



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

September 09, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar

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

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES - August 5, 2024 Draft Minutes

1. August 5, 2024 Draft Minutes

F. AGENDA TOPICS

2. Franklin Dock Land Swap for Seawalk Construction

3. FFY25 Community Development Block Grant (CDBG)

4. Ordinance 2024-31 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 12400 and 12410 Glacier Highway from D1(T)D3 to D3.

At the Regular Planning Commission meeting on June 25, 2024, the Commission voted to recommend approval of a rezone of 1.96 acres from D1(T)D3 to D3 on Glacier Highway west of Auke Bay (12400 & 12410 Glacier Highway). This is an expansion of the D3 zoning district directly south across Glacier Highway. Transition zones are intended for higher density development after public water and sewer have been provided in accordance with CBJC 49.70.700(a). These properties have public water, but not public sewer. The Commission determined that the upzone is in character with parcels in the area that are of comparable size and use that are zoned D3. If zoned D3, these properties could not be subdivided under current code (CBJC 49.35.210(b)(3)). However given the D3 dimensional standards, the properties could accommodate two single-family dwelling units.

The Manager recommends the Assembly approve the rezone.

G. STAFF REPORTS

5. State of Alaska DEC Air Quality at Floyd Dryden School

6. Final Foreclosure Verbal Update - 520 Sixth Street

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE

J. ADJOURNMENT

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

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

August 05, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar



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

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

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

Members Absent: 'Wáahlaal Gídaag

Liaisons Present: Jim Becker, Docks & Harbors Committee

Liaisons Absent: PRAC liaison, Matthew Bell, Planning Commission

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES – 1. July 15, 2024 Draft Minutes – approved as presented

F. STAFF REPORTS

2. 2024 CBJ Rezone Applications

Mr. Bleidorn discussed this topic.

Mr. Smith commented that it seemed like we were offering up opportunities for higher levels of development and more housing, and asked if there are any ballpark numbers if the developable parts of these lots were to be developed at a higher density level, any guesses on how much housing could go across these? Mr. Bleidorn replied that if the zone changes take place and are successful, then there's going to be significant time and investment before some of these properties have a development plan. There's a couple, like Pederson Hill, already in the works at the assembly level, and this just kind of cleans it up and gets it closer to development. Same thing with the Auke Bay property, with the Auke Bay plan that property has been on the Assembly goals for a couple of years. This is a great logical next step that if it's successful then we can begin to plan access and we've already had communications with Parks and Recreation to make that trailhead part of the equation. If you're familiar with that trail during the sunniest days of the summer, it seems unsafe, so that's something that we're also considering. As that moves forward, how can we make the whole area of the trailhead nicer. There are also things like the D3 at Fish Creek, it's outside of the sewer, but going from rural reserve to D3, that one, CBJ probably won't put significant investment into that right now, but if there was any private entity that came forward and wanted to try to negotiate something, it would be fascinating to see if something could take place out there. That's a long way of saying I have no idea how many units. It's a ton of property across the borough, and I think each one is on a different timeframe. We're just trying to make some progress utilizing CBJ property, and this is a great way to start.

Mr. Smith said that it sounded like there has been some discussion with the developer for the Grant Creek property, and was wondering about the proposed rezone and what the determination was. Mr. Bleidorn replied that we looked at surrounding neighborhoods and didn't want to go against any adopted plans. We submitted the applications and have been working with the director of CDD on these and talked to the Engineering department as we move them forward, we tried to come up with something that we thought would make sense. That being said, at the Planning Commission and CDD level, we're going to have lots of conversations about these. What we have now is subject to change as

we receive public comment, the Planning Commission review, and as we learn more from the Planning Commission and CDD's review of the adopted plans, because they'll go through and look and to make sure that these requests conform with all the adopted plans. It's going to be a ton of work for CDD. Grant Creek has an existing application to purchase CBJ property within the property included in the zone change application.

Chair Hughes-Skandijs asked about the rezone process as far as just referenced, what the internal piece is. If this was a wild success, say we got a lot of units, what the internal timeline would look like, how periodically would you look at this for upzoning. Mr. Bleidorn replied that we had been looking at properties to rezone for a couple of years now based on assembly request to look for property to rezone. It's kind of always on the back of our mind, whenever we have any property that comes to our attention that we begin to investigate, such as the one that's north of Auke Rec, that came about because the neighbor reached out to us and all of a sudden we might have a utility easement. Others have been more systematic where we begin to look at them and we invest a little bit, and then think about rezoning, which is more similar to Auke Bay. I just want to stress that rezoning doesn't directly lead to units, it's a step in a long process and I could see that Pederson Hill would be on the docket here relatively quickly, and we have some CIP funds already saved for it. If Auke Bay is successful, we have some CIP funds saved for that as well. But other ones, it could be a long time before anything 's done or we might upzone now and then a future plan could bring utilities, sewer, further steps in the process.

