands & Resources Div.
 Approved as to form: Law Department
 Approved as to content: Risk Management

By: _____
 By: _____
 By: _____

1. DESCRIPTION OF PROPERTY. In consideration of the rents, covenants, and conditions contained herein, Lessor agrees to lease to the CBJ; and the CBJ agrees to lease from the Lessor approximately one acre of land (~117 parking spots), as is, located at 300 Egan Drive, with a legal description of Lot C2A, Juneau Subport, according to Plat 2017-22 in the First Judicial District, Juneau, Alaska, and more particularly described in Exhibit A ("Premises"). The parties acknowledge that the Premises may be modified by an anticipated State right-of-way project.

2. AUTHORIZED USE OF PROPERTY. The Premises shall be used only for parking and for no other purpose without the prior written consent of the Lessor. The CBJ has exclusive use of the Premises. The CBJ is authorized to remove unauthorized vehicles from the Premises when the CBJ has exclusive rights to the Premises. Consistent with Exhibit A, the parties anticipate being able to provide parking for the CBJ and four parking passes for the Lessor. The parties anticipate the CBJ will sublease all or a portion of the Premises to the State of Alaska. The CBJ, and any sublessee, shall comply with all, Contract provisions, applicable laws, ordinances, and regulations of duly constituted authorities, now or hereafter in any manner affecting the Premises. The CBJ acknowledges the Lessor intends to continue developing a district heating project, which may require the Lessor to reserve portions of the Premises for that project and that would reduce the leased Premises and lease payments.

3. TERM AND RENEWAL. The Lease term shall commence on the effective date of this lease. The term of the lease is for six months, unless terminated earlier as provided herein. Upon completion of the initial term, this lease shall continue on a month to month basis unless terminated as provided herein.

4. LEASE PAYMENTS.

- a) The base monthly rent shall be five thousand dollars (\$5,000.00). Payments shall be made to Develop Juneau Now, LLC.
- b) The CBJ shall pay Develop Juneau Now LLC, without demand, deduction or offset the monthly rental in advance or on the first (1st) day of each month during the Lease. Payments for any partial month at the beginning or end of the Lease term shall be prorated.
- c) The base monthly rent shall increase by three percent (3%) for every year starting on July 1, 2019.

5. SIGNAGE. The CBJ shall pay for any signage and shall comply with all applicable laws. The CBJ shall not damage or deface the Premises or Property when installing or removing signage and shall repair any injury or damage to the Premises or Property caused by such installation or removal.

6. UTILITIES AND SERVICES. The Lessor is not providing any utilities. The CBJ may, but is not required, to furnish and pay, at CBJ's sole expense, all desired utilities.

7. REPAIRS AND MAINTENANCE. The CBJ shall, at its sole expense, maintain the Premises as a parking lot, in good condition and promptly make all repairs and replacements necessary to keep the Premises in good condition, which is defined as the condition upon the effective date of this lease. Notwithstanding anything in this Section to the contrary, the CBJ shall not be responsible for any repairs to the Premises made necessary by the negligence or willful misconduct of Develop Juneau Now, LLC, its agents, employees, contractors, or invitees. Parking lot maintenance, striping, wheel stops, lighting and any other expenses related to maintaining this as a parking lot are the responsibility of the CBJ. Winter maintenance, including snow removal, salting and sanding shall be the responsibility of CBJ. Nothing in this lease prevents the CBJ from contracting out, assigning, or requiring a sublessee to perform any and all necessary maintenance.

8. ACCESS. CBJ allows Lessor, and Lessor's agents, at all reasonable times to access the Premises for the purpose of inspection or of making repairs, additions, or alterations to the Premises, or any property owned by or under the control of Lessor.

9. TERMINATION

- a. The parties may terminate this Lease at any time upon written agreement.
- b. The parties agree that the Lessor can reserve (exclude from leased premises) parking spaces for the Lessor's district heating project (1) upon giving the CBJ 45 days' notice, (2) specifically identifying the parking spaces to be reserved, (3) assuming the reserved area as-is, and (4) erecting reasonable measures to notify people the reserved area is not available for parking. If the Lessor's use of the parking spaces concludes during the term of this lease, the CBJ has the option to re-lease the once reserved parking spaces consistent with this lease.
- c. The Lessor acknowledges the CBJ is legally prohibited from encumbering funds that have not been duly appropriated, pursuant to CBJ Charter 9.13. Funding for this lease beyond the \$30,000 appropriated with Ord. 2016-09(AB) is therefore subject to an appropriation of funds by, and at the sole discretion of, the CBJ and Borough of Juneau Assembly. The parties acknowledge and understand that in the event the Assembly fails to appropriate sufficient funds for this lease, the lease will automatically terminate without penalty or further municipal liability, no later than when the appropriation in Ord. 2016-09(AB) has been depleted. City code section 53.04.010 also applies.
- d. Except as otherwise provided, CBJ shall give written notice to Lessor of its intent to terminate not less than sixty (60) days in advance. Upon termination of this Lease for any reason, Lessor shall refund to CBJ any unearned advance rent paid by CBJ.

10. DEFAULT

- a. In the event CBJ defaults in the payment of any rent or violates any other covenants of this Lease, Lessor, at its option, may terminate and cancel this Lease after thirty (30) days written notice to CBJ, provided the default or other violation is not corrected. CBJ may, in good faith, dispute payment of an amount of money to Lessor without breach of this Lease, if CBJ pays to Lessor any undisputed portion thereof.
- b. In the event Lessor defaults in the performance or the observance of any covenants of this Lease and fails to fully remedy such default within thirty (30) days after written notice by CBJ, then CBJ, notwithstanding any other provision of this Lease, may terminate this Lease. Where this Lease provides for a shorter notice period for a specific occurrence of default and/or cure, such shorter notice period shall be controlling.

11. WASTE. CBJ shall not commit or allow any waste upon the Premises.

12. ASSIGNMENT AND SUBLETTING.

- a. CBJ shall have the right to assign this Lease or any interest in it, or to sublet, in whole or in part, the Premises provided that CBJ first obtains Lessor's consent prior to such assignment or sublease. Failure to provide such notice in a timely manner shall invalidate the assignment or sublet. Lessor's consent shall not be unreasonably delayed or withheld.
- b. Lessor shall have the right to convey or assign its interest in the Premises or any party thereof, subject to CBJ's leasehold interest.

13. SURRENDER OF POSSESSION. On the last day of the term of this Lease or any extension thereof, CBJ shall peaceably and quietly leave, surrender and yield up unto Lessor, the Premises in good conditions, ordinary wear and tear excepted. Any improvements constructed or installed on the Premises by CBJ shall be removed, prior to the end of the Term, at the cost and expense of CBJ and CBJ will do such repairs as is necessary to restore the Premises to its condition prior to construction or installation of any such improvements not consented to by Lessor.

14. TAXES. Lessor shall pay all taxes, assessments, and liens levied, assessed or imposed by any authority having the direct or indirect power to tax or assess any such liens, by reason of the use of the Premises.

15. QUIET ENJOYMENT. CBJ, so long as it complies with its duties in this Lease, shall enjoy the Premises during the term of this Lease free from any interference by Lessor.

16. INSURANCE. All parties shall effect and maintain liability coverage with minimum limits of liability for damage and personal injury, including accidental death, of One Million

Dollars (\$1,000,000) for any one person, plus a Two Million Dollars (\$2,000,000) aggregate limit. CBJ and Lessor hereby waive all rights of recovery against the other party to the extent covered by the claimant's liability insurance. To the extent that CBJ is determined to be liable for a claim and its liability insurance provides coverage, CBJ insurance shall be primary and any insurance maintained by the Lessor shall be non-contributory. CBJ reserves the right to provide insurance through its "self-insured" program. The parties shall be provided thirty (30) days' notice of any cancellation of insurance.

17. TIME OF ESSENCE. Time is of the essence of each and every provision hereof.

18. NOTICES. Notices regarding this Lease shall be given only by certified letter or email and shall be deemed given at the end of the first business day following when the communication is dispatched, addressed to the party for whom intended at such party's address as herein provided, or at such other address as the party may have substituted therefore by proper written notice to the other.

19. SUCCESSORS. This lease shall be binding on the successors, administrators, executors, heirs, and assigns of Lessor and CBJ and any Sublessee.

20. CHOICE OF LAW; VENUE. This lease shall be governed by the law of the State of Alaska. Venue shall be in the State of Alaska, First Judicial District at Juneau.

21. APPLICABILITY OF ALASKA PUBLIC RECORDS ACT. Lessor acknowledges and understands that the CBJ is subject to the Alaska Public Records Act (AS 40.25.120) and that all documents received, owned, or controlled by the CBJ in relation to this lease must be made available for the public to inspect upon request, unless an exception applies. It is Lessor's sole responsibility to clearly identify any documents Lessor believes are exempt from disclosure under the Public Records Act by clearly marking such documents "Confidential." Should the CBJ receive a request for records under the Public Records Act applicable to any document marked "Confidential" by Lessor, the CBJ will notify Lessor as soon as practicable prior to making any disclosure. Lessor acknowledges it has five (5) calendar days after receipt of notice to notify the CBJ of its objection to any disclosure, and to file any action with any competent court Lessor deems necessary in order to protect its interests. Should Lessor fail to notify the CBJ of its objection or to file suit, Lessor shall hold the CBJ harmless of any damages incurred by Lessor as a result of the CBJ disclosing any of Lessor's documents in the CBJ's possession. Additionally, Lessor may not promise confidentiality to any third party on behalf of the CBJ, without first obtaining express written approval by the CBJ.

22. ENTIRE AGREEMENT. This Lease, including all appendices and exhibits, constitutes the entire agreement of the Parties regarding the subject matter of the lease and supersedes all previous agreements, leases, proposals, and understandings, whether written or oral, relating to this subject matter. The lease may be modified only by an agreement in writing and signed by all parties.

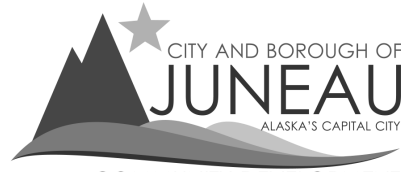
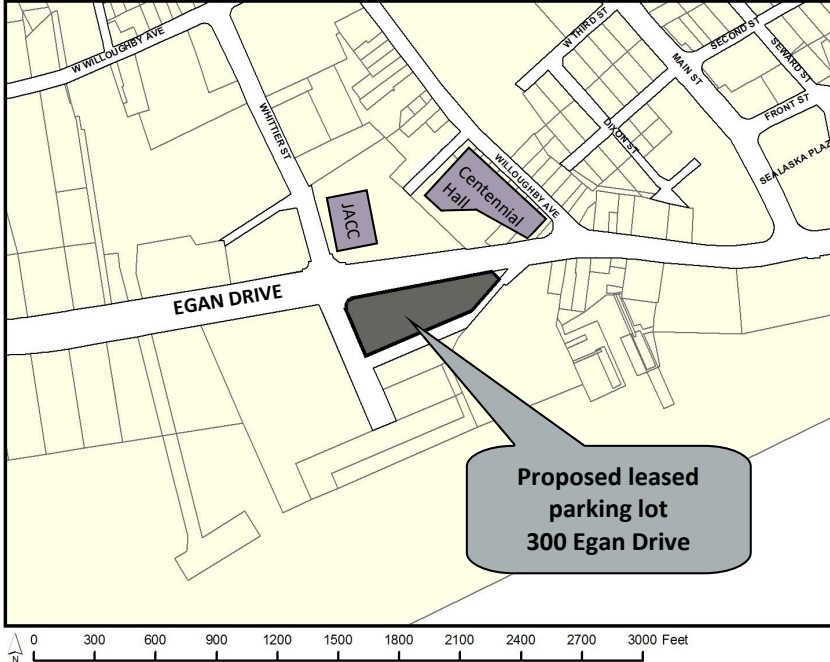
23. SEVERABILITY. If a court of competent jurisdiction renders any part of this lease invalid or unenforceable, that part will be severed and the remainder of this lease will continue in full force and effect.

[illegible]

End of agreement.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

A request has been submitted by the CBJ Lands & Resources Dept. for consideration and public hearing by the Planning Commission to **lease a portion of the Develop Juneau Now property at the sub port for continued use as a parking lot.**

If recommended for approval, the request will then be sent to the CBJ Assembly for final consideration.

TIMELINE

Staff Report expected to be posted Monday, April 16, 2018 at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through 12 noon, Friday, April 20, 2018

Comments received will be read by the Planner, **Laura Boyce**, and will also be sent directly to Commissioners to read alongside the staff report in preparation for the hearing.

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

Printed April 4, 2018

HEARING DATE & TIME
7:00 pm, April 24, 2018

April 25

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.

Results will be posted online, and if recommended for approval, the case will be sent to the CBJ Assembly.

Case No.: CSP2018 0004
Parcel No.: 1C060K010033
CBJ Parcel Viewer: <http://epv.juneau.org>



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

DATE: April 13, 2018

TO: Planning Commission

FROM: Tim Felstead, Planner
Community Development Department

A handwritten signature in black ink, appearing to read 'Tim Felstead', is placed next to the 'FROM' field.

FILE NO.: CSP2018 0003

PROPOSAL: Planning Commission review of Fiscal Year 2019 Capital Improvement Program.

ATTACHMENTS

- Attachment A – FY2019 through 2024 Preliminary Capital Improvement Program
- Attachment B – November 15, 2017 Memorandum from Planning Commission to CBJ Public Works and Facilities Committee re: Fiscal Year 2019-2024 Capital Improvement Program
- Attachment C – October 17, 2017 memorandum from Rob Steedle (CDD Director) to Planning Commission regarding Planning Commission suggested priorities.

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:

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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.

In October 2017, the Commission, at a Committee of the Whole meeting discussed the annual CIP and created a subcommittee which, with the staff and developed recommendations (see **Attachment B**).

The Planning Commission review has been structured to ensure that the CIP is consistent with general programmatic topics that fall under the Planning Commission's purview, rather than focus on detailed project line items. It is intended that the Planning Commission's annual review will follow the general format established, allowing subsequent reviews to track progress on these programmatic goals as a way to help foster consistency and achieve results. The Planning Commission identified four broad categories of potential capital improvements that are relevant to its review authority:

- Housing,
- Community Vitality,
- Transportation, and
- Sustainability.

ORGANIZATION OF THE CIP

The CIP list offers important information for the various capital improvement projects recommended for funding in FY2019 and planned for future years through FY2024. The CIP list consists of sections addressing FY2019 recommendations and funding sources (see **Attachment A, Page 8**), the six-year improvement plan (see **Attachment A, Page 13**), and project descriptions (see **Attachment A, Page 25**). Many projects approved in previous CIP cycles remain funded but do not appear in the FY19 funding list (see Financial Summary of Existing Projects in **Attachment A, Page 33**).

The City Manager recommends CIP priorities to the Assembly according to the following criteria:

Support. Are the projects a high priority of the Department or Committee proposing it, as well as the general public?

Consistency. Are the projects consistent with applicable CBJ plans or policies?

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Health and Safety. Will the improvement address an imminent or expected threat or danger to users or occupants?

Maintenance or Repair of Existing Property. Will the projects prevent further deterioration or damage to property?

Local Match for Federal/State Grants. Are funds required to match federal or state capital project funds?

Maintenance Impact. Will the improvement or projects increase efficiency and reduce on-going operating costs?

Economic Development Stimulus. Will the improvement directly or indirectly stimulate beneficial economic development in the community?

Anticipated Need. Will the projects enhance or expand an existing facility or service to accommodate increased public use?

Recreational. Will the projects establish, enhance or expand a facility or service to accommodate new or increase public use?

Funding Alternatives. Will there be funding alternatives explored for each project?

The report is organized into sections that are summarized below.

City Manager Recommended Priorities: The priorities for FY2019 are organized by funding source.

FY2019 General Sales Tax Improvements: Includes projects that were funded under a five year, voter-approved, 1% temporary sales tax. Funds must be split 1% for police, fire, street maintenance, snow removal, EMT/ambulance services, parks and recreation, libraries and other general purposes; 1% for roads, drainage, retaining walls, sidewalks, stairs, and other capital projects; and 1% for water and sewer system extensions, an emergency budget reserve, youth activities, and other general public services.

FY2019 Area Wide Sales Tax Improvements: The table lists the specific projects recommended for funding under area wide sales tax and the amount of funding provided to each improvement in FY2017.

Temporary 1% Sales Tax Improvements: A voter approved temporary 1% sales tax, effective October 1, 2013, through September 30, 2018, was more recently approved again effective

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October 01, 2018 – September 30, 2023. This section of the CIP lists the capital improvements the Manager is recommending to be funded under this temporary tax in FY2019.

FY2019 Marine Passenger Fees: Includes the projects funded by the voter-approved \$5 per passenger tax for cruise ship passengers. The charges are appropriated to address the impacts caused by the marine passenger ship industry. This section of the CIP lists the capital improvements that the Manager is recommending to be funded by this tax and the amount of funding provided to each improvement in FY2019.

FY2019 State Marine Passenger Fees: Five dollars per passenger comes from Alaska's cruise ship passenger fee, passed by a citizens' initiative in 2008 and revised in 2010. This section of the CIP lists the capital improvements that the Manager is recommending to be funded by this program and the amount of funding provided to each improvement in FY2019.

FY2019 Water Enterprise Fund: This fund was established to account for the CBJ's water utility operations. The CBJ's water utility provides potable water for the majority of the City and Borough residents residing within the roaded service area. The water utility is largely self-supported through user service fees. This section of the CIP lists the capital improvements recommended by the City Manager to be funded by the Water Enterprise Fund and the amount of funding provided to each improvement in FY2019.

FY2019 Wastewater Enterprise Fund: This fund was established to account for the activities of the CBJ's wastewater treatment operations. The sewer utility provides for wastewater treatment facilities for most of the populated roaded areas. The sewer utility fund is largely supported through user services fees. This section of the CIP lists the capital improvements recommended by the City Manager to be funded by the Sewer Enterprise Fund and the amount of funding provided to each improvement in FY2019.

FY 2019 Docks & Harbors Enterprise Fund: This fund was established to account for the activities of CBJ's Docks and Harbors. The Docks and Harbors Department exists to plan, develop, and manage CBJ's marine-related property and facilities. To this end, the Board develops and provides services to promote and accommodate marine related commerce, industry, fisheries, recreation, and visitors. The Docks and Harbors enterprise fund is financially supported through user services fees. This section of the CIP lists the capital improvements recommended by the City Manager to be funded by the Docks and Harbors Enterprise Fund and the amount of funding provided to each improvement in FY2019.

FY2019 Lands Fund: Land Fund into which most of the revenues from the sale or lease of land are to be deposited (except for properties of enterprise funds such as the Airport or Docks and Harbors). The Lands Fund is intended to provide revenue required for the subdivision, development, and disposal of CBJ lands as well as other costs of managing CBJ property. Additionally, the Land Fund is the source of money used to acquire properties needed for public purposes which are not funded by an enterprise account or CIP account. This section of the CIP

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identifies the capital improvement recommend by the City Manager to be funded by the Lands Fund and the amount of funding in FY2019.

