REGULAR PLANNING COMMISSION AGENDA

November 14, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/84239335411 or call 1-253-215-8782 Webinar ID: 842 3933 5411

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City & Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. October 24, 2023 Draft Minutes, Regular Planning Commission- **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

2. **USE2023 0013:** Conditional use permit for up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area. **APPROVED as AMENDED**

Applicant: Douglas Indian Association

Location: St. Ann's Avenue

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve with conditions USE2023 0013.

DIRECTOR'S REPORT

The applicant requests up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.

Staff recommends the Commission consider VAR2023 0002 and PWP2023 0003 before deciding on this case. Both cases impact parking, which may influence approval of this conditional use permit.

The learning center is proposed on St. Ann's Avenue, overlooking the site where T'aaku Kwáan homes were burned in 1962. The facility will include a teaching kitchen, computer lab, and offices and studios for visiting educators and artists.

3. **VAR2023 0002:** Variance requests a Non-Administrative Variance to allow nine (9) off-street back-out parking spaces for a learning facility. **DENIED as RECOMMENDED**

   Applicant: Douglas Indian Association

   Location: St. Ann's Avenue

   RECOMMENDATION

   Staff recommends the Planning Commission adopt the Director's analysis and findings and deny VAR2023 0002. If the Commission approves the variance, they must submit amended findings, and clarify the number of spaces approved, in addition to other conditions they may see fit.

   DIRECTOR'S REPORT

   Applicant requests a Non-Administrative Variance to allow nine off-street back-out parking spaces for a learning facility.

   This variance would allow parking spaces that back-out onto St. Ann's Avenue. The Applicant has proposed that nine spaces be built on their lot, and has offered to construct two additional spaces on CBJ property if CBJ approves. Six spaces are required for the project proposed under USE2023 0013.

4. **PWP2023 0003:** Parking waiver requests a parking waiver to reduce required off-street parking from six (6) spaces to (5) five. **DENIED as RECOMMENDED**

   Applicant: Douglas Indian Association

   Location: St. Ann's Avenue

   RECOMMENDATION

   Staff recommends the Planning Commission adopt the Director's analysis and findings and deny PWP2023 0003. If the Commission approves the waiver, they must submit amended findings and conditions they may see fit.

   DIRECTOR'S REPORT

   Applicant requests a parking waiver to reduce required off-street parking from six off-street spaces to five off-street spaces.

   As described by the applicant's narrative, the request to reduce off-street parking from six off-street spaces to five off-street spaces is mainly driven by the high development cost and limited usable space. A CBJ parking study, attached to the staff report, indicates limited on-street parking in the project area. Public comments also indicate concerns about limited parking.

K. OTHER BUSINESS

5. CONTINUED - Draft FY25 Legislative Capital Priorities
6. APL2023 0005, an appeal of Director's determination regarding SLC2023 0002 – consideration whether to accept the appeal per CBJ 49.20.110. **Postponed to December 12, 2023 at the appellant's request.**

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

7. Additional Materials Packet

-Public Comment for USE2023 0013; VAR2023 0002; PWP2023 0003

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

DRAFT MINUTES

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chair
October 24, 2023

I. LAND ACKNOWLEDGEMENT – Read by Commissioner Pedersen.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Michael LeVine, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:00 p.m.

Commissioners present:	Commissioners present in Chambers – Michael LeVine, Chair; Mandy Cole, Vice Chair; Travis Arndt, Clerk; Erik Pedersen, Assistant Clerk; Matthew Bell; Adam Brown Commissioners present via video conferencing – Nina Keller
Commissioners absent:	Paul Voelckers; David Epstein
Staff present:	Jill Maclean, CDD Director; Irene Gallion, Senior Planner; Jennifer Shields, Planner II; Lily Hagerup, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney Staff present via video conferencing - Ilsa Lund, CDD Administrative Assistant
Assembly members:	Paul Kelly

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA - None

IV. APPROVAL OF MINUTES

A. October 10, 2023 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Pedersen to approve the* October 10, 2023 *Planning Commission Regular Meeting minutes.*

The motion passed with no objection.

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – By Chair LeVine

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

VII. ITEMS FOR RECONSIDERATION - None

VIII. CONSENT AGENDA

USE2023 0014:	Conditional Use Permit to construct a new 10,500 square foot financial center with three (3) drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district.
Location:	7860 Honsinger Drive
Applicant:	MRV Architects

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2023 0014 with requested conditions.

Director's Report

The Applicant requests a Conditional Use Permit for a new facility in the Honsinger Drive subdivision. The proposal includes extra parking, heated sidewalks, and landscaping that doubles the vegetative cover requirement. At the time of this report, the Applicant has not provided a Traffic Impact Analysis or data indicating one is not needed. Average Annual Daily Traffic over 500 also requires a Commission waiver of roadway standards outlined in CBJ 49.35.240.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, including suggested changes included in the additional memo materials provided to the Commission on October 20, 2023 and approve USE2023 0014.*

The motion passed with no objection.

IX. UNFINISHED BUSINESS - None

X. REGULAR AGENDA

Prior to hearing USE2023 0008, Mr. Arndt declared a conflict and recused himself as he has a business relationship with portions of the applicant's parties.

USE2023 0008:	Conditional Use Permit request for a new six (6) story, 72-Unit Multi-Family Housing Development
Applicant:	Steve Soenksen
Location:	Bulger Way

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY Conditional Use Permit USE2023 0008.

Director's Report

The applicant requests a Conditional Use Permit to create a six (6) story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area. A Hillside Endorsement from the Planning Commission is also required.

The project site consists of three (3) vacant lots in a mixed-use zoning district. In support of this application, the applicant is in the process of consolidating the three (3) lots into one (1) lot, to eliminate the proposed structure crossing internal side lot lines. The Lot Consolidation may be approved at the Director level.

In October 2022, the CBJ Assembly approved the appropriation of $700,000 from the Juneau Affordable Housing Fund for the project.

STAFF PRESENTATION- By Director Maclean

QUESTIONS FOR STAFF

Ms. Cole asked for background information regarding hillside endorsements. Ms. Maclean explained a hillside endorsement applies to slopes of 18% or greater. There is a requirement for geophysical analysis by a licensed engineer outlining vegetation and sloping to care for the property. In particular, CBJ 49.70.210(b) lists conditions that would require PC approval, and those approved at the Director level.

APPLICANT PRESENTATION - None

7:16 – 7:17 AT EASE

PUBLIC COMMENT

James Bibb, Northwind Architects – Mr. Bibb is on the project design team. Spoke in support.

Nancy Waterman, 226 Gastineau – Spoke against the permit saying she supports developing housing in the downtown area but not at this density on this narrow street.

Page Bridges, 334 Carol Way [via Zoom] – Spoke against the permit citing the lack of required parking and the risk that construction can pose to other properties on the hillside.

Dani Evenson, 226 Gastineau – Spoke against the permit citing concerns with the size of the project and safety.

Rhonda Gardinier, 125 Gastineau – Spoke against the permit citing concerns with safety, traffic increases, and parking.

Jenna Guenther, 242 Decker Way – Spoke against the permit saying she agrees with the stability and accessibility issues already mentioned. She said there are already about 90-100 housing units on Gastineau. Adding 72 more units without considering parking, traffic, and accessibility will overload the neighborhood's ability to handle that many people. "It's just not designed for a project this big."

Ms. Cole expressed trouble reconciling that people want more housing downtown but not wanting it near them. Noting the public concerns with the size of the project, she asked if there is a number that would be acceptable. Ms. Guenther felt they should consider how much current infrastructure can support and how much more traffic can be supported.

Mr. LeVine asked if it would change her opinion if Gastineau continued and was not a dead-end street. Ms. Guenther said having a second access would help.

Mary Alice McKeen, Downtown – Spoke in support of the project saying she wants to see a healthy downtown, she supports the location and thinks this will help provide affordable housing.

Mr. Levine asked Ms. McKeen how she would address the safety concerns cited by the fire department regarding the narrow, dead-end street. Ms. McKeen did not have direct knowledge on that. Mr. LeVine asked her opinion on how to balance 'what is legal' versus the neighborhood concerns with regard to parking. Ms. McKeen felt that, since this area is zoned as no parking required, there didn't need to be anything more. She did add that maybe the applicant could choose to make some affordable accommodations but that would be up to them.

APPLICANT COMMENTS – Steve Soenksen, Gastineau Lodge Apartments manager, presented saying they are trying to provide housing in the downtown area. In order to make it 'pencil out' they found they needed 72 units in order to break even. Even then, it will take 12 years to break even.

Addressing the recommendation to deny, Mr. Soenksen explained they have taken measures to mitigate the risks. They have drilled and found bedrock within 4 feet of the soil surface. He disagrees with the hazard classification and said they were only able to choose between severe and moderate hazard zone. If other options had been available, he does not think the area would have been considered to be moderate risk.

Ms. Cole appreciated the attempt to add so many units but she also saw there is a capacity issue with Gastineau Avenue and asked for Mr. Soenksen's ideas to mitigate the impacts of constructing in the area. Mr. Soenksen said it would be worth looking into a second access point.

Mr. Pedersen asked for details on retaining walls that would be built to stabilize the hillside. Mr. Soenksen explained they have a drainage strategy which would help prevent slides.

Ms. Cole referenced the CBJ report finding stating the project does not comply with Title 49 regarding exterior lighting and snow storage and asked how they would respond to that. Mr. Soenksen said the issue could be solved with conversation with staff to show the lighting plan. As for snow storage, it could be stored in the parking area until it was loaded up and hauled away.

Mr. LeVine asked about the bullet points in the staff report that highlight staff rationale for recommending denial of the hillside endorsement. Two of the points relate to the amount of vegetation that would be left on the lots and the third pertains to minimizing excavation on slopes over 30% and asked if there was a way to accomplish further minimization of construction on the slopes and still develop the parcel. Mr. Soenksen explained they used 3D modeling to determine the best placement of buildings in the property and would be able to anchor it into bedrock for stability. The retaining wall will serve for site elevation. If they accept HUD funding, they will need to include a playground area and this would be a good place for that.

QUESTIONS FOR STAFF

Ms. Cole asked, given the property is in a moderate landslide/avalanche hazard area, and this is a permissible use, how does this support a finding for denial? Ms. Maclean said the determination was based on the entirety of the staff report. She added code says development in all landslide/avalanche areas shall minimize the risk of loss of life or property due to landslides and avalanches. The code continues to state all measures that could be included also include the reduction of the proposed density. The hillside endorsement section of code and the comments from emergency response were concerning. Bulger Way staircase is not yet constructed. The encroachments into Gastineau Avenue have not been approved by CBJ engineering. There should also be a traffic impact study and snow storage plan.

Mr. LeVine asked for information on the encroachment issue. Ms. Maclean referenced packet page 246 under vehicle parking and circulation. He clarified there is not an encroachment issue, rather there is a need for a permit as there will be an additional access point onto Gastineau Avenue.

Mr. LeVine asked if the problems identified by staff related to the hillside endorsement reflect a lack of information and inability to conclude that endorsement criteria had been met and not that could not be granted if more information were provided. Ms. Maclean felt it had not been sufficiently addressed. She added code contains language against clear cutting and completely removing vegetation.

COMMISSIONER DISCUSSION

Mr. Bell asked what happens to the $700,000 loan the applicant has already entered into if this is not approved. Ms. Maclean said the award was for a 'predevelopment loan' to perform the engineering analysis and study for viability of the project. To date, $125,000 of the funds have been released to the applicant.

AT EASE 8:18 – 8:30

Ms. Cole said the PC needs more information from staff regarding:

- Mitigation measures related to the hillside endorsements;
- Lighting and snow removal plans; and
- Extended Gastineau access options, and traffic and access concerns.

Mr. Pedersen suggested adding information regarding a foot access to South Franklin from Bulger Way. Including construction of the stairway in the project would alleviate much of his concerns.

Mr. LeVine added that he would like to add an 'other' item to include information needed for the hillside endorsement.

Citing public concerns about the parking, Commissioner Keller said that she would like to hear from the applicant to see if there is possibility to add more parking than what is already in the plans.

MOTION: *by Ms. Cole to continue the hearing for **USE2023 0008** to the regular planning commission meeting on December 12 in order to allow for additional information including mitigation measures for construction; catch-all information; other standards for the hillside endorsement; lighting plan; snow removal and storage; the potential extension of Gastineau Avenue access through Thane; foot access or pedestrian access from Bulger Way; and additional parking added to the project.*

Mr. LeVine spoke in support saying he would like to try to figure out how to create additional housing.

The motion passed with no objection.

MOTION: *by Ms. Cole to reopen public participation on **USE2023 0008** acknowledging the need for a super majority to do so.*

The motion passed with no objection.

Mr. Arndt rejoined the meeting.

AT EASE 8:40 – 8:41

XI. OTHER BUSINESS

Draft FY25 Legislative Capital Priorities – presented by Denise Koch, Director, Engineering and Public Works.

Mr. Arndt asked for the timeline for providing input and approving the priorities. Mr. LeVine clarified the PC needs to finalize their input at one of the November meetings in order to get it to Engineering by the December 1 deadline.

Ms. Keller noted discrepancies in the amounts listed for the Juneau/North Douglas Crossing between the table and the project description page. Ms. Koch confirmed the amount on Page 9 is correct and the table will be updated to match that.

Ms. Keller asked about the amounts for the Pederson Hill Housing Development as well. Ms. Koch said the table needed to be updated for that item as well.

Ms. Koch told the commissioners the amounts on the description pages are to be considered correct and any discrepancies between that and the table would be updated.

Mr. LeVine noted several projects seem to be on the priority list year after year. Some have been repetitively high on Planning Commission's list and not been funded. He asked if it is helpful for them to continue to identify those items. Ms. Koch said it is useful to know what the priorities are. She reminded the PC that this is a list of request priorities and not a funding list but they use this to determine what funding to pursue.

Ms. Cole suggested Telephone Hill redevelopment planning be added to the list in place of the multimodal path. Mr. Pedersen felt other boards or commissions would be better suited to support Telephone Hill and the Planning Commission should focus on the other, long term planning issues. Mr. Arndt agreed that the Juneau/North Douglas Crossing and the Multimodal path should remain priorities.

Mr. LeVine asked why the request amount for the Juneau/North Douglas Crossing is $2M instead of the full amount that would be needed. Ms. Koch explained it represents incremental project funding.

Ms. Keller suggested the Pederson Hill Housing Development project should be considered. It is 26 acres and would be available for low-income housing.

It was decided the commissioners would send their priorities to Mr. Arndt and Mr. LeVine for compilation before the November 14 meeting.

XII. STAFF REPORTS – Ms. Maclean reported:

- November 14 meeting will have one development encompassing three case types.
- November 16 – For the upcoming Title 49 meeting, she suggested they address the accessory dwelling unit (ADU) ordinance. She suggested moving it forward as is and not including industrial zones at this time.
- November 28 meeting may be cancelled.
- December 26 meeting is cancelled.
- The Assembly retreat will be held Saturday, December 2.
- The Senior Planner and Planner I/II positions have been posted.
- A contract for permit software is nearly finalized. Tyler Technologies was awarded the contract. This software will be utilized by several CBJ departments. The CBJ has hired a new Project Manager for the transition.

XIII. COMMITTEE REPORTS - None

XIV. LIAISON REPORTS – Paul Kelly was sworn into the Assembly last night. He has nothing to report.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. LeVine said if the meeting on November 28 is cancelled, this may be his last in person meeting on the Commission.

XVII. EXECUTIVE SESSION - None

XVIII. ADJOURNMENT – 9:25 p.m.

Next Regular Meeting November 14, 2023 7:00 p.m.

Respectfully submitted by *Kathleen Jorgensen Business Assists (907)723-6134*

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF
CONDITIONAL USE PERMIT USE2023 0013
HEARING DATE: NOVEMBER 14, 2023

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: November 6, 2023

TO: Michael LeVine, Chair, Planning Commission

BY: Irene Gallion, Senior Planner
Forrest Courtney, Planner I

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Project requires a Hillside Endorsement from the Commission.
- Parking modifications are proposed under separate cases. If those modifications are denied, six parking spaces will be required.

INFORMATION	
Property Owner	Douglas Indian Association (DIA)
Applicant	Kamal Lindoff
Property Address	0 St. Ann's Avenue
Legal Description	USMS 164 SE FR
Parcel Number	2D040T480011
Zoning	D18 Multi-family
Land Use Designation	Medium Density Residential (MRD)
Lot Size	13,366 square feet / 0.3068 acres
Water/Sewer	CBJ
Access	St. Ann's Avenue
Existing Land Use	Vacant
Associated Applications	VAR23-02, PWP23-03

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.15.330
  - 49.25.300
  - 49.35.510
  - 49.40.300
  - 49.70.210
  - 49.80

The Commission shall hear and decide the case per *49.15.330(a) Conditional Use Permit.* *A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.*

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
Northeast (RR)	Savikko Park
Southeast (D5)	Treadwell Mine Historic Park
Southwest (D5)	Residential
Northwest (D18)	Residential

SITE FEATURES	
Anadromous	None.
Flood Zone	None.
Hazard	Not mapped.
Hillside	Yes.
Wetlands	None.
Parking District	None.
Historic District	None.
Overlay Districts	None.

BACKGROUND INFORMATION

Project Description – The applicant proposes a 3,800 square foot cultural learning center for preschool through adult programming (**Attachment A**). Learning will support the tribal organization's food sovereignty and food source stability program, and Alaska native arts. A teaching kitchen and a computer lab will support the cultural education classroom. The structure includes offices and studios for operations staff, visiting educators and artists. Common areas foster casual interaction. The outdoor spaces will host interpretive material, connecting guests to the landscape.

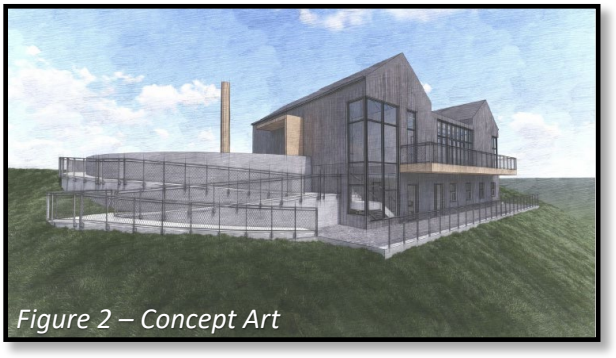


Figure 2 – Concept Art

Figure 3 – Concept Art

The project is considered compatible with D18 zoning under CBJ 49.25.300 – Section 5.300 – Libraries, museums, art galleries. Staff has used "museums" to represent the project in these analyses.

Background –

Figure 4– September 2023 Photograph of Rear of Lot

The lot was established through the platting of the abutting lots to the north and the south in 1966 and 1996, respectively. AJT Mining Industries transferred the land into private hands in the 1990s. The Douglas Indian Association purchased the property in 2021.

The DIA Learning Center will overlook traditional Tlingit T'aaku Kwáan lands. Traditional lands are currently held by the CBJ and the U.S. Department of Interior. Uses include a sports center and Coast Guard operations.

T'aaku Kwáan families inhabited the tidewaters to the Northwest of the proposed project from the 1880s. By the 1940s, members of the Douglas Indian Village (the Village), a federally protected enclave, wintered in approximately 20 structures on pilings. In 1946, the Alaska Native Service petitioned the City of Douglas and the Army Corps of Engineers (the Corps) for aid in the construction of a small boat harbor adjoining the Village. The Corps committed to dredge the harbor, backfill the tidelands where the Village was situated, and rebuild the Village. In 1962, the Village was destroyed via controlled burn, and a boat harbor was constructed. Tlingit tribal members became dispersed.

Item	Summary
U.S. Mineral Survey No. 164	1891 Plat for Lot 101.
1996 Quitclaim Deed AJT to Russo	Transfer of the Southeast Fraction of USMS 164 from AJT Mining Industries Inc. to Guy and Grace Russo.).
1996 Quitclaim Deed G. Russo to L. Russo	Transfer of the Southeast Fraction of USMS 164 from Guy and Grace Russo to Larry Russo.
Storm Drainage Easement (1998)	Perpetual easement for the purpose of constructing, maintaining, and improving a storm drainpipe and catch basin with appurtenances, 10 feet in width.
1999 Memorandum	Memo from Joe Buck, P.E. Engineering Director to CDD Director Cheryl Eastwood and CBJ Assessor Tom Pitts describing how the Southeast Fraction of USMS 164 was created.
2002 Report to Douglas Indian Association	A formal report by Andy Luff for the Montana Indian Law Resource Center examining the 1962 destruction of the Douglas Indian Village.
2006 Zoning Map	Property re-zoned D-5.
AME2016-0018	Proposed amendment to Comprehensive Plan Map from Natural Area Park (NP) to MDR.
ORD2016-41(b)	Property rezoned D-5 to D-18.
ORD2016-45	Comprehensive Plan Boundary change from NP to MDR.

MIP2017 0011	Create Lots 1 & 2 within the Southeast Fraction of USMS 164. Case closed due to inactivity.
Warranty Deed 2021	Sale of the lot from Russo to Douglas Indian Association
PAC2023-020	Pre-Application Conference for Douglas Indian Association Learning Center.
As-Built/Topo Survey	2023 As-Built/Topo Survey "provided to illustrate the topographic challenge."

ZONING REQUIREMENTS

Standard		**Requirement**	**Proposed**	**Existing**	**Code Reference**
Lot	Size	5,000 square feet (sf)	13,366sf	13,366sf	49.25.400
	Width	50'	133.5 feet	133.5 feet	49.25.400
Setbacks	Front	20'	29 feet*	Vacant	49.25.400
	Rear	10'	22 feet*	Vacant	49.25.400
	Side	5'	10 feet*	Vacant	49.25.400
	Street Side	13'	Not applicable	Vacant	49.25.400
Lot Coverage Maximum		50%/50%	35%	Vacant	49.25.400
Vegetative Cover Minimum		30%	44%*	Vacant	49.50.300
Height	Permissible	35'	Two-story	Vacant	49.25.400
	Accessory	25'	Not applicable	Vacant	49.25.400
Maximum Dwelling Units		18 units per acre	0	Vacant	49.25.500
Use		Multi-Family	5.300, Libraries, museums, art galleries	Vacant	49.25.300

**Measurement scaled from submitted plans.*

SITE PLAN

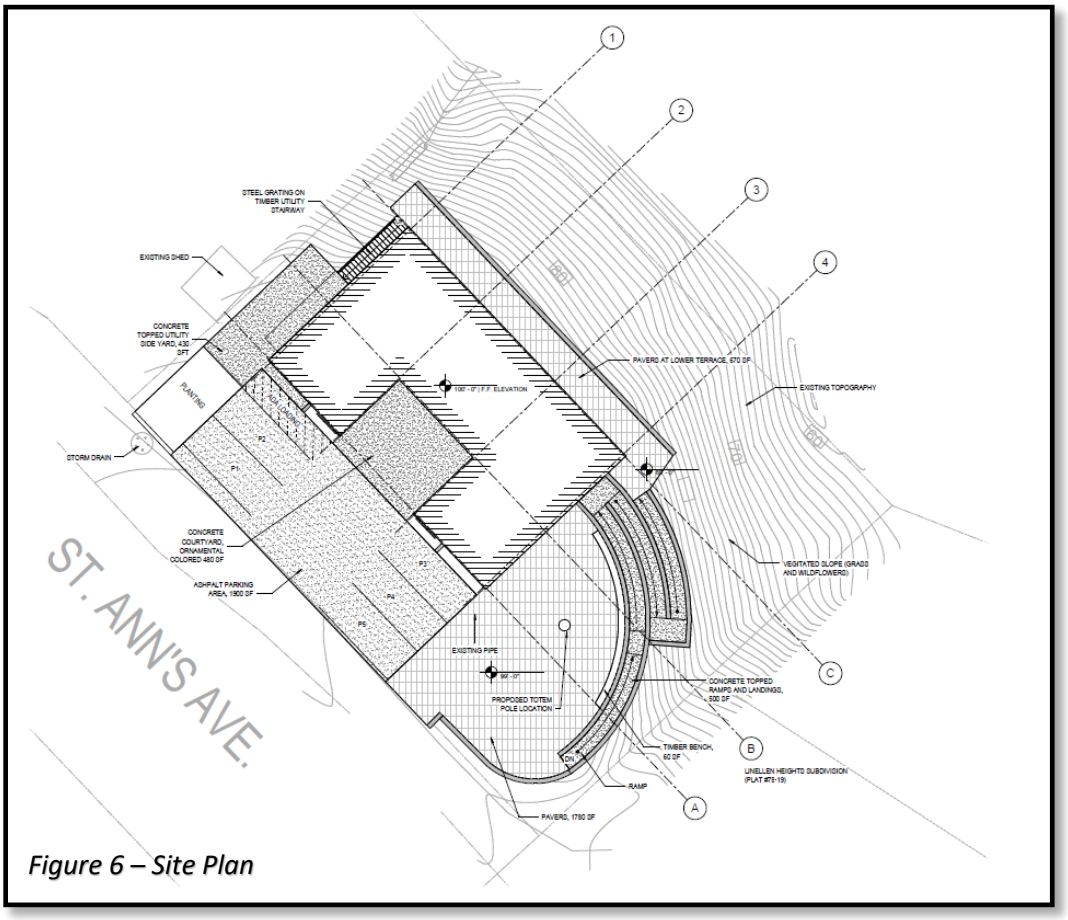


Figure 6 – Site Plan

ANALYSIS

Project Site – The lot was used for material disposal before purchase, creating a steep grade and unvegetated portions of the site.

A 10-foot wide storm drainage easement follows the northwest lot line.

The Alaska Department of Environmental Conservation (DEC) has identified the contaminated site Treadwell Mine Complex (Hazard ID 25594) within 1,500 feet of the project limits that is currently in “Active” status.

The Commission will need to approve a Hillside Endorsement due to existing and created slopes over 18% (**Attachments A4, B**).

Condition: None.

Project Design – Two stories and an outdoor interactive learning space will be served by an elevator. The project can be split into three elements (measurements scaled from application materials):

- Level 0 - Daylight Basement
  - Office Space ~ 404sf
  - Computer Lab - 103.22sf
  - Mechanical Room - 102.99sf
  - Janitor's Closet – 37.55sf
  - Accessible Restroom – 52.68 sf
  - Accessible Restroom – 52.45 sf
  - Common area featuring a lounge and kitchen.

