


City and Borough of Juneau
Land Management Plan
1999 Update



City & Borough of Juneau
Lands and Resources Division
September, 1999

Executive Summary

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The *City and Borough of Juneau Land Management Plan 1999* presents an opportunity for Juneau citizens to determine how our community will grow far into the future. Frequently local government is only in a position to react to the development plans of private property owners. However, through implementation of the Land Management Plan, the CBJ can direct which of its lands will be developed, how they will be developed, and when they will be developed. It is a unique opportunity.

The goals of the Land Management Plan include the following:

- Establishing a land disposal program which will systematically place CBJ land into private ownership.
- Providing direction on the best use of CBJ-owned land for both development and preservation.
- Conducting CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.
- Creating a comprehensive reference document that establishes a format for developing CBJ land management policy and regulations.

The CBJ owns 23,000 acres of land including parcels as far south as Marmion Island and as far north as Echo Cove; from Outer Point and Point Hilda on the west, to the AJ Mine on the east. Approximately 7000 acres of this land is set aside for parks, natural areas, schools, harbors, the airport, the Eaglecrest Ski area, and other public uses.

The Land Management Plan identifies which lands the CBJ will retain in perpetuity for public purposes. These retained lands are based on the adopted *Comprehensive Plan of the City and Borough of Juneau: 1995 Update* and its supplement, the *Parks and Recreation Comprehensive Plan*, adopted in July 1996. The remainder of the CBJ lands are considered available for development in accordance with the policies of the Comprehensive Plan. The Comprehensive Plan advocates a strategy of “infill development” to encourage efficient use of community infrastructure by promoting development of lands which already have the necessary public services such as water, sewer, access, schools, police and fire protection. This systematic approach to development is intended to minimize urban sprawl and reduce the cost of providing public services.

The Land Management Plan sets the stage for the disposal of CBJ properties on a priority basis. The first phase includes several lots which are already subdivided and can be disposed of immediately along with several large tracts of land served by water and sewer. An additional 4,400 acres are proposed for long term disposal. This phase of disposal include parcels which need

additional sewer or water utility improvements before they can be sold and developed.

Most parcels identified for immediate disposal will be sold through a lottery. However, several parcels will be sold through negotiations with adjacent property owners. These parcels cannot be developed independently due to small size, lack of access, or other similar limitations. The parcels for long-term disposal will proceed along a series of steps which will lead to their eventual disposal. This will include delineating areas which appear most suitable for residential or other types of development. During this process, areas will also be set aside for schools, greenbelts, trails, wetlands, and other public uses; these areas will be retained in public ownership or protected by easements.

The CBJ's top priority for a large tract development is a 30-acre parcel at Seven Mile Glacier Highway. It is recommended that through a competitive process, the CBJ select a private developer to join in a partnership for development of the property. The private developer will be responsible for financing and constructing improvements. The CBJ contribution will be the value of the land. Once the subdivision improvements are constructed, ownership of the subdivided lots will be split between the developer and the CBJ based on the ratio of the value of the unsubdivided tract to the value of the improvements. This partnership is intended to minimize competition with private sector land sales and while also allowing the CBJ the opportunity to offer affordable land directly to its citizens.

Other tracts of land proposed for long term development will be sold based on current demand. To determine market demand vacancy rates will be reviewed annually. Subdivisions will occur in phases to sustain a healthy real estate market; as one phase is completed, additional phases may be offered for sale. When selling large tracts of land to private developers, the CBJ will require the property be developed within a reasonable amount of time. These terms will be negotiated on a case by case basis.

The Land Management Plan recommends:

- Disposing of lands according to a priority list of parcels for immediate and long-term disposal.
- Requiring a minimum downpayment of 15% for land sales financed by the CBJ.
- Creating partnerships with private developers for subdivision development.
- Coordinating utility expansion plans in support of the land disposal program.
- Preserving the integrity of the Land Fund.

The parcels of land proposed for long term disposal need public sewer service before they can be sold. As sewer service is provided, the Assembly will determine the appropriate land disposal method.

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1995 Land Management Plan

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

The 1995 plan presented a ten-year land disposal schedule providing a systematic process for placing CBJ land into private ownership. The disposal schedule identified a sequence of land sales based on a number of factors including existing or anticipated infrastructure. In the months following the adoption of the plan, the CBJ embarked on the land disposal program, selling several miscellaneous lots, commencing negotiations to sell two large tracts in the Mendenhall Valley and a third in the vicinity of the Fred Meyer store, offering two additional large tracts through the sealed bid process, and completing land disposal feasibility studies for yet three more large tracts and a master plan for a fourth.

1999 Land Management Plan Update

Much has changed since the first land management plan was prepared four years ago. For example, improvements in the housing market are evident by most indicators, meaning a better balance between supply and demand. The settlement of the Mental Health Trust's lawsuit has released additional CBJ land for disposal consideration including parcels in the North Douglas and Mendenhall Peninsula areas. Recent extension of municipal utilities in the vicinity of several CBJ parcels enhances disposal possibilities for those newly-serviced areas. The adoption of the Comprehensive Plan update in 1996 and the new Parks and Recreation Comprehensive Plan in 1996 also affect the CBJ Land Management Plan. These changes and their implications are evaluated in the 1999 update of the land management plan.

Goals and Objectives

Goals and Objectives

Goal 1: Establish a land disposal program which will systematically place CBJ land into private ownership.

Objectives:

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

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

Objectives:

- Encourage multiple use.
- Set aside land for needed transportation, schools, public housing, storage, maintenance yards, recycling center and other public facilities and services.
- Identify and preserve open spaces to protect lands and shorelines which possess recreation, scenic, wildlife, and other environmental qualities.
- Maintain a significant quantity of land in reserved use status to provide future options.
- Maintain sufficient land as "trading stock" reserve for future CBJ land needs.

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

Objectives:

- Plan expansion of municipal utilities to coincide with and support CBJ land disposals using "infill" strategy prescribed in the CBJ's comprehensive Plan.
- Establish land disposal priorities based on availability of all planned utilities.

Goal 4: Create a comprehensive reference document that establishes a format for developing CBJ land management policy and regulations.

Objectives:

- Establish a comprehensive list of lands identified in various plans for CBJ acquisitions.
- Transfer day-to-day management responsibilities for various CBJ lands to the appropriate departments.

Implications for Plan Update

Implications for Plan Update

Comprehensive Plan Revised

The *Comprehensive Plan of the City and Borough of Juneau: 1995 Update*, adopted in 1996 is the blueprint for the development of all land, public and private, in the community. One of the principle concepts of the Comprehensive Plan is to provide for a strategy of in-fill development where community services and utilities already exist. This concept is important in evaluating the potential CBJ lands which will be made available for future development as market conditions require. Appendix A contains the goals and objectives of the Comprehensive Plan and Municipal Code provisions which pertain to the land management plan.

Adoption of Parks and Recreation Comprehensive Plan

The *Parks and Recreation Comprehensive Plan*, adopted in July 1996 designated approximately 4,000 acres of CBJ land for use as mini-parks, neighborhood parks, community parks, recreation areas, natural area parks, and special use areas. These lands are not considered available for disposal. However, minor actions, such as easements may be granted across those park lands. With adoption of the plan, the Parks and Recreation Department has assumed the day-to-day management responsibilities for those lands designated as parks.

Mental Health Lawsuit Settlement

The settlement of the Mental Health Lawsuit is a significant change since the adoption of the first Land Management Plan, releasing over 5,000 acres of CBJ land which had been tied up in a lawsuit since 1985. Now that the lawsuit is settled, the CBJ has clear title to some of these lands and will obtain clear title to others once property surveys are completed. The larger tracts of land affected by the lawsuit are generally located in Douglas, North Douglas, Mendenhall Peninsula, Lena Point, and Tee Harbor.

Utility Extensions

The extension of water and sewer utilities is a critical component in the timing of the disposal of CBJ lands. Recent plans for water service include extending the water line to the North Tee Harbor area. Additionally, a water reservoir is planned for the Lena Loop area which will provide the water pressure needed to develop lands on Lena Point and along Glacier Highway in the vicinity of the Auke recreation area.

Unfortunately, the extension of utilities have not necessarily occurred in a manner that supports the “in-filling” development pattern advocated by the CBJ’s comprehensive plan. More remote properties are getting services sooner than areas closer to existing population centers. The extension of CBJ utilities appears to be at cross-purposes with stated CBJ policy.

Sewer extensions are now planned for the North Douglas Highway which will allow several thousand acres to be considered for residential development. However, construction of the North Douglas Bench Road and the intersection capacity problems at the Juneau-Douglas Bridge will also need to be considered in any development plans. The Bench Road is intended to be a main arterial with limited access to serve North Douglas and West Douglas. The existing intersection at the Juneau-Douglas Bridge is approaching design capacity and needs to be upgraded.

Housing Market Improvements

The Juneau housing market made a dramatic rebound in the last three years, characteristic of its history of wide fluctuations. In the mid-1980's the overall vacancy rate was ten percent. Such a high vacancy rate is considered undesirable in that it depresses property values and the local economy. By 1994 the vacancy rate had swung to the other extreme and was less than one percent. This is an equally undesirable situation because there is little choice of housing, and rents and property values have escalated; hardest hit are low income families. The housing market in 1998 is much improved with the overall vacancy rate at approximately two percent and the rental vacancy rate approaching seven percent. The supply and demand are close to being in balance. However, additional housing development needs to be monitored to ensure that the supply does not exceed the demand as it did in the 1980's. The timing and rate of CBJ land disposals will play an important part of this dynamic situation. There remains a demand for affordable housing costing less than \$160,000. The medium price is nearly \$200,000 making it impossible for a large segment of the population to buy anything other than a condominium.

Transportation

The need for various transportation improvements must be considered in the identification of lands for future disposal. The intersection of the North Douglas Highway and the Juneau-Douglas Bridge is near design capacity. Improvements to this intersection are needed in advance of further growth on North Douglas. Similarly, the North Douglas Bench Road and/or a second Gastineau Channel crossing is needed before significant development of CBJ lands on North Douglas can occur. While the Channel Crossing is a high priority of the CBJ, its development is the responsibility of the Alaska Department of Transportation and Public Facility (ADOT&PF). While the ADOT&PF are considering the possibilities of this project, it has not been programmed to date.

Supply and Demand: Land

Supply and Demand: Land

Private, Residential Land

During 1994, the number of residential parcels listed in the Multiple Listing Service (MLS) averaged between 100 and 115 lots. In September, 1998, the MLS listed 89 lots, a decrease of nearly eighteen percent less than the average listed in 1994.

Of the 89 lots currently listed, only thirteen are listed at \$40,000 or less and some of those low end lots would be difficult as well as expensive to build on. The mean price for all listed lots in the September, 1998 MLS is in excess of \$72,117, which is significantly less than the mean price of \$95,132 listed only one year previously. Based on the assumption that a building lot needs to be \$40,000 or less in order to build an affordable housing unit, the present market is geared more for higher priced housing units than for affordable housing.

The above information does not take into account all of the land parcels that are for sale but not listed in the MLS. While there is no means to quantify this unlisted market, it is thought to be significant in terms of number of lots and acreage. Table 1 lists the total number of vacant, privately-owned residential lots present within the CBJ. With a total of 1,303 lots there is the potential for a ready supply for some time if owners are willing to sell.

Some residential lots and parcels are for sale but are not listed on the MLS; the quantity and price of those parcels is unknown. As indicated Table 1, there are 1,862 acres of privately-owned land zoned for residential use outside the urban area. It is likely that a significant percentage of those properties are not served by water, sewer, or other infrastructure necessary for housing development. The remaining 1,797 acres of privately-owned, residentially zoned land has the needed infrastructure and could accommodate at least 8,985 additional units of housing, or a population increase of at least 22,500 persons. However, as the *Housing Situation Report - 1997* noted, "While there remains developable land in Juneau, it is costly to purchase and difficult to develop."

Private, Commercial/Industrial Land

The amount of available privately-owned land zoned commercial and/or industrial is not known, since the MLS does not generally list those parcels. The recent MLS identified two commercial parcels for sale. While there is a perception of a shortage of commercial and industrial land, in fact there are 105 acres of privately-owned, vacant, commercially zoned land and 257 acres of industrially zoned land served by water and sewer. Most are accessible by road.

Table 1
Vacant, Privately-Owned Residential Land (1997)

ZONING	AREA				TOTALS	AVERAGE ACRES/LOT		
	Juneau, West Juneau	Douglas	Lemon Creek, Mendenhall Valley Auke Bay	North Douglas			Other	
D-1	Lots	30	0	169	87	215	501	5.37
	Acres	96.9	0	711.97	148.62	1,734.05	2,691.54	
D-3	Lots	1	0	44	81	18	144	2.76
	Acres	21	0	37.13	271.05	67.61	396.79	
D-5	Lots	127	26	239	0	77	469	0.81
	Acres	62.5	63.3	195.0	0	56.94	377.74	
D-10	Lots	13	0	9	0	4	26	0.63
	Acres	5.82	0	7.26	0	3.36	16.44	
D-15	Lots	0	0	47	0	0	47	1.50
	Acres	0	0	70.29	0	0	70.29	
D-18	Lots	65	77	7	0	0	149	0.39
	Acres	29.59	21.11	7.48	0	0	58.18	
MU	Lots	47	0	0	0	0	47	1.0
	Acres	47.1	0	0	0	0	47.1	
Total Lots		283	103	515	168	314	1,383	2.65
Total Acres		262.91	84.41	1,029.17	419.67	1,861.96	3,658	

Source: CBJ Assessor's Office

* These figures do not mean that the property is necessarily available or developable.

Public Land Base

Much of land within the city and borough is in public ownership. The federal, state, and municipal governments all have significant land holdings. Most of the federal land is part of the national forest and is not generally available for private development. The state land is either dedicated towards specific state interests, such as parks, or is unsuitable for development because of steep topography.

Community expansion will, therefore, be dependent upon use of the CBJ's land base. The supply of private land can only be increased by the disposal of CBJ land. One of the purposes of the land management plan is to provide for the orderly and timely disposal of CBJ property suitable for development.

CBJ Residential Land

There are 3,536.5 acres of CBJ-owned land which are zoned residential. This zoning ranges from D-1 to MU. More than half of it is zoned D-1; most of that land is located in the Lemon Creek, Mendenhall Valley, and the Auke Bay areas. Table 2 summarizes the geographic distribution of CBJ-owned vacant, residential land. If all of this available land were developable and developed, and assuming a single-family household size of 2.82, a population of nearly 10,690 individuals could be housed in those areas zoned as D-1 and D-3.

In areas zoned for multi-family housing, the CBJ land can potentially support a 20,409 increase in population, assuming an average household size of 2.08. Combined, the CBJ land could potentially support enough single-family and multi-family housing units for 31,099 persons or near the current population of Juneau. Unfortunately, much of the CBJ land is not suitable for development.

While Tables 1, 2, and 3 are useful in demonstrating the quantity and distribution of vacant land in Juneau, they fall short of providing a clear picture of the availability or suitability of the land for development. There are several reasons lots, or portions of lots, might be unsuitable for development including: wetland restrictions; steep slopes; flood plains; and mass wasting and avalanches. In the instance of private property, there are additional factors which might prevent its development including: lack of utilities; high cost of site preparation; retention of adjacent lots for privacy; and retention of land for investment purposes.

Table 2
Vacant, CBJ-Owned Residential Land

ZONING	AREA					TOTALS	AVERAGE ACRES/LOT
	Juneau, West Juneau	Douglas	Lemon Creek, Mendenhall Valley Auke Bay	North Douglas	Other		
D-1	Lots 5	0	46	19	8	78	23
	Acres 31.1	0	1,506.38	146.31	114.77	1,798.56	
D-3	Lots 0	0	12	3	6	21	31.6
	Acres 0	0	324.19	2.08	337.79	664.06	
D-5	Lots 14	38	43	0	10	105	8
	Acres 206.5	173.1	419.55	0	37.83	836.98	
D-10	Lots 9	0	1	0	0	10	0.22
	Acres 0.76	0	1.39	0	0	2.15	
D-15	Lots 0	0	9	0	0	9	3.62
	Acres 0	0	32.56	0	0	32.56	
D-18	Lots 28	11	2	0	0	41	4.07
	Acres 1.87	162.73	2.36	0	0	166.96	
MU	Lots 20	0	0	0	0	20	1.76
	Acres 35.2	0	0	0	0	35.2	
Total Lots	76	49	113	22	24	284	12.45
Total Acres	275.43	335.83	2,286.43	148.39	490.39	3,536.47	

Source: CBJ Assessor's Office

* These figures also include undevelopable land with wetlands or steep slopes.

Table 3
Vacant, CBJ and Privately-Owned Residential Land (1997)

ZONING	AREA					TOTALS	AVERAGE ACRES/LOT
	Juneau, West Juneau	Douglas	Lemon Creek, Mendenhall Valley Auke Bay	North Douglas	Other		
D-1	Lots	35	0	215	106	223	579
	Acres	128	0	2,218.35	294.93	1,848.82	4,490.1
D-3	Lots	1	0	56	84	24	165
	Acres	21	0	361.32	273.13	405.40	1,060.85
D-5	Lots	141	64	282	0	87	574
	Acres	269	236.4	614.55	0	94.77	1,214.72
D-10	Lots	22	0	10	0	4	36
	Acres	6.58	0	8.65	0	3.36	18.59
D-15	Lots	0	0	56	0	0	56
	Acres	0	0	102.85	0	0	102.85
D-18	Lots	93	88	9	0	0	190
	Acres	31.46	183.84	9.84	0	0	225.14
MU	Lots	67	0	0	0	0	67
	Acres	82.30	0	0	0	0	82.3
Total Lots		359	152	628	190	338	1,667
Total Acres		538.34	420.24	3,315.6	568.06	2,352.35	7,194

Source: CBJ Assessor's Office

Population Projections

Juneau has experienced an annual one percent population growth in recent years. While this growth rate may not continue, it provides a useful barometer of potential demand for new housing and building lots. Based upon a population projection prepared for CBJ by Reed Hansen and Associates (1997) a projected increase from 30,209 in 1996 to 32,787 in 2008 is expected.

Table 4
Juneau Population Projection

Year	Population
1998	30,684
2000	31,240
2002	31,620
2004	32,004
2006	32,393
2008	32,787

The CBJ has 3,536 acres of residentially zoned land which can provide building sites for the one percent projected growth over the next ten years. Additionally there are 3,658 acres of privately-owned vacant residential land, which should be the primary source of land for development of market housing. Looking far into the future, the CBJ has considerable rural reserve lands in West Douglas, South Douglas, Amalga Harbor and Bridget Cove which can be developed once the urban infilling is complete. The summary of both public and private vacant lands is shown in Table 3.

Quality of CBJ and Private Land Compared

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

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

Relationship between Demand for Land and Demand for Housing

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

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

CBJ Industrial Land

Most of the parcels of CBJ land zoned industrial are under the jurisdiction of the Juneau Airport or Docks and Harbors; both agencies operate as enterprise funds. Parcels under their jurisdictions will not be considered in this plan because money generated from those properties is directed back to the respective enterprise funds. Additionally, specific master plans of these departments will guide their disposal policy. As a general rule, airport lands and tidelands will only be leased for development. The only other industrially zoned land is the CBJ gravel pit, which will be retained and may be disposed of at some future date, once the gravel has been extracted.

Stimulating the Market

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

Supply and Demand: Housing

Supply and Demand: Housing

Housing Demand

The 1994 *Juneau Multi-Family Housing Program Feasibility Study* (Barker Study) predicted a need for 904 single family housing and 751 additional multi-family housing units by the year 2000. Recent building permit activity indicates that by the end of September 1997, the year 2000 goal for single-family housing units and all but 191 multifamily housing units will have been met. In addition, there are developers who are presently requesting the CBJ for financial assistance that, if funded, would result in the construction of approximately 200 multifamily units in the next several months.

The projected housing need for the year 2000 for single family housing has been met and is likely to be exceeded this year. This has occurred in just three years. In addition, nearly seventy-five per cent of the anticipated need for multifamily housing units will have been met during the same time frame. Additional multi-family units recently constructed have moved the community even closer to the projected need. Most of this housing construction occurred during 1995 and 1996. While there are indications the building boom is slowing, the projected year 2000 goal will likely be met and possibly exceeded.

Housing Supply

The recent swing in the housing market means renters and home buyers have more choices. This is partially evidenced by the increase in building permits applications submitted to the CBJ during recent years, as shown in Table 5. The average number of new housing permit applications received annually during 1995, 1996, and the first nine months of 1997 was in excess of 350. This is a significant increase over the annual average of ninety applications submitted in the 1990's and sixty applications per year in the late 1980's.



Despite the recent resurgence in the Juneau housing market, there remains a significant need for affordable housing, because most of the housing being produced today exceeds what is considered affordable for low and moderate-income households.

Availability of Affordable Housing

Most of the single family houses being built in Juneau are upper-end units selling for \$180,000 or more. The median income in Juneau is \$65,200 (1998); families at the median income level would generally only qualify for a \$162,000 home. In sharp contrast, the mean value of available single-family houses in Juneau is \$200,000 (CBJ Assessor's Office).

Table 5
**New Housing Permits Issued
 1987-1997**

Year	Single-Family Detached		Single-Family Attached		Duplex		3 & 4 Multi-Family		5+ Multi-Family		Mobile Home Set Ups		Other Dwelling Units (Conversions, accessory apts., etc.)		Totals Per Year	
	Permits	Housing Units	Permits	Housing Units	Permits	Housing Units	Permits	Housing Units	Permits	Housing Units	Permits	Housing Units	Permits	Housing Units	Permits	Housing Units
1987	10	10	0	0	0	0	0	0	0	0	11	11	NA	NA	21	21
1988	7	7	0	0	0	0	0	0	0	0	6	6	NA	NA	13	13
1989	24	24	0	0	0	0	0	0	0	0	18	18	NA	NA	42	42
1990	32	32	0	0	1	2	0	0	0	0	22	22	NA	NA	55	56
1991	40	40	1	1	0	0	1	4	0	0	44	44	NA	NA	86	89
1992	57	66	14	17	3	6	0	0	1	12	30	30	NA	NA	105	131
1993	73	75	2	2	2	3	1	4	1	6	11	11	NA	NA	90	101
1994	86	86	19	19	7	14	1	3	4	98	32	32	NA	NA	149	252
1995	117	117	62	65	18	36	2	8	3	31	41	32	21	21	243	298
1996	124	124	21	21	25	50	3	9	13	103	21	21	17	17	207	328
1997	71	71	7	7	10	20	2	7	7	72	18	18	30	30	115	195
Totals	641	652	126	132	66	131	10	55	29	322	254	254	68	68	1126	1526

Source: CBI Community Development Department

Table 6
Mean Asking Price of Available Housing

Date of Listing	Mean Price	Number of Units
December 1996	\$195,000	61
December 1997	\$194,580	47
December 1998	\$246,330	41

Despite recent improvements in the housing market, Juneau does not offer a full continuum of house prices; an apparent break in that continuum at the mid-range prices makes it difficult for middle-income households to be upwardly mobile. As reported in the July 1997, Alaska Housing Finance Corporation's *Housing and Community Development Plan*, "Affordability is a problem for middle-income households, who don't qualify for assisted housing, but can't afford market-rate housing."

There remains an unmet need for single-family housing selling at \$160,000 or less and multi-family housing units at \$65,000 or less. In a recent MLS listing, only 17 percent (seven units) of single-family houses were selling for \$160,000 or less. Fifty-nine percent (24 units) of the units were selling for \$200,000 or more. Although there is a general increase in the number of housing units on the market, not all potential home buyers are able to benefit due to the accompanying increase in housing prices. The increasing housing prices indicate low and moderate-income households may be facing mounting challenges in their quest for affordable housing.

Table 7 identifies housing preferences of indirect mine workers prepared in 1997 by Reed Hansen and Associates in their "*Draft Socioeconomic Impact Assessment: Kensington Gold Project.*" Indirect workers were projected to earn approximately \$25,000 annually and are therefore assumed to be representative of those seeking affordable housing. This study indicated a strong preference for single and zero lot units.

Table 7
Affordable Housing by Type, Preference, and Price for Low to Moderate-Income Households

Family Housing Type	Preference (%)	Price
Single Family unit	28	\$155,920
Zero Lot units	38	\$123,540
Multi-family units	28	\$ 63,795
Mobile home units	6	\$ 42,125

Few houses currently on the market are affordable for low to moderate-income families (Table 6, page 14). The weighted mean asking price of a single-family house is in excess of \$246,730, while attached homes have a mean valuation of approximately \$150,000. The mean for condominiums is approximately \$118,000. This matter is of particular concern because low- and moderate-income households are generally hardest hit during tight housing markets when house prices and rents begin to rise.

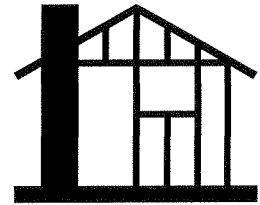
Agencies, which provide rental housing for low- and moderate-income households, have a combined waiting list in excess of 750 households. While that number probably includes some duplication, it nonetheless reveals a significant number of households seeking affordable rents. The CBJ has taken significant steps to assist the expansion of affordable housing in the Juneau area through various loan programs, in addition to providing land for affordable housing projects by non-profit housing organizations.

Options for Stimulating Housing Market

Options for Stimulating Housing Market

Factors of Affordable Housing

The *Housing Situation Report - 1997* identifies four cost factors which together affect the development of affordable housing: construction materials; labor; permit fees; and land costs. Construction materials costs in Juneau are among the lowest in the state. However, Juneau labor costs, permit fees, and land costs are among the highest in the state. Due to this combination of factors, the cost of housing in Juneau is generally higher than in many other Alaskan communities.



CBJ Strategies for Housing Stimulation

Because of the scarcity of developable land and the high value placed on that land, the CBJ can assume a leadership role by providing land in a variety of locations and at a range of prices. In preparing its land sales, the CBJ might use a combination of strategies to promote development of affordable housing including: land sales to developers; public/private partnerships; conditional sale/housing market mix; land donations; CBJ financing; and community land trusts.

Land Sales to Developers

Using this strategy, the CBJ would sell a tract of land to a developer who would subdivide and construct affordable housing. The disposal contract between the CBJ and the developer would specify the type of housing, the market intended to be addressed, and construction completion date. This land sale could simply be a sale where the full negotiated sale price is received at the time of the sale. If it were determined to be in the public interest to assist the developer by reducing some of the costs relative to the land sale in exchange for targeting low- and moderate-income housing, the CBJ could offer one or more of the following:

- *Reduced Purchase Price.* The sale price for the land could be discounted.
- *Deferred Payments.* The payment of the negotiated value for the land could be deferred for a period such as two years. Preferably a down payment, of between 10 percent and 25 percent, would be paid up-front to hold the land. If the project has not begun by the time allocated, the property could revert to the CBJ with the developer losing the down payment. In a variation of the deferred payment concept, the developer would make payment on individual lots at the time of the closing for each specific lot, or by a date certain, whichever occurs first.

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

Public/Private Partnership

Under this approach, a developer would subdivide a tract of land and construct all utilities and infrastructure. As payment for the land, the developer would convey to the CBJ a negotiated number of improved lots equal in value to the original, unsubdivided tract. The developer would be free to construct housing for any chosen market. The lots turned over to the CBJ would then be disposed of for the purpose of providing affordable housing. The features of this type of sale include the following:

- *Time Restriction.* The developer would have to perform within a specified time, or forfeit a bond equal in value to the to the cost of developing the subdivision.
- *No Direct Land Payment.* The developer would not have to make any payment for the land being subdivided, and would have the right of entry to develop the subdivision.
- *Developer Selects Market.* The developer would have the right to build housing for any market.
- *CBJ Receives Subdivided Lots Ready for Development.* The CBJ would be free to dispose of the lots designated for its use. Those lots could be made available, through whatever means, for the development of affordable housing.

Conditional Sale/ Housing Market Mix

The intent of this strategy is to encourage a variety of housing affordable to a range of income groups. This strategy would require the developer to buy the property, build the subdivision, and ensure the mix of housing constructed within the subdivision includes a negotiated percentage of affordable housing.

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

- *Deferred Payment.* The developer would not have to pay for the land except at the sale closure or rental occupancy of the housing units being developed.
- *Discounted Price.* Total payment for the land by the developer would be equal to the fair market value of the land before site improvements were initiated. This value could be discounted and the payment could either be with or without interest on the principal.

- *Set Percentage of Affordable Units.* The affordable housing units would be completed in the same ratio of mix as provided for in the agreement, e.g., if there are to be 20 percent affordable units, for every five market units that are constructed, one affordable unit is to be constructed at the same time. The number of agreed upon affordable units would be constructed and made available to the income group targeted.
- *Developer Selects Target Market for Remaining Units.* The developer would be able to build and construct housing units for any market chosen.
- *Time Restriction.* The developer would have to perform within a specified time, or forfeit a bond equal in value to the to the cost of developing the subdivision.

Land Donations

There are special circumstances of public benefit that warrant the donation of lots to housing projects such as Habitat for Humanity Greater Juneau Area. This national program promotes individual empowerment and is a model for providing houses for the disenfranchised segment of the population. The CBJ needs to carefully review these types of requests to determine the relative merits of such donations in the context of public worth as a whole.

CBJ Financing

The CBJ can act as a conduit for the financing of a land sale as well as the construction of affordable housing. The Alaska Housing and Finance Corporation's (AHFC) Loans to Sponsors Program allows the CBJ to work in tandem with interested and qualified developers in constructing affordable housing. The developer would need to provide the land, construct the units, and market the housing. The CBJ would provide take-out financing. This program provides a ready source of permanent financing for low- and moderate-income households, which is an incentive for developers to undertake construction projects of this sort.

Some of this program's features include:

- *Borrower Qualifications.* Borrower does not qualify for traditional loans.
- *Low Interest Rates.* The interest rate to the sponsor (CBJ) will be zero; the interest rate to the borrower (home buyer) is between three to five percent.
- *Sponsorships.* Sponsor must develop a loan policy, service the loan, and provide home ownership counseling. These services may be contracted with qualified agents.

Community Land Trusts

The primary purpose of a community land trust is to establish a predictable land base for the creation and continuation of affordable housing. This type of land trust leases land, for a nominal fee, to a home buyer instead of selling the underlying land. This keeps the price of the house low from the first home buyer through subsequent buyers. The land trust generally exercises a right of first refusal on subsequent sales. The ownership and control is often vested with a local entity which can either be a unit of government or a non-profit housing agency.

The CBJ can assist a community land trust program by donating or selling land for development. The CBJ would negotiate a transfer with a designated trustee which agrees to manage the property for affordable housing purposes. The trustee would be held to the highest standards of care and the trust could be revocable or irrevocable, amendable or not, depending on the amount of control that the CBJ wishes to exercise over the property in trust. A revocable trust has the advantage of retaining some control over the property in trust and in being able to regain the land if the trust agency defaults or ceases to exist.

1995 - 1998 Land Disposal Reevaluated

1995-1998 Land Disposal Program Reevaluated

Land Disposals: 1995-1998

The 1995 Land Management Plan set the stage for the disposal of a number of CBJ properties. Since the adoption of the plan, 30 parcels of CBJ land have been sold, traded, or donated and are now in private ownership or dedicated for public projects. The current value of that land is \$2,368,728. In addition to the revenues from the land sales, the CBJ benefits from the property taxes now generated by this land that has been converted into private ownership.

Table 8
CBJ Land Disposals: 1995 - 1998

Legal Description	Year Disposed	Acres	Value (\$) / Transaction	Development
Si'it'Tuwan Subdivision Lots 4, 26, & 42	1998	0.75	Donation	Low-income housing construction projects by non-profits
Fr. Lots 1, 2, 3, 4, 6, & 7, Blk. 22 Townsite of Juneau (Capital School)	1998	---	Donation	Legislative Offices
USS 3801 Fr and USS 5504, Fr Lot 3	1998	43.91	439,100	Glacier Gardens
Auke Rec. By-pass Right of Way	1998	18.39	Donation	Road R-O-W
USS 3258 Fr (7 Mile Glacier Highway)	1998	10.00	Donation	National guard armory
Lena Marie Subdivision, Lot 1	1997	1.45	60,000	Residential lot
S. Douglas, Sect. 21 & 22, Fr Lot 1	1997	4.31	Trade	Rural recreational
Thane Road ROW	1997	0.14	Donation	Road R-O-W
USS 3808, Lot 1A Fr. (Lena Point)	1997	0.01	135	Driveway
USS 3764, Lot 2A Fr. (Lena Point)	1997	0.85	25,500	Added to adjacent property owner
Hurlock, Bl B, Lot 3	1997	0.26	180,000	Student-built house
USS 5504, Fr.	1996	3.60	168,000	Gruening Park-Multi-family housing
Tidelands, Bl 66, Lots 2, 3, & 7	1996	1.00	935,000	Juneau Lodges
Golden Heights Subdivision, Tract A	1996	27.00	526,987	IHH-Multi-family residential tract
Otter Way Subdivision, Lot 3	1996	0.63	81,500	Residential lot
Otter Way Subdivision, Lot 2	1996	0.90	101,500	Residential lot
Otter Way Subdivision, Lot 4	1996	0.77	87,226	Residential lot
Otter Way Subdivision, Lot 1	1996	1.05	126,000	Residential lot
USS 2392, Lot 6 (Back Loop Road)	1996	0.85	Trade	R-O-W trade
Irwin Addition, Tract 3 Fr.	1995	0.24	31,050	Added to adjacent lot
Pacific Coast Add., Bl 2, Lots T 8 & 9	1995	0.29	87,250	Multi-family residential
40 Lots, S'it'Tuwan Subdivision	1995	11.10	Donation	Tlingit-Haida housing program
Forest Grove, Block D, Lot 3	1995	0.22	35,000	Residential lot
USS 2901, Lot 10 (Mendenhall Peninsula)	1995	2.32	80,100	Residential lot
Golden Nugget, Block F, Lot 7	1995	0.30	Reversion	Residential lot
Highlands, Block H, Fraction Lot 7	1995	0.06	7,800	Isolated parcel
Fraction of USMS 173(West Juneau)	1995	0.14	14,162	Added to private lot
USS 3546, Lots 217 & 218 (North Douglas)	1995	3.40	13,748	Tax Repurchase

Lessons Learned

Several important observations about these early land disposals warrant discussion. First, while the CBJ is one of the largest landowners in Juneau, much of its land is not suitable for development. There are misperceptions in the community about the CBJ's land base and land disposal potential. Second, while public sentiment appears to favor a program in which the CBJ is the developer/seller of its land, as a practical matter the CBJ does not have the ready finances to pay the significant up-front costs to construct improvements and subdivide its large tracts of land. Third, some buyers of CBJ land have used the CBJ's financing package but then defaulted on payments. The CBJ should reevaluate its financing terms and conditions to see if there are ways to reduce the problem. Fourth, the concept of a 10-year disposal schedule, as outlined in the Municipal Code, is perhaps an approach too rigid to be practical in an ever-changing real estate market. Finally, the CBJ's utility expansion priorities do not necessarily support its land disposal program; coordination of the two is essential to the success of future land disposals.

Quality of CBJ Land

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

An extreme example of the constraints is the 250 acres which the CBJ owns at the base of Thunder Mountain. After consideration had been given to the steep slopes, avalanche run out zones, wetland areas, and habitat for Jordan Creek, approximately 30 acres remained available for development. A more modest example is the proposed development on CBJ land at Lena Point. Of 185 acres of CBJ land, approximately 80 acres will be set aside as open space because of wetland concerns. A study of the soil conditions also revealed that the property was not suitable for on-lot waste disposal requiring a more expensive alternative of providing a sewage collection line and marine outfall.

Road access and utilities are also significant factors in the developability of CBJ lands. Most parcels of land will require expensive access roads which often will not have lots adjacent to them to reduce the costs. Many of the parcels are not served by municipal sewer or water.

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

CBJ as Developer vs. Private Sector as Developer

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

Large parcels of land are difficult to sell for two reasons. First, large parcels are particularly expensive, thereby limiting the market to a few participants. Second, the amount of land which is developable in a large parcel is difficult to determine without a close examination of the topography, wetlands, soil conditions, etc. If this information is unknown at the time of sale, then the land value can be significantly reduced due to the uncertainties. Often a greater return can be realized with the sale of a large parcel if a preliminary subdivision feasibility study is completed prior to the sale. This information will increase the confidence of prospective purchasers. It is also information which is needed if the CBJ is to be the developer of the land.

Public hearings held in 1994 on the first land management plan indicated a strong interest among Juneau residents for the CBJ to develop the subdivisions and offer lots for sale to residents on a competitive basis. There was a perception that only a few developers would be able to obtain large parcels of land and that the availability of individual lots to the public would not be ensured.

