

6.0 Implementation

6.1 Financial Incentives for Housing Construction in the Willoughby District

Public Purpose

In the Willoughby District and surrounding area, a late 1960's Urban Renewal Program acquired and demolished housing in this area forcing out many low income residents. The goal of replacement housing has not been accomplished.

More recently the CBJ has documented a significant shortage of affordable housing throughout the community. Businesses, the Chamber of Commerce, and others have called the shortage of housing for workers a major impediment to business activity and economic development in Juneau.

In response, CBJ established the Affordable Housing Commission to address this shortage in the community. The Affordable Housing Commission has developed a Juneau Affordable Housing Fund Program (JAHF). The purpose of the JAHF program is to provide low-interest rate loans and grants to non-profit organizations, public housing authorities, and profit-motivated entities for the creation and rehabilitation of affordable housing, or housing-related services.

The Willoughby District is zoned Mixed-Use 2, which allows up to 60 dwelling units per acre, yet the overall residential density of the District in 2011 is about 3.4 dwelling units per acre. Referencing current assessor records, there are now only 120 dwelling units in this 35 acre area and only one place within the District approaches the allowable density - Fireweed Place - a 5-story senior housing complex with 67 units, which translates to a density of 47 dwelling units per acre. The low number of housing units in the District means that after regular work hours, activity is generated by the commercial destinations, restaurants, and indoor recreation uses. At night, once the stores and restaurants close, the area is practically deserted.

Additionally, increased density promotes public safety in the District as more residential and commercial development occurs and buildings are relocated out to the sidewalk, all of which put "eyes on the street" and promote "citizen surveillance" of public places where neighbors watch over their collective security, and where crime is reduced, as are public law enforcement costs.

Pleasing, Permanently Affordable Housing in Juneau

Juneau Housing Trust's permanently affordable housing on Douglas Island. An 8-plex, each unit with 3BR, 2BA, W/D, covered parking. Last one sold for about \$175,000



A 4-plex with affordable housing for rent in a downtown Juneau residential neighborhood

The Willoughby District Land Use Plan seeks to encourage development of 350 to 400 dwelling units that are a combination of affordable and market rate housing. CBJ will assist with financial incentives to help stimulate the development of affordable and other housing in the Willoughby District. Actions like this have occurred before and are already occurring now.

In 1996, the CBJ Assembly initiated a funding program intended to encourage private developers to construct affordable multi-family housing. The program received \$500,000 from several sources, including Community Development Block Grant Funds and loan receipts from low income housing projects that were originally funded with grant money available to CBJ. Under the 1996 program, the Gruening Park and Orca Point projects each received a \$200,000 loan, interest free, with 10 year

deferred repayment.

In 2010, CBJ initiated the Juneau Affordable Housing Fund (JAHF) to promote the creation of affordable housing. The fund received \$400,000, including unexpended money from the 1996 program and loan receipts from the Gruening Park and Orca Point projects. The primary purpose for the program is to leverage JAHF dollars with outside resources to assist with the development of more affordable

housing. The first round of project funding will occur in 2011. CBJ is pursuing additional funding sources to augment the JAHF balance.

Mechanisms and Process

To stimulate private builders, and non-profit or public agencies to construct residential dwellings in the Willoughby District the CBJ will consider establishment of several financial incentive options, such as those on Table 5. Different incentives will be more appropriate for those building four to 12-plexes versus those building 3-5 story mixed-use buildings with apartments, condos and lofts.