- Level 1 - Entrance Floor
  - Classroom – 1069.12sf
  - Lobby ~ 307 sf
  - Teaching Kitchen ~ 235sf
  - Storage/Wet Room - 120ft
  - Reception – 117 sf
  - Meeting Room 116.87 sf
  - Accessible Restroom – 48sf
  - Accessible Restroom – 48sf

- Outside Learning
  - Upper terrace – 1770 sf
  - Lower terrace – 670 sf
  - Fenced patio – 375 sf
  - Concrete Ramp – 500 sf
  - Workshop (Partial Cover) – 600 sf
  - Outside Kitchen – 200 sf

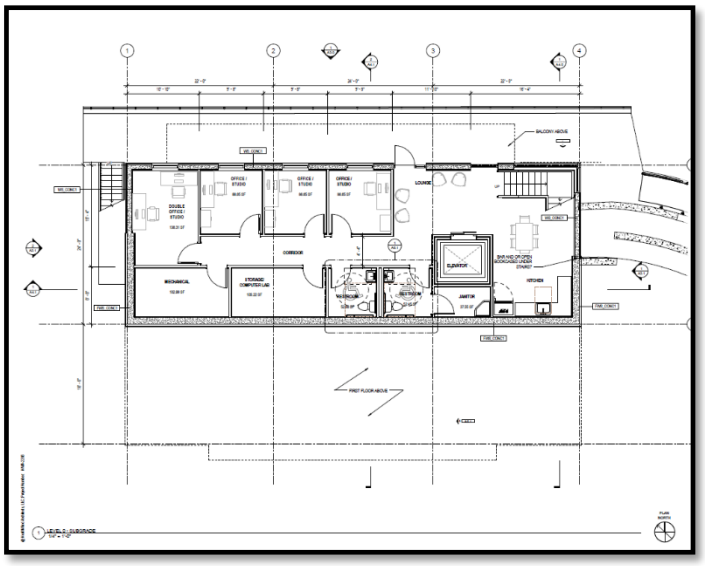


Figure 8 – Level 0 Plan

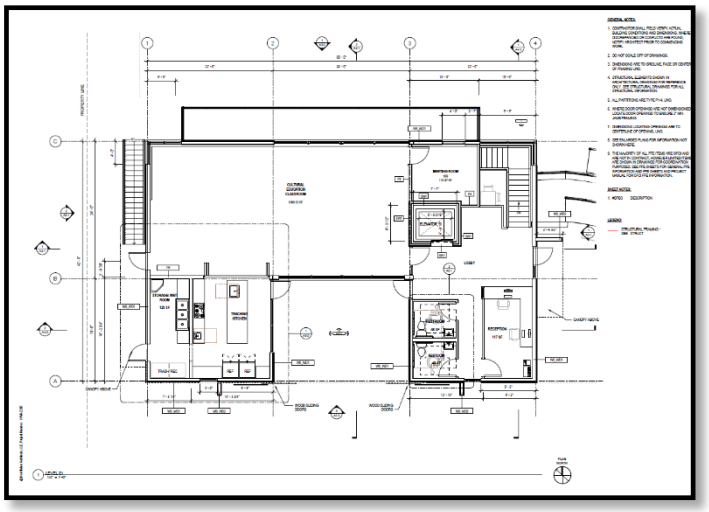


Figure 9 – Level 1 Plan

Condition: None.

Traffic – A TIA is not required. Average Annual Daily Traffic (AADT) of less than 250 does not require a Traffic Impact Analysis (TIA) [CBJ 49.40.300 (a)(2)].

Use	Total Sq. Ft.	Trips Generated Per 1,000 Sq. Ft.	Total Trips
Museum[A]	4,000 sf	0.66	2.64
		Total AADTs:	**2.64**

Institute of Traffic Engineers' (ITE) Trip Generation Manual , 9th Edition, Volume 3,
A: pages 1160, 1161

The Institute of Traffic Engineers (ITE) estimate 2.64 AADT for a 4,000 square foot facility. To rationalize AADT, staff used two traffic scenarios that best fit proposed uses:

- Museum on a Saturday: This use fits non-classroom spaces such exhibits and demonstrations.
- Junior/Community College on a weekday: This use fits the classroom and support spaces providing classes for a variety of age groups, with the potential for sizable evening programs.

Use	Total Sq. Ft.	Trips Generated Per 1,000 Sq. Ft.	Total Trips
Museum[A]	2,192 sf	0.66	1.45
Junior/Community College[B]	1,607 sf	27.49	43.98
		Total ADTs:	**45.43**

Table 6 – Average Annual Daily Trips Generated
Institute of Traffic Engineers' Trip Generation Manual, 9th Edition, Volume 3,
A: pages 1160, 1161
B: Pages 1047, 1066

The applicant proposes using the street in front of the facility for drop-off and pick up (**Attachment A3, page 7**). Operations must be contained on the site.

Condition: No student or visitor loading or unloading in the street in front of the facility.

Vehicle Parking & Circulation – According to CBJ 49.40.210, six off-street parking spaces are required, including one ADA-accessible space.

Use	Required/Total Sq. Ft.	Square Feet	Total Spaces
Museum	1/600	4,000	6
		Total Parking Requirement:	**6**
		Off-Street Loading Spaces Required:	**0**
		ADA Accessible Spaces Required:	**1**

Two (2) proposed off-street parking modifications have been submitted (**Attachment A5**). A variance proposes back-out parking for nine spaces, with the option of developing two additional spaces on CBJ land (VAR2023 0002).

If the variance was denied, a waiver to five spaces is proposed (PWP2023 0003). Note that CBJ has not approved the use of the CBJ property for parking.

If the modifications are not passed, six (6) off-street parking spaces are required, and the project cannot continue without them. Regardless of the number or layout of off-street parking, staff recommends markings and signage be required for Temporary Certificate of Occupancy.

Condition: Prior to the issuance of a building permit for the proposed project, a plan for appropriate parking lot vehicle control signs and pavement markings must be submitted for review to the CDD and be found to meet all applicable CBJ ordinances and CDD regulations.

Condition: Prior to Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the approved parking plan shall be applied to the parking and circulation area as shown on the parking plan in a medium designed for such purposes.

Condition: Prior to Temporary Certificate of Occupancy, all vehicle control signs shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.

Condition: Prior to Temporary Certificate of Occupancy, for spaces that do not front a curb, wheel stops shall be placed in the parking lot to define the location of parking spaces.

Condition: Prior to Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Condition: The applicant shall include in any contract agreement with construction contractors and their subcontractors the prohibition for any construction-related vehicles, including employee vehicles, to park at the parking area at St. Ann's Avenue turnabout without prior written permission from CBJ Parks and Recreation Department. A copy of the applicable portion of each contract and the signature page(s) shall be provided to the CDD prior to issuance of a building permit for this project to show that this condition has been met.

Noise – Noise associated with the proposed development is consistent with the character of the existing residential neighborhood and trailhead.

If the teaching kitchen requires an industrial exhaust system, impacts must be mitigated. An Electronically Commutated Motor (ECM) exhaust fan is listed in the Kitchen Equipment Schedule **(Attachment A6).** ECM fans are noted to operate quieter than other options due to their high efficiency.

Condition: Prior to using an industrial exhaust system, the Applicant must equip kitchen exhaust fan with an acoustic silencer.

Lighting – A lighting plan will be required with the building permit application and will be reviewed and approved under that process. Lighting will be full-cut off design and not fall onto neighboring property.

Condition: Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and

located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department.

Vegetative Cover & Landscaping – The minimum requirement for vegetative coverage in D-18 zones is 30%. Scaling application documents yields approximately 6,000 sq. ft. of lot vegetation, or 44%.

Condition: None.

Habitat – The Applicant is responsible for checking with U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.

Condition: None.

Drainage and Snow Storage – Plans show structures in a 10-foot wide drainage easement on the west lot line. Structures proposed in the easement will not be permitted.

Approximately 1,100 square feet of snow storage is identified on the plans, with approximately (**Attachment A3, page 8**):

- 200 square feet of a planter bed, a portion of which is in the storm drainage easement, and
- 900 square feet of the main plaza.

CBJ Parks and Recreation has expressed concern about runoff, during and after construction. Part of construction permitting CBJ General Engineering approval of the drainage plan. Drainage plan requirements are outlined in CBJ 49.35.510, and include calculated runoff, demonstration that drainage will terminate in an established channel, and constructed accommodation of increased drainage. Drainage will be required to be maintained on the applicant's lot.

Condition: None.

Historic District – Lot is outside of the historic district.

Condition: None.

Hazard Zones – The lot is not within a Special Flood Hazard Area (Panel 02110C1569E).

Using USGS contour data, the slope of the lot is ~25 percent, requiring Commission approval of a hillside endorsement [CBJ 49.70.210]. Hillside endorsement materials can be found in **Attachment B**. Hillside endorsement is explicitly included in the Commission recommendation.

Condition: None.

Public Health, Safety, and Welfare – Food security is improved through the DIA's food sovereignty and food source stability program. The Juneau Commission on Sustainability says Juneau's food supply is vulnerable to increasing fuel costs, longshoreman strikes, and natural disasters (https://juneau.org/community-development/food-security). Darren Snyder, of the University of Alaska Fairbanks Cooperative Extension, says

local food cultivation and harvesting, with non-electric storage methods, will reduce vulnerability (https://www.uaf.edu/ces/districts/juneau/food-security/food-for-thought/).

Downtown Juneau's Flats neighborhood use on-street parking for traffic calming. The Flats and this area of Douglas have two functional differences:

- The Flats has curb, gutter and sidewalk on both sides of the roads.
- The block lengths are 200 feet in the Flats, allowing conflicting traffic to negotiate passage. The block length on St. Ann's Avenue, from the project site to the first constructed cross street, is approximately 1,300 linear feet.

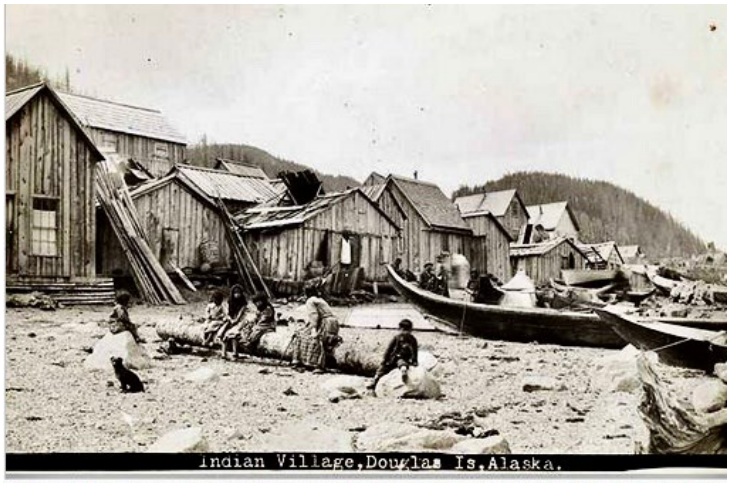
According to the American Association of Highway and Transportation Officials, local roads are "generally sufficient" to accommodate bicycle traffic. Sidewalks are recommended on one side of the street (*A Policy on Geometric Design of Highways and Streets*, 7th Edition, paragraph 5.3.2.9).

Parking and traffic impacts will be exacerbated by the move of the Mount Jumbo and Bradley trailheads to Treadwell (Ordinance 2021-08(b)(am)(V), approved February 7, 2022). Staff was unable to acquire a plan or grant application for the project. CBJ Parks and Recreation comments recognize that, while the intent is for users to access the trail from Savikko Park (**Attachment C**, page 3-4), users will be attracted to the St. Ann's Avenue parking lot, which shortens the route.

There are 33 lots on St. Ann's Avenue between Treadwell Street and Summer Street. There are 22 lots on Laurel Drive, Alaska Belle Court, 6th Street and Alta Court. Assuming each of these lots generates 10 AADT (The ITE suggests a single-family home generates 9.52), AADT on St. Ann's Avenue could be 550.

The project is anticipated to increase traffic eight percent. The traffic impacts of CBJ Parks and Recreation development are not quantified. According to the Alaska Department of Transportation and Public Facilities, this traffic would be comparable to that seen on Crow Hill Drive above the intersection with Lawson Creek Road, or Engineers Cutoff between Fritz Cove Road and Mendenhall Peninsula Road (https://alaskatrafficdata.drakewell.com/publicmultinodemap.asp).

Condition: None.



This undated photo from the Alaska State Library Historical Collections taken by Edward DeGroff shows the Douglas Indian Village. (Courtesy Photo | Fromthe Delbert E. Replogle Photograph Collection)

Property Value or Neighborhood Harmony – The neighborhood between St. Ann's Avenue and 5th Street has been developed with single-family structures and accessory apartments. Due to higher-density zoning, the downhill side of St. Ann's Avenue has multi-family structures. Bus service is no longer provided to St. Ann's Avenue.

The proposed facility overlooks the site of the Douglas Indian Village, destroyed in 1962.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between September 6, 2023 and September 28, 2023. Agency review comments can be found in **Attachment C**.

Agency	Summary
CBJ Parks and Recreation	Concerns over erosion and drainage.
CBJ Police Department	Occasional over-parking addressed with citations or tows.

PUBLIC COMMENTS

In accordance with CBJ 49.20.230(b) public notice was mailed to property owners within 500 feet of the lot (**Attachment D**), a public notice sign was posted on-site two weeks prior to the hearing (**Attachment E**). Ads were placed in the Juneau Empire. Public comments received at the time of writing this staff report can be found in **Attachment F** and are summarized below.

Name	Summary
Glen Wuyts	Nine parking spaces is inadequate for the facility.
Lynne Smith	Concerns with parking, traffic and pedestrians.
Sherill Baxter	Concerns with parking and pedestrian facilities.
Mark Hildebrand	Concerns with parking and pedestrian facilities.
Erica Simpson	Concern with parking and traffic impacts, in context of zoning.
Tara Kovach	Concerns about traffic and parking.
Paulette Simpson	Concerns with project size, and traffic and parking impacts to existing uses.
Mark Halsted	Analysis of zoning and building code regarding health and safety.
Ginger Johnson	Concerns regarding traffic and pedestrians.
Roger Kibby	Concerns with size and scope, proposes other locations.
Gloria Lethgo	Concerns with traffic and parking.
Tammy Smith	Concerns with size and scope of facility.

Name	Summary
Paul Prussing	Wrong location for a good idea.
Mark Halsted	Phone call: Concerns with parking.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan and the 2011 Juneau Climate Action Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	11	Map P	Land Use Designation	Medium Density Residential, development is consistent with residential neighborhood with a Conditional Use Permit.
	16	223	16.4-SOP1	Implement programs to educate about indigenous peoples, through museums and interpretive exhibits.
	16	223	16.4-SOP2	Work with native groups to identify and preserve cultural resources.
	16	223	16.5-IA1	Develop interpretive materials to share history.
	16	223	16.5-IA2	Develop workshops for tourism providers to accurately share Juneau's history.
Juneau Climate Action Plan 2011	3.7	62	Food Production	Increase local food production.

The 2013 Comprehensive Plan acknowledges that the history provided may not be accurate and complete. The Commission committed to revising in consultation with native organizations (Chapter 1, page 4, in italics).

The Juneau Historic and Cultural Preservation Plan (2020) acknowledges the need to work with Douglas Indian Association.

Food security is an ongoing concern of the Juneau Commission on Sustainability (https://juneau.org/engineering-public-works/jcos).

PLAN IN DEVELOPMENT (NOT ADOPTED)

The South Douglas/West Juneau Subarea Plan is in development. The agenda for the last meeting on October 13, 2022 included draft strategies and actions that support the proposal (**Attachment G**):

A Distinctive Community

Support the Douglas Indian Association in the development of a heritage and cultural center.

A Culturally and Artistically Rich Community

22.Expand opportunities for visitors to understand and learn about Douglas' unique cultural and natural history through partnerships with the Douglas Indian Association, Sealaska Heritage Institution and the Historic Resources Advisory Committee.

62.Develop educational displays/materials about the Douglas Village that was located at Savikko Park

Support and encourage a variety of art and arts programs that facilitate involvement, engagement, communication, understanding and respect among our diverse population.

Develop partnerships between artists, artistic programs and the various cultural organizations, such as the Douglas Indian Association.

A Healthy and Active Community

Support and enhance access to healthy foods including local and traditional foods.

The draft strategies and actions remain in development. The last meeting of the South Douglas/West Juneau Subarea Plan Steering Committee was on April 12, 2023, and included a mapping exercise. Minutes from that meeting are included in **Attachment G**.

FINDINGS

Conditional Use Permit Criteria –

1. ***Is the application for the requested Conditional Use Permit complete?***

   Analysis: No further analysis needed.

   Finding: Yes. The application contains the information necessary to conduct a full review of the proposed operations. The application submitted by the applicant, including appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for a cultural center and education facility. The use is listed at CBJ 49.25.300, Section 5.300 for the D-18 Zoning District.

   Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: No further analysis needed.

   Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including off-street parking, lighting, vegetative cover, and noise.

4. ***Will the proposed development materially endanger the public health, safety, or welfare?***

   Analysis: Existing parking is congested. Traffic is comparable to that on low-volume local roads. The project will increase traffic approximately eight percent.

Finding: No. The proposed culture and learning center, in a D-18 zoning district, will not materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: The facility proposed is an appropriate scale for a residential neighborhood, and facilitates cultural awareness and education of the traditional people of the area.

Finding: No. With appropriate conditions, the requested culture and learning center, in a D18 zoning district will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No further analysis needed.

Finding: Yes. The proposed culture and learning center, with the recommended conditions, will conform to the 2013 Comprehensive Plan and the 2011 Juneau Climate Action Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit, including the hillside endorsement. The permit would allow up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.

With this Notice of Decision, the Commission approves a Hillside Endorsement for this project in accordance with CBJ 49.70.210.

The approval is subject to the following conditions:

1. No student or visitor loading or unloading in the street in front of the facility.
2. Prior to the issuance of a building permit for the proposed project, a plan for appropriate parking lot vehicle control signs and pavement markings must be submitted for review to the CDD and be found to meet all applicable CBJ ordinances and CDD regulations.
3. Prior to Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the approved parking plan shall be applied to the parking and circulation area as shown on the parking plan in a medium designed for such purposes.
4. Prior to Temporary Certificate of Occupancy, all vehicle control signs shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.
5. Prior to Temporary Certificate of Occupancy, for spaces that do not front a curb, wheel stops shall be placed in the parking lot to define the location of parking spaces.
6. Prior to Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.
7. The applicant shall include in any contract agreement with construction contractors and their subcontractors the prohibition for any construction-related vehicles, including employee vehicles, to

park at the parking area at St. Ann's Avenue turnabout without prior written permission from CBJ Parks and Recreation Department. A copy of the applicable portion of each contract and the signature page(s) shall be provided to the CDD prior to issuance of a building permit for this project to show that this condition has been met.

8. Prior to using an industrial exhaust system, the Applicant must equip kitchen exhaust fan with an acoustic silencer.
9. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A1	Application - forms
Attachment A2	Application – information sheet
Attachment A3	Application – project description
Attachment A4	Application – geotechnical materials
Attachment A5	Application - parking
Attachment A6	Application - plans
Attachment B	Hillside Endorsement analysis
Attachment C	Agency Comments
Attachment D	Abutters Notice
Attachment E	Public Notice Sign
Attachment F	Public Comments
Attachment G	Douglas West Juneau Area Plan Agenda: October 13, 2022.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 0, St. Anns Avenue, Douglas Alaska

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): USMS 164 SE FR

Parcel Number(s): 2D040T480011

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Douglas Indian Association
Contact Person: Kamal Lindoff or Haifa Foroughi
Mailing Address: 1021 Glacier Ave
Phone Number(s): 907-364-2916, 907-364-3567
E-mail Address: klindoff@diataku.com, haifaf@diataku.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Kamal Lindoff — Property Management & Transportation Director
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

x Kamal Lindoff — Digitally signed by Kamal Lindoff Date: 2023.07.25 10:56:18 -08'00' — 7-25-23
Landowner/Lessee (Signature) — Date

_____
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

x _____ _____
Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT

If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same
Contact Person
Mailing Address
Phone Number(s)
E-mail Address

x Kamal Lindoff — Digitally signed by Kamal Lindoff Date: 2023.07.25 10:57:52 -08'00' — 7-25-23
Applicant's Signature — Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

Intake Initials	
EPS	
Case Number	Date Received
USE23-013	8/3/2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

The Douglas Indian Association Cultural Education Center provides learning space for preschool though adult participants, primarily in the area of Tlingit Language Preservation, with space to support traditional and contemporary food preservation, a data archive, and a computer library. The primary space a a 990 sf classroom supported by a 300 sf teaching kitchen, a small meeting room, a lounge area and a number of staff and visiting educator studio offices. The building is on two levels, with the main floor at street level and a daylight basement lower level in the hillside overlooking the adjacent park area.the building in served with an elevator.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

PAC23-20

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ◉ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: Hybrid: 5.100, 5.110, 5.130 (Schools), 5.300 (Library, Museum, Gallery), possibly qualify as 5.200 as well.

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ○ YES – Case # _____ ◉ NO

UTILITIES PROPOSED WATER: ☑ Public ☐ On Site SEWER: ☑ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 13,810 square feet

Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 3850 square feet

EXTERNAL LIGHTING

Existing to remain	◉ No	○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
Proposed	◉ No	○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Description of project, project site, circulation, traffic etc.
- ☑ Proposed use of land or building(s)
- ☐ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

☑ **Plans including:**

- ☑ Site plan
- ☑ Floor plan(s)
- ☑ Elevation view of existing and proposed buildings
- ☑ Proposed vegetative cover
- ☑ Existing and proposed parking areas and proposed traffic circulation
- ☐ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES	Fees	Check No.	Receipt	Date
Application Fees	$ 500			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50			
Pub. Not. Sign Deposit	$ 100			
Total Fee	$ 650.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
USE23-013	8/3/2023

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from $350 to $1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
   A. Site plan, floor plan and elevation views of existing and proposed structures
   B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
   C. Proposed traffic circulation within the site including access/egress points and traffic control devices
   D. Existing and proposed lighting (including cut sheets for each type of lighting)
   E. Existing and proposed vegetation with location, area, height and type of plantings
   F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing $50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Site: End of St Ann's Ave, Douglas

The Douglas Indian Association is very pleased to introduce the new learning center **Anax Yaa Andagan Yé Daakahídi** "Where the Sun Rays Touch First", not far from the site of the village destroyed for development in the 1960's. The spirit of this learning center in this place is one of reparation and healing. It is also a significant investment in revitalizing a historic site.

Synchronicity exists: In the historic and current cultural context of people here time immemorial. In the building placement and orientation in the land and environment. In a commitment to our collective sustainable future.

This is not a historic replication of a past era. **Anax Yaa Andagan Yé Daakahídi** is a modern building constructed with commitment to our present. It is comprised of a high performance building envelope structure and systems, and healthy interior materials. It draws its heating and cooling energy from the atmosphere and earth. It provides both bright and engaging indoor and outdoor learning space. Its mission is to support its users and surrounding community in much the way the Douglas Indian Association commits to supporting its culture and membership.

DIA Office Building

The Douglas Indian Association and Tribal Government is dedicated to providing high quality work and learning spaces facilities that are built to quietly inspire future generations. Our recently completed Tribal Headquarters building at 1021 Glacier Avenue is a great example of being a good neighbor on the edge of a residential neighborhood.

Completed 2022

Douglas Indian Association

Tribal Government

907-364-2916

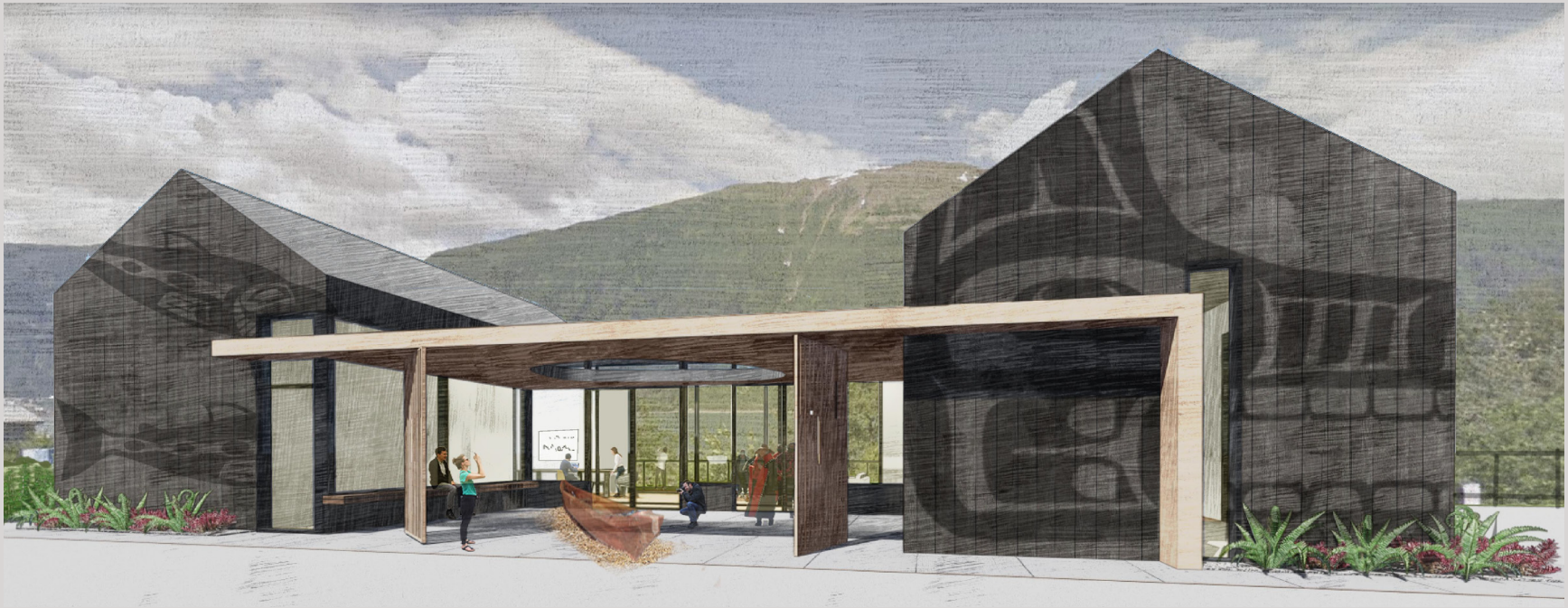
Anax Yaa Andagan Yé Daakahídi Learning Center

"Where the Sun Rays Touch First"

The Douglas Indian Association is planning to construct a small eduction center overlooking Treadwell Park and Gastineau Channel on the south end of St. Ann's Avenue. This facility will be dedicated primary to the preservation of the Tlingit language, food sovereignty, living crafts and will host local and vising educators in small scale classroom settings. This publication has been developed to share our vision and the proposed design addition to the Douglas neighborhood.

Douglas Indian Association and Tribal Governmen

Anax Yaa Andagan Yé Daakahídi Learning Cen



Street view from St. Ann's

Our language focused learning facility will quietly anchor the south end of St' Ann's Avenue and reflect the identity and values of the Douglas Indian Association tribal government and membership. It is a small building, less than 4000 sf on two levels (street level and daylight basement), similar in scale as the neighboring houses. It contains a classroom, a teaching kitchen, a learning lounge, a computer library with audio/video archive, a number of visiting educator studio offices, and a reception area.

The site will be landscaped with both natural vegetated and hard scape areas. Outdoor spaces include a protected activity courtyard that faces the south-west to take advantage of afternoon sun over the mountains, and is protected from the fierce Taku winds from the northeast. A fenced wet side yard supports the kitchen. The private lower terrace at the tree level over Treadwell Park captures Channel views provides a quiet separation from the street. An entry-level plaza area to the south affords a place for occasional small outdoor gatherings.

Traffic at the Cul-De-Sac end of St' Ans avenue is slow. The parking demand at this facility will be light. Parking spaces will be provided on site for teachers and building staff. Most students and elders/educators will be dropped off/and picked up by DIA's tribal transportation program.

The design incorporates a geothermal heat pump well field under the parking lot and plaza. This strategy affords the greatest energy efficiency and the least noise, with no exposed fan equipment.

