



Port of Juneau

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From: Port Director
To: Docks & Harbor Board
Date: January 12th, 2023
Re: APPRAISAL INSTRUCTIONS – HANSEN GRESS PROPERTY

1. At the August 25th, 2022 Board meeting, the following motion was approved:
To advance the Hansen-Gress proposal that includes easements for future Docks & Harbors development as well as first right of refusal on the consolidated land and building sale as well as the evaluation of property by Docks & Harbors contracted appraiser that assumes the property as a single lot.
2. On September 26th, the Assembly Lands, Housing and Economic Development Committee forwarded the Hansen-Gress application to the Assembly with a motion to work with the original proposer in accordance with CBJ Code 53.09.260. On November 21th, the Assembly approved a motion to authorize the City Manager to negotiate the disposal of City property to Hansen-Gress.
3. On December 20th, CDD began seeking agency comments:
To a proposed acquisition of CBJ –owned land at 1000 Harbor Rd. The applicant is seeking to purchase approximately 5,225 square feet of city-owned land off of Harbor Way in downtown Juneau. The applicant owns the building at 1000 Harbor Way. A portion of the building is located on leased City land. The property acquisition would allow the applicant to consolidate the lots and make structural and architectural improvements to the structure.
The CDD and Planning Commission schedule is listed in enclosure (1). Per Board direction on December 29th, Docks & Harbors comments included the Board meeting minutes of August 25th, 2022.
4. Docks & Harbors staff has been working with our appraisal term contractor (Horan & Co) to develop the “appraisal instructions”. The Board motion to include an easement is problematic. My recollection in the member making this motion was a desire by the Board to ensure a future Seawalk could be accommodated. In reviewing the property lines, and after consulting with the appraiser, it does not appear that an easement would benefit Docks & Harbors. Docks & Harbor could always construct a float or walkway seaward of the building; however, it would terminate at the adjacent property owner (US Forest Service). The property southeast of the building is encumbered by ADOT Right-of-Way, which does not convey property rights to Hansen-Gress. The appraiser could be instructed to include an easement, say 12 foot wide, along the perimeter of the current parking lot; however, the value to our future needs is dubious and would diminished the appraised value of the property as well as a potential loss of parking to the building owners.



5. My recommendation is for the Board to remove the requirement for an easement encumbering the property sale and appraisal instructions.

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Enclosure:

- (1) CDD Schedule for Property Disposal at 1000 Harbor Way
- (2) Proposed Property Disposal – Plan View

The applicant is requesting a Property Acquisition and Disposal review for a purchase of approximately 6,225 square feet of city-owned land off of Harbor Way in downtown Juneau. The applicant owns the building at 1000 Harbor Way. A portion of the building is located on leased City land. The property acquisition would allow the applicant to consolidate the lots and make structural and architectural improvements to the structure.

SCHEDULE:

Hearing before the Planning Commission on January 24, 2023.

The staff report is anticipated to be posted by January 17, 2023 and can be found [here](#).

Comments received by January 2, 2023 will be included in a staff analysis and forwarded to the Commission.

Comments received between January 3, 2023 and January 20, 2023 at noon will be forwarded to the Commission.

LAST DAY FOR WRITTEN COMMENT: JANUARY 20, 2023 NOON

Please send comments to:

PC_comments@juneau.org

Adrienne.Scott@juneau.org

PROJECT INFORMATION:



[Application](#)

