



April 25, 2025

The City and Borough of Juneau  
Division of Lands and Resources  
155 Heritage Way, Suite 218  
Juneau, Alaska. 99801

To: Dan Bleidorn, Lands and Resources Manager

Re: Interest in 2<sup>nd</sup> and North Franklin Properties

This letter will formally notify **The Great North Inn & Residences of interest.** ("The Great North Housing Association") a 501 (c) 3 (in formation) in purchasing and developing the 2<sup>nd</sup> and North Franklin properties.

The above-referenced site is approximately 13,261 sf. To maximize the use of this footprint, we propose expanding the markable area by extending the project vertically to accommodate several essential program offerings.

We propose a project of up to 15 floors with street access for commercial tenants along Franklin Street:

- |   |        |
|---|--------|
| ● Basement Level Parking/Building Operation/Storage | -1     |
| ● Lower floor, Commercial/ limited parking          | 1-2    |
| ● 3 floors Hotel/short-term rentals                 | 3-6    |
| ● 4 floors Workforce Housing                        | 7-10   |
| ● Up to 5 Floors Apartments*                        | 11-15* |

\*Final Height to be determined based on a thorough financial feasibility study

The goal of this level of proposed density is to contribute to the direct opportunities of this specific site. The 2<sup>nd</sup> and Franklin locations are ideal for contributing to the emerging street frontage commercial activity. Further, the current vertical density of the Baranof Hotel provides a shoulder where the efficiency of the stacking program complements the existing neighborhood.

The program offerings of hotels, workforce housing, and market-rate apartments provide a balanced pro forma and answer the current City needs by combining workforce, short-term, and long-term hospitality in one facility.

This project and other efforts, including Telephone Hill, could realize our city's housing priorities within a few years. This, in turn, will provide confidence in our community's future growth, which is precisely where that development is the most efficient: our central urban core, where services, such as public transportation and utility services, are already in place.

Aside from housing, our proposal will include three floors of a new contemporary hotel program in our downtown. Jill Ramiel, owner and manager of The Silverbow Inn, will lead our proposal team's hotel and hospitality programming.

Our project will amplify a robust and vibrant city center whose year-round attendees will encourage private investment in the immediate area surrounding it.

**The Great North Inn and Residences**, a nonprofit joint venture led by Johnson Carr, a Seattle-based workforce housing developer, is already considering a greater community investment with its proposal for the future development of Telephone Hill. Outside capital investment requires

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Principal Architect

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Principal Architect

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Principal Architect

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scale to work. Involvement of these two locations alone could add nearly 300 direct housing units to the downtown core and complement each other's uses.

For our proposal, we will jointly plan, entitle, construct, and manage or sell at least 100 residential housing units on the subject property.

For success, the project's design will be in partnership with the CBJ Affordable Housing Commission to reflect directly the number and type of needs in this community, committing to the Assembly's priority for housing growth.

The Development Team proposes that CBJ sell the property on a long-term, subordinated contract bearing minimal interest.

Further, given that the site's geology is mostly solid rock, the cost of road construction, building foundations, and all subsurface work will be extraordinary. This cost is unsustainable and will push the unit prices into a range not affordable by our anticipated residents. Our proposal includes a request that CBJ fund all site work before vertical construction.

## **Team:**

### **Developers**

#### **JohnsonCarr -**

Johnson Carr will act as Fee Developer until stabilized and Project Manager thereafter.

[www.johnsoncarr.com](http://www.johnsoncarr.com)

Johnson Carr Biography  
Kelten Johnson/Tyler Carr  
Johnson Carr ([www.johnsoncarr.com](http://www.johnsoncarr.com))

Johnson & Carr is a Seattle and Central Idaho-based developer committed to expanding into the Southeast Alaska market. Specializing in multi-family and mixed-use projects founded by Tyler Carr and Kelten Johnson in 2010, the company specializes in creative applications of urban infill, focusing on providing affordable and sustainable housing. J&C is responsible for developing roughly 1,500 residential units valued at over \$350MM through the successful execution of 25 ground-up projects, with an additional 580 units at various levels of development. Having established strategic partnerships with like-minded local investors, design professionals, contractors, and community stakeholders, J&C's core values are realized through responsible development projects that contribute to the neighborhoods and communities in which they are located. As Seattle natives and Idaho residents, J&C is a long-term owner committed to enhancing the built environment of the places they love.

