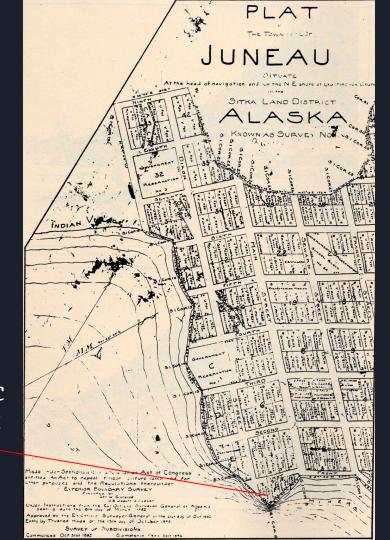
Alternatives to Urban Renewal in Downtown Juneau

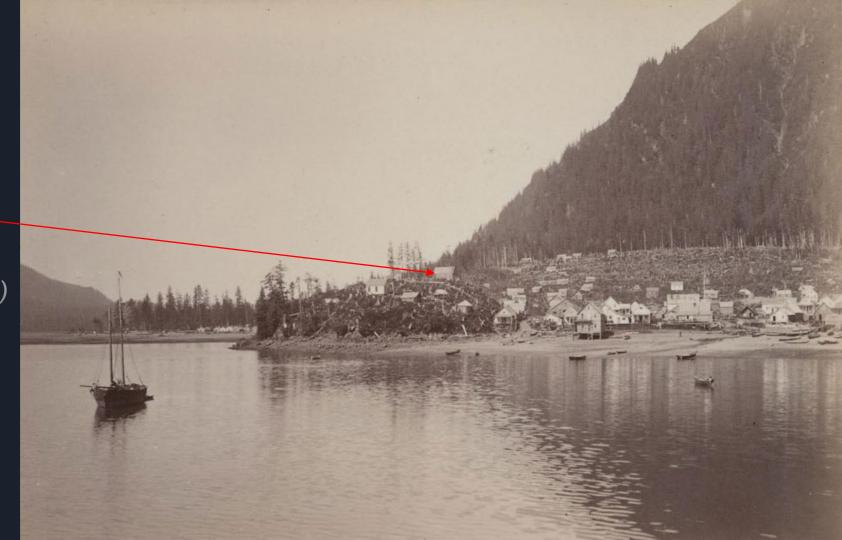


Telephone Hill on geographic waterfront

About 2400 feet high Indian Village 16 194 144

Telephone Hill on geographic waterfront Edward/ Webster house

(circa 1882)

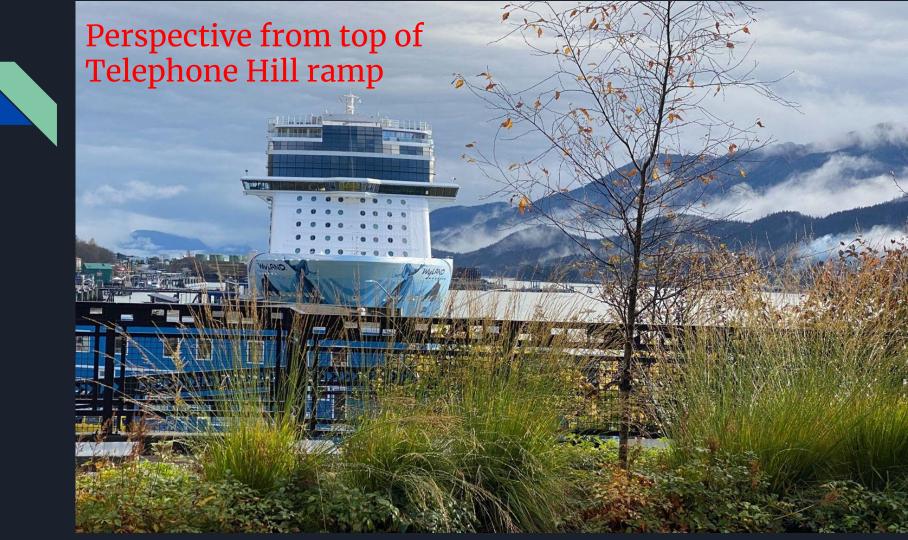


Drone view of Telephone Hill

(The first thing a cruise ship sees)



Edward/ Webster house



3D rendering of First Forty Feet Design Concepts

- 3 major problems with "Option D"
- ♦ Snow removal Dixon St. is at 15% incline. Never plowed.
- Greenspace near Edward/Webster house part of historic backdrop. Better used as park space.
- \$\$\$\$\$ Contractor quagmire trying to work around the pre-existing homes. Who wants to pay for redevelopment when cheaper options are available?