Courtyard classroom

Building design and renderin
NorthWind Architects, LLC, Ju

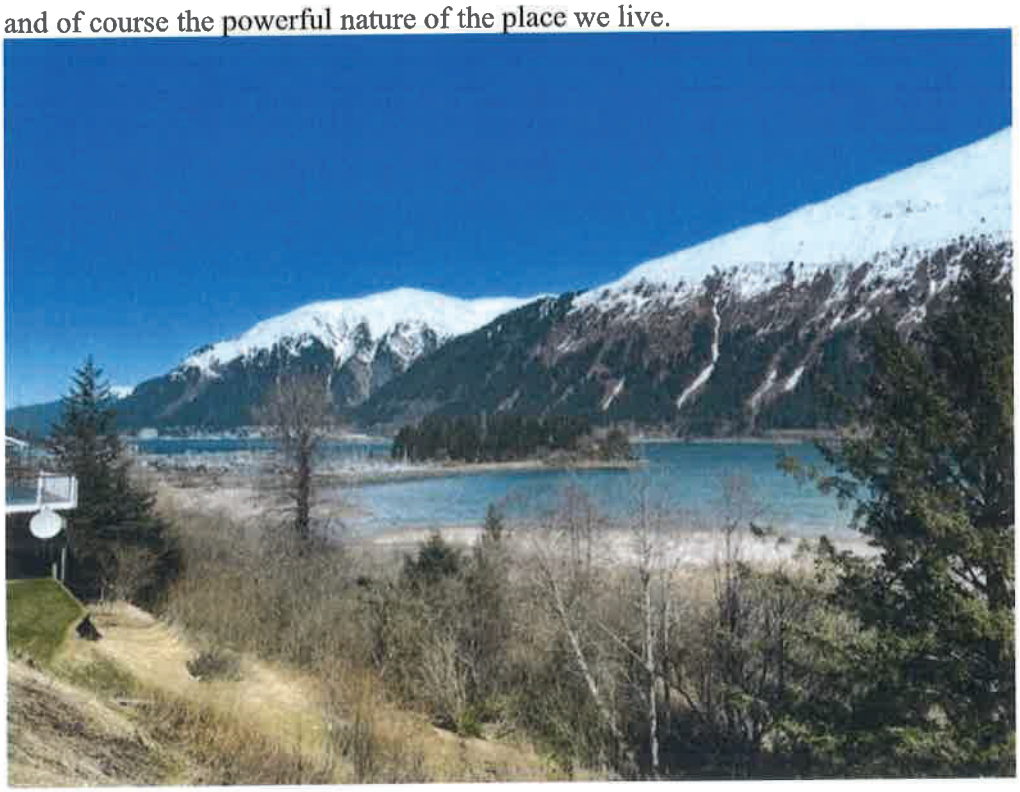
NorthWind
Architects, LLC

July 31, 2023

Anax Yaa Andagan Yé Daakahídi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas

The DIA Cultural Learning Center a new facility on a north-facing hillside site at the end of St. Ann's Avenue in Douglas Alaska (lot USMS 164 SE FR). The proposed structure is to be a wood framed single story over a concrete foundation and daylight basement overlooking the Treadwell Historic site and Gastineau Channel.

The project is a Cultural Learning Center for Preschool through adult programming, with a primary focus on Tlingit language learning and traditional food preservation as a part of the tribal organization's food sovereignty and food source stability program. The vision is to provide a learning space in a comfortable setting that will provide workshop space supporting both Alaska native arts and community sustainability, including fisheries and other educational programming. Situated near T'aaku Kwáan - Sayéik village site with stunning views out over the ruins of the Treadwell mining district (now a park), the setting evokes both the endurance of all *Aan Yátx'u Sáani* - Noble People of the Earth, and of course the powerful nature of the place we live.



The primary parts of the project are:

- The gathering space (classroom)
- The spaces that support the gathering space (computer library and teaching kitchen)
- The offices/studios for both operations staff and visiting educators/artists

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

- The connecting spaces for both formal and casual interaction
- The outdoor spaces with interpretive material, connection to landscape

The following proposed program list is intended to support the Owner's programmatic needs and the overarching intent of this project:

Name/Function	Program Notes	Covered outdoor area	Building Area Net Square Feet
Lobby/reception	generous circulation lobby		200
Reception	Reception workstation desk associated with Lobby		100
Cultural Communications	Classroom/presentation and larger meeting space		980
Small meeting			140
Kitchen	Support to Education space. Include: Small refrigerator w/ ice and water, microwave, sink w/ disposal, dishwasher, storage, and cooktop with range hood		160
Janitorial			50
Bathroom, Men	Accessible, first floor, Public		60
Bathroom, Women	Accessible, first floor, Public		60
Outdoor covered workshop space	outdoor cover with partial enclosure	600	
Computer Library/Archive	to support education space		120
Wet Work Yard (outside kitchen)	To support traditional foods preparation educations	200	
Facility Administrator			120
Education/studio 1			120
Education/studio 2			120
Workroom	copiers, files etc		120
Janitorial			50
Bathroom, Men	Accessible, second floor, Public		60
Bathroom, Women	Accessible, second floor, Public		60
elevator shaft	in the grossing factor		
storage/security			200
trash/recycling collection	Indoor	80	
Mechanical/Electrical room			150
Parking area (5-6 spaces with	3500 sf paved surface		

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

		880	2870
Grossing factor			720
Total Square feet	Outside and inside space	**880**	**3590**

Land Use: The lot is approximately 100 feet deep by 133.5 feet wide (parallel to street and is listed as 13,366 square feet with City Water and Sewer on the CBJ Assessor's database. The project concept and land use has been vetted with the City and Borough of Juneau Planning Department. The land is zoned D-18, which would allow educational facilities with a Conditional Use Permit. For construction, we must adhere to a 20-foot setback off St. Ann's, 10- foot setbacks off the back lot lint to the north, and 5-foot setbacks from the side yard lot lines. Parking is required for the new structure, with a preliminary calculation of one space per 600 sf (5-6 spaces, depending on how we calculate that). Our proposed schematic design plan illustrates how we would accommodate this parking on the site. Note that one parking space must be wheelchair accessible.

Accessibility: As this is a commercial property the proposed design is intended to make provisions for Accessibility to all business use areas of the building. This includes an accessible path from the parking lot through the front door and to both the first and second floors.

Existing site conditions: Currently the lot is undeveloped and largely unvegetated. Under prior ownership the site was used to deposit spoils/fill material from a street construction approximately 6 years ago, which has increased the site slope angle and is subject to erosion.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Proposed site development: Due to the overlay of fill material over native site organics in recent years, the unstable site fill material will be removed down to hardpan/bedrock, with a buildup of engineered fill to building foundation depths. Building foundations will be integrated with the site retainment. The steep embankment will be replaced with a series of retaining structures with controlled drainage. Sloped area will be revegetated with natural and indigenous greenspace. Developed terraces will be hardscaped with planting areas.

New construction: The building shall be comprised of an insulated full height daylight basement supporting a one or two-story wood framed structure, with developed outdoor spaces on the landscape that are both covered and uncovered, supporting the building program.

- Foundation and daylight basement level shall be Insulating form Concrete (IFC), with exterior waterproofing and perimeter drainage. The basement shall have a concrete floor slab and painted gypsum board finishes.
- The main floors shall be 2x6 framed construction with interior gypsum board over a vapor retarder, fiberglass or mineral wool insulation fill, plywood sheathing with weather barrier, a 1.5" layer of rigid outside insulation, pressure equalizing siding and trim. Interior finishes to be painted gypsum board. The exterior finish is proposed to be comprised of sheet metal panels and flame-treated cedar siding for greater longevity in our climate.
- The proposed roof will be a combination of gabled forms, with flat roof canopies, anticipating new metal roofing with snow stops and gutters and high-performance single ply membrane materials.
- The gabled and low sloped roof structures are to be comprised of timber frames and decking with outside rigid insulation (R35 continuous) over vapor retarder. Vented attic spaces are not suitable for the high winds and exposure of this specific site.
- Outdoor covered spaces: the design options include both covered and uncovered outdoor spaces comprised of both concrete paver hardscape surfaces and wood decks on piers, and extended roof coverings. These shall be heavy timber framed with timber decking. Exterior railings to be epoxy coated galvanized steel, stainless steel, and glass panels to afford wind protection.
- Windows and doors: high performance thermal units with painted fiberglass frames and panels, typical. Glazed wall at the classroom and meeting room to be fiberglass storefront with operable glass portions permitting direct connection to outdoor spaces during suitable weather.

Bathrooms: A total of four, single-user bathrooms shall be provided, two on each level. All are configured to be accessible and shall have an adjacent janitorial space.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

Kitchen: A small commercial kitchen space is provided in association with the classroom. Shall have: three-well sink, 36" range and Type 1 range hood, commercial under counter dishwasher, microwave, and refrigerator/freezer.

NorthWind
Architects, LLC

Elevator: To accommodate the split level and multi-floor nature of the design, we propose a 2-stop commercial elevator (Otis Hydrolift) to serve both levels. The elevator shall provide an accessible means of access.

Electrical: New electrical service and distribution, including extension of three-phase power to the site along St. Anns. LED lighting shall be implemented to the greatest extent possible. Switch mounted occupancy sensors with overrides are to be provided at offices.

Data/Communications: New data and communications equipment and distribution to serve offices and meeting rooms. Teaching and conference rooms shall support large screen installations. The computer archive and library will require a robust data connection and internal network, including wireless. We anticipate the system will be equipped with a battery backup, an uninterrupted power supply (UPS).

Fire Suppression: The building does not require a fire suppression sprinkler system, and the extension of a suitably sized water service is a cost beyond the project budget.

Heating and ventilation: Heating and cooling is proposed to be provided with a ground source heat pump system comprised of a closed system, four or five 350' deep ground contact wells, and interior heat pump unit with in-floor heating/cooling piping and tempering coils in the heat recovery ventilation system. The budget alternative is an air-to-air heat pump system with ducted distribution and heat recovery ventilation. The system will provide MERV 13 filtration. The minimum required fresh air levels will also be accommodated by operable windows throughout.

Site finishing: As previously noted the existing site is a steep hillside that will require significant excavation and reattainment to create a stable building foundation. Approximately 40% of redeveloped site is anticipated to be planted area, with the remaining dedicated to building and hardscape areas. See notation in provided architectural site plan. The landscape shall be developed to encourage casual outdoor gathering with some measure of wind/weather protection and shall utilize plantings indigenous to the area.

Project Phasing: Due to the substantial site work that must occur prior to building construction, the project is intended to advance in two phases. Both phases 1 and 2 are funded, and phasing is intended to expedite the site work and expenditure of allocated grant funding in the current year.

Phase 1 will be comprised of site work, including the removal of inadequate site materials, the construction of lower site retainment structures, adding engineered fill material up to the elevation of the building basement, and the extension of water, sewer, electrical and stormwater utilities. We anticipate addressing the un-platted drainage structures associated with the St. Anns Street construction as a part of this work and are requesting an early site development permit to advance this effort in the late summer of 2023.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Phase 2 shall be comprised of building construction and site finishing. We anticipate this work will start in the late fall 2023 and extend through spring of 2025.

Project Funding: The Douglas Indian Association has received a substantial education grant for building construction, equipment, and education delivery. A second grant has been received to develop the computer archive and library. A third grant source is available to help mitigate some of the unexpected site development costs. These grants have timelines and deadlines that drive the project schedule. The project design is supported by the work of a professional cost estimator.

NorthWind Architects, LLC
Sean M. Boily, AIA
Architect to Record, Project and Contract Manager

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

August 1, 2023

Anax Yaa Andagan Yé Daakahídi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas Alaska lot USMS 164 SE FR

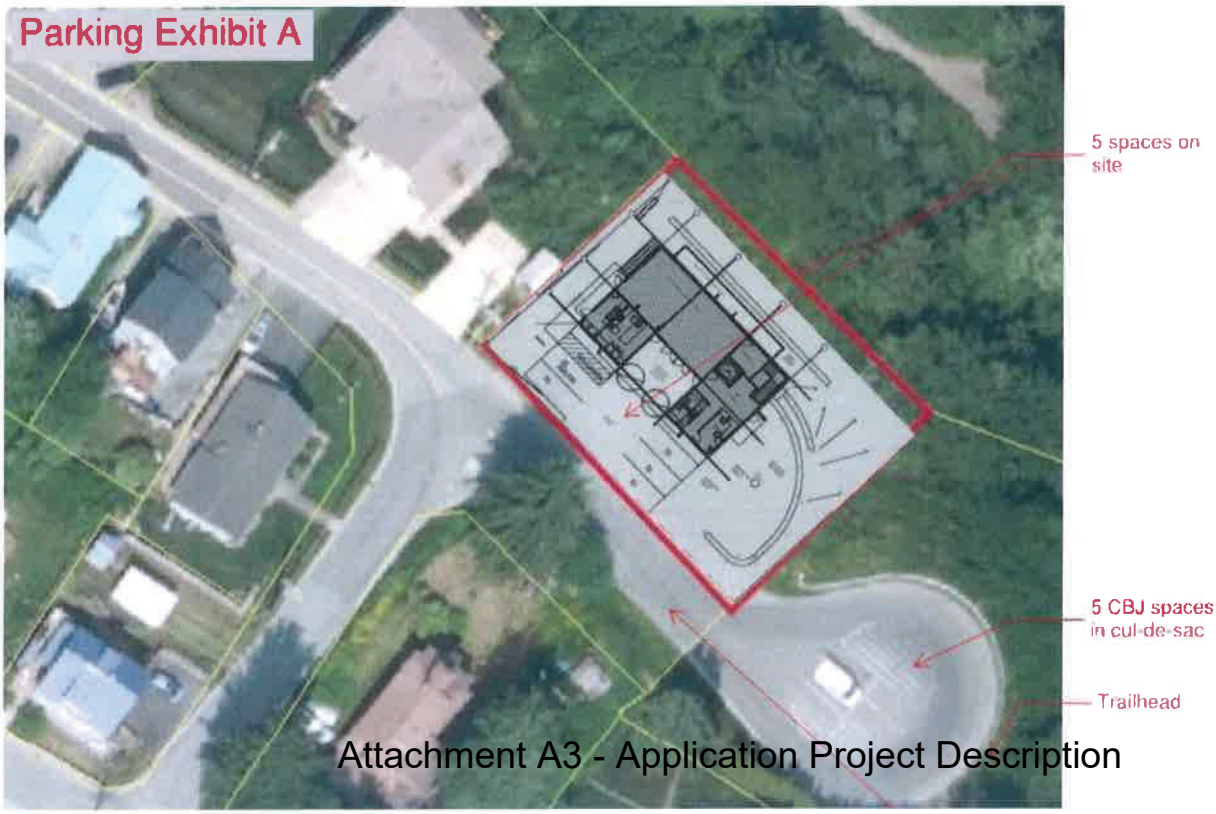
RE: PAC23-20Parking Waver Application Narrative

Why is waver being requested?

At 1 space per 600 gsf of building area we have calculated this plan will require a total of 6 parking spaces, one accessible, to serve the limited facility scale.

Due to challenges in site development (located and accessed form the topo of a hillside) and subsequent cost of building large earth retainage structures or other accommodations to create flat land for construction, pushing the building further over the edger of the hill to make enough space for additional parking than that shown on the site plan is not feasible. Site dimensions and obstructions do not afford an alternate configuration that accommodates more parking spaces. Further, we cannot sacrifice what little valuable outdoor flat learning space to accommodate additional parking. Granting the waiver will facilitate this project moving forward, which is a benefit to our community. The site is outside PD1&@ and the Downtown Fee in Lieu map. Granting the waiver will not adversely affect the neighborhood. The waver will not materially damage public health, safety, or welfare.

We have developed a site plan that accommodates 5 parking spaces and would like to approach this Parking Waiver accordingly. We are providing a total of three to four permanent and itinerant staff positions in the building that may necessitate four parking spaces, with a fifth accessible van parking space we are able to accommodate both accessibility and student delivery. Other students and visitors can be dropped off in the low traffic section of St. Anns that serves the Treadwell Park Access cul-de-sac in front of the building. Should additional parking be needed, public car parking is located by Sandy Beach, a short walk-through Treadwell Park from this facility. See Parking Exhibit A.



GENERAL NOTES:

1. CONTOURS AND SITE ELEMENTS SHOWN DIAGRAMATICALLY AND FOR COORDINATION PURPOSES ONLY. PLEASE REFERENCE CIVIL, LANDSCAPE, OR OTHER APPLICABLE DISCIPLINE'S SHEETS FOR CONSTRUCTION, FABRICATION, OR PROCUREMENT PURPOSES.

PARKING NOTES:

1.

SHEET NOTES:

1.

65% PROGRESS SET
NOT FOR CONSTRUCTION

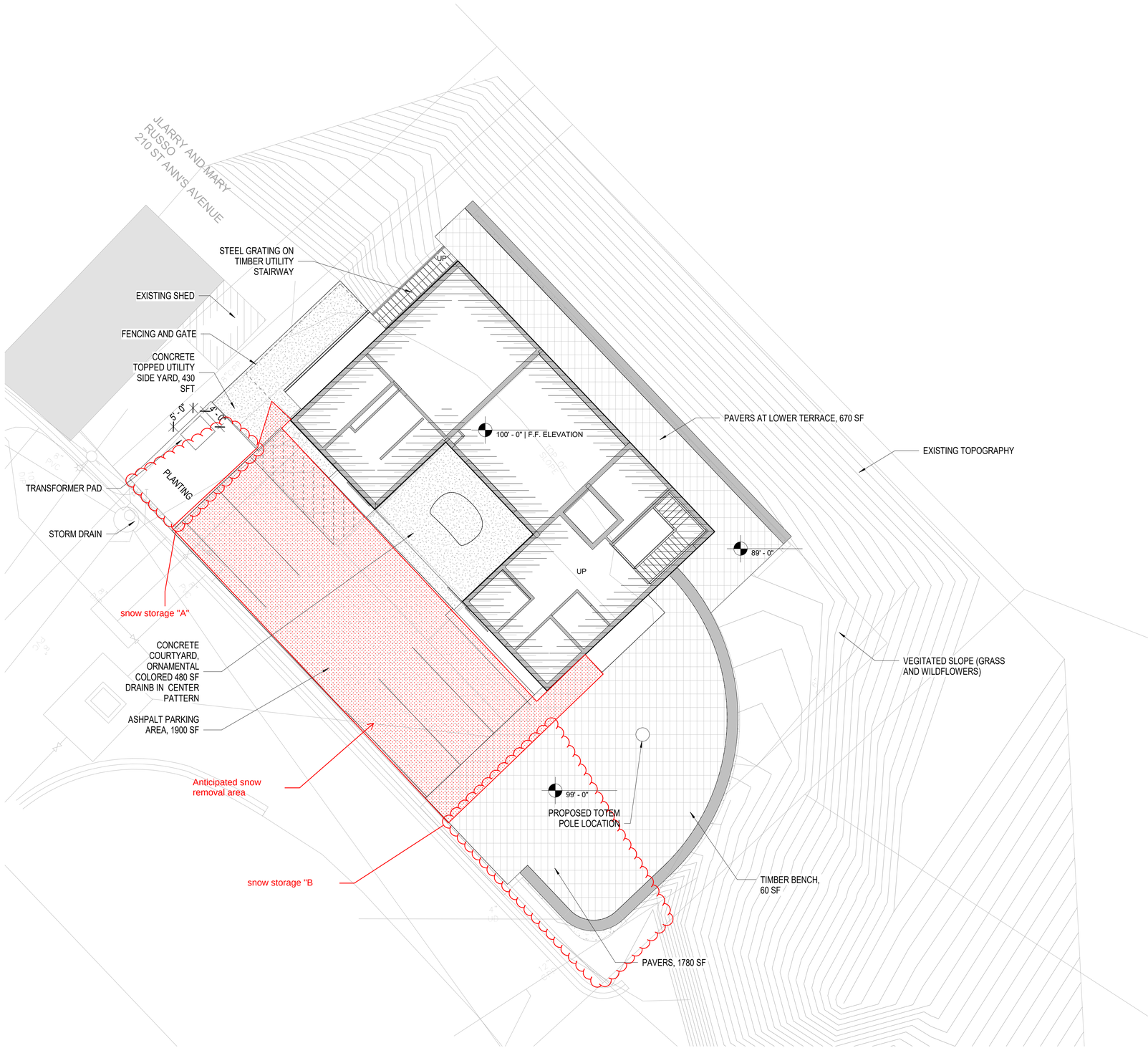
06/05/2023

NorthWind
Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.



AYAYD LEARNING CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SITE PLAN

CHECKED
DRAWN N/A

issue	date	description

SHEET # **G1.0**

ISSUE DATE 09/22/

1 SITE PLAN
1" = 10'-0"

1 4 8 16 32

N

@ NorthWind Architects, LLC; Project Number: NWA-2206

Timberline Engineering LLC
Juneau, Alaska
907-635-1433
timberlineengineering@outlook.com

Geotech Memo: DIA Learning Center August 25, 2023
0 St. Ann's Ave., Juneau, AK

Site Description:
The project site is located just north of the Treadwell Mine on Douglas Island, Alaska, and is on the northeast side of St. Ann's Ave. The site is relatively level near the road grade for a distance of ~60-feet, then slopes down ~40-feet at the northeast property line at an angle of 45°-52°.

Site Investigation:
In February 2023, Glacier State Contractors, Inc. excavated three test holes. A steel pipe was used as a probe in the bottom of one test hole. The pipe was pushed to refusal to determine the depth of bedrock. In early June 2023, Juneau Excavation installed (and removed) five helical piers across the site to further identify the depth and gradient of the bedrock layer.

Based on the results of these investigations, it was determined that the site has been filled in overtime with sand, gravel and organics from local projects. The fill material is uncompacted and poorly-graded, and ranges from 8'-20' in depth. Below the fill layer, the native ground surface slopes at an approximate angle of 3.5:1 and consists of a ~4'-thick layer of moist, marine-deposited glacial silt over the top of hardpan or bedrock.

Recommendations:
It is recommended to remove the fill materials and native silt layer on site to reach a firm and consistent bearing layer on native hardpan or bedrock. Non-woven geotextile fabric should be placed at all edges of excavation. Imported fill should consist of 6"-minus shot rock placed and compacted in 12" vertical lifts. 2"-minus shot rock is recommended within 24" of foundations and base course, grading D-1, is recommended within 6" of foundations. Compactive effort should be that required to prevent settlement. Disturbed soils around the work perimeter should be seeded to prevent erosion. During excavation and fill placement, surface runoff should be directed to the existing drainage channel on the north end of the site. (See phase 1 site plan by PROHNS, LLC, dated 8-25-2023)

All work shall be done by qualified individuals in accordance with locally-adopted codes and best management practices. Attached are the test hole logs and location map.

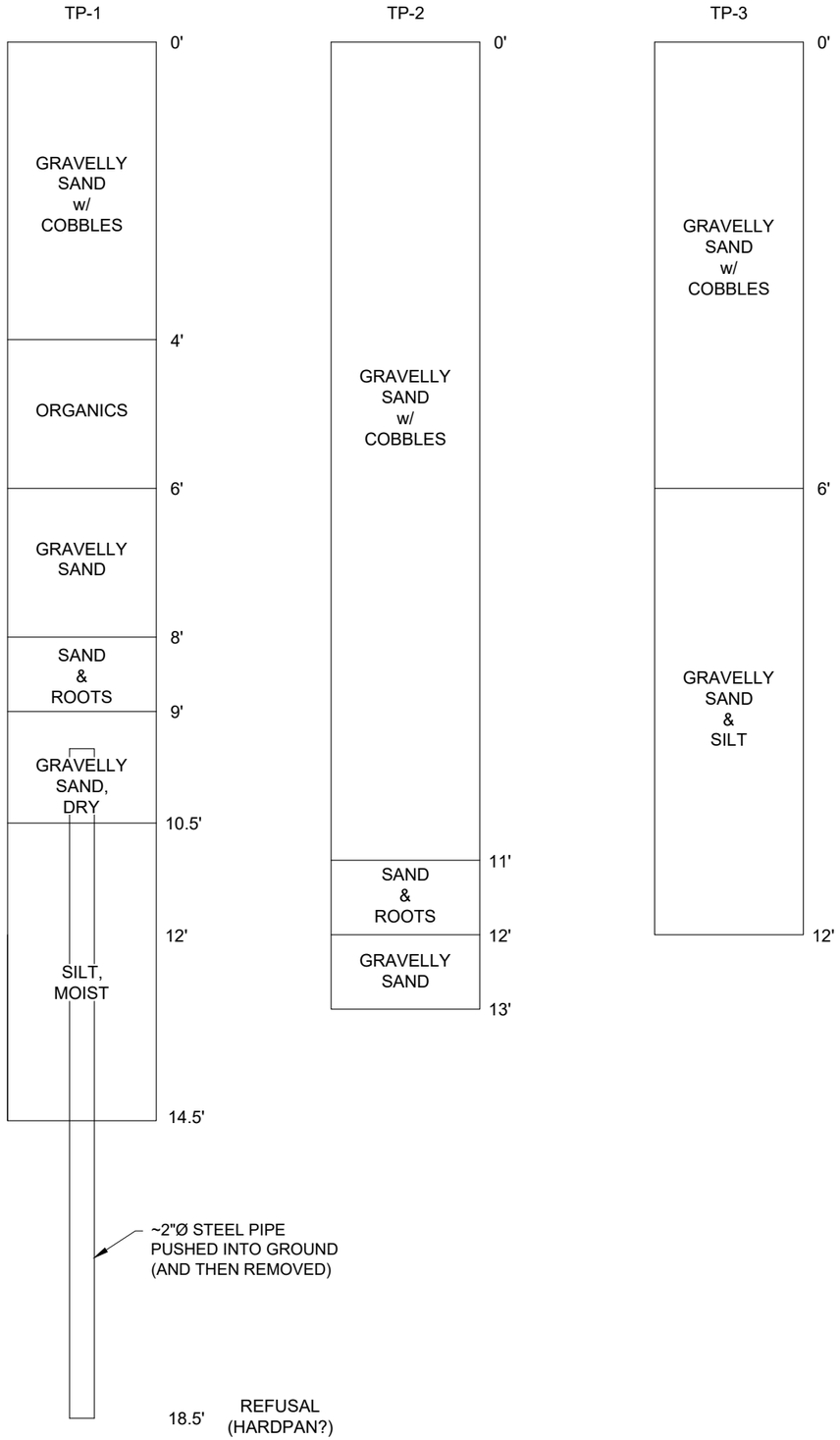
If you have any questions, please do not hesitate to contact me.

Sincerely,

Jacob Graves, P.E.

