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DATE: December 18, 2023  
TO: Wade Bryson, Chair, Public Works and Facilities Committee  
THROUGH: Denise Koch, Director, Engineering and Public Works  
FROM: Nick Druyvestein, Project Manager  
SUBJECT: Telephone Hill Redevelopment Study Update

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#### Outreach

CBJ hosted two public meetings for the redevelopment study. The first meeting was held on July 26, 2023. The most recent was held on October 11, 2023, where initial design concepts were presented to the public. The October 11th engagement session was primarily attended by downtown residents with mixed opinions regarding the design concepts.

CBJ staff posted an [online survey](#) on December 12, 2023, that will be active through January 9, 2024. This survey intends to gather feedback on the initial design concepts and preferred development options of Telephone Hill from the broader Juneau Community. The survey is being advertised through CBJ Public Service Announcements, social media posts, and on the Telephone Hill [webpage](#). Additionally, notifications will be sent to the Telephone Hill email list, local news outlets, and interested local groups such as the Juneau Chamber of Commerce and Rotary. Reminder e-mails will be sent out to each before the final week of the survey.

#### Site Reports

A [Structural Condition Report](#) of the existing homes was completed by RESPEC on November 29, 2023. This was a visual assessment of critical structural members of each home to determine necessary upgrades and the feasibility of restoration.

Additional site characteristic reports currently in progress include a Hazardous Materials Survey to be completed by Dahlberg Design and a Phase I Environmental Site Assessment to be completed by Cox Environmental. These reports will identify possible health and environmental hazards that exist on Telephone Hill and will advise necessary mitigation efforts for a future project. We expect to receive them in January 2024.

Northern Land Use Research Alaska is nearly complete with an initial Cultural Resource Desktop Review. This document identifies cultural resources and historic properties within the Project Study Area and is used to determine National Register eligibility evaluations with the State Historic Preservation Office (SHPO). The desktop review document is expected to be made available in January 2024, with a formal Determination of Eligibility prepared in early 2024.

Though this project is not subject to the provisions of the Alaska Historic Preservation Act, CBJ has elected to proceed with the Section 106 process to identify possible historic properties and potential adverse effects of future projects.

#### Next Steps

The project team plans to give a project update presentation during the January 29, 2024, COW. The presentation will include results from the recent public survey and findings from the Structural Conditions report and Section 106 review. Based upon Assembly feedback, the project team will determine the preferred development option and continue with design refinement.