Mr. Kelly asked if we had thoughts or ideas about the zoning, if there's any contributions that we want to make throughout the process besides right now, is there a good time for us to weigh in, as it's not getting back to us until I think you said October at the soonest? Mr. Bleidorn replied that it would be later than October. We are going to begin the Planning Commission public process probably in October and then it would be a while before it comes back. The process is public, and this is city property that we are all responsible for, so maybe as suggestion to take part in that process, paying attention, maybe going to those neighborhood meetings, and being part of the conversation. I'm hesitant to hammer out an exact zone change request until we have public comment and the review from the planning department. The process should be starting soon.

3. 2024 Tax Foreclosed Property Sale

Mr. Bleidorn discussed this topic. Mr. Becker asked for a reminder of where this property was. Mr. Bleidorn replied that it was 520 Sixth Street.

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS – none

H. NEXT MEETING DATE - September 9, 2024

I. ADJOURNMENT – 5:28pm



MEMORANDUM

DATE: September 5, 2024
TO: Assembly Lands, Housing and Economic Development Committee
FROM: Alexandra Pierce, Visitor Industry Director
SUBJECT: Franklin Dock Land Exchange

Reed Stoops, representing the Franklin Dock, has requested to trade the National Guard Dock for an easement on Franklin Dock property. The easement is valued at \$164,500, and the National Guard Dock is valued at \$306,000. Both appraisals are included in the packet. Both parties accept the appraised value of the properties. Mr. Stoops is motivated to complete the land exchange because will allow the Franklin Dock group to clear up encumbrances on the land caused by the access to the National Guard Dock and facilitate development. For CBJ, the easement through Franklin Dock property is critical for Seawalk construction.

The National Guard Dock has a very small uplands footprint. Mr. Stoops is also interested in leasing the adjoining tidelands from CBJ. He proposes to make up the difference in property values in credit towards lease payments. The National Guard Dock is the property between the Franklin Dock and the Petro Marine property, it has difficult access through the Franklin Dock property. The dock is in disrepair and is a liability to CBJ - the only recent uses are the Tagish, which sank at the dock, and the Sea Pro spill response boats. Docks & Harbors is able to relocate Sea Pro.

Petro Marine and Franklin Dock Enterprises have a shared interest in constructing a float that could accommodate a small number of yachts or other mid-size vessels, as represented in Attachment A.

The Docks & Harbors Board discussed the proposal on August 21 and did not object to the proposal. The Docks & Harbors Board will submit a letter to the Assembly asking for a Negotiated Sale/Lease/Exchange per §53.09.260.

Recommended action: Forward the proposed land exchange to the full Assembly for approval.

Attachments:

- Attachment A – Labeled Seawalk Rendering
- Attachment B – Aerial View of Property
- Attachment C – Appraisal of Franklin Dock Property
- Attachment D – Appraisal of National Guard Dock Property



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.



APPRAISAL REPORT
MARKET VALUE OF SEAWALK EASEMENT
15,290 SF ON FRANKLIN DOCK ENTERPRISES PROPERTY
900-950 THANE ROAD, JUNEAU, ALASKA



Looking past the end of the existing seawalk onto sloping lands,
location of proposed seawalk beyond.

Prepared For: Keri Williamson, PE
Engineering and Public Works Department
City and Borough of Juneau, Docks and Harbors
155 S Seward Street
Juneau, Alaska 99801

Prepared By: Charles Horan
Horan & Company, LLC
403 Lincoln Street, Suite 210
Sitka, Alaska 99835

Effective Date: July 1, 2020
Report Date: August 21, 2020
File Number: 20-002

HORAN & COMPANY

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN, MAI / WILLIAM G. FERGUSON,
JOSHUA C. HORAN, AND SLATER M. FERGUSON

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835

Phone: (907)747-6666 Fax: (907)747-7417 commercial@horanappraisals.com

August 21, 2020

Keri Williamson, PE
Engineering and Public Works Department
City and Borough of Juneau, Docks and Harbors
155 S Seward Street
Juneau, Alaska 99801

Re: Appraisal Report Market Value of Seawalk Easement, 15,290 SF on Franklin Dock Enterprises Property, 900-950 Thane Road, Juneau, Alaska; Our Job # 20-002.

Dear Ms. Williamson,

At your request, I have made an estimate of the market value for the 15,290 SF of seawalk easement proposed to be acquired from Franklin Dock Enterprises by the City and Borough of Juneau. This hypothetical easement is to be incorporated into an existing 2.904 acres of fee owned land which together with adjacent leased land forms the Franklin Street cruise ship dock. The easement value essentially reflects the value of the land which it immediately encumbers. With the understanding the land owner can cross the easement for purposes of continuing the properties Highest and Best Use there is no enhancement or diminishment in value to the remainder.

