



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

Plan NO.: **AME20260001**
Plan Type: **PL - AME - Zone Change**
Work Classification: **AME - Zone Change - Commission**
Plan Status: **In Review**
Apply Date: **06/04/2026**
Expiration: **[None Listed]**

Location Address

Parcel Number
5B1201360040

Contacts

Mariya Lovishchuk, Juneau Housing First Collaborative 8715 Teal Street, Juneau, AK 99801 (907) 957-2885 [REDACTED]@gmail.com	Applicant	Dan Bleidorn, CBJ 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov	CBJ
Jay Larson, CDD Permit Center 230 S Franklin St, Juneau, AK 99801 (907) 586-0770 jason.larson@juneau.org	CBJ	PAUL E VOELCKERS 1760 CAPTIAL VIEW CT, DOUGLAS, AK 99824 586-1371 [REDACTED]@mrvarchitects.com	Contractor
Dan Bleidorn, CBJ 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov	Owner		

Description: Juneau Housing First Collaborative seeks to develop affordable housing on this parcel. Parcel currently has two zonings, rural reserve and industrial. We request the zone be changed to light commercial. Two adjacent parcels were recently rezoned to light commercial.

Fees	Amount	Payments	Amt Paid
Zone Change Fee	600.00	Total Fees	\$750.00
Public Notice Sign Deposit	100.00	Credit Card	\$600.00
Public Notice Sign Fee	50.00	Credit Card	\$100.00
Total:	\$750.00	Credit Card	\$50.00
		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/5f7ca650-a0b0-4385-9ece-151e74acd1d1?tab=moreinfo>

[No Responses Provided]

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Juneau Housing First Collaborative request to lease CBJ property located off Shaune Drive for less than fair market value
DATE: July 7, 2026

The CBJ-owned property located at the end of Commercial Boulevard adjacent to Home Depot consists of one vacant lot totaling 7.65 acres. CBJ acquired the property by donation from Home Depot in 2006. The property file number is LND-0834 in the 2016 Land Management Plan and it is listed as "retain". The northern part of the property is currently used as access for the Lemon Creek Trail and southern part features a portion of Vanderbilt Creek. There is potentially a buildable area adjacent to the road frontage off Shaune Drive.

Juneau Housing First Collaborative applied to lease or purchase this property at below market rate to "develop a housing community to accommodate low-income individuals with secure and supportive 1-bedroom units. This multi-phased project envisions Phase 1 consisting of 24-28 apartments, with potential for future development of additional two similarly sized phases". Paul Voelckers of MRV Architects supplied a conceptual drawing and noted that "based on CBJ lidar, topography, and walking the site, I believe the solution shown should work very well. The existing forest site is near-level in this area. It is crossed with a minor stream or two that will be re-routed to miss the building foundations. Several large spruce trees have been recently blown over in a wind event, exposing the soils beneath. It appears that the material may be acceptable for conventional spread footings, but that determination will require more rigorous study, along with a detailed site survey and topographic work.....Parking is illustrated with 14 stalls per phase, equaling 1/2 of the typical CBJ parking requirement for 1-bedroom apartments. This number feels appropriate for the target user, as some, but not all, will have vehicles."

The applicant requests a longer than typical lease term of 45-60 years stating "for most grants, to be considered appropriate site control, we need at a minimum 45-year lease and 60 years is the gold standard ". According to the application, the housing project "would be a staffed building with a secure entry, designed to meet operating efficiency and building longevity. JHFC is committed to working with our partners on developing project design which will best meet the needs of our community, in a similar collaborative manner to our other projects, such as Forget-Me-Not-Manor. The project rents will never exceed Fair Market Value, as set by US HUD. The project aims to accommodate individuals below 80% AMI." The applicants proposed timeline includes having site control by year end of 2026 to seek funding, construction starting fall 2027, and completion in 2028.

