



HISTORIC RESOURCES ADVISORY COMMITTEE AGENDA

November 01, 2023 at 5:00 PM

City Hall Conf. Room 224/Zoom Webinar

<https://juneau.zoom.us/j/83142183695> or 1-253-215-8782 Webinar ID: 831 4218 3695

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K'wáan and T'aakú K'wáan as the original owners and inhabitants of the City & Borough of Juneau. We are grateful to be here in your ancestral homeland as we come to you from areas of Alaska and beyond. We are thankful that you have permitted us to live here and make this land our home. Gunalchéesh.

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. 10/4/23 Meeting-Draft Minutes

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS

2. Draft FY25 Legislative Capital Priorities

3. HRAC Letter- Savikko Park

4. Letter from Skip Gray Re: CBJ misleading information regarding Telephone Hill historic designation

5. Joshua Adams- Alternatives to Urban Renewal in Downtown Juneau

H. NEW BUSINESS

I. UNFINISHED BUSINESS

J. STAFF REPORTS

K. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

L. NEXT MEETING DATE

December 6, 2023

M. SUPPLEMENTAL MATERIALS

N. 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.org.



Historic Resources Advisory Committee
October 4, 2023, at 5:00 PM
DRAFT MINUTES

A. CALL TO ORDER

Chair Jones called the meeting to order at 5:09 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K'wáan and T'aakú K'wáan as the original owners and inhabitants of the City & Borough of Juneau. We are grateful to be here in your ancestral homeland as we come to you from areas of Alaska and beyond. We are thankful that you have permitted us to live here and make this land our home. Gunalchéesh.

C.ROLL CALL

Committee members present: Dorene Lorenz, Chuck Smythe, Don Harris, Eric Moots, Zane Jones

Committee members absent: Shannon Crossley, Gary Gillette,

Staff present: Forrest Courtney, CDD Planner, Scott Ciambor, Planning Manager

Members of the public present: Laurie Craig, Skip Gray, Maria Lewis (DNR), Maureen... , Paige Bridges

D.APPROVAL OF AGENDA

Eric motion, Dorene second. Approve by unanimous consent.

E.APPROVAL OF MINUTES

1. Minutes from the 9/7/23 Meeting

Add Eric Moots to attendance.

Minutes approved by unanimous consent.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Maureen discusses the Sitka Pioneer Home and if maintenance is paid for by the federal government. Discussion on Historic Tax Credit program and Telephone Hill Open House. More details expected out of Section 106 review with the current planning process.

G.AGENDA TOPICS

1. Juneau Townsite Building Survey and Inventory/ CLG Update

Staff Scott Ciambor updates the Committee on the final month of work on the Juneau Townsite Building Survey and Inventory including completion of the final document, uploading to the website, and sending a copy to the State of Alaska. Scott commends all involved for their work including Northwind Architects, HRAC, and CDD staff. Continued grant reporting to take place this month.

2. Naming Policy

Staff Scott Ciambor provided follow-up information requested about CBJ Naming policy. the packet were some older ordinance and the CBJ Assembly 2022-23 Goals that noted this as a goal in section 4. No progress to date.

Discussion on a recent memo from the Alaska Native Sisterhood Troop #2 to the Assembly and Mayor in regard to the naming of Savikko Park and consideration of a name change.

Zane suggests a letter of support from the Commission.

Dorene makes a motion to do research and write a letter of support and discuss at the next meeting.

Eric seconds. Unanimous consent. Eric volunteers to help with the effort.

3. Telephone Hill/ Status of 106 Review

Staff Scott Ciambor discusses the next step in the Telephone Hill planning efforts that include an upcoming Community Event at the Juneau Arts and Humanities Council Oct. 11.

4. Resolution 1244- Telephone Hill Cherry Grove Preservation

Scott noted that this resolution was sent to the Committee as an information item. The resolution was also forwarded to the Telephone Hill development team. Discussion on location, movement of the trees.

One comment was that there was a pear and other species on Telephone Hill as well. Scott said in a brief conversation with the Lands Manager that they were aware of the trees and that consideration of the trees was taken into account during the transit center development.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Dorene at AIA at historic tax credit program, talks free to the public. 1:15pm on Friday.

Zane mentions the keynote speaker is open to the public as well. Saturday evening Alaska Design Forum rate.

Chuck said that there is Tlingit name for the Savikko Park area. Anax Yei Andagan Yé ("Place where the sun starts shining through")

I. NEXT MEETING DATE- November 1, 2023

J. ADJOURNMENT

Dorene motion to adjourn. Eric, second. Meeting adjourned at 5:45pm.

ADA accommodation 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.org.



**Engineering & Public Works
Department**
Marine View Building, Juneau, AK 99801
907-586-0800

MEMORANDUM

DATE: October 20, 2023
TO: CBJ Boards and Commissions
FROM: Denise Koch, Engineering and Public Works Director
THROUGH: CBJ Public Works and Facilities Committee
SUBJECT: DRAFT FY2025 CBJ Legislative Capital Priority List: Feedback Needed by December 1st

The Engineering & Public Works Department is requesting your input on the draft fiscal year (FY) 2025 Legislative Capital Priority list by December 1, 2023.

Legislative Capital Priorities are not a direct funding request. It is a way to articulate larger or more complicated funding needs for major projects to the Legislature, the federal delegation, and the public. This list represents the CBJ Assembly large scale priorities for a given year.

All CBJ boards and commissions are being invited to provide input on their top two projects that they would like to see on the list. They can either provide input on existing projects and project priorities or nominate a new project(s). Input may also include recommendation for removal of an existing project from this list. The information that your board or commission provides will be used by the Assembly to amend and reprioritize the draft list for the next fiscal year.

Guidelines and recommendations for input:

- A prioritized list is only useful if there is the discipline to keep it manageable and relevant. Please keep that in mind when making your recommendations.
- Please limit your recommendations to nominating and/or endorsing your top two projects. This will make your input more actionable for the Assembly.
- If your body would like to propose a new project, please use the Legislative Priorities Project Nomination form available at <https://www.surveymonkey.com/r/BCQJ9RX>. A printable PDF version is available upon request by emailing Ashley.heimbigner@juneau.gov.
- To be eligible a project needs to provide a capital asset with a life of more than 20 years and have a total project cost of over \$1 million (review the appendix of the draft list, 'Everything you wanted to know about the CBJ Legislative Capital Priorities' for more information).
- Comments, endorsements, and recommendations for removal of existing projects listed in the DRAFT provided should be addressed to the Assembly and are due to ashley.heimbigner@juneau.gov no later than December 1, 2023.

See the schedule below for more information. Thank you for your time and participation in this important planning process.

City and Borough of Juneau
FY2025 LEGISLATIVE CAPITAL PRIORITIES DEVELOPMENT SCHEDULE

ACTION	FY25 DRAFT TIMEFRAME
Prepare and distribute draft LCP to CBJ Board, Commissions & advisory groups request for review and input.	October 20, 2023
Input for new draft requested by	December 1, 2023
Presentations to Boards and Commissions:	
	Planning Commission Introduction Oct 24, 2023; Final Approval Nov 14 or Dec 12, 23
	Systemic Racism Review Committee (SRRC) Introduction: October 24, 2023
Administrative Review & Compilation	December 4-7, 2023
SRRC 2nd Review (with input and new projects)	December 12, 2023
PWFC for Review	December 18, 2023
Homework: Assembly Ranks Priorities	Due December 29, 2023
Finance Committee	January 2024
Assembly Review (Leg Breakfast + COW)	January 2024
CAPIS Deadline	Late Jan/Early Feb 2024
Distribute Priorities	February 2024

FY2025

LEGISLATIVE

CAPITAL PRIORITIES

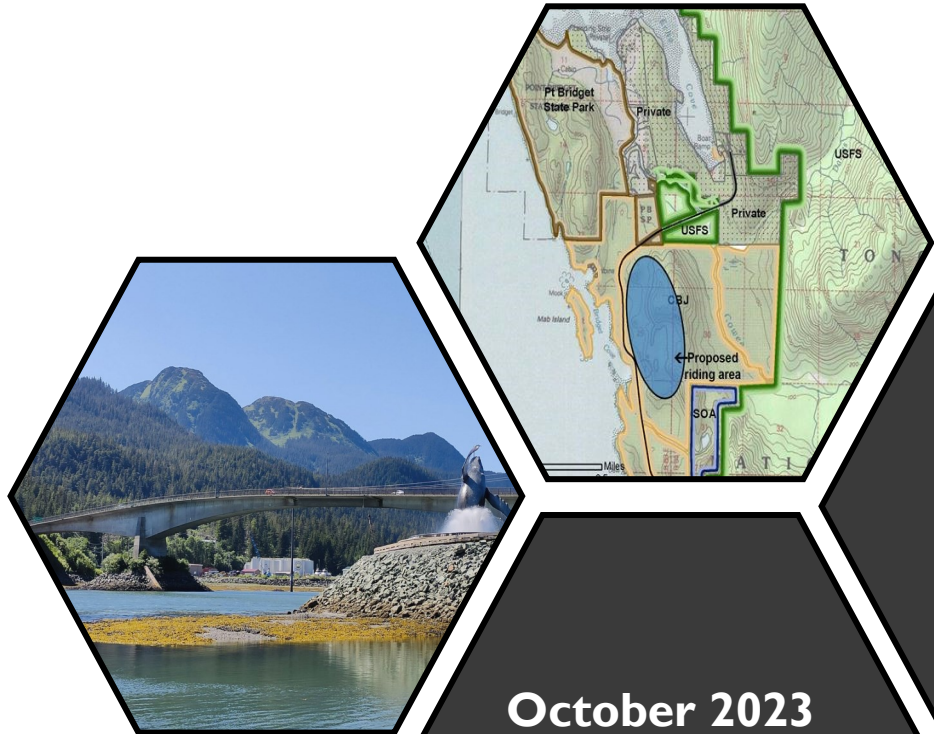




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Everything you wanted to know about the Legislative Priority List:	27
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January 30, 2024

To The Honorable State and Federal Delegation:

This document presents the City and Borough of Juneau's Fiscal Year 2025 Legislative Priority List. The Legislative priority list provides information on long range capital projects identified as priorities for the community of Juneau. Descriptions of projects include cost and schedule information, a designation of who will be responsible for operating and maintaining the infrastructure, and what goals the project is advancing.

The projects included in the Legislative Priority List were compiled with input from CBJ Boards and Commissions and City staff. The Legislative Priorities will be used to inform requests to State Legislature, Federal Delegation and granting agencies.

It is the intent of the City and Borough of Juneau to update the Legislative Priority List annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Please don't hesitate to reach out with any questions.

