

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau Mike Satre, Chairman

December 22, 2015
Assembly Chambers
7:00 PM

I. ROLL CALL

II. APPROVAL OF MINUTES

- A. November 24, 2015 Regular Planning Commission Meeting Minutes
- B. November 24, 2015 Planning Commission Committee of the Whole Meeting Minutes
- C. December 8, 2015 Regular Planning Commission Meeting Minutes

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

IV. PLANNING COMMISSION LIAISON REPORT

V. RECONSIDERATION OF THE FOLLOWING ITEMS

VI. CONSENT AGENDA

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

- A. AME2015 0015, Planning Commission review of and recommendation to the Assembly regarding the Draft 2015 Land Management Plan Update
- B. CSP2015 0017, Planning Commission Review of proposals for the FY2017 Capital Improvement Program

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

- A. Designation of Interim Chair

XII. DIRECTOR'S REPORT

- A. Guidelines for the Development or Update of Community-Based Area or Neighborhood Plans (verbal update)

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

XV. ADJOURNMENT

MINUTES
Planning Commission Regular Meeting
 CITY AND BOROUGH OF JUNEAU
Mike Satre, Chairman

November 24, 2015

I. ROLL CALL

Mike Satre, 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 pm.

Commissioners present: Mike Satre, Chairman; Dennis Watson, Vice Chairman; Bill Peters, Michael LeVine, (telephonically) Nicole Grewe, Ben Haight, Paul Voelckers, (telephonically)

Commissioners absent: Mathew Bell, Dan Miller

Staff present: Rob Steedle, Interim Planning Director and Deputy City Manager; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner

II. APPROVAL OF MINUTES

- October 27, 2015 – Planning Commission Committee of the Whole Meeting
- October 27, 2015 – Regular Planning Commission Meeting

MOTION: *by Mr. Watson, to approve the October 27, 2015, Planning Commission COW meeting and the October 27, 2015 Regular Planning Commission meeting with any minor corrections by staff or commission members.*

The motion was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

IV. PLANNING COMMISSION LIAISON REPORT - None

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA - None

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA – None

The body was adjourned by Chairman Satre as the Planning Commission and reconvened as the Board of Adjustment.

X. BOARD OF ADJUSTMENT

VAR2015 0031: A Variance request to the requirement for frontage and practical access on a public right-of-way for a proposed minor subdivision.
 Applicant: Peterson Creek Landowners Association
 Location: North Douglas Highway

Staff Recommendation

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and deny the requested Variance, VAR2015 0031.

Ms. Boyce told the Commission that this variance request is for the requirement for frontage and practical access on a public right-of-way for a proposed minor nine lot subdivision. The property in question currently consists of four lots located at the very end of North Douglas Highway, said Ms. Boyce. The property is accessed by an easement approximately two miles in length across Goldbelt property, said Ms. Boyce.

In 1968 the Forest Service granted the easement for North Douglas Highway to serve this property, said Ms. Boyce. In 1977 the platting board for the CBJ approved the four lot subdivision with a waiver for the frontage and access requirements on a publicly maintained highway, said Ms. Boyce. This request was approved, although the staff did recommend denial of the request at that time, said Ms. Boyce.

The Peterson Creek Landowners Owners Association was formed in 1978, said Ms. Boyce. It established covenants for the property. The Association was formed to serve the subdivision and to deal with the Forest Service special use permit for the continual use of the easement, said Ms. Boyce. In 1981 the Forest Service sold the property to Goldbelt. The permanent easement was purchased from Goldbelt in 2003, said Ms. Boyce.

There are existing conditions and issues with this request, said Ms. Boyce. The code requires direct and practical access to the road with 30 feet of frontage on a public right-of-way for all lots, said Ms. Boyce. There is the access to the subdivision which consists of the 40 foot permanent easement across the Goldbelt property, and then there is the access within the subdivision, said Ms. Boyce. That consists of the existing driveway 12 to 18 feet in width. In some locations it is within the 25 foot no disturbance and 50 foot no development buffer to Peterson Creek, which is an anadromous stream, said Ms. Boyce. None of the lots front on a public right-of-way. That waiver was granted in 1977, said Ms. Boyce.

The current code requirements regarding access to the subdivision would require a 60 foot right-of-way, said Ms. Boyce. She said the code now allows for a potential reduction in that

right-of-way width which could potentially accommodate the existing 40 foot width for the existing property access, said Ms. Boyce. It would need to be a street built to applicable public standards which would be based upon the average daily trips calculated, she said.

The access within the subdivision according to current code would also need to be a 60 foot right-of-way that could potentially be reduced as well by up to 25 feet, said Ms. Boyce. The right-of-way would need to be built to applicable standards based upon average daily trips or publicly maintained access could be constructed, said Ms. Boyce. The driveway would need to be relocated outside of the habitat buffer. All lots would need to front upon a publicly maintained right-of-way with a minimum of 30 feet of frontage, said Ms. Boyce.

There is the option for privately maintained access roads and a public right-of-way for subdivisions outside of the urban service area if they generate 211 average daily trips or less; the property owners could do a privately maintained access within a public right-of-way, said Ms. Boyce. It would be privately maintained with an agreement, she added. The minimum width of the road could be 20 feet with a gravel surface, she said. That would meet the minimum established by the International Fire Code, said Ms. Boyce. A public street could also be built, she said.

The variance requirements are applicable when hardship from practical difficulties result in an extraordinary situation with unique physical features, said Ms. Boyce. The Board of Adjustment may grant a variance in harmony with the general purpose and intent of the title concerning dimensional and other design standards, said Ms. Boyce.

Ms. Boyce then reviewed the variance requirements which the staff determined are not met by the applicant.

The first criterion which must be met states:

“That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.”

The staff found that this criterion was not met, said Ms. Boyce. Other property owners and developers are required to dedicate and build a road for a subdivision. They are also required to provide direct and practical access as well as the minimum frontage on a right-of-way, said Ms. Boyce. These requests historically have rarely been granted, she said.

The second criterion states:

“That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved.”

The staff found that this criterion was not met. Ms. Boyce said the existing driveway is nonconforming with a substandard width of 12 to 18 feet. This substandard driveway would be

continued with the addition of trips along the driveway from the additional lots resulting from the subdivision, said Ms. Boyce. The standards in Title 49 are the minimum standards required for public health, safety and welfare, she said.

The staff did find that Criteria Three, Four and Five were met, said Ms. Boyce.

Criterion Six states:

“That a grant of the variance would result in more benefits than detriments to the neighborhood.”

The staff found that this criterion was not met, said Ms. Boyce. The proposal would continue use and its expansion along the existing driveway. Increased traffic and improvements to the driveway could cause detriments to the stream, said Ms. Boyce. When future development occurs along North Douglas the residents may expect City services, said Ms. Boyce.

Since three of the six criteria are not met, the staff recommends denial of the variance request, said Ms. Boyce.

The Board of Adjustment can either approve, conditionally approve, modify or deny the request, said Ms. Boyce, based upon the six criteria.

Commission Comments and Questions

Mr. Watson asked what type of bridge was on the property. He stated that the bridge appeared to have a serial number on it.

The numbers on the bridge are an address, responded Ms. Boyce.

Referring to an analysis on page 24 of the report, Mr. Voelckers stated that he thought the average daily trips were premised on the assumption that each of the lots would have two primary residences. He asked why the daily trips were calculated for two residences per lot when the covenant required one residence per lot.

If the property were approved for nine lots in the Rural Reserve area, said Ms. Boyce, two single-family homes and one accessory apartment could feasibly be constructed on each of those lots, she said. Therefore, she said, the trips generated could be for 18 single-family homes with 18 accessory apartments that could potentially result in 291 average daily trips.

Mr. Voelckers said the Planning Commission in 1977 felt comfortable with the covenant which limited the density which could be constructed on the lots. He said he felt the applicant was proposing that the density covenant stay in place. He asked if the covenant would have legal weight.

Referring to a memo on this issue from the Department of Law, Ms. Boyce said that the covenants do not carry legal weight.

Ms. McKibben said that the City cannot enforce covenants. Covenants are an agreement between property owners, she added. The calculation for average daily traffic performed by the staff is based upon two single-family dwellings plus an accessory apartment per lot which is permitted by the Table of Permissible Uses, she said. In the Law Department memo, said Ms. McKibben, the average daily trips are calculated by area and not by lot.

Mr. Voelckers asked what type of agreement for the property would work instead of a covenant to maintain the lower density in the area.

The City can enforce plat notes but it cannot enforce covenants, said Ms. McKibben. She said it may be possible to create plat note requirements reflecting the existing covenants.

Mr. Watson noted that it appeared that the average daily trips number established by the Law Department assumes that all of the property could be built upon, when in fact there are wetlands in the area which cannot be built upon. He asked how much of the property could be built upon excluding the wetlands.

Ms. Boyce said for example if a planned unit development were to be built on the property that the total number of units could be built with clustered development, avoiding the wetlands. The request before the Commission is for a nine lot subdivision, said Ms. Boyce. If the nine lot subdivision were to be approved it could generate 291 average daily trips. Conditions could be placed upon the variance reducing the number of dwelling units and therefore lessening the average daily trips, she said. One single family home and one accessory apartment per lot would generate an estimated 146 average daily trips, she said.

Applicant

Applicant Gretchen Keiser said if one of the goals of the community is to maximize the economic value of land that the subdivision of the property would maximize the economic value of the land in the rural subdivision for both the property owners and the community.

Ms. Keiser said the applicants believe that they have met Criteria One, Two and Six.

Regarding Criteria One, she said the relaxation would give substantial relief to the owners because they would not be required to construct a roadway and plat a right-of-way from the North Douglas Highway. For the proposed nine lot minor subdivision this relaxation would be consistent with justice to other property owners in the Outer Point vicinity because it would allow for continued access via the residential driveway across Lot Three. This is consistent with the Goldbelt stipulation that no public right-of-way will be allowed on Goldbelt land, she said.

Other variances granted on the public access issue focus on what would be just for other properties within the neighborhood, not the entire community, said Ms. Keiser. Two of the previously approved variances were similar to their variance request to the extent that they addressed shared driveways that were not a public right-of-way, she said. These variances were in the Lena Point and Amalga Harbor areas, she said.

Co-applicant Bob Wild said he noticed that the staff and attorney reports addressing the justice issue to other land owners always begin with the preface that all parties are required to meet the subdivision requirements. The codes provide for exceptions, commented Mr. Wild. This is possible through a variance, he said. It is not unjust to other property owners to obtain a valid variance, he said. He said it also concerned him that their covenants did not apply. These are living documents which run with the land, he said. He said he did not understand why the covenants were not enforceable.

Ms. Keiser said the applicants also believe that Criterion Number Two has been met. Granting the variance would allow the continued use of the commonly shared driveway as access for the proposed minor subdivision. The Peterson Creek Land Owners Association commonly held driveway, and annual maintenance charge to the landowners has been functioning since its establishment in 1978, she said. The CBJ code requires an access agreement between the CBJ and the land owners for a privately maintained access road, she said. In this present variance, the privately maintained driveway is similarly governed by easement agreements among the land owners and with the native corporations.

The proposed development is limited by the covenants to one single family residence with an accessory apartment in each of the proposed nine lots, she stated. The average daily trips would be no more than 146, and the existing driveway would be adequate for the very low traffic volume. The public safety and welfare would be preserved because the existing driveway provides direct access to each lot and is adequate for the emergency vehicles, she said. She noted that since they are outside of the service area and would not be eligible for fire truck service, that the required width of 20 feet for the road is not germane.

Ms. Keiser said they suggest that a couple of plat notes which would be enforceable by the City be formulated to reflect the intention and language of the existing covenants.

Title 49 under nonconforming development states that an existing nonconforming situation cannot be aggravated, said Ms. Keiser. That portion of the code talks about changing the physical footprint of the land or expanding something on the land, said Ms. Keiser. There is no reference there to any change in activity. They do not see how a few more vehicles from three more lots is aggravating the nonconformance, said Ms. Keiser.

They also meet Criterion Six, said Ms. Keiser. They could provide mitigation for pollution entering the Creek, said Ms. Keiser. These measures would include:

- ✓ no impervious surfaces in parking areas or personal driveways within the 50 foot buffer
- ✓ snow removal which avoids disposal into Peterson Creek
- ✓ no storage of trash, rubbish, or other wastes within the 25 foot buffer

- ✓ no construction of personal driveways within the 50 foot buffer to access new lots
- ✓ vegetated improvements along stream corridor where necessary and approved by appropriate natural resource agencies with jurisdiction

Commission Comments and Questions

Mr. Haight mentioned that the area has no utilities. The area in question also has no electricity or communications, he said.

Ms. Keiser said that every homeowner has their own power system.

Mr. Haight asked if drainage control from the road along Peterson Creek could be a possible mitigating measure to control drainage from the roadway into the creek.

Ms. Keiser said that typically a road has a crown in the center so that it drains. They do keep the ditch on the east side of the driveway brushed out, she said. There is an average of 20 feet of vegetation on the creek side of the driveway, she said.

Mr. Watson asked what traffic count the DOT was using in its methodology for establishing access.

Ms. Keiser said that she did contact DOT and asked about their determination that this was a development which must adhere to commercial standards. There is language in their code which states that multi-family residential developments of more than four units per lot are considered commercial development as far as driveway standards are concerned, she said.

She said it appears they can obtain a driveway permit from DOT. Their driveway falls off of North Douglas so there is not drainage onto the highway, which would have been an issue.

Mr. Watson asked if the marks he was viewing were walkways or driveways.

There is only one driveway said Ms. Keiser, and that is their drivable bridge.

Mr. Watson asked where the property owners would park their vehicles, should this variance be approved.

There is a parking area on tract two, said Ms. Keiser. She indicated on a map other points of access for current and future residents should the property be subdivided. She added that one of the mitigation measures that they are proposing is no new driveways.

Chairman Satre commented that at this point it did not really matter how the applicants would gain access but that mitigation measures would be in place that no new driveways would be constructed within the 50 foot buffer.

MOTION: *by Mr. Voelckers, to approve the variance including the new findings as presented by the applicant, with the conditions that:*

1. *A note will be placed on the USS 1555 subdivision plat that requires that a neighborhood association remains in effect, all landowners and their heirs or successors are members of the association and charged an annual fee for driveway maintenance and associated expenses.*
2. *A note will be placed on the USS 1555 subdivision plat that limits housing development to one single family residence and accessory apartment on each of the lots of no less than 3 acres.*
3. *Mitigation measures required within the 50 foot no development buffer and 25 foot no disturbance buffer of Peterson Creek are:*
 - a) *No impervious surfaces in parking areas or personal driveways within the 50 foot buffer*
 - b) *Snow removal which avoids disposal into Peterson Creek*
 - c) *No storage of trash, rubbish, or other wastes within the 25 foot buffer*
 - d) *No construction of personal driveways within the 50 foot buffer to access new lots*
 - e) *Vegetated improvements along stream corridor or where necessary and approved by appropriate natural resource agencies with jurisdiction*
 - f) *No parking along the roadway (friendly amendment offered by Mr. Watson and accepted by Mr. Voelckers)*

In support of his motion, Mr. Voelckers stated that he found the comment presented by the applicants compelling. He stated that it sounds like the applicant is perfectly willing to use the mechanism of plat notes to cover some possible weakness with previous covenant language, and to establish a cap on density. He said he personally would be comfortable that there would be low average daily trips on the driveway. Mr. Voelckers said he did feel that variances were the proper vehicle when there was an anomalous piece of property. The width of the driveway is less than would be required for a fire truck, said Mr. Voelckers, but since this area is not served by the Fire Department, it is a moot point. Caveats could be placed in the plat notes by the City stipulating that the City is not liable for the maintenance or service of the road, he said.

Mr. Watson said that he would like to add the condition that there be no parking along the roadway. He said he was concerned that parking along the roadway could prevent access for other vehicles. It could limit access by police and other emergency vehicles when needed, he said.

Mr. Voelckers accepted the condition offered by Mr. Watson as a friendly amendment.

Mr. Haight said he would like to add a friendly amendment limiting the total trips to 146 average daily trips per day.

Chairman Satre asked Mr. Haight if there is a plat note limiting density to one residence and one accessory apartment per lot if that would be suitable.

Mr. Haight said that would be suitable.

Mr. LeVine asked if the conditions addressed the substance of concerns of the Law Department.

Chairman Satre responded that there were no representatives present at the meeting from the Department of Law.

Mr. Haight said he supported the motion as it has been presented. The subdivision was initiated more as a remote subdivision, he said. It was initially accessed by water prior to construction of the road, he said. This is a unique situation which supports the variance in that instance, he said.

Mr. Watson stated that he was in support of the motion. He said the CBJ does take its stream setbacks very seriously.

Chairman Satre said that he was generally in support of the motion. He said the memo from the Department of Law raises several issues which they have not dealt with in the past. He clarified that granting the variance does not grant the subdivision. That will be a different process where some of the issues raised by the Department of Law may be relevant at that time.

The motion passed with no objection.

Chairman Satre adjourned the body as the Board of Adjustment and reconvened it as the Planning Commission.

XI. OTHER BUSINESS - None

XII. DIRECTOR'S REPORT

Monday, November 30, (2015) there is an ordinance up for public hearing before the Assembly to change what was enacted a year ago for the subdivision of property from deferral for five years to abatement for three years, said Mr. Steedle.

There is an another ordinance connected with property tax exemptions that the staff will be working on and that is concerned with tax breaks for rehabilitation of deteriorated properties, said Mr. Steedle.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Wetlands Review Board

Mr. Haight reported that the Wetlands Review Board met on November 19, (2015) for a continuation of their review of the Juneau Wetlands Management Plan. They will continue their review of that plan at their next meeting held on December 17, (2015) said Mr. Haight.

Lands Committee

Mr. Peters reported that the Auke Bay loading facility has been forwarded to the Assembly for consideration.

Public Works Committee

Mr. Watson reported that the Public Works Committee met November 23, (2015) and that the Vista Del Sol subdivision had a property owner complain that the developer did not meet the requirements under Title 49. Mr. Watson said he believed some of the services not provided were a stop sign and lighting. There is a provision in Title 49 that allows the Planning Commission to grant an extension for up to 12 months to the developer, said Mr. Watson.

DOT attended the meeting and provided information on their projects from this year and into the future, said Mr. Watson. He said his recommendation was that DOT be invited to the Planning Commission to go over these items when the new members join the Commission. They will be working on Egan, the harbor area, the Auke Bay corridor and on paths up to the University. DOT is plans on building a road that crosses Meadow Lane in 2016, said Mr. Watson. They also have plans for an additional roundabout at the Stephen Richards and Loop Road juncture, said Mr. Watson.

Marijuana Committee

Chairman Satre reported that the ad hoc Marijuana Committee met several weeks ago and forwarded a tax recommendation to the Assembly for a 5% existing sales tax, going to the voters for another 3% on marijuana products, he said. They are currently dealing with local licensing with the idea that a conditional use permit be obtained for the marijuana-related facilities with the establishment of a local licensing process in addition to the state license, he said.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XV. ADJOURNMENT

The Meeting was adjourned at 8:34 p.m.

MINUTES
Planning Commission
Committee of the Whole
 CITY AND BOROUGH OF JUNEAU
Mike Satre, Chairman

November 24, 2015

I. ROLL CALL

Dennis Watson, Vice 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 5:05 pm.

Commissioners present: Dennis Watson, Vice Chairman; Bill Peters, Michael LeVine, (telephonically) Nicole Grewe, Ben Haight, Paul Voelckers, (telephonically)

Commissioners absent: Chairman Mike Satre, Dan Miller, Matthew Bell

Staff present: Rob Steedle, Interim Planning Director and Deputy City Manager; Beth McKibben, Planning Manager; Greg Chaney, Lands and Resources Manager

II. REGULAR AGENDA

- Review of 2015 Land Management Plan Update

At the request of several Planning Commission members, Mr. Chaney provided an overview of what transpired at the last regular Planning Commission meeting concerning the Land Management Plan. He said at the last meeting they discussed the main facets and highlights of the Land Management Plan. The biggest highlight for the staff is the map displaying all of the CBJ properties, said Mr. Chaney. The map is up-to-date, with the accompanying data set which lists the size of the properties, and the department to which they belong. The map is a great working document for the staff, said Mr. Chaney.

In addition, the goals and objectives at the end of the document provide guidance for the Plan, said Mr. Chaney. He said at the last meeting most of discussion centered on how long and how detailed of a process the Commission wanted to engage in regarding review of the Land Management Plan. He said Mr. Voelckers had a clear vision of how the Commission should address the Plan and has shared that information in a written summary.

Mr. Chaney said he thought it would be a good idea to address the summary submitted by Mr. Voelckers as a way to move forward with review by the Commission of the draft Land Management Plan.

Commission Comments and Questions

Ms. Grewe asked which ordinance guided the Commission regarding its review of the Land Management Plan.

Mr. Chaney responded that it is guided by Title 53. He stated that the adoption process includes review by the Planning Commission prior to the Plan's submittal to the Assembly for adoption. After its adoption the Plan will be updated every two years, he said. It has been 16 years since the last Land Management Plan was adopted, said Mr. Chaney. The Plan can also be updated during the interim, said Mr. Chaney.

Title 53 states that the Planning Commission shall recommend to the Assembly a land management plan for all of the City and Borough lands. The plan shall address the retention, use, disposal, development and subdivision of City and Borough land and the acquisition of private land for the City and Borough of Juneau's purpose.

Title 53 stipulates that the Planning Commission shall recommend changes to the Plan as necessary, said Mr. Chaney. It states that multiple use should be encouraged; the use of land for land resource extraction or removal should be considered with future use of the land, said Mr. Chaney. The title states that adequate land should be obtained and preserved for public use and development, added Mr. Chaney. Mr. Chaney proceeded to read more of Title 53.09.150 to the Commission. That title can be accessed here: [Title 53](#)

Mr. Voelckers said he believed that the Commission had reached a consensus at its last meeting that the Planning Commission would look at the Plan more closely in terms of giving more feedback on its contents. He said he wrote the summary presented to the Commission to provide his input on what kind of items appeared to him to need more attention in the Plan.

Possible Process and Timeline for Planning Commission Action

Addressing the schedule in Mr. Voelckers' summary, Mr. Chaney said he felt that working on the Land Management Plan would be appropriate every two weeks rather than once a month. He felt the Commission's work on the Plan could be accomplished in a more compact timeframe.

Mr. Haight mentioned that it was important to keep in mind that there would be a sizable turnover in Commission members in just a few weeks. He said there would need to be time invested in the new Planning Commission members to provide them with background on this issue.

Mr. Voelckers said that he had no problem with meeting on this issue more than once a month, but that he felt the Committee of the Whole structure rather than the regularly scheduled meetings better suited the needs of the Commission to discuss the issues in the Plan.

Mr. Watson said when the Commission had similar in-depth work to perform on the Comprehensive Plan review, that regularly scheduled meetings often fit the schedule just fine. He noted the sparse attendance at this evening's COW meeting. He said he would prefer that the Commission work on this issue regularly at every regularly scheduled Planning Commission meeting.

Land Management Plan Process

Among other items, Mr. Voelckers stated that in his summary under the above heading that an outline of a proposed process would be good in the summary section of the Land Management Plan for Assembly review and approval.

Mr. Chaney stated that the lands studies underway by Docks and Harbors and Parks and Recreation are not close to completion, and would potentially not be ready for several years for insertion into the primary Land Management Plan. He added that when a plan comes up which is before the Commission for review and the Assembly for adoption that affects CBJ property, that a formulation of how those should be integrated into the Land Management Plan would be beneficial. He said he welcomed Commission member's feedback on how this could be accomplished. Those subsidiary plans could be incorporated into the broader Land Management Plan as they arose, or at the biennial plan renewal, said Mr. Chaney.

Mr. Voelckers stated that one of the reasons this was the first issue mentioned in his summary was because of a comment made by the CBJ Public Works Director at a meeting which Mr. Voelckers had attended. Mr. Watt had observed at that meeting that the different City departments all work relatively autonomously in terms of establishing what their land goals are. Mr. Voelckers stated he felt it was the job of the Planning Commission to unify these department land goals into one cohesive Land Management Plan.

Mr. Voelckers added that the Parks and Recreation Department has a huge land base within the Borough and that it feels that if it gives a piece of land that another piece should come back to the department. Mr. Voelckers stated that he felt it was the goal of the Commission to assist the various department land holders to work holistically.

Mr. Chaney proposed that for the next meeting on this topic that he would provide to the Commission an appropriate block of text that would address this issue and he would identify its appropriate place in the Plan.

Property for Housing

In his written summary Mr. Voelckers stated that the Plan needed additional recommendations and more specificity regarding the next steps in development of identified properties within the community.

Mr. Chaney said the Plan already carries a very heavy emphasis on the provision of land to alleviate housing shortages in Juneau. The Plan already recommends development of Sixth Street in Douglas and at Second and Franklin streets, said Mr. Chaney. He said he was not sure about outlining the development process more specifically because each piece of property carries with it its own public process.

The Affordable Housing Commission has already provided its comments regarding the Land Management Plan, said Ms. McKibben. It is in support of the Plan as written, said Ms. McKibben. She said that the Housing Action Plan does not make specific recommendations regarding the disposal of CBJ land. It speaks to the facilitation of housing development in more general terms, she added. For these reasons, she said she was not sure that holding up the Land Management Plan awaiting the incorporation of the Housing Action Plan would be beneficial.

Mr. Watson concurred, stating that the Land Management plan should identify properties for disposal and if it should be rezoned, but not the mechanics of the rezone itself.

Mr. Voelckers said he did not find many opportunities for land development within the core town area identified within the Plan.

Mr. Chaney said that at their next meeting that he could bring forward an overview for the Commission of City property in the downtown area, and what might be available for housing. However, he said, the City holds hardly any land that is vacant suitable for housing in the town area.

Strategic rezoning

In his written summary, Mr. Voelckers stated that the Commission should look at areas, especially in the downtown and Auke Bay areas, where rezoning would facilitate current goals and needs.

While it would be feasible for the Land Management Plan to recommend rezoning, it has not been recommended because zoning is an area generally recommended in the Comprehensive Plan. Mr. Chaney said to him the Comprehensive Plan leads the Land Management Plan, and the Land Management Plan should not lead the Comprehensive Plan.

Commission Comments and Questions

Mr. Haight stated that he agreed that zoning issues should remain within the purview of the Comprehensive Plan.

Mr. Voelckers asked if the Auke Bay Plan was like a mini Comprehensive Plan or if its recommendations would be fed back into the Comprehensive Plan.

The Auke Bay Plan has been adopted as part of the Comprehensive Plan, answered Ms. McKibben.

Ms. McKibben stated that the CDD staff is working on zoning ordinance language to implement the Auke Bay Plan. It is also crafting a new zoning district which would implement the vision of that plan to bring forward to the Title 49 Committee for review in the near future. That would be the process in which to implement the recommendations of the Auke Bay Plan, she stated.

Establish Right-of-Way Needs

in his written summary, Mr. Voelckers stated that it is important to identify the location of the Auke Bay Bypass given the substantial change and development near Pederson Hill that will likely be affected by such right-of-way designations. He added that the North Douglas Bench Road should also be considered a priority because of its prominence in the Juneau Economic Development Plan. He added that channel crossing options should also be considered, for a future land use plan update.

Mr. Chaney stated that the Department of Transportation (DOT) has currently let go of the Auke Bay bypass topic. He has located potential sites for the bypass, which turned out to be very limited because of the location of Pederson Hill. The easiest way to construct a bypass would be to go around Pederson Hill, said Mr. Chaney. He said he felt it would be appropriate to add language stating that a corridor would be identified for the Auke Bay bypass. He added at this point they are not in a position to actually develop an Auke Bay Bypass plan.

Industrial/Commercial Land Base

in his written summary, Mr. Voelckers stated that it is important to provide adequate industrial and commercial land. In order to move in this direction and provide meaningful recommendations on this topic, the CDD staff would need direction from the Commission to prepare an overview of the existing inventory, and potential land re-designation or acquisition.

Mr. Chaney stated that the above recommendation actually covers two different topics. The first topic would be rezoning to increase the industrial and commercial land base. The other related topic would be the purchase of property for that purpose, he said. The City currently does not hold a lot of property that is zoned Commercial and Industrial, said Mr.

Chaney. Most of the industrial land lies within the airport area, and it will remain designated for airport use, he said.

The remaining commercial and industrial property owned by the City is already currently in use, said Mr. Chaney. Therefore rezoning would be necessary, said Mr. Chaney, which goes back to the statement that the Comprehensive Plan drives the Land Management Plan and it is in the Comprehensive Plan that zoning would be stipulated. Mr. Chaney added that he did not know why the City would need to buy property for commercial use when that property was already in the hands of private owners who could sell their property for that purpose.

He said if the Commission had any recommendations on property which could be rezoned for this purpose that he would welcome those recommendations.

Commission Comments and Questions

Mr. Voelckers said this topic has come up repeatedly at other meetings he has attended that there is a severe shortage in the community of commercial and industrial land for development.

Mr. Watson said it would be good if the Commission could address the future use of the current gravel pits, which are zoned Industrial, since their time as gravel pits will be limited.

Mr. Chaney said he could bring to the next meeting information gathered on the gravel pit sites in the Lemon Creek area and what their plans are for the future.

West Douglas Master Plan

In his written summary Mr. Voelckers stated that the Juneau Economic Development Plan identified implementation of the West Douglas Master Plan as one of the top priorities for Juneau, given the potential of new housing and marine port alternatives. He stated that the entire area is currently zoned Rural Reserve land and that nodes for development should be discussed.

Mr. Chaney said that West Douglas is an area of great opportunity. The transportation infrastructure would need to be vastly improved for development within this area, he said. This would either mean improvements to the existing bridge or an additional crossing across the channel, said Mr. Chaney. The master plan for the West Douglas area has been adopted, said Mr. Chaney. A pioneer road will be constructed in the relatively near future, he said.

The important point to be considered is that all of the real development nodes are on Gold - belt property, said Mr. Chaney. The Goldbelt property is located on the water, he added. Mr. Chaney said some of the important points from the West Juneau Master Plan could be incorporated into the Land Management Plan.

Commission Comments and Questions

Mr. Voelckers said he feels there is a role in the Land Management Plan for highlights from the West Juneau Master Plan to be incorporated. He said he recalled an exiting Commission member commenting that it was important for the Commission to keep its eye on the broader picture for the community because no one else would perform that function for the community.

Mr. Chaney said he would take a look at the West Douglas Master Plan and see how it could be incorporated. He added that the CBJ owns a lot of property in West Juneau, but that it owns no property on the waterfront. Therefore, development in the area will be driven by a Goldbelt timeline, said Mr. Chaney.

Other Topics

In his written summary Mr. Voelckers stated that the Sustainability Commission had asked the Planning Commission to keep an eye on supporting dense, multi-use development that used current infrastructure. He added that is probably a topic best addressed in the forthcoming Comprehensive Plan update.

Mr. Chaney said that the stated goal in the Land Management Plan is to develop housing opportunities where there is existing infrastructure such as roads and sewer.

As the outcome from this meeting, Mr. Chaney said that he would bring back to the Commission the following information:

- ✓ Develop text addressing the planning process with the goal of updating the Land Management Plan as new City plans are adopted
- ✓ Take another look at housing opportunities in the core town area
- ✓ Look at the Auke Bay Plan and see if there is any language from the adopted plan which can be incorporated into the Land Management Plan
- ✓ Bring back more specific language regarding the Auke Bay Bypass and how to address that in future development plans
- ✓ Discuss lemon Creek properties which are or may be in the future potential areas for industrial development
- ✓ See if it would be appropriate to incorporate language from the West Douglas Management Plan into the Land Management Plan

Commission Comments and Questions

Mr. Watson asked if the Comprehensive Plan addressed development on the back side of Douglas Island.

Mr. Chaney responded that it did address that development.

In response to Mr. Watson's next question, Mr. Chaney answered that the City did own land out near the end of the road.

Mr. Voelckers stated that language in Title 53 specifically addresses the acquisition of private land for public purpose. He said that would become important when projects such as the Auke Bay Bypass road were contemplated. He said he felt it would be appropriate to identify any private property that was obvious for this type of use within the Land Management Plan.

Mr. Voelckers said he felt it was important to outline a specific process for implementing the bigger goals outlined in the Land Management Plan.

Mr. Chaney said that they are in the process of developing an acquisitions list for the purpose of acquiring land for public use. He said that he would provide an updated acquisitions list at the next meeting, but that it is often difficult to anticipate land needs for the future.

Mr. Watson added that in the annual CIP (Capital Improvement Plan) process departments identify land they would like to acquire for their purposes.

Mr. Peters said he felt that the Commission kept reviewing this process but that at some point it needed to be completed and sent to the Assembly. He asked if the goal was for the Commission to complete its review at the next meeting or if there would be more meetings after that.

Mr. Chaney said that he would work hard to complete his list of tasks and to bring this information back to the Commission at its next regular meeting. He said they could ascertain at that time if the Commission felt comfortable moving the Plan forward to the Assembly or if more work was required.

Ms. Grewe asked for a brief description of the feedback on the plan which came back from the other boards, departments, committees and commissions.

Mr. Chaney said the most significant feedback came from the Parks and Recreation Department. They submitted a very lengthy list of properties for both disposal and acquisition, said Mr. Chaney. This material was most appropriate in an update to the Parks

and Recreation Comprehensive Plan, said Mr. Chaney. That list may be set aside until it is incorporated in the Parks and Recreation document, said Mr. Chaney.

Mr. Voelckers asked Mr. Chaney if Parks and Recreation viewed the land base assigned to their department as their property. Mr. Chaney said he believed that was the premise that they were operating under, but that mechanically if the Parks Department sold property it would be the City selling the property, and those funds would then go into the land fund. It would not be a separate account managed specifically for Park land, said Mr. Chaney.

Mr. Watson said that he concurred with the opinion of Mr. Peters. He said it was time to begin formulating their input into the Land Management Plan so that it could be moved on to the Assembly.

III. **OTHER BUSINESS** - None

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES** - None

V. **ADJOURNMENT**

The meeting was adjourned at 6:20 p.m.

MINUTES
Planning Commission Regular Meeting
 CITY AND BOROUGH OF JUNEAU
Mike Satre, Chairman

December 8, 2015

I. ROLL CALL

Mike Satre, 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 pm.

Commissioners present: Mike Satre, Chairman; Dennis Watson, Vice Chairman; Bill Peters, Michael LeVine, Mathew Bell, Nicole Grewe, Paul Voelckers, Dan Miller

Commissioners absent: Ben Haight

Staff present: Rob Steedle, Interim Planning Director and Deputy City Manager; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Jill Maclean, Senior Planner; Jonathan Lange, Planner II; Greg Chaney, Lands and Resources Manager; Dan Bleidorn, Deputy Land Manager

II. APPROVAL OF MINUTES

- November 10, 2015 – Regular Planning Commission Meeting

MOTION: *by Mr. Miller, to approve the November 10, 2015, Planning Commission Regular meeting minutes with any minor corrections by staff or commission members.*

The motion passed with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

North Douglas resident Margo Waring said that she wanted to discuss the issues related to the development of Juneau over the many years that she has lived here. There were 13,000 people in Juneau when she moved here, she said, when the City Charter was established. The City and Borough of Juneau Charter was adopted by voters in 1970. She said at the time a lot of the land use designations were based upon the availability of land for water and sewer.

At that time, no one lived in the Rural Reserve (RR) areas, she said. Most homes had their own catchment systems or wells and septic systems, she said. Now neighborhoods located in Rural Reserve areas look identical to those located in D-1 zoning, she said. However, the zoning does not reflect this, she said. Ms. Waring said that zoning should reflect these changes which have happened over time.

The Commission needs to revisit residential neighborhoods in Rural Reserve areas, said Ms. Waring, and see if there are substantial differences from D-1 zoning. If there are not substantial differences, she said, then the maps and the zoning should reflect that.

D-1 zoning is still based upon old Department of Environmental Conservation (DEC) standards which are no longer relevant, she said. Maybe more housing could be supported in some D-1 zones, said Ms. Waring. This is one way to revisit the availability of land while maintaining a compact community, said Ms. Waring.

Ms. Waring said she felt it was time to actually take steps towards the establishment of the North Douglas Bench Road by surveying it and at least for the first mile or two make sure that developments have the necessary easements to attach to that road, she said. This would establish that everything would connect properly, she said.

IV. PLANNING COMMISSION LIAISON REPORT

Assembly Liaison to the Planning Commission Mr. Loren Jones reported that due to the unexpected death of the newly elected mayor, the most recent Assembly and Assembly Committee of the Whole Meetings have been canceled. The next full Assembly meeting will be held December 21, (2015) said Mr. Jones. There will be an Assembly retreat on December 14, but all committee meetings on that day have been canceled, he said. The memorial service for Mayor Greg Fisk would be held Sunday, December 13, from 1:00 p.m. - 2:00 p.m., said Mr. Jones.

The Committee of the Whole meeting to fill vacancies on the Airport Board, the Planning Commission and Hospital Board has been changed from December 15, (2015) to December 22, (2015), said Mr. Jones. They will be interviewing five applicants for the three vacant seats on the Planning Commission that evening, said Mr. Jones. They will make those appointments that evening, he said.

Mr. Jones said he wanted to take this opportunity to thank Commission members Dan Miller, Dennis Watson and Chairman Mike Satre for their service on the Commission. Each of these Commission members has served a full nine years, said Mr. Jones.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA

AAP2015 0028: Converting an existing garage into an accessory studio apartment on an undersized lot.
 Applicant: John and Emily Harvey
 Location: 1624 Glacier Avenue

It is recommended that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Accessory Apartment permit. The permit would allow the development of a 372 sq. ft., studio accessory apartment on an undersized lot as per the submitted plans.

The approval is subject to the following condition:

1. All exterior lighting fixtures shall be of a "full cutoff" design.

MOTION: *by Mr. Miller, to approve the Consent Agenda as read with any findings, analysis or modifications made by staff or commission members.*

The motion was approved with no objection.

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA

AME2015 0015: Review and Recommendation to the Assembly of the 2015 Land Management Plan Update.
 Applicant: City and Borough of Juneau
 Location: Borough-wide

Staff recommends that the Planning Commission recommend to the Assembly that AME2015 0015, 2015 Land Management Plan Update is consistent with Title 49, Title 53, and the 2013 Comprehensive Plan.

Land Management Plan Process

Mr. Chaney told the Commission that at this meeting he would be answering the questions raised at the last meeting. The first item dealt with the land management process, he said. Mr. Chaney reviewed the text recommended to be added to the Recommendations section of the draft Land Management Plan:

When new CBJ plans are adopted by ordinance, it would be appropriate to concurrently adopt an update of relevant portions of the new plan to the Land

Management Plan so that the Land Management Plan will reflect all current adopted plans.

Commission Comments and Questions

Mr. Watson noted that Docks and Harbors has put out an RFP for the development of its waterfront property. He asked how this would fit with the proposed language in the draft Land Management Plan.

If it fit with the Land Management Plan they would recommend that the Plan be modified by the Assembly to accommodate that development, said Mr. Chaney. A modification of the Land Management Plan would be adopted concurrently, he added. That would need to first go before the Planning Commission to make sure that it was a reasonable proposal, said Mr. Chaney.

Mr. Voelckers remarked that one of the issues which still bothers him is that there does not appear to be unity and communication between the various City agencies which control land within the Borough. There does not appear to be a mechanism in place to assure that all of the various City departments march towards the same goal, said Mr. Voelckers. Items such as bench roads and sea walks tend to involve several different City departments, he said. The proposed language helps but it does not assure that all of the departments have a common goal, he said.

Mr. Chaney said that he did agree with Mr. Voelckers, but that the Assembly existed to provide overall guidance. The departments do have different missions, said Mr. Chaney. When departments are not in unison upon an issue, then the Assembly needs to step in and make those decisions, he added.

Concurring with Mr. Voelckers, Mr. LeVine said the more a mechanism could be developed to provide overarching guidance to reduce instances of conflicts, then the issue could possibly be resolved even before having to go before the Assembly.

Property for Housing on CBJ Land near the Downtown Core

Mr. Chaney said he reviewed CBJ property near downtown and its suitability for housing, and that the results of this review were beneficial. Lands parcel 1089 is located at Norway Point, and labeled that it resides within the hazard zone, said Mr. Chaney. There is a property of over 20 acres with about seven of its acres outside of the mapped hazard zone, said Mr. Chaney. He suggested that the parcel be labeled “retain/dispose” and that the language read: “*Norway Point and Behrends Avenue; a portion of this lot is outside of the avalanche hazard zone and could be investigated for development.*”

The second property recently brought up by the Assembly is located near the bridge next to what is being called “Whale Park”, said Mr. Chaney. Potential housing could be explored for this area, he said. They would label this land “retain/dispose” and investigate it further, he said. There is also a small lot on Basin Road which could potentially be built upon, said Mr.

Chaney. Although the lot is steep, it could feasibly be built upon, he noted. The small park which was located near the Gastineau Apartments is also another possibility for development, said Mr. Chaney.

Strategic Rezoning

Mr. Chaney said he had been asked to review strategic rezoning; to review areas where rezoning might facilitate planning goals. This is an area where he felt very uncomfortable about the Land Management Plan directing the goals of the Comprehensive Plan, said Mr. Chaney. Therefore he would be discussing primarily areas where direction has already been provided through the Comprehensive Plan, said Mr. Chaney.

The Auke Bay property located behind the Fire Department and the RV Park could be developed if it had access, said Mr. Chaney.

They are recommending that two lots located on Indian Point be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people, said Mr. Chaney. This is part of the A'ak'w Kwa'an traditional homeland, said Mr. Chaney, and is a sacred site.

Commission Comments and Questions

Mr. Voelckers asked if there is a specific entity that can speak on behalf of the A'ak'w Kwa'an people.

Mr. Chaney responded that at this juncture it is not exactly clear, but that it is an area they are working on.

Mr. LeVine asked why the word "should" was used in the related verbiage instead of the words "must" or "will".

Mr. Chaney replied that he is open to suggestions from the Commission on the wording.

Mr. LeVine said that he suggested that the word "will" be used because it is a directive about the Plan.

Chairman Satre said that from previous discussions it was his understanding that this was land that should not be touched, so that he had no problem with stronger language being used regarding these land parcels.

Mr. Miller said that he would hesitate to use the word "will" until the politics of the area have been clarified. When they know to whom they should be addressing their comments, then they could address the verbiage in a different manner, he said. The word "should" retains the flexibility to make that future change, said.

Mr. Bell said he first wanted to recommend staff for properly pronouncing "A'ak'w Kwa'an people". He added that he felt the current recommended language was appropriate. It could

be redefined once all of the players were identified, he said, adding that there would be a number of them.

Referencing the land identified by Mr. Chaney near the bridge, Mr. Voelckers asked why this land could not only be made available but actually look at the underlying zoning in this particular case.

Acknowledging that the current Waterfront Commercial zoning may not be the best zoning for this lot, Mr. Chaney commented that he would defer to the Comprehensive Plan and that if the Comprehensive Plan needed to be updated, then they should first update that before returning to the rezone of this parcel.

There is a big chunk of land containing 655 acres located uphill from the North Douglas Highway stretching from the Juneau Douglas Bridge to the Bonnie Brae neighborhood which will be coming before the Commission for a rezone request, said Mr. Chaney. This is a rezone driven in part by the Comprehensive Plan, he noted. This land has been designated by the Comprehensive Plan as Medium Density Residential (MDR), said Mr. Chaney. He said the Lands staff recommends rezoning this portion of LND-1430 to D-10. The stream corridor portion of the area would not be developed, said Mr. Chaney. Multi-family development can more easily be clustered with D-10 zoning, said Mr. Chaney.

There are many possibilities for the zoning and development of this area, said Mr. Chaney. Although he did not anticipate this specific zoning going into the Land Management Plan he wanted to bring this to the attention of the Commission.

Every lot has its own bouquet of issues, said Mr. Chaney.

Commission Comments and Questions

Mr. Miller commented that he was not a fan of the Comprehensive Plan maps. Within those maps there was no way to foresee the issues which may arise, he said. Mr. Miller said he has fought hard on the most recent Comprehensive Plan update to establish that the Comprehensive Plan maps are not directives set in stone.

Mr. Miller asked if any time the Commission was provided with more extensive information if that information could be incorporated into the Land Management Plan.

Stating that he knew that Mr. Chaney was a proponent of D-10 zoning, and that he felt that he himself was, he asked if anyone has built upon that zone. Mr. Miller said he felt it may be a good idea to put a small test parcel property on the market zoned D-10 to see how it did. It would be good to know if the market in Juneau supported property with this zone, he added.

Mr. Chaney said that he had recommended D-10 zoning in this circumstance because clustered density would be allowed.

Mr. Voelckers stated that he felt this particular instance of proposed land rezoning would be a

perfect addition to the Land Management Plan. He said this would allow the Assembly and the Commission to go on record stating that this was an important area in which to focus.

The end result of this may be a little bit too restrictive in the long run, said Mr. Chaney.

Mr. Voelckers said he felt it was good to simply identify a parcel which may be going through this process of a rezone and of densification. He said this fit very closely the directives given in Title 53 to the Commission regarding its review of the Land Management Plan.

Establish Right-Of-Way Needs

The first item is the Auke Bay Bypass, said Mr. Chaney, as well as access to CBJ lands, a second channel crossing and the North Douglas Bench Road. These are all transportation items that should be considered in the Land Management Plan, said Mr. Chaney.

For the Auke Bay Bypass, a practical route would involve building the road around the hill at a relatively uniform elevation, avoiding the proposed CBJ Pederson Hill residential subdivision altogether, said Mr. Chaney.

Most of the land which would be involved in the proposed route belongs to the CBJ and the University, said Mr. Chaney. Language could be added to the Land Management Plan regarding the bypass, said Mr. Chaney. It is such a long term proposal with so little certainty about the future that it is hard to be too explicit at this point, said Mr. Chaney.

The North Douglas Bench Road is already shown on the maps of the Comprehensive Plan, said Mr. Chaney.

The second channel crossing is still very speculative, said Mr. Chaney. There are many places where it could begin and end, he added.

Commission Comments and Questions

Mr. Voelckers said he felt the Comprehensive Plan showed two or three alternate alignments for the North Douglas Bench Road. He said he felt it may be smart to bore down to a more specific level if they were doing things such as identifying stream corridors. It would be good to begin identifying the initial corridor for the bench road, said Mr. Voelckers. He added that was the job of the Commission.

Industrial/Commercial Land Base

The CBJ has very little land that is in the vicinity of commercial or industrial zones, said Mr. Chaney. He added that Lemon Creek is an exception to this. CBJ property that is zoned Industrial is located at the end of Anka Street on the east bank of Lemon Creek. This property is currently being used by the City as the Lemon Creek Material Source, and rock and gravel are extracted as needed for City and State projects, said Mr. Chaney.

Mr. Watson asked which CBJ entity controlled the impound lot located behind the prison.

That land is currently managed by Lands and Resources, answered Mr. Chaney.

West Douglas Master Plan

The West Douglas area represents an area where the community could expand in the future, said Mr. Chaney. The City owns over 2,000 acres in West Douglas, said Mr. Chaney. Construction of a pioneer road to this area by the City should commence next summer, said Mr. Chaney. This portion of road will be close to two and a half miles in length, he added. Although CBJ has significant landholdings in this region, all of the waterfront property available for development is owned by Goldbelt Inc., said Mr. Chaney. As a result of this ownership pattern, Goldbelt will lead the development of specific waterfront areas where CBJ lands will largely be utilized for accessory uses on the landward side of these locations, he said.

The staff recommends that the following language for parcel LND – 1470 be amended to contain the following sentence:

This parcel should be managed in a manner that complies with the West Douglas conceptual plan as Incorporated in the Comprehensive Plan under CBJ\$49.05.200 (b)(1)(G).

The Acquisition List

An acquisition list can prove unhelpful, for example ~~by~~ promoting property speculation ~~may which~~ inflates ~~the~~ property values, said Mr. Chaney. He proposed that the acquisition list be removed from the Land Management Plan requirements, and by deleting it from Title 53. The City Attorney has stated that this would be an acceptable thing to do, said Mr. Chaney.

Commission Comments and Questions

Mr. Watson asked land acquisition information would be made available to the Commission or the Assembly in the future.

This is an acquisition list, said Mr. Chaney, not a land disposal list.

If there was not an acquisition list, said Ms. Grewe; how would that discussion be instigated on a public level.

There are several existing plans such as those for Docks and Harbors and the Auke Bay Plan, said Mr. Chaney, and they all have identified properties for acquisition which accompany them. Parks and Recreation also has a lengthy list of acquisitions which should show up when it updates its management plan, said Mr. Chaney. The acquisition lists should live in the more specialized plans such as for Docks and Harbors or Parks and Recreation, said Mr. Chaney.

Mr. Chaney said if the Commission felt it was better to have an acquisition list then he could come back at the next meeting with a list of properties for the Commission to review.

Ms. Grewe said she feels neutral as to whether an acquisition list should remain or be eliminated from the Plan.

Commission Comments and Questions

Mr. Voelckers said there is a lot of land both behind the High School and in the Gastineau Apartment/Star Hill Area that is inaccessible because it is in a severe hazard zone. There have been some instances where property within these areas has been developed, he said. He said he would like an update on when the hazardous area maps were drawn and if there will be a process to update those maps. Mr. Voelckers said he felt this would be a useful exercise because there are hundreds of City acres of land located in this area.

Mr. Lange said there are an adopted set of maps attached to the land use maps that were developed around 1972 which determine both moderate avalanche landslide areas and severe areas of this type. There was another study of that area in 1992, which had similar findings to the 1972 maps. The 1992 study was not adopted, said Mr. Lange. In 2011 there was a study performed for the Behrends and White subdivisions, said Mr. Lange. That study attempted to find if avalanche risk within the area could be mitigated. That plan was not adopted by the Assembly, said Mr. Lange.

It would be a good idea to update the maps, said Mr. Lange. It would be more helpful for the public to have the maps updated, he added. That could be a possible item for a Capital Improvement Project (CIP), said Mr. Lange. It would be a long, expensive process, said Mr. Lange.

Chairman Satre said the LIDAR photography performed in recent years would be an excellent tool for initial assessment of landslide risks. This would be a good direction for the Commission to promote because it fits with the need for housing within the community, he added.

Mr. Voelckers said he understood that if an individual owned private property within one of these hazard zones that they could have their own engineering studies performed and proceed with construction.

Mr. Lange responded in the affirmative. He said in Title 49 even severe hazard zones can be developed to a single family home. However, he said, no subdivision of that property could transpire.

Mr. Watson said while it was true that one could build on this kind of land with their own funds, that property insurance would not be obtainable. He added that he felt it was worthy to pursue further study of this area.

Mr. Voelckers said his understanding was that once the items were reviewed for the Commission by Mr. Chaney this evening that the Commission would then be presented with an improved draft of the Land Management Plan reflecting any changes approved by the Commission.

Mr. Watson asked when the edited draft could be presented to the Commission.

Mr. Chaney said they could have a draft to present the Commission at its next meeting.

Mr. LeVine said it appeared that before Mr. Chaney could proceed with the draft that he needed an answer from the Commission as to whether to get rid of the acquisitions list from the plan and provide additional needed information for Mr. Chaney to complete the revisions.

Chairman Satre said this would be the time to provide direction to Mr. Chaney regarding the Commission's input on the Land Management Plan so that he could then prepare a cohesive document to bring back to the Commission at its next meeting.

Mr. Miller said he felt the issue of zoning also needed to be cleared up. Mr. Miller said he agreed with Mr. Chaney that the Land Management Plan should not have maps adopted that have zone changes.

Mr. Voelckers said he agreed with Mr. Miller about leaving specific zoning examples out of the Land Management Plan. He added that it makes sense to identify a region as an area identified for further study. Mr. Voelckers said that he felt that Sixth Street in Douglas would be an appropriate area to identify specifically for development.

Mr. Chaney said he would like to go through the recommendations one at a time and receive the Commission's direction on each recommendation.

Under the topic of strategic rezoning Mr. LeVine said he would like to keep the terms general and not specify a particular zone. He said he would be comfortable with identifying a parcel that the City might consider for strategic rezoning.

Under the establishment of Right-Of-Way Needs Mr. Voelckers said he would like to define the bench road within the North Douglas parcel of land.

Mr. Chaney said that he recommended the establishment of an alignment recommendation for the bench road in the Land Management Plan rather than engineer an alignment, which could be a big project on its own merit.

Mr. Voelckers said the intention is that as land parcels become identified on North Douglas that the bench road be developed in lockstep so that they would be harmonious with one another. He said he foresaw future development in conjunction with Goldbelt in the West Douglas area when there was a big carrier project such as a coast guard dock, for example.

On the question of whether to eliminate the acquisition list from the Land Management Plan, Mr. Watson said that he concurred with the recommendation of the staff to remove the acquisition list from the Land Management Plan.

Mr. Voelckers asked how the proposed development of Sixth Street would be handled within the Land Management Plan.

Mr. Chaney said this portion of land differed from development proposed on North Douglas for example because it is land directly contiguous to the community. This land was identified for

development in the 1930's, said Mr. Chaney. Some of these house lots are already platted, said Mr. Chaney. The Affordable Housing Commission was in favor of this proposal, he noted. The biggest hurdle in the development of this property would be the construction of Sixth Street, said Mr. Chaney.

Under questioning from Ms. Grewe, Mr. Chaney said that his recommendation was to leave all of the language regarding acquisitions within the Land Management Plan without the specific land acquisition suggestions.

Mr. Chaney said he understood that the long property on North Douglas would be accompanied by a statement on strategic rezoning with the definition of the bench road alignment through that area.

X. **BOARD OF ADJUSTMENT** - None

XI. **OTHER BUSINESS** - None

XII. **DIRECTOR'S REPORT**

Subdivision Ordinance

Mr. Steedle reported that as a result of the Assembly's adoption of the Subdivision Ordinance that there is some cleaning up which needs to be accomplished due to regulations relating to platting and surveying of minor subdivisions that conflict with the Subdivision Ordinance. They will be repealing that ordinance pending its revision, said Mr. Steedle.

Area Plan Guidelines

Ms. MacLean told the Commission the staff was asked to develop guidelines for the development of community-based area or neighborhood plans. These guidelines are meant to create a framework for the staff, said Ms. MacLean. They cite clear deliverables about what is expected from the staff, and also establish clear guidelines for what is expected of steering committee members defining their roles and duties, said Ms. MacLean.