Relatively cheap to maintain Expensive to redevelop

(Bosch-Carrigan house Architectural style: Queen Anne Victorian)

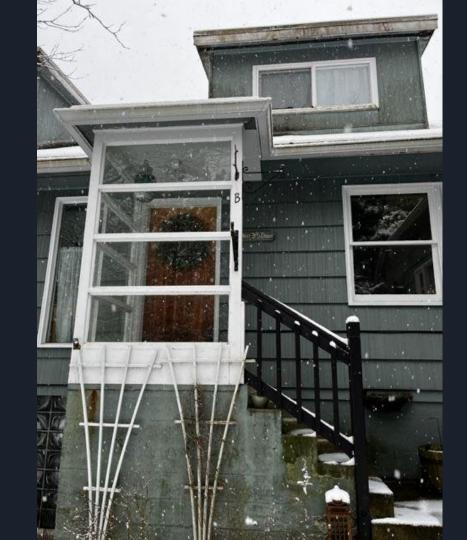




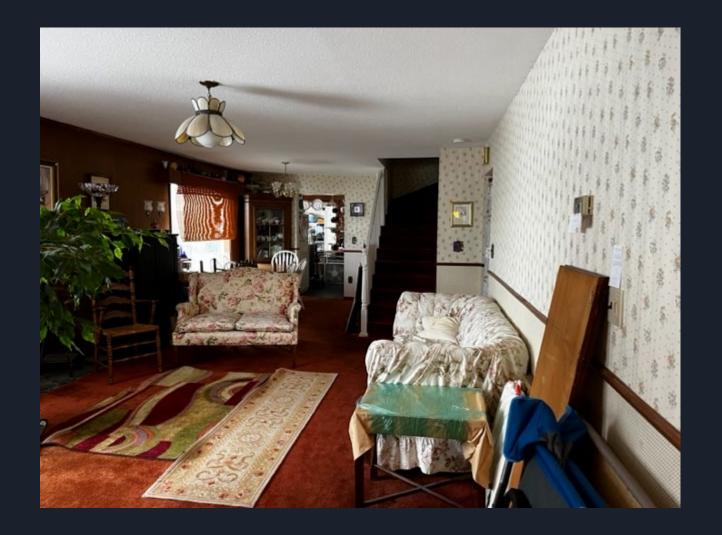
Peterson-Kasnick house est. 1898



Entrance to upper unit(one of three rentable units).



Interior design with chair rail moulding, without architrave





Side entrance To upper story unit.



Entrance to lower floor(two rentable units).