Timberline Engineering LLC
Bus. Lic. #2093069
P. Lic. #110473

8-25-2023



1 TEST PIT SECTIONS
1/2" = 1'-0"

TP-A		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 10'	500	LOOSE SAND & GRAVEL
10' - 17'	700	LOOSE SAND & GRAVEL
17' - 20'	700	SOFT SILT
20' - 23.5'	1800	HARDPAN
23.5'	-	TORQUED OUT IN HARDPAN

TP-B		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 10'	500	LOOSE SAND & GRAVEL
10' - 14'	1000	SILT w/ COBBLES
14' - 16'	1500	HARDPAN
16'	-	TORQUED OUT IN HARDPAN

TP-C		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 7'	900	SAND, GRAVEL, ROCKS
7' - 16'	500	LOOSE SAND & GRAVEL
16' - 21'	800	SILT w/ COBBLES
21' - 23'	1800	HARDPAN
23'	-	TORQUED OUT IN HARDPAN

TP-D		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 17'	500	LOOSE SAND & GRAVEL
17' - 21'	900	SILT w/ COBBLES
21' - 25'	1800	SILT TO HARDPAN
25'	1800	TORQUED OUT IN HARDPAN

TP-E		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 15'	500	LOOSE SAND & GRAVEL
15'	-	LOCKED UP, BEDROCK

2 TEST PIER LOGS

49th STATE OF ALASKA
Jacob A. Graves
CE 110473
REGISTERED PROFESSIONAL ENGINEER
6-4-2023

TIMBERLINE ENGINEERING LLC

JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DIA LEARNING CENTER

0 ST. ANN'S AVENUE
JUNEAU, AK

SHEET TITLE:
TEST PIT SECTIONS
& TEST PIER LOGS

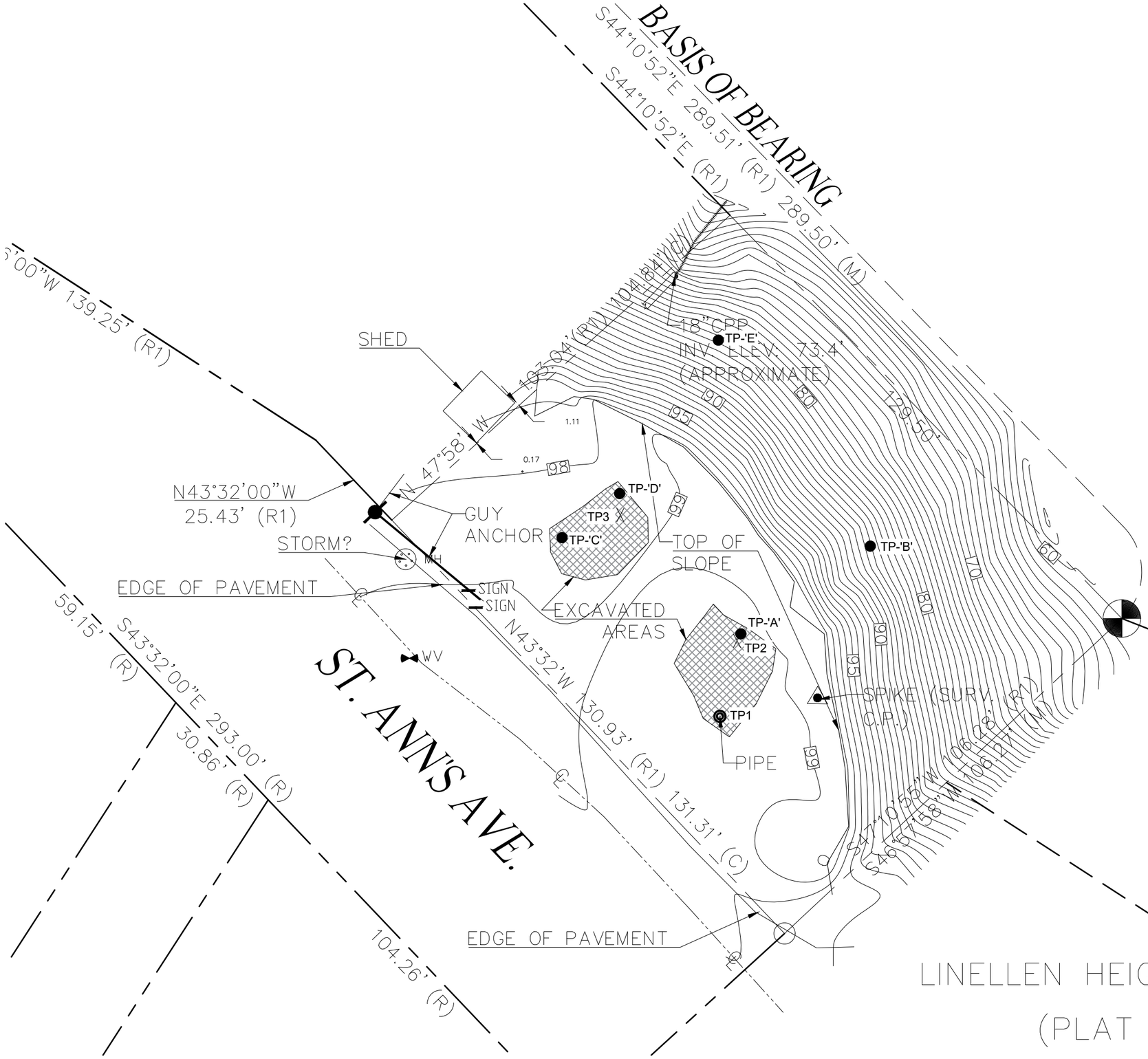
DRAWN JG

SHEET #
C1

SCALE AS N

DATE 6/4/2023

FULL SIZE: 11"x17"



1 TEST PIT LOCATIONS
N.T.S.

Attachment A4 - Application Geotechnical Materials

Jacob A. Graves
CE 110473
REGISTERED PROFESSIONAL ENGINEER
6-4-2023

TIMBERLINE ENGINEERING LLC

JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SHEET TITLE:
TEST PIT LOCATIONS

DRAWN JG

SHEET # C2

SCALE AS N

DATE 6/4/2023

FULL SIZE: 11"x17"

NorthWind
Architects, LLC

August 1, 2023

PAC23-20
Anax Yaa Andagan Yé Daakahídi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas Alaska lot USMS 164 SE FR

RE: Permitting package

Please find with this cover:

0) A copy of the pre-application conference report.
1) Development permit application, signed (digitally)
2) Allowable-Conditional-Use application
3) Design Narrative – this will describe purpose, land use items, site development and purpose for phasing of parts to the single project.
4) Updated 35% drawing set -this will illustrate building plan details and some site development information.
5) Geotechnical memo – this is provided by the structural engineer as a part of the **Hillside Endorsement.**
6) Civil site work plans: Civil engineering drawing outline the phase 1 and phase 2 site development scope. These illustrate the topo survey we are working from. This is provided as a part of the **Hillside Endorsement**. Per Civil engineer, Structural Fill shall be installed and meet the requirements of CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements December 2003 and Errata 1-16, Section 02202 – Excavation and Embankment, Shot Rock Borrow.

   Note: we do not have a Landscape plan developed yet, so please see notation on architectural site plan illustrating extent of vegetated cover. The finish slopes of the phase 2 work will be engineered by the civil engineer and overlain with soil to support plant growth. Non-sloped planting area will be vegetated per landscape architect. Hard scaped areas will have controlled stormwater drainage to established drainage avenues.
7) **Parking Waiver:** At 1 space per 600 gsf of building area we have calculated this plan will require a total of 6 parking spaces, one accessible, to serve the limited facility scale. Due to challenges in site development and subsequent cost. We have developed a site plan that accommodated 5 parking spaces and would like to approach a Parking Waiver in two ways:
   A) The simplest is to reduce the parking count required by one space, allowing this facility to operate with 5 off-street parking spaces consistent with the provided site plans. See Parking exhibit A. A PWD application is attached.

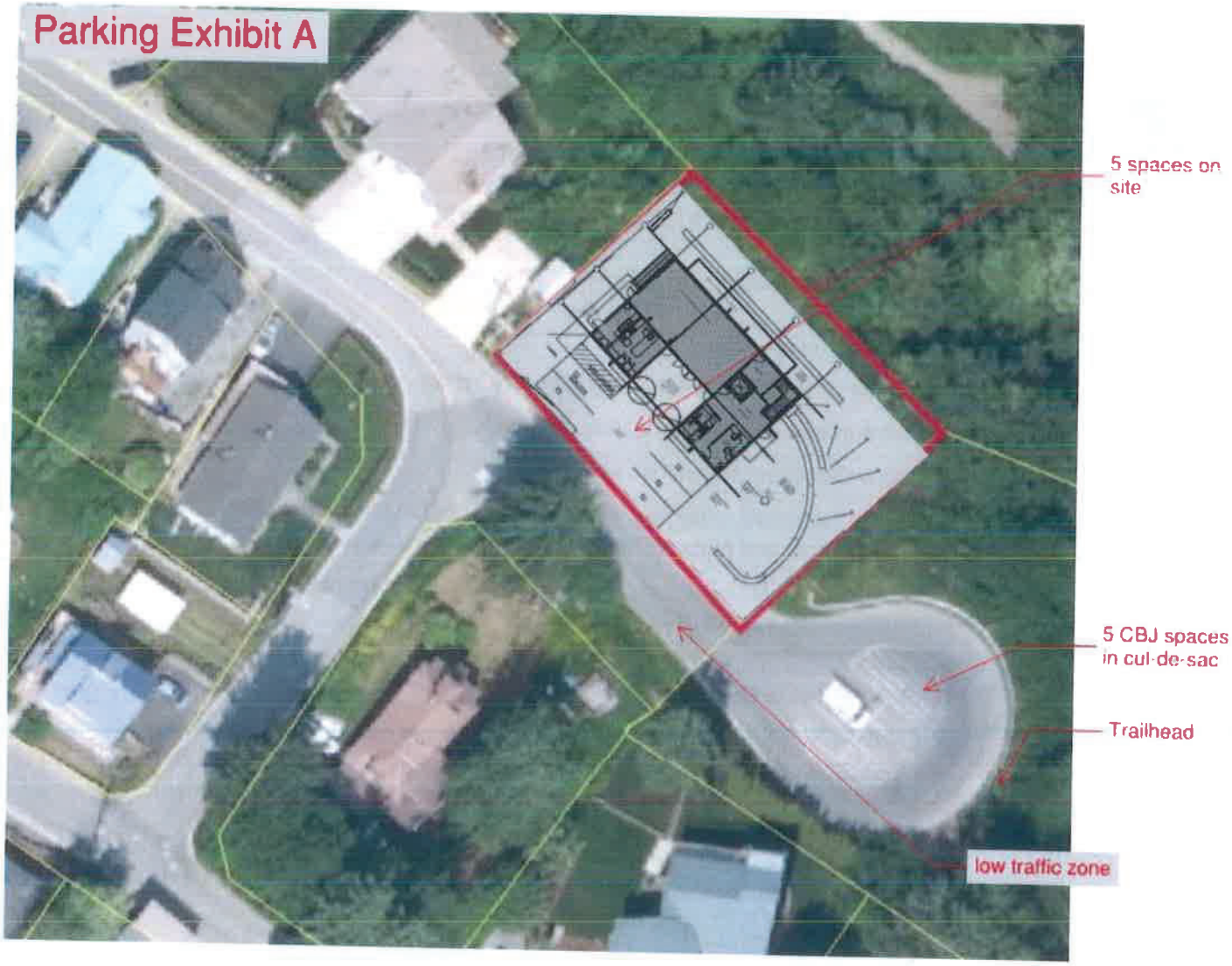
Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

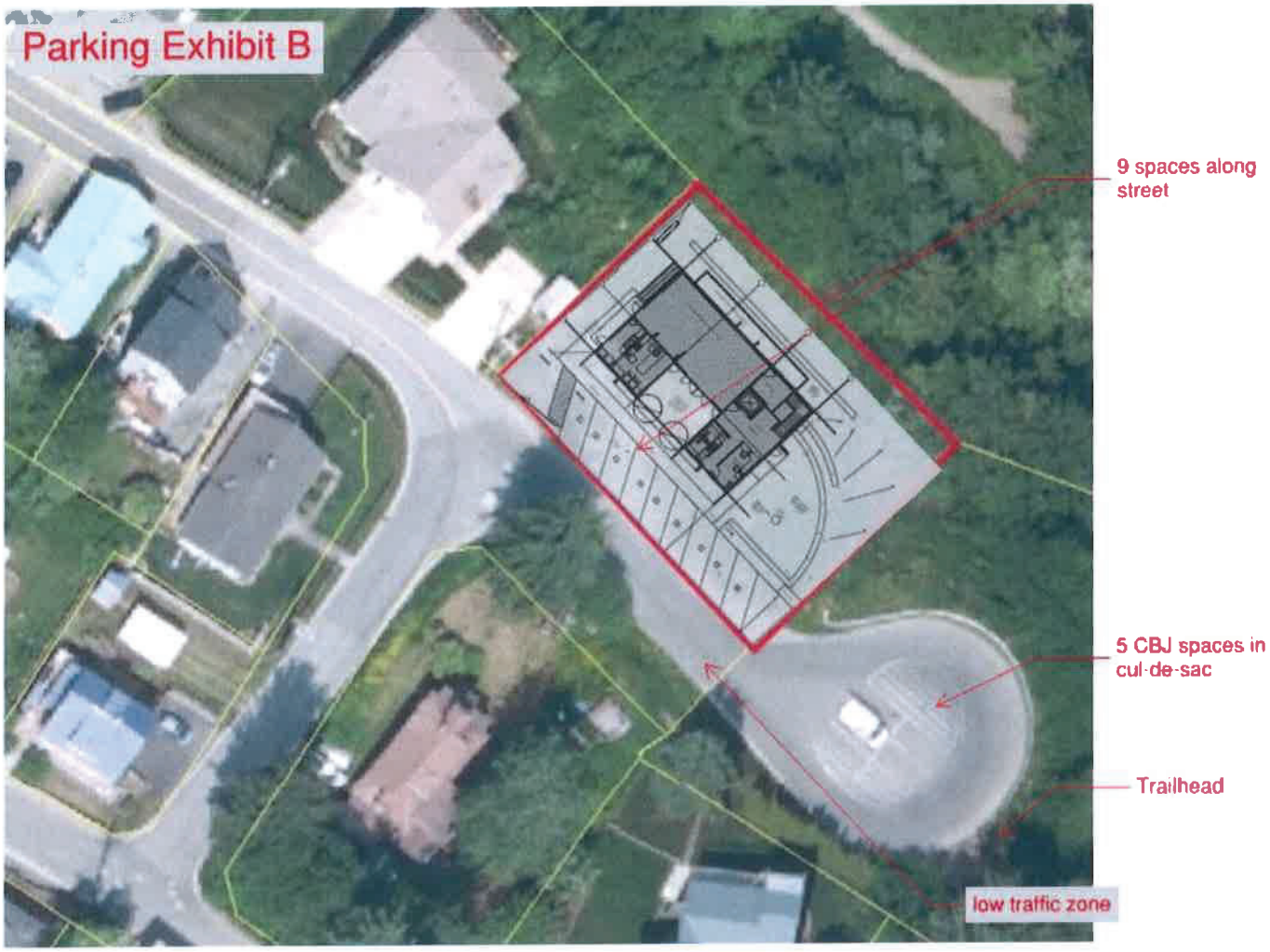
p.907.586.6150
f.907.586.6181



B) A more favorable solution is to get a variance that will allow back-out angled parking directly onto the short, low-traffic, section of St. Anns that serves the small cul-de-sac parking area and Treadwell access point. If back-out angled parking not this portion of St Anns is allowed without the 13' wide drive aisle stipulated in the land use code, this site can accommodate 9 spaces. The DIA would consider posting some of these spaces as shared for public use, thereby expanding public access capacity at the trailhead at no cost to the City. Understanding the Planning Department does not find this favorable as it would allow backout parking onto a street, a potentially dangerous condition in high traffic streets, but not uncommon in Juneau in low traffic areas such as this. I believe this will require Planning Commission approval. See Parking Exhibit B.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181



Prior to processing the PWD, we would like this second option to be discussed with the Planning Commission. As this is Phase 2 work we feel this may be considered on the Phase 2 development schedule.

8) **Site survey with existing conditions:** The finalized topographic survey will be forthcoming (draft provided). We understand the concern over hillside conditions. Please note that the hillside condition is not natural or original to the site, but created by a large quantity of fill deposited on top of an existing hillside that appears to have been at less than an 18% slope. This project is effectively going to remove the hillside condition and build back an engineered fill profile. Draft survey attached. Will be updated with final including slope grade in %.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind Architects, LLC
Sean M. Boily, AIA
Architect to Record, Project and Contract Manager

Anax̲ Yaa Andagan Yé Daakahídi Cultural Center:
"Where the Sun Rays Touch First"

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

35% COORDINATION SET

OWNER	ARCHITECT	MECHANICAL	ELECTRICAL	STRUCTURAL	CIVIL	LANDSCAPE	LAND SURVEY
Douglas Indian Association 1021 Glacier Ave. Juneau, AK, 99801	NorthWind Architects, LLC. 126 Seward St. Juneau, Alaska 99801 Sean Boily, AIA	Modern Mechanical 11001 Black Bear Road Juneau, AK 99801 (907) 789-9320	Benenyi Engineering 217 2nd St. Juneau, AK 99801 Barry Begenyi (907) 586-5900	Timberline Engineering 11460 Jo Anne Way Juneau, AK 99801 Jake Graves (907) 635-1433	ProHNS LLC 1945 Alex Holden Way #101 Juneau, AK 99801 Lucas M. Chambers, PE (907) 780-4004	Corvus Design 119 Seward St. Unit 15 Juneau, AK 99801 (907) 523-9100	North 57 Land Surveying 8800 Glacier Hwy Suite 224 1/2 Juneau, AK 99801 (907) 738-5120

PROJECT DESCRIPTION

SCOPE OF WORK DESCRIBED BELOW IS INCLUSIVE OF ALL ASSOCIATED ARCHITECTURAL, MECHANICAL AND ELECTRICAL WORK WITHIN, OR REQUIRED TO SUPPORT THE AREAS DELINEATED.

THE WORK OF PROJECT IS DEFINED BY THE CONTRACT DOCUMENT DRAWINGS AND SPECIFICATIONS, IS FOR THE CONSTRUCTION OF A NEW BUILDING. BASE BID AND DESIGN ALTERNATES AND CONSISTS OF THE FOLLOWING:

PHASE ONE SITE DEVELOPMENT. REMOVE OVERBURDEN MATERIAL DESCRIBED IN STRUCTURAL DRAWINGS AND PROVIDE ENGINEERED FILL TO DEPTH OF LOWER-LEVEL FOUNDATION. EXTEND UTILITIES AS REQUIRED TO COMPLETE THE PHASE 2 WORK. ANTICIPATE MATERIAL REMOVAL 4,800 CUBIC YARDS. ANTICIPATED PHASE 1 ENGINEERED FILL 3,500 CUBIC YARDS. INCLUSIVE WITH PHASE 1 WORK IS PROVISION OF THE LOWER "HANNA BLOCK" SITE RETAINING STRUCTURE AS WELL AS THE ELECTRICAL UTILITY POWER LINE EXTENSION. ANTICIPATING CONSTRUCTION LATE SUMMER 2023

3800gsf

PHASE 2 BUILDING AND SITE CONSTRUCTION: WORK WILL INCLUDE CONSTRUCTION OF 2600 SF, TWO STORY BUILDING AND ALL OTHER FEATURES DEFINED IN THESE DOCUMENTS, INCLUDING CONSTRUCTION OF THE UPPER SITE RETAINAGE, RAMPS, RAILINGS EXTERIOR ACCESS STAIRS, AND INSTALLATION OF HARDSCAPES AND LANDSCAPE FINISHING. ANTICIPATING CONSTRUCTION STARTING FALL 2023, EXTENDING THOUGH 2024 THE FF&E AND MOVE-IN EARLY IN 2025.

GENERAL NOTES

SHEET INDEX

A10.0	3D VIEWS
GENERAL	
G0.0	COVER SHEET
G0.1	ABBREVIATIONS & LEGEND
G1.0	SITE PLAN
CIVIL	
C1.0	CIVIL SITE PLAN
C2.0	SECTION VIEWS
ARCHITECTURAL	
A0.0	EXTERIOR BUILDING ASSEMBLIES
A0.1	INTERIOR BUILDING ASSEMBLIES
A0.2	SPECIFICATIONS
A2.0	FLOOR PLAN - LEVEL 0
A2.1	FLOOR PLAN - LEVEL 1
A2.4	ROOF PLAN
A2.5	REFLECTED CEILING PLAN - LEVEL 0
A2.6	REFLECTED CEILING PLAN - LEVEL 1
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	ENLARGED SECTIONS
A6.0	ENLARGED PLANS & INTERIOR ELEVATIONS
A6.1	ENLARGED PLANS & INTERIOR ELEVATIONS
STRUCTURAL	
S1	GENERAL NOTES & ABBREVIATIONS
S2	FOUNDATION PLAN
S3	FIRST FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	SECTION
S6	SECTION
S7	SECTION
MECHANICAL	
M0.2	SCHEDULES

COVER SHEET

SHEET # G0.0

PLOT DATE: 06/05/2023
ISSUE DATE: 06/05/2023

© NorthWind Architects, LLC; Project Number: NWA-2206

ABBREVIATIONS

#	pound or number
&	and
(E)	existing
(R)	relocated
+	plus
-	minus
<	Angle
=	equal
@	at
A/C	air conditioning
AB	anchor bolt, air barrier
ABV	above
ACOUS	acoustical
ACT	acoustical ceiling tile
AD	area drain
ADJ	adjacent
ADJST	adjustable
AESS	architecturally exposed structural steel
AFF	above finished floor
AG	acoustical glass
ALT	alternate
ALUM	aluminum
ANC	anchorage
APPROX	approximate
ARCH	architectural
ARG	abuse resistant gypsum wall board
ASPH	asphalt
AVG	average
AWP	acoustical wood panel
B.O.	bottom of
BD	board
BLDG	building
BLK	block
BLKG	blocking
BLW	below
BM	beam
BOD	bottom of deck
BOF	bottom of footing
BOT	bottom
BSBD	baseboard
BSMT	basement
BTWN	between
C.I.P.	cast in place
CAB	cabinet
CB	cove base
CBU	cement backer unit
CEM	cement
CF	cubic foot
CFCI	contractor furnish/ contractor install
CFMF	cold formed metal framing
CG	corner guard
CIP	cast in place concrete
CJ	control joint
CL	center line
CLG	ceiling
CLO	closet
CNR	corner
CNTR	counter
CO	clear clean out
COL	column
CONC	concrete
CONN	connection
CONST	construction
CONT	continuous
CONTR	contractor
CORR	corridor
CPT	carpet
CR	closet rod
CT	ceramic tile
CTR	center
CTSK	countersink
CUH	cabinet unit heater

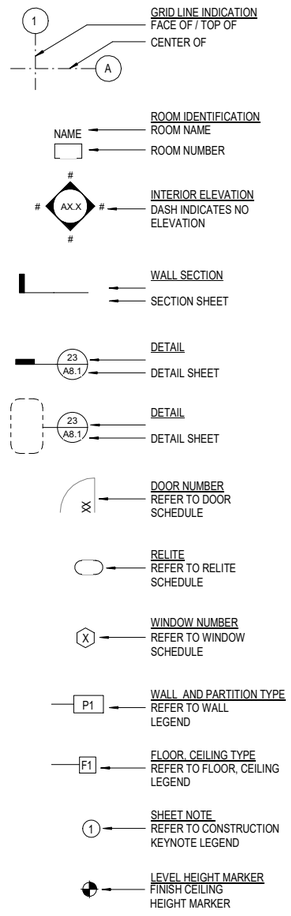
CUR	cubical curtain
CW	curtain wall
CWB	cement board
D	deep, depth
DBL	double
DEB	dry erase board
DEMO	demolish, demolition
DEPT	department
DET	detail
DF	drinking fountain
DIA.	diameter
DIM	dimension
DIV	division
DN	down
DP	dampproof(ing)
DR	door
DS	downspout
DW	dishwasher
DWG	drawing
DWR	drawer
E	east
EA	each
EF	exhaust fan
EJ	expansion joint
EL	elevation
ELEC	electrical
ELEV	elevator
EM	entry mat
EMER	emergency
ENCL	enclosure
EP	electrical panelboard
EPX	epoxy
EQ	equal
EQUIP	equipment
EXH	exhaust
EXIST	existing
EXP	exposed
EXPAN	expansion
EXT	exterior/extend
F	factory finish
FA	fire alarm
FAB	fabricate
FAF	fluid applied flooring
FBCT	folding baby changing table
FD	floor drain, file drawer
FDC	fire department connection
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FFL	finished floor line
FG	fiberglass
FH	fire hydrant
FHD	feminine hygiene disposal
FIN	finish
FLASH	flashing
FLR	floor
FO	face of
FOC	face of concrete
FOF	face of finish
FOS	face of studs
FP	fireproof
FRMG	framing
FRP	fiberglass reinforced panels
FRT	fire retardant treated
FS	full size
FSS	folding shower seat
FT	foot, feet
FTG	footing
FURR	furring
FUT	future
FWS	freestanding wire shelving
GA	gauge
GALV	galvanized

GB	grab bar
GEN	general
GFCI	government furnish/contract install
GI	galvanized iron
GL	glass
GND	ground
GRD	grade
GT	glass tile
GWB	gypsum wall board
GYP	gypsum
H2O	water cooler
HB	hose bibb
HC	hollow core
HDG	hot dipped galvanized
HDR	header
HDWD	hardwood
HDWE	hardware
HM	hollow metal
HMT	hollow metal thermal break
HORIZ	horizontal
HR	hour
HT	height
HTG	heating
HTR	heater
HVC	heating/ventilating/cooling
HWH	hot water heater
ID	inside diameter
IG	insulated glass
IHM	insulated hollow metal
INCL	include
INSUL	insulation
INT	interior
IPS	interior paint system
JAN	janitor
JST	joist
JT	joint
KD	knock down
KIT	kitchen
KO	knock out
L	length, long
LAB	laboratory
LAM	laminate
LB	lock box (telephone)
LH	left hand
LIN	linoleum flooring
LKR	locker
LM	laminated glass
LT	light
LWC	linear wood ceiling
M&E	mechanical and electrical
MACH	machine
MATL	material
MAX	maximum
MBD	marker board
MC	medicine cabinet
MCP	metal ceiling panel
MCS	metal ceiling system
MECH	mechanical
MEMB	membrane
MET	metal
MFR	manufacturer
MGO	magnesium oxide
MH	manhole
MIL	millimeter
MIN	minimum
MIR	mirror
MPI	Master Painter's Institute
MR	moisture resistant
MRGB	moisture resistant gypsum board
MSB	mop service basin
MTD	mounted
MTL	metal
MTLB	metal base

MUL	mullion
MWP	metal wall panel
N	north
N/A	not applicable
NIC	not in contract
NO	number
NOM	nominal
NSMF	non-structural metal framing
NTS	not to scale
OC	on center
OD	outside diameter
OFCI	owner furnish/contractor install
OFOI	owner furnish/owner install
OH	overhead
OPNG	opening
OPP	opposite
OPQ	opaque
ORD	overflow roof drain
PC	pre-cast
PCR	proximity card reader
PCT	porcelain tile
PERF	perforated
PKG	parking
PL	property line
PLAM	plastic laminate
PLUM	plumb, plumbing
PLYWD	plywood
PNL	panel
PR	pair
PREFAB	prefabricated
PREFIN	prefinish(ed)
PSF	pounds per square foot
PSI	pounds per square inch
PT	paint
PTD	paper towel dispenser
PTDR	paper towel dispenser and receptacle
PTN	partition
PTR	paper towel receptacle
PVMT	pavement
QT	quarry tile
RB	resilient/rubber base
RCP	reflected ceiling plan
RD	roof drain
RE:	regarding (see)
REBAR	reinforcing bar
REF	reference
REFL	reflected
REFR	refrigerator
REINF	reinforc(ed)(ing)
REQD	required
RESIL	resilient
RFEC	recessed fire extinguisher cabinet
RH	robe hook, right hand
RM	room
RO	rough opening
RP	resin panel
RRS	resilient rubber sheet
RSB	rubber self cove base
RTD	rated
RWL	rain water leader
SA	self-adhered
SASW	self-adhered sheet waterproofing
SB	shower bench
SCHED	schedule
SCO	seat cover
SD	soap dispenser
SDT	static dissipative tile
SECT	section
SH	shelf
SHTG	sheeting
SHV	sheet vinyl
SHWR	shower
SIM	similar

SLR	sealer
SPEC	specification
SQ	square
SR	slip resistent
SS	stainless steel
SSK	service sink
SSM	solid surface material
ST	stain
STA	station
STD	standard
STL	steel
STN	stone
STRUCT	structural
SUSP	suspended
SYM	symmetrical
SYS	system
T	perpendicular
T&G	tongue and groove
T.O.	top of
TB	thermal break
TBD	to be determined
TBM	tack board (modular)
TEL	telephone
TEMP	temporary
TFF	troweled floor finish
TG	tempered glass
THK	thick
TKBD	tackboard
TOB	top of beam
TOC	top of concrete, top of curb
TOP	top of pavement
TOS	top of steel
TOW	top of wall
TPN	toilet partition TS tube steel
TSCD	toilet seat cover dispenser
TSPN	transparent
TTD	toilet tissue dispenser
TV	television
TWF	troweled wall finish
TYP	typical
UL	Underwriters Laboratories, Inc.
UNFIN	unfinished
UNO	unless noted otherwise
UR	urinal
VB	vapor barrier
VCT	vinyl composition tile
VERT	vertical
VEST	vestibule
VIF	verify in field
VR	vapor retarder
W	west, wide, width
W/	with
W/O	without
WB	window blind
WC	water closet
WCS	wood ceiling system
WCV	wall covering
WD	wood
WDG	wood grille
WDP	wood panel
WDW	window
WDWT	window treatment
WH	wall hung
WOC	walkoff carpet
WOM	walkoff mat
WP	waterproof
WR	water resistent/waste receptical
WS	window shade
WSCT	wainscot
WT	window treatment
WWF	woven wire fence
Σ	summation
≈	approximately

SYMBOLS



35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
ABBREVIATIONS & LEGEND

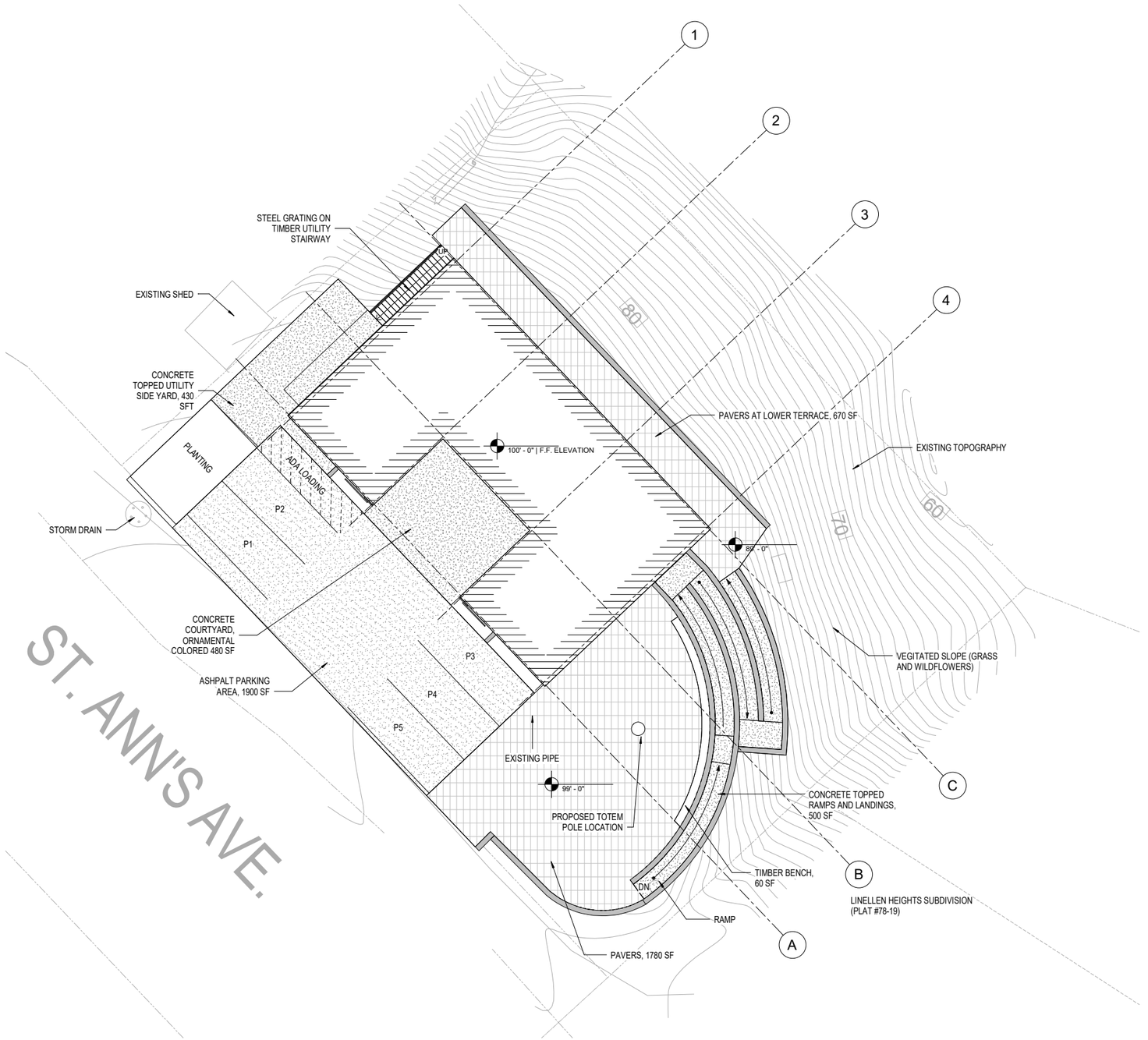
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **G0.1**

ISSUE DATE 06/05/2023

© NorthWind Architects, LLC, Project Number: NWA-2206



1 SITE PLAN
1" = 10'-0"

GENERAL NOTES:

1.