Sincerely,

Katie Koester
City Manager

City and Borough of Juneau
FY2025 LEGISLATIVE CAPITAL PRIORITIES DEVELOPMENT SCHEDULE

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DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Pederson Hill Development	Development	\$1M	Increase workforce and market rate housing with further development of Pederson Hill Subdivision.	8
	Juneau Douglas North Crossing (JDNC)	Planning, permitting, project management	\$2M (prev. \$18M)	Economic development	9
	Aak'w Village District Parking	Partial Funding	\$30M	State/legislative parking, Aak'w Village District infill development	10
	Telephone Hill Redevelopment	Site work	\$2M	Prepare for redevelopment	11
	CBJ Radio System Replacement	Procurement, Design, Site Construction/Improvements, Installation	\$12M	Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.	12
	JSD Wide HVAC and Heating Control System Upgrades	Feasibility Study, Conceptual Design, Final Design, Engineering, Permitting	\$6.4M	This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.	13
	Mendenhall Wastewater Treatment Plant Compliance: Fats, Oil, Grease & Grit Removal	Design, Construction	\$5.95M	Return the Mendenhall Wastewater Treatment Plant to permit compliance, reduce treatment costs, and extend the useful life of the plant.	14
	Lemon Creek Multimodal Path	Design, Permitting, Property	\$8M	Advance long-term goal of a new non-motorized route	15

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Capital Civic Center	Partial Funding	\$10M, SOA; \$35M Federal Delegation	Support convention and visitor economy	16
	JSD Wide Security and Safety Upgrades	Procurement, Design, Construction, Installation	\$2M	The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology	17
	Municipal Composting Facility Design and Construction & <u>Zero Waste Planning</u>	Planning, Design, Site Preparation, Construction	\$4M	Construct a municipal compost facility as part of a broader Zero Waste plan.	18
	Aurora Harbor Rebuild – Ph IV	Design, Permitting	\$1M	Replace critical infrastructure and support maritime economy	19
	Auke Bay New Breakwater	Match Potential Federal Funding	\$5M	Increase moorage and renovate aging infrastructure; economic development	20
	Waterfront Juneau Douglas City Museum	Partial Funding	\$2M	FY24 Draft Legislative Priorities #16	21
	North Douglas Boat Ramp Expansion	Planning, research, permitting	\$250K	FY24 Draft Legislative Priorities #18; Proj. Nom. for Harbors #27	22

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Off-Road Vehicle (ORV) Park Development	Feasibility Study, Conceptual Design, final Design/ Engineering/ Permitting, Fund-raising Activity	\$5.7M	Reduce user conflicts and create new opportunities for outdoor recreation.	23
	West Douglas Extension	Future Development	\$4M	FY23 Draft Legislative Priorities #12	24
	Jackie Renninger Park Development & Pipeline Skatepark Improvements	Feasibility Study, Conceptual Design, Final Design, Engineering, Permitting, Fundraising Activity	\$4M	To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.	25
	Bartlett Aurora Behavioral Health Center	This facility is constructed, BRH is requesting reimbursement.	\$4M	Provide expanded opportunities to receive mental health care closer to home in a modern fit-for-purpose facility.	26



PEDERSON HILL HOUSING DEVELOPMENT

AMOUNT REQUESTED: \$1M

AMOUNT SECURED: \$1.5M

TOTAL PROJECT COST: \$5M-\$15M

PROJECT DESCRIPTION & UPDATE:

The requested funding will provide for the study and design of a secondary access road to the Pederson Hill Subdivision. In the past year the Assembly agreed to work with the Tlingit Haida Regional Housing Authority (THRHA) to develop the remainder of Phase 1B and 1C. With that development underway any additional development will require a second access route for public safety and emergency response. This second access is an expensive requirement which needs to be funded before any future housing units can be planned on this CBJ property. This second access will make available up to 26 acres of CBJ owned property for development and disposal.

PUBLIC PROCESS:

There will be an opportunity for public comment to the Planning Commission during planning and to the Assembly during all phases of development.

TIMELINE: Once funding is secured, design can be complete within 18 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase workforce and market rate housing with further development of Pederson Hill Subdivision.



Photo Credit: Juneau Empire

JUNEAU DOUGLAS NORTH CROSSING (JDNC)

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$25.7M (\$2M for PEL; \$250,000 CBJ; \$7M Congressionally Directed Spending; \$16.454 USDOT RAISE Grant)

TOTAL PROJECT COST: \$280M-\$320M (depending on alternative)

PROJECT DESCRIPTION & UPDATE:

A second crossing from Juneau to Douglas Island has been a priority for the community since the early 80s. An alternate access to the heavily populated Douglas Island will increase safety; if the only bridge now were to fail residents would be stranded and emergency services would be limited. It will reduce transportation times and open up new land to development. Thanks to Senator Murkowski, CBJ received \$7M in Congressionally Directed Spending in FY23. This will build on the analysis and public outreach currently underway through the Planning and Environmental Linkages (PEL) study.

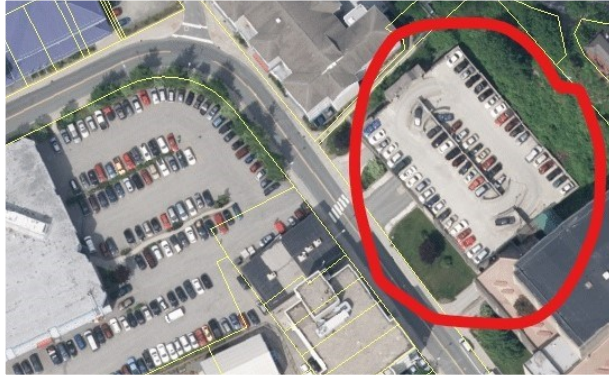
In another boon to the project, CBJ was awarded a 2023 USDOT RAISE grant in the amount of \$16.464M which will provide funding through design. Prior to completing the 100% bid-ready design package, CBJ will solicit Federal Highway construction funding under the Infrastructure Investment and Jobs Act (IIJA). CBJ applied for technical assistance funding to identify and pursue construction funding opportunities to bring the project to completion

PUBLIC PROCESS: Through the PEL process ADOT&PF, with the help of DOWL Engineering, has engaged in multiple stakeholder and public meetings, surveys, and listening sessions to identify both public sentiment on the project and potential alternatives. Project status, alternatives, reports and stakeholder meeting updates are available at jdnorthcrossing.com. The NEPA process will include thorough public process as a preferred alternative is vetted.

TIMELINE: The PEL study is expected to be complete by spring of 2024. Building on the work of the PEL, NEPA should take 24 months. Design will take an additional 18-24 months.

WHO WILL MAINTAIN AND OPERATE? State of Alaska.

GOAL OF PROJECT: Community safety, housing and economic development.



AAK'W VILLAGE DISTRICT PARKING

AMOUNT REQUESTED: \$30M

AMOUNT SECURED: \$5M SOA; \$5M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$40M

PROJECT DESCRIPTION & UPDATE:

Building a garage with greater capacity would expand parking for State employees, the Legislature, and the Aak'w Village District, freeing up current parking lots for development and infill. This parking garage provides parking for the State of Alaska, just North of the State Office Building. The current garage is old and in need of major repairs. This project could be seven stories, creating a total of over 450 parking spaces, with a total net increase of approximately 300 new parking spaces.

PUBLIC PROCESS: This project was designated as a CBJ Legislative Priority in 2021, 2022, and 2023.

TIMELINE: Architect has been selected and condition assessment and preliminary design is underway. Once full funding is secured, 24-36 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: State/Legislative parking, Aak'w Village District infill development.



TELEPHONE HILL REDEVELOPMENT

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$450,000

TOTAL PROJECT COST: unknown (\$10M placeholder)

PROJECT DESCRIPTION & UPDATE:

This project will prepare the roughly 3 acres of CBJ owned property in downtown Juneau which is adjacent to the State Office Building for redevelopment. This project will include removal of hazardous materials and environment cleanup, potential demolition of existing structures, a redevelopment study, site preparation, utility and infrastructure upgrades, and re-subdivision. The outcome of this project will be independent buildable lots which are sized appropriately for redevelopment with infrastructure that can be utilized to maximize density and the property will be redeveloped to meet the goals of the Assembly and the state capital.

PUBLIC PROCESS:

In August and October 2023, the City held public meetings to encourage community dialog regarding this project. The CBJ Assembly will continue to provide the public opportunities to comment on this project. There will be opportunities for public comment to the Planning Commission during planning and to the Assembly during all phases of redevelopment. Project information is available at <https://juneau.org/engineering-public-works/telephone-hill>.

TIMELINE: An inventory of utilities, property and hazards is currently underway. A draft development plan will be publicly reviewed in the first quarter of 2024. Depending on the outcome of that plan a phased redevelopment approach could begin in 2024.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Redevelop over 3 acres of property in downtown Juneau for the best and highest use.



CBJ RADIO SYSTEM REPLACEMENT

AMOUNT REQUESTED: \$12M

AMOUNT SECURED: \$500,000; \$2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$17.2M

PROJECT DESCRIPTION & UPDATE:

The CBJ has determined that the current radio system must be replaced due to equipment obsolescence, to enhance coverage and correct capacity shortfalls while conducting modernization as a means of securing enhanced network reliability, resiliency and interoperability. Project phases would include procurement, engineering/design, site construction/improvements (shelters, buildings, generators, towers, UPS, etc.), microwave improvements, procurement, and installation of radio site equipment (transmitters, receivers, antenna systems, etc.) and end user equipment (portable and mobile radios). Deficiencies with the current system impact multi-agency responses and have been documented during numerous police, fire and EMS events with partners such as the Airport, Public Works, Alaska State Troopers, FBI, Coast Guard and the Navy. A comprehensive upgrade is needed to enhance radio communications and increase interoperability with municipal, state, and federal partners. Senator Murkowski has added \$2M as Congressionally Directed Spending in the FY24 appropriations bill that is awaiting Congressional action.

TIMELINE: Once funding is secured, all work could be performed within 4 years.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.



JUNEAU SCHOOL DISTRICT-WIDE HVAC AND HEATING CONTROL SYSTEM UPGRADES

AMOUNT REQUESTED: \$6.4M

TOTAL PROJECT COST: \$6.4M

PROJECT DESCRIPTION & UPDATE:

This ambitious project entails the comprehensive enhancement of HVAC and Heating Control Systems across all 13 schools within the City and Borough of Juneau. This initiative serves a dual purpose: firstly, it will significantly improve the early detection and notification of system issues and emergencies, thereby enhancing the district's responsiveness to outages and failures. Secondly, these system upgrades will provide the maintenance department with centralized access to control systems for all schools, streamlining system management and increasing efficiency. As a result, emergency response times will be markedly reduced, as issues can be identified swiftly. Importantly, this upgraded system is expected to yield substantial energy cost savings for the district, representing a win-win solution for both school facilities and the environment.

TIMELINE: Once funding is secured, design and construction complete within 28 months.

WHO WILL MAINTAIN AND OPERATE? Juneau School District

GOAL OF PROJECT: This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.



