

## City & Borough of Juneau - Leg Priorities Nominations & Support

<b>Board or Commission</b>	<b>Project Description</b>	<b>Support of Existing FY25 Priority or New?</b>	<b>Request</b>	<b>Total Cost</b>
Planning Commission	#1 – Glacier Outburst Flood Response, Mitigation, and Preparedness	New	\$30M+	TBD
Planning Commission	#2 - Juneau Douglas North Crossing (JDNC)	Support – Rank #1	\$3M	\$300 - \$550M
Docks & Harbors	#1 - Statter Harbor Wave Attenuator (formerly “Auke Bay New Breakwater”)	Support – Rank #18	\$5M	\$50M+
Docks & Harbors	#2 – Aurora Harbor Drive Down Float	New	\$1.4M	\$14M
Parks & Recreation Advisory Committee	#1 – Jackie Renninger Park	Support – Rank #19	\$7M	\$8.075M
Parks & Recreation Advisory Committee	#2 – Lemon Creek Multimodal Path	Support – Rank #8	\$13M	\$16M
Juneau Commission on Sustainability	#1 - Shore Power at Dock 16B	Support – Rank #14	\$30-40M	\$60-\$70M
Juneau Commission on Sustainability	#2 - Mendenhall Wastewater Treat. Plant Compliance: Fat, Oil, Grease (FOG) Removal	Support – Rank #4	\$6.3M	\$6.3M
Juneau School District	JSD Wide Security and Safety Upgrades	Support – Rank #13	\$2M	\$2M
Historic Resources Advisory Committee	#1 – Waterfront Juneau-Douglas City Museum	Support – Rank #16	\$2M	\$12M
Historic Resources Advisory Committee	#2 – Telephone Hill Redevelopment	Support – Rank #2	\$2M	\$10M+



## Planning Commission

(907) 586-0715

PC\_Comments@juneau.gov

[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 Heritage Way • Juneau, AK 99801

From: Mandy Cole, Planning Commission Chair

To: Denise Koch, Engineering & Public Works

Re: FY25 Legislative Projects Recommendation

The Planning Commission reviewed projects from the FY 2026 CBJ Capital Priority List and determined two priorities:

- 1) Glacier Outburst Flood Response, Mitigation, and Preparedness**
- 2) Second Channel Crossing**

We appreciate the opportunity to provide context to these priorities.

### **Glacier Outburst Flood Response**

The Planning Commission recognizes the extraordinary efforts made by homeowners/renters, the City and Borough of Juneau, and State and Federal agencies and advocates. We can only add that the work of the Planning Commission, and the stability of our larger community, is contingent upon managing the risk we face with regard to glacial flooding.

### **Second Channel Crossing**

Progress has been made on this project, and the Commission encourages the City to continue to raise money and awareness. The link will provide redundancy, emergency access, development, and recreational opportunities. In considering priorities, our Commission discussion highlighted the outsized impact a Second Crossing would have on the future development of our community.




# DOCKS AND HARBORS BOARD MEETING AGENDA

November 21, 2024 at 5:00 PM

Port Director's Conference Room/Zoom Webinar

<https://juneau.zoom.us/j/84590534008> or (253)215-8782 Webinar ID: 845 9053 4008 Passcode: 277265

- A. **CALL TO ORDER: (5:00pm in Port Director's Conference Room and via Zoom)**
- B. **ROLL CALL: (James Becker, Tyler Emerson, Clayton Hamilton, Debbie Hart, Matthew Leither, Nick Orr, Annette Smith, Shem Sooter, and Don Etheridge).**
- C. **PORT DIRECTOR REQUESTS FOR AGENDA CHANGES**  
MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.
- D. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** (not to exceed five minutes per person, or twenty minutes total time)
- E. **APPROVAL OF MINUTES**
  - [1.](#) October 31st, 2024 Special Board Meeting
  - [2.](#) October 31st, 2024 Board Minutes
- F. **CONSENT AGENDA**
  - A. Pubic Requests for Consent Agenda Changes
  - B. Board Members Requests for Consent Agenda Changes
  - C. Items for Action  
  - [3.](#) FY2026 Docks & Harbors Legislative Priorities  
Presentation by Port Director  
**RECOMMENDATION: TO FORWARD, IN ORDER OF PRECEDENCE, (1) THE AUKE BAY WAVE ATTENUATOR AND (2) THE AURORA HARBOR DRIVE DOWN FLOAT AS THE TWO DOCKS & HARBORS CAPITAL PROJECTS FOR THE CBJ FY2026 LEGISLATIVE PRIORITY LIST.** 

**MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.**
- G. **UNFINISHED BUSINESS**
  - [4.](#) Project Priorization  
Presentation by Port Director  
  
Board Questions  
  
Public Comments  
  
Board Discussion/Action  
  
MOTION: TBD
- H. **NEW BUSINESS**
  - [5.](#) Resolution in Support of Increasing ADOT Harbor Facility Grant to \$7.5M  
Presentation by Port Director  
  
Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THE ASSEMBLY ADOPT A RESOLUTION IN SUPPORT OF ADOT TO INCREASING THE MAXIMUM AMOUNT OF A HARBOR FACILITY GRANT FROM \$5M TO \$7.5M.

- 6. Resolution in Support of Full Funding of the FY26 ADOT Harbor Facility Grant Program  
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THE ASSEMBLY ADOPT A RESOLUTION IN SUPPORT OF THE LEGISLATIVE TO FULLY FUND THE FY26 ADOT HARBOR FACILITY GRANT.

**I. ITEMS FOR INFORMATION/DISCUSSION**

- 7. Annual Letter to the Assembly  
Presentation by Port Director

Board Discussion/Public Comment

**J. COMMITTEE AND MEMBER REPORTS**

1. Operations Committee Meeting Report
2. Assembly Lands Committee Liaison Report
3. South Douglas/West Juneau Liaison Report
4. Member Reports

**K. PORT ENGINEER'S REPORT**

**L. HARBORMASTER'S REPORT**

**M. PORT DIRECTOR'S REPORT**

**N. ASSEMBLY LIAISON REPORT**

**O. BOARD ADMINISTRATIVE MATTERS**

- a. Ops/Planning Committee Meeting - Wednesday December 11th, 2024.
- b. Board Meeting - Thursday December 19th, 2024.

**P. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

#2

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 28, 2024 3:23:37 PM  
**Last Modified:** Monday, October 28, 2024 3:46:51 PM  
**Time Spent:** 00:23:14  
**IP Address:** 192.245.44.10

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Page 2: Project Eligibility

**Q1** **Yes**

Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M?

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**Q2** **Yes**

Will the proposed project result in a fixed asset (land, major equipment, building or other structure, road or trail) with an anticipated lifespan of at least twenty years?

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**Q3** **Yes**

Will the project provide broad community benefit?

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Page 3: Project Information

**Q4**  
Project Title (Please ensure title is consistent with other CBJ plans and documents.)

Aurora Harbor Drive Down Float

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**Q5**  
Brief Project Summary (1-2 sentences)

The project will build a drive down float and vehicle bridge, as well as incorporate two new 5-ton electric cranes, to serve the commercial fishing fleet and improve freight transportation. The facilities will improve safety, reduce overcrowding, and increase the efficiency of transporting goods between vessels and the road system.

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**Q6**  
Physical Location of Project

Aurora Harbor

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**Q7**

Detailed Project Description Benefit(In 300 words or less, describe the project, including specific features, stages of construction, etc. Explain how the project will benefit the community. What sector/s of the community will this project benefit? Are there any green or sustainability elements to the project? )

Docks & Harbors seeks to update current infrastructure and expand facilities at Aurora Harbor to support CBJ's growing maritime sector. This sector is a major driver of CBJ's economy; Juneau contributes to the regional and national economy through the distribution of seafood and seasonal employment of numerous local and out-of-state workers. The Aurora Harbor Drive Down Float project will provide critically important improvements to serve the transportation needs of the seafood industry in Juneau. The proposed project holds great potential for job creation, business opportunities, and environmental impact by providing a more efficient method for transferring goods and reducing harbor congestion and carbon dioxide emissions by decreasing travel miles. This, in turn, can lead to a more sustainable and prosperous future for commercial and recreational user groups alike. The marine facility this project seeks to improve is relied on heavily by the commercial fishing industry yet is inadequate to meet the needs of local and regional fishermen. Located in downtown Juneau, the proposed project site is located between Harris and Aurora Harbors. The existing facilities in the project area consist of the crane dock, a rock-filled sheet pile bulkhead with a concrete apron, fender piles, and two hydraulic cranes facing into a small vessel basin. There is also a small float and gangway for fishermen to transport goods. These facilities are collectively known as the Fisheries Terminal. The crane dock faces a persistent issue of overcrowding, which poses difficulties for fishermen who have to manually ascend a steep 27-foot long ladder from their vessels to the fixed dock. The Aurora Harbor Project will address these issues by providing a drive down float with two additional cranes to support more efficient operations. It will also service other industry vehicles, such as ambulances, tourism, and semi truck with shipping container, for the transportation of goods and services to better enhance the local community and economy.

