



## **ECONOMIC EVALUATION**

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To provide the City and Borough staff and members of the Planning Commission and Borough Assembly with additional data which would assist them in making decisions, an economic evaluation of the land affected by geophysical hazards was made. The economic data can be used as a tool which would make it possible to evaluate the economic consequences of policies affecting present and future land use in these areas.

The land affected by geophysical hazards was divided into six areas. This division was made on the basis of similarity of land uses, thereby an evaluation of basically homogeneous areas could be made. See Fig. 12. With the assistance of the Planning Staff the developed and developable land area in zones of high and potential hazard was then calculated. Values for the land, except that which is in public ownership, and any improvements were obtained from the Assessor's records. The valuations are based upon 100% of 1972 fair market value. By aggregating the valuations and then dividing these by the land area average values for land, improvements and total value per acre were obtained. The breakdowns for each of the six areas are shown on Table 3.

TABLE 3

ECONOMIC EVALUATION - REVISED TO 1972Land Area and Assessed Value Tabulation

	<u>Area 1</u>	<u>Area 2</u>	<u>Area 3</u>	<u>Area 4</u>	<u>Area 5</u>	<u>Area 6</u>
<u>Square Feet</u>						
High Hazard Zone	904,613	2,482,778	642,968	100,595	738,199	1,174,355
Potential Hazard Zone	904,613	479,869	1,365,464	506,156	406,429	3,180,391
TOTAL		2,961,127	2,008,431	606,751	1,144,662	4,354,746
<u>Acres</u>						
High Hazard Zone	20.77	57.00	14.76	2.31	16.95	26.96
Potential Hazard Zone	20.77	11.02	31.35	11.62	9.33	73.01
TOTAL		67.98	46.11	13.93	26.28	99.97
<u>Land Value (\$)</u>						
High Hazard Zone	681,928	1,268,463	60,217	30,520	321,425	84,285
Potential Hazard Zone	681,928	2,065,748	294,402	363,800	214,116	241,073
TOTAL		3,334,211	353,719	394,320	535,541	325,258
<u>Building Value (\$)</u>						
High Hazard Zone	382,732	2,578,576	580,300	65,800	1,144,850	81,341
Potential Hazard Zone	382,732	6,258,755	580,300	868,388	598,574	594,230
TOTAL		8,837,331	580,300	934,188	1,743,424	675,571
<u>Land Value/Acre (\$/Ac)</u>						
High Hazard Zone	32,832	22,254	4,080	13,212	18,963	3,126
Potential Hazard Zone	32,832	187,454	9,391	31,308	22,949	3,302
TOTAL		49,047	7,671	28,307	20,378	3,254
<u>Building Value/Acre (\$/Ac)</u>						
High Hazard Zone	18,427	45,238	18,510	28,485	67,543	3,017
Potential Hazard Zone	18,427	467,945	12,585	74,732	64,156	8,139
TOTAL		129,999	20,256	67,063	66,340	6,758
<u>Total (Land &amp; Building) Value/Acre (\$/Ac)</u>						
High Hazard Zone	51,259	67,492	4,080	41,697	86,506	6,143
Potential Hazard Zone	51,259	755,399	27,901	106,040	87,105	11,441
TOTAL		179,046	20,256	95,370	86,718	10,012

Source: City and Borough of Juneau

ECONOMIC EVALUATION AREAS

**GEOPHYSICAL HAZARD INVESTIGATION**  
Juneau, Alaska

**FIGURE 12**

**NORTH** SCALE IN MILES 0 .25 .50