Table 5 – Optional CBJ Financial Incentives to Stimulate Housing Construction

Financial Incentive	CBJ Funding Sources	Criteria to Qualify and More
1. Low interest loan <ul style="list-style-type: none"> Possibly one rate for affordable housing and another rate for market-rate 	Redevelopment Bonds using general property tax to repay.	Incentives could be offered for both affordable and market rate housing construction, though the terms and criteria to qualify would be different.
2. Low interest loan with delayed repayment schedule <ul style="list-style-type: none"> Possibly one rate for affordable housing and another rate for market-rate 	Redevelopment Bonds using tax increment financing from Willoughby District to repay. Legislative Appropriation	Incentives should be available for both rental and for-sale housing. Work needed with CBJ Lands Office, Finance Dept, Affordable Housing Commission, private builders, and bankers experienced with housing loan programs to determine for each of the 4 types of programs (rental-affordable, rental market-rate, affordable for-sale, market rate for-sale):
3. Grant		<ul style="list-style-type: none"> Who may qualify Criteria to qualify Terms to be offered Who will administer and enforce
4. 10-year property tax reduction	Lost revenue	
5. Cost share such as for subdividing, platting, relocation of utilities (as needed), road and sidewalk construction, and other; waiving permitting or inspection fees	Creation of Service Area Funds (Streets, Parks and Recreation, Downtown Improvement District), CBJ Lands Fund, Enterprise Funds (if water, sewer improvements needed) or any of the sources above	Another key policy question will be if the CBJ wishes to require that a certain minimum percentage or number of units in all housing developments in the Willoughby District must be affordable. This promotes a mix that some communities encourage.

6.2 “Working” Public and Private Improvement Schedule with Costs Estimates and Possible Funding Sources

This section is titled ‘working’ because there are many factors at play that will determine the exact sequence of investments that occur in the Willoughby District. Timing and location of a new State Office Building in Juneau is an example of one decision that could change the sequence of other investments. “Working” is also in the title because the CBJ has no control over when the private sector chooses to upgrade and reinvest in its properties; these decisions are largely market driven. The CBJ is however, attempting to influence some of these decisions by offering financial and regulatory incentives for investment that accomplishes public goals.

Possible Funding Sources

City and Borough of Juneau

Following adoption of this Comprehensive Plan amendment, each public sector element will be better defined and sequentially placed in a queue for funding. Depending upon the project, possible funding sources include the:

- CBJ Capital Improvement Project Funding
- CBJ Temporary 1% Sales Tax Revenue, 1% Areawide Sales Tax Revenues for Street Capital Projects, or 3% CBJ Sales Tax Revenues for General Capital Projects. Each 1% generates approximately \$8 million per year.
- Tax Incentive Financing (TIF)
- CBJ Marine Passenger Fees (\$ 2 million/year to projects)
- Port Development fees
- CBJ Lands Fund
- Better Capital Fund
- Enterprise Funds - water-sewer as needed
- CBJ issued General Obligation or Redevelopment Bonds backed by Tax Increment Financing (TIF) revenue, or from loan interest.

Tribal Government

- Indian Reservation Road (IRR) funding for improvements to and around Indian Village streets and area.

State of Alaska or Federal Government

- State of Alaska, Direct Appropriation
- State of Alaska DOTPF/FHWA funds. Projects must be on the Statewide Transportation Improvement Program (STIP) list.

- Six funding sources for restoration of Gold Creek:

1. **Partners for Fish and Wildlife Program** <http://alaska.fws.gov/fisheries/fieldoffice/juneau/fwpartners.htm>

This program assists private landowners, municipalities, boroughs, tribes, and other non-federal landowners and organizations who wish to restore, enhance, or establish fish and wildlife habitats on their lands. The program provides technical assistance and matching federal funds to partners for restoring fish and wildlife habitat, improving fish passage, and conducting habitat inventories and assessments.

2. **Southeast Alaska Coast Conservation Program** <http://alaska.fws.gov/fisheries/fieldoffice/juneau/coastal.htm>

The Southeast Alaska Coastal Conservation Program works with multiple partners on cooperative coastal conservation projects that restore and protect wetland, riparian, and upland coastal habitats. Projects may also involve habitat assessment, research, and public outreach and education. The focus is on projects which best meet the program's mission to protect, restore, and promote public stewardship of coastal ecosystems.