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**Q8**

Project Plans and ProgressIn one or two paragraphs, describe what has been accomplished so far (if anything). This may include a feasibility study, conceptual design, final design/engineering/permitting, fundraising activities, and/or total funds raised to date.

An application for a MARAD PIDP grant as a rural, small project at a small port has been submitted. This means that the Federal share of the funding may exceed 80% of the total funding, although this is not guaranteed. CBJ Docks and Harbors recognizes the competitive nature of the PIDP grant program, and can match 20% or \$2.8M of local match.

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**Q9**

Project SupportIs the project supported in CBJ or other Area plans? If so, list where the project is mentioned in planning documents. This could include CBJ plans such as the Comprehensive Plan, or regional planning documents like the Comprehensive Economic Development Strategy.

The project has received broad support from our partners including commercial fishermen, fish processors, CCTHITA and Douglas Indian Association.

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**Q10**

Goal(s) of ProjectIn one sentence or less, state the goal of the proposed project. For example, "economic development" or "improve non-motorized transportation routes."

The Aurora Harbor Drive Down Float Project will provide a safer, more efficient method for transporting goods and supplies directly between vessels to shore.

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**Q11**

Operations & Maintenance (O&M)Who is responsible for operations and maintenance upon completion of the project?

Docks & Harbors.

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Page 4: Project Funding & Timeline

**Q12**

Total Project Cost\*Include funds already secured and future funds required to complete.

\$14,000,000

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**Q13**

Funding Already SecuredInclude amount and source - example: "\$250,000 - 1% voter approved sales tax." Enter \$0 in the first line if there is no funding secured for the project.

1 **\$2,750,000 committed by Docks & Harbors Board**

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**Q14**

Proposed FY2025 Funding Request

\$11,250,000

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**Q15**

**Yes**

Future Funding May Be RequestedDo you anticipate making future funding requests for this project?

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**Q16**

Preconstruction Costs (feasibility/design/permitting, etc.):FOR CONSTRUCTION PROJECTS ONLY

\$1.8M

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**Q17**

Construction Costs:FOR CONSTRUCTION PROJECTS ONLY

\$12.2M

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**Q18**

For projects that consist of land or equipment purchase only, state when the purchase(s) would be made.

n/a

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**Q19**

Preconstruction phase to be completed by: FOR CONSTRUCTION PROJECTS ONLY

July 2025

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**Q20**

Construction phase to be completed by: FOR CONSTRUCTION PROJECTS ONLY

January 2026

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**Q21**

Attachment 1 Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to [ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov).

**2024%20PIDP\_Aurora%20Harbor%20Drive%20Down%20Float%20Project.pdf (4.6MB)**

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**Q22**

Attachment 2 Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to [ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov).

**Attachment%20J\_Letters%20of%20Support%202024.pdf (2.2MB)**

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**Q23**

Attachment 3 Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to [ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov).

**Attachment%20F\_Project%20Planning%20Document\_Juneau%20Downtown%20Harbors%20Uplands%20Master%20Plan%202017.pdf (10.4MB)**

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**Q24**

Contact Information

Name	<b>Carl Uchytel</b>
Title	<b>Port Director</b>
Email Address	<b><a href="mailto:Carl.Uchytel@juneau.gov">Carl.Uchytel@juneau.gov</a></b>
Phone Number	<b>9075860294</b>

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**From:** [Annie Carroll](#)  
**To:** [Ashley Heimbigner](#)  
**Cc:** [George Schaaf](#); [Lauren Verrelli](#)  
**Subject:** RE: Legislative Capital Priorities: Comments Due Oct 25  
**Date:** Friday, October 25, 2024 4:49:21 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hello Ashley,

At our October PRAC meeting a motion passed to recommend the following projects:

The Parks and Recreation Advisory Committee formally support the Jackie Renninger Park Development & Pipeline Skatepark Improvements Project and the Lemon Creek Multimodal Path Project as their top two projects for inclusion on the Legislative Capital Priority list.