This also sets a time frame for staff to complete plans, explained Ms. MacLean. This ensures that each planning initiative is given equal attention with a clearly defined transparent process from start to finish, she said. It sets a minimum for public participation and public notification, said Ms. MacLean.

It also outlines the process on how the individual plans will be adopted, said Ms. MacLean.

Ms. Grewe said that under the *Request for Area or Neighborhood Plan* that "City Manager" be struck and that instead it be stated that neighborhood plans could be initiated by request of neighborhood associations.

Mr. Watson asked if this proposal has been vetted through the Department of Law.

Ms. MacLean said it has not been vetted through the Department of Law.

He asked if this would be coming back to the Commission for review after it had been run through the Department of Law.

Ms. McKibben MacLean said it could be run through the Department of Law if that is what the Commission requested.

Mr. Watson said he felt it would be a good idea to run this document through the Department of Law because of specificity of language such as language regarding missed meetings for steering committee members and the number of meetings that could be missed in a row.

Mr. Watson also stated that language in the document referring to the integration of this plan into the Comprehensive Plan would be difficult to accomplish because once the Comprehensive Plan is established it is not easily edited.

Ms. McKibben said that they regularly adopt elements of the Comprehensive Plan. For example she said the Auke Bay ordinance has been adopted as an element of the Comprehensive Plan. The Economic Development Plan has also been adopted as an element of the Comprehensive Plan, she added.

Mr. Watson said he would not be comfortable voting on this proposal until it had been reviewed by the Law Department.

Mr. LeVine said the items identified by Ms. Grewe and Mr. Watson were also areas of concern for him as well. He said he did think it might be difficult to say that a planning process should be initiated by a neighborhood association. He said he did find it difficult to imagine a process implemented which not was not at the behest of the Planning Commission, Assembly or CDD. He said they could set up guidelines for the operation of the Steering Committee to which the Steering Committee itself adopted its own operating procedures.

Chairman Satre concurred, stating that what they needed was a mechanism in place so that it was clear to others how the process would evolve. This may be appropriate to slate as a regular agenda item before the Commission, said Chairman Satre.

Ms. Grewe stated that these are guidelines, not an ordinance, and that she did not feel they needed to be reviewed by the Law Department. She said she felt it needed to be put on the regular agenda for public review. She said she also agreed with the remarks about the neighborhood association; she said she did not mean that a neighborhood association could make its requests directly.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES**XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS**

Chairman Satre noted that this is Mr. Miller's last Planning Commission meeting after nine years of service. He said Mr. Miller has done the hard work of trying to be the common sense voice and making it possible for Juneau residents to develop their private land in a way that does not adversely impact their neighbors. He said the expertise brought to the Commission by Mr. Miller's experience as a developer has been invaluable. Chairman Satre said he could not thank Mr. Miller enough for the years and hard work he has put in on the Commission.

Mr. Miller said it is not a big deal for the Commission members and the staff to participate in every meeting. However, he said, when people attend the meetings for an issue, it is probably the only time they will come before the Commission. They are anxious and they are nervous and they have some big plan they want to accomplish for their life which is before the Commission for a decision, said Mr. Miller.

He said he is always tried to figure out some way to say "yes" to those making a request of the Commission. Staff can only go by the black and white rules, said Mr. Miller. The Commission has the ability to consider extenuating circumstances, said Mr. Miller. It is the gray areas the Commission must decide upon, he added.

XV. ADJOURNMENT

The meeting was adjourned at 8:58 p.m.

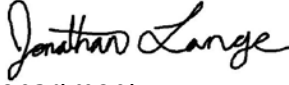


Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: December 15, 2015

TO: Planning Commission

FROM: Jonathan Lange, Planner II 
Community Development Department

FILE NO.: AME2015 0015

RE: Planning Commission Review of 2015 Land Management Plan Update

At the December 8th, 2015 Planning Commission regular meeting, CBJ Lands Manager, Greg Chaney, addressed Planning Commission questions and comments on the 2015 Land Management Plan Update. Staff was directed to bring a draft Land Management Plan back to the Commission with corrections, edits, and additions to the text. The following attachments address the Commission's questions and comments.

Staff Recommendation

Staff recommended at the November 10, 2015 Regular Planning Commission meeting, that the Planning Commission recommend to the Assembly that AME2015 0015, the 2015 Land Management Plan Update is consistent with Title 49, Title 53, and the 2013 Comprehensive Plan.

Attachments

Attachment A – Lands and Resources Memorandum
Attachment B – Draft Land Management Plan 2015 Update

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

Voice (907) 586-0205
Fax (907) 586-5385

TO: The Planning Commission

FROM: Greg Chaney



SUBJECT: Final Draft Land Management Plan incorporating Planning Commission Comments

DATE: December 10, 2015

This Memo outlines where the Planning Commission's comments provided, at the December 8th meeting were incorporated into the attached Draft Land Management Plan.

1. **Land Management Plan Process:** A process needs to be defined so that when new plans are adopted such as a new Parks and Recreation Comprehensive Plan, any relevant portions will be incorporated into the Land Management Plan.

Recommended text was added to Page 112 in the **Recommendations** section.

2. **Property for Housing:** Additional recommendations and direction are needed to provide housing in the City and Borough of Juneau. In particular housing opportunities on CBJ land near Juneau's downtown core, need to be further explored.

Recommended text was added to LND-1011, LND-1020, LND-1089 and LND-1103 on pages 57 and 59 in the **CBJ's Land Holdings** Table.

3. **Strategic Rezoning:** Review areas where rezoning might facilitate planning goals.

The following text was added to the CBJ Land Holdings Table for parcels LND-0203 and LND-0205 on page 47.

"This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people"

The following text and map were added the **Supply & Demand – Housing** section, on page 72.

Strategic Rezoning

Lands staff continuously reviews zoning designations of CBJ land holdings and will identify areas that would be suitable for near term rezoning to support increased housing density. The CBJ Comprehensive Plan provides direction for rezoning and any request for rezoning will conform to the adopted Comprehensive Plan.

An example of this ongoing review for rezoning is CBJ parcel LND-1430. This large property located uphill from North Douglas Highway contains 655 acres and stretches from near the Juneau Douglas Bridge to the Bonnie Brea neighborhood. This region contains significant potential for increased housing density. LND-1430 was recently rezoned from Rural Reserve (RR) to D3 single-family. This rezoning provided a start to reclassifying the property but fell short of meeting the lot's potential to address Juneau's housing needs.



The Lands and Resources Division will be proposing to rezone portions of LND-1430 outlined on the map on this page by segmenting the parcel into different designations as outlined in the Comprehensive Plan. The majority of the property – aside from stream corridors - should be designated for multi-family development. Multi-family designations will help keep housing near the urban core since the Juneau Douglas Bridge is in close proximity and will allow for housing units to be clustered so that development could avoid steep slopes and sensitive habitat. There are significant gravel deposits on LND-1430 in the vicinity of Eagle Creek. Outside of the stream corridor, Lands staff is recommending that zoning prioritize the valuable gravel deposits in this area for resource extraction activities.

An approximate alignment for the North Douglas Bench Road in this area is shown on maps contained in the CBJ Comprehensive Plan. Development plans for this region should reserve a future alignment for the North Douglas Bench Road.

The aerial imagery that encompasses the road system and developed areas was acquired in June 2013.
The other imagery showing the undeveloped portion of Douglas Island is from ESRI and the acquisition date is unknown.

4. **Establish ROW needs:** Auke Bay bypass, access to CBJ Lands, a second Channel Crossing and the North Douglas Bench Road are all transportation items that should be considered in the Land Management Plan.

After careful consideration, the Commission determined that no adjustments were needed to the draft concerning this item.

5. **Industrial/Commercial Land Base:** More property is needed for Commercial and Industrial uses in Juneau. Examine where in Juneau, CBJ property could be utilized to meet these needs.

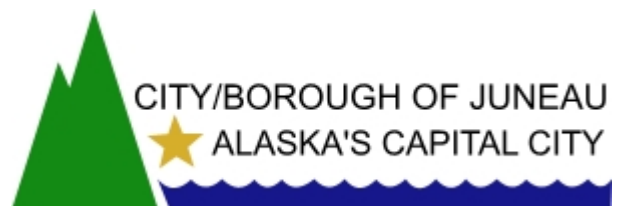
Recommended text was added to Page 93 in the *Disposal* section.

6. **West Douglas Master Plan:**

Recommended text was added to Page 112 in the *Recommendations* section.

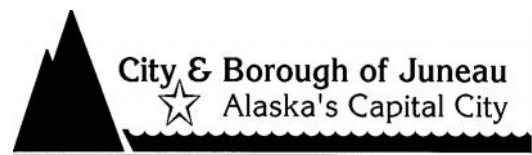
7. **Acquisitions List:**

As discussed at the Planning Commission meeting, goals for property acquisition were outlined but a specific list of properties was not included on page 104 in the *Land Acquisitions* section of the plan.



City and Borough of Juneau
Land Management Plan
2015 Update

December 10, 2015



DRAFT

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Executive Summary

Sixteen years have passed since the 1999 Land Management Plan was adopted. Since this time, 90 parcels of CBJ land have been sold, traded or donated while 111 properties were acquired. Although many of these properties were acquired for specific public purposes, several large lots were received from the State of Alaska as part of the municipal land selection program.

The “CBJ Ownership Maps” chapter displays CBJ’s property holdings at a glance. The Land’s identification numbers shown on these maps provide a quick reference link to detailed information in the “CBJ’s Land Holdings” chapter. This section contains a wealth of detail which will be an excellent reference document including technical information about size, legal descriptions, general comments, managing departments as well as future retention or disposal status.

Experience has been gained since the last Land Management Plan. CBJ sponsored subdivisions have resulted in a predictable process of making public property available to the private sector and non-profits. Partnerships with private and non-profit developers have at times yielded good results such as the S’it T’uwan Subdivision but also has resulted in an undesirable situation when a developer bought a 31 acre tract from CBJ, logged the site, defaulted on their loan and left the CBJ with an expensive situation to remedy. The site still remains vacant to this day.

Housing remains a long term challenge facing the community. The current Land Management Plan contains recommendations for near term property disposals as well as the long term process for providing public utilities and disposing of additional CBJ property. As established in CBJ§53.09.600, proceeds from property sales are to be deposited in the municipal land fund. These long term projects often take many years to complete. It is therefore very important to minimize use of the Land Fund for other purposes and to maintain the Land Fund at a healthy level so CBJ can continue to provide a responsible land management program in the future.

Acknowledgements

Assembly

Mary Becker, Mayor
Karen Crane
Jesse Kiehl
Loren Jones
Kate Troll
Jerry Nankervis
Maria Gladziszewski
Debbie White

Planning Commission

Michael Satre, Chair
Dennis Watson
Dan Miller
Nicole Grewe
Paul Voelckers
Ben Haight
Matthew Bell
Bill Peters
Michael LeVine

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Greg Chaney, Lands & Resources Manager
Dan Bleidorn, Deputy Lands Manager
Jessica Beck, Lands & Resources Specialist
Bruce Simonson, GIS Manager
Quinn Tracy, Cartographer

Introduction

1995 Land Management Plan

The City and Borough of Juneau's (CBJ) first land management plan, adopted in 1995 and updated in 1999, laid the foundation for management of one of the community's most important resources - 23,000 acres of municipally-owned land. The plan placed significant emphasis on the land disposal program, reflecting the Assembly's growing concern about Juneau's housing situation. The Assembly indicated a strong interest in selling some of CBJ's land as a means of stimulating construction of much-needed housing.

2015 Land Management Plan Update

Much has changed since the first land management plan was prepared 20 years ago. The settlement of the Mental Health Trust's lawsuit has released additional CBJ land for disposal consideration including parcels in the North Douglas and Mendenhall Peninsula areas. Recent extension of municipal utilities in the vicinity of several CBJ parcels enhances disposal possibilities for those newly-served areas. The adoption of the Comprehensive Plan update in 2013 and the Parks and Recreation Comprehensive Plan in 1996 also affect the CBJ Land Management Plan.

CBJ's land holdings have slowly increased over the last 20 years. This has resulted primarily from State land selections but also includes acreage that was donated and purchased. Many of these lots are remote and unsuitable for near term development. While the CBJ has acquired more property, the Lands Division has also been diligently selling property to businesses and individuals for housing and commercial needs. A total of 116 lots have been sold or donated since 1995.

During the last 20 years Juneau has experienced slow steady economic growth and a corresponding 6% increase in population. The Lemon Creek area has experienced significant development including construction of Costco, Concrete Way, Breeze Inn, Home Depot and substantial expansion of the Alaskan Brewery. As a result, Lemon Creek has become a retail center along with the expansion of the region as a significant industrial hub.

The CBJ has constructed several new community facilities including a new police station, Treadwell Ice Arena, Thunder Mountain High School, new ball fields, new trails, Dimond Park Aquatic Center and is about to open a new library in Dimond Park. Construction of projects in Dimond Park have combined to make the area much busier than it was 20 years ago. Eaglecrest Ski Area has also converted to electric lifts, added two new chairlifts and a Learning Center. CBJ harbor facilities and schools have also been upgraded and remodeled in the last 20 years.

The airport has expanded its runway. In addition it has dredged and improved the float plane pond and has used the dredge material to fill significantly more of the area near the terminal for additional airport related services. The terminal has been expanded to accommodate new security requirements and a second major air carrier.

Sewer lines have been extended to improve sanitation and help accommodate increased density in the Urban Service Area. Substantial expansions have been completed on Douglas Island and the Industrial

Boulevard/Pederson Hill regions. This has been accompanied by significant increases in zoning density in the regions with new sewer service.

Cell phone technology has matured in the last 20 years to become a near necessity and this has been accompanied by many new wireless communication towers. The recently adopted Wireless Communication Tower Plan will provide direction for future antenna and tower installations.

Juneau has also seen increased Federal development during the last two decades. Lena is the site of a new NOAA research facility. The Forest Service and National Weather Service have built new offices on the Mendenhall Loop Road and a new forest research facility has been built near the University of Alaska Southeast (UAS) campus on Auke Lake.

The University and the National Guard have collaborated by adding the UAS Recreation Center/Gamble-Sperl Joint Use Facility. The University has also added the Noyes Pavilion and a new dormitory building on the central campus.

Tourism continues to be strong with Juneau hosting approximately one million visitors a year. A large new floating dock has been approved for construction which will accommodate larger ships. Expanded launch ramp facilities and docks are currently being constructed in Statter Harbor to accommodate the increasing demand. Juneau continues to attract a significant share of the commercial fishing industry. In response, a new drive-down float has been built near the ferry terminal at the Auke Bay Loaning Facility.

The downtown core has seen several changes as well. Fires destroyed Holy Trinity Church, the Town Center Mall, a mid-sized wood frame 4 story apartment building on Gastineau Avenue and the historic Gastineau Apartments. Holy Trinity Church was reconstructed with significant help from the community, the Town Center Mall site was an open pit for many years until it was redeveloped by Sealaska Heritage Institute into the new Walter Soboleff Center. The State Capitol complex has been improved with Capital School, Scottish Rite Temple and the former Christian Science Church all having been converted to support State government functions. These conversions have been accompanied by the construction of the State Library, Archives and Museum (SLAM) building. Once this new facility is open (scheduled for 2016), it will serve as a significant anchor for the Willoughby District. The site of the former Armory has been converted into the Juneau Arts and Culture Center (JACC). Centennial Hall has seen noteworthy upgrades including expanded restrooms, a new roof and an emergency generator. Transit and parking have both seen upgrades with the construction of the Downtown Transportation Center.

The region has seen substantial new industrial development with the expansion of the Greens Creek Mine, the new Kensington Mine and more hydro-electric power generated by the Lake Dorothy project.

Several new private subdivisions, as well as CBJ's major subdivision in the Lena Point region, have been constructed during the last 20 years. Although the community has seen several housing developments completed, supply continues to lag behind demand with the result that even though 20 years have elapsed since the first Land Management Plan was adopted; housing supply continues to be a problem for Juneau. The Lands Division completed a survey of all CBJ property to determine which areas would be most appropriate for new development. The Buildable Lands Study recommended that the Lands Division concentrate new development in the Switzer Creek area near Dzantik'i Heeni Middle School, Lemon Creek and Pederson Hill. The City also has extensive land holdings on Douglas Island however few of these areas have right-of-way frontage and most have been classified as wetlands. A new bench

road will have to be constructed to develop this property and appropriate methods to address wetland issues will have to be devised.

In the future, it is likely that although most readily developable land suitable for residential use in the community is held by the private sector, the Lands Division will be tasked with making land available for housing. The City has provided land for less than market value for the High School Home Building program and will continue to identify property that will be suitable for the program in the future. Although the need for new housing is immediate, subdivision developments have extended timelines. For example, work on the Lena Subdivision began in 1999 and the first land sale occurred in 2007. Several lots remain to be sold in this subdivision at the present time. Careful planning and subdivision development of the most appropriate City land holdings will be necessary to help provide additional land for new housing construction. In order to facilitate this development, the Land Fund will need to remain intact so that capital will be available to fund new projects.

Goals & Objectives

Goal 1: Continue the land disposal program which systematically places CBJ land into private ownership.

Objectives:

- Make land available for community expansion.
- Expand the property tax base.
- Minimize the CBJ's costs for disposing of land.
- Provide opportunities for a variety of housing by disposing of land in multiple locations, by a variety of methods and at several price ranges.
- Maximize the CBJ's return on its property.
- Provide opportunities for as many people as possible to acquire CBJ land.

Goal 2: Provide direction on the best use of CBJ owned land for both development and preservation.

Objectives:

- Encourage multiple land uses.
- Set aside land for needed transportation, schools, public housing, storage, maintenance yards, and other public facilities & services.
- Identify and preserve open spaces to protect lands and shorelines which possess recreational, scenic, wildlife, and other critical habitat qualities.
- Retain a significant quantity of land to provide for future land use options.
- Maintain sufficient land for future CBJ land needs.

Goal 3: Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.

Objectives:

- Plan expansion of municipal utilities to coincide with and support CBJ land disposals using an "infill" strategy as adopted in CBJ's Comprehensive Plan.
- Establish land disposal priorities based on availability of existing and planned utilities.

Goal 4: Maintain the Land Management Plan as required under CBJ§53.09.180 as a comprehensive reference document, updated every two years, that establishes CBJ land management policy and provides a framework for developing regulations concerning CBJ property.

Objectives:

- Establish a comprehensive list of lands identified in adopted plans for CBJ acquisitions.
- Identify the appropriate CBJ department that has day-to-day management responsibilities for specific CBJ parcels.

Implications for Plan Update

Comprehensive Plan Revised

The *Comprehensive Plan of the City and Borough of Juneau: 2013 Update* is the blueprint for the development of all land, public and private in Juneau. One of the principle concepts in the Comprehensive Plan is to provide a strategy for in-fill development where services and utilities already exist. This concept is important when evaluating which CBJ lands are to be made available for development.

Adoption of Parks and Recreation Comprehensive Plan

The *Parks and Recreation Comprehensive Plan*, adopted in 1996 (with minor updates in 2007) designated over 2,000 acres of CBJ land as the Juneau Park System, for use as mini-parks, neighborhood parks, recreation areas, natural area parks and special use areas. These lands are not considered available for disposal. However, minor actions, such as leases and easements may be granted across park lands. With the adoption of the *Parks and Recreation Comprehensive Plan*, the Parks and Recreation Department has assumed management responsibility for lands designated as parks. Since the *Parks and Recreation Comprehensive Plan* was adopted, several parcels have been added to the Juneau Parks System. Even though they have not been adopted as part of the Juneau Parks System, parcels which were obtained for parks and recreational purposes have been designated "Parks" in this version of the Land Management Plan.

Utility Extensions

Water and sewer utilities are critical components in the timing of the disposal of CBJ lands. In the past, extension of utilities have not necessarily occurred in a manner that supported an "in-fill" development pattern advocated by the CBJ's Comprehensive Plan. More remote properties received services sooner than areas closer to existing population centers. In recent years, utilities have been extended within the Urban Service Boundary providing for more efficient delivery of municipal services.

Sewer has been extended along North Douglas Highway, and significant rezoning has been approved which will allow several thousand acres to be considered for residential development. Further extensions of the sewer system along the highway are planned. However, construction of North Douglas Bench Road and capacity problems at both ends of the Juneau Douglas Bridge will need to be evaluated at the same time as new development projects.

Housing Market

The history of housing in Juneau fluctuated with high demand in early 1980's after the State Capital move was defeated. This was soon followed by low demand in late 1980's due to falling oil prices and State of Alaska budget reductions. Juneau has experienced a slow increased demand since 1990 with mortgage loans dipping in 2007 with the international mortgage loan crisis. The mortgage loan crisis did not reduce need for housing in Juneau but it restricted availability of capital for new housing construction. This has been followed by a steady rise in demand but with low oil prices, Juneau faces an

uncertain future. Juneau's diversified economy may help buffer impacts of low State oil earnings with the result that housing demand will remain strong.

Transportation

The need for transportation improvements must be considered when identifying lands for future disposal. The intersection of the North Douglas Highway and the Juneau Douglas Bridge at peak hours exceeds design capacity. The intersection at the 10th and Egan at the mainland side of the bridge also has an unacceptably low level of service. Improvements to these intersections are needed prior to significant growth taking place on Douglas Island. Similarly, the Douglas Bench Road and/or an alternate Gastineau Channel crossing are needed before major development of CBJ lands on Douglas Island can occur. While another crossing of Gastineau Channel is a high priority of the CBJ, its development has generally been considered to be the responsibility of the Alaska Department of Transportation and Public Facilities (ADOT&PF). While ADOT&PF has been considering the possibility of this project for decades, it has not been programmed to date.

The Douglas Island Bench Road is intended to be a main arterial with limited access to individual lots. This road will provide service from the Douglas townsite to North and West Douglas and is intended to reduce traffic and increase safety along the existing North Douglas Highway. The conceptual alignment for the Bench Road has been generally established but no detailed work has been done recently.

Since most CBJ property does not border the road system, local access roads will need to be developed in order to utilize land for housing or commercial purposes. Even though in most cases these roads will be short, they will require significant investment to construct. Therefore if the CBJ plans to develop these properties, CBJ should consider setting aside funds for local road construction in order to complete residential developments as proposed in this Land Management Plan.

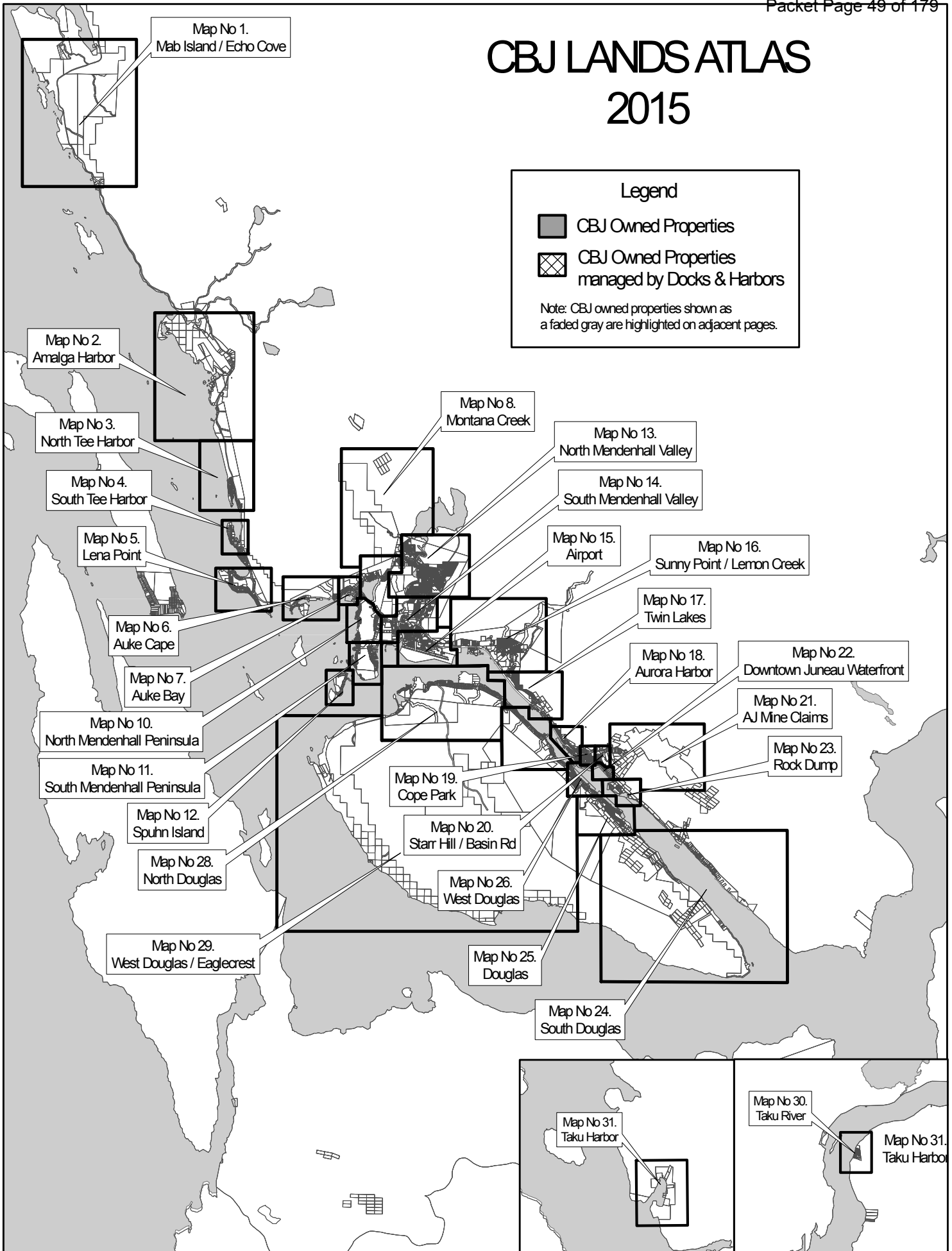
CBJ Ownership Maps

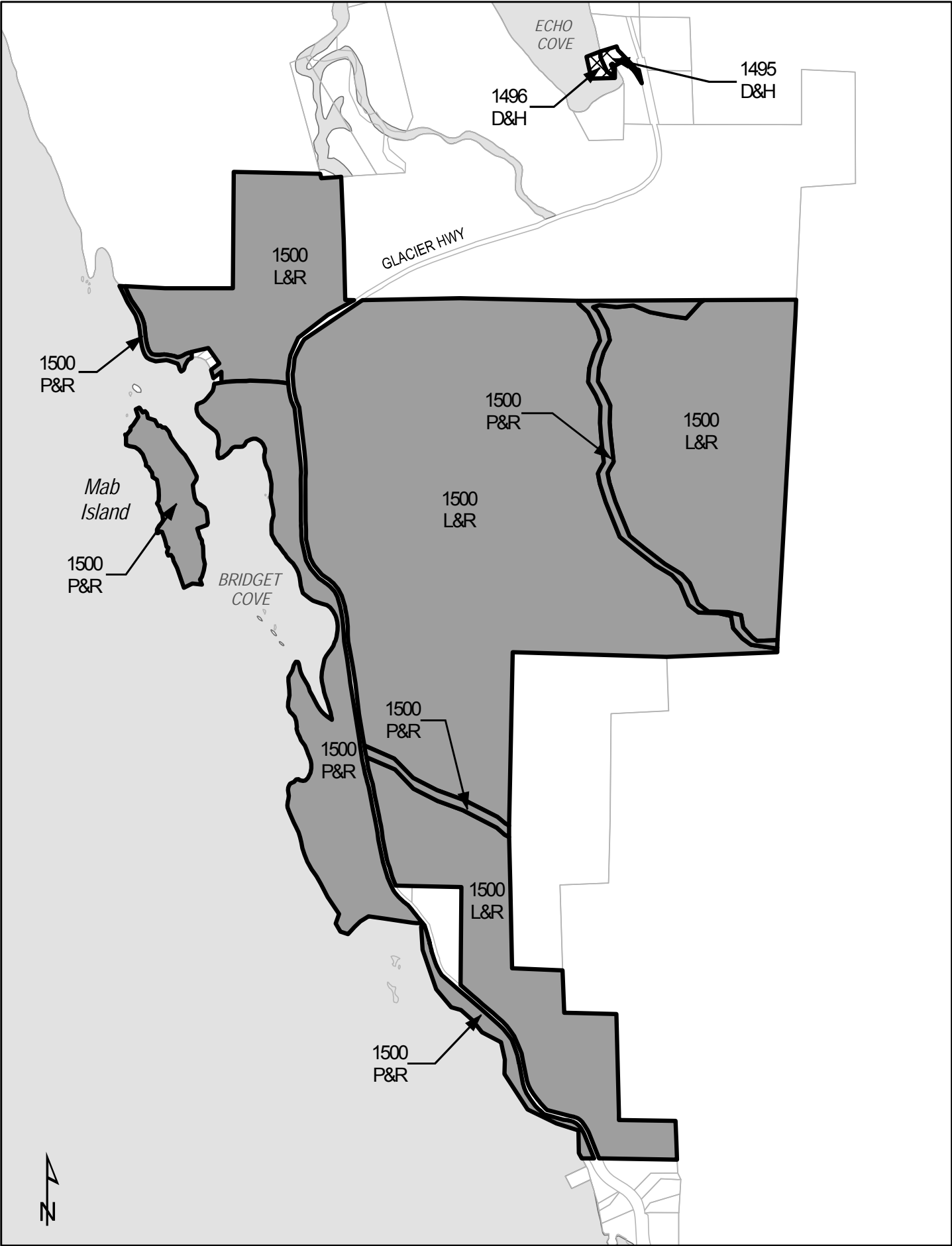
The following section contains maps of all the CBJ owned properties. Descriptions and future plans for these properties can be found in the *CBJ's Land Holdings* section of this plan.

The following abbreviations are used in the maps to define what department has control over the day-to-day operations:

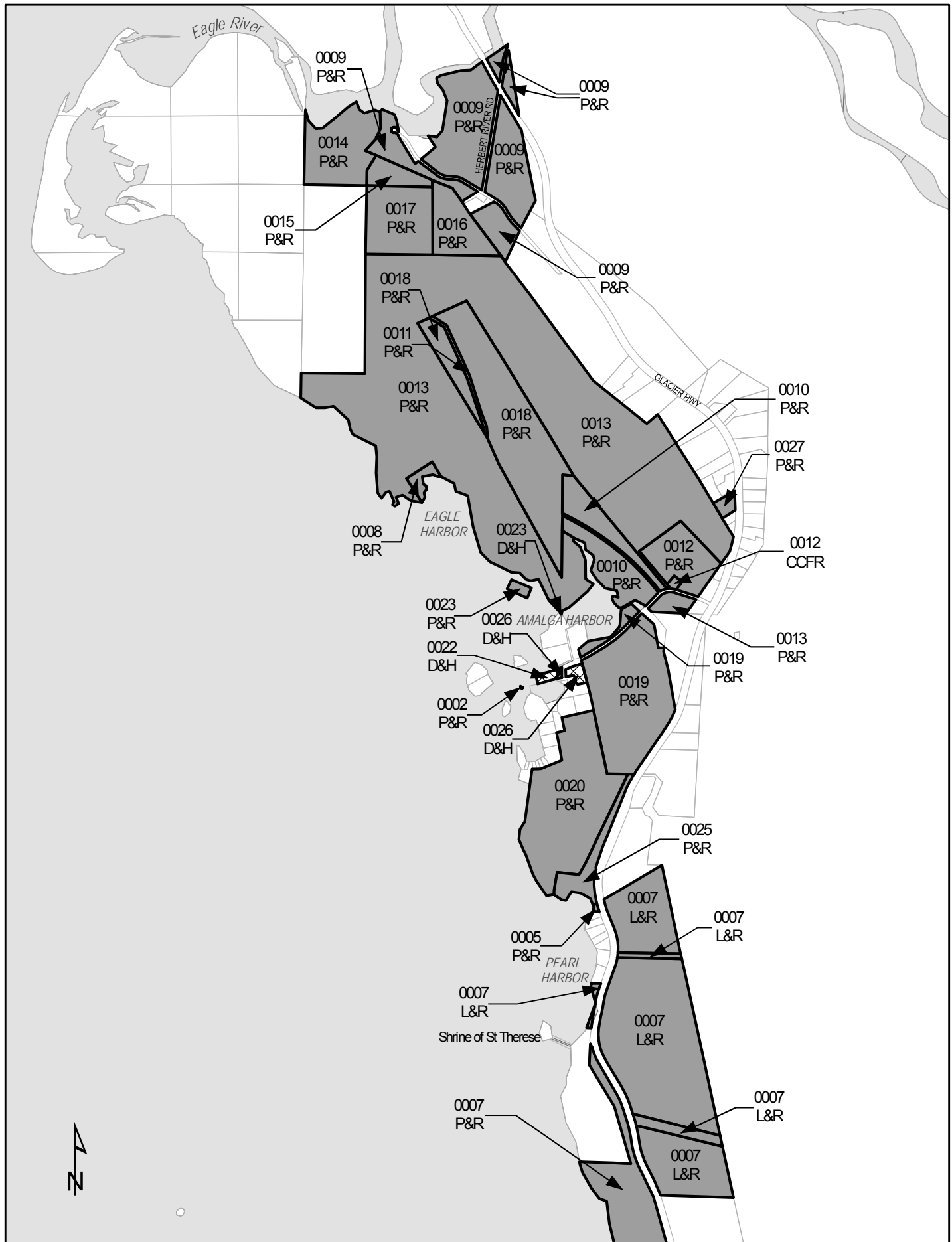
BRH	– Bartlett Regional Hospital
CCFR	– Capital City Fire & Rescue
D&H	– Docks & Harbors
EAGLE	– Eaglecrest
JIA	– Juneau International Airport
JPD	– Juneau Police Department
JSD	– Juneau School District
L&R	– Lands & Resources Division
LIB	– Juneau Public Libraries
P&R	– Parks & Recreation Department
PW	– Public Works