One of the challenges of the CBJ being a developer of large parcels is that it generally costs the CBJ more to do the same project than a private developer. The most significant factor is that construction contracts would require Davis/Bacon (federally-mandated) wages and also include high overhead costs. However, the concept of creating partnerships with others has proved to be a reasonable approach for developing a subdivision. The S'it'Tuwan Subdivision, developed by the Tlingit-Haida Housing Authority, is an example of a successful partnership. In this case, the CBJ provided the land for the subdivision and Tlingit-Haida provided the capital for constructing the improvements. Upon completion of the subdivision, Tlingit-Haida obtained 40 lots for its low-income housing project and the CBJ obtained 15 lots for its use.

A variation of this partnership concept can be accomplished by the CBJ soliciting proposals from private developers through a Request for Proposals (RFP) process and selecting a developer to work with the CBJ on the subdivision development. The private developer would be responsible for designing, permitting, financing, and constructing the improvements. Upon completion of the subdivision, the developer and the CBJ would each receive lots based on the ratio of the value of the land to the value of the improvements. In order to not unfairly compete with the developer, the CBJ would only sell its lots after the developer's lots had sold.

This partnership concept has a number of advantages which include:

- *Equal Opportunity.* All private developers have an equal opportunity to participate in the process.

- *Reduced Costs.* The cost of constructing the subdivision should be less by using the efficiencies offered by the private sector.
- *CBJ Sells Some of the Lots.* The public will have an opportunity to purchase lots either from the private developer or the CBJ.

Financing and Other Terms of Sale

The CBJ has offered financing terms for the sale of municipal land in order to allow wider participation by Juneau residents. Financing of undeveloped land is difficult to obtain from traditional financial institutions such as banks. The CBJ's terms of sale have generally been 5 percent down, with annual payments over 10 years at 10 percent interest.

One of the problems with the financing terms is the low down payment. With only 5 percent down, there is not sufficient investment by the purchaser to ensure that they will keep current with their land payments if problems arise during the development of the property. It is recommended that future land sales include a provision of a 15 percent down payment. Additionally, if there is a significant value in timber on the property, the down payment should also include the value of the timber.

Ten-Year Disposal Schedule

The CBJ code requires a ten-year disposal schedule. However, this concept is too rigid and inflexible to account for rapid changes in the real estate market as experienced in the last few years. A more flexible schedule is proposed in this plan update. This chapter identifies parcels of land which are suitable for immediate disposal, near-term disposal, and long-term disposal. Instead of committing to the disposal of land on a strict ten-year schedule, the CBJ will actively monitor the market and conduct the disposals until such time that vacancy rates are approaching unhealthy levels or private land prices are adversely impacted.

Land Disposal Program

Land Disposal Program

Site Selection Process

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

The remaining lands were then evaluated in context with the 1996 Comprehensive Plan, the blueprint for community growth, and the Capital Improvement Plan (CIP) which identifies future utility projects. The evaluation resulted in a list of CBJ lands, located within the urban service area, identified for sale and development. Tracts of land such as the 30-acre parcel at 7-Mile Glacier Highway which have all utilities and existing access, are considered highest priority for sale and development. Other tracts of land may have only water service at this time but, within the next several years, will be served with sewer. Upon installation of all planned utilities for a particular tract of land, the disposal schedule will be adjusted; the tract will be moved from the long-term disposal list to the immediate list.

Timing of Disposals

The next three chapters of this report include groups of maps which illustrate the distribution of CBJ lands throughout the community, lands slated for immediate disposal, and lands identified for long term disposal.

The parcels identified for immediate disposal are surveyed lots, suitable for sale as presently configured. Parcels for long-term disposal include lands which need to be further subdivided prior to residential development. Many of these large tracts are also lacking one or more utilities.

The location and availability of utilities will play a major role in stimulating the development of CBJ lands. The parcels for long-term disposal are listed in order of priority. However, these priorities may change as a result of changes in the schedule of planned utility infrastructure. Availability of infrastructure will trigger adjustments in the land disposal priority list.

Reservations of Land within Large Tracts

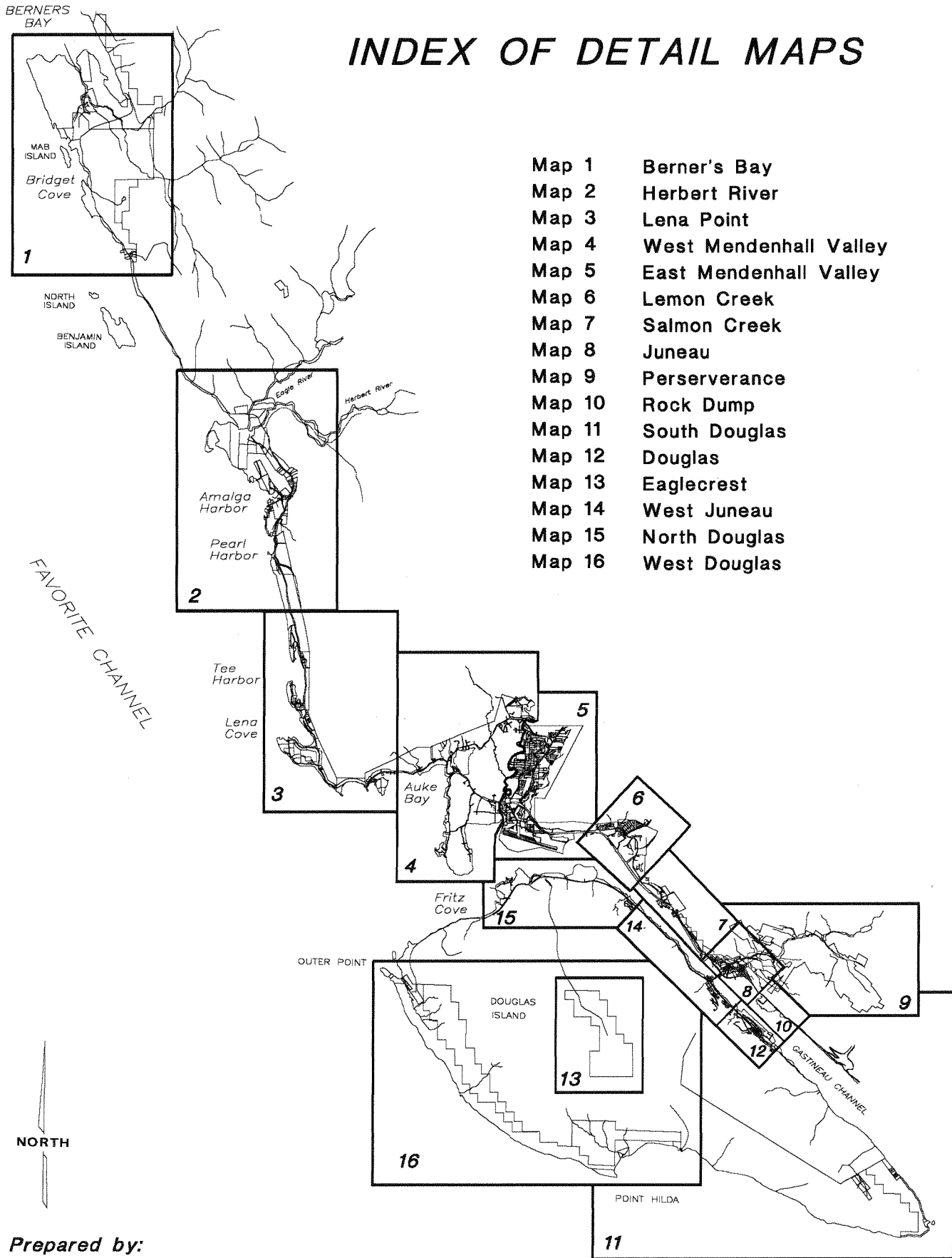
Another concern about the identification of the large tracts of land for disposal is that not all the land within a parcel would be sold or developed. Reservations will be made for greenbelts along stream corridors, protection of valuable wetlands, public facilities, and other areas with significant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

CBJ Land Ownership Maps

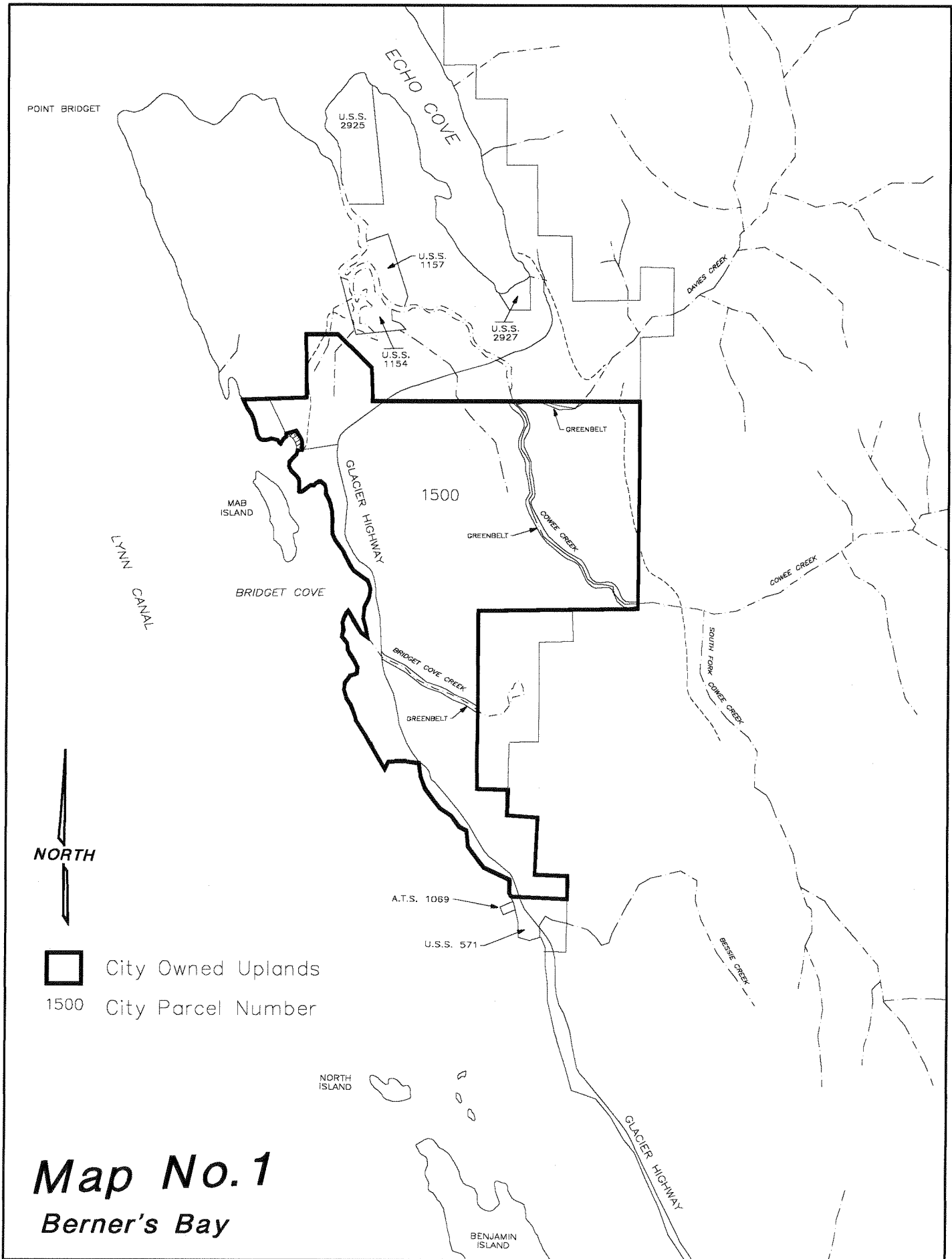
The following maps show properties which are owned by the CBJ. These properties consist of lands which will be retained for existing and future public use as well as lands which will be disposed of in order to provide for the growth and expansion of our community.

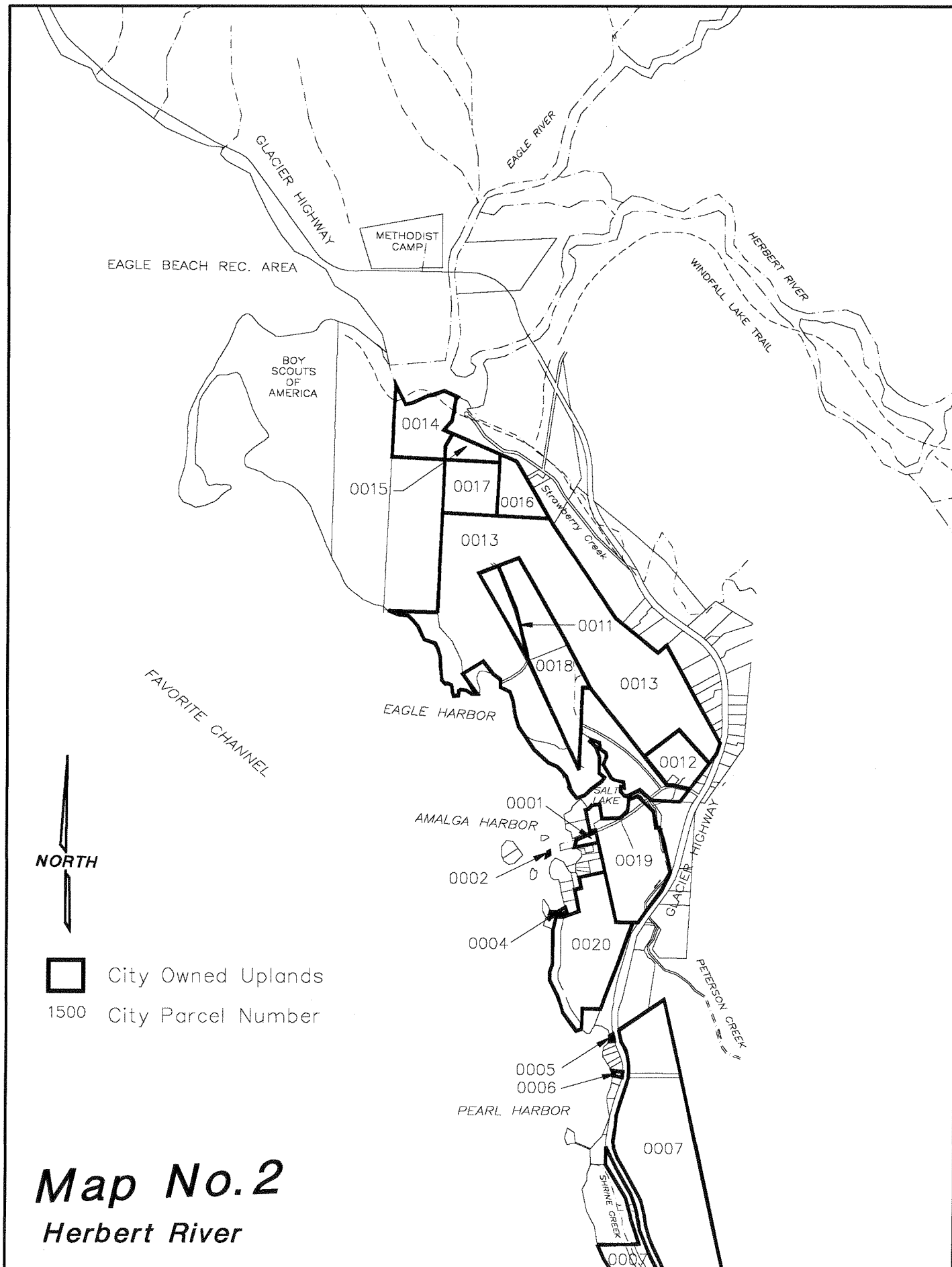
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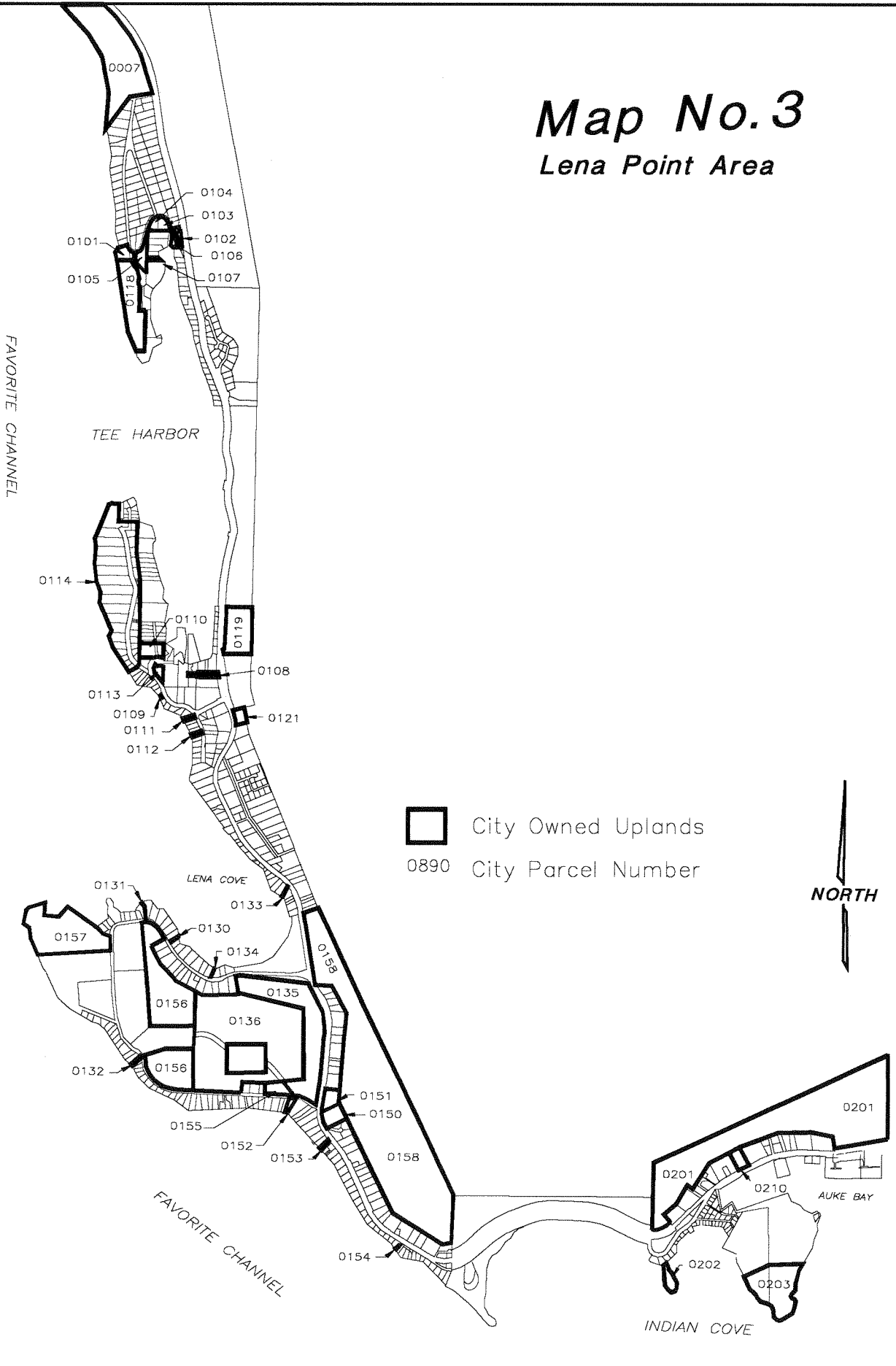
Prepared by:
Community Development Department