I apologize, the attached memo with instructions regarding how to submit comments was lost as your email make its way to me. I hope that this is a clear depiction of the PRAC's decision but please let me know if you need clarification or a more formal recommendation.

Best,

Annie Carroll (she/her)  
Administrative Assistant  
Parks & Recreation  
Ph: 907-586-5226



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**From:** Ashley Heimbigner <[ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov)>  
**Sent:** Tuesday, October 22, 2024 10:56 AM  
**Cc:** Denise Koch <[Denise.Koch@juneau.gov](mailto:Denise.Koch@juneau.gov)>  
**Subject:** RE: Legislative Capital Priorities: Comments Due Oct 25

Good morning, Chairs and Staff Liaisons for CBJ Boards and Commissions,

This is a reminder that comments and recommendations for the FY26 Legislative Capital Priorities list are requested by **October 25, 2024**. Please see the original email below from

Denise Koch for more details.

Thank you to all that have already submitted FY26 recommendations, please reach out if you have any questions regarding the list or the process.

All best,  
Ashley

**Ashley Heimbigner | Grants Manager**

[Engineering & Public Works](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 3<sup>rd</sup> Floor Marine View Building

**Office: 907.586.0800 ext. 4173**

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**From:** Denise Koch <[Denise.Koch@juneau.gov](mailto:Denise.Koch@juneau.gov)>  
**Sent:** Monday, September 30, 2024 12:22 PM  
**Cc:** Ashley Heimbigner <[ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov)>  
**Subject:** Legislative Capital Priorities: Comments Due Oct 25

Dear Chairs and Staff Liaisons for CBJ Boards and Commissions,

Your board or commission is invited to comment on CBJ's Annual Legislative Capital Priorities list. (See the adopted [FY25 list here](#).) Comment is not mandatory. However, your board or commission may want to comment on a project that is particularly important to you.

- Please send any comments to me and Ashley Heimbigner by **October 25, 2024**.
- Comments should reflect the will of the body and be officially adopted in a public meeting.
  - Any board and commission comments will be shared with the Assembly in advance of that body ranking and adopting a final list.
- Please see the memo attached for further instructions regarding how to submit comments and/or suggest a new project.
- Please also consider recommending projects for removal from the list, in addition to your recommendations of support for your top two projects.

Thank you in advance for your participation. Please e-mail Ashley or me with any questions on the process.

Sincerely  
Denise Koch

Director, Engineering & Public Works

# PARKS & RECREATION ADVISORY COMMITTEE **DRAFT** MINUTES



October 01, 2024 at 5:30 PM

## Zoom Webinar

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<https://juneau.zoom.us/j/94184441385> or +1 669 444 9171 US Webinar ID: 941 8444 1385

### A. CALL TO ORDER

### B. ROLL CALL

**Present:** Ryan O'Shaughnessy, Josh Anderson, Ren Scott, Kaasáank' Andrew Williams, Danika Swanson, Emma Van Nes, Paulette Schirmer

**Absent:** Charles Westmoreland, Portland Sarantopoulos

**Staff Present:** George Schaaf, Parks & Recreation Director; Lauren Verrelli, Parks & Recreation Deputy Director; Annie Carroll, Parks & Recreation Staff Liaison

### C. APPROVAL OF AGENDA

**MOTION** by Mr. Anderson to approve the agenda with the addition of the Legislative Capital Priorities red folder item. *No objections were heard, and the agenda was approved.*

### D. APPROVAL OF MINUTES

1. Minutes from September 3, 2024

Ms. Schirmer noted correction was needed to remove extraneous entry labeled "F = move" on page 5 And Mr. O'Shaughnessy noted correction is needed to the spelling of his last name on Page 3.

