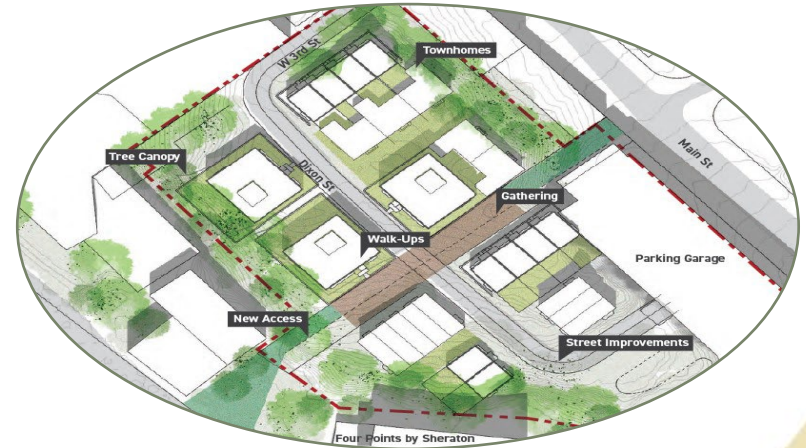


Telephone Hill Redevelopment Study

June 3rd, 2024



Direction from COW

- February 12:
 - Refine Development Concept C – A high density housing option that would provide 100-200 units.
- April 15:
 - Expand zero-parking zone to include Telephone Hill. Not expecting future developer to provide additional parking.

Next step for development design:

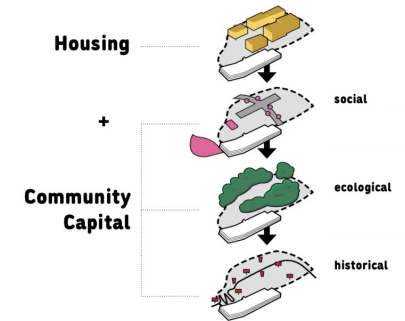
- What percentage of development does the Assembly want affordable?
- Is 80% AMI the target audience?
- What development incentives is the Assembly comfortable with?

Place Guide: Outline



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Place Guide: Development Recommendations

DESIGN GUIDELINES

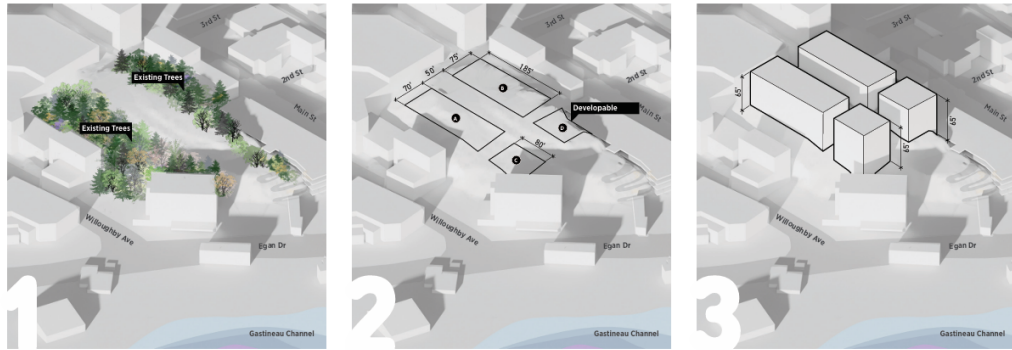


Fig. 16: Site Concepts Diagrams 1-3

Preserve Existing Landscape Features

Residents taking part in the engagement sessions, overwhelmingly pointed to the existing trees on the perimeter of the site, including the existing cherry tree, as a valuable natural asset worth retaining (to as large an extent as possible) in the future development of Telephone Hill.

Developable Area with Circulation

The majority of respondents felt that physically connecting Telephone Hill to the historic Downtown and Aak'w Village District should be prioritized in the future development of the site. This new east-west stair connection, along with a new road alignment with a city standard roadway for Dixon St. establishes four clearly defined development parcels within the site.

Height Limitations

While there is no current height limitation on Telephone Hill, the vast majority of respondents stated that it was very important to maintain views to the mountain looking east from Aak'w Village and to the west from Downtown. View shed studies revealed that new development would respect these view sheds if kept to a 65' height limit throughout the site.