CBJ LANDS ATLAS 2015

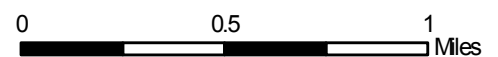


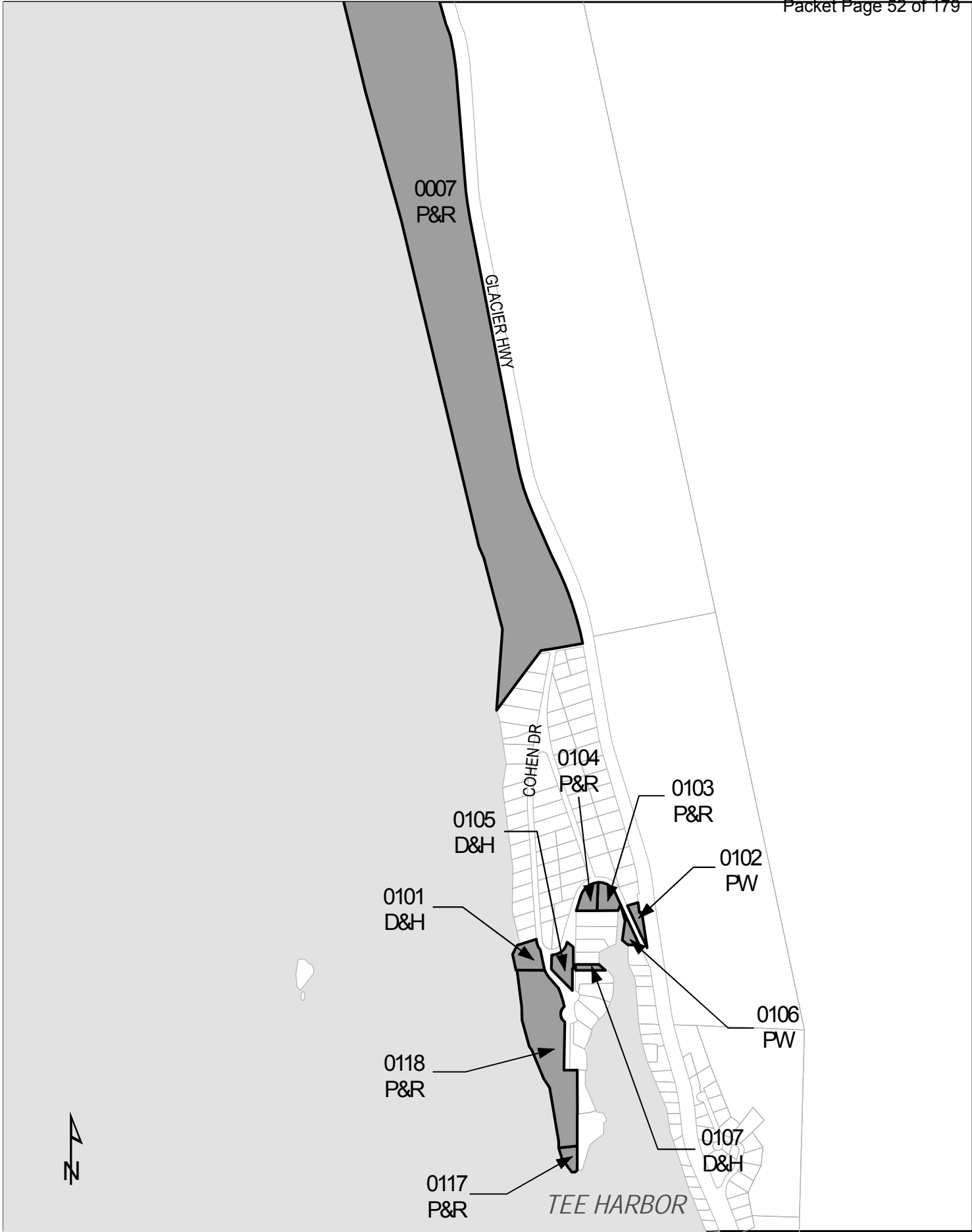


Map No. 1: Mab Island & Echo Cove

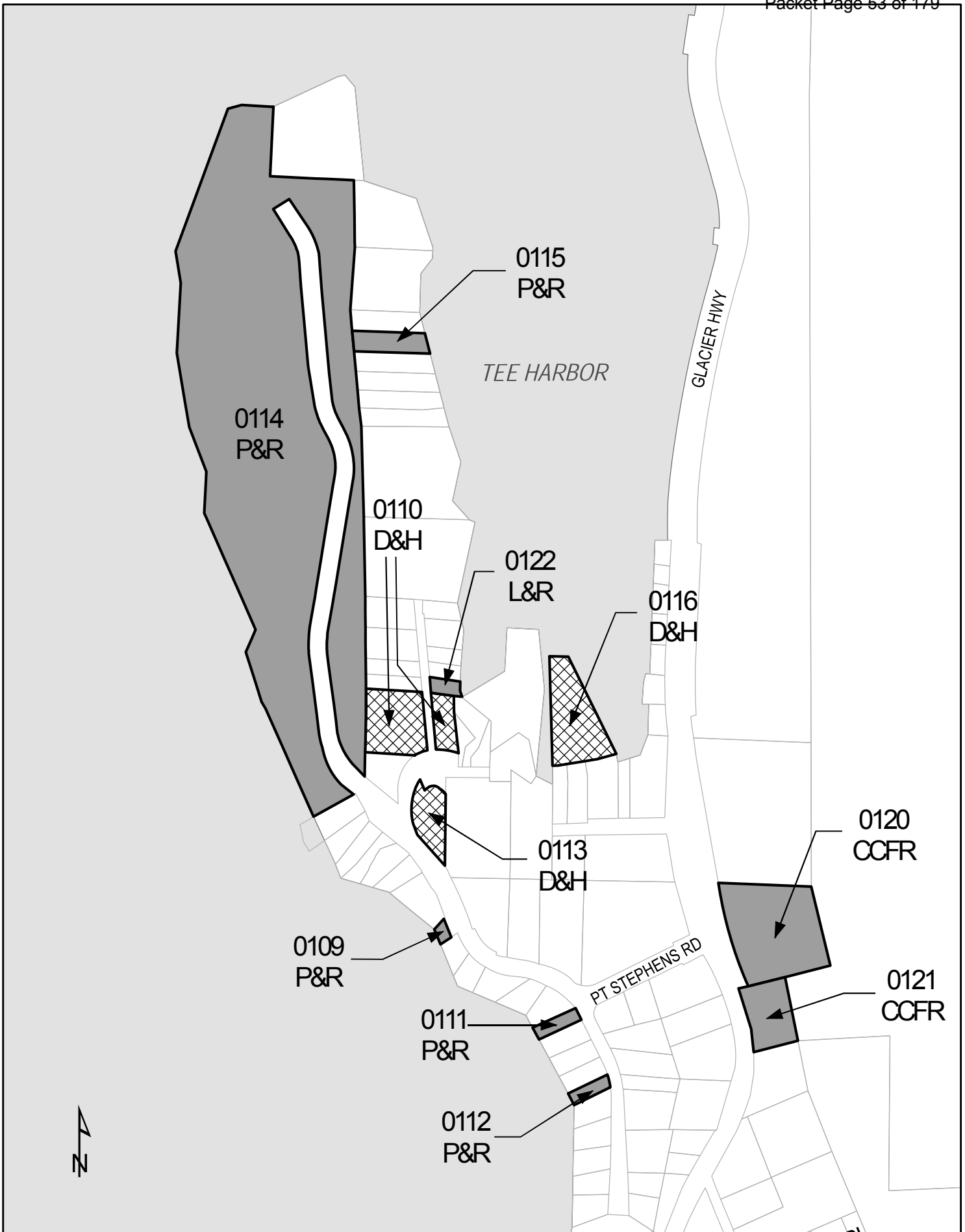


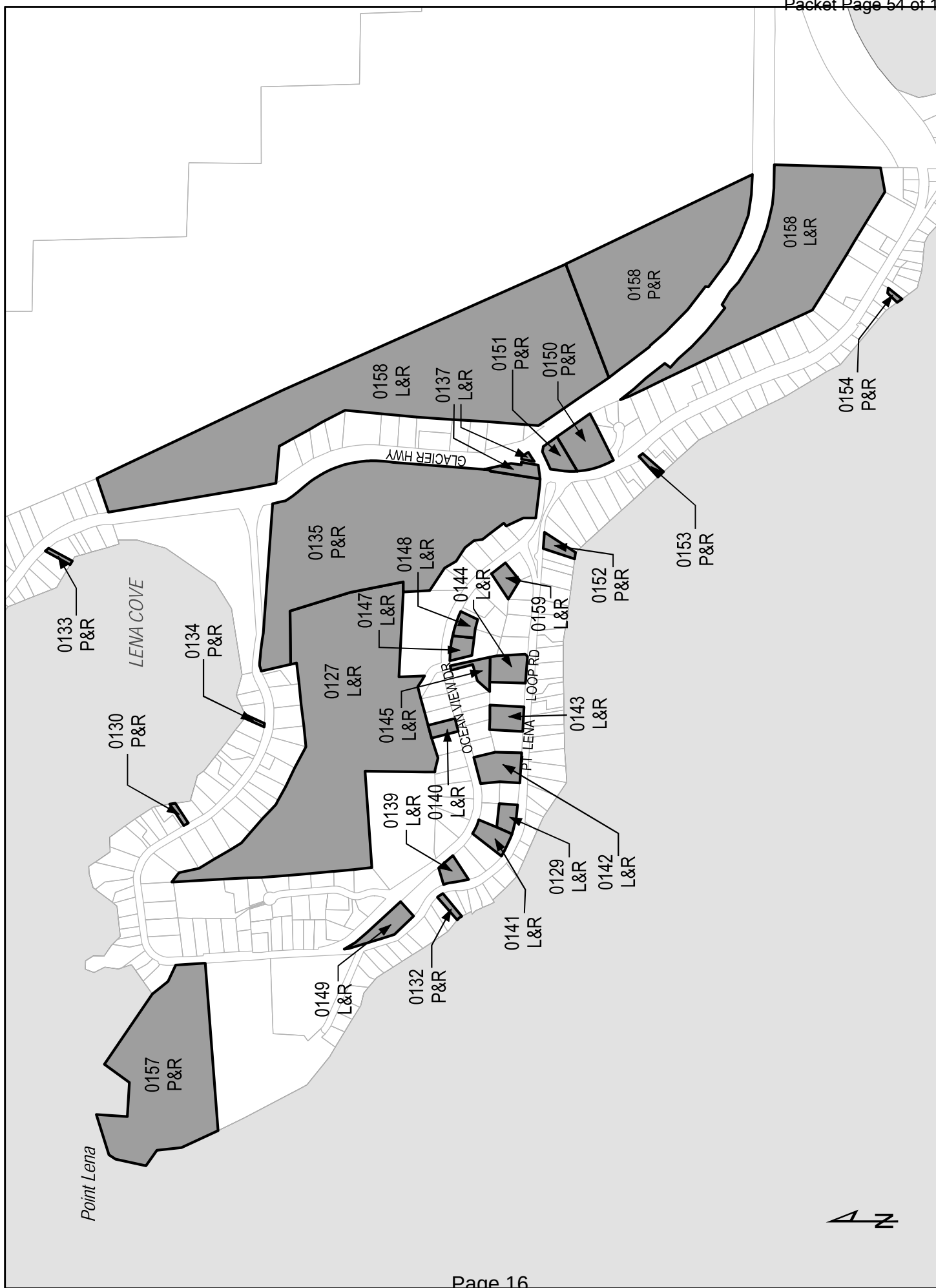
Map No. 2: Amalga Harbor

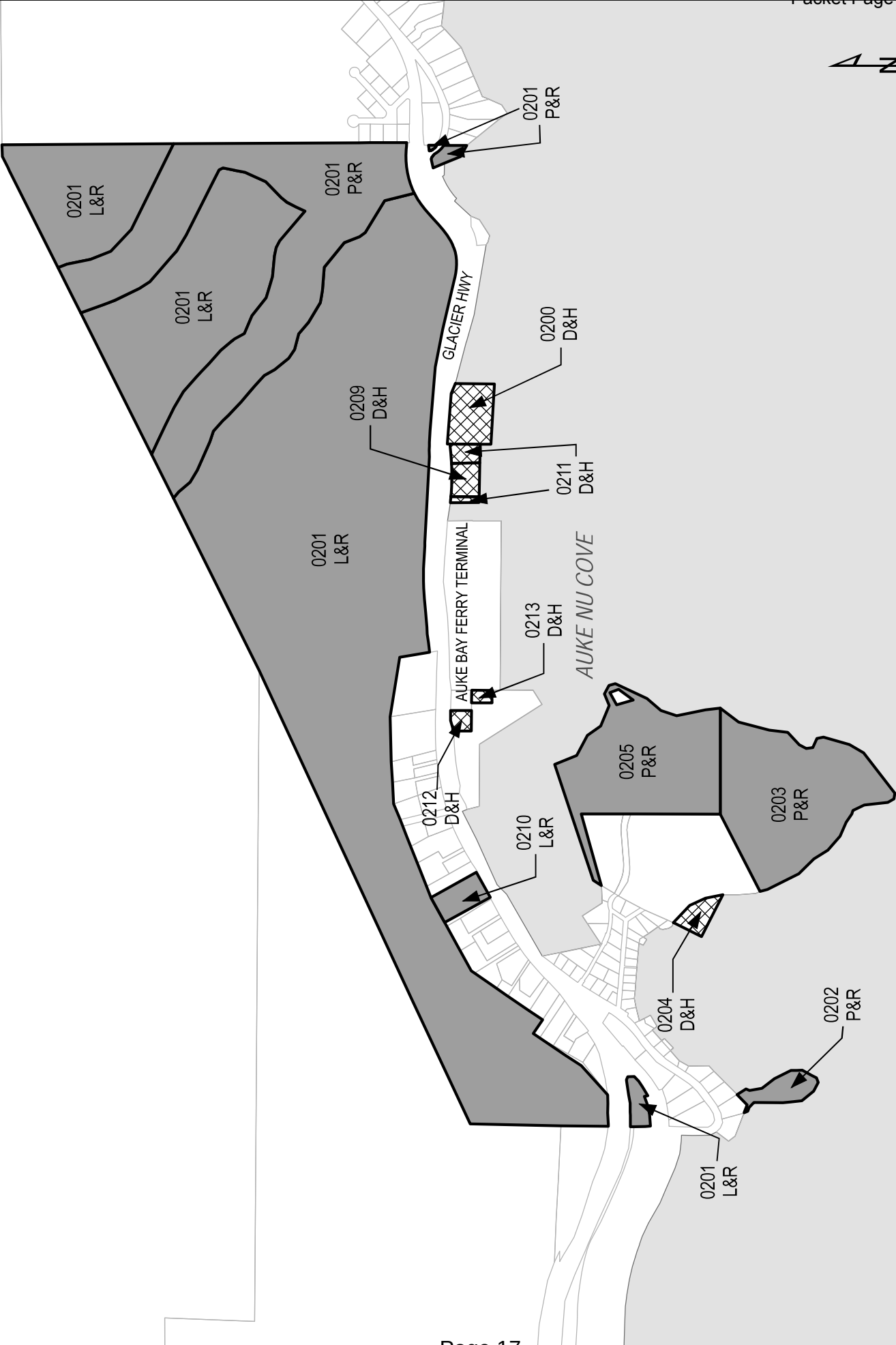




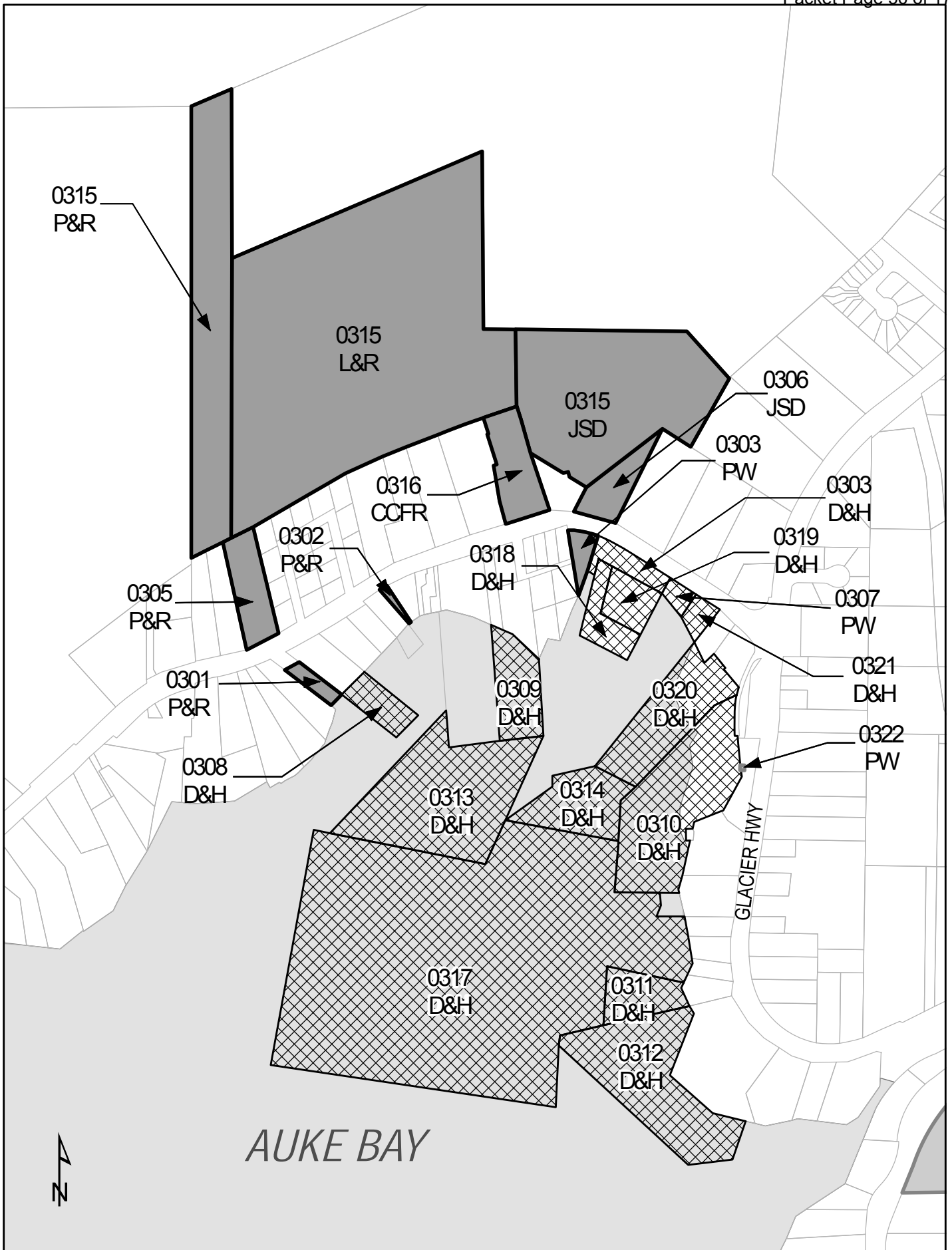
Map No. 3: North Tee Harbor



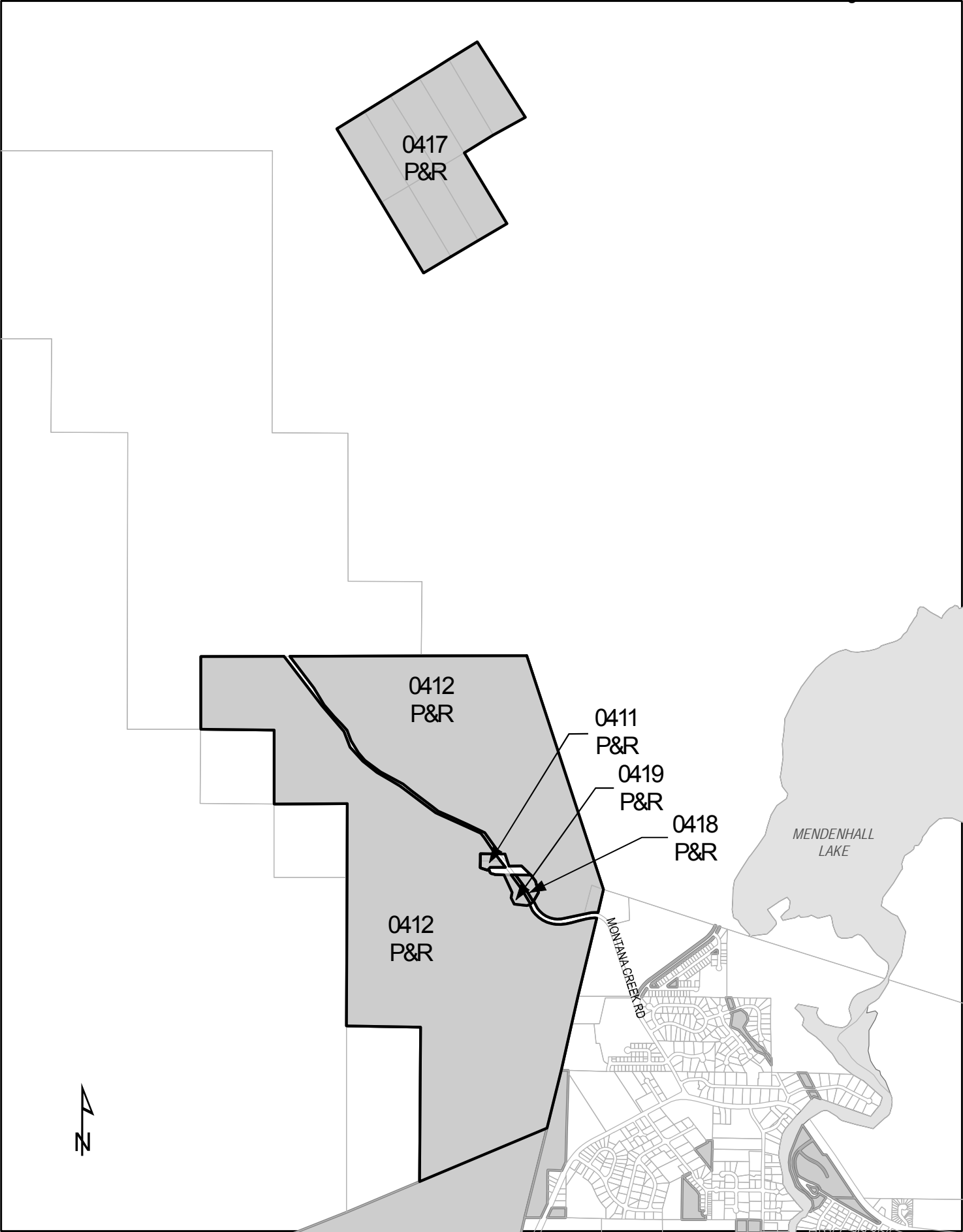


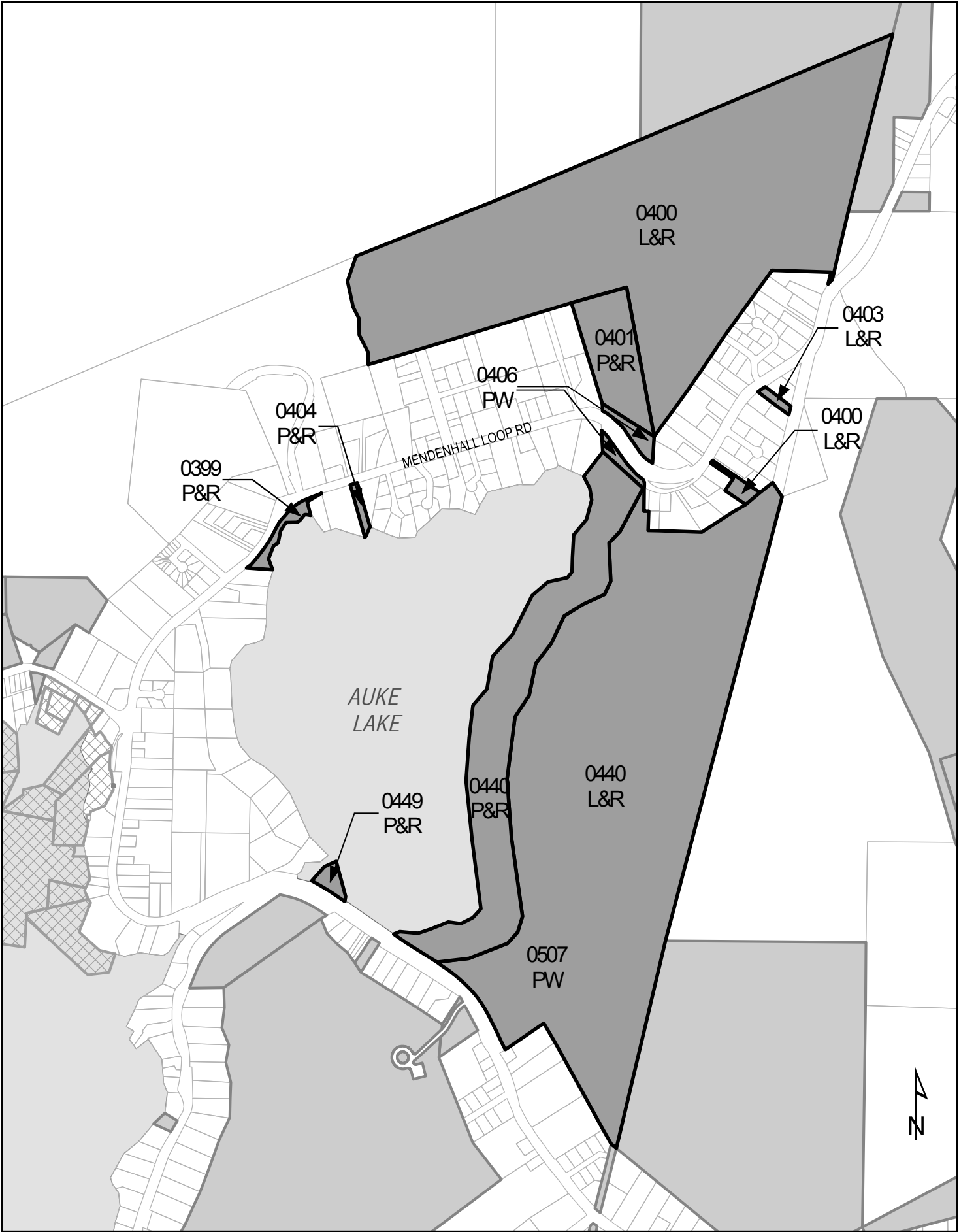


Map No. 6: Auke Cape

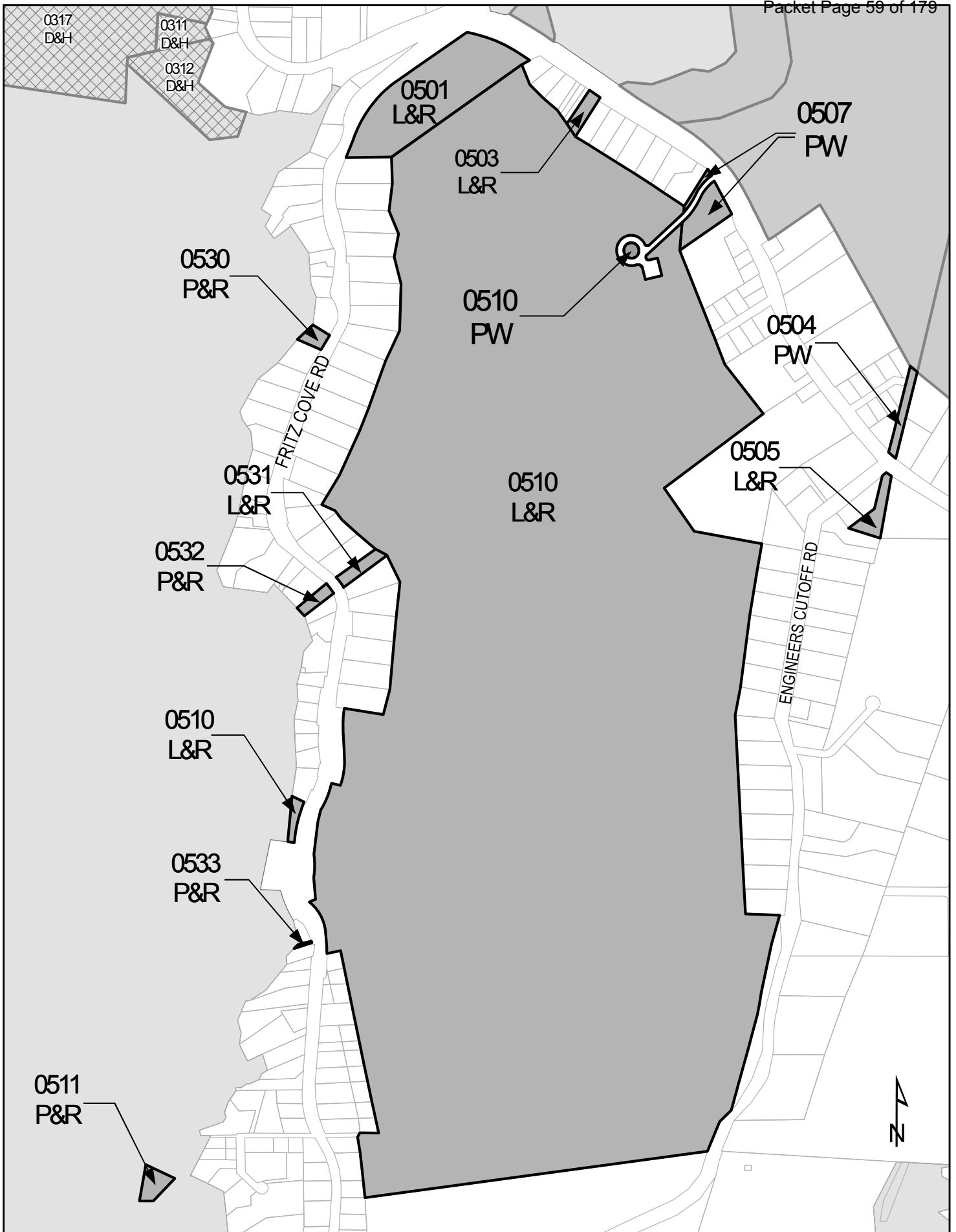


Map No. 7: Auke Bay



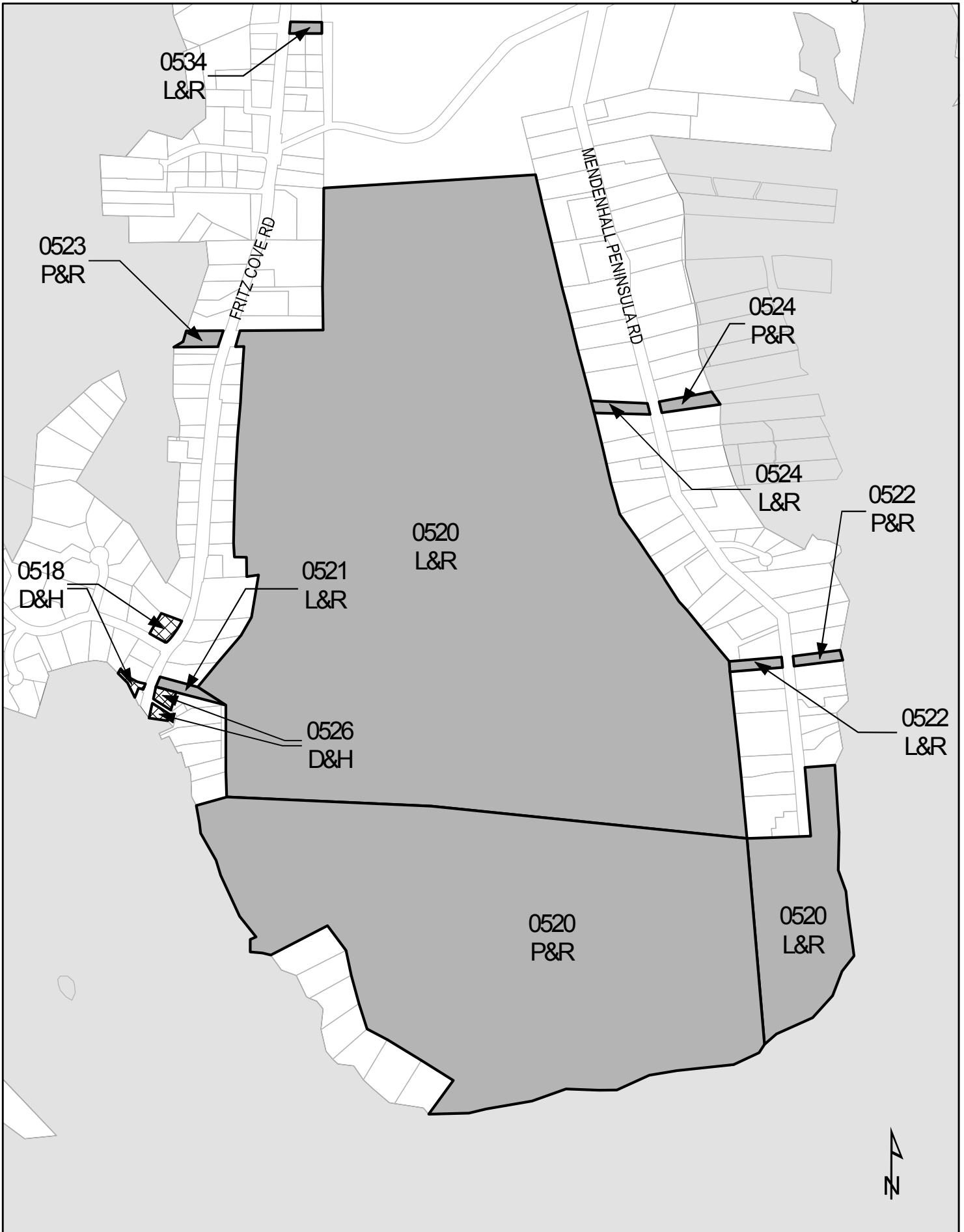


Map No. 9: Auke Lake & Goat Hill

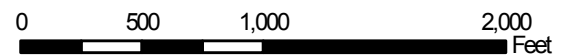


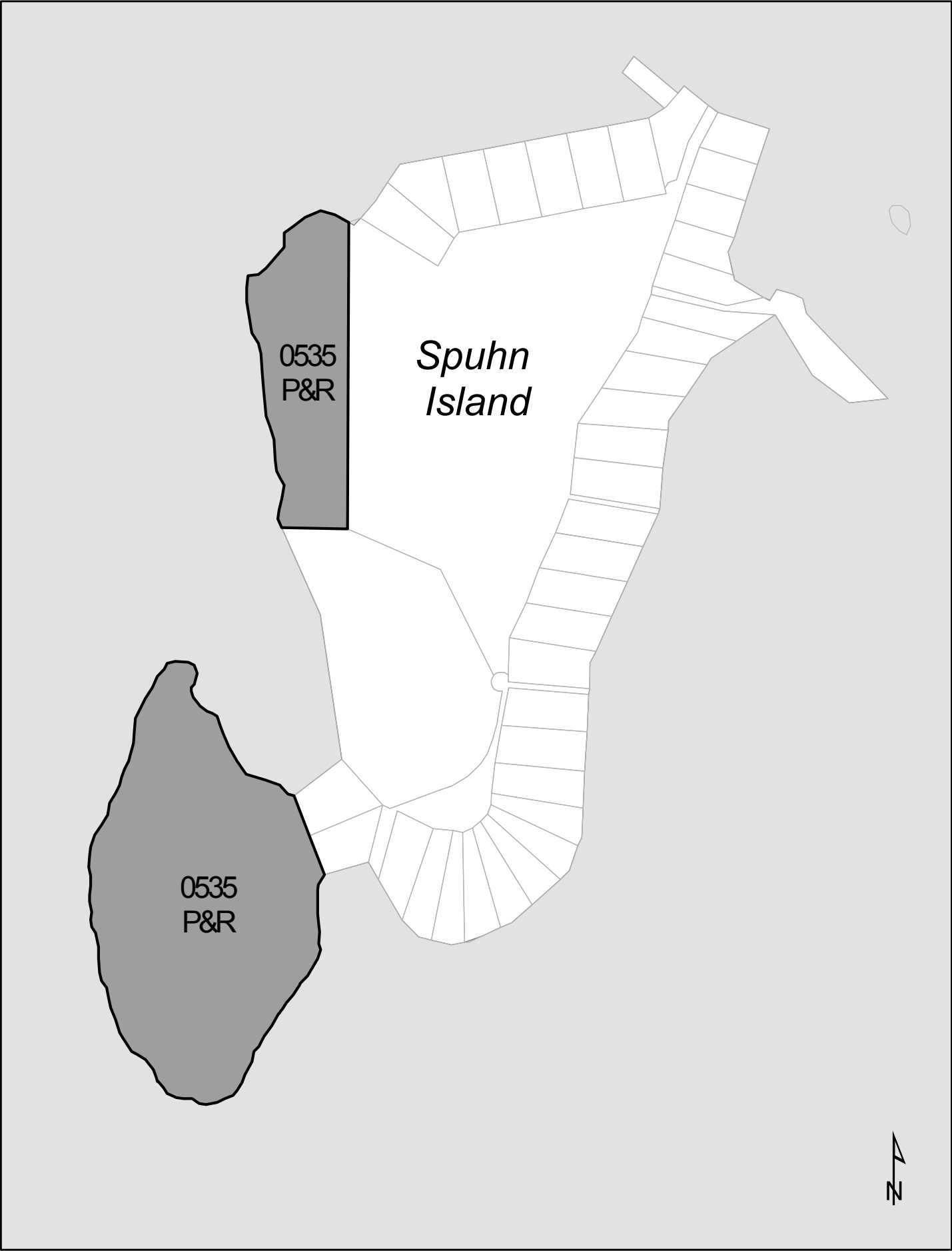
Map No. 10: North Mendenhall Peninsula



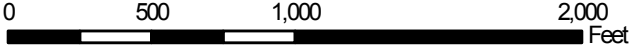


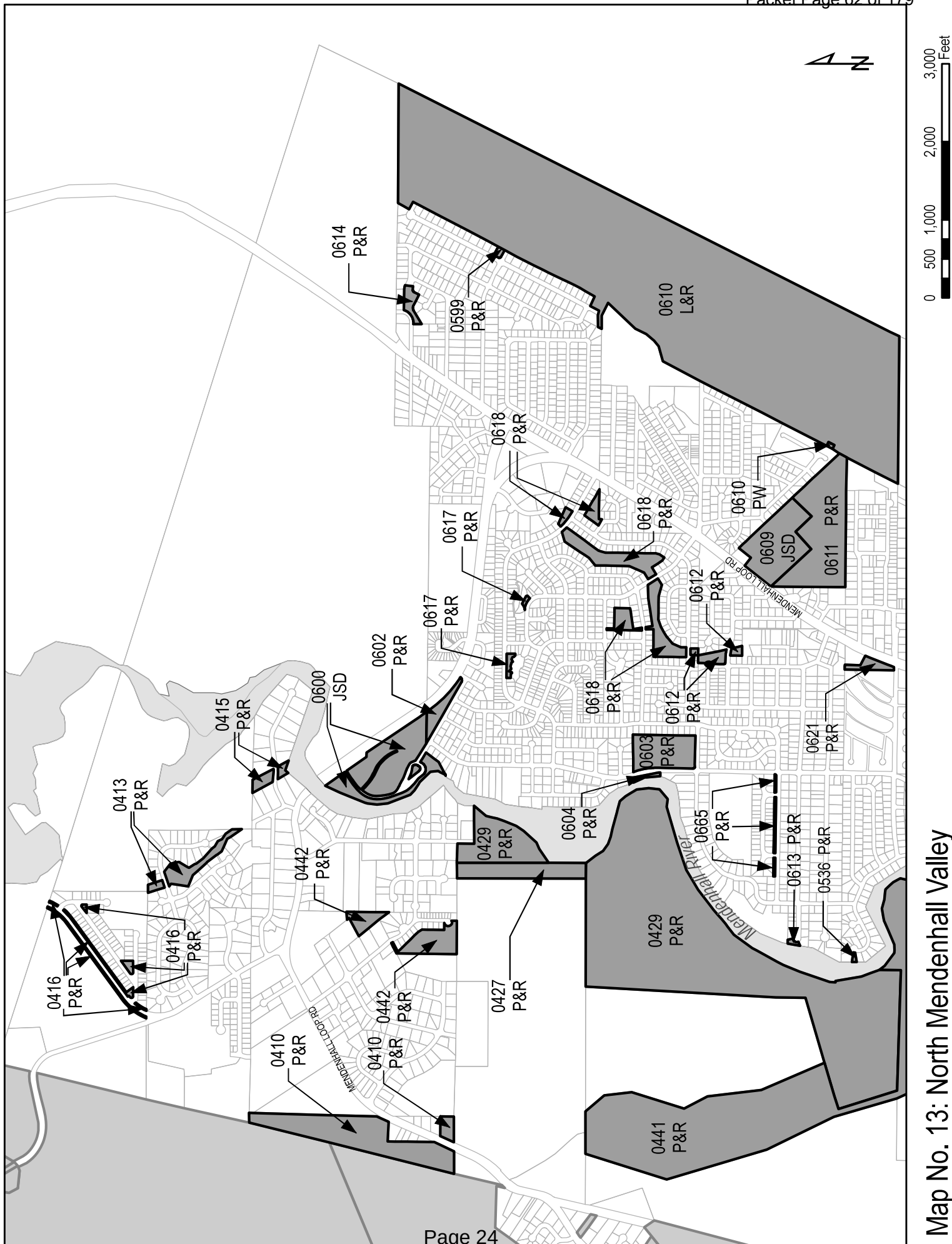
Map No. 11: South Mendenhall Peninsula Page 22