MENDENHALL WASTEWATER TREATMENT PLANT COMPLIANCE: FATS, OIL, AND GREASE & GRIT REMOVAL

AMOUNT REQUESTED: \$5.95M

TOTAL PROJECT COST: \$5.95M

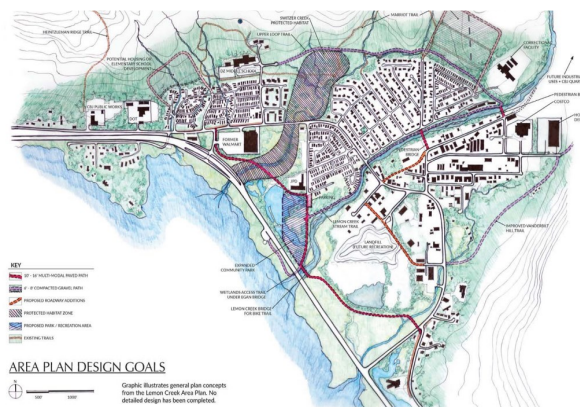
PROJECT DESCRIPTION & UPDATE:

Fats, Oils and Grease (FOG) requires special treatment, typically prior to the treatment basin. The foam from FOG degrades plant performance at the Mendenhall Treatment Plant. This project would install a grease collection vessel with a skimmer and vortex vessel to control incoming grease and finer grit. The Mendenhall Treatment Plant is currently operating under a Compliance Order by Consent with the State due to permit violations. Removing FOG before it disrupts the treatment process will assure more consistent plant performance. This project will design and construct the FOG and grit removal equipment.

TIMELINE: Once funding is secured, design and construction within 30 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Permit compliance, reduce treatment costs, and extend the useful life of the plant.



LEMON CREEK MULTIMODAL PATH

AMOUNT REQUESTED: \$8M

AMOUNT SECURED: \$1.75M

TOTAL PROJECT COST: \$10M

PROJECT DESCRIPTION & UPDATE:

The requested funding would construct a multimodal path in Lemon Creek that connects residents to schools, shopping, jobs and services. CBJ is pursuing a DOT Reconnecting Communities grant for FY24 that will include robust public engagement, route selection and preliminary design, as well as a ADOT&PF Transportation Alternatives Program grant for the first phase of construction. The Assembly has appropriated \$1.75M to advance design of the project as well as potential match for construction grant opportunities. The full route would connect the Glacier Highway / Vanderbilt intersection to Alaway Avenue and then on to Glacier Highway (near the old Walmart). This would provide direct access to the two largest mobile home parks in the community. CBJ also applied for a 2023 ADOT&PF Transportation Alternatives Program (TAP) grant for phase one design and construction, as well as a FHWA FY23 Safe Streets for All (SS4A) supplemental planning funds for additional community planning and analysis of pedestrian, cyclist and motorist safety.

PUBLIC PROCESS:

This project has been identified as a priority by the 2017 Lemon Creek Plan adopted into the Comprehensive Plan. Designated as the number one Legislative Capital Priority in 2021 and 2022, and the 8th priority in 2023

TIMELINE: FY24 (ongoing) route analysis, public outreach, planning and preliminary design. Once full funding is secured, 18-24 months for design and construction.

WHO WILL MAINTAIN AND OPERATE? CBJ

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



CAPITAL CIVIC CENTER

AMOUNT REQUESTED: Federal Delegation—\$35M; State of Alaska—\$10M

AMOUNT SECURED: CBJ- \$2M design; \$10M commitment from CLIA for CBJ Passenger Fees; \$5M CBJ appropriation requested; \$3M identified for Centennial Hall; \$6.5 Partnership Resources

TOTAL PROJECT COST: \$75M

PROJECT DESCRIPTION & UPDATE:

This project will expand Juneau’s Centennial Hall by adding several meeting rooms, a theater, a community hall, a gallery and other public spaces. The old Juneau Armory would be removed. The Capital Civic Center will function as a multi-use civic and conference facility which will enhance Juneau’s prominence as a regional center for art, culture, and community engagement while attracting broad-based use and pride in Alaska’s Capital City.

PUBLIC PROCESS: Conceptual studies and outreach for Centennial Hall were performed in June of 2019 . Upgrades to the ballroom at Centennial Hall were completed in August 2023. The performing arts elements (new JACC) also received public input throughout the development of design for a stand alone facility. Merging the two facilities into a large, single, facility was presented to the Assembly by stakeholder organizations in 2020. The Assembly funded conceptual design in late 2021 appropriated \$2m to advance the project. Northwind and JYW Architects teamed up for design and have worked with stakeholders to consolidate space and find design efficiencies.

TIMELINE: Once funding is secured, 3-3.5 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support convention, arts and visitor economy.



JUNEAU SCHOOL DISTRICT-WIDE SECURITY AND SAFETY UPGRADES

AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: \$2M

PROJECT DESCRIPTION & UPDATE:

This project will upgrade security cameras, phone systems, secure entryways, brush clearing, perimeter lighting, emergency egress lighting, back-up generators, and secured property. This project will increase the Juneau School District's security presence, which will help to deter vandalism, theft, and other criminal activities. The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology age.

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

WHO WILL MAINTAIN AND OPERATE? JSD

GOAL OF PROJECT: Security and safety of district facilities.



Photo Credit: Oregon State University

MUNICIPAL COMPOSTING FACILITY DESIGN AND CONSTRUCTION

AMOUNT REQUESTED: \$4M

AMOUNT SECURED: \$2.5M Congressionally Directed Spending

TOTAL PROJECT COST: \$6.5M

PROJECT DESCRIPTION & UPDATE:

This project will design and construct a commercial-scale composting facility to serve Juneau residents, businesses and institutions. CBJ will have the capacity to accommodate large scale producers such as grocery stores, and large restaurants and institutions (e.g., Bartlett Regional Hospital, CBJ, Juneau School District and Lemon Creek Prison) getting this waste out of both the sewers and the landfill. It is CBJ's intention to own the facility, but contract out the operations. In 2023 applied for a composting and zero waste grant through the Environmental Protection Agency for phase two of the project.

TIMELINE: CBJ will issue a request for proposals for site development, planning and design in FY23. Once funding is secured, 2 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Divert waste from the local landfill as part of a broader Zero Waste initiative in order to extend the life of the landfill.



AURORA HARBOR REBUILD—PHASE IV

AMOUNT REQUESTED: \$1M

TOTAL PROJECT COST: \$11.5M

PROJECT DESCRIPTION & UPDATE:

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

PUBLIC PROCESS:

The project has been through a long term planning process with community outreach. It is the fourth phase of the larger reconstruction plans. Docks & Harbors has submitted a \$5M ADOT Harbor Facilities grant for FY25 Legislative consideration. If successful it will be locally matched with \$5M and nearly complete the rebuild of Aurora Harbor.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

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



Photo Credit: Cathy Mahnke

AUKE BAY NEW BREAKWATER

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown (\$50M placeholder)

PROJECT DESCRIPTION & UPDATE

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of the Statter Harbor. The current facility has reached it's useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community. CBJ would be the local sponsor for the US Army Corps of Engineers, who is federally responsible for the feasibility analysis, design and construction of the breakwater. Local match is required under federal law and is available through Docks & Harbors. Senator Murkowski has added \$500K as Congressionally Designated Spending in the FY24 appropriation bill and is awaiting Congressional action.

PUBLIC PROCESS: Identified as a Legislative Priority for FY2023

TIMELINE: Once funding is secured, 3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase moorage and recapitalization of aging infrastructure.



WATERFRONT JUNEAU DOUGLAS CITY MUSEUM

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$12M

PROJECT DESCRIPTION & UPDATE:

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals. It will also free up the current museum adjacent to the State Capitol for expansion of the Capitol campus.

PUBLIC PROCESS: Identified as Legislative Priority in FY2023

TIMELINE: Once funding is secured, 2-3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Grow the arts in Juneau and expand the Capitol campus.



NORTH DOUGLAS BOAT RAMP EXPANSION

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$20M

PROJECT DESCRIPTION & UPDATE:

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

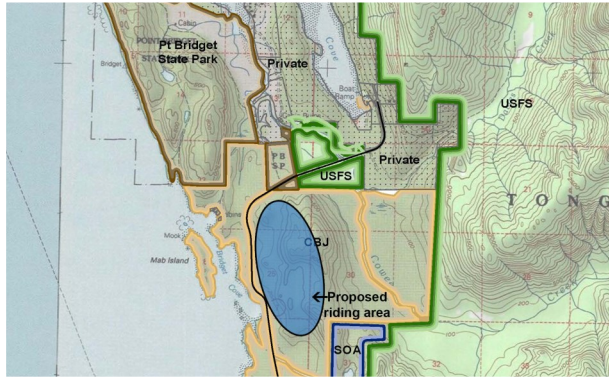
PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

TIMELINE:

Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

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



OFF-ROAD VEHICLE (ORV) PARK DEVELOPMENT

AMOUNT REQUESTED: \$5.7M

AMOUNT SECURED: \$300,000

TOTAL PROJECT COST: \$6M

PROJECT DESCRIPTION & UPDATE:

This project will address longstanding and unmet demand for sustainable off-road vehicle (ORV) recreation, provide a venue for training opportunities, reduce damage to sensitive habitats elsewhere, and reduce user conflicts.

PUBLIC PROCESS: A multi-year public process has been completed and design, permitting, and development of the 35-Mile ORV Riding Park is underway. This process includes stakeholders such as the Juneau Off-Road Association (JORA), Trail Mix, Inc., conservation organizations, and citizen advisory boards.

TIMELINE: Once required permits and funding is secured, a 3 year design and construction timeline is anticipated. More detailed project information available at <https://juneau.org/parks-recreation/project-list/entry/81872>.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To meet growing demand for off-road vehicle recreation, avoid user conflicts, reduce ongoing damage to sensitive resources and landscapes, and stimulate economic activity by creating new opportunities for outdoor recreation that do not currently exist in Juneau.



WEST DOUGLAS EXTENSION

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$7.5M

PROJECT DESCRIPTION & UPDATE:

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

PUBLIC PROCESS:

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

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support long-term development.



JACKIE RENNINGER PARK DEVELOPMENT & PIPELINE SKATE PARK IMPROVEMENTS

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$4,075,000

AMOUNT SECURED: \$75,000

PROJECT DESCRIPTION & UPDATE:

This project will implement the master plan for Jackie Renninger Memorial Park, providing much needed access to outdoor recreation and open space for Juneau's most underserved neighborhoods. This 4.6-acre parcel is home to the Pipeline Skate Park and a small public restroom. This project would ensure the surrounding neighborhood has convenient and safe access to a playground.

PUBLIC PROCESS:

In 2022 the Assembly appropriated funding to develop a master plan for Jackie Renninger Park which will be completed by the end of 2023. This process will result in a conceptual design that will be fully developed in a subsequent design phase.

TIMELINE: Once funding is secured, within 2 years of start date

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.



BARTLETT AURORA BEHAVIORAL HEALTH CENTER

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$17.75M

PROJECT DESCRIPTION & UPDATE:

The requested funding would partially mitigate construction inflation and associated costs Bartlett is absorbing for the project. The Center will provide much needed outpatient psychiatric service, crisis and community intervention and applied behavior analysis. In addition, it will house a new service to the community, crisis observation and stabilization with a total of 7 beds. The crisis center will be used by people in need across Southeast Alaska, and potentially statewide. The Aurora Behavioral Health Center will provide service based on the Crisis Now model which uses community based options to address long-term services for individuals who may be experiencing a behavioral health crisis in conjunction with other medical conditions complicating care.