There have been no recent requests for disposal or general interest in the property as it has been listed as retain. Vanderbilt Creek runs through this property and if this application proceeds any development would need be outside of the setbacks of the creek. The Assembly recently rezoned two adjacent properties located to the northwest of this lot to LC, Light Commercial. This property is zoned both RR and LC, but the area included in the application is zoned RR, Rural Reserve. The applicant has recently submitted a zone change application to the Community Development Department with the requested zoning of Light Commercial, which matches the property the Assembly recently rezoned. The northern part of this property should be retained by the CBJ for future access to the large CBJ-owned parcels further up Hidden Valley and for access to the Lemon Creek Trail. Given the proximity to Vanderbilt Creek, and the need for CBJ to retain access may benefit both the CBJ and the applicant to lease this property rather than subdividing and selling.

According to 53.09.260 (a) "The proposal shall be reviewed by the assembly for a determination of 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." If it is determined by the full Assembly to consider this disposal through direct negotiations, it is important to consider that the proposal submitted provides a preliminary concept which would be updated pending Planning Commission and Assembly review. Any substantial changes to the proposal would be brought back to the LHED Committee for discussion and the Committee would receive regular updates from the applicant and staff.

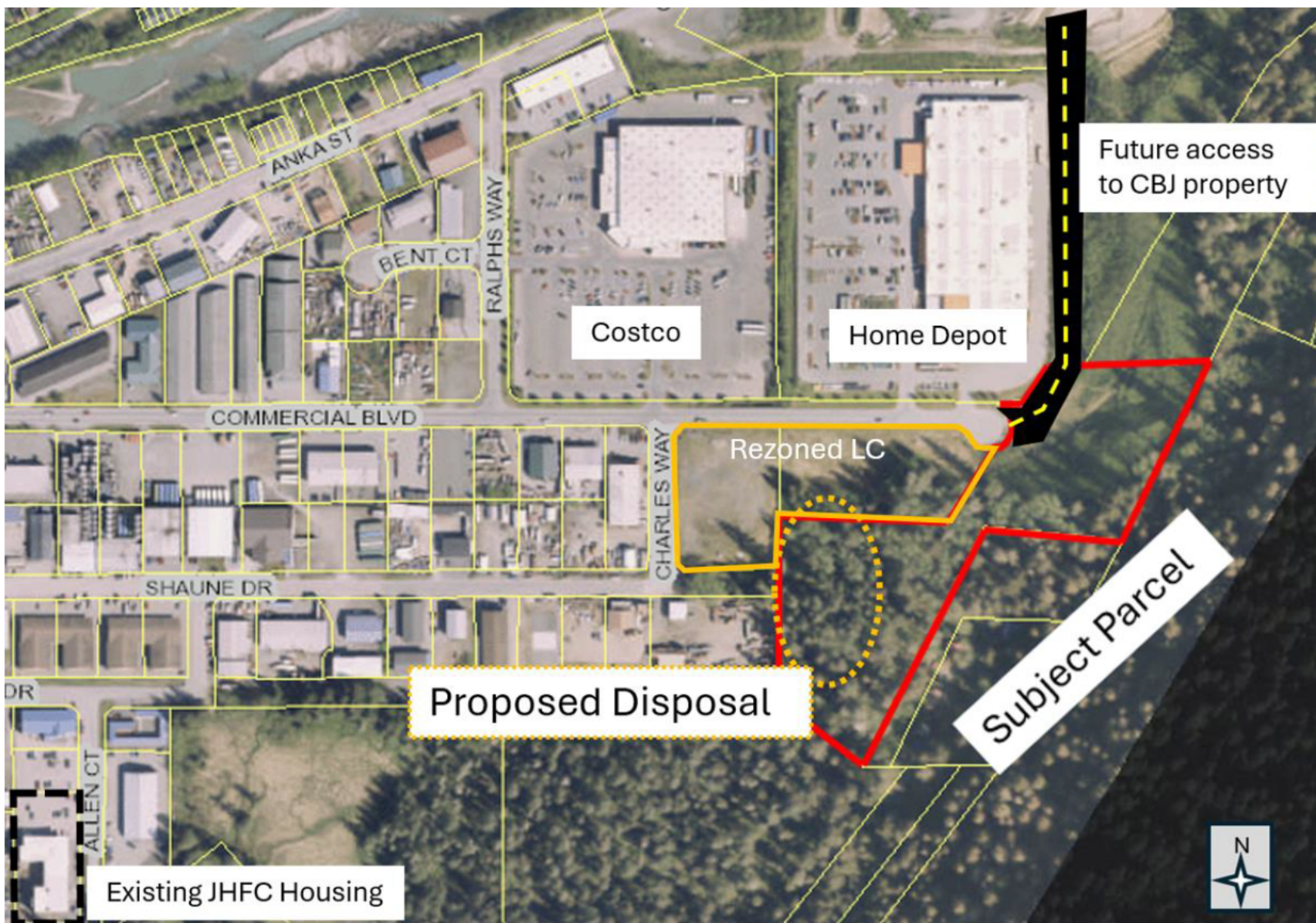
In accordance with the Assembly goal to assure adequate and affordable housing for all CBJ residence, Lands staff recommend that the Assembly work with the original proposer as described in 53.09.260 (a) this will allow the applicant to continue to work on the zone change application. If a positive motion is received by this Committee, the next step will be for the Assembly to review the lease or disposal in order to provide a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition.