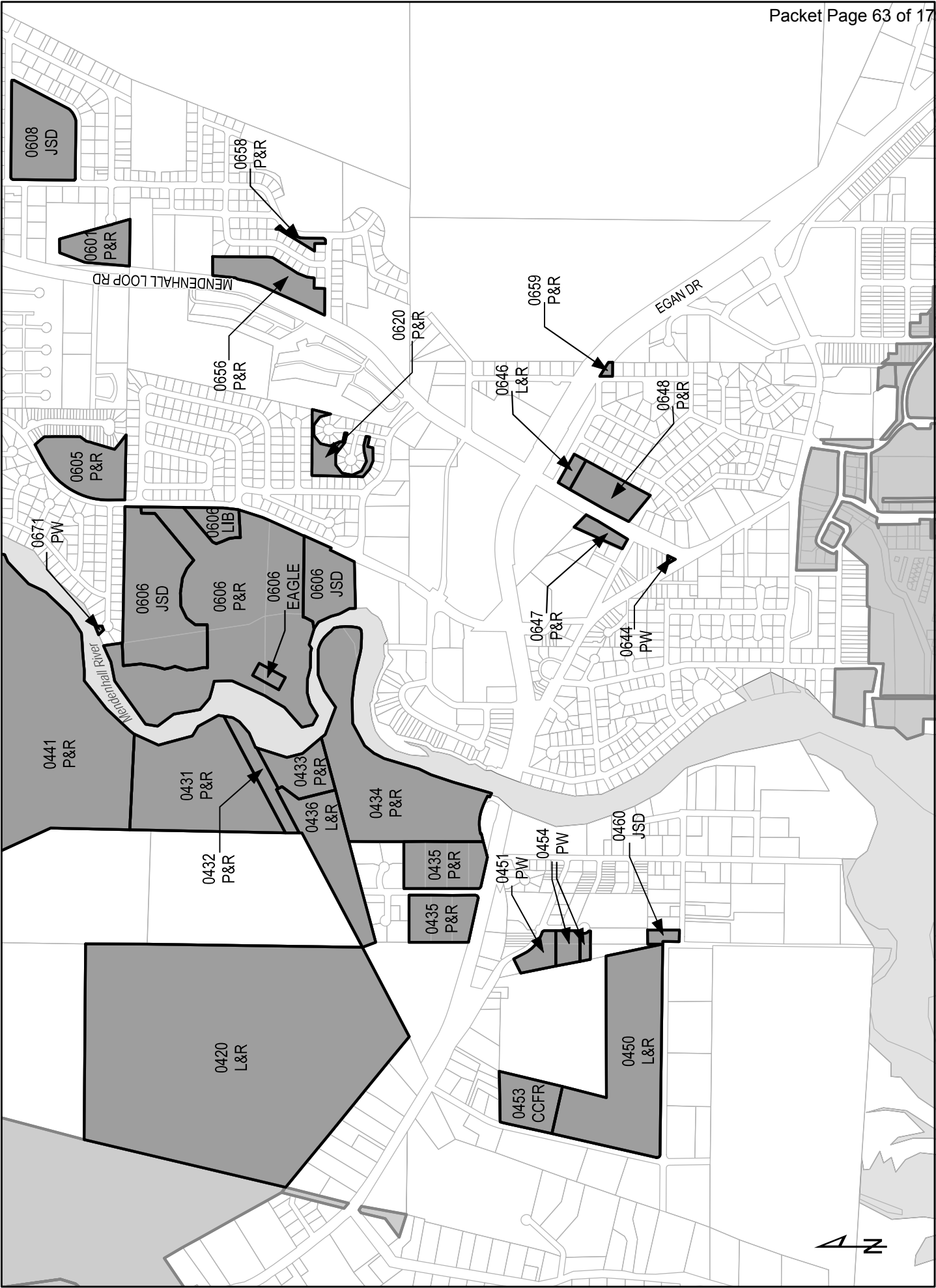




Map No. 12: Spuhn Island





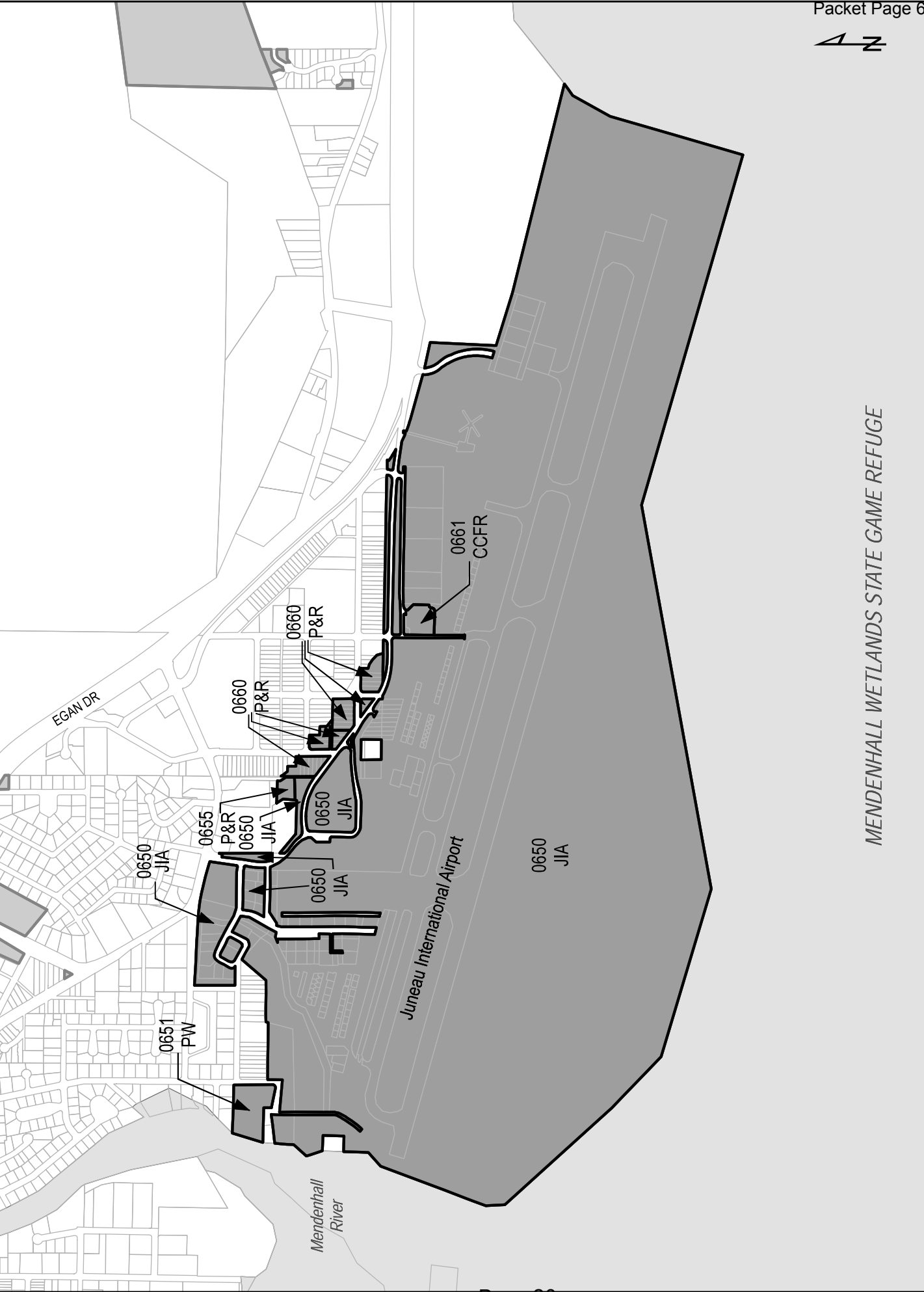


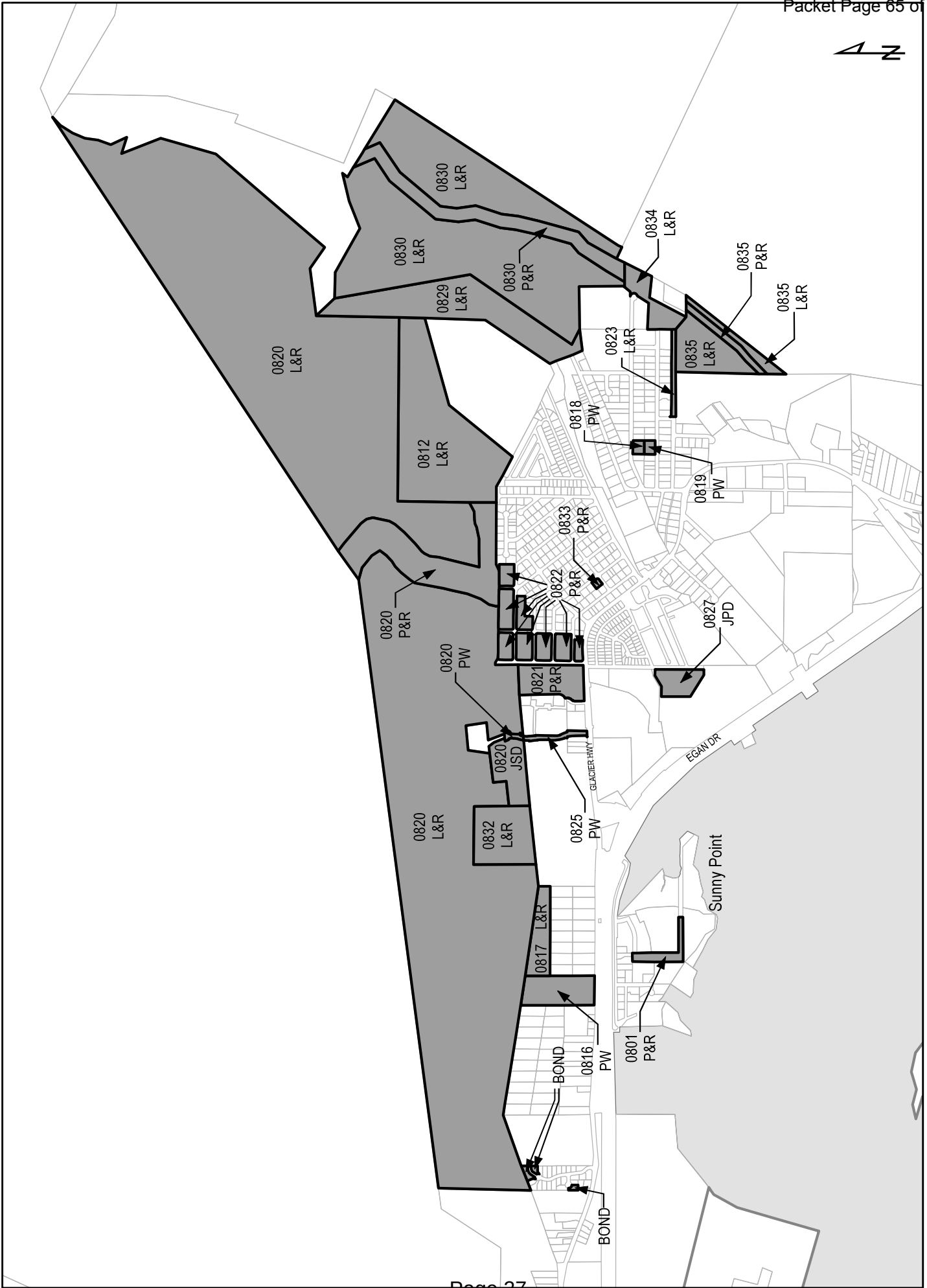
Map No. 14: South Mendenhall Valley



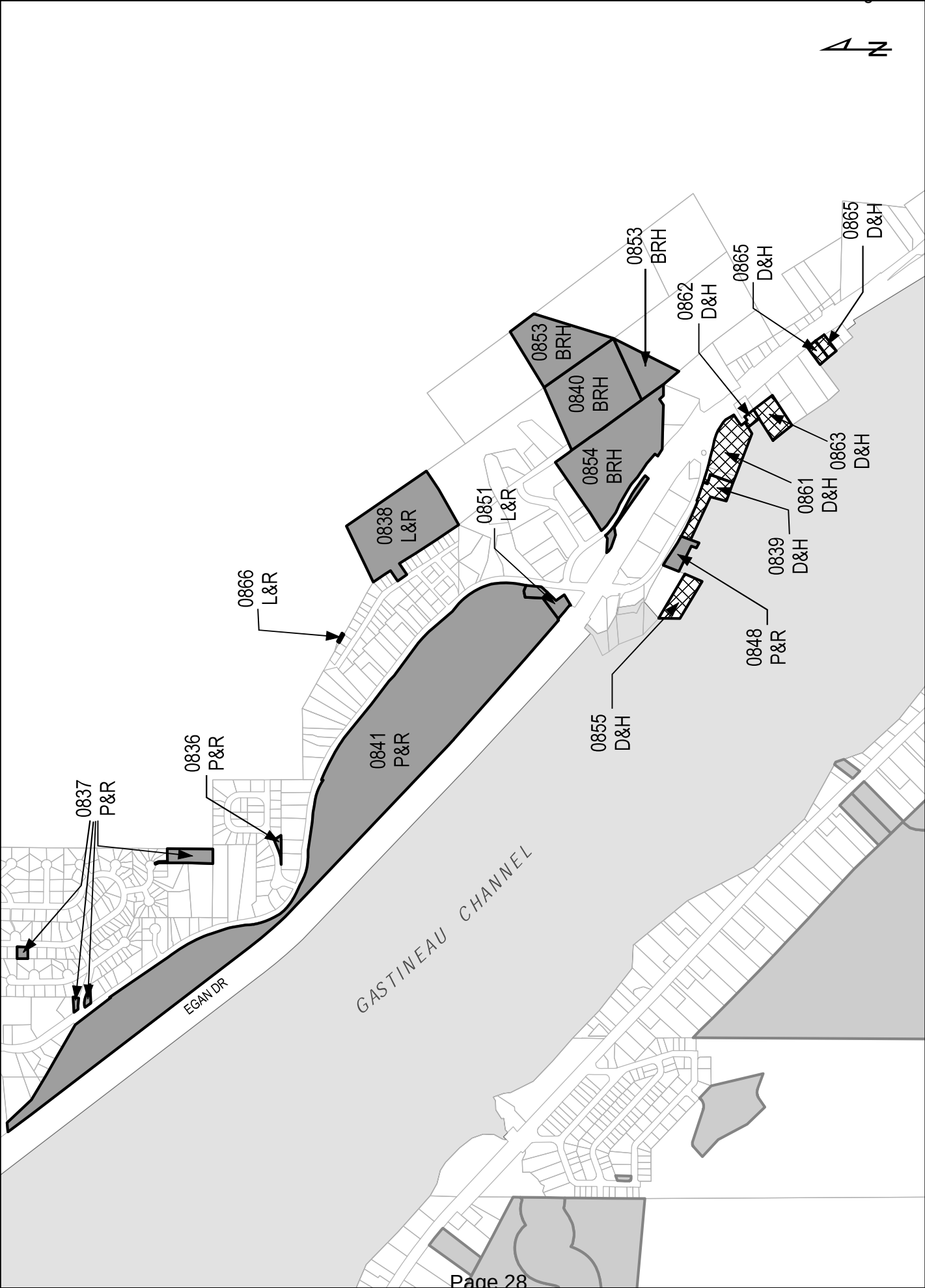
MENDENHALL WETLANDS STATE GAME REFUGE

Map No. 15: Airport

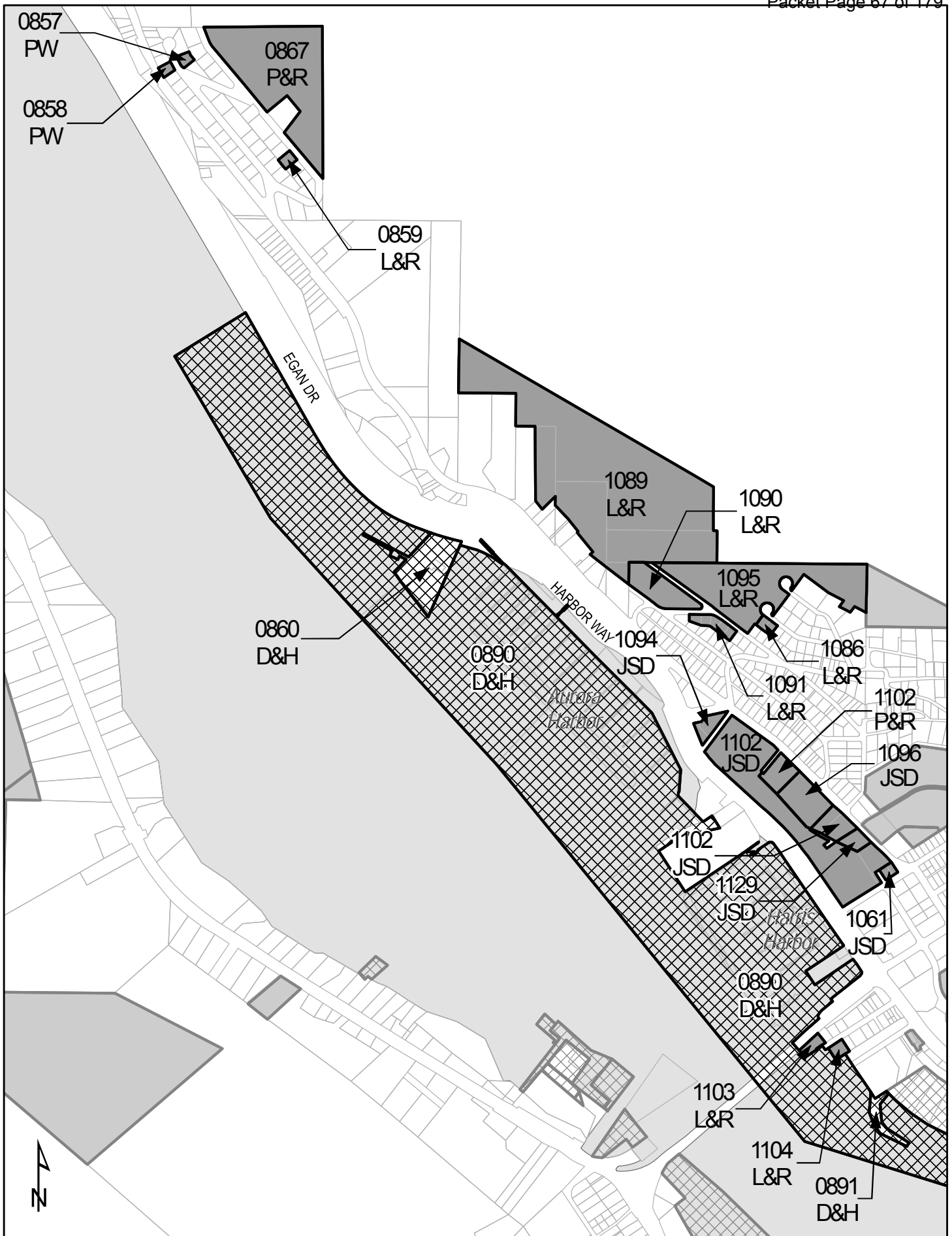




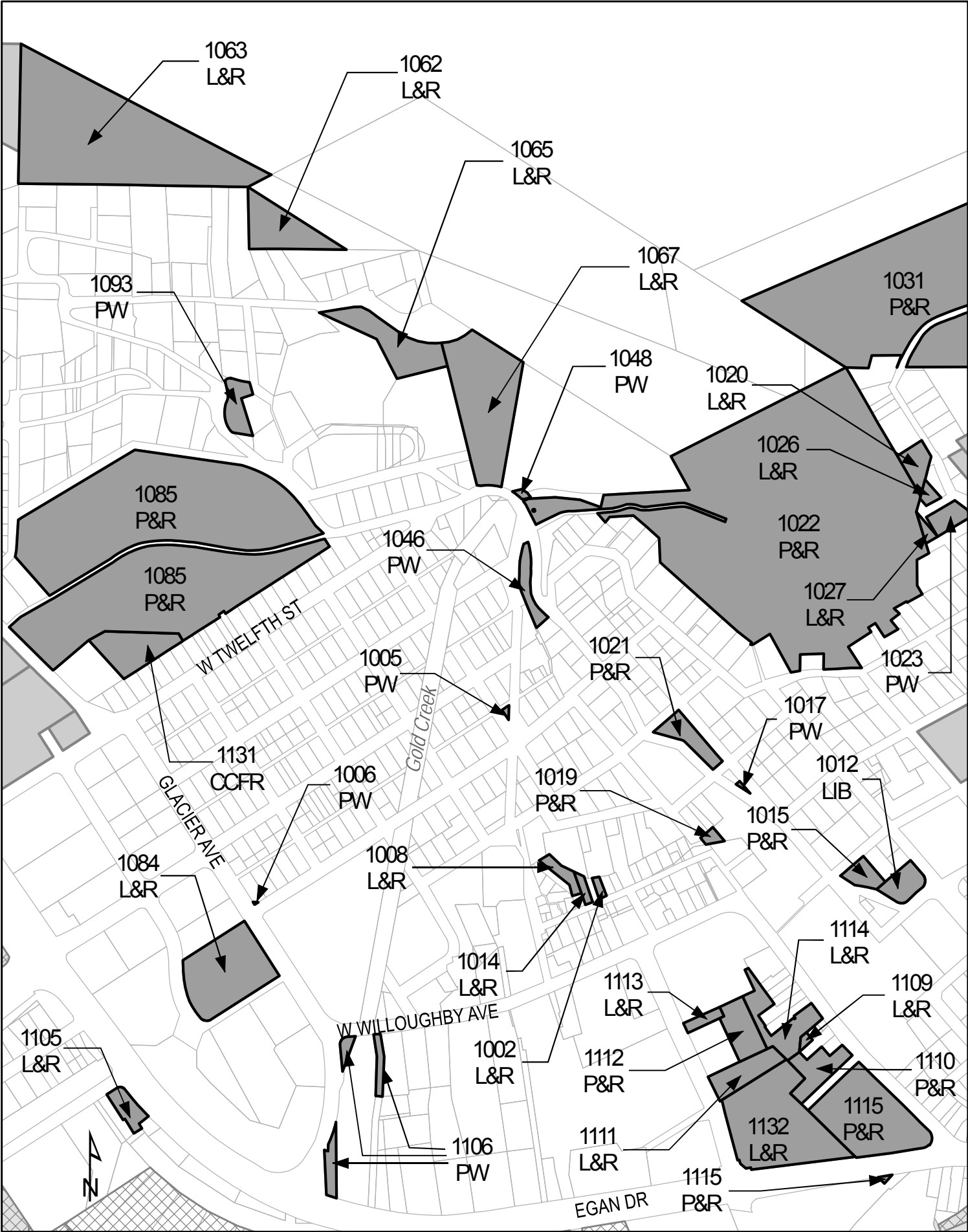
Map No. 16: Sunny Point and Lemon Creek



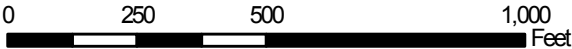
Map No. 17: Twin Lakes

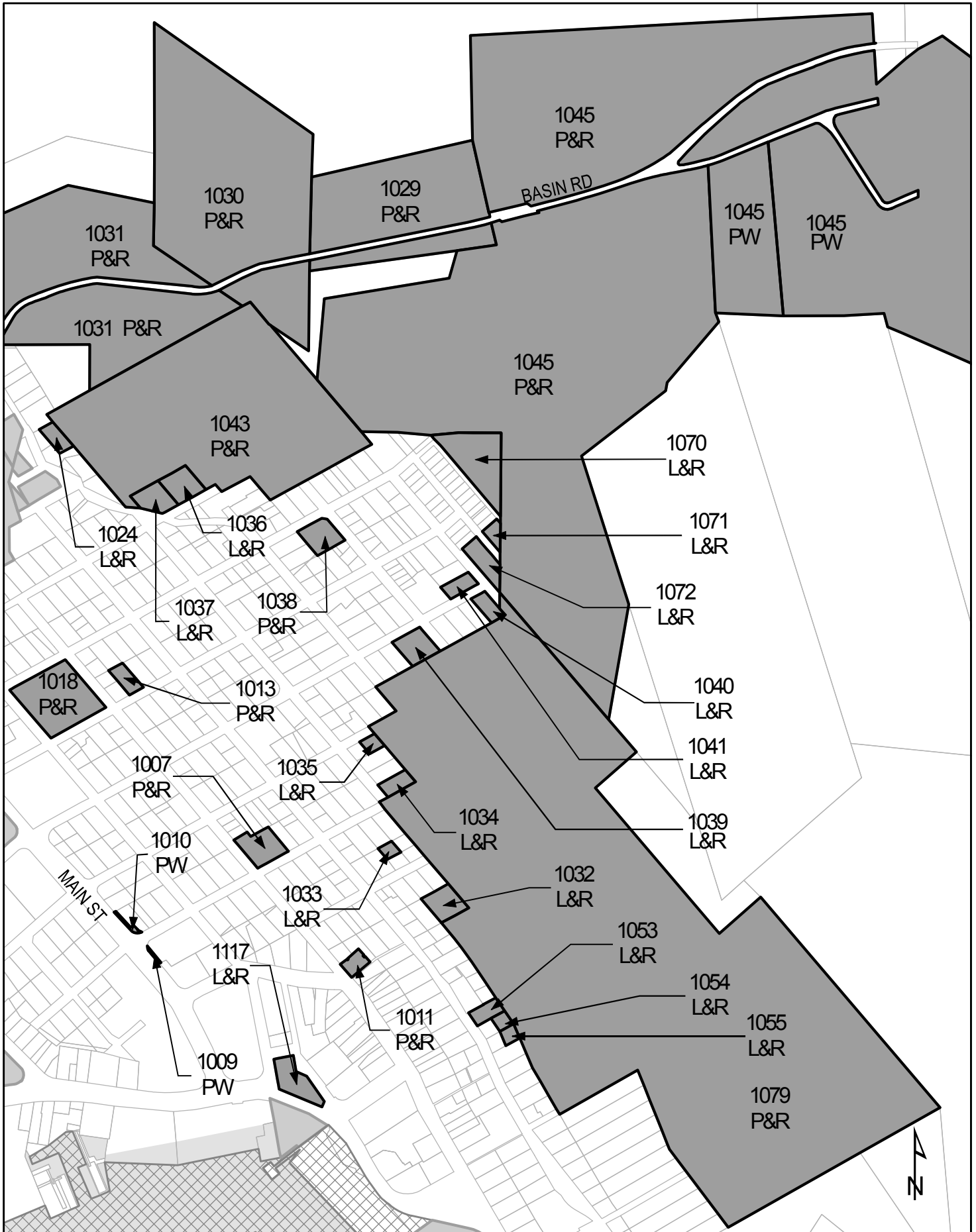


Map No. 18: Aurora Harbor

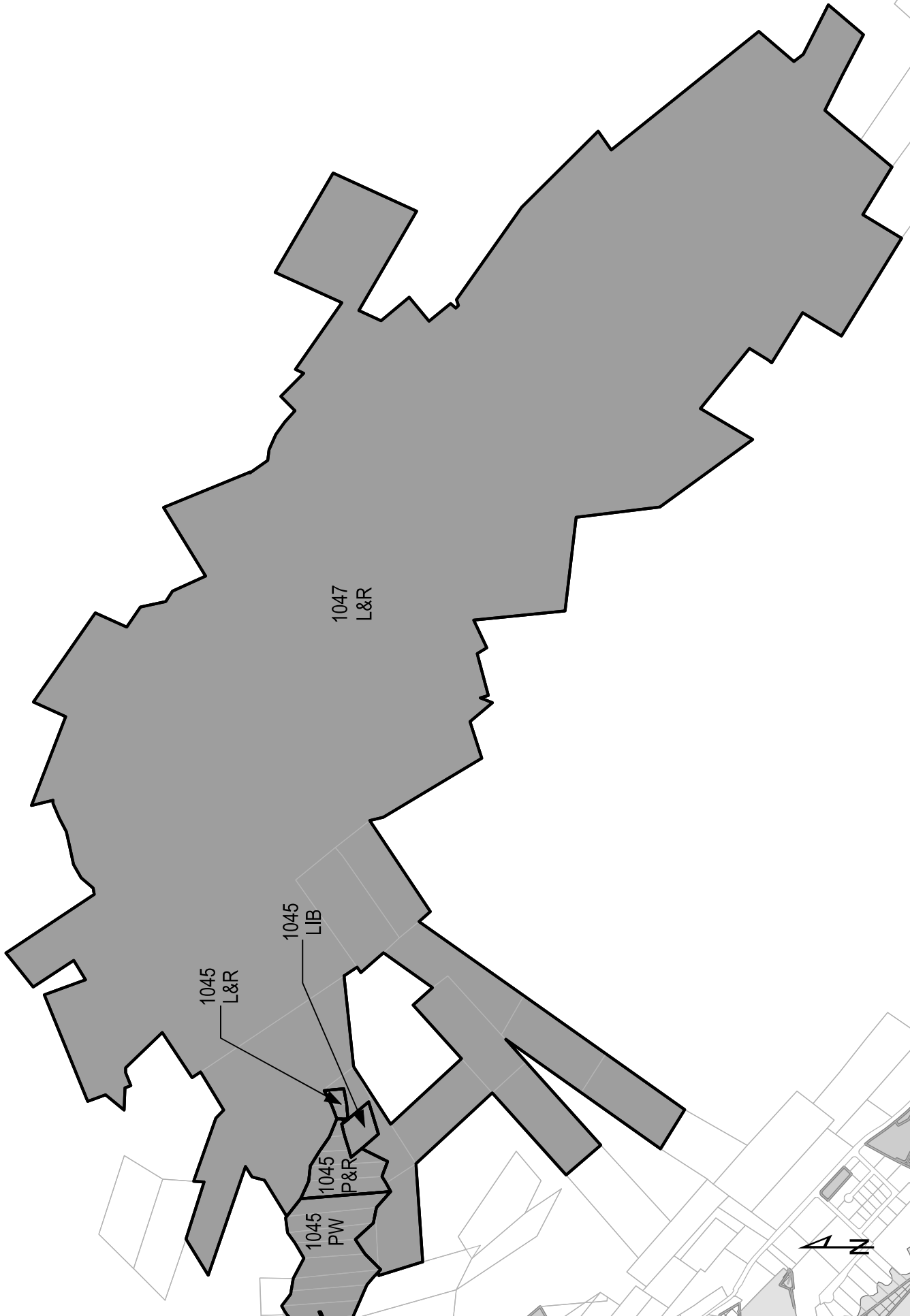


Map No. 19: Cope Park

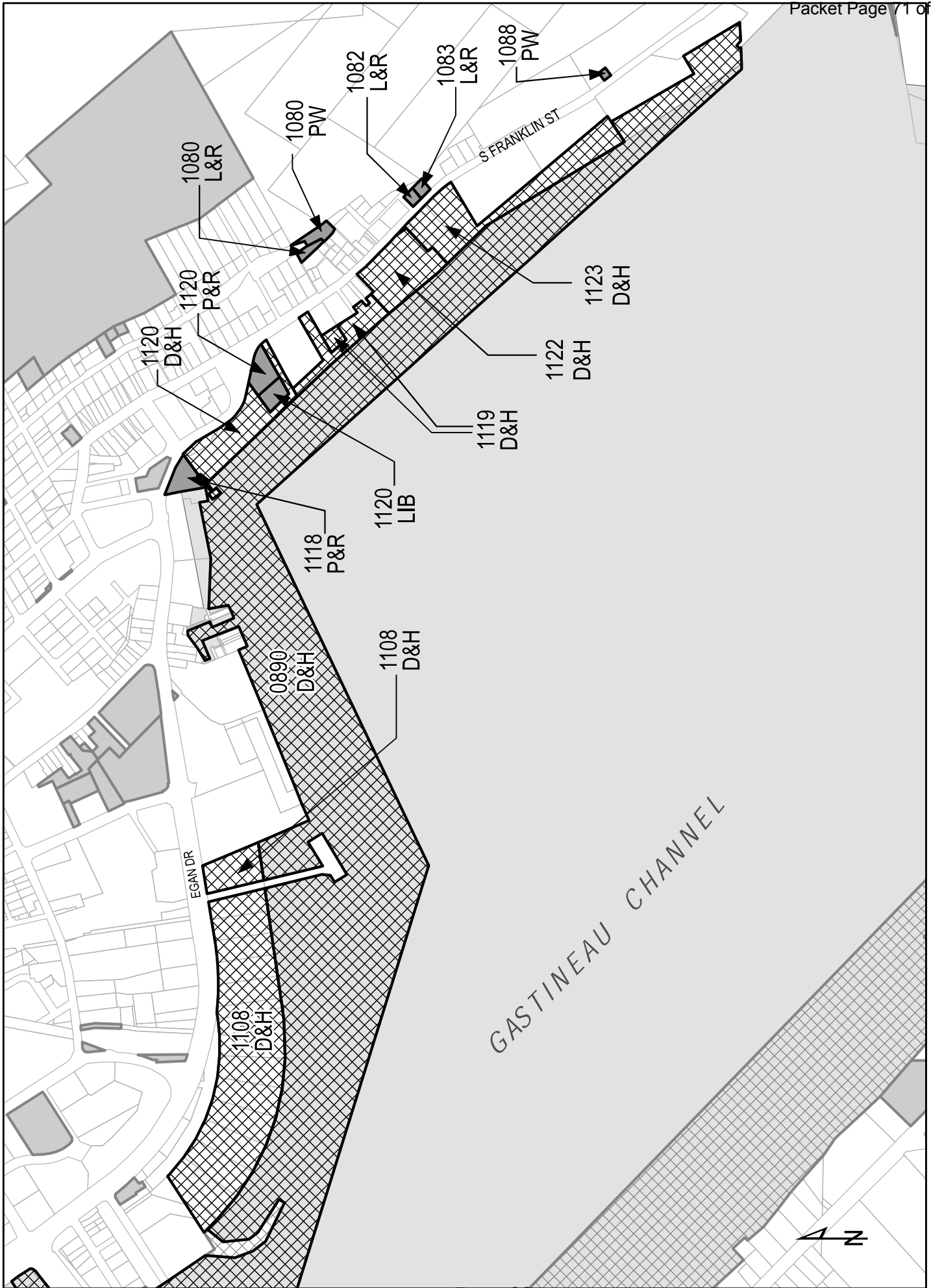


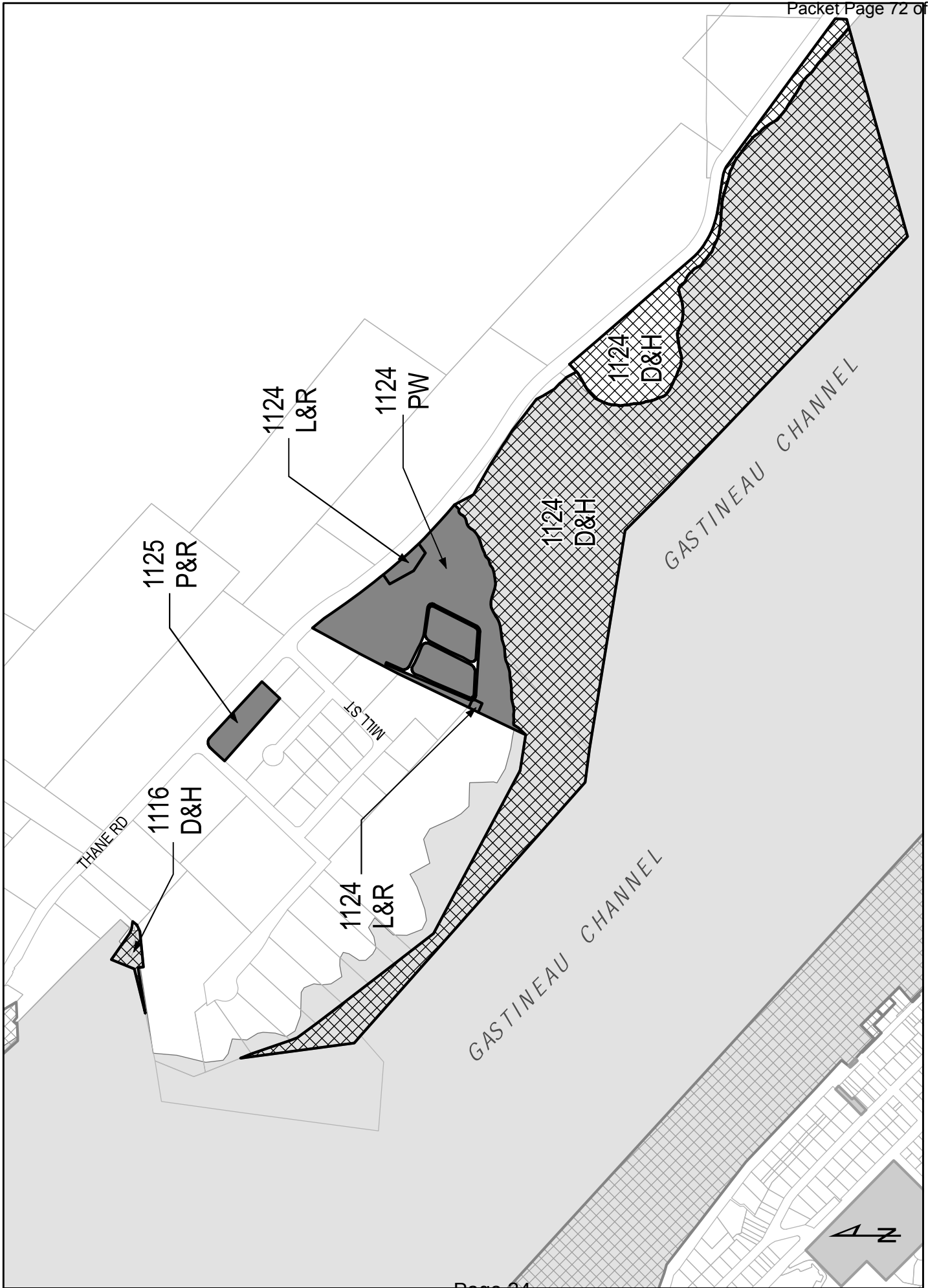


Map No. 20: Starr Hill & Basin Road

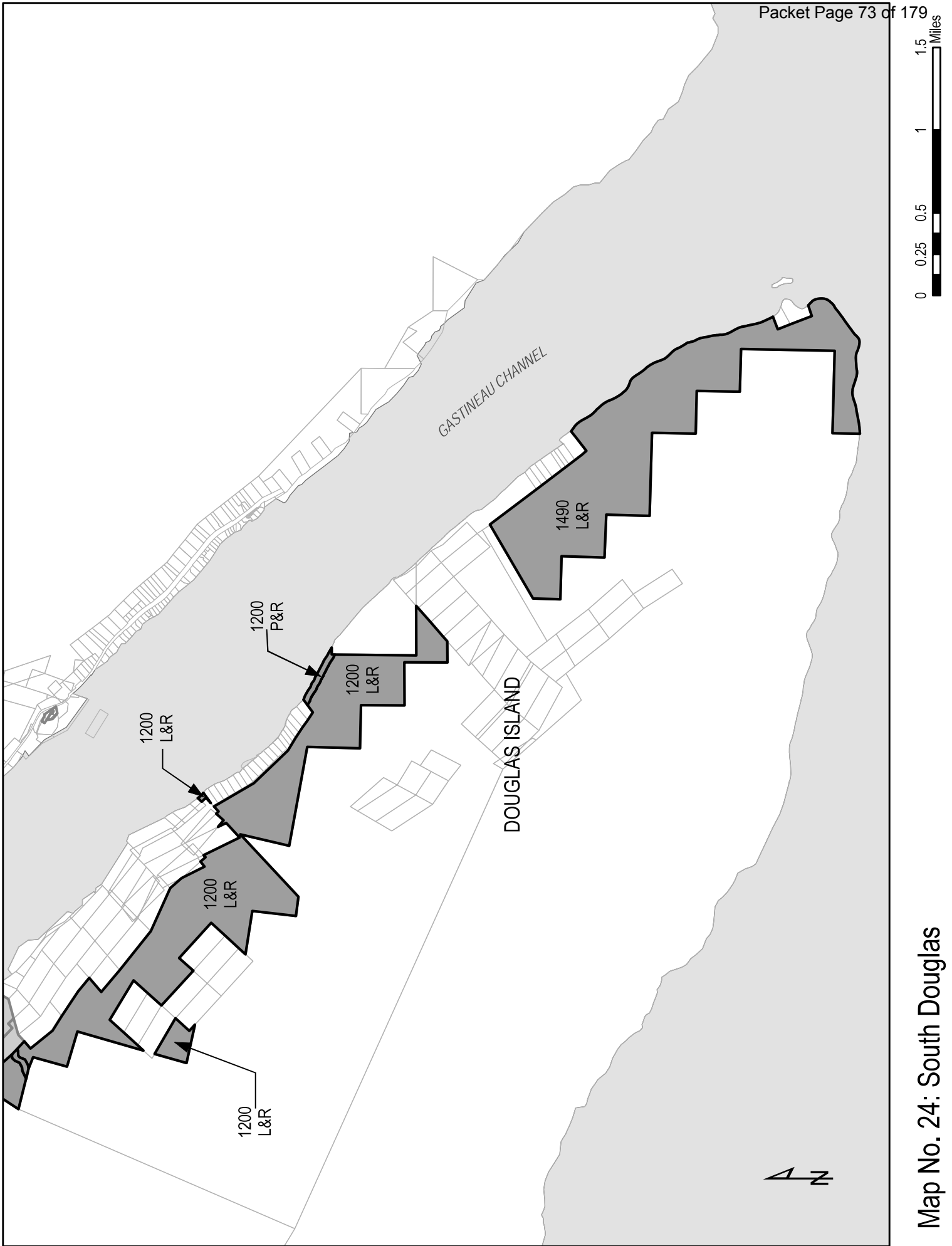


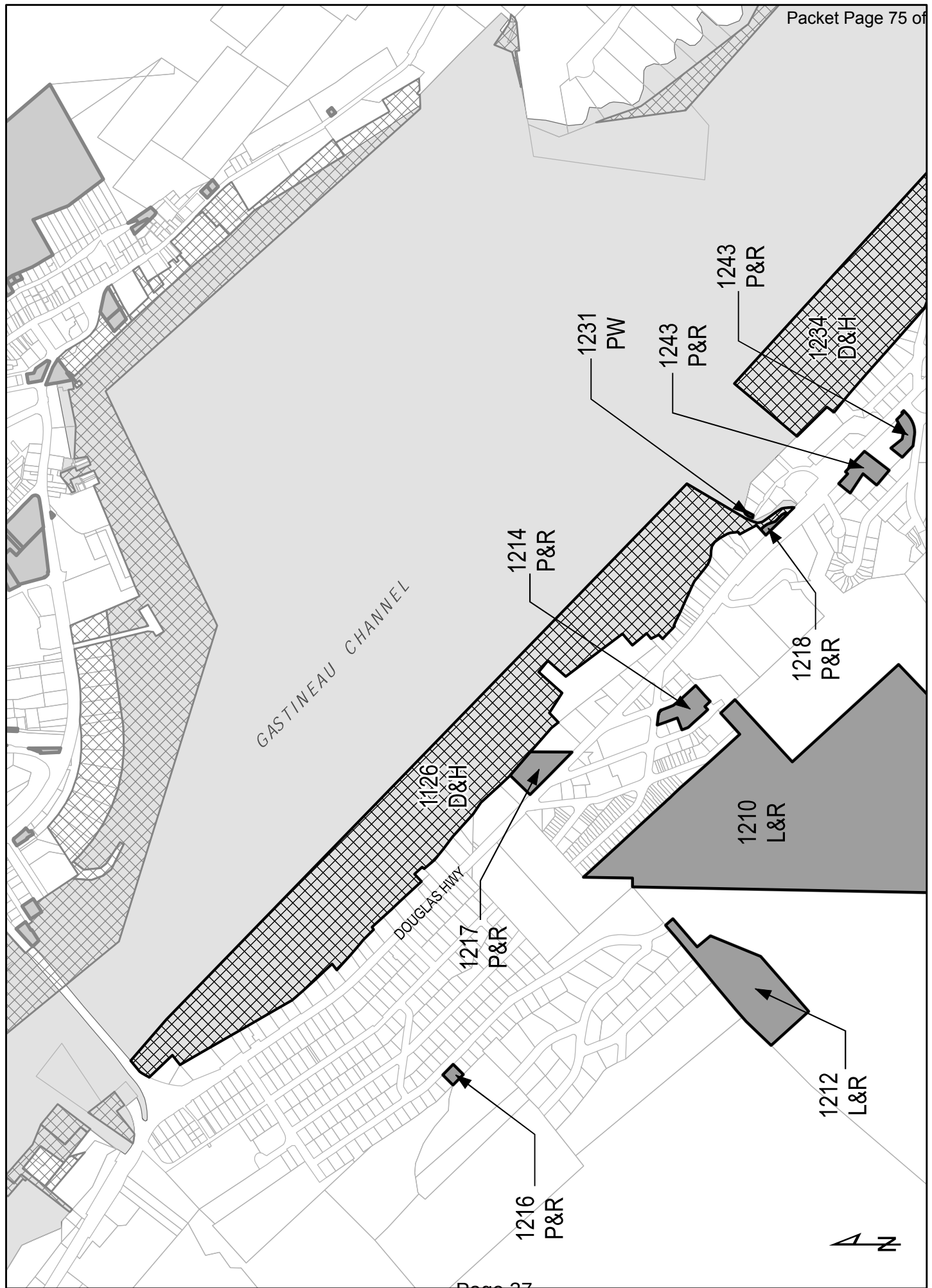
Map No. 21: AJ Mining Claim

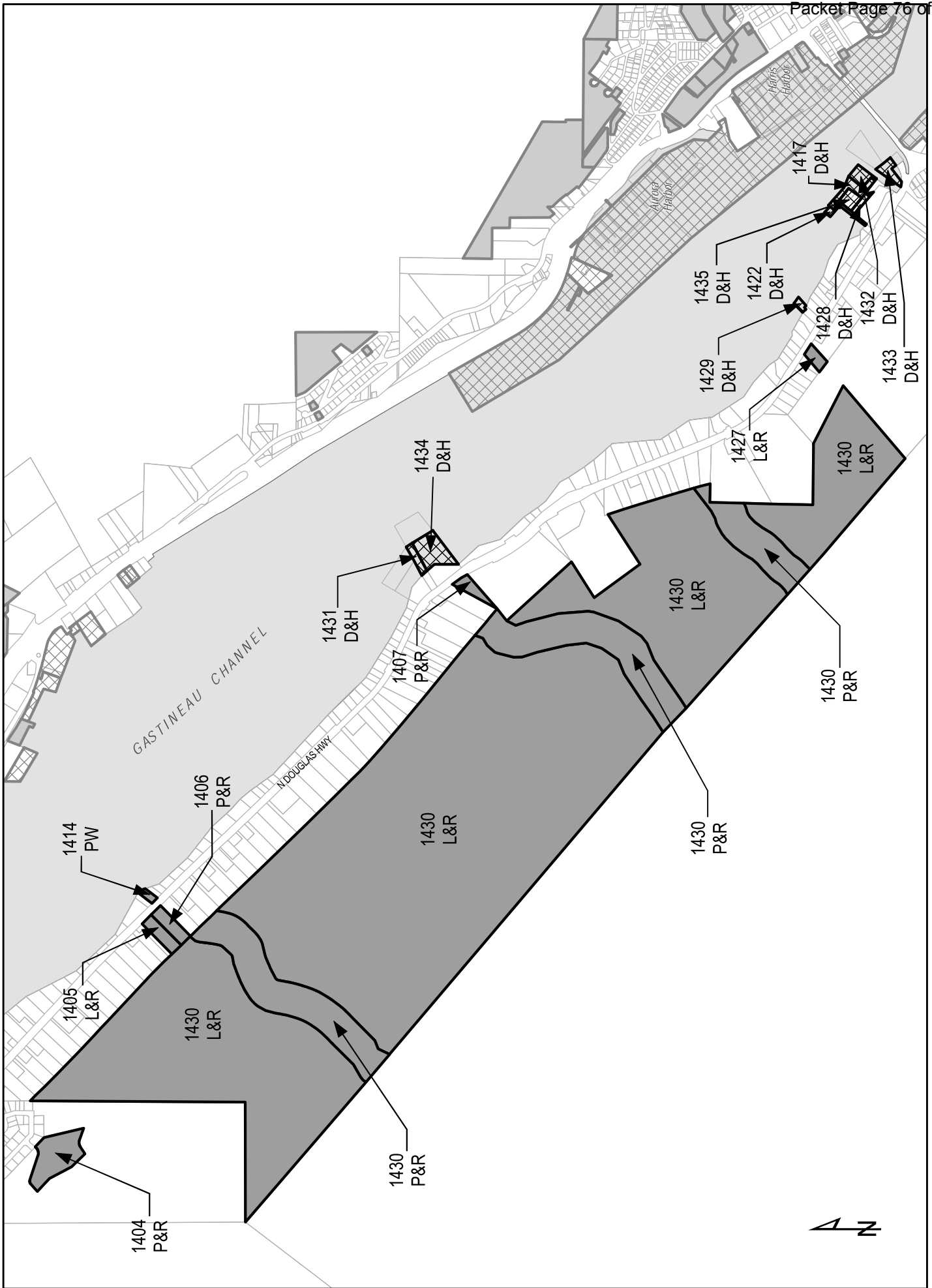




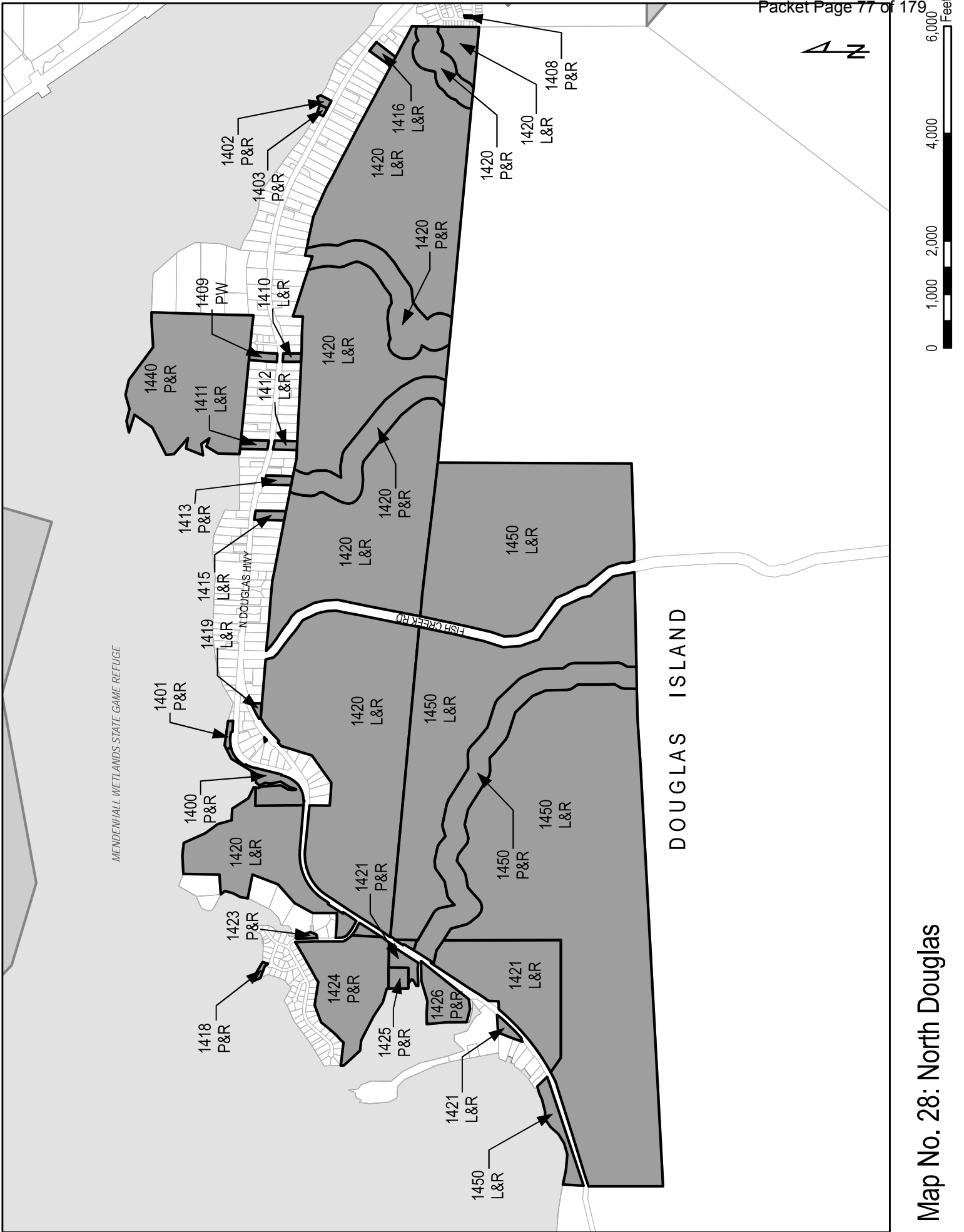
Map No. 23: Rock Dump



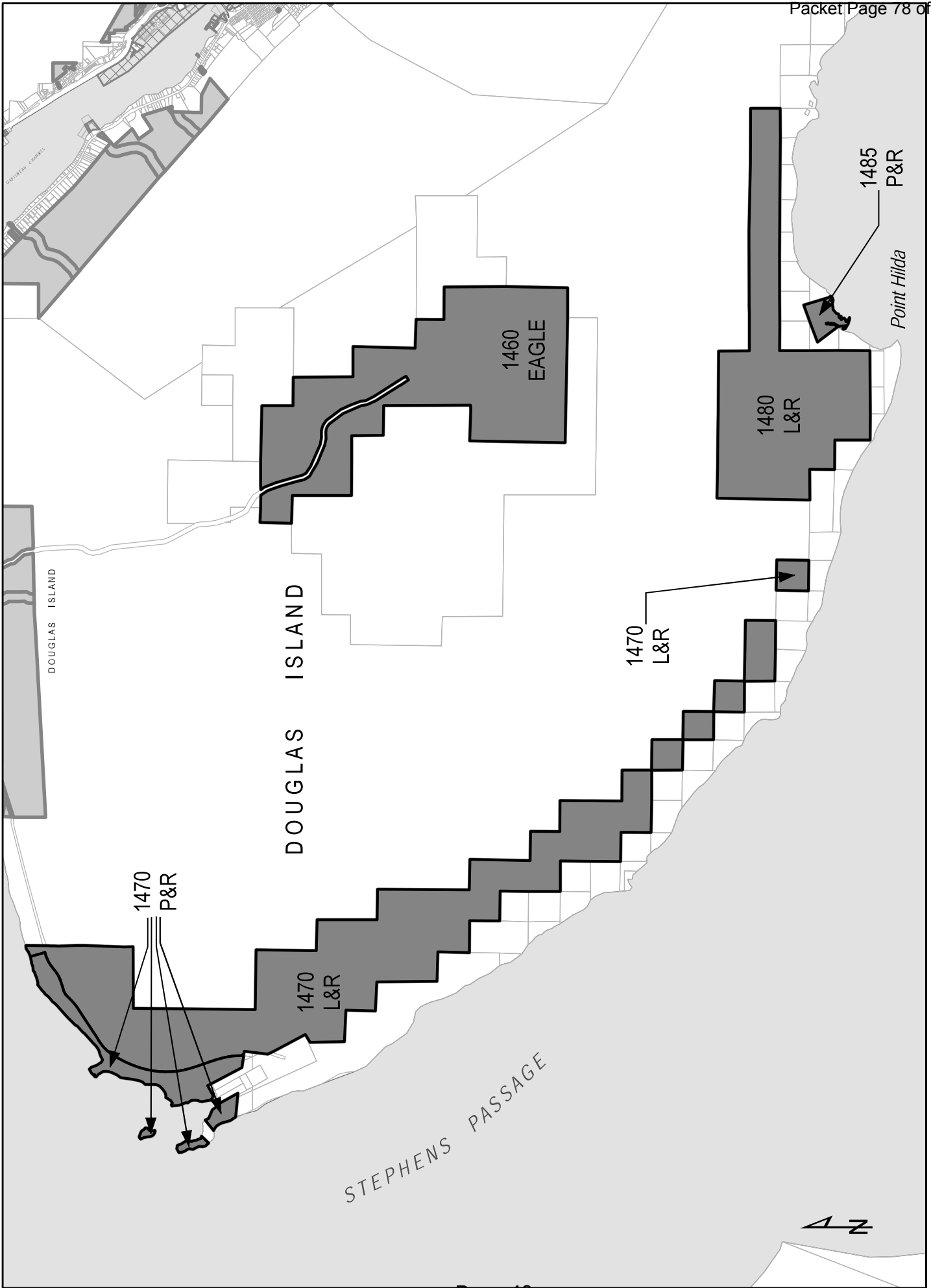




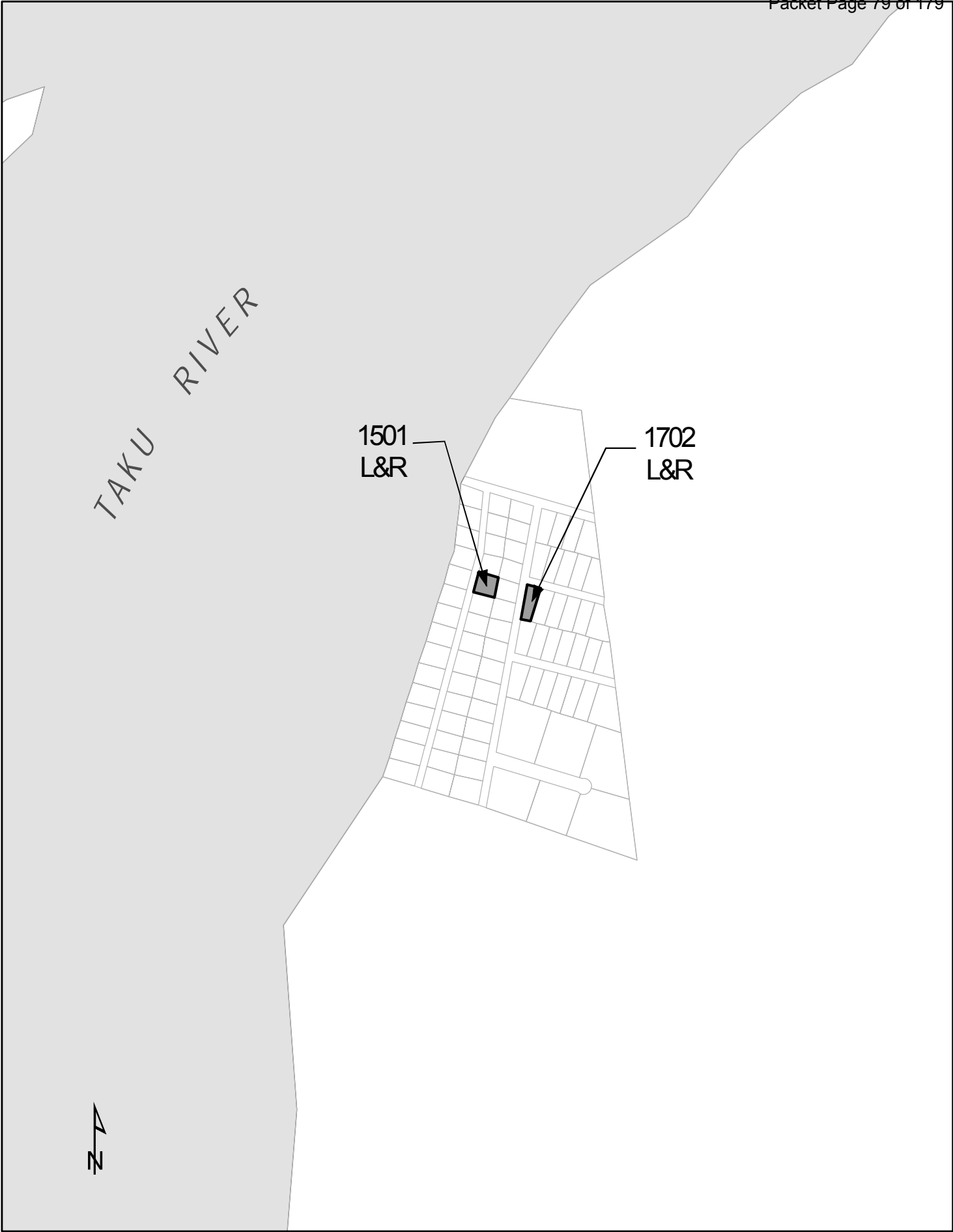
Map No. 27: North Douglas



Map No. 28: North Douglas

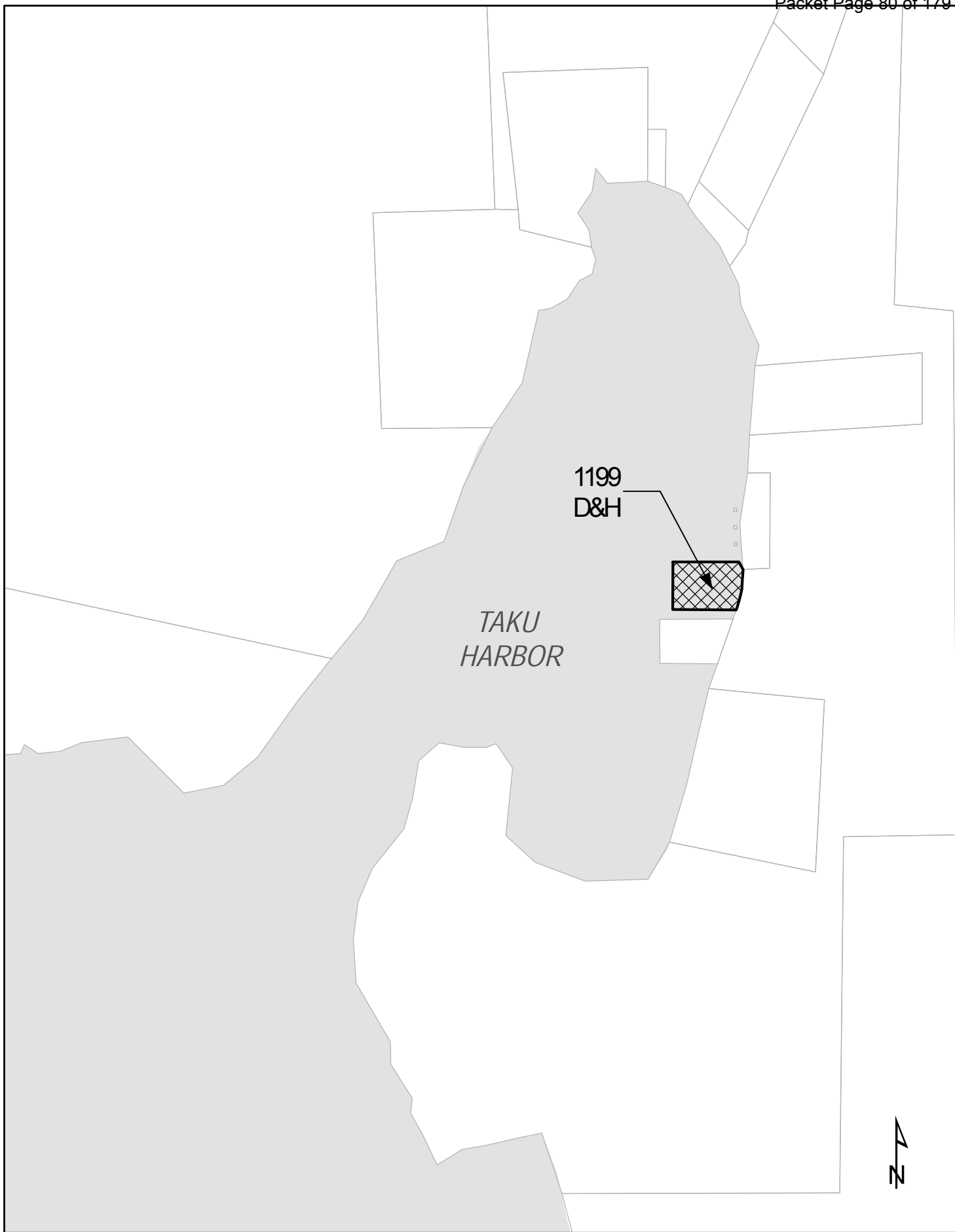


Map No. 29: West Douglas & Eaglecrest

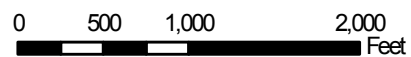


Map No. 30: Taku River





Map No. 31: Taku Harbor



CBJ's Land Holdings

CBJ's Land Holdings:

This section contains a comprehensive list of all CBJ's land holdings and data about each parcel.

The table has been arranged in order by the Lands Number in the following columns:

General Location: General region in which the property is located.

Lands Number: Contains the Lands ID for each piece of CBJ property. These numbers are assigned by Lands Staff and may contain more than one legal lot. They are used for property management purposes.

Parcel Number: Contains the Assessor's parcel number. These numbers are assigned by the Community Development Department. They are the primary identifier for properties within the borough.

Legal Description: Contains the legal description for each Lands parcel. This includes survey, block and lot numbers, subdivision names, etc.

Size: Contains the size of property corresponding to specific Lands numbers. These areas sometimes contain more than one lot, or a fraction of property. This area does not always match the area encompassed by Assessor's parcel numbers. Areas are listed in acres. Although these match the records in the Lands Office, these sizes are not assured to be accurate.

Comments: Includes important notes related to the parcel(s).

Managing Department: Contains the department or division responsible for the day-to-day management of the property. In some instances there is more than one managing department because one parcel, especially large tracts, may include more than one use.

Retention Status: This column contains the following categories:

- "Dispose" will be considered for disposal, either in the near term or in the future.
- "Retain" are being retained for various public purposes which include parks, harbors, airport, fire stations, schools, the hospital, maintenance shops, etc. These lands are not intended to be sold but may be eased or leased for specific purposes, such as airport related uses, consistent with an adopted plan.
- "Retain/Dispose" are appropriate for disposal, but there are sections (such as stream corridors, high value wetlands, etc.) that may be retained for a public purpose. This designation is particularly common for larger parcels.

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Amalga Harbor	LND-0002	3B4001040060	Tract C, USS 3325	0.02	Amalga Harbor Island	Parks & Recreation	Retain
Pearl Harbor	LND-0005	3B3901000110	Lot 3, USS 3764	0.60	Public use; beach access	Parks & Recreation	Retain
Near Shrine of St. Therese	LND-0007	3B3801000012	Portion of Lot 2, USS 3764	426.35	North Tee Harbor to Pearl Harbor; 21 mile to 23.5 mile Glacier Hwy; west of highway is park and east of highway is future residential subdivision; Peterson Creek Trail; Shrine Creek greenbelt; Breadline shore	Lands & Resources and Parks & Recreation	Retain / Dispose
		3B3901010011					
		3B3901010012					
		3B3901010013					
		3B3901010014					
Eagle Harbor	LND-0008	3B4201000020	USS 0	4.50	Eagle Harbor shoreline	Parks & Recreation	Retain
South of Herbert River	LND-0009	3B4301000010	Fraction of USS 1174	147.00	Herbert River; road transects this property	Parks & Recreation	Retain
North of Amalga Harbor	LND-0010	3B4101000011	Lot 1, USS 3662	49.93	Salt Lake - Natural Area Park	Parks & Recreation	Retain
		3B4101000012					
	LND-0011	3B4101000010	Lot 2, USS 3662	3.05	Old tram route ROW	Parks & Recreation	Retain
	LND-0012	3B4101000020	Lot 3A, USS 3662	27.74	Peterson Creek; near junction of Amalga Harbor Road; Natural Area Park	Parks & Recreation and Fire Department	Retain
	LND-0013	3B4101000013	Fraction of Lot 3B, USS 3662	503.28	North of Salt Lake; Eagle Harbor; Natural Area Park	Parks & Recreation	Retain
		3B4101000060					
Eagle River	LND-0014	3B4301000030	Lot 9, Section 2, T39S, R64E, CRM	45.74	Eagle River shoreline; Boy Scout Camp Trail	Parks & Recreation	Retain
	LND-0015	3B4101000010	T39S, R64E, CRM, Section 2, GLO Lot 10	10.67	Eagle River south of junction of Eagle and Herbert Rivers; Natural Area Park	Parks & Recreation	Retain
	LND-0016	3B4101000010	T39S, R64E, CRM, Section 2, GLO Lot 11	24.03	Eagle Beach; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
	LND-0017	3B4101000010	T39S, R64E, CRM, SE1/4SW1/4	40.00	Eagle River; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
North of Amalga Harbor	LND-0018	3B4201000010	USS 1198, and Tract A & B, USS 1163	113.65	Natural Area Park - Eagle Valley Center	Parks & Recreation	Retain
Amalga Harbor	LND-0019	3B4001000060	Tract 6, 7 & 8 ,USS 1286	84.41	Salt Chuck property along Amalga Harbor Road; Natural Area Park	Parks & Recreation	Retain
		3B4101000070					
		3B4001010010					
Pearl Harbor	LND-0020	3B4001000070	USS 3760	96.47	Shoreline; Natural Area Park	Parks & Recreation	Retain
		3B4001000071					
Amalga Harbor	LND-0022	3B4001040044	ATS 1377	1.94	Amalga Harbor boat launch	Docks & Harbors	Retain
	LND-0023	3B4101000014	Tract A & B, ATS 1560	2.10	Amalga Harbor & Salt Chuck	Parks & Recreation	Retain
		3B4101000015					
Pearl Harbor	LND-0025	3B3901000121	Tract 3, USS 1466 & North Lot A, USS 2516	13.97	Jensen-Olson Arboretum; conservation easement	Parks & Recreation	Retain
		3B3901000130					
Amalga Harbor	LND-0026	3B4001040041	Lot 1, Amalga Harbor Subdivision	3.97	Amalga boat launch & parking	Docks & Harbors	Retain
Inland from Amalga Harbor	LND-0027	3B4101010074	Lot 4, Strawberry Acres Subdivision	3.62	Open space near Amalga Harbor; conservation easement	Parks & Recreation	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Tee Harbor	LND-0101	8B3701040011	Tract B, Beardsley Bay Subdivision	1.83	Natural Area Park	Docks & Harbors	Retain
	LND-0102	8B3701020010	Lot 1, Block 2, Tee Harbor Alaska Subdivision	0.63	Narrow, undevelopable roadside lot; future ROW	Public Works	Retain
	LND-0103	8B3701050030	Tract. A, Tee Harbor Alaska Subdivision	1.33	North tip of Tee Harbor Subdivision; Natural Area Park	Parks & Recreation	Retain
	LND-0104	8B3701050020	Tract B, Tee Harbor Alaska Subdivision	1.14	North tip of Tee Harbor Subdivision; Natural Area Park	Parks & Recreation	Retain
	LND-0105	8B3701050011	Tract CC, Beardsley Bay Subdivision	1.66	Natural Area Park	Docks & Harbors	Retain
	LND-0106	8B3701000200	Lot 5, Block 1, Tee Harbor Alaska Subdivision	0.65	Three private water rights and waterlines exist on this lot; beach access to north Tee Harbor.	Public Works	Retain
	LND-0107	8B3701050080	Lot 1A, USS 3060	0.44	Northwest Tee Harbor waterfront lot; shoreline access	Docks & Harbors	Retain
South Tee Harbor	LND-0109	8B3501040050	Lot 13, USS 3058	0.14	Small access lot from Stephens Road to Favorite Channel shoreline (undeveloped)	Parks & Recreation	Retain
	LND-0110	8B3601030020	Lot 41, USS 3058	3.03	Parcel is divided by ROW corridor; used for parking	Docks & Harbors	Retain
	LND-0111	8B3501030100	Lot 19A, USS 3059	0.34	Junction of Point Stephens Road and Point Stephens Spur Road; Natural Area Park; shoreline access	Parks & Recreation	Retain
	LND-0112	8B3501030060	Lot 22A, USS 3059	0.31	Point Stephens Spur Road; Natural Area Park; shoreline access	Parks & Recreation	Retain
	LND-0113	8B3601030200	Lot 39, USS 3058	1.02	Tee Harbor parking lot & latrines, at the end of Point Stephens Road	Docks & Harbors	Retain
	LND-0114	8B3601000070	Lots 1 - 31, Lot A-1 & Tract A, and Trails End Drive, Point Stephens Alaska Subdivision	56.07	West side of southern Tee Harbor peninsula; Natural Area Park	Parks & Recreation	Retain
	LND-0115	8B3601020040	Lot B-5, Tr. A, USS 2388	0.76	Eastern side of southern Tee Harbor peninsula	Parks & Recreation	Retain
	LND-0116	8B3601030180	ATS 615A	3.18	Tee Harbor tidelands	Docks & Harbors	Retain
North Tee Harbor	LND-0117	8B3701050120	Lot 1, USS 3764	0.86	Southern tip of northern peninsula	Parks & Recreation	Retain
	LND-0118	8B3701050131	Tract A, Beardsley Bay Subdivision	14.46	Western portion of northern peninsula; Natural Area Park	Parks & Recreation	Retain
South Tee Harbor	LND-0120	8B3401030040	Tract A, USS 3765	3.16	Lynn Canal Fire Station	Fire Department	Retain
	LND-0121	8B3401030050	Lot 64, USS 3268	1.66	South end of Lynn Canal Fire Station; future expansion	Fire Department	Retain
	LND-0122	8B3601030130	Lot 1, Harbor Lites Subdivision	0.23	Waterfront lot	Lands & Resources	Retain
Lena Point	LND-0127	8B3301070090	Block E, South Lena Subdivision	64.34	Future residential development	Lands & Resources	Dispose
South Lena	LND-0129	8B3301050080	Lot 8, Block B, South Lena Subdivision	0.84	Future disposal	Lands & Resources	Dispose
Lena Cove	LND-0130	8B3501010200	Lot 10A, USS 3055	0.21	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	LND-0132	8B3301000250	Lot E-E, USS 3053	0.32	Pedestrian beach access from Point Lena Loop to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Cove	LND-0133	8B3401010040	Lot D-D, USS 3056	0.23	Pedestrian beach access from 17.1 mile north Glacier Hwy to Lena Cove (undeveloped)	Parks & Recreation	Retain
	LND-0134	8B3401000060	Lot 3A, USS 3055	0.14	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain
Lena Point	LND-0135	8B3301070070	Block F, South Lena Subdivision	51.50	Public area greenbelt	Parks & Recreation	Retain
South Lena	LND-0137	Unassigned	Fraction of Lot 3, USS 3809	1.02	AEL&P substation	Lands & Resources	Retain
	LND-0139	8B3301050070	Lot 7, Block B, South Lena Subdivision	0.76	Future wastewater treatment plant	Lands & Resources	Retain
	LND-0140	8B3301060080	Lot 8, Block C, South Lena Subdivision	0.72	Future disposal	Lands & Resources	Dispose
	LND-0141	8B3301050040	Lot 4, Block B, South Lena Subdivision	1.35	Future disposal	Lands & Resources	Dispose
	LND-0142	8B3301050010	Lot 1, Block B, South Lena Subdivision	2.35	Future disposal	Lands & Resources	Dispose
	LND-0143	8B3301040180	Lot 18, Block A, South Lena Subdivision	1.47	Future disposal	Lands & Resources	Dispose
	LND-0144	8B3301040200	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	8B3301040100	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	8B3301040080	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0148	8B3301040070	Lot 7, Block A, South Lena Subdivision	0.93	Future disposal	Lands & Resources	Dispose
	LND-0149	8B3301010112	Lot B, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	4B3301000050	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy; water pumps for Lena Loop Reservoir; Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	4B3301000060	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
	LND-0152	4B3301020080	Lot 18A, USS 3054	0.73	16145 Lena Loop Road; Pedestrian beach access from Point Lena Road to Favorite Channel	Parks & Recreation	Retain
Point Louisa Road	LND-0153	4B3301020170	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
	LND-0154	4B3201010020	Lot 10A, USS 3051	0.15	Property does not abut Hwy; located along Favorite Channel, north of Point Louisa; used for pedestrian access	Parks & Recreation	Retain
Lena Point	LND-0157	8B3501010030	Lot 1A-1, USS 3808	29.98	Park at northwestern tip of Lena Point	Parks & Recreation	Retain
East of Lena	LND-0158	8B3401000100	USS 3807	151.17	Point Louisa - Lena Cove, 15.6 - 17.4 mile north Glacier Hwy; baseball field; Aant'iyek Park	Lands & Resources and Parks & Recreation	Retain / Dispose

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	LND-0159	8B3301040030	Lot 3, Block A, South Lena Subdivision	0.97	Future disposal	Lands & Resources	Dispose
Auke Bay	LND-0200	4B3001020050	ATS 1533	4.30	Current lessee - Allen Marine; east of Ferry Terminal	Docks & Harbors	Retain
	LND-0201	4B3001020020	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area; Parks & Recreation manages area of stream corridors; Stablers Rock Quarry	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B3001020021					
Indian Cove	LND-0202	4B3101030120	Lot 2, USS 3810	1.54	Auke Bay (Indian Cove), small island west of Indian Point; Natural Area Park	Parks & Recreation	Retain
	LND-0203	4B3101020040	Lots 3 & 4, Indian Point	24.02	Southern portion of Indian Point; Natural Area Park. This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people."	Parks & Recreation	Retain
	LND-0204	4B3101020010	ATS 239	4.70	Indian Cove	Docks & Harbors	Retain
	LND-0205	4B3101020020	Lot 2, USS 3811	28.16	Auke Cape; road easement deed (Lot 6 USS 3811) for access to the lot. This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people."	Parks & Recreation	Retain
Auke Bay	LND-0209	4B3001020040	ATS 1170	1.69	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
	LND-0210	4B3101000110	Lot A1, USS 2389	2.41	Auke Bay, above Glacier Hwy - Auke Nu Cove; undeveloped access from north Glacier Hwy to CBJ owned Lot 1, USS 3810	Lands & Resources	Retain
	LND-0211	4B3001020035	ATS 1525, Tract A & B	1.16	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
		4B3001020045					
	LND-0212	4B3101000021	Lot 1, ATS 357	0.61	Auke Bay tidelands	Docks & Harbors	Retain
	LND-0213	4B3101000230	ATS 1644	0.39	Dock for seafood processing plant at Auke Nu Cove	Docks & Harbors	Retain
Back Loop	LND-0300	4B2601010021	Lot 3, Bonnie Subdivision	1.09	Panhandle lot along Mendenhall Loop Road; purchased to enhance access options for development of CBJ's "Hill 560" property east of Auke Lake	Lands & Resources	Retain
Auke Bay	LND-0301	4B2801020130	Fraction USS 3812	0.36	Undeveloped pedestrian beach access & stream easement from 12.6 mile north Glacier Hwy to Auke Bay	Parks & Recreation	Retain
	LND-0302	4B2801020070	FS ROW, USS 2909	0.14	Beach access; stream corridor from 12.5 mile north Glacier Hwy to Auke Bay (undeveloped)	Parks & Recreation	Retain
	LND-0303	4B2801010060	Tract A & Lot 2, USS 3819	0.95	12.3 mile north Glacier Hwy; Auke Bay Wastewater Treatment Plant	Parks & recreation, Public Works and Docks & Harbor	Retain
		4B2801010080					
	LND-0305	4B2801040220	Lot 1, USS 2391	1.39	12.7 mile Glacier Hwy; Spaulding Meadows Trail and trailhead parking.	Parks & Recreation	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Auke Bay	LND-0306	4B2801030110	Lot 3, USS 2391	1.20	Access and entrance to Auke Bay Elementary School	School District	Retain
	LND-0307	4B2801010050	Fraction of Lot 5, USS 2664	0.30	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0308	4B2801020121	ATS 1669	0.95	Thomas - current lessee	Docks & Harbors	Retain
	LND-0309	4B2801020045	ATS 33	1.25	Taylor - current lessee; Fisherman's Bend	Docks & Harbors	Retain
	LND-0310	4B2301050100	ATS 739	6.05	Statter Harbor & launch ramp	Docks & Harbors	Retain
	LND-0311	4B2301050042	ATS 1126	1.57	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0312	4B2301050041	ATS 415	6.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0313	4B2801020140	ATS 1324	7.15	Fisherman's Bend marina	Docks & Harbors	Retain
	LND-0314	4B2801010034	ATS 1118	2.43	Statter Harbor	Docks & Harbors	Retain
	LND-0315	4B2801030121	Lot 3B1, USS 3820 and Tract A, Spaulding Trail ROW, Fraction USS 3820	43.90	Auke Bay Elementary School and surrounding land; western portion of lot may be used for residential purposes; Spaulding Meadows Trail	School District, Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0316	4B2801040031	Lot 2, Kirkevold Subdivision	1.73	Auke Bay Fire Station; Northern portion may be used for residential purposes.	Fire Department	Retain / Dispose
	LND-0317	4B2301050120	ATS 1251	33.84	Statter Harbor	Docks & Harbors	Retain
	LND-0318	4B2801010090	ATS 756	1.02	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0319	4B2801010070	ATS 121	1.01	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0320	4B2801010032	Lot 3C, USS 2664 and ATS 16	3.36	Small boat launch ramp	Docks & Harbors	Retain
	LND-0321	4B2801010040	Lot 4, USS 2664	0.41	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0322	4B2301050110	Fraction USS 1504	0.00	Auke Bay pump station (Statter Harbor)	Public Works	Retain
	LND-0399	4B2701000060	Fraction Lot 3, USS 3820	1.68	North shore of Auke Lake	Parks & Recreation	Retain
	LND-0400	4B2701080130	Fraction Lot 3, USS 3820	171.80	Future low-density residential; open space	Lands & Resources and Parks & Recreation	Retain / Dispose
Back Loop	LND-0401	4B2701080120	Lot 1, USS 3820	9.82	6 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain
	LND-0403	4B2601010120	Lot 7, Tract B, USS 2392	0.63	Undeveloped ROW at 5.5 mile Mendenhall Loop Road	Lands & Resources	Retain
Auke Lake	LND-0404	4B2701020040	Lot 1, Tract A, USS 2392	0.67	Undeveloped ROW & pedestrian access to Auke Lake at the mouth of Lake Creek (from Back Loop Road)	Parks & Recreation	Retain
Back Loop	LND-0406	4B2701070070	Lot 4, USS 3820	2.73	North of Auke Lake; 6 mile Mendenhall Loop Road; undeveloped access route from 5.7 mile Mendenhall Loop Road to USS 3406 & USS 3820.	Public Works	Retain
	LND-0410	4B2601030010	Lot 2, USS 3730	21.28	West Mendenhall Valley, 5 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Montana Creek	LND-0411	4B2901410022	Lot 2 & Lot 3, McGinnis View Subdivision	1.98	Adjacent to Montana Creek Road; Natural Area Park	Parks & Recreation	Retain
		4B2901410023					
	LND-0412	4B2901420010	Tract C, USS 2337 & Tract A, ASLS 98-6; Portion USS 10242	852.68	Montana Creek Road, from Gun Club to Rifle Range; Montana Creek; Natural Area Park	Parks & Recreation	Retain
		4B2901410013					
		4B2901400010					
	LND-0413	4B2901340051	Tract A & B, Montana Creek Subdivision III	3.94	Open space - greenbelt	Parks & Recreation	Retain
		4B2901340270					
Back Loop	LND-0415	4B2901090030	Nunatak Terrace II, North & South Public Park Reserve	1.42	Dedicated open space	Parks & Recreation	Retain
		4B2901100040					
Montana Creek	LND-0416	4B2901260120	Block C Park, Brigadoon Estates I; Block B Park, Brigadoon Estates I; Block B Park, Brigadoon Estates II; 3 Greenbelt Corridors, Brigadoon Estates I & II	2.13	Brigadoon Estates dedicated open space; three parcels and 20' wide strips either side of Skaters Cabin Road	Parks & Recreation	Retain
	LND-0417	3M000MTACRK3	USMS 939	165.29	Patented claims south of McGinnis Creek; Natural Area Park; remote	Parks & Recreation	Retain
	LND-0418	4B2901410012	Tract B, USS 2337	2.10	Property to be managed for wetland values	Parks & Recreation	Retain
	LND-0419	4B2901410011	Tract A, USS 2337	2.53	Adjacent to Montana Creek Road; to be managed for wetlands	Parks & Recreation	Retain
West Mendenhall Valley	LND-0420	4B2201010100	USS 3873	121.56	Pederson Hill; future residential subdivision	Lands & Resources	Dispose
	LND-0427	4B2501050030	Fraction of USS 2551	7.58	Former Harlan Olsen property; trail	Parks & Recreation	Retain
	LND-0429	4B2201010030	Fraction of Lot 1, 2, & 5, USS 4598	135.25	Former Kaiser Property; Mendenhall River frontage and greenbelt; trail	Parks & Recreation	Retain
		4B2501050020					
		4B2601020030					
	LND-0431	4B2201010050	Lot 14, USS 4598	27.36	South of junction of Montana & Mendenhall Rivers; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0432	4B2201010061	Lot 15, USS 4598	2.67	North of Brotherhood Bridge Park; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0433	4B2201010072	Tract B, USS 1041	5.11	Mendenhall River greenbelt; north of Brotherhood Park	Parks & Recreation	Retain
	LND-0434	4B1601000010	Tract B, USS 1042 & Fraction USS 1193	24.63	Brotherhood Bridge Park	Parks & Recreation	Retain
		4B2101000011					
	LND-0435	4B1701000010	Tracts 1-3 & 8-11, Wildmeadow Park Subdivision	13.46	Seven parcels in Wildmeadow Park	Parks & Recreation	Retain
		4B1701000020					
		4B1701000030					
		4B1701000070					
		4B1701000080					
		4B1701000090					
	LND-0436	4B2201010071	Tract A, USS 1041	10.48	Brotherhood Park (future Raptor Center)	Lands & Resources	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Auke Lake	LND-0440	4B2201010010	USS 3406	231.00	Auke Lake, entire east side; 400 foot band along shore managed by Parks & Recreation	Parks & Recreation and Lands & Resources	Retain / Dispose
		4B2201010011					
West Mendenhall Valley	LND-0441	4B2201010042	Lot 7A, USS 4598	126.33	Montana Creek greenbelt	Parks & Recreation	Retain
	LND-0442	4B2601040110	Parcels A & B, Moraine Edge Subdivision	7.12	Playground and open space	Parks & Recreation	Retain
		4B2601040240					
Auke Lake	LND-0449	4B2301030080	Lot 2, USS 3832	1.20	Auke Lake Wayside	Parks & Recreation	Retain
West Mendenhall Valley	LND-0450	4B1701100120	USS 1401	31.97	South and east of Fire Training Center, Pollution Control Project, west Mendenhall valley; Southeast Alaska Food Bank; vacant land along Sherwood Lane & Crazy Horse Drive	Lands & Resources	Retain / Dispose
	LND-0451	4B1701040021	Lots 2 & 3, Block 2, Mendenhall Valley Industrial Park 2 Subdivision	2.12	10099 Bentwood Place; CBJ bus maintenance facility	Public Works	Retain
	LND-0453	4B1701100130	Lot A, USS 1041	5.69	Hagevig Regional Fire Training Center	Fire Department	Retain
	LND-0454	4B1701040040	Lot 4, Block 2, Mendenhall Valley Industrial Park No. 2 Subdivision	1.51	Public Works maintenance shop	Public Works	Retain
	LND-0455	4B1701040051	Parcel 1, Tract 1, Mendenhall Valley Industrial Park Subdivision	0.59	Public Works maintenance shop	Public Works	Retain
	LND-0460	4B1701080010	Lot 1, Mason Industrial Park Subdivision	0.84	Crazy Horse Drive; CBJ School District warehouse & offices	School District	Retain
Mendenhall Peninsula	LND-0501	4B2301000120	Lot 1, USS 3832	11.15	North end of Mendenhall Peninsula, junction of Glacier Hwy & Fritz Cove Road	Lands & Resources	Dispose
	LND-0503	4B2301000050	Lot 54, USS 3274	0.70	Mendenhall Peninsula north; undeveloped access route to Lot 1, USS 3817 from 11.3 mile North Glacier Hwy.	Lands & Resources	Retain
Pederson Hill	LND-0504	4B2201020090	Lot 9, USS 3260	0.91	North of junction of Glacier Hwy & Engineers Cutoff; undeveloped access route from north Glacier Hwy	Public Works	Retain
Mendenhall Peninsula	LND-0505	4B2201040020	Lot 11, USS 3260	0.95	South of junction of North Glacier Hwy & Engineers Cutoff; long linear lot not necessarily needed for access; might be useful as future pump station site; Peterson Hill Creek	Lands & Resources	Retain
	LND-0507	4B2201070101	Lot N, USS 2386	2.20	Mendenhall Peninsula north, 11 mile north Glacier Hwy; access route from 11 mile north Glacier Hwy to water reserve	Public Works	Retain
		4B2201070100					
	LND-0510	4B2301010170	Lot 1, USS 3817	416.66	Mendenhall Peninsula, central portion of northern half	Lands & Resources and Public Works	Retain / Dispose