Map No. 3

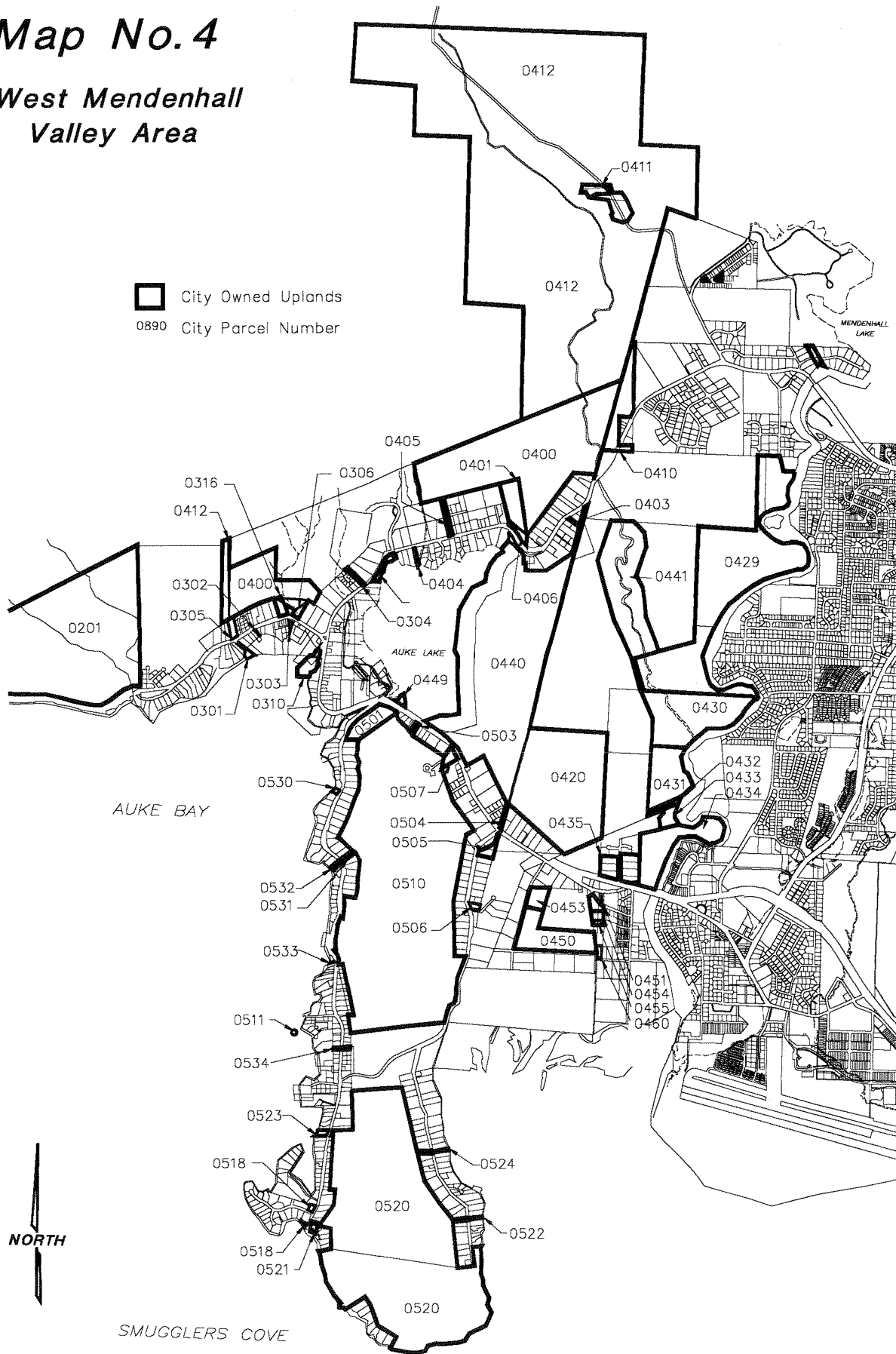
Lena Point Area



Map No. 4

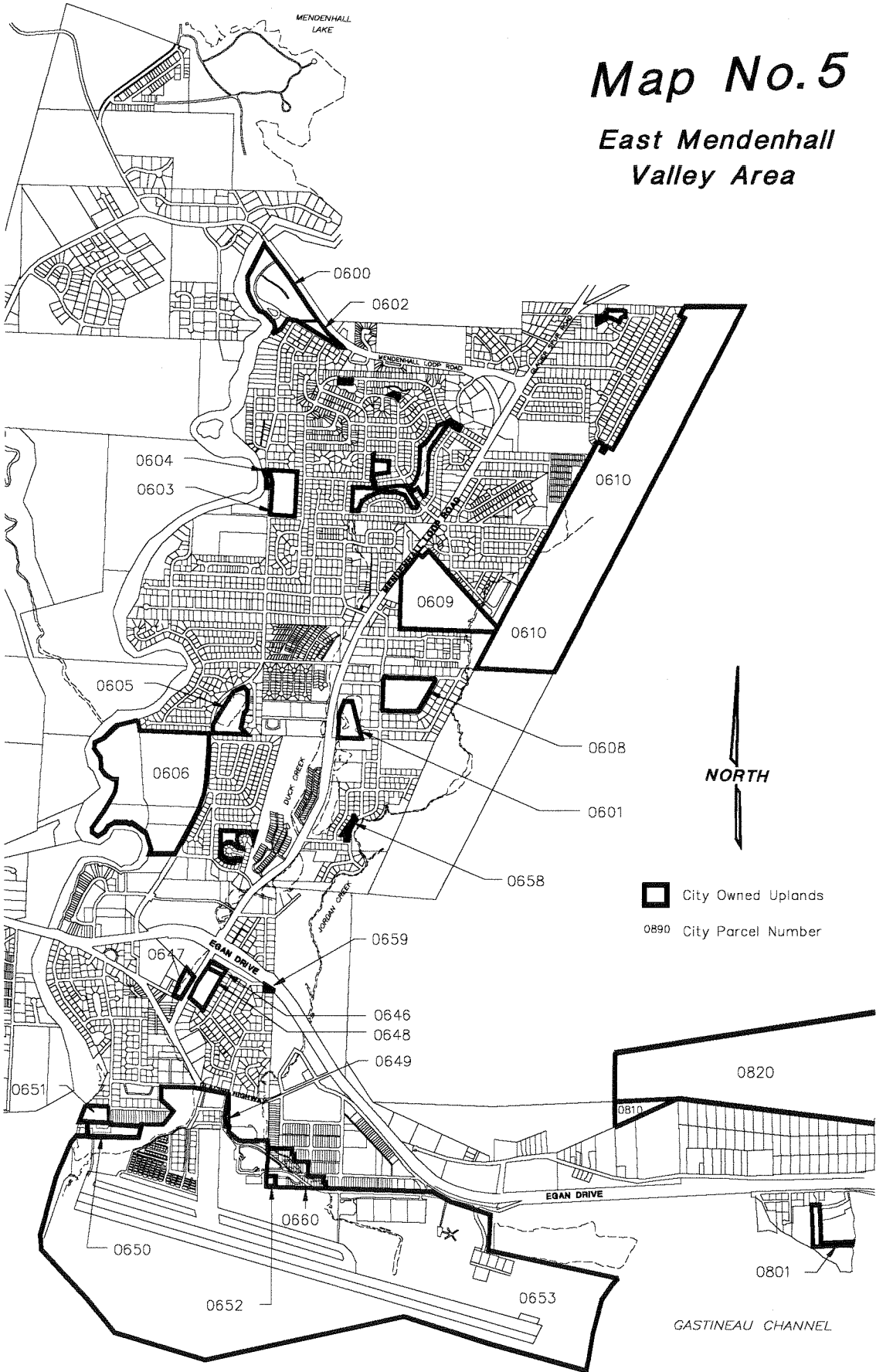
West Mendenhall Valley Area

□ City Owned Uplands
0890 City Parcel Number



Map No.5

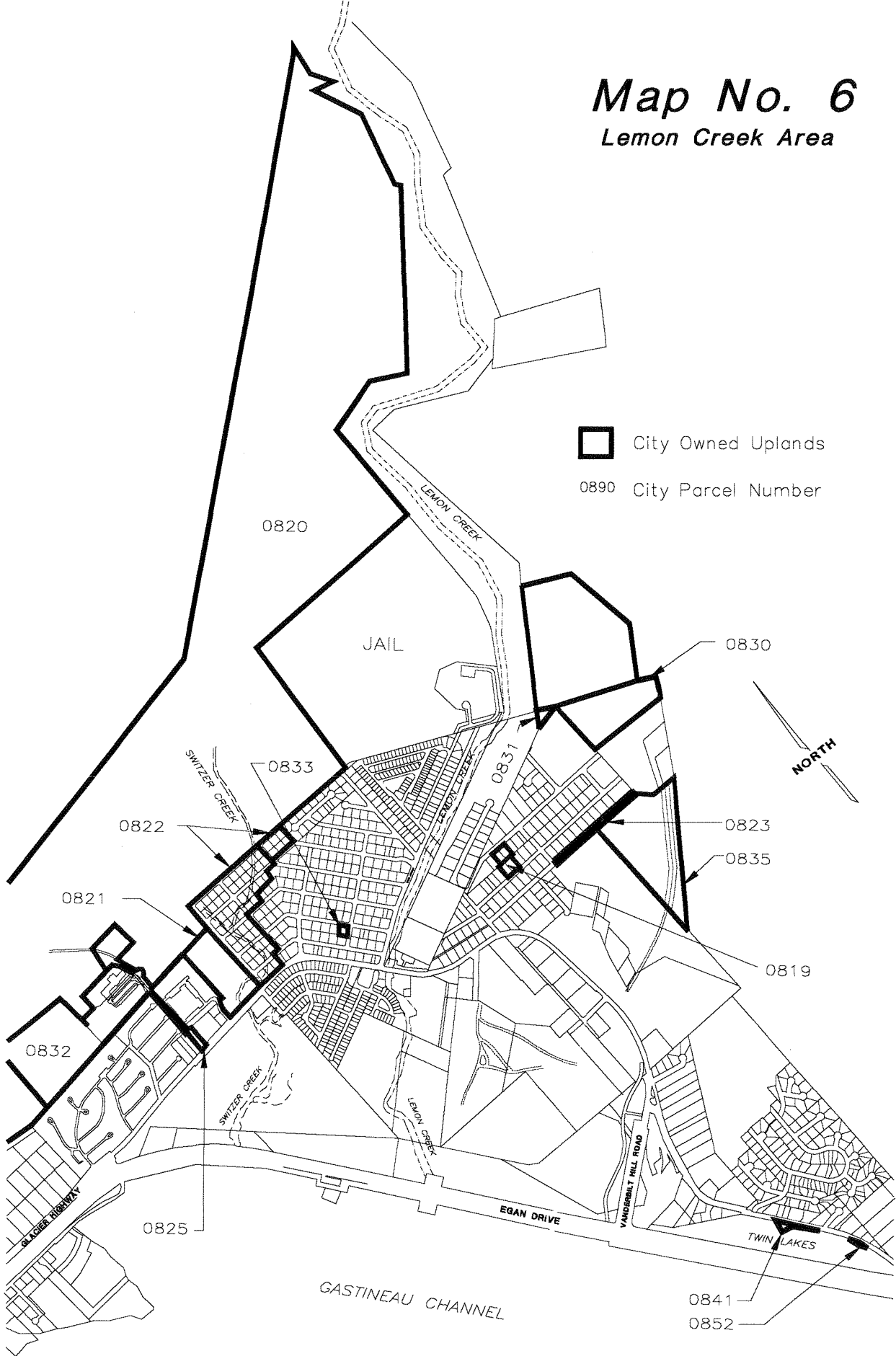
East Mendenhall Valley Area



Map No. 6

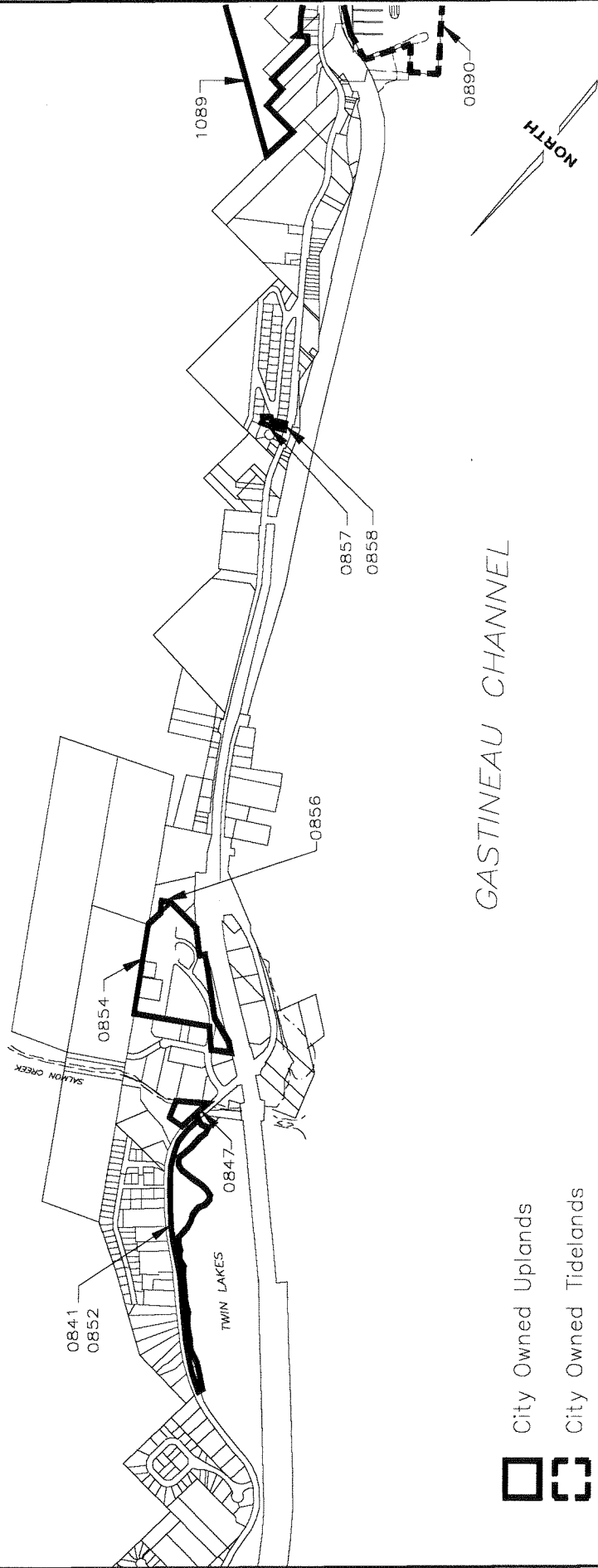
Lemon Creek Area

□ City Owned Uplands
0890 City Parcel Number



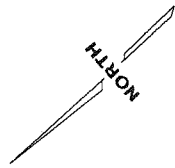
Map No. 7



Salmon Creek Area

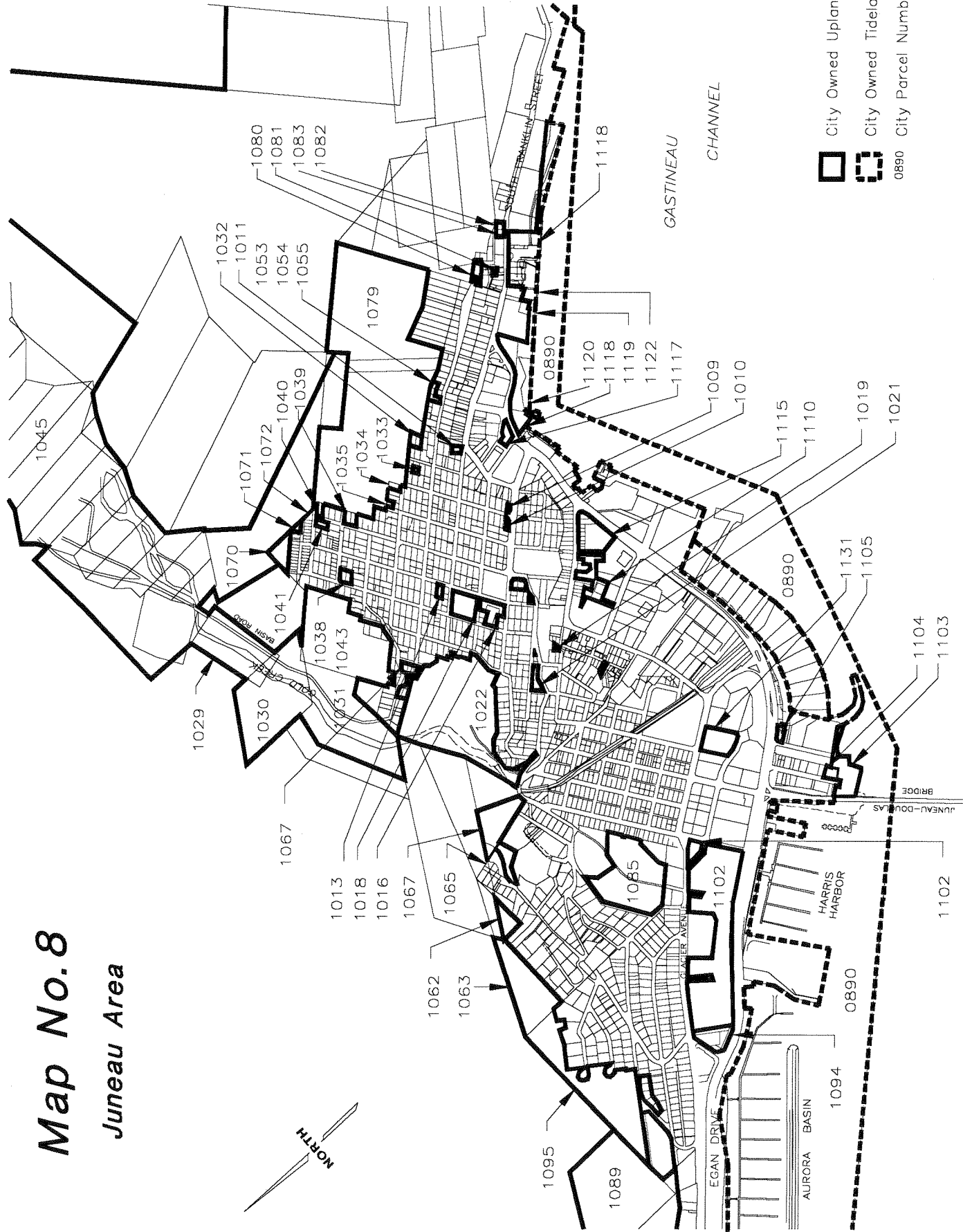


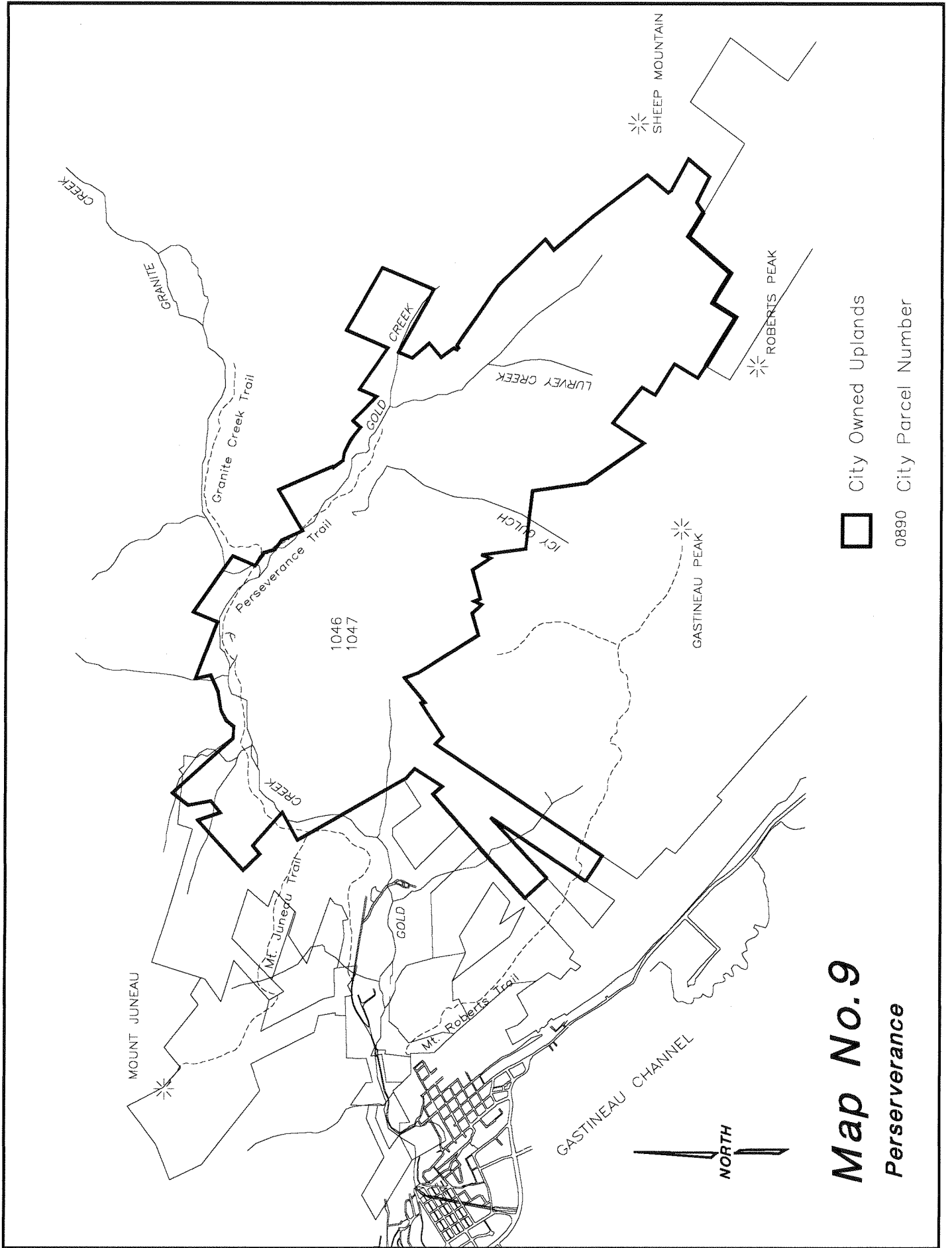
Map No.8

Juneau Area



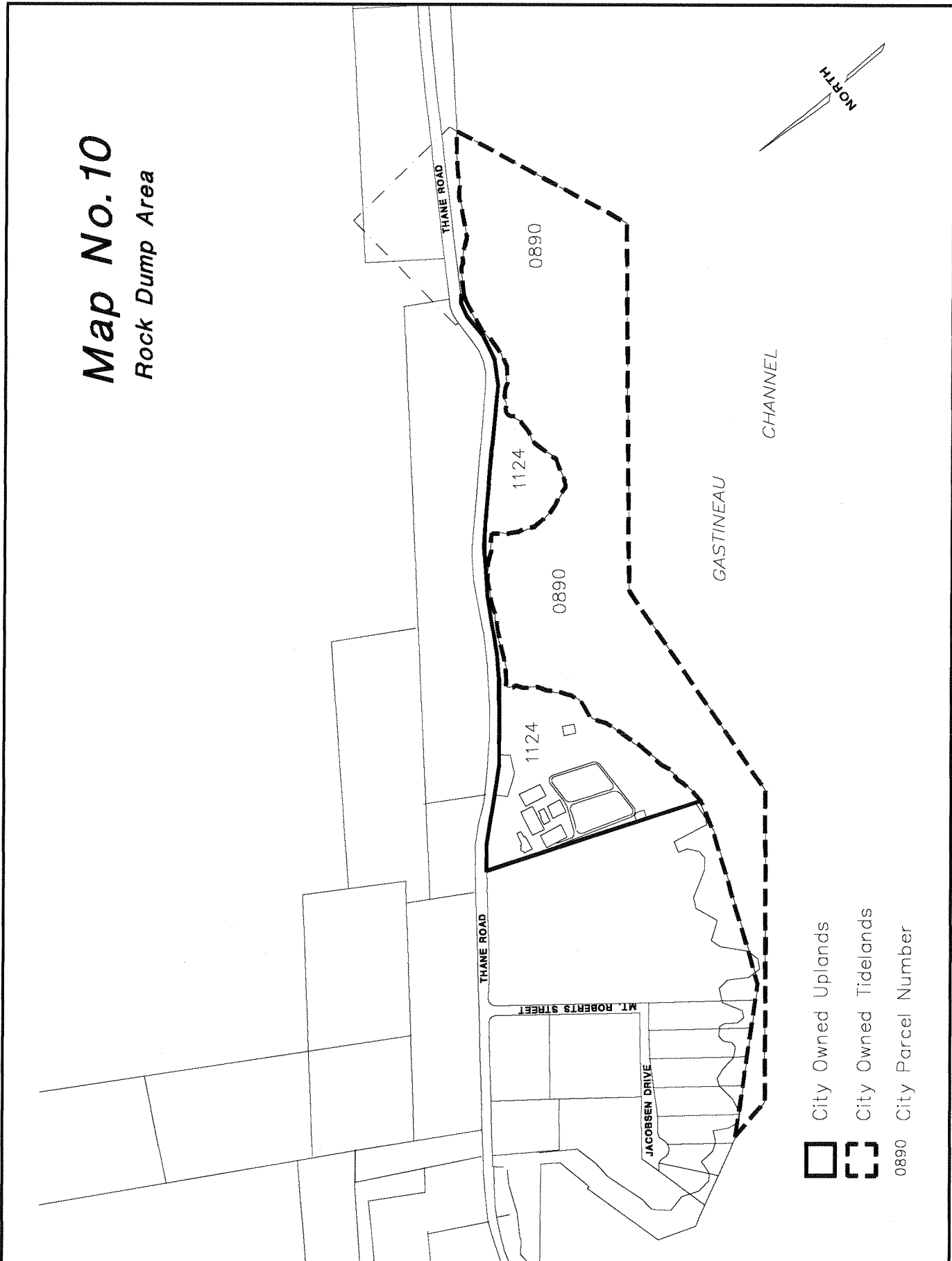
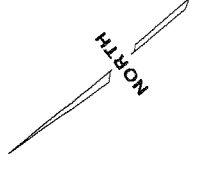
-  City Owned Uplands
-  City Owned Tidelands
- 0890 City Parcel Number



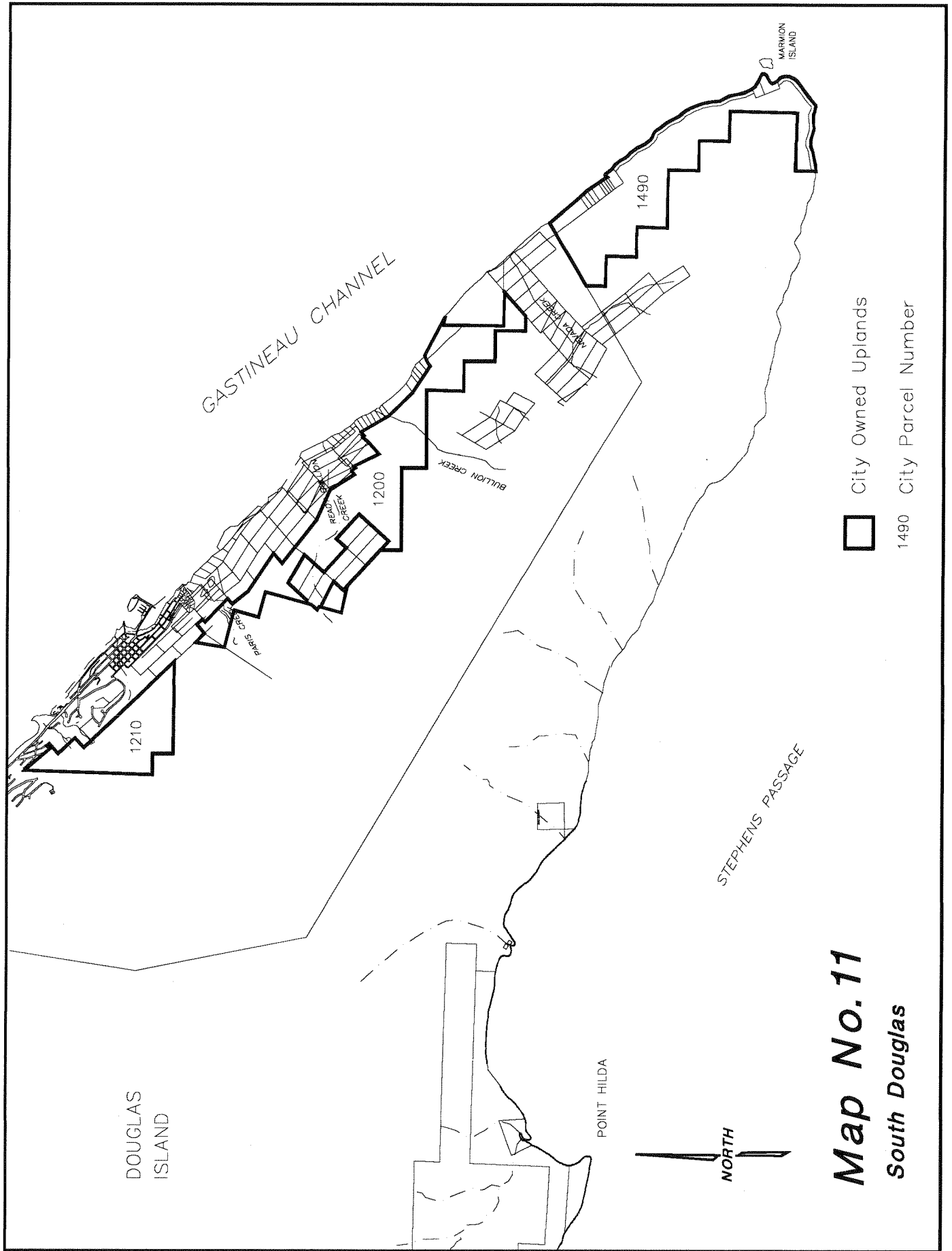


Map No. 10

Rock Dump Area





- City Owned Uplands
- City Owned Tidelands
- 0890 City Parcel Number



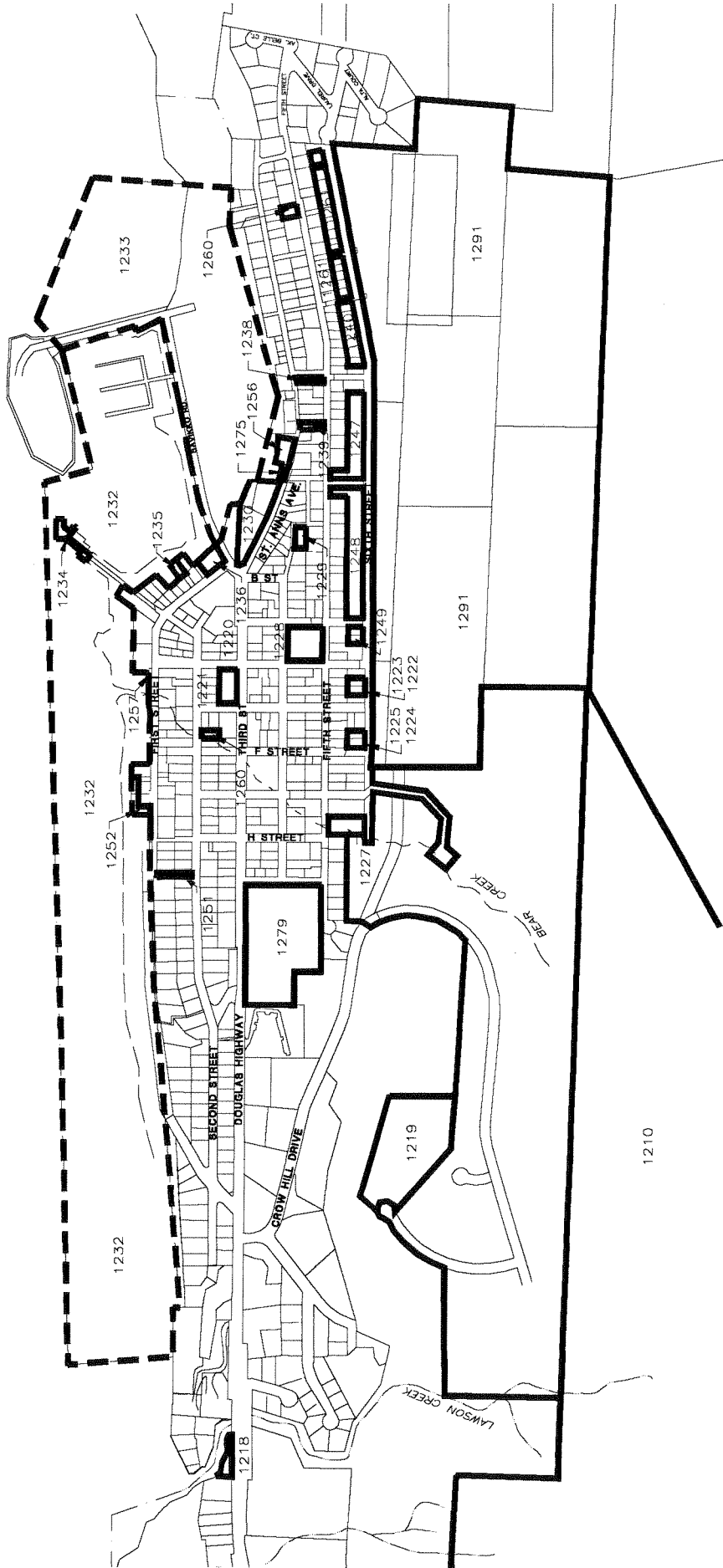
Map No.12

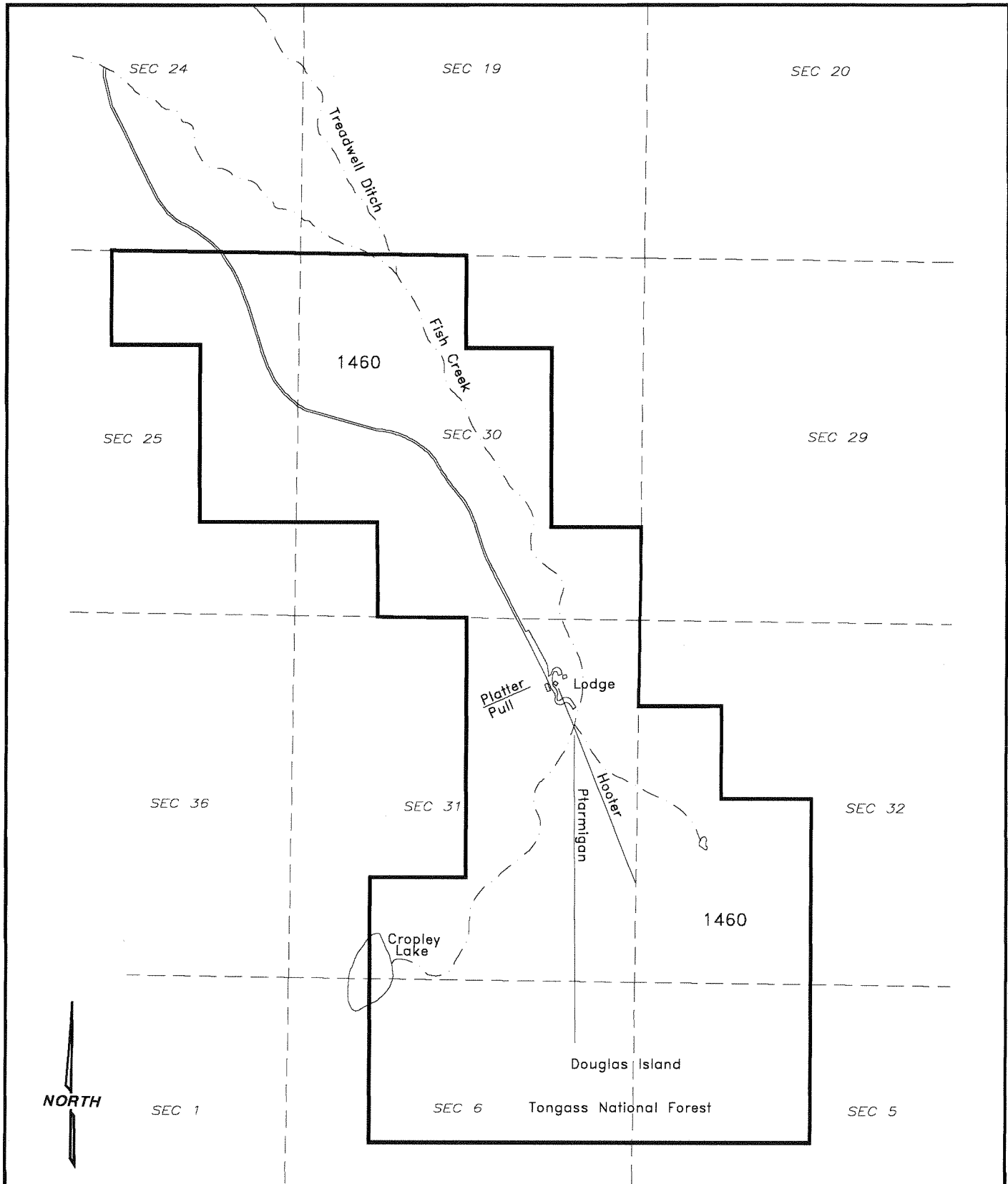
Douglas Area

-  City Owned Uplands
-  City Owned Tidelands
- 0890 City Parcel Number



GASTINEAU CHANNEL



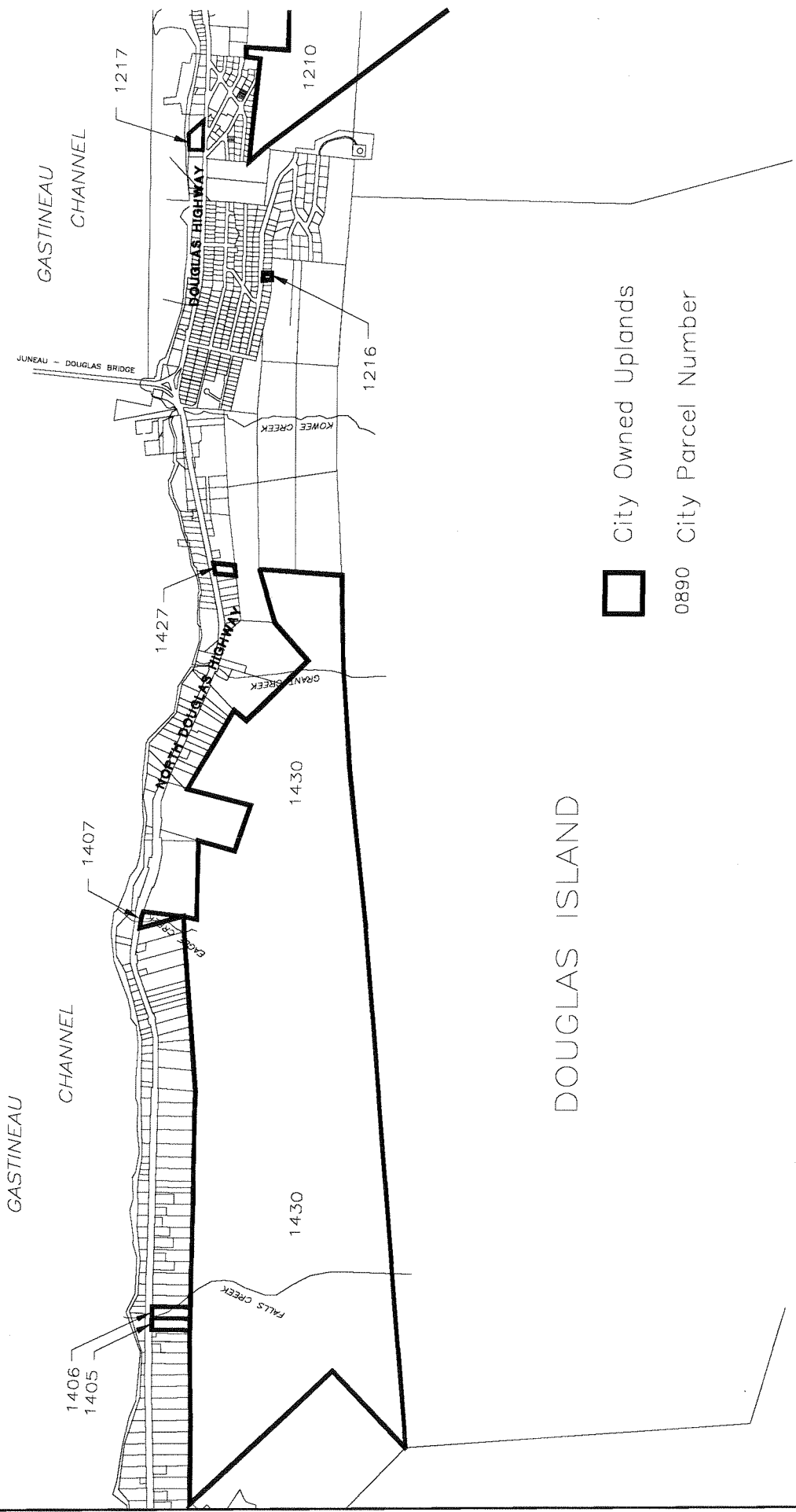
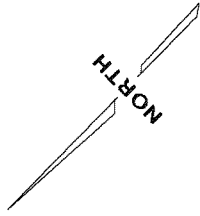


Map No. 13
Eaglecrest

 City Owned Uplands
 1460 City Parcel Number

Map No. 14

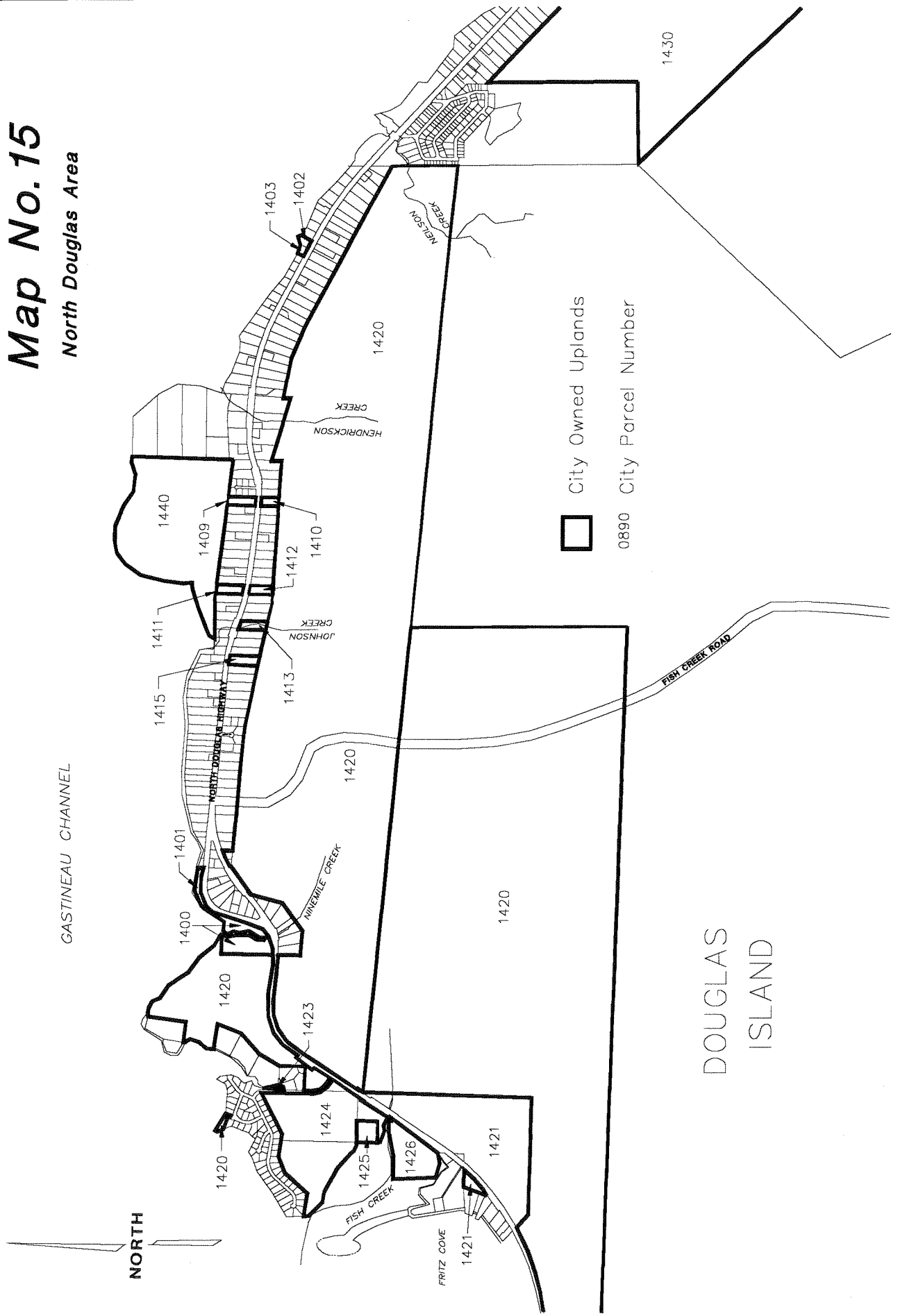
West Juneau Area

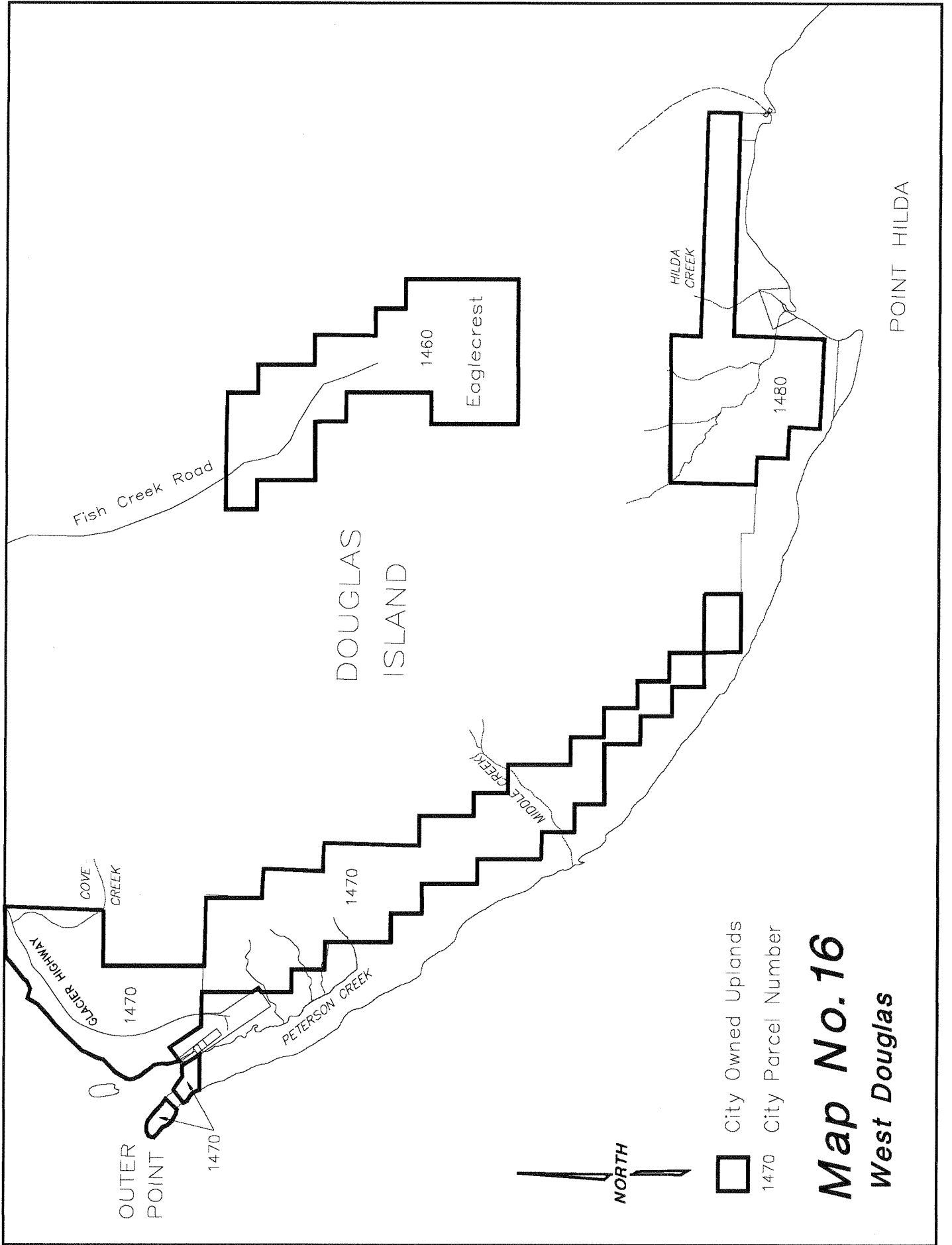


 City Owned Uplands
0890 City Parcel Number

Map No. 15

North Douglas Area





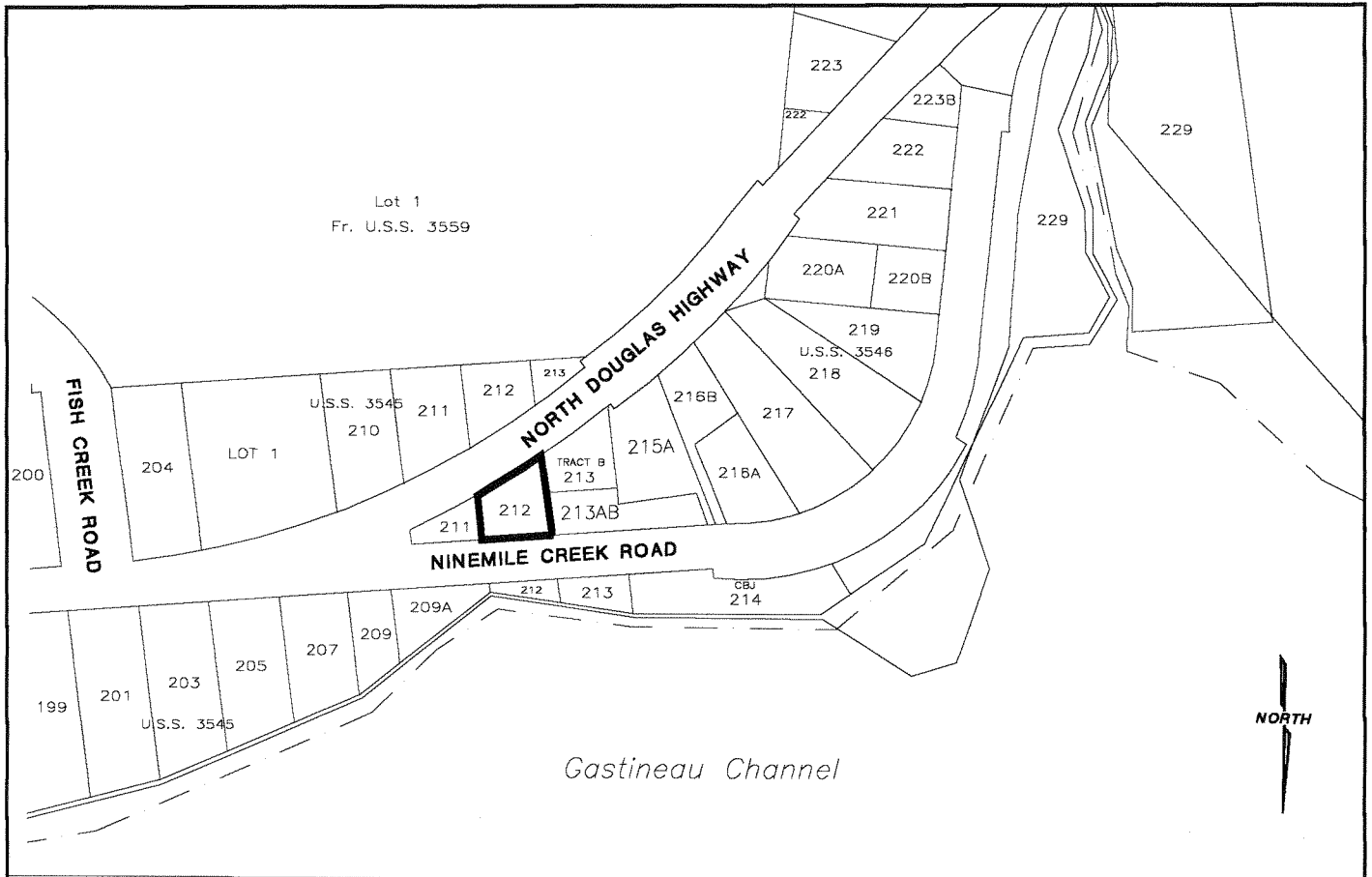
Parcels for Immediate Disposal

Parcels for Immediate Disposal

The following identified parcels are available for immediate disposal. Each parcel is depicted showing relative size (not to scale) as well as individual parcel description, assessed value, development constraints, disposal recommendations, and other factors relative to the parcels. For an understanding of any potential development constraints, the following legend summarizes the general conditions impacting each parcel.