Depending on the outcome of the zone change application review, that process may need to be concluded prior to the Assembly providing direction to lease this property. Final approval for the lease or disposal of CBJ property requires the Assembly to adopt an ordinance after a public hearing.

Staff request the Lands, Housing, and Economic Development Committee pass a motion of support to lease a portion of parcel LND-0834 by direct negotiation with the original proposer for less than fair market value and forward this application to the full assembly to review in accordance with 53.09.260 (a) and 53.09.270

Attachments:

1. Area Map
2. JHFC Land Lease Application
3. Conceptual Site Plan





City and Borough of Juneau Land Purchase Applicants

[← Go back](#)

Applicant Information Juneau Housing First Collaborative

Mailing Address: 8715 Teal Street Juneau, AK 99801 **Legal Representative:** Mariya Lovishchuk **Phone:** (907) 957-2885 **Email:** [REDACTED]@gmail.com

CBJ Land Information

Site Address: 5B1201360040 (No address available)

Legal Description: HDK LT 1

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Not Yet

Provide a brief description of your proposal:

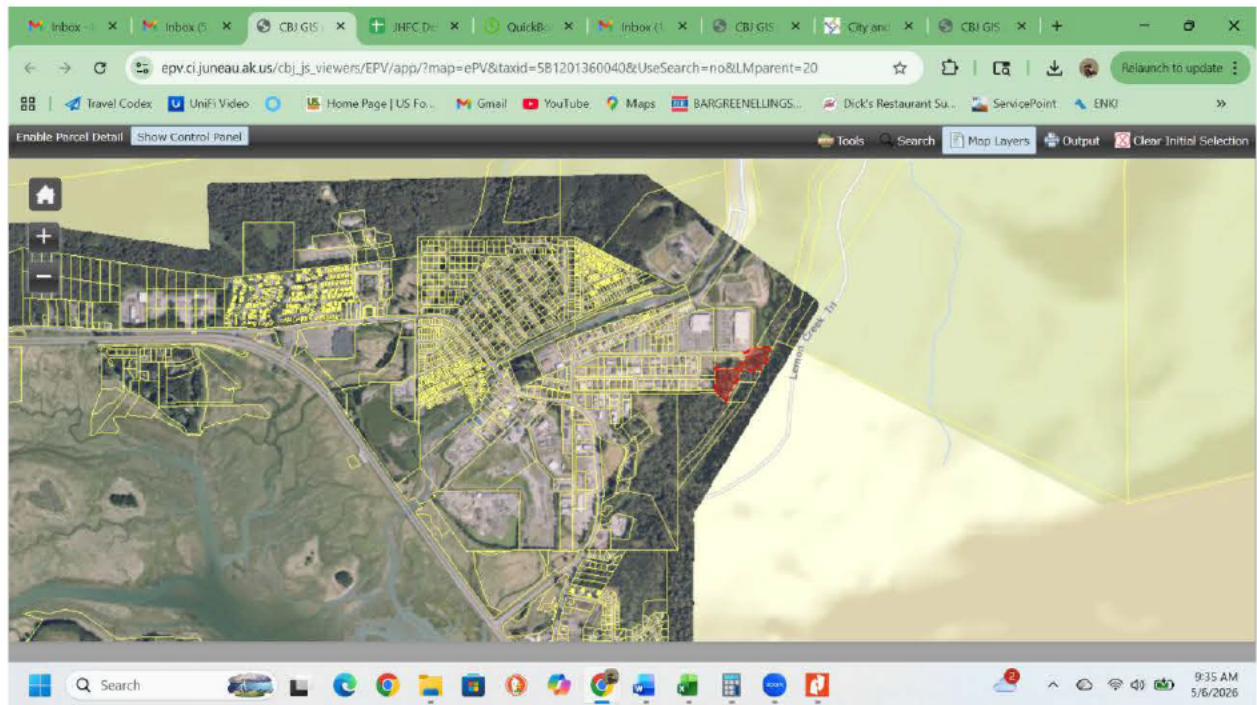
Juneau Housing First Collaborative (JHFC) is a nonprofit entity in Juneau. Since 2017, JHFC has brought 99 units of housing to Juneau. The land is being requested for lease to enable JHFC to create more units of affordable housing to Juneau to combat the housing crisis. The land we ask for will be developed in phases. First phase will include 28 affordable 1 bedroom units, aimed at individuals below 80% AMI.