PARKING NOTES:

1.

SHEET NOTES:

1.

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SITE PLAN

CHECKED
DRAWN N/A

issue	date	description

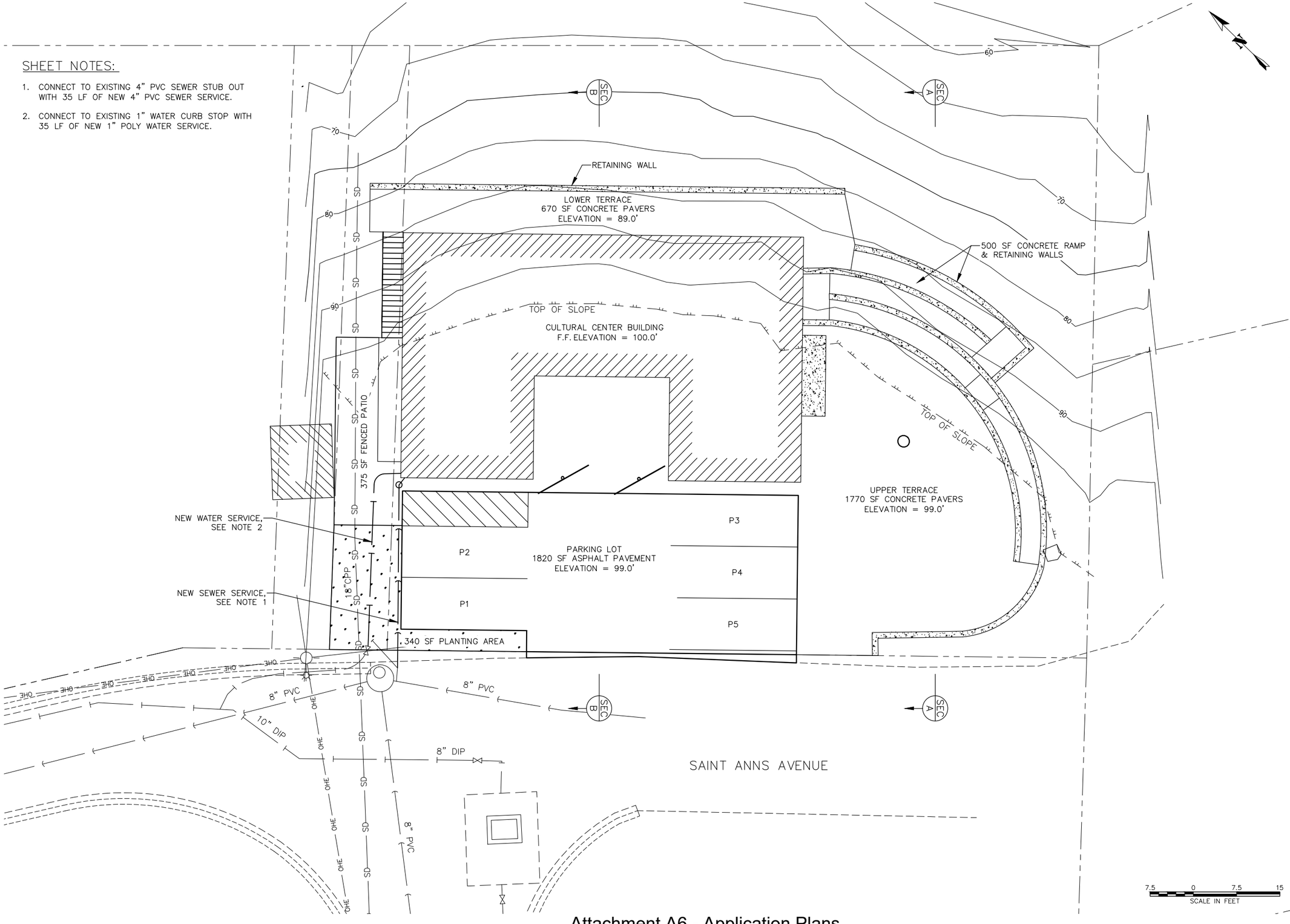
SHEET # **G1.0**

ISSUE DATE 06/05/2023

@ NorthWind Architects, LLC, Project Number: NWA-2206

SHEET NOTES:

1. CONNECT TO EXISTING 4" PVC SEWER STUB OUT WITH 35 LF OF NEW 4" PVC SEWER SERVICE.
2. CONNECT TO EXISTING 1" WATER CURB STOP WITH 35 LF OF NEW 1" POLY WATER SERVICE.



35% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
CIVIL SITE PLAN

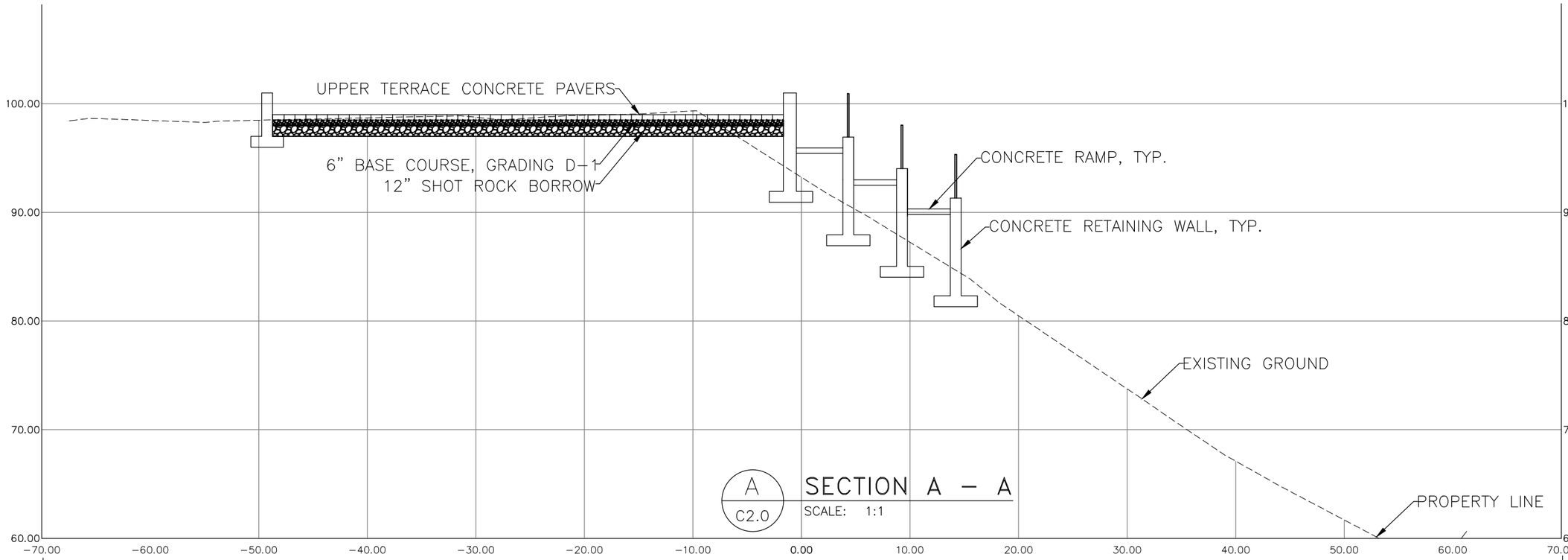
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

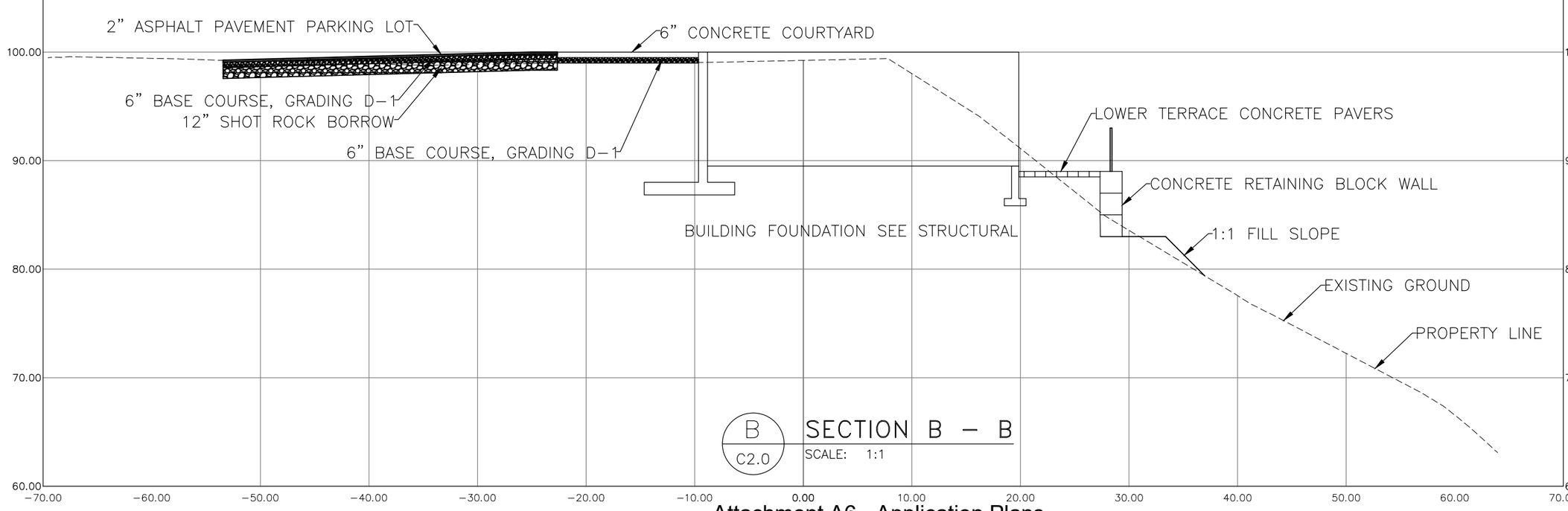
SHEET # **C1.0**

ISSUE DATE 06/02/23

7.5 0 7.5 15
SCALE IN FEET



A C2.0 SECTION A – A
SCALE: 1:1



B C2.0 SECTION B – B
SCALE: 1:1

35% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

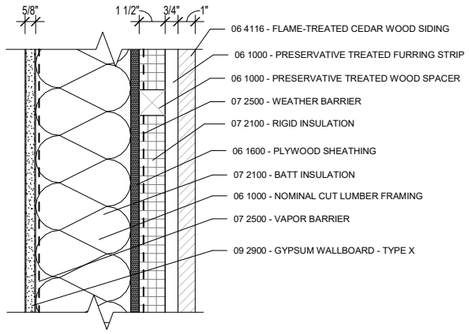
SHEET TITLE:
SECTION VIEWS

CHECKED L. CHAMBERS
DRAWN E. ROEMELING

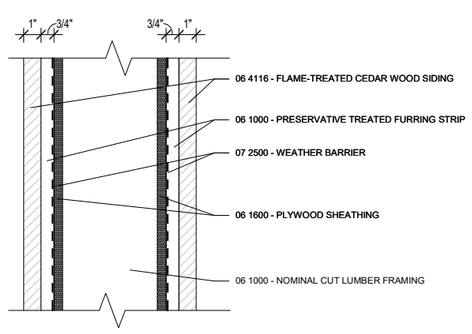
issue	date	description

SHEET # **C2.0**

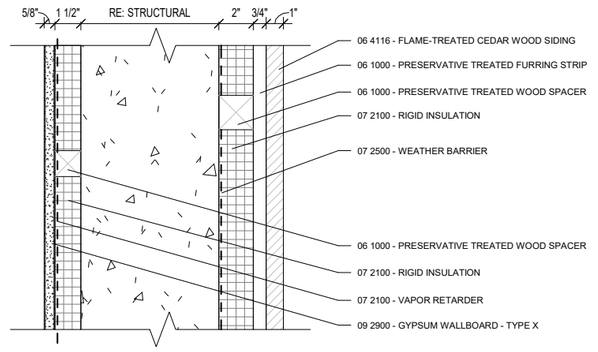
ISSUE DATE 06/02/23



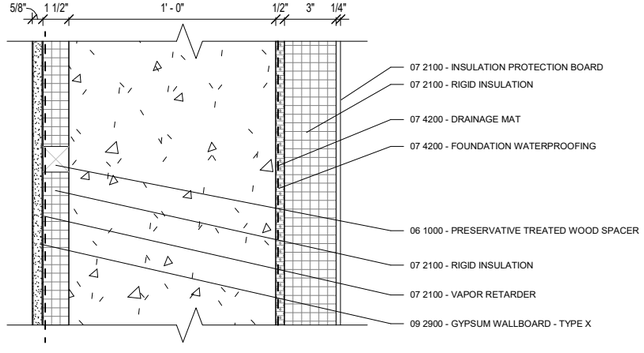
1 WS_WD1 - EXTERIOR WOOD CLAD WALL SYSTEM
3" = 1'-0"



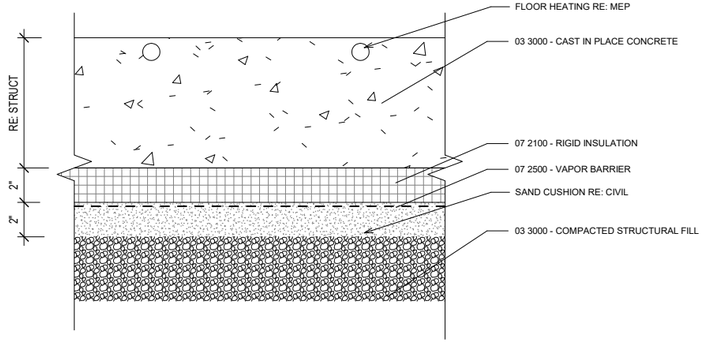
5 WS_WD2 - EXTERIOR WOOD CLAD FIN WALL SYSTEM
3" = 1'-0"



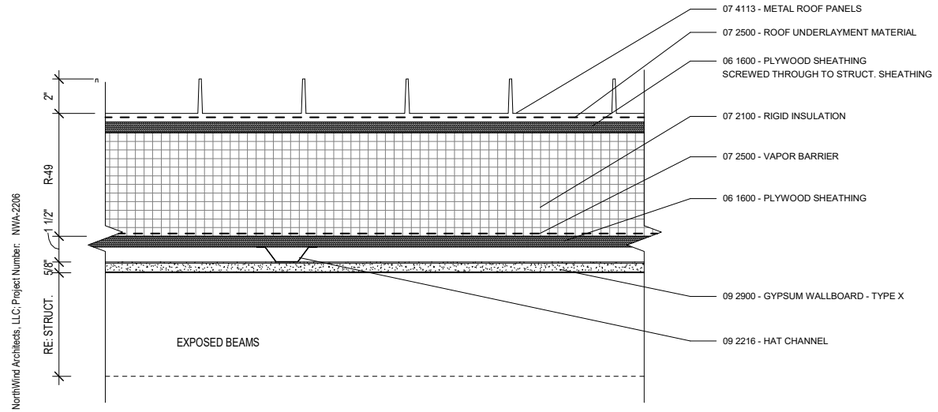
7 WS_CONC1 - CONCRETE FOUNDATION WALL
3" = 1'-0"



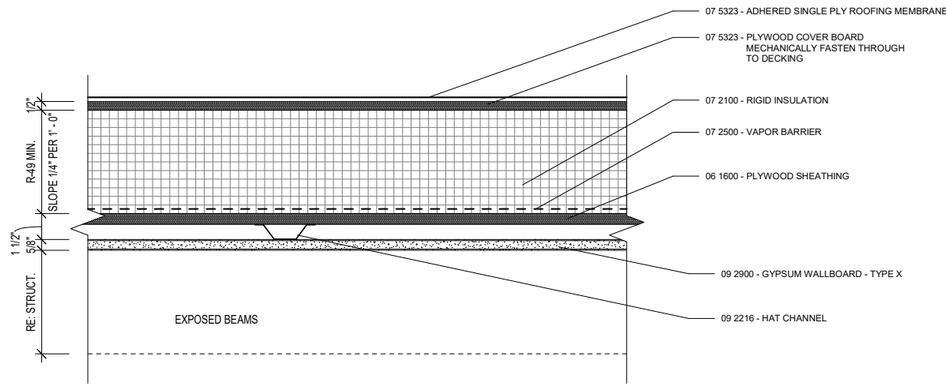
3 FWS_CONC1 - CONCRETE FOUNDATION WALL
3" = 1'-0"



6 FS_CONC2 - SLAB ON GRADE CONCRETE FLOOR SYSTEM
3" = 1'-0"



2 RS_MET1 - METAL PANEL ROOF SYSTEM
3" = 1'-0"



4 RS_EPDM1 - EPDM ROOF SYSTEM
3" = 1'-0"

GENERAL NOTES:

1. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE A FULLY AIR/WATER TIGHT ENVELOPE SYSTEM COMPRISED PRIMARILY OF THE 074200 EXTERIOR WALL ASSEMBLY AND 075323 ROOF ASSEMBLY SYSTEMS. THE AIR/WATER TIGHTNESS OF THE SYSTEM SHALL BE FIELD TESTED BY THE CONTRACTOR DURING CONSTRUCTION USING IN-PLACE MOCK-UPS, AND BY THE OWNER AS A PART OF COMMISSIONING. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
2. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE 1HR AND 2HR RATED ASSEMBLIES DESIGNED TO FULLY PROTECT THE 051200 STRUCTURAL STEEL FRAME AND 053000 STEEL DECK SYSTEMS, AND AT REQUIRED LOCATIONS TO PREVENT THE SPREAD OF FIRE AND SMOKE BETWEEN SPACES. ALL RATED ASSEMBLIES SHALL BE INSPECTED BY THE OWNER'S AGENT PRIOR TO COVER. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. ALL JOINTS AND PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE FIRE STOPPED UTILIZING DELEGATED DESIGN FIRESTOPPING DETAILS IN ACCORDANCE WITH 078443 "PENETRATION AND JOINT FIRESTOPPING".
4. ALL WALL ASSEMBLIES IN EXCESS OF 10' IN HEIGHT SHALL BE FIRE BLOCKED.
5. SEE PLANS, SECTIONS AND ELEVATIONS FOR FLOOR/CEILING AND WALL TYPE LOCATIONS.
6. SEE DETAILS FOR LOCATION-SPECIFIC INFORMATION.

LEGEND:

STRUCTURAL FRAMING - SEE STRUCT

35% SET
NOT FOR CONSTRUCTION
06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
EXTERIOR BUILDING ASSEMBLIES

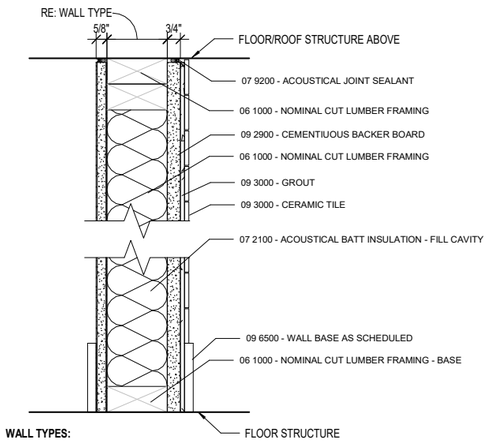
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A0.0**

ISSUE DATE 06/05/2023

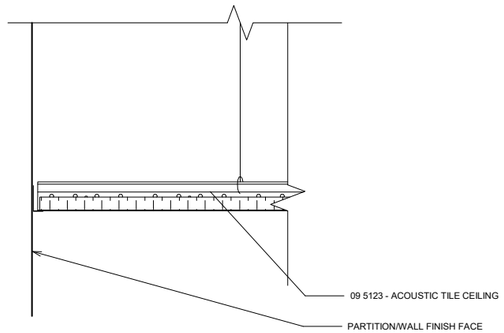
@ NorthWind Architects, LLC, Project Number: NWA-2206



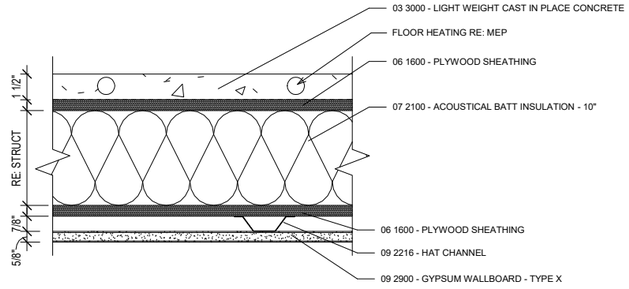
WALL TYPES:

P4 - 2x4 NOMINAL WOOD FRAMING
P6 - 2x6 NOMINAL WOOD FRAMING

4 P( )-CT - INTERIOR WOOD FRAMED PARTITION WITH CERAMIC TILE
3" = 1'-0"



5 CLG-ACT1 - ACOUSTIC TILE CEILING
3" = 1'-0"



NOTE: FLOOR TYPE FS_CONC1a EXCLUDES BATT INSULATION, FLOOR HEATING, AND GYPSUM WALL BOARD. BOTTOM FACE IS CLAD WITH CEDAR SOFFIT PANELS

6 FS_CONC1 - CONCRETE FLOOR & CEILING SYSTEM
3" = 1'-0"

GENERAL NOTES:

1. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE A FULLY AIR/WATER TIGHT ENVELOPE SYSTEM COMPRISED PRIMARILY OF THE 074200 EXTERIOR WALL ASSEMBLY AND 075323 ROOF ASSEMBLY SYSTEMS. THE AIR/WATER TIGHTNESS OF THE SYSTEM SHALL BE FIELD TESTED BY THE CONTRACTOR DURING CONSTRUCTION USING IN-PLACE MOCK-UPS, AND BY THE OWNER AS A PART OF COMMISSIONING. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
2. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE 1HR AND 2HR RATED ASSEMBLIES DESIGNED TO FULLY PROTECT THE 051200 STRUCTURAL STEEL FRAME AND 053000 STEEL DECK SYSTEMS, AND AT REQUIRED LOCATIONS TO PREVENT THE SPREAD OF FIRE AND SMOKE BETWEEN SPACES. ALL RATED ASSEMBLIES SHALL BE INSPECTED BY THE OWNER'S AGENT PRIOR TO COVER. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. ALL JOINTS AND PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE FIRE STOPPED UTILIZING DELEGATED DESIGN FIRESTOPPING DETAILS IN ACCORDANCE WITH 078443 "PENETRATION AND JOINT FIRESTOPPING".
4. ALL WALL ASSEMBLIES IN EXCESS OF 10' IN HEIGHT SHALL BE FIRE BLOCKED.
5. SEE PLANS, SECTIONS AND ELEVATIONS FOR FLOOR/CEILING AND WALL TYPE LOCATIONS.
6. SEE DETAILS FOR LOCATION-SPECIFIC INFORMATION.

LEGEND:

STRUCTURAL FRAMING - SEE STRUCT

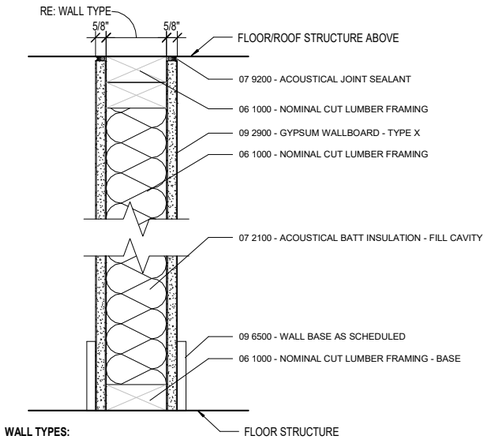
35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

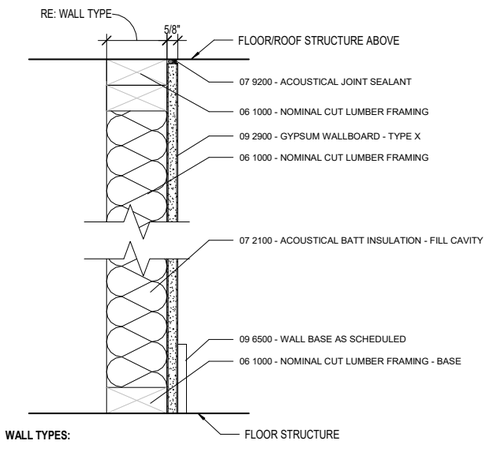
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.