The tourism market for the 2020 season has collapsed due to the worldwide pandemic precipitated by the Coronavirus (COVID-19). This has had a significant impact on income for properties directly dependent on cruise ship visitation such as the subject larger property. A prolonged outbreak could have a yet unquantifiable impact on the market. Our valuation is based upon the best information as of the effective date. There has been no noted decline in real estate values for dock development properties.

Based on my analysis, the estimated value of the proposed subject tidelands, effective as of July 1, 2020, is as follows:

\$164,500

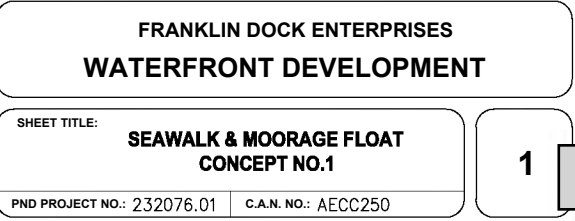
Your attention is invited to the remainder of this report which sets forth the Assumptions and Limiting Conditions, Certification of Appraisal, and the most pertinent data considered in estimating the market value of the subject property.

Respectfully Submitted,

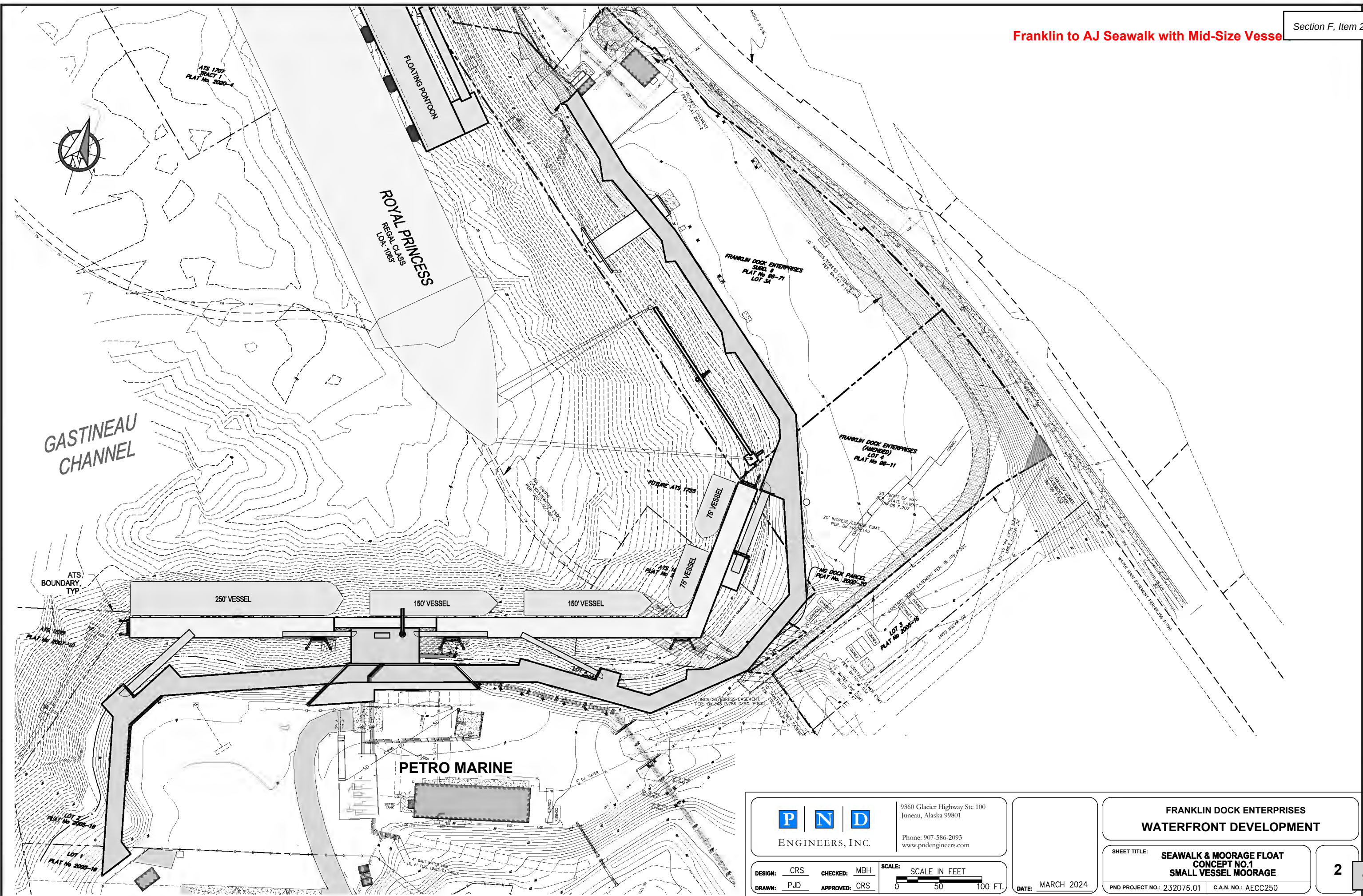


Charles Horan, MAI

Horan & Company, LLC



Franklin to AJ Seawalk with Mid-Size Vessel



P

N

D

ENGINEERS, INC.

