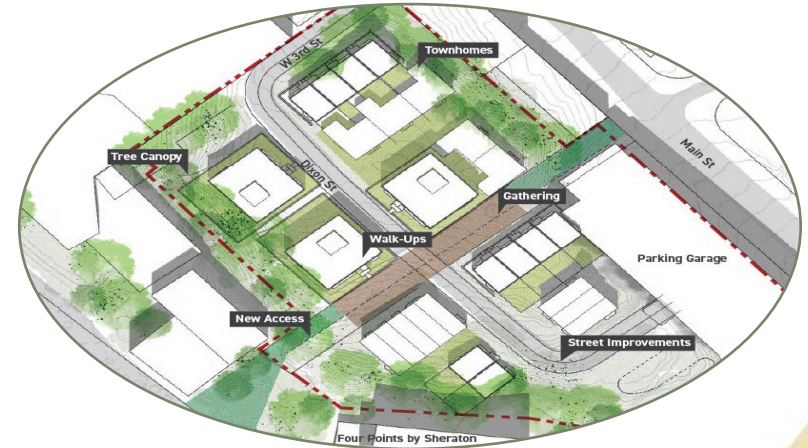


Telephone Hill Redevelopment Study

February 12th, 2024

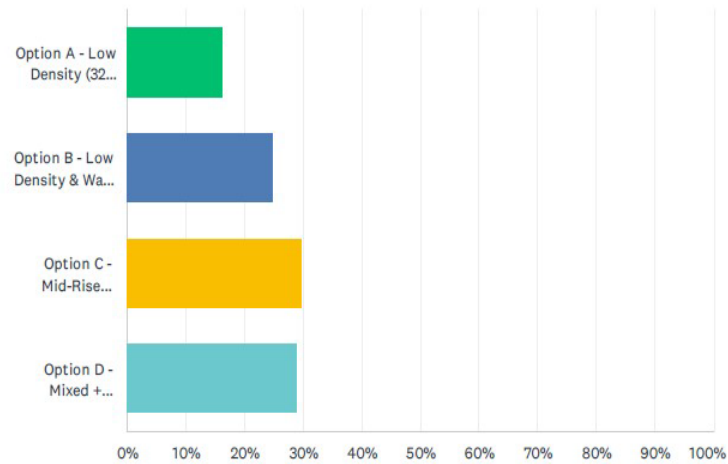


Public Online Survey

Telephone Hill Development Survey

Q7 Select your favorite option and in the following question, describe how it could be improved.

Answered: 1,865 Skipped: 540

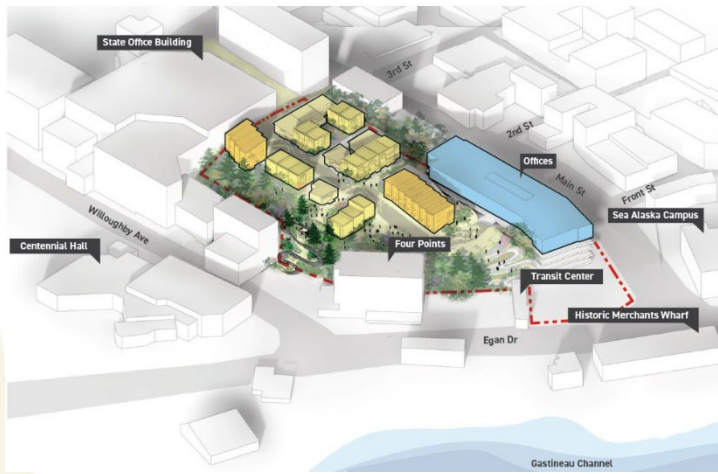


ANSWER CHOICES	RESPONSES	
Option A - Low Density (32 units)	16.19%	302
Option B - Low Density & Walk Up Apartments (66 units)	24.99%	466
Option C - Mid-Rise Apartments (100-200 units)	29.76%	555
Option D - Mixed + Existing Homes (56 units)	29.06%	542
TOTAL		1,865