Interior of lower unit. Peterson-Kasnick house



Bayless-Powers house Est. 1913



Bayless-Powers house during Winter

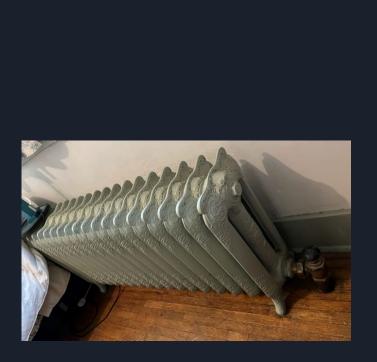


















Martin-Johnston house

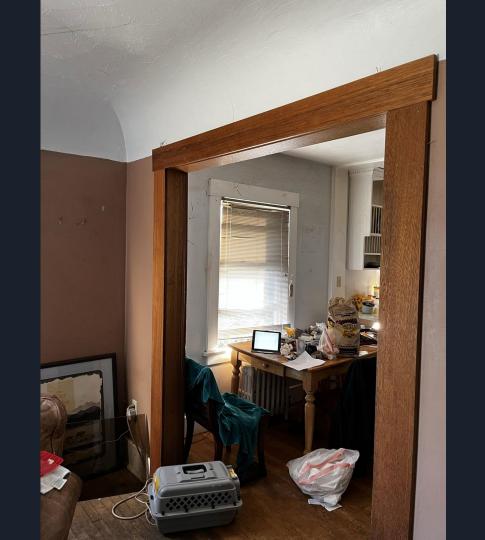


Circa 1931











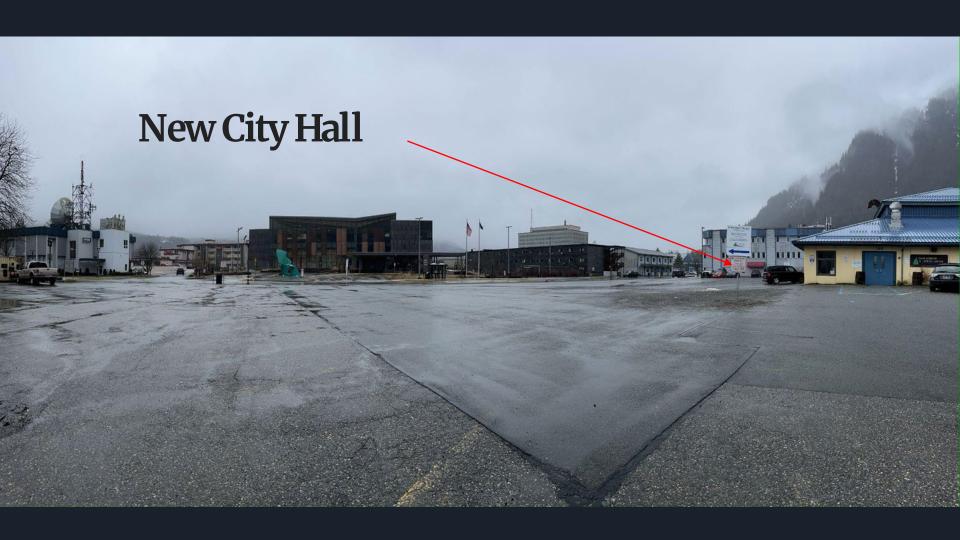




Motives for redevelopment

- ♦ New City Hall
- ♦ Housing crisis
 - ♦ Conforming downtown frontispiece





Whittier Ave: Proposed New City Hall \$46 million dollars(\$27 million dollar bond)

- ♦ Standard residential building cost: \$294/ft2
- ♦ Proposed new city hall cost: \$821/ft2
- ♦Commercial can cost %25 more than residential, but not office space
- ♦Too expensive = voted down

So why are average people not able to find housing in Juneau?



Examining Juneau's "housing crisis" under the magnifying glass:

According to an article aired by KTOO in 2023:

- ♦ Juneau experienced an influx of appr. 1,000 new permanent residents.
- Housing stock increased by net 1496 units.
- Assuming that each of those 1,000 new residents lives alone, Juneau would still have almost 500 more units than 10 years ago.

Real Problems affecting Juneau's housing market:

- ♦ Underutilized/inefficiently used commercial and residential units in downtown Juneau
- ♦ Bed tax

What does this building have to do with the housing crisis? (Look closely at the top 2 floors)





→ Primarily a problem with commercial buildings that have *potential* living units in upper floors.

Primarily a problem with commercial buildings that have potential living units in upper floors.



Rear angle of Decker bldg.

Steam Laundry bldg.



What is wrong with this picture?



Atop most buildings lining South Franklin were "cribs" = livable spaces for working folk.



Also a problem with commercial buildings looking to host year-round businesses.







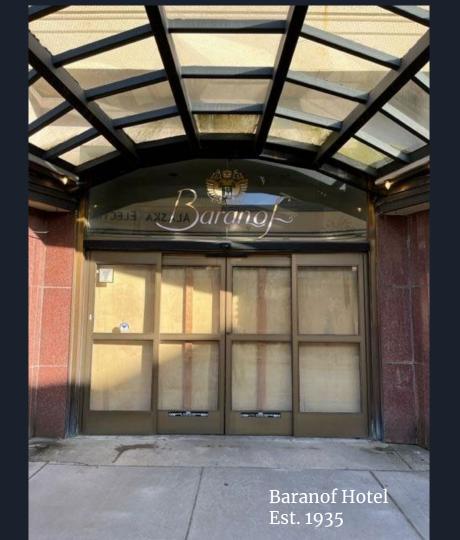
♦ Demographic changes caused by seasonal tourism.



Remember Galligaskins? Now that whole building is for sale and tenantless. Can they not <u>use</u> the structure whilst it sells?



Never in the history of the Baranof Hotel has this happened!



The entire building has shut down, but for the Winter only - it reopens during the Summer season?





Why is this happening all over Juneau? Not just downtown.



Maybe Juneau is getting is getting more than it bargained for in betting on a seasonal industry.....



Boom-and-bust seasonal economy

- Summertime: not enough housing because it is being taken up by seasonal workers. Everyone wants to work here in the Summer.
- Wintertime: no work because the season is over. Everyone leaves for warmer weather.
- ♦ Destabilizing effect on local businesses, reducing economic resiliency(if you only have 4-5 months to make \$\$\$, hard to plan for contingencies)
- Drain on infrastructure(hospitals, busses, roads, etc.)

