

ATTACHMENT #6

AIRPORT BOARD AGENDA ADDENDUM March 14, 2017, 6:00 p.m.

OPERATIONS COMMITTEE REPORT AND RECOMMENDATIONS

VI. UNFINISHED BUSINESS.

A. **Northwest Development Area (NWDA) Water and Sewer Extension.** At the February 13, 2017, Airport Board Operations Committee meeting, the Committee discussed the possible extension of water and sewer to the private hangars in the Northwest Development Area (NWDA). Staff was asked to ‘poll’ these hangar owners to determine interest in water/sewer hookup and cost estimates that they would be willing to pay for the utilities. Eight of the twelve tenants in the Block ‘I’ hangars responded that they would be interested in hooking up to these utilities (one stated ‘just water’), but they would only pay up to \$5,000.

At the March 13, 2017, Airport Board Operations Committee meeting, Airport Engineer, Ken Nichols outlined the options and estimates for the various hangar blocks.

Future Blocks G/H hangars (10)	est. \$50,000 to \$100,000
Existing Block I hangars (12)	est. \$10,000 to \$120,000
Future Block I hangars (7)	est. \$35,000 to \$70,000

The Airport can write these options into the bid requests as ‘additive alternates’. This will give us actual costs for the tenants and Board to base their decision. The Committee agreed to wait until the bids (with additive alternates) were received before deciding if the Airport should forward fund the ‘up front’ costs.

Staff will bring this back before the Board once bids are received.

VII. NEW BUSINESS

C. **Maplesden Road - Access for Bicknell Property (Exhibit A).** Bicknell, Inc. owns the property north of TEMSCO and east of Maplesden Road, commonly known as ‘Honsinger Pond’ area. Bicknell is looking to develop the property and has recently been granted a rezone for 23 acres from Rural Reserve to Industrial, contingent upon them acquiring legal access to their property. Their current access is a drive way located on the on-ramp from Yandukin to Egan. Any changes to the rezone/use would negate the State of Alaska Department of Transportation (DOT) permit for the driveway since they cannot have legal public access on an acceleration ramp. Bicknell has been working with the Airport to gain public access off of Airport property on Maplesden Road. Currently, Maplesden Road is Airport property for Airport use and development; not a right-of-way (ROW). The request would be to make a portion of it City ROW. Additionally, the State of Alaska DOT has resurrected the 2003 West Egan Drive Corridor (WEDCOR) study which could further impact Bicknell’s property.

On March 13, 2017, the Airport Board Operations Committee heard Bicknell’s request and discussed options for a ROW. In order to make a portion of Maplesden Road a ROW, approximately 0.8 acre would be required to provide the access at the requested point (approximately 200 feet south of Yandukin, see attached ‘Exhibit A’). The Operations

ATTACHMENT #6

Committee discussed a land exchange for ROW purposes rather than land disposal (sale) as this was thought to be a more palatable option for the Airport and the FAA. If a ROW is granted, the City would need to be involved. Any decision to grant a ROW by the Board will require FAA final decision/approval, as well. FAA review and approval can also take a bit of time.

The Operations Committee recommended that all three land exchange options be sent to the Board, but listed their preferred option as the 'L-shaped' portion that borders Maplesden and the frontage road for TEMSCO (see attached 'Exhibit A').

Option 1 (Operations Committee Preferred Option): The 'L-shaped' parcel east of Maplesden and north of the TEMSCO frontage road.

Option 2: The rectangular parcel east of Maplesden.

Option 3: The rectangular parcel north of the TEMSCO frontage road.

Additionally, the FAA will want to see a fair value for land exchange; developed property (filled/paved) for developed property (filled/paved) of equal size, or additional undeveloped property for developed property. If the Board approves the concept and general location of a land exchange for the Maplesden ROW, these specifics (as well as ROW ownership and maintenance) can be worked out later.

Board Motion: *“Approve a portion of Maplesden Road (approximately 0.8 acre) for use as a City and Borough of Juneau right-of-way in exchange for a parcel of property of equal fair value, as shown in Exhibit A, the preferred Option 1: ‘L-shaped’. Furthermore, direct staff to: work with the City on the ownership and maintenance of the ROW, and the fair value land exchange, then forward to the Federal Aviation Administration for approval.”*

ATTACHMENT #6

Exhibit A: Maplesden Access Options



Option 1
Not to Scale



Option 2
Not to Scale



Option 3
Not to Scale