**MOTION** by Ms. Schirmer to approve the minutes as amended. *No objections were heard, and the minutes were approved.*

### E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

### F. DIRECTOR'S REPORT

2. October 1st Director's Report

### G. NEW BUSINESS

#### 3. JOA Painting Endowment— Presented by G. Schaaf

Mr. Schaaf explains that the Jensen-Olson Arboretum is a wonderful asset to the community and the only endowed facility that we have. Proceeds from the endowment fund and support the operation of the Arboretum In addition to general fund support from CBJ. He explains that currently a window replacement project is underway as a part of the deferred maintenance capital improvement program for the city and initially painting was to be included. Unfortunately, painting does not rise to the same level of priority as the window replacement and there was not enough money to include the painting job. Logically it makes the most sense to undertake both projects simultaneously to limit the amount of disruption on the property. He then asks the PRAC for their recommendation on whether to use endowment proceeds for this project.

Mr. Anderson asks if there are any other maintenance issues or problems at the arboretum. Mr. Schaaf answers that there was some substantial work completed at the arboretum recently in the sunroom and restroom in the managers residence. He adds that that work and this proposed job will take care of the most immediate needs of the facility, however there is interest in finishing the interior of the garage and painting the outside. Ms. Verrelli states that the residence is in the middle of the arboretum and is a

focal point so these improvements will add refinement to the property. She also confirms that she is not aware of any other big projects for the arboretum.

Ms. Van Nes asks if there is any update on the ADA accessible path planned for the facility grounds. Ms. Verrelli answers that the path has been completed and a ribbon cutting was held the previous weekend for the path which stretches from the greenhouse towards the apple tree courtyard area. Across the lawn.

**MOTION** by Ms. Schirmer for the PRAC to recommend that the department approve the use of the unrestricted funds from the Jensen-Olsen Arboretum Endowment Fund to repaint the residence at the arboretum. *No objections were heard, and the motion passed.*

**4. RED FOLDER - Legislative Capital Priorities– Presented by G. Schaaf**

Mr. Schaaf began by explaining that this is a relatively new part of the budget process, within the last 3 years. It is an effort to try to provide a unified front for the city, going to the State Legislature into the Congressional delegation to seek designated and appropriate funds rather than have every department pursue different funding opportunities for major projects. The departments are asked to propose projects, then the citizen advisory boards for the various departments are also asked to provide comment and input. He specifically mentions 3 projects on the list directly concerning Parks & Rec including the Lemon Creek multimodal path, 35 mile off Road vehicle park, and the Jackie Renninger Memorial Park renovation projects. He asks PRAC to come to a decision on their top 2 recommended projects to share with the Engineering & Public Works department by October 25.

Ms. Swanson asked if the results of the October 1 Regular Municipal Election would impact the funding of certain projects on the Legislative Capital Priorities list? Mr. Schaaf answered that it most likely would, but that that would not change their inclusion on the list.

Ms. Swanson, Mr. Kaasáank', and Ms. Schirmer all discussed the immediate need for Glacial Outburst Flood Response, Mitigation & Preparedness. Mr. O'Shaughnessy asked where the responsibility lies, and if it would be more appropriate for the PRAC to put forward endorsements for Parks & Recreation related projects. Mr. Kaasáank' also asked if it would be best to support Parks & Recreation projects and go in that direction. Mr. O'Shaughnessy says that if they are to conduct a poll, they should be free to vote for anything, but that he feels the committee's purview is for Parks and Recreation related projects and that he would very much like to see this body put forward Priorities related to the department. Ms. Schirmer noted that that was the direction the committee followed the last time they voted on the Legislative Capital Priorities list.

Mr. Anderson shares that he is going to champion the ORV, as it has been coming for a long time and he would like to continue to move it towards the goal line. He adds that the Lemon Creek project has been in the works for a long time, and he would like to stay consistent and keep these projects moving forward. Mr. O'Shaughnessy agrees with Mr. Anderson's point and says he too would like to see these projects get a little bit of help to proceed.

Ms. Van Nes states that she agrees the ORV park is important but notes that Jackie Renninger Park is in an underserved part of Juneau, and she would like to see it prioritized as well as the Lemon Creek multimodal path. She adds that the path would increase safety for those biking from downtown to the valley. Ms. Scott agrees and says that both are in underserved areas of town and that she would especially like to see forward movement on the project due to safety concerns.