9360 Glacier Highway Ste 100
Juneau, Alaska 99801

Phone: 907-586-2093
www.pndengineers.com

DESIGN: CRS
DRAWN: PJD

CHECKED: MBH
APPROVED: CRS

SCALE: SCALE IN FEET
0 50 100 FT.

DATE: MARCH 2024

FRANKLIN DOCK ENTERPRISES
WATERFRONT DEVELOPMENT

SHEET TITLE: SEAWALK & MOORAGE FLOAT
CONCEPT NO.1
SMALL VESSEL MOORAGE

PND PROJECT NO.: 232076.01 C.A.N. NO.: AECC250

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**APPRAISAL REPORT
MARKET VALUE PART OF ATS 1623
NATIONAL GUARD DOCK
1030 THANE ROAD, JUNEAU, ALASKA**



Looking south at the subject property from the nearby Franklin Dock property.
Photo taken July 1, 2020 by Charles Horan, MAI.

Prepared For: Keri Williamson, PE
Engineering and Public Works Department
City and Borough of Juneau, Docks and Harbors
155 S Seward Street
Juneau, Alaska 99801

Prepared By: Charles Horan, MAI
Horan & Company, LLC
403 Lincoln Street, Suite 210
Sitka, Alaska 99835

Effective Date: July 1, 2020
Report Date: August 21, 2020
File Number: 20-056

HORAN & COMPANY

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN, MAI / JOSHUA C. HORAN / SLATER M. FERGUSON

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835

Phone: (907)747-6666 Fax: (907)747-7417 commercial@horanappraisals.com

August 21, 2020

Keri Williamson, PE
Engineering and Public Works Department
City and Borough of Juneau, Docks and Harbors
155 S Seward Street
Juneau, Alaska 99801

Re: Appraisal Report Market Value, Part of ATS 1623, National Guard Dock, 1030 Thane Road, Juneau, Alaska; Our Job # 20-056.

Dear Ms. Williamson,

At your request, I have made an estimate of market value of the National Guard Dock property situated in the southern part of the Juneau Harbor. The appraisal is made with the hypothetical conditioned (HC-1) that the CBJ withholds an easement for the seawalk of 3,096 SF through the property. The site area without the easement is 27,050 SF of which 1,300 SF is on the upland side of the easement and balance, 25,750 SF is tidelands that supports the marine improvements. The marine improvements include a wood trestle dock, two floats and access ramps. These improvements have been in service for many years and appear to be nearing the end of their economic life, in need of major upgrades. We've estimated a remaining service life of five years or less. The appraisal is made with the extraordinary assumption (EA-1) that our observation of the condition of the improvements are as reflected in this report.

The intended use of this appraisal is to assist the CBJ Docks and Harbor department decision makers as to how to manage the property. The intended users are the CBJ decision makers.

The worldwide pandemic precipitated by the Coronavirus (COVID-19) has interrupted commerce and a prolonged outbreak could have a yet unquantifiable impact on the market day. The tourism market for the 2020 season has collapsed. This has had a significant impact on income for properties directly dependent on cruise ship visitation. The subject property is a small marina for work boats. It is adjacent to a major cruise ship dock and nearby several others. Our valuation is based upon the best information available as of the effective date. There has been no noted decline in real estate values for this type of property.

Based on my analysis, the estimated value of the proposed subject tidelands, effective as of July 1, 2020, is as follows:

\$306,000

Your attention is invited to the remainder of this report which sets forth the Assumptions and Limiting Conditions, Certification of Appraisal, and the most pertinent data considered in estimating the market value of the subject property.

Respectfully Submitted,



Charles Horan, MAI

Horan & Company, LLC



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

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

MEMO

DATE: September 9, 2024

To: Alicia Hughes-Skandijs, Chair, Lands, Resources, & Economic Development Committee (LHED)

From: Scott Ciambor, CBJ Planning Manager

RE: FFY25 Community Development Block Grant (CDBG)

CBJ received one application for the FFY25 Community Development Block Grant for the Douglas Indian Association Tribal Government's Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First Cultural Historic Education and Language Preservation Center. The application is in your packet.

Recommended Motion

Staff recommend the Douglas Indian Association as a co-applicant for the FFY25 Community Development Block Grant (CDBG) competition through the [State of Alaska Department of Commerce, Community, and Economic Development](#) (DCCED). These are pass-thru funds from the [U.S. HUD Community Development Block Grant Program](#).