Table 9

DEVELOPMENT CONSTRAINT LEGEND	
Condition	Constraint
Wetland	<ul style="list-style-type: none"> ○ No wetland present ◐ Some wetland present ● Significant wetland present
Flood Plain	<ul style="list-style-type: none"> ○ No flood plain present ◐ Some flood plain present ● Significant flood plain present
Hazard Potential (Hazardous condition defined as an area with snow or land slide potential)	<ul style="list-style-type: none"> ○ Free of hazardous conditions ◐ Some hazardous conditions present ● Significant hazardous conditions present
Slope	<ul style="list-style-type: none"> ○ All 0% to 15% grade or slope ◐ Limited grade or slope but not in excess of 30% ● Predominately severe grade or slope equal to or in excess of 30%
Water service	<ul style="list-style-type: none"> ○ Public water service directly available ◐ Public water service within 1,000 ft or less ● Public water service not presently available
Sewer service	<ul style="list-style-type: none"> ○ Public sewer system directly available ◐ Public sewer service within 1,000 ft or less ● Public sewer service not presently available
Access	<ul style="list-style-type: none"> ○ Direct access to public streets available ◐ Ability to access to public streets available ● No available access to public streets



PARCEL NUMBER: 1419 **1997 ASSESSED VALUE:** \$40,000

ASSESSOR NUMBER: Fr. 6-D11-0-101-014-0, Fr. 6-D11-0-103-014-0

PARCEL DESCRIPTION: Fractions of Lot 212, U.S.S. 3545

PARCEL AREA: 15,600sq.ft. **PARCEL ZONING:** D1

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

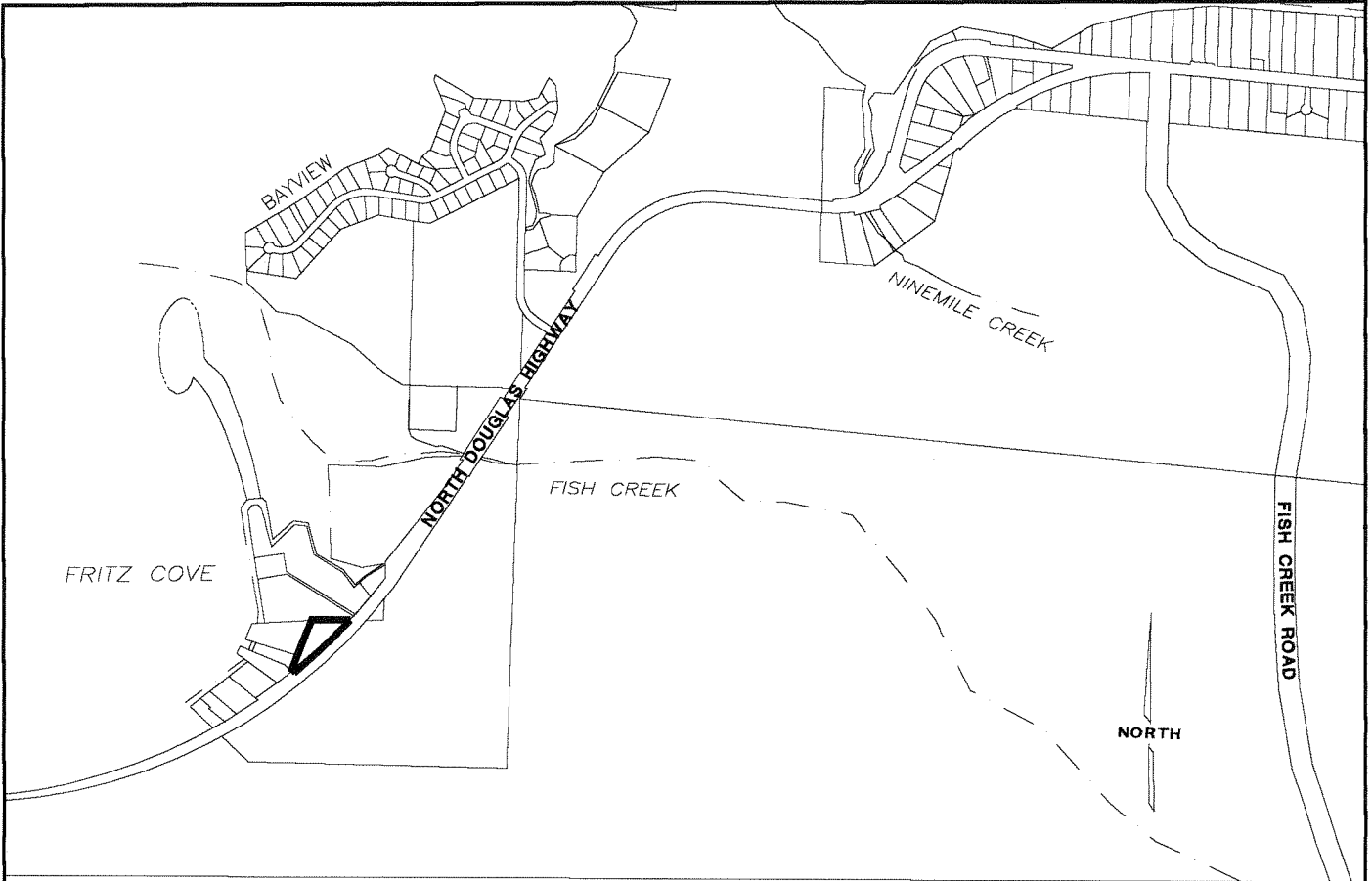
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: This lot has good views of the Mendenhall Game Refuge. A good building site also exists.

DISPOSAL RECOMMENDATION: Sell by sealed competitive bid.



PARCEL NUMBER: 1421

1997 ASSESSED VALUE: \$40,000

ASSESSOR NUMBER: 6-D12-0-112-008-0

PARCEL DESCRIPTION: Fraction Lot 2, Beachside, U.S.S. 3559

PARCEL AREA: 65,340 sq.ft.

PARCEL ZONING: RR

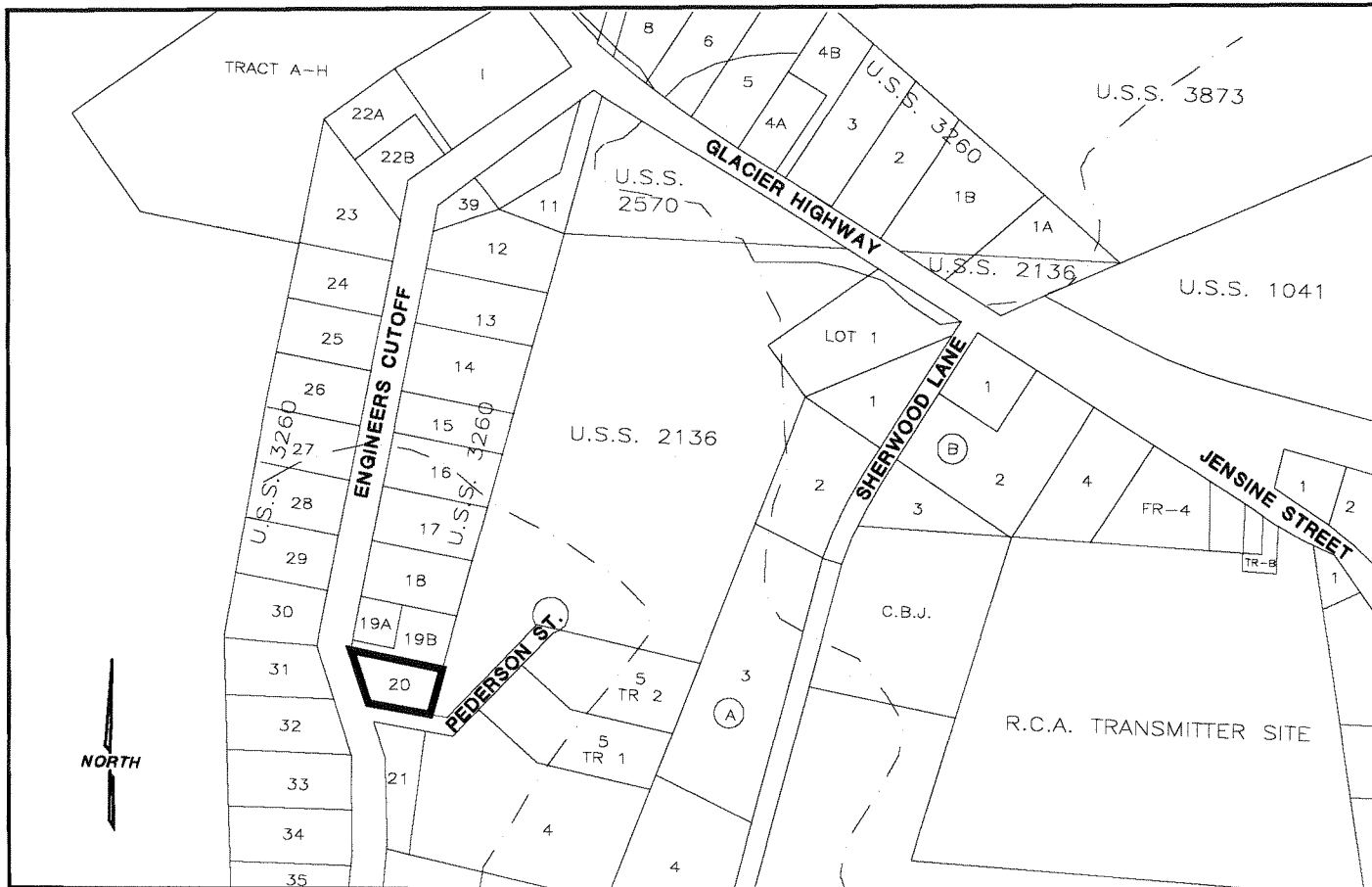
DEVELOPMENT CONSTRAINTS

- NATURAL CONDITIONS:**
- Wetland
 - Flood Plain
 - Hazard Potential
 - Slope

- INFRASTRUCTURE:**
- Water Service
 - Sewer Service
 - Access

COMMENTS: This property is best used as access to two adjacent privately owned parcels who depend on this lot for access.

DISPOSAL RECOMMENDATION: Dispose of by negotiated sale to adjacent owner(s).



PARCEL NUMBER: 0506

1997 ASSESSED VALUE: \$55,100

ASSESSOR NUMBER: 4-B17-0-114-011-0

PARCEL DESCRIPTION: Lot 20, U.S.S. 3260

PARCEL AREA: 33,752sq.ft.

PARCEL ZONING: D-1(T)D-3

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

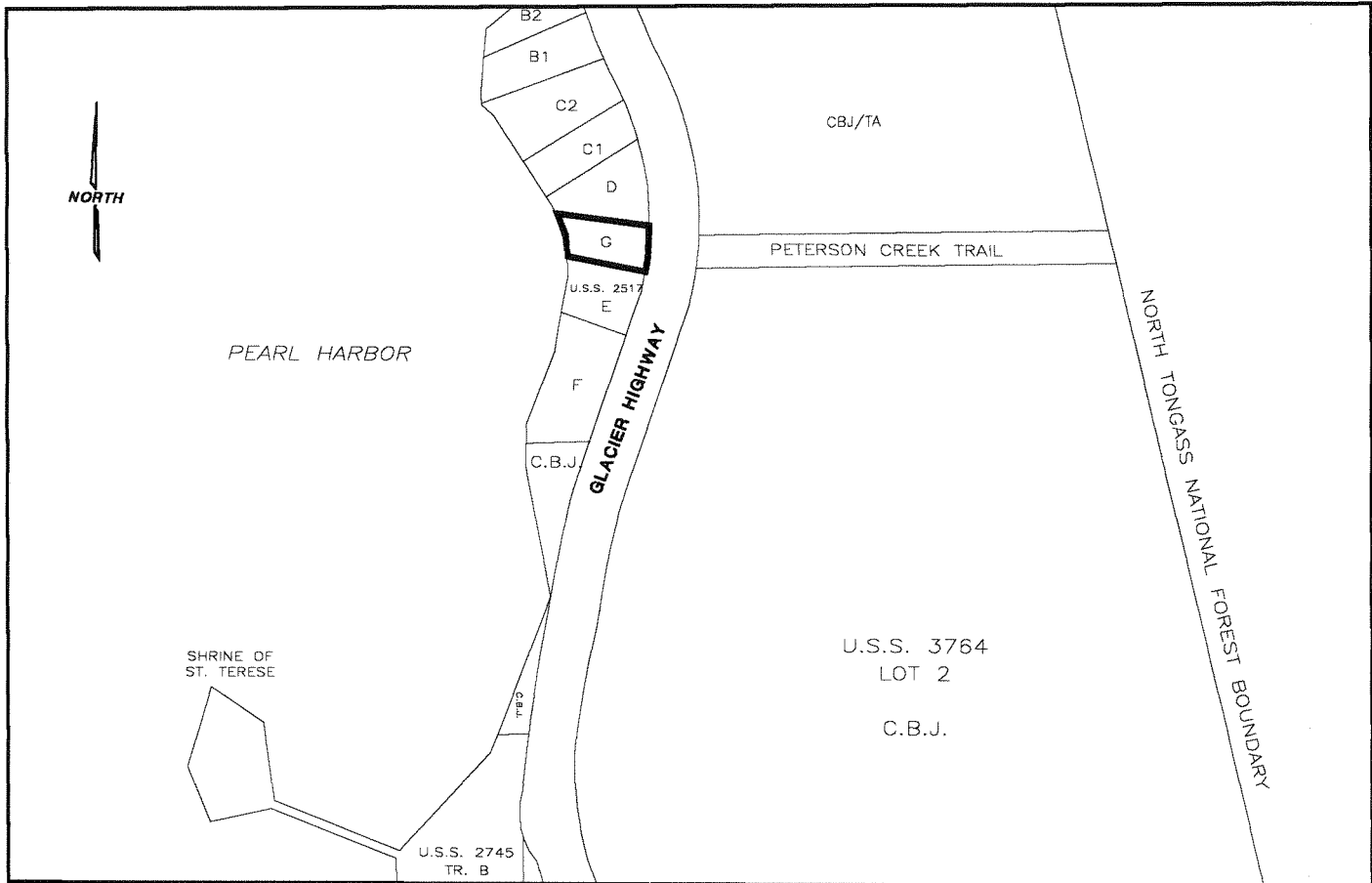
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: No utilities presently available except for electricity and water. This lot recently became available through settlement of the Mental Health lawsuit.

DISPOSAL RECOMMENDATION: Sell by lottery.



PARCEL NUMBER: 0006 **1997 ASSESSED VALUE:** \$105,000

ASSESSOR NUMBER: 3-B39-0-100-005-0

PARCEL DESCRIPTION: Lot G, U.S.S. 2517

PARCEL AREA: 30,056 sq.ft.

PARCEL ZONING: RR

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

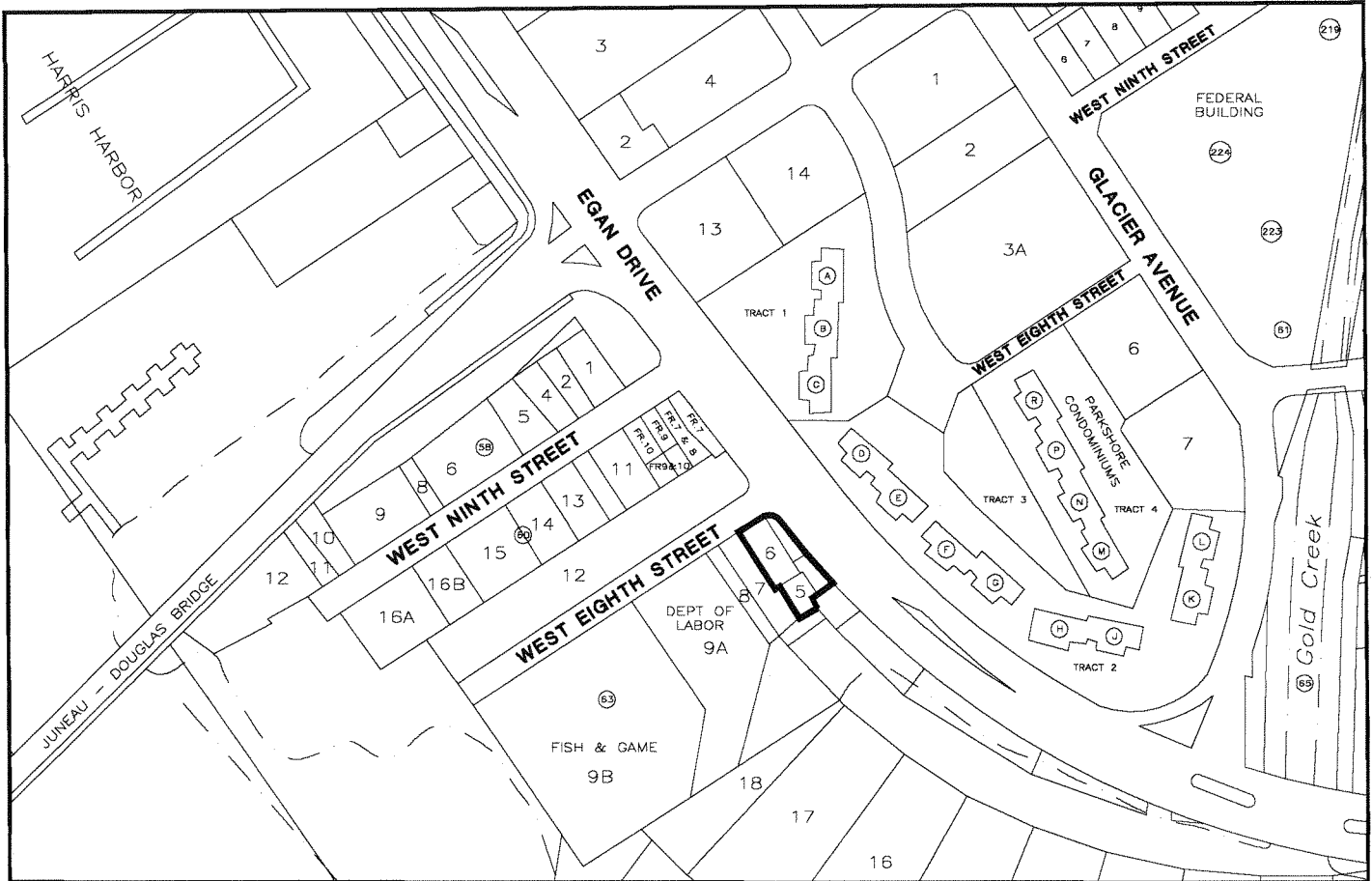
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: Possibility of eagle nest on this waterfront lot. This needs to be substantiated before attempting to sell. Public water and sewer will not be made available in near future. Lot on water with good access. This property is designated as a Natural Area Park. However, since being designated, the CBJ has agreed to accept a donation of 14 acres of nearby waterfront land which has superior attributes. This lot is surrounded by residences.

DISPOSAL RECOMMENDATION: Sell by sealed competitive bid.



PARCEL NUMBER: 1105

1997 ASSESSED VALUE: \$200,900

ASSESSOR NUMBER: 1-C06-0-K63-001-0

PARCEL DESCRIPTION: Fr. Lots 3-6, Block 63, Tidelands Addition

PARCEL AREA: 10,047 sq.ft.

PARCEL ZONING: GC

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

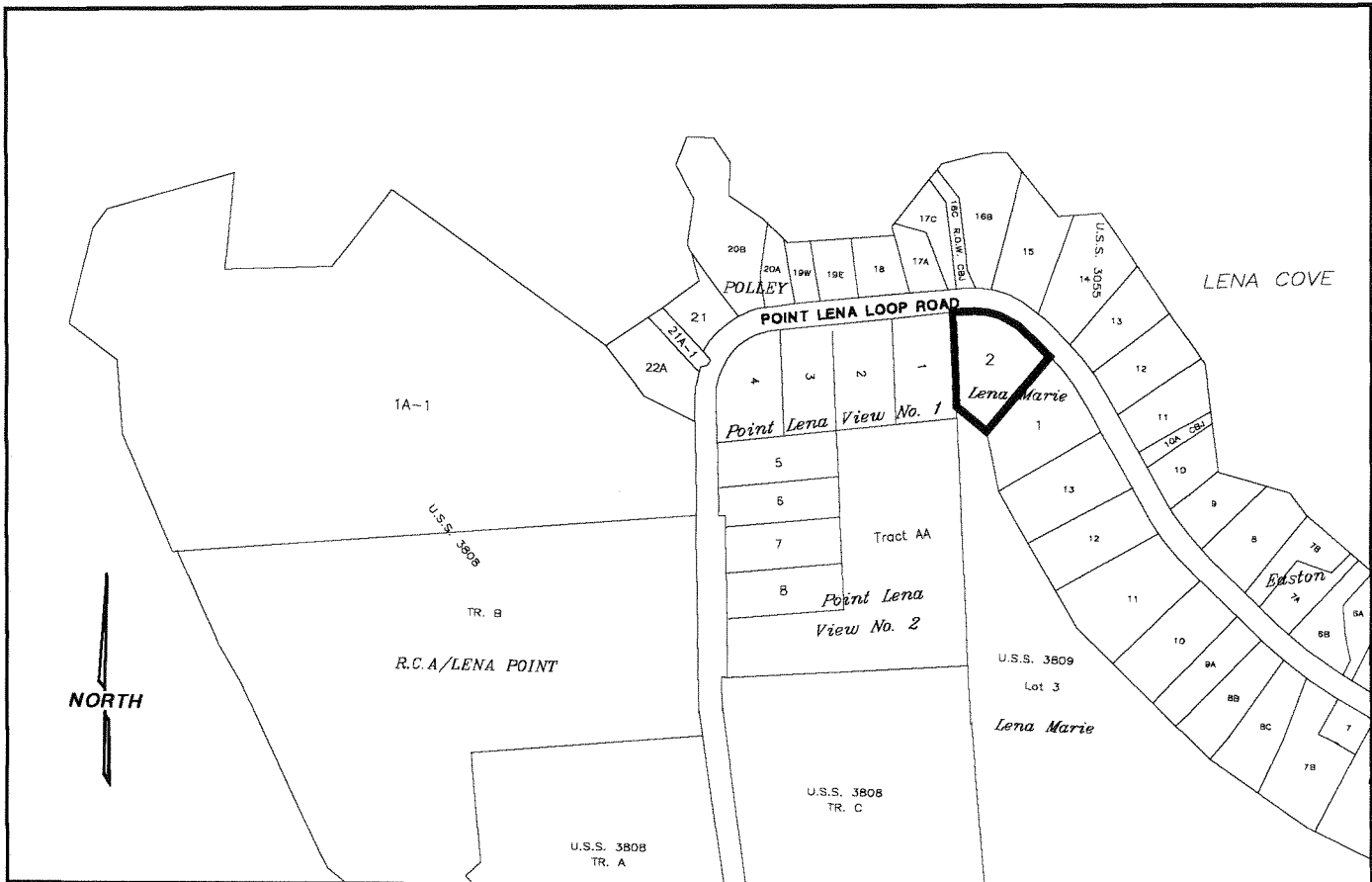
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: This property is too small to be developed on its own.

DISPOSAL RECOMMENDATION: Reserve those portions needed for a frontage road paralleling Egan Drive and dispose of the remainder of the parcels to adjacent property owner(s).



PARCEL NUMBER: _____ **1997 ASSESSED VALUE:** \$60,000

ASSESSOR NUMBER: 8-B35-0-105-002-0

PARCEL DESCRIPTION: Lot 2, Lena Marie Subdivision

PARCEL AREA: 1.45 acres

PARCEL ZONING: D-3

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

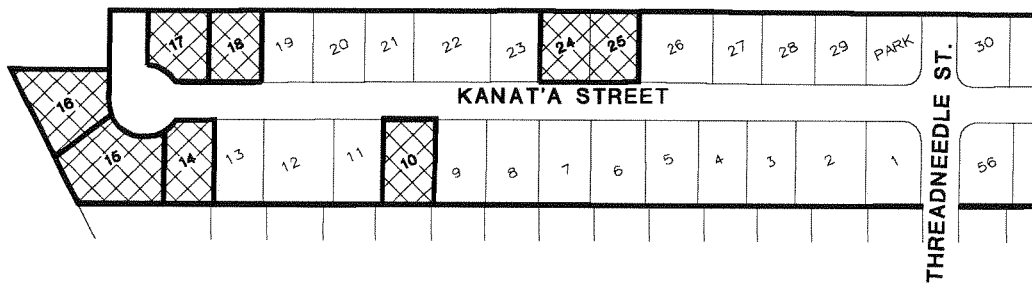
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

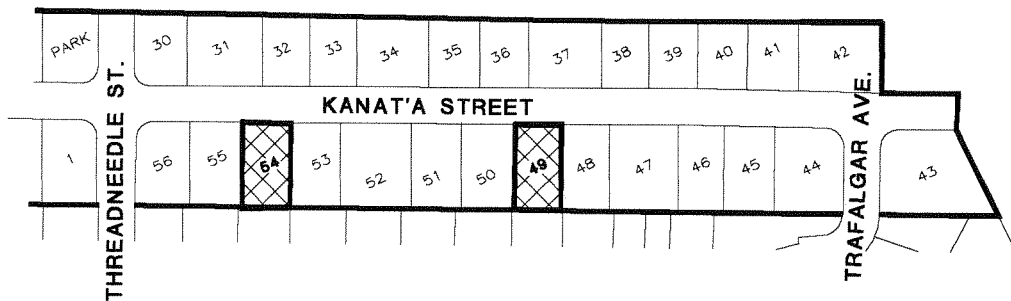
- Water Service
- Sewer Service
- Access

COMMENTS: This parcel did not sell in the last CBJ land sale.

DISPOSAL RECOMMENDATION: Sell by lottery.



Northern Portion



Southern Portion

PARCEL NUMBER: none **1997 ASSESSED VALUE:** \$45,000/lot

ASSESSOR NUMBER: 5-B24-0-200-010-0 thru 5-B24-0-200-055-3

PARCEL DESCRIPTION: Lots 10,14,15,16,17,18,24,25,49 and 54, S'lt'Tuwan Subdivision

PARCEL AREA: varies from 9,200 sq.ft. to 17,555 sq.ft.

PARCEL ZONING: D-5

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

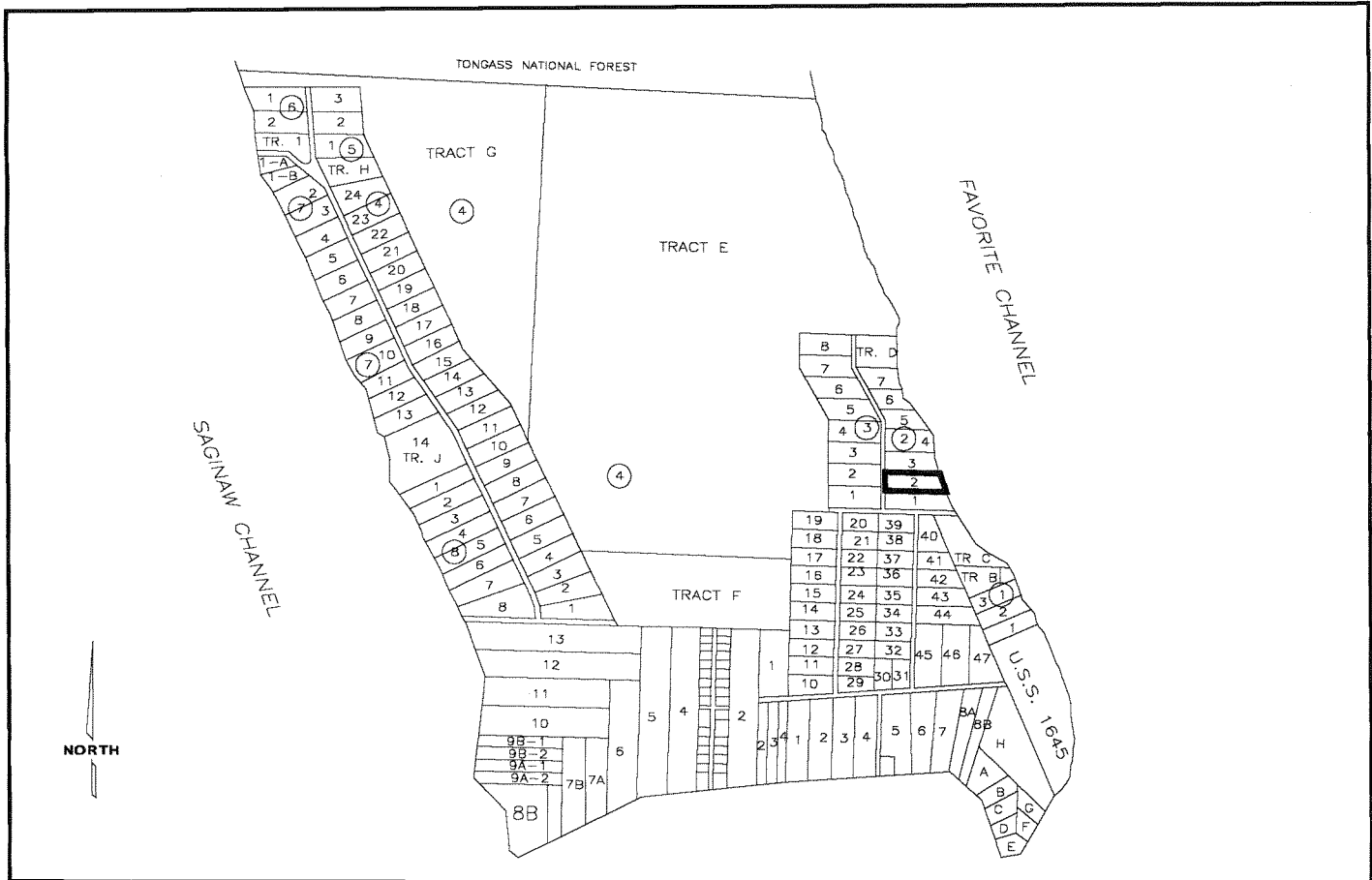
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: Individual lots are fully developed with all required infrastructure and are ready for immediate construction.

DISPOSAL RECOMMENDATION: To be sold by lottery except for Lots 26, 32, 33, and 42, which will be donated or sold.



PARCEL NUMBER: none

1997 ASSESSED VALUE: \$30,000

ASSESSOR NUMBER: 3-B35-1-802-002-0

PARCEL DESCRIPTION: Lot 2, Block 2, Shelter Island Subdivision

PARCEL AREA: 3.07 acres

PARCEL ZONING: D-1

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

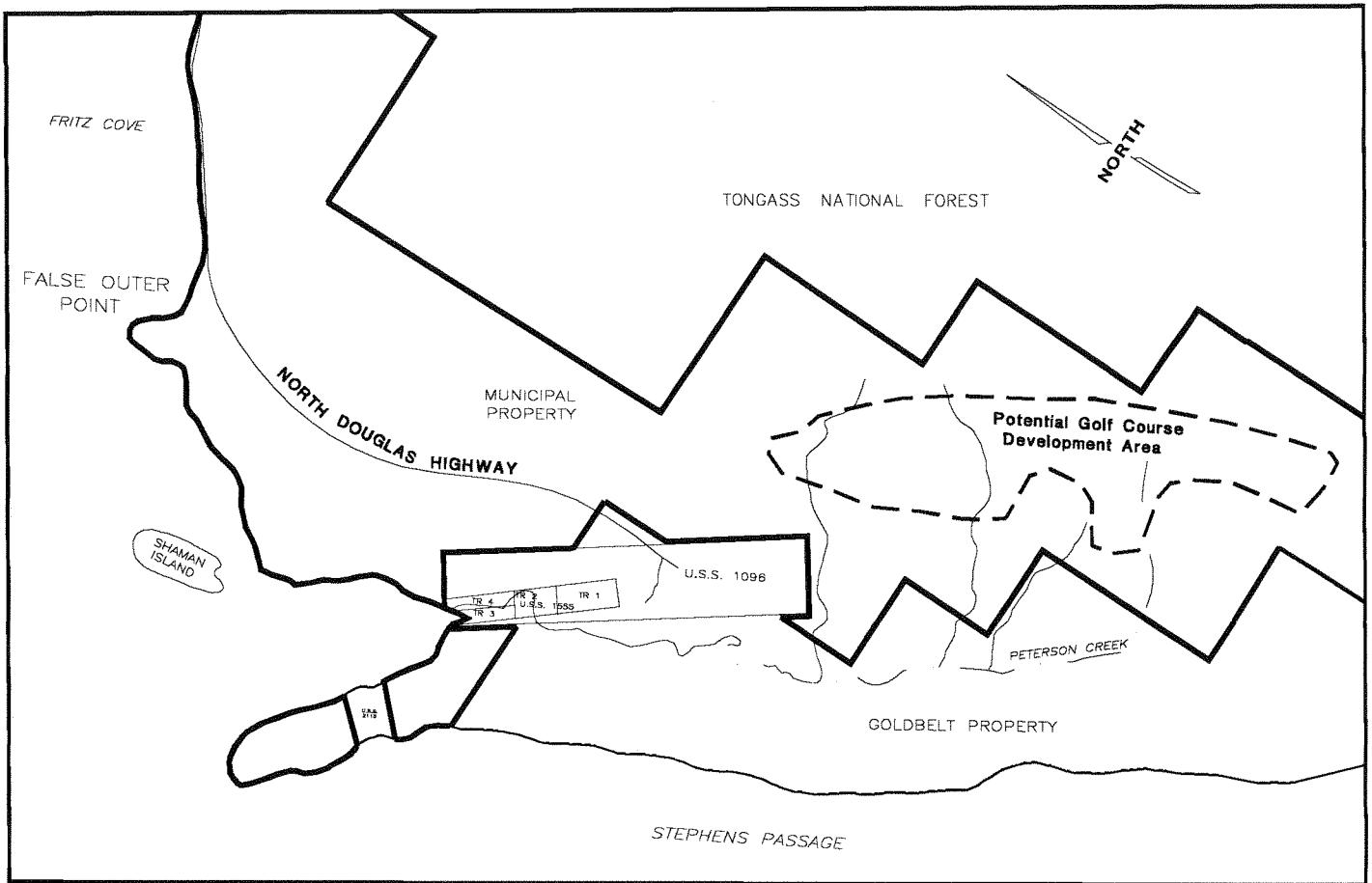
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: Both the CBJ and Alaska Mental Health Trust claim to own this parcel.

DISPOSAL RECOMMENDATION: If the City prevails in asserting its claim, this parcel should be sold by sealed competitive bid.



PARCEL NUMBER: 1470

1997 ASSESSED VALUE: \$500,000

ASSESSOR NUMBER: 3-D13-0-100-001-0

PARCEL DESCRIPTION: Unsubdivided portion of a 3500 acre tract

PARCEL AREA: approx. 200 acres

PARCEL ZONING: RR

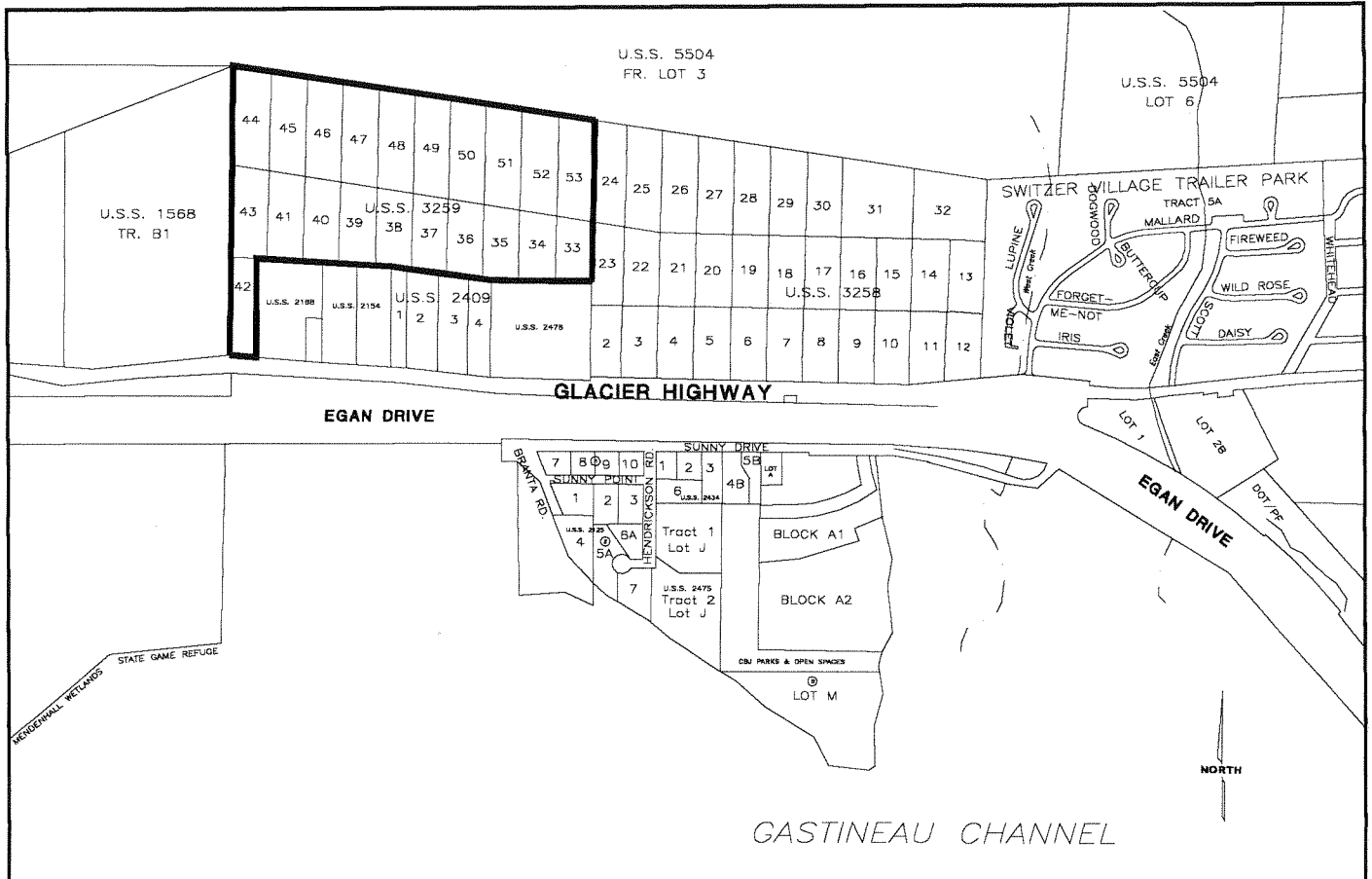
DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:
 Wetland
 Flood Plain
 Hazard Potential
 Slope

INFRASTRUCTURE:
 Water Service
 Sewer Service
 Access

COMMENTS: The Assembly has authorized the sale of this land to a non-profit organization for a municipal golf course. Negotiations are ongoing. The developer has the option of developing housing adjacent to the golf course.