Mr. Kaasáank' shares that he would like to put forward the Jackie Renninger Project and the ORV park. He says that the Lemon Creek project is of less interest to him as he sees it as more of a service to tourists who stop there to watch the eagles. He says CBJ had been very remiss in offering good solutions

for entertainment to locals, especially in underserved areas. He adds that the ORV park is of interest as he has seen locals pushed out of areas where they were previously allowed to ride off road vehicles due to tourism.

Ms. Swanson shares that she lives near the Lemon Creek Area and has never considered the path project as anything to do with tourists, and that she believes it is a safety issue for the many people walking and biking near traffic. She also mentioned that she was at Jackie Renninger 2 weeks ago cleaning up needles, so she would put that project as a top priority as well even though all three projects have such good merit. Mr. Kaasáank shares that he and his grandson also encountered needles near Floyd Dryden and that this issue is widespread so it should not which way they proceed based on that issue alone. He adds that the design of projects such as the Lemon Creek path should consider providing a place for disposal of needles.

Ms. Swanson in beginning to respond to Mr. Kaasáank notes that they have yet to be introduced and asks for his name. Mr. Kaasáank introduces himself and shares that his english name is Andrew Williams and his Tribal name, and preferred name is Kaasáank and he is an Eagle of the Kaagwaantaan clan and a child of the T'akdeintaan. He shares a bit about his family's history in Juneau, and notes that he works for the State of Alaska as a Database Specialist II, is a council member of the Juneau Tlingit Community Council, and has worked with the Central Council of Tlingit and Haida for over 15 years. Ms. Swanson thanks him for the introduction and says she looks forward to meeting in person. She adds that she would like to clarify her point about needles, stating that it is not her hang up as she works with a lot of at-risk youth and knows that they often go to hang out at Jackie Renninger. She says she would like it if they had a better lit, safer place to hang out. Mr. Kaasáank says that he has the same ambitions to try and help the neighborhood, and he doesn't want to see these issues discourage people from getting involved in public sports and going to public spaces.

Ms. Schirmer brings attention to the Capital Civic Center project and asks if it is directly related to Parks & Recreation as well. Mr. Schaaf shares that Parks and Recreation is responsible for the Centennial Hall Facility and though it is managed by the Juneau Arts and Humanities Council. From an immediate operational and programming standpoint he says it would not affect Parks & Recreation because they are only involved in the basic maintenance of the building. Ms. Schirmer shares that she can get behind the Lemon Creek, and ORV Park projects. She says Lemon Creek is a high priority because it will increase safety for people who bike alongside the road.

After hearing everyone's priorities Mr. Anderson and Mr. O'Shaughnessy report that there is 4 in favor of the ORV park, 6 in favor of the Lomen Creek Multimodal Path, and 4 in favor of the Jackie Renninger Project. With that they decide to push forward the Lemon Creek Project and put the other 2 projects to vote to break the tie. Mr. O'Shaughnessy and Mr. Anderson both vote for the ORV Park and Ms. Swanson, Ms. Scott, Ms. Schirmer, Ms. Van Nes, and Mr. Kaasáank all vote in favor of the Jackie Renninger Project.

**MOTION** by Ms. Anderson for the PRAC to endorse the Jackie Renninger Park Project and the Lemon Creek Multimodal Path projects from the Legislative Capital Priorities list. *No objections were heard, and the motion passed.*

## H. UNFINISHED BUSINESS

## I. STAFF REPORTS

**Mr. Schaaf** Updated the PRAC on the departments efforts to make the Marie Drake and Floyd Dryden gyms available to the public. He acknowledges that there is lots of interest in community access to the gyms, especially for pickleball. He said that the gyms which have recently been emptied have numerous maintenance needs and the department must make them clean and safe before offering them for

reservations. The facilities will soon be added to CivicRec, the department's recreation management software. He shares that they plan to use existing funding for this fiscal year to fill temporary positions to staff the facilities beginning in the new year. He adds that the community wants additional programming in these facilities. It's probably going to take an increment request to the Assembly to the department's budget to be able to really operate and manage at that level.