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Mendenhall Peninsula	LND-0511	4B1801020290	Lot 2, USS 3817	0.58	Small Island near end of Ann Coleman Road (off of Fritz Cove Road) in Auke Bay; Natural Area Park	Parks & Recreation	Retain
	LND-0518	4B2001030031	Lots 21 & 22, Spruce Point Estates Subdivision	0.70	Two parcels; potential water access parking and shoreline	Docks & Harbors	Retain
		4B2001030250					
	LND-0520	4B1901070010	Lot 3A, ASLS 78-171	349.61	Mendenhall Peninsula; Smuggler's Cove managed by Parks & Recreation	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B1901070011					
	LND-0521	4B2001050090	Lot 2, ASLS 78-171	1.60	About 1055 Fritz Cove Road (near end); Undeveloped access route from end of Fritz Cove Road to Lot 3, USS 3816	Lands & Resources	Retain
	LND-0522	4B1901010100	Lot 2, USS 3814	0.98	Undeveloped access route from Mendenhall Peninsula Road to shoreline & upland; near south end of Mendenhall Peninsula Road	Lands & Resources and Parks & Recreation	Retain
		4B1901010101					
	LND-0523	4B2001000040	Lot 1, ASLS 78-171	0.89	About 1400 Fritz Cove Road; undeveloped pedestrian access from Fritz Cove Road to Auke Bay; shore access.	Parks & Recreation	Retain
	LND-0524	4B1901040170	Lot 1, USS 3814	1.15	Mendenhall Peninsula Spur Road; Mendenhall Wetlands; undeveloped Echo Road	Lands & Resources and Parks & Recreation	Retain
		4B1901040171					
	LND-0526	4B2001050080	Tract B, Fritz Cove Alaska Subdivision	0.66	Beach access; public use site	Docks & Harbors	Retain
	LND-0530	4B2301020080	FS ROW, USS 2670	0.38	0.5 mile Fritz Cove Road on beach; shoreline; ROW; undeveloped pedestrian access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0531	4B1801060070	Lot 45, USS 3261	0.67	0.8 mile Fritz Cove Road; access to interior parcel	Lands & Resources	
	LND-0532	4B1801000080	Lot 66, USS 3261	0.48	0.8 mile Fritz Cove Road; undeveloped pedestrian beach access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0533	4B180101002R	FS ROW, USS 2515	0.03	Fritz Cove Road; beach access; Mendenhall Peninsula; 10' wide undeveloped route from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0534	4B1801040150	ROW, Fraction USS 2390	0.79	1.75 mile Fritz Cove Road; developed driveway access routes from Fritz Cove Road to private lands	Lands & Resources	Retain
Spuhn Island	LND-0535	4B2001120010 4B2001120020	Lots 7 and 8, U.S. Survey 12335	58.40	Western portions of Spuhn Island suitable for recreation	Parks & Recreation	Retain
East Mendenhall Valley	LND-0536	5B2101210190	Public River Access, Lakewood Subdivision III	0.12	River access	Parks & Recreation	Retain
	LND-0599	5B2402000300	S'it' Tuwan Park Site	0.23	Playground in S'it' Tuwan Subdivision	Parks & Recreation	Retain
	LND-0600	5B2501580080	Lot 1, USS 2385	24.96	Mendenhall River Elementary School	School District	Retain
	LND-0601	5B2101480030	USS 3757	4.51	Dredge pond north of Nancy Street Pond	Parks & Recreation	Retain
	LND-0602	5B2501580070	Tract B, Riverside Heights Subdivision	2.22	Recreation Service Park	Parks & Recreation	Retain
	LND-0603	5B2501410190	Tract D, USS 3872	7.95	Melvin Park	Parks & Recreation	Retain
	LND-0604	5B2501440010	Lot 3, Tim Subdivision	0.48	Mendenhall River greenbelt	Parks & Recreation	Retain

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East Mendenhall Valley	LND-0605	5B2101320051	Tract A, Lot 6, USS 4598	8.46	Rotary Park	Parks & Recreation	Retain
	LND-0606	5B2101080023	Lot 1, Riveredge Subdivision & Tracts I & II, Lakeside Subdivision	77.28	Dimond Park; ball fields; Dimond Park Field House; Thunder Mountain High School; Riverbend Elementary School; Dimond Park Aquatic Center; Mendenhall Valley Library; Parks & Recreation landscape shop	Parks & Recreation, Eaglecrest, Library, School District	Retain
		5B2101080024					
		5B2101080025					
	LND-0608	5B2101520010	Fraction of USS 2100	10.68	Glacier Valley Elementary School	School District	Retain
	LND-0609	5B2401000020	Fraction of Lot 1A, USS 2084.	15.18	Floyd Dryden Middle School	School District	Retain
	LND-0610	5B2401030060	Lot 2A, USS 5504	226.28	Base of Thunder Mountain; access to water reservoir; Under Thunder Trail	Lands & Resources, Public Works and Parks & Recreation	Retain / Dispose
		5B2401370171					
	LND-0611	5B2401000010	Fraction of Lot 1-A, USS 2084	18.60	Adair-Kennedy Memorial Park	Parks & Recreation	Retain
	LND-0612	5B2501300221	Tracts BB & CC, Fraction of USS 3144	1.62	Three greenbelt lots along Duck Creek	Parks & Recreation	Retain
	LND-0613	5B2601010040	Open Space, Smith Park Subdivision IV	0.21	Open area, end of Betty Court; river access	Parks & Recreation	Retain
	LND-0614	Unassigned	Utilities and Recreation Lot, Golden Nugget Subdivision	1.30	Greenbelt; open space	Parks & Recreation	Retain
	LND-0617	5B2501640070	Public Recreation Area & Access, Hidden Lakes Subdivision No II; Public Area, Hidden Lakes Subdivision No III	0.60	Misc. dedicated parcels within Hidden Lakes Subdivision	Parks & Recreation	Retain
		5B2501640080					
	LND-0618	5B2401180230	Park, Mendenhaven Unit One Subdivision	12.70	Five parcels; Duck Creek greenbelt Mendenhaven Mini Park	Parks & Recreation	Retain
		5B2501790180					
	LND-0620	5B2101050130	Open Space in Fraction of Green Acres Subdivision No. I	2.06	Open space, Jerry Drive	Parks & Recreation	Retain
	LND-0621	5B2101300130	Fraction of Block A, Field Acres Subdivision	1.29	Duck Creek greenbelt	Parks & Recreation	Retain
	LND-0644	5B1601120050	Lots 12-14, Block 29, JW McKinley Subdivision	0.07	Triangle of land/intersection of Mendenhall Loop Road & Glacier Hwy; Duck Creek	Public Works	Retain
	LND-0646	5B1601020230	Fraction of USS 381	0.83	Juneau Receiving Home - Miller House	Lands & Resources	Retain
	LND-0647	5B1601090010	Tract D, Dales Subdivision	1.49	Area next to Duck Creek north of Del Rae Road; Natural Area Park	Parks & Recreation	Retain
	LND-0648	5B1601020220	Fraction of USS 381	4.57	2400 Mendenhall Loop Road, Pipeline Skate Park located within Jackie Renninger Park	Parks & Recreation	Retain
	LND-0649	3B1601000030	Tract D, USS 381	0.54	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0650	3B1601000020	Multiple Descriptions	664.00	Airport; Also includes files LND- 0653, 0649, 0652, 0662, 0663, 0670	Airport	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
East Mendenhall Valley	LND-0651	5B1601220010	Block A, Utility Park	3.21	Mendenhall Wastewater Treatment Plant - 2009 Radcliffe	Public Works	Retain
	LND-0652	5B1501080010	Tract A, USS 1434	0.69	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0653	3B1601000010	Tract B according to Plat 78-40	8.20	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0655	5B1601000025	Tract GB, Glacier Mall Subdivision	0.89	Jordan Creek greenbelt	Parks & Recreation	Retain
	LND-0656	5B2101350170	Tract A2, Tall Timbers Subdivision 2	6.02	Nancy Street pond	Parks & Recreation	Retain / Dispose
	LND-0658	5B2101360180	Tract A, Tall Timbers #5 Subdivision	1.05	Subdivision open space	Parks & Recreation	Retain
	LND-0659	5B1601080080	Fraction of Lot 8, Block H, Tongass Park Subdivision	0.02	Open space	Parks & Recreation	Retain
	LND-0660	5B1501030081	Lots 8-21 Block D, Lots 1-3 & Lots 12-21 Block H, Lots 1-5 Block L; Lots 2-10, Block K, Valley Centre Greenbelt Subdivision	8.42	Jordan Creek greenbelt; also includes file LND-0654	Parks & Recreation	Retain
		5B1501030090					
		5B1501060010					
		5B1501060020					
		5B1501060100					
		5B1501080030					
		5B1501090010					
		5B1501090011					
	LND-0661	3B1501000010	Fraction of USS 1195	2.20	Glacier Valley Fire Station (Airport)	Fire Department	Retain
	LND-0662	5B1601220030	Fraction of USS 1742	1.00	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0663	3B1601000020	Fraction of USS 1195	33.95	Temasco Lease, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0665	Unassigned	Greenbelt, Smith Park Subdivision III	0.60	Narrow greenbelt along Sharon Street; may be appropriate for disposal to adjacent neighbors	Parks & Recreation	Retain / Dispose
	LND-0670	3B1601000010	Fraction of USS 381, ATS 716	338.46	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0671	Unassigned	Public River Access, Lakewood Subdivision No. I	0.10	Public access to Mendenhall River	Parks & Recreation and Public Works	Retain
Sunny Point	LND-0801	5B1401040120	Lot N, USS 2475	3.13	Partially developed access route through Sunny Point Peninsula to Mendenhall Refuge	Parks & Recreation	Retain
Lemon Creek	LND-0812	5B1201340020	Tract B-1, ASLS 2004-22	64.98	Land behind prison; portion of North Lemon Creek Material Source	Lands & Resources	Retain / Dispose
	LND-0816	5B1401000021	Lot 2A, USS 3258	11.47	7-Mile Property; Public Works shop	Public Works	Retain
	LND-0817	5B1401000011	Lots 27-32, USS 3258	8.33	Adjacent to Public Works shop and behind DOT	Lands & Resources	Retain / Dispose
	LND-0818	5B1201390030	Lots 41 & 42, SSG Subdivision IV	0.76	Hazardous waste; utility shop & offices	Public Works	Retain
		5B1201390040					
	LND-0819	5B1201020040	Lots 4 & 5, SSG Subdivision	0.75	Public Works utility shop on Shaune Drive	Public Works	Retain
		5B1201020050					

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Lemon Creek	LND-0820	5B1301130020	Lot A-2, USS 5504, Tract A1-B, USS 5504 and Tract A1-C, USS 5504	738.90	Lemon Creek to Sunny Point and include Switzer Creek; behind DOT/PF, Gruening Park, Pinewood Park, State prison and CBJ Public Works; residential subdivision; greenbelt; Dzantiki Heeni Middle School; North Lemon Creek Material Source; portion of Renninger Drive should be designated at ROW; Renninger Subdivision	Lands & Resources, Parks & Recreation and School District	Retain / Dispose
		5B1301130030					
	LND-0821	5B1301110010	Tract 1, USS 2121	10.38	Switzer Creek Natural Area Park	Parks & Recreation	Retain
	LND-0822	5B1201290010	Lots 1-3, Block A; Lots 1-8, Block C; Lots 1-8, Block G; Lots 1-8, Block K; Lots 1, 2, 12-16, Block L; Lots 1-8, Block V; Lots 1-12, Block W; Lots 1-3, 10-12, Block X; Pinewood Park Subdivision 2	16.06	Switzer Creek Natural Area Park	Parks & Recreation	Retain
		5B1201290020					
		5B1301000010					
		5B1301030010					
		5B1301030020					
		5B1301050010					
		5B1301050020					
		5B1301050070					
		5B1301060010					
		5B1301060020					
	LND-0823	5B1201020170	Tract A, SSG Subdivision	1.79	Lemon Creek access to CBJ lands; future access route	Lands & Resources	Retain
	LND-0825	5B1301100041	Tract 4B & 5B, USS 2121 & Lot 1A, USS 2137	1.45	Access to Dzantiki Heeni Middle School; assemblage of portions of three separate properties; middle school access road; remainder should be designated as ROW	Public Works	Retain
	LND-0827	5B1301070038	Tract J, JPD Subdivision	5.57	Juneau Police Station	Police Department	Retain
	LND-0829	5B1201310032	Lot 2B, RSH Subdivision II	35.56	Lemon Creek Access Corridor - formerly Horecny property acquisition; Lemon Creek Riverbed	Lands & Resources	Retain
	LND-0830	5B1201360021	Lot 4, HDK Subdivision	171.16	South and east of Lemon Creek, across from jail & south of Sawmill Creek; Lemon Creek Gravel Pit; behind Home Depot	Lands & Resources and Parks & Recreation	Retain / Dispose
		5B1201360060					
	LND-0832	5B1301130000	Lot 6, USS 5504	17.22	North of Switzer Village Mobile Home Park; west of Dzantiki Heeni Middle School	Lands & Resources	Retain / Dispose
	LND-0833	5B1201100020	Lot 6, Block E, Pinewood Park Subdivision No. 2	0.31	Sigoowu Ye Playground	Parks & Recreation	Retain
	LND-0834	5B1201360040	Lot 1, HDK Subdivision	7.65	Parcel across from Home Depot store; end of Commercial Blvd	Lands & Resources	Retain
	LND-0835	5B1201000160	USS 7297	20.90	Lemon Creek Trail; south of Home Depot	Lands & Resources and Parks & Recreation	Retain
		5B1201000161					

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Twin Lakes	LND-0836	Unassigned	Green Area, Twin Lakes Subdivision	0.17	Open space adjacent to ROW	Parks & Recreation	Retain
	LND-0837	7B1001090060	Tract A, B & C, Mountainside Estates Subdivision I and Lot 7, Block E, Mountainside Estates Subdivision II	2.01	Subdivision open space; four parcels	Parks & Recreation	Retain
		7B1001100240					
		7B1001140110					
	LND-0838	7B0901020150	Lot 1, Salmon Falls Two Subdivision	13.20	Lot above Wire Street; limited access.	Lands & Resources	Dispose
Salmon Creek	LND-0839	7B0901030035	Unsurveyed. ASLS 96-28	2.28	Public fishing dock adjacent to the Juneau Empire and DOT/PF buildings	Docks & Harbors	Retain
	LND-0840	7B0901020130	Lot 3, Salmon Falls Two Subdivision	10.16	Salmon Creek, behind hospital, across Salmon Creek & north of Greenwood Subdivision; hospital expansion, open space for Salmon Creek & Blackerby Ridge Trailhead; Wildflower Court	Hospital	Retain
Twin Lakes	LND-0841	7B0901040181	Twin Lakes Park	77.80	Twin Lakes Recreation Area, Project Playground, parking and includes the lakes. Also includes files LND - 0842, 0843, 0844, 0845, 0852	Parks & Recreation	Retain
		7B0901040180					
	LND-0842	7B0901040180	Parcel C, D, E & H, USS 1210	0.39	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0843	7B0901040181	Parcel A-E USS 1861	0.61	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0844	7B0901040180	Fraction of USS 2132	0.84	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0845	7B0901040180	Parcels A & B, USS 2502	0.54	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	LND-0848	7B0901030034	ATS 1412	1.27	Channel Drive Wayside Park	Parks & Recreation	Retain
Twin Lakes	LND-0851	7B0901040180	Fraction USS 1075	0.98	Twin Lakes Hatchery; CBJ owns the land	Lands & Resources	Retain
		7B0901040170					
	LND-0852	7B0901040170	Fraction USS 1075	0.75	Part of Twin Lakes parking, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	LND-0853	7B0901020112	Tracts A & B, ASLS 99-22	11.12	Land adjacent to Bartlett Regional Hospital; includes reservoir site and access road	Hospital	Retain
		7B0901020111					
	LND-0854	7B0901020041	Lot 1, Hospital Subdivision; Lot 3, Salmon Falls Two Subdivision; Fraction USMS 968	16.06	Bartlett Regional Hospital Complex	Hospital	Retain
		7B0901020050					
		7B0901020060					
	LND-0855	7B0901030101	ATS 1277	1.83	Tideland parcel off of Channel Drive	Docks & Harbors	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Norway Point	LND-0857	7B0801060070	Lot 7, Block A, White Subdivision	0.17	Avalanche hazard (open space)	Public Works	Retain
	LND-0858	7B0801060140	Lot 14, Block A, White Subdivision	0.15	Avalanche hazard (open space)	Public Works	Retain
	LND-0859	7B0801050070	Lot 7, Block B, White Subdivision	0.18	Avalanche hazard (open space)	Lands & Resources	Retain
	LND-0860	1C020K010042	Fraction ATS 773	2.61	Juneau Yacht Club	Docks & Harbors	Retain
		1C020K010030					
		1C020K010041					
Salmon Creek	LND-0861	7B0901010070	ATS 1356, Tract A & B	4.88	DIPAC - Channel Drive	Docks & Harbors	Retain
	LND-0862	7B0901010062	ATS 1067	0.26	Juneau Ready Mix - Channel Drive	Docks & Harbors	Retain
	LND-0863	7B0901010061	Lot 2, ATS 7	1.61	Juneau Ready-Mix - Channel Drive	Docks & Harbors	Retain
	LND-0864	7B0901010020	Fraction Lot 2, ATS 18	0.46	Vacant; formerly Channel Marina, seaplane float	Docks & Harbors	Retain
	LND-0865	7B0901010020	Fraction Lot 3, ATS 18	0.46	Vacant; formerly Channel Marina boat shop	Docks & Harbors	Retain
Twin Lakes	LND-0866	7B1001030050	Lot 1, USS 13137	0.04	Greenwood Avenue parcel	Lands & Resources	Dispose
Norway Point	LND-0867	7B0801070012	Tract B, Parker Subdivision	9.30	White Subdivision hazard area; purchased to prevent development in hazard area.	Parks & Recreation	Retain
Juneau Waterfront	LND-0890	1C020K010050	Tidelands	171.50	Downtown Juneau Tidelands, including Aurora Basin Boat Harbor and Harris Boat Harbor, also includes files LND-1100 and LND-1101; all the way to Little Rock Dump	Docks & Harbors	Retain
		1C020K010021					
		1C020K010020					
		1C100K830032					
		1C020K010022					
		1C100K830032					
		1C060K510010					
		1C060K510040					
		1C030K510011					
	LND-0891	1C060K630050	Fraction ATS 3 & Fraction Block 87, Tidelands Addition	0.64	Spit; future seawalk location; near Fish & Game Building	Docks & Harbors	Retain
Juneau	LND-1002	1C060V050070	Lot 7, Block 5, Indian Village	0.03	Indian Village; encroaching mobile home	Lands & Resources	Dispose
	LND-1005	1C030C030050	Lot 6, Block 203, Casey-Shattuck Subdivision	0.01	Small remnant, triangular shaped lot located between Capital Avenue and A Street; possible street vacation	Public Works	Retain
	LND-1006	1C060C250080	Fraction Lot 6, Block 225, Casey Shattuck Addition	0.001	Intersection at 9th Street & Glacier Avenue; ROW	Public Works	Retain
	LND-1007	1C070A110010	Lot 1, Lot 2, Fractions of Lot 8 and 3, Block 11, Juneau Townsite	0.30	North Franklin Parking Lot	Parks & Recreation and Lands & Resources	Dispose
		1C070A110020					
		1C070A110140					
	LND-1008	1C060V050020	Lots 2 & 3, Block 5, Indian Village	0.11	Indian Village	Lands & Resources	Dispose
		1C060V050030					
	LND-1009	1C070A020051	Lot 8A, Block 2, Juneau Townsite	0.01	Landscaping along Main Street	Public Works	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1010	1C070A050011	Lot 1A, Block 5, Juneau Townsite	0.02	Sidewalk along Main Street	Public Works	Retain
	LND-1011	1C070A130012	Lot 9, Block 13, Juneau Townsite	0.09	Guna-ka-deit Park	Parks & Recreation	Retain / Dispose
	LND-1012	1C070A200030	Lots 2-4, Block 20, Juneau Townsite	0.30	Juneau-Douglas City Museum	Library	Retain
	LND-1013	1C070A240030	Lot 2, Block 24, Juneau Townsite	0.11	Parcel adjacent to Russian Orthodox Church	Parks & Recreation	Dispose
	LND-1014	1C060V050050	Lot 5, Block 5, Indian Village	0.05	Indian Village	Lands & Resources	Dispose
	LND-1015	1C070A200080	Lot 7 & Fraction Lot 8, Block 20, Juneau Townsite	0.04	Beatrix Park; adjacent to Juneau-Douglas City Museum	Parks & Recreation	Retain
	LND-1017	1C060A310060	Fraction of Lot 5, Block 31, Juneau Townsite	0.01	Property on Dixon Street & 7th Street; remnant used for ROW sight distance	Public Works	Retain
	LND-1018	1C070A230011	Lots 1-8, Block 23, Juneau Townsite	0.90	Capital School Playground	Parks & Recreation	Retain
	LND-1019	1C060A310010	Lot 1, Block 31, Juneau Townsite	0.05	West 6th Street, Juneau; above Indian Village; open space	Parks & Recreation	Retain
	LND-1020	1C040A400100	Lots 11 & 12, USS 3379	0.20	Lots on Basin Road near Cope Park	Lands & Resources	Retain / Dispose
	LND-1021	1C060A320020	Fraction of Lot 32, Juneau Townsite	0.21	Lot on Calhoun Avenue; greenbelt above Governor's Mansion	Parks & Recreation	Retain
	LND-1022	1C040CR10070 1C030E060010	USMS 926 & USS 2348	9.51	Cope Park/Evergreen Bowl	Parks & Recreation and Public Works	Retain
	LND-1023	1C040A380010	Lots 1 & 2, & Fraction of Lot 3, Block 38, Juneau Townsite	0.22	Eighth Street & Basin Road; parking	Public Works	Retain
	LND-1024	1C040A380040	Lot 5, Block 38, Juneau Townsite	0.11	Lot near Basin Road; open space/geophysical hazard buffer strip	Lands & Resources	Retain
	LND-1026	1C040A380080	Lot 8, Block 38, Juneau Townsite	0.06	Lot near Basin Road	Lands & Resources	Retain / Dispose
	LND-1027	1C040A390010	Lot 4, Block 39, Juneau Townsite	0.05	Lot on Eighth St; open space	Lands & Resources	Retain
	LND-1029	1C040M040010	USMS 289	4.71	Basin Road; Mt. Roberts Trail parking	Parks & Recreation	Retain
	LND-1030	1C040M030010	USMS 317	7.55	Basin Road, Gold Creek & lower slope of Mt. Juneau	Parks & Recreation	Retain
	LND-1031	1C040M020010	USMS 2219	9.48	Basin Road trestle; Gold Creek just before trestle	Parks & Recreation	Retain
	LND-1032	1C070A510040 1C070A510050	Lot 3 & 4, Block 101, Juneau Townsite	0.22	Northeast and above Gastineau Ave; Southeast of First Street; open space/geophysical hazard area	Lands & Resources	Retain
	LND-1033	1C070A520030	Fraction Lot 3, Block 104, Juneau Townsite	0.05	Open space/geophysical hazard area	Lands & Resources	Retain
	LND-1034	1C070A530010	Lot 1, Block 105, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1035	1C070A530040	Fraction Lot 8, Block 105, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1036	1C040A100020	Lots 3 & 4, Block 110, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1037	1C040A100010	Lots 1 & 2, Block 110, Juneau Townsite	0.20	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1038	1C040A130060	Lots 5 & 6, Block 113, Juneau Townsite	0.23	Chicken Yard Park	Parks & Recreation	Retain
	LND-1039	1C040A150010	Lots 5 & 6, Block 115, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1040	1C040A180010	Lot 5, Block 118, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1041	1C040A190040	Lot 4, Block 119, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1043	1C040M010010	USS 7, North Park	8.20	North Park, Mt. Maria	Parks & Recreation	Retain
	LND-1045	3C040M050010	Over 30 Mining Claims - legal descriptions on file	99.00	Last Chance Basin; Last Chance Mining Museum	Parks & Recreation, Public Works and Library	Retain
		3M000G0LCRK0					
	LND-1046	1C030C040090	Unknown	0.24	Hillside between Calhoun Avenue and Capital Avenue at intersection	Public Works	Retain
	LND-1047	1B0301100050	Over 170 Mining Claims - legal descriptions on file	1716.50	Primary site of the AJ Mine	Lands & Resources	Retain
	LND-1048	1C030E060020	Fraction USS 1013	0.05	Along roadside above Gold Creek near Cope Park	Public Works	Retain
	LND-1053	1C070B0R0010	Lot 2, Block R , Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area; Gastineau Avenue	Lands & Resources	Retain
	LND-1054	1C070B0R0030	Fraction of Lot 1, Block R, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1055	1C070B0S0020	Fraction of Lot 2, Block S, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1061	1C060C350010	Lots 1 & 2, Block 235, Casey Shattuck Addition	0.22	School District offices	School District	Retain
Highlands	LND-1062	1C030D050030	Lot 3, Block 3, Seater Addition	0.60	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1063	1C030DEV0110	Fraction of JES/USS 1762	2.50	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1065	1C030E030010	Tract, 3A, Irwin Addition	0.45	Access to Gold Creek Flume	Lands & Resources	Retain
	LND-1067	1C030E060030	Fraction USMS 1013	1.00	Open space/greenbelt/geophysical hazard area; Irwin Street	Lands & Resources	Retain
Juneau	LND-1070	1C040G020080	Tract A, Nelson Park Addition	0.69	Trail; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1071	1C040G020070	Lot 13, Block 2, Nelson Park Addition	0.07	425 Nelson Street, Starr Hill; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1072	1C040G040030	Lots 4-8, Block 4 Nelson Park Addition	0.21	420 to 426 Nelson Street above Park Street Stairs, Starr Hill; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1079	1C070H010010	Tract A, East Park	33.11	East Park, above Gastineau Avenue; geophysical hazard area	Parks & Recreation	Retain
	LND-1080	1C070I020011	Lot 1, Block 2, 7-A Addition	0.32	End of Gastineau Avenue; turn around for Gastineau Avenue	Public Works & Lands & Resources	Retain
		1C070I020010					
	LND-1082	1C100I060010	Lot 1, Block 6, 7-A Addition	0.08	495 South Franklin St; retaining wall	Lands & Resources	Retain
	LND-1083	1C100I060020	Lot 2, Block 6, 7-A Addition	0.08	493 South Franklin Street; retaining Wall	Lands & Resources	Retain
	LND-1084	1C030J010001	Fraction USS 655	0.63	Taku Terrace Condo lease	Lands & Resources	Retain
	LND-1085	1C030J020020	USS 655	7.70	Evergreen Cemetery	Parks & Recreation	Retain
Highlands	LND-1086	1C030J100110 & 1C030J100120	Lots 13 & 14, Block L, Highlands Subdivision	0.22	Maas donation for avalanche and mass wasting hazard area.	Lands & Resources	Retain
Juneau	LND-1088	1C100I070070	MS 982B (MILL SITE A), ATS 3 BL 84 FR	0.04	Sewer pump station; South Franklin Street	Public Works	Retain
Norway Point	LND-1089	1C020J020020	USS 1462, Fraction USS 1452 & USS 2077, Fraction USS 375	24.80	Norway Point & Behrends Avenue; a portion of this lot is outside of the avalanche hazard zone and could be investigated for development	Lands & Resources	Retain / Dispose
		7B0801000010					
Highlands	LND-1090	1C020J030010	Block E, Highlands Subdivision	1.70	Open space/geophysical hazard area; Behrends Avenue	Lands & Resources	Retain
Highlands	LND-1091	1C020J040070	Lots 9 - 13, Block F, Highlands Subdivision	0.54	Open space/geophysical hazard area	Lands & Resources	Retain
	LND-1093	1C030D040040	Lot 4A, Block 2, Seatter Addition	0.22	Near Pine Street and Pine Street ROW	Public Works	Retain
Juneau	LND-1094	1C030K520010	Lots 17 & 18, Block 50, Tidelands Addition	0.33	Juneau-Douglas High School parking lot	School District	Retain
Highlands	LND-1095	1C030J130010	Portion of USS 375	6.60	Coleman Street, Highlands Subdivision; geophysical hazard area-open space	Lands & Resources	Retain
Juneau	LND-1096	1C030J140010	Fraction of Sec 22, T41S, R67E	1.96	Soccer field	School District	Retain
	LND-1102	1C030K520010	Blocks 52-54, Juneau Townsite	8.38	Marie Drake; Juneau-Douglas High School; Harborview Elementary School; Yaakoosge Daakahidi Alternative High School; Augustus Brown Swimming Pool	School District and Parks & Recreation	Retain
		1C030J140010					
	LND-1103	1C060K580060	Lots 11 & 12, Block 58 & Fraction Block 87, Tidelands Addition	0.96	Waterfront open space	Lands & Resources	Retain / Dispose
	LND-1104	1C060K600120	Lot 16A, Block 60, Tidelands Addition	0.24	Waterfront open space	Lands & Resources	Retain
	LND-1105	1C060K630010	Fraction of Lots 3-6, Block 63, Tidelands Addition	0.23	Vacant parking lot land between Egan Drive and red Cycle Alaska Building; greenbelt	Lands & Resources	Retain / Dispose
	LND-1106	1C060K650010	Fraction of Block 65, Tidelands Addition	0.26	Remnant strip along Gold Creek between Glacier Avenue and Willoughby Avenue	Public Works and Parks & Recreation	Retain
	LND-1108	1C060K670010	Lots 1 & 4-18, Block 67, Tidelands Addition	12.43	Tidelands addition south of Egan Drive; Gold Creek	Docks & Harbors	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1109	1C060K680080	Fraction of Lot 8, Block 68, Tidelands Addition	0.03	Remnant lot between Zach Gordon Youth Center & Bullwinkle's for parking	Lands & Resources	Retain
	LND-1110	1C060K680100	Lot 11, Block 68, Tidelands Addition	0.34	Parking for Centennial Hall	Parks & Recreation	Retain
	LND-1111	1C060K680130	Fraction Lot 12, Block 68, Tidelands Addition	0.34	Parking	Lands & Resources	Retain
	LND-1112	1C060K680140	Lot 13, Block 68, Tidelands Addition	0.45	Zach Gordon Youth Center	Parks & Recreation	Retain
	LND-1113	1C060K680160	Fraction of Lot 14, Block 68, Tidelands Addition	0.12	Alley between Alaska Public Safety Building and Zach Gordon Youth Center	Lands & Resources	Retain
	LND-1114	1C060K680121	Lot 12A, Block 68, Tidelands Addition	0.46	Zach Gordon Youth Center and parking	Lands & Resources and Parks & Recreation	Retain
	LND-1115	1C070K740010	Lots 1-9, Block 74, Tidelands Addition	1.28	Centennial Hall Convention Center	Parks & Recreation	Retain
Rock Dump	LND-1116	1C110K000011	ATS 1623	0.77	CBJ Dock at north end of Rock Dump	Docks & Harbors	Retain
Juneau	LND-1117	1C070K790010	Block 79, Tidelands Addition	0.25	Municipal Building - City Hall	Lands & Resources	Retain
	LND-1118	1C070K800010	Fraction of Block 80, Tidelands Addition	0.59	Marine Park	Parks & Recreation	Retain
	LND-1119	1C070K830039	Lot 4, Archipelago Subdivision	1.11	Cold Storage Dock; cruise ship dock	Docks & Harbors	Retain
	LND-1120	1C070K830010	Lots 1-6, Block 83, Tidelands Addition	2.30	Marine Park Parking Garage; AK Steam Dock; downtown Library	Docks & Harbors, Parks & Recreation and Library	Retain
		1C070K830020					
	LND-1122	1C100K830012	Lot 13C, Block 83, Tidelands Addition	1.80	Bus parking lot; visitor's center; tram building	Docks & Harbors	Retain
	LND-1123	1C100K830021	Lots 1 & 2A, Dockside Subdivision	2.90	Intermediate Vessel Float; Mount Roberts Tram; Parking	Docks & Harbors	Retain
1C100K830011							
1C100K830023							
Rock Dump	LND-1124	1C110K000040; 1C110K000042; 1C110K000041	Tract A, ATS 556	105.75	Juneau-Douglas Wastewater Treatment Plant; Little Rock Dump; also two leases managed by Lands & Resources	Public Works, Lands & Resources and Docks and Harbors	Retain
	LND-1125	1C110K120013	Lot 2B, Alaska Juneau Subdivision VI	1.48	CBJ Thane Storage Warehouse	Parks & Recreation	Retain
West Juneau	LND-1126	1D050L050170	Fraction Tract B, ATS 556	63.30	Tidelands on Douglas side of Juneau-Douglas Bridge;	Docks & Harbors	Retain
Thane	LND-1128	1B0301020030	ATS 1328, Tract B1 & B2	1.28	Thane Ore House	Docks & Harbors	Retain
Juneau	LND-1129	1C030J140010	Lot 1, USS 4562	0.41	Portion of Harborview Elementary School and parking lot	School District	Retain
Thane	LND-1130	1B0301020041	Tract B3-A & Tract B3-B , ATS 1570	1.49	AJT Lease	Docks & Harbors	Retain
		1B0301020043					

<i>General Location</i>	<i>Lands Number</i>	<i>Parcel Number</i>	<i>Legal Description</i>	<i>Size (acres)</i>	<i>Comments</i>	<i>Managing Department</i>	<i>Retention Status</i>
Juneau	LND-1131	1C060U040020	Lot 3A, Block 4, Harborview 2 Urban Renewal Subdivision	1.14	Juneau Fire Station	Fire Department	Retain
	LND-1132	1C060K010010	Lot A, Juneau Subport Subdivision	1.65	Juneau Arts & Culture Center; parking	Lands & Resources	Retain
Taku Harbor	LND-1199	3R0401010030	ATS 1645	4.88	Taku Harbor dock	Docks & Harbors	Retain
Douglas	LND-1200	2D0301020070	Portion of Lot 2, USS 3853	910.77	Several large lots in South Douglas above Glory Hole & southward, open space near Paris Creek and shoreline; future transportation corridor	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D0201000070					
		3D0201000071					
		3D0301000090					
		2D0301020071					
West Juneau / Douglas	LND-1210	1D0511000010	Portion of Lot 1, USS 3853	355.88	Douglas, upper Lawson & Bear Creeks, above Crow Hill	Lands & Resources and Parks & Recreation	Retain / Dispose
		1D0511000011					
		2D0512000010					
		2D0512000011					
West Juneau	LND-1212	3D0501000021	Fraction USS 3853	25.00	West Juneau Reservoir; management authority transferred 09/05/2003; Patent will be issued once land is surveyed; communication towers; Treadwell Ditch Trailhead	Lands & Resources, Parks & Recreation and Public Works	Retain
Douglas	LND-1213	2D040T070041	Lots 1 & 2, Block 7, Douglas Townsite	0.24	Douglas Public Library	Library	Retain
West Juneau	LND-1214	1D050L090010	Lots 1,2,3,4,7,8 & 9A, Block D , Belleview Subdivision	1.25	Playground - West Juneau Rotary Park	Parks & Recreation	Retain
		1D050L090020					
		1D050L090030					
		1D050L090040					
		1D050L090070					
		1D050L090080					
Douglas	LND-1215	2D040T320071	ATS 1493	4.46	Treadwell Park Area	Parks & Recreation	Retain
West Juneau	LND-1216	1D050L260140	Lot 5, Block A, Channel Heights II	0.24	Trailhead parking for Dan Moeller Trail	Parks & Recreation	Retain
	LND-1217	1D050L030060	Fraction USS 472	1.74	Homestead Park- beachfront/view point	Parks & Recreation	Retain
	LND-1218	1D050L050160	Fr of USMS 341B, Lawson Creek Greenbelt	0.60	Open space along Lawson Creek below Douglas Hwy	Parks & Recreation	Retain
Douglas	LND-1219	2D040C040010	Tract F, Crow Hill Subdivision	5.50	Crow Hill Water Reservoir	Public Works	Retain
	LND-1220	2D040T070041	Lot 3, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1221	2D040T070041	Lot 4, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1222	2D040T100020	Fraction Lot 2, Block 10, Douglas Townsite	0.11	Above 5th Street, north of D Street	Lands & Resources	Dispose
	LND-1223	2D040T100030	Fraction Lot 3, Block 10, Douglas Townsite	0.11	930 Sixth Street; North of D Street	Lands & Resources	Dispose

<i>General Location</i>	<i>Lands Number</i>	<i>Parcel Number</i>	<i>Legal Description</i>	<i>Size (acres)</i>	<i>Comments</i>	<i>Managing Department</i>	<i>Retention Status</i>
Douglas	LND-1224	2D040T110030	Fraction Lot 3, Block 11, Douglas Townsite	0.11	950 6th Street, above 5th Street near F Street	Lands & Resources	Dispose
	LND-1225	2D040T110040	Fraction Lot 4, Block 11 Douglas Townsite	0.11	Above 5th Street, corner of 6th Street and F Street	Lands & Resources	Dispose
	LND-1226	2D040T140030	Lot 5, Block 14, Douglas Townsite	0.12	1107 2nd Street; greenbelt along Bear Creek	Parks & Recreation	Retain
	LND-1227	2D040T210020	Lots 3 & 4, Block 21, Douglas Townsite	0.46	Chlorinator Building; CBJ Maintenance Shop	Parks & Recreation	Retain
	LND-1228	2D040T300010	Block 30, Douglas Townsite	0.92	Mt. Jumbo School - CBJ maintenance shop and record storage	Parks & Recreation	Retain
	LND-1229	2D040T310070	Lots 9 - 11, Block 31, Tyee Addition	0.19	Douglas Mini Park	Parks & Recreation	Retain
	LND-1230	2D040T320010	Portion of Lots 12 & 25, Block 32, Douglas Townsite	0.34	Mayflower Building	Lands & Resources	Retain
		2D040T320070					
	LND-1231	Unassigned	Lawson Creek Pump Station	0.03	Sewer pump station at mouth of Lawson Creek	Public Works	Retain
	LND-1232	2D040T320050	Fraction ATS 14	5.75	Douglas Boat Harbor, docks and launch ramp	Docks & Harbors	Retain
	LND-1233	2D040T320070	Fraction ATS 14	21.40	Robert E. Savikko Park (Sandy Beach Recreation Area); Treadwell Ice Arena, ball fields	Parks & Recreation	Retain
		2D040T320010					
		2D040T320020					
	LND-1234	2D040T320061	Fraction ATS 14	89.58	Douglas Townsite waterfront; Douglas Boat Harbor	Docks & Harbors and Parks & Recreation	Retain
Douglas	LND-1236	2D040T320171	Lot 25, Block 32, Douglas Townsite	0.35	Park Maintenance Shop	Parks & Recreation	Retain
	LND-1237	2D040T350010	Lot 1, Block 35 Douglas Townsite	0.06	605 Street Ann's Avenue (and Summers Street); Douglas; Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1238	2D040T350020	Lot 2, Block 35, Douglas Townsite	0.06	Corner of 5th St (and Summer Street); Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1239	2D040T350080	Lot 9, Block 35, Douglas Townsite	0.12	627 Street Ann's Avenue and 624 5th St, Douglas; utility access corridor	Public Works	Retain
	LND-1240	2D040T370100	Lots 2,4,6,8,10,12, & 16, Block 37, Tyee Addition	0.79	ROW of lots above 500 block of 5th Street, Douglas	Lands & Resources	Dispose
		2D040T370110					
		2D040T370120					
		2D040T370130					
		2D040T370140					
		2D040T370150					
		2D040T370160					
	LND-1241	2D040T320030	Lot 16A, Block 32, Douglas Townsite	0.14	Douglas Harbor	Docks & Harbors	Retain
	LND-1243	2D050D010030	Fraction of USMS 341A	1.67	Cemetery Tracts; near Crow Hill Subdivision; Asian Cemetery and a parcel that surrounds the Odd Fellows and Masons Cemeteries	Parks & Recreation	Retain
		2D050D010040					

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Douglas	LND-1247	2D040T380090	Lot 22, Block 38, Tyee Addition, Douglas, USMS 112	1.26	653 5th Street and land above the 600 block of 5th Street	Lands & Resources	Dispose
		2D040T380100					
	LND-1248	2D040T390010	Lots 1,3,5, & S/W 1/2, Block 39, Douglas Townsite	1.87	701 5th Street and land above 700 block of 5th Street, Douglas	Lands & Resources	Dispose
	LND-1249	2D040T400010	Lots 2 & 4, Block 40, Tyee Addition	0.23	2 lots above 903 5th Street, corner of 6th and C Street	Lands & Resources	Dispose
		2D040T400020					
	LND-1251	2D040T410040	Fraction Lot 4, Block 41, Douglas Townsite	0.12	1414 2nd Street, Douglas; utility access corridor	Public Works	Retain
	LND-1252	2D040T420020	Lots Fraction 1A, 2, Fraction 3, 2A, 3 & 4, Block 42, Tidelands Addition	0.23	Below 1304 1st Street Douglas (on beach); tidelands	Docks & Harbors	Retain
		2D040T420030					
		2D040T420040					
	LND-1255	2D040T430010 & 2D040T430040	Lot 1, Fraction Lot 4A, Block 43, Tidelands Addition	0.12	1208 1st Street, Douglas; Tidelands	Docks & Harbors	Retain
	LND-1256	2D04044A0010	Lots 1,2, & 3, Block 44A, Douglas Townsite	0.32	Pull off along St. Ann's Avenue	Public Works	Retain
	LND-1257	2D040T450020	Lots 2 & 3, Block 45, Douglas Townsite	0.01	1000-1002 1st Street Douglas; tidelands	Docks & Harbors	Retain
		2D040T450030					
	LND-1259	2D040T470010	Lot 1, Block 47, Douglas Addition	0.06	Remnant lot at corner of 1st and "H" Street	Lands & Resources	Retain
	LND-1260	2D040T480290	Lot 16, Block 48, Douglas Townsite	0.15	222 5th Street, Douglas; drainage easement	Public Works	Retain
	LND-1261	2D040T480490	Lots 70-83, Block 48, Douglas Townsite	1.53	14 lots above 200-400 blocks of 5th Street, Douglas	Lands & Resources	Dispose
		2D040T480500					
		2D040T480510					
		2D040T480520					
		2D040T480530					
		2D040T480540					
		2D040T480550					
		2D040T480560					
		2D040T480570					
		2D040T480580					
		2D040T480590					
		2D040T480600					
		2D040T480610					
		2D040T480620					
	LND-1274	2D04045A0030	Lot 3, Block 45A, Tyee Addition, Douglas Townsite	0.03	Access to Savikko Park through St. Ann's Avenue.	Parks & Recreation	Retain
	LND-1275	2D04045A0010	Lot 1, Block 45A, Douglas Townsite	0.03	676 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain
	LND-1276	2D04045A0020	Lot 2, Block 45A, Douglas Townsite	0.03	650 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain

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Douglas	LND-1277	2D040C050010	Fraction USMS 340 & 341A	1.08	Bear Creek Dam	Public Works	Retain
	LND-1279	2D0402000010	Fraction Lot 14, USS 341A	5.35	Gastineau Elementary School	School District	Retain
	LND-1290	2D0301020061 2D030L010001	Tract B, ATS 204 & Linellen Heights Park	73.98	Mining claims around Gloryhole	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1291	2D0401000020 2D0401000030	USMS 98, 99, 100, 109, 110, 111	111.57	Mining claims above 6th Street, Douglas	Lands & Resources	Retain / Dispose
	LND-1292	2D0401000010	USMS 1448, X Lode Claim	20.00	X Lode above 6th Street, Douglas	Lands & Resources	Retain / Dispose
	LND-1293	2D040C050030	Tract 1, Emerald Subdivision	33.24	Property above Douglas Townsite	Lands & Resources	Retain / Dispose
North Douglas	LND-1400	6D1101020020	Lot 229, USS 3546	14.44	Nine Mile Creek Road; Natural Area Park	Parks & Recreation	Retain
	LND-1401	6D1101020010	Lot 214, USS 3546	1.33	.25 mile Nine Mile Creek Road; scenic overlook; wetlands access	Parks & Recreation	Retain
	LND-1402	6D0901000080	Lot 80, USS 3272	0.78	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain
	LND-1403	6D0901000090	Lot 81, USS 3272	0.46	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain
	LND-1404	6D0801110020	Park Site A, Bonnie Brae Estates II Subdivision	6.56	Bonnie Brae Subdivision dedicated open space	Parks & Recreation	Retain
	LND-1405	6D0801010050	Lot 37, USS 3172	2.27	3 mile North Douglas Hwy at Falls Creek, uphill side; access to USS 4605	Lands & Resources	Retain
North Douglas	LND-1406	6D0801010040	Lot 38, USS 3172	2.27	About 3 mile North Douglas Hwy at Falls Creek, uphill side; Natural Area Park	Parks & Recreation	Retain
	LND-1407	6D0701010010	Lot 16, USS 2960	1.57	About 2.5 miles North Douglas Hwy; Natural Area Park; Eagle Creek runs through this parcel	Parks & Recreation	Retain
	LND-1408	6D0801370180	Utility Site Area A, Block G, Bonnie Brae Estates, Unit II	0.15	Bonnie Brae Park, playground	Parks & Recreation	Retain
	LND-1409	6D0901060110	Lot 133, UDD 3543	1.94	North Douglas Hwy, 6 mile, northside; partially developed access easement	Public Works and Parks & recreation	Retain
	LND-1410	6D0901070050	Lot 134, USS 3543	1.26	North Douglas Hwy, 6 mile south side; undeveloped access to Lot 1, USS 3846	Lands & Resources	Retain
	LND-1411	6D1001000100	Lot 153, USS 3543	1.92	6 mile North Douglas Hwy, north side; undeveloped access to Lot 1, USS 3559	Lands & Resources and Parks & Recreation	Retain
	LND-1412	6D1001010100	Lot 154, USS 3543	1.64	6 mile North Douglas Hwy, south side; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1413	6D1001030030	Lot 162, USS 3544	1.95	6.5 mile North Douglas Hwy, south side; Natural Area Park	Parks & Recreation	Retain
	LND-1414	6D0801000050	Lot 32E, USS 3172	0.42	Mile 3.7 North Douglas Hwy; lift station.	Public Works	Retain
	LND-1415	6D1001030070	Lot 170, USS 3544	2.06	6.5 mile North Douglas Hwy, south; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1416	6D0801510050	Lot 96, USS 3272	2.06	Undeveloped access	Lands & Resources	Retain

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1417	6D0601020017 6D0601020018	Tract A & B, ATS 1468	1.63	Near Juneau-Douglas Bridge; Trucano current lessee	Docks & Harbors	Retain
	LND-1418	6D1201020230	Lot 23, Block B, Bayview Subdivision	0.87	.25 mile down Sundown Drive; subdivision open space	Parks & Recreation	Retain
	LND-1419	6D1101010140 6D1101030021	Tract C, Lot 212, USS 3545	0.65	Nine Mile Creek area	Lands & Resources	Retain / Dispose
	LND-1420	6D1011000010 6D1011000011 6D1011000012 6D1011000013	Lot 1, USS 3559	1121.59	8 mile North Douglas Hwy, Fish Creek Road; Neilson Creek; Hendrickson Creek; Ninemile Creek; Bench Road alignment; trailhead, future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1421	6D1201110010 6D1201120080	Lot 2, USS 3559	92.05	8.5 mile North Douglas Hwy; Fish Creek runs through north corner; future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1422	6D0601020019	ATS 1532	0.24	Trucano lease site; near Juneau-Douglas Bridge; fuel dock	Docks & Harbors	Retain
	LND-1423	6D1101040050	Lot 4, USS 3559	0.57	.25 mile Sundown Drive, east side; roadside overlook; open space	Parks & Recreation	Retain
	LND-1424	6D1201050010	Tract B, Fish Creek Subdivision No. 1	54.69	South of Bay View Subdivision, west of Sundowner Drive; Natural Area Park	Parks & Recreation	Retain
	LND-1425	6D1201050020	Lot E, USS 2561	3.30	8.5 mile North Douglas Hwy at north side of Fish Creek Mouth; Natural Area Park	Parks & Recreation	Retain
	LND-1426	6D1201070010	USS 1548	13.83	South side of mouth of Fish Creek; Natural Area Park	Parks & Recreation	Retain
	LND-1427	6D0601050051	Lots 2, Tract IV, USS 1361	1.00	North Douglas Bench Road	Lands & Resources	Retain / Dispose
	LND-1428	6D0601020013	ATS 750	0.42	Trucano lease site - Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1429	6D0601060090	ATS 893	0.33	Communications tower near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1430	6D0611000010 6D0611000011 6D0611000012 6D0611000013	USS 4605, North Douglas	654.71	Southeast of Bonnie Brae Subdivision, Falls Creek, 4 mile north Douglas Hwy; Eagle Creek and Grant Creek run through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1431	6D0701000060	Lot 3, ATS 43	0.90	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1432	6D0601020016	Fraction ATS 1316	1.09	Trucano lease site at Juneau-Douglas Bridge; Breakwater	Docks & Harbors	Retain
	LND-1433	1D060L010020	Lot 2, ATS 123	1.04	Near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1434	6D0701000050	Lot 1, ATS 43	3.47	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1435	6D0601020014 6D0601020015	Tract A & B, ATS 842	1.01	Trucano lease at Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1440	6D1001040010	Lot 1, USS 3846	107.96	About 6-7 mile North Douglas Hwy, bordering the Mendenhall Wetlands State Game Refuge; Natural Area Park; communication towers.	Parks & Recreation	Retain
	LND-1450	6D1011000020 6D1011000021	Lot 1, USS 5504	965.09	.75-1.5 mile Fish Creek Road & 9 mile North Douglas Hwy; cell tower; access road to Fish Creek Quarry; Fish Creek runs through it.	Lands & Resources and Parks & Recreation	Retain / Dispose

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Eaglecrest	LND-1460	3D1021000010 3D1022000010	Aliquot description on file.	1537.23	Eaglecrest Ski Area	Eaglecrest	Retain
West Douglas Hilda Creek	LND-1470	3D1301000010 3D1301000011 3D1301000012 3D1301000013 3D1401000030 3D1301000020	Aliquot description on file	2314.17	NW Douglas Island, 11 Mile Creek; Outer Point; Middle Point; Inner Point; False Outer Point; Shamon Island. This parcel should be managed in a manner that complies with the West Douglas Conceptual Plan as incorporated in the Comprehensive Plan under CBJ§49.05.200(b)(1)(G)."	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D1601000020 3D1701030010	Unsurveyed	1235.00	Southwest Douglas Island, Hilda Creek Valley	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1485	3D1701020011	ASLS 2011-42, USS 1481	43.28	Hilda Creek - conservation easement	Parks & Recreation	Retain
	LND-1490	3D0101000030 3D0101000031	Aliquot description on file	729.84	Southeast end of Douglas Island, south of Nevada Creek to Southeast end; remote uplands (benchlands) along south end of Gastineau Channel; potential new growth area	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1495	3B4501000061	Lot 4A, Goldbelt Subdivision	6.00	Echo Cove boat launch facility	Docks & Harbors	Retain
	LND-1496	3B4501000064	ATS 1401	4.60	Echo Cove boat launch	Docks & Harbors	Retain
Yankee Cove to Cowee Creek	LND-1500	3B4501000010 3B4501000011 3B4501000012 3B4501000013 3B4501000014 3B4501000015	ASLS 96-13, ASLS 96-14, ASLS 96-15, T37S, R63E, CRM, Section 23, Lots 6 and 9; Section 23, Lots 2, 3, 6, and 7; Section 26, Lots 2, 3, 4, 5, and 6. T38S, R63E, CRM, Section 1, Lots 1, 2, 3,	3490.00	Remote uplands from 34-38 mile north Glacier Hwy; portion of Cowee Creek Valley above Davies Creek; potential new growth area; Bridget Cove Greenbelt; Mab Island	Lands & Resources and Parks & Recreation	Retain / Dispose
Taku River	LND-1501	3R0301010260	Lot 26, Taku Valley Subdivision	0.54	Taku River foreclosure	Lands & Resources	Dispose
	LND-1702	3R0301010600	Lot 60, Taku Valley Subdivision	0.53	Taku River foreclosure	Lands & Resources	Dispose

Supply & Demand - Land

Juneau Residential Land

Of the 1,034,240 acres of land in the City & Borough of Juneau, approximately 15,000 acres are zoned for residential use and approximately 60% of that land is vacant. The Comprehensive Plan of the City & Borough of Juneau states that 10 residential units or greater per acre is the minimum density needed to produce affordable housing for moderate to lower income households. Significant up-zonings within the CBJ, as well as changes to density limits in the Land Use Code, have increased the amount of land allowed to be developed with up to 10 units per acre or greater. Currently there is approximately 2,400 acres of residentially zoned land with allowed densities of 10 units or more within the City & Borough. Most of this land is vacant.

Public Land Base

The majority of the land within the City and Borough is in public ownership. The federal, state and municipal governments all have significant land holdings. Most of the federal land is part of the Tongass National Forest and is not available for public development. The state land is either dedicated towards specific state interests, such as parks, or is unsuitable for development because of steep topography.

