



City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: **PAD20260002**
Plan Type: **PL - Property Acquisition & Disposal Review**
Work Classification: **PAD - Commission Recommendation**
Plan Status: **Fees Paid**
Apply Date: **02/23/2026**
Expiration: **[None Listed]**

Location Address

Parcel Number

1D0511000010

Contacts

Dan Bleidorn, CBJ 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov	Applicant	DOUGLAS ISLAND DEVELOPMENT LLC PO BOX 210268, AUKE BAY, AK 99821	Applicant
Joanne M Schmidt, Douglas Island Development PO Box 210268, AUKE BAY, AK 99821 (907) 723-6803 douglasland907@gmail.com	Applicant	Dan Bleidorn, CBJ 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov	CBJ
DOUGLAS ISLAND DEVELOPMENT LLC PO BOX 210268, AUKE BAY, AK 99821	Owner		

Description: Douglas Island Development LLC submitted an application to purchase approximately 0.44 acres of CBJ-owned land in West Juneau, Douglas Island. The requested property is within a fraction of Lot 1, USS 3853 and is adjacent to their property located on Tract A1, Block G, Bellevue Subdivision. Douglas Island Development intends to construct 18 multifamily units on their property, and the application states that the requested adjacent property will be used to construct ten additional units. Douglas Island Development also intends to pursue a rezone of the requested property, currently zoned D5, to align it with the D18 zoning on their land.

DRAFT Description:

A Property Disposal Review for the Disposal of Approximately 0.44 Acres of City & Borough of Juneau-owned Land.

Fees	Amount	Payments	Amt Paid
Public Notice Sign Fee	50.00	Total Fees	\$150.00
Public Notice Sign Deposit	100.00	Credit Card	\$150.00
Total:	\$150.00	Amount Due:	\$0.00

Additional Information:

Note: Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:

<https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/829268ef-22a8-44ce-8139-c257c11ad796?tab=moreinfo>

Type of Review: Property Disposal Review
Estimated Project Cost: 2500
Current use of land or building(s): vacant
Proposed use of land or building(s): housing
Comprehensive Plan and Title 49: housing
Location Details: BELLEVIEW BL G TR A1

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Douglas Island Development LLC Request to Purchase City Property
DATE: January 21, 2026

In December 2025, Douglas Island Development LLC submitted an application to purchase approximately 0.44 acres of CBJ-owned land in West Juneau, Douglas Island. The requested property is within a fraction of Lot 1, USS 3853 and is adjacent to their property located on Tract A1, Block G, Bellevue Subdivision. Douglas Island Development intends to construct 18 multifamily units on their property, and the application states that the requested adjacent property will be used to construct ten additional units. Douglas Island Development also intends to pursue a rezone of the requested property, currently zoned D5, to align it with the D18 zoning on their land.



City Code 53.09.260 states that the Assembly must determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land."

The requested property is not accessible from the public right-of-way, but access to David Street will be provided through the applicant's property. Given the lack of frontage to a public right-of-way, it is not appropriate to solicit competition for this disposal. The applicant

will be responsible for all costs associated with the minor subdivision and acquisition of this property including the fair market value of the land and recording fees. Proceeds from this proposed request will be deposited into the Land Fund.

The remaining CBJ property is unlikely to be developed in the near future due to the zoning, topography, and access.

Staff request that the Lands Housing & Economic Development Committee forward this application to the Assembly with a motion of support for working with the original proposer for the negotiated sale of City property.

Attachments:

- 1 Douglas Island Development LLC Land Purchase Application
- 2 Plat 2005-47



City and Borough of Juneau Land Purchase Applicants

[← Go back](#)

Applicant Information DOUGLAS ISLAND DEVELOPMENT LLC

Mailing Address: PO Box 210268 Auke Bay, AK 99821

Legal Representative: Joanne Schmidt Schmidt **Phone:** (907) 723-6803 **Email:** douglasland907@gmail.com

CBJ Land Information

Site Address: CITY OWNED VACANT LAND ADJACENT TO NHN DAVID STREET, PARCEL 1D050L120012

Legal Description: BELLEVIEW BL G TRA1

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Yes

Provide a brief description of your proposal:

We are preparing to submit a development permit application for our property at the top of David Street for up to 18 units. In light of the current housing demand and the recent inquiries from USCG for more housing for their enlisted and families, we would like to acquire a portion of the city owned land adjacent to our property and add up to ten more multifamily units.

The CBJ owned property is part of USS 3853 LT 1 FR, Parcel #1D0511000010. The subject property we are interested in acquiring would be about 18,500 to 19,000SF. It is currently zoned D5 and we would be interested in rezoning the subject parcel to D18 consistent with the zoning for the parcel we own (1D050L120012).

LEGEND

- G.L.O./B.L.M. 2-1/2" BRASS MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊙ SURVEY NAIL SET THIS SURVEY BY J.W. BEAN



