

## Applicant Information

### Luke and Keely Paden

**Mailing Address:** 17250 point lena loop road Juneau, AK 99801 **Legal Representative:** Luke Paden **Phone:** (907) 209-5250 **Email:** [Lukepaden6@gmail.com](mailto:Lukepaden6@gmail.com)

## CBJ Land Information

**Site Address:** 0 Glacier Highway

**Legal Description:** USS 3764 Lot 3

**Map:** [Map Link](#)

**Have you mailed the \$500.00 filing fee?:** Yes

**Provide a brief description of your proposal:**

To the city of Juneau Manager and Assembly members,  
We are a young Juneauite family of 5, Renting while eagerly wanting/searching to build a home here in our hometown. I am a second-generation local and my wife as an Alaska Native has her heritage as far back as can be in the Tlingit tribe. We have three daughters, ages 3 and under, and we want to lay down roots to raise them in the culture we both grew up in and love. During our search, we found a small unutilized 0.6-acre lot from the homesteading days that the Borough inherited—City Parcel # 3B3901000110.

Please consider this application, as it would benefit our growing family a great deal, as well as the land. The lot would no longer sit empty, allowing another Alaskan family to plant new memories and history back into Alaskan land.

Our proposal is for the opportunity to purchase this small rural reserve lot out the road nestled in Pearl Harbor. Our intent is simply to build a family home there. This lot sits next to 7 other privately owned lots and the Jensen-Olsen Arboretum. We understand that this parcel has been designated under the use code “Park” in the 2016 Land Management Plan. We thought it was worth asking you all to consider this alternative option. The Lot has its heritage in the frontier days and is a comparably much smaller lot than the surrounding parcels. With the City owning the Arboretum and the surrounding beachfront North through the Point Caroline Trail; we hoped you may reconsider the use of the small parcel abutting the other privately owned lots by selling it to our family. With that in mind, we also wanted to briefly mention that we likewise would use the lot similarly to the Arboretum’s stated vision.

“ ... to preserve the beauty of the landscape for pure aesthetic enjoyment – to maintain the historical and cultural context of the place and its people.” — Caroline Jensen  
(P&R home page)

We love Juneau and would be happy to finally own a piece of it to call our own for generations to come. Maintaining the beauty of the Alaskan landscape with its rich and ancient history.

We hope you might be willing to sell us this unused lot.

As far as our initial bid:

There are 7 privately owned lots before lot #3B3901000110. By gathering the combined average city assessed price per acre I got \$238,499.55. From there I reduced the cost to a .6 acre parcel to get a value of \$143,099.73

Therefore our offer to purchase this lot is \$143,099.73

Thank you all for your time and thoughtful consideration

Sincerely,

Luke, Keely, Saveyla (3), Adalynn(2), and Celestine Paden (1 month)

- [Parcel-3B3901000110.pdf](#)
- [USS 3764.pdf](#)