3. **Community-based Restoration Program Funding** <http://www.fakr.noaa.gov/habitat/restoration.htm>

The NOAA Community-based Restoration Program began in 1996 to inspire and sustain local efforts to conduct coastal habitat restoration. Several times each year, proposals are requested for individual projects, either directly by NOAA's Restoration Center or through its partners. Funding is available for a range of habitat restoration, including removing old dams and other barriers to fish passage.

4. **Sustainable Salmon Fund** <http://www.adfg.state.ak.us/special/akssf/index.php>

The Alaska Sustainable Salmon Fund (AKSSF) is comprised of Alaska's allocation of funds from the federal Pacific Coastal Salmon Recovery Fund (PCSRF). PCSRF was established by Congress in FY 2000 to protect, restore, and conserve Pacific salmon and steelhead populations and their habitats.

5. **Alaska Coastal Impact Assistance Program** <http://dnr.alaska.gov/coastal/CIAP/ciap>

The Coastal Impact Assistance Program authorizes the distribution of \$960 million to the six Outer Continental Shelf (OCS) oil and gas producing states to mitigate the impacts of OCS oil and gas activities. CIAP is administered by the United States Department of Interior, [Bureau of Ocean Energy Management, Regulation, and Enforcement \(BOEMRE\)](#) and was established by Section 384 of the [Energy Policy Act of 2005](#)(Act). In accordance with the Act, the State has an approved Alaska CIAP plan that describes the projects the State and coastal political subdivisions will fund through CIAP and how the state will manage the funds.

6. **US Army Corp of Engineers Ecosystem Restoration Projects.** Funding opportunities under the authority provided by Section 206 of the Water Resources Development Act of 1996, the US Army Corps of Engineers engages in ecosystem restoration may involve planning, design and building projects to restore aquatic ecosystems for fish and wildlife. For these projects, the Federal Government pays 65 percent of the feasibility study costs, design, and construction costs, with the sponsor paying the rest. These projects begin when the COE receives a written request from the prospective Sponsor. Inquiries about an ecosystem project should be made to: U.S. Army Engineer District, Alaska / ATTN: Dave Martinson, EN-CW-PF /P.O. Box 6898 /Elmendorf AFB, AK 99506-6898 <http://www.poa.usace.army.mil/en/cw/index.htm>

Other

The Juneau Watershed Partnership has expressed interest in partnering with the CBJ to help restore portions of Gold Creek and the AEL&P spillway. They are available to help write grants, supply manpower, and more. AEL&P and the State (SLAM project) would be other partners in the spillway restoration project.

Public and Private Improvements

Unit costs used to prepare these cost estimates are as follows:

- Street Improvements = \$1,500/lineal ft (includes asphalt, wide colored brick or similar sidewalks, pedestrian scale lighting, benches and landscaping)
- Hardscape public plaza = \$15/sq ft
- Park and green space vegetation and landscaping = \$9/sq ft
- Paved Walkways with lights = \$12/sq ft
- Benches = \$3,000/per
- Garbage Cans = \$1,000/per
- Lighted Bollards = \$2,000/per
- Pedestrian-scale street lights = \$3,000/per
- Multi-family residential -\$250/sf
- Structured parking - \$120/sf
- Office building - \$300/sf
- Commercial Space - \$275/sf
- Major grocery store - \$225/sf
- Centennial Hall addition -\$450/sf
- JACC theatre addition - \$750/sf
- Under plaza parking - \$175/sf
- To represent an average, for residential units a 2-bedroom, 1,000 sf unit was assumed.
- Hotel rooms are assumed to be 400 sf.; \$300/sf

Table 6 – Willoughby District –“Working” Investment Schedule with Cost Estimates (2011 Dollars)