WALL TYPES:

P4 - 2x4 NOMINAL WOOD FRAMING
P6 - 2x6 NOMINAL WOOD FRAMING

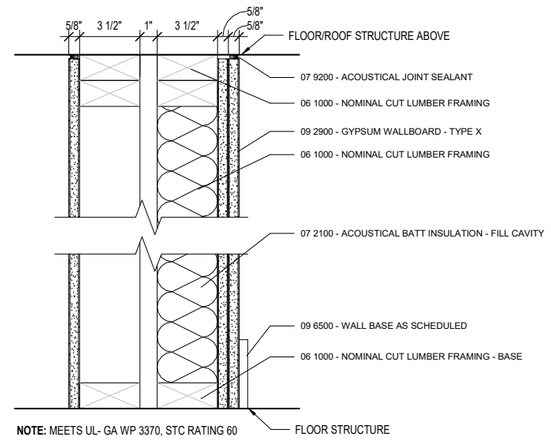
1 P( ) - INTERIOR WOOD FRAMED PARTITION
3" = 1'-0"



WALL TYPES:

F4 - 2x4 NOMINAL WOOD FRAMING
F6 - 2x6 NOMINAL WOOD FRAMING

2 F( ) - INTERIOR WOOD FRAMED FURRING WALL
3" = 1'-0"



NOTE: MEETS UL- GA WP 3370, STC RATING 60

3 SW1 - INTERIOR WOOD FRAMED ELEVATOR SHAFT WALL PARTITION
3" = 1'-0"

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
INTERIOR BUILDING ASSEMBLIES

CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A0.1**

ISSUE DATE 06/05/2023

© NorthWind Architects, LLC; Project Number: NWA-2206

ARCHITECTURAL SPECIFICATIONS:

DIVISION 01 - GENERAL REQUIREMENTS

1. SUBMITTALS: PROVIDE SUBMITTALS, INCLUDING SHOP DRAWINGS, PRODUCT LITERATURE, COLOR/PATTERN SELECTIONS, AND PROPOSED SUBSTITUTION FOR CONSULTANT AND CLIENT REVIEW AND APPROVE PRIOR TO PROCUREMENT. DIGITAL SUBMITTALS FORMATTED TO STREAMLINE REVIEW PREFERRED. ANTICIPATE 10 DAY SUBMITTAL TURNAROUND BY A/E TEAM.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ASSEMBLY OF ALL COMPONENTS OF THE WORK.

DIVISION 03 - CONCRETE
SEE STRUCTURAL AND CIVIL SPECIFICATION

DIVISION 05 - METALS:
SEE ALSO STRUCTURAL SPECIFICATION

SECTION 05 50 00 - METAL FABRICATIONS
1. OPEN FRAMING OF INTERIOR STAIRWAY (PAINTED)
2. GUARDRAIL ASSEMBLIES AT INTERIOR STAIRWAY.
3. STAINLESS STEEL PIPE HANDRAILS AT INTERIOR STAIRWAYS
4. HOT DIPPE GALVANIZED GUARDRAIL ASSEBLY AT LANDSCAPE RAMP.
5. HOT DIPPED GALVANIZED GUARDRAIL ASSEMBLY AT LANDSCAPE RAMP AND STAIR
6. GLVANIZED STEEL GRAING STIR TREADS AT LANDSCAPE STAIRWAY.
7. 316 ALLOY STAINLESS STEEL CABLE NET INFILL PANELS AT LANDSCPAE RAMP RAILING
8. STEEL PIVOT POISTS FOR WOOD PANELS IN COURTYARD (PAINTED)
9. HOT DIPPED GALVANIZED STEEL TOTEMPOLE BASE ARMATURE IN COURTYARD

DIVISION 06 - WOOD, PLASTICS, & COMPOSITES:

SECTION 06 10 00 - ROUGH CARPENTRY
SEE ALSO STRUCTURAL SPECIFICATION
1. DIMENSION FRAMING LUMBER, WOOD BLOCKING AND NAILERS – FOR MISC FRAMING
2. PLYWOOD:
   A. INTERIOR MISCELLANEOUS BACKING USE: LOCATIONS AND THICKNESS PER DRAWINGS, GRADE ACX

SECTION 06 20 23 - INTERIOR FINISH CARPENTRY
1. INTERIOR WOOD TRIM:
   A. INTERIOR TRIM FOR TRANSPARENT FINISH
      a. SOLID SAWN WOOD, PREMIUM, HEMLOCK, ¾" MINIMUM.
   B. INTERIOR FRAMES AND JAMBS FOR TRANSPARENT FINISH
      a. SOLID SAWN WOOD, PREMIUM CVG, HEMLOCK, ¾" MINIMUM.

SECTION 06 20 30 - EXTERIOR FINISH CARPENTRY
1. EXTERIOR WOOD PANLS:
   A. 2" THICK CEDAR SLABS GANGED TO GETHER IN TWO 10' X 10' CARVABLE PANELS - ICYS STRAIGHT LUMBER SUPPLIED (HOONAH)
   B. SOLID 3" CEDAR IMBERS FOR CONFIGURATION AS CURVED SITE BENCH ALONG RETAINING WALL (SEE SITE PLAN). APPOXIMATELY 30 LF X 16" DEEP MOUNTED TO CAST CONCRETE SITE WALL.

SECTION 06 41 14 - PLASTIC LAMINATE FACED ARCHITECTURAL CABINETS
1. ARCHITECTURAL CABINETS:
   A. GRADE: PREMIUM
   B. TYPE OF CONSTRUCTION: FRAMELESS
   C. DOOR AND DRAWER-FRONT STYLE: 1/2" REVEAL OVERLAY
   D. ADA KNWE SPACE AT VEGTABLE SINK IN TEACHING KITCHEN, AND AT WASH SINK IN STAFF KITCHENETTE.
   E. LAMINATE CLADDING: HIGH-PRESSURE DECORATIVE LAMINATE: NEMA LD 3
      a. BASIS OF DESIGN MANUFACTURER: FORMICA
      b. COLOR: BLOND CEDAR 8576
2. SOLID SURFACE COUNTERTOPS:
   A. SSM-1, FORMICA - BIANCO MINERAL 758
3. STAINLESS STEEL COUNTERTOP AT KITCHEN: CUSTOM-FORMED 16GA 316 ALLOY WITH SQUARE EDGE AND WELDED CORNERS.
   A. ISLAND TOP INTEGRATES STAINLESS STEEL VEGTABLE WASH SINK, FINISHED ON 4 SIDES.
   B. TOPS FLANKING RANGE FINISHED ON 2 SIDES, WITH INTEGRAL 6" TALL STAINLESS STEEL BACKSPLASH.

07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 21 00 - INSULATION
A. ACOUSTIC INSULATION:
   A. PARTITION AND FLOOR ASSEMBLIES: GLASS FIBER BLANKET INSULATION:
      a. UNFACED, TYPE I, ASTM C665, WITH MAXIMUM FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF 25 AND 50, RESPECTIVELY, PER ASTM E84; PASSING ASTM E136 FOR COMBUSTION CHARACTERISTICS. THICKNESS AS INDICATED ON DRAWINGS
   B. RIGID INSULATION #1: ROXUL 1.5" MINERAL WOOL BOARD, MEDIUM DENSITY. FOR USE UNDER WOOD SIDING.
   C. RIGID INSULATION #2: TYPE XXX EPS FOR USE IN ROOF ASSEMBLY AND ON WARM SIDE OF CONCRETE STURCTURE.
   D. RIGID INSULATION TYPE #3: TYPE XXX XPS FOR SUBGRADE USE, UNDER CONCRETE SLABS AND EXTIONR SIDE OF FOUNDATION WALLS .
   E. FIBERGLASS BATT WALL INSULATION
   F. MINERAL WOOL BOARD INSULATION
   G. ACCESSORY INSULATION FOR MISCELLANEOUS VOIDS: MINERAL FIBER AND SPRAY FOAM INSULATION AS REQUIRED

072500 WEATHER BARRIERS:
- AT EXTERIOR WALLS:
  1. WRB-1: SELF ADHERING, VAPOR PERMEABLE, WATER RESISTIVE AIR BARRIER
     A. VAPROSHIELD - WALLSHIELD SA (GREEN).
- FLEXIBLE FLASHING AND PRE-FORMED FLEXIBLE FLASHING INSIDE AND OUTSIDE CORNERS AND END DAMS:
  1. BUTYL RUBBER FLASHING: COMPOSITE, SELF-ADHESIVE, FLASHING PRODUCT CONSISTING OF A PLIABLE, BUTYL RUBBER COMPOUND, BONDED TO A HIGH-DENSITY POLYETHYLENE FILM, ALUMINUM FOIL, OR SPUNBONDED POLYOLEFIN
  2. WEATHER BARRIER TAPE: USE WRB-1 WEATHER BARRIER TAPE AS FLEXIBLE FLASHING FOR ALL INSTANCES WHERE FLEXIBLE FLASHING IS INDICATED TO SEAL WRB-1 AND WRB-2 TO ITSELF OR TO ANY OTHER SUBSTRATE.

072600 VAPOR BARRIERS:
- AT INSIDE FACE OF STUDS, UNDER FLOOR SLAB, OVER GRADE AT EXISTING CRAWLSPACE:
  1. VB-1: HIGH DENSITY POLYETHYLENE SHEET VAPOR BARRIER:
     A. 10 MIL MINIMUM, CLEAR
     B. SEAL ALL LAPS AND PERIMETERS.
- AT UNSERSIDE OF ROOF INSULATION, SLOPED AND FLAT ROOFS.
  1. VB-2: LAMINATE WOVEN POLYETHYLENE, NONSLIP, UV-PROTECTED BACKING LAYER ON 100% BUTYL RUBBER, SELF-ADHERING BASE LAYER SUITABLE FOR APPLICATION IN FULLY ADHERED ROOFING SYSTEM:
     A. 30 MIL MINIMUM, 250 PSI, .05 PERMS

075419 SINGLE-PLY MEMBRANE ROOFING:
1. AT ROOF: 60 MILS HEAT WELDED PVC, FULLY ADHERED; LIGHT GREY.
   A. COVERBOARD PLYWOOD W/ FULL ADHESION TO UPLIFT, DESIGN BY ROOFING MANUFACTURER.
   B. MECHANICALLY FASTENED POLYSTYRENE INSULATION + TAPERED EPS INSULATION KIT FOR ¼" = 1' SLOPE TO DRAIN.
   C. VAPOR RETARDER: ICE AND WATERSHIELD APPLIED TO FLAT STRUCTURAL DECK TO SERVE AS TEMPORARY WEATHER PROTECTION PRIOR TO INSTALLATION OF TAPER KIT AND ROOFING ASSEMBLY.
   D. ROOF DRAINS:COMMERCIAL ROOF AND OVERFLOW DRAIN WITH DIBRIS SCREENS. SIZE FOR ROOF AREA, INSUALTE ALL ROOF DRAIN LINES.
2. AT DECK/BALCONY: HEAT WELDED PVC TEXTURED TRAFFIC MEMBRANE, FULLY ADHERED; DURADECK ULTRA SURCOSEAL GREY. CONTACT: DURADECK NORTHWEST 1-800-442-9215
   A. CEMENTITIOUS COVERBOARD PLYWOOD W/ FASTENERS TO UPLIFT, DESIGN BY ROOFING MANUFACTURER. TRIM FRAMING TO SLOPE 1/4:1' AWAY FROM BUILDING TO RAILING.

074200 EXTERIOR WALL AND ROOF ASSEMBLIES:
- **WOOD CLADDING AND SOFFITS:**
  1. SIDING BOARDS: VERTICALLY ORIENTED FLAME-CHAR TREATED CVG CEDAR
     A. ALTERNATING 5/4" X 8" AND X6, FLUSH T&G.
        a. PENETRATING SEALER ON ALL FACES AND CUT ENDS.
        b. NO SPLICING OR SCARFING IN AN INSTALLED COURSE. ALIGN COURSING. MITER OUTSIDE CORNERS.
     B. FASTENERS: INSTALL VERTICAL PLANK SIDING WITH STAINLESS STEEL 8D RING SHANK NAILS, EVENLY SPACED OVER HORIXONTAL 3X4" X 3-1/2" PRESERVATIVE TREATED OR CEDAR FURRING STRIPS, SPACES 16" O.C.

- **METAL ROOFING:**
  1. STANDING SEAM, CONCEALED FASTENER 24 GA PVDF COATED METAL ROOF PANELS.
     A. BASIS OF DESIGN: MBCI BATTENLOK HS 12" PAN FORMED METAL ROOF , CHARCOAL GREY.
  2. PROVIDE CLAMP RAILING TYPE SNOW STOPS AT ALL EAVES

076200 SHEET METAL FLASHING, COPING, GUTTERS:
- ACCESSORY SHEETMETAL TO MATCH: SLOPED ROOF FASCIA WRAP, ROOFING PERIMETER FLASHINGS, GUTTERS AND DOWNSPOUTS, FLASHINGS AT FENESTRATION.
  1. COPINGS AND FLASHINGS: 24GA PVDF COATED STEEL SHEETMETAL COLOR:
     A. AT RENOVATE BUILDING THE EAVE AND RAKE WRAPS AND GUTTERS TO BE WHITE. fLASHINGS AT FENESTRATIONS TO BE SELECTED BY ARCHITECT.

DIVISION 08 - OPENINGS:

085200 FIBERGLASS WINDOWS, DOORS, STOREFRONTS:
1. WINDOWS: BASIS OF DESIGN MANUFACTURER: CASCADIA
2. BASIS OF DESIGN PRODUCTS:
   A. FIXED AND AWNING WINDOWS: UNIVERSAL SERIES
   B. STOREFRONT : UNIVERSAL SERIES STOREFRONT
   C. ENTRY/EXIT DOORS, SWINGING AND SLIDING: UNIVERSAL SERIES PATIO DOORS WITH FRAMES INTEGRATED INTO STOREFRONT.
   D. GLAZING, FINISHES AND HARDWARE
      a. GLAZING: LOW-E COATED, INSULATED GLAZING UNITS (DOUBLE GLAZED)
      b. EXT & INTERIOR FRAME FINISH: CHARCOAL GREY
      c. HARDWARE: CORROSION RESISTANT FINISH ON HINGE COMPONENTS AND STAINLESS STEEL MULTI-POINT LOCK BACK, STAINLESS STEEL LOCKING KEEPERS, AND STAINLESS STEEL ROTARY CRANK OPERATOR WITH FOLDING HANDLE.

087100 INTERIOR DOORS AND FRAMES:
1. DOORS: FACTORY CLEAR-FINISHED FIVE OR SEVEN PLY LUMBER CORE WOOD DOORS;
   A. THICKNESS: 1-3/4"
   B. FACING SELECTION: PLAIN SLICED, BOOK MATCH
   C. FACE SPECIES TBD BY ARCHITECT.
   D. STILE AND RAILS ARE BONDED TO CORE, THEN ENTIRE UNIT IS ABRASIVE PLANED BEFORE VENEERING.
2. FRAMES AND TRIM:
   A. SOLID SAWN LUMBER, CLEAR FINISH TO MATCH DOOR FACES.
3. LITE OPENINGS:
   A. FRAME:SOLID SAWN LUMBER
   B. GLAZING: FACTORY INSTALLED GLAZING IN DOORS INDICATED TO BE FACTORY FINISHED. COMPLY WITH REQUIREMENTS IN SECTION 088000 "GLAZING"
4. SPECIAL DOOR - BETWEEN TEACHING KITCHEN AND EDUCATION SPACE. WE WILL HAVE A 12' WIDE X 9' TALL NANAWALL, 4 PANELS WITH ONE PANEL CONFIGURED AS A SWING DOOR FOR DAILY USE WHEN THE OTHERS ARE CLOSED. THIS SYSTEM WILL BE COPPED TO THE TEACHING KITCHEN ISLAND COUNTERTOP AND WILL BE WEATHER SEALED TO SEPARATE SOUND AND KITCHEN SMELLS AND SOUNDS FROM THE ECDUCATION SPACE. FINISHES TO MATCH OTHER DOOR AND FINISHES IN FACILITY.
5. DOOR HARDWARE:
   A. STANLEY-BEST OR ASSA ABLOY COMMERCIAL HARDWARE
      a. 5-KNUCKLE BALL-BEARING HINGES, NNO LESS THAN THREE HINGES, ALL DOORS
      b. CYLINDRICAL LOCKSETS WITH ADA COMPLIANT LEVERS, ALL DOORS
      c. WALL OR FLOOR STOPS, HOLDERS AT ALL DOORS.
      d. ADA CLOSERS WITH CONSEALED OVERHEAD STOPS ON EXTERIOR DOORS. PROVIDE PARALLEL ARMS FOR ALL OVERHEAD CLOSERS, UON.
      e. PROTECTION PLATES: ROCKWOOD
         - SIZES: FABRICATE PROTECTION PLATES (ARMOR, KICK OR MOP) NOT MORE THAN 2" LESS THAN DOOR WIDTH ON STOP SIDE AND NOT MORE THAN 1" LESS THAN DOOR WIDTH ON PULL SIDE, X THE HEIGHT INDICATED.
         - METAL PLATES: STAINLESS STEEL, 18 GAUGE (0.050) THICK. SATIN FINISH (US32D, 630), BEVELED FOUR EDGES (B4E)
      f. GASKETS AND SWEEPS: PEMKO
      g. PROVIDE CONTINUOUS WEATHERSTRIPPING AT EACH EDGE OF EVERY EXTERIOR DOOR LEAF
      h. SILENCERS AT INTERIOR DOORS: TIMELY
      i. BRUSHED CHROME HARDWARE FINISH.

SECTION 088000 - GLAZING
1. PRODUCTS:
   A. EXTERIOR: COORDINATE WITH EXTERIOR FENESTRATION SUPPLIER; TRANSPARENT INSULATING GLASS. TEMPERED WHERE REQUIRED.
   B. INTERIOR TRANSPARENT GLAZING
      a. CLEAR SAFETY GLASS
      b. OVERALL THICKNESS: 3/8" NOMINAL

DIVISION 09 - FINISHES:

092900 GYPSUM BOARD:
1. 5/8" TYPE X ASTM C1396/C1396M AT WALLS, CEILINGS
   A. PROVIDE METAL CORNER TRIMS AND J-MOLDINGS, AND VINYL EXPANSION JOINTS.
   B. PROVIDE ALL DRYWALL MUDS AND TAPES, TEXTURES TO MATCH EXISTING. PAINT OUT AS REQUIRED TO BLEND WITH SURROUNDING.
   C. MOISTURE RATED GYPSUM BOARD ASTM D3273 AT BATHROOM.
   D. CEMENT BOARD BEHIND CERAMIC/PORCELAIN TILE.

093000 TILE:
1. BATHROOM FLOORS: LARGE FORMAT SLIP RESISTANT CERAMIC TILE, THIN SET OVER UNDERLAYMENT.
2. PROVIDE 3" MARBLE THRESHOLDS AT OPENINGS, CENTERED UNDER DOORS.
3. PROVIDE 4" CERAMIC TILE BASE.
   1. BASIS OF DESIGN: MSI SURFACES GRAPHITE PORCELAIN TILE, 12x24
4. BATHROOM WALLS: WET WALLS: CERAMIC TILE WAISCOT TO 50" AFF. ALL OTHERS: SCRUBBABLE WALL PAINT.

095100 ACOUSTIC CEILING TILE AND GRID:
1. ACT 1 -BASIS OF DESIGN: ARMSTRONG ULTIMA 24X24 15/16" BEVELED TEGULAR, GRID "SILHOUETTE 1/4" REVEAL, WHITE
2. SPECIAL SUBMITTAL: SEISMIC BRACING BY MANUFCTURER.

096005 FLOORING SPECIALTIES - RUBBER BASE, STAIR NOSING AND TRANSITIONS:
- BASIS OF DESIGN: THERMOSET RUBBER BY ROPE OR JOHNSONITE. 4" COVE BASE AND WALKING SURFACE TRANSITIONS COLOR TO BE COORDINTED WITH FLOORNG SELECTION. RUBBER BASE INSTALL LOCATIONS AS SCHEDULED.

096500 LUXURY VINYL TILE (LVT) FLOORING:
1. LVT: UPSTAIRS EDUCATION SPACE, DOWNSTIAR CIRCULATION SPACE, AND UPSTAIRS LOBBY
   A. GLUE-DOWN TYPE, 30 -YEAR BY ARMSTRONG

096516 - RESILIENT SHEET FLOORING
1. RESILIENT FLOORING, KITCHEN AND UTILTIY SPACES
   A. MANUFACTURER: TARKETT
   B. STYLE: OPTIMA
   C. COLOR: SILVER BELLS 0872

096800 COMMERCIAL CARPET:
1. WALK OFF CARPET TILE : 6'X8' IN FRONT OF EACH UPSTAIRS LOBBY AND DOWNSTAIRS LOUNGE DOORS.
   A. BASIS OF DESIGN: STEP IN STYLE II BY MOHAWK GROUP
2. BROADLOOM CARPET IN OFFICES SMALL MEETING ROOM
   A. BASIS OF DESIGN: GOOD WILL - BC528 BY MOHAWK GROUP

099123 INTERIOR PAINTING:
1. INTERIOR: DESIGN-BUILD COORDINATION WITH OWNER:
   A. AT INTERIOR GYPSUM WALLBOARD SURFACES PREP AND PAINT WITH ONE COAT PA PRIMER AND COATS REQUIRED TO COVER OF EGGSHELL LATEX PAINT.
   B. PAINT OR CLEAR FINISH ALL INTERIOR WOOD DOORS, FRAM AND AND TRIM THAT IS A PART OF THE WORK.

SECTION 09 77 13 - ACOUSTICAL FABRIC WRAPPED PANELS
1. PRODUCTS:
   A. SUSPENDED FABRIC WRAPPED PANELS, DOWNSTAIRS HALLWAY, LOUNG E AND KITCHEN, UPSTAIRS BETWEEN BEAMS IN CLASSROOM.
      a. MANUFACTURER: FABRITRACK
      b. STYLE: GEO TRAK SYSTEM
      c. SYSTEM: TERRACORE POLY
      d. THICKNESS: 1"
      e. FABRIC: TO BE SELECTED BY ARCHITECT

DIVISION 10 - SPECIALITIES

SECTION 10 28 00 - TOILET, BATH, AND LAUNDRY ACCESSORIES
1. PRODUCTS: BASIS OF DESIGN
   - GARMENT HOOK (GH): BOBRICK B-682, STAINLESS STEEL SATIN FINISH
   - TOILET PAPER DISPENSER (TPD): BOBRICK B-540, STAINLESS STEEL SATIN FINISH
   - GRAB BAR (GB): BOBRICK B-5806, STAINLESS STEEL SATIN FINISH, DIMENSIONS PER DRAWINGS
   - DIAPER-CHANGING STATION (BCS): BOBRICK KB310-SSRE, STAINLESS STEEL
   - PAPER TOWEL DISPENSER (PTD): OFOI
   - PAPER TOWEL DISPENSER/ WASTE RECEPTACLE (PTDR): BOBRICK B-36903, STAINLESS STEEL SATIN FINISH
   - LIQUID-SOP DISPENSER (SD): OFOI
   - HAND SANITIZER DISPENSER (HSD): OFOI
   - MIRROR UNIT (MIR): BOBRICK B-165 2430, STAINLESS STEEL SATIN FINISH

SECTION 101423 - ROOM - IDENTIFICATION PANEL SIGNAGE

SECTION 104400 - FIRE PROTECTION SPECIALTIES
A. FIRE PROTECTION EXTINGUISHERS & CABINETS
   a. BASIS OF DESIGN: JL INDUSTRIES 2033F100
      - SURFACE MOUNTED
      - UP TO 20 LB FIRE EXTINGUISHERS
      - #4 STAINLESS STEEL
      - FULL GLASS DOOR - CLEAR ACRYLIC GLAZING W/ "FIRE EXTINGUISHER" DECAL
      - DIE CAST "FIRE" HANDLE

DIVISION 11 - EQUIPMENT

SECTION 113100 - RESIDENTIAL APPLIANCES
A. DISHWASHER
   a. BASIS OF DESIGN:
      - ADA COMPLIANT
      - FINGERPRINT - RESISTANT STAINLESS STEEL
      - 35 3/4" X 70" H X 25 3/8"D
B. MICROWAVE
   a. BASIS OF DESIGN:
      - .90 CU FT, 1500W
      - STAINLESS STEEL FACE
C. REFRIGERATOR WITH FREEZE AND ICE MAKER
   a. BASIS OF DESIGN: GE CXXX
      - CLEANSTEEL/STAINLESS STEEL
      - 33 7/8" H X 19 3/4" W X 21 1/4" D

SECTION 11400 - COMMERCIAL KICHEN EQUIPMENT AND APPLIANCES
EQUIPMENT, WILL BE COORDINATED WITH MECHANICAL:
A. 48" WIDE 6-BURNER COMMERCIAL ELECTRIC RANGE WITH INTEGRATED OVEN.
B. TYPE 1 RANGE HOOD AND SUPPORTING EQUIPMENT
C. HIGH TEMPERATURE UNDERCOUNTER DISHWASHER
D. UPRIGHT SIDE BY SIDE COMMERCIAL REFRIGERATOR AND FREEZER, TOP MOUNTED COMPRESSORS
E. 6' STAINLESS STEEL WORK COUNTER ON STAINLESS STEEL LEGS, UNDERSHELF.
F. 6' HANGING PAN RACK OVE WORK COUNTER
G. 3-WELL COMMERCIAL SINK ON STAINLESS STEEL LEGS W/ WASHER HOSE AND DRAINING SIDE APRONS, FLOOR MOUNTED GREASE INTECEPTOR.

DIVISION 12 - FURNISHINGS

SECTION 122413 - ROLLER WINDOW SHADES
1. **SUBMITTALS:** PRODUCT DATA
2. **PRODUCTS:**
   A. ROLLER WINDOW SHADE, RS-1:
      a. MANUFACTURER: DRAPER
      b. STYLE: SHEERWEAVE
      c. COLOR: WHITE PLATINUM
      d. VALANCE: CLEAR ANODIZED ALUMINUM FASCIA
   B. ROLLER WINDOW SHADE, RS-2:
      a. MANUFACTURER: MECHO SHADE
      b. STYLE: CHELSEA BLACKOUT
      c. COLOR: TO BE SELECTED BY ARCHITECT FROM MANUFACTURES FULL RANGE OF COLORS
      d. VALANCE: CLEAR ANODIZED ALUMINUM FASCIA

DIVISION 21-25 - MECHANICAL/HVAC/PLUMBING
REFER TO MECHANICAL AND PLUMBING DRAWINGS AND SHEET SPECIFICATIONS.

DIVISION 26-28 - ELECTRICAL
REFER TO ELECTRICAL DRAWINGS AND SHEET SPECIFICATIONS.

DIVISION 31 - EARTHWORK
1. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS. AS REQUIRED TO COMPLETE THE WORK. REPAIR SOILS AND PLANTING IN AREAS OF SITE DISTURBANCE. ALL FINISH GRADE SURFACES TO DRAIN AWAY FROM BUILDING.
2. COORDINATE WITH ARCHITECTURAL SITE PLANS AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.

DIVISION 32 - HARDSCAPE - COORDINATE WITH CIVIL DRAWINGS

321216 ASPHALT PAVING
3" ASPHALT PAVING OVER COMPACTED D1 BASE AND COMPACTED NSF SUB-BASE. PROVIDE PAINTED PARKING AND ACCESSIBILITY STRIPING

321313 CONCRETE PAVING
4" REINFORCED CONCRETE SIDEWALKS OVER COMPACTED D1 BASE. PROVIDE CONTROL JOINTS AT NO MORE THAN 6' CENTERS. WASHED AGGREGATE SURFACE FINISH.