Third Cause of Housing Crisis: Bed Tax

2020: Assembly voted to increase the bed tax by 2%

- ♦The hospitality industry is forced to compete with an industry that does not suffer equal taxation. Cruise ships are basically floating hotels(cruise ship companies do not pay bed tax)
- ♦Over time, the unlevel playing field has brought about a reduction in the potential for revenue
- ♦Bed taxes disproportionately affect poor people and minorities

Section 2: Underutilized Properties in Downtown Juneau; a deep dive into an under-examined phenomenon.

Underutilized Property: Old American Legion bldg.

Photo taken Summer, 2011

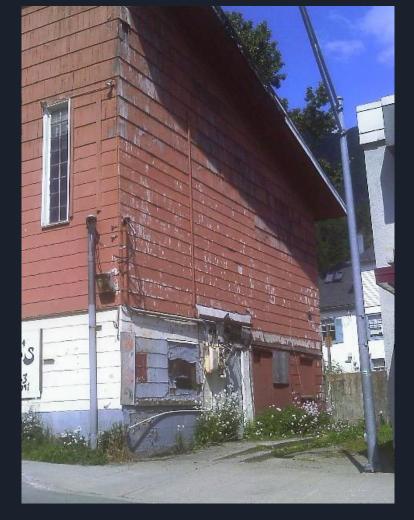


Photo taken Fall, 2023



Remember Tramar's Restaurant?







Atop it was the American Legion

This is what it looks like today.....







South Franklin St. And 4th





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WFW Hall legal description:

Tax ID	1C070A100070 (<u>assessor summary</u>)
Owner(s)	Franklin Street Properties LLC
Site address(es)	339 N Franklin St
Mail address(es)	5165 Glacier Hwy - Juneau, AK 99801
Legal description	JUNEAU TOWNSITE BL 10 LT 8 FR
Lot square feet	3,180
Lot acres	0.0730

Who is Franklin St. Properties, LLC?

Agent Name: Hugh N Grant

Entity #: 119957

Status: Good Standing

AK Formed Date: 1/2/2009

Entity Mailing Address: 5165 GLACIER HWY, JUNEAU, AK

99801



Not that Hugh Grant!

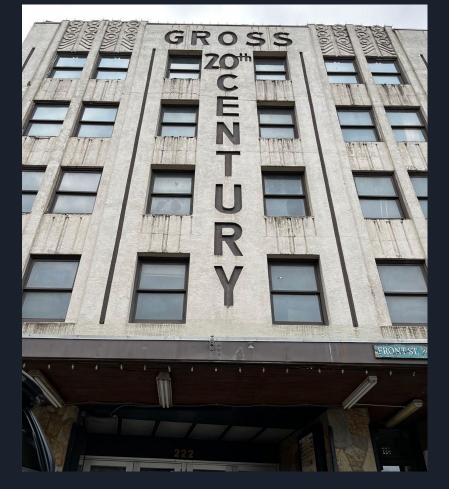
No.

This Hugh Grant!



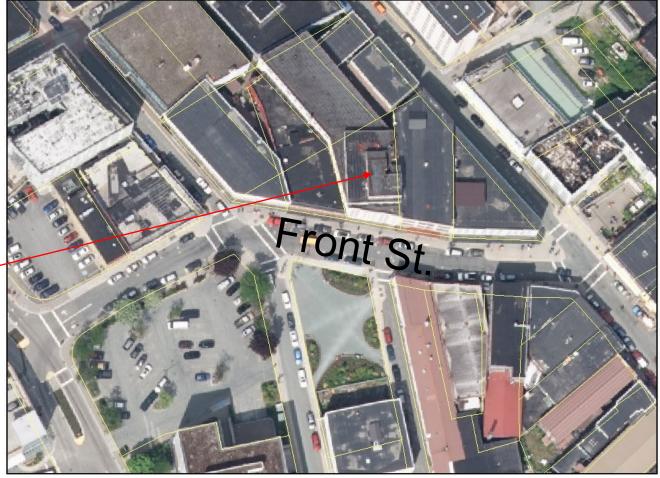
One of Juneau's very own real estate tycoons

Underutilized Property: Gross Alaska bldg.



Tax ID	1C070A030030 (assessor summary
Owner(s)	Gross Alaska Inc
Site address	220 Front St; 222 Front St; 224 Front St; 226 Front St
Mail address	222 Front St - Juneau, AK 99801
Legal des	JUNEAU TOWNSITE BL 3 G LT 2 &
Lot ft2	9,656
Lot acres	0.2217
Zoning	(MU) Mixed Use
Year built	1940
Living area	5112

220-226 Front St.



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2 rentable commercial spaces on either side of old cinema.....

... but the building proper has been in disuse since the beginning of the pandemic(April, 2020).