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
I. Short to Medium Term (0 to 10 years) Public Improvement Projects							
Many improvements are scheduled for the short term (next 2-5 years) because it makes sense to accomplish several projects in conjunction with SLAM construction, and because a few key park, plaza and street improvements facilitate private investment.							
State Library, Archive, Museum Project (SLAM)- Site 30	State Library, Archives and Museum building. Two stories, combination of underground and surface parking. 1% for art projects will be installed.	123,600 gross floor area; cost estimate from SLAM team.	\$126,000,000		X		
Pedestrian Connection South of SLAM	Landscaping, hard surfaced path 15 feet wide, lighting and furniture from Whittier Street to the A&P property.	Paved walkway 15 ft wide and 500 ft long, total 7,500 sq ft; landscaped area 12 ft wide by 500 ft long, total of 6,000 sq ft; 4 each benches, garbage cans, lights	\$172,000		X		

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
Village Neighborhood Plan	A neighborhood plan will include substantial consultation with area residents and institutions in overseeing changes and supporting the vision for their neighborhood.		\$50,000	X		X	X
Whittier Street Improvements	New paving, wide sidewalks, street trees, crosswalks, bus shelters, on-street parking, furniture and right-of-way (as needed for street cross-section).	700 ft long	\$1,050,000	X			
Gold Creek Park Phase I	<u>Restoring Gold Creek</u> to a natural state and establishing a park could occur at this time. Interpretive signage describing this area's past as the 1 st residential settlement in downtown by the Auk Tlingits should be installed, in addition to interpretative and directional signage throughout the District as capital improvements are completed. Donating right-of-way to the CBJ from Foodland Center could be part of a private-public development agreement as the park will enhance the value of these properties and make redevelopment more attractive. Replatting the Foodland and Gold Lodge area with future streets and access could occur at this time.	Landscaping and walking paths Gold Creek from Willoughby to Egan Dr. 40,000 sq ft landscaping; 12,000 sq ft walkway; 6 each benches, garbage cans and light fixtures	\$550,000	X			
	Hydrologic and engineering work to restore to natural riparian conditions		\$270,000	X		X	X
Pedestrian Improvements at Egan Dr/Glacier Ave intersection	Add signalization and crosswalks at intersection. Pedestrian connection between the waterfront, new Gold Creek Park, and area development. The section of the Seawalk along the waterfront in this area should be completed about this time so pedestrian improvements at the Egan Dr/ Glacier Ave intersection next to Gold Creek will be timely.	Based on cost of Egan/Whittier signalization project DOT	\$500,000		X		
Pedestrian improvements Whittier St/Egan Dr intersection	Enhance pedestrian safety at the Egan/ Whittier intersection by adding a 4 th crosswalk.	CBJ engineering dept estimate.	\$50,000		X		

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
Egan Drive Master Plan (10 th to Port)	Cooperative Master Plan effort between State and CBJ for Egan Drive, from 10 th to Port. Use context sensitive design principles to pro-actively address changes needed to accommodate increasingly densely developed area, including new cross streets and intersections and full complement of non-motorized improvements.		\$150,000	X	X		
Capital Avenue Improvements	Improvements at Capital Avenue include minor widening and adding a sidewalk on one side of the street to facilitate residential redevelopment. It is recommended that any needed land acquisition around Village Street focus on acquiring property to the west rather than from the Indian Village. Space for a totem pole or other appropriate public art welcoming and informing people to this neighborhood should be installed.	New paving and add sidewalk on one side. May need to acquire right-of-way (cost not included). 720 ft long	\$1,080,000	X (& tribal govt)			
New Street A	Upgrade street between plaza and Centennial Hall. Includes street trees, human-scaled lighting, sidewalks, furniture, and crosswalks. Street design will allow for closure and use as multi-purpose event/civic space.	430 ft long	\$645,000	X			
Land acquisition for the private parcels in the civic plaza	2011 assessed values: A. Teamsters: Lot 10, Blk 68, Tideland's Addn B. Bullwinkle's: Lot 9 & Fr 8, Blk 68, Tideland's Addn C. Twilight Café: Fr 8, Blk 68, Tideland's Addn		A. \$314,000 B. \$629,000 C. \$101,500	X			
Relocation of the City Museum to Willoughby District	Physical relocation of City Museum into an existing building in Willoughby District and some space modifications.	\$500,000 (CBJ estimate)	\$500,000	X			