The University, Mental Health Trust and Native Corporations all have land holdings in Juneau but they have not been actively disposing of land to private developers. Community expansion will, therefore, be primarily dependent upon use of the CBJ's land base. For the foreseeable future, the supply of private land will only be increased by the disposal of CBJ land. One of the purposes of the Land Management Plan is to provide for the orderly and timely disposal of CBJ property suitable for development.

CBJ Residential Land

In 2006 the CBJ completed the Buildable Lands Study which identified all CBJ owned parcels larger than 1/4 acre within or near the Urban Service Area and were not designated for parks, open space, greenbelts, schools, or zoned industrial, commercial or waterfront. Further investigation into slopes, access roads, airport flight safety hazards, avalanche and mass-wasting hazards narrowed the search down to 12 parcels that would be suitable for potential building sites. Those 12 parcels were the subject of closer studies of slopes and evaluation of wetlands. The study concluded that, "of the 12 sites, only four have portions of land that are less than 18 percent slopes and are devoid of watercourses and high-value (Class A or B) wetlands and, therefore, would be suitable for residential development." The four sites are located in Lemon/Switzer Creek, Mendenhall Peninsula, Thunder Mountain and North Douglas. Before the Mendenhall Peninsula and North Douglas areas are developed, it is necessary to improve the access roads and bring utilities to the parcels. In recent years a sewer line was extended along Glacier Highway to the base of Pederson Hill, adding Pederson Hill (also known as Hill 560) to the list of the best areas to develop. Since the 2006 Buildable Lands Study, two areas were determined to be the most suitable to start developing for housing. Those were Pederson Hill and the Switzer Creek Area. Individual studies focusing on those two areas have been completed.

The 2010 *Pederson Hill Access Study* states that there are "several challenges for development, including steep slopes, wetlands, numerous creeks and drainages, anadromous fish habitat, challenging access and eagle nests." With that being said, the study showed five potential routes to provide access to developable areas.

The *Switzer Lands Residential Development Study* was completed in 2012 to evaluate potential development areas and estimate the development costs and phasing in those areas. In the conclusion of that study it highlighted that “development areas are identified in the study area with consideration given to steep terrain, wetlands, creeks, waters of the United States, flood zones, anadromous fish habitat, and eagle nesting areas.” The study contained three main development areas and ideas of how to develop them.

Quality of CBJ and Private Land Compared

In general, the best land for development is already in private ownership. Acquired directly from the federal or state governments through early homesteading or other disposal programs, the existing privately-owned property tends to be located on flatter, well drained and more accessible areas than the large, CBJ-owned parcels.

The majority of the CBJ land could be characterized as remote, large parcels with moderate to steep slopes and lacking developed access or utilities. Given these circumstances, a large portion of CBJ land has been classified Rural Reserve; in this category, land use decisions have been deferred until a future time when the population, access and services have expanded.

Relationship between Demand for Land and Demand for Housing

The demand for residential property is directly related to the number of housing units needed in the community. The cost of land affects the sale price of housing. High-priced lots combined with high development costs will likely result in unaffordable housing. Therefore, the affordability of a house is, in part, related to the cost of the land. The affordability of property, in turn, is a key factor in the demand for residential lots.

It is estimated that the cost of a lot is approximately 25% of the cost of a single family house. The cost of land is subject to local market forces. If the CBJ increases the supply of privately-owned property through a disposal program, it can potentially stimulate the housing market to meet demand.

CBJ Industrial & Waterfront Industrial Property

Most parcels of CBJ land zoned industrial are under the jurisdiction of the Juneau International Airport or Docks and Harbors; both agencies operate as enterprise funds. Parcels under their jurisdiction will not be discussed in detail in this plan because money generated from those properties is directed back to the respective enterprise funds. Additionally, specific master plans for these departments will guide their disposal methods and timing. As a general rule, airport lands and tidelands will not be sold and only be leased for development.

Very little industrial land is available in Juneau and there has been a trend in recent years for other uses such as retail and restaurant uses to move into industrial areas. This reduces the supply of industrial property and further contributes to the shortage. A substantial amount of industrially zoned land includes the CBJ gravel pits in Lemon Creek, which will be retained and may be disposed of at some future date, once the rock and gravel have been extracted. Lemon Creek has the largest remaining source of proven gravel reserves in the Juneau urban area.

Stimulating the Market

Just as Juneau residents should have a variety of housing choices, there needs to also be a healthy choice of residential and commercial land to purchase. It is in the community's interest that a sufficient supply of lots are available to provide citizens a choice of location and a range of prices. One of the goals of the Land Management Plan is to increase the private land base, as needed, to stimulate or maintain adequate housing opportunities.

With guidance from the *Pederson Hill Access Study* and *Switzer Lands Residential Development Study*, the CBJ is working on developing the Switzer and Pederson Hill areas. The first phase of development in the Switzer area will be for an 11 acre multi-family subdivision. Planning is underway for the Pederson Hill area to be developed for approximately 200 small single-family lots with a portion of multi-family development that could include 100 additional units. Once these areas have been subdivided and the needed infrastructure is complete, they could be disposed of for a variety of housing developments. At this point in the planning process it seems most feasible for these developments to be completed over several years, in multiple phases.

Supply & Demand - Housing

Housing Demand

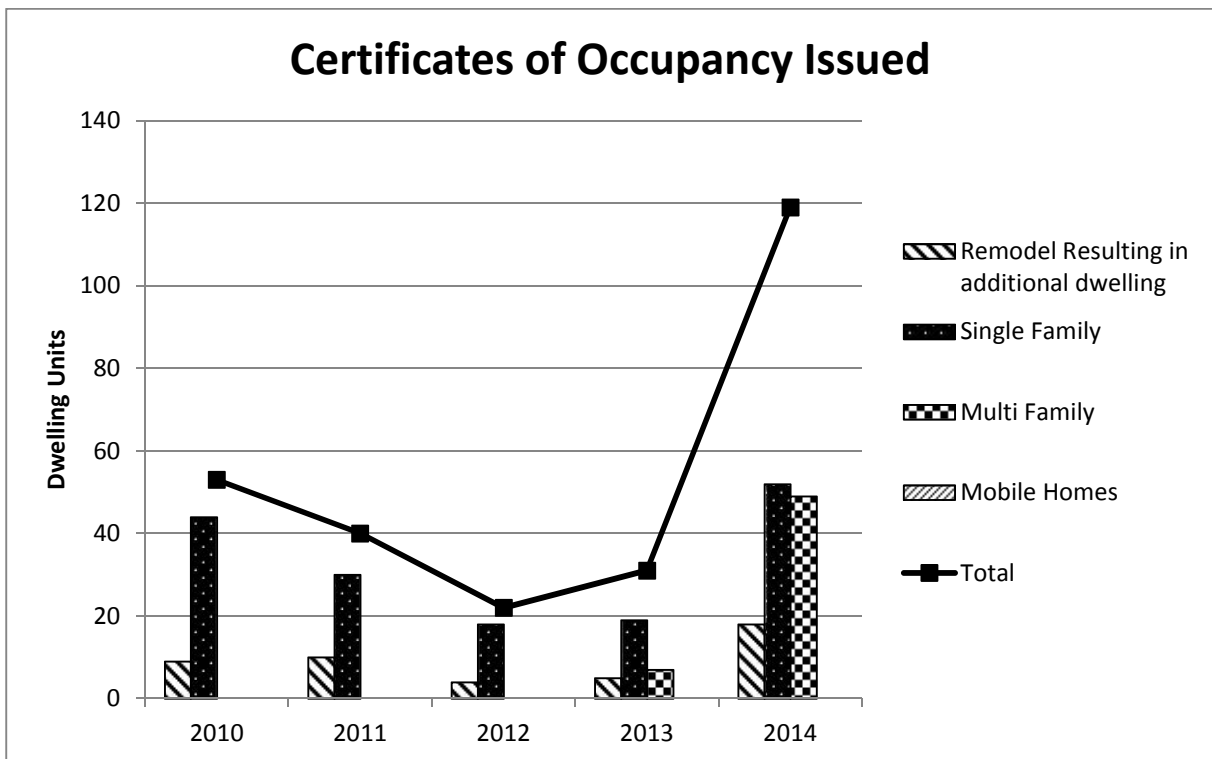
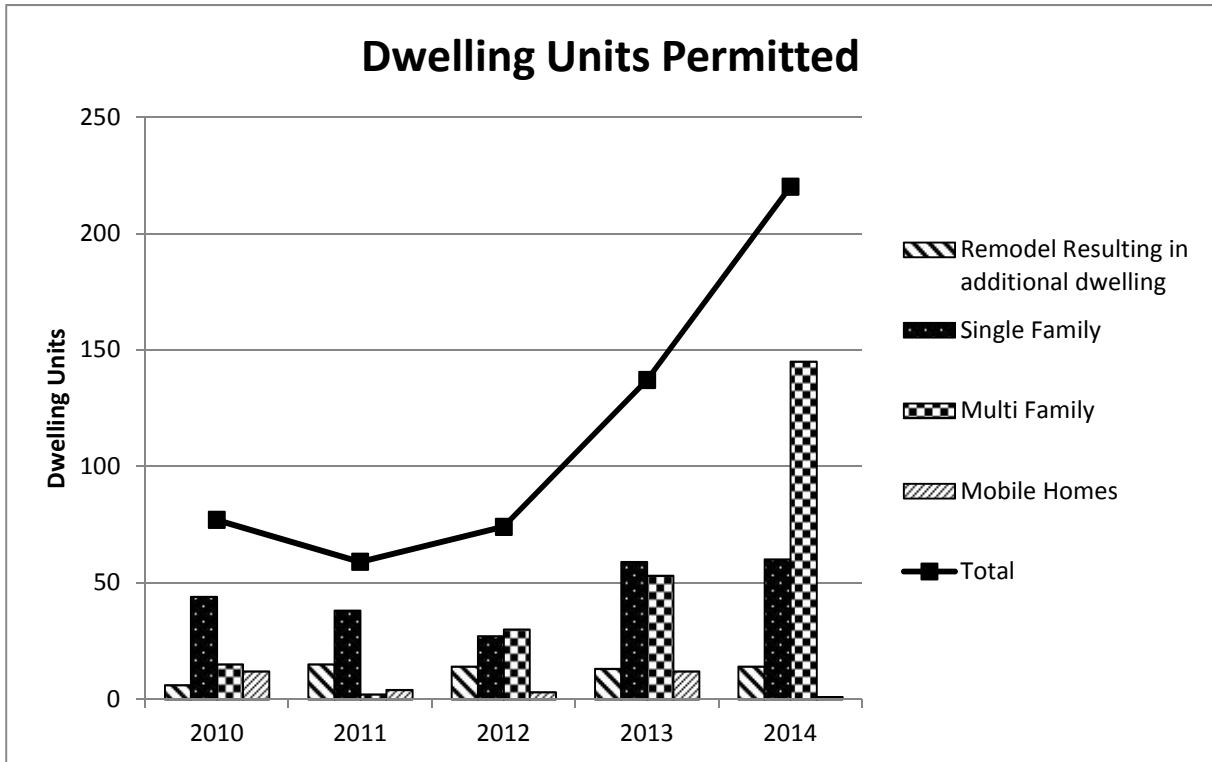
There is currently a strong demand for housing in Juneau. One of the Assembly's priorities is to find solutions to alleviate the housing crisis. The 2013 CBJ Comprehensive Plan Update states, "Like many communities across the country, Juneau residents are suffering from a housing crisis: There is an inadequate supply of housing to provide residents adequate choice in housing size, location and price, resulting in residents paying more than 30% of their income (for housing)." Juneau residents need additional affordable housing which is not currently being met by the private sector.

Housing Needs in Juneau

Juneau has many distinguishing characteristics that make its housing market unique. The community is landlocked and has a wide range of demographics. The US Coast Guard has a station in Juneau and they do not have their own base housing. There are also several seasonal housing demands: legislative session, tourism, fishing season workers, etc. There are also mine employees that come to and from Juneau for short periods of time. The 2012 Juneau Housing Needs Assessment states our community needs 683-747 new market rate housing units and 441 public rental units built to help achieve a healthy 5% overall vacancy rate. In 2010 the vacancy rate of combined properties for sale and for rent was 2.1%, well below the healthy 5% goal. According to the Assessment, for every 1,000 people the population increases, we need approximately 400 new units. Juneau has experienced an average increase of 100 people and year over the last 20 years and has not been able to add enough new housing to keep up with this growth rate.

Current Developments

There have been a significant number of dwelling units permitted in the last two years. Since units take a while to construct, certificates of occupancy are usually not issued the same year as the building permit. The following graphs show the number of dwelling unit permits issued and the number of dwelling units with certificates of occupancy for 2010-2014. It is too early to tell if the increase in permits issued within the last two years is a continuing trend or if this is a spike that will dip back down when there is slightly less demand resulting in construction being less profitable. Despite the current increase in units being permitted and built, there is still a strong need for more housing.



Strategic Rezoning

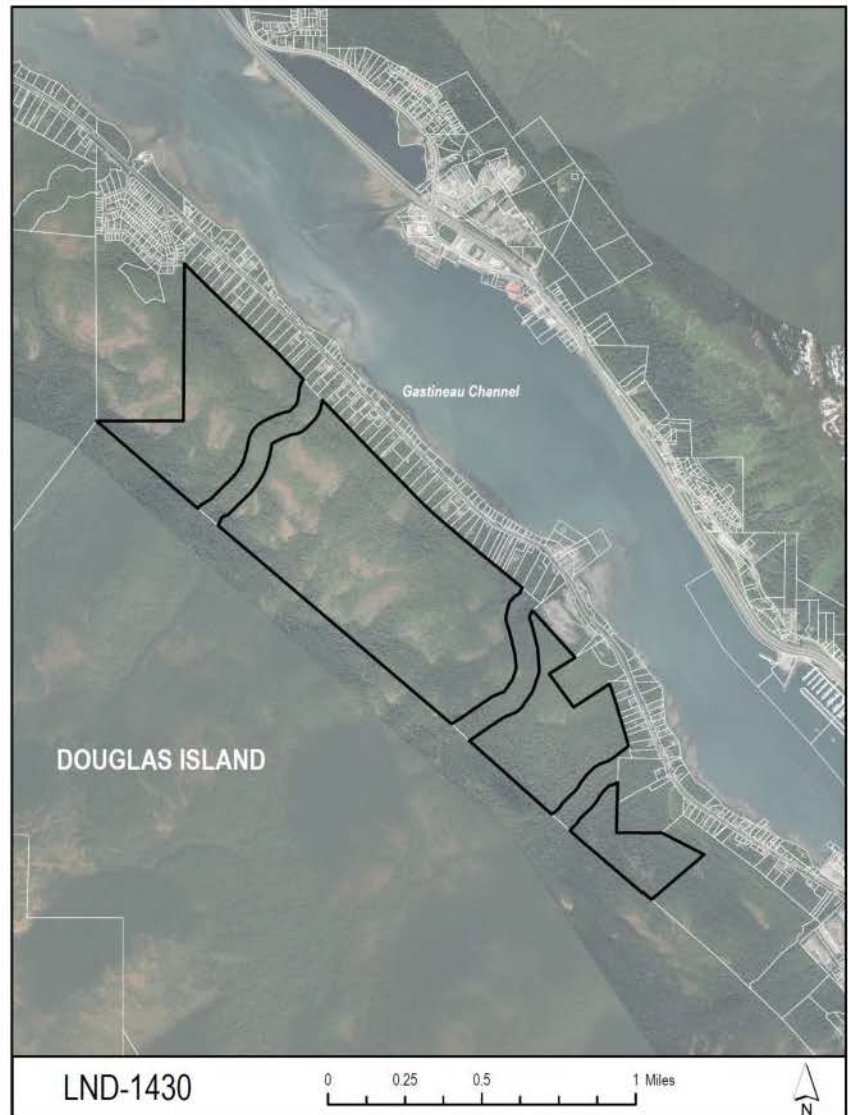
Lands staff continuously reviews zoning designations of CBJ land holdings and will identify areas that would be suitable for near term rezoning to support increased housing density. The CBJ Comprehensive Plan provides direction for rezoning and any request for rezoning will conform to the adopted Comprehensive Plan.

An example of this ongoing review for rezoning is CBJ parcel LND-1430. This large property located uphill from North Douglas Highway contains 655 acres and stretches from near the Juneau Douglas Bridge to the Bonnie Brea neighborhood. This region contains significant potential for increased housing density. LND-1430 was recently rezoned from Rural Reserve (RR) to D3 single-family. This rezoning provided a start to reclassifying the property but fell short of meeting the lot's potential to address Juneau's housing needs.

The Lands and Resources Division will be proposing to rezone portions of LND-1430 outlined on the map on this page (right) by segmenting the parcel into different designations as outlined in the Comprehensive Plan. The majority of the property – aside from stream corridors - should be designated for multi-family development. Multi-family designations will help keep housing near the urban core since the Juneau Douglas Bridge is in close proximity and will allow for housing units to be clustered so that development could

avoid steep slopes and sensitive habitat. There are significant gravel deposits on LND-1430 in the vicinity of Eagle Creek. Outside of the stream corridor, Lands staff is recommending that zoning prioritize the valuable gravel deposits in this area for resource extraction activities.

An approximate alignment for the North Douglas Bench Road in this area is shown on maps contained in the CBJ Comprehensive Plan. Development plans for this region should reserve a future alignment for the North Douglas Bench Road.



The aerial imagery that encompasses the road system and developed areas was acquired in June 2013.
The other imagery showing the undeveloped portion of Douglas Island is from ESRI and the acquisition date is unknown.

Options for Stimulating the Housing Market

Factors for Creating Affordable Housing

Several factors determine the costs of housing including materials, labor, permit fees, land cost, supply and demand, and profit margin. Due to this combination of factors, the cost of housing in Juneau is generally higher than many other Alaskan communities. The Community Development Department has reviewed permit fees statewide and currently maintains fees that are below statewide norms. There is little the CBJ can do to control several of these factors influencing housing market prices. However it is possible to use the City's land holdings to make property available for development.

CBJ Strategies for Housing Stimulation

Because of the scarcity of developable land, and the high value placed on that property, it might appear the CBJ can assume a leadership role by providing land in a variety of locations and at a range of prices. Unfortunately, the CBJ doesn't have a supply of level, well drained property in proximity to utilities and rights-of-way. In order to make land available, significant investment is required.

Currently, there is a Housing Action Plan that is being developed and a draft should be completed by September 2015. It will include strategies and solutions for the CBJ and community to increase the current housing supply and alleviate the housing shortage.

In preparing its land sales, the CBJ is able to use a combination of strategies to promote development of affordable housing including:

- City sponsored subdivisions and sales
- Incentive to build promptly
- Land sales to developers
- Public/private partnerships
- Conditional sale/housing market mix
- Land donations/less than fair market value
- Community land trusts
- Juneau Affordable Housing Fund

City sponsored subdivision and sale

A CBJ sponsored subdivision process provides the most predictable outcome for the final subdivision. With the CBJ utilizing existing staff and financial resources, projects proceed in a straightforward manner toward a clear goal. Since most aspects of a subdivision require use of private sector contractors, a CBJ subdivision provides employment for residents. Revenue generated from sales of property can be put back into future land development projects, reducing or eliminating the burden on taxpayers. However, CBJ supported subdivision projects can be difficult or impossible to undertake if insufficient funding is available.

Incentive to Build Promptly

To encourage an individual or a developer to build on a vacant lot purchased from the CBJ within a specified period of time, the CBJ could offer a performance incentive:

- *Partial Purchase Price Refund.* After a vacant lot is sold, and a house is built and receives a certificate of occupancy within a specified period of time, the purchaser would earn a refund equal to a percentage of the purchase price of the land. For example, a stipulation in the purchase agreement could state that if a dwelling with a certificate of occupancy is built within two years, 20% of the original purchase price would be refunded to the buyer.
- *Bond guaranteed development schedule.* The developer would have to perform within a specified time period or forfeit a bond equal in value to the cost of developing the subdivision.

The incentives proposed above would require close collaboration with the CBJ Law Department to implement appropriate modifications to Title 53 and coordination with CBJ Finance to insure payments were issued appropriately.

Land Sales to Developers

Using a strategy of working with the private sector, the CBJ would sell a tract of land to a developer who could subdivide and construct affordable housing. The sales agreement between the CBJ and the developer could specify the type of housing market intended to be addressed and completion date. If the developer failed to construct the subdivision and build affordable housing within deadlines established in the sales agreement, the CBJ would include a reversion clause to require that the land be returned to CBJ.

- *Post Bid Negotiations.* CBJ§53.09.250 outlines a process that allows the CBJ to use the sealed competitive bid process to solicit proposals for development of CBJ property and for the Assembly to award the bid to one of the highest two bidders based on the preferred development proposal submitted.

If it were determined to be in the public interest to assist the developer by reducing some of the costs relative to the land sale in exchange for targeting low and moderate income housing, the CBJ could offer one or more of the following:

- *Reduced purchase price.* The sale of the land could be discounted. Currently the CBJ uses proceeds from land sales to develop new areas for subdivisions. If CBJ property is sold below market value, less money will be available for development of new property. This will result in the need for tax payer subsidies for CBJ's new land development projects. An amendment to Title 53 may be needed to implement this strategy.
- *Deferred payments.* Payment of the negotiated value for the property could be deferred for a specified period, such as two years. Preferably a down payment, of between 10% and 25% would be paid up front to hold the land. If the project has not begun by the time allocated, the property could revert to the CBJ with the developer losing the down payment. In a variation of the deferred payment concept, the developer would make full payment on individual lots at the time when a house was constructed and the lot property was sold, or by a certain date, whichever comes first.

- *Deferred or Zero Interest.* A deferred land sale could be offered with deferred or no interest on the outstanding loan principal.

Public Private Partnership

Under this approach, a developer would subdivide a tract of land and construct all utilities and infrastructure. Prior to subdividing the property, the value of the raw land would be established by appraisal. Raw land is usually significantly less valuable than the same property after it has been subdivided with roads, utilities, sidewalks, etc. Once the improvements have been installed, as payment for the land, the developer would convey to the CBJ a number of higher value improved lots equal in value to the original lower priced un-subdivided tract. The lots turned over to the CBJ could then be disposed of for the purpose of providing housing. The features of this type of sale could include the following:

- *No Direct Land Payment.* The developer would not have to make any payment for the land being subdivided and would have the right of entry to develop the subdivision.
- *Developer Selects Market.* The developer could have the right to build housing for any market. The CBJ might negotiate other terms to address an unmet housing demand.
- *CBJ Receives Subdivided Lots Ready for Development.* The CBJ would be free to dispose of the lots designated for its use.

The public benefit for this type of arrangement is that there is minimal taxpayer outlay for the development and public land is transferred to private ownership in exchange for improvements installed on the property. The improved lots that are retained by the CBJ at the end of the process can either be sold or utilized for a public purpose such as to provide long term affordable housing.

Conditional Sale – Housing Market Mix

The intent of this strategy is to encourage a variety of housing affordable to a range of income groups. This strategy would require the developer to buy property, build the subdivision and insure a mix of housing constructed within the subdivision including a negotiated percentage of affordable housing. This strategy is utilized in other parts of the US but has not been attempted in Juneau.

Some of the conditions that might be featured in this type of land disposal include the following:

- *Deferred Payment.* The developer would not have to pay for the land except at the sale closure or rental occupancy of the housing units being developed.
- *Discount Price.* Total payment for the land by the developer would be equal to the fair market value of the land before the site improvements were initiated. This value could be discounted and the payment could either be with or without interest on the principle. An amendment to CBJ§53.09.270 may be needed to utilize this option.

- *Set Percentage of Affordable Units.* The affordable housing units would be completed in the same ratio as provided for in the agreement. For example, if there are to be 20% affordable units, for every four market rate units that are constructed, one affordable unit is to be constructed at the same time. The number of affordable units agreed upon would be constructed and made available to the targeted income group. This would require long term monitoring and enforcement by CBJ. The developer would be able to build and construct the remaining housing units for any market.

Land Donations for Less Than Fair Market Value

There are special circumstances of public benefit that warrant the donation, or sale at less than fair market value, of lots to housing projects such as school sponsored home building projects. The CBJ needs to carefully review these types of requests to determine the relative merits of such donations in the context of public benefit. If CBJ property is donated or sold for less than fair market value, no revenue will be available for development of new property. This may result in increased need for tax payer subsidies for new development of CBJ property.

Community Land Trusts

The primary purpose of a community land trust is to establish a predictable land base for the creation and continuation of affordable housing. This type of land trust leases land, for a nominal fee, to a home buyer instead of selling the underlying land. This keeps the price of the house low from the first home buyer through subsequent buyers. The land trust generally exercises a right of first refusal on subsequent sales. The ownership and control is often vested with a local entity, such as the Juneau Housing Trust, which can either be a unit of government or a non-profit housing agency. CBJ has made property available at less than fair market value to the Juneau Housing Trust in cases of tax foreclosure and for specific uses such as school sponsored home building programs.

Juneau Affordable Housing Fund

The current program for gap financing provided from the Juneau Affordable Housing Fund was set up in 2010. The main purpose of the program is to provide loans to developers of affordable housing when there is a gap in their financing. The loans can be for up to \$150,000 and may have low interest rates. These loans are recommended by the Juneau Affordable Housing Commission and then approved by the Assembly. This fund can also be used for other programs as approved by the Assembly.

Experience Gained From 1999-2015 Land Disposals

Land Disposals: 1999-2015

The previous Land Management Plan, completed in 1999, set the stage for the disposal of a number of CBJ properties. Since the adoption of the plan, 90 parcels of CBJ land have been sold, traded, or donated and are now in private ownership or dedicated for public projects. In addition to the revenues from these land sales, the CBJ benefits from property taxes now generated from lands that have been transferred into private ownership.

CBJ Land Disposals: 1999 – 2015

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2015	Portion of Lot 2, USS 3873	0.90	Christ Evangelical Lutheran Church	Trade
2014	Lot 2, Block A, South Lena Subd.	.74	Juneau Housing Trust via Juneau School District	\$40,000
2014	Lot 2, Block C, South Lena Subd.	1.04	Stekoll, Spencer	\$161,000
2014	Lot 9, Block A, South Lena Subd.	1.53	Duval. S & L	\$99,001.00
2014	Lot 5, Block A, South Lena Subd.	0.95	Spickler, K & S	\$127,593.13
2013	Lot 7, Block 2, Juneau Indian Village	0.04	Central Council	Back Taxes; \$2,104.21
2013	Lot 10, Block 4, Juneau Indian Village	0.01	Central Council	Back Taxes; \$1,495.65
2012	Lot 8, Block A, Glacier View Subd.	0.15	Juneau Housing Trust for JDHS Home Building	Back Taxes + costs of demolition site cleanup
2011	Lot 10, Block L, Pinewood Park Subd. 2	0.28	Juneau Housing Trust for JDHS Home Building	\$73,778.42
2010	Lot 14, Block D, Greenwood Acres	0.17	Juneau School District for JDHS Home Building	\$65,000.00
2010	Lot 2, Block D, South Lena Subd.	0.94	Anderson, Peter & Kelli	\$111,111.11
2010	Lot 15, Block A, South Lena Subd.	0.76	Forrer E. et al	\$82,582.00
2007	Lot 5, Block B, South Lena Subd.	1.09	Andrews, Alexander	\$87,110.00
2007	Lot 5, Block C, South Lena Subd.	0.90	Thompson, Rex & Tobe	\$95,114.00
2007	Lot 19, Block A, South Lena Subd.	1.38	Quigg, JoAnn	\$150,777.77
2007	Lot 16, Block A, South Lena Subd.	0.70	Delay, Brian	\$68,544.18
2007	Lot 9, Block C, South Lena Subd.	0.71	Kantola, Erik	\$71,000.00
2007	Lot 4, Block B, South Lena Subd.	1.35	Thompson, Rex & Tobe	\$131,251.00
2007	Lot 8, Block C, South Lena Subd.	0.71	Thompson, Rex & Tobe	\$87,605.00
2007	Lot 6, Block D, South Lena Subd.	0.71	Manning, John	\$57,509.00
2007	Lot 13, Block A, South Lena Subd.	0.83	Yerkes, Joshua & Molly	\$81,569.00
2007	Lot 4, Block C, South Lena Subd.	1.08	Kennedy, Spencer K.	\$125,100.00

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2007	Lot 6, Block A, South Lena Subd.	1.23	Sikes, Heather & Stephen	\$111,660.00
2007	Lot 14, Block A, South Lena Subd.	0.78	Yerkes, Joshua & Molly	\$68,912.10
2007	Lot 5, Block D, South Lena Subd.	0.78	Igloo Construction	\$53,000.50
2007	Lot 3, Block B, South Lena Subd.	0.70	Yerkes, Joshua & Molly	\$52,359.00
2007	Lot 1, Block C, South Lena Subd.	0.92	Tallmadge, Eric	\$141,801.00
2007	Lot 6, Block C, South Lena Subd.	1.06	Stekoll, Skye	\$210,666.00
2007	Lot 2, Block C, South Lena Subd.	1.04	Place, Aaron	\$127,666.00
2007	Lot 17, Block A, South Lena Subd.	1.13	Mathews & Taggart	\$107,576.99
2007	Lot 3, Block D, South Lena Subd.	0.96	Igloo Construction	\$61,500.50
2007	Lot 4, Block D, South Lena Subd.	0.81	Igloo Construction	\$55,000.50
2007	Lot 11, Block A, South Lena Subd.	0.78	Anderson, Gregory	\$109,303.00
2007	Lot 2, Block B, South Lena Subd.	0.70	Thompson, Rex & Tobe	\$61,648.20
2007	Lot 3, Block C, South Lena Subd.	0.22	Spencer, Spencer	\$181,069.00
2007	Lot 7, Block C, South Lena Subd.	1.02	Stekoll, Skye	\$210,666.00
2007	Lot 1, Block A, South Lena Subd.	0.77	Schultz, Charles & Kristen	\$104,516.00
2007	Lot 6, Block B, South Lena Subd.	0.86	Sathre, Constance Joan	\$136,010.70
2007	Lot 12, Block A, South Lena Subd.	0.77	Sathre, Constance Joan	\$91,010.70
2007	Lot 1, Block D, South Lena Subd.	0.94	Robinson, Michael & Kristen	\$119,700.00
2007	Lot 10, Block C, South Lena Subd.	0.72	Richards, Philip	\$81,250.00
2007	Lot 4, Block A, South Lena Subd.	1.17	Quigg, JoAnn	\$123,000.77
2007	Lot 9, Block B, South Lena Subd.	0.78	Girton, Heidi	\$121,666.00
2007	Lot 1, Block C, South Lena Subd.	0.73	Anderson, Gregory	\$108,303.00
2007	Fr. Lot 1, Block 5, Juneau Townsite	0.03	National Education Association	\$86,820.00
2006	Lot 3, HDK subdivision; Fr. Lot 4 USS 5504; Tract A and Tract. B USS 7297	10.81	Home Depot	\$3,511,730.00
2006	Lot 14, S'it T'uwan Subd. for JDHS Home Building Program	0.25	Juneau School District	\$65,000.00
2006	Track A, Golden Heights Subd.	31.53	Grant, Hugh	\$375,000.00
2005	Portion of Lot 10, USS 3288, Attached to lot 1, formed lot 1A Huffman Harbor Subd.	0.09	Taylor, Gordon & Faris, Tamra	\$17,894.00
2005	Portion of Lot 10, USS 3288, Attached to lot 2, formed lot 2A Huffman Harbor Subd.	0.09	Taber, John & Sharon	\$15,561.00

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2005	Portion of Lot 10, USS 3288, Attached to lot 3, formed lot 3A Huffman Harbor Subd.	0.09	Houston, George et al.	\$20,521.00
2005	Portion of Lot 10, USS 3288, Attached to lots 4&5, formed lots 4A & 5A Huffman Harbor Subd.	0.25	Homan, Frank & Donna Jane	\$49,830.00
2005	Portion of Lot 10, USS 3288, Attached to lot 6, formed lot 6A Huffman Harbor Subdivision	0.19	Lincoln, Hal & Jo Ann	\$32,713.00
2005	Portion of Lot 10, USS 3208, Attached to lot 7, formed lot 7B Huffman Harbor Subd.	0.05	Huizer, Ed	\$14,481.00
2005	Fr. Lot 8, Block 2, Juneau Townsite	0.01	Goldstein Improvements Co.	\$74,400.00
2005	Lot 12, Block 4, Shelter island AK Subd.	3.34	Ranch, David	\$1,343.25
2005	Lot 10, S'it'Tuwan Subd.	0.26	Tlingit-Haida Reg. Housing Authority	\$35,000.00
2005	Lot 25, S'it'Tuwan Subd.	0.21	Juneau School District	\$62,500.00
2004	Lot 54, S'it'Tuwan Subd.	0.22	Student Build House Sonnerberg, G & L	\$226,332.50
2004	Lot 224A, Block H, Cedar Park Bldg.	1.03	Juneau Jewish Community	\$101,034.00
2004	Lot 20, Subd. of ATS #14, Block 32, Douglas	0.19	McCormick, James	Trade for Land needed for Douglas Boat Harbor
2004	Lot 22A, Subd. of ATS #14, Block 32, Douglas	0.13	League, William	Trade for Land needed for Douglas Boat Harbor
2004	Lot 24 ,Subd. of ATS #14, Block 32, Douglas	0.15	Rudolph, Kenneth	Trade for Land needed for Douglas Boat Harbor
2004	Lot 21, Subd. of ATS #14, Block 32, Douglas	0.20	Boehl, Richard	Trade for Land needed for Douglas Boat Harbor
2003	Lot 23, S'it'Tuwan Subd.	0.21	Gardner, Myrna	Trade for Lot 25 S'it'Tuwan Subd.
2003	Lot 26, S'it'Tuwan Subd.	0.32	Transitions House Inc.	Donation
2003	Lot 1, USS 1075; Salmon Creek Medical Subd.	0.90	Juneau Alliance for Mental Health	Trade for N. Franklin Parking Lot
2002	Lot 33, S'it'Tuwan Subd.	0.21	High School Built House Haggard, M & T	\$185,000.00
2002	Lot 2, Block 206, Casey Shattuck	0.02	Lyon, Richard	\$16,851.00
2002	Lot 16C, USS 3055	0.30	Kibball, Arthur & Effie	Trade for USS 0
2002	Lot 65B, USS 3174	0.97	Godkin, Victoria	\$280,000.00
2001	Lot 32, S'it'Tuwan Subd.	0.21	Shepardson, Dale	\$45,000.00

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2001	Tr. B1 Re-subd. of Lena Pt Subd. #3	22.40	NOAA	Trade
2001	Tract CH-4 Emerald Subd.	10.00	AK Mental Health Trust	Trade
2001	Lots 33-53 USS 3259	29.00	AK Mental Health Trust	Trade
2000	Portion Boston King Lode & Dewey Lode, USMS 955, shown as Lot 2 Salmon Falls Two Subd.	17.10	Henri, Joseph	Trade
1999	Lot G, USS 2517	0.69	Gitkov, John	\$196,570.69
1999	Fr. Lot 212, USS 3545	0.36	Sanden, David	\$49,095.15
1999	Lot 2, Block 2, Shelter Island Subd.	3.00	Howard, Dana	\$36,000.00
1999	Lot 49, S'it'Tuwan Subd.	0.28	Santana, Lot	\$45,000.00
1999	Lot 25, S'it'Tuwan Subd.	0.21	Santana, Rosemarie	\$40,000.00
1999	Lot 24, S'it'Tuwan Subd.	0.21	Duran, Josette	\$40,000.00
1999	Lot 18, S'it'Tuwan Subd.	0.22	Duran, Marciano	\$40,000.00
1999	Lot 17, S'it'Tuwan Subd.	0.25	Kensinger, Scott	\$45,000.00
1999	Lot 14, S'it'Tuwan Subd.	0.25	Beres, Catherine	\$45,000.00
1999	Lot 15A, S'it'Tuwan Subd.	0.32	Tina, Gordon-Marylott	\$45,000.00
1999	Lot 16, S'it'Tuwan Subd.	0.34	Morris, William & Madeline	\$45,000.00
1999	Lot 20, USS 3260	0.77	Gotschall, Larry	\$50,000.00
1999	Lot 2, Lena Marie Subd.	1.45	Brouillette, Tyrus	\$60,000.00
1999	Lot 2, Block C, Hurlock Subd.	0.20	McCasland, Scott & Kathryn	\$227,000.00

Lessons Learned

Several important observations concerning these land disposals warrant discussion:

- There are misperceptions in the community about the CBJ's land base and land disposal potential. The CBJ is one of the largest landowners in Juneau, however much of its land is not suitable for development.
- CBJ sponsored subdivisions provide the most predictable outcome for the final subdivision. With the CBJ utilizing existing staff and financial resources, projects proceed in a straightforward manner toward a clear goal. Revenue generated from sales of property can be put back into future land development projects, reducing or eliminating the burden on taxpayers. However, CBJ supported subdivision projects can be difficult or impossible to undertake if insufficient funding is available.
- Lots with on-site wastewater disposal systems can have high failure rates and are typically developed with low densities of approximately one dwelling unit per acre. In consideration of the expense of providing public services to property, it would be fiscally prudent for future CBJ land developments and/or disposals to occur for lots that are served by public sewer and are developed

at a density of 5 dwelling units per acre or above.

- The Land Fund does not currently have the funds to pay the significant up-front costs to construct improvements and subdivide its large tracts of land without the use of CIP funds.
- Some buyers of CBJ land used the CBJ's financing package which only required a 5% down payment, but then defaulted on payments. The CBJ reevaluated its financing terms and conditions to reduce this problem. The 2007, 2010, 2014 and 2015 Lena Land Sales have utilized a 10 year, 10% down, 10% interest rate and this has been, for the most part, successful even though the housing market collapsed shortly after the 2007 sale.
- Previously sold large tracts of land that were disposed of to stimulate the housing market remain undeveloped for a number of reasons. For this reason, future land sales of large tracks, sales to non-profits, and negotiated sales should contain a reversion clause or completion bond as part of the purchase agreement. This will facilitate development in a timely manner and allow the CBJ to regain ownership if the property remains undeveloped after a set number of years.
- The CBJ's utility expansion priorities should continue to support the land disposal program; coordination of the two is essential for the success of future land disposals.
- CBJ property is a public resource and the process of transferring this resource to individuals, non-profits or corporations must be conducted in a fair and transparent manner.

Quality of CBJ Land Available for Disposal

A number of significant factors have emerged during recent land disposal programs regarding the quality of CBJ land. There is a perception that the CBJ has an enormous land base which can easily be developed. The opposite is actually the case. Most CBJ land is located on steep slopes which greatly increases development costs. Additionally, much of the CBJ land consists of wetlands which pose unique construction and regulatory challenges.

Road access and utilities are also significant factors in the developability of CBJ lands. Most parcels of land will require expensive access roads which often will not have lots adjacent to them to supplement development costs. An example of this is the CBJ property holdings in Pederson Hill. The CBJ acquired private property in order to gain access routes to the developable portions of this area. Another significant factor is many of the parcels are not served by municipal sewer or water such as the Mendenhall Peninsula.

The combination of: accessibility, physical constraints, and presence or absence of utilities are factors often overlooked by the public when considering the role that the CBJ can play in the future development of the community. Undoubtedly development costs will be much greater than what developers of flatter land have experienced in the past. Land prices are likely to increase because of higher development costs.

CBJ vs. Private Sector as Developer

Most of CBJ's land consists of large parcels which need to be subdivided and infrastructure installed before individual lots can be sold. CBJ's subdivision regulations require that street and utility improvements be constructed (or bonded to ensure completion) before lots can be offered for sale.

Large parcels of land are difficult to sell for two reasons. First, large parcels are particularly expensive, thereby limiting the market to a few participants. Second, the amount of land which is developable in a large parcel is difficult to determine without a close examination of the topography, wetlands, soil conditions, etc. If this information is unknown at the time of sale, then the land value can be significantly reduced due to the uncertainties. Often a greater return can be realized with the sale of a large parcel if a preliminary subdivision feasibility study is completed prior to the sale. This information will increase the confidence of prospective purchasers. It is also information which is needed if the CBJ is to be the developer of the land. Valuable wetland mapping currently underway by the Community Development Department will provide the CBJ Lands Office with information about the quality of land, and help set the price for future sales.

In some cases creating partnerships with developers and nonprofit organizations has proved to be a reasonable approach for developing a subdivision. The S'it'Tuwan Subdivision, developed by the Tlingit-Haida Regional Housing Authority, is an example of a successful partnership. In this case, the CBJ provided the land for the subdivision and Tlingit-Haida provided the capital for constructing the improvements. Upon completion of the subdivision, Tlingit-Haida obtained 40 lots for its low-income housing project and the CBJ obtained 15 lots for its use. A partnership such as this must be carefully evaluated to ensure success.

A variation of this partnership concept can be accomplished by the CBJ soliciting proposals from private developers through the Request for Proposals (RFP) process and selecting a developer to work with the CBJ on the subdivision development. The private developer would be responsible for working with the CBJ on designing, permitting, financing, and constructing the improvements. Upon completion of the subdivision, the developer and the CBJ would each receive lots based on the ratio of the value of the land to the value of the improvements.

This partnership concept has a number of advantages which include:

- *Equal Opportunity.* All private developers have an equal opportunity to participate in the process.
- *Potential Reduced Costs.* In some cases the cost of constructing the subdivision might be less by using the efficiencies offered by the private sector.
- *CBJ Sells Some of the Lots.* The public will have an opportunity to purchase lots either from the private developer or the CBJ.

Financing and Other Terms of Sale

The CBJ has offered financing terms for the sale of residential lots in order to allow wider participation by Juneau residents. Financing of undeveloped land is difficult to obtain from traditional financial institutions such as banks. In the past, CBJ's terms of sale have generally been 5 percent down, with annual payments over 10 years at 10 percent interest. One of the problems with the financing terms was the low down payment. With only 5 percent down, there was not sufficient investment by the purchaser to ensure that they would keep current with their land payments if problems arose during the development of the property. Starting with the 2007 Lena Land Sale, a 10 percent down payment was required which worked well in reducing the number of foreclosures. It is recommended that future land sales include a provision of a 10 percent down payment. Additionally, if there is a significant value in timber, gravel or other natural resources on the property, the down payment should also include the value of these resources.

Disposal Schedule

This plan identifies parcels of land which are suitable for disposal. Instead of committing to the disposal of land on a strict ten year schedule, the CBJ will actively monitor the market and conduct the disposals until such time that vacancy rates are approaching healthy levels (typically 5%). Currently demand is elevated and the Lands Office has been working to provide residential lots in the areas of Switzer Creek and Pederson Hill (also known as Hill 560). The Lands Office continues to sell the remaining CBJ owned lots in the South Lena Subdivision. Lands staff has also been directed by the Assembly to sell or lease the parking lot on the corner of North Franklin and Second Street downtown Juneau for a mixed use building with onsite parking.

Future Land Disposal Program

Site Selection Process

The first step in selecting lands for disposal was to identify which lands were to be retained for public purposes such as parks, schools, airport, harbors, and other public facilities. An inventory of existing facilities and designated parks and open spaces was compiled.

The remaining lands were then evaluated in context with the 2006 Comprehensive Plan update and the Capital Improvement Plan (CIP) which identifies future utility projects. The evaluation resulted in a list of CBJ lands, located within the urban service area, identified for sale and development. The Buildable Lands Study of 2006 describes 12 properties for development potential. Tracts of land which have all utilities and existing access are considered highest priority for sale and development. Other tracts of land may have only water service at this time but within the next several years will be served with sewer. Upon installation of all planned utilities or zone changes for a particular tract of land, the disposal schedule will be adjusted.

Timing of Disposals

The next three chapters of this Plan include groups of maps which illustrate the distribution of CBJ lands throughout the community. These chapters also highlight the CBJ owned lands that are to be retained for public use as well as those lands that are to be disposed of to promote community growth.

The location and availability of utilities will play a major role in stimulating the development of CBJ lands. The parcels for disposal are listed in order of priority. Availability of infrastructure will trigger adjustments in the land disposal priority list.

Reservations of Land within Large Tracts

Another concern with the identification of the large tracts of land for disposal is that not all the land within a parcel would be sold or developed. Reservations will be made for greenbelts along stream corridors, protection of valuable wetlands, public facilities, and other areas with significant public interest. These features would be identified during a reconnaissance study of the tract, prior to subdivision. The remaining lands, which are appropriate for development, would be sold.

Parcels for Disposal

The following identified parcels are available for disposal. Each parcel is depicted showing relative size as well as individual parcel description, development constraints, disposal recommendations, and other factors relative to the parcels. For an understanding of any potential development constraints, the following legend summarizes the general conditions impacting each parcel.

The parcels selected in this section are considered for near term disposal. Work will continue on them over the next two years. Each property in this section has had some initial investigation that has led it to be part of this list. Also included in this list are parcels that have recently had access, water, or sewer service extended to them. Other properties that are owned by the CBJ can still be disposed of even if they are not highlighted in this section. All potential disposals are contained in the *CBJ's Land Holdings* section of this plan, in the 'retention status' column.

DEVELOPMENT CONSTRAINT LEGEND	
Condition	Constraint
Wetland	○ No wetland present ● Some wetland present ● Significant wetland present
Flood Plain	○ No flood plain present ● Some flood plain present ● Significant flood plain present
Hazard Potential (Hazardous condition defined as an area with snow or land slide potential)	○ Free of hazardous conditions ● Some hazardous conditions present ● Significant hazardous conditions present
Slope	○ All 0% to 15% grade or slope ● Limited grade or slope but not in excess of 30% ● Predominately severe grade or slope equal to or in excess of 30%
Water service	○ Public water service directly available ● Public water service within 1,000 ft. or less ● Public water service not presently available
Sewer service	○ Public sewer system directly available ● Public sewer service within 1,000 ft. or less ● Public sewer service not presently available
Access	○ Direct access to public streets available ● Ability to access to public streets available ● No available access to public streets



Lands ID Numbers: 0140, 0141, 0143, 0144, 0145, 0147, 0148, 0159

Parcel Zoning: D-3 Single Family/Duplex

Parcel description: South Lena Subdivision; Block A, Lot 3; Block A, Lot 7; Block A, Lot 8; Block A, Lot 10; Block A, Lot 18; Block A, Lot 20; Block B, Lot 4; Block C, Lot 8

Parcel Area: From approximately $\frac{3}{4}$ of an acre to $1 \frac{1}{2}$ acres

Development Constraints:

Natural Conditions:

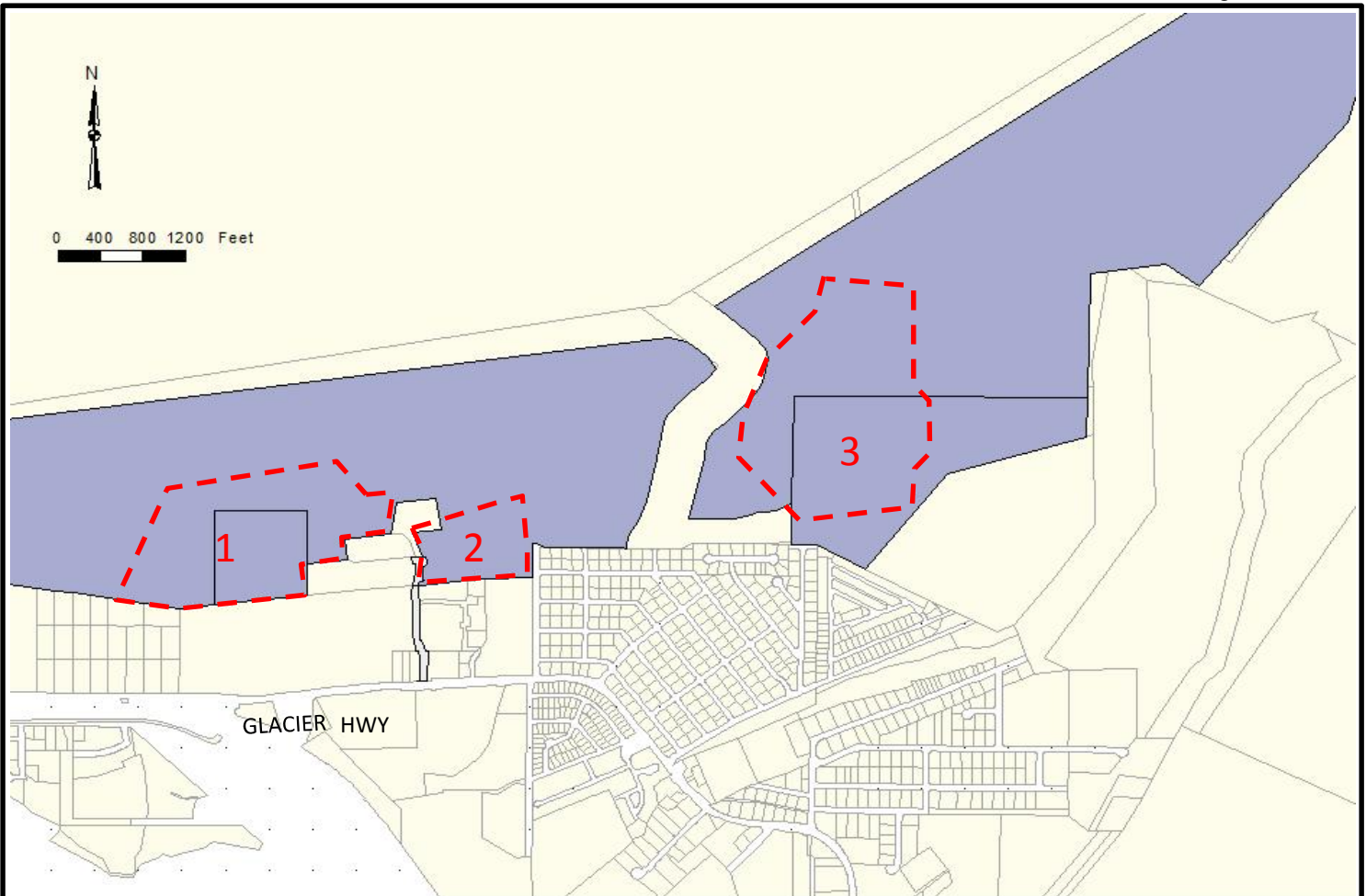
- Wetlands: ☒ Significant
 Flood Plain: ☐ None
 Hazard Potential: ☐ Low
 Slope: ☒ Moderate

Infrastructure:

- Water Service: ☐ Available
 Sewer Service: ☒ None
 Access: ☐ Direct

Comments: These lots are what remain from the 1999 South Lena Subdivision and 2007, 2010 2014 and 2015 Lena land sales. The Lands Division has been authorized to sell the remaining lots through the sealed competitive bid process. Six of the remaining 8 lots are for sale at the time of printing this document.

Disposal Recommendation: Sealed competitive bid. Conditions are outline in Ordinance Serial No. 2014-07(b) adopted on 2/24/2014.



Lands ID Numbers: 0812, 0820, 0832

Parcel Zoning: D5 Single Family/Duplex,
D15 Multifamily

Parcel description: USS 5504, Lot 2A & Lot 6;
ASLS 2004-22, Tract B1

Parcel Area: Approximately 690 Acres

Development Constraints:

Natural Conditions:

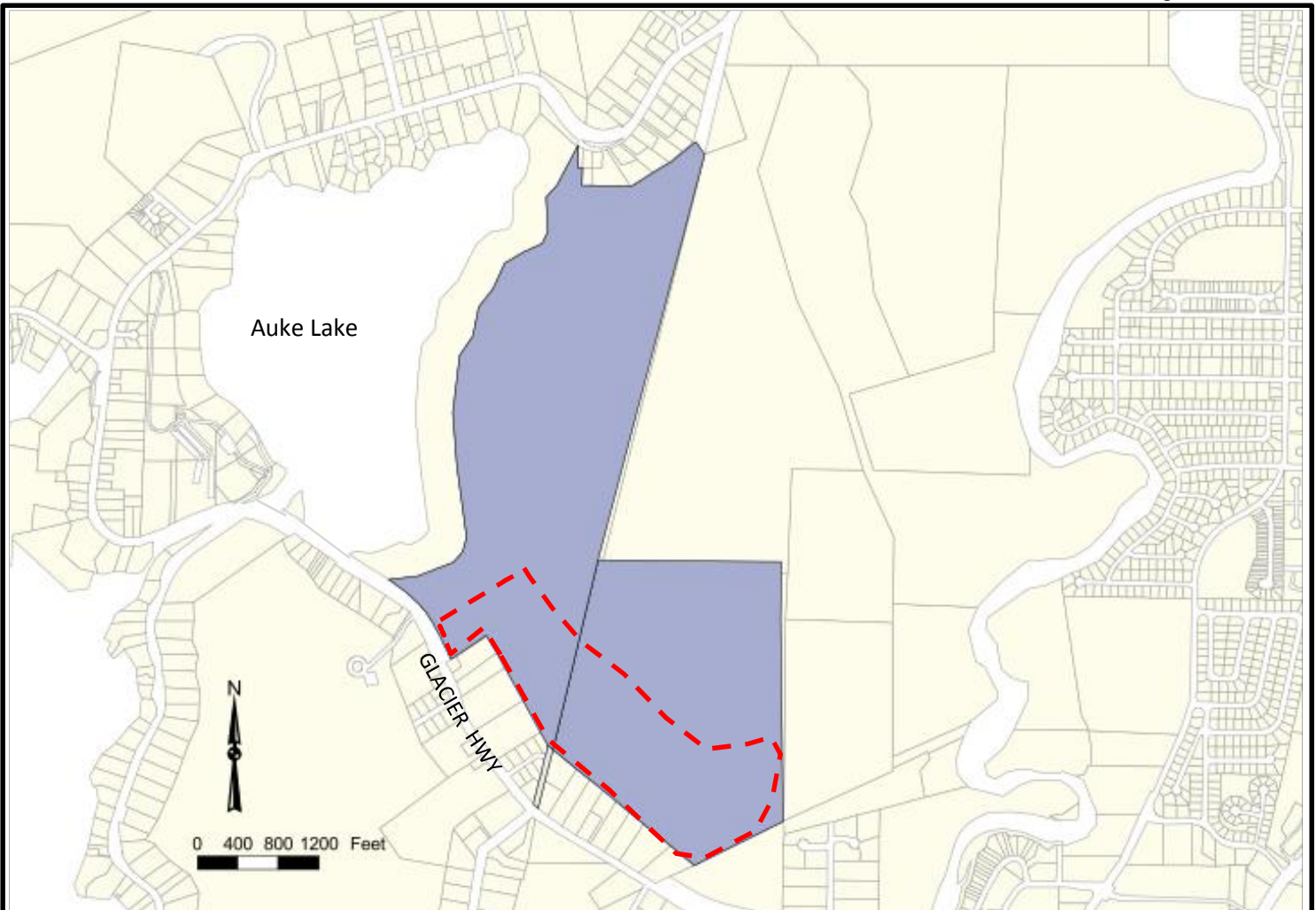
- Wetlands: ● Significant
Flood Plain: ○ None
Hazard Potential: ● Moderate
Slope: ● Moderate

Infrastructure:

- Water Service: ● Within 1,000 ft.
Sewer Service: ● Within 1,000 ft.
Access: ● Within 1,000 ft.