Subsequent phases will include similarly sized developments.

[MAP1.pdf](#)

[Delete Entry](#)

[Edit Entry](#)





JUNEAU HOUSING FIRST COLLABORATIVE

dba THE GLORY HALL

8715 Teal St. Juneau, AK 99801

(907) 586.4159 [REDACTED]

July 15, 2026

Re: Rezone of CBJ Lot 1 HDK Subdivision from Rural Reserve to Light Commercial

This proposal requests to rezone the subject parcel from Rural Reserve zoning to Light Commercial zoning. This is the critical first step to facilitate efforts by the Juneau Housing First Collaborative to add a meaningful new element of affordable housing in Juneau. The land is vacant and readily developable, with no existing structures, hazard areas, or environmental constraints.

Justification for Zone Change

The change in zoning to Light Commercial will support the multi-unit density required for the critically needed affordable apartments.

Two parcels adjoining portions of the subject parcel were recently rezoned to Light Commercial, indicating a consensus on the highest and best use of the property. The reasons why the proposed Juneau Housing First project should be located on this site vs. another site which is already zoned for affordable housing are as follows:

1. This is the site the City and Borough of Juneau Lands Department has recommended for leasing to the Juneau Housing First Collaborative. This is a result of our organization approaching the CBJ for a land contribution which could help facilitate a next meaningful housing project to help lessen our local affordable housing crisis. This parcel offers a perfect opportunity for the CBJ and Juneau Housing First Collaborative to work together on a next milestone project to help address the continuing housing crisis. Donated or affordable land is critical to the economic viability of the housing model. Simply put, the subject parcel has been recommended as the most appropriate parcel in the CBJ lands base by CBJ Lands.

2. Juneau's Comprehensive Plan is very out of date, and it is unclear when a new plan will be adopted to update recommended zoning in the area. One thing which will almost certainly be in common between the old comprehensive plan and the plan to be adopted is the critical need for more affordable housing. A strong factor influencing the Lands Department property recommendation is the recent Assembly rezone of two parcels which adjoin the subject property from Industrial zoning to Light Commercial zoning, primarily to support the potential of new multi-unit housing. The subject parcel shares all the development attributes which helped justify this rezone, including adjacency to established utilities and transportation, and the appropriateness of Light Commercial zoning as a buffer to nearby Rural Reserve and important habitat areas.