DISPOSAL RECOMMENDATION: Complete the negotiated sale.



PARCEL NUMBER: 0815 **1997 ASSESSED VALUE:** \$1,020,800

ASSESSOR NUMBER: 5-B14-0-100-012-0

PARCEL DESCRIPTION: Lots 33 to 53, U.S.S. 3259

PARCEL AREA: 29.74 acres

PARCEL ZONING: LC

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

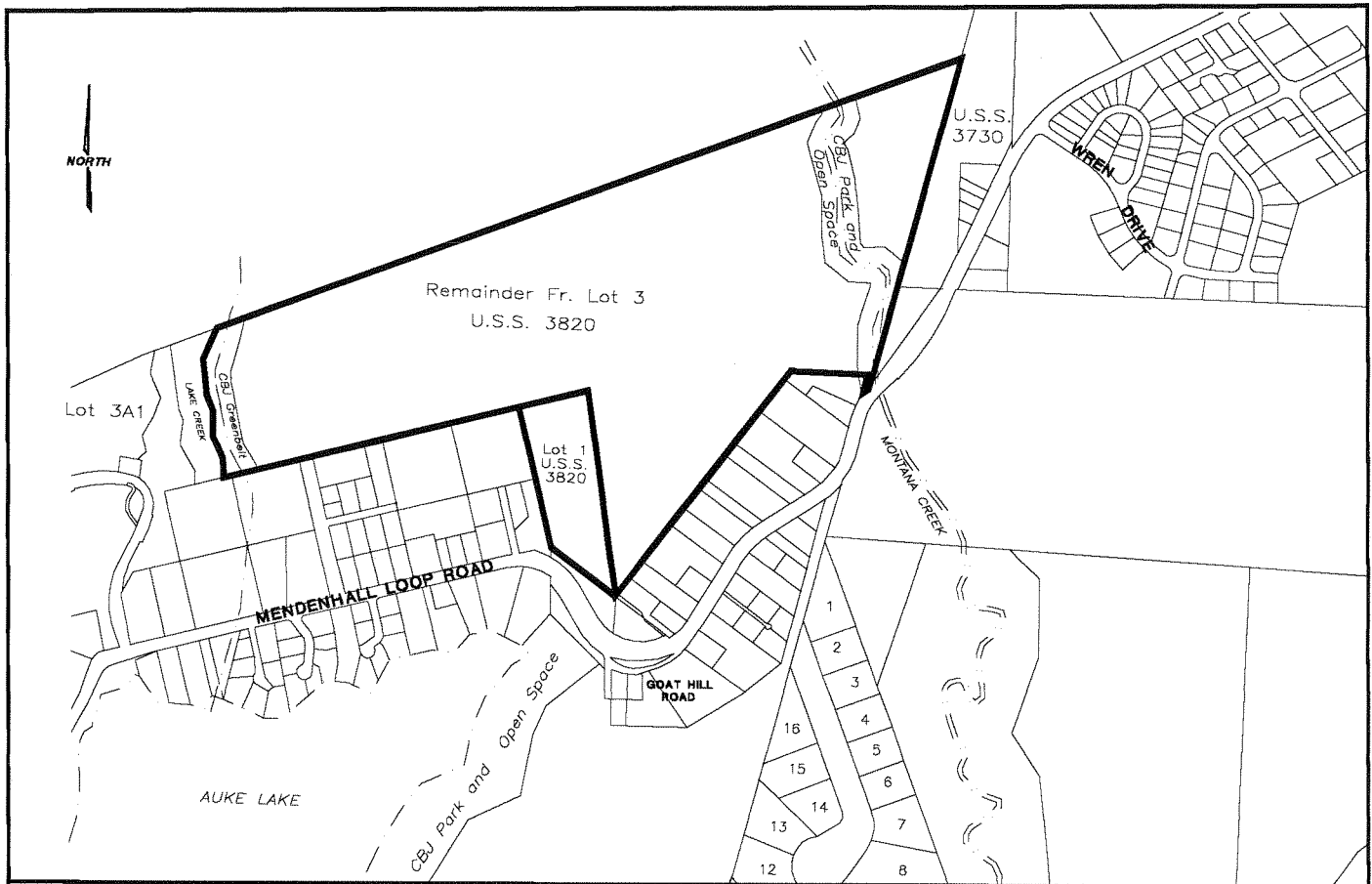
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: This parcel was recently acquired through a land exchange with the Mental Health Trust. A ten acre site adjacent to the D.O.T./P.F. offices was donated to the National Guard for construction of a new armory. The only access to the property is through Lot 42. This is the most readily developable large tract of land in the CBJ inventory.

DISPOSAL RECOMMENDATION: Prepare sketch plat plan for phased development. Sell by public/private agreement.



PARCEL NUMBER: 0400(b), 0401 **1997 ASSESSED VALUE:** \$1,855,200

ASSESSOR NUMBER: 4-B27-0-108-012-0, 013-0

PARCEL DESCRIPTION: Lot 1 and Fraction of Lot 3, U.S.S. 3820

PARCEL AREA: 179.82 acres

PARCEL ZONING: D3, D1(T)D5

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

- Wetland
- Flood Plain
- Hazard Potential
- Slope

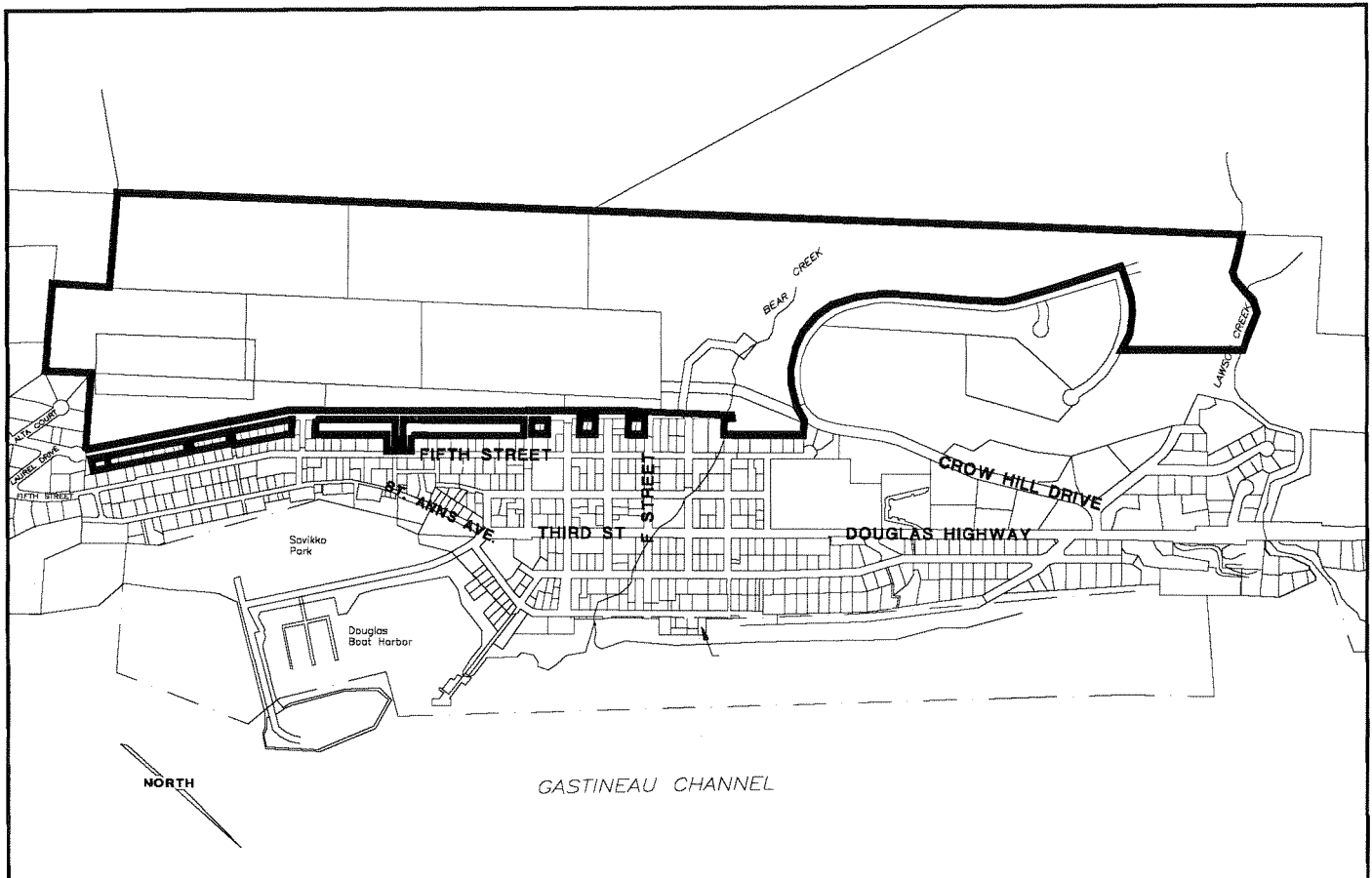
INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: Extensive class A wetlands located on this parcel. However, appears feasible to develop a 30 lot subdivision adjacent to the All Season Subdivision. The manager has been authorized to negotiate the sale of the easterly portion of this property to the owner of the All Season Subdivision.

DISPOSAL RECOMMENDATION: Negotiate the sale of 67 acres west of Montana Creek to the developer of the All Season Subdivision.

Parcels for Long Term Disposal



PARCEL NUMBER: 1222,1223,1224,1225,1240
 1247,1248,1249,1261,1291

1997 ASSESSED VALUE: \$1,138,800

ASSESSOR NUMBER: 2-D04-0-100-001-0,002-0; T10-002-0,003-0; T11-003-0,004-0; T37-010-016-0
 T38-010-0; T39-001-0; T40-001-0,002-0; T48-049-062-0; 2-D04-0-C05-002-0

PARCEL DESCRIPTION: U.S.M.S. 98,99,100,109,110,111,1448; Lots 2&3, Blk.10; Lots 3&4, Blk.11; Lots 2,4,6,8,10,
 12,16, Blk.37; Fr. Blk.38; Fr. Blk.39; Lots 2&4, Blk.40; Lots 70-83, Blk.48, Tract CH-2, Emerald Subdivision

PARCEL AREA: approx. 164 acres

PARCEL ZONING: D-5, RR

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

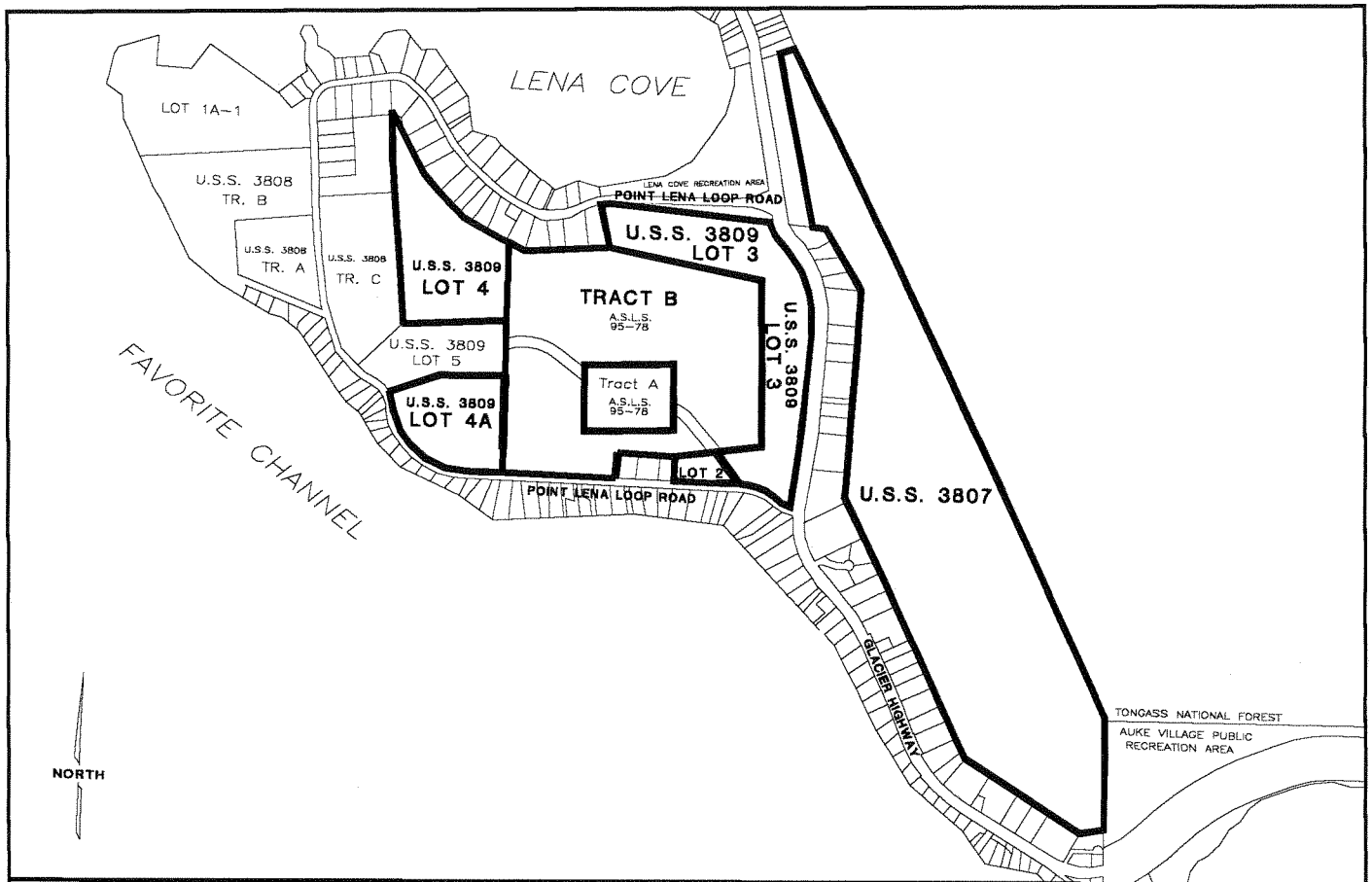
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: The Mental Health Trust has rights to select a portion of this property equal to \$950,000 in value. Once this selected area is determined, the remainder of the property can be sold.

DISPOSAL RECOMMENDATION: Sell portion not selected by Mental Health Trust by private/public agreement.



PARCEL NUMBER: 0135, 0136, 0155, 0156, 0158 **1997 ASSESSED VALUE:** \$5,589,400

ASSESSOR NUMBER: 8-B33-0-101-013-0, 014-0, 015-0, 016-0; 8-B34-0-100-010-0

PARCEL DESCRIPTION: Lots 2,3,4 and 4A, U.S.S. 3809; Tract B, A.S.L.S.95-78, U.S.S.3807

PARCEL AREA: 335.73 acres

PARCEL ZONING: D3

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

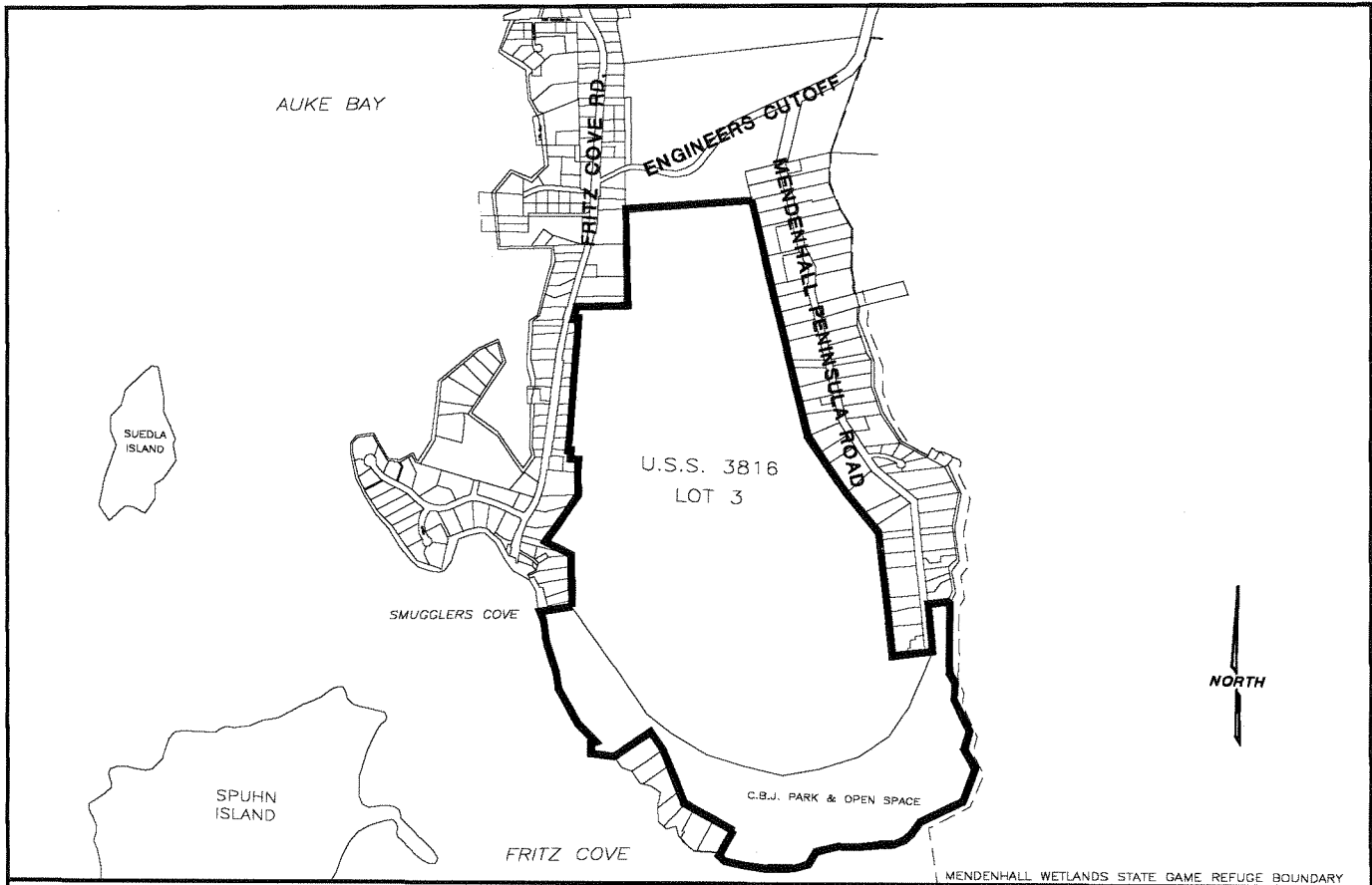
- Wetland ●
- Flood Plain ○
- Hazard Potential ○
- Slope ●

INFRASTRUCTURE:

- Water Service ○
- Sewer Service ●
- Access ○

COMMENTS: A subdivision proposal for 90-130 lots has been prepared for the land encircled by Point Lena Loop Road and upland of the private lots north of Glacier Highway. A water reservoir needs to be constructed to serve upper elevation lots. Additionally a community sewer outfall needs to be constructed. The land east of Glacier Highway is currently being accessed by the By-Pass project. Approximately 30 lots can be developed in the southerly portion. The northerly portion has extensive wetland areas surrounding Picnic Creek. The water reservoir and community sewer are also needed to develop this area.

DISPOSAL RECOMMENDATION: Sell Point Lena Loop and Auke Rec by-pass parcels by public/private agreement once water is installed.



PARCEL NUMBER: 0520 **1997 ASSESSED VALUE:** \$2,596,100

ASSESSOR NUMBER: 4-B19-0-107-001-0

PARCEL DESCRIPTION: Fraction Lot 3, U.S.S. 3816

PARCEL AREA: 259.6 acres

PARCEL ZONING: RR

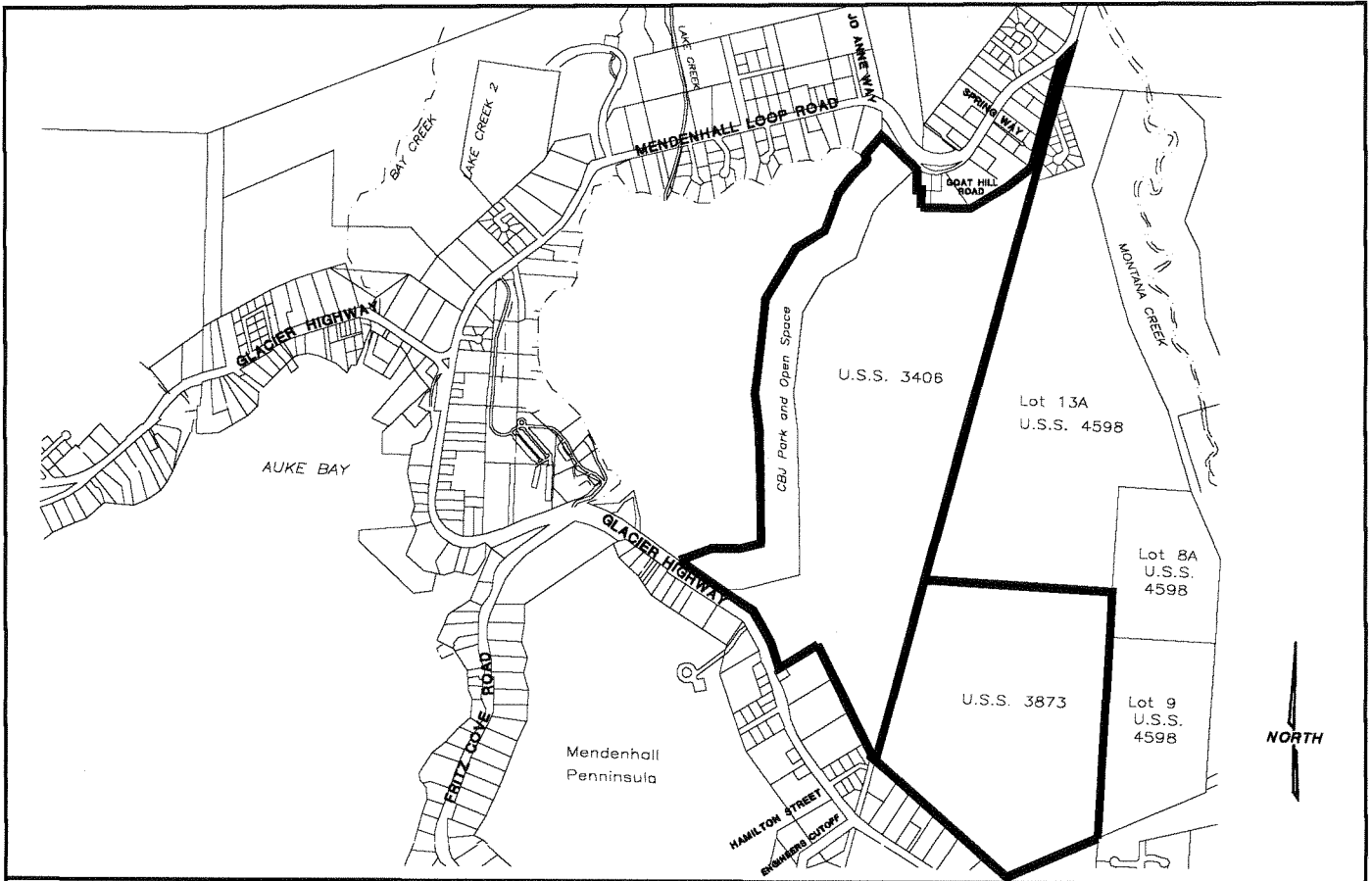
DEVELOPMENT CONSTRAINTS

- NATURAL CONDITIONS:**
- Wetland
 - Flood Plain
 - Hazard Potential
 - Slope

- INFRASTRUCTURE:**
- Water Service
 - Sewer Service
 - Access

COMMENTS: Public sewer is needed before this parcel can be developed. A greenbelt will be retained along the shoreline of Fritz Cove. Airport noise impacts need to be considered in the subdivision design. A preliminary plat for a 331 lot subdivision was approved by the Planning Commission in 1979.

DISPOSAL RECOMMENDATION: Develop the northern portion for future residential development. Southern portion is to be retained for park/open space.



PARCEL NUMBER: 0420, 0440

1997 ASSESSED VALUE: \$1,215,000

ASSESSOR NUMBER: 4-B22-0-101-001-0, 010-0

PARCEL DESCRIPTION: U.S.S. 3873, Fraction U.S.S. 3406

PARCEL AREA: 352.56 acres

PARCEL ZONING: D1(T)D5

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

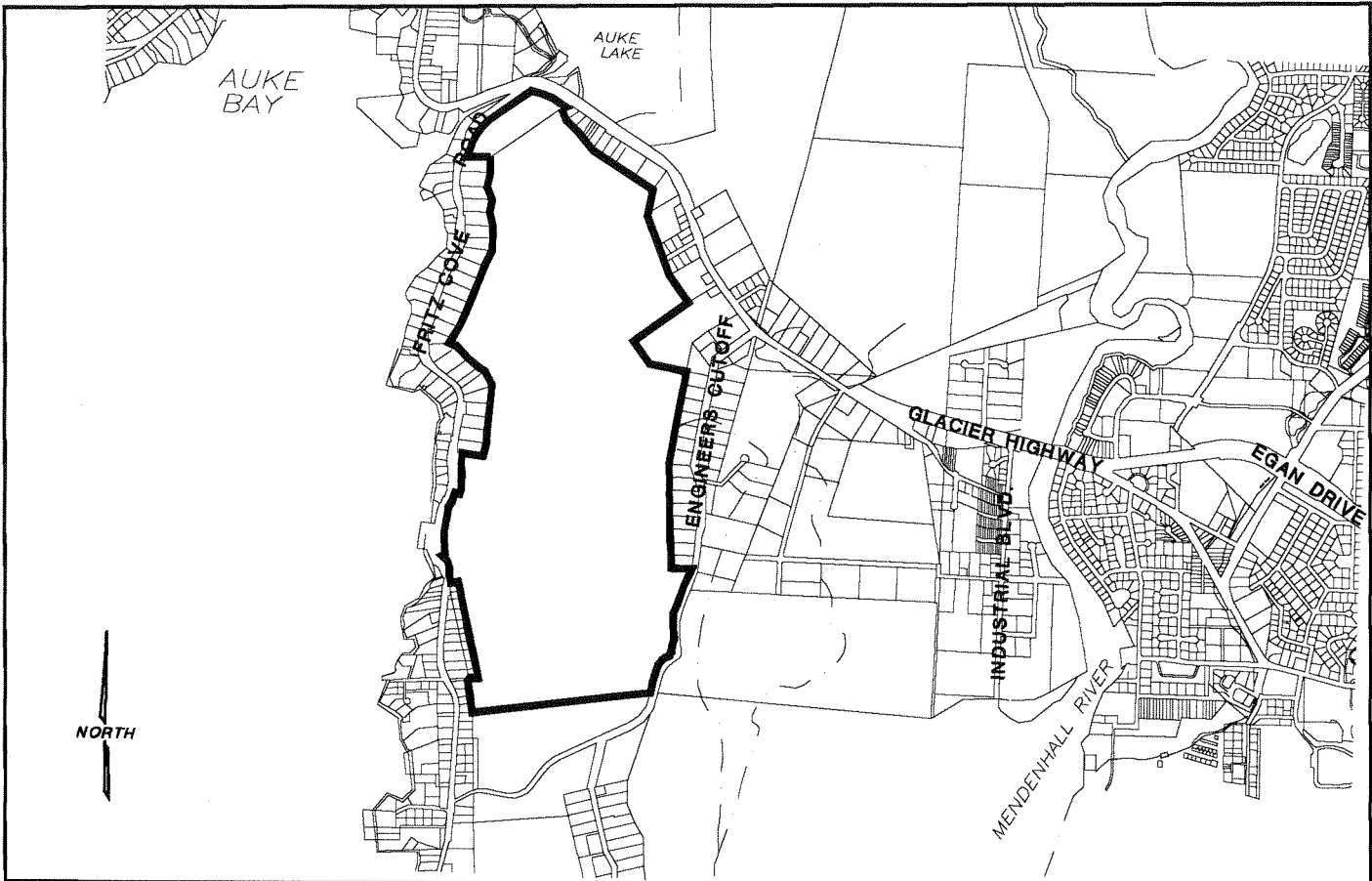
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: A joint development plan should be prepared with the University of Alaska which owns Lots 8A, 9 and 13A U.S.S.4598. Public sewer is needed before development can occur. A greenbelt will be reserved along the shore of Auke Lake to the top of the ridge.

DISPOSAL RECOMMENDATION: Conduct subdivision feasibility study with the University of Alaska and prepare sketch plat for future development.



PARCEL NUMBER: 0510

1997 ASSESSED VALUE: \$2,033,300

ASSESSOR NUMBER: 4-B23-0-101-017-0

PARCEL DESCRIPTION: Fraction of U.S.S. 3817

PARCEL AREA: 406.66 acres

PARCEL ZONING: D-1(T)D-3

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

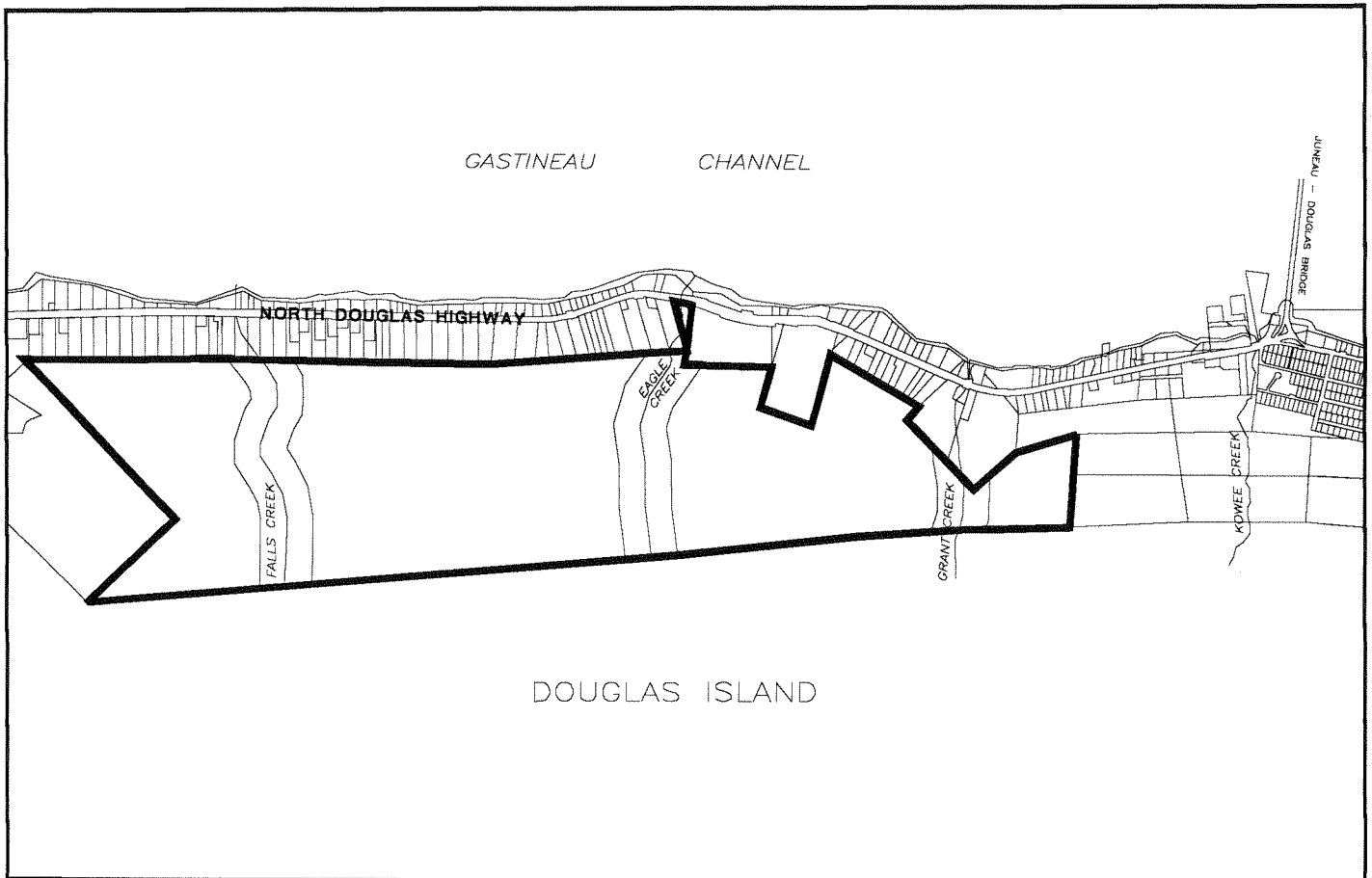
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: This parcel contains numerous areas of steep slopes. The southern area is impacted by the airport flight path. Sewer is needed before development can occur.

DISPOSAL RECOMMENDATION: Conduct subdivision feasibility study once public sewer is available.



PARCEL NUMBER: 1430

1997 ASSESSED VALUE: \$446,800

ASSESSOR NUMBER: 6-D06-1-100-001-0

PARCEL DESCRIPTION: U.S.S. 4605

PARCEL AREA: 654.71 acres

PARCEL ZONING: RR

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

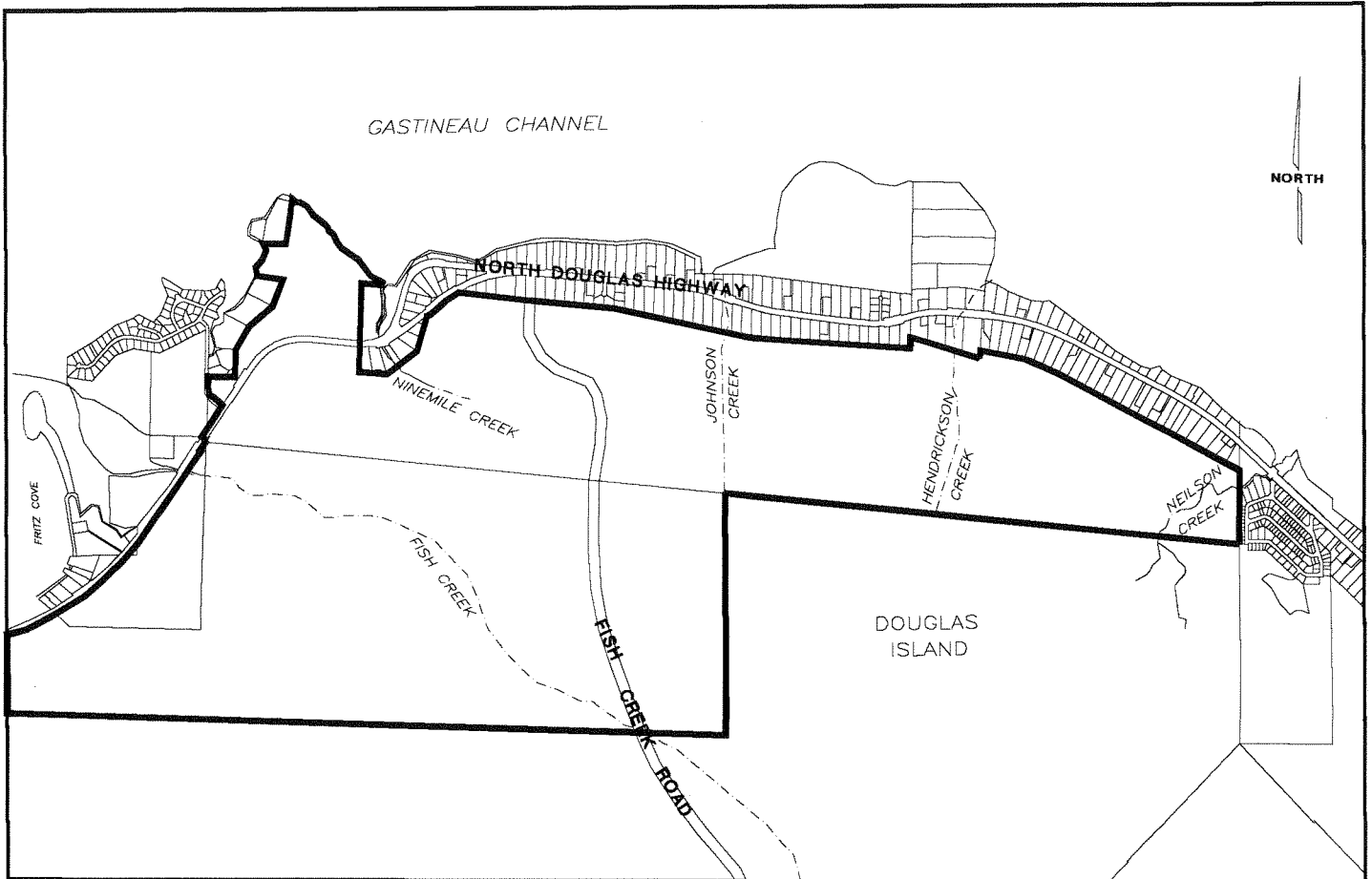
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: Muskeg and greenbelts along several streams will be kept in public ownership. Some steep slopes. Development can take place once public sewer and the Bench Road are constructed.