TYPICAL SECONDARY MON.
1-1/4" YELLOW PLASTIC CAP
5/8" REBAR, 36" LONG

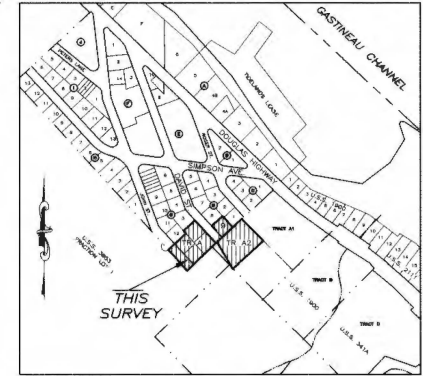
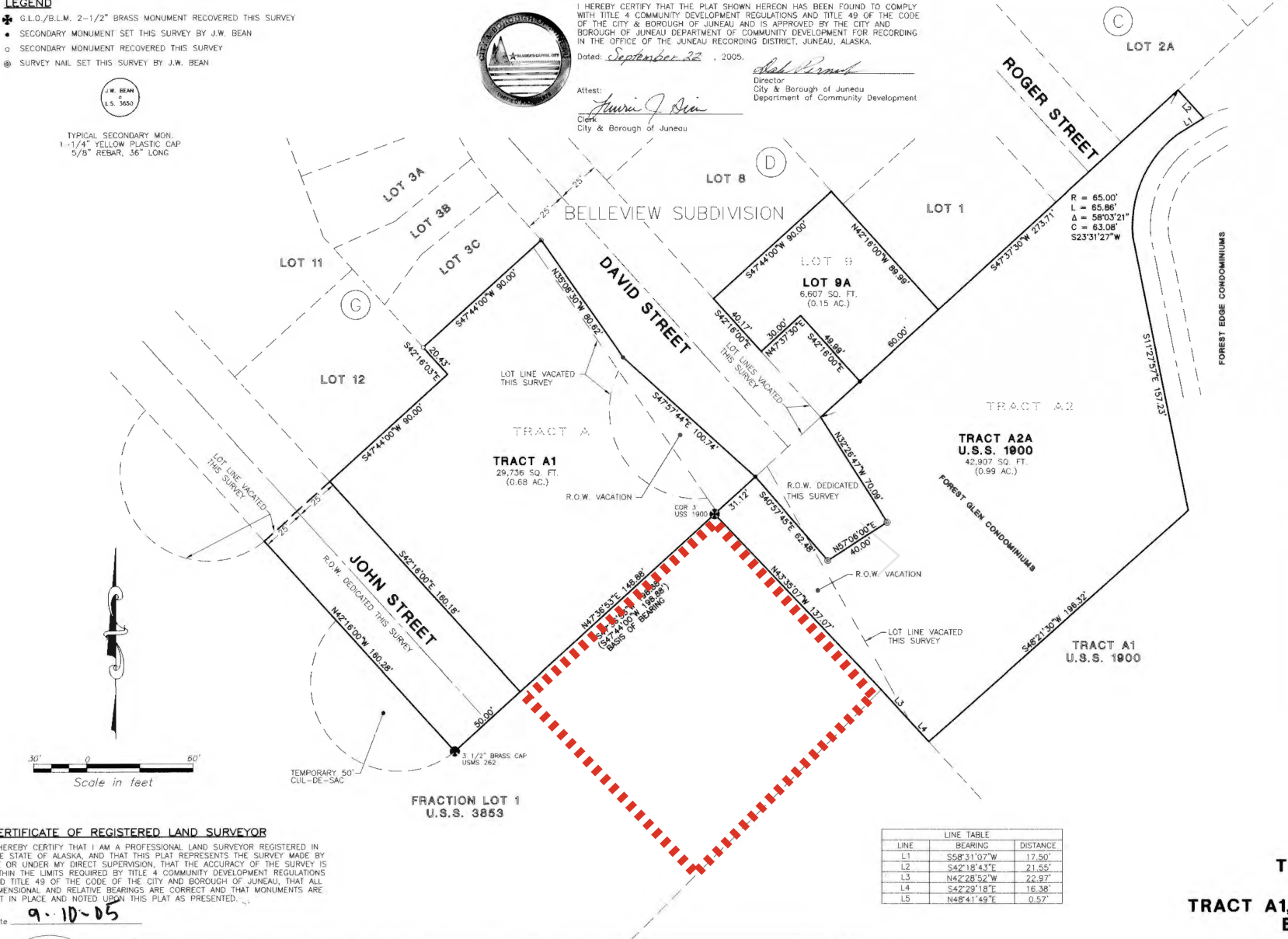
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

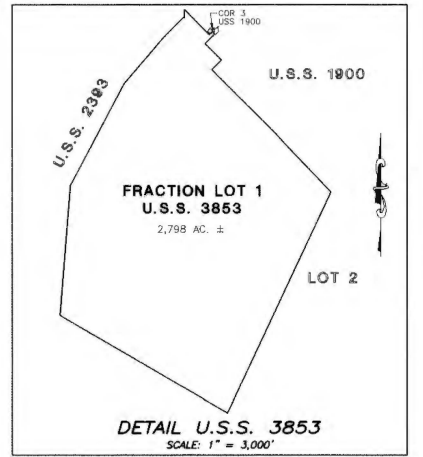
Dated: September 22, 2005.

Attest:
Muriel J. Dean
City & Borough of Juneau

Shel Princh
Director
City & Borough of Juneau
Department of Community Development



VICINITY MAP
SOURCE: C.B.J. BASEMAP SERIES - SCALE: 1" = 400'



DETAIL U.S.S. 3853
SCALE: 1" = 3,000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°31'07"W	17.50'
L2	S42°18'43"E	21.55'
L3	N42°28'52"W	22.97'
L4	S42°29'18"E	16.38'
L5	N48°41'49"E	0.57'

NOTES:

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date: 9-10-05



DRAWN BY: GDM Graphics
CHECKED BY: J.W.B.
DRAWING DATE: 9-07-2005
FIELD BOOK:
SCALE: 1"=30'
JOB NO.: 12082-RYDER-PLAT
GRID:



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER

A PLAT OF
TRACT A2, U.S.S. 1900,
AND
TRACT A1, BLOCK G & LOT 9A, BLOCK D,
BELLEVUE SUBDIVISION

A RE-PLAT OF
TRACT A2, U.S.S. 1900,
AND
TRACT A, BLOCK G & LOT 9, BLOCK D,
BELLEVUE SUBDIVISION
JUNEAU RECORDING DISTRICT
CITY & BOROUGH OF JUNEAU, ALASKA

JUNEAU 2005-47