Furthermore, there are three categories of “unscheduled” funding. Unscheduled requests are appropriations from enterprise entities (water, sewer, Bartlett Hospital, Airport, Eaglecrest etc.) that do not happen as part of the CIP but are identified as priorities that are proposed to be undertaken beginning FY19 and are dependent other unsecured funding sources. As sources are secured, requests to appropriate them to the projects will be made.

Six-Year Department Improvement Plans: Outlines the Six-Year Departmental Improvement Plans of each department for FY2019 through FY2024. The table is organized by department and lists the project name, priority ranking, estimated expenditures for each fiscal year, and the type of activity of the project.

THE COMPREHENSIVE PLAN

The CIP fulfills several purposes. It is a planning document that organizes and schedules projects and activities. It is a statement of budgetary policy that directs funds toward priorities. It is an investment guide that portrays the physical infrastructure and other improvements that support commerce and community.

The Comprehensive Plan addresses capital improvements in Chapter 18, *Implementation and Administration*. Standard Operating Procedure 18.1 SOP1 states:

Evaluate all ordinances, plans, capital improvement and public programs to ensure their consistency with the Comprehensive Plan. For specific land use or permit applications, require the applicant, whether a public agency or a private property owner, to demonstrate compliance to each applicable policy or provide evidence why an exception to a policy is warranted. Incorporate statements regarding compliance/non-compliance with Policies into findings of fact that provide the legal basis for determining approval or disapproval of a development application. (Emphasis added.)

Policy 18.6 states:

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.

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Further Implementing Actions:

18.6 SOP1 states:

Prepare an annual Six-year Capital Improvement Program. 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 states:

CDD staff will analyze each CIP project list for conformity with the Comprehensive Plan.

It is this last implementing action that is the focus of this review. The purpose is to determine if the proposed projects of the FY2019-FY2024 CIP support the policies and implementing actions of the Comprehensive Plan.

Comprehensive Plan policies and implementing actions that support the FY2019 CIP list are:

Policy 2.1 Sustainability

To build a sustainable community that endures over generations, and is sufficiently farseeing and flexible to maintain the vital and robust nature of its economic, social, and environmental support systems.

Policy 2.2 Sustainability

To model sustainability through its operations, practices, and projects.

Policy 4.1 Housing

To facilitate the provision and maintenance of safe, sanitary and affordable housing for its residents.

Policy 4.5 Provision of Public Facilities

To plan for the timely and efficient provision of an appropriate level of public facilities and services in all developed and developing areas of the CBJ.

Policy 5.1 Economic Development

To develop and sustain a diverse economy, providing opportunities for employment for all residents.

Policy 5.2 Downtown Juneau

Through a cooperative effort with the State of Alaska, to plan for and support development of an attractive setting, facilities, and other services to enhance the

State Capitol, and strive to provide an atmosphere conducive to good leadership in the State, accessible to and supportive of all people of the State of Alaska.

Policy 5.3 Downtown Juneau

To maintain and strengthen downtown Juneau as a safe, dynamic and pleasant center for government and legislative activities, public gatherings, cultural and entertainment events, and residential and commercial activities in a manner that complements its rich historic character and building forms.

Implementing Action 5.3.IA3 (in part): *Facilitate the pedestrian usage of Downtown physical improvements, Land Use Code amendments or other programs or initiatives which could include: B. Extend the waterfront seawalk.*

Policy 5.6 Tourism and Visitors

To encourage tourism, convention and other visitor-related activities through the development of appropriate facilities and services, while protecting Juneau's natural and cultural attractions for local citizens and visitors alike, and to participate in the accommodation of the future growth of tourism in a manner that addresses both community and industry concerns.

Implementing Action 5.6IA3: *Work with representatives from the cruise line industry, private developers, Juneau Convention and Visitors Bureau, and other tourism-related businesses to plan and develop additional or improved moorage and berthing facilities, including additional lightering and short-term moorage facilities.*

Standard Operating Procedure 5.6.SOP4: *Support Eaglecrest as a regional recreation and tourist facility.*

Policy 5.9 Port Facilities

To facilitate availability of sufficient and suitable water-based facilities and associated land-based acreage to support water-dependent uses, and to work closely with the public and private sectors to facilitate sustainable marine commerce recreation, public access to the shoreline and enjoyment of the waterfront through development of well-designed port facilities.

Policy 5.14 Seafood Industry and Commercial Fishing

To support the development and expansion of the seafood industry and of services and facilities that benefit commercial fishing activity and to attract and retain harvesters, processors, and sustainable aquaculture activities in Juneau.

Policy 6.4

To provide cost-effective and energy efficient facilities, systems and infrastructure that strengthens Juneau's role as the State Capital.

Policy 6.5 Energy Efficiency

To incorporate technologies and operating practices that will promote efficient and cost effective energy use into all of its new and existing buildings and energy-using projects.

Standard Operating Procedure 6.5SOP1: *Replace inefficient street lighting and lighting in CBJ buildings and facilities upon replacement cycle.*

Implementing Action 6.5-IA5: *Continue to incorporate LEED-Juneau principles and standards when designing public structures and facilities, with appropriate fuel cost sensitivity analyses over the long term life of the Project.*

Implementing Action 6.5-IA6: *When designing new facilities or major renovation of CBJ-owned facilities, analyze life-cycle costs of energy applications, and use that analysis to guide future development.*

Implementing Action 6.5-IA7: *Analyze the workings of the CBJ water and wastewater facilities and incorporate energy saving methods and technologies where appropriate.*

Policy 6.10 Energy Efficient Buildings

To encourage cost effective, energy efficient building and remodeling practices.

Policy 6.11 Energy Use

To encourage industrial and commercial users to be as efficient as possible in their use of energy; to use renewable energy sources and to make energy by-products available for use elsewhere in the community.

Policy 7.3 Riparian Habitat

To protect riparian habitat, including stream corridors and lake shorelines, from adverse effects of development and to provide a higher level of protection for non-urban shorelines in public ownership.

Policy 7.7. Water Quality

To protect, maintain and improve surface water, groundwater and marine water quality in its jurisdiction so that all waters are in compliance with federal and state water quality standards and continue to allow aquatic life to thrive.

Policy 7.9 Air Quality

To continue educational programs, capital improvement projects, and regulatory measures to protect and improve air quality.

Policy 7.16 Gravel Resources

To conserve and protect known gravel deposits and to protect them from conflicting land uses.

Policy 8.1 Airport

To promote and support aviation safety; to develop and maintain airport facilities meeting the aviation transportation needs for the CBJ, its residents, visitors, and commerce; and to work with the public and private sectors to facilitate commerce, economic development, and access to Alaska's capital city.

Policy 8.3 Marine Transport

To promote and facilitate marine transport systems and to provide facilities to transport cargo, vehicles, and passenger transportation, commercial fishing industries, and recreational water travel.

Policy 8.4 Regional Transportation System

To support the improvement of transportation facilities and systems that reinforce Juneau's role as the capital city of Alaska, and a regional transportation and service center.

Policy 8.5 Local Transportation System

To promote a balanced, well-integrated local multi-modal surface transportation system that provides safe, convenient and energy-efficient access and transport for people and commodities.

Standard Operating Procedure 8.5-SOP1: *Provide a safe, convenient, reliable and low-cost public transit and rapid transit system within the Urban Service Area to ensure that within that area, everyone has the ability to access work, school, services, shopping and leisure activities by public transit, with stops located so as to be within ½ mile of each other along routes.*

Implementing Action 8.5 – IA6: *To reduce the demand for land-consuming parking spaces, reduce use of fossil fuels, and encourage the use of public transit, the CBJ government and community should urge downtown federal, state, and local government agencies, as well as private-sector employees to participate in a Coordinated Downtown Transportation Management Program managed by CBJ staff or a third party. The program could include, but would not be limited to, the following features:*

D. Convenient and free parking for car- and van-pool vehicles, preferential parking for car-sharing, electric, hybrid and other alternate fuel-powered or multiple-user vehicles;

E. Instituting residential parking programs to discourage commuting motorists from long-term on-street parking in residential neighborhoods;

F. Satellite parking within shuttle distance to major destinations in downtown Juneau.

G. Working with the State of Alaska to allow off-hour parking in state employee parking facilities and lots to ease evening and wee-end event parking congestion;

H. Increasing parking enforcement, as nearly all of these parking-related actions require enforcement or they will be of minimal utility;

Policy 8.6 Alternative Transportation

To promote and facilitate transportation alternatives to private vehicles as a means of reducing congestion and air pollution and the consumption of fossil fuels, and to provide safe, and healthy means of transportation to all people.

Development Guideline 8.6.DG1: *Require sidewalks and bicycle paths or lanes along existing or newly constructed arterial and collector streets where appropriate, and provide or work with DOT to provide such amenities along existing roads to provide safe and healthy means of transportation to all people.*

Policy 9.1 Parks and Recreation

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 which lack adequate parks and recreation facilities.

Standard Operating Procedure 9.1SOP3: *Pursue funding for acquisition and development of parks and recreation facilities through traditional funding mechanisms such as the CBJ Capital Improvements Program, State Legislative process, and Federal funding opportunities; maximize the use of federal and state matching funds; investigate creative and innovative funding mechanisms for the acquisition and development of parks, facilities, trails, and programs; explore*

cooperative management agreements, joint ventures, private/public partnerships or other protocols to facilitate progress.

Policy 9.2 Parks and Recreation

To develop and maintain an interconnected non-motorized trail system that is complementary with, and may be contiguous with, unfragmented 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 12.1 Public Facilities

To plan for the timely and efficient provision of an appropriate level of public facilities and services in all developed and developing areas within the urban service area.

Policy 12.2 Public Facilities

To extend public water, sewer and storm drainage, and earth retention facilities to all areas within the urban service area.

Policy 12.4 Public Facilities

To facilitate the reduction of waste materials generated and disposed by households and businesses through promotion of an aggressive solid waste diversion and program including activities facilitating waste prevention, reuse and recycling.

Policy 12.5 Public Facilities

To promote efficient, safe, convenient, cost-effective and environmentally sound methods for the disposal of solid and hazardous waste.

Policy 13.1 Police Protection

To provide adequate and efficient police protection for the community.

Policy 13.2 Fire Protection and Emergency Services

To provide adequate and efficient fire protection and field emergency medical care for all. It is further the policy of the CBJ to maintain an incident response organization to effectively respond to large scale events and disasters.

Policy 13.3 Medical Services

To promote quality medical and social services in the CBJ to ensure the safety, health, well-being and self-sufficiency of its residents.

Policy 14.1 Schools

To provide a strong system of high quality public education to enable all students to become well educated, informed residents who understand and appreciate diverse

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cultures and who are equipped to pursue further education and compete successfully in the work force.

The projects in the CIP can be linked to policies in the Comprehensive Plan, and the CIP can be characterized as a tool that aids in implementing the plan. The table below only evaluates projects that have funding requested for FY2019. The fifth column was added with the purpose of showing which of the board categories established by the Commission the project fits.

DEPARTMENT	Division	Priority	Project	Consistency with Comp Plan	PC Category
Administration	Manager's Office	1	IT - Infrastructure Upgrades	N/A	N/A
		2	Vehicle & Equipment Wash Bays	Policy 2.2, 7.7	Sustainability
		3	Bonded Debt Service	N/A	N/A
		4	Budget Reserve	Policy 2.1, 2.2	Community vitality
		5	Housing	Policy 4.1, 4.2	Housing
		6	Public/Private Port Infrastructure Plan	Policy 5.1, 5.6, 5.9	Transportation

Airport		1	Design/Const. Passenger Boarding Bridge Gate 2	Policy 8.1, 8.4	Transportation
		2	Design/Const. Terminal Reno Ph 2 Including Departure Lounge Exit Lane	Policy 8.1, 8.4	Transportation
		3	Design SREF Phase 2 Sand/Chemical Storage/Fuel	Policy 8.1, 8.4	Transportation
		4	Space Reconfig (old dining rm/kitn) for Tenants & Admin	Policy 8.1, 8.4	Transportation
		5	Design & Install Terminal Camera Surveillance System	Policy 8.1, 8.4	Transportation
		6	26 MALSR (FAA F&E Project)	Policy 8.1, 8.4	Transportation

BRH		1	Rainforest Recovery Center Upgrades	Policy 13.3	Community vitality
		2	Robert F. Valliant Building Siding Replacement	Policy 13.3	Community vitality
		3	Medical Arts Building Roof Replacement	Policy 13.3	Community vitality

Docks & Harbors	Docks	1	Visitor Information Kiosk Replacement	Policy 5.6, 8.3	Community vitality
		2	Downtown Restrooms Construction (new)	Policy 5.3, 5.6	Community vitality
		3	Small Cruiseship Moorage Master Planning	Policy 5.6, 5.9, 8.3	Community vitality
		4	Archipelago Property (Acquisition and Development)	Policy 5.6, 5.9	Community vitality
		5	Auke Bay Passenger for Hire - Cost Share	Policy 5.6	Community vitality

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Docks & Harbors	Harbors	1	Statter Harbor Breakwater Safety Improvements	Policy 8.3	Community vitality
		2	Areawide Anode Installation Matching Funds	Policy 8.3	Transportation
		3	ABMS D&H/UAS Cost Share Agreement	Policy 8.3	Community vitality
		4	Cost Share with ACOE for Breakwater Feasibility	Policy 8.3	Community vitality

Eaglecrest		1	Deferred Maintenance - Mountain Operations Improvements	Policy 5.6, 9.1	Community vitality
		2	Upper Loop Overnight Cabin	Policy 5.6	Community vitality
		3	Snowmaking Pumping Station	Policy 5.6	Community vitality

Lands & Resources		1	Pits and Quarries Infrastructure Maintenance & Expansion	Policy 7.16	Community vitality
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Parks & Recreation	Building Maintenance	1	Deferred Building Maintenance - Downtown Library Windows General Sales Tax Improvements	Policy 6.5, 6.10	Sustainability
		2	Deferred Building Maintenance	Policy 6.5, 6.10, 9.1	Community vitality
		3	Deferred Building Maintenance - Arboretum Building Repairs	Policy 6.5, 6.10, 9.1	Sustainability
	Parks/Rec Areas	1	Park & Playground Repairs & Maintenance	Policy 9.1	Community vitality
		2	Sports Field Resurfacing & Repairs	Policy 9.1	Community vitality
		3	Capital School Park Retaining Wall-Design & Short Term Repairs	Policy 9.1	Community vitality
	Trail Maintenance	1	Christopher Trail - Cope Park to Flume	Policy 9.1, 9.2	Community vitality
		2	Crow Hill Trail - Gast School to Crow Hill Road	Policy 8.6, 9.1	Transportation

Public Works and Engineering Department	Capital Transit	1	Bus Shelters/Interim Valley Transit Center	Policy 8.5, 8.6	Transportation
		2	Install Electric Bus Charger at Bus Barn (20% Match for FTA)	Policy 6.6, 8.5, 8.6	Transportation
	Engineering	1	Contract Specification & Contract Language Update	Policy N/A	N/A
		2	Downtown Side Streets Phase III	Policy 5.6, 8.5, 8.6	Transportation
		3	Downtown Wayfinding and Interpretive Signs	Policy 5.6	Community vitality
		4	Seawalk Major Maintenance	Policy 5.6, 9.1	Transportation
		5	Seawalk Next Phases	Policy 5.6, 9.1	Transportation
	RecycleWorks	1	RecycleWorks Waste Diversion Program	Policy 12.4, 12.5, 12.6, 12.8	Sustainability
	Streets	1	Pavement Management	Policy 7.9, 12.1	Transportation
		2	Areawide Drainage Improvements	Policy 7.7, 12.2	Sustainability
		3	McGinnis Subdivision Improvements, Ph IV (Heron)	Policy 8.6, 7.7, 12.1	Transportation
		4	Downtown Street Improvements Ph III	Policy 5.6, 8.6, 12.1	Transportation

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Public Works and Engineering Department (cont.)	Streets (cont.)	5	Gold Creek Flume Repairs	Policy 9.1, 12.1, 12.3	Community vitality
		6	Sidewalk & Stairway Repairs	Policy 8.6	Transportation
		7	Birch Lane Improvements, Ph II - Mendenhall to Dogwood	Policy 8.6, 7.7, 12.1	Transportation
		8	Columbia and Poplar Reconstruction	Policy 8.6, 7.7, 12.1	Transportation
	Wastewater Utility	1	Wastewater Infrastructure Maintenance - JDTP Structural Improvements (Aeration and Clarifier Roof)	Policy 12.1	Community vitality
		2	Gruening Park Pump Station Replacement	Policy 12.1	Community vitality
		3	Birch Lane - Mendenhall to Dogwood	Policy 12.1	Transportation
		4	Columbia and Poplar Reconstruction	Policy 12.1	Transportation
		5	Kaiser Forcemain Replacement (Mendenhall River Erosion)	Policy 12.1	Community vitality
		6	Anode Replacement on Under Ocean Portion of Outer Drive FM	Policy 12.1	Community vitality
		7	McGinnis Subdivision, Heron Way Manhole Adjustments	Policy 12.1	Community vitality
		8	Calhoun Sewer Replacement W 8th to Gold Creek	Policy 12.1	Community vitality
		9	JDTP Vactor Dump and Grit Handling Improvements	Policy 7.7	Sustainability
		10	JD Clarifier and Digester Tank Floor Improvements	Policy 12.1	Community vitality
		11	Pavement Management Utility Adjustments	Policy 12.1	Community vitality
		12	ADOT Project Utility Adjustments	Policy 12.1	Community vitality
	Water Utility	1	Birch Lane - Mendenhall to Dogwood	Policy 12.1	Community vitality
		2	Columbia and Poplar Reconstruction	Policy 12.1	Community vitality
		3	Lee Street Pump Station Replacement	Policy 12.1	Community vitality
		4	Salmon Creek Filter Plant Upgrades (ADEC Grant Match)	Policy 12.1	Community vitality
		5	Crow Hill and Cedar Park PS Control Updates	Policy 12.1	Community vitality
		6	Pavement Management Utility Adjustments	Policy 12.1	Community vitality
		7	ADOT Project Utility Adjustments	Policy 12.1	Community vitality
		8	Last Chance Basin Underground Fuel Tank Removal & Reloc.	Policy 12.1	Community vitality
		9	Areawide Watermain Repairs	Policy 12.1	Community vitality

Schools		1	JSD Buildings Major Maintenance / Match	Policy 14.1	Community vitality
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FINDINGS

Do the CIP projects listed for funding in the FY2019 conform to the policies of the Juneau Comprehensive Plan?

Projects proposed for funding in FY2019 conform to the policies of the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning Commission report to the Assembly that the CIP projects recommended for funding in FY2019 conform to the policies of the Juneau Comprehensive Plan.