Underutilized Property: Bill Ray Center

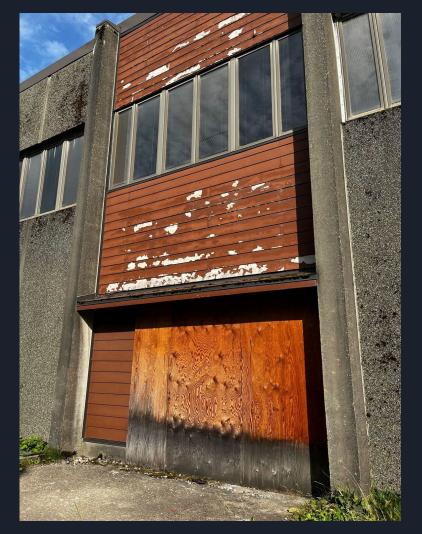


Formerly part Of UAS campus, ideal office/ meeting space. Building itself in fair condition.

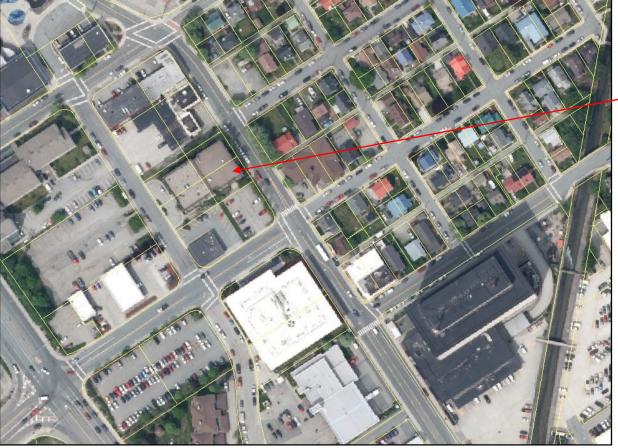


And all of this unused space....





Lot square feet	4,885
Lot acres	0.1121
Zoning	(LC) Light Commercial
Year built	1976
Living area	22130
Assessment year	2023
assessed value	1,497,846



Bill Ray Center

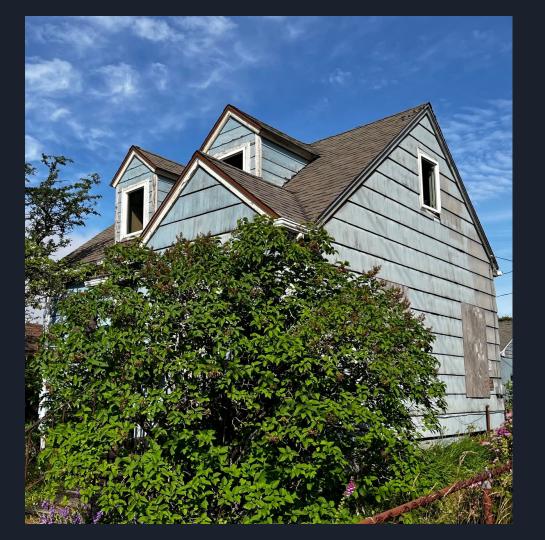
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Underutilized Property: Todd Bailey Property

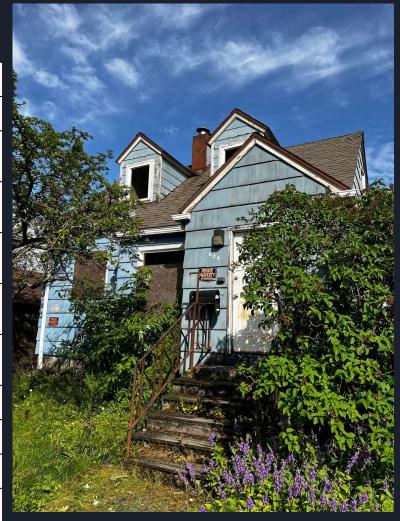




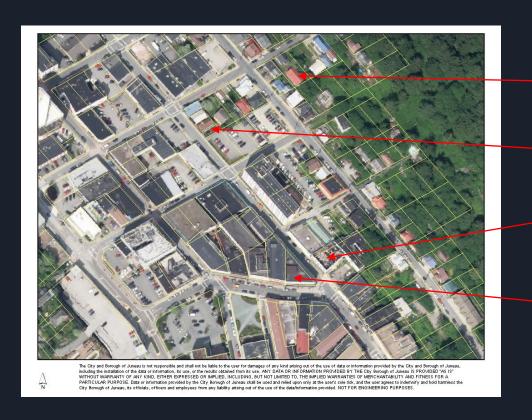
Southwest view from 9th St.