321400 UNIT PAVERS
LINEAR PRECAST CONCRETE UNIT PAVERS, 4"X4"X 24" TYP. BASKET WEAVE PATTERN OVER COMPACTED D1 BASE. 8000 PSI MINMUM CONCRETE, SANDBLASTED FINISH. WWW.MODERNPAVERS.NET

PROVIDE METAL POST MOUNTED ACCESSIBLE VAN PARKING SIGNAGE PER LOCAL REQUIREMENTS..

PROVIDE BUILING ADRESS NUMBERS 6" TALL CAST ALUMINUM "1021".

PROVIDE OWNER ORGANIZATION SIGNAGE PRINTED ON 2' TALL X 5' WIDE 1/8" THICK ALUMINUM SHEET ON TWO 3"X3" ALUMINUM TUBES SET INTO LANDSCAPE WHERE INDICATED. COORDINATE SIGNAGE LED SITE LIGHTING AS NOTED ON ELECTRICAL DRAWINGS. BACK OF SIGN AND SUPPORT TUBES TO BE PAINTED DARK BROWN. COORDINATE SIGNAGE DESIGN WITH ARCHITECT AND OWNER.

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SPECIFICATIONS

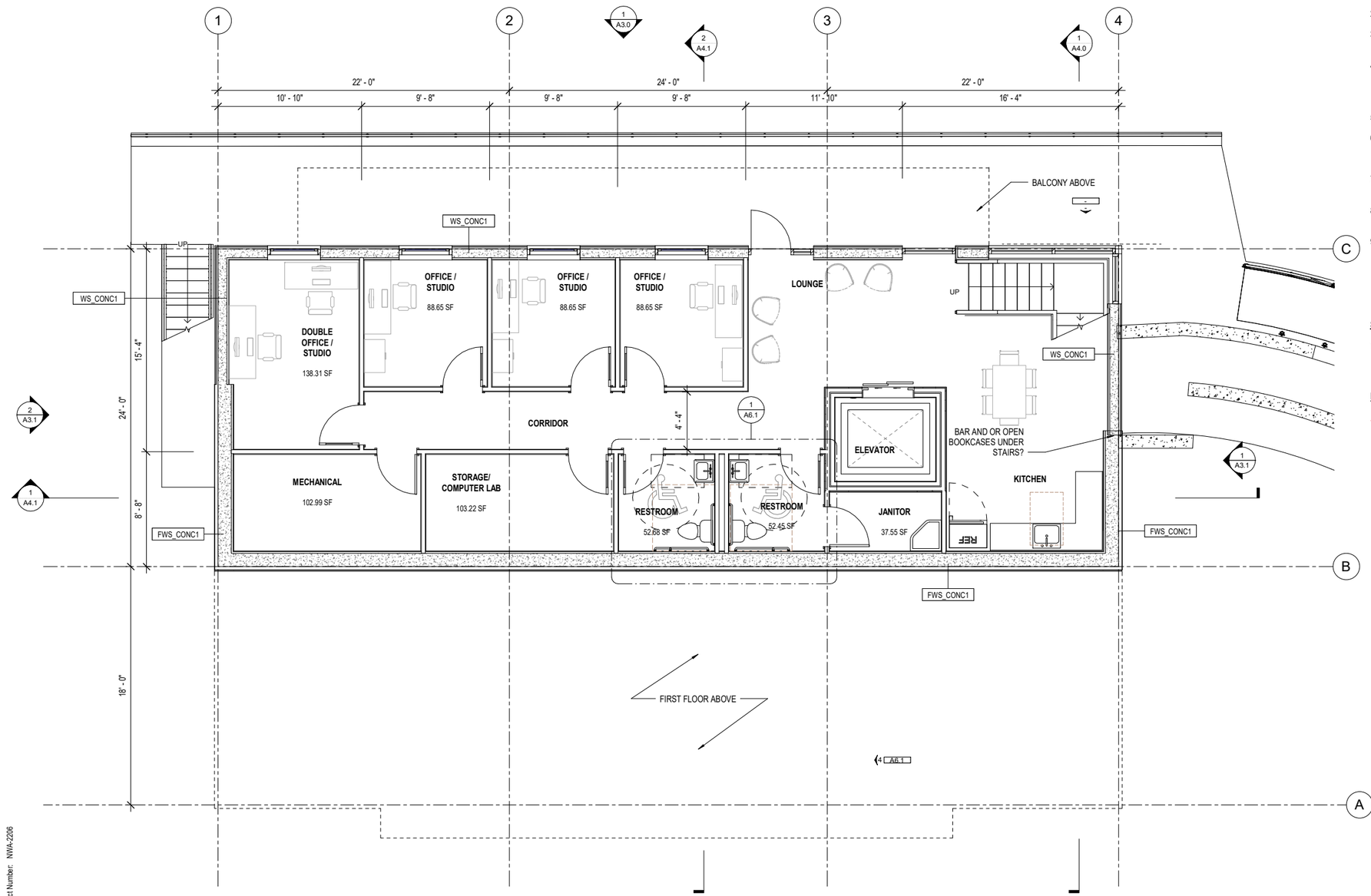
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A0.2**

ISSUE DATE 06/05/2023

@ NorthWind Architects, LLC. Project Number: NWA-2206



1 LEVEL 0 - SUBGRADE
1/4" = 1'-0"

PLAN NORTH

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. ALL PARTITIONS ARE TYPE P1-4, UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

STRUCTURAL FRAMING - SEE STRUCT

35% SET NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
FLOOR PLAN - LEVEL 0

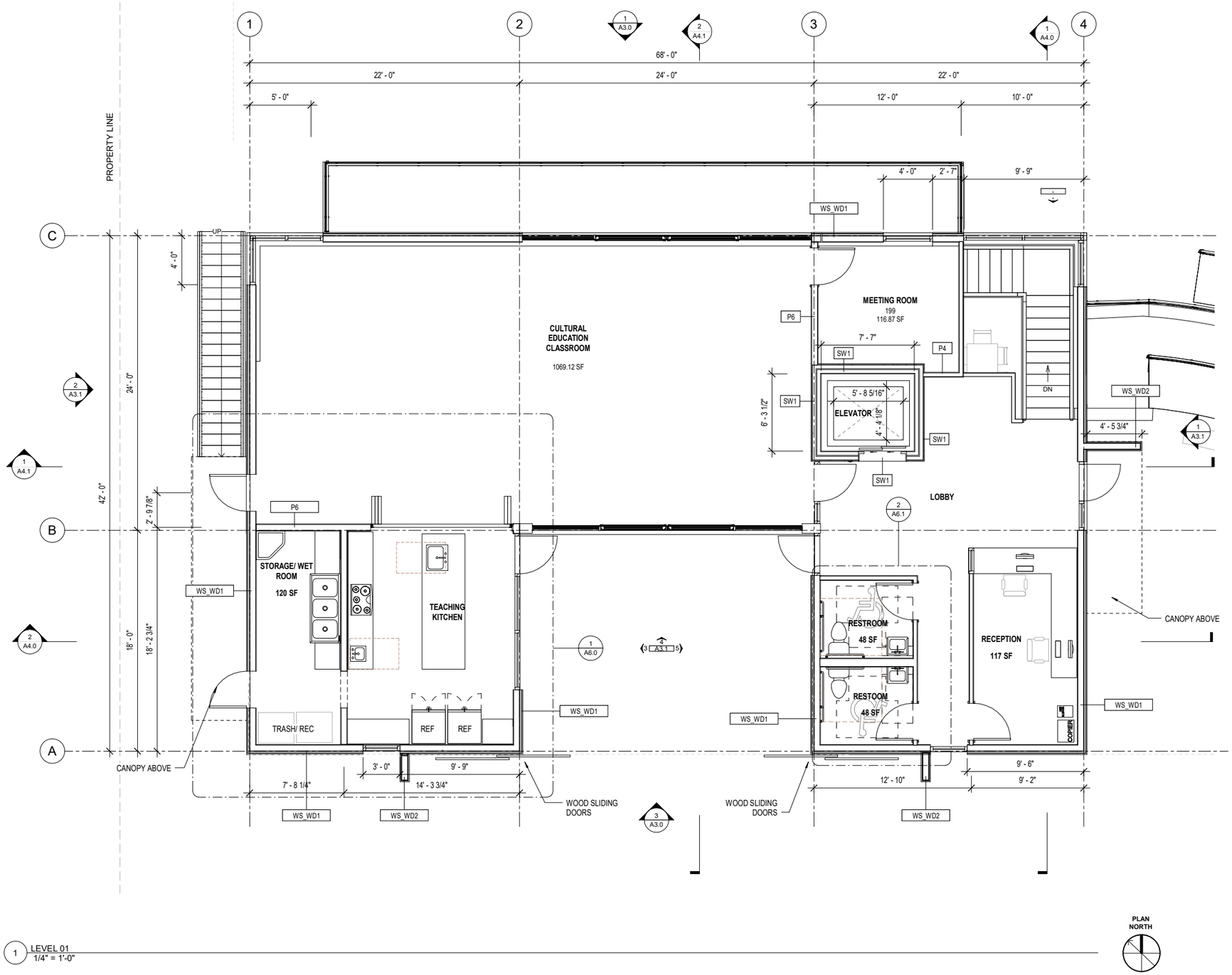
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A2.0**

ISSUE DATE 06/05/2023

@ NorthWind Architects, LLC, Project Number: NWA-2206



1 LEVEL 01
1/4" = 1'-0"

PLAN NORTH

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. ALL PARTITIONS ARE TYPE P1-4, UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

STRUCTURAL FRAMING - SEE STRUCT

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
FLOOR PLAN - LEVEL 1

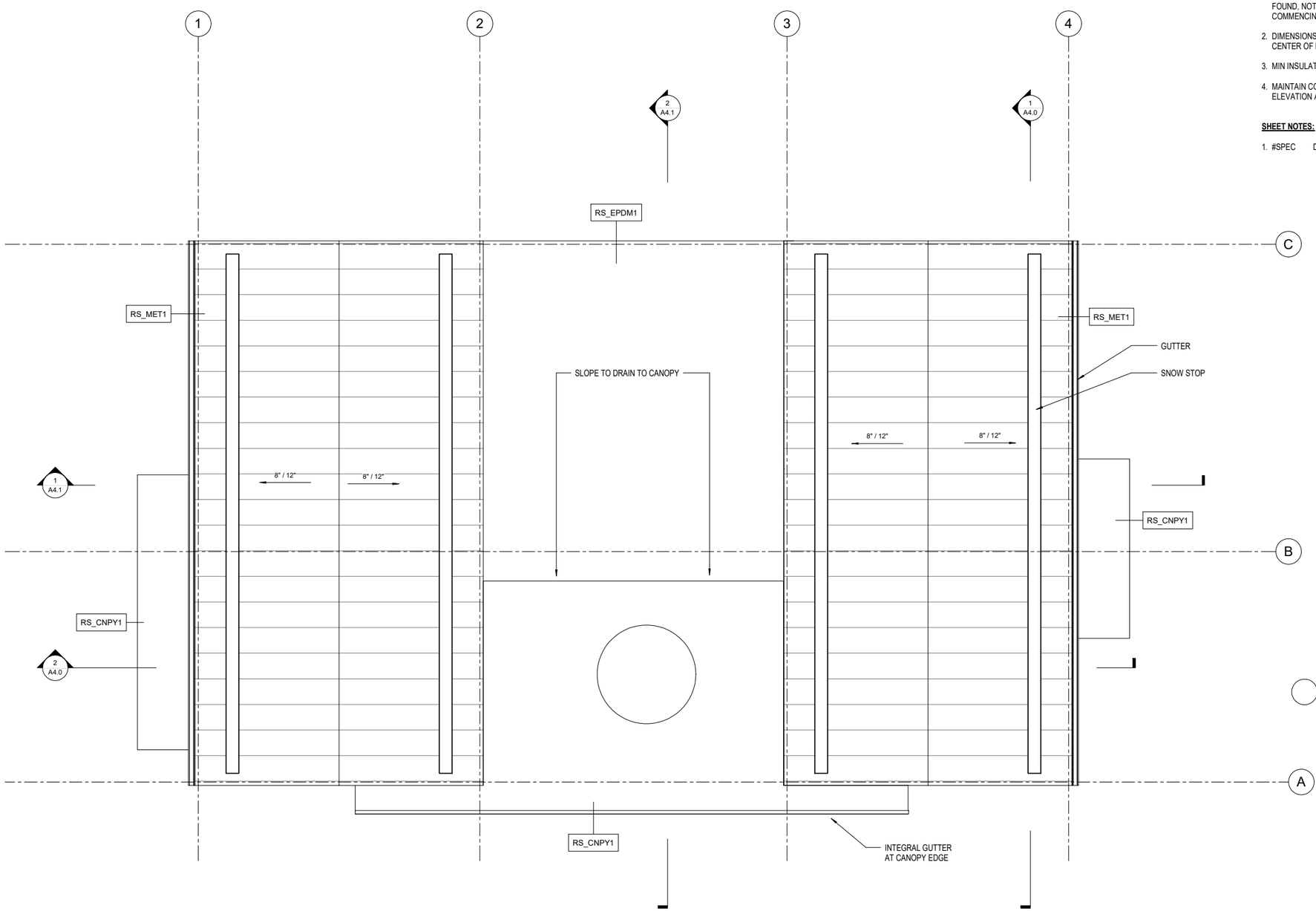
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A2.1**

ISSUE DATE 06/05/2023

@ NorthWind Architects, LLC, Project Number: NWA-2206



1 ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
3. MIN INSULATION THICKNESS AT ROOF DRAINS 8"
4. MAINTAIN CONSTANT TOP OF INSULATION ELEVATION AT ROOF PERIMETER

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
ROOF PLAN

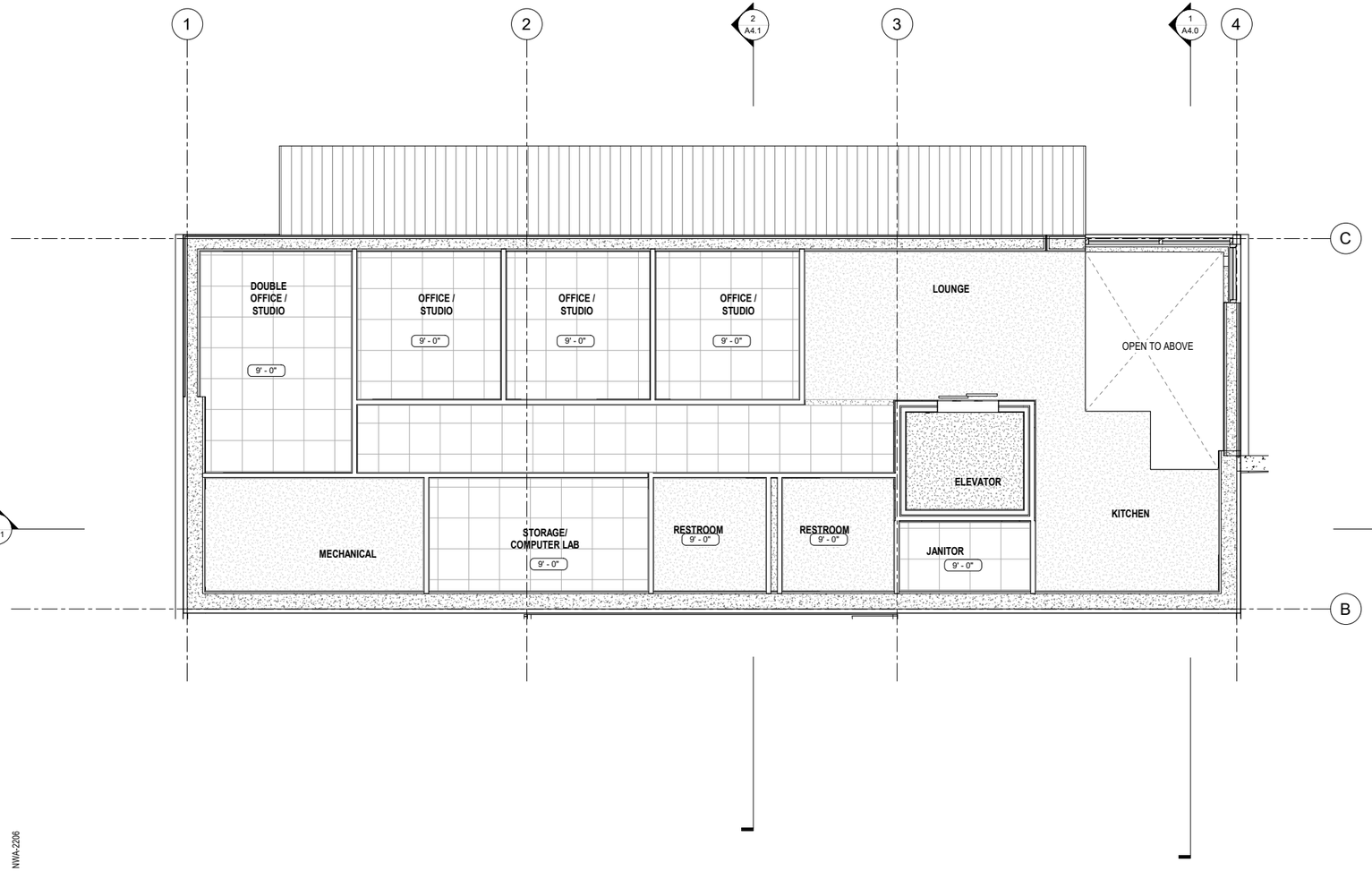
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A2.4**

ISSUE DATE 06/05/2023

@ NorthWind Architects, LLC Project Number: NWA-2206



1 REFLECTED CEILING PLAN - LEVEL 0
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. ALL CEILING HEIGHTS ARE 9' - 0" AFF, UNO.
4. COORDINATE LOCATION OF ALL MEP ITEMS WITH MEP.
5. CENTER MEP ITEMS INCLUDING SPRINKLER HEADS IN CEILING TILES.
6. LINEWORK DEPICTING CEILING TILES IS TO SHOW EXTENT ONLY. POSITION GRID SUCH THAT NO EDGE TILES IS LESS THAN 6" IN WIDTH. CENTER GRID IN SPACES WHEREVER POSSIBLE.
7. LINEWORK DEPICTING CEILING PENETRATIONS ARE SHOWN FOR REFERENCE ONLY. SEE MEP.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

35% SET
NOT FOR CONSTRUCTION
06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
REFLECTED CEILING PLAN - LEVEL 0

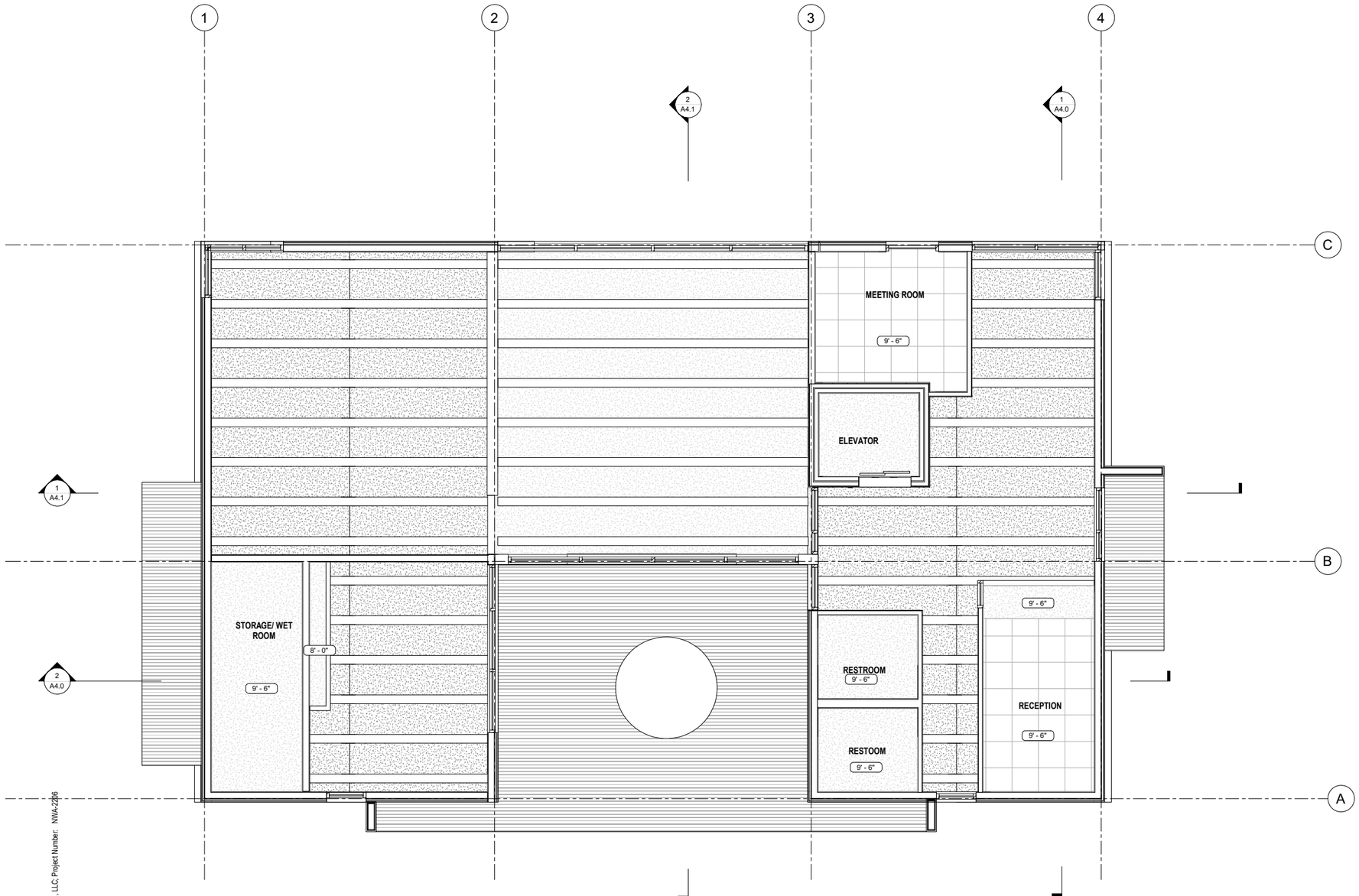
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A2.5**

ISSUE DATE 06/05/2023

© NorthWind Architects, LLC; Project Number: NWA-2206



1 REFLECTED CEILING PLAN - LEVEL 01
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. ALL CEILING HEIGHTS ARE 9' - 0" AFF, UNO.
4. COORDINATE LOCATION OF ALL MEP ITEMS WITH MEP.
5. CENTER MEP ITEMS INCLUDING SPRINKLER HEADS IN CEILING TILES.
6. LINEWORK DEPICTING CEILING TILES IS TO SHOW EXTENT ONLY. POSITION GRID SUCH THAT NO EDGE TILES IS LESS THAN 6" IN WIDTH. CENTER GRID IN SPACES WHEREVER POSSIBLE.
7. LINEWORK DEPICTING CEILING PENETRATIONS ARE SHOWN FOR REFERENCE ONLY. SEE MEP.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind
Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
REFLECTED CEILING PLAN - LEVEL 1

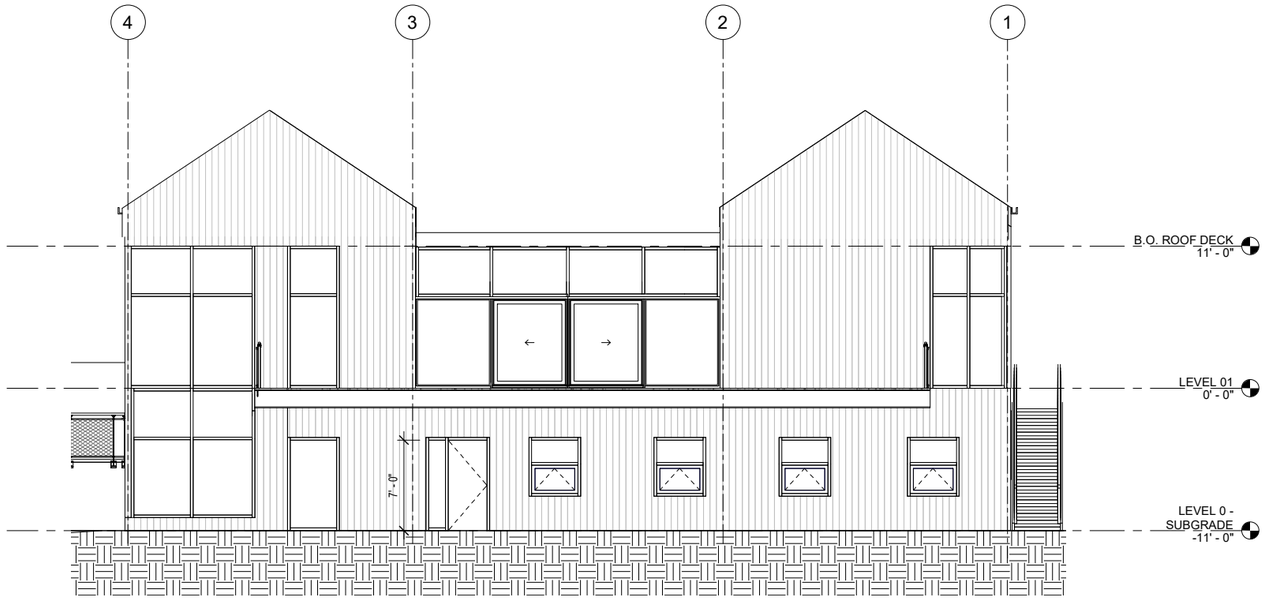
CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A2.6**