PUBLIC PROCESS:

This project was identified as a priority in the master plan for the Bartlett Campus and been through many public meetings as it has made its way through planning, design and construction.

TIMELINE: Construction is scheduled to be complete in October of 2023.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: The Behavioral Health Center will provide patients from Juneau and other Alaskan communities with expanded opportunities to receive mental health care closer to home in a modern fit-for-purpose facility.

APPENDIX

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

by Katie Koester, Engineering and Public Works Director

Q: What are the Legislative Capital Priorities?

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

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

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

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

CBJ's "short list" of Legislative Priorities should have a limited number of projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February.

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

Q: What is a capital project?

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

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

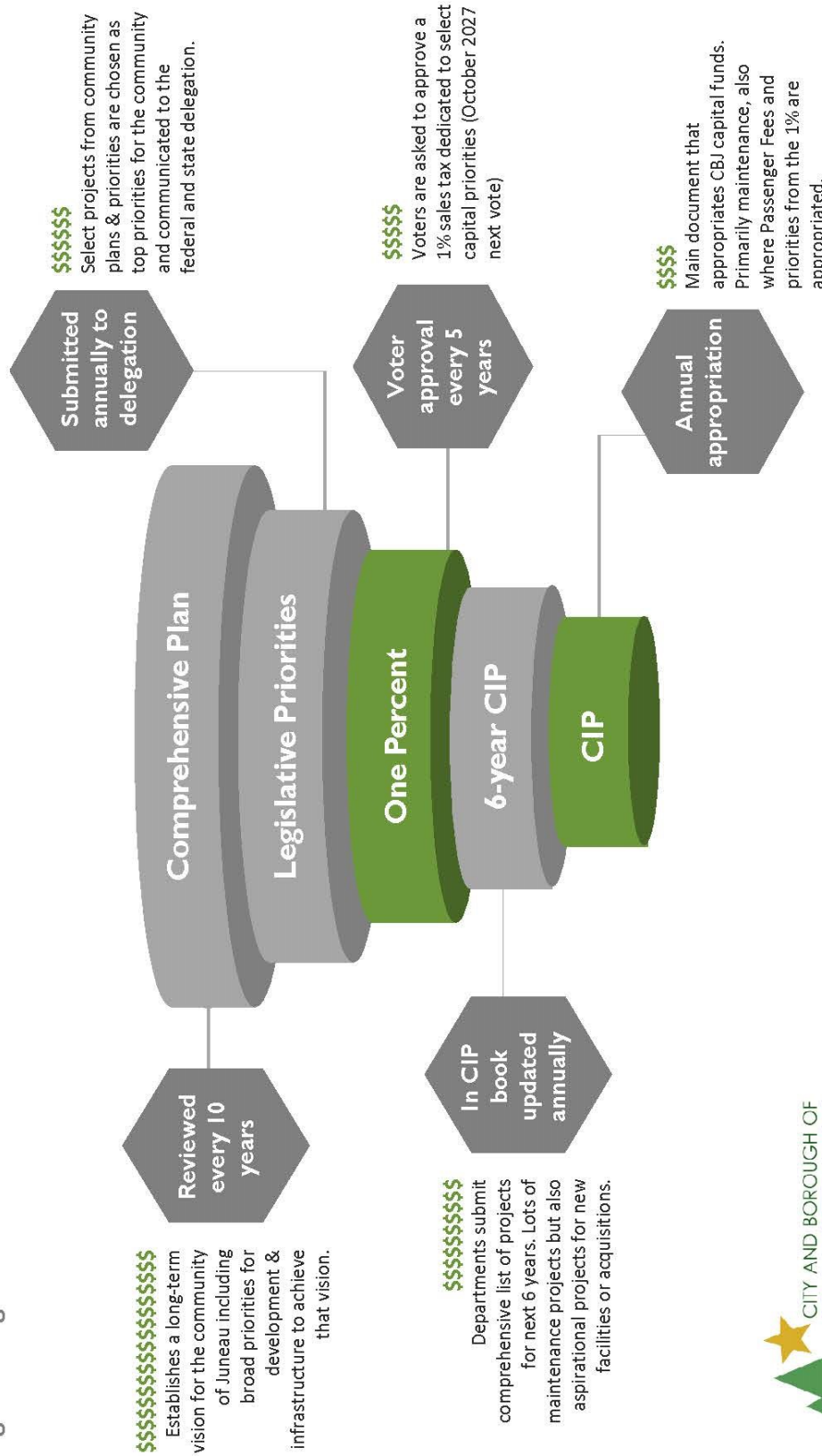
A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that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

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

APPENDIX

CBJ Lists, Plans and Priorities

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



To: Historic Resources Advisory Committee members
From: Skip Gray
Date: October 16, 2023
Re: CBJ misleading information regarding Telephone Hill historic designation

On July 26, the City held an open house to give Juneauites a chance to express their views about what Telephone Hill should look like in the future. Participants were handed a survey that said, "None of the homes in the area are eligible for historic recognition because they have been modified..."

While that may be true, the handout left out one important fact: The neighborhood as a whole would qualify as a historic district according to the Telephone Hill Historic Site and Structures Survey produced by the State in 1984. As I understand it, and please correct me if I am wrong, that designation would give the properties benefits identical to the homes as if they, themselves, were designated as historic -- tax breaks and possible grants toward preservation and restoration.

I said the City's statement about the eligibility of the homes "may" be true because I believe they are referencing the 1984 study and the houses are 38 years more historic now, and, as I understand it, alterations more than 50 years old are also considered to be historic. So it is possible that some or all of the alterations would also qualify as historic. Since the planned 106 review has not yet been completed, I don't know if they have taken that into account.

Unfortunately and importantly, the incomplete, misleading information on the survey could have improperly biased people's responses. And, after the open house, two opinion pieces in the Juneau Empire repeated and amplified the City's misleading information. Now anyone who has completed the survey or read those opinions is under the wrong impression about the historic value of the neighborhood and the possibilities for preserving and restoring the homes.


HRAC is the one CBJ entity charged with and most qualified to advise the CBJ Assembly and staff on matters of historical significance. As such, if I

am correct about all of the above, I believe you have an obligation to set the record straight on this issue as soon as possible with a letter to the assembly and a press release to counter the misinformation being passed on by the media.

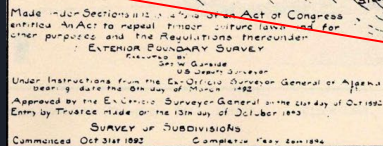
You might be tempted to delay doing this, if you do it at all, because the 106 review has not been completed yet. However, time is of the essence, I urge you to respond based on the information available today with the caveat that the realty could change when the 106 review is completed.

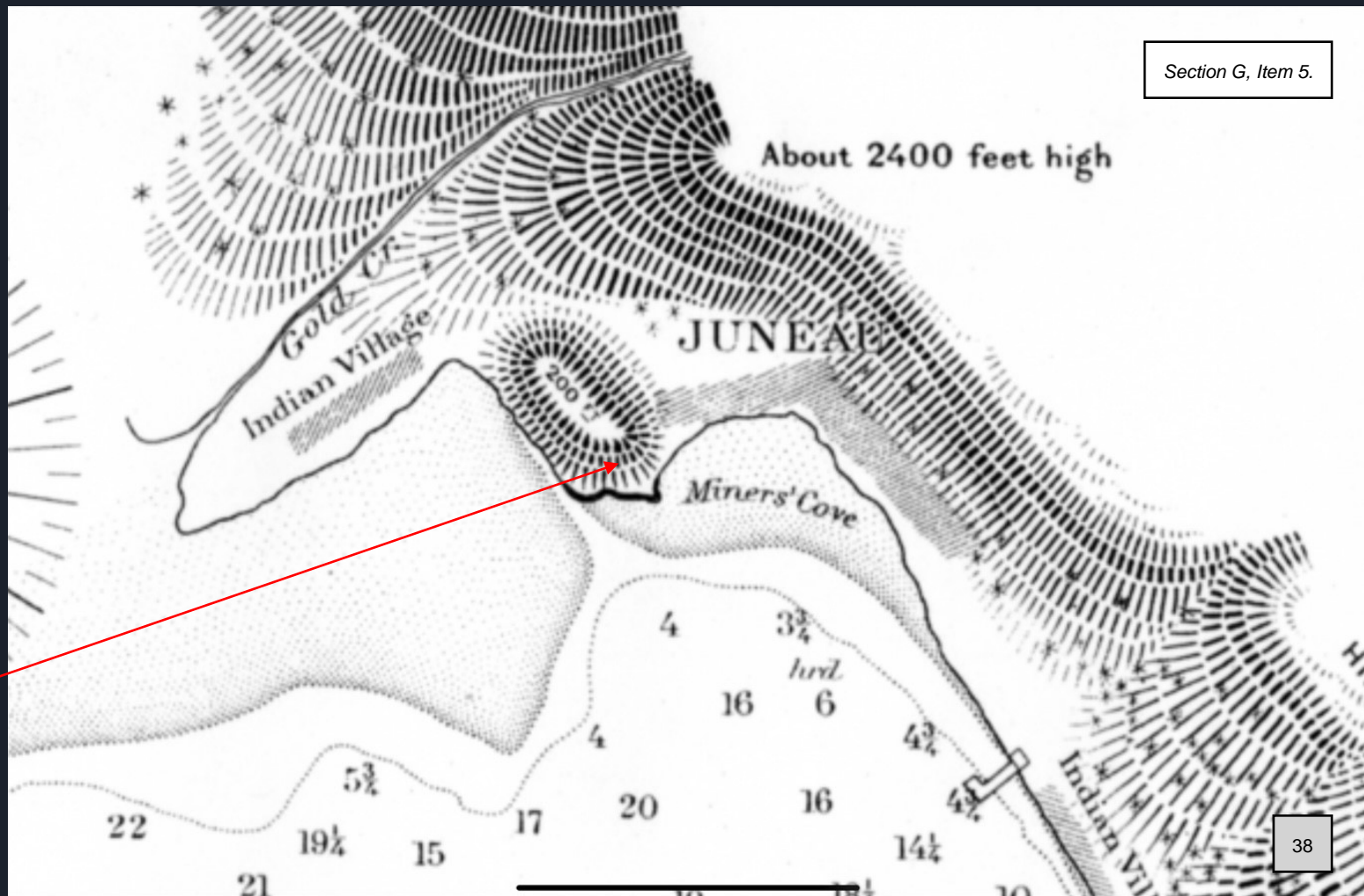
Thanks for your consideration.