City & Borough of Juneau, Alaska



Photo Courtesy of Juneauhistory.com

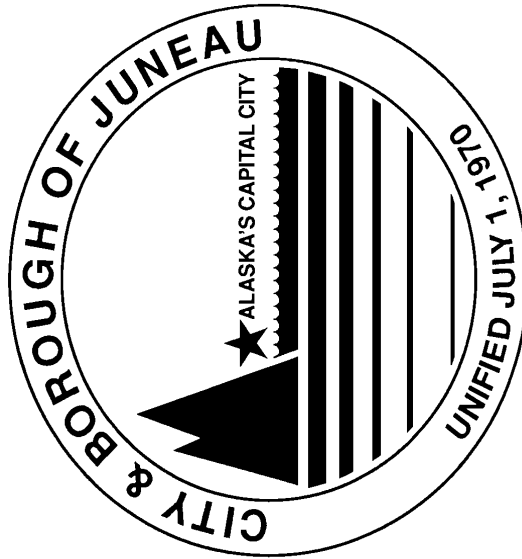
Old Glacier Highway
Spring Thaw - 1932

Preliminary-Capital Improvement Program

Fiscal Years 2019 through 2024

**CITY AND BOROUGH OF JUNEAU
CAPITAL IMPROVEMENT PROGRAM**

FISCAL YEARS 2019-2024



Prepared By
City and Borough of Juneau
Engineering & Public Works Department
June 1, 2018

INTRODUCTION

Each year, the City and Borough of Juneau (CBJ) adopts a capital improvement program (CIP). The legal requirements applicable to the CIP are set forth in Section 9 of the CBJ Charter. In general, the CIP is a plan of capital improvements proposed for a six-year period, together with an estimated cost of each improvement and the proposed method of financing it. The CIP serves as the overarching strategic plan for improving the public infrastructure of Juneau and is collectively developed by the CBJ Assembly, its boards and commissions, CBJ staff, and the citizens of CBJ.

The CBJ Charter requires the City Manager to assemble and submit a CIP to the Assembly by April 5th of each year. This document is the City Manager's CIP. The Charter further requires this document to be available for public inspection. This document is available from the CBJ Engineering Department at the third floor of the Marine View Building in downtown Juneau or from CBJ's web pages at http://www.juneau.org/engineering/CIP_Process.php.

By May 1st, the Charter requires the Assembly to hold a public hearing on the CIP. In addition to the Charter requirement, the Assembly holds public hearings at its Public Works and Facilities Committee. The Planning Commission reviews it for conformance with the Area Wide Comprehensive Plan. The meetings are announced in the Juneau Empire, on the CBJ's web pages, and the public access channel. Citizens are encouraged to provide their comments at these meetings.

By June 15th, the Assembly must adopt its own CIP or the City Manager's CIP. In practice, the Assembly uses the City Manager's CIP as the starting point, adjusts it during the public comment period, and adopts its own CIP at the same time it adopts the budget in early June.

If you would like more information about the CIP please contact Roger Healy by phone at (907) 586-0800 or by email: Roger.Healy@juneau.org

FY 2019 CIP RECOMMENDATIONS

This section of the preliminary six-year CIP plan lists capital project priorities of the City and Borough of Juneau for FY 2019 that are being recommended by the City Manager. A table is presented to show the name of each improvement, the department recommending the improvement, and the amount and type of funding being recommended.

A summary table at the end of the section lists all funding sources, and the total amount recommended for expenditure in each fund.

The City Manager recommends capital improvement projects according to the following criteria:

Support: Projects that are a high priority of the Department or Committee proposing it, as well as the general public.

Consistency: Projects that are consistent with applicable CBJ plans or policies.

Health and Safety: Projects that will address an imminent or expected threat or danger to users or occupants.

Maintenance or Repair of Existing Property: Projects that will prevent further deterioration or damage to property.

Local Match for Federal/State Grants: Funds required to match federal or state capital project funds.

Maintenance Impact: Projects that will increase efficiency and reduce on-going operating costs.

Economic Development Stimulus: Projects that directly or indirectly stimulate economic development in the community.

Anticipated Need: Projects that enhance or expand an existing facility or service to accommodate increased public use.

Recreational: Projects that establish, enhance or expand a facility or service to accommodate new or increase public use.

Funding Alternatives: Funding alternatives are explored for each project.

Presented by: The City Manager
 Introduced: #### 2018
 Drafted by: Engineering & Public Works Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2819

A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2019 Through 2024, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2019.

WHEREAS, the CBJ Capital Improvement Program is a plan for capital improvement projects proposed for the next six fiscal years; and

WHEREAS, the Assembly has reviewed the Capital Improvement Program for Fiscal Year 2019 through Fiscal Year 2024, and has determined the capital improvement project priorities for Fiscal Year 2019.

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

Section 1. Capital Improvement Program.

(a) Attachment A, entitled "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," dated June 1, 2018, is adopted as the Capital Improvement Program for the City and Borough.

(b) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," are pending capital improvement projects to be undertaken in FY19:

FISCAL YEAR 2019		
GENERAL SALES TAX IMPROVEMENTS		
DEPARTMENT	PROJECT	FY19 BUDGET
Eaglecrest	Deferred Maintenance /Mountain Operations Improvements	275,000
Parks & Recreation	Park & Playground Repairs and Maintenance	270,000
Parks & Recreation	Sports Field Resurfacing & Repairs	80,000
Parks & Recreation	Capital School Park Ret. Wall Design & Short Term Repairs	200,000
Parks & Recreation	Deferred Building Maintenance - Downtown Library Windows	175,000
General Sales Tax Improvements Total		\$ 1,000,000

**FISCAL YEAR 2019
AREAWIDE SALES TAX PRIORITIES**

DEPARTMENT	PROJECT	FY19 BUDGET
Managers Office	Vehicle and Equipment Wash Bays	1,150,000
Street Maintenance	Pavement Management	1,200,000
Street Maintenance	Areawide Drainage Improvements	250,000
Street Maintenance	Mc Ginnis Subdivision Improvements - Ph 4 (Heron)	1,000,000
Street Maintenance	Downtown Street Improvements Phase III	1,100,000
Street Maintenance	Gold Creek Flume Repairs	300,000
Street Maintenance	Sidewalk and Stairway Repairs	300,000
Street Maintenance	Birch Lane Improvements Ph 2 - Mendenhall to Dogwood	1,000,000
Street Maintenance	Columbia and Poplar Reconstruction	2,100,000
Capital Transit	Bus Shelters / Valley Transit -Transfer Center	400,000
Capital Transit	Install Electric Bus Charger at Bus Barn (20% Match for FTA)	100,000
Engineering	Contract Specification and Contract Language Update	90,000
Parks & Trail Maintenance	Christopher Trail - Cope Park to Flume	90,000
Parks & Trail Maintenance	Crow Hill Trail - Gast School to Crow Hill Road	20,000
Areawide Sales Tax Priorities Total		\$ 9,100,000

**FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/13 - 09/30/18**

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Bonded Debt Service	1,040,000 *
Manager's Office	Budget Reserve	400,000 *
Manager's Office	IT - Infrastructure Upgrades	\$ 400,000
Hospital	Rainforest Recovery Center Upgrades	585,000
Parks & Recreation	Deferred Building Maintenance	380,000
Parks & Recreation	Deferred Building Maintenance - Arboretum Building Repairs	120,000
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000
Temporary 1% Sales Tax Priorities Total		\$ 3,125,000

**FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/18 - 09/30/23**

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	IT - Infrastructure Upgrades	\$ 400,000
Manager's Office	Housing	400,000
Public Works	Wastewater Infrastructure Maintenance - JDTP Structural Imp	2,000,000
Parks and Recreation	Building Maintenance	500,000
School District	JSD Buildings Major Maintenance / Match	800,000
Hospital	BRH - Rainforest Recovery Center Upgrades	1,800,000
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000
Temporary 1% Sales Tax Priorities Total		\$ 6,100,000

FISCAL YEAR 2019**MARINE PASSENGER FEE PRIORITIES (draft -out for public comment)**

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Public/Private Port Infrastructure Plan	\$ 150,000
Port of Juneau	Visitor Information Kiosk Replacement	150,000
Port of Juneau	Downtown Restroom Construction (new)	500,000
Port of Juneau	Small Cruiseship Moorage Master Planning	150,000
Engineering	Downtown Sidestreets Phase III	900,000
Engineering	Downtown Wayfinding and Interpretive Signs	450,000
Engineering	Seawalk Major Maintenance	85,000
Engineering	Seawalk Next Phases	250,000
Marine Passenger Fee Priorities Total		\$ 2,635,000

FISCAL YEAR 2019**STATE MARINE PASSENGER FEE PRIORITIES**

DEPARTMENT	PROJECT	FY19 BUDGET
Docks And Harbors	Archipelago Property (Acquisition and Development)	\$ 5,750,000
State Marine Passenger Fee Priorities Total		\$ 5,750,000

FISCAL YEAR 2019**WATER ENTERPRISE FUND**

DEPARTMENT	PROJECT	FY19 BUDGET
Water Utility	Last Chance Basin Underground Fuel Tank Removal and Reloc.	215,000
Water Utility	Lee Street Pump Station Replacement	500,000
Water Utility	Salmon Creek Filter Plant Upgrades (ADEC Grant Match)	100,000
Water Utility	Crow Hill and Cedar Park PS Control Updates	300,000
Water Utility	Areawide Watermain Repairs	100,000
Water Utility	Birch Lane - Mendenhall to Dogwood	\$ 100,000
Water Utility	Columbia and Poplar Reconstruction	220,000
Water Utility	Pavement Management Utility Adjustments	20,000
Water Utility	ADOT Project Utility Adjustments	45,000
Water Enterprise Fund Total		\$1,600,000

FISCAL YEAR 2019**WASTEWATER ENTERPRISE FUND**

DEPARTMENT	PROJECT	FY19 BUDGET
Wastewater Utility	Gruening Park Pump Station Replacement	\$ 800,000
Wastewater Utility	Kaiser Forcemain Replacement (Mendenhall River Erosion)	1,000,000
Wastewater Utility	JD Clarifier and Digester tank Floor Improvements	225,000
Wastewater Utility	Anode Repl on Under Water Portion of Outer Drive FM	250,000
Wastewater Utility	JDTP Infrastructure Imprvmnts (Aeration and Clarifier Roof)	1,000,000
Wastewater Utility	JDTP Vactor Dump/Decant Fac. and Grit Handling Imprvmnts	125,000
Wastewater Utility	Birch Lane - Mendenhall to Dogwood	100,000
Wastewater Utility	Columbia and Poplar Reconstruction	220,000
Wastewater Utility	McGinnis S/D -Heron Way Manhole Adjustments	15,000
Wastewater Utility	Calhoun Sewer Replacement W8th to Gold Ck	50,000
Wastewater Utility	Pavement Management Utility Adjustments	20,000
Wastewater Utility	ADOT Project Utility Adjustments	40,000
Wastewater Enterprise Fund Total		\$ 3,845,000

**FISCAL YEAR 2019
DOCKS AND HARBORS ENTERPRISE FUND**

DEPARTMENT	PROJECT	
Docks	Auke Bay Passenger for Hire - Cost Share	\$ 690,000
Harbors	Statter Harbor Breakwater Safety Improvements	333,000
Harbors	Areawide Anode Installation Matching Funds	300,000
Harbors	ABMS D&H/UAS Cost Share Agreement	350,000
Harbors	Cost Share with ACOE for Breakwater Feasibility	500,000
Docks and Harbors Enterprise Fund Total		\$ 2,173,000

**FISCAL YEAR 2019
LANDS FUND**

DEPARTMENT	PROJECT	
LANDS	Pits and Quarries Infrastructure Maintenance and Expansion	\$ 150,000
LANDS Fund Total		\$ 150,000

ORDINANCE 2018-XX CAPITAL PROJECTS FUNDING TOTAL **\$ 20,170,000**

ORDINANCE 2018-XX OPERATIONS PROJECTS FUNDING TOTAL **\$ 1,440,000 ***

(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019-2024," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY19, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

**FISCAL YEAR 2019
HOSPITAL UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	
Hospital	Robert F. Valliant Building Siding Replacement	\$ 300,000
Hospital	Medical Arts Building Roof Replacement	400,000
HOSPITAL Funding Total		\$ 700,000

**FISCAL YEAR 2019
AIRPORT UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	
Airport	Design/Const. Passenger Boarding Bridge gate 2	\$ 2,000,000
Airport	Design/Const. Terminal Reno Ph 2 incl. Dep Lnge Exit Lane	1,300,000
Airport	Design SREF Phase 2 Sand/Chemical Storage/Fuel	300,000
Airport	Space Reconfig - Old Dining Room/Kit. for Admin & Tenants	250,000
Airport	Design&Install Terminal Camera Surveillance System	200,000
Airport	26 MALSR (FAA F&E Project)	3,750,000

Airport Unscheduled Funding Total **\$ 7,800,000**

UNSCHEDULED FUNDING REQUESTS

DEPARTMENT	PROJECT	
Eaglecrest	Upper Loop Overnight Cabin	\$ 50,000
Eaglecrest	Snowmaking Pumping Station	250,000

Unscheduled Funding Total **\$ 300,000**

Section 2. Fiscal Year 2019 Budget. It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY19 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2019 Budget.

Section 3. State and Federal Funding. To the extent that a proposed CIP project, as set forth in Section 1(c), above, includes state funding, federal funding, or both, the amount of funding for that project is an estimate only, and is subject to appropriation contingent upon final funding being secured. It is the intent of the Assembly that once funding is secured, these items will be brought back to the Assembly for appropriation.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this ____ day of _____, 2018.

Mayor

Attest:

Laurie Sica, Clerk

FY 2019 CIP RECOMMENDATIONS

Department		Division	Priority	Project	Funding Source	Amount		
Administration		Manager's Office	1	IT - Infrastructure Upgrades	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 400,000		
					Temporary 1% Sales Tax - 10/01/18 - 09/30/23	\$ 400,000		
			2	Vehicle & Equipment Wash Bays	Areawide Sales Tax Priorities	\$ 1,150,000		
			3	Bonded Debt Service	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,040,000		
			4	Budget Reserve	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 400,000		
			5	Housing	Temporary 1% Sales Tax - 10/01/18 - 09/30/23	\$ 400,000		
			6	Public/Private Port Infrastructure Plan	Marine Passenger Fee Priorities	\$ 150,000		
			Administration Total Funding:					\$ 3,940,000
Airport			1	Design/Const. Passenger Boarding Bridge Gate 2	Airport Unscheduled Funding	\$ 2,000,000		
			2	Design/Const. Terminal Reno Ph 2 Including Departure Lounge Exit Lane	Airport Unscheduled Funding	\$ 1,300,000		
			3	Design SREF Phase 2 Sand/Chemical Storage/Fuel	Airport Unscheduled Funding	\$ 300,000		
			4	Space Reconfig (old dining rm/kitn) for Tenants & Admin	Airport Unscheduled Funding	\$ 250,000		
			5	Design & Install Terminal Camera Surveillance System	Airport Unscheduled Funding	\$ 200,000		
			6	26 MALSR (FAA F&E Project)	Airport Unscheduled Funding	\$ 3,750,000		
			Airport Total Funding:					\$ 7,800,000
BRH			1	Rainforest Recovery Center Upgrades	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 585,000		
					Temporary 1% Sales Tax - 10/01/18 - 09/30/23	\$ 1,800,000		
			2	Robert F. Valliant Building Siding Replacement	Hospital Unscheduled Funding	\$ 300,000		
			3	Medical Arts Building Roof Replacement	Hospital Unscheduled Funding	\$ 400,000		
BRH Total Funding:					\$ 3,085,000			
Docks & Harbors		Docks	1	Visitor Information Kiosk Replacement	Marine Passenger Fee Priorities	\$ 150,000		
			2	Downtown Restrooms Construction (new)	Marine Passenger Fee Priorities	\$ 500,000		

FY 2019 CIP RECOMMENDATIONS

Department	Division	Priority	Project	Funding Source	Amount	
		3	Small Cruiseship Moorage Master Planning	Marine Passenger Fee Priorities	\$ 150,000	
		4	Archipelago Property (Acquisition and Development)	State Marine Passenger Fee Priorities	\$ 5,750,000	
		5	Auke Bay Passenger for Hire - Cost Share	Docks and Harbors Enterprise Fund	\$ 690,000	
		1	Statter Harbor Breakwater Safety Improvements	Docks and Harbors Enterprise Fund	\$ 333,000	
		2	Areawide Anode Installation Matching Funds	Docks and Harbors Enterprise Fund	\$ 300,000	
	Harbors	3	ABMS D&H/UAS Cost Share Agreement	Docks and Harbors Enterprise Fund	\$ 350,000	
		4	Cost Share with ACOE for Breakwater Feasibility	Docks and Harbors Enterprise Fund	\$ 500,000	
		Docks & Harbors Total Funding:				\$ 8,723,000
	Eaglecrest		1	Deferred Maintenance - Mountain Operations Improvements	General Sales Tax Improvements	\$ 275,000
		2	Upper Loop Overnight Cabin	Unscheduled Funding Requests	\$ 50,000	
		3	Snowmaking Pumping Station	Unscheduled Funding Requests	\$ 250,000	
				Eaglecrest Total Funding:	\$ 575,000	
Lands & Resources		1	Pits and Quarries Infrastructure Maintenance & Expansion	Lands Fund	\$ 150,000	
				Lands & Resources Total Funding:	\$ 150,000	
Parks & Recreation	Bldg Maintenance	1	Deferred Building Maintenance - Downtown Library Windows	General Sales Tax Improvements	\$ 175,000	
		2	Deferred Building Maintenance	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 380,000	
				Temporary 1% Sales Tax - 10/01/18 - 09/30/23	\$ 500,000	
		3	Deferred Building Maintenance - Arboretum Building Repairs	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 120,000	
		Parks/Rec Areas	1	Park & Playground Repairs & Maintenance	General Sales Tax Improvements	\$ 270,000
			2	Sports Field Resurfacing & Repairs	General Sales Tax Improvements	\$ 80,000
	3		Capital School Park Retaining Wall-Design & Short Term Repairs	General Sales Tax Improvements	\$ 200,000	

FY 2019 CIP RECOMMENDATIONS

Department	Division	Priority	Project	Funding Source	Amount
	Trail Maintenance	1	Christopher Trail - Cope Park to Flume	Areawide Sales Tax Priorities	\$ 90,000
		2	Crow Hill Trail - Gast School to Crow Hill Road	Areawide Sales Tax Priorities	\$ 20,000
Parks & Recreation Department Total Funding:				\$	1,835,000
Public Works and Engineering Department					
	Capital Transit	1	Bus Shelters/Interim Valley Transit Center	Areawide Sales Tax Priorities	\$ 400,000
		2	Install Electric Bus Charger at Bus Barn (20% Match for FTA)	Areawide Sales Tax Priorities	\$ 100,000
	Engineering	1	Contract Specification & Contract Language Update	Areawide Sales Tax Priorities	\$ 90,000
		2	Downtown Side Streets Phase III	Marine Passenger Fee Priorities	\$ 900,000
		3	Downtown Wayfinding and Interpretive Signs	Marine Passenger Fee Priorities	\$ 450,000
		4	Seawalk Major Maintenance	Marine Passenger Fee Priorities	\$ 85,000
		5	Seawalk Next Phases	Marine Passenger Fee Priorities	\$ 250,000
		1	RecycleWorks Waste Diversion Program	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 200,000
	RecycleWorks		RecycleWorks Waste Diversion Program	Temporary 1% Sales Tax - 10/01/18 - 09/30/23	\$ 200,000
	Streets	1	Pavement Management	Areawide Sales Tax Priorities	\$ 1,200,000
		2	Areawide Drainage Improvements	Areawide Sales Tax Priorities	\$ 250,000
		3	McGinnis Subdivision Improvements, Ph IV (Heron)	Areawide Sales Tax Priorities	\$ 1,000,000
		4	Downtown Street Improvements Ph III	Areawide Sales Tax Priorities	\$ 1,100,000
		5	Gold Creek Flume Repairs	Areawide Sales Tax Priorities	\$ 300,000
		6	Sidewalk & Stairway Repairs	Areawide Sales Tax Priorities	\$ 300,000
		7	Birch Lane Improvements, Ph II - Mendenhall to Dogwood	Areawide Sales Tax Priorities	\$ 1,000,000
		8	Columbia and Poplar Reconstruction	Areawide Sales Tax Priorities	\$ 2,100,000
		1	Wastewater Infrastructure Maintenance - JDTP Structural Improvements (Aeration and Clarifier Roof)	Temporary 1% Sales Tax - 10/01/18 - 09/30/23	\$ 2,000,000
			2	Gruening Park Pump Station Replacement	Wastewater Enterprise Fund
		3	Birch Lane - Mendenhall to Dogwood	Wastewater Enterprise Fund	\$ 800,000
		4	Columbia and Poplar Reconstruction	Wastewater Enterprise Fund	\$ 100,000
		5	Kaiser Forcemain Replacement (Mendenhall River Erosion)	Wastewater Enterprise Fund	\$ 220,000
				Wastewater Enterprise Fund	\$ 1,000,000

Attachment A: FY19-24 CIP

Attachment A: FY19-24 CIP

Schools

SUMMARY OF FY 2019 CAPITAL IMPROVEMENT PROJECTS FUNDING SOURCES		
FUNDING SOURCES	General Sales Tax Priorities	\$ 1,000,000
	Areawide Sales Tax Priorities	\$ 9,100,000
	Temporary 1% Sales Tax Priorities - Voter Approved Sales 10/01/13 - 09/30/18	\$ 3,125,000
	Temporary 1% Sales Tax Priorities - Voter Approved Sales 10/01/18 - 09/30/23	\$ 6,100,000
	Marine Passenger Fee Priorities	\$ 2,635,000
	State Marine Passenger Fee Priorities	\$ 5,750,000
	Water Enterprise Fund	\$ 1,600,000
	Wastewater Enterprise Fund	\$ 3,845,000
	Docks and Harbors Enterprise Fund	\$ 2,173,000
	Lands Fund	\$ 150,000
	Hospital Unscheduled Funding	\$ 700,000
	Airport Unscheduled Funding	\$ 7,800,000
	Unscheduled Funding Requests	\$ 300,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

This section of the CIP shows the capital improvement plan for each CBJ department for fiscal years 2019 – 2024. The plans were submitted by the director of the department and were developed in conjunction with a governing board or committee. For example, the Docks and Harbors plan was submitted by the Port Director and developed by the Port Director and the Docks and Harbors Board.