To meet grant application deadlines, staff encourages the LHED Committee to move a recommendation and a resolution of support to the next Assembly meeting.

Background

Each year the City and Borough of Juneau is eligible to sponsor a local project for single-purpose grants with a maximum of \$850,000 per community.

The goals of the Alaska Community Development Block Grant Program (CDBG) are to provide financial resources to Alaskan communities for public facilities and planning activities that address issues detrimental to resident's health and safety and reduce the costs of essential community services. The program may also fund Special Economic Development activities, which create jobs for low and moderate-income persons. More information can be [found on CDD's CDBG website](#).

In 2021, AWARE received funding for completion of a retaining wall.

Project Narrative

Douglas Indian Association (DIA) is beginning the development of the Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First Cultural Historic Education and Language Preservation Center which houses Five New Educational Pathways that will serve Elders, Families and Youth.

The Center will provide a safe learning environment and will provide cultural historic education that is strongly integrated with a rich archive of elder and cultural video presentations as a primary resource, advance language learning and increase fluency for youth and their families, enhance the ability of educators to provide culturally responsive teaching informed by history, traditional ecological knowledge and fisheries science.

The project reawakens this historic area’s cultural landscape and provides meaningful educational opportunities and pathways that enhance student retention, engagement in learning and academic success. The project seeks to create a safe place for language learning and cultural preservation for youth, families and Elders.

The total project cost is \$4,532,576. DIA has received a Department of Education Alaska Native Education Program for \$3,025,606 for the project. The CDBG request is \$850,000.

Timeline

With Assembly approval, CDD staff will work with DIA on preparing the final application for submittal based on the timeline below. Award announcements by DCEED are typically made in March.

CDBG Local Competition Timeline

- July 8, 2024, at 3:00 PM AKST: Public Information Meeting
- August 22, 2024, at 3:00 PM AKST: Local applications due
- August 26-30, 2024, Assembly Committee review, staff report and local application information prepared for the Assembly.
- September 9, 2024, Committee of the Whole: CDBG recommendation introduced.
- September 16, 2024, Public Hearing and Assembly approval of local application
- November 25, 2024, Physical copy of application mailed to Fairbanks.
- December 6, 2024, State CDBG final deadline
- CDD staff will work with the local applicant on the final submittal to ensure mailing by November 25, 2024



Douglas Indian Association Tribal Government

1021 Glacier Avenue Juneau, Alaska 99801-1529
Phone: (907) 364-2916 Fax: (907) 364-2917



City and Borough of Juneau
155 Heritage Way
Attention: CBJ Community Development Department
Scott Ciambor, Planning Manager
And Forrest Courtney, Planner
Juneau, Alaska 99801

Dear CBJ CDBG Committee:

Please find following our application for the Community Development Block Grant Program for consideration during the 2024 application cycle.. If you have any questions, please contact:

Dionne Cadiente-Laiti at dionne-cadientelaiti@diataku.com.

Thank you for your consideration of this meaningful and impactful project.

Sincerely,

Clarence Laiti

President

Douglas Indian Association Community Development Block Grant Proposal

Proposals will be reviewed and scored on the elements in the CDBG Project Proposal Checklist that mirrors information necessary for the final application to the State program.

Community Development Block Grant Project Proposal Checklist

The below checklist should guide the project proposal that will be submitted to the Community Development Department.

□ Brief project description of project & current conditions

Douglas Indian Association is beginning the development of the Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First Cultural Historic Education and Language Preservation Center which houses Five New Educational Pathways that will serve Elders, Families and Youth.

In such a time in history as the unearthing of graves at boarding schools, with the alarming number of children found in Canada and the US, it is a crucial and pivotal time in history to combat the effects of cultural genocide by the boarding school era. An Advisory Council of Elders at the Sharing Our Knowledge Conference ("Time for Healing Project", 2011) were documented sharing their painful memories of boarding schools and being punished for speaking their indigenous language.

"I was 7 years old and told that I should go to the boarding school so I can be with my brothers. I wasn't allowed to talk to them...I had to walk right by them." -- Irene Cadiente, Tlingit

Our research completed by Linguist Alice Taff revealed that the Tlingit language will soon be *nearly extinct*. Between 2006 and 2024, 139 Tlingit birth speakers died. In 2024, there are 20 living fluent speakers in Alaska and Canada.