Skip Gray
907-500-8005
skipg@ak.net

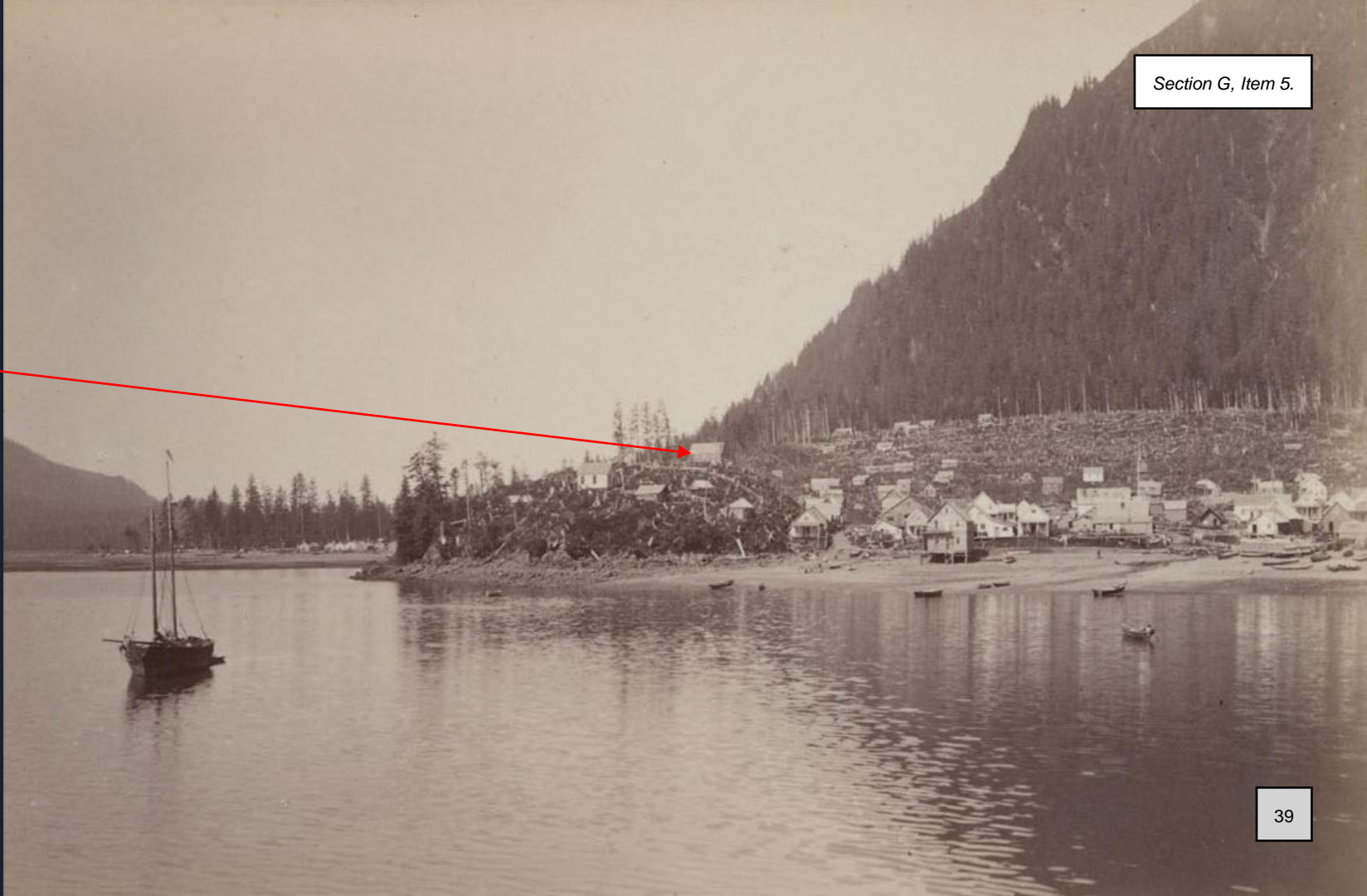


Alternatives to Urban Renewal in Downtown Juneau





Edward/
Webster
house
(circa 1882)



Edward/
Webster
house

Drone view of
Telephone Hill

(The first
thing a cruise
ship sees)



Perspective from top of Telephone Hill ramp

Section G, Item 5.



3D rendering of First Forty Feet Design Concepts

3 major problems with “Option D”

- ◆ Snow removal - Dixon St. is at 15% incline. Never plowed.
- ◆ Greenspace near Edward/Webster house part of historic backdrop. Better used as park space.
- ◆ \$\$\$\$\$ Contractor quagmire trying to work around the pre-existing homes. Who wants to pay for redevelopment when cheaper options are available?

Relatively cheap to maintain
Expensive to redevelop

Section G, Item 5.

(Bosch-Carrigan
house
Architectural style:
*Queen Anne
Victorian*)



- Cheap to maintain
- Expensive to redevelop

Section G, Item 5.

Edward/Webster
House perspective
from greenspace

Peterson-Kasnick house est. 1898

Section G, Item 5.



Entrance to
upper
unit(one of
three rentable
units).



Interior
design with
chair rail
moulding,
without
architrave




Section G, Item 5.



Section G, Item 5.






Side entrance
To upper
story unit.



Section G, Item 5.



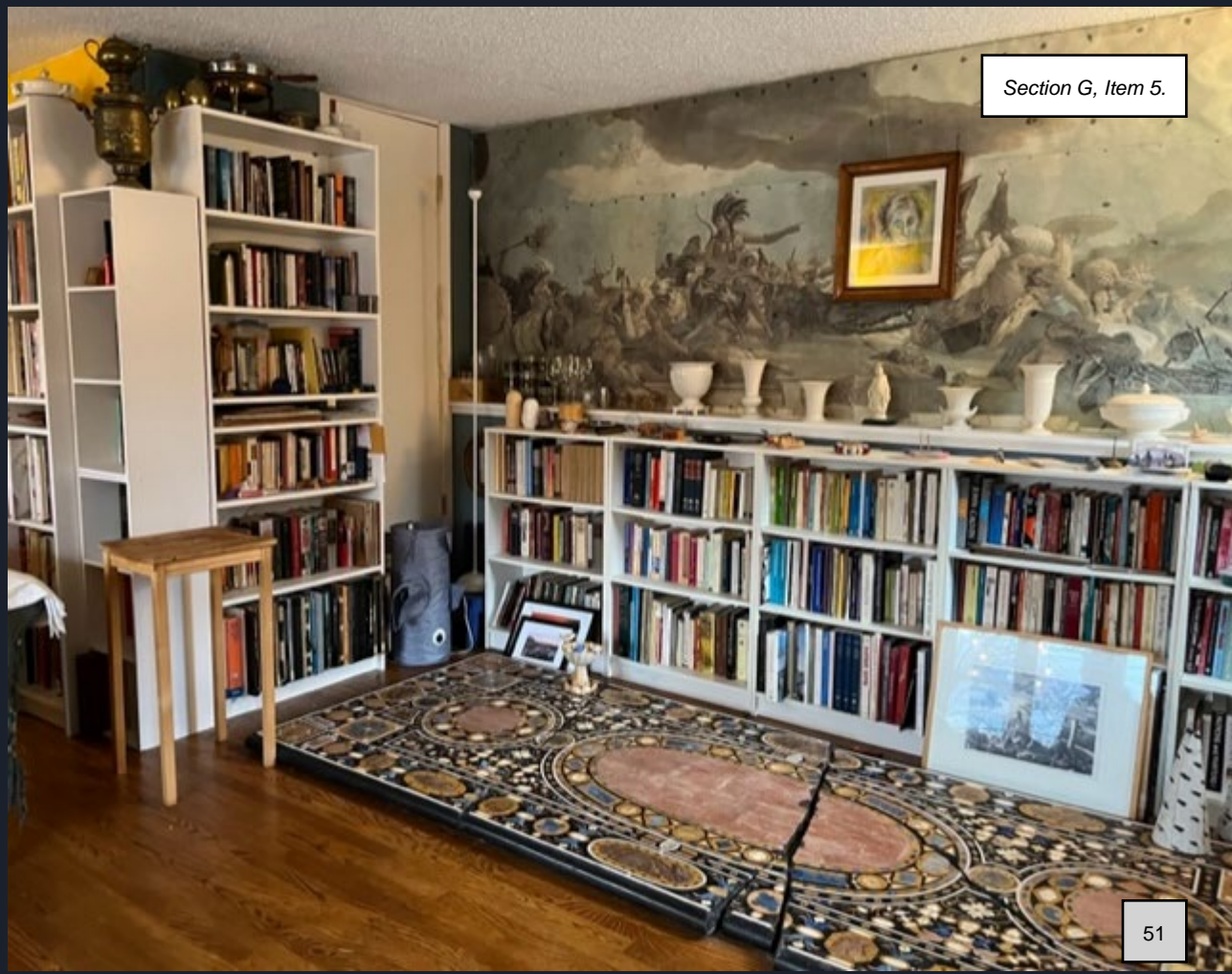
Entrance to
lower
floor(two
rentable
units).



Section G, Item 5.



Interior of lower
unit. Peterson-
Kasnick house



Bayless-Powers house Est. 1913



Bayless-Powers house during Winter





Section G, Item 5.







Section G, Item 5.



Section G, Item 5.

Martin-Johnston house

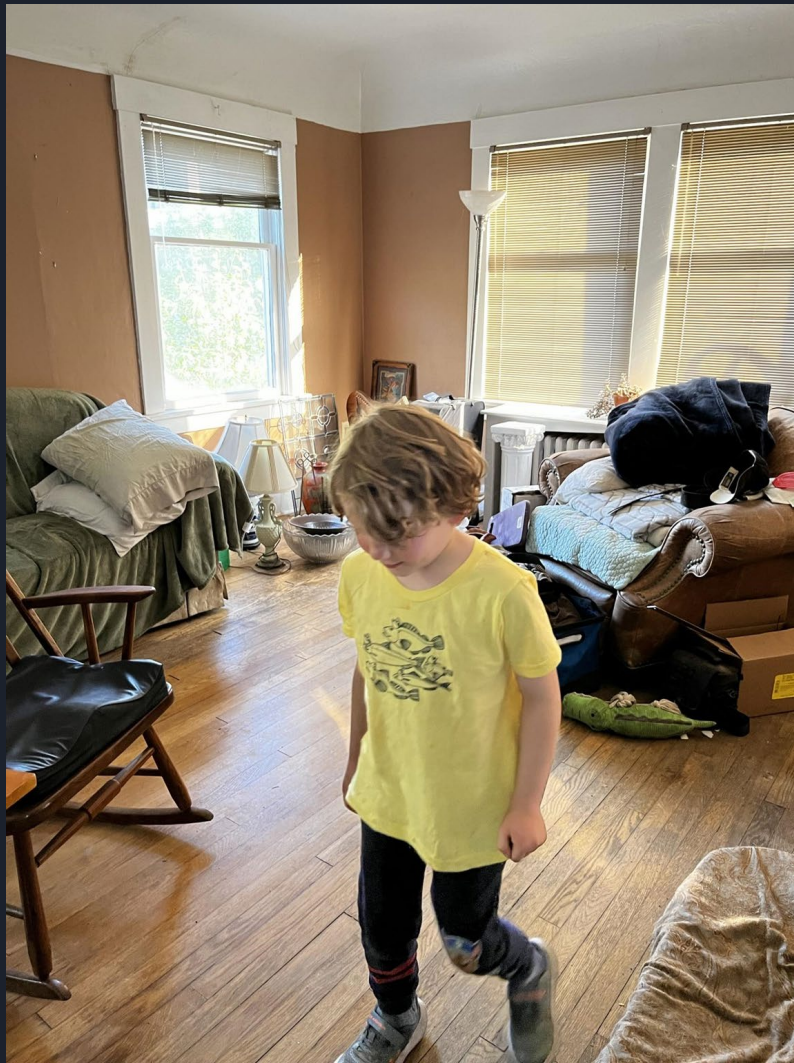
Section G, Item 5.