The projects identified for 2019 are those recommended by the City Manager for funding in FY19. Projects identified by the City Manager in years 2020 and 2021 will be recommended for funding in the coming fiscal years. Those projects identified for funding beyond 2021 provide a general direction of capital spending in those years, not a specific direction.

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future	
Administration	IT - Infrastructure Upgrades	1	\$ 800,000	\$ 400,000	\$ 400,000	\$ 400,000			
	Vehicle & Equipment Wash Bays	2	\$ 1,150,000						
	Bonded Debt Service	3	\$ 1,040,000						
	Budget Reserve	4	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000		
	Housing	5	\$ 400,000						
	Public/Private Port Infrastructure Plan	6	\$ 150,000						
	Willoughby Parking Structure	7							\$ 5,500,000
	Landslide/Avalanche/Mass Wasting Norway Pt to South End of Gastineau Ave.	8							\$ 200,000
	Composting Feasibility Study	9							\$ 100,000
	Wayfinding and Gateway Signage - Auke bay	10							\$ 250,000
	W Douglas Road Feasibility Study/Plan	11							\$ 250,000
	Cordova St. Alternate Access	12							\$ 5,000,000
	Move Riverbend Elem. Access to Dimond Park Signalized Entrance	13							\$ 1,500,000
	Replace Montana Creek Bridge - (Past Rifle Range)	14							\$ 500,000
	North Douglas Channel Crossing	15							\$ 90,000,000
	Administration Total:		\$ 3,940,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 400,000	\$ 103,300,000	
Airport	Design/Const. Passenger Boarding Bridge Gate 2	1	\$ 2,000,000						
	Design/Const. Terminal Reno Ph 2 Including Departure Lounge Exit Lane	2	\$ 1,300,000						
	Design SREF Phase 2 Sand/Chemical Storage/Fuel	3	\$ 300,000						
	Space Reconvg (old dining rm/kitn) for Tenants & Admin	4	\$ 250,000						
	Design & Install Terminal Camera Surveillance System	5	\$ 200,000						
	26 MAL SR (FAA F&E Project)	6	\$ 3,750,000						
	Const. Taxiway A Rehab	7		\$ 17,000,000					
	Const. Taxiway E Realignment (Geometry)	8		\$ 2,000,000					
	Const. Taxiway D-1 Relocation (RIM)	9		\$ 1,000,000					
	Multi-Modal Feasibility Planning	10		\$ 10,000					
	Const. Terminal Renovation, Phase II	11		\$ 15,000,000					
	Replace Trash Compactors and Pads	12		\$ 100,000					
	SREF Building Phase II Sand/Chemical Storage, Fuel	13			\$ 10,300,000				
	Passenger Terminal Parking Lot Rehab	14				\$ 3,000,000			
	Terminal Area (121) Apron Rehabilitation	15				\$ 3,500,000			
	Terminal Area (135) Apron Rehabilitation	16				\$ 6,000,000			
	Emergency Vehicle Access Road (EVAR) Extend Design/Construction	17					\$ 500,000		
	Acquire Wetlands Access Vehicle (w/CCFR)	18					\$ 250,000		
	Replace Snow Removal Equipment	19					\$ 5,000,000		
	NE Development Area Sewer Infrastructure	20					\$ 100,000		

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS											
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future			
	Phase 1C SREB (remainder of maintenance shop) Non-FAA Eligible	21				\$5,500,000					
	Design & Reconstruct Alex Holden Way, Cessna & Renshaw	22					\$2,200,000				
	Design & Construct Terminal Reno, Ph III (Knuckle)	23					\$24,000,000				
	Design/Construct Taxiway C Reconfiguration	24									
	Design/Construct Safety Area Grading @ RW Shoulder and NAVAIDs (2025)	25							\$5,000,000		
	Design/Construct Conversion of Runway 8/26 to 9/27 - MAGVAR (2025)	26							\$ 3,300,000		
	Reconstruct West GA Taxilanes (2026)	27							\$ 200,000		
	Reconstruct West Tiedown Apron (2026)	28							\$ 2,500,000		
	Replace ARFF Truck (2026)	29							\$ 3,000,000		
	Reconstruct ARFF Truck (2026)	29							\$ 1,000,000		
	Reconstruct East GA Taxilanes (2027)	30							\$ 2,000,000		
	Reconstruct East Tiedown Apron (2027)	31							\$ 2,000,000		
	Reconstruct E-1 Ramp (2027)	32							\$ 3,000,000		
	Terminal Expansion Planning - Baggage, Departure Lounge	33							\$ 5,500,000		
	Parking Garage	34							\$ 600,000		
	Snow Removal Equipment Acquisition	35							\$ 20,000,000		
	ARFF Truck Replacement	36							\$ 5,000,000		
	Demolish (old) Sand/Chem Facility	37							\$ 1,000,000		
	Terminal Infrastructure Replacement	38							\$ 300,000		
	Airport Master Plan Update	39							\$ 5,000,000		
	Relocate/Construct FAA ATCT	40							\$ 1,200,000		
	Terminal Expansion Construction	41							\$ 50,000,000		
	Landside Access Roads Pavement Rehab	42							\$ 10,000,000		
	Airfield Pavement Rehab	43							TBD		
	Civil Air Patrol Hangar Relocation	44							TBD		
	Fish & Wildlife Service Hangar Relocations	45							TBD		
	Airport Total:		\$	7,800,000	\$	35,110,000	\$	10,300,000	\$	23,850,000	
								\$	26,200,000	\$	118,600,000
	BRH	Rainforest Recovery Center Upgrades	1	\$	2,385,000						
		Robert F. Vaillant Building Siding Replacement	2	\$	300,000						
		Medical Arts Building Roof Replacement	3	\$	400,000						
		Asphalt Replacement Drive From Admin to JMC	4		\$	500,000					
		RRC Remodel	5		\$	2,500,000					
		Parking Ramp (200 places)	6						\$	4,000,000	
		Operating Room Renovation	7						\$	16,500,000	
		Information Services Facility with Generator	8						\$	2,000,000	
		BOPS Replacement	9						\$	9,000,000	
		Remodel Laboratory (5000 sq. ft.)	10						\$	3,750,000	
		Child & Adolescent Mental Health Unit	11						\$	23,125,000	
		Maintenance Building for Equipment	12						\$	750,000	

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Oxygen Tank (Bulk) Storage	13						\$ 500,000
	Relocate & Remodel Biomed, Dietary, Laundry, Materials Management Bldg.	14						\$ 2,500,000
	Pharmacy Remodel to Comply with UPC 500	15						\$ 400,000
	BRH Total:		\$ 3,085,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 62,525,000
Docks & Harbors								
Docks	Visitor Information Kiosk Replacement - Const.	1	\$ 150,000					
	Downtown Restrooms - Construction	2	\$ 500,000					
	Small Cruiseship Moorage Master Planning	3	\$ 150,000					
	Archipelago Property (Acquisition/Development)	4	\$ 5,750,000					
	Auke Bay Passenger For Hire - Cost Share	5	\$ 690,000					
	Marine Park Sheet Pile Coating - Phase III of III	6		\$ 500,000				
	Security Checkpoint Shelters	7		\$ 300,000				
	Shore Power at Cruise Ship Berths	8						\$ 25,800,000
Docks Total:			\$ 7,240,000	\$ 800,000	\$ -	\$ -	\$ -	\$ 25,800,000
Harbors	Slatter Breakwater Safety Improvements	1	\$ 333,000					
	Area Wide Anode Installation Matching Funds	2	\$ 300,000					
	ABMS D&H/UAS Cost Share Agreement	3	\$ 350,000					
	Cost Share w/ACOE for Breakwater Feasibility	4	\$ 500,000					
	Aurora Harbor Rebuild-Phase III	5		\$ 7,000,000				
	Analaga Harbor Fish Cleaning Float	6		\$ 300,000				
	Auke Bay Net Repair Float	7		\$ 300,000				
	Aurora Harbor Dredging	8		\$ 350,000				
	Wayside Float Maintenance Dredging	9		\$ 350,000				
	Aurora Harbormaster Building and Shop	10						\$ 3,000,000
	Douglas Harbor Uplands Improvements	11						\$ 2,000,000
	North Douglas Boat Ramp Improvements	12						\$ 1,000,000
	Juneau Fisheries Terminal Development	13						\$ 10,000,000
	Fish Sales Facility/Seaplane Float	14						\$ 1,000,000
	Marine Services Center	15						\$ 10,000,000
	Taku Harbor Stockade Point Float Replacement	16						\$ 300,000
Harbors Total:			\$ 1,483,000	\$ 8,300,000	\$ -	\$ -	\$ -	\$ 27,300,000
Docks & Harbors Total:			\$ 8,723,000	\$ 9,100,000	\$ -	\$ -	\$ -	\$ 53,100,000
Eaglecrest Ski Area								
Deferred Maintenance - Mountain Operations Improvements:	Lodge Maintenance/Improvements	1	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	Lift Operations - Misc Lift Parts	2	\$ 15,000		\$ 15,000		\$ 15,000	
	Mountain Operations - Trail Conditioning	3	\$ 65,000		\$ 10,000		\$ 15,000	
	Mountain Operations - Hiking Trails	4	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
	Mountain Operations - Trail Maintenance	5	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future	
	Mountain Operations - Snowmaking & Water Line Replacement/Improvement	6	\$ 40,000	\$ 40,000		\$ 40,000		\$ 40,000	
	Lift Operations - Black Bear Motor	7	\$ 10,000	\$ 35,000		\$ 60,000	\$ 90,000		
	Upper Loop Overnight & Dayuse Cabin (Grant Request)	8	\$ 50,000						
	Snowmaking Pumping Station (Grant Request)	9	\$ 250,000						
	Mountain Operations - Caretaker Shack	10		\$ 50,000		\$ 30,000			
	Mountain Operations - Nordic Improvements	11		\$ 40,000	\$ 30,000			\$ 60,000	
	Mountain Operations - Septic System Upgrades	12		\$ 40,000					
	Lift Operations - Magic Carpet	13				\$ 25,000	\$ 35,000		
	Generator Building Repairs	14		\$ 100,000					
	Eaglecrest Ski Area Total:		\$ 575,000	\$ 350,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 245,000	
Fire	Replace Juneau Station SCBA Compressor	1							\$ 85,000
	Air Intake Relocation at Glacier Fire Station	2							
	Replace & Renovate Burn Pits at Fire Training Center	3							\$ 1,200,000
	Apparatus Door Replacement at Juneau Station	4							\$ 250,000
	Juneau Station Kitchen Counter & Appliance Replacement	5							\$ 20,000
	Door Replacement at Glacier Station	6							\$ 250,000
	Addition to Auke Bay Station for Live-in Quarters & Training Rooms	7							\$ 1,200,000
	Fire Department Master Plan	8							\$ 75,000
	Platform Ladder Truck	9							\$ 1,400,000
	SCBA Airpak Replacement	10							\$ 773,900
	New Roof & Siding At Glacier Fire Station	11							\$ 1,550,000
	Lemon Creek Fire Station Design	12							\$ 950,000
	Hagevig Regional Training Center Improvements	13							\$ 1,500,000
	Lemon Creek Fire Station Construction & Permits	14							\$ 12,000,000
	Millennium Door Security System Expansion	15							\$ 65,000
	Douglas Fire Station Renovation	16							\$ 75,000
	Station Alerting System for Volunteer Stations	17							\$ 120,000
	Glacier Station Classroom Technology Upgrade	18							\$ 65,000
	Fire Department Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,578,900
Lands & Resources									
	Pits and Quarries Infrastructure Maintenance & Expansion	1	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
	Stabler Quarry Infrastructure & Expansion	2	\$ 200,000	\$ 200,000		\$ 50,000		\$ 1,000,000	
	Lemon Creek Material Sources Infrastructure & Expansion	3			\$ 75,000		\$ 50,000	\$ 500,000	
	Pederson Hill Subdivision: Infrastructure Phase I	4			\$ 1,500,000				
	Land Management Plan Implementation Studies	5	\$ 125,000	\$ 125,000					
	Lands & Resources Total:		\$ 150,000	\$ 475,000	\$ 1,725,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,650,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future	
Parks & Recreation	Building Maintenance	1	\$ 175,000						
		2	\$ 880,000	\$ 1,165,000	\$ 1,200,000	\$ 1,240,000	\$ 1,280,000	\$ 5,000,000	
		3	\$ 120,000						
		4						\$ 350,000	
	Building Maintenance Total:		\$ 1,175,000	\$ 1,165,000	\$ 1,200,000	\$ 1,240,000	\$ 1,280,000	\$ 5,350,000	
Centennial Hall	Remodel Phase II	1		\$ 400,000	\$ 1,400,000				
	HVAC Design & Replacement	2		\$ 1,300,000	\$ 1,400,000				
	Centennial Hall Total:		\$ -	\$ 1,700,000	\$ 2,800,000	\$ -	\$ -	\$ -	
Library	Deferred Maintenance-Upgrade Douglas Meeting Room	1		\$ 87,000					
	Deferred Maintenance-MPG/Downtown Library Elevator Lobby	2		\$ 45,000					
	Deferred Maintenance-Replace Douglas Library Carpeting	3		\$ 65,000					
	Upgrade Outdoor Space Between Valley Lib & Diamond Pk	4						TBD	
	Library Total:		\$ -	\$ 197,000	\$ -	\$ -	\$ -	\$ -	
Rec Buildings	Augustus Brown Pool - Major Renovations	1			\$ 1,400,000	\$ 3,600,000			
	Treadwell Ice Arena Roof Replacement	2		\$ 975,000					
	Treadwell Ice Arena Parking Lot Paving	3		\$ 280,000					
	Treadwell Ice Arena Combined Bleachers/Storage Unit	4			\$ 90,000				
	Treadwell Ice Arena Refrigeration System Replacement	5					\$ 1,650,000		
	Treadwell Ice Arena Concession Area Upgrade	6						\$ 30,000	
	Treadwell Ice Arena Electric Ice Resurfacer Charging Station	7							
	Recreation Buildings Total:		\$ -	\$ 1,255,000	\$ 1,490,000	\$ 3,600,000	\$ 1,650,000	\$ 60,000	
Parks/Rec Areas	Park & Playground Repairs & Maintenance	1	\$ 270,000	\$ 275,000	\$ 280,000	\$ 285,000	\$ 290,000	\$ 300,000	
	Sports Field Resurfacing & Repairs	2	\$ 80,000	\$ 250,000	\$ 255,000	\$ 260,000	\$ 265,000	\$ 275,000	
	Capital School Park Retaining Wall-Design & Short Term Repairs	3	\$ 200,000		\$ 2,500,000				
	Parks Deferred Maintenance	4		\$ 500,000					
	Adair/Kennedy Park Improvements	5		\$ 800,000					
	Thane Campground Health & Safety Improvements	6		\$ 25,000					
	Arboretum Building Repairs	7		\$ 120,000					
	Fish Creek Park ADA Fishing Platform and Vault Toilet	8		\$ 175,000					
	Lemon Creek Area Park	9		\$ 250,000					
	Riverside Rotary Park Pathway Reconstruction	10		\$ 250,000					
	Jackie Renninger Skate Park Roof Replacement	11		\$ 150,000					
	Cope Park Parking Lot and Walkway Paving	12		\$ 350,000					
	Melvin Park Parking Lot Repairs	13		\$ 275,000					
	Diamond Park Field Complex Landscaping	14		\$ 300,000					
	Park Maintenance Shop Security Fencing	15		\$ 250,000					
	Areawide Park Signs	16		\$ 80,000					
	Savikko Park Lighting	17			\$ 100,000				
	Hank Harmon Rifle Range Improvements	18			\$ 375,000				
	Arboretum Multi Purpose Room, Public Restroom (Grant)	19			\$ 530,000				