Tax ID	1C060C180090 (<u>assessor summary</u>)
Owner(s)	Angel Drobnica; Todd Bailey
Previous owner(s)	KENNETH K KEARNEY
Site address(es)	624 W Ninth St
Mail address(es)	3430 Greenwood Ave - Juneau, AK 99801; 511 Kennedy St - Juneau, AK 99801
Legal description	CASEY SHATTUCK BL 218 LTS 8 &
Lot square feet	4,090
Lot acres	0.0939
Zoning	(D 5) Single family/duplex
Year built	1946
Living area	917



More abandoned structures in the heart of downtown Juneau.



411 3rd St.

229 N Franklin St.

127 S. Franklin St. (Rockwell bldg.)

Triangle bldg.

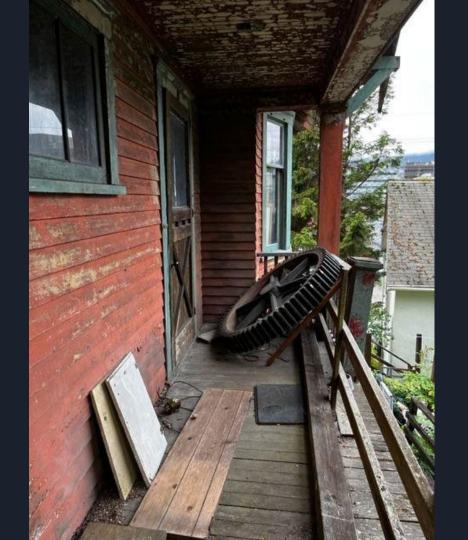


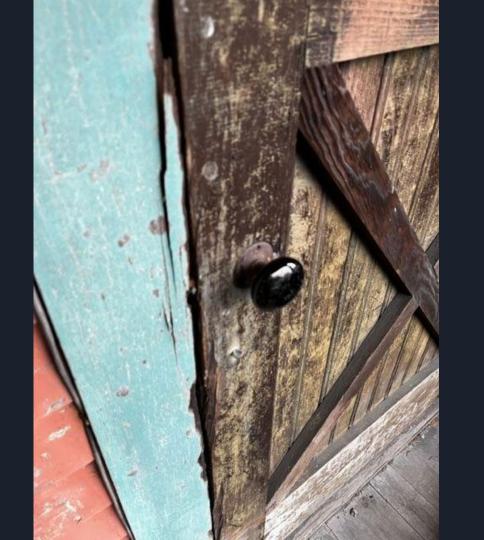


Abandoned for many years, across from the Bergmann Hotel.

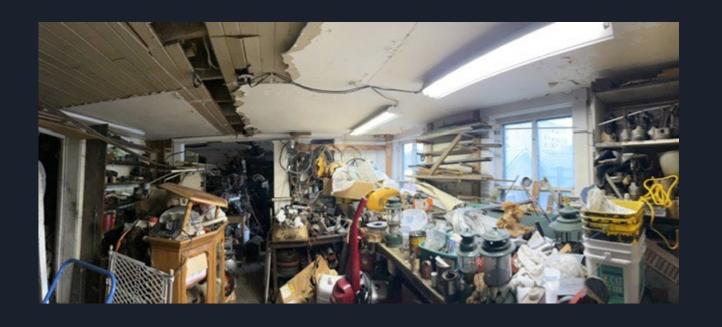




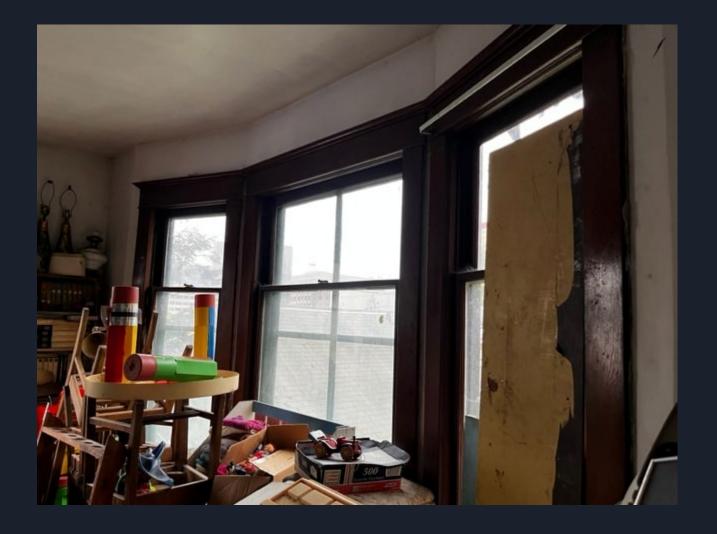




Main level used as workshop at one time.