Comments: Three pockets within these parcels have been selected for development potential based on the 2006 Buildable Lands Study and the 2012 CBJ Switzer Lands Residential Development Study and are shown above. A subdivision of Area 2 is underway and is expected to provide 6 buildable lots which are zone D15. The theoretical capacity of this subdivision is around 180 units after preservation of valuable habitat. Updates to existing water/sewer systems are needed prior to development, road access and slope are also partial constraints and need to be studied thoroughly in order to reliably estimate costs of Areas 1 and 3.

Disposal Recommendation: Development of Area 1 will begin after the JSD has completed planning for a future school in the area. A subdivision of Area 2 is underway. A right-of-way will need to be extended to Area 3 prior to development. Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.



Lands ID Numbers: 0420, 0440

Parcel Zoning: D10 SF Single Family/Duplex,
D10 Multifamily

Parcel description: USS 3873; Fraction of
USS 3406

Parcel Area: Total acreage of both parcels:
roughly 352 acres.

Development Constraints:

Natural Conditions:

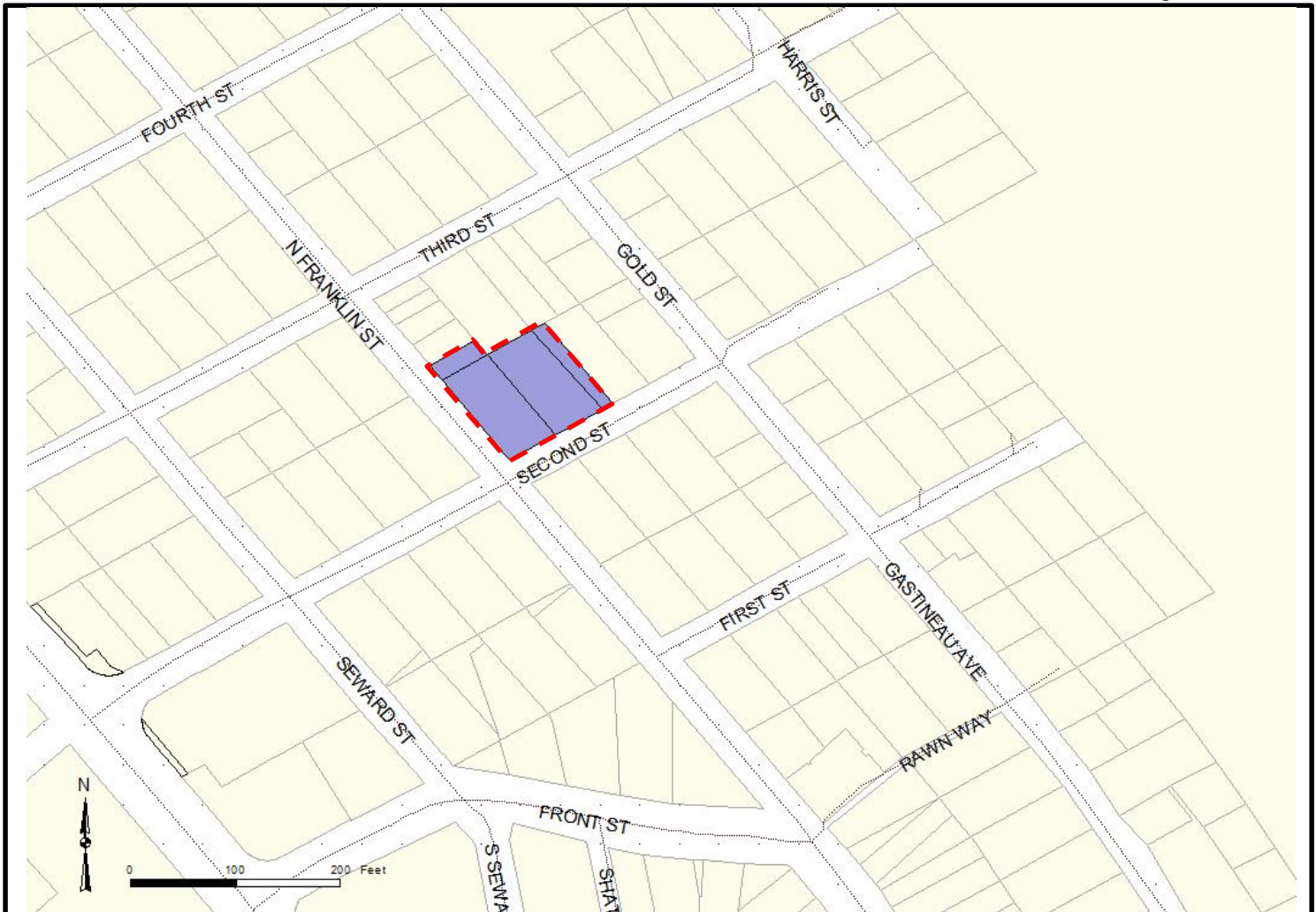
- Wetlands: ☒ Intermittent
 Flood Plain: ☐ None
 Hazard Potential: ☐ Low
 Slope: ☒ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
 Sewer Service: ☒ Within 1,000 ft.
 Access: ☒ Within 1,000 ft.

Comments: The Lands Office is working to secure access routes to this property from Glacier Highway. The area within the dashed line will be developed first. Lands staff recently completed a zone change to D10 and D10 SF for a portion of these lots. Development will include multifamily and single family homes. Over the next two years Lands Staff expects to complete access acquisitions, initiate surveying, acquire permits, and begin ground work for the first phase.

Disposal Recommendation: This development will take place in phases; the first phase will be initiated by the CBJ. Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.



Lands ID Number: 1007

Parcel Zoning: MU Mixed Use

Parcel description: Juneau Townsite Block
11 Lot 1, 2, 3 & fraction Lot 8;

Parcel Area: Approximately .30 Acres

Development Constraints:

Natural Conditions:

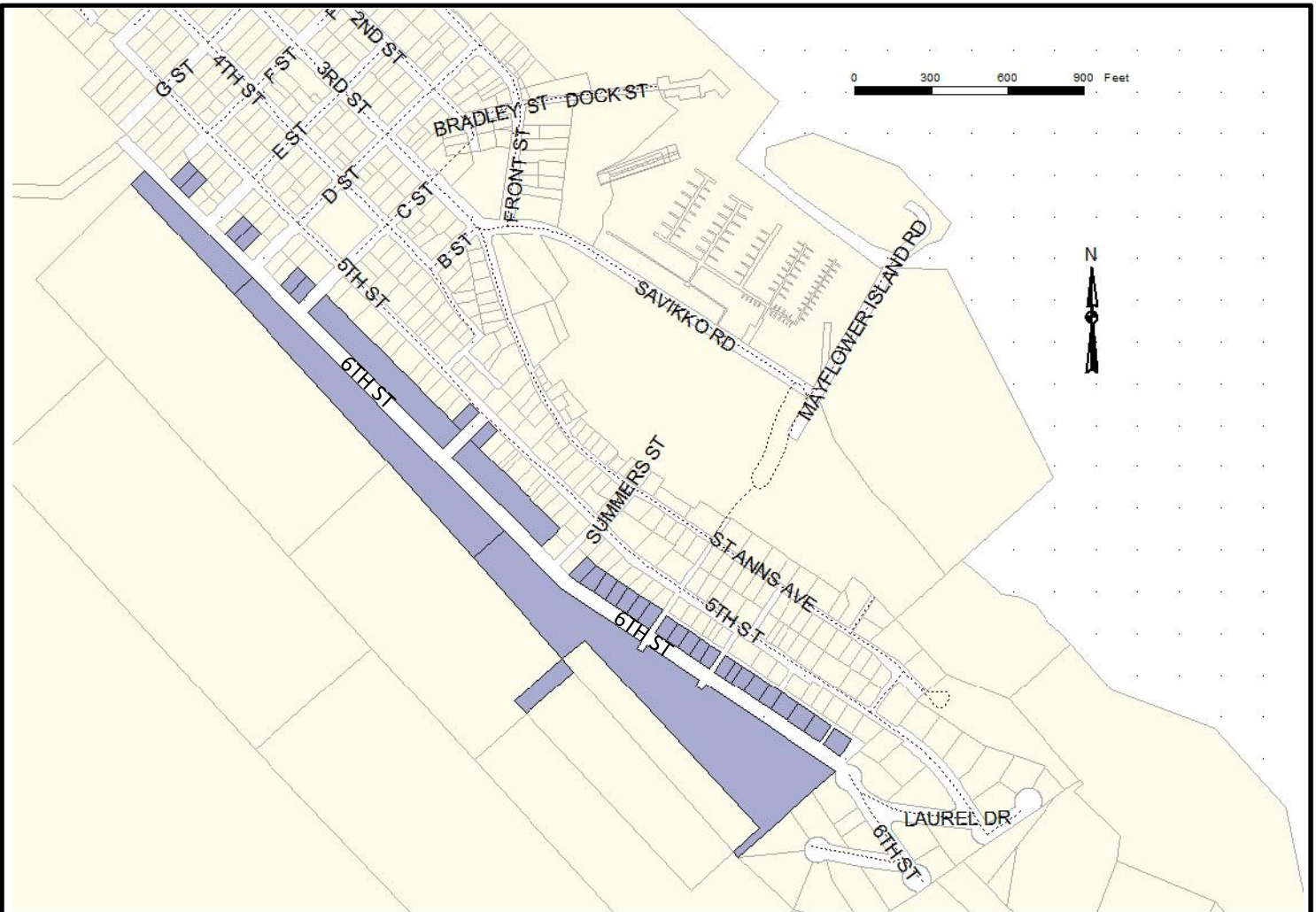
- Wetlands: ☐ None
 Flood Plain: ☐ None
 Hazard Potential: ☐ Low
 Slope: ☐ Low

Infrastructure:

- Water Service: ☐ Available
 Sewer Service: ☐ Available
 Access: ☐ Direct

Comments: In 2014 the Assembly directed Lands staff to solicit proposals to dispose of this property. Currently a request for proposals (RFP) is being drafted that will facilitate the sale or lease of this lot.

Disposal Recommendation: The RFP will describe the process and conditions of this sale or lease. The current disposal plan is to offer the lot for lease or for sale using the sealed competitive bid procedure. This option allows for the option to require a development plan, in such instances the Manager is authorized to negotiate with the two best proposals, award would be subject to Assembly Approval.



Lands ID Numbers: Multiple numbers

Parcel Zoning: D5 Single Family/Duplex

Parcel description: Numerous subdivided parcels along the undeveloped ROW of 6th street

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

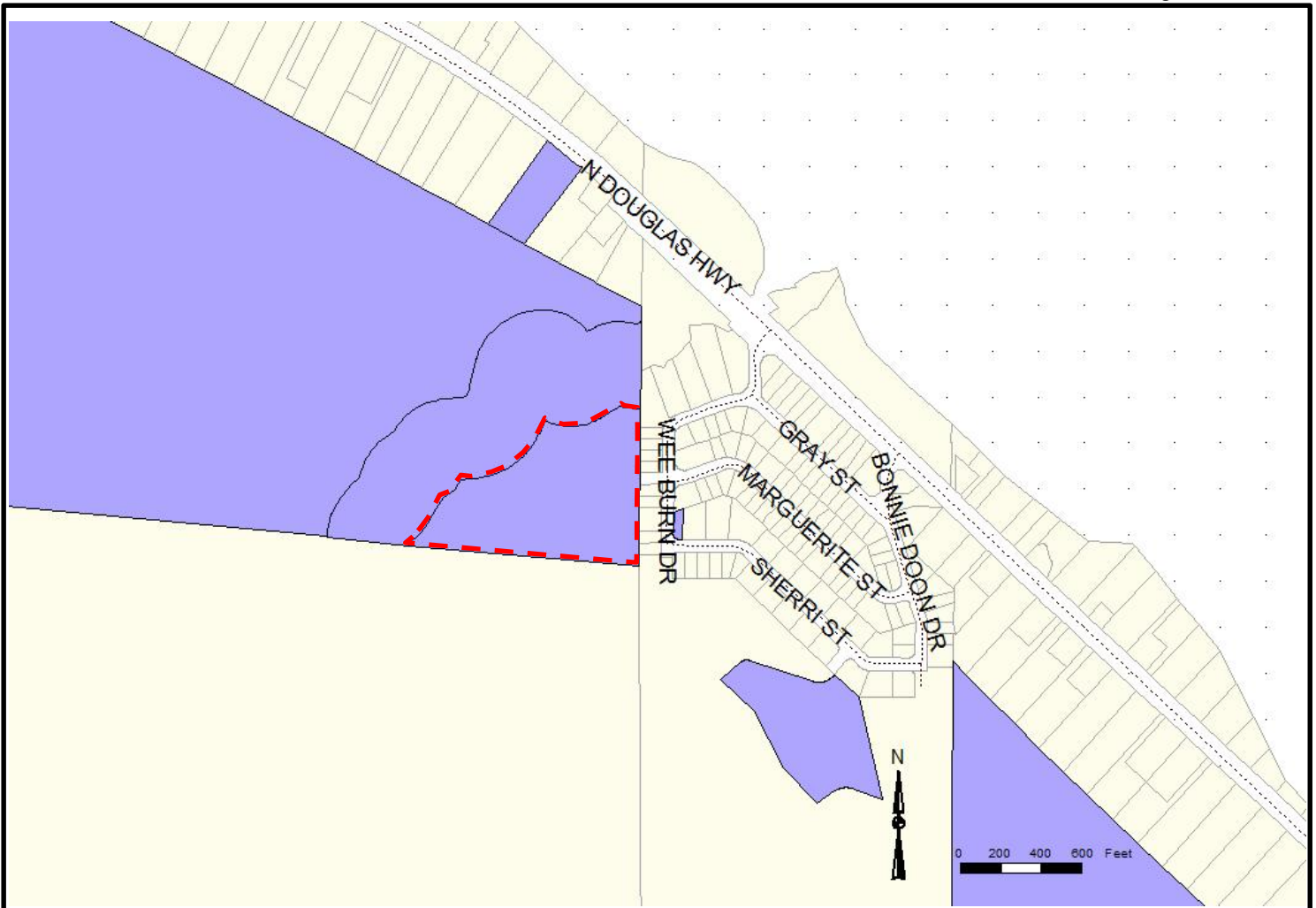
- Wetlands: ☒ Intermittent
 Flood Plain: ☐ None
 Hazard Potential: ☐ Low
 Slope: ☒ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
 Sewer Service: ☒ Within 1,000 ft.
 Access: ☒ Within 1,000 ft.

Comments: Sixth Street Douglas has previously been platted and partially subdivided. This site needs further investigation prior to development. On June 2, 2015, the Affordable Housing Commission sent a letter to the Mayor and Assembly requesting that staff develop a disposal plan for these lots.

Disposal Recommendation: Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, and sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.



Lands ID Number: 1420

Parcel Zoning: D5 Single Family/Duplex

Parcel description: USS 3559, Lot 1

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

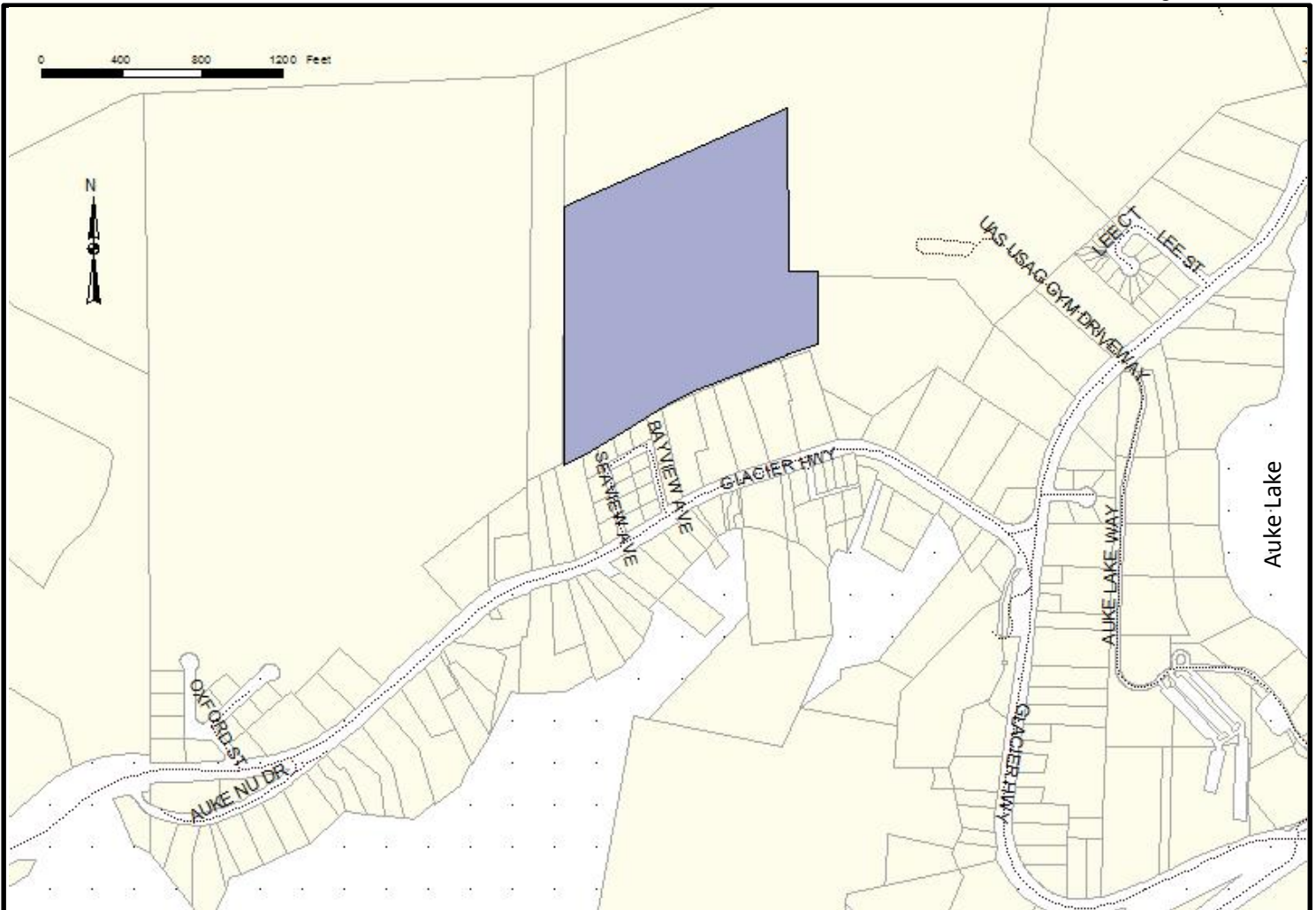
- Wetlands: ☒ Intermittent
 Flood Plain: ☐ None
 Hazard Potential: ☐ Low
 Slope: ☒ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
 Sewer Service: ☒ Within 1,000 ft.
 Access: ☒ Within 1,000 ft.

Comments: This property is a fraction of this CBJ owned parcel located between the Neilson Creek setback and the Bonnie Brae Subdivision. Recent updates to the water and sewer system reach this property at the undeveloped ROW at the corner of Marguerite Street and Wee Burn Drive.

Disposal Recommendation: This fraction must first be subdivided from the larger property which is over 1,000 acres prior to a subdivision or sale. A future subdivision could be completed through public private partnerships, non-profit collaboration, sale of the large tract to the private sector or by in house subdivision and sale of individual lots.



Lands ID Number: 0315

Parcel Zoning: D3 Single Family/Duplex

Parcel description: USS 3820, Fraction of Lot 3B1

Parcel Area: Approximately 29 Acres

Development Constraints:

Natural Conditions:

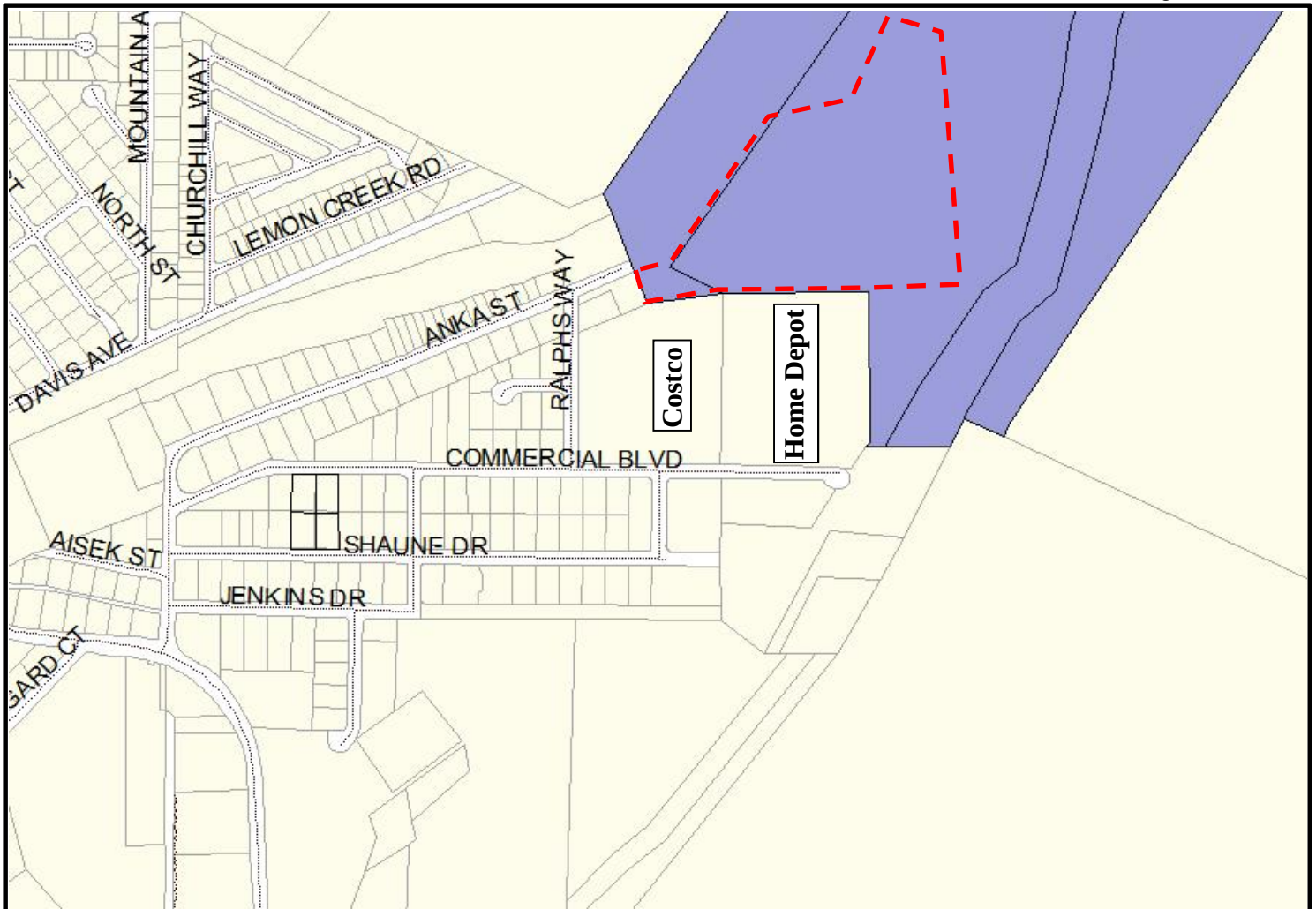
- Wetlands: ● Significant
 Flood Plain: ○ None
 Hazard Potential: ○ Low
 Slope: ○ Moderate

Infrastructure:

- Water Service: ● Within 1,000 ft.
 Sewer Service: ● Within 1,000 ft.
 Access: ● Within 1,000 ft.

Comments: This parcel will need to be evaluated in greater detail to better determine any development constraints and to evaluate the cost associated with development.

Disposal Recommendation: A future subdivision could be completed through public private partnerships, non-profit collaboration, sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot should be consistent with the goals of the Auke Bay Management Plan. Access right-of-way will need to be secured prior to development of this property.



Lands ID Numbers: 0829 & 0830

Parcel Zoning: Industrial & Rural reserve (RR)

Parcel descriptions: HDK LT 4 & RSH II LT 2B

Parcel Area: Approximately 20 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☐ None
 Flood Plain: ☐ Low
 Hazard Potential: ☐ Low
 Slope: ☒ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
 Sewer Service: ☒ Within 1,000 ft.
 Access: ☐ Direct

Comments: This lot is currently the South Lemon Creek Material Source and is mined as a gravel source for City and State projects. This source is at the end of its lifespan and should be redeveloped to meet the need for industrial property.

Disposal Recommendation: A future major subdivision could be completed through public private partnerships, non-profit collaboration, sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot would need to be consistent with adopted development plans for this region.

Process for Disposing of Large Tracts

Each large tract of land identified for disposal should proceed along a series of steps, ultimately leading to the disposal of the land. The steps are described in this section. These steps should be followed regardless of whether the CBJ acts as the developer of the land or the large tract is sold as an un-subdivided parcel, directly to a developer.

Delineation of Disposal Site

As a first step, staff will delineate areas within the larger tract of land which appear most suitable for residential or other development. Information from adopted plans identifying trails, greenbelts, open spaces, schools and other public uses will be evaluated to select the most appropriate location. This stage may also include an environmental evaluation. A consulting firm may be hired to assist in determining the feasibility of development and identification of potentially developable sites within a larger tract. At this time wetlands delineation and jurisdictional determination of that tract should be completed in order to develop a mitigation plan for any wetlands that will need to be filled as part of the development.

Agency Review

State and federal agencies as well as CBJ departments will be asked to review and comment on the proposed disposals. Issues to be addressed at this stage include: access, on-site sewer approvals where needed, water rights, wetlands delineations and preservation, archaeological resources, fish and wildlife concerns, etc. The location and boundaries of the proposed disposal sites might be adjusted at this stage in response to specific agency concerns.

Preliminary Title Report

The purpose of the preliminary title report is to ensure there are no title problems that would create obstacles to the disposal of the property. This should be accomplished before any major expenditure on project development.

Sketch Plat

This preliminary topographic work should be of sufficient detail to establish road alignment and approximate subdivision layout. The level of topographic mapping detail needs to be defined by CBJ staff and a consultant hired to accomplish this work.

A sketch plat will be prepared of the entire site to be reviewed by the Planning Commission. Taking in to account comments of the Planning Commission, approval for preliminary plat layout will be provided by CBJ staff.

Reservation of Public Use Lands

Based on a review of topographic mapping, wetlands delineation, and proposed sketch plat, areas to be reserved in CBJ ownership for greenbelts, open spaces, trails, schools, utilities, and other public uses will be precisely defined. These public-use reservations will be accomplished before the developable land is offered for sale.

Market Assessment

Sales of large tracts of property are long term investments. There is generally a significant lag in time between purchase of a large tract and the point when it has been developed to a level where individual lot sales are possible. An assessment of long term market conditions will be done to evaluate the feasibility and desirability of the proposed land disposal. The assessment will be a combination of examining the availability of vacant private lots, pricing, location and types of property, as well as subdivision permitting activity. The goal will be to not unreasonably compete with the private sector. A previously completed market assessment or housing action plan can substitute for a new market assessment.

Public Workshop

At this stage CBJ staff will conduct a public workshop(s) to allow the public to offer comments about the subdivision. Particularly important here will be the opportunity to identify preferred methods of disposal, comment on subdivision design, suitability of areas reserved for public use, and identify ways to mitigate impacts to adjacent neighborhoods.

Development Plan

At this point the Assembly will decide whether to retain the property for subdivision by the CBJ, offer the property for sale or to solicit proposals for a public/private partnership. If the property is sold, the purchaser will be responsible for platting, design, and construction. If a public/private partnership is created, the CBJ and the developer will jointly undertake the platting and development of the property.

Preliminary Plat

The preliminary plat will show more detailed information about that portion of the land to be immediately subdivided.

Construction Design

Final construction plans based on the preliminary plat layout will be approved by the CBJ Engineer. Developers have two options; they may either construct all of the required improvements after the plans have been approved or provide a bond that guarantees all construction will be completed. Bonding will allow the final plat to be recorded and lots sold without all construction completed. In instances when the CBJ is the developer, this step might entail an appropriation of funds to demonstrate intent to complete the work, in lieu of bonding. Other options for construction design are possible and will need to be reviewed and approved on an individual basis.

Final Plat Approval

The final plat will show the surveyed boundaries of all lots. This may include all proposed lots in the preliminary plat, or only a phase of the proposed development. The developer will obtain final plat approval after meeting the following conditions:

- *Planning Commission Approval.*
- *Preliminary Plat.* All conditions set out in the preliminary plat are completed.
- *Construction.* All construction is completed or completion is guaranteed by a posted bond.
- *Survey.* All monuments are set and shown on the plat.

After these actions have been completed the plat can be recorded. At that time the CBJ or developer can sell or develop the lot(s).

Methods of Disposal

The Municipal Code authorizes CBJ owned land to be disposed of in a variety of ways including: lease, land exchange, over-the counter sales, lottery, auction, sealed competitive bid, negotiated development and disposals for public use. Regardless of the method of disposal, all land sales have a similar process that must be followed to insure a smooth transition of ownership; this includes adopting an ordinance and public meetings. CBJ§53.09.200

Leases

The plan focuses on the systematic disposal of CBJ property to stimulate a variety of residential development types, regardless, land leases are appropriate for tidelands and commercial/industrial development and are approved by the assembly on a case by case basis. CBJ§53.09.260

Land Exchanges

It is recognized that at some point the CBJ will likely have opportunities which will involve the exchanges of property. This has proven to be an important method for both disposal and acquisition of land and can be utilized to gain importance access routes to large CBJ owned tracks such as the Pederson Hill. CBJ§53.09.260

Over-the-Counter Sales

Over-the-counter sales will be most useful as a means of re-offering lots which did not sell in original land disposal programs such as lotteries, auctions, etc. An over-the-counter program can readily be developed, as needed. This method allows for the direct sale of land to the public at a fixed pre-determined price based on fair market value. This offering would be open to the general public. CBJ§53.09.240

Lotteries

The Municipal Code describes one type of lottery. In a lottery, an interested person or corporation files a lottery application for the specific lot desired. Applicants are limited to one application per applicant per lot. This system allows every applicant an equal chance to win the opportunity to purchase the specific lot.

Auctions

The Municipal Code provides for the manager, or designee, to conduct outcry auctions to dispose of CBJ owned land. An advantage of auctions over lotteries is the ability of an individual to directly compete for a specific desired lot by out-bidding competitors. An advantage to the CBJ results from the fact the CBJ would likely get a higher return from land sold through auctions. The required minimum bid is the appraised value. A disadvantage of the auction method is that the system discriminates against lower income individuals and families.

The auction disposal is distinct from the lottery in two key ways. First, corporations as well as individuals may participate. Second, an individual or corporation may purchase more than one parcel at each auction. CBJ§53.09.230

Sealed Competitive Bids

This is the most commonly used method of disposal, because it allows for the broadest participation and offers a good opportunity to get a fair price for the land being sold. Similar to the auction, sealed competitive bids provide an opportunity for both individuals and corporations to compete to acquire a particular parcel. From an administrative standpoint, the sealed bid process is perhaps the easiest and least expensive disposal procedure, as there is no lottery or auction "event" to coordinate.

The Municipal Code allows a development plan to be required as part of a sealed competitive bid. In such instances the manager is authorized to negotiate with the two best bidders when determining the bid award. If the development proposal is a major factor in awarding the bid, the award is subject to Assembly approval. CBJ§53.09.250

Negotiated Sales

The manager may negotiate the sale of CBJ property when specifically authorized by the Assembly to do so. The terms of a negotiated sale are subject to the approval of the Assembly unless a prior ordinance authorizing negotiations to commence has established minimum terms and delegated the execution of additional terms to the manager.

Negotiated sales may be the preferred method of disposal in a variety of instances. For example, several of the miscellaneous parcels, which are surplus to the CBJ's needs, are too small to be developed independently. It would be preferable to negotiate a sale of those lots with one or more adjacent property owners to enhance their property. CBJ§53.09.260

Disposals for Public Use

The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the Assembly approves the terms and conditions of such disposal by ordinance. The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough. CBJ§53.09.260

Selection of Disposal Methods

In instances where the CBJ wants to maximize revenues, auctions and sealed competitive bid methods are the most appropriate methods to use. However, lotteries are the preferred method for the purpose of providing affordable building lots. Lotteries allow lots to be sold at a set price and have the effect of stabilizing land values.

Type of Sale	Application Requirements	Applicant's Qualifications	Sale Price	Payment Terms	Frequency of Participation	Comments
Lotteries	- One application per person per parcel or pool of parcels - Application fee \$25 each	- Individual, 18 years or older have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value	10% down (within 30 days) - Ten equal annual payments	N/A	Planning Commission Review Assembly Approval
Auctions	Prior registration	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	- Highest bid - Minimum bid is appraised value	10% down (within 30 days) - Ten equal annual payments	One parcel per auction	Planning Commission Review Assembly Approval
Negotiated Sales	N/A	Individual, 18 years or older, have an Alaskan domicile Corporation registered to do business in Alaska	Appraised value, or set by the Assembly	Negotiated	N/A	Planning Commission Review Assembly Approval
Sealed Competitive Bids	N/A	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Highest bid	10% down - Ten equal annual payments	N/A	Development proposal may be required as part of bid. Manager may negotiate with two best bidders when development proposal is factor in bid award
Over the Counter Sales	N/A	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value or assembly approval	10% down Ten equal annual payments	N/A	The manager shall establish a method of determining who has first and subsequent chance of purchasing parcels among those who are present at the time over-the-counter parcels are first available.
Land Exchanges	\$500.00	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	An equal value property or set by the Assembly	10% down Ten equal annual payments		Planning Commission Review Assembly Approval
Negotiated Land Leases	\$500.00	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value or assembly approval	Payments made monthly		Planning Commission Review Assembly Approval
Disposals for Public Use	\$500.00	Government agency or nongovernment agency	Less than fair market value	Terms and conditions approved by ordinance	N/A	Planning Commission Review. Assembly Approval

Land Disposal Methods - (CBJ 53.09.200-270)

Development Costs

The following information is provided for the purpose of understanding the cost of developing land in Juneau. The significance of these costs are directly tied to the affordability of housing. Information included in this section is for reference only, development costs can vary greatly due to environmental conditions.

Site Specific Factors that Affect Construction Costs

Construction costs for subdivision development are dependent upon several site characteristics including: geographic location, zoning, wetlands, topography, soils conditions and upgrading roads & utilities. Costs in this section vary greatly and are not quantifiable across CBJ land. These cost characteristics are detailed as follows:

- **Geographic Location.** The geographic location of the proposed development site affects construction costs in several ways. Costs may be impacted based on distances associated with the following:
 - Hauling construction materials
 - Transporting workers
 - Locating storage and waste sites
 - Importing borrow or eliminating excess material
 - Connecting the site to the nearest roads and utilities
- **Zoning.** Zoning controls the density of the development as well as minimum lot size. Therefore, zoning will limit the maximum number of lots allowed at a specific site. The development costs on a per lot basis will generally be greater in low-density zones that allow fewer lots per acre. Road development costs will be affected by road standards set forth in zoning regulations. Rural zones may allow open ditches with gravel surfaced streets, whereas, urban zones may require concrete sidewalks, curbs, gutters, and paved streets. Additionally, in order to provide for public health, safety, and welfare zoning may require setbacks from streams, flood plains and the waterfront, as well as preservation of open areas, parks and greenbelts. These features reduce the acreage available for residential lots, and may increase the construction costs per lot.
- **Wetlands.** Delineation and mapping of wetlands is a time consuming and expensive step in developing CBJ property. Any wetlands under the jurisdiction of the US Army Corps of Engineers that need to be filled or altered in order to complete development will require a U.S. Army Corps of Engineers Wetland Fill Permit. The Corps requires that development; avoid, minimize and mitigate impacts of wetlands or other waters of the U.S. If wetlands are to be altered or filled the CBJ must mitigate by; functionally enhancing wetlands, provide preservation of other equal valued wetlands, and/or pay fees in lieu of mitigation to the extent that the Corps permit demands. Many of the CBJ owned properties contain extensive wetlands that slow development and increases costs.
- **Topography and Soils.** Topography and soil conditions have a direct influence on construction costs. Construction costs increase at steeper sites and those with poor soil conditions. As the site topography becomes steeper, costs may increase due to the following:
 - Increased difficulty in designing efficient lot and road configurations

- Increased difficulty maximizing lot development and minimizing cost of utility construction
 - Possible need for retaining walls and drainage structures
 - Increased number of sanitary sewer manholes and storm drain catch basins
 - Need for slope stabilization
 - Increased quantities of excavation and embankment
- **Roads and Utilities.** Existing roads and utilities may need to be upgraded prior to, or in conjunction with, the development of a new subdivision; which is the case for most CBJ owned property. This might occur in instances when the current utility systems or roads are at, or near capacity, or are substandard. Such upgrades will result in significant added costs and extending development timelines. In addition, subdivisions developed at higher elevations may require construction of a water pump station and reservoir to assure adequate water pressure for domestic use and firefighting purposes.

Deriving the Costs of Developing Property

The following aspects of construction work need to be considered when deriving an estimate of total costs.

- Subdivision design
 - Clearing and grubbing
 - Excavation and embankment
 - Sanitary sewer systems
 - Water systems
 - Storm drainage systems
 - Street improvements
 - Private utilities
- **Subdivision Design.** Design services for subdivision development typically include the following:
 - Surveying
 - Soils investigation and testing
 - Lot and right-of-way design
 - Street and utilities design
 - Construction administration and inspection

A major concern for the potential subdivision developer is the amount of time it takes for consultants to provide these services in the Juneau area. Local engineering consultants estimate it takes ten to twelve months from the time of initial subdivision plan submittal to the CBJ before construction can begin on major subdivisions.

- **Clearing and Grubbing.** Clearing and grubbing involves the removal of all trees, shrubs and organic surface material from street right-of-ways and any developed lots. This includes hauling and dumping costs.
- **Excavation and Embankment.** The quantity of excavation and embankment is dependent upon

the site topography. For relatively flat surfaces (slopes less than four percent), excavation will entail removing 30 inches from the roadbed and replacing it with suitable, non-frost susceptible material. Some areas may require soil removal to depths greater than five feet, depending on soil conditions. Filter fabric is often used to bridge weak soil areas.

As site slopes increase, the quantity of excavation and embankment may increase considerably. For example, if the slope increases from flat to 12 percent, the typical road section excavation quantities might increase by as much as 80 percent; similarly, the embankment quantities might increase by 30 percent. These quantity increases will depend on the balance of cut and fill in the road's cross-sectional design.

The cost of excavation and embankment is also affected by the haul distance required to dispose of, or import, material. If the excavated material can be used on-site in the building of the embankment or for building sites, then lower costs would be expected. Rock may be encountered during site development and require removal.

- **Sanitary Sewer System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete sanitary sewer system including:
 - Design
 - Trenching and bedding
 - Sanitary sewer main
 - Manholes
 - Cleanouts
 - Service laterals

An undersized sewer main serving the proposed site and other necessary upgrades need to be considered when evaluating a specific site. Depending on the topography, a lift station would also add to project cost and create a long term expense.

- **Water System.** The improvements considered in this category include all labor, materials and equipment necessary to provide a complete water system including the following:
 - Design
 - Trenching and bedding
 - Water main
 - Valves
 - Fire hydrants
 - Residential services

Two design scenarios that may have a significant effect on water system costs are: 1) an undersized water main serving the proposed site, and 2) site elevations which exceed the pressure range of the water main serving the site. Either scenario could result in the developer being required to upgrade the existing water main, install a reservoir and/or install a pump station.

- **Storm Drainage System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete storm drainage system including the following:

- Design
- Trenching and bedding
- Concrete inlet structures
- Main line collector pipes
- Catch basins and manholes
- Service laterals
- headwalls

The cost and time necessary for permitting should be taken into consideration if the outfall for the storm drainage system is to a river or wetland under the authority of the U.S. Army Corps of Engineers. Costs that are difficult to calculate prior to issuance of a final Corps permit may include: oil/water separators, holding ponds, settlement basins and other storm drainage control structures. Cost analyses of these types of structures vary considerably and are beyond the scope of this report.

Another storm drainage consideration is the impact on downstream properties that are to receive the storm drainage. New storm drainage systems can increase the amount of storm water flow to downstream sites or systems. The receiving sites may not be able to handle the increased flows and the developer may be required to construct storm drainage improvements to the downstream sites or retain the increased storm drainage volumes on-site and release the water at the original "natural" rate.

- **Street Improvements.** The improvements considered in this category involve providing all labor, materials, and equipment necessary to complete street improvements including:
 - Base course grading
 - Concrete curb and gutter
 - Concrete sidewalks
 - Asphalt paving
 - Striping
 - Topsoil and grass seeding
 - Signage and lighting
- **Private Utilities.** The improvements considered in this category include all labor, materials and equipment necessary to provide complete underground private utilities including services to undeveloped lots and communication infrastructure for a subdivision.

The following table summarizes cost ranges for subdivision development as described above. The cost estimates are based on general assumptions and should be used with caution. Each potential subdivision site will have special design and construction concerns that must be taken into account in developing a preliminary cost estimate. The estimated cost of construction must be continually updated by the engineer throughout the design process to track and control the development costs. The table below considers CIP funded road construction costs on a per linear foot basis.

CBJ CIP Funded Road Cost Ranges for Subdivision Development (December 2014)
CBJ Engineering Department

Phase of Construction	Estimated Costs per Linear Foot		Estimated Cost Per Lot 110' of Road per Lot	
	Low	High	Low	High
Clearing & Grubbing	\$12	\$18	\$1,320	\$1,980
Earth Work				
Excavation	\$66	\$84	\$7,260	\$9,240
Embankment	\$103	\$142	\$11,330	\$15,620
Water System	\$155	\$195	\$17,050	\$21,450
Sewer Systems	\$150	\$215	\$17,600	\$23,650
Street Surface & Drainage				
Road Base and Asphalt	\$139	\$178	\$15,290	\$19,580
Curbs, Gutters, Sidewalks	\$118	\$168	\$12,980	\$18,480
Storm Drain System	\$113	\$147	\$12,430	\$16,170
Total Approximate Cost	\$866 Per Foot	\$1,147 Per Foot	\$95,260	\$126,170
Assuming there are lots on both sides of the 110 foot road frontage, development costs per lot are:			\$47,630	\$63,085

Figure: Parameters in the table are described in the previous section and do not include updates to existing substandard systems

Land Acquisitions

Purposes for Acquiring Land

The Division of Lands & Recourses will continue to acquire private property or property owned by other government entities in instances when acquisition of a specific parcel has been identified in the *Comprehensive Plan*, the *Capital Improvement Plan*, the *Parks and Recreation Comprehensive Plan*, or any other plan adopted by the CBJ. The acquisition should serve one of the following CBJ needs:

- *Right-of-way alignment to CBJ property suitable for development*
- *Public access*
- *Public facility*
- *Public improvements or utilities*
- *Park or open space*
- *Promotion of economic development*
- *Consolidation of land ownership*
- *Enhancement or protection of adjacent public property*
- *Hazard mitigation*
- *Habitat preservation & restoration*

Partial rights might be acquired when fee simple ownership by the CBJ is not necessary to accomplish the public goal. Partial rights may include: easements, leases, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain.

The CBJ will endeavor to minimize the acquisition of private land for public purposes in order to avoid erosion of the property tax base. The CBJ should sell sufficient public land in advance of the purchase of private property to offset the loss of property tax that occurs as a result of the acquisition of private property.

Priority Acquisitions

The CBJ has identified, through various planning processes, several parcels of privately owned land that have high public value and should be acquired for public purposes. These properties are identified in currently adopted CBJ plans such as the *Comprehensive Plan* and other plans that may be updated from time to time. This also includes future plans as they are adopted by the CBJ Assembly.

Sites for Future Fire & Emergency Medical Service Stations

The increased emergency incident volume and growth in the community necessitate the need to expand the number of fire stations in Juneau.

The Lemon Creek Valley is in need of a fire and emergency medical service (ems) station to be located along Glacier Highway between Harri Plumbing and the CBJ Public Works shop. Response times fall outside the industry standards for this high volume area.

North Douglas Island will also need a fire/ems station located along Douglas Highway between Fish Creek Road and the North Douglas boat launch. Changes in the Insurance Service Office method of measuring distances to a fire station have changed the insurance coverage for all structures beyond 5 miles from a fire station. Incident volume generated from future development of North and West Douglas Island will drive the need for a fire/ems station as well as the necessity for reasonable insurance coverage.

The CBJ Fire Department and the Lands and Resources Division will have to work closely in the future to locate and acquire suitable property for an expanded emergency response network.

Other Acquisitions

In addition to those parcels identified for acquisition in adopted plans, the CBJ will, occasionally, undertake the acquisition of private property not previously identified in order to respond to a unique opportunity. Timing and opportunity are important (yet generally unpredictable) factors in the land acquisition process.

As an example, grant monies might suddenly become available that allow acquisition of property for a very specific purpose. Such property may not be identified in the land management plan or other adopted plan. The opportunity to purchase private property often arises unexpectedly and must be acted upon quickly or risk being lost.

Recent History of Land Acquisitions

Since the last Land Management Plan of 1999, the CBJ has acquired 111 properties. Some properties were acquired through tax foreclosure and have since been donated to the school district for home building projects. Other tax foreclosed properties have been provided to local native corporations and nonprofits in exchange for the taxes owed. The CBJ has purchased private and publically owned lots in order to:

- Gain access to larger tracts that will be subdivided
- Protect valuable habitat
- Provide public services and natural park areas
- Provide locations for future JSD facilities
- Facilitate goals and objectives of all CBJ departments and action plans.

The CBJ also acquired numerous lots from the State as part of the municipal land selection. AS 38.05.825 is the State program for conveyance of tidelands to municipalities and AS 29.65.010-140 allows for the conveyance of uplands to municipalities from the State. The CBJ acquired seven properties by donations that were attained from land trusts and private citizens.

CBJ Land Acquisitions: 1999 - 2015

Legal Description	Acres	Year Acquired	Purchase Price / Terms
Portion of Lot 1C, McGhee Subdivision	.90	2015	Land Trade
Lot 7 Block 5, Indian Village	0.03	2013	Tax foreclosure
Lot 8, Block C, South Lena Subdivision	0.72	2012	Deed in lieu of foreclosure
Lot 4, Block B, South Lena Subdivision	1.35	2012	Deed in lieu of foreclosure
Lot 1, Harbor Lites	0.23	2011	Tax foreclosure
Lots 3, Block 45A, Douglas Townsite, Tyee Addition	0.03	2011	Tax foreclosure
Lot 7, Block 2, Indian Village	0.04	2011	Tax foreclosure
Lot 10, Block 4, Indian Village	0.01	2011	Tax foreclosure
Lot 8, Block A, Glacierview	0.15	2011	Tax foreclosure
Tract A, U.S. Survey 2337	2.53	2011	\$85,000 for Flood Hazard Remediation – Partial Donation
Lot 10, Block L, Pinewood Park	0.28	2011	\$72,500.00
Lot 2, Block C, South Lena Subdivision	1.04	2010	Acquired through deed-in-lieu-of-foreclosure
Lot 4, U.S. Survey 2664	0.41	2010	\$630,000
Fraction of Lot 12, Block 68, Tidelands Addition to the City of Juneau	0.34	2009	Acquired through invoking reverter clause
U.S. Survey 1481	35.99	2009	Donation (subject to conservation easement)
Tract B, Parker Subdivision, according to Plat 2008-12	9.30	2008	\$40,000. Partial donation
Lots 13 and 14, Block "L," Addition to the Highlands Subdivision	0.22	2007	Donation
ATS 1644	0.39	2007	AS 38.05.825 acquisition
Lot 3, U.S. Survey 3566	0.88	2007	AS 38.05.810 acquisition
Portions of Montana Creek Road	0.45	2007	AS 19.05.040
Lot A, Juneau Support Subdivision, TLS 2007-01	1.65	2007	\$2,930,000
Lot 3, Bonnie Subdivision, a subdivision of Tract 2, Lot Y within U.S. Survey 2392, according to Plat 2006-55	1.09	2007	\$177,611
ATS 1645	4.88	2007	AS 38.05.825 acquisition
Lot 4, Strawberry Acres Subdivision	3.62	2006	Donation (w/ conservation easement)
Lot 1, HDK Subdivision, according to Plat 2006-52	7.65	2006	Donation
Tract A, ASLS 95-78, excluding Tract A-1, South Lena Subdivision (and excluding r-o-w's)	2.18	2006	\$120,000 (minus \$2,000 credit for utility crossing)
Tract B-1, ASLS 2004-22	64.98	2006	AS 29.65.010-140 conveyance
Tract B, U.S. Survey 2337	2.10	2006	\$13844.78 (payment of back taxes owed on property – in lieu of foreclosure)
Lot 1, ATS 357	0.61	2005	\$365,000
Fr. of Bullion Mill Site, USMS 341B		2005	Unknown
Parcels A and B, Moraine Edge Subdivision	7.12	2005	Conveyance part of platting process (Subject to conservation easement)
Lot 3C, a subdivision of U.S. Survey 2664 and ATS 16, according to Plat 2003-15	3.36	2005	\$2,600,000
Tract A-2, Subdivision of the remainder of Lot 1, Block I, Tall Timbers No. 2, according to Plat 84-165	6.03	2005	\$135,980.64
Lot 1, of U.S. Survey 13137	0.04	2005	AS 29.65.010-140 acquisition

Legal Description	Acres	Year Acquired	Purchase Price / Terms
Boy Scout Camp Road, located within U.S. Survey 1174	ROW	2004	ROW acquisition
Tract GB, subdivision of Tract A2, Glacier Mall Subdivision, a fraction	0.89	2004	Donation (Mitigation for development)
Fr. of 1, Amalga Harbor Subdivision	1.00	2004	\$135,000
Lot 24A, Cedar Park Addition to West Juneau, Plat 2000-3	0.69	2004	Clearing title in preparation for sale of Cedar Park day care center
Lots 7 and 8, U.S. Survey 12335	58.40	2004	AS 29.65.010-.140
Tracts B and C, ASLS 81-134	1.14	2004	AS 29.65.010-.140
Lot 60, Taku Valley	0.53	2004	Foreclosure
Lot 96, U.S. Survey 3272	2.06	2004	Foreclosure
Lot 1, U.S. Survey 4562	0.41	2003	AS 29.65.010-140 acquisition
U.S. Survey 3406	231.00	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 5504	965.09	2003	AS 29.65.010-140 acquisition
Lot1, U.S. Survey 3559	1121.60	2003	AS 29.65.010-140 acquisition
T39S, R64E, CRM, Section 2, Lot 9, according to the survey plat accepted by the United States Department of the Interior, General Land Office in Washington, D.C. on June 30, 1928	45.74	2003	AS 29.65.010-140 acquisition
Lot 5, Block 1, Tee Harbor Alaska Subdivision, engineering plat file 41-12, recorded on May 19, 1967 as serial no. 67-830	0.65	2003	AS 29.65.010-140 acquisition
Lot 229, U.S. Survey 3546	14.44	2003	AS 29.65.010-140 acquisition
Lot 2, U.S. Survey 3730	21.28	2003	AS 29.65.010-140 acquisition
Lot 3, U.S. Survey 3764	0.60	2003	AS 29.65.010-140 acquisition
Lot 1, ASLS 78-171	1.08	2003	AS 29.65.010-140 acquisition
Lot 2, ASLS 78-171	1.59	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3817	416.66	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3832	11.17	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3846	107.96	2003	AS 29.65.010-140 acquisition
Lot 7, U.S. Survey 4598	57.59	2003	AS 29.65.010-140 acquisition
Lot 14, U.S. Survey 4598	27.00	2003	AS 29.65.010-140 acquisition
Lot 15, U.S. Survey 4598	2.62	2003	AS 29.65.010-140 acquisition
Tract A, ASLS 98-6, according to amended plat 2001-48. Tract C, U.S. Survey 2337	852.68	2003	AS 29.65.010-140 acquisition
ASCS 96-13, according to amended plat 2001-49. ASCS 96-14, according to amended plat 2001-50. ASCS 96-15, according to amended plat 2001-51. t37S, R63E, CRM, T38S, R63E, CRM, Section 1: Lots 1, 2, 3, 4, and 5. Section 23: Lots 6 and 9. Section 25: Lots 2, 3, 6, and 7. Section 26: Lots 2, 3, 4, 5, and 6.	3476.95	2003	AS 29.65.010-140 acquisition
T42S, R67E, CRM, Section 17: N1/2NE1/4. Section 17: Lots 7 and 9.	128.01	2003	AS 29.65.010-140 acquisition
Tract A, subdivision of a portion of U.S. Survey 1041 and (fraction of) Lot 15 of U.S. Survey 4598, according to Plat 85-11	10.50	2003	\$347,725 (paid for with federal grant)

Legal Description	Acres	Year Acquired	Purchase Price / Terms
Fr. of U.S. 1174	147	2003	\$804,000 (w/ conservation easements)
Lot 4-A, a re-subdivision of Lot 3 and 4, Tracts A & B, Block 2, Seatter Addition, according to Plat 93-41	0.21	2003	\$60,000
Lot 1 and southeast 20 feet of Lot 8, Block 11, Townsite of Juneau and Lot 2 and southwest one-half of Lot 3, Block 11, Townsite of Juneau	0.11	2003	Exchange (for Salmon Creek building owned by CBJ)
U.S. Survey 0 (zero)	4.42	2002	\$250,000 Partially paid through land exchange at Lena Point
Lot B of Tract C, RCA/Lena Point Subdivision (amended) and the r-o-w portion of Tract C, acc. to Plat 2002-36	3.16	2002	\$148,000
ATS 1377	1.94	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 1560	2.10	2002	AS 38.05.825 acquisition
ATS 1170	1.69	2002	AS 38.05.825 acquisition
Tracts A and B of ATS 1525	1.16	2002	AS 38.05.825 acquisition
ATS 739	66.05	2002	AS 38.05.825 acquisition
ATS 1126	1.57	2002	AS 38.05.825 acquisition
ATS 1324	7.15	2002	AS 38.05.825 acquisition
ATS 1118	2.43	2002	AS 38.05.825 acquisition
ATS 1251	33.84	2002	AS 38.05.825 acquisition
ATS 756	1.02	2002	AS 38.05.825 acquisition
ATS 121	1.01	2002	AS 38.05.825 acquisition
ATS 1412	1.27	2002	AS 38.05.825 acquisition
ATS 868	69.47	2002	AS 38.05.825 acquisition
ATS 1493	4.46	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 1468	1.63	2002	AS 38.05.825 acquisition
ATS 1316	1.09	2002	AS 38.05.825 acquisition
Lot 2, ATS 123	1.04	2002	AS 38.05.825 acquisition
Lots 1 and 3, ATS 43	4.36	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 842	1.01	2002	AS 38.05.825 acquisition
ATS 1401	4.60	2002	AS 38.05.825 acquisition
Portion of Glacier Hwy. and Point Louisa Road rights-of-way (in the vicinity of Lena Point)	ROW	2002	AS 19.05.040
Fr. Lot 5, U.S. Survey 2664	0.30	2001	\$290,000
Fr. of U.S. Survey 1370 described in ROW recorded in Book 54, Pages 368-371	0.58	2001	No Cost
Lots 2 and 6, U.S. Survey 3811 (Lot 6 conveyed as a "Road Easement Deed")	28.83	2001	Land exchange with NOAA (Exchanged for Lena lab site)
Lots 1,2,3,4,7,8, and 9, Block D, Belleview according to Plat 401, according to Plat 401	0.17	2001	\$200000 Plus \$5,968.62 payoff of LIDs
Lot 65B, U.S. Survey 3174		2001	\$290,000
Lot 1, U.S. Survey 3764	0.86	2001	\$215,000 (plus donation by seller of \$20,000 of value)
Fr. of U.S. Survey 1742	1.00	2001	\$335000 Paid with FAA funds and Passenger Facility Charge Fees
Lot 2B, RSH II, plus right-of-way easement	35.02	2001	\$250,000
Fr. of Glacier Hwy., R-O-W within Lot 29, U.S. Survey 3266 and Lot 3, U.S. Survey 3809	0.91	2001	Land trade
Tracts A and B, ASLS 99-22	11.12	2000	AS 29.65.010-140 acquisition

Legal Description	Acres	Year Acquired	Purchase Price / Terms
Lot 2B, Block B, a Re-subdivision Plat of Lots 1A and 4A, Alaska Juneau Subdivision VI (includes 30 foot access easement within Lot 3B)	1.48	2000	\$355,000
Tract A, Golden Heights Subdivision, Plat 96-49	31.28	2000	Foreclosure through Trustee's Deed
Lot B-5 of the subdivision of Lot B, Tract A, U.S. Survey 2388	0.76	2000	Donation (with deed restriction)
Fr. of Lot 32, U.S. Survey 3172	0.42	2000	\$128,300
Tract B-1, Lena Point Subdivision No. 3, according to Plat 2000-16	22.42	2000	\$3,400,000 (price according to closing documents) Plus rock at Stabler Point Ultimately exchanged with NOAA for Auke Cape property.
Two parcels located within USMS 341	1.67	2000	Plat dedication Followed up by deed to ensure clear title
Fr. of Section 22, T.41S., R.67E., C.R.M.	1.96	2000	AS 29.65.100(c) acquisition
Dewey and Boston King Lodes, Mineral Survey 955	40.41	1999	Clear title
Fractions of USMS 955 and USMS 968 and U.S. Survey 1075 and U.S. Survey 2133		1999	Clear title
Fraction of U.S. Survey 2133 located within Lot 1, Hospital Subdivision,	.44	1999	Donation
Lot 2, Block 2, ASLS 80-170	3.07	1999	Clear title on property foreclosed on by both the Trust and the CBJ, in preparation for land sale.
Lots 14, 15, and 16, Block D, Greenwood Subdivision	0.52	1999	\$114,000

Land Fund

Section 53.09.600 of the Municipal Code established a Land Fund into which all 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 Land 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 Capital Improvement Project (CIP) account. It is important that the Land Fund have a sufficient balance to respond quickly to purchase lands when property becomes available.