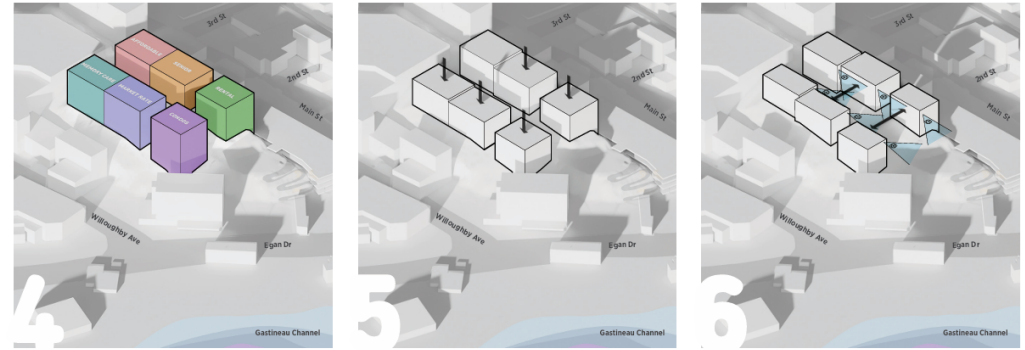


Fig. 17: Site Concepts Diagrams 4-6

Diversity of Housing

Respondents identified a wide variety of housing types which would address Juneau's housing needs. These include temporary housing (for visiting government staff), senior accessible housing (assisted, independent, and memory care), workforce housing, and multi-family rental. The goal is ultimately to create a mix of housing, focused on ameliorating the housing pressures in Juneau.

Site Specific Design

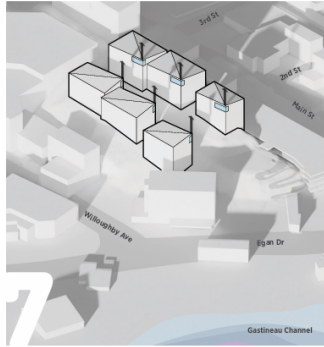
Telephone Hill's irregular topographic conditions should be considered in the design of new buildings on the site. The site slopes down from the State Office Building toward the Gastineau Channel as well as from east to west. Ground floor finish levels should conform to the different levels on the site where building entries are located. This may mean that buildings step down rather than having one continuous floor plate eave line.

Open Views to Gastineau Channel

Respondents mentioned that protecting views to the Gastineau Channel from the site would provide a public benefit for visitors and tourists to Juneau as well as a benefit for future residents of Telephone Hill. By pushing the buildings back in progressive steps, the residents of the future buildings will also have enhanced views to the Channel.

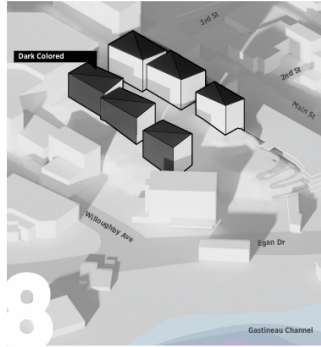
Place Guide: Development Recommendations

DESIGN CONCEPTS



Top Floor Amenity

The top corners of each building (or building mass) provide an opportunity for amenity spaces with spectacular views to the Channel. By raising the mass of these buildings on the corners, these amenity spaces could be voluminous and open up to the sky.



Discreet Outer Shell

One possibility for facades facing outward toward the city is that they become discrete and blend in with the trees. A dark outer "shell" will help the buildings disappear in the trees and avoid becoming noticeable objects on the Hill.



Units with Views

By carving the building facade in and out along Dixon Street, each unit could have their own private views to the Gastineau Channel. Recessed balconies between "steps" allow for private viewing decks out to the Channel.

Fig. 18: Design Concepts Diagrams

Artist's visualization depicting what Telephone Hill could look like when following all of the aforementioned design guidelines. This view is taken from Egan Drive looking north up to Telephone Hill. The buildings are nestled comfortably between the existing trees and do not obstruct views to the mountain beyond.



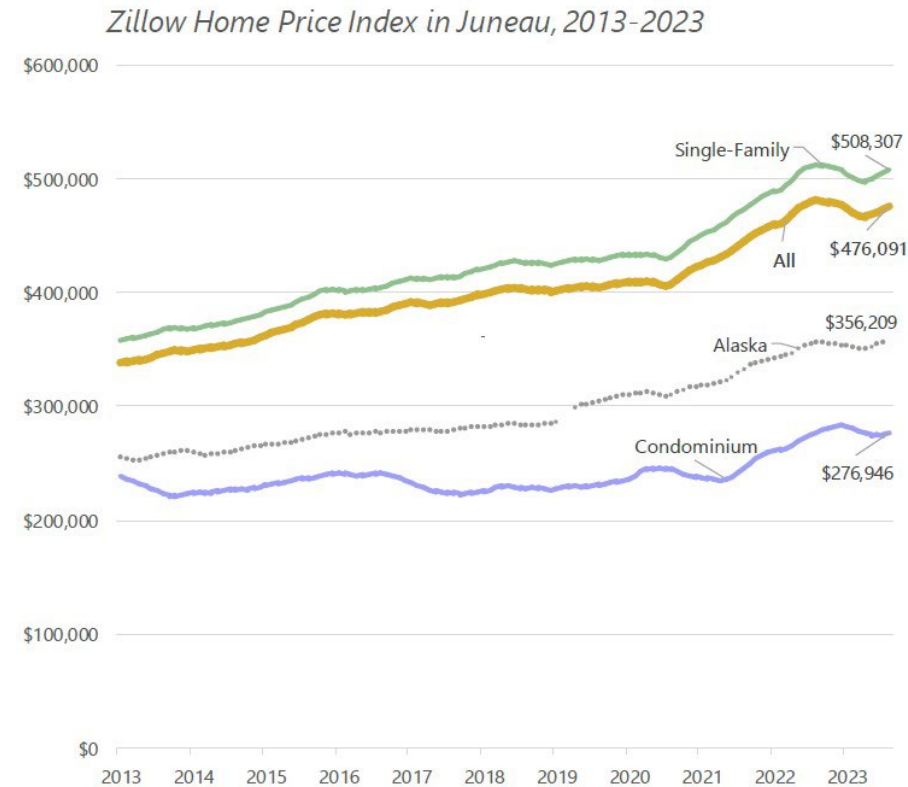
Fig. 19: Visualization of Telephone Hill Development

