



MEMORANDUM

DATE: December 17, 2021
TO: Chair Bryson and Public Works and Facilities Committee
FROM: Katie Koester, Engineering and Public Works Director
SUBJECT: New City Hall Site Selection

At the last meeting PWFC reviewed the results of the CBJ New City Hall Survey (results can be found here: <https://juneau.org/engineering-public-works/new-city-hall>); 1326 people took the online survey and provided a wealth of information on what is important to them in a city hall, how they use the facility and many suggestions on potential locations. The purpose of this memo is to refine the potential locations to a manageable number so we can invest resources in further research on site suitability.

Staff developed the attached matrix with input from NorthWind Architects that explores how the criteria prioritized by the public intersects with the recommended sites. A number of sites were quickly eliminated due to one overwhelming obstacle that would be difficult to overcome: often this was ownership/interest in selling, but also factors like zoning and available space.

New City Hall Site Selection: Eliminated Sites

Location	Reason	Note
Down Town		
JDHS	Displace existing use	Board of Education feels facility is needed to serve Juneau's students
Assembly Building	Displace existing use	Recently sold to Capital Fund Advisors: intended use for capital campus development
Rock Dump	Zoning	Zoned industrial
Marine View	Space	Contrary to housing goals; too much space
By the Whale	Space	No available space
Former Gastineau Apartments	Zoning	Hazard zone.
Downtown Library	Displace existing use	At 11,000 sq. ft. would need to build up which would be costly/ structure might not support. Would need to build new Library.
Goldbelt (Permanent Fund Offices)	Displace existing use	Fully occupied and not interested in selling
NOAA site	Zoning	Zoned waterfront. Not highest and best use of waterfront.
410 Willouby	Unavailable	Recently purchased by Central Council of The Tlingit & Haida Indian Tribes of Alaska
400 Willouby	Unavailable	Recently purchased by Central Council of The Tlingit & Haida Indian Tribes of Alaska
Valley/ Lemon Creek		
Diamond Park	unbuildable	No buildable land; development is according to park plan. Available land is unstable (stump dump). Storm drainage tied into spot
Gravel Pit in LC	Zoning	Zoned industrial

Requested Action:

Select a manageable number of projects to direct staff to investigate further. Provide feedback on any additional factors you would like investigated on those sites.

Recommended Sites:

- Status Quo (renovate current facilities)
- Walmart Building
- 450 Whittier/ Public Safety Lot
- Downtown Transportation Center