Circa 1931













Section G, Item 5.





Motives for redevelopment

Section G, Item 5.

- ◆ New City Hall
- ◆ Housing crisis
- ◆ Conforming downtown frontispiece

New City Hall

Section G, Item 5.



New City Hall





Whittier Ave: Proposed New City Hall \$46 million dollars(\$27 million dollar bond)

- ◆ Standard residential building cost: \$294/ft²
- ◆ Proposed new city hall cost: \$821/ft²
- ◆ Commercial can cost %25 more than residential, but not office space
- ◆ Too expensive = voted down

So why are average people not able to find housing in Juneau?

Section G, Item 5.





Examining Juneau's "housing crisis" under the magnifying glass:

According to an article aired by KTOO in 2023:

- ◆ Juneau experienced an influx of appr. 1,000 new permanent residents.
- ◆ Housing stock increased by net 1496 units.
- ◆ Assuming that each of those 1,000 new residents lives alone, Juneau would still have almost 500 more units than 10 years ago.

Real Problems affecting Juneau's housing market:

- ◆ Underutilized/inefficiently used commercial and residential units in downtown Juneau
- ◆ "Boom-and-bust" seasonal economy
- ◆ Bed tax

What does this building have to do with the housing crisis?
(Look closely at the top 2 floors)

Section G, Item 5.





◆ **Primarily a problem with commercial buildings that have *potential*/living units in upper floors.**

◆ **Primarily a problem with commercial buildings that have potential living units in upper floors.**

Section G, Item 5.



Rear
angle
of
Decker
bldg.

Steam Laundry bldg.





What is wrong
with this picture?



Atop most
buildings lining
South Franklin
were “cribs” =
livable spaces for
working folk.



◆ Also a problem with commercial buildings looking to host year-round businesses.

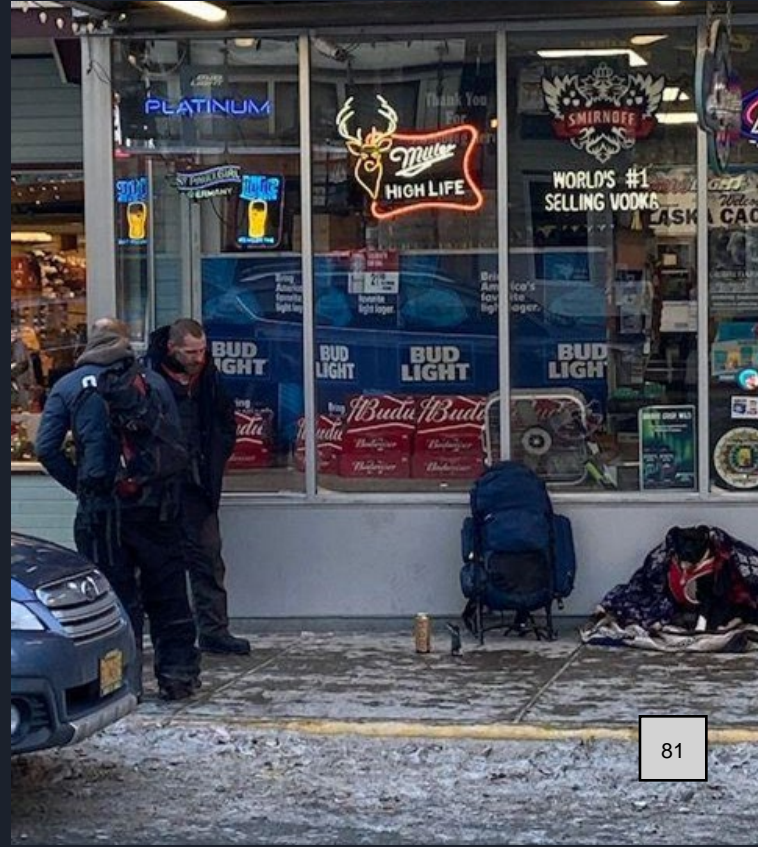


Section G, Item 5.




◆ Demographic changes caused by seasonal tourism.

Section G, Item 5.



Remember Galligaskins?
Now that whole building is for sale and tenantless. Can they not use the structure whilst it sells?






Never in the
history of the
Baranof Hotel has
this happened!



Section G, Item 5.

Baranof Hotel
Est. 1935



The entire building has shut down, but for the Winter only – it reopens during the Summer season?



Section G, Item 5.

**CLOSED FOR THE
SEASON**

.....

..REOPENING..

JANUARY 2024

Why is this
happening all
over Juneau?
Not just
downtown.



Maybe Juneau
is getting is
getting more
than it
bargained for
in betting on a
seasonal
industry.....





Boom-and-bust seasonal economy

- ◆ Summertime: not enough housing because it is being taken up by seasonal workers. Everyone wants to work here in the Summer.
- ◆ Wintertime: no work because the season is over. Everyone leaves for warmer weather.
- ◆ Destabilizing effect on local businesses, reducing economic resiliency(if you only have 4-5 months to make \$\$\$, hard to plan for contingencies)
- ◆ Drain on infrastructure(hospitals, busses, roads, etc.)



Third Cause of Housing Crisis: Bed Tax

Section G, Item 5.

2020: Assembly voted to increase the bed tax by 2%

◆ The hospitality industry is forced to compete with an industry that does not suffer equal taxation. Cruise ships are basically floating hotels (cruise ship companies do not pay bed tax)

◆ Over time, the unlevel playing field has brought about a reduction in the potential for revenue

◆ Bed taxes disproportionately affect poor people and minorities

Section 2: Underutilized Properties in Downtown
Juneau; a deep dive into an under-examined
phenomenon.

Underutilized Property: Old American Legion bldg.

Photo taken Summer, 2011



Photo taken Fall, 2023




Remember Tramar's Restaurant?



Section G, Item 5.



Atop it was the American Legion



This is
what it
looks like
today.....



Section G, Item 5.







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WFW Hall legal description:

Tax ID	1C070A100070 (assessor summary)
Owner(s)	<u>Franklin Street Properties LLC</u>
Site address(es)	339 N Franklin St
Mail address(es)	5165 Glacier Hwy - Juneau, AK 99801
Legal description	JUNEAU TOWNSITE BL 10 LT 8 FR
Lot square feet	3,180
Lot acres	0.0730

Who is Franklin St. Properties, LLC?

Agent Name: Hugh N Grant

Entity #: 119957

Status: Good Standing

AK Formed Date: 1/2/2009

Entity Mailing Address: 5165 GLACIER HWY, JUNEAU, AK
99801

No.



Not *that* Hugh Grant!

This Hugh Grant!

Section G, Item 5.



One of Juneau's very own real estate tycoons

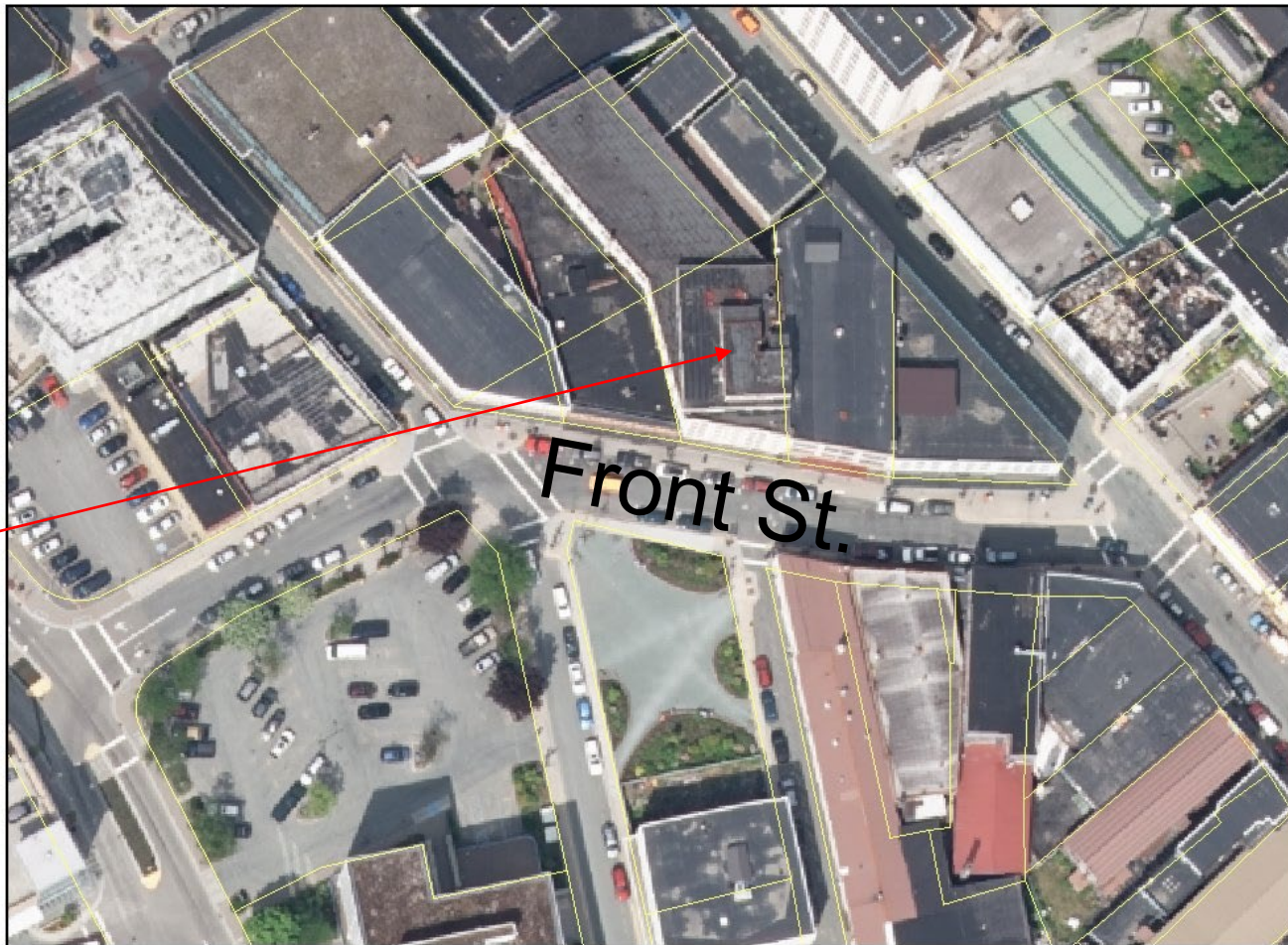
Underutilized Property: Gross Alaska bldg.