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS										
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future		
Trail Maintenance	Adair/Kennedy Field Lighting Repairs	20			\$ 50,000					
	Amalga Meadows Public Use Cabin	21			\$ 75,000					
	Savikko Park Paving, Sidewalk & Drainage Repairs	22			\$ 375,000					
	Homestead Park Repairs & ADA Improvements	23			\$ 450,000					
	Evergreen Cemetery Headstone Restoration for City									
	Founding Figures - Juneau, Harris, Kowee	24			\$ 30,000					
	Auke Lake Wayside Restrooms, Dock & Picnic Shelter	25			\$ 550,000					
	False Outer Point Campground & Vault Toilet	26			\$ 200,000					
	Arboretum ADA Walkways	27				\$ 75,000				
	Jackie Renninger Skate Park Parking Lot Paving	28				\$ 285,000				
	Adair/Kennedy Lower Press Box Repairs	29				\$ 50,000				
	Melvin Park Field Lighting Repairs	30				\$ 500,000				
	Arboretum Greenhouse	31				\$ 200,000				
	Adair/Kennedy Tennis Court & Basketball Court Repairs	32				\$ 350,000				
	Mendenhaven Park Parking Lot Repairs/Paving	33				\$ 30,000				
	Park Maintenance Shop Covered Storage	34				\$ 50,000				
	Dimond Park Softball Field Lighting	35					\$ 600,000			
	Miller Fields (Glacier Valley Elementary School) Parking Lot Paving	36						\$ 300,000		
	Sunshine Cove Vault Toilet	37							\$ 150,000	
	Adair/Kennedy Track Replacement	38							\$ 1,500,000	
	Adair/Kennedy Artificial Turf Baseball & Softball Fields	39							\$ 8,500,000	
		Parks/Rec Areas Total:		\$ 550,000	\$ 4,050,000	\$ 5,770,000	\$ 2,085,000	\$ 1,455,000	\$ 10,725,000	
		Christopher Trail (Cope Park to Flume Trail)	1	\$ 90,000						
		Crow Hill Trail - Gast School to Crow Hill Road	2	\$ 20,000						
		Kaxdigoowu Heen Del Trail Repairs (repair failing asphalt and new re-route)	3		\$ 385,000					
		Update Trails Plan	4		\$ 50,000					
		General Trail Repairs	5		\$ 40,000	\$ 45,000	\$ 50,000	\$ 55,000	\$ 65,000	
		Perseverance Trail Bridges Phase I (Phase II 2021)	6		\$ 250,000	\$ 250,000				
		Switzer Trail System	7		\$ 100,000					
		Lena Point Trail	8		\$ 150,000					
		Breadline Trail	9		\$ 100,000					
		Treadwell Ditch Trail (From 5th St. via Mt. Jumbo Trail)	10		\$ 200,000					
		North Douglas Trail System	11		\$ 150,000					
		Trail Signage	12		\$ 75,000					
		Trail Maintenance Total:		\$ 110,000	\$ 1,500,000	\$ 295,000	\$ 50,000	\$ 55,000	\$ 65,000	
		Parks & Recreation Department Total:		\$ 1,835,000	\$ 9,867,000	\$ 11,555,000	\$ 6,975,000	\$ 4,440,000	\$ 16,200,000	
	Police Department									
		Digital Evidence Management System & Interface with City Attorney/District Attorney	1						\$ 125,000	
CAD System Replacement		2						\$ 600,000		
Communications Center Furniture		3						\$ 100,000		

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	JPD Needs Assessment	4						\$ 75,000
	Radio Study	5						\$ 95,000
	Building Flooring Replacement	6						\$ 350,000
	EOD Vehicle	7						\$ 300,000
	Impound Lot Improvements	8						\$ 90,000
	Radio Console Upgrades	9						\$ 350,000
	Interface from TrACS to RMS	10						\$ 25,000
	Encrypted Radio Channel	11						\$ 200,000
	Crow Hill/Downtown Repeater	12						\$ 50,000
	Simul Cast	13						\$ 200,000
	Building Air Rebalancing	14						\$ 30,000
	Radio Paging Interface with CAD	15						\$ 30,000
	Physical Evidence Storage	16						\$ 400,000
	K9 Vehicle	17						\$ 50,000
	Crow Hill Microwave	18						\$ 35,000
	Clean Agent Fire Suppression	19						TBD
	Bear Cat Vehicle	20						\$ 300,000
	Bike Rodeo Kit	21						\$ 15,000
	Recruiting Kiosk	22						\$ 10,000
	Replace Covered Carport	23						TBD
	Car Wash Bay at 7 Mile Shop	24						\$ 833,000
	Smaller MIC	25						\$ 80,000
	Downtown Substation & JPD Radio Problems	26						\$ 50,000
	Radio Console for Backup Dispatch Location	27						\$ 225,000
Police Department Total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,618,000
Public Works & Engineering								
Capital Transit	Bus Shelters/Interim Valley Transit Center	1	\$ 400,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Install Electric Bus Charger at Bus Barn (20% Match for FTA)	2	\$ 100,000					
	Purchase & Install Bus Shelters on Loop Road	3		\$ 180,000				
Capital Transit Total:			\$ 500,000	\$ 230,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Engineering	Contract Specification & Contract Language Update	1	\$ 90,000					
	Downtown Side Streets Phase III	2	\$ 900,000					
	Downtown Wayfinding and Interpretive Signs	3	\$ 450,000					
	Seawalk Major Maintenance	4	\$ 85,000	\$ 1,200,000	\$ 2,000,000	\$ 2,000,000		
	Seawalk Next Phases	5	\$ 250,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000		
Engineering Department Total:			\$ 1,775,000	\$ 3,200,000	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -
RecycleWorks	RecycleWorks Waste Diversion Program	1	\$ 400,000	\$ 400,000	\$ 400,000	\$ 200,000		
	RecycleWorks Total:		\$ 400,000	\$ 400,000	\$ 400,000	\$ 200,000	\$ -	\$ -
Streets	Pavement Management	1	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000
	Areawide Drainage Improvements	2	\$ 250,000	\$ 250,000	\$ 250,000		\$ 250,000	\$ 250,000
	McGinnis Subdivision Improvements, LID, Ph IV	3	\$ 1,000,000					

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future	
Wastewater Utility	Downtown Street Improvements, Ph III	4	\$ 1,100,000						
	Gold Creek Flume Repairs	5	\$ 300,000						
	Sidewalk & Stairway Repairs	6	\$ 300,000						
	Birch Ln Improvements - Mendenhall Blvd to Dogwood Ph II	7	\$ 1,000,000						
	Columbia and Poplar Reconstruction	8	\$ 2,100,000						
	Calhoun Ave Improvements - Main St to Gold Creek, Ph I	9		\$ 1,100,000					
	Capital Avenue, Willoughby to 9th Street	10		\$ 600,000					
	Sidewalk & Stairway Repairs	11		\$ 250,000	\$ 200,000	\$ 250,000	\$ 200,000	\$ 200,000	\$ 200,000
	Calhoun Ave Improvements - Main St to Gold Creek, Ph II	12		\$ 1,000,000					
	Hospital Drive	13		\$ 1,200,000					
	Delta Dr Improvements	14		\$ 950,000					
	Aspen Ave Improvements (Mend Blvd to Taku)	15		\$ 1,200,000					
	River Road Improvements - LID	16		\$ 2,000,000					
	Nowell Ave Improvements (South of Cordova)	17			\$ 1,200,000				
	Behrends Ave Improvements	18			\$ 1,100,000				
	Misty Ln Improvements - Bayview Subd	19			\$ 600,000				
	Conifer Ln Reconstruction	20			\$ 400,000				
	Goodwin Rd Improvements	21			\$ 1,100,000				
	Poplar Ave (Mendenhall Blvd to Taku Blvd)	22			\$ 850,000				
	Chelsea Ct Reconstruction	23			\$ 600,000				
	Retaining Wall Repairs	24				\$ 200,000			
	Nowell Ave Improvements (North of Cordova)	25				\$ 600,000			
	Thunder Mountain Rd Improvements	26				\$ 1,100,000			
	Starlight Court Improvements - Bayview Sub	27				\$ 800,000			
	Crest St Improvements - Old Dairy to Yandukin Dr	28				\$ 1,100,000			
	Alpine Ave - Mallard to Airport Blvd	29				\$ 700,000			
	Lakeview Ct Reconstruction	30				\$ 600,000			
	Dogwood Ln Improvements - (Columbia to Mendenhall	31				\$ 600,000			
	Foster Ave Improvements - (South of Cordova)	32					\$ 1,200,000		
	Dogwood Ln Improvements - (Mendenhall to Poplar Ave)	33					\$ 800,000		
	Vintage Blvd - Riverside to Egan	34					\$ 1,200,000		
	Melrose Street Reconstruction & Drainage	35					\$ 1,100,000		
	Crow Hill Dr Improvements	36					\$ 1,100,000		
	Long Run Dr Improvements - Drainage-Riverside to End	37						\$ 1,300,000	
	Eyelet Ct Improvements	38						\$ 400,000	
	Lawson Creek Rd	39						\$ 950,000	
	Troy Avenue Improvements	40						\$ 1,100,000	
	Radcliffe Road - Berner's to the End	41						\$ 750,000	
	Streets Division Total:		\$ 7,250,000	\$ 9,750,000	\$ 7,500,000	\$ 7,150,000	\$ 7,050,000	\$ 6,150,000	
Wastewater Utility	Gruening Park Pump Station Replacement	1	\$ 800,000						
	Kaiser Forcemain Replacement (Mendenhall River Erosion)	2	\$ 1,000,000						
	JD Clarifier and Digester Tank Floor Improvements	3	\$ 225,000						

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS										
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future		
	Wastewater Infrastructure Maintenance - JDTP Structural Imp - (Aeration and Clarifier Roof)	4	\$ 3,000,000							
	Anode Replacement on Under Ocean Portion of Outer Drive FM	5	\$ 250,000							
	JDTP Vector Dump and Grit Handling Improvements	6	\$ 125,000							
	Birch Ln Improvements - Mendenhall Blvd to Dogwood	7	\$ 100,000							
	Columbia and Poplar Reconstruction	8	\$ 220,000							
	McGinnis Subdivision Heron Way Manhole Adjustments	9	\$ 15,000							
	Calhoun Sewer Replacement W 8th to Gold Creek	10	\$ 50,000							
	Pavement Management Utility Adjustments	11	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 25,000	\$ 25,000	\$ 25,000	
	ADOT Project Utility Adjustments	12	\$ 40,000	\$ 25,000	\$ 30,000	\$ 15,000	\$ 15,000	\$ 35,000	\$ 35,000	
	MWWTP Pretreatment Improvements	13		\$ 1,000,000	\$ 2,000,000					
	JDTP Pretreatment Improvements	14		\$ 500,000	\$ 2,500,000					
	ABTP Tank Repairs	15		\$ 1,150,000		\$ 2,250,000				
	SCADA (Supervisory Control and Data Acquisition)	16		\$ 100,000	\$ 100,000	\$ 100,000				
	Pump Station upgrades (7 outdated stations remain)	17		\$ 950,000	\$ 1,100,000	\$ 2,000,000	\$ 200,000			
	JDTP Office/Lab Building Updates	18		\$ 250,000						
	Basin Recirculation Pump Replacements - MWWTP	19		\$ 1,500,000			\$ 500,000	\$ 450,000		
	Pump and Motors Improvements/Lift Station Upgrades	20		\$ 350,000		\$ 250,000				
	ABTP Disinfection Upgrades	21		\$ 400,000						
	ABTP Generator/Backup Power	22		\$ 800,000						
	Delta Dr Road Improvements - Street Recon	23		\$ 75,000						
	Aspen Ave Improvements (Mend Blvd to Taku) - Street Recon	24		\$ 150,000						
	River Road Paving LID - Street Reconstruction	25		\$ 25,000						
	Hospital Drive Road Improvements - Street Reconstruction	26		\$ 35,000						
	Outer Drive Pump Station Pump Replacements and VFD Upgrades	27			\$ 950,000					
	MWWTP SBR/WS/TS Pump Replacement	28			\$ 1,000,000					
	JDTP Facility Structural Improvements	29			\$ 250,000	\$ 900,000	\$ 900,000	\$ 650,000		
	ABTP Facility Structural and Painting Projects	30			\$ 100,000					
	MWWTP Furnace and Above Ground Fuel System Upgrades	31			\$ 650,000					
	Behrends Road Street Reconstruction	32			\$ 100,000					
	W. 9th St & Indian St. Improvements (8th to Capital) Recon	33			\$ 150,000					
	Conifer Ln Reconstruction	34			\$ 25,000					
	Poplar Ave Mendenhall to Taku - Street Reconstruction	35			\$ 90,000					
	Chelsea Ct Reconstruction	36			\$ 50,000					
	Bayview Subdivision - Starlight and Misty Improvements	37			\$ 950,000					
	Goodwin Rd Improvements & Pump Station Replacement	38			\$ 850,000					
	MWWTP SBR Basin Repairs (Structural) & Resurfacing/Resealing	39				\$ 2,000,000	\$ 2,500,000	\$ 1,600,000		
	MWWTP Outfall Maintenance & Rehabilitation	40				\$ 1,000,000				
	ABTP SCADA and Instrumentation Upgrades	41				\$ 350,000				
	ABTP Structural and Building Upgrades	42				\$ 650,000				

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
Water Utility	JDTP SCADA and Instrumentation Upgrades	43				\$ 850,000		
	JDTP Instrumentation Upgrades	44				\$ 400,000		
	Thunder Mountain Rd Improvements	45				\$ 35,000		
	Crest, Alpine, Airport Area Roads - Street Recon	46				\$ 150,000		
	Lakeview Ct Reconstruction	47				\$ 100,000		
	Dogwood Lane - Street Recon	48				\$ 1,500,000		
	W. Juneau Pump Station Pump Replacements & VFD Upgrades	49					\$ 1,050,000	
	MMWTP Treatment Process Upgrades	50					\$ 1,500,000	
	MMWTP Site Improvements (lighting, security, access)	51					\$ 500,000	
	JDTP Outfall Maintenance and Rehabilitation	52					\$ 1,000,000	
	Foster Ave Improvements	53					\$ 200,000	
	Vintage Blvd - Street Recon	54					\$ 125,000	
	Melrose Street Reconstruction	55					\$ 125,000	
	JDTP Site Improvements (lighting, security, access)	56						\$ 120,000
	JDTP Treatment Process Upgrades	57						\$ 1,000,000
	MMWTP Facility Structural and Painting projects	58						\$ 500,000
	Wastewater Utility All Facilities Plan Update	59						\$ 850,000
	Long Run (Riverside to River) - Street Reconstruction	60						\$ 150,000
	Eyelet Ct - Street Recon	61						\$ 55,000
	Lawson Creek Rd - Street Recon	62						\$ 100,000
	Troy Avenue Improvements - Street Recon	63						\$ 45,000
	Wastewater Utility Division Total:		\$ 5,845,000	\$ 7,330,000	\$ 10,915,000	\$ 12,570,000	\$ 4,125,000	\$ 2,760,000
	Last Chance Basin Underground Fuel Tank Removal & Reloc.	1	\$ 215,000					
	Lee Street Pump Station Replacement	2	\$ 500,000					
	Salmon Creek Filter Plant Upgrades (ADEC Grant Match)	3	\$ 100,000					
	Crow Hill and Cedar Park PS Control Updates	4	\$ 300,000					
	Areawide Watermain Repairs	5	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	Birch Lane Mendenhall to Dogwood - Street Recon	6	\$ 100,000					
	Columbia and Poplar Reconstruction	7	\$ 220,000					
	Pavement Management Utility Adjustments (valve boxes, vault lids etc.)	8	\$ 20,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 10,000	\$ 10,000
	ADOT Project Utility Adjustments (provide valve boxes, vault lids, etc.)	9	\$ 45,000		\$ 50,000		\$ 50,000	
	Cedar Park Pump Station Backup Generator Replacement	10		\$ 600,000				
	LCB Well Pump VFD Conversion and Programming Upgrades	11		\$ 900,000				
	Lena Reservoir Pax Mixer	12		\$ 300,000				
	Last Chance Basin Well Rehab #6	13		\$ 75,000				
	Hospital Drive Valve Vault Automation and SCADA Communication	14		\$ 450,000				
	Bonnie Brae Pump Station Upgrades	15		\$ 200,000				

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future	
	Metering System Upgrades, MIU's Replacement 10 year Life Span 1500 MIU's	16		\$ 225,000					
	MOV Installations & Communications Mill Tunnel, W. Juneau, Crowhill	17		\$ 800,000					
	Hospital Drive Water System Replacement - Street Recon	18		\$ 150,000					
	Delta Drive Water Rehab - Street Recon	19		\$ 100,000					
	River Road Paving LID Utility Adjustments - Street Recon	20		\$ 20,000					
	Savikko Road Waterline Replacement - Street Recon	21		\$ 75,000					
	West Juneau Reservoir Improvements, Mixer, Cathodic Protection	22			\$ 150,000				
	Last Chance Basin Well Rehab #7	23			\$ 75,000				
	PRV Station Improvements/Upgrades, Crowhill, 5th Street Douglas	24			\$ 500,000				
	Egan Drive Water Crossings Repl, Norway Point, Highland Drive, Salmon Creek	25			\$ 800,000				
	W 9th and Indian St - 8th to Capital Ave Water System - Street Recon	26			\$ 175,000				
	Goodwin Road Water System - Street Recon	27			\$ 100,000				
	Misty Lane - Bayview - Water System - Street Recon	28			\$ 60,000				
	Behrends Ave Water System - Street Recon	29			\$ 100,000				
	Poplar Ave Water System - Street Recon	30			\$ 100,000				
	Chelsea Ct water System - Street Recon	31			\$ 60,000				
	Engineers Cutoff Water Replacement	32			\$ 1,500,000				
	Outer Drive Watermain Replacement Main Street South To Admiral Way/S. Franklin	33				\$ 500,000			
	Metering Upgrades, Radio Read, Master Station, Mobile Pack	34				\$ 500,000			
	Mill Tunnel PRV Station Access	35				\$ 125,000			
	Well #3 Onsite Chlorine Generation Replacement	36				\$ 350,000			
	Cope Park Pump Station Upgrades, Pumps, Motors, and Communications	37				\$ 400,000			
	Mendenhall Peninsula Water Replacement - Glacier Hwy to Engrs Cutoff	38				\$ 3,000,000			
	East Valley Reservoir Improvements - power to res, mixer, cathodic protection	39				\$ 250,000			
	Last Chance Basin Well #3 Rehab	40				\$ 75,000			
	Thunder Mountain Rd Water System - Street Recon	41				\$ 180,000			
	Starlight Court - Bayview - Water System - Street Recon	42				\$ 200,000			
	Crest & Alpine Streets (Airport Area) Water System - Street Recon	43				\$ 300,000			
	Lakeview Ct Water - Street Recon	44				\$ 100,000			
	Montgomery Street Lemon Creek Water Replacement	45				\$ 180,000			
	Salmon Creek Onsite Chlorine Generation Replace/Upgrade	46					\$ 260,000		
	Last Chance Basin Well #4 Rehab	47					\$ 100,000		