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
Central Public Plaza	Relocate surface parking and create a public plaza between SOB and SLAM. Includes landscaping, hardscaping, hard surfaces, pathways, and outdoor space for performances. This may be performed in phases. The dislocated parking spaces will transfer to the temporary surface parking lots at the subport area, the new public garage at Main Street, and new State facilities.	60,000 sq ft total area; 30,000 sq ft hardscaped; 30,000 sq ft landscaped; 10 each benches, garbage cans, and lights. 16 each lighted bollards.	\$820,000	X			
Central Public Plaza Underground Parking Garage	Underground 166 space underground parking garage.	58,000 sq ft underground parking	\$10,150,000	X			
New North SOB Parking Garage and State Office-Site 33	Reconstruct parking garage to provide six floors of parking (329 spaces). Top floor 40,500 sq ft of office space, access from Calhoun. Outdoor public viewpoint on 7 th or 8 th floor.	40,500 sq ft office space at \$300/sq ft; 115,000 sq ft parking at \$120/sq ft; total of 329 spaces.	\$85,000,000		X		
Interpretive Signage	Wayfaring and interpretive signage throughout the district.	5 large signs at \$10,000; 6 small at \$3000	\$70,000	X	X		X
Covered walkway Egan Dr, Main to Willoughby	Covered walkway along the North side of Egan between Main and Willoughby are installed including a covered walkway and a wider landscaped sidewalk.	Covered walkway 375 ft long by 12 ft wide, total of 4,500 sq ft	\$615,000		X		
Day-Lighting AEL&P Raceway	Day-lighting and landscaping spillway. Planning and possibly construction for this should be done partly in conjunction with the LAMP project and partly in conjunction with the new federal parking garage (later).	Landscaped area 600 ft long by 15 ft wide, total of 9,000 sq ft; Paved pathway 6 ft wide by 600 ft long to a total of 3,600 sq ft.	\$125,000	X		X	X
JACC Expansion-Site 11	Expansion between the existing JACC and CH. Includes theatre and associated backstage areas and dressing rooms.	44,000 sq ft addition at \$500/sq ft + 1.35 multiplier for indirect costs	\$30,375,000	X			X

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
ROW acquisition along S side Willoughby Ave	Willoughby Ave right-of-way, from Gold Creek to Andrew Hope Building, currently varies from 39 to 41 feet wide. Incremental acquisition of approximately 15 feet of right-of-way on the south side of the street will be needed as renovations proceed in order to accommodate two 11 ft driving lanes, one lane of off-street parking (8 ft) and two 13 ft wide sidewalks. (If desired one sidewalk could be narrower to reduce ROW acquisition.)	900 lineal feet x 15 feet wide=13,500 sf @ \$75/ sf	\$1,015,000	X	X		
District Heat/Energy Feasibility Study	Identify optimal heat/energy source for District. Evaluate capital and life cycle costs		\$60,000	X	X	X	
II. Medium to Long Term (11 to 25 years) Public Improvement Projects							
NOTE: Staggered construction of new Streets (B, C, D) along and through Foodland Center, and providing access to Prospector and KTOO buildings. Timing for construction of these streets will be linked to readiness of private sector improvements. Street planning, platting, utility relocations if needed, and amenities are all potential candidates for private-public development agreements and some cost sharing if the public investment is required and stimulated private investment that is accomplishing public goals (such as more housing).							
New Street B	North-south street on eastern edge of A&P property. Includes street trees, sidewalks, furniture, on-street parking, human scale lighting and crosswalks.	550 ft long + \$500,000 for signalization	\$1,325,000	X			X
New Street C	North-south street through center of A&P property. Includes street trees, sidewalks, furniture, human scale lighting, on-street parking and crosswalks.	600 ft long	\$900,000	X			X
New Street D	Access to Prospector and KTOO building. Includes street trees, sidewalks, furniture, human scale lighting, on-street parking and crosswalks.	200 ft long	\$300,000	X			X
Non-Motorized Improvements Egan Dr., Willoughby to 10th	Widen sidewalks, add furniture and buffer between sidewalk and street.	28,000 ft long by 12 ft wide on each side of Egan Drive, to a total of 67,200 sq ft.	\$800,000		X		
	Bike lanes in each direction.	CBJ engineering estimate	\$3,000,000		x		