DISPOSAL RECOMMENDATION: Phased disposal once public sewer and the Bench Road are available.



PARCEL NUMBER: 1420 **1997 ASSESSED VALUE:** \$3,267,100

ASSESSOR NUMBER: 6-D10-1-100-001-0

PARCEL DESCRIPTION: Lots 1 & 2, U.S.S. 3559; Lot 1, U.S.S. 5504

PARCEL AREA: 2,171 acres

PARCEL ZONING: RR

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

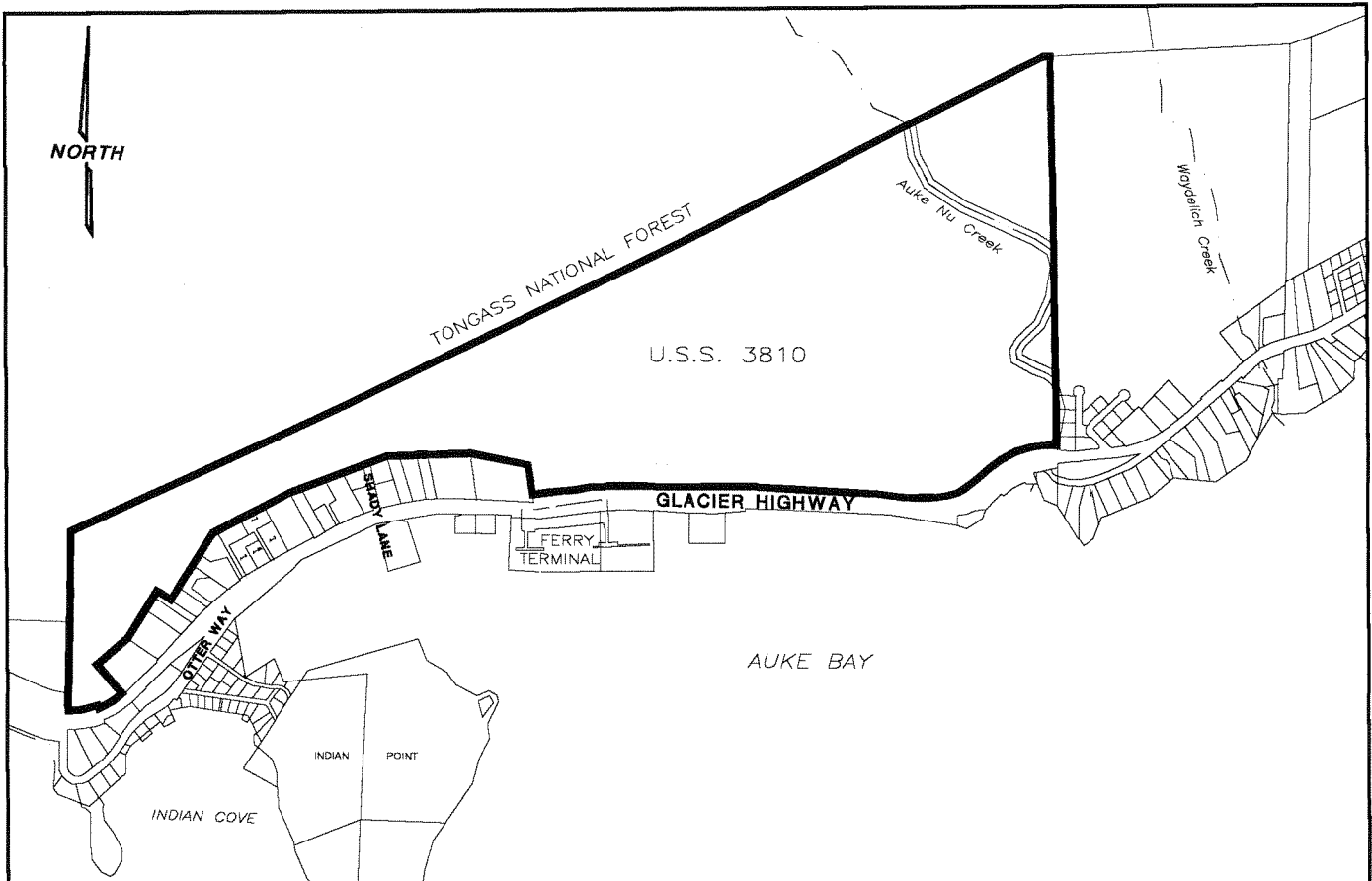
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: Extensive muskeg and greenbelts along streams will be retained in public ownership. The remaining upland areas can be developed once the Bench Road and sewer are constructed.

DISPOSAL RECOMMENDATION: Phased disposal once public sewer and the Bench Road are available.



PARCEL NUMBER: 0201 **1997 ASSESSED VALUE:** \$1,562,200

ASSESSOR NUMBER: 4-B30-0-102-002-0

PARCEL DESCRIPTION: Lot 1, U.S.S. 3810

PARCEL AREA: 310 acres

PARCEL ZONING: RR

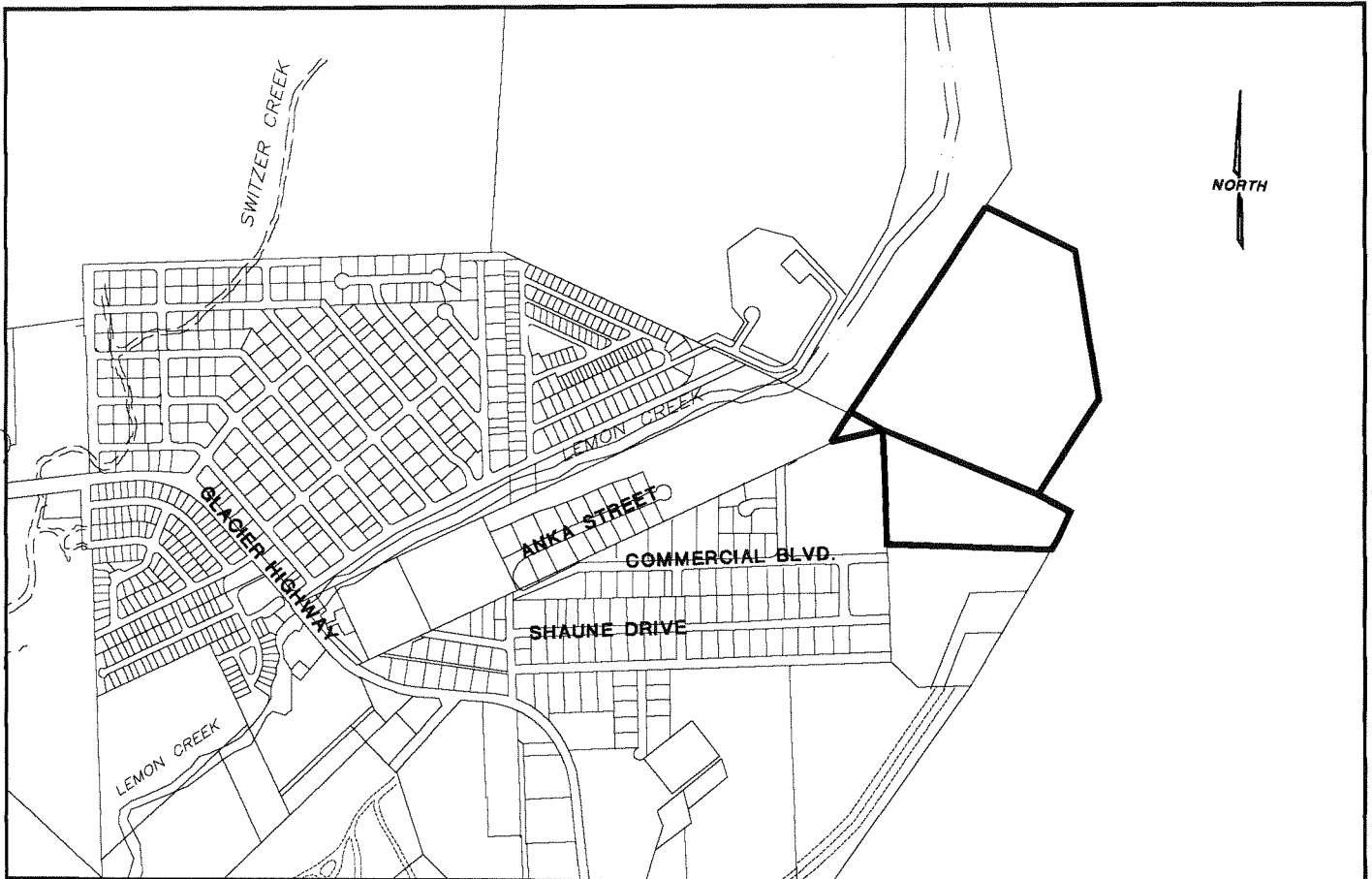
DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:
 Wetland
 Flood Plain
 Hazard Potential
 Slope

INFRASTRUCTURE:
 Water Service
 Sewer Service
 Access

COMMENTS: Extensive steep slopes between Auke Nu Creek and the Ferry Terminal. The land northeast of Auke Nu Creek can be combined with adjacent private property. The area west of the Ferry Terminal can be developed when suitable access is obtained.

DISPOSAL RECOMMENDATION: Dispose of area west of Ferry Terminal.



PARCEL NUMBER: 0830, 0831, 0835

1997 ASSESSED VALUE: \$1,092,600

ASSESSOR NUMBER: 5-B12-0-104-001-0; 002-0; 003-1

PARCEL DESCRIPTION: Lot 5, Fr. Lot 4, U.S.S. 5504; Tract A, U.S.S. 7297

PARCEL AREA: 41.33 acres

PARCEL ZONING: I

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

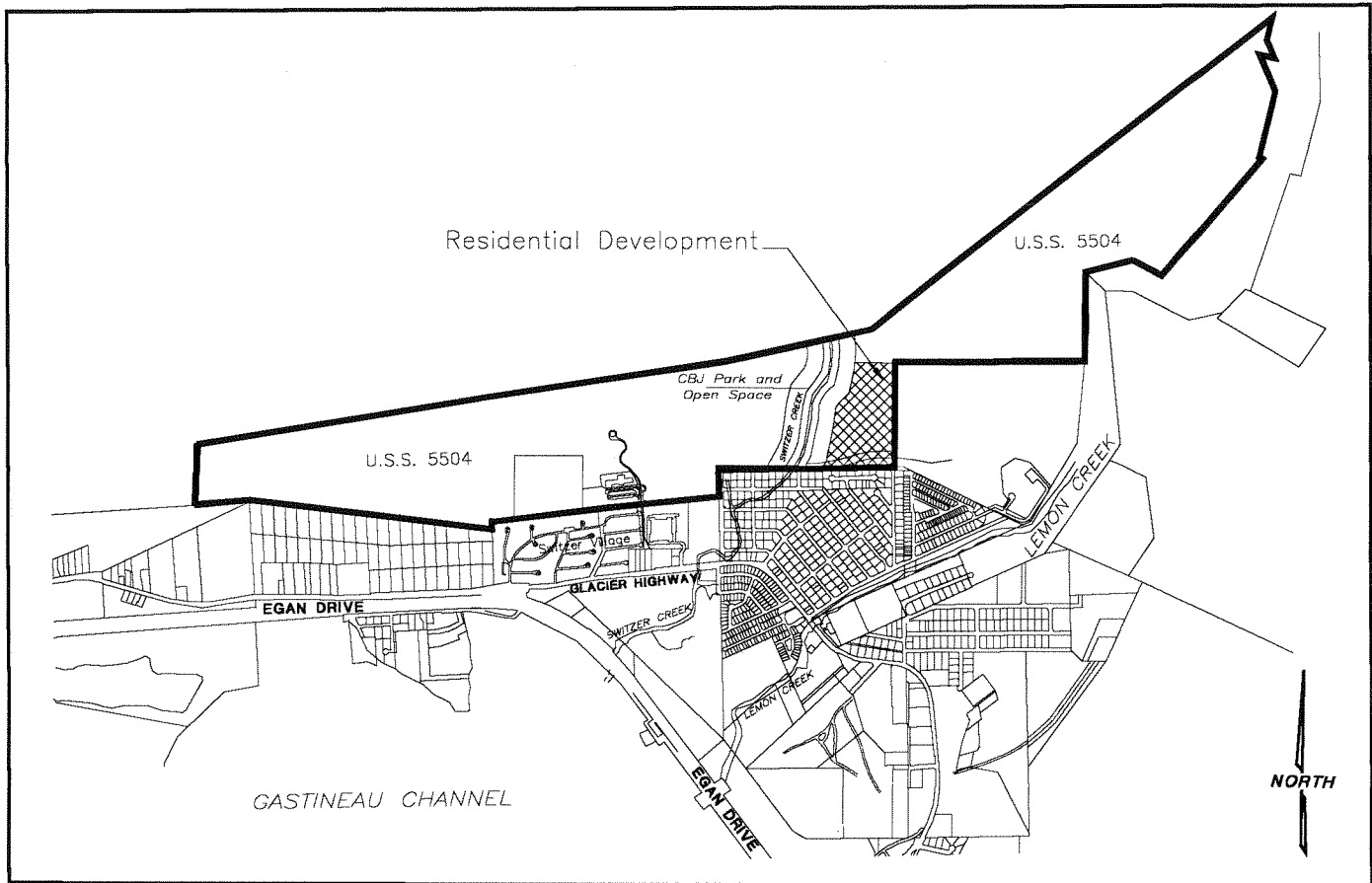
- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: This parcel contains the Lemon Creek gravel pit which provides gravel for public projects. Approximately 1,500,000 tons of gravel remain which will take 15 years to remove.

DISPOSAL RECOMMENDATION: Dispose of land for industrial subdivision as gravel is removed.



PARCEL NUMBER: 0820, 0832 **1997 ASSESSED VALUE:** \$8,648,700

ASSESSOR NUMBER: 5-B14-0-100-017-0; 5-B12-0-104-003-2; 5-B13-0-113-000-0

PARCEL DESCRIPTION: Tr. A1-A, Fr. Lot 4, Lot 6, U.S.S. 5504

PARCEL AREA: 920.37 acres **PARCEL ZONING:** D-5, D-15

DEVELOPMENT CONSTRAINTS

NATURAL CONDITIONS:

- Wetland
- Flood Plain
- Hazard Potential
- Slope

INFRASTRUCTURE:

- Water Service
- Sewer Service
- Access

COMMENTS: A subdivision feasibility study has been completed. The land west of Switzer Village is too steep to develop. An area north of Pinewood Park can be developed for residential use with access from Mountain Ave. The area north of the Lemon Creek Prison should be reserved for gravel extraction and a future landfill. The gravel extraction areas can be sold once the gravel is removed.

DISPOSAL RECOMMENDATION: Develop subdivision in area north of Pinewood Park between Switzer Creek and Lemon Creek Jail.

Process for Disposing of Large Tracts

Process for Disposing of Large Tracts

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

Delineation of Disposal Site

Delineate areas within the larger tract of land which appear most suitable for residential or other development. Lands to be set aside for trails, greenbelts and open spaces, schools and other public uses will be generally identified. This information will be used to help agencies focus their examination and analysis during the agency review process. This stage may also include an environmental evaluation. This delineation of sites would be the responsibility of those reasonable for the management of the land in question along with Lands and Resources. At this point it may be appropriate to request the assistance of a consulting firm to assist in determining the feasibility of development and identification of potential developable sites within a larger tract.

Agency Review

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

Preliminary Title Report

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

Topographic Mapping

This preliminary topographic work should be of sufficient detail to prepare the layout of roads (at five-foot contours). Road corridors should be flagged at this stage. The topographic mapping standards need to be developed and an engineering consultant hired to accomplish this work.

Sketch Plat

A consultant will prepare a sketch plat of the entire site to be reviewed by the Planning Commission. Final approval is given by CBJ staff. This sketch plat may also be commissioned by the CBJ if deemed appropriate.

Reservation of Public Use Lands

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

Market Assessment

An assessment of current market conditions will be done to evaluate the feasibility and desirability of the proposed land disposal. The assessment will be a combination of examining the availability of vacant private lots, pricing, location and types of property, as well as subdivision permitting activity. The goal will be to not unreasonably compete with the private sector.

Public Workshop

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

Conveyance of Property

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

Preliminary Plat

The preliminary plat will show more detailed information about that portion of the land to be immediately subdivided, including lot dimensions, lot and block layout.

The developer will be responsible for gathering data on the following:

- *Soils.* Soils data compilation.
- *Sewer.* Approved on-lot waste disposal approval (or community system).
- *Topography.* Detailed topographic work (at two-foot contours) which verifies the accuracy of the previous topographic analysis.
- *Conditional Use Permit.* Obtaining a Conditional Use Permit from the Planning Commission.
- *Construction Plan.* Obtaining CBJ Engineer's approval of the preliminary construction plan, if submitted.

Construction Design

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

Final Plat Approval

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

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

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

Methods of Disposal

Methods of Disposal

The Municipal Code authorizes CBJ land to be disposed of in a variety of ways, including the following: lease, lottery sale, auction, over-the counter sale, negotiated development sale, sealed competitive bid; and land exchange.

Leases, Land Exchanges, and Over-the-Counter Sales

The plan focuses on the systematic disposal of CBJ property to stimulate a variety of residential development types. Therefore, land leases which are appropriate for tidelands and commercial/industrial development, are not addressed.

Similarly, land exchanges are not covered. However, it is recognized that at some point the CBJ will likely have opportunities which will involve the exchanges of property. This has proven to be an important method for both disposal and acquisition of land.

Over-the-counter sales will be most useful as a means of re-offering lots which did not sell in original land disposal programs such as lotteries, auctions, etc. An over-the-counter program can readily be developed, as needed. This method allows for the direct sale of land to the public at a fixed pre-determined price. Price determination can include conditions and incentives to promote the sale and insure the use. This offering would be open to the general public.

Lotteries

The Municipal Code describes two types of lotteries. In the first type of lottery, an interested person would file a lottery application for the specific lot desired. Applicants are limited to one application per person per lot. This system allows every interested person an equal chance to win the opportunity to purchase the specific lot. The second lottery method involves the drawing of names with those individuals whose names are drawn receiving the right to select and purchase a lot from a group of identified parcels.

Unique features of the CBJ's lottery program include the requirement that the applicant be an individual (not a corporation), and that only one lottery parcel may be purchased from the CBJ during a ten year period.

Auctions

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

The auction disposal is distinct from the lottery in two key ways. First, corporations as well as individuals may participate. Second, an individual or corporation may purchase one parcel at each auction instead of purchasing one parcel every ten years.

Sealed Competitive Bids

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

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

Negotiated Sales

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

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

Selection of Disposal Methods

In instances where the CBJ wants to maximize revenues, the competitive bid method is the most appropriate method to use. This is particularly useful for view property. However, lotteries are the preferred method for the purpose of providing affordable building lots. Lotteries allow lots to be sold at a set price and have the affect of stabilizing land values.

Table 10

**Land Disposal Methods
(CBJ 53.09.200-260)**

Type of Sale	Application Requirements	Applicant's Qualifications	Sale Price	Payment Terms	Frequency of Participation	Comments
Lotteries	<ul style="list-style-type: none"> One application per person per parcel or pool of parcels Application fee \$15 each 	<ul style="list-style-type: none"> Individual, 18 years or older 	<ul style="list-style-type: none"> Appraised value 	<ul style="list-style-type: none"> 5% down 5% within 30 days Ten equal annual payments 	<ul style="list-style-type: none"> One lottery parcel every ten years 	
Auctions	<ul style="list-style-type: none"> Prior registration 	<ul style="list-style-type: none"> Individual, 18 years or older, have an Alaskan domicile Corporation registered to do business in Alaska 	<ul style="list-style-type: none"> Highest bid Minimum bid is appraised value 	<ul style="list-style-type: none"> 5% down 5% within 30 days Ten equal annual payments 	<ul style="list-style-type: none"> One parcel per auction 	
Negotiated Sales	N/A	<ul style="list-style-type: none"> Unspecified 	<ul style="list-style-type: none"> Approved by Assembly 	<ul style="list-style-type: none"> Negotiated 	N/A	
Scaled Competitive Bids	N/A	<ul style="list-style-type: none"> Individual, 18 years or older Corporation registered to do business in Alaska 	<ul style="list-style-type: none"> Highest bid or Assembly approval 	<ul style="list-style-type: none"> 5% down Ten equal annual payments 	N/A	<ul style="list-style-type: none"> Development proposal may be required as part of bid Manager may negotiate with two best bidders when development proposal is factor in bid award

Lands Retained for Public Purposes

Lands Retained for Public Purposes

The following table lists CBJ properties which are retained for various public purposes which include parks, harbors, and other public facilities including the airport, fire stations, schools, hospital, maintenance shops, etc. These lands are not intended to be sold but may be leased for specific purposes such as airport related uses consistent with a master plan.

Table 11

CBJ Lands Retained for Public Use

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Amalga Harbor	1	3-B40-0-104-004-0 Tract A, USS 3325	2.95	Harbors	Amalga Boat launch & parking area
	2	3-B40-0-104-006-0 Tract C, USS 3325	0.02	Parks & Rec	Amalga Harbor Island
	3	3-B40-0-101-001-0 R/W, USS 3763	0.43	Parks & Rec	ROW to Gruening State Park
	4	3-B40-0-102-013-0 Lot 10, USS 3288	0.76	Parks & Rec	Huffman Harbor beach
Pearl Harbor	5	3-B39-0-100-011-0 Lot 3, USS 3764	0.60	Parks & Rec	Pedestrian beach access and boat storage
Breadline	7	3-B38-0-100-001-2 Fr. Lot 2, USS 3764	178.00	Parks & Rec	West of highway - park; east of highway rural reserve
Peterson Creek	10	3-B41-0-100-001-1 Lot 1, USS 3662	49.93	Parks & Rec	Salt Lake - Natural Area Park
	11	3-B41-0-100-001-0 Lot 2, USS 3662	3.05	Parks & Rec	Old tram route R-O-W
Eagle River	12	3-B41-0-100-002-0 Lot 3A, USS 3662	27.74	Parks & Rec	Natural Area Park
	13	3-B41-0-100-001-0 Lot 3B, USS 3662	503.28	Parks & Rec	Shoreline - Natural Area Park; remainder - Rural Reserve
	14	3-B43-0-100-003-0 GL09 Eagle River Shore Line	45.74	Parks & Rec	Eagle Beach trail
	15	3-B41-0-100-001-0 GL0 10	10.67	Parks & Rec	Natural Area Park
	16	3-B41-0-100-001-0 GL0 11	24.03	Parks & Rec	Natural Area Park
	17	3-B41-0-100-001-0 SE 1/4, SW 1/4 Sec 2, T 39S, R64E, CRM	40.00	Parks & Rec	Natural Area Park

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Amalga Harbor	18	U.S.S. 1163 and U.S.S. 1198	113.65	Parks & Rec	Natural Area Park
	19	Tracts 6,7, and 8, U.S.S. 1286, Amalga Harbor	84.41	Parks & Rec	Natural Area Park
Pearl Harbor	20	3-B40-0-100-007-0 U.S.S. 3760	96.47	Parks & Rec	Shoreline - Natural Area Park; remainder Rural Reserve
Echo Cove	21	3-B45-0-100-006-1 Echo Cove	6.00	Harbors	Boat launch facility
North Tee Harbor	101	8-B37-0-104-001-0 Lot 1, Block 4 Tee Harbor	2.20	Parks & Rec	Natural Area Park
	102	8-B37-0-102-001-0 Lot 1, Block 2	0.63	Public Works	Narrow, undevelopable roadside lot, future ROW
	103	8-B37-0-105-003-0 Tract A	1.33	Parks & Rec	Natural Area Park
	104	8-B37-0-105-002-0 Tract B	1.14	Parks & Rec	Natural Area Park
	105	8-B37-0-105-001-3 Tract C, U.S.S. 3764	1.74	Parks & Rec	Natural Area Park
	106	8-B37-0-100-020-0 Lot 5, Block 1	0.65	Public Works	3 private water rights and waterlines exist on this lot. Beach access to North Tee Harbor.
	107	8-B37-0-105-008-0 Lot 1-A, U.S.S. 3060	0.44	Parks & Rec	Shoreline access to North Tee Harbor
South Tee Harbor	108	8-B36-0-108-009-0 Lot 35A, U.S.S. 3058	0.96	Public Works	"Chilkat Road" is constructed on this ROW lot, accessing several private lots.
	109	8-B35-0-104-005-0 Lot 13, U.S.S. 3058	0.14	Parks & Rec	Small access lot from Pt. Stephens Road to Favorite Channel shoreline (undeveloped)
	110	8-B36-0-103-002-0 Lot 41, U.S.S. 3058	3.03	Harbors	Parcel is divided by ROW corridor, used for parking
	111	8-B35-0-103-010-0 Lot 19A, U.S.S. 3059	0.34	Parks & Rec	Natural Area Park - Shoreline Access

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
South Tee Harbor	112	8-B35-0-103-006-0 Lot 22A, U.S.S. 3059	0.31	Parks & Rec	Natural Area Park - Shoreline Access
	113	8-B36-0-103-020-0 Lot 39, U.S.S. 3058	1.02	Harbors	Parking area at the end of Pt. Stephens Road
Tee Harbor	114	Lots 1 - 31, A, A-1, Point Stephens Subdivision, U.S.S. 3766	55.4	Parks & Rec	Natural Area Park
	118	8-B37-0-105-013-0 Lot 2, U.S.S. 3764	19.5	Parks & Rec	Natural Area Park
	119	8-B36-0-104-0 U.S.S. 3765	15.15	Lands & Resources	Rural Reserve
	120	8-B38-0-103-004-0 Tract A (ASLA 79-78), U.S.S. 3765	3.16	Fire Dept.	Lynn Canal Fire Station
	121	8-B34-0-103-005-0 Lot 68, U.S.S. 3268	1.66	Fire Dept.	Fire station expansion
	130	8-B35-0-101-020-0 Lot 10-A, U.S.S. 3055	0.21	Parks & Rec	Pedestrian access from Pt. Lena Loop Road to Lena Cove (undeveloped)
	131	8-B35-0-101-013-1 Lot 16-A, U.S.S. 3055, Lot 16C	0.30	Parks & Rec	Pedestrian access from Pt. Lena Loop Road to Lena Cove
	132	8-B33-0-100-025-0 Lot E-E, U.S.S. 3053	0.32	Parks & Rec	Pedestrian access from Pt. Lena Loop Road to Favorite Channel (undeveloped)
	133	8-B34-0-101-008-0 Lot D-D, U.S.S. 3056	0.23	Parks & Rec	Pedestrian access from 17.1 @ mile North Glacier Highway to Lena Cove (undeveloped)
	134	8-B34-0-100-006-0 Lot 3-A, U.S.S. 3055	0.14	Parks & Rec	Pedestrian access from Pt. Lena Loop Road to Lena Cove (undeveloped)
Lena Point	150	4-B33-0-100-005-0 Lot 28, U.S.S. 3266	3.82	Parks & Rec	Lena Loop park
	151	4-B33-0-100-006-0 Lot 29, U.S.S. 3266	3.20	Parks & Rec	Lena Loop Park
	152	4-B33-0-102-008-0 Lot 18-A, U.S.S. 3054	0.73	Parks & Rec	Pedestrian access from Pt. Lena Road to Favorite Channel

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Lena Point	153	4-B33-0-102-017-0 Lot 25-A, U.S.S. 3054	0.32	Parks & Rec	Pedestrian access from 16.5 mile North Glacier Hwy to Favorite Channel (undeveloped)
	154	4-B32-0-101-002-0 Lot 10-A, U.S.S. 3051	0.15	Parks & Rec	Located along Favorite Channel, North of Pt. Louisa; used for pedestrian access & neighborhood boat storage, etc. Lot does not border Glacier Hwy.
	157	8-B35-0-101-003-0 Lot 1A, U.S.S. 3808	29.98	Parks & Rec	Lena Point Park - Natural Area Park
Auke Nu Cove	202	4-B31-0-103-012-0 Lot 2, U.S.S. 3810	1.54	Parks & Rec	Small Island in Indian Cove - Natural Area Park
	203	4-B31-0-102-004-0 Lots 3 & 4, U.S.S. 3811	24.02	Parks & Rec	Natural Area Park - Indian Point
	204	Small parcel at intersection of Spartan Street and Oxford		Public Works	ROW
	210	4-B31-0-100-011-0 Lot A-1, U.S.S. 2389	2.41	Public Works	Undeveloped access from North Glacier Hwy to Lot 1, U.S.S. 3810
Auke Bay	301	4-B28-0-102-013-0 Fr. U.S.S. 3812	0.36	Parks & Rec	Undeveloped pedestrian access & stream easement form 12.6 mile north Glacier Hwy to Auke Bay.
	302	4-B28-0-102-007-0 U.S.S. 2909, FS, R/AW	0.14	Parks & Rec	Stream corridor from 12.5 mile north Glacier Hwy. To Auke Bay. (Undeveloped)
	303	4-B28-0-101-006-0 Lot 2, U.S.S. 3819	0.79	Public Works	Auke Bay Sewage Treatment Plant
	304	4-B28-0-105- Lot 6, U.S.S. 2391	0.83	Public Works	Access from 6.7 mile Mendenhall Loop Road to Lot 2, U.S.S. 3820, (UAS land). Semi-developed.
	305	4-B28-0-104-022-0 Lot 1, U.S.S. 2391	1.45	Parks & Rec	Spaulding trail ROW and trail head parking.
	306	4-B28-0-103-011-0 Lot 3, U.S.S. 2391	1.20	School District	Entrance to Auke Bay Elementary School & access to Lots 2 & 3, U.S.S. 3820, and Bay Creek corridor.
	310	4-B23-0-105-010-0 ATS 739	6.05	Harbors	Auke Bay boat harbor & launching ramp
	315	4-B28-0-103-012-1 Lots 2 & 5, U.S.S. 3820	33.36	School District	Auke Bay Elementary School & UAS housing projects.

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Auke Bay	316	4-B28-0-104-003-0 Fr Lot B, U.S.S. 2391	1.82	Fire Dept.	Auke Bay Fire Station
Auke Lake	400	4-B27-0-108-013-0 Lot 3, U.S.S. 3820	333.49	Lands & Resources	Future low-density residential, open space.
	401	Lot 1, U.S.S. 3820	9.82	Parks & Rec	Natural Area Park - Lake Creek 2
	402	4-B26-0-100-003-0 Lot 6, Tract B, U.S.S. 2392	0.85	Public Works	Undeveloped ROW between 5 ½ mile Mendenhall Loop Road & Lot 3, U.S.S. 3820
	403	4-B26-0-101-012-0 Lot 7, Tract B, U.S.S. 2392	0.63	Public Works	Undeveloped ROW between 5 ½ mile Mendenhall Loop Road & north part of U.S.S. 3406.
	404	4-B27-0-102-004-0 Lot 1, Tract A, U.S.S. 2392	0.67	Parks & Rec	Undeveloped ROW & pedestrian access to Auke Lake at the mouth of Lake Creek (from Back Loop Road)
	405	4-B27-0-10 Lot 1, Tract A, U.S.S. 2392	2.13	Public Works	Street access (Windfall Ave) from 6 mile Mendenhall Loop Road to upland subdivision.
	406	4-B27-0-107-007-0 Lot 4, U.S.S. 3820	2.73	Public Works	Undeveloped access route from 5.7 mile Mendenhall Loop Road to U.S.S. 3406 & U.S.S. 3820.
	410	4-B26-0-103-001-0 Lot 2, U.S.S. 3730	21.28	Parks & Rec	Natural Area Park
	411	4-B29-0-141-002-3 Lots 2 & 3, McGinnis View Subdivision	4.60	Parks & Rec	Natural Area Park
West Mendenhall	412	4-B29-0-140- Aliquot part description on file	882.00	Parks & Rec	Natural Area Park - Montana Creek
	415	Nunatak Terrace dedicated open space		Parks & Rec	Open space
	416	Brigadoon Estates dedicated open spaces.		Parks & Rec	Open space
Northeast of Montana Creek/McGinnis Creek	417	3-M00-0-MTA-CRK-3 USMS 939	165.29	Parks & Rec	Natural Area Park near McGinnis Creek

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
West Mendenhall Valley	429	4-B25-0-105-002-0 4-B26-0-102-003-0 4-B22-0-101-003-0 Lots 1, 2, & 5, U.S.S. 4598	135.00	Parks & Rec	Mendenhall Greenbelt
	430	4-B22-0-101-004-2 Lot 7, U.S.S. 4598	57.59	Parks & Rec	Mendenhall Greenbelt
	431	4-B22-0-101-005-0 Lot 14, U.S.S. 4598	27.36	Parks & Rec	Mendenhall River Greenbelt
	432	4-B22-0-101-006-1 Lot 15, U.S.S. 4598	2.67	Parks & Rec	Mendenhall River Greenbelt
West Mendenhall River/North of Brotherhood Park	433	4-B22-0-101-007-2 Tract B, portion of U.S.S. 1041	5.11	Parks & Rec	Mendenhall River Greenbelt
	434	4-B16-0-100-001-0 Tract B, U.S.S. 1042	24.22	Parks & Rec	Brotherhood Bridge Park
West Mendenhall Valley	435	4-B17-0-100-002-0 4-B17-0-100-003-0 4-B17-0-100-007-0 4-B17-0-100-008-0 4-B17-0-100-009-0 4-B17-0-100-010-0 Lots 1-3, 8-11, U.S.S. 1042	13.46	Parks & Rec	Wild Meadow Park
	441	4-B22-0-101-008-2 Portions of Lots 3, 4, & 8, U.S.S. 4596	68.00	Parks & Rec	Montana Creek Greenbelt
	449	4-B23-0-103-008-0 Lot 2, U.S.S. 3832	4.63	Parks & Rec	Auke Lake wayside off Glacier Highway
West Mendenhall Valley	450	4-B17-0-110-012-0 Lot 1, U.S.S. 1041	31.97	Lands & Resources	Vacant - land along Sherwood Lane & Crazy Horse Drive
	451	4-B17-0-104-002-1 Lots 2 & 3, Blk 2, Subd. Of Tr. 1 & 2 Men. Indus. Pk. II	0.71	Public Works	CBJ bus maintenance facility
	453	4-B17-0-110-013-0 Lot A, U.S.S. 1041	5.69	Fire Dept.	Hagevig Fire Training Center

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Mendenhall Valley	454	4-B17-0-104-004-0 Lot 4, Blk 2, Subd of Tr 1 & 2, Men. Indus. Pk II	1.51	Public Works	Public Works Maintenance Shop
	455	4-B17-0-104-005-1 Parcel 1, Tr 1, Men. Indus. Pk II (Plat 84-139)	0.59	Public Works	Public Works Maintenance Shop
	460	4-B17-0-108-001-0 Lot 1, Mason Indus. Pk (Plat 81-80)	0.84	School District	CBJ School District warehouses & offices
Mendenhall Peninsula	503	4-B23-0-100-005-0 Lot 54, U.S.S. 3274	0.70	Public Works	Undeveloped access route from 11.3 mile North Glacier Hwy. U.S.S. 3406.
	504	4-B22-0-102-009-0 Lot 9, USS 3260	0.91	Public Works	Undeveloped access route from 10.7 mile N. Glacier Hwy
	505	4-B22-0-104-002-0 Lot 11, U.S.S. 3260	0.95	Lands & Resources	Peterson Hill Creek
	507	4-B22-0-107-101-0 Lot N, U.S.S. 2386	2.20	Public Works	Access route from 11 mile N. Glacier Hwy to water reserve
	511	4-B18-0-102-029-0 Lot 2, U.S.S. 3817	0.58	Parks & Rec	Small Island near end of Ann Coleman R. (Off of Fritz Cove Rd) in Auke Bay - Natural Area Park
	518	4-B20-0-103-025-0 4-B20-0-103-003-1 Lots 21 & 22, Spruce Pt Estates	0.49	Harbors	Potential water access parking
	521	4-B20-0-105-008-0 Lot 2, U.S.S. 3816	1.60	Lands & Resources	Undeveloped access route from end of Fritz Cove Rd to Lot 3, U.S.S. 3816
	522	4-B19-0-101-010-0 Lot 2, U.S.S. 3814	1.08	Lands & Resources	Undeveloped access route from Mendenhall Peninsula Road to shoreline & upland.
	523	4-B20-0-100-004-0 Lot 1, U.S.S. 3816	1.09	Parks & Rec	Undeveloped pedestrian access from Fritz Cove Rd to Auke Bay
	524	4-B19-0-108-017-0 Lot 1, U.S.S. 3814	1.15	Parks & Rec	Mendenhall Wetlands
526	Tract B, Fritz Cove Subd.	0.66	Harbors	Used for parking & beach access	