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future	
	Mill Tunnel Cleaning and Reconditioning	48					\$ 2,500,000		
	Lena Area Water System Replacement	49					\$ 2,500,000		
	Downtown Stairway/Easements 3rd St. Franklin to Gold Street - Street Recon	50					\$ 220,000		
	Vintage Boulevard - Street Recon	51					\$ 250,000		
	Dogwood Water System - Columbia to Poplar - Street Recon	52					\$ 150,000		
	Melrose Street - Street Recon	53					\$ 150,000		
	I Street Douglas Watermain Replacement - Street Recon	54					\$ 185,000		
	Foster Avenue Water System Replacement - Street Recon	55					\$ 100,000		
	Crow Hill Reservoir Improvements, Mixer, Cathodic Protection	56						\$ 150,000	
	Last Chance Basin Well #5 Rehab	57						\$ 100,000	
	Channel Crossing Automation and SCADA Communication	58						\$ 400,000	
	4th Street Douglas Watermain Replacement - Street Recon	59						\$ 250,000	
	First Street Douglas Water System Replacement - Street Recon	60						\$ 300,000	
	Harris Street 4th to 5th Watermain Replacement - Street Recon	61						\$ 140,000	
	Long Run Drive - Riverside to River - Street Recon	62						\$ 225,000	
	Eyelet Ct - Street Recon	63						\$ 45,000	
	Lawson Creek Road - Street Recon	64						\$ 100,000	
	Troy Avenue - Street Recon	65						\$ 75,000	
	Crow Hill Drive Water System - Street Recon	66						\$ 75,000	
	N Douglas Highway Waterline Replacement - Bridge to 4000 Block	67						\$ 3,600,000	
Water Utility Division Total:			\$ 1,600,000	\$ 4,003,000	\$ 3,778,000	\$ 6,268,000	\$ 6,575,000	\$ 3,600,000	
Public Works & Engineering Department Total:			\$ 17,370,000	\$ 24,513,000	\$ 26,243,000	\$ 30,038,000	\$ 17,800,000	\$ 5,570,000	\$ 14,530,000
Schools									
	JSD Buildings Major Maintenance / Match	1	\$ 800,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 200,000	
Schools Total:			\$ 800,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 200,000	

FY 2019 CIP PROJECT DESCRIPTIONS			
Department	Division	Priority	Project Description
Administration	Manager's Office	1	IT INFRASTRUCTURE UPGRADES - funds will be used to upgrade CBJ's IT systems, allowing for operational efficiencies, enhanced management reporting and more effective customer services. Projects include dispatch for Juneau Police Department and Capital City Fire/Rescue, enhancements to electronic payments and implementation of security cameras.
		2	VEHICLE & EQUIPMENT WASH BAYS PLANNING & DESIGN - This project will construct environmentally friendly wash bays for all CBJ vehicles and equipment to be washed. There is currently no specific location for departments to wash and care for the vehicle and equipment that CBJ has spent millions of dollars purchasing. It is imperative this equipment be cleaned and cared for to prevent corrosion and premature failures. This facility will not only provide a needed location to clean equipment but will also provide a wash facility that will contain the run off from such activity. Funding level approved for FY18 was only about half of what is needed to construct this facility, even after cutting back the design as far as possible and still have an end product that will meet the needs of CBJ.
		3	BONDED DEBT SERVICE - These funds will be used for bond debt repayment.
		4	BUDGET RESERVE - These funds will be used to increase the City's budget reserve.
		5	HOUSING - These funds would provide funding for housing activities that target families and individuals who earn 120% of the Area Median Income and below. The fund can be used by local housing developers, non-profit agencies and social service agencies for the creation, acquisition, rehabilitation or preservation of affordable housing. Examples of the types of projects that could utilize the fund include phase two of Housing First, development of a rapid re-housing program, winter or emergency shelter programs, senior housing and housing targeted for low-income and homeless populations.
		6	PUBLIC/PRIVATE PORT INFRASTRUCTURE PLAN - These funds will fund a master plan study that would assess the existing docks and needs for the future, including infrastructure and governance.
		1	DESIGN/CONST. PASSENGER BOARDING BRIDGE GATE 2 - As of October 2017, Alaska Airlines has discontinued use of combi aircraft (aircraft serving both passengers and freight configuration) and has converted to full passenger configuration aircraft (and separate freight configured aircraft), there is a need for another passenger boarding bridge (jetway). At this time, full passenger configured aircraft that utilize Gate 2 must board their passenger by going down the stairs, walk across the ramp, and back up the aircraft aft stairs. This project was originally scheduled for Federal Fiscal Year (FFY) 17, however, JNU Airport's status to a small hub limits the type of federal funding for this lower level priority project. The project was moved to FFY18 since no other JNU projects were scheduled which would usurp the Entitlement funds.

Airport

Attachment A: FY19-24 CIP

FY 2019 CIP PROJECT DESCRIPTIONS			
Department	Division	Priority	Project Description
BRH		2	DESIGN/CONST. TERMINAL RENO PH 2 INCLUDING DEPARTURE LOUNGE EXIT LANE - This design phase includes part of the north end terminal and central knuckle areas. The FAA will only fund design costs for the pro rata share of the eligible portions of the terminal renovations. This phase also includes design/construct of the Departure Lounge Secured Exit Lane System.
		3	DESIGN SREF PHASE 2 SAND/CHEMICAL STORAGE/FUEL - This project is to design Phase 2 of the SREF, to include design of the sand/chemical facility and fueling facility.
		4	SPACE RECONFIG (OLD DINING ROOM/KITCHEN) TENANTS & ADMIN - This construction project will reconfigure the old abandoned restaurant kitchen and dining areas into office spaces for airport business and construction projects personal. Also included will be the construction of storage space for food and gift shop concessionaires, additional tenant office lease space, and a new public meeting room.
		5	DESIGN & INSTALL TERMINAL CAMERA SURVEILLANCE SYSTEM - This would be upgrade to current camera system as well as additional recording devices.
		6	23 MALSR (FAA F&E PROJECT) - 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.
		1	RAINFOREST RECOVERY CENTER UPGRADES - funds would be used to develop a detox bay to allow for on-site detoxification of patients and to create an addition assessment center at the Rainforest Recovery Center. The detox bay would reduce volume of patients at the medical and mental health unit departments, and reduce wait times in the emergency department. The addition assessment center would serve as a single point of entry to provide assessment, placement and outpatient treatment of substance use disorders.
		2	ROBERT F. VALLIANT BUILDING SIDING REPLACEMENT - Funds will be used to repair siding that is leaking.
		3	MEDICAL ARTS BUILDING ROOF REPLACEMENT - Funds will be used to replace roof.

FY 2019 CIP PROJECT DESCRIPTIONS		
Department	Division	Priority
Docks & Harbors		Project Description
		1 VISITOR INFORMATION KIOSK REPLACEMENT - The visitor information kiosk serves cruise ship passengers needing information about Juneau. It is located in a strategic location near one of the two city owned docks that support the cruise industry. The current kiosk has exceeded its design life. The facility does not meet ADA standards, has inadequate heating, and does not provide adequate shelter for patrons.
		2 DOWNTOWN RESTROOMS CONSTRUCTION - This project has been brought forward at the request of the Assembly to address the lack of adequate restroom facilities in the downtown waterfront area.
		3 SMALL CRUISESHIP MOORAGE MASTER PLANNING - The increased number of small cruise ships have adversely impacted and strained Docks and Harbors' ability to provide suitable dock space. This master planning effort would examine the future business need and develop a holistic plan which would enable this industry to thrive in a sustainable manner.
		4 ARCHIPELAGO PROPERTY (ACQUISITION AND DEVELOPMENT) - This project would acquire and develop a portion of the vacant Archipelago Property located downtown near the cruise berths, which serves over one million cruise ship passengers each year. The project entails acquisition of the property from the private land owner and developing additional staging for shore side vans to accommodate increased number of cruise passengers arriving on the larger post-Panamax sized cruise ships.
		5 AUKE BAY PASSENGER FOR HIRE - COST SHARE - this project includes installation of a boarding float, gangway, and passenger loading zone to serve cruise ship passengers connecting with whale watching and fish charter operators.
		6 STATTER HARBOR BREAKWATER SAFETY IMPROVEMENTS - to infill the open areas of the breakwater structure with fiberglass reinforced plastic grates that would close the open cells to allow pedestrian traffic yet allow the structure to adequately provide wave reduction to the overall harbor.
		7 AREAWIDE ANODE INSTALLATION MATCHING FUNDS - Docks and Harbors has applied for a matching grant to install zinc anodes to existing newer steel piling of Douglas, Harris, and Statter Harbors. Anodes protect the piling and provide longer life for the facility. Performing this work on multiple harbors at one time saves money by reducing mobilization costs. The funds identified would provide the required match for the ADOT Municipal Harbor Grant.
		8 ABMS D&H/UAS COST SHARE AGREEMENT - CBJ Docks and Harbors recently acquired the Auke Bay Marine Station from the federal government. The property was split with the University of Alaska. In the partition agreement UA and D&H agreed to share expenses to address access and utility relocation to account for the newly created property line. The funds of this project would design and construct the necessary relocations to comply with the CBJ Platting requirements for the subdivision.

FY 2019 CIP PROJECT DESCRIPTIONS		
Department	Division	Project Description
		COST SHARE WITH ACOE FOR BREAKWATER FEASILITY - This project would investigate the feasibility of a new wave attenuator at Statter Harbor which would allow expansion of the harbor and provide access to the newly acquired Auke Bay Marine Station. The Army Corps of Engineers would perform the study but requires a local funding match. The funds of this CIP item would provide the CBJ match.
Eaglecrest		DEFERRED MAINTENANCE - LIFT/MOUNTAIN OPERATIONS IMPROVEMENTS - which include the following projects:
	1	Lodge Maintenance and Pub Renovations - Eaglecrest will be doing some small renovations to the Base Lodge to create a delineated space for Beer and Wine sales with our third party vendor. Eaglecrest will also continue to fund small to medium projects that ensure the building remains in serviceable condition until the lodge undergoes a major remodel. In the near term this includes roof maintenance, new flooring, deck repair and upgrades to the fire suppression system.
		Lift Operations - Misc. Lift Parts - These funds will be used to keep up on the ongoing maintenance and servicing to our Chair Lifts. The Lift maintenance staff has held an extremely high standard of repair on our ski lifts and these funds will ensure that this continues. During our annual inspection that State Inspector described the condition on the lifts as exceptional. Being that our ski lifts are older in age it is of importance that we continue with this high standard of repair.
		Mountain Operations Trail Conditioning - The continued work on improving drainage around the mountain smoothing out low points and preventing washouts greatly improves the ability for the mountain to operate during low snow conditions providing a dependable skiing experience. We are in the need of culvert replacement and upgrades in certain locations to eliminate the risk of damaging erosion during peak storm and flood events that are occurring more frequently. This is an ongoing effort to continually improve the condition of the slopes.
		Mountain Operations - Hiking Trails - The Master Plan outlines hiking trails/multi-use trails as a top priority for the future of Eaglecrest. We will continue a multi-year plan to create more hiking/multi-use trails within the CBJ/Eaglecrest Boundary.
		Mountain Operations - Trail Maintenance - The trail network at Eaglecrest was overgrown after many years of little annual maintenance. We have begun a program of yearly maintenance to reclaim the ski trail network enabling Eaglecrest to open as early as possible with the safest conditions possible. This will include cutting and trimming by hand all trails at Eaglecrest on a rotating basis.

Attachment A: FY19-24 CIP

FY 2019 CIP PROJECT DESCRIPTIONS			
Department	Division	Priority	Project Description
			Mountain Operations - Snowmaking & Water Line Replacement/Improvements - We will begin multi-year plan to repair/replace the current snowmaking system and increase snowmaking coverage of the lower mountain. The mountain will also be working to install a spur leg of pipe to expand snowmaking coverage to the bottom of Black Bear and the top of the Hooter Chair Lift over the next couple of years to fortify access to the higher elevations that typically remain above the snowline. Investments in snowmaking maintenance and expansion will allow Eaglecrest to better handle low snow years and open as early as possible. In addition the snowmaking lines feed the hydroelectric system which significantly lowers our electric usage annually. The pipeline from Cropley Lake is showing increasing signs of decay and patching and welding is becoming less effective. The plan calls for replacement with new pipe in sections over the next few years.
			Black Bear Motor Upgrades - The motor and drive terminal upgrades will be an ongoing project over the next couple of years. This motor room is the least weather resistant and most difficult to perform maintenance on. Electricity to the motor is current powered by a diesel generator. We will be looking at options to do a phased in approach to a new drive terminal to guarantee continued consistent safe operations into the future. It is the ultimate goal to be able to provide electrical grid power to the bottom of Black Bear in the near future.
		2	UPPER LOOP OVERNIGHT CABIN - This has been a goal in the Eaglecrest Master Plan and with the Board of Directors for many years. We have now started looking at different locations and designs with the goal of refining the costs over the next couple of months with an interested party that is looking to raise funds to support the effort.
		3	SNOWMAKING PUMPING STATION - to install a booster pumping station into our snowmaking line to increase flow and pressure to our snowguns, increasing efficiency and production of our system when making snow at higher elevations on the mountain. We are working to refine the scope and cost of this project to execute in the coming years.
Lands & Resources		1	PITS AND QUARRIES INFRASTRUCTURE MAINTENANCE & EXPANSION - continue to provide funding for major maintenance (ex. haul roads, scales, truck wheel washes, environmental controls, drainage structures, etc.) and expansion activities to continue to meet the needs of the material users.
Parks & Rec	Bldg. Maintenance	1	DEFERRED BUILDING MAINTENANCE - DOWNTOWN LIBRARY WINDOWS - Funds will be used to replace the downtown library windows, original to the building, with thermal/energy efficient windows and seals.
		2	DEFERRED BUILDING MAINTENANCE - Funds are for on-going capital funded projects to repair CBJ buildings. These funds will be used to improve public safety and reduce liability for potential injury by funding repairs of critical park elements like walkways, parking areas, area lighting, site security components and other site amenities.

FY 2019 CIP PROJECT DESCRIPTIONS			
Department	Division	Priority	Project Description
Public Works and Engineering Department	Parks/Rec Areas	3	DEFERRED BUILDING MAINTENANCE - ARBORETUM BUILDING REPAIRS - Repair exterior walls and replace windows. All single-pane sash windows need to be replaced with energy efficient windows. The aging siding on the building also needs to be repaired.
		1	PARK AND PLAYGROUND REPAIRS AND MAINTENANCE - This CIP funds repairs to park facilities throughout Juneau, including repair/maintenance of playgrounds and equipment and also replacement of playground equipment that has outlived its useful life. Many of Juneau's playgrounds are more than 25 years old. Due to their age, these playgrounds do not comply with modern safety standards or the Americans with Disabilities Act.
		2	SPORTS FIELD RESURFACING & REPAIRS - This CIP funds repairs to sports fields throughout Juneau, including softball, baseball, soccer, and football fields. Sport fields require repairs, replacements and preventative maintenance as surfacing is worn away and drainage problems require improvements. If fields surfaces are not properly maintained, adult and student athletes could suffer injuries.
	3	CAPITAL SCHOOL PARK RETAINING WALL - DESIGN & SHORT TERM REPAIRS - Repair hillside retaining wall. The retaining wall at Capital School Park is in need of significant repair due to weathering of aging concrete.	
	Trail Maintenance	1	CHRISTOPHER TRAIL - COPE PARK TO FLUME - Re-route unsafe trail. The Christopher Trail runs from Cope Park over Gold Creek to the popular Flume Trail. The Cope Park section is deteriorating to the point that the trail will soon be too unsafe to use. A new bridge will have to be constructed downstream of the current bridge, and approximately 500 feet of new trail will have to be created where it will join the Flume Trail.
		2	CROW HILL TRAIL - GAST SCHOOL TO CROW HILL ROAD - Construct a trail from Douglas Highway to Fifth Street and then to the Crow Hill road. This area is highly used and has not had a maintained trail prior to this. It was discovered how popular this area was to transit during the reconstruction of waterline in the area.
Public Works and Engineering Department			
	Capital Transit	1	BUS SHELTERS/ VALLEY TRANSIT/TRANSFER CENTER IMPROVEMENTS - Provide funding for siting and locating the Valley transit center and provide match funds for potential FTA grant funding to assist with the construction of the Valley transit center. Funds will also be used to install and replace bus shelters.
		2	INSTALL ELECTRIC BUS CHARGER AT BUS BARN (20% MATCH FOR FTA) - 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 spring 2019.

Attachment A: FY19-24 CIP

Attachment A: FY19-24 CIP

FY 2019 CIP PROJECT DESCRIPTIONS		
Department	Division	Priority
	Engineering	1
		2
		3
		4
		5
RecycleWorks	Streets	1
		1
		2

Project Description

CONTRACT SPECIFICATION & CONTRACT LANGUAGE UPDATE - the CBJ Construction Contract and specifications have not been comprehensively updated since 2003 and are outdated. This project will update the contract and specifications to the 21st century.

DOWNTOWN SIDE STREETS PHASE III - This funding will provide for street reconstruction of Phase III of the Downtown Street Improvement project. This phase includes Front Street, Seward Street and Ferry Way

DOWNTOWN WAYFINDING AND INTERPRETIVE SIGNS - this funding will pay for the fabrication and installation of wayfinding and interpretive signage in the downtown area and the Willoughby district. Throughout the public process for the Downtown Streets Improvement, the public commented on the lack of signage in the downtown area to direct visitors to attractions, services, and businesses. The public requested an improved wayfinding and interpretive program with consistent and accurate information.

SEAWALK MAJOR MAINTENANCE - The anticipated upcoming work for 2018-2019 includes transition repair at the Icehouse Dock, Franklin Dock by the bathrooms, and the Fisherman's Memorial.

SEAWALK NEXT PHASE - Funds will be used for continued efforts on next phase(s) of the seawalk. Activities will include surveying, geotechnical investigations, property appraisals and negotiations, cost estimating, permitting and preparation of conceptual and detailed design plans.

RECYCLEWORKS WASTE DIVERSION PROGRAM - The RecycleWorks program, which diverts waste from the landfill and prolongs the life of the landfill, is operated primarily through contracts and these costs have risen significantly. By partially funding operational costs of recycling, household hazardous waste, and junk vehicle collection programs, these funds would maintain services to the community and reduce an increase to user rates.

PAVEMENT MANAGEMENT - This is an on-going pavement management program to provide routine maintenance to paved roads including 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.

AREAWIDE DRAINAGE IMPROVEMENTS - 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.

FY 2019 CIP PROJECT DESCRIPTIONS		
Department	Division	Project Description
		3 MCGINNIS SUBDIVISION IMPROVEMENTS, PHASE IV (Heron) - This project will continue with the routine maintenance improvements to streets within the McGinnis subdivision. Improving the road sub-base adding sidewalks and street lights where needed. Replacing utilities as needed. Also improve drainage systems as needed.
		4 DOWNTOWN SIDE STREETS PHASE III - This funding will provide for routine maintenance street reconstruction of Phase III of the Downtown Street Improvement project. This phase includes Front Street, Seward Street and Ferry Way.
		5 GOLD CREEK FLUME REPAIRS - This project will make various routine maintenance repairs to the Gold Creek Flume that have been recommended by the Corp of Engineers after their thorough walk through inspection in April 2017. Patching areas concrete has eroded away enough to expose rebar and holes that have formed that need filled in.
		6 SIDEWALK AND STAIRWAY REPAIRS - Reconstruct and repair areawide stairs and sidewalks. Programmed repair of sidewalks and stairs reduces maintenance costs and promotes pedestrian safety.
		7 BIRCH LANE IMPROVEMENTS, PH II - MENDENHALL TO DOGWOOD - Routine maintenance to reconstruct existing 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.
		8 COLUMBIA AND POPLAR RECONSTRUCTION - Routine maintenance to reconstruct existing 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.
	Wastewater Utility	1 GRUENING PARK PUMP STATION REPLACEMENT - Replace pump station that is past its service life prior to construction of the Glacier Highway Vanderbuilt to Walmart Project.
		2 KAISER FORCEMAIN REPLACEMENT (MENDENHALL RIVER EROSION) - Replace the existing pipeline or construct revetment to protect the pipeline for the Kaiser formain crossing to Taku Boulevard that has been undermined and exposed by the down cutting of the Mendenhall River.
		3 JD CARLIFIER AND DIGESTER TANK FLOOR IMPROVEMENTS - Provide funds to rehabilitate the 40-plus year old concrete floors in the clarifier and the sludge digester tanks. The concrete floors are failing, introducing concrete chips and debris into the treatment stream.
		4 WASTEWATER INFRASTRUCTURE MAINTENANCE - JDTP INFRASTRUCTURE IMPROVEMENTS - This project will repair the 1970's vintage metal building structures that enclose the Aeration Basins and Clarifier tanks. The roof structures, and walls will be rehabilitated as well as other needed structural improvements.
		5 ANODE REPLACEMENT ON UNDER OCEAN PORTION OF OUTER DRIVE FM - The Anodes at the connection points of the underwater force main from Outer Drive formain that runs across the Cruise Ship turning basin to the JD Plant require replacement.

