

# CHAPTER 17

## COMMUNITY DEVELOPMENT

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In addition to providing basic water, sewer and road facilities, the CBJ government provides a number of community facilities including schools, libraries, recreational facilities, parking facilities, transit, fire stations, hospital facilities, docks, harbors, roads and seawalks. Current and planned future development projects include expansion of the seawalk, improved port and marina facilities, roads, trails and recreation facilities, improved additional facilities at the Dimond Park Complex, planning and utility extension for affordable housing projects on selected lands, and joint planning and development of a Capitol Complex with the state. However, current and planned activities are considered complementary to private development. Joint public/private partnerships may facilitate new desired community facilities such as a downtown Juneau performing arts center and an ATV/snowmobile course.

### **Planning and Development Responsibilities**

The development of CBJ-owned lands and resources requires specialized knowledge and experience in real estate, management, financial analysis, and public administration; this function is coordinated and managed in the City Manager's Office pursuant to state law and the CBJ Charter.

### **POLICY 17.1. TO COORDINATE DEVELOPMENT ACTIVITIES OF THE PRIVATE AND PUBLIC SECTORS FOR PROJECTS THAT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND MEET IMPORTANT PUBLIC NEEDS.**

### **CBJ and Selected Lands**

In 1959, at the time of statehood, Alaska was granted over 100 million acres of land from the federal government. The state, in turn, transferred thousands of acres to municipalities to provide opportunities for community expansion. This was accomplished through the Municipal Entitlement Act of 1978. The CBJ government owns and manages approximately 26,600 acres of land. Over 19,500 of those acres were part of the CBJ's municipal land entitlement from the State of Alaska. Most of this land is remote and contains high-value wetlands and very steep and rough terrain. About 6,150 acres lie within the Urban Service Area Boundary (USAB) and, of this, about 3,560 acres are vacant due primarily to the presence of steep slopes, wetlands, the absence of access roads and utilities and, in some cases, the presence of avalanche and landslide hazards. Due to these constraints, only about 350 acres, on five sites of CBJ-owned land within the USAB, can be considered "buildable" within the 20-year planning horizon of this Plan. That short- to medium-term time period is contingent upon receiving state and/or federal funding to build roads to those sites as well as to improve existing congested intersections that would serve those sites' new residents. Notwithstanding those constraints and hurdles to development, the CBJ government intends to make as much of its buildable land as is possible available to private for-profit and/or non-profit residential builders for construction of new low- to moderate-income affordable housing. The CBJ government will also continue to seek lands for industry to facilitate the retention and expansion of full-time, year-round employment opportunities that pay a living wage with benefits. Careful evaluation of development potential and market demand for CBJ-owned lands is being undertaken in planning for their efficient and appropriate use.

Other sections of the Comprehensive Plan address community development issues more specifically; these are found in Chapters 4 (Housing Element), 10 (Land Use), 11 (Land Use Maps and Subarea Guidelines) and 18 (Implementation and Administration).

**POLICY 17.2. TO HOLD CERTAIN LANDS IN THE PUBLIC TRUST, AND TO DISPOSE OF CERTAIN LANDS FOR PRIVATE USE WHEN DISPOSAL SERVES THE PUBLIC INTEREST.**

**Standard Operating Procedures**

- 17.2 - SOP1 Evaluate the use and development potential of all CBJ-owned lands and incorporate appropriate plans for those lands into the CBJ *Land Management Plan* and Land Disposal Program, which is to be consistent with the *Comprehensive Plan*. The *Land Management Plan* serves as the major means of implementing policies and guiding management, development and disposition of selected CBJ-owned lands.
- 17.2 - SOP2 Evaluate the opportunities for joint development of CBJ-owned lands with state and private landholders.
- 17.2 - SOP3 Classify CBJ-owned lands for residential, commercial, industrial, recreation or resource uses, or natural areas, based on the policies, guidelines and land use designations of this *Plan*.
- 17.2 - SOP4 Base decisions regarding disposal of CBJ-owned lands on demonstrated market demand and evidence that disposal will be in the public interest and, particularly, for projects that would provide affordable housing or that would create jobs that pay a living wage. Coordinate activities with an orderly system for extending and constructing the public facilities and services called for in the transportation/public facilities and services element of the *Plan*.
- 17.2 - SOP5 Evaluate land not scheduled for immediate disposal for possible interim uses prior to private development.
- 17.2 - SOP6 Enact a general application ordinance that specifies that any use of CBJ-owned lands for commercial gain, other than the passage of commercial vehicles over public streets, must occur under a permit from the CBJ government and after payment of a fee.

**Development Guideline**

- 17.2 - DG1 To the greatest extent practicable, retain shoreline and riparian lands in public ownership. However, where disposal of such lands is deemed by the Assembly to be appropriate, ensure the provision of public access to the shoreline and water including provision of adequate trail head or boat launch areas, and retention of a public access easement along beaches.

**Implementing Action**

- 17.2 - IA1 Seek to acquire lands located in hazardous areas for open space/natural areas land use designations as well as lands located along riparian habitat for stream protection and greenbelt purposes.
- 17.2 - IA2 Conduct subarea and neighborhood planning efforts, and update completed plans as necessary, to address the specific needs of small planning areas within the borough.
- 17.2 - IA3 Review CBJ land disposal policies and consider revising those policies to allow disposal of CBJ-owned property through leases instead of sale.