
PROJECT DESCRIPTION

SALMON FALLS PATIENT HOUSING

1. PURPOSE

Southeast Alaska Regional Health Consortium (SEARHC) seeks to construct a housing complex on its medical campus to provide temporary housing for visiting patients and providers.

2. NEED

Southeast Alaska has many remote villages where medical care is limited, so residents frequently travel to Juneau for care. Juneau has a severe housing and lodging shortage, and the project would provide much needed accommodations for patients and providers traveling into Juneau. Vacant property inventory is also extremely limited. This property has sat vacant for decades due to challenges with site work. SEARHC has the resources to develop this property and aims to provide relief to the Juneau housing market by not introducing additional burden when additional patients and providers visit Juneau. Specialty medical providers are often on travel rotations and the project would also provide accommodations for visiting providers who are working on the campus.

3. LOCATION

Latitude	Longitude	USGS Quad	
58.331930°N	134.465101°W	Juneau B-2 SE	
Section(s)	Township	Range	Meridian
9	41S	67E	Copper River

4. DRIVING INSTRUCTIONS

To reach the project site from Juneau International Airport, head south on Yandukin Drive and merge onto Egan Drive and continue for 5 miles. Turn left on Glacier Highway and right on Hospital Drive. Turn left on Salmon Creek Lane and continue to the end of the drive. The site will be on the uphill end of the medical campus.

5. ADJACENT LAND OWNERSHIP

SEARHC owns the parcel where the proposed housing complex would be constructed. Adjacent property owners are listed in table below.

Name	Address	Parcel
Juneau Family Birth Center	1601 Salmon Creek Lane	7B0901020144
Gold Creek Salmon Bake	1061 Salmon Creek Lane	7B0901040084

Aurora Integrated Oncology Foundation	1701 Salmon Creek Lane	7B0901100030
Creekside Associates LLC	1801 Salmon Creek Lane	7B0901100020
City and Borough of Juneau	2000 Salmon Creek Lane	7B0901020130

6. DESCRIPTION

SEARHC proposes to construct a 12-unit housing building on the vacant hillside space of the SEARHC medical campus in Juneau, Alaska. A short road will be constructed to connect the housing to the rest of the medical campus. The project will require 0.75 acres of vegetation clearing and grubbing and will encompass a total footprint of 0.89 acres. Construction in the wetland area will require the removal of the surficial muskeg/organic soil and underlying soil and bedrock to the design building pad grade. Materials will be from an established, permitted source. The building pad grade has been set based on the maximum grade allowed for an access road. There is a stream buffer along Salmon Falls Creek on the northwest side of the lot which will not be disturbed. Construction will not impact medical operations or patient care.

6.1 MOBILIZATION

Construction will be performed by a local Juneau contractor, to be determined through competitive bidding. Equipment will include excavators, dump trucks, loaders, and compactors for site work. Small cranes may be necessary to construct the proposed building. Imported fill will be provided from a permitted, established source, likely either Lemon Creek or Stabler's Point (both owned by the City and Borough of Juneau), or Hidden Valley owned and operated by contractor SECON.

6.2 DEMOBILIZATION

Excavated material will be disposed of at an appropriate, permitted (when necessary) waste site. Contaminated material or material requiring special handling and disposal is not anticipated. Equipment mobilized to the site for the project will be demobilized to their place of origin in Juneau.

7. QUANTITIES

Material quantities for project activities are summarized below.

Item	Project Total	Wetlands
Area (acres)	0.89	0.58
Cut (cy)	13,500	6,500
Fill (cy)	2,500	1,525

8. SCHEDULE AND DURATION:

Site work will commence immediately upon receiving project permits (anticipated to be spring of 2026). Excavation and backfill is expected to take several months. Building construction will commence in late summer 2026 and be complete late winter 2027.

9. BEST MANAGEMENT PRACTICES

Construction will use the following best management practices (BMPs) to prevent impacts to waters of the U.S. (WOTUS):

- Fill materials placed in WOTUS will be clean blasted rock with relatively few fines to reduce impacts from turbidity and/or sedimentation.
- Review of best available data on migratory bird nesting will be conducted prior to construction to prevent impacts to protected bird species during clearing. If possible, clearing will be performed outside of seasonal nesting windows.
- Staking of sensitive areas will be done prior to construction to identify areas to be avoided, including wetlands without planned development.

10. MITIGATION

10.1 AVOIDANCE

SEARHC has already performed site work on all areas of the property that are not WOTUS. However, the available area is insufficient for the housing needs of SEARHC's patients and providers. While WOTUS cannot be avoided completely, BMPs will be implemented to reduce impacts.

10.2 MINIMIZATION

The property is large but presents challenges for development due to the presence of Salmon Creek, very steep topography, and lack of practical access. The portion of this property identified as WOTUS is the last remaining piece on this parcel that is reasonably developable. Other areas of the site that are not WOTUS have already been developed. The limits have been confined to areas that are reasonable to develop. WOTUS areas within the property still remain on steeper parts and within the Salmon Creek setback.

Incorporation of the proposed BMPs listed above will avoid and minimize impacts to WOTUS to the extent possible.

10.3 COMPENSATION

SEARHC is a tribal nonprofit health consortium that provides crucial healthcare services to remote communities in Southeast Alaska. These communities are located off the road system and are dependent on SEARHC for essential medical care, as well as lodging for surgeries and other extended procedures. Juneau has a severe housing and lodging shortage due to lack of developable land and heavy tourism. Patients traveling to Juneau for care at SEARHC often have little options for temporary lodging, including expensive hotels that have little or no vacancy during the tourist season. For this reason, medical housing development is necessary and there are no alternative locations available for construction. As such, no compensatory mitigation is proposed.

11. PROTECTED SPECIES CONSIDERATIONS

No Endangered Species Act listed species or critical habitats occur at this project location.

Bald eagles and the less common Golden eagle may be present in the project area. Under the Bald and Golden Eagle Protection Act, a permit from the USFWS is required when removing a nest or a tree with an eagle's nest, even if unoccupied or abandoned. In Alaska, the Bald eagle breeding season runs from March 1 through August 31.

A query of the Alaska Eagle Nests database shows multiple known eagle nests within 1 mile of the project area. For this reason, an eagle nest survey is recommended prior to construction. In the event an eagle nest is discovered during construction, construction must cease until a permit is authorized.