FY 2019 CIP PROJECT DESCRIPTIONS		
Department	Division	Project Description
Attachment A: FY19-24 CIP	Water Utility	JDTP VACTOR DUMP AND GRIT HANDLING IMPROVEMENTS - Provide additional funds for the JD Vactor Dump Project and begin looking at improvements to the grit handling and processing from the influent settling basin/grit chamber since the two are directly related.
		BIRCH LANE IMPROVEMENTS, PH II - MENDENHALL TO DOGWOOD - Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.
		COLUMBIA AND POPLAR RECONSTRUCTION - Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.
		MCGINNIS SUBDIVISION IMPROVEMENTS, HERON WAY MANHOLE ADJUSTMENTS - Provide funds to adjust Wastewater Utility infrastructure with the associated street reconstruction project.
		CALHOUN AVE SEWER REPLACEMENT W 8th TO GOLD CREEK - replace existing sewer infrastructure as part of the reconstruction of this segment of street.
		PAVEMENT MANAGEMENT UTILITY ADJUSTMENTS - Provide funds to adjust Wastewater Utility infrastructure with the associated paving projects.
		ADOT PROJECT UTILITY ADJUSTMENTS - Provide manhole covers and adjustment materials to ADOT road construction projects Egan, 10th to Main, Glacier Hwy Walmart to Vanderbuilt etc.
		LAST CHANCE BASIN UNDERGROUND FUEL TANK REMOVAL & RELOC - Remove existing emergency generator underground fuel storage tank due to significant increase (costs and staff time) in regulatory req'ts and replace with day tank in generator building.
		LEE STREET PUMP STATION REPLACEMENT - Replace outdated, under sized pump with new pumps with capacity to provide domestic and fire flow to the neighborhood it serves.
		SALMON CREEK FILTER PLANT UPGRADES (ADEC GRANT MATCH) - Provide additional funding to cover complete expenditure of 990k of ADEC Grant funds to fix additional items that were not included in original project because of uncertain project funding.
		CROW HILL AND CEDAR PARK PS CONTROL UPGRADES - Replace outdated controls at these pump stations, the controls are late 1980's technology and not in production any longer. Currently, most of the replacement control parts are only available on E Bay.
		AREAWIDE WATERMAIN REPAIRS - Ongoing program used to repair emergency breaks and known trouble areas as time and funding allows.
		BIRCH LANE - MENDENHALL TO DOGWOOD - Replace the old and failing water system in this neighborhood in conjunction with the Street reconstruction project.

FY 2019 CIP PROJECT DESCRIPTIONS		
Department	Division	Project Description
		COLUMBIA AND POPLAR RECONSTRUCTION - Replace the old and failing water system in this neighborhood in conjunction with the Street reconstruction project.
		PAVEMENT MANAGEMENT UTILITY ADJUSTMENTS - Provide funds to adjust Water Utility infrastructure with the associated street reconstruction project.
		ADOT PROJECT UTILITY ADJUSTMENTS - Provide water valve boxes and fire hydrants to ADOT road construction projects Egan, 10th to Main, Glacier Hwy Walmart to Vanderbuilt etc.
Schools		JSD BUILDINGS MAJOR MAINTENANCE / MATCH -fund ongoing civil, architectural, mechanical and electrical deferred maintenance projects and provide matching funds to any other outside maintenance or construction grant funding that could be acquired.

Attachment A: FY19-24 CIP

FINANCIAL SUMMARY OF CURRENT PROJECTS

This section of the CIP provides a financial summary for the capital improvements that were active on February 14, 2018. A table is presented showing the project name, budget, commitments, expenditures to date, and the funds available to complete each improvement. This financial information is obtained from Infor (formally known as Lawson), CBJ's official accounting system.

CAPITAL IMPROVEMENT PROJECTS Financial Summary as of February 14, 2018						
Activity	Project Name	Budget	Commitments	Actuals	Funds Available	
A50-001	Airport CIP Project Design	\$ 305,331.00	\$ 69,453.50	\$ 243,312.75	\$ (7,435.25)	
A50-031	Airport Construction Cont. Res	\$ 47,151.00	\$ -	\$ -	\$ 47,151.00	
A50-033	Airport Revolving Capital Rese	\$ 488,600.00	\$ -	\$ -	\$ 488,600.00	
A50-061	Airport Water/Sewer Extension	\$ 1,107,695.00	\$ 6,366.75	\$ 1,103,170.80	\$ (1,842.55)	
A50-071	Purchase Land/Airport Expansio	\$ 1,000,000.00	\$ -	\$ 33,821.66	\$ 966,178.34	
A50-078	Runway Safety Area (RSA)	\$ 26,443,625.49	\$ -	\$ 26,228,278.04	\$ 215,347.45	
A50-079	Runway Rehabilitation	\$ 23,689,281.82	\$ 29,548.03	\$ 22,826,180.55	\$ 833,553.24	
A50-080	Master Plan Study	\$ 787,789.00	\$ 14,419.69	\$ 785,360.77	\$ (11,991.46)	
A50-081	Runway 26 MALSR	\$ 93,750.00	\$ -	\$ 3,652.88	\$ 90,097.12	
A50-083	ARFF Building Modifications	\$ 2,611,722.20	\$ 88,931.44	\$ 2,195,446.09	\$ 327,344.67	
A50-084	RSA Phase IIB & Fence	\$ 868,025.00	\$ 11,448.61	\$ 835,929.65	\$ 20,646.74	
A50-085	New Terminal Renovation	\$ 7,486,919.86	\$ 161,154.07	\$ 901,283.20	\$ 6,424,482.59	
A50-086	SREB	\$ 20,897,208.40	\$ 1,994,017.41	\$ 15,042,071.57	\$ 3,861,119.42	
A50-087	Twy A & RIM	\$ 800,000.00	\$ 28,845.78	\$ 734,429.50	\$ 36,724.72	
A50-088	Constr RSA IIB	\$ 3,646,000.00	\$ 15,978.60	\$ 2,858,563.23	\$ 771,458.17	
A50-089	Part 121 Ramp	\$ 612,414.24	\$ 5,000.00	\$ 538,902.72	\$ 68,511.52	
A50-090	Design Twy A Rehab/E&D-1 Reali	\$ 2,011,000.00	\$ 1,072,969.00	\$ 10,265.09	\$ 927,765.91	
A50-091	RSA 2C-NE/NW Quad Apron	\$ 11,481,020.00	\$ -	\$ 3,661.98	\$ 11,477,358.02	
A50-092	Float Pond Improvements	\$ 816,000.00	\$ 36,516.00	\$ 4,961.71	\$ 774,522.29	
A50-093	Snow Removal Equipment	\$ 5,145,121.00	\$ -	\$ 427.30	\$ 5,144,693.70	
A50-094	Ramp LED Lighting	\$ 256,000.00	\$ -	\$ 3,221.03	\$ 252,778.97	
B55-059	Child & Adolescent Mental Heal	\$ 6,000,000.00	\$ 44,240.00	\$ 14,120.36	\$ 5,941,639.64	
B55-073	BRH Information Services Facil	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00	
B55-074	BRH Operating Room Renovation	\$ 2,000,000.00	\$ -	\$ -	\$ 2,000,000.00	
B55-075	BRH Roof for Medical Arts Bldg	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	
B55-076	BRH Roof Replacement - RRC	\$ 300,000.00	\$ 100,000.00	\$ 7,199.46	\$ 192,800.54	
D12-016	PRISM Core Financial Conversio	\$ 6,100,000.00	\$ 415,540.50	\$ 5,675,046.55	\$ 9,412.95	
D12-017	PRISM Core Financial Conver II	\$ -	\$ 415,540.50	\$ -	\$ (415,540.50)	
D12-027	Cultural Gateway	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	
D12-045	Manager's Energy Efficiency	\$ 434,340.23	\$ 723.06	\$ 253,369.95	\$ 180,247.22	
D12-046	Capitol Plaza Planning	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	

CAPITAL IMPROVEMENT PROJECTS Financial Summary as of February 14, 2018						
Activity	Project Name	Budget	Commitments	Actuals	Funds Available	
D12-047	Areawide EV Charging Stations	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	
D12-070	Open Space Waterfront Land Acq	\$ 3,934,404.43	\$ -	\$ 2,023,840.36	\$ 1,910,564.07	
D12-081	Gastineau Apartments Demo	\$ 1,800,000.00	\$ 7,650.97	\$ 1,692,067.72	\$ 100,281.31	
D12-095	Vehicle&Equipment Wash Bays Pl	\$ 1,050,000.00	\$ 242.00	\$ 74,486.63	\$ 975,271.37	
D14-019	Lemon Creek 2nd Access	\$ 300,000.00	\$ -	\$ 130,441.03	\$ 169,558.97	
D14-020	Lemon Creek Gravel Scale Rplcm	\$ 100,000.00	\$ -	\$ 94,050.00	\$ 5,950.00	
D14-037	North Lemon Creek Gravel Sourc	\$ 787,265.00	\$ 7,203.00	\$ 602,538.73	\$ 177,523.27	
D14-051	Pederson Hill Land Srvy & Plan	\$ 6,465,560.21	\$ 3,308,836.00	\$ 689,593.86	\$ 2,467,130.35	
D14-060	N. Douglas Highway Extension	\$ 2,972,785.02	\$ 473,105.61	\$ 2,419,366.93	\$ 80,312.48	
D14-096	Stabler Quarry Infr&Expansion	\$ 1,065,000.00	\$ 17,432.50	\$ 332,577.05	\$ 714,990.45	
D23-059	City Museum Exhibit Case Repl	\$ 100,000.00	\$ 7,215.50	\$ 59,240.21	\$ 33,544.29	
D24-001	AJ Mine	\$ 250,000.00	\$ 15,000.00	\$ 142,727.70	\$ 92,272.30	
D24-010	Contaminated Sites Reporting	\$ 176,951.00	\$ 4,101.51	\$ 104,605.47	\$ 68,244.02	
D24-044	Stormwater Mgmt Standard II	\$ 21,520.58	\$ -	\$ -	\$ 21,520.58	
D28-054	Mountain Operations and Lift	\$ 1,528,132.00	\$ 76,596.00	\$ 1,438,339.33	\$ 13,196.67	
D28-097	Eaglecrest Learning Center & L	\$ 3,558,963.97	\$ 40,646.55	\$ 3,501,512.06	\$ 16,805.36	
D28-098	EagleDfrd Maint/Mtn Ops Impvm	\$ 475,000.00	\$ 111,750.00	\$ 151,648.96	\$ 211,601.04	
D44-049	Juneau Arts & Culture Center	\$ 600,000.00	\$ -	\$ 569,990.83	\$ 30,009.17	
D71-053	Capital Transit Bus Shelters	\$ 632,980.00	\$ -	\$ 336,077.06	\$ 296,902.94	
D71-084	Capital Transit-Transit Plan	\$ 175,000.00	\$ -	\$ 169,220.13	\$ 5,779.87	
D71-085	Capital Transit Maint Shop	\$ 6,488,301.00	\$ 39,871.83	\$ 6,091,653.99	\$ 356,775.18	
D71-086	Transit Technology	\$ 100,000.00	\$ -	\$ 97,885.71	\$ 2,114.29	
D71-087	DT Passenger Trans Improv	\$ 150,000.00	\$ 50,000.00	\$ 15,968.24	\$ 84,031.76	
D71-089	Valley Transit Transfer Statio	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00	
F21-037	Central Fire Station Paving	\$ 350,000.00	\$ -	\$ 295,441.82	\$ 54,558.18	
H51-083	Marine Pk/Steamship Whrf II	\$ 210,000.00	\$ -	\$ 163,519.28	\$ 46,480.72	
H51-091	Waterfront Seawalk	\$ 9,164,456.00	\$ 51,549.14	\$ 9,117,449.70	\$ (4,542.84)	
H51-092	Waterfront Seawalk II	\$ 15,234,700.00	\$ 804,965.23	\$ 14,075,921.00	\$ 353,813.77	
H51-093	Statter Harbor Loading Fac/EI	\$ 26,444,440.49	\$ 61,523.40	\$ 26,261,108.37	\$ 121,808.72	
H51-095	Downtown Cruise Ship Berth Enh	\$ 11,443,081.88	\$ 3,224.92	\$ 11,437,908.74	\$ 1,948.22	
H51-100	Aurora Harbor Improvements	\$ 17,141,940.88	\$ 1,878,776.41	\$ 13,730,708.18	\$ 1,532,456.29	

CAPITAL IMPROVEMENT PROJECTS Financial Summary as of February 14, 2018						
Activity	Project Name	Budget	Commitments	Actuals	Funds Available	
H51-101	Cruise Berth Improvements	\$ 73,757,482.12	\$ 47,532.71	\$ 70,137,047.81	\$ 3,572,901.60	
H51-103	Weather Monitor & Communicatio	\$ 172,500.00	\$ -	\$ 168,162.74	\$ 4,337.26	
H51-104	Dock Catholic Protection	\$ 500,000.00	\$ 39,627.78	\$ 229,256.43	\$ 231,115.79	
H51-105	Amalga Fish Cleaning Station	\$ 50,000.00	\$ -	\$ 8,692.20	\$ 41,307.80	
H51-106	Statter Harbor Breakwtr Sfty I	\$ 466,000.00	\$ 70,450.00	\$ 11,110.40	\$ 384,439.60	
H51-107	Tug Assist	\$ 110,920.00	\$ -	\$ 6,300.00	\$ 104,620.00	
H51-108	Statter Improv-Phase III	\$ 9,200,000.00	\$ 231,675.13	\$ 521,660.43	\$ 8,446,664.44	
H51-109	Taku Harbor Deferred Maintenanc	\$ 200,000.00	\$ 17,630.00	\$ 739.68	\$ 181,630.32	
H51-110	Visitor Info Kiosk Replmt-Desi	\$ 25,000.00	\$ -	\$ 579.00	\$ 24,421.00	
H51-112	Dwntwn Restrooms Location/Desi	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00	
H51-113	Waterfront Seawalk	\$ 577,780.00	\$ 72,288.50	\$ 49,628.35	\$ 455,863.15	
H51-114	Cruise Ship Uplands Staging Ar	\$ 100,000.00	\$ -	\$ 10,000.00	\$ 90,000.00	
H51-115	Harris Harbor Restrooms	\$ 200,000.00	\$ 325.00	\$ 8,786.79	\$ 190,888.21	
M14-062	Switzer Area Muni Land Dev	\$ 1,550,000.00	\$ 174,789.12	\$ 1,092,091.61	\$ 283,119.27	
M15-002	IT Infrastructure Modernizatio	\$ 1,430,382.35	\$ 190,015.68	\$ 1,000,662.16	\$ 239,704.51	
P41-059	Parks & Playground Improvement	\$ 4,087,798.06	\$ 261,720.53	\$ 3,586,020.96	\$ 240,056.57	
P41-085	Sportfield Repairs	\$ 1,543,139.00	\$ 3,628.75	\$ 1,039,329.62	\$ 500,180.63	
P41-088	Outer Point Trail	\$ 145,000.00	\$ 15,102.00	\$ 127,341.90	\$ 2,556.10	
P41-089	Restrooms, Paving, & Concessio	\$ 1,307,788.99	\$ 71,384.25	\$ 963,182.19	\$ 273,222.55	
P41-090	Bridge Park	\$ 1,560,000.00	\$ 346,688.02	\$ 1,280,195.88	\$ (66,883.90)	
P41-091	Horse Tram Trail Repairs	\$ 125,000.00	\$ 50,000.00	\$ -	\$ 75,000.00	
P41-092	Sports Field Resurfacing-Repai	\$ 190,000.00	\$ -	\$ -	\$ 190,000.00	
P41-093	Parks & Playground Maint & Rep	\$ 270,000.00	\$ -	\$ -	\$ 270,000.00	
P41-094	Treadwell Arena Prkng Lot Lite	\$ 50,000.00	\$ -	\$ 2,248.35	\$ 47,751.65	
P41-095	Playground Rebuild	\$ 1,334,074.14	\$ 191,676.08	\$ 108,857.75	\$ 1,033,540.31	
P42-076	Arboretum Park Lot & Conservato	\$ 90,000.00	\$ 21,550.00	\$ 79,761.83	\$ (11,311.83)	
P42-077	Arboretum Residence Def Maint	\$ 127,000.00	\$ 42,573.86	\$ 52,478.14	\$ 31,948.00	
P44-073	Deferred Bldg Maintenance III	\$ 7,690,503.00	\$ 456,021.66	\$ 7,003,881.43	\$ 230,599.91	
P44-085	Mt Jumbo Gym Roof	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	
P44-086	AB Pool Short Term Repairs	\$ 395,000.00	\$ -	\$ 5,587.42	\$ 389,412.58	
P44-087	Cent. Hall Floor Replacement	\$ 125,000.00	\$ 6,382.00	\$ 106,026.42	\$ 12,591.58	