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
Federal Parking Garage- Site 29	New 4 story, 391 space Federal Parking Garage is built (outside of Willoughby District, but impacts District). Ideally a federal-local partnership allows some spaces to be used by patrons shopping at along Willoughby Avenue.	Total parking area 137,000 sq ft at \$120/sq ft; total of 391 spaces.	\$16,420,000	X		X	
Gold Creek Park Phase 2	In conjunction with construction of federal parking garage, restore section of Gold Creek through parking lot to natural riparian conditions and add picnic /playground area.	Paved pathway 400 ft long by 12 feet wide, total of 4,800 sq ft.; landscaping 400 ft long by 12 ft wide to a total of 4,800 sq ft; 3 each benches, garbage cans and lights	\$121,800	X			
	Hydrologic and engineering work to restore to natural riparian conditions		\$270,000	X		X	
Pedestrian pathway through A&P to Gold Creek	Pedestrian pathway south of LAMP is extended to connect to Gold Creek. Landscaping, hard surfaced path 12 feet wide, lighting and furniture from new street B to Gold Creek.	Paved walkway 450 ft long by 15 feet wide to a total of 6,750 sq ft; landscaping 450 ft long by 12 ft wide to a total of 5,400 sq ft; 3 each benches, garbage cans and lights.	\$150,000	X			X
Intersection Improvements Willoughby Ave and Egan Dr	Add signalization and crosswalks to intersection.	Based on cost of Egan/Whittier signalization project DOT	\$500,000		X		
New State (and public) Parking Garage- Site 7	New 4-story State parking garage (Site 7) with some shared public use (to support Willoughby District shopping, Zach Gordon use, Andrew Hope Building Use, as well as state offices at Site 10. Commercial and civic space on the first floor and three floors of parking above. Construction of this garage may become a medium or even short term investment depending upon location and timing of new State Office Building construction.	Parking area 126,000 at \$120/sq ft; 20,000 sq ft commercial space at \$275/sq ft; 22,000 sq ft civic space at \$450/sq ft. Total of 360 parking spaces.	\$33,520,000	X	X		

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
New State Office Building Willoughby St- Site 10	New 5 story State Office Building at Willoughby St. Commercial and office space on the first floor; about 175,000 sf offices on remainder of first floor, and four upper floors. This accommodates both desired new State office space and current square footage in the DNR and DEC Buildings. Approximately 265 workers will need to be accommodated during reconstruction, a new home for the Zach Gordon will need to be constructed and the parking garage at Site 7 will be needed (above).	Office space 178,500 sq ft at \$300/sq ft; 15,000 sq ft commercial space at \$275/sq ft, 13,000 civic space at \$450/sq ft.	\$63,525,000		X		
Centennial Hall Expansion- Site 12	Add 30,000 sq ft on second floor to increase convention space. Assume structure can handle expansion as is.	Expansion 30,000 sq ft at \$450/sq ft; multiply by 1.35 for indirect costs.	\$18,225,000	X			X
New Street E	Short street south of Driftwood lot. Includes street trees, sidewalks, furniture, human scale lighting, on-street parking and crosswalks.	250 ft long	\$375,000	X			
New Street F	East-west street south of new Willoughby parking garage. Includes street trees, sidewalks, furniture, human scale lighting, on-street parking and crosswalks.	350 ft long	\$525,000	X			
III. Private Sector Investments (timing will depend on market, incentives, and other factors. Refer to Figure 7 for Site Numbers							
New Mixed-Use -Site 1	Residential cost-out for 3 story, 29 units, parking in 1/2 basement; could be up to 5 story	Req PD-I Parking: 18	\$10,600,000	X?			X
New Mixed-Use -Site 2	Residential cost-out for 3 story, 70 units, 1,250 sf commercial space on 1 st floor.	Req PD-I Parking: 43	\$24,850,000	X?			X
Mixed-Use –Site 3, Prospector Hotel	Major renovation. Parking in half basement. Commercial (hotel) space on three floors. Assumes 298 hotel rooms, 3 story.	Req PD-I Parking: 109	\$25,800,000				X
New Mixed-Use- Site 4	Residential cost-out 3 stories, 107 units; 5,600 sf commercial space on 1 st floor.	Req PD-I Parking: 72	\$39,100,000	X?			
New grocery store with commercial above- Site 5	New grocery store with commercial above. Parking provided on adjacent surface lot. Large commercial space on the ground floor; one floor of commercial above.	Req PD-I Parking: 106	\$17,865,000				X