		CRITERIA % Recommended in survey *	Designed for long service life	Adequate parking	Sustainability/ Energy Efficiency*	Located in concentrated business area/ near State and Federal offices	Repurpose existing buildi	Available Space (lot/building size) - space needs 46,000 sqft facility	Ownership (do we own it, is it for sale or could it be?)	Capital cost (acquisition, construction & remediation)	Displacement of other use	Operating cost estimate	Accessibility (pedestrian and auto)	Note	
OPTIONS															
Downtown Renovate															
Status Quo: Renovate current building; continue to rent		4% including demo/addition 18% opposed to New City Hall	Limited: Facility is already 70 years old; renovate to get another 25 years.	No. Current parking is a challenge	Remodel of City Hall would need to be LEED certified. Repurposed old garage so difficult to build in sustainable components. Repurposing has value.	Heart of Downtown	Yes	City Hall: 17,000 sq ft + 33,000 sq. ft. rental = 50,000 sq. ft. TOTAL	Own City Hall, continue to rent Marine View, Muni Way Bldg, Seadrome & Sealaska	\$11.2M in renovations to City Hall to extend life 25 years; \$ tenant improvements to leased space needed	Status quo (displaces downtown housing)	\$750/year rent; \$265,000 operating City Hall (today's dollars)	Traffic access can be a challenge at existing facilities; pedestrain access good	Hard to phase, hazmat, displace city offices and chambers for construction	
1108 F Street (Bill Ray Center)		4%	Yes if new construction	Limited - lot next door is currently owned by same owner, unlikely they would be interested in selling. If availble single level parking garage is \$3.3M	Unlikely building could meet ADA, code & zoning (height) with additional floors. New construction can incorporate sustainability	Somewhat removed from State and Tribal offices	Unlikley	22,000 sq. feet (would need 2 additional floors) or demo. Lot is constrained, adds to cost.	Building for sale recently; adjacent lot unknown	TOTAL \$32.2M; Acquisition 1.2M + \$31M (unlikely structure could fit 2 additional floors, would need to demo)	Building currently vacant	\$355,000*. New construction could be built efficiently	Good access for autos and pedestrians	Constrained site would add cost	
Downtown New															
450 Whittier (Public Safety Lot)		<1%	Long: new construction	Good: available public parking around (150 spots leased to state; Zach Gordon and JACC); simple site to consider building additional parking underground	New construction can incorporate sustainability	Supports campus expansion of cultural institutions; lots of surrounding public facilities	No	Yes. Main parcel 14,400 sqft with 3,000 sq ft city parcel to north.	CBJ owns	\$30M new construction; \$3-4M + for underground parking	Lot used for parking now; good location for future housing development	\$355,000.* New and purpose built = lower operating cost.	Accessible location outside of Downtown core with good traffic access from all parts of CBJ. Good pedestrian access	Promotes growth of Aak'w Village District.	
Telephone Hill		<1%	Long: new construction	Need to be developed. Space availed depending on use of surrounding area	New construction can incorporate sustainability.	Near State and Federal office buildings and in Downtown core	No	Yes. Over one acre	CBJ is working with the State to transfer ownership	Acquisition: \$0;Construction/site development: \$30M (exluding parking)	7 older homes	\$355,000*. New construction could be built efficiently	Poor auto access; limited pedestrian access	Area could be re- organized/access improved with CBJ ownership	
On top of Down Town Parking Garage (DTC)		5%	Long: new construction	No. Displaces existing parking	New construction can incorporate sustainability.	In Downtown core	No	Yes. Garage built to hold multi-story addition.	CBJ owns	\$27M (does not add parking)	Some parking	\$355,000*. New construction could be built efficiently	Moderate; access not at street level	Logistically challenging and disruptive to Downtown during construction	
Valley/ Lemon Creek Remodel															
Walmart Building		32%	No. Older facility, depends on level of remodel.	Yes. Tons of parking.	Weather envelope minimal; building has sat vacant for years. Repurposing facility has value.	Centrally located between Downtown and Valley.	Yes	Yes. Building is 122,000 square feet (Almost 3x needed space). 10 acre lot.	Building for sale, land lease	TOTAL: 37.6M - Acquisition: \$9M + land lease; remodel of less than half building (50,000 sq. ft.): \$25M; demo/warehouse remainder: \$3.6M	Vacant building; valuable lot and location for future large retail development	Land lease: \$271,000 for 50 years; Could remodel 50,000 sq. ft. and leave rest as warehouse for cost of demo but have to heat it which would increase costs.	Good auto access; poor pedestrian access	Lemon Creek Plan supports re-use of Walmart building	
Valley/ Lemon Creek New Construction															
Vintage Park		<1%	Long: New construction	Yes. Tons of parking.	New construction can incorporate sustainability.	Located near retail/post office	No	2.9 acres	Purchased by SEARCH in September	Needs site development/utility access. \$30M + acquisition	None	\$355,000*. New construction could be built efficiently	Good Valley access; road acces would need to be reconsidered.		
Renninger Skate Park		<1%	Long: New construction	Large lot, good parking	New construction can incorporate sustainability.	No. Residential neighborhood.	No	4.5 acres	CBJ owns	CBJ land; Needs site development/utility access. \$30M	Recreation/ Parks	\$355,000*. New construction could be built efficiently	Located near busy intersection; poor pedestrian access		
		*of the 2/3 of respondents who gave a specific location			*Per CBJ code, all major renovation and new construction needs to be LEED certified								* Estimate based on analysis for operating cost of new City Hall on top of DTC in 2026		