Ms. Swanson asked Mr. Schaaf if he could give an update on what the department is doing for pickleball. Mr. Schaaf answers that the department is still working to make improvements to the outdoor courts of the Adair Kennedy Memorial Park and issuing a small contract with a landscape design firm to solidify measurements for the courts and come up with a striping plan that will work for tennis and pickleball players at the park and can be started this next summer

Mr. Kaasáank' asked what the focus of the newly acquired facilities will be, and Mr. Schaaf answered that the community has been vocal about a desire for more indoor gym space to the to the point where last year, they were proposing potentially a 19-million-dollar community center to try to fill that gap. The spaces could be used for dry land programming for activities, meeting spaces, or court sports like pickleball and volleyball. Ms. Verrelli Added that having an option for private rentals at these facilities would be beneficial to the community, however she acknowledges that staffing needs must be met first.

Mr. Schaaf shares with the PRAC that several representatives from the department attended the Alaska Recreation and Park Association (ARPA) recently. He shares that he serves as the Treasurer for ARPA and that the Juneau Pools Aquatics Manager Terra Patterson was recently appointed to aboard seat. He says that the conference offers a great training opportunity for recreation professionals, and shares that for the next 2 years it will be held in Valdez. From a project updates standpoint he shares that the Adair Kennedy Memorial Park softball and baseball field has recently been updated with new artificial turf and the dugouts are currently being worked on. Additionally, Partners at The Department of Transportation have made great progress towards the bridge replacement on the Kaxdigoowu Heen Dei Trail and that it will be wrapped up this fall.

**J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

**Mr. Anderson** shares that the youth activities board will be meeting next week, and that he looks forward to sharing an update after that.

**Ms. Swanson** shares that Trail Mix has completed work on the Perseverance Trail. She also adds that the Auction this year will have a true auctioneer for their dinner which will be held November 23, with tickets going on sale soon. She invites anyone interested in helping to reach out to Trail Mix to get involved.

**K. NEXT MEETING DATE – November 5, 2024**

**L. ADJOURNMENT** With no further business to discuss the committee meeting adjourned at 6:24pm

*Respectfully submitted by Annie Carroll on 11/01/2024.*



**Juneau Commission on Sustainability**

(907) 586-0800

[jcos@juneau.org](mailto:jcos@juneau.org)

[www.juneau.org/engineering-public-works/jcos](http://www.juneau.org/engineering-public-works/jcos)

155 S. Seward Street • Juneau, AK 99801

October 25, 2024

To: Denise Koch, Director, CBJ Engineering & Public Works

From: Nick Waldo, Chair, Juneau Commission on Sustainability

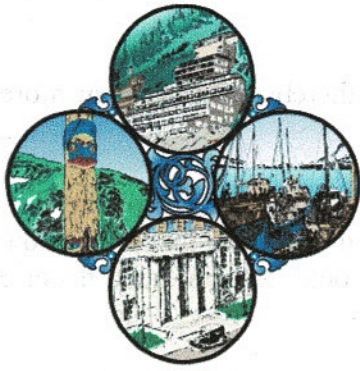
Subject: FY 2026 CBJ Legislative Priorities

The Juneau Commission on Sustainability (JCOS) appreciates this opportunity to provide comments on the City and Borough of Juneau FY2026 Legislative Capital Priorities. In addition to the two funding-ready projects identified below, JCOS would like to flag two upcoming issues which may emerge as key funding requests in the near future: flood response and solid waste management. Currently, JCOS respects the importance of flood response as a public safety and affordable housing issue, but the capital request is not within our purview of sustainability. As specific plans are proposed, we may comment on relevant details of the response. The other issue which is not ready for our comments yet is solid waste management. CBJ has commissioned a Solid Waste Disposal study to be completed in February 2025 and JCOS will issue comments as appropriate at the time, which may include significant allocation of capital.

The projects which JCOS is currently prepared to support are:

- **Shore Power at Dock 16B.** \$20M. Cruise ship dock electrification has been a long-time JCOS priority to reduce greenhouse gas emissions and other air and water pollution created by the burning of fossil fuels while ships are docked in Juneau. We have supported CBJ in applications for federal grants as well and would like to see all avenues of funding pursued until this project is complete. As cruise ships will pay for energy, this project is economically sustainable as well as environmentally.
- **Mendenhall Wastewater Treatment Plant: Fats, Oil, Grease & Grit Removal.** \$6.3M. Properly functioning water and wastewater treatment plants are the single most important piece of environmental infrastructure which municipalities operate. Improving the performance of our plant will protect the health of the Mendenhall Wetlands, a critical wildlife habitat and recreational area. The operation of the plant is non-negotiable, so addressing maintenance and performance concerns early will save money in the long-term by avoiding emergency repairs at a later date.