CBJ 53.09.010 Land Management Policy

It is the policy of the City and Borough to manage its real property as a municipal resource and to use, retain and dispose of both improved and unimproved land to realize the maximum benefit of the municipality and its residents, including encouraging beneficial private economic activity and facilitating the provision of public services, guiding a rational growth pattern, preserving land for public and private use for present and future generations of City and Borough residents, meeting the need of City and Borough residents for private ownership, and stabilizing land values without making land available for purposes of speculation.

CBJ 53.09.600 Municipal Land Fund Revenues.

- (a) The revenue from all disposals of land, interests in land, or resources under this chapter shall be credited to the account of the municipal Land Fund, except the following:
 - (1) Revenues from the lease, sale or other disposal of land, interests in land, or resources which are accounted for as an asset held for a service area or for an enterprise operation, such as the airport, small boat harbors, transit system, Eaglecrest ski area, sewer and water utilities, shall be credited to the account of the service area or enterprise; and
 - (2) Proceeds from the sale of tax foreclosed land shall be distributed in accordance with applicable state law with any remainder being deposited in the fund.
- (b) Unless specifically appropriated from a different source or account, all expenses for or associated with the acquisition, subdivision, development or disposal of City and Borough lands, interests in land or resources shall be expenses of the municipal land fund; except that such expenses which are primarily for the benefit of an enterprise operation or a service area shall be expenses of that enterprise or service area.

The Land Fund is a Special Revenue Fund which provides funding for management of City resources through the Lands and Resources Division. The Lands Division manages dozens of leases, several rock quarries and gravel pits along with land disposals. Lands is called on to help achieve other non-revenue generating CBJ goals and assist other departments, such as providing funding for noise abatement loans for quieter aircraft engines, managing office leases, hosting the Builders Forum with Community Development, operating the Air Quality Program in the Mendenhall Valley, providing staff support for the Affordable Housing Commission and Assembly Lands Committee.

Costs to subdivide CBJ land and construct necessary infrastructure are high because CBJ's land holdings are limited to areas with greater development challenges such as steep slopes and poor soils. A modest

subdivision of 50 or so lots will cost several million dollars for public improvements including paved streets, sewer, water, and electricity. This highlights the need for the Land Fund to accumulate revenue to fund future subdivision development. It is critical to preserve the integrity of the Land Fund in order to meet the goals of the Land Management Plan.

For example in FY15 total costs for operating the Lands Division were budgeted to be higher than revenue generated from land sales, leases and material sales. This would have left a projected shortfall. However with a frugal approach to spending, projected expenditures for FY15 were less than anticipated. Due to aggressive land sales combined with large volume of rock and gravel sales, the revenue for FY15 was more than budgeted. The outcome of reduced expenses combined with higher than projected revenues is that during FY15, the Land Fund increased.

While this increased fund balance was in part due to staff efforts, it was only possible because of Juneau's strong economy in FY15. If the economy begins to slow, the Lands Division may be running a deficit again. This is a normal pattern because large projects such as the South Lena Subdivision or Stabler Quarry took years to provide a return on the initial investment which was the source of much of the revenue for FY15. Therefore it is critical for the Lands Division to be operated with a long view toward the future.

It is extremely important to maintain a buffer to absorb future operating expenses. Costs of developing large projects such as the new Lemon Creek gravel pit or the proposed Pederson Hill Subdivision exceed the current Land Fund's capacity. For example the 2010 DOWL HKM *Pederson Hill Access Study* estimated that developing property in this area would cost at least eight million dollars while the FY15 Land Fund balance is closer to three million dollars. The approach to develop these large projects has typically been to use a blend of CIP and Land Funds to cover costs of development, but in any case it is critical to keep a healthy fund balance so CBJ can continue to provide a responsible land management program in the future.

Recommendations

The “CBJ Land Holdings Chapter” contains detailed recommendations for individual CBJ Parcels; however, a few general themes reoccur throughout the Land Management Plan. Demand for housing has remained a challenge for the community of Juneau for decades. The CBJ is in a position to help alleviate this shortage by providing property for housing development through a combination of methods including:

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

All of these methods require long term commitments so it is important to maintain consistent support for these projects. When new CBJ plans are adopted by ordinance, it would be appropriate to concurrently adopt an update of relevant portions of the new plan into the Land Management Plan so that the Land Management Plan will reflect currently adopted plans. Any conflicts between the new plan and the adopted Land Management Plan will be reconciled prior to Assembly approval.

- **Renninger Subdivision.** Currently CBJ is finishing a multifamily subdivision in the Switzer Creek area. These properties should be made available to non-profits, school sponsored homebuilding programs, and private sector developers. Individual lots should be designated for each purpose and a Request For Proposals should then be developed for each user group. Sale to private sector developers should be by sealed competitive bid. In order to stimulate development, minimum bid could be the lot’s development cost instead of a lot’s fair market value.
- **South Lena Subdivision.** Continue to make lots available at the South Lena Subdivision in response to market demand.
- **Switzer Area 3.** In light of the high cost of providing access and utilities, investigate the feasibility of developing Switzer Area 3. This area may be worth reviewing during the next biannual Land Management Plan update.
- **Pederson Hill.** The Pederson Hill development should be completed in phases. The first phase could include construction of an access road from Glacier Highway to the property and a group of approximately 40+ single family lots. After this phase is complete and considering how successful the first phase was, future phases could include CBJ as lead developer, Public/Private partnerships, direct sales of tracts to developers or collaboration with the University of Alaska which owns adjacent property.
- **Parcel 1420.** Land ID Parcel 1420 (adjacent to Bonnie Brae Subdivision), is on the road system, has public water and recently has had public sewer extended to it. This parcel will need to be

rezoned and wetlands on the site may require a special development approach such as a Planned Unit Development. Due to the complex nature of this property, a Public/Private partnership or direct disposal of the parcel to a developer may be the most appropriate disposal method.

- **Second and Franklin.** Continue to investigate a long term lease strategy for development of the Second and Franklin Street property. During the public review process for this property, the value of retaining the lot for its current function as public parking should be considered as one alternatives.
- **6th Street Douglas.** Conduct a fair market value sale of 6th Street Douglas properties. Include first right of refusal for adjacent property owners.
- **Parcel 0315.** Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent land owner to establish a right-of-way corridor.
- **Obtain Access to CBJ Land.** When property comes on the market adjacent to large CBJ tracts, pursue opportunities to obtain access to isolated CBJ lots by acquiring neighboring lots when they become available.

References

Auke Bay Area Plan, 2015, City and Borough of Juneau, Community Development Department

CBJ Beach Access Parcels Survey and Analysis, Spring 1998, Cristi Herren for CBJ Parks and Recreation Department

CBJ Buildable Lands Study, 2006, City and Borough of Juneau, Division of Lands and Resources and Community Development Department

CBJ Switzer Lands Residential Development Study, May 2012, R&M Engineering, Inc.

City and Borough of Juneau Housing Needs Assessment, November 2010, Juneau Economic Development Council

Comprehensive Plan of the City and Borough of Juneau, November 2013 Update

Comprehensive Plan, July 1996 (Chapter 8 Revised, December 2007), Parks & Recreation Department

Juneau Housing Needs Assessment, November 2012, Juneau Economic Development Council

Land Management Plan, City and Borough of Juneau, Division of Lands and Resources, Community Development Department, and Engineering Department, October 1994

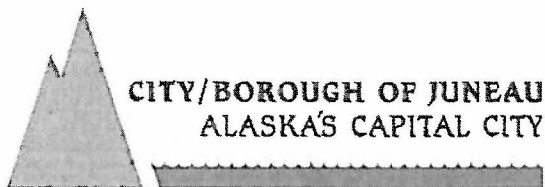
Land Management Plan, 1999 Update, City and Borough of Juneau, Division of Lands and Resources.

Lena Land Sale Brochure, 2015 City and Borough of Juneau, Division of Lands and Resources

Pederson Hill Access Study, July 2010, DOWL HKM

Willoughby District Land Use Plan, March 2012, Sheinberg Associates

Wireless Telecommunications Master Plan, October 2014, Community Development Department and CityScape Consultants, Inc.



**CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY**

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: December 30, 2015

File No.: AME2015 0015

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

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding Planning Commission Review of 2015 Land Management Plan Update.

Property Address: Boroughwide

Hearing Date: December 22, 2015

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 3, 2015, and December 15, 2015, and recommended that the City and Borough Assembly adopt staff's recommendation for AME2015 0015, review of the 2015 Land Management Plan Update, and find it to be consistent with Title 49, Title 53, and the 2013 Comprehensive Plan.

Attachments: November 3, 2015, and December 15, 2015, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding AME2015 0015.

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: <u>Jonathan Lange</u>	<u>Nicole Grewe</u>
Jonathan Lange, Planner Community Development Department	Nicole Grewe, Interim Chair Planning Commission

<u>E. J. Grewe</u>	<u>12/31/15</u>
Filed With City Clerk	Date

cc: Plan Review



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: December 14, 2015

TO: Planning Commission

FROM: Jonathan Lange, Planner *Jonathan Lange*
Community Development Department

FILE NO.: CSP2015 0017

PROPOSAL: Planning Commission Review for Proposals to go on the FY2017 CIP.

ATTACHMENTS

Attachment A – Resolution Serial No. 2713(d)
Attachment B – FY16-21 Project Descriptions
Attachment C – December 11, 2014, Memorandum on FY16-21 CIP
Attachment D – Committee Comments and Recommendations

INTRODUCTION

The City and Borough of Juneau prepares a revised, six-year Capital Improvements 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, together with the draft fiscal year budget. It also includes the City Manager recommended project priorities for Fiscal Year 2017.

We are soliciting Planning Commission input for projects that might be included in the list prior to the list being reviewed by the Public Works and Facilities Committee. For the FY16 CIP, the Commission had a list of recommendations, which are found in Attachment C. The complete draft of the FY17 CIP will be back before the commission in the spring for a consistency review with Title 49 and the Comprehensive Plan.

BACKGROUND

A Capital Improvement Program is a tool to assess the long-term capital project requirements of the CBJ and to establish funding of high-priority projects in a timely and cost-effective fashion. Development of a Capital Improvement Program is intended to ensure that policy makers are responsible to residents and businesses of the community with respect to the expenditure of public funds. A Capital Improvement Program also promotes the provision of continuous efficient services.

Planning Commission
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 December 14, 2015
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The written plan identifies and describes capital projects, the years in which funding each project is to occur and the method of that funding. The CIP is a six-year planning tool.

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 as follows:

The CIP Planning Function

A recurring need in any municipality is planning for the execution of capital improvement projects. The work includes gathering the needs and expectations of operating departments into a unified document that sets priorities and is adopted by the Assembly at the same time as the annual operating budget. In the CBJ's case, the primary document is the Six-Year Capital Improvement Program (CIP), which is republished every year with a new year added at the "outer end" and the past year dropped off. The CIP contains a basic project list, organized by department, which shows each project that has been identified by the operating agency, a scope and estimated cost. Other sections of CIP re-list the projects by type and priority. A given project may change over the years as it advances from low priority status to higher status. This is because increasingly more planning and design consideration is given to a project which the sponsoring department has kept on the list year after year until it is finally carried out.

POLICY 18.6 TO DEVELOP A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN BY COORDINATING URBAN SERVICES, LAND USE DECISIONS, AND FINANCIAL RESOURCES AND TO PROVIDE ADEQUATE FUNDING FOR CAPITAL IMPROVEMENTS TO ENSURE THE POLICIES, STANDARD OPERATING PROCEDURES, DEVELOPMENT GUIDELINES, IMPLEMENTING ACTIONS AND SUBAREA GUIDELINES OF THE COMPREHENSIVE PLAN ARE IMPLEMENTED.

Standard Operating Procedures

18.6 - SOP1 *Prepare an annual Six-Year Capital Improvement Program (CIP). Request that CBJ departments, the public, and policy bodies nominate potential capital improvement projects from a variety of sources including the Comprehensive Plan and suggestions of resident and special interest groups, CBJ officials, advisory commissions, and others. (emphasis added)*

18.6 - SOP2 *CDD staff will analyze each CIP project list for conformity with the Comprehensive Plan.*

18.6 - SOP3 *The CIP sponsoring agency should prepare and make public related subsidiary CIP studies, reports and documents.*

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December 14, 2015
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18.6 - SOP4 Maintain active involvement with other governmental sponsors of capital improvements and public works in general to assure that the efforts of those sponsors are compatible with local needs, conditions, and the policies of the Comprehensive Plan.

ORGANIZATION OF THE CIP

The CIP list offers important information for the various capital improvement projects recommended for funding in FY17 and the CIP projects planned for future years through FY22. The CIP list consists of sections addressing FY17 recommendations, funding sources, the six-year improvement plan, and project descriptions.

The Assembly and City Manager recommend CIP priorities according to the following:

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

Maintenance Impact: Will the improvement prevent further deterioration or damage to CBJ property, thereby reducing ongoing maintenance and operational costs?

Economic Development: Will the improvement directly or indirectly stimulate beneficial economic development in the community by enhancing transportation, cultural, business, health, education, resource development, and/or recreation opportunities within the community?

Community Improvements: Will the improvement establish, enhance, or expand a facility or service to accommodate new or increased public use?

PROJECT RECOMMENDATIONS

Attachment C contains staff and commission recommendations for project priorities for the FY17 CIP. Staff provided CIP project priorities from the Auke Bay Area Plan 'Short Term' category. The Affordable Housing Commission at their December 1st regular meeting reviewed the CIP process and FY16 projects. The Commission also reviewed the Lands and Resources Division's project nominations and motioned to support their CIP priorities. The Juneau Commission on Sustainability (JCOS), at their December 9th regular meeting, formed a sub-committee to address the CIP and make project recommendations. A letter from the JCOS sub-committee will be provided at the Planning Commission meeting on December 22nd.

RECOMMENDATION

Please review the lists and provide suggestions you may have for projects to be included in the FY17 CIP project list.

Presented by: The City Manager
Introduced: **4/1/2015**
Drafted by: Engineering & Public Works Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2713(d)

A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2016 Through 2021, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2016.

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 2016 through Fiscal Year 2021, and has determined the capital improvement project priorities for Fiscal Year 2016.

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 2016 - 2021," dated June 1, 2015, 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 2016 - 2021," are pending capital improvement projects to be undertaken in FY16:

FISCAL YEAR 2016		
GENERAL SALES TAX IMPROVEMENTS		
DEPARTMENT	PROJECT	FY16 BUDGET
Manager's Office	PRISM Lease - final payment	\$ 250,900 *
Parks & Recreation	Mt Jumbo Gym Roof	250,000
Parks & Recreation	Augustus Brown Pool HVAC Controls	330,000
Parks & Recreation	Deferred Building Maintenance	169,100
General Sales Tax Improvements Total		\$ 1,000,000

FISCAL YEAR 2016		
AREAWIDE SALES TAX PRIORITIES		
DEPARTMENT	PROJECT	FY16 BUDGET
Manager's Office	IT Infrastructure Modernization	\$ 150,000
Manager's Office	Match funds - DOT Riverside/Stephen Richards Int.	50,000
Manager's Office	SRTS Matching funds for Gastineau Elem.	50,000
Eaglecrest	Lift/Mountain Operations Improvements	240,000
Parks & Recreation	Park & Playground Repairs	200,000
Parks & Recreation	Sports Field Resurfacing & Repairs	100,000
Street Maintenance	Distin - W Elgth Reconstruction	1,200,000
Street Maintenance	Pavement Management	955,000
Street Maintenance	Lakewood Subdivision Phase 4	900,000
Street Maintenance	Meadow Lane Roadway and Drainage Improvements	800,000
Street Maintenance	Front Street Douglas (Savikko to D St)	600,000
Street Maintenance	Eagles Edge Sub'd Phase 3	800,000
Street Maintenance	Areawide Drainage Improvements	200,000
Street Maintenance	River Road Reconstruct LID	150,000
Street Maintenance	Sidewalk & Stairway Repairs	200,000
Street Maintenance	Bridge Repairs	150,000
Street Maintenance	Retaining Wall Repairs	150,000
Street Maintenance	West 8th Street Reconstruct	200,000
Street Maintenance	Street Maintenance Operations Improvements	300,000
Street Maintenance	Whittier Street	250,000
Transit	Transit Shelters	150,000
Transit	Transit Technology	100,000
Airport	Local Match - ADA boarding bridge and new fire vehicle	85,000
Engineering	Downtown Street Improvements (Front, Franklin, Dt core)	250,000
Engineering	Parking Management	500,000
Areawide Sales Tax Priorities Total		\$ 8,730,000

FISCAL YEAR 2016		
TEMPORARY 1% SALES TAX PRIORITIES		
Voter Approved Sales Tax 10/01/13 - 09/30/18		
DEPARTMENT	PROJECT	FY16 BUDGET
Harbors	Auke Bay / Statter Haul Out	\$ 1,300,000
Manager's Office	Bonded Debt Service	2,125,000 *
Manager's Office	Budget Reserve	1,000,000 *
Water Utility	Salmon Creek Filtration	1,527,000
Parks & Recreation	Deferred Building Maintenance	1,400,000
Parks & Recreation	Parks Improvements	1,123,000
Parks & Recreation	Zach Gordon and Augustus Brown Improvements	55,000
Parks & Recreation	Trail improvements	200,000
Temporary 1% Sales Tax Priorities Total		\$ 8,730,000

**FISCAL YEAR 2016
MARINE PASSENGER FEE PRIORITIES**

DEPARTMENT	PROJECT	FY16 BUDGET
Docks	Marine Park Bus Parking Lot Brick Repair	\$ 30,000 *
Transit	Downtown Passenger Transportation Improvements	150,000
Engineering	Waterfront Seawalk	650,200
Marine Passenger Fee Priorities Total		\$ 830,200

**FISCAL YEAR 2016
STATE MARINE PASSENGER FEE PRIORITIES**

DEPARTMENT	PROJECT	FY16 BUDGET
Finance	Cruise Ship Berth Enhancements & Seawalk	\$ 5,000,000
State Marine Passenger Fee Priorities Total		\$ 5,000,000

ORDINANCE 2015-20 CAPITAL PROJECTS FUNDING TOTAL **\$ 20,884,300**

*** ORDINANCE 2015-20 OPERATIONS PROJECTS FUNDING TOTAL** **\$ 3,405,900**

(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2016-2021," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY16, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

**FISCAL YEAR 2016
WATER UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	FY16 BUDGET
Water Utility	Salmon Creek Secondary Disinfection	\$ 3,000,000
Water Utility	Last Chance Basin Well Upgrades	2,000,000
Water Utility	Cope Park Water Main	300,000
Water Utility	Crow Hill Reservoir improvements	500,000
Water Utility	Front Street Douglas (Savikko to D St)	150,000
Water Utility	W Juneau Reservoir - Cathodic Protection and mixer	140,000
Water Utility	Utility Adjustments, Pavement Management and Lakewood	40,000
Water Utility	Distin / W Eighth Reconstruction	150,000
Water Enterprise Fund Total		\$ 6,280,000

**FISCAL YEAR 2016
WASTEWATER UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	FY16 BUDGET
Wastewater Utility	MWWTP Headworks Improvements	\$ 3,000,000
Wastewater Utility	Biosolids	2,000,000
Wastewater Utility	JD Plant Infrastructure Improvements	1,000,000
Wastewater Utility	MWWTP Roof Repair	500,000
Wastewater Utility	Areawide Sewer Cleanout replacements	150,000
Wastewater Utility	Utility Adjustments: Pavement Management, Eagles Edge	40,000
Wastewater Utility	Front Street Douglas (Savikko to D St)	150,000
Wastewater Utility	Downtown, Whittier St Improvements	150,000
Wastewater Utility	Lakewood Subd Reconstruction	150,000
Wastewater Utility	SCADA	250,000
Wastewater Utility	JD Plant Headworks Improvements	250,000

Wastewater Utility	Facilities Planning	250,000
Wastewater Utility	MWWTP Instrumentation Upgrades	300,000
Wastewater Utility	Long Run Dr Lift Station Improvements	300,000
Wastewater Utility	Distin/ Indian Reconstruction	100,000
Wastewater Enterprise Fund Total		<u>\$ 8,590,000</u>

**FISCAL YEAR 2016
AIRPORT UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	
Airport	Runway 26 MALSR	\$ 3,406,250
Airport	Passenger Boarding Bridge and ADA Passenger Loading Ramp	570,001
Airport	Replace ARFF Vehicle	1,937,500
Airport	NE Apron and South Fencing	6,500,250
Airport	ARFF Building Addition	961,000
Airport	SREF Building	21,000,000
Airport	Construct NW Apron / SREF Utilities	3,200,000
Airport Funding Total		<u>\$ 37,575,001</u>

**FISCAL YEAR 2016
UNSCHEDULED FUNDING (State Priority Requests)**

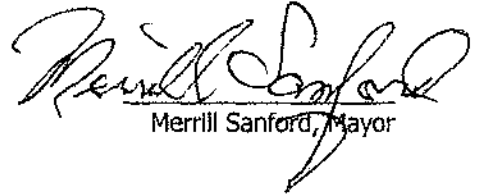
DEPARTMENT	PROJECT	
Water Utility	Salmon Creek Secondary Disinfection	\$ 3,000,000
Water Utility	Last Chance Basin Wellfield Upgrades	2,000,000
Streets	Safe Routes to School Snow Removal Equipment	320,000
JPD / Fire Dept.	Emergency Services Comm. Equip / Ped. Hill Tower Upgd	150,000
Airport	Reconstruct Alex Holden Way	300,000
Schools	JSD Curriculum - Secondary Mathematics	400,000
Schools	JSD Curriculum - Social Studies	400,000
Schools	Video Conferencing	60,000
Schools	DZ Window Replacement	75,000
Unscheduled Funding (State Grant Requests) Total		<u>\$ 6,705,000</u>

Section 2. Fiscal Year 2016 Budget. It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY16 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2016 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 18th day of May, 2015.


Merrill Sanford, Mayor

Attest:

Laurie J Sica, Municipal Clerk

FY 2016 CIP DEPARTMENT IMPROVEMENT PLANS

Department	Division	Priority	Project	Funding Source	Amount
Administration	Manager's Office	1	PRISM Lease - Final Payment	General Sales Tax	\$ 250,900
		2	IT Infrastructure Modernization	Areawide Sales Tax	\$ 150,000
		3	Match Funds - DOT Riverside/Stephen Richard Int.	Areawide Sales Tax	\$ 50,000
		4	SRTS Matching Funds for Gastineau Elementary	Areawide Sales Tax	\$ 50,000
		5	Bonded Debt Service	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 2,125,000
		6	Budget Reserve	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,000,000
Administration Total Funding:					\$ 3,625,900
Airport		1	Local Match-ADA Boarding Bridge & New Fire Vehicle	Areawide Sales Tax	\$ 85,000
		2	Runway 26 MALSR	Airport Unscheduled Funding	\$ 3,406,250
		3	Passenger Boarding Bridge & ADA Passenger Loading Ramp	Airport Unscheduled Funding	\$ 570,001
		4	Replace ARFF Vehicle	Airport Unscheduled Funding	\$ 1,937,500
		5	NE Apron & South Fencing	Airport Unscheduled Funding	\$ 6,500,250
		6	ARFF Building Addition	Airport Unscheduled Funding	\$ 961,000
		7	SREF Building	Airport Unscheduled Funding	\$ 21,000,000
		8	Construct NW Apron/SREF Utilities	Airport Unscheduled Funding	\$ 3,200,000
		9	Reconstruct Alex Holden Way	Unscheduled - State Priority Requests	\$ 300,000
Airport Total Funding:					\$ 37,960,001
Docks & Harbors	Docks	1	Marine Park Bus Parking Lot Brick Repair	Marine Passenger Fee Priorities	\$ 30,000
	Harbors	1	Auke Bay/Statter Haul Out	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,300,000
Docks & Harbors Total Funding:					\$ 1,330,000
Eaglecrest		1	Lift/Mountain Operations Improvements	Areawide Sales Tax	\$ 240,000
Eaglecrest Total Funding:					\$ 240,000
Finance		1	Cruise Ship Berth Enhancements & Seawalk	State Marine Passenger Fee Priorities	\$ 5,000,000

FY 2016 CIP DEPARTMENT IMPROVEMENT PLANS

Department	Division	Priority	Project	Funding Source	Amount
Finance Department Total Funding:					\$ 5,000,000
Fire & JPD		1	Emergency Services Comm. Equip/Ped. Hill Tower Upgrades	Unscheduled - State Priority Requests	\$ 150,000
Fire & JPD Departments Total Funding:					\$ 150,000
Parks & Recreation	Bldg Maintenance	1	Deferred Building Maintenance	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,400,000
				General Sales Tax	\$ 169,100
	Rec Buildings	1	Mt Jumbo Gym Roof	General Sales Tax	\$ 250,000
		2	Augustus Brown Pool HVAC Controls	General Sales Tax	\$ 330,000
	Parks/Rec Areas	1	Park & Playground Repairs	Areawide Sales Tax	\$ 200,000
		2	Sports Field Resurfacing & Repairs	Areawide Sales Tax	\$ 100,000
		3	Parks Improvements	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,123,000
		4	Zach Gordon & Augustus Brown Improvements	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 55,000
	Trail Maintenance	1	Trail Improvements	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 200,000
Parks & Recreation Department Total Funding:					\$ 3,827,100
Public Works and Engineering Department					
	Capital Transit	1	Transit Shelters	Areawide Sales Tax	\$ 150,000
		2	Transit Technology	Areawide Sales Tax	\$ 100,000
		3	Downtown Passenger Transportation Improvements	Marine Passenger Fee Priorities	\$ 150,000
	Engineering	1	Downtown St Improvements (Front, Franklin, Dt Core)	Areawide Sales Tax	\$ 250,000
		2	Parking Management	Areawide Sales Tax	\$ 500,000
		3	Waterfront Seawalk	Marine Passenger Fee Priorities	\$ 650,200
	Streets	1	Distin - W Eighth Reconstruction	Areawide Sales Tax	\$ 1,200,000
		2	Pavement Management	Areawide Sales Tax	\$ 955,000
		3	Lakewood Subdivision, Phase IV	Areawide Sales Tax	\$ 900,000

FY 2016 CIP DEPARTMENT IMPROVEMENT PLANS

Department	Division	Priority	Project	Funding Source	Amount		
		4	Meadow Lane Roadway & Drainage Improvements	Areawide Sales Tax	\$ 800,000		
		5	Front Street Douglas (Savikko to D St)	Areawide Sales Tax	\$ 600,000		
		6	Eagles Edge Subdivision - Ph III	Areawide Sales Tax	\$ 800,000		
		7	Areawide Drainage Improvements	Areawide Sales Tax	\$ 200,000		
		8	River Road Reconstruction LID	Areawide Sales Tax	\$ 150,000		
		9	Sidewalk & Stairway Repairs	Areawide Sales Tax	\$ 200,000		
		10	Bridge Repairs	Areawide Sales Tax	\$ 150,000		
		11	Retaining Wall Repairs	Areawide Sales Tax	\$ 150,000		
		12	West 8th Street Reconstruction	Areawide Sales Tax	\$ 200,000		
		13	Street Maintenance Operations Improvements	Areawide Sales Tax	\$ 300,000		
		14	Whittier Street	Areawide Sales Tax	\$ 250,000		
		15	Safe Routes to School Snow Removal Equipment	Unscheduled - State Priority Requests	\$ 320,000		
		Wastewater Utility		1	MWWTP Headworks Improvements	Wastewater Unscheduled Funding	\$ 3,000,000
				2	Biosolids (Design)	Wastewater Unscheduled Funding	\$ 2,000,000
				3	JD Plant Infrastructure Improvements	Wastewater Unscheduled Funding	\$ 1,000,000
4	MWWTP Roof Repair			Wastewater Unscheduled Funding	\$ 500,000		
5	Areawide Sewer Cleanout Replacements			Wastewater Unscheduled Funding	\$ 150,000		
6	Utility Adjustments: Pavement Management & Eagles Edge			Wastewater Unscheduled Funding	\$ 40,000		
7	Front Street Douglas (Savikko to D St)			Wastewater Unscheduled Funding	\$ 150,000		
8	Downtown, Whittier St Improvements			Wastewater Unscheduled Funding	\$ 150,000		
9	Lakewood Subdivision Reconstruction			Wastewater Unscheduled Funding	\$ 150,000		
10	SCADA			Wastewater Unscheduled Funding	\$ 250,000		
11	JD Plant Headworks Improvements			Wastewater Unscheduled Funding	\$ 250,000		
12	Facilities Planning			Wastewater Unscheduled Funding	\$ 250,000		
13	MWWTP Instrumentation Upgrades			Wastewater Unscheduled Funding	\$ 300,000		
14	Long Run Dr Lift Station Improvements			Wastewater Unscheduled Funding	\$ 300,000		
15	Distin/Indian Reconstruction			Wastewater Unscheduled Funding	\$ 100,000		
Water Utility				1	Salmon Creek Secondary Disinfection	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,527,000
				Water Unscheduled Funding	\$ 3,000,000		
				Unscheduled - State Priority Requests	\$ 3,000,000		

FY 2016 CIP DEPARTMENT IMPROVEMENT PLANS

Department	Division	Priority	Project	Funding Source	Amount
		2	Last Chance Basin Wellfield Upgrades	Water Unscheduled Funding	\$ 2,000,000
				Unscheduled - State Priority Requests	\$ 2,000,000
		3	Cope Park Water Main	Water Unscheduled Funding	\$ 300,000
		4	Crow Hill Reservoir Improvements	Water Unscheduled Funding	\$ 500,000
		5	Front Street Douglas (Savikko to D St)	Water Unscheduled Funding	\$ 150,000
		6	W Juneau Reservoir-Cathodic Protection & Mixer	Water Unscheduled Funding	\$ 140,000
		7	Utility Adjustments, Pavement Management & Lakewood	Water Unscheduled Funding	\$ 40,000
		8	Distin - W Eighth Reconstruction	Water Unscheduled Funding	\$ 150,000
Public Works & Engineering Department Total Funding:					\$ 30,372,200
Schools		1	JSD Curriculum-Secondary Mathematics	Unscheduled - State Priority Requests	\$ 400,000
		2	JSD Curriculum-Social Studies	Unscheduled - State Priority Requests	\$ 400,000
		3	Video Conferencing	Unscheduled - State Priority Requests	\$ 60,000
		4	DZ Window Replacement	Unscheduled - State Priority Requests	\$ 75,000
Schools Total Funding:					\$ 935,000



Community Development

Packet Page 166 of 179

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

Date: December 11, 2014

From: Michael Satre, Chair 
CBJ Planning Commission

To: Rorie Watt, Director of Engineering
Assembly Public Works & Facilities Committee

Re: FY2016-2021 Capital Improvement Program

The Planning Commission would like to see the following projects included in the CIP:

- Sidewalk and Stair Repairs moved from #9 to #5
- Safe Routes to School snow removal equipment moved from #12 to #4
- Sidewalk snow/ice removal not just for SRTS but for all pedestrian ways
- 2nd Crossing –Gastineau Channel
- West Douglas Road Extension – funding for feasibility study/plan
- On-going funding for sub-area/neighborhood plans
 - Village/downtown
 - Lemon Creek
- By-pass road behind Stablers Point Quarry
- Auke Bay By-pass study
- Alternative routes from Cordova Street
 - Extend David/Peters/Nowell/Jeep Trail
 - Cross Lawson Creek
- Modify Riverbend Elementary access to use the signalized intersection to Dimond Park
- Replace Montana Creek Bridge (near the shooting range)
- Create/operate a stump dump
- Park for the Lemon Creek area

Since 2010 a total of 411 acres have been rezoned in North Douglas, allowing for a maximum potential of 2,429 dwelling units. Additionally, the CBJ has been actively working on the West Douglas Road Extension, which when completed, will facilitate more potential land development. In 2009 USKH completed a Traffic Impact Analysis (TIA) for the North Douglas Highway. At the time the TIA was completed the 10th and Egan intersection was at a level of service (LOS) E for the A.M. peak hour and LOS D for the P.M. peak hour. The roundabout was functioning at a LOS A for both morning and evening peak hours. The intersections were also evaluated to estimate how much additional traffic could be added before the LOS was reduced to F. At Egan Drive/10th Street, the limiting time was the PM peak hour. The intersection would be able to accommodate an additional 517 entering vehicles before reaching LOS F during the PM peak hour. At the Douglas Highway/NDH roundabout, the AM peak hour was the limiting time, at which time the roundabout would be able to accommodate an additional 334 vehicles before reaching LOS F. Because of the significant amount of potential development that will be required to use the 10th/Egan intersection and the North Douglas Roundabout the Planning Commission recommends that the 2nd Crossing become a high priority in the CIP/STIP.

Thank you for taking these projects into consideration as you develop the FY2016-2021 Capital Improvement Program. 

Jonathan Lange

From: Eric Feldt
Sent: Tuesday, November 10, 2015 4:10 PM
To: Jonathan Lange
Subject: Auke Bay Plan CIP

Jon,

Here are CIP items from the Auke Bay Area Plan 'Short Term' category:

1. Construct a vehicle access to Auke Bay Elementary from Mendenhall Loop Road (600 ft)
2. East/ West Grid Street (Back Loop to Elementary) (1,000 ft)
3. Additional off-street parking on city land
4. Additional parking at Auke Lake
5. Pedestrian crossings to harbor
6. Bike Path and lanes
7. UAS/ Loop Road pedestrian crossing improvements
8. Improvement on Auke Bay Elementary/ Joint Use Facility trail (signage, re-routing) (Coordinate with Auke Bay Elementary School)
9. Pedestrian friendly lighting on sidewalks within the Auke Bay Center
10. Wayfinding signage (directional signs)
11. Signage & gateway treatment. (Welcome to Auke Bay)

Numbers 1 & 2 elements are not the same because one road is envisioned to connect to the school while the longer one goes past the school.

Eric Feldt, AICP, CFM
Community Development Dept.
155 South Seward Street
City & Borough of Juneau, AK
Phone: (907) 586-0764
Email: Eric.Feldt@juneau.org

Jonathan Lange

From: Jonathan Lange
Sent: Tuesday, December 08, 2015 3:55 PM
To: Jonathan Lange
Subject: AHC CIP Priorities

From: Rachel Friedlander
Sent: Tuesday, December 08, 2015 3:50 PM
To: Beth McKibben
Cc: Greg Chaney
Subject: RE: ?

Hey Beth,

Here is what I have for CIPs pre-draft review- the final version of the minutes should be available soon.

a. Capital Improvement Projects (CIP)

Mr. Chaney explained the Lands and Resources Division CIPs to the group. He let the group know that what Lands submits often does not get funding. Ms. McKibben shared with the group that CDD is taking the Lands' CIPs to the Planning Commission by way of a staff report and wanted to know if the AHC would like to prioritize any of the CIPs Lands submitted.

Mr. Chaney explained how the CIPs – predominately housing related- were connected to the Lands Fund. The group then discussed getting returns on investments for Peterson and that Lands and CBJ will get returns on the units as long as the market remains stable.

Ms. Rowcroft inquired if Ms. McKibben needed AHC feedback on the prioritization of CIPs right away or at a later date. The group then proceeded to go through the 8 CIPs Lands submitted and how the Lands Fund could contribute to CIPs. Mr. Gregory asked if a future rock quarry should be a higher priority and Mr. Chaney responded yes but that the most important items currently are housing developments. Mr. McDougal then asked about Stabler Point Quarry's rock source and Mr. Chaney replied that Lands will be applying for a conditional use permit to expand Stabler while discussing how to better manage the pit. Lands would like to see Stabler develop outward, said Mr. Chaney, and that this year, Lands is over \$500,000 from rock sales. Mr. Chaney also mentioned that rock on the road has been a problem.

Ms. Cole wanted to know how the CIP priorities matched up with the Housing Action Plan. She recalled there was mention of not using City money for development and instead for infill. Mr. Chaney replied that Lands is infilling wherever it can but that City property has very little options. Ms. McKibben added that the new Chief Housing Office's job will entail reconciling CIPs with the Housing Action Plan. Mr. Chaney considers Pederson infill and that it is creating new housing units. Utility and infrastructure wise, this is not infill but geographically speaking it is, said Mr. Coogan.

Mr. McDougal asked if the University were willing to sell its land, could that CIP priority move up. Mr. Chaney replied that if that were the case, funding would be found.

The group then discussed the new housing coordinator position and how the new hire would be responsible for looking at the inclusion of housing into CIPs.

Mr. Gregory asked about CIP priority number one regarding Pederson hill and the price tag associated with the project. Mr. Chaney told him that what was proposed for the project historically is now radically

different from the current project. The Pederson Hill project has gone from 60 units to 300 units with smaller lots.

Ms. O'Neal asked about the timeline of CIPs. Mr. Chaney answered that every year the Division submits its CIP priorities and Ms. McKibben followed up with the statement that priorities can change year to year.

The group motioned to support the CIP priorities as proposed by the Lands and Resources Division.

From: Beth McKibben
Sent: Tuesday, December 08, 2015 3:41 PM
To: Rachel Friedlander
Cc: Jonathan Lange
Subject: ?

Hi Rachel

When do you think draft minutes from the Dec 1 meeting will be available?

If not soon could you possibly do an excerpt for the CIP portion? Thanks

Beth McKibben, AICP
Planning Manager, CDD
City & Borough of Juneau
907.586.0465



Please consider the environment before printing this email.

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	Pederson Hill 80 Lot Subdivision & Infrastructure (Phase 1)		
Project Description:	This phase Pederson Hill subdivision will address Juneau's significant housing shortage. The CBJ recently traded land and gained an access route to the property, and water, sewer and utilities now reach the new property line. The next step requires bringing utility access and infrastructure to the first phase of residential lots (around 80 lots).		
Project Purpose and Need:	Funds are needed to begin the construction of infrastructure, access and utilities to the Pederson Hill area. The Lands Division is requesting these funds in order to dispose of property to meet the Assembly 2015 housing goals.		
Department Priority:	1		

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
General Sales Tax, Street Sales Tax, Water Enterprise Fund, Sewer Enterprise Fund	FY17	\$4,500,000	New Construction

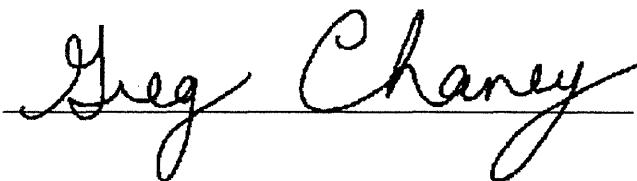
Key:

Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:



Date Prepared: November 12, 2015

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	Pederson Hill 50 Lot Subdivision & Infrastructure construction (Phase 2)		
Project Description:	A major subdivision has begun on Pederson Hill and this funding is needed to bring a second access road to the subdivision required by the Fire Code and infrastructure to the second phase of residential lots (around 50+ lots).		
Project Purpose and Need:	Funds are needed to construct infrastructure and utilities for access to the Pederson Hill area in order to dispose of property to meet the Assembly 2015 housing goals. Phase 2 will include development of a second access to the development. This phase is critical to provide infrastructure to allow for additional residential development in the future.		
Department Priority:	2		

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
General Sales Tax, Street Sales Tax, Water Enterprise Fund, Sewer Enterprise Fund	FY19	\$3,500,000	New Construction

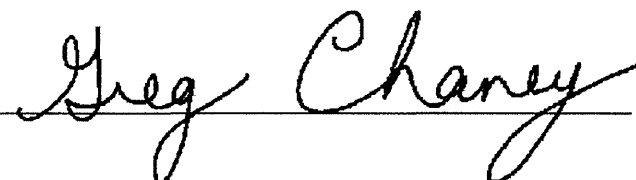
Key:

Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:



Date Prepared: November 12, 2015

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	Pederson Hill 160 Dwelling Unit Subdivision & Infrastructure Construction (Phase 3)		
Project Description:	A major subdivision has begun on Pederson Hill and this funding is needed to bring access and infrastructure to the third phase of residential lots (around 60 lots and 100+ multifamily units)		
Project Purpose and Need:	Funds are needed to construct infrastructure and utilities for access to this Pederson Hill area in order to dispose of property to meet the Assembly 2015 housing goals. Phase 3 will include enhancing the existing water system due to higher elevations and rugged topography that are present in this phase.		
Department Priority:	4		

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
General Sales Tax, Street Sales Tax, Water Enterprise Fund, Sewer Enterprise Fund	FY21	\$5,000,000	New Construction

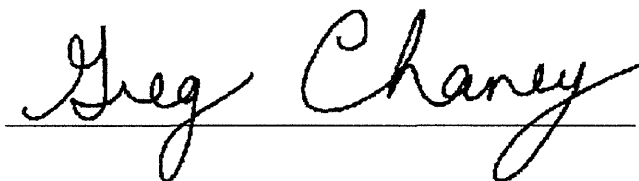
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Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:


Date Prepared: November 12, 2015

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	Stabler Rock Quarry Infrastructure and Expansion		
Project Description:	This project will work towards updating infrastructure and expanding the permitted area of the Stabler Point Rock Quarry		
Project Purpose and Need:	The Stabler Point Rock Quarry has had an unusually productive year, and the supply Lands intended to last for ten years has only lasted for seven. Expansion of the quarry is essential if this City is to continue providing the material necessary to meet the housing demands.		
Department Priority:	5		

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
	FY17	\$180,000	Replacement/Enhancement

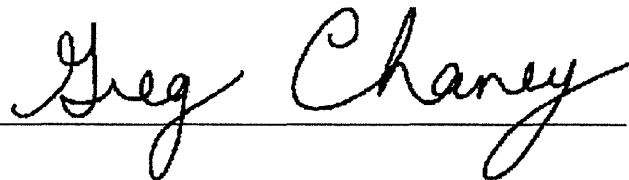
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Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:



Date Prepared: November 12, 2015

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	UA Land Acquisition Pederson Hill		
Project Description:	Acquire the property next to the CBJ Pederson Hill subdivision from the University Lands Office for future expansion.		
Project Purpose and Need:	The Lands Office has been investigating the purchase of the University owned land next to CBJ property on Pederson Hill. This property would be developed to create approximately 70 single family lots for housing and would provide a partial access route for the Auke Bay Bypass. The subdivision development costs will be relatively low since this property will benefit from the investments that will be made for the adjacent Pederson Hill Subdivision.		
Department Priority:	3		

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
General Sales Tax, Street Sales Tax, Water Enterprise Fund, Sewer Enterprise Fund	FY17	\$500,000	Land Acquisition

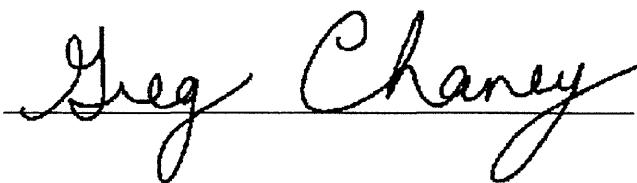
Key:

Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:



Date Prepared: November 12, 2015

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	Willoughby Parking		
Project Description:	Follow-up to parking improvements recommended in Willoughby Parking Study		
Project Purpose and Need:	Parking for City, State and Federal employees is becoming more challenging. A state grant provided \$1.4 million to begin planning and site control/preparation. This project will continue construction of the facility. State or Federal partners may be needed to complete construction.		
Department Priority:			

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
State Matching Grant	FY 17	3,500,000	Planning/Design, New Construction

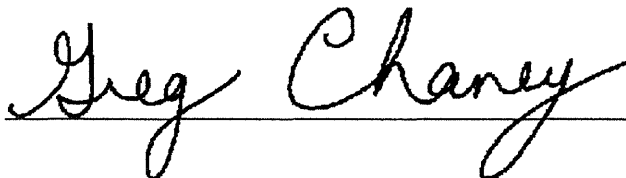
Key:

Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:



Date Prepared: November 12, 2015

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	Future Rock Quarry		
Project Description:	Locate, plan and design a future rock quarry to meet demand for stone products in the years to come.		
Project Purpose and Need:	The purpose and need are to study possible locations for future rock extraction sites as alternatives to Stabler Quarry and Lemon Creek Material Source in order to continue meeting the demand for future mineral products.		
Department Priority:			

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
	FY19	\$100,000	Planning/Design

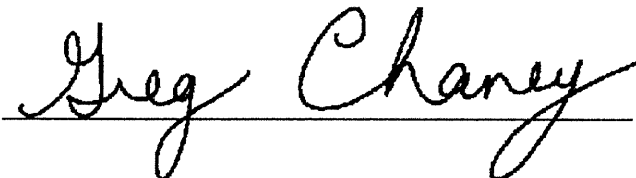
Key:

Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Lands Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:



Date Prepared: November 12, 2015

CBJ Capital Improvement Program

Fiscal Years 2017-2022

PROJECT NOMINATION

Department:	Administration	Division:	Lands & Resources
Project Title:	Switzer Land Development 3A (50 lot subdivision)		
Project Description:	Develop the first phase of CBJ land in the Switzer Creek 3 study area.		
Project Purpose and Need:	This initial phase will provide access to a new development location in the Switzer Creek area and assist the City in meeting the increasing need of additional units for Juneau's housing market.		
Department Priority:	6		

Capital Funding Information:

Provide information for each funding source for Fiscal Years 2017 through 2022, and future.

Funding Source	Fiscal Year	Funding Amount	Activity Type
	FY19	\$4,000,000	Planning/Development, New Construction

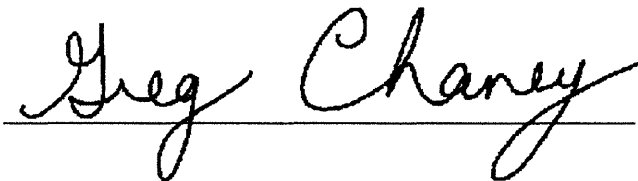
Key:

Funding Source: General Sales Tax, Street Sales Tax, Water Enterprise Fund, Temp 1% Special Sales Tax, Sewer Enterprise Fund, Lands Fund, Marine Passenger Fees, Airport Enterprise Fund, Passenger Facility Charges, Docks & Harbors Enterprise Fund, Port Development Fees, ADOT, FAA, Grant, Dredge Material Royalties, Fleet Reserve, State Matching Grant, Revenue Bonds, Unscheduled

Fiscal Year Source: 2017, 2018, 2019, 2020, 2021, 2022 & Future

Activity Type: Planning/Design, Land Acquisition, New Construction, Maintenance/Repairs, or Replacement/Enhancement

Prepared By:



Date Prepared: November 12, 2015



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: January 13, 2016

TO: Rorie Watt, Director of Public Works/Engineering
Assembly Public Works & Facilities Committee

FROM: Nicole Grewe, Chair
CBJ Planning Commission

RE: Planning Commission Review for Proposals to go on the FY2017 CIP.

At the January 12th, 2016 Regular Planning Commission meeting, the Commission motioned to forward the following projects to be included in the FY2017 Capital Improvements Program:

- Willoughby Parking Structure to be restored to the list at an estimated project cost of \$5.5 million
- New Study of Landslide/Avalanche/Mass-Wasting Areas from approximately Norway Point to the south end of Gastineau Avenue at an estimated project cost of approximately \$150,000 - \$200,000
- Composting Feasibility Study (from Juneau Climate Action Plan strategy U5-D)
- Pedestrian Crossings to Harbor in Auke Bay (Auke Bay Area Plan)
- UAS/ Back Loop Road Pedestrian Crossing Improvements (Auke Bay Area Plan)
- Pedestrian Friendly Lighting on Sidewalks within the Auke Bay Center (Auke Bay Area Plan)
- Wayfinding Signage (directional Signs) within the Auke Bay Center (Auke Bay Area Plan)
- Signage & Gateway Treatment (Welcome to Auke Bay) within the Auke Bay Center (Auke Bay Area Plan)

The Commission also recommends the attached 2014 letter of proposed projects be forwarded for consideration. The Commission acknowledges the two projects from their 2014 recommendation that are included on the FY2017 CIP List: the Sidewalk & Stairway Repairs, and the Lemon Creek Neighborhood Park.

Thank you for taking these projects and the attached projects into consideration as you develop the FY2017-2022 Capital Improvement Program.

ATTACHMENT: December 11, 2014 CIP Letter from Planning Commission



Community Development

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City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

Date: December 11, 2014

From: Michael Satre, Chair 
CBJ Planning Commission

To: Rorie Watt, Director of Engineering
Assembly Public Works & Facilities Committee

Re: FY2016-2021 Capital Improvement Program

The Planning Commission would like to see the following projects included in the CIP:

- Sidewalk and Stair Repairs moved from #9 to #5
- Safe Routes to School snow removal equipment moved from #12 to #4
- Sidewalk snow/ice removal not just for SRTS but for all pedestrian ways
- 2nd Crossing –Gastineau Channel
- West Douglas Road Extension – funding for feasibility study/plan
- On-going funding for sub-area/neighborhood plans
 - Village/downtown
 - Lemon Creek
- By-pass road behind Stablers Point Quarry
- Auke Bay By-pass study
- Alternative routes from Cordova Street
 - Extend David/Peters/Nowell/Jeep Trail
 - Cross Lawson Creek
- Modify Riverbend Elementary access to use the signalized intersection to Dimond Park
- Replace Montana Creek Bridge (near the shooting range)
- Create/operate a stump dump
- Park for the Lemon Creek area

Since 2010 a total of 411 acres have been rezoned in North Douglas, allowing for a maximum potential of 2,429 dwelling units. Additionally, the CBJ has been actively working on the West Douglas Road Extension, which when completed, will facilitate more potential land development. In 2009 USKH completed a Traffic Impact Analysis (TIA) for the North Douglas Highway. At the time the TIA was completed the 10th and Egan intersection was at a level of service (LOS) E for the A.M. peak hour and LOS D for the P.M. peak hour. The roundabout was functioning at a LOS A for both morning and evening peak hours. The intersections were also evaluated to estimate how much additional traffic could be added before the LOS was reduced to F. At Egan Drive/10th Street, the limiting time was the PM peak hour. The intersection would be able to accommodate an additional 517 entering vehicles before reaching LOS F during the PM peak hour. At the Douglas Highway/NDH roundabout, the AM peak hour was the limiting time, at which time the roundabout would be able to accommodate an additional 334 vehicles before reaching LOS F. Because of the significant amount of potential development that will be required to use the 10th/Egan intersection and the North Douglas Roundabout the Planning Commission recommends that the 2nd Crossing become a high priority in the CIP/STIP.

Thank you for taking these projects into consideration as you develop the FY2016-2021 Capital Improvement Program. 