ISSUE DATE 06/05/2023

© NorthWind Architects, LLC, Project Number: NWA-2206



1 ELEVATION NORTH
3/16" = 1'-0"

3 ELEVATION SOUTH
3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
EXTERIOR
ELEVATIONS

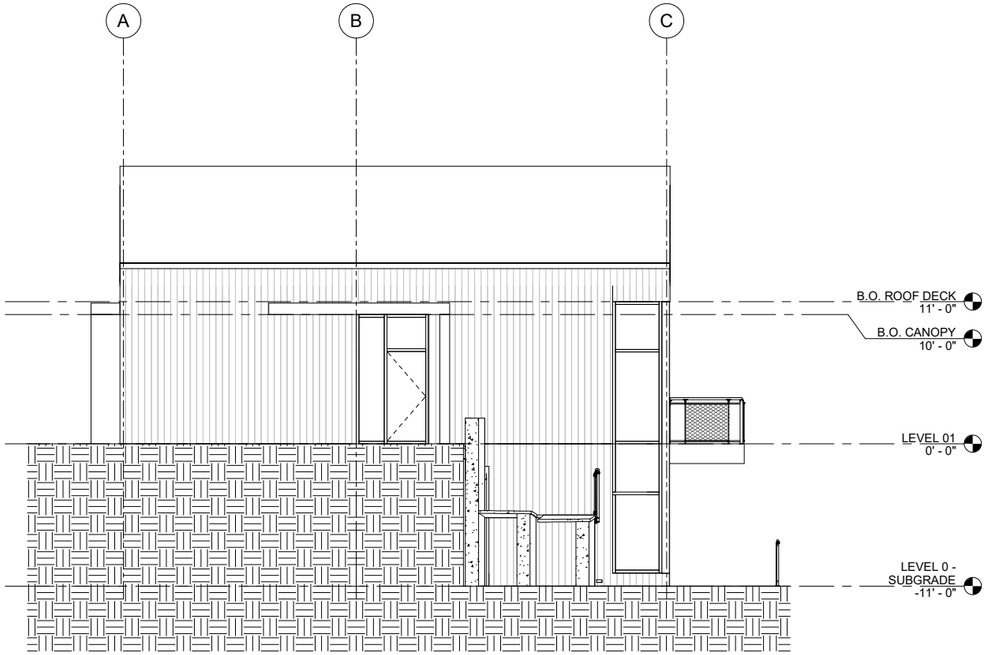
CHECKED	Approver
DRAWN	Author

issue	date	description

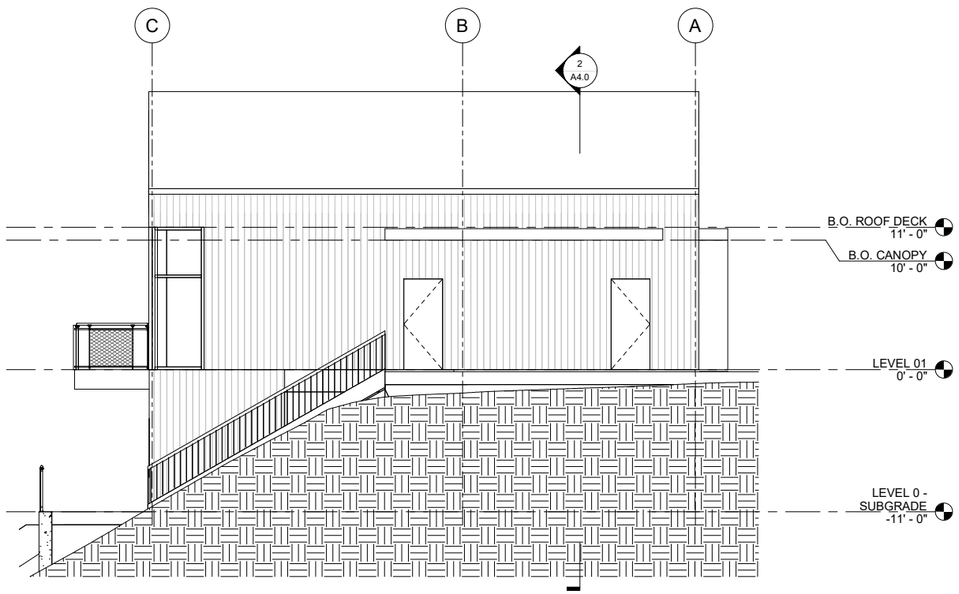
SHEET # **A3.0**

ISSUE DATE 06/05/2023

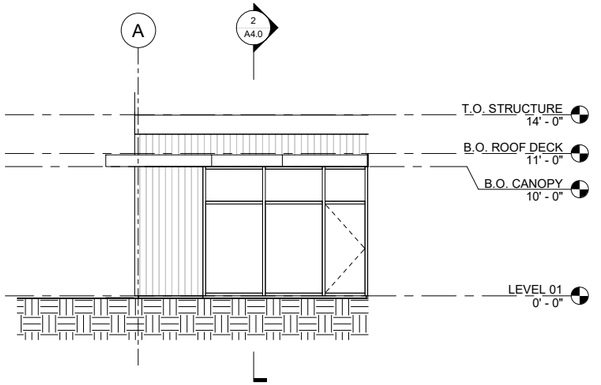
@ NorthWind Architects, LLC, Project Number: NWA-2206



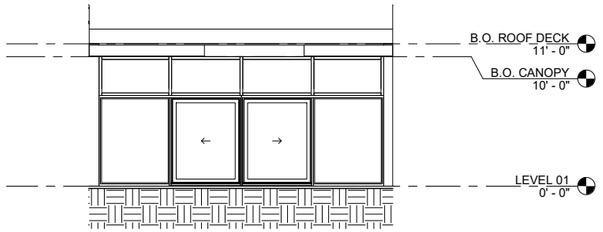
1 ELEVATION EAST
3/16" = 1'-0"



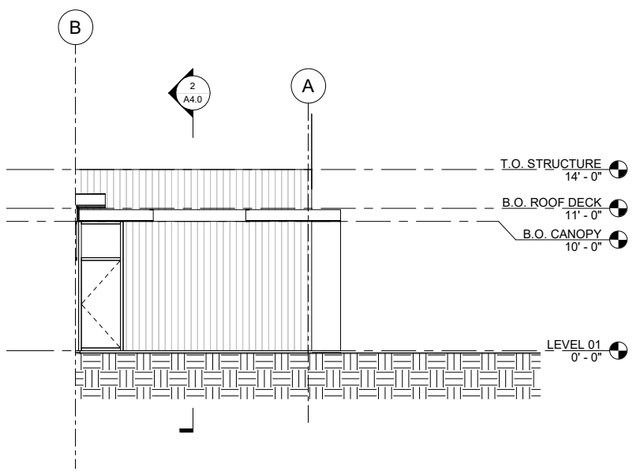
2 ELEVATION WEST
3/16" = 1'-0"



3 ELEVATION - EAST COURTYARD
3/16" = 1'-0"



4 ELEVATION - SOUTH COURTYARD
3/16" = 1'-0"



5 ELEVATION - WEST COURTYARD
3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
EXTERIOR
ELEVATIONS

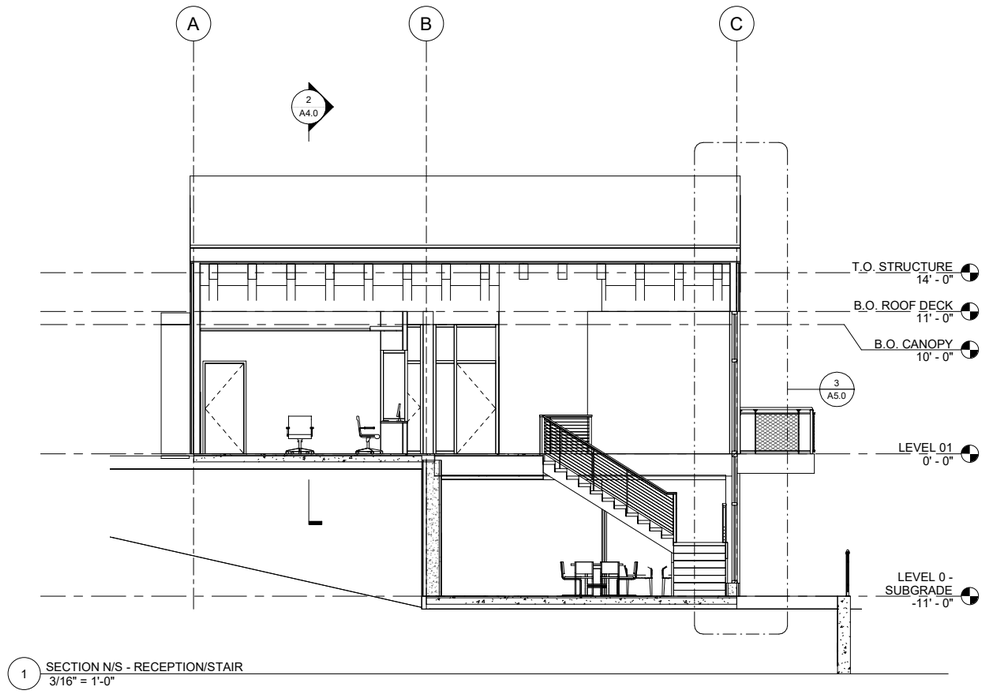
CHECKED	Approver
DRAWN	Author

issue	date	description

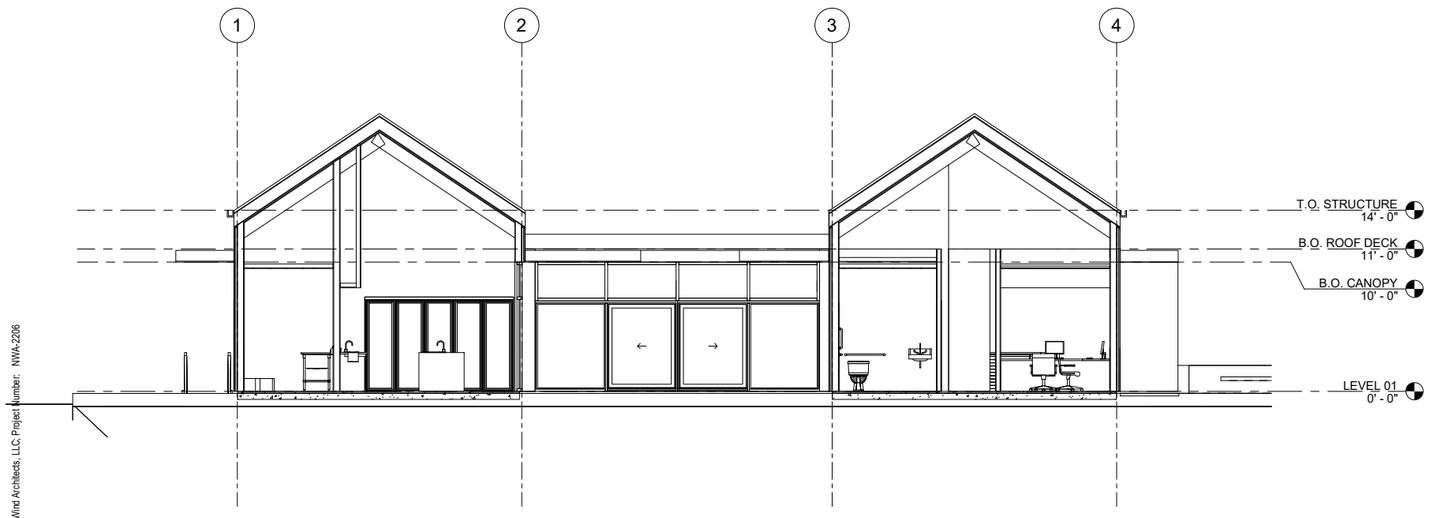
SHEET # **A3.1**

ISSUE DATE 06/05/2023

© NorthWind Architects, LLC Project Number: NWA-2206



1 SECTION N/S - RECEPTION/STAIR
3/16" = 1'-0"



2 SECTION E/W - COURTYARD
3/16" = 1'-0"

© NorthWind Architects, LLC Project Number: NWA-2206

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

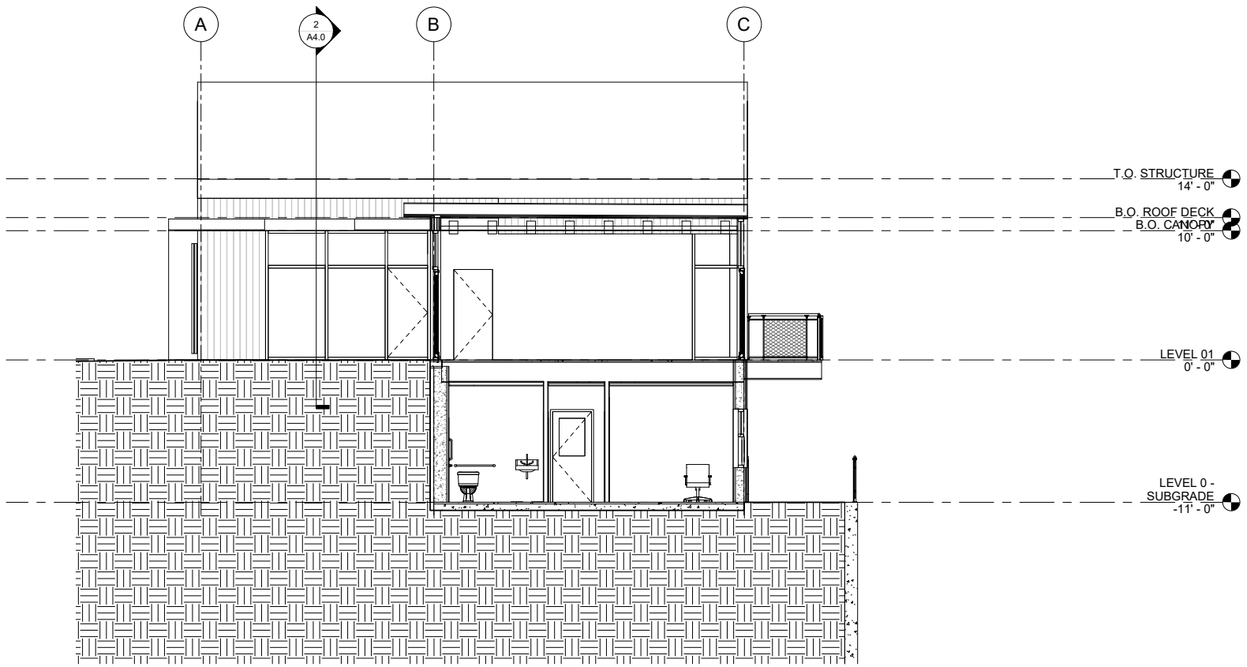
SHEET TITLE:
BUILDING SECTIONS

CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A4.0**

ISSUE DATE 06/05/2023



2 SECTION N/S - COURTYARD
3/16" = 1'-0"

1 SECTION E/W - CLASSROOM/LOWER LEVEL
3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
BUILDING SECTIONS

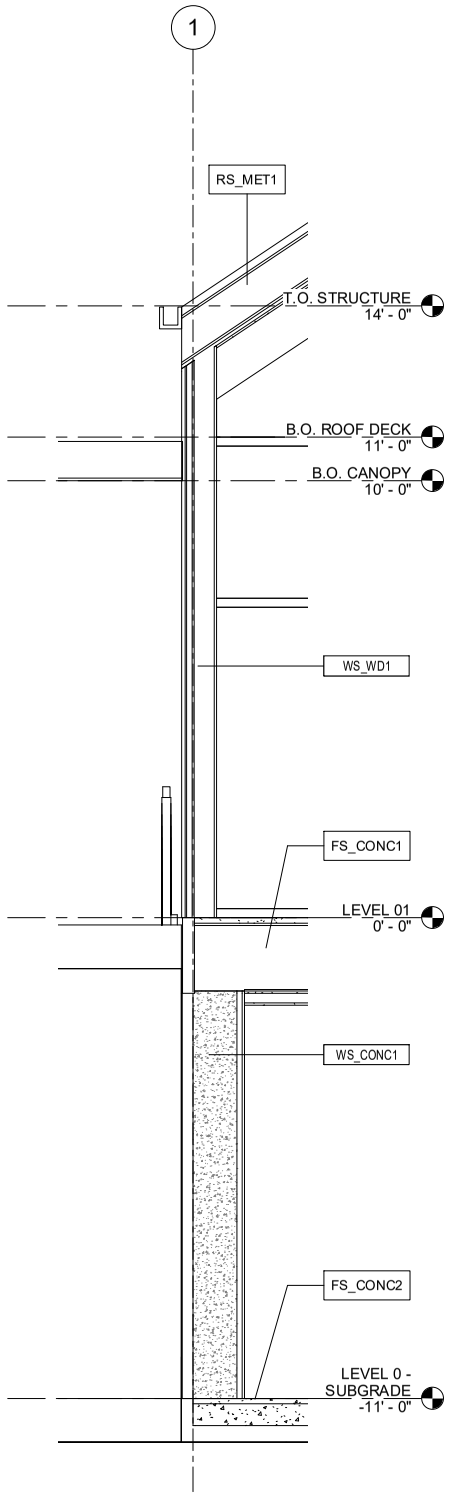
CHECKED	Approver
DRAWN	Author

issue	date	description

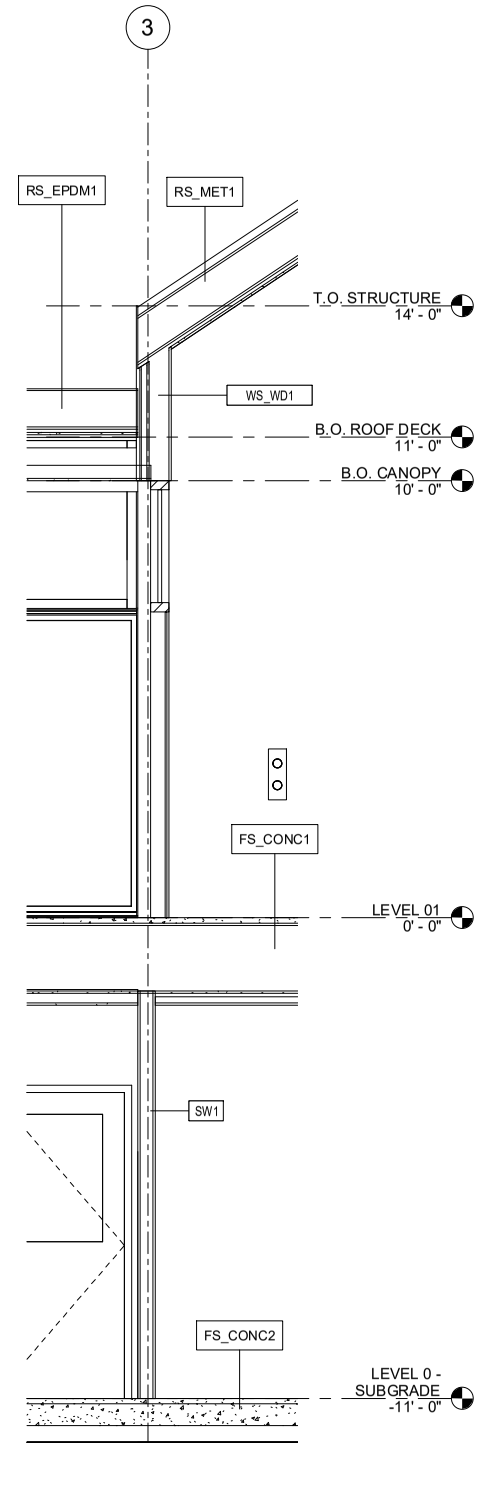
SHEET # **A4.1**

ISSUE DATE 06/05/2023

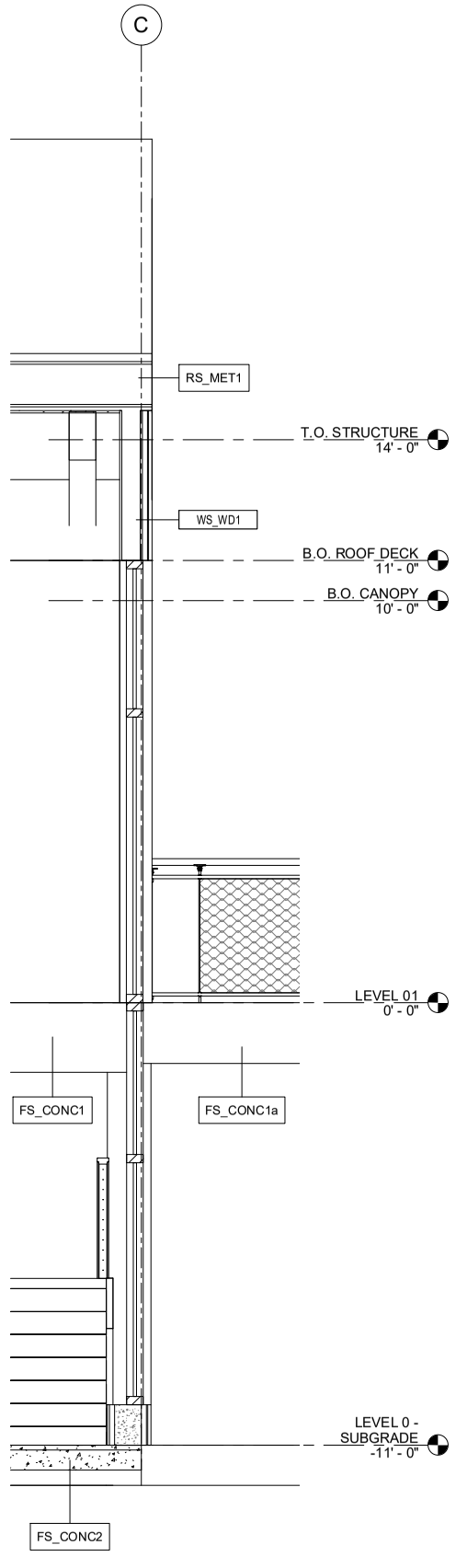
© NorthWind Architects, LLC; Project Number: NWA-2206



1 WALL SECTION_FOUNDATION WALL TO EXTERIOR WALL SECTION TYP.
1/2" = 1'-0"



2 WALL SECTION_INTERIOR WALL AT GABLED ROOF TYP.
1/2" = 1'-0"



3 WALL SECTION_DECK AT DAYLIGHT BASEMENT
1/2" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
ENLARGED SECTIONS

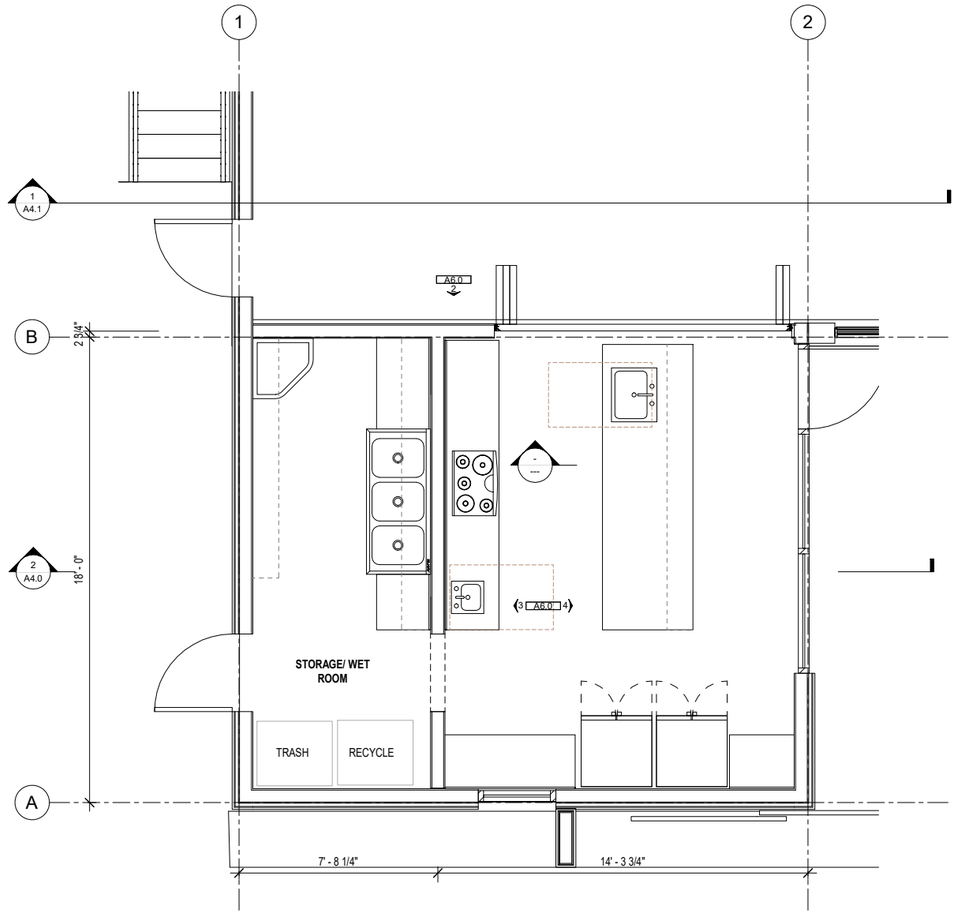
CHECKED	Approver
DRAWN	Author

issue	date	description

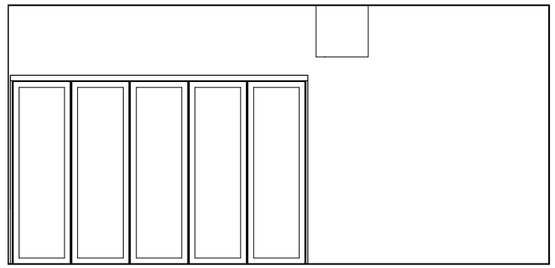
SHEET # **A5.0**

ISSUE DATE 06/05/2023

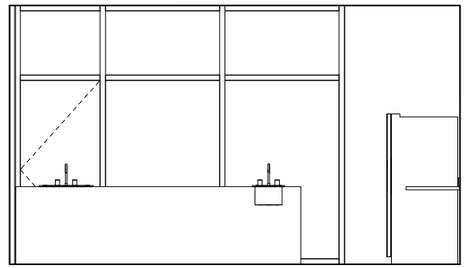
© NorthWind Architects, LLC, Project Number: NWA-2206



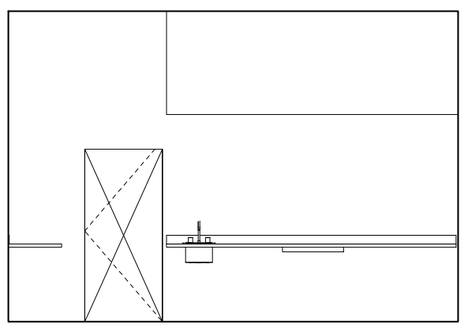
1 ENLARGED PLAN - LEVEL 01 - KITCHEN
3/8" = 1'-0"



2 KITCHEN_SOUTH
3/8" = 1'-0"



4 KITCHEN_EAST
3/8" = 1'-0"



3 KITCHEN_WEST
3/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. COORDINATE WIRE GROMMET LOCATIONS WITH OWNER IN FIELD.
4. COUNTER BRACKET SPACING NOT TO EXCEED 4'0" O.C. COORDINATE EXACT LOCATION WITH OWNERS EQUIPMENT, KEYBOARD, TRAYS AND ACCESSORY PLACEMENT. ALL COUNTER BRACKETS TO HAVE CONTINUOUS BACKING
5. CORNER GUARDS AND WALL PROTECTION NOT SHOWN FOR EVERY LOCATION. SEE FINISH PLANS AND ELEVATIONS FOR LOCATIONS.
6. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
ENLARGED PLANS & INTERIOR ELEVATIONS

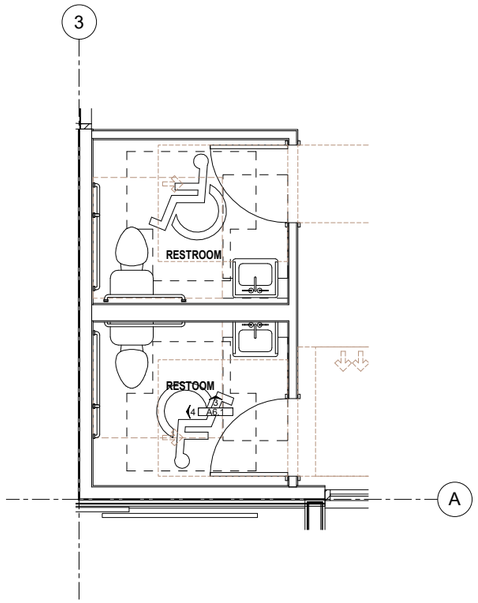
CHECKED	Approver
DRAWN	Author

issue	date	description

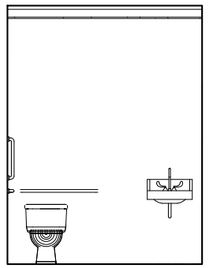
SHEET # **A6.0**

ISSUE DATE 06/05/2023

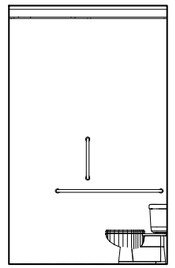
© NorthWind Architects, LLC, Project Number: NWA-2206



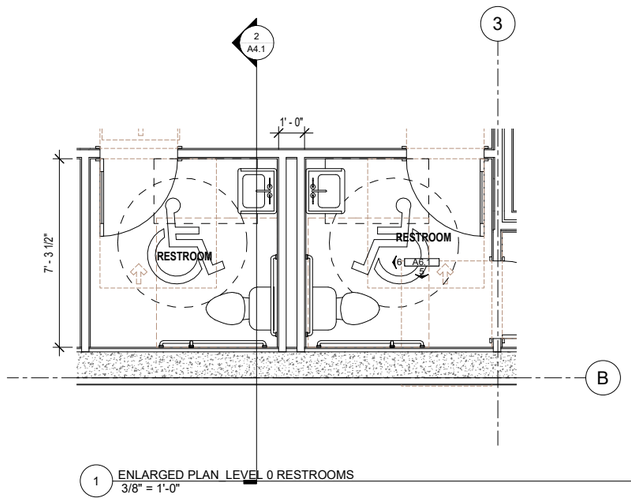
2 ENLARGED PLAN - LEVEL 1 - RESTROOMS
3/8" = 1'-0"