Second level a spacious kitchen/living area

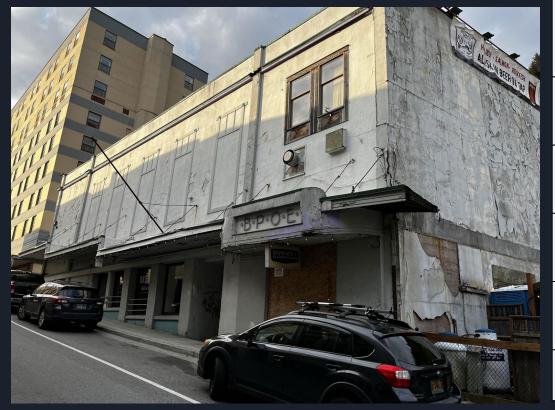


229 N Franklin St.



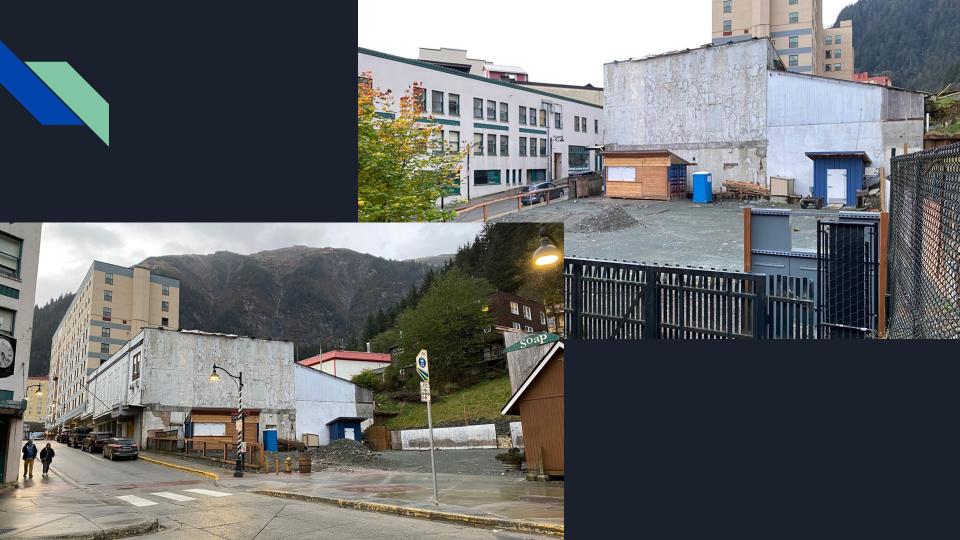
Tax ID	1C070A110130 (assessor summary)
Owner(s)	Deborah A Holbrook Solo 401k Trust
Previous owner(s)	RANDOL DOUGLAS SHORT
Site address(es)	229 N Franklin St
Mail address(es)	301 E 3rd St - Juneau, AK 99801
Legal description	JUNEAU TOWNSITE BL 11 LT 8 FR
Lot square feet	1,223
Lot acres	0.0281
Zoning	(MU) Mixed Use
Road system	yes

127 S Franklin St. Aka: the "Rockwell" bldg.



Tax ID	1C070A130011 (<u>assessor summary</u>)
Owner (s)	Franklin Foods LLC
Previo us owner(s)	BREFFNI PLACE PROPERTIES LLC
Site addres s(es)	127 S Franklin St
Mail addres s(es)	3294 Pioneer Ave - Juneau, AK 99801
Legal descri ption	JUNEAU TOWNSITE BL 13 LTS 1A,
Lot square feet	15,952
Lot acres	0.3662









What is **Franklin Foods, LLC** - owned by David "Deckhand Dave" McCasland?

Entity #: 10101498

Status: Good Standing

AK Formed Date: 3/7/2019

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2025

Entity Mailing Address: 3294

PIONEER AVE, JUNEAU, AK 99801

Do you recognize this peculiar building that spans two downtown streets?





108 - 114 S Franklin St.; 224 - 254 Front St. Aka, the "Triangle" bldg.



This edifice was recently central to life and culture in downtown Juneau. Why does it seem empty now?



There is *one* local business open on at street level.



And, there is something going on upstairs.....





Mostly local businesses And non-profits.



Triangle Building(est. 1928)

Tax ID	1C070A030050 (assessor summary)
Owner(s)	Onkar LLC
Previous owner(s)	SKAGWAY JEWELRY
Site address(es)	108 S Franklin St; 114 S Franklin St; 224 Front St; 244 Front St; 248 Front St; 254 Front St
Mail address(es)	9002 Bay K Havensight Mall - St Thomas, VI 00802
Legal description	JUNEAU TOWNSITE BL G LT 4
Lot square feet	4,498
Lot acres	0.1033



What is **Onkar, LLC** - owned by Julie Houghton and Michael Kardanof?