Section G, Item 5.



Tax ID	1C070A030030 (assessor summary)
Owner(s)	Gross Alaska Inc
Site address	220 Front St; 222 Front St; 224 Front St; 226 Front St
Mail address	222 Front St - Juneau, AK 99801
Legal des	JUNEAU TOWNSITE BL 3 G LT 2 &
Lot ft2	9,656
Lot acres	0.2217
Zoning	(MU) Mixed Use
Year built	1940
Living area	5112

220-226
Front St.



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2 rentable commercial spaces on either side of old cinema....

... but the building proper has been in disuse since the beginning of the pandemic (April, 2020).



Underutilized Property: Bill Ray Center

Section G, Item 5.



Formerly part
Of UAS
campus, ideal
office/
meeting
space.
Building itself
in fair
condition.



And all of this
unused space....





Lot square feet	4,885
Lot acres	0.1121
Zoning	(LC) Light Commercial
Year built	1976
Living area	22130
Assessment year	2023
-- assessed value	1,497,846

Section G, Item 5.

Bill Ray Center



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Across the street from the Bill Ray Center is another large structure that has been recently posted for rent, ideal for office space.



Underutilized Property: Todd Bailey Property



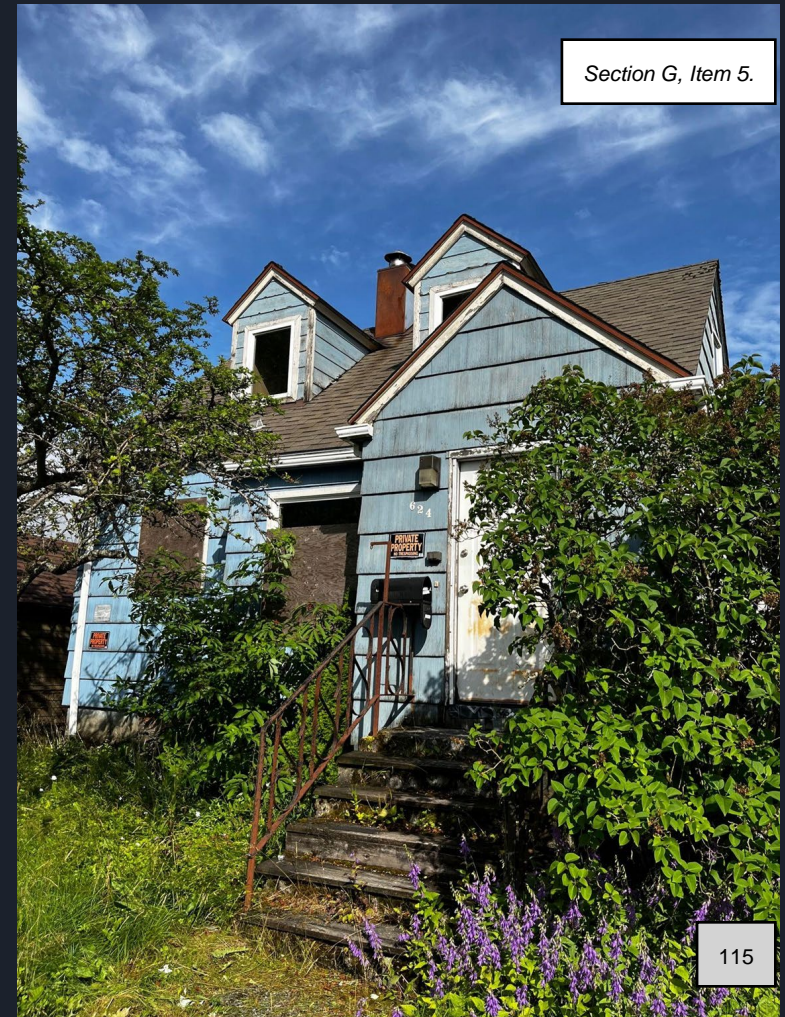


Southwestern
view from
9th St.

Section G, Item 5.



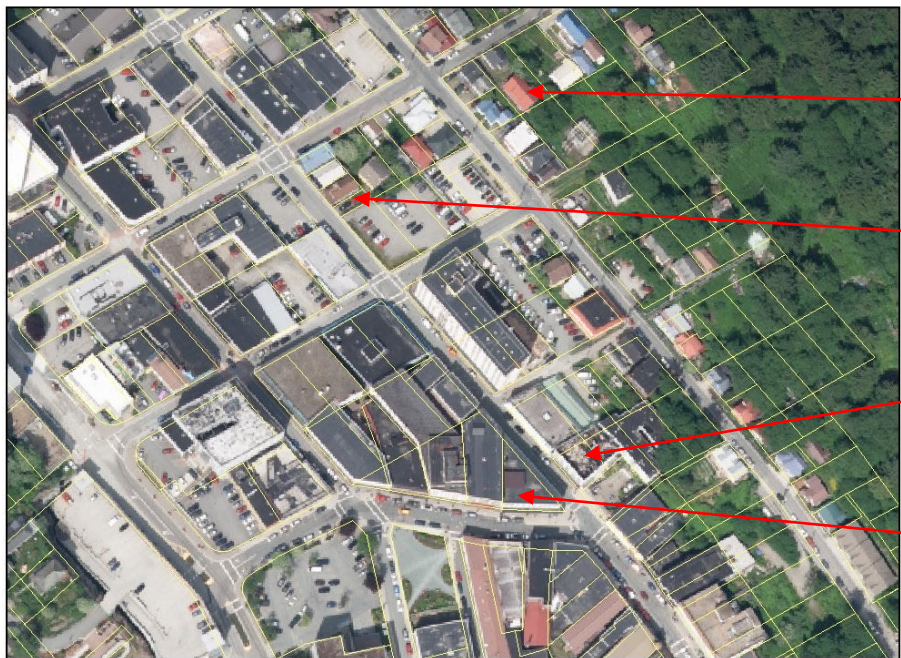
Tax ID	1C060C180090 (assessor summary)
Owner(s)	Angel Drobnica; Todd Bailey
Previous owner(s)	KENNETH K KEARNEY
Site address(es)	624 W Ninth St
Mail address(es)	3430 Greenwood Ave - Juneau, AK 99801; 511 Kennedy St - Juneau, AK 99801
Legal description	CASEY SHATTUCK BL 218 LTS 8 &
Lot square feet	4,090
Lot acres	0.0939
Zoning	(D 5) Single family/duplex
Year built	1946
Living area	917



Section G, Item 5.

More abandoned structures in the heart of downtown Juneau.

Section G, Item 5.



411 3rd St.

229 N Franklin St.

127 S. Franklin St.
(Rockwell bldg.)

Triangle bldg.



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411 3rd St.
est.19

Section G, Item 5.





Abandoned for many y
across from the Bergmann
Hotel.

Section G, Item 5.







Section G, Item 5.



Section G, Item 5.

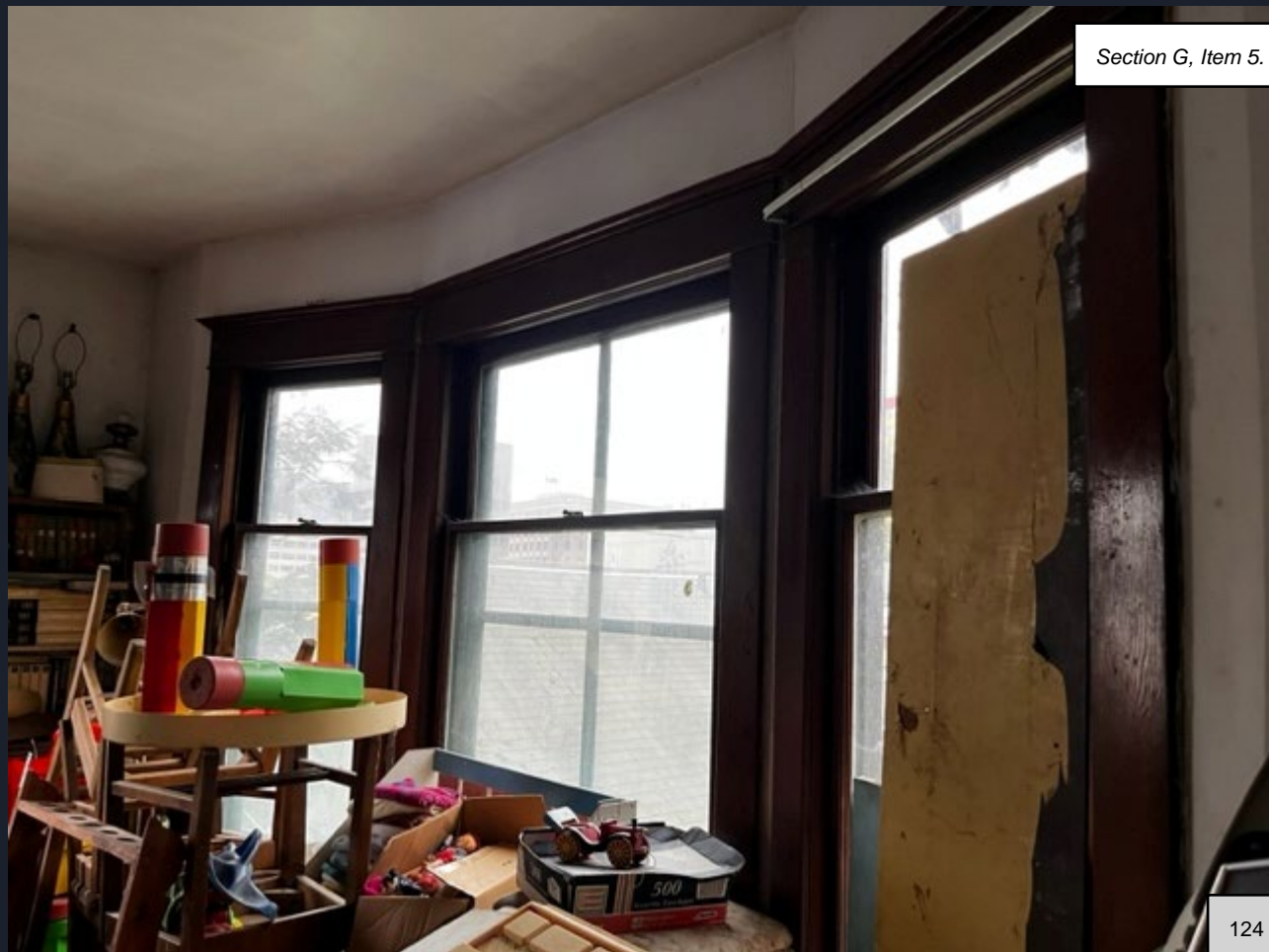
Main level used as workshop at one time.