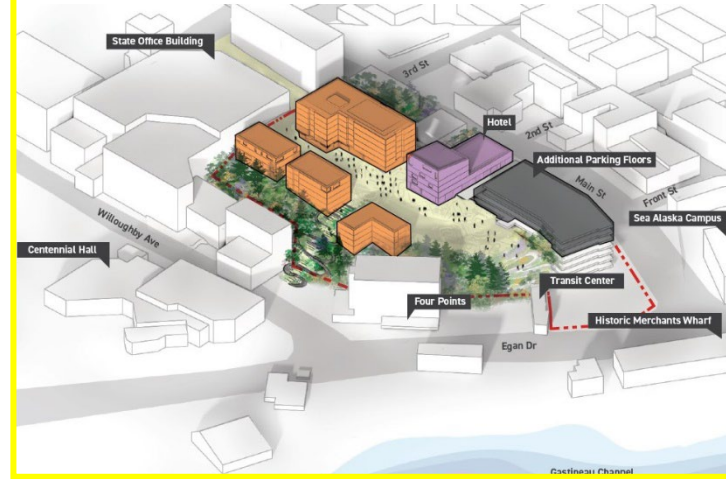
- Survey was open from December 13th through January 9th
- During this time, over 2,400 Juneau residents from all parts of the community responded to the survey
- Results from the survey show that dense and inclusive housing is the preferred housing development

Design Options

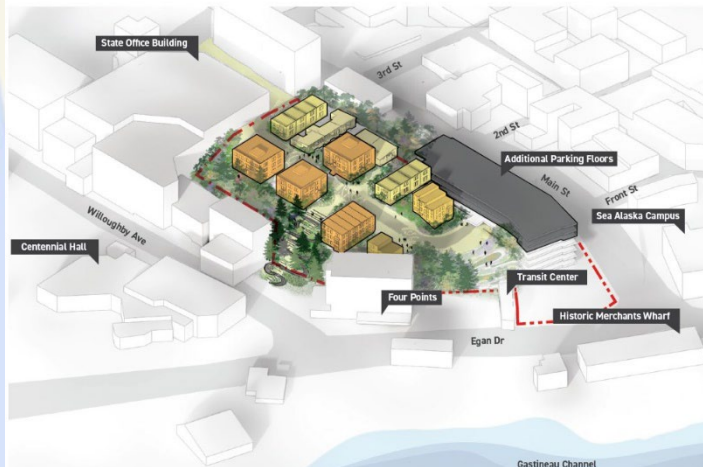
PRELIMINARY OPTION A | TOWNHOMES



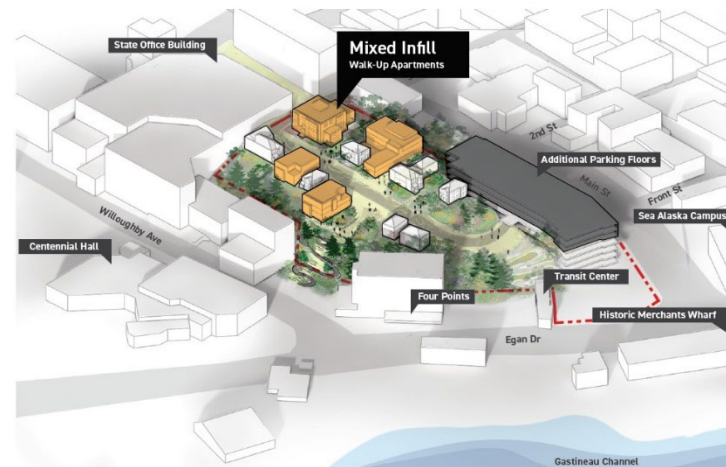
PRELIMINARY OPTION C | MID-RISE APARTMENTS



PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS



PRELIMINARY OPTION D | MIXED INFILL



- Design Option C had the most votes among the four development options.
- The densest of the four options, Design Option C has the potential to provide 100-200 new housing units.
- Other feedback received on this option include eliminating the Hotel and replacing with a preferred development, such as a new pocket park.

Cultural and Historic Review Reports

Cultural Resource Desktop Assessment completed by Northern Land Use Research Alaska. This report provides information on the historic significance of properties on Telephone Hill.