CAPITAL IMPROVEMENT PROJECTS Financial Summary as of February 14, 2018						
Activity	Project Name	Budget	Commitments	Actuals	Funds Available	
P44-088	Deferred Building Maintenance	\$ 1,300,000.00	\$ 15,923.00	\$ 1,113.83	\$ 1,282,963.17	
P46-069	Auke Lake Wayside POT/PT Match	\$ 170,000.00	\$ 24,321.33	\$ 67,761.84	\$ 77,916.83	
P46-078	Treadwell Historic Plan&Const	\$ 128,001.19	\$ -	\$ 110,630.69	\$ 17,370.50	
P46-079	Dimond Park Swimming Pool	\$ 21,850,364.88	\$ 263,776.12	\$ 21,379,656.41	\$ 206,932.35	
P46-089	Bicycle Racks	\$ 50,000.00	\$ -	\$ 50,028.51	\$ (28.51)	
P46-090	OHV Park Site Analysis	\$ 245,000.00	\$ -	\$ 95,394.22	\$ 149,605.78	
P46-091	Under Thunder Trail	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	
P46-101	ZGYC & AB Pool Improvements	\$ 55,000.00	\$ -	\$ -	\$ 55,000.00	
P46-102	Trail Improvements	\$ 200,000.00	\$ 20,000.00	\$ 1,580.77	\$ 178,419.23	
P46-103	Kax Trail Bridge River Bank St	\$ 400,000.00	\$ -	\$ 514.05	\$ 399,485.95	
P46-104	Treadwell Ditch Trail Repairs	\$ 150,000.00	\$ 666.70	\$ 72,843.88	\$ 76,489.42	
P46-105	Treadwell Mine Park Preservn	\$ 275,000.00	\$ 31,538.75	\$ 158,168.36	\$ 85,292.89	
P46-106	Augustus Brown Pool Covers	\$ 151,863.85	\$ -	\$ 2,374.65	\$ 149,489.20	
P46-107	Hut to Hut	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	
P47-072	Centennial Hall Renovation	\$ 3,820,230.49	\$ -	\$ 3,795,578.36	\$ 24,652.13	
P48-087	Willoughby District Parking	\$ 1,574,465.52	\$ 16,107.30	\$ 159,669.46	\$ 1,398,688.76	
P48-088	Downtown Parking Management	\$ 575,000.00	\$ -	\$ 24,440.80	\$ 550,559.20	
R72-004	Pavement Management	\$ 11,280,457.33	\$ 138,232.00	\$ 10,951,124.21	\$ 191,101.12	
R72-035	Sidewalk & Stairway Repairs	\$ 980,000.00	\$ 12,668.83	\$ 890,091.40	\$ 77,239.77	
R72-038	Valley Snow Storage Permitting	\$ 1,791,562.00	\$ 3,497.50	\$ 1,648,514.03	\$ 139,550.47	
R72-048	MnthaCrkRd Closure/Prkg Mdfctn	\$ 100,000.00	\$ -	\$ 85,701.41	\$ 14,298.59	
R72-053	Eagles Edge Utility LID	\$ 3,714,856.30	\$ 120,629.20	\$ 3,438,262.84	\$ 155,964.26	
R72-056	Areawide Drainage Improvements	\$ 1,291,736.00	\$ -	\$ 701,782.41	\$ 589,953.59	
R72-059	Main Street 2nd to 7th	\$ 3,287,605.00	\$ -	\$ 3,283,425.49	\$ 4,179.51	
R72-060	City Shop Demolition/Removal	\$ 300,000.00	\$ 88,853.73	\$ 206,137.00	\$ 5,009.27	
R72-061	Industrial Boulevard Match	\$ 1,365,428.00	\$ -	\$ 208,782.15	\$ 1,156,645.85	
R72-081	St Maint Shop Design - New Loc	\$ 13,941,135.00	\$ 75,552.00	\$ 13,814,822.43	\$ 50,760.57	
R72-101	Glacier Ave Intersection	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	
R72-103	Flood Plain Mapping Tech Assist	\$ 150,000.00	\$ -	\$ 57,347.50	\$ 92,652.50	
R72-104	Lakewood Subdivision Reconstru	\$ 2,818,322.00	\$ 1,347.50	\$ 2,796,370.13	\$ 20,604.37	
R72-107	Meadow Lane Improvements	\$ 1,325,000.00	\$ 63,221.25	\$ 1,222,565.90	\$ 39,212.85	

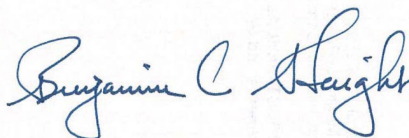
CAPITAL IMPROVEMENT PROJECTS Financial Summary as of February 14, 2018						
Activity	Project Name	Budget	Commitments	Actuals	Funds Available	
R72-109	Vactor Dump	\$ 150,000.00	\$ -	\$ 146,976.13	\$ 3,023.87	
R72-110	Areawide Snow Storage Facility	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	
R72-111	Distin/W. 8th St. Reconstructi	\$ 1,371,000.00	\$ 33,282.80	\$ 1,186,543.85	\$ 151,173.35	
R72-112	McGinnis Sub LID Ph 1	\$ 3,740,000.00	\$ 869,955.19	\$ 1,995,665.70	\$ 874,379.11	
R72-113	Scott Drive Improvements	\$ 524,000.00	\$ -	\$ 520,653.85	\$ 3,346.15	
R72-114	Blueberry Hills Road	\$ 2,754,908.00	\$ 62,406.20	\$ 2,149,862.81	\$ 542,638.99	
R72-115	Dunn Street	\$ 536,349.68	\$ 18,668.80	\$ 488,961.05	\$ 28,719.83	
R72-116	Downtown Street Improvements	\$ 4,957,449.96	\$ 2,243,995.90	\$ 2,374,791.77	\$ 338,662.29	
R72-117	DOT Riverside/Stephen Richards	\$ 250,000.00	\$ -	\$ 25,961.00	\$ 224,039.00	
R72-119	Front St. Douglas	\$ 900,000.00	\$ -	\$ 794,322.90	\$ 105,677.10	
R72-120	River Rd Reconstruct LID	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	
R72-121	Bridge Repairs	\$ 150,000.00	\$ 9,704.57	\$ 12,922.84	\$ 127,372.59	
R72-122	Retaining Wall Repairs	\$ 150,000.00	\$ 50,400.00	\$ 63,273.11	\$ 36,326.89	
R72-123	West 8th Street Reconstruction	\$ 720,000.00	\$ 55,340.25	\$ 553,203.32	\$ 111,456.43	
R72-125	Aspen Avenue-Mend to Portage	\$ 1,869,237.00	\$ 985.75	\$ 1,751,223.86	\$ 117,027.39	
R72-126	F St Douglas- 3rd to 5th	\$ 650,000.00	\$ 360,695.00	\$ 68,301.70	\$ 221,003.30	
R72-127	East Street-5th to 6th	\$ 595,000.00	\$ 8,442.32	\$ 458,817.59	\$ 127,740.09	
R72-128	Pavement Management	\$ 765,000.00	\$ -	\$ -	\$ 765,000.00	
R72-129	Sidewalk & Stairway Repairs	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	
R72-130	Shaune Dr Imprv-Anka to Barrow	\$ 885,000.00	\$ 28,486.50	\$ 41,990.77	\$ 814,522.73	
R72-131	Birch Lane Sewer Replacement	\$ 1,675,000.00	\$ 94,246.00	\$ 15,040.04	\$ 1,565,713.96	
R72-132	Calhoun Av Imprv-Main to Gold	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00	
R72-133	Douglas Side Streets -D and E	\$ 975,000.00	\$ 60,524.00	\$ 8,740.27	\$ 905,735.73	
S02-094	Gastineau Elem Reno	\$ 13,322,674.59	\$ 121,812.18	\$ 13,145,524.08	\$ 55,338.33	
S02-101	JSD Facilities Reno and Repair	\$ 150,662.00	\$ -	\$ 135,252.11	\$ 15,409.89	
S02-102	JSD Def maint and Minor Impov	\$ 1,950,000.00	\$ 329,647.50	\$ 708,851.61	\$ 911,500.89	
S02-103	JSD Comprehensive Facility Pla	\$ 300,000.00	\$ 500.00	\$ 147,553.32	\$ 151,946.68	
U76-004	Wastewater SCADA Improvements	\$ 812,284.21	\$ -	\$ 109,961.11	\$ 702,323.10	
U76-014	Auke Bay Sewer Extension	\$ 75,000.00	\$ -	\$ 49,783.84	\$ 25,216.16	
U76-015	JD Plant Infrastructure Improv	\$ 204,245.00	\$ -	\$ 185,437.12	\$ 18,807.88	
U76-100	Glacier Hwy Sewer-Anka to Walm	\$ 1,825,766.00	\$ 50,136.83	\$ 570,662.00	\$ 1,204,967.17	

CAPITAL IMPROVEMENT PROJECTS Financial Summary as of February 14, 2018						
Activity	Project Name	Budget	Commitments	Actuals	Funds Available	
U76-103	Facilities Planning	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	
U76-106	Treatment Plants Headworks Imp	\$ 5,610,000.00	\$ 644,232.89	\$ 3,144,345.61	\$ 1,821,421.50	
U76-107	MWWTP Instrumentation Upgrades	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00	
U76-108	MWWTP Roof Repair	\$ 1,100,000.00	\$ -	\$ -	\$ 1,100,000.00	
U76-109	BioSolids Treatment and Dispos	\$ 20,713,505.75	\$ 14,033,756.00	\$ 5,945,335.22	\$ 734,414.53	
U76-111	RealTime Cruise WW Dschrg Mntr	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	
U76-112	JDTP New Vactor Dump	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	
U76-113	Maier Dr Forcemain Emerg Repai	\$ 500,000.00	\$ 154,656.50	\$ 45,989.42	\$ 299,354.08	
W75-036	Areawide Water Main Repairs	\$ 505,433.00	\$ 5,378.77	\$ 467,805.20	\$ 32,249.03	
W75-037	Lst Chance Basin Hydro-Geo Inv	\$ 5,454,136.00	\$ -	\$ 3,433,821.97	\$ 2,020,314.03	
W75-046	SCADA Upgrades	\$ 405,000.00	\$ -	\$ 78,740.82	\$ 326,259.18	
W75-048	Back Loop Rd Auke Bay Waterlin	\$ 926,575.54	\$ -	\$ 730,686.69	\$ 195,888.85	
W75-050	Egan Drive Water - Main to Ten	\$ 2,080,939.00	\$ 5,322.50	\$ 942,481.04	\$ 1,133,135.46	
W75-051	Brotherhood Bridge Waterline	\$ 50,000.00	\$ -	\$ 33,595.43	\$ 16,404.57	
W75-052	Crow Hill Reservoir improvemen	\$ 700,000.00	\$ 37,604.45	\$ 478,171.49	\$ 184,224.06	
W75-054	Douglas Highway Water Repl.	\$ 3,339,157.41	\$ 1,744,307.25	\$ 231,845.13	\$ 1,363,005.03	
W75-055	Salmon Creek Filtration Projec	\$ 1,290,067.71	\$ 68,072.00	\$ 5,731.71	\$ 1,216,264.00	
		\$ 507,894,262.77	\$ 35,750,339.94	\$ 372,195,705.63	\$ 99,948,217.20	



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Date: November 15, 2017

From: Ben Haight, Chair
Planning Commission 

To: Roger Healey, Director of Engineering
Assembly Public Works and Facilities Committee

RE: Planning Commission CIP Recommendations, 2018-2024

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 two years, in coordination with the CBJ Manager's Office and CDD Director, an effort has been made to make Planning Commission review of the CIP list more meaningful by allowing for an early recommendation of Planning Commission priorities in addition to final review before formal Assembly adoption. Planning Commission review of the draft CIP document early in the review process allows more timely recommendations for use 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.

Planning Commission review has been structured 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:

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 CIP Recommendations, 2018-2024
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Housing:

1. Develop incentive programs to promote desired housing development. Such programs should be derived from recommendations of the CBJ Housing Officer, Affordable Housing Commission, 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.

Community Vitality:

1. Continue to focus on Willoughby District improvements, including parking garage, waterfront and sea walk development, and integrated seasonal visitation opportunities.
2. Strengthen the CBJ Land Management Plan including 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.
3. Initiate goals and actions from the Lemon Creek Area Plan to address the fact that Lemon Creek carries a disproportionate share of community industrial and service needs, with a deficit of public amenities like recreational areas, parks, trails, and community facilities.

Sustainability:

1. Prioritize and enact recommendations from the Climate Action and Implementation Plan and Juneau Commission on Sustainability annual report.
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.

B. SPECIFIC PROJECTS: The following detailed projects would implement Planning Commission priorities from the general policy goals above, and are recommended for CBJ action:

- (Housing) Initiate a new 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.

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- (Housing) Fund and maintain the accessory apartment incentive grant program and implement a similar grant incentive program for the creation of apartments in larger mixed-use facilities, in either new or renovated units. Recent 1% Sales Tax funds may be an appropriate funding source.
- (Housing) Develop a home energy efficiency program with incentives to reduce electrical costs and improve housing affordability in Juneau. Many housing units rely on inefficient and costly electric resistance baseboards for heat. A program to provide assistance and incentives for homeowners and landlords to improve energy efficiency and to convert from electric resistance to alternate sources would provide benefits to AEL&P, homeowners, and renters.
- (Community Vitality) Adopt recommendations of the Lemon Creek Area Plan and implement a capital program to add recommended improvements. Of these improvements, a multi-modal trail linking Dzantik'i Heeni Middle School and Switzer Creek to the Pinewood Neighborhood is seen as an important initial priority because it would create better neighborhood function and encourage on-going citizen involvement with a visible first step.
- (Community Vitality) Develop and implement a seasonal downtown circulator with simple on/off transit nodes that link primary pedestrian areas, including a specific emphasis on the Willoughby District. This step should help lessen traffic congestion in the downtown core, particularly South Franklin Street.
- (Sustainability) Develop an Electric Vehicle charging plan for CBJ-managed facilities and streets. All CBJ construction and street projects should plan for and incorporate EV charging infrastructure.
- (Sustainability) Adopt procedures and tracking software to monitor and report CBJ energy use and costs consistently across all departments and facilities. This action is recommended in the Comprehensive Plan, the Juneau Climate Action and Implementation Plan (2011), the draft Juneau Renewable Energy Strategy (2017), and the Juneau Commission on Sustainability's Annual Reports and CIP Recommendations for 2016 and 2017.
- (Sustainability) Initiate a study of opportunities for organic waste composting.



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October 17, 2017

**From: Rob Steedle, Director
 Community Development Department**

To: Planning Commission Committee of the Whole

Subject: Review of FY2019-FY2024 Capital Improvement Projects

Due to the State of Alaska's ongoing financial challenges, the CBJ is directing the majority of its Capital Improvement Program (CIP) funds to maintenance of existing facilities and other infrastructure and to debt service. A review of the projects funded in fiscal year 2018 illustrates this; only \$350,000 of the \$5.6 million of sales tax was allocated for projects other than maintenance. While keeping this in mind, it is important for the Planning Commission to keep recommending general improvements to realize the vision of our adopted plans.

Last year the Commission advocated for housing, and there is progress in that area. The 1% temporary sales tax authorized by the voters earlier this month includes an allocation of \$2 million for housing programs. The Affordable Housing Commission will be working with CBJ staff to make recommendations about the specific program areas to be funded.

The Commission also expressed interest in examining the potential for identifying more buildable land on the slopes surrounding downtown. The State of Alaska's Division of Community and Regional Affairs made a study of mass wasting in Juneau its first priority for FEMA funding in the next fiscal year. There is, of course, no guarantee that it will be funded, and the CBJ could look for other grant funds. Having a CIP match could be helpful.

Finally, the Commission advocated for landfill diversion. Two million dollars of the 1% temporary sales tax is allocated for CBJ's RecycleWorks, CBJ's solid waste program. These funds could potentially be used for a composting initiative in addition to the other services already provided by RecycleWorks.

CSP2017 0003

FY18 Capital Improvement Program Recommendations



FY2019 – 2024 Capital Improvement Program

- **CBJ Revises CIP Each Year.**
- **CIP Guides Investment of Public Funds.**
- **CIP Presented to Assembly in February.**
- **Planning Commission Input prior to adoption.**

Purpose

- Assess Long-Term Capital Project Requirements of the CBJ.
- Funding for High-Priority Projects.
- Expenditure of Public Funds.
- Efficient Public Services.
- Capital project planning for future.

Priorities for Funding

Criteria:

- Support
- Consistency
- Health and Safety
- Maintenance or Repair of Existing Property
- Local Match for Federal/State Grants
- Maintenance Impact
- Economic Development Stimulus
- Anticipated Need
- Recreational
- Funding Alternatives

Planning Commission CIP Categories

- Housing
- Community Vitality
- Transportation
- Sustainability

Consistency with CBJ Plans

- 2013 Comprehensive Plan
 - Policy 18.1 Standard Operating Procedure 1:
Evaluate CIP for consistency with the Comp Plan
 - Policy 18.6
TO DEVELOP A SIX-YEAR CAPITAL IMPROVEMENT
PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN..

FY2019 CIP Process

- **Engineering and Public Works solicits project proposals**
 - Due November 14 (PC Public Hearing November 8)
- **Manager's Projects to PWFC – January, 2018**
- **Assembly Finance Committee Review – February – April 2018**
 - Planning Commission Review (we are here)
- **April 25 - Charter requires Manager to present budget including CIP to Assembly**
- **FY 2019 Budget Effective – July 1, 2018**

Planning Commission Priorities from 2016

- **Willoughby Parking Structure**
- **New Landslide/Avalanche Study**
- **Composting Feasibility Study**
- **Pedestrian Crossings to Harbor in Auke Bay**
- **UAS/Back Loop Road Pedestrian Crossing Improvements**
- **Pedestrian Friendly Lighting on Sidewalks within Auke Bay Center**
- **Wayfinding and Gateway Signage in Auke Bay**

Planning Commission Priorities from 2017

- Initiate a new mass wasting study across the downtown area.
- Develop specific incentive programs to promote housing development
- Identify priority projects and propose public/private partnerships to develop new housing inventory (FY19 Pederson Hill/Renninger)
- Focus on a solution for the Willoughby District parking deficit
- Identify parcels for CBJ acquisition through the Land Management Plan, and prioritize parcels relative to CBJ needs, including housing and recreation
- Emphasize general public improvements in the Lemon Creek area
- Facilitate a study of marine shipping in and out of Juneau
- Develop and implement a seasonal downtown circulator (private)
- Prioritize implementation of recommendations and provisions from the Climate Action and Implementation Plan, and Juneau Commission on Sustainability annual report
- Prioritize landfill diversion strategies

Planning Commission Priorities from 2018

- Initiate a new mass wasting study across the downtown area.
- Develop specific incentive programs to promote housing development
- Identify priority projects and propose public/private partnerships to develop new housing inventory
- Focus on a solution for the Willoughby District parking deficit
- Identify parcels for CBJ acquisition through the Land Management Plan, and prioritize parcels relative to CBJ needs, including housing and recreation
- Emphasize general public improvements in the Lemon Creek area
- Facilitate a study of marine shipping in and out of Juneau
- Develop and implement a seasonal downtown circulator (private)
- Prioritize implementation of recommendations and provisions from the Climate Action and Implementation Plan, and Juneau Commission on Sustainability annual report in particular *home energy efficiency/space heating grant program* and *CBJ electric vehicle infrastructure*.
- *CBJ energy tracking/management system*
- *Prioritize landfill diversion strategies including composting*



Community Development

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/plancomm

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: April 24, 2018

File No.: CSP2018 0003

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

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding Fiscal Year 2019 Capital Improvement Program (CIP)

The Planning Commission, at its regular public meeting on April 24, 2017, adopted the analysis and findings listed in the attached memorandums dated April 13, 2018, and April 24, 2018. The Commission found that the CIP projects recommended for funding in FY2019 conform to the policies of the Juneau Comprehensive Plan.

Attachments: April 13, 2018, and April 24, 2018, memorandums from Tim Felstead, Planner, Community Development, to the CBJ Planning Commission regarding CSP2018 0003.

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:

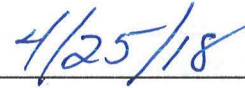
Tim Felstead, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

City and Borough of Juneau
CBJ Assembly
File No.: CSP2017 0003
April 24, 2018
Page 2 of 2



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. 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.