Kelten Johnson thoroughly understands how buildings function both operationally and financially, allowing him to be involved in many aspects of the development process. Kelten has been active in real estate development and investment since 2006, with experience in brokerage sales, for-profit development, and non-profit development. Kelten has a degree from Colorado State University and a certificate from the University of Washington's Commercial Real Estate Program.

Tyler Carr has expertise in the tangible and analytical sides of real estate development. Tyler brings 20 years of experience to Johnson & Carr, overseeing all the business's financial aspects. He began his career in real estate in 2005 when he formed NCS Development, specializing in residential contracting and development. Tyler has a degree in Economics and a certificate in Construction Management from the University of Washington.  
Recent Johnson & Carr Projects:2

Johnson & Carr's three most recent projects have involved more complex financing strategies, highlighting their growing expertise in executing affordable and workforce housing projects.

- 228 106th PL NE, Bellevue, WA: 172 multifamily units, 60% at 80% AMI, 20% at 60% AMI. This project was funded by a combination of traditional GP capital, conventional bank financing, and a \$20M subordinate loan through the Amazon Housing Equity Fund (in exchange for 99-year covenants). County property tax abatement and local grants were also utilized.
- 1522 W State St, Boise, ID: 104 multifamily units, divided into two separate legal projects/entities. Half of the building is funded via traditional market rate methods while the other half is funded through tax credit investor equity, State of Idaho below-market subordinate debt and City grants.
- 2120 152nd Ave NE, Redmond, WA: 233 multifamily units, 50% at or below 80% AMI. This project was funded through traditional GP capital, conventional bank financing, and a \$15M subordinate loan through the Amazon Housing Equity Fund. County property tax abatement and local grants were also utilized.

**Hospitality Consultant Development Team Partner - Juneau**

Jill Ramiel, Silverbow Inn

Jill Ramiel will join JohnsonCarr for local development expertise. For almost thirty years, Jill has successfully owned and operated the Silverbow Inn, a short-term/hotel business in Juneau. As past president of the Juneau Downtown Business Association, Jill continues to work on Juneau's economic growth. Jill adds local expertise and an unparalleled understanding of our downtown community.

**Principal Architect:**

Northwind Architects, LLC, Juneau

David Hurley, AIA, Sean Boily, AIA and James Bibb, AIA([www.northwindarch.com](http://www.northwindarch.com))

**NorthWind Architects LLC** is a Juneau-based architectural firm of three licensed professional architects and six supporting staff. NorthWind is an intimate studio that believes good design comes through a collaborative process that includes clients, users, maintenance staff, and community stakeholders. We pursue excellence in architecture, planning, project coordination, and construction administration and have a rich history of public and private design experience throughout Alaska and Oregon.

NorthWind brings over 20 years of collaborative involvement, specifically within the Juneau downtown and the State Capitol Center. Our office is located one block from this site. We offer valuable local process experience working with the City and Borough of Juneau. We have detailed knowledge specific to the Telephone Hill site, both as part of the planning, design, and construction of the existing CBJ Downtown Parking Garage, and Transportation Center, and in serving the State of Alaska on dozens of projects in the surrounding State-owned facilities that are the neighbors to this development

**Community Outreach and Involvement:**

Similar to our approach with the Telephone Hill process, we expect to verify design intent and outreach to the Juneau community and essential community members. Noted in a project of this scale, neighborhood impact is best addressed well before a planning commission meeting; we welcome CBJ leadership and Community Development participation in the conceptual design process. We also welcome neighborhood outreach early in the design process to inform intent better. We anticipate discussions on parking, density, dimensional standards, and use, and plan to make community interest part of our process.