Entity #: 10189449

Status: Good Standing

AK Formed Date: 3/9/2022

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due:

1/2/2024

Entity Mailing Address: 919 3RD

AVE, FAIRBANKS, AK 99701-9588



Section 3: How to correct the problem of underutilized properties

- ♦ Progressive taxation overhaul the property assessment process to incentivize adequate stewardship of land.
- ♦ Stewardship within the public vis-a-vis the private sector land sales to individuals, not corporations
- Designate historic districts using Section 106.
- Public outreach for earned income tax credit and grant writing education.

King House in Petersburg



Sale price in 2016: \$51,000













I worked on it for 4 months, then moved in....

I continued to work on the house while we lived in it.



And this is what it looks like now.







Shop space constructed from reclaimed lumber/materials



Cost: \$400

Remember that living room several slides back?



Now my wife uses it to hang art.









Master bedroom

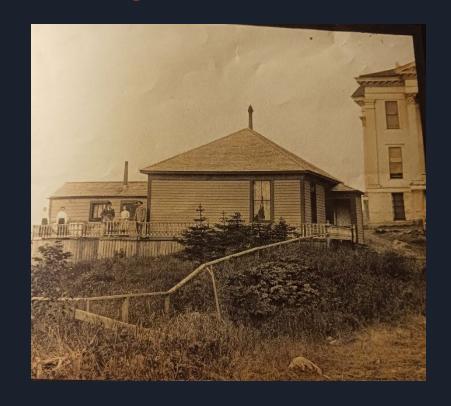


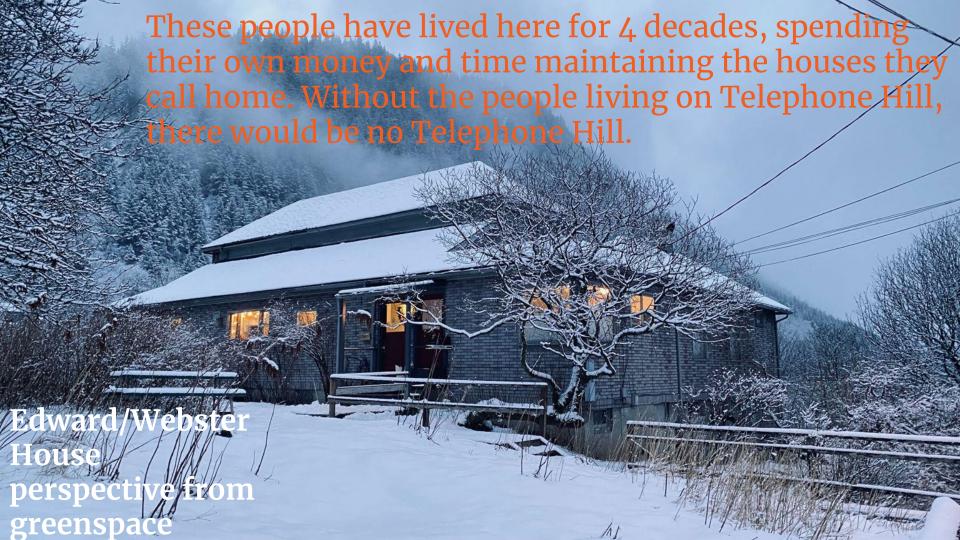


You do need a beat-up Toyota if you're going to do this....

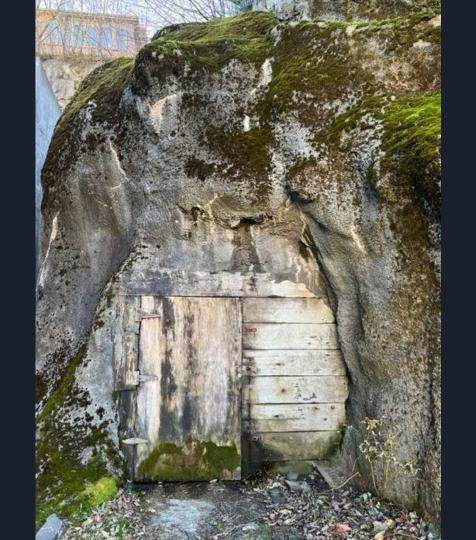


Stewardship: Telephone Hill is the way it is <u>because</u> of the folks living there.





.... and we definitely need to open this up to the public!



Please preserve Telephone Hill as a <u>separate and</u> independent Historic District!