Thank you for the opportunity to provide comments.



## City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Chair, Gary Gillette, Architect  
Vice Chair, Dorene Lorenz, At Large  
Jerrick Hope-Lang, Knowledgeable of Tlingit and Haida Culture  
Cheryl Jebe, At Large  
Recorder, Shannon Crossley, Architectural Historian  
Steve Winker, At Large  
Robin Brenner, At Large

October 19, 2024

Subject: FY2026 CBJ Legislative Capital Priority List

Denise Koch, Engineering and Public Works Director,

The Juneau Historic Resources Advisory Committee (HRAC) has received your request for committee review of the FY2026 CBJ Legislative Capital Priority List. On October 2, 2024, HRAC held a public meeting at which time the Capital Priority List was reviewed and discussed. HRAC members determined there were two projects on the list that are pertinent to the committee's role to advise on historic resources in the community. HRAC offers the following comments and recommendations:

### **Waterfront Juneau-Douglas City Museum**

HRAC strongly supports the pursuit of a new city museum. Preserving and protecting Juneau's history and historical objects is of vital importance for our community. The current facility was not designed as a museum and lacks critical components to adequately exhibit and store valuable and vulnerable artifacts and archival documents.

The basement level of the current museum building, which is used for storage of artifacts, artwork, and archival materials, experiences water intrusion seriously compromising the effort to protect historic materials. Proposed solutions to address this situation would not fully solve the issue and be extremely costly, reduce an already very limited storage area, and is subject to failure over time as there is inadequate drainage around the building. Further, the current HVAC system in the building was an add-on and does not meet recognized museum standards for protection of historical materials.

**HRAC recommends** pursuit of legislative funding assistance for a new city museum.

### **Telephone Hill Redevelopment**

Numerous times in the past, HRAC has recommended saving the historic buildings on Telephone Hill. For over one hundred years these buildings have provided critical housing stock to our community. These houses are some of the oldest buildings in Juneau. Once they are lost, they cannot be replaced. The Assembly owes the community to make a serious effort to evaluate these buildings for rehabilitation.

A city commissioned Construction Conditions Survey executed a limited assessment of the buildings on Telephone Hill. The study concluded, "At a minimum, the homes need to be remodeled and retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property (emphasis added)." The Assembly has not advocated owning or renting these housing



units. Historic buildings may find relief of some building code provisions thereby making them more feasible for rehabilitation in a comprehensive redevelopment plan.

Another city commissioned study analyzed the market and feasibility of new housing on Telephone Hill. The result concluded substantial financial assistance would be required from the city and that 24% of the housing units would need to be short term rentals for the project to “pencil out.” Rehabilitated historic houses have proven to be a very popular short-term rental option.

The study suggested increasing the height of new buildings to nine stories requiring a change in structural materials from wood to steel, thus adding cost to the project. Wood construction technology has improved over the years making mid to high rise structures more feasible. These alternate wood technologies, known as mass timber construction methods, should be investigated as they would allow taller buildings to reach the same number of units at the site. This option may allow the historic buildings to remain and be developed for short term rentals or other options.

The legislative request indicates the funds would be “used for removal of hazardous materials and environmental cleanup; demolition of existing structures; a redevelopment study; site preparation; utility and infrastructure upgrades; and re-subdivision.” It seems premature to demolish the buildings until a comprehensive redevelopment study is completed.

**HRAC recommends** that “demolition of the existing structures” be removed from the scope of work until such time a full assessment of the existing buildings is undertaken, and a comprehensive redevelopment study is completed. A comprehensive redevelopment study should include various property ownership scenarios, use of newer wood technology construction methods, and rehabilitation of historic properties for use as short term rentals, professional office space, or boutique restaurants as several private property owners have successively done in Juneau.

HRAC appreciates your thoughtful consideration of our recommendations.

Sincerely, for the Juneau Historic Resources Advisory Committee.



Gary Gillette, HRAC Chair

cc: Ashley Heimbigner, CBJ Engineering