3. The site is highly advantageous for the development of significant multi-unit housing. These advantages include a road system with ample access for all emergency services, commercial utilities, and a nearby sidewalk and pedestrian system. The site is close to shopping, recreational amenities, and employment opportunities. Another highly relevant advantage of the site referenced by the Lands Department is the nearby *Forget-me-Not Manor*, a 92-unit specialized housing facility which is owned and managed by the Juneau Housing First Collaborative. This adjacency provides the opportunity for shared operational efficiencies between the two properties, as well as providing residents with the benefits of support services, including the SEARHC clinic incorporated in the nearby facility.

Site Plan and Proposed Housing Details

- **Structures:** The land is vacant, with no existing buildings or structures.
- **Physical Features:** The site is undisturbed forest, including low-value wetlands and small tributary streams to Vanderbilt Creek. It is buildable with good gradients and soils. The site does not include hazardous areas, eagle tress, or anadromous salmon streams.

The attached MRV Conceptual Design illustrates up to three potential phases on the site parcel, with ample land available to place the apartment buildings, while retaining comfortable areas for paved parking, sidewalks, and forested buffers. The total potential development through three phases shows a maximum build-out of roughly 80 units if all units are developed as 1-bedroom.

The site abuts a cleared lot to the north, Lot 2 of the HDK Subdivision, recently rezoned to LC. The parcel also abuts a portion of Tract B to the west, also rezoned to LC. The remaining western frontage is Tract F, currently utilized as an industrial lay-down yard. The southerly and easterly boundaries of the site front on USS 1762, zoned as Rural Reserve.

Access to the housing site would be through a new paved street and sidewalk, extending Shaun Drive within the existing 60' ROW. Storm water utilities are already in place to the site boundary and would be utilized. Domestic water, sewer, and electrical utilities would be extended.

The site is gently sloped, with gravel and sandy soils evidenced by tree roots. It is anticipated that the site will be readily developed using conventional spread footings and wood framing. A critical attribute of the site is the relatively undisturbed forest setting. The property is crossed by two or three small tributaries to Vanderbilt Creek, a stream with important environmental attributes. Another design consideration is the existing Lemon Creek Trail, which runs near the easterly boundary of the site. This trail also provides access to two or three private houses which sit further upslope to the east of the proposed development parcel.

Proposed Building Configuration: The Conceptual Design as proposed creates 27 one-bedroom apartments in Phase I. The units are roughly 25' x 23', with 540 sq.ft. of net residential space. The configuration shown would provide nine identical units on three floors. Access would be by stairs and elevator, with full ADA provisions for every unit.

As illustrated in the enlarged unit plan, the apartments would include a kitchen, open buffet to living space, and a separate bedroom and bathroom. The unit size is relatively compact but would be efficient in layout. Apartments will also provide important resident amenities, such as a washer/dryer within each unit.

The hallways will include ample daylighting and view spaces at each end, with a welcoming and bright entry. To ensure resident security, provisions include a controlled entry with staffed desk area. Many residents are likely to be securing a first apartment, after life changes including jail sentences and parole, making reasonable security an important attribute.

The site design includes comfortable setbacks from the property lines. This will allow the retention of green space surrounding the buildings, providing a buffer from adjoining activities and property uses.

Phase I site disruption will be quite minimal, with limited changes to creek tributaries and no changes to the trail area of the site. With future phases, ample space is available to integrate careful re-routing of creek tributaries, and shifting the Lemon Creek trail as required, while keeping the trail within the property boundaries.

Summary of Housing Challenges in Juneau

- **High Housing Costs:** Rental prices for a one-bedroom apartment range from \$1,200 to \$2,800 per month due to scarcity.
- **Limited Buildable Land:** Development constraints, such as steep gradients, water bodies, and high-value wetlands, limit community housing expansion opportunities.
- **High Construction Costs:** The cost of materials and labor, including shipping expenses, significantly impacts development feasibility.
- **Low Inventory & High Demand:** Apartments rent quickly and are in short supply. Vacancy rates are incredibly low. This scarcity is impacting people's ability to work and live in Juneau, eroding the economic and social fabric of our town.