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Mendenhall Peninsula	530	4-B23-0-102-008-0 FS, R/W USS 2670	0.38	Parks & Rec	Undeveloped pedestrian access from Fritz Cove Rd to Auke Bay shoreline
	531	4-B18-0-106-007-0 Lot 45, U.S.S. 3261	0.67	Parks & Rec	Undeveloped access route from Fritz Cove Rd to Lot 1, U.S.S. 3817
	532	4-B18-0-100-008-0 Lot 66, U.S.S. 3261	0.48	Parks & Rec	Undeveloped access route from Fritz Cove Rd to Auke Bay shoreline
	533	4-B18-0-101-002-R FS, R/W, U.S.S. 2515	0.03	Parks & Rec	10' wide undeveloped route from Fritz Cove Rd to Auke Bay shoreline
Spuhn Island	534	4-B18-0-108-015-0 R/W, U.S.S. 2390	0.79	Public Works	Developed access routes from Fritz Cove Rd to private lands.
	535	3-D13-0-200-002-0 Spuhn Island parcels	58.68	Parks & Rec	Western portions of Spuhn Island suitable for recreation
Mendenhall Valley	600	5-B25-0-158-008-0 Fr. U.S.S. 2385	34.00	School District	Mendenhall River School
	601	5-B21-0-148-003-0 U.S.S. 3757	4.51	Parks & Rec	Loop Road Pond
	602	5-B28-0-158-007-0 Blk B, Riverdale Hghts. (U.S.S. 2080)	2.22	Parks & Rec	Recreation Service Park
	603	5-B25-0-141-019-0 Fr Blk D, U.S.S. 3872	8.00	Parks & Rec	Melvin Park
	604	4-B26-0-101-007-0 Lot 3, Tim Subdivision	0.48	Parks & Rec	Mendenhall River Greenbelt
	605	5-B21-0-132-005-1 Tr A, Lot 6, U.S.S. 4596	8.46	Parks & Rec	Rotary Park
	606	5-B21-0-108-002-4 5-B21-0-108-002-3 Tr 1 & 11, Plat of resubdivision of Tr B-1, Lakewood Subdivision, Fr of U.S.S. 1284, & Lot 11, U.S.S. 4596	70.07	Parks & Rec	Dimond Park
	607	Fr. U.S.S. 1284, Riverside Drive Extension	0.34	Public Works	Riverside Drive ROW

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Mendenhall Valley	608	5-B21-0-152-001-0 Fr U.S.S. 2100	10.69	School District	Glacier Valley School
East Mendenhall Valley	609	5-B24-0-100-008-0 Lot 1A, U.S.S. 2064	33.78	School District	Floyd Dryden Middle School
	610	Misc. parcels Duck Creek Greenbelt (Mendenhall)		Parks & Rec	Duck Creek Greenbelt
	611	5-B24-0-100-001-0 Fr U.S.S. 2064	18.60	Parks & Rec	Kennedy-Adair Park
	612	Haffner Subdivision		Parks & Rec	Open space
	613	Open area at end of Betty Court (East Mendenhall Valley)		Parks & Rec	Open space
	614	Pleasant Gardens Greenbelt (East Mendenhall Valley)		Parks & Rec	Open space
	615	U.S.S. 3872 and U.S.S. 2080	0.13	Public Works	Riverside Drive ROW parcels
	620	Green Acres Subdivision	2.06	Parks & Rec	Green Acres Subdivision Greenbelt
	644	Triangle of land at intersection of Mendenhall Loop Road and Glacier Highway		Public Works	ROW
	645	Tract M-2 of Mendenhall Mall Subdivision (plat 84-52), Tract M-1 of Mendenhall Village Subdivision (plat 84-53) all of Lot 4, Block B, Sunset Park Subdivision, a fraction of U.S.S. 381		Public Works	Riverside Drive ROW
646	5-B16-0-107-037-0 Frac of U.S.S. 381	0.83	Lands & Resources	Miller House	
647	3-B16-0-109-001-0 Blk. D, Dales Subd, U.S.S. 381	1.49	Parks & Rec	Natural Area Park	
648	5-B16-0-103-022-0 Lot 4, U.S.S. 381	4.57	Parks & Rec	Reninger Park	

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East Mendenhall Valley	650	Airport Property	660	Airport	Airport
	651	5-B16-0-122-001-0 Blk. D, Fr U.S.S. 1742	3.00	Public Works	Mendenhall Sewer Treatment Plant
	652	5-B15-0-108-001-0 A tract of land in U.S.S. 1434 & Lot 1, Block K, Valley Center Subdivision	0.69	Airport	Airport hangar for maintenance
	654	Misc. Lots along Jordan Creek near Airport		Parks & Rec	Jordan Creek Greenbelt
	658	Tr. A, Tall Timbers Subdivision #5, U.S.S. 1053	1.05	Parks & Rec	Subdivision Open Space
	659	5-B16-0-108-008-0 Fraction of Lot 8, Block H, Tongass Park Subdivision	0.02	Parks & Rec	Open space (unbuildable) (near Loop Road intersection)
	660	5-B15-0-103-008-1 5-B16-0-103-009-0 5-B16-0-106-001-0 5-B16-0-106-002-0 5-B16-0-106-010-0 5-B16-0-109-001-0 5-B16-0-109-001-1 Lots 8-21, Blk D; Lots 1-3, 12-22, Blk H; Lots 2-10, Blk K; Lots 1-5, Blk L; Valley Ctr Subdivision	10.00	Parks & Rec	Greenbelt for Jordan Creek
	801	5-B14-0-104-012-0 Lot N, USS 2475	3.13	Parks & Rec	Partially developed access route through Sunny Pt Peninsula to Mendenhall refuge
	818	Lots 41 & 42, SSG Subdivision		Public Works	Streets/Household Waste Warehouse
	819	Lots 4 & 5, SSG Subdivision		Public Works	Public Works Utility Shop
Switzer Creek/Lemon Creek	821	5-B13-0-111-001-0 Tr 1, USS 2121	10.39	Parks & Rec	Switzer Creek Natural Area Park

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Switzer Creek/Lemon Creek	822	5-B12-0-129-001-0 5-B13-0-100-001-0 5-B13-0-103-001-0 5-B13-0-103-002-0 5-B13-0-105-001-0 5-B13-0-105-002-0 5-B13-0-105-007-0 5-B13-0-106-001-0 5-B13-0-106-002-0 Lots 1-3, Blk A; Lots 1-8, Blk C; Lots 1-8, Blk G; Lots 1-8, Blk K; Lot 1, 2, 12-16, Blk L; Lots 1-8, Blk V; Lots 1-12, Blk W; Lots 1-3, 10-12, Blk X; Pinewood Pk Subd #2	15.21	Parks & Rec	Natural Area Park
	823	5-B12-0-102-017-0 Tract A, SSG Subdivision	1.79	Lands & Resources	Access to CBJ gravel pit
	825	5-B13-0-100-004-1 Tract 4B, 5B, U.S.S. 2121; & Lot 1A, U.S.S. 2137	1.42	School District	Middle school access road
	827	5-B13-0-107-003-0 Tract J, P.R.D. Subdivision	7.39	Police Station	Police station
	830	5-B12-0-104-003-1 Portion of Lot 4, U.S.S. 5504	187.04	Lands & Resources	Gravel pit
	831	5-B12-0-104-001-0 Lot 5, U.S.S. 5504	0.53	Lands & Resources	Gravel pit
	832	Lot 6, U.S.S. 5504	17.22	School District	Dzantik'I Heeni Middle School
	833	5-B12-0-110-002-0 Lot 6, Blk E, Pinewood Pk, Subd. #2	0.31	Parks & Rec	Sigoowu Park
	835	5-B12-0-104-002-0 5-B12-0-100-016-0 Portion of JES 1762	41.90	Lands & Resources	Gravel pit
	836	Two misc. parcels, Twin Lakes Subdivision		Parks & Rec	Open space
	837	Tr. A, B, & C, Mountainside Estates		Parks & Rec	Subdivision Open Space

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Salmon Creek	840	7-B09-0-102-101-0 USMS 955	10.00	Hospital	Hospital expansion, open space for Salmon Creek & Blackerby Ridge trail head
	841	Parcels A & B, U.S.S. 1075		Parks & Rec	Twin Lake Park
	842	Parcels C, D, E, & H, U.S.S. 1210		Parks & Rec	Twin Lake Park
	843	Parcels A-E, U.S.S. 1861		Parks & Rec	Twin Lake Park
	844	Portion of U.S.S. 2132		Parks & Rec	Twin Lake Park
	845	Parcels A & B, U.S.S. 2502		Parks & Rec	Twin Lake Park
	847	7-B09-0-104-013-0 Lot 1, Salmon Creek Medical Subdivision	0.90	Health & Social Services	Health & Social Services offices
	851	7-B09-0-104-018-0 Fr U.S.S. 1075	5.90	Parks & Rec	Twin Lakes Park
	852	7-B09-0-104-018-0 Fr U.S.S. 1075	0.75	Parks & Rec	Twin Lakes Park - parking
	854	7-B09-0-102-004-0 Fr U.S.S. 1075	12.75	Hospital	Bartlett Hospital
Norway Point	855	U.S.M.S. 955	10.00	Hospital	Hospital Expansion
	856	7-B09-0-102-004-1 A tract of land in U.S.S. 2133	0.13	Health & Social Services	Alcohol rehabilitation center
	857	7-B08-0-106-007-0 Lot 7, Blk A, White Subd	0.24	Lands & Resources	Open space (avalanche hazard)
	858	7-B08-0-106-014-0 Lot 14, Blk B, White Subd.	0.15	Lands & Resources	Open space (avalanche hazard)
	859	7-B08-0-105-007-0 Lot 7, Blk B, White Subd.	0.18	Lands & Resources	Open space (avalanche hazard)
Aurora Basin	890	Tidelands - ATS 3		Harbors	Downtown Juneau Tidelands
	1007	Fr. Lot 6, blk 25, Juneau (intersection of Ninth and Glacier Avenue)		Public Works	ROW

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Aurora Basin	1008	Lots 2 and 3, Block 5, Indian Village		Lands & Resources	Snow storage
Juneau	1009	Fr. Lot 8, Blk 2, Juneau Townsite		Lands & Resources	Landscaping along Main Street
	1010	1-C07-0-A05-001-0 Lot 1, Blk 5, Juneau	0.06	Parks & Rec	Landscaping along Main Street
	1011	1-C07-0-A13-001-2 Tract of land in Lots 1 & 2, Blk 13, Townsite	0.09	Parks & Rec	Downtown pocket park
	1012	1-C07-0-A20-003-3 Lot s 3-4, Blk 20, Juneau	0.30	Parks & Rec	City Museum
	1013	1-C07-0-A24-003-0 Lot 2, Blk 24, Juneau	0.11	Parks & Rec	Park adjacent to Russian Orthodox Church
	1014	Lot 5, Blk 5, Indian Village		Lands & Resources	Potential Neighborhood Park
	1015	1-C07-0-A20-008-0 Lot 8, Blk 20, Juneau	0.04	Parks & Rec	Park area adjacent to City Museum
	1017	1-C06-0-A31-006-0 Fr Lot 5, Blk 31, Juneau	0.01	Public Works	Remnant used for ROW sight distance
	1018	1-C07-0-A23-001-1 Lots 1-8, Blk 23, Juneau	0.90	Parks & Rec	Capital School Playground
	1019	1-C06-0-A31-001-0 Lot 1, Blk. 31, Juneau	0.05	Parks & Rec	Open space
	1020	Lots 11 and 12, U.S.S. 3379 along Basin Road		Public Works	ROW
	1021	1-C06-0-A32-002-0 East 70' of Blk 32, Juneau	0.21	Parks & Rec	Greenbelt above Governor's Mansion
	1022	1-C04-0-CRI-007-0 USMS 926 & U.S.S. 2348	9.52	Parks & Rec	Cope Park/Evergreen Bowl
	1023	1-C04-0-A38-001-0 Lots 1, 2, & Fr of 3, Blk 38, Juneau	0.22	Public Works	Parking (Eighth Street)

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Juneau	1024	1-C04-0-A38-004-0 Lot 5, Blk 38, Juneau	0.11	Lands & Resources	Open space/geophysical hazard buffer strip
	1025	1-C04-0-A38-007-0 Fr Lot 7, Blk 38, Juneau	0.02	Parks & Rec	Open space/greenbelt Basin Road
	1026	1-C04-0-A38-008-0 Lot 8, Blk 38, Juneau	0.06	Lands & Resources	Parking
	1027	1-C04-0-A39-001-0 Lot 4, Blk 39, Juneau	0.05	Lands & Resources	Parking
	1028	Fractions of parcels either side of Gold Creek, Blk. 66, Juneau		Public Works	ROW
	1029	1-C04-0-M04-001-0 USMS 289 (Whitney Placer Claim)	4.71	Lands & Resources	Basin Road & Gold Creek
	1030	1-C04-0-M03-001-0 USMS 317 (April Lode Claim)	7.53	Public Works	Basin Road, Gold Creek & lower slope of Mt. Juneau
	1031	1-C06-0-U08-002-0 USMS 2219	9.48	Fire Dept.	Basin Road, Gold Creek just before trestle
	1032	1-C07-0-A51-004-8 1-C07-0-A51-005-0 Lots 3 & 4, Blk 101, Juneau	0.22	Lands & Resources	Open space/geophysical hazard area
	1033	NW ½ Lot 8, Blk. 105, Juneau Townsite		Lands & Resources	Open space/geophysical hazard area
	1034	1-C07-0-A53-001-0 Lot 1, Blk 105, Juneau	0.11	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1035	1-C07-0-A53-004-0 NE ½ Lot 8, Blk 105, Juneau	0.06	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1036	1-C08-0-A10-002-0 Lots 3 & 4, Blk 110, Juneau	0.23	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1037	1-C04-0-A10-001-3 Lots 1 & 2, Blk 110, Juneau	0.20	Lands & Resources	Open space/greenbelt/geophysical hazard area
1038	1-C08-0-A13-006-0 Lots 5 & 6, Blk 113, Juneau	0.23	Parks & Rec	Chicken Yard Park	

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Juneau	1039	1-C04-0-A15-001-0 Lots 5 & 6, Blk 115, Juneau	0.23	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1040	1-C04-0-A18-001-0 Lot 5, Blk 118, Juneau	0.11	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1041	1-C04-0-A19-004-0 Lot 4, Blk 119, Juneau	0.11	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1043	1-C04-0-M01-001-0 "North Park"	8.20	Parks & Rec	North Park, Mt. Maria
	1044	Lot 6 ? , Portion of Basin Road		Public Works	ROW
	1045	3-C04-0-M05-001-0 USMS 1064	9.61	Public Works	Last Chance Basin - City Well Field
	1046	3-M00-0-0MR-U01-0 USMS 42-52 (11 Mining Claims)	120.91	Public Works	Last Chance Basin - City Well Field
	1061	1-C06-0-C35-001-0 Lots 1 & 2, Blk 235, Casey Shattuck	0.22	School District	Alternative High School
	1047	A J Mine Mineral surveys	1300	Lands & Resources	Former AJ Mine
	1053	Lot 2, Blk. R, Juneau Townsite		Lands & Resources	Open space/greenbelt/geophysical hazard area
	1054	E1/2 Lot 1, Blk. R, Juneau Townsite		Lands & Resources	Open space/greenbelt/geophysical hazard area
	1055	E1/2 Lot 2, Blk. S, Juneau Townsite		Lands & Resources	Open space/greenbelt/geophysical hazard area
	1062	1-C03-0-D05-003-0 Lot 3, Blk 3, Seater Addition to Juneau	1.43	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1063	1-C03-0-DEV-011-0 Fr JES, U.S.S. 1762	2.50	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1065	Tr. 3, Irwin Addition		Lands & Resources	Access to Gold Creek Flume

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Juneau	1066	1-C03-0-E06-001-0 Lot 13, Blk 2, U.S.S. 4521	0.12	Parks & Rec	Entrance area to Cope Park
	1067	1-C03-0-E06-003-0 Portion of USMS 1013	1.00	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1070	1-C04-0-G02-008-0 1-C03-0-E06-001-0 Tract A, Nelson Park	0.69	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1071	1-C04-0-G02-007-0 Lot 13, Blk 2, Nelson Park	0.06	Lands & Resources	Open space/greenbelt/geophysical hazard area
	1072	1-C04-0-G04-003-0 Lots 4-8, Blk 4, Nelson Park	0.21	Lands & Resources	Open space/Geophysical Hazard Area
	1079	1-C07-0-H01-001-0 U.S.S. 7	35.52	Parks & Rec	"East Park" & open space/geophysical hazard area
	1080	1-C07-0-102-001-0	0.32	Public Works	Turn around for Gastineau Avenue
	1082	Lot 1, Blk. 6, 7A Addition		Lands & Resources	Retaining wall for S. Franklin Street
	1083	Lot 2, Blk. 6, 7A Addition		Lands & Resources	Retaining wall for S. Franklin Street
	1085	1-C03-0-J02-002-0 U.S.S. 665, U.S.S. 203, & Roman Catholic Mission Reserve	7.70	Parks & Rec	Evergreen Cemetery
Last Chance Basin	1087	3-M00-0-0MU-201-0 9 mining claims; 1027A, Bear 1-5, Wlt, Blt, & Gerald Lodes & Bear MS	96.54	Lands & Resources	Mining claims, millsite around Gold Ck, near old mining museum
Juneau	1088	1-C10-0-107-007-0 Pump Station - S. Franklin Street		Public Works	Sewer Pump Station
Norway Point	1089	7-B08-0-100-001-0 U.S.S. 2077 & Fr U.S.S. 1452, 1462	24.54	Lands & Resources	Open space (avalanche hazard)
Juneau	1090	1-C02-0-J03-001-0 Blk E, Highlands Subd & Bear MS	1.70	Lands & Resources	Open space/geophysical hazard area

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Juneau	1091	1-C02-0-J04-007-0 Lots 9-13, Blk F, Highlands Subdivision	0.54	Lands & Resources	Open space/geophysical hazard area
	1093	1-C03-0-D04 Part of Pine St, Juneau		Public Works	Pine St. ROW
	1094	1-C03-0-K52-001-0 Lots 8 & 19, Blk 50, Tidelands Add to Juneau	0.33	School District	High school parking lot
	1095	1-C03-0-J13-001-0 Portion of U.S.S. 375	1.72	Public Works	Geophysical hazard area-open space
	1101	Blk 51, Tidelands Add, ATS 3	16.00	Harbors	Harris Boat Harbor
	1102	1-C03-0-K52-001-0 Blks 52-54, Juneau	8.83	School District	JD High/Marie Drake/Harborview schools & Augustus Brown Swimming Pool
	1103	1-C06-0-K58-006-0 Lots 11 & 12, Blk 56 & Fr Blk 87, ATS 3	0.96	Public Works	City Shop
	1104	1-C06-0-K60-012-0 Lot 16A, Blk 60, ATS 3	0.24	Public Works	City Shop
	1105	1-C06-0-K63-001-0 Fr Lots 3-6, Blk 63, ATS 3	0.23	Parks & Rec	Greenbelt
	1106	1-C06-0-K65-001-0 Fr Lots 3, 8, & 9, Blk 65, ATS 3	0.26	Lands & Resources	Remnant strip between Gold Cr & Glacier Ave
	1108	1-C06-0-K67-001-0 Lots 1, & 4-18, Blk 67, Tidelands Add, Juneau	12.43	Lands & Resources	Gold Ck, tidelands area
	1109	1-C06-0-K68-008-0 Fr Lot 8, Blk 68, Tidelands Add, Juneau	0.03	Lands & Resources	Remnant lot between Teen Club & Bullwinkles for future public facility
	1110	1-C06-0-K68-010-0 Lot 11, Blk 68, Tidelands Add, Juneau	0.34	Parks & Rec	Parking for Centennial Hall

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Juneau	1111	1-C06-0-K68-013-0 Fr Lot 12, Blk 68, Tidelands	0.24	Parks & Rec	Parking for Teen Club
	1112	1-C06-0-K68-014-1 Lot 13, Blk 68, Tidelands	0.31	Parks & Rec	Zach Gordon Teen Club
	1113	1-C06-0-K68-016-0 Fr Lot 14, Blk 68, Tidelands	0.12	Parks & Rec	Alley & parking adjacent to Teen Club
	1114	1-C06-0-K68-013-0 Lot 7, Fr Lot 12, Blk 68 Tidelands	0.21	Lands & Resources	Vacant for future public facility
	1115	1-C07-0-K74-001-0 Blk 74, Tidelands Add	1.28	Parks & Rec	Centennial Hall
	1117	1-C07-0-K79-001-0 Lot 1, Blk 79, Tidelands Add	0.25	Lands & Resources	Municipal Building
	1118	1-C07-0-K83-003-2 Lots 1 & 2, Blk 80 & Fr Lot 1, Blk 83, Tidelands Add	1.55	Parks & Rec	Marine Park
	1119	1-C07-0-K83-003-2 Portions Lot 9B, Blk 83, Tidelands Add	0.31	Harbors	Cruise ship dock
	1120	1-C07-0-K83-002-0 Lots 1-6, Blk 83, Tidelands Add	2.30	Harbors	Marine Park parking garage
	1121	Lots 13-15 & Fr Lots 16 & 17, Blk 83, Tidelands Add	1.88	Harbors	CBJ ferry terminal
	1122	1-C07-0-K83-008-0 Lots 9 & 13, Blk 83, Tidelands	0.56	Harbors	Old city float & parking lot
	1123	1-C10-0-K83-002-1 Lots 1 & 2A, Dockside Subdivision	2.90	Harbors	Intermediate vessel float
	Thane Road	1124	1-C11-0-K00-004-0 Tract A, ATS 556	105.75	Public Works
1126		Tr. B, A.T.S. 556		Harbors	Tidelands near Rock Dump
1131		1-C06-0-408-002-0 Lot 3A, Blk 4, Harbor Subd 2, Juneau	1.14	Fire Dept.	Juneau Fire Station

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Douglas	1200	2-D03-0-102-007-0 3-D02-0-100-007-0 Portion Lot 2, U.S.S. 3853	910.77	Lands & Resources	Forested slopes & bench land. Transportation corridor, shoreline & stream; open space 2-D03-0102-007-0
	1210	1-D05-1-100-001-0 3-D05-0-100-002-1 1-D05-1-108-002-1 Portion Lot 1, U.S.S. 3853	355.88	Lands & Resources	Forested slopes & bench land. Treadwell ditch, Lawson Creek.
West Juneau	1215	2-D05-0-K02-005-0 Pump Station	0.06	Public Works	Pumphouse
	1216	1-D05-0-L26-014-0 Lot 5, Blk A, Channel Hght 2		Parks & Rec	Trail head for Dan Moeller Trail
	1217	2-D05-0-L03-006-0 Fr U.S.S. 472	1.74	Parks & Rec	"Homestead" park-beachfront/viewpoint
Lawson Creek	1218	2-D05-0-K02-004-0 Fr USMS 341B	0.60	Parks & Rec	Open space along Lawson Creek
Douglas	1219	2-D04-0-C04-001-3 Tr F, Crow Hill Subd	5.50	Public Works	Crow Hill Water Reservoir
	1220	2-D04-0-T07-008-1 Lot 3, Blk 7, Douglas	0.12	Fire Dept.	Douglas Community Center/Fire Hall
	1221	2-D04-0-T07-040-1 Lot 1, 2, & 4, Blk 7, Douglas	0.35	Fire Dept.	Douglas Community Center/Fire Hall
	1226	2-D04-0-T14-003-0 Lot 5, Blk 14, Douglas	0.12	Parks & Rec	Greenbelt along Bear Creek
	1227	2-D04-0-T21-002-0 Lots 3 & 4, Blk 21, Douglas	0.46	Public Works	Chlorinator bldg, CBJ water system
	1228	2-D04-0-T30-001-0 Blk 30, Douglas	0.92	Parks & Rec	Mt. Jumbo School - CBJ Maintenance Shop
	1229	2-D04-0-T21-307-0 Lots 9-11, Blk 31, Douglas	0.19	Parks & Rec	Douglas Mini Park

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Douglas	1230	2-D04-0-T32-001-3 2-D04-0-T32-017-3 Portions Lot 12 & 25, Blk 32, Douglas	0.34	Parks & Rec	Mayflower Building
	1231	Lawson Creek Pump Station		Public Works	Sewer Pump Station
	1232	2-D04-0-T32-005-0 Portion ATS 14	5.75	Harbors	Douglas boat harbor
	1233	2-D04-0-T32-007-0 Portion ATS 14, Millsite & Tyee Add, Douglas	19.96	Parks & Rec	Savikko Park
	1234	2-D04-0-T32-003-0 Fr ATS 14, Douglas	0.26	Harbors	Douglas cold storage dock
	1235	2-D04-0-T32-015-0 Lot 22A, Blk 32, ATS 14	0.13	Harbors	Waterfront industrial space
	1236	2-D04-0-T32-017-0 Lot 25A, Blk 32, Douglas	0.30	Parks & Rec	Douglas shop
	1237	2-D04-0-T35-001-3 Lot 1, Blk 35, Douglas	0.06	Parks & Rec	Pedestrian access walkway & greenbelt
	1238	2-D04-0-T35-002-3 Lot 2, Blk 35, Douglas	0.06	Parks & Rec	Pedestrian access walkway & greenbelt
	1239	2-D04-0-T35-008-0 Lot 9, Blk 35, Douglas	0.12	Public Works	Utility access corridor
	1251	2-D04-0-T41-008-3 NW ½ Lot 4, Blk 41, Douglas	0.12	Public Works	Utility access corridor
	1252	2-D04-0-T42-002-0 2-D04-0-T42-003-0 2-D04-0-T42-004-0 Fr Lot 1A, 2A, 3 & 4, Lots 2 & 4, Blk 42, Tidelands Add to Douglas	0.21	Harbors	Tidelands
	1255	2-D04-0-T43-001-0 Lot 1, Fr Lot 4A, Blk 43, Tidelands Add to Douglas	0.13	Harbors	Tidelands

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
Douglas	1257	2-D04-0-T45-002-0 2-D04-0-T45-003-0 Lots 2 & 3, Blk 45, Tidelands Add to Douglas	0.13	Harbors	Tidelands
	1259	2-D04-0-T47-001-0 Lot 1, Blk 47, Douglas	0.06	Lands & Resources	Remnant lot at corner of 1st and "H"
	1260	2-D04-0-T43-029-8 Lot 16, Blk 48, Douglas	0.15	Public Works	Drainage easement
	1275	2-D04-0-45A-001-0 Lot 1, Blk 45A, Douglas	0.03	Public Works	Expansion of St. Ann's Avenue
	1276	2-D04-0-45A-002-0 Lot 2, Blk 45A, Douglas	0.03	Public Works	Expansion of St. Ann's Avenue
	1277	2-D04-0-C03-001-0 Fr USMS 350 & 341A	0.34	Public Works	Douglas reservoir site
	1279	2-D04-0-200-001-0 Fr Lot 14, U.S.S. 341A	5.35	School District	Gastineau Elementary School
	1290	2-D03-0-120-006-0 ATS 204, Tr B, Fr of several mining claims around Glory Hole	71.65	Parks & Rec	Area south of Sandy Beach surrounding Glory Hole
	1390	Neighborhood Park site, Bonnie Brae Subdivision Unit II, North Douglas		Parks & Rec	Neighborhood Park
	1400	6-D11-0-102-002-0 Lot 229, U.S.S. 3546	14.41	Parks & Rec	Natural Area Park
	1401	6-D11-0-102-001-0 Lot 214, U.S.S. 3546	1.83	Parks & Rec	Scenic overlook, wetlands access
	1402	6-D09-0-100-008-0 Lot 80, U.S.S. 3272	0.73	Parks & Rec	Wetlands access
	1403	6-D09-0-100-009-0 Lot 81, U.S.S. 3272	0.86	Parks & Rec	Wetlands access
1404	Bonnie Brae Subdivision dedicated open space		Parks & Rec	Open space	
North Douglas					

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
North Douglas	1405	6-D08-0-101-005-0 Lot 37, U.S.S. 3172	2.27	Public Works	Access to USS 4605
	1406	6-D08-0-101-004-0 Lot 38, U.S.S. 3172	2.27	Parks & Rec	Natural Area Park
	1407	6-D07-0-101-001-0 Lot 16, U.S.S. 2960	1.57	Parks & Rec	Natural Area Park
	1409	6-D09-0-106-011-0 Lot 133, U.S.S. 3543	2.12	Public Works	Undeveloped access to Lot 1, U.S.S. 3846
	1410	6-D09-0-107-005-0 Lot 134, U.S.S. 3543	1.43	Public Works	Undeveloped access to Lot 1, U.S.S. 3846
	1411	6-D10-0-100-010-0 Lot 153, U.S.S. 3543	2.11	Public Works	Undeveloped access to Lot 1, U.S.S. 3846, & Mendenhall Wetlands
	1412	6-D10-0-101-010-0 Lot 154, U.S.S. 3543	1.83	Public Works	Undeveloped access to Lot 1, U.S.S. 3559
	1413	6-D10-0-103-003-0 Lot 162, U.S.S. 3544	2.18	Parks & Rec	Natural Area Park
	1415	6-D10-0-103-007-0 Lot 170, U.S.S. 3544	2.25	Public Works	Access to Lot 1, U.S.S. 3559, undeveloped
	1418	Lot 23, Blk B, Bayview Subdivision		Parks & Rec	Subdivision Open Space
	1423	6-D11-0-108-005-0 Lot 4, U.S.S. 3559	0.57	Parks & Rec	Roadside overlook, open space
	1424	6-D12-0-105-001-0 Tr B & portion U.S.S. 1082	54.69	Parks & Rec	Natural Area Park
	1425	6-D12-0-105-002-0 U.S.S. 2561	3.30	Parks & Rec	Natural Area Park
	1426	6-D12-0-107-001-0 U.S.S. 1548	13.83	Parks & Rec	Natural Area Park

General Location	Parcel #	Assessor's #/Legal Description	Acres	Department	Comments
North Douglas	1427	6-D06-0-107-005-1 Part of Tract IV, Subdivision of a fraction of U.S.S. 1351	0.98	Public Works	North Douglas Bench Road
	1440	6-D10-0-104-001-0 Lot 1, U.S.S. 3846	107.96	Parks & Rec	Natural Area Park
Eaglecrest	1460	Aliquot part description in file	1536.75+	Eaglecrest	Eaglecrest ski area
NW Douglas	1470	Aliquot part description in file	2314.17+	Lands & Resources	North Douglas shoreline, Eleven mile Creek to Hilda Point; Open space. "Potential New Growth Area"
South Douglas	1480	Aliquot part description in file	1235.00+	Lands & Resources	Remote uplands in Hilda Creek watershed. "Potential New Growth Area"
	1490	Aliquot part description in file	788.28+	Lands & Resources	Remote uplands (bench lands) along south end of Gastineau Channel. "Potential New Growth Area"
	1495	Lot 4A, Goldbelt Subdivision	6.00	Harbors	Echo Cove Boat Launch Facility
Yankee Cove to Cowee Creek	1500	Aliquot part description in file	3490.00+	Lands & Resources	Remote uplands from 34-38 mile N. Glacier Hwy; portion of Cowee Creek Valley above Davies Creek. "Potential New Growth Area"

Land Acquisitions

Land Acquisitions

Purposes for Acquiring Land

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

- *Public access*
- *Public facility*
- *Public improvements or utilities*
- *Park or open space*
- *Promotion of economic development*
- *Consolidation of land ownership*
- *Enhancement/protection of adjacent public property*

Partial rights might be acquired when fee simple ownership by the CBJ is not necessary to accomplish the public goal. Partial rights might include easements, non-development covenants, height restriction covenants, and setback covenants. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain.

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

Priority Acquisitions

The CBJ has identified, through various planning processes, several parcels of privately owned land that have high public value and should be acquired for public purposes. These priority acquisition include the following:

- Montana Creek Greenbelt. Fraction of USS 2551
(Source: *Preliminary Capital Improvement Program: Fiscal Years 1995-2000*)
The acquisition of 26 acres along Montana Creek is sought to provide for a continuous greenbelt and trail corridor from the mouth of the creek to its headwaters. Ninety-five percent of the corridor is currently in public ownership.

- Eagle Harbor Waterfront Park and Open Space. USS 0
(Source: *Preliminary Capital Improvement Program: Fiscal Years 1995-2000* and *The Comprehensive Plan*)
Four and one-half acres of land along the waterfront at Eagle Harbor are desired for inclusion in the CBJ's parks and open space system.
- Auke Nu Cove Open Space. ATS 104 and Lots 1 and 2, ATS 357
(Source: *The Comprehensive Plan*)
Three separate parcels encompassing a total of 3.43 acres have been identified in *The Comprehensive Plan* for acquisition as an addition to the CBJ's open spaces.
- Airport Open Space and Expansion (Smith/Honsinger Property). USS 1852
(Source: *The Comprehensive Plan*)
An 82.66-acre parcel of land near the Mendenhall State Game Refuge is considered an important acquisition for inclusion in the CBJ's open spaces and expansion of the airport.
- Whittier Street Government Complex (National Guard Armory). Lot 3, Block 68, USS 3566
(Source: *Downtown Waterfront Study* and *The Comprehensive Plan*)
A 1.73-acre parcel owned by the State of Alaska and used for the National Guard armory is desired to consolidate CBJ land holdings for development of a new civic center complex.
- Pedestrian Seawalk. Various parcels
The *Downtown Waterfront Study* proposed a pedestrian seawalk extending from the dock support to the ferry terminal. Easements would be needed.
- Rock Dump Open Space. Tract B, ATS 201
The *Downtown Waterfront Study* recommended acquisition of the southern half of the Rock Dump to be used for public open space.
- North Douglas Bench Road and Other Road Corridors. Various parcels
(Source: *North Douglas Bench Road Study*, *West Juneau Traffic Study*, and the *ISTEA, 1995-1996 Needs Assessment*)
Several transportation-related studies have identified various parcels that would need to be acquired in order to expand and/or improve the existing road system. In some instances the necessary rights-of-way might be acquired through the platting process when private property is subdivided.
- High Value Wetlands. Various parcels
(Source: *Wetlands Management Plan*)
The CBJ's wetlands management plan establishes a policy for the CBJ to seek acquisition of type A (high value) and EP (enhancement potential) wetlands.

- Outer Point Waterfront Parcel. USS 2115
(Source: *Juneau Parks and Recreation Comprehensive Plan: July 1996*)
This property is surrounded by CBJ parkland. It is desirable to incorporate this parcel into the CBJ park system.
- West Mendenhall Valley. USS 4598, Lot 3A
(Source: *Juneau Parks and Recreation Comprehensive Plan: July 1996*)
This 86.6-acre parcel is adjacent to the Kaxdegoowu Heen Dei/Brotherhood Park and has Class A (high value) wetlands.

Other Acquisitions

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

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

Recent History of Land Acquisitions

During the last three years, the CBJ has acquired four parcels of land. Two substantial acquisitions were made at Amalga Harbor to be added to the CBJ parks system and link it with other adjacent recreational lands owned by the state. In 1996, the CBJ received a donation of land in east Mendenhall Valley for the benefit of the Juneau-Douglas High School student program in housing construction. The CBJ bought land in the commercial/industrial area of Lemon Creek in 1995 to enable the construction of a new warehouse. The Public Works Department operates the household hazardous waste events from a portion of the warehouse and uses the remainder for salt storage. The CBJ acquires land to satisfy diverse needs.

Table 12
CBJ Land Acquisitions: 1995 - 1997

Legal Description (General Location)	Year Acquired	Acres	Value (\$) of Transaction
USS 1163 & 1198, Tracts A and B (Amalga Park)	1997	113.65	850,000
USS 1286, Tracts 6, 7, and 8 (Amalga Park)	1997	84.41	400,000
Hurlock Subdivision, Block C, Lot 2 (Mendenhall Valley - JDHS House)	1996	0.20	Donation
SSG Subdivision, Lots 39 and 40 (Lemon Creek Warehouse Site)	1995	0.76	156,750
Riverbend Subdivision, Lot 1 (Mendenhall Valley - Riverbend School)	1995	6.40	736,000

Land Fund

Land Fund

Section 53.09.600 of the Municipal Code established a Land Fund into which all the revenues from the sale or lease of land were to be deposited (except for properties of enterprise funds such as the airport or docks and harbors). The Land Fund is intended to provide the funding required for the subdivision, development, and disposal of CBJ lands as well as other costs of managing CBJ property. Additionally, the Land Fund is the source of money used to acquire properties needed for public purposes which are not funded by an enterprise account or Capital Improvement Project (CIP) account. It is important that the Land Fund have a sufficient balance to respond quickly to purchase lands when the land becomes available.

The Land Fund is at a particularly low balance at this time (approximately \$700,000). It is likely that the Land Fund will not be substantially replenished until additional properties are sold. Some of the high revenue generating properties have been transferred to other departments such as Docks and Harbors. Additionally, money has been diverted to non-lands related programs such as the grant to construct the Fireweed senior housing project.