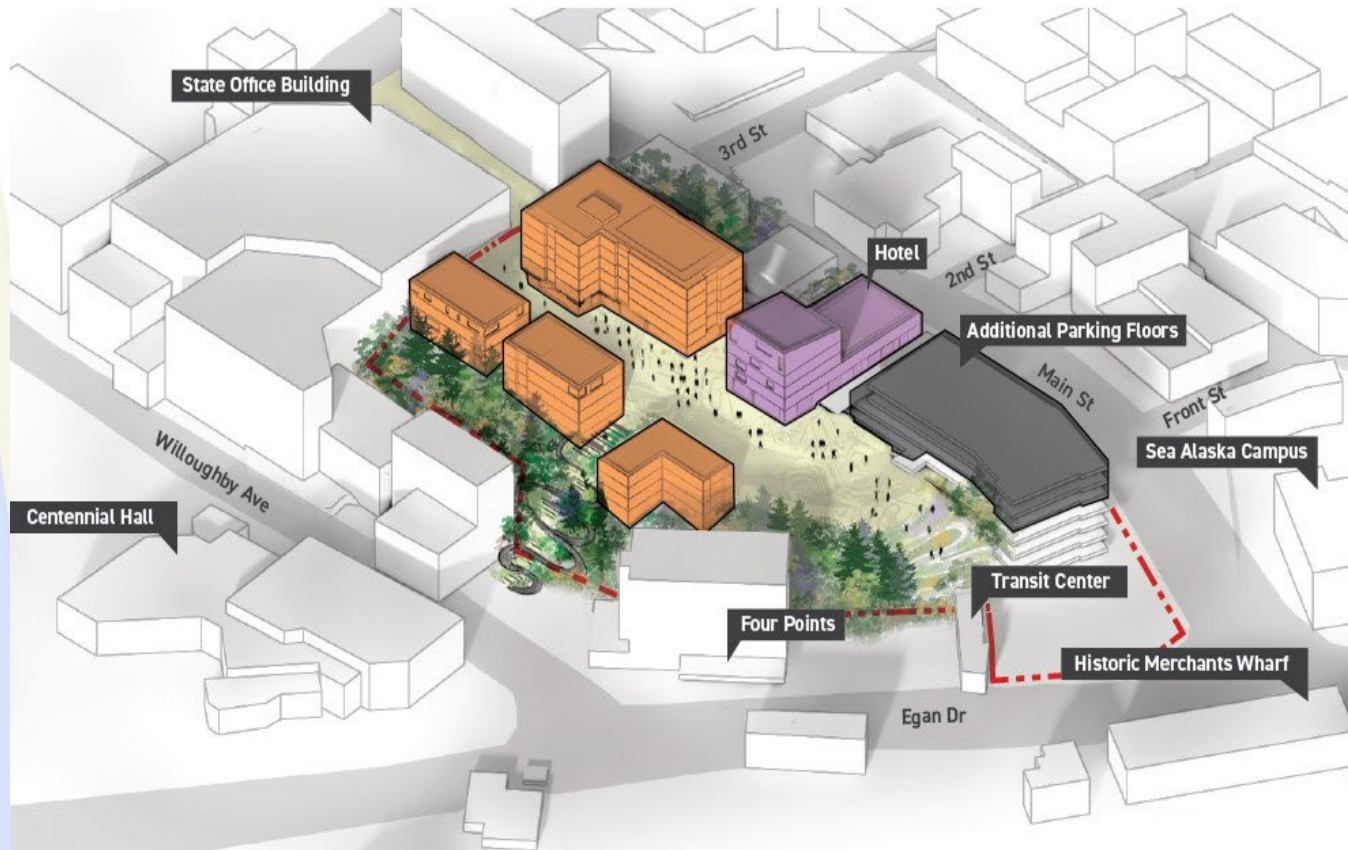
Update to the 1984 Site and Structures Survey completed by MRV Architects. This report identifies contributing factors to historic significance in both the existing structures and neighborhood.

The next steps in a formal Section 106 process would be to create a Determination of Eligibility letter that would go to the State Historic Preservation Office (SHPO) for public comment, review, and concurrence.

The outcome of a formal Section 106 review would not guarantee the preservation of the existing structures but it could, at a minimum, add mitigation costs based on potential adverse effects as determined by SHPO.

Next Steps

Staff requests that the Committee provide a motion of support to proceed with refining Design Concept C.



Refinement will modify the concept to best fit feedback received from public outreach and direction from the Committee.

Refinement also will provide information on:

- Site preparation
- Subdivision design
- Possible building layout and preliminary floor plans
- Cost estimation