Epilogue: Thank you for working on this request. Juneau Housing First Collaborative has constructed 99 units of housing in Juneau since 2017. We are excited to work on the proposed new housing opportunity, since we know that housing truly changes people's lives and stabilizes the very fabric of our society.

The commitment by the City and Borough of Juneau to housing, including potential provision of lease property for the development, is critical to the project's success. Efficiency and timing also significantly impact the project success, given the availability right now of large and relevant development grants. Delays in the development process could result in our applications for funding being less competitive than projects from other communities seeking the same scarce dollars. Please reach out with any questions.

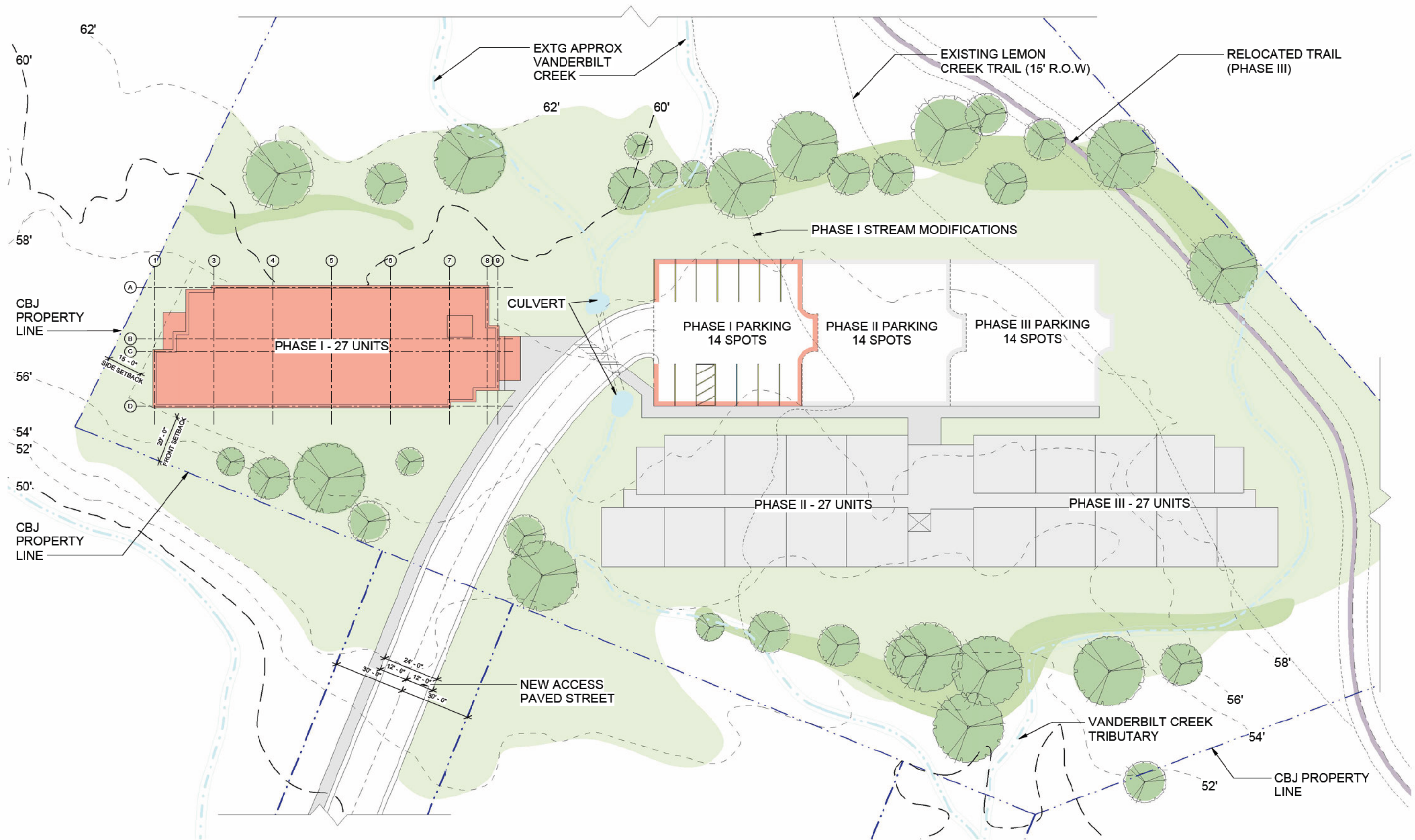


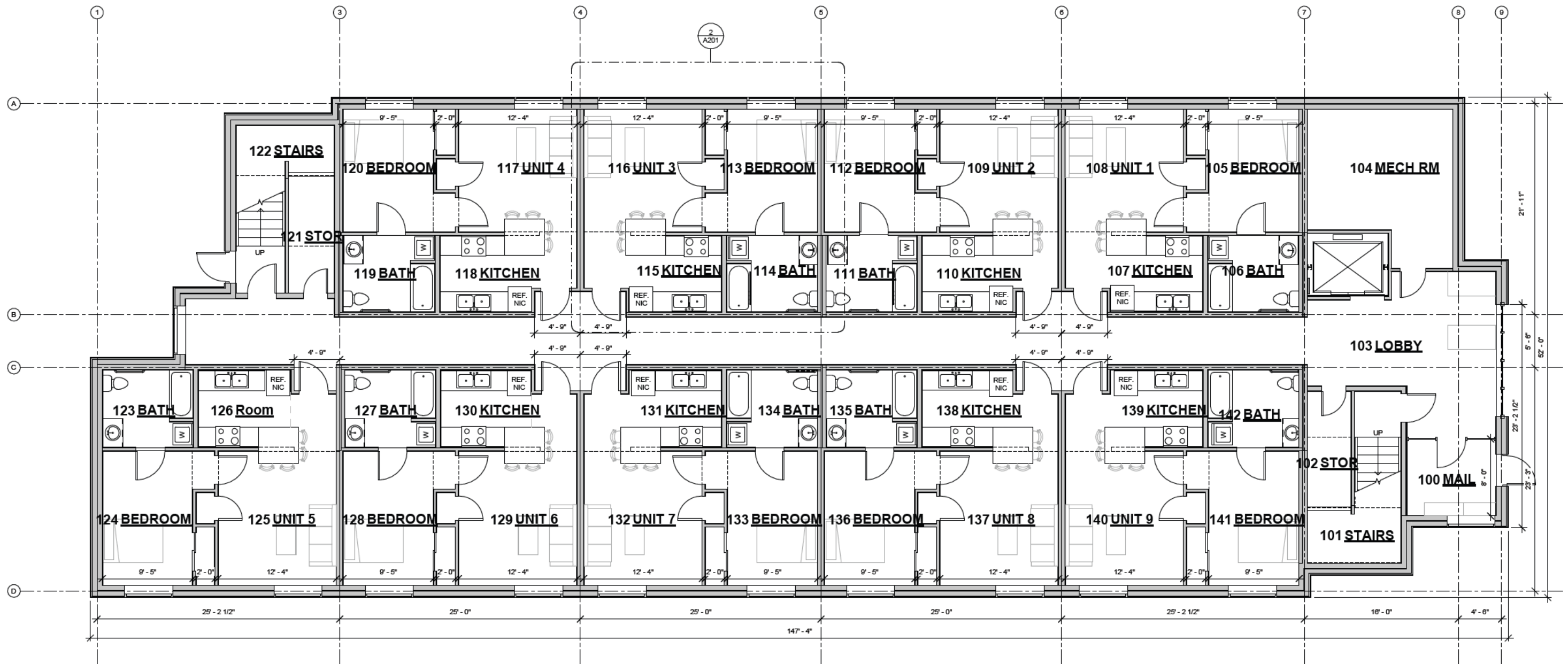
① SITE PLAN, PHASE I, II, III
1" = 20'-0"