Achieving Affordable Housing

Developers need subsidies to provide affordable housing

- Cost for all-in developer is around \$400-\$500/sqft
- An affordable unit would need to sell for around \$252-\$315/sqft*

*Based off 80% Area Median Income



Source: Zillow

Development Incentives

Common incentives include:

- Land Purchase or deferred sale
- Tax abatement
- Construction grant
- Site prep/Road reconstruction
- Parking waivers

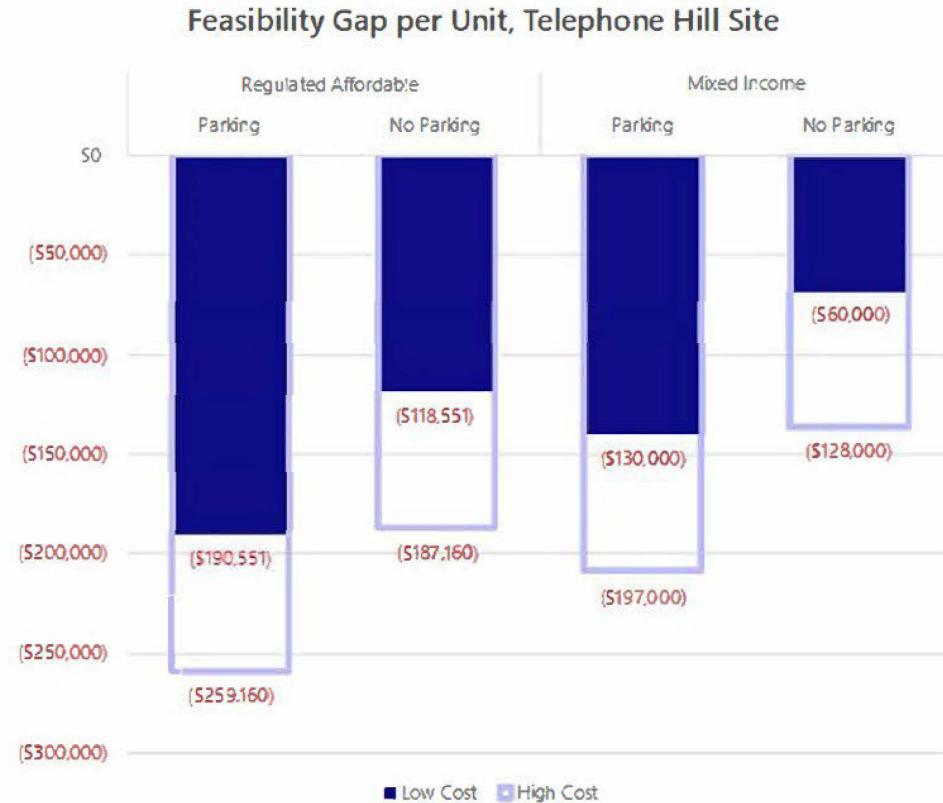
Funding from the Juneau Affordable Housing Fund and the Alaska Housing Finance Corp. can assist in creating more affordable housing

Financial gaps identified by potential developers assist in determining appropriate incentives to offer

FEASIBILITY ANALYSIS

Development Scenarios that Include Affordable Housing Would Require Subsidies

- Building dedicated parking on site significantly increases the cost per unit
- A mixed income development (80% market rate; 20% at 80% AMI) with no parking has the smallest per unit gap
 - Assumes high market-rate rents
- Subsidy required beyond 12-year tax abatement
- Juneau Affordable Housing Fund has historically subsidized housing at around \$50,000 per unit



Riverview Case

- Riverview Assisted Living
 - \$32M total construction included:
 - Purchase of land and deferred sale
 - 12-year tax abatement
 - \$2M construction grant

\$52M total construction cost for Telephone Hill

- Site prep (\$5M)
- Inclusion in zero-parking zone

Is Higher Better?

Most new housing is wood-framed with 2-4 stories, 5 being the maximum.

Challenging to build with steel and concrete due to the high cost of materials and specialized work that is required to construct.

- Cost for steel construction (one building) \$530-\$671/sqft

Next Steps

Incorporate affordable housing component to master plan

Draft Developer Outreach Strategy Including Potential Incentives

Further Define Parcels: Boundaries

Finalize Wayfinding & Signage Recommendations