Section G, Item 5.





Second level a spacious kitchen/living area



Section G, Item 5.

229 N Franklin St.



Tax ID	1C070A110130 (assessor summary)
Owner(s)	Deborah A Holbrook Solo 401k Trust
Previous owner(s)	RANDOL DOUGLAS SHORT
Site address(es)	229 N Franklin St
Mail address(es)	301 E 3rd St - Juneau, AK 99801
Legal description	JUNEAU TOWNSITE BL 11 LT 8 FR
Lot square feet	1,223
Lot acres	0.0281
Zoning	(MU) Mixed Use
Road system	yes

Section G, Item 5.

127 S Franklin St. Aka: the “Rockwell” bldg.



Tax ID	1C070A130011 (assessor summary) <div>Section G, Item 5.</div>
Owner (s)	Franklin Foods LLC
Previous owner(s)	BREFFNI PLACE PROPERTIES LLC
Site address(es)	127 S Franklin St
Mail address(es)	3294 Pioneer Ave - Juneau, AK 99801
Legal description	JUNEAU TOWNSITE BL 13 LTS 1A,
Lot square feet	15,952
Lot acres	0.3662 <div>126</div>











What is **Franklin Foods, LLC** - owned by David
“*Deckhand Dave*” McCasland?

Entity #: 10101498

Status: Good Standing

AK Formed Date: 3/7/2019

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2025

Entity Mailing Address: 3294

PIONEER AVE, JUNEAU, AK 99801

Do you recognize this peculiar building that spans two downtown streets?



108 – 114 S Franklin St.; 224
– 254 Front St.
Aka, the “Triangle” bldg.

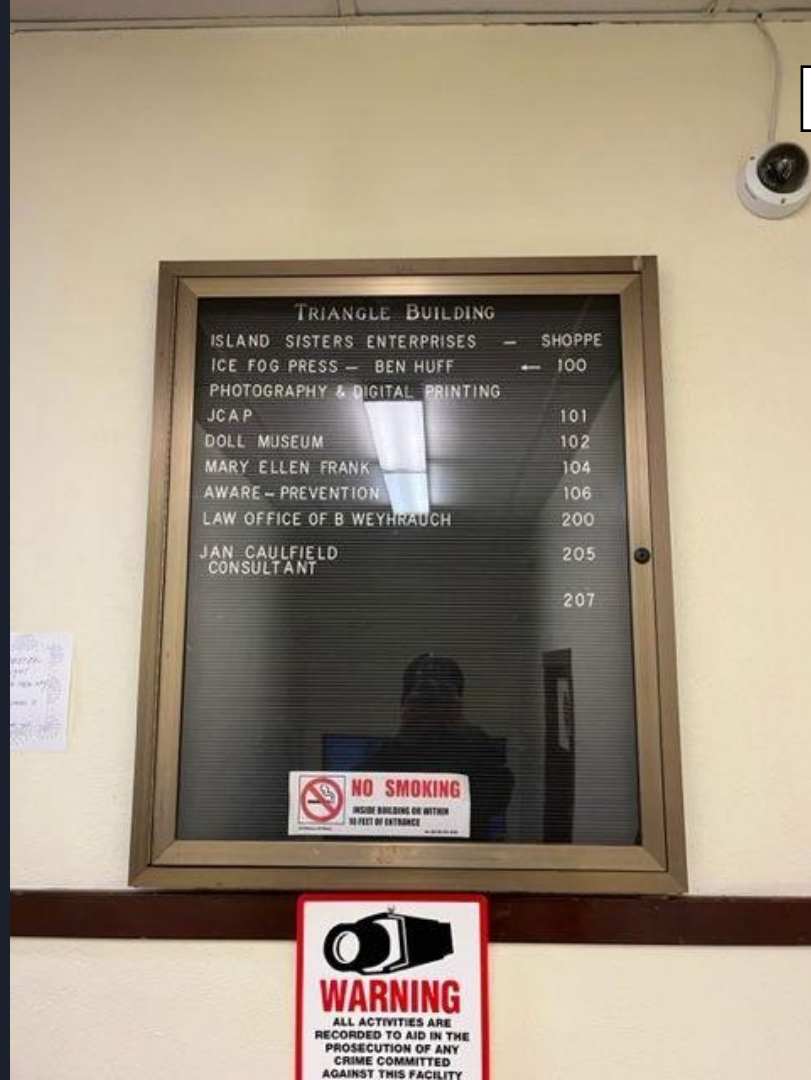
This edifice was recently
central to life and culture in
downtown Juneau. Why
does it seem empty now?



There is *one* local business open on at street level.



And, there *is* something going on upstairs.....







Mostly local businesses
And non-profits.



Section G, Item 5.

Triangle Building(est. 1928)

Tax ID	1C070A030050 (assessor summary)
Owner(s)	Onkar LLC
Previous owner(s)	SKAGWAY JEWELRY
Site address(es)	108 S Franklin St; 114 S Franklin St; 224 Front St; 244 Front St; 248 Front St; 254 Front St
Mail address(es)	9002 Bay K Havensight Mall - St Thomas, VI 00802
Legal description	JUNEAU TOWNSITE BL G LT 4
Lot square feet	4,498
Lot acres	0.1033



What is Onkar, LLC – owned by Julie Houghton and Michael Kardanof?

Entity #: 10189449

Status: Good Standing

AK Formed Date: 3/9/2022

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due:

1/2/2024


Entity Mailing Address: 919 3RD

AVE, FAIRBANKS, AK 99701-9588

Underutilized space: parking areas

Section G, Item 5.





Section 3: How to correct the problem of underutilized properties

Section G, Item 5.

- ◆ Progressive taxation – overhaul the property assessment process to incentivize adequate stewardship of land.
- ◆ Stewardship within the public vis-a-vis the private sector – land sales to individuals, not corporations
- ◆ Designate historic districts using Section 106.
- ◆ Public outreach for earned income tax credit and grant writing education.



King House in Petersburg

Section G, Item 5.



Sale price in 2016: \$51,000

Section G, Item 5.





Section G, Item 5.






Section G, Item 5.






Section G, Item 5.



Section G, Item 5.





I worked on it for 4
months, then
moved in.....

I continued to
work on the house
while we lived in it.



Section G, Item 5.



And this is what it looks
like now.



Section G, Item 5.



Section G, Item 5.



Shop space
constructed from
reclaimed
lumber/materials

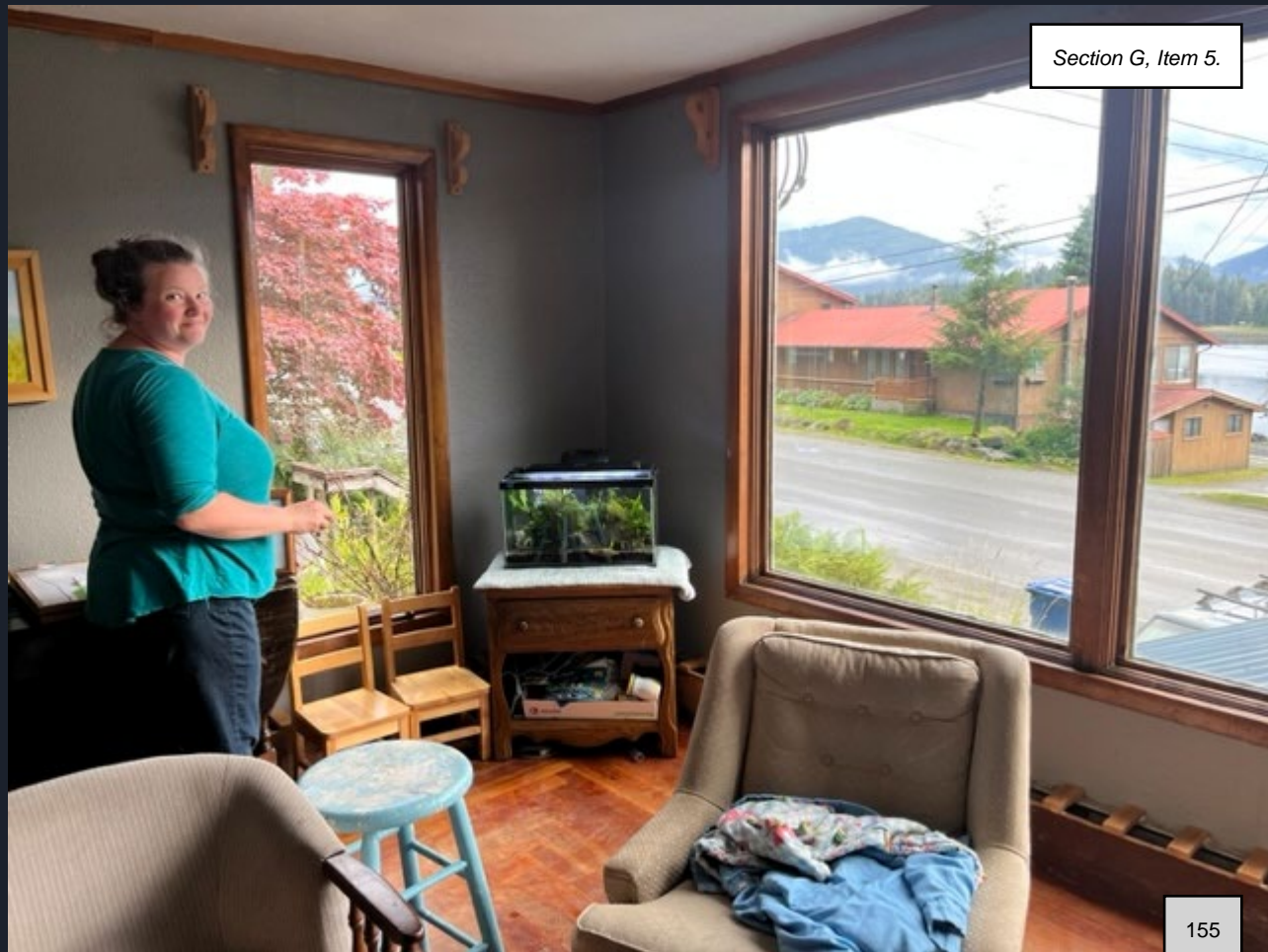
Cost: \$400



Remember that
living room
several slides
back?



Now my wife uses
it to hang art.



Section G, Item 5.





Section G, Item 5.



Section G, Item 5.



Master bedroom



Section G, Item 5.



You *do* need a
beat-up Toyota if
you're going to
do this....



Section G, Item 5.

Stewardship: Telephone Hill is the way it is
of the folks living there.


Section G, Item 5.



These people have lived here for 4 decades, spending their own money and time maintaining the houses they call home. Without the people living on Telephone Hill, there would be no Telephone Hill.

Section G, Item 5.

Edward/Webster
House
perspective from
greenspace



..... and we definitely
need to open this up to
the public!



Section G, Item 5.

Please preserve Telephone Hill as a separate and independent Historic District!