CONCEPT
05.26.2026

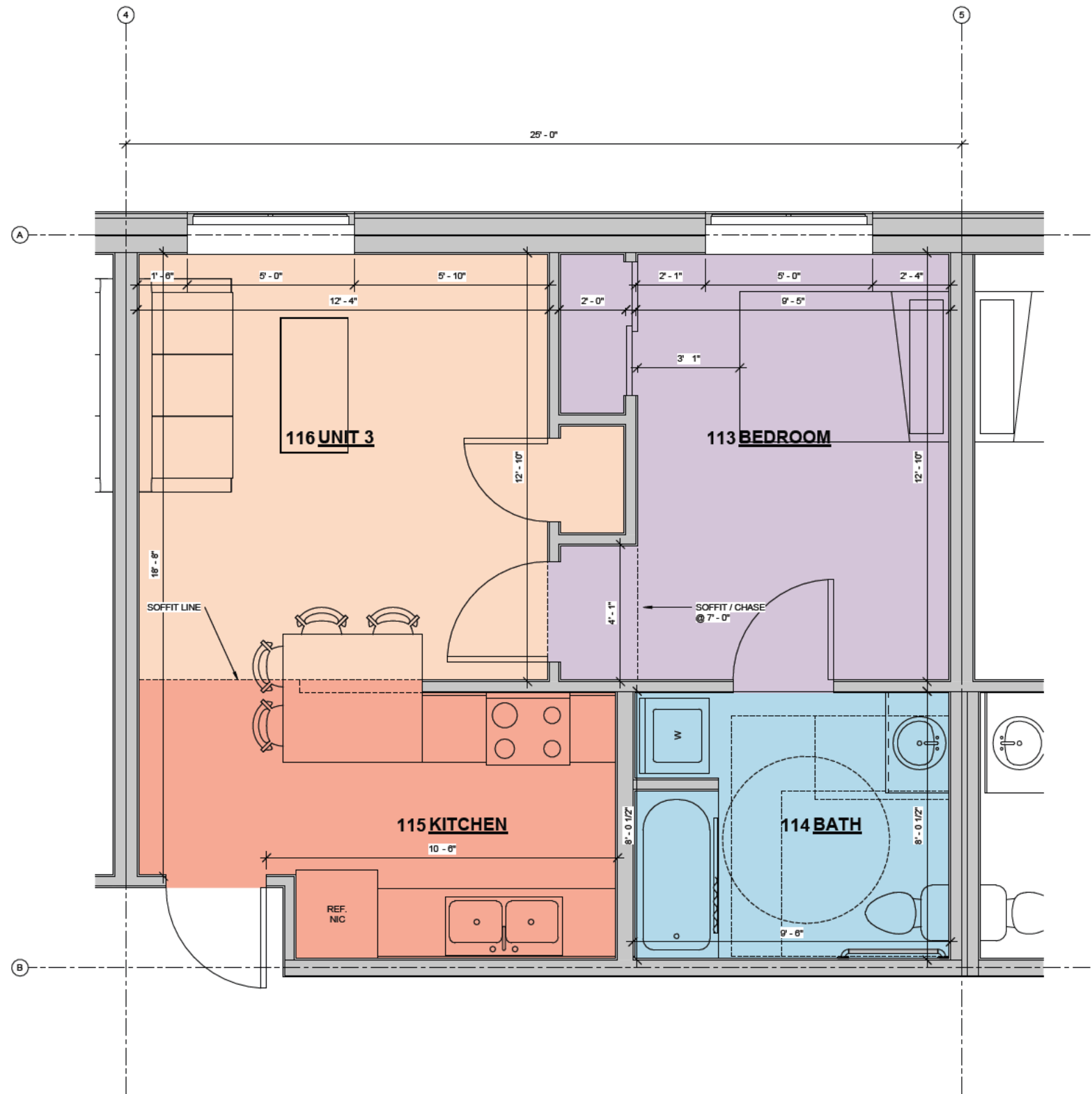
27 Unit Housing Study With Future Phases







① TYPICAL FLOOR PLAN
 3/16" = 1'-0" 0' 4' 8' 16'
 (LEVELS 2, 3 SIMILAR)



② TYP UNIT PLAN
1/2" = 1'-0"

LEMON CREEK HOUSING STUDY