	Description	Dimensions/ Comments	2011 Cost Estimate	Funding			
				CBJ	State	Fed	Private
New Mixed-Use- Site 6 (now JEDC, Bowling, Child Care/ Roaster)	Buildings were combined for ease of calculation & design; each could proceed independently. Each is mixed-use 3 story with active uses on 1 st floor, parking in rear under 1 st floor and behind, residential or office above.	Req PD-I Parking: 53	\$24,175,000	X?			X
Mixed-Use Building- Site 8 (Now Driftwood/ Sandpiper/Thibodeau)	Major renovation. Four stories with 22,000 sf commercial space on the ground floor. Upper floors could be a hotel or office. Additional parking required offsite. Assumes 136 hotel rooms.	Req PD-I Parking: 120	\$24,860,000				X
Renovated KTOO Building – Site 9	Four story office building. Some parking provided on 1st floor, additional parking required off site.	Req PD-I Parking: 80	\$23,820,000				X
New residential- Site 18	New 2 story residential. Parking provided on site. Assume 3 du.	Req PD-I Parking: 2	\$850,000	X?			X
New residential- Site 19	New 2 story residential. Parking provided on site. Assume 3 du.	Req PD-I Parking: 2	\$850,000	X?			X
New residential- Site 20	New 2 story residential. Parking provided on site. Assume 3 du.	Req PD-I Parking: 2	\$850,000	X?			X
New residential- Site 21	New 2 story residential. Parking provided on site. Assume 3 du.	Req PD-I Parking: 2	\$850,000	X?			X
New residential- Site 22	New 2 story residential. Surface parking offsite. Assume 4 du.	Req PD-I Parking: 2	\$1,300,000	X?			X
New residential- Site 23	New 2 story residential. Surface parking offsite. Assume 7 du.	Req PD-I Parking: 4	\$2,250,000	X?			X
New commercial- Site 24	New 2 story commercial building. Surface parking off site.	Req PD-I Parking: 6	\$1,265,000				X
New commercial- Site 26	New 2-3 story building. 1 st floor commercial, 2 nd (& 3 rd floor) offices (or residential) Assume 2 story with offices on 2 nd .	Req PD-I Parking: 23	\$4,250,000				X
Salvation Army- Site 27	Now 2-story (renovated) commercial building	Req PD-I Parking: 12	\$2,915,000				X
New residential- Site 34	New 2-4 story residential (assume 4). Parking onsite 8 du.	Req PD-I Parking: 5	\$2,600,000	X?			X
New residential- Site 35	New 2-4 story residential (assume 4). Parking onsite 8 du.	Req PD-I Parking: 5	\$2,600,000	X?			X
New residential- Site 36	New 2-4 story residential (assume 4). Parking onsite 14 du.	Req PD-I Parking: 8	\$4,500,000	X?			X
New residential- Site 37	New 2-4 story residential (assume 2) Parking onsite. 2 du	Req PD-I Parking: 1	\$500,000	X?			X
Renovated Civic - Site 39	New Salvation Army Church Building. 2 stories. Parking on site.	Req PD-I Parking: 6	\$2,035,000				X