The impact of historic intergenerational trauma and loss of cultural linguistic norms necessary to the health of an Indigenous community has serious negative impacts on the lives of Alaskans. According to the 2019 Alaska Youth Risk Behavior Survey results for the Juneau School District are as follows: Juneau School District, Youth Risk Behavior Survey Results, 332 Respondents

Category	Description	Freshman/ Sophomore	Junior Senior
Alcohol	Current Drinking	16.5%	30%

Depression and Suicide	Felt Sad/ Hopeless	31.4%	41.8%
Depression and Suicide	Planned a Suicide Attempt	16.3%	26.5%
Substance Use	Ever used drugs	29.7%	50.8%
Homelessness	Ever experienced homelessness	3%	8%
Tobacco	Current electronic vapor use	21.6%	40.7%
Violence and bullying	Bullied electronically	16%	23.9%

Exposure to trauma and chronic stress is known to have considerable impact on the social-emotional, cognitive, and academic growth of youth (Blitz, Anderson & Saastamoinen, 2016; Ganzel & Morris, 2011). In order to facilitate healthy pathways to educational success for Alaska Natives, we must address residual effects of ancestral trauma. Conching and Thayer (2019) discuss how the collective trauma of one generation can negatively impact the health and wellbeing of future generations. In colonized communities, this leads to an "accumulation of disease and social distress across each succeeding generation" (p. 100). In addition to generational effects, our Alaska Native youth "also experience original trauma through loss of culture and language, as well as through first-hand experiences of discrimination, injustice, poverty, and social inequality. “Researchers at the University of British Columbia have found a distinct, positive relationship between “cultural continuity” and reduced suicide and suicidal behavior among Native youth” (US Department of Health and Human Services, 2010)

This project proposes a safe space for Elders, Families and Youth. A thoughtful and intentional approach to this project to meet the educational needs of youth and future generations is to create the Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First Cultural Historic Education and Language Preservation Center which provides a safe learning environment and will house five new educational pathways to increase and provide cultural historic education that is strongly integrated with a rich archive of elder and cultural video presentations as a primary resource, advance language learning and increase fluency for youth and their families, enhance the ability of educators to provide culturally responsive teaching informed by history, traditional ecological knowledge and fisheries science. The project reawakens this historic area’s cultural landscape and provides meaningful educational opportunities and pathways that enhance student retention, engagement in learning and academic success

The project seeks to create a safe place for language learning and cultural preservation for youth, families and Elders.

□ Paragraph describing citizen participation to-date

The new center will house Elders, Family and youth programs that currently do not have a space for the language, cultural and educational opportunities. The new center will provide a safe space for language and cultural education activities that have been occurring on a weekly basis. The program has been renting space as possible and is most recently cancelling activities due to a lack of space. The program has been serving on average 210 people in the last year at another location that is no longer available.

□ Outline of project plan implementation and timeline

Site development started winter 2024, with building construction starting summer 2024. We anticipate completion of building construction in June 2025.

Status of the project, completion of the work so far:

- The building design is complete and permitted for construction.
- The Phase 1, sitework, has been bid and, contract awarded , and is complete. This included removal of unsuitable and unstable fill material, and the placement of engineer fill that will support building construction. The Phase 1 contractor has been paid for this work.
- The Phase 2, building construction, has been bid, contract awarded, and has started. This includes construction of site retaining walls, foundations, framing, building envelope, elevator, and other mechanical and electrical equipment that includes the heat pump system. The second phase includes construction startup, mobilization, procurement of long leadtime items.

Project Schedule, Timeline:

- Project development , Design and bidding is complete.
- Project Phase 1 – the early site remediation work – is complete.
- Construction contract is signed and authorized July 1, 2024.
 - Construction duration is approximately 10 months, with up to two months winter closedown, depending on conditions.

- We anticipate Substantial completion in May 2025,
- We anticipate final completion by early Fall 2025.

□ Description of site control, plans, permits etc.

100% design and construction documents have been completed for development of the 4000 sf family and youth learning center on St. Anns Avenue, Douglas. The project has successfully gone through the Conditional Use Permitting and building construction permitting and is currently in construction.

□ State if deed or lease is available

Douglas Indian Association does have a lease for the site.

□ State what permits will be needed (if)

None required for the State of Alaska. City and Borough of Juneau is the authority having jurisdiction.

□ Are permits in place already... if not how long?

All permits Required for site development and construction have been secured.

□ Describe architectural or engineering plans completed to-date

100% construction documents have been developed for the development of the ½ acre site and 4000 square foot building. These include Civil, Structural, Mechanical and electrical engineering and architectural drawings, all prepared, stamped and signed by professionals licensed in the State of Alaska. The design is on two levels served with an elevator, and includes academic learning space, a teaching kitchen, outdoor covered work and presentation space visiting and resident educator offices, administrative offices, and both data archive and recording space. The building overlooks adjacent historic parklands and the Gastineau channel and is located on lands occupied by the Taku Kwann for time immemorial.

□ Paragraph explaining how project will be a benefit to low/moderate income (LMI) persons or identified special populations.

The new center will benefit Elders, families and youth with an affirmation that the population benefitting does fit the CDBG grant criteria meeting the National Objective of benefiting populations or targeting areas consist of at least 51% low and moderate-income persons, as defined by 2021 HUD LMI data, based on 2011-2015 American Community Survey (ACS).