The cost to subdivide CBJ land and construct the necessary infrastructure is high; probably higher than the historical costs for construction because Juneau is expanding into areas with greater development challenges such as steep slopes and poorer soils. A modest subdivision of 50 or so lots will cost several million dollars for public improvements including paved streets, sewer, water, and electricity. This highlights the need for the Land Fund to accumulate additional revenue to fund future subdivision development. Another practical means to undertake subdivision development is to establish partnerships with private-sector developers who pay for the up-front costs of development. In any event, it is critical to preserve the integrity of the Land Fund in order to meet the goals of the Land Management Plan.

Recommendations

Recommendations

This chapter contains a summary of the recommendations of the Land Management Plan. The first is a list of the parcels of land which are proposed for disposal in priority order. The second are suggested changes to the CBJ code for financing of land sales. The third is an outline of the concept of partnering with the private sector. The last recommendation identifies areas which should be considered for utility extensions.

Recommendation 1: Dispose of land according to the following priority list.

Table 13
Parcels for Immediate Disposal *

(a) Legal Description	Disposal Method
Lot 212, U.S.S. 3545 (North Douglas; Page 50)	Competitive Bid
Lot 2, U.S.S. 3559 (North Douglas; Page 51)	Negotiated sale with adjacent owners
Lot 20, U.S.S. 3260 (Mendenhall Peninsula; Page 52)	Lottery
Lot G, U.S.S. 2517 (Pearl Harbor; Page 53)	Competitive Bid
Lot 2, Lena Marie Subdivision (Lena Point; Page 55)	Lottery
Lots 3-6, Block 63, Tidelands Addition (Page 54)	Negotiated sale with adjacent owners
Lots 10, 14, 15, 16, 17, 18, 24, 25, 49, 54 S'It' Tuwan Subdivision (Mendenhall Peninsula; Page 56)	Lottery
Lot 2, Block 2, Shelter Island Subdivision (Page 57)	Competitive Bid
Lots 33 to 53, USS 3259 (30 acres at 7 Mile Glacier Highway; Page 59)	Private/Public Agreement (Refer to Page 16)
Lot 1 and 3, USS 3820 (67 acres near Montana Creek; Page 60)	Negotiated Sale with adjacent owners

* Parcels for immediate disposal shall be offered for sale within 180 days of the adoption of this plan.

Table 14
Parcels for Long Term Disposal

(b) Parcels for Long Term Disposal. The following parcels can be sold by disposal methods determined by the manager at such time that the triggering mechanism is in place which indicates the installation of necessary utilities or the completion of an activity such as a land trade or gravel extraction.

Legal Description	Disposal Method	Action which triggers placement on "Immediate Disposal" list
Lots 3 & 4, Blk 11; Lots 2, 4, 6, 8, 10, 12, 16, Blk 37; Fr., Blk 39; To be determined by the Manager USMS 98, 99, 100, 109, 110, 111, 1448; Lots 2 & 3, Blk 10;		Completing Mental Health Trust land trade
Lots 2 & 4, Blk 40; Lots 70 – 83, Blk 48, Tr CH-2, Emerald Subdivision (164 acres above Douglas; Page 61)		
Lots 2, 3, 4, and 4A, USS 3809; Tract B, ASLA 95-78; USS 3807 (335 acres at Lena Loop & Auke Rec By-Pass; Page 62)	To be determined by the Manager	Water reservoir & Sewer
Lot 3, USS 3816 (260 acres on tip of Mendenhall Peninsula; Page 63)	To be determined by the Manager	Sewer
USS 3873 & USS 3406 (352 acres on Pederson Hill near Auke Lake; Page 64)	To be determined by the Manager	Sewer
USS 3817 & USS 3832 (406 acres on Mendenhall Peninsula; Page 65)	To be determined by the Manager	Sewer
USS 4605 (654 acres on North Douglas between Grant Creek and Falls Creek; Page 66)	To be determined by the Manager	Bench Road/Second Channel Crossing

Lot 1, USS 5504 & Lot 1, USS 3559 (2155 acres on North Douglas between Bonnie Brae and Fish Creek; Page 67)	To be determined by the Manager	Sewer Bench Road/Second Channel Crossing
Lot 1, USS 3810 (310 acres near Auke Bay Ferry Terminal; Page 68)	To be determined by the Manager	Sewer
Lots 4 & 5, USS 5504 & Tr A, USS 7297 (41 acres near Costco; Page 69)	To be determined by the Manager	Removal of gravel
Lot 3, USS 5504 (75 acres east of Switzer Creek; Page 70)	To be determined by the Manager	Removal of gravel

Recommendation 2: Modify CBJ’s financing terms.

Down payments for land sales by competitive bid or negotiated sale should be increased from five percent to 15 percent. Down payments for lottery lots will remain at five percent. Modify the Municipal Code.

Recommendation 3: Develop partnerships for the subdivision of selected large tracts of CBJ land.

The CBJ should develop a competitive process to select a private developer to create a partnership for the construction of a residential subdivision on the 30-acre parcel at 7 Mile Glacier Highway. The private developer will be responsible for financing and constructing the improvements. The CBJ contribution will be the value of the land.

Recommendation 4: Coordinate utility expansion plans so that they support the CBJ’s land disposal program.

Sewer extension should be planned for the area west of the Mendenhall River to allow development of the Pederson Hill and Mendenhall Peninsula properties. This will help promote the infill strategy envisioned by the Comprehensive Plan.

Recommendation 5: Diligently preserve the integrity of the Land Fund.

Ensure the future integrity of the Land Fund. Do not divert money from the Fund for projects not associated with acquisition and disposal of land. Enterprises should reimburse Land Fund for loans made.

Appendix A
Guiding Policies

Guiding Policies

The 1995 *Land Management Plan* articulated the overall guiding policies for the management of CBJ owned land. These policies are based upon the *Municipal Code* and the *Comprehensive Plan for the City and Borough of Juneau (Comprehensive Plan)*. Two key areas of the *Municipal Code* are especially pertinent to the development of the *Land Management Plan*: CBJ 53.09.100-130 addresses the classification of CBJ lands; CBJ 53.09.150-170 describes analyses and principles to be used in developing the *Land Management Plan*.

The 1996 revised *Comprehensive Plan* is the adopted development plan for all lands within the CBJ, regardless of ownership. The *Comprehensive Plan* establishes what land uses are appropriate for each area of the city and borough (e.g., commercial or residential) and specifies allowable densities (i.e., residences per acre) or intensity of use. The *Comprehensive Plan* addresses land use in a number of policy statements accompanied by a set of maps which encompass the entire city and borough.

Municipal Code Pertaining to Land Management

Land Classification

In 1983, the CBJ Assembly adopted a land classification system as part of the *Municipal Code* which created the following seven classification designations to be applied to CBJ-owned lands.

- **Agriculture** lands were intended to include those lands with appropriate soils, topography, and size to accommodate agriculture or grazing. At this time, no CBJ lands have been designated "Agriculture."
- **Commercial/Industrial** lands are those suitable for commercial or industrial development due to location near major arterials, transportation or other facilities or specific natural resources that would enhance such development. The CBJ owns very little land that meets these criteria.
- **Public Use** lands include those presently suitable or anticipated for one or more public use such as recreation, education, access, transportation, public facilities, open space, habitat protection, and protection of environmentally sensitive lands.
- **Reserved Use** lands are those CBJ lands which either have not yet been classified or devoted to specific uses. This category is used as a default classification; all CBJ-lands not otherwise classified or not acquired for a specific purpose, are considered to be classified "Reserved Use." The *Municipal Code* states that Reserved Use lands "may not be sold, leased, or otherwise transferred to a public agency or private party until placed in a classification other than reserved use." Minor rights, such as easements, are exempt from this requirement.

Approximately 60 percent of the CBJ-owned lands are, or have been, recommended for classification as Reserved Use. These lands are generally large parcels distant from existing utilities and services. The *Municipal Code* advises that a sufficient quantity of land be reserved to allow for future decisions regarding CBJ land management. It is

appropriate that the more remote parcels be maintained in reserve status until the population of the community expands and services are extended to those areas. This policy is expressed both in the *Municipal Code* and the *Comprehensive Plan*.

- **Residential** lands include parcels connected to the road system, or likely to be connected in the foreseeable future, and reasonably suited for residential development. The land disposal program, developed as part of this management plan, will focus on CBJ-owned lands classified Residential or recommended to be reclassified to the Residential classification.
- **Residential Recreational** lands include property which is not and is unlikely to be accessible to the road system in the foreseeable future, but which has other characteristics that make it suitable for low density recreational development. No CBJ lands have yet been classified or are currently recommended for classification under this category.
- **Resource** is the preferred classification designation for CBJ lands that have or may in the future have mineral or non-mineral deposits, or timber of commercial value. The Fish Creek quarry and the Lemon Creek gravel pit have been classified Resource.

The *Municipal Code* allows for multiple classifications. This has been done in several instances when large parcels in the range of several hundred acres might be used for multiple purposes. The *Municipal Code* also describes the use of subclassifications. The *Juneau Parks and Recreation Comprehensive Plan: July 1996* is a good example of the use of subclassifications.

Land Management Plan

The following principles and policies, established in the *Municipal Code*, address the development of the land management plan for CBJ properties:

- **Multiple Use** - Multiple use should be encouraged;
- **Resource Extraction** - Use of land for natural resource extraction or removal should be consistent with future use of the land;
- **Local Economy** - Development will be encouraged in areas where public services already exist or can be economically extended or where development of a viable economic base is probable;
- **Reserved Land** - A significant quantity of land of a variety of types and locations should be reserved to provide an opportunity for future decisions; adequate lands for public development and public use, including recreational beaches with appropriate uplands, should be reserved;
- **Tidelands** - Tidelands should be leased only for specific water-dependent and water-related uses and not sold;
- **Wetlands** - Wetlands should be leased only for specific uses and not sold;
- **Natural Hazards** - Land should not be made available for residential, commercial, or industrial development in areas that have significant landslide, avalanche, or floodplain hazards unless the development proposal includes adequate mitigation measures to prevent loss of life and property;
- **Housing** - Land should be made available to encourage a variety of housing opportunities to meet the needs of residents;

- **Natural Resource Protection** - The region's scenic, environmental, and economically valuable natural resources should be protected from the adverse impacts of urban development;
- **Conflicting Uses** - Conflicts between residential and other land uses should be minimized;
- **Public Uses** - Land should be set aside for the necessary provision of transportation, public facilities, and services; and
- **Environmental Qualities** - Lands and shoreline that possess recreational, scenic, wildlife, and other environmental qualities should be preserved as open space.

The *Municipal Code* identifies the following factors to be examined and analyses made in the development of the land management plan:

- **Public Land Availability** - The supply of publicly owned lands to meet public needs;
- **Private Land Availability** - The supply of privately owned lands to meet the private-sector needs of the community;
- **Needed Natural Resources** - The need of public agencies and the private sector for natural resources;
- **Classification** - The classification of the land;
- **Comprehensive Plan** - The *Comprehensive Plan*, the long-term capital improvements program, and other plans adopted by the assembly;
- **Restrictions** - Restrictions created by written instruments, zoning, and state and federal regulations;
- **Other Factors** - Physical, economic, resource, population and social factors affecting the area under consideration;
- **Public/Agency Input** - Comments of the general public, affected landowners, state and federal agencies and local advisory groups;
- **Ownership Patterns** - Ownership patterns and the disposal and development plans of private landowners and state and federal agencies;
- **Growth Patterns** - The development and growth patterns and potentials of different areas of the city and borough;
- **Inventory Data** - Information available in the land resource inventory files; some of which is presented Disposal Data Sheets (Appendix One);
- **Availability of Funds** - The availability of municipal funds to subdivide or develop lands to facilitate disposal for private development and use;
- **Public Access** - The requirements of public access to and along public and navigable bodies of water, and the need to reserve public transportation corridors and utility corridors;
- **Additional Relevant Considerations** - Other matters which are relevant to a land use management program.

Comprehensive Plan

The second important guide for the development of the land management plan is the *Comprehensive Plan*. The *Comprehensive Plan* is the adopted development plan for all lands, public and private, within the city and borough. The use and disposition of CBJ lands will take place in accordance with the land use policies and maps in the *Comprehensive Plan*. The first three policies of the *Comprehensive Plan* establish the context for recommendations made in the land management plan.

- **Adequate Development Opportunities** - One of the primary responsibilities of the CBJ is to facilitate future growth by insuring that adequate land is available when needed and providing a level of public services and facilities sufficient to promote public health, safety, and convenience.

It is the policy of the CBJ to assure availability of sufficient land, suitably located and provided with the appropriate public services and facilities, to meet the community's future growth needs. To accommodate the various needs and lifestyles of Juneau's residents, a range of development opportunities in urban and rural areas will be provided.

This is a general policy that calls for adequate lands, public or private, in rural and urban areas, to be available for the future community growth.

- **Urban Development Patterns** - Based on extensive studies of the experience of other American cities, compact urban development is preferable to urban sprawl. By concentrating development, the CBJ will limit the number of acres dedicated to urban uses and minimize the per unit costs of extending and maintaining sewer, water, other utility lines, and roadways. Significant reductions in travel, energy consumption, and pollution will result by encouraging the development of residential uses in relative proximity to shopping, employment, cultural, and recreational facilities.

It is the policy of the CBJ to promote compact urban development within and adjacent to existing urban areas to insure efficient utilization of land resources and facilitate economic provision of urban facilities and services.

This is a key policy because it sets the overall pattern of growth for the CBJ. It calls for compact growth that results in a cost-effective expansion of urban services, e.g., sewer, water, paved roads. This policy recognizes the CBJ cannot have growth in all areas of the city and borough and afford to provide services to all those areas.

Compact growth allows higher density development in areas that already receive urban services. It does not, however, preclude higher density growth in other areas of the CBJ. Lands adjacent to existing urban areas, where it is most logical to extend services, are identified as "Transition Areas." These are lands that can develop at a higher density once urban service can be provided. A number of CBJ parcels are included in these "Transition Areas." Consequently, these lands are scheduled for development and/or disposal at a later date, when they can be developed to their fullest potential or when needed infrastructure and utilities are in place.

- **Rural Area Development** - A majority of the land and water within the CBJ is outside existing or planned urban development areas; in the *Comprehensive Plan*, this is defined as the rural area. It is suitable for a broad range of activities -- rural residential development, timber harvest, wildlife habitat, and many forms of outdoor recreational activities.

It is the policy of the CBJ to permit appropriate and needed development in rural areas while assuring protection of natural resources and recreational opportunities.

All lands that are outside of existing or planned service areas are considered rural lands. These are areas that will have limited urban development but appropriate land uses are allowed. Appropriate land uses include some lower density residential development, resource development, and tourist related facilities.

- **CBJ and State Selected Lands** - One additional policy in the *Comprehensive Plan* directly addresses the disposition of public lands that have been selected by the CBJ and State of Alaska within the city and borough boundaries.

It is the policy of the CBJ to evaluate the use and developmental potential of all CBJ and state selected lands. CBJ and state selected lands will be designated and managed as public open space where natural resources and amenities, natural hazards and recreational values warrant. CBJ and state selected lands will be committed to private development where there is assurance of sufficient market demand and when it is determined to be in the public interest. Future growth areas will be identified although lands may be committed to interim uses prior to private development.

The *Comprehensive Plan* advises the implementation of this policy should occur in accordance with the *Municipal Code*, as follows:

Follow the Lands Management Ordinance (CBJ Chapter 53.09) which is consistent with the comprehensive plan and will serve as the major means of implementing policies and guiding management, development and disposition of selected lands. The ordinance includes provisions for public involvement in the evaluation of the appropriate use and disposal of selected lands.

Appendix B
Development Costs

Development Costs

The following information is provided for the purpose of understanding the cost of developing land in Juneau. The significance of these costs is directly tied to the affordability of housing.

Factors that Affect Construction Costs

Construction costs for subdivision development are dependent upon several site characteristics including: Geographic location; Zoning; Topography; and Soils conditions. These cost characteristics are detailed as follows:

- **Geographic Location.** The geographic location of the proposed development site affects construction costs in several ways. Costs may be impacted based on distances associated with the following:
 - Hauling construction materials
 - Transporting workers
 - Locating storage and waste sites
 - Importing borrow or eliminating excess material
 - Connecting the site to the nearest roads and utilities

Additionally, existing roads and utilities may need to be upgraded prior to, or in conjunction with, the development of a new subdivision. This might occur in instances when the current utility systems or roads are at, or near, capacity, or are substandard. Such upgrades will result in added costs.

- **Zoning.** Zoning controls the density of the development as well as lot size. Therefore, zoning will limit the maximum number of lots allowed at a specific site. The development costs on a per lot basis will generally be greater in low-density zones that require fewer lots per acre. Road development costs will be affected by road standards set forth in zoning regulations. Rural zones may allow open ditches with gravel surfaced streets, whereas, urban zones may require concrete sidewalks, curbs, gutters, and paved street. Additionally, zoning may also require setbacks from streams, flood plains and the waterfront, as well as preservation of open areas, parks and greenbelts. These features reduce the acreage available for residential lots, and may increase the construction costs per lot.
- **Topography and Soils.** Topography and soils conditions have a direct affect on construction costs. Construction costs increase at steeper sites and those with poor soil conditions. As the site topography becomes steeper, costs may increase due to the following:

- Increased difficulty in designing lot and road configurations that maximize lot development and minimize the utilities construction costs;
- Possible need for retaining walls;
- Increased number of sanitary sewer manholes and storm drain catch basins;
- Need for slope stabilization; and
- Increased quantities of excavation and embankment.

In addition, subdivisions developed at higher elevations may require construction of a water pump station and reservoir to assure adequate water pressure for domestic use and fire fighting purposes.

- **Cost Analysis.** Estimated construction costs for the CBJ's land disposal program were developed by analyzing actual cost data from recent Capital Improvement Projects (CIP) and applying those costs to subdivision development. Another source of information were local consulting engineers experienced in subdivision design. They were interviewed for their opinions and cost estimates.

CIP's are required to pay federal or state established wage rates, under the Davis-Bacon Act, if the project construction costs exceed \$2,000. These wages result in an increase of approximately 15% to 17% to the overall construction cost. This must be taken into consideration when using CIP unit costs for estimating subdivision development costs. The unit prices used in this report are unadjusted CIP prices. If the subdivision is developed by the private sector, then the final construction estimates given here should be adjusted to account for the lower wages.

The cost analysis developed in this report is based on the assumption of a relatively flat site. As previously discussed, steeper topography will result in higher construction costs which will need to be addressed on a case by case basis.

Seven aspects of construction work were analyzed to derive an estimate of total costs. The seven categories include:

- Clearing and grubbing
- Excavation and embankment
- Sanitary sewer systems
- Water systems
- Storm drainage systems
- Street improvements
- Private utilities

Each of these seven categories of work are addressed in the paragraphs below.

- **Clearing and Grubbing.** Clearing and grubbing involves the removal of all trees, shrubs and approximately one foot of the organic surface material from the street right-of-

ways. CIP costs for clearing and grubbing range from \$10,000 to \$12,000 per acre. This equates to approximately \$7 to \$9 per linear foot of street right-of-way per lot (assuming a lot on each side of the right-of-way).

- **Excavation and Embankment.** The quantity of excavation and embankment is dependent upon the site topography. For a relatively flat site (slopes less than four percent), excavation will entail removing 30 inches from the roadbed and replacing it with suitable, non-frost susceptible, imported material. Some areas may require soil removal to depths as great as five feet, depending on soil conditions. Filter fabric is often used to bridge weak soil areas.

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

The cost of excavation and embankment is also affected by the haul distance required to dispose of, or import, material. If the excavated material can be used on-site in the building of the embankment or for building sites, then a lower cost for this item would be expected.

Based on the quantities involved, excavation costs on a typical CIP range from \$6 to \$12 per cubic yard. Embankment costs, using imported material, range from \$12 to \$15 per cubic yard. Assuming a subcut excavation of thirty inches for the minimum paved roadway (CBJ Standard 102), the per lot cost for road excavation would range from \$2,090 to \$3,190. The cost per lot for imported road embankment would range from \$3,190 to \$3,960. These costs include all equipment, labor, and materials.

Rock may be encountered during site development and require removal. The values used in this analysis are for situations in which conventional excavation methods are used and do not include the costs for blasting and rock excavation. The cost for rock excavation may range from \$50 to \$90 per cubic yard.

- **Sanitary Sewer System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete sanitary sewer system including:

- Sanitary sewer main
- Manholes
- Cleanouts
- Service laterals
- Trenching and bedding

The actual project costs for CIP sanitary sewer utilities analyzed in this study ranged from approximately \$28 to \$73 per linear foot of street. In preparing cost estimates for a typical

subdivision, a range of \$25 to \$35 per lineal foot, per lot, should be reasonable. The higher per-foot cost for some of the CIP's was due to steep terrain and constricted working space in downtown street reconstruction work. These estimates assume gravity flow to an existing public sanitary sewer system that is adequately sized for the additional sewerage flow and does not require a lift station. If a lift station is required, the cost should be increased by approximately \$35,000 to \$45,000 per station.

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

Project costs for CIP water utilities analyzed in this study ranged from approximately \$28 to \$86 per lineal foot of street. A per-lot cost for a typical subdivision is estimated to range from \$25 to \$35 per lineal foot, per lot. The higher cost per foot for some CIP's was the result of dual waterlines (both high and low pressure) existing in the same roadway. Another factor was the limited working conditions in narrow, downtown streets. This estimated range of costs assumes the water main to the subdivision site is of adequate size and pressure.

Two design scenarios that may have a significant affect on water system costs are: 1) an undersized water main serving the proposed site, and 2) site elevations which exceed the pressure range of the water main serving the site. Either scenario could result in the developer being required to upgrade the existing water main, install a reservoir and/or install a pump station. The analysis of these types of improvements is beyond the scope of this report, although waterline pump stations historically range in cost from \$200,000 to \$300,000 and reservoirs have historically cost from \$0.50 to \$1.00 per gallon of water stored.

- **Storm Drainage System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete storm drainage system including the following:
 - Main line collector pipes
 - Catch basins and manholes
 - Service laterals
 - Trenching and bedding
 - Concrete inlet structures and headwalls

The actual project costs for CIP storm drainage utilities analyzed in this study ranged from approximately \$23 to \$69 per lineal foot, per lot. In preparing a per-lot analysis of a typical subdivision, an estimate of approximately \$25 to \$35 per lineal foot, per lot, should be reasonable.

The cost and time necessary for permitting should be taken into consideration if the outfall for the storm drainage system is to a river or wetland under the authority of the Army Corps of Engineers. Unanticipated costs that may result from an Army Corps of Engineers permit include: oil/water separators, holding ponds, settlement basins and other storm drainage control structures. Cost analyses of these types of structures are beyond the scope of this report.

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

- **Street Surface Improvements.** The improvements considered in this category involve providing all labor, materials, and equipment necessary to provide complete street surface improvements including:
 - Base course grading
 - Concrete curb and gutter
 - Concrete sidewalks
 - Asphalt paving
 - Striping
 - Topsoil and grass seeding

The actual project costs for CIP street surface improvements analyzed in this report ranged from approximately \$25 to \$60 per linear foot of street. These numbers represent the reconstruction costs for narrow downtown streets and do not reflect the costs for wider subdivision streets with full street improvements.

In preparing a per-lot analysis of a typical subdivision lot, an estimate of approximately \$75 to \$85 per linear foot per lot would be reasonable. This cost includes six inches of base coarse material (D-1 grading), concrete (Type I) curb and gutter on each side of the street, six-foot concrete sidewalks each side of the street, two inches of asphalt pavement, four inches of topsoil each side of the street, and hydroseeding. This cost range is for full street development and will vary for areas zoned for lesser design requirements.

- **Power, Street Lighting, Telephone and Cable Utilities.** The improvements considered in this category include all labor, materials and equipment necessary to provide complete underground private utilities and street lighting for a subdivision. In doing a per lot analysis of a typical subdivision, an estimate of approximately \$9,900 to \$13,200 would be reasonable.
- **Consultant Design.** Consultant design services for subdivision development typically include the following:

- Surveying
- Soils investigation and testing
- Lot and right-of-way design
- Street and utilities design
- Construction administration and inspection

The costs for these services typically range from 10 percent to 13 percent of actual construction cost for design and eight percent to 12 percent of actual construction cost for administration and inspection, depending on the involvement requested by the developer.

The developer will also be required to pay the actual costs for the CBJ to hire local consultants to provide construction inspection services. This cost typically runs six percent to 10 percent of the actual cost of construction.

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

Costs Summarized

The following tables summarize cost ranges for subdivision development as described above. The cost estimates are based on general assumptions and should be used with caution. These figures could be used for budgetary purposes in determining initial cost estimates if the CBJ were to proceed with development of its parcels. Each potential subdivision site will have special design and construction concerns that must be taken into account in developing a preliminary cost estimate. The estimated cost of construction must be continually updated by the engineer throughout the design process to track and control the development costs.

This information is given in a cost per lot and cost per linear foot, per lot basis. The cost per linear foot per lot figure assumes that there is a lot on either side of the roadway. The cost of construction of the roadway and improvements are split between the two lots. If a subdivision has only one lot fronting a roadway the cost figures for these improvements should be doubled. The following assumptions were used:

- Design density is two lots per acre
- Twenty-five percent of each acre is used for right-of-way or other dedicated public use
- Only the street right-of way is cleared
- Road frontage per lot is 110 feet

The resulting construction cost for an Urban Standard for this study range from \$31,511 to \$41,019 per lot. In comparison, local consulting engineers have been using \$25,000 to \$40,000 per lot as a rule-of-thumb, based upon their past experience with local subdivision development.

Considering the conservative approach taken with this analysis and the full development standards used, the range difference is not unexpected. It is recommended that a construction cost range of \$35,000 to \$50,000 per lot be used for subdivision planning.

The resulting construction costs for a rural standard range from \$20,829 to \$28,200 per lot. A rural standard, for this study, deletes cost for sanitary sewer and storm drainage systems, and reduces the costs for street surface improvements. A typical rural subdivision will not be paved and will have ditching rather than storm drainage. The costs for the water system are included because most areas of the CBJ, urban or rural, are served by the public water system.

As previously stated, construction costs for each site must be considered independently. A detailed feasibility study should be considered for any site before estimates of construction are prepared. The feasibility studies should include research into CBJ design requirements, available public utilities and access, topography and soils conditions, and a preliminary lot and street layout. In this manner, more detailed and valid project costs can be determined.

Table 15
**Subdivision Construction Cost Analysis - Urban Standard
(1995 Costs)**

Description	Cost Per Lot	Cost Per Linear Foot Per Lot
Clearing and Grubbing	\$770 to \$990	\$7 to \$9
Earthwork		
Excavation	\$2,090 to \$3,190	\$19 to \$29
Embankment	\$3,190 to \$3,960	\$29 to \$36
Sanitary Sewer System	\$2,750 to \$3,850	\$25 to \$35
Water System	\$2,750 to \$3,850	\$25 to \$35
Storm Drainage System	\$2,750 to \$3,850	\$25 to \$35
Street Surface Improvements	\$8,250 to \$9,350	\$75 to \$85
Private Utilities	\$9,900 to \$13,200	\$90 to \$120
Subtotal @ CIP Rates	\$32,450 to \$42,240	\$295 to \$384
Minus 17% (Davis-Bacon)	<\$5,517 to \$7,181>	<\$50 to \$65>
Subtotal @ Private Rates	\$26,933 to \$35,059	\$245 to \$319
Plus 10% (Consultant Costs)	\$2,693 to \$3,506	\$24 to \$32
Plus 7% (CBJ Inspection Fees)	\$1,885 to \$2,454	\$17 to \$22
Total Construction Costs	\$31,511 to \$41,019	\$286 to \$373

Table 16
**Subdivision Construction Cost Analysis - Rural Standard
(1995 Costs)**

Description	Cost Per Lot	Cost Per Linear Foot Per Lot
Clearing and Grubbing	\$770 to \$990	\$7 to \$9
Earthwork		
Excavation	\$2,090 to \$3,190	\$19 to \$29
Embankment	\$3,190 to \$3,960	\$29 to \$36
Water System	\$2,750 to \$3,850	\$25 to \$35
Street Surface & Drainage Improvements	\$2,750 to \$3,850	\$25 to \$35
Private Utilities	\$9,900 to \$13,200	\$90 to \$120
Subtotal @ CIP Rates	\$21,450 to \$29,040	\$195 to \$264
Minus 17% (Davis-Bacon)	<\$3,347 to \$4,937>	<\$33 to \$45>
Subtotal @ Private Rates	\$17, 803 to \$24,103	\$162 to \$219
Plus 10% (Consultant Costs)	\$1,780 to \$2,410	\$16 to \$22
Plus 7% (CBJ Inspection Fees)	\$1,246 to \$1,687	\$11 to \$15
Total Construction Costs	\$20,829 to \$28,200	\$189 to \$256

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Preliminary Lands Classification Report of City Parcels, CBJ Division of Lands and Resources, July 1985

Adopting Ordinance

Presented by: The Manager
Introduced: 03/15/99
Drafted by: J.R. Corso

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 99-11

An Ordinance Repealing and Readopting the City and Borough of Juneau Land Management Plan, Authorizing the Sale of Certain City and Borough Land in Accordance with the Plan and Setting Forth Terms and Conditions Related to the Sales.

WHEREAS, CBJ 53.09.150 provides that the Planning Commission shall draft and recommend to the Assembly a land management plan, and may thereafter recommend changes to the plan, and

WHEREAS, in 1995 the Planning Commission recommended and the Assembly by Resolution 1747 adopted a land management plan, and

WHEREAS, in the years since adoption of the plan, the city and borough has acquired new land and otherwise had reason to consider significant changes to the land management plan, and

WHEREAS, in recent months the Assembly Lands Committee and the Planning Commission have held hearings, conducted work sessions, and otherwise contributed to an update of the plan, and

WHEREAS, at its meeting of March 9, 1999, the Planning Commission considered and recommended to the Assembly comprehensive changes warranting repeal of Resolution 1747 and re adoption of the plan in a new edition, and

WHEREAS, CBJ 53.09.170 provides that notice of Assembly action on the recommendation shall be provided for six weeks prior to the hearing thereon, which notice has been provided, and

WHEREAS, the adoption of the new City and Borough of Juneau Land Management Plan provides direction on the best use of city and borough owned land for development, disposal, or retention by the city and borough for public purposes and protection of public resources and values, and

WHEREAS, the new land management plan identifies certain municipally-owned parcels as being suitable for residential development and recommends they be sold, and

WHEREAS, the sale of such parcels will systematically place city and borough land into private ownership and expand the municipality's property tax base, and

WHEREAS, it is in the public interest to identify and reserve public interest lands within each large parcel prior to selling that parcel;

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Repeal of Land Management Plan. Resolution 1747 is repealed. This repeal shall not invalidate or otherwise affect any conveyance or land use action taken in reliance on or under the authority of the land management plan adopted pursuant to Resolution 1747.

Section 3. Adoption of Land Management Plan. Pursuant to CBJ 53.09.170, the Assembly adopts the CBJ Land Management Plan dated February, 1999. Copies of the plan shall be made available for public inspection at city and borough libraries and at the office of the City & Borough Clerk.

Section 4. Municipal Land Disposal. The city and borough land and property herein described may be disposed of in accordance with and subject to the provisions of Title 49 and Title 53 of the city and borough code, other applicable code sections, and the terms and provisions of this ordinance.

Section 5. Authorization to Dispose of Land. The manager is authorized to dispose of the real property in the manner and at the times specified in this section.

(a) Immediate Disposal. The manager shall within 180 days of the adoption of this ordinance offer to dispose of the following property in the manner indicated. As used in this section, "public-private agreement" means a land sale contract in which the city and borough promises to convey land to a developer in exchange for the developer's promise to subdivide the land, construct all streets, utilities, and other required infrastructure, and then convey to the CBJ a number of lots equal in value to that of the original unsubdivided tract.

Lot 212, U.S.S. 3545	Competitive Bid
Lot 2, U.S.S. 3559	Negotiated sale with adjacent owners
Lot 20, U.S.S. 3260	Lottery
Lot G, U.S.S. 2517	Competitive Bid
Lot 2, Lena Marie Subdivision	Lottery
Lots 3-6, Block 63, Tidelands Addition	Negotiated sale to adjacent owners
Lots 10, 14, 15, 16, 17, 18, 24, 25, 49, 54 S'it'Tuwan Subdivision	Lottery
Lot 2, Shelter Island Subdivision	Competitive Bid
Lots 33-53, U.S.S. 3259 (30 acres at 7 Mile Glacier Highway)	Public-Private Agreement
Lot 1 and 3, U.S.S. 3820 (67 acres, Montana Creek)	Negotiated sale to adjacent owners

(b) Long-Term Disposal: Large tract parcels listed in this section may be sold after the manager has completed a public review process for each pursuant to Section 6, and after public sewer and water has been provided to the parcel being offered, provided that Lots 3, 4 and 5, U.S.S. 5504 and Tract A, U.S.S. 7297, may be offered for sale only after extraction of all commercially feasible gravel resources, and provided further that the Douglas Townsite parcels may be sold only after completion of the Mental Health Trust land trade authorized by Ordinance 97-23.

(1) 164 acres above Douglas, consisting generally of USMS 98, 99, 100, 109, 110, 111, 1448; Lots 2 & 3, Blk 10; Lots 3 & 4, Blk 11; Lots 2, 4, 6, 8, 10, 12, 16, Blk 37; Fr., Blk

39; Lots 2 & 4, Blk 40; Lots 70 – 83, Blk 48, Tr. CH-2, Emerald Subdivision.

(2) 335 acres at Lena Loop & Auke Rec By-Pass, consisting generally of Lots 2, 3, 4, and 4A, U.S.S. 3809; Tract B, ASLA 95-78; U.S.S. 3807.

(3) 260 acres on tip of Mendenhall Peninsula, consisting generally of Lot 3, U.S.S. 3816.

(4) 352 acres on Peterson Hill near Auke Lake, consisting generally of U.S.S. 3873 & U.S.S. 3406.

(5) 406 acres on Mendenhall Peninsula, consisting generally of U.S.S. 3817 & U.S.S. 3832.

(6) 654 acres on North Douglas between Grant Creek and Falls Creek, consisting generally of U.S.S. 4605.

(7) 2155 acres on North Douglas between Bonnie Brae and Fish Creek, consisting generally of Lot 1, U.S.S. 5504 & Lot 1, U.S.S. 3559.

(8) 310 acres near Auke Bay Ferry Terminal Lot 1, consisting generally of U.S.S. 3810.

(9) 41 acres near Costco Lots 4 & 5, U.S.S. 5504 & Tr. A, consisting generally of U.S.S. 7297.

(10) 75 acres east of Switzer Creek Lot 3, consisting generally of U.S.S. 5504.

Section 6. Public Review Process. Prior to disposing of each parcel identified in Section 5(b) of this ordinance, the manager shall complete a public review process for that parcel. The public review process will identify lands that should be retained or otherwise reserved for public values or uses including but not limited to:

(a) future transportation and utility corridors, schools, and other public facilities and services;

(b) recreation, scenic values, greenbelts and open space, fish and wildlife habitat, wetlands, environmental qualities;

(c) buffers or other measures to help maintain neighborhood character;

(d) innovative development techniques such as planned unit developments.

The Planning Commission shall conduct a public hearing on the manager's findings and make recommendations to the Assembly. The public review shall be adopted by the Assembly by resolution.

Section 7. Appraisal and Notice of Sale. The minimum purchase price shall be the fair market value of each parcel as determined by the city and borough assessor or an appraiser.

Section 8. Payment. Notwithstanding Title 53 the purchaser of lots sold by lottery shall pay 5% down payment and pay the balance in 10 annual payments at 10% interest. Parcels of land offered by competitive bid or negotiated sale will require a 15% down payment with the balance due in 10 equal payments at 10% interest.

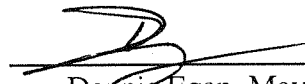
Section 9. Frequency of Participation. Notwithstanding Title 53 a bidder may bid on multiple parcels, but may purchase only one parcel offered for sale by the municipality through the sealed competitive bid process during any calendar year.

Section 10. Sale of Unpurchased Property Subsequent to Initial Offering. Notwithstanding Title 53 the manager may sell on a first-come, first-served basis, at the fair market value established at the time of the initial offering, any property listed in Section 5(a) which was not sold at an initial offering. After public notice, the manager may adjust the purchase price to reflect changes in the market value.

Section 11. Other Terms and Conditions. The manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ 53.09.

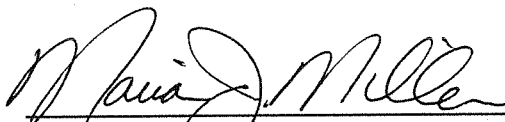
Section 12. Effective Date. This ordinance shall be effective thirty days after its adoption.

Adopted this 12th day of April, 1999.



Dennis Egan, Mayor

Attest:



Marian J. Miller, Clerk