The program does additionally provide work experience to youth and young adults who are provided early college and job opportunities throughout the calendar year through an Early Educators Rising Program.

□ If not a special population how are LMI identified and documented (survey's may be needed) State CDBG administrative staff have to approve LMI documentation

Currently a survey of the population served has not been completed. However, it is possible to conduct a survey demonstrating this.

□ Budget outline

Attached Budget Outline from Carver Construction, LLC.

□ Amount of CDBG request

We are requesting \$850,000.

□ Total project cost

\$4,532,576

□ Matching funds and source

The project is being matched with a Department of Education Alaska Native Education Program grant in the amount of \$3,025,606.

□ Administrative capabilities – briefly describe past grant management

Douglas Indian Association manages BIA Compact funds, Department of Education program funds, CARES and ARPA Funds. The Tribal Administrator, Finance Director, Sr. Education and Grants Director and Properties Director have experience overseeing federal grants programs inclusive of finance management, grant reporting and fiscal accountability. All four staff members will provide oversight of this project in concert with Northwind Architectural Engineering staff. Tribal Administrator Andrea Cadiente-Laiti has experience providing oversight of Tribal Operations and Grant Funds for Douglas Indian Association. The Sr. Education and Grants Director Dionne Cadiente-Laiti has over 30 years of experience working primarily with nonprofit tribal and cultural heritage organizations managing federal and state grant projects. Kamal Lindoff has managed major development projects in concert with architectural engineers and construction contractors. Cindy DeWitt is an experienced Finance Director who has experience in all aspects of finance management of grant funds.

Presented by:
Introduced:
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-31

**An Ordinance Amending the Official Zoning Map of the City and Borough
by Rezoning 12400 and 12410 Glacier Highway from D1(T)D3 to D3.**

WHEREAS, the area of the proposed rezone consists of 1.96 acres, located at 12400 Glacier Highway and 12410 Glacier Highway, identified as USS 687 Haffner Tract and USS 687 Fraction, is currently zoned as D1(T)D3; and

WHEREAS, the land use maps of the Comprehensive Plan identify the subject lots as Rural Low Density Residential (RLDR); and

WHEREAS, being in a transitional zoning district, the lots would automatically be upgraded to D3 at the time public sewer is provided in accordance with CBJC 49.70.700(a); and

WHEREAS, the proposed rezone lots have public water with privately maintained septic systems, with the public sewer line currently terminating approximately 850 feet away and over an anadromous stream, from the two lots; and

WHEREAS, adjacent parcels are zoned D3, D18, and waterfront commercial around Auke Bay; and

WHEREAS, the D3 residential district is intended to accommodate single family and duplex residential development with a density of three dwelling units per acre; and

WHEREAS, the proposed rezone is an expansion of the D3 zoning district directly across Glacier Highway and provides for needed increased residential development in the area; and

WHEREAS, the Planning Commission concluded that the change from D1(T)D3 to D3 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of 12400 Glacier Highway (the tract described as Haffner Tract, within U.S. Survey 687 per plat 74-38W) and 12410 Glacier Highway (a tract within U.S. Survey 687 described as beginning on the northerly line of the Glacier Hwy right-of-way N 53° 47' 48" E 1054.7 feet from Corner 1 of said survey, thence N 43° 19' W 247.58 feet, thence N 46° 41' E 157.11 feet, thence S 43° 19' E 259.25 feet to the north line of the Glacier Hwy right-of-way, thence along the right-of-way line to the point of beginning), identified as USS 687 Haffner Tract and USS 687 Fraction (parcel numbers 4B2301080010; 4B2301080020) from D1(T)D3 to D3 zoning. The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

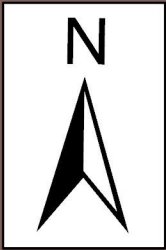
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Beth McEwen, Municipal Clerk



MEMORANDUM OF AGREEMENT BETWEEN THE
CITY & BOROUGH OF JUNEAU
AND
THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR
CONDUCTING AIR QUALITY MONITORING

This memorandum of agreement (MOA) is made and entered into between the Alaska Department of Environmental Conservation, herein after referred to as DEC, and the City and Borough of Juneau Lands & Resources Office, herein after referred to as CBJ.

PURPOSE AND OBJECTIVE

The purpose of this MOA is to ensure an ongoing partnership to assess ambient air quality in the City and Borough of Juneau. This partnership has been in place for over 40 years. The primary goal is to maintain continued operation of an air monitoring station at the former Floyd Dryden Middle School in the Mendenhall Valley. This will ensure that valuable air quality data is collected and remains beneficial to both the DEC and CBJ.

This agreement is effective from the final signature date until written notice by either party to terminate the agreement.

AGREEMENT

The CBJ, through its Land & Resources Office managers and staff, does hereby agree to:

1. Continue its existing efforts to meet air quality standards in the City and Borough of Juneau for the protection of public health;
2. Work cooperatively to ensure DEC staff have safe and regular access to the former Floyd Dryden Middle School building and the rooftop air monitoring station.
3. Ensure that any power or internet services that are part of the monitoring sites and school building's shared infrastructure are maintained and operational, and any necessary modifications or shutdowns are communicated and timed sufficiently to allow DEC opportunities to seek other means to support the site, if needed.
4. Assist DEC in communicating air monitoring results to local residents.

The DEC does hereby agree to:

1. Continue air quality monitoring for PM_{2.5} and PM₁₀ in support of PM_{2.5} curtailment efforts and the PM₁₀ Limited Maintenance Plan;
2. Ensure continuous monitoring data is displayed on the DEC near real-time data website for use by CBJ in issuing burn bans;

3. Notify CBJ of any major site changes or modifications; and
4. Perform sampling according to the state's Quality Assurance Project Plan (QAPP) requirements.

MUTUAL AGREEMENT AND UNDERSTANDING

These are conditions which are mutually agreed upon by all parties:

1. Nothing in this agreement shall obligate any party in the expenditures of funds, or for future payments of money.
2. Each party agrees to comply with applicable laws, regulations and executive orders relative to Equal Employment Opportunity.
3. The effective date of this agreement shall be from the date of the final signature and shall terminate on written notice from either party.
4. Either party may terminate its participation in this agreement by providing written notice to the other party 30 days in advance of the date on which its termination becomes effective.
5. If terminated, DEC shall receive sufficient time to appropriately identify a suitable replacement site, and access to properly remove all sampling equipment prior to termination.
6. Amendments: This agreement may be amended by mutual written consent of the parties.

PROJECT CONTACTS

Roxie Duckworth Land Resources Specialist 907-586-5252 x4179 Or Dan Bleidorn Lands & Resource Manager 907-586-5252 x4177 dan.bleidorn@juneau.gov Division of Lands & Resources 155 Heritage Way, Juneau, AK 99801	T.J. Brado, Regulatory Monitoring Manager 907-451-2114 tj.brado@alaska.gov DEC -Air Quality 610 University Ave, Fairbanks, AK 99709
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APPROVALS

IN WITNESS WHEREOF, each party hereto has caused this agreement to be executed by an authorized official(s) on the day and year set forth opposite his/her signature:

Alaska Department of Environmental Conservation:

Signed: _____
TJ Brado, Regulatory Air Monitoring Manager

City and Borough of Juneau Lands & Resources

Signed: _____
Dan Bleidorn, Lands & Resources Manager

Date: _____

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee

FROM: Dan Bleidorn, Lands and Resources Manager
Daniel Bleidorn

SUBJECT: Memorandum of Agreement between the CBJ and the Department of Environmental Conservation for conducting air quality monitoring in the Mendenhall Valley.

DATE: September 3, 2024

Attached is a Memorandum of Agreement (MOA) between the CBJ and the Alaska Department of Environmental Conservation (ADEC) for conducting air quality monitoring in the Mendenhall Valley. The purpose of this MOA is to ensure an ongoing partnership to assess ambient air quality in the CBJ and to maintain continued operation of an air monitoring station at the former Floyd Dryden Middle School (FDMS) in the Mendenhall Valley. This use was allowed by the Juneau School District and the former FDMS and this partnership has been in place for over 40 years. This State managed air quality monitoring station is essential for the CBJ to continue to enforce the woodstove burn ban program which is part of the compliance with State and Federal air quality standards.

The CBJ Lands and Resources Division monitors the State's Mendenhall Valley air quality data which is collected at this site to detect fine particulates from woodsmoke in the air. If data shows continuous, high concentrations of these fine particulates, the CBJ will declare an air emergency, which prevents all wood stoves in the Valley from being used until the emergency is cancelled. During an air emergency, all wood stove burning in the Mendenhall Valley are prohibited until further notice as outlined in [CBJ's ordinance 2008-28 regarding solid fuel-fired burning devices](#). Pellet Stoves are exempt from the wood stove regulations and can burn at any time. [Masonry heaters](#) that fit the definition given by the Masonry Heater Association of North America are also exempt from the wood stove regulations.

The CBJ works in partnership with the ADEC and the National Weather Service Forecast Office to ensure the Valley's air remains clean and healthy in accordance with CBJ, State and Federal regulation. This MOA is a formal continuation of that partnership with the understanding that this station and the data collected is vital for both the CBJ and the ADEC. No action is necessary from this Committee at this time and this topic is for information only.

Attachment(s):

Memorandum of Agreement (MOA) between the CBJ and the Alaska Department of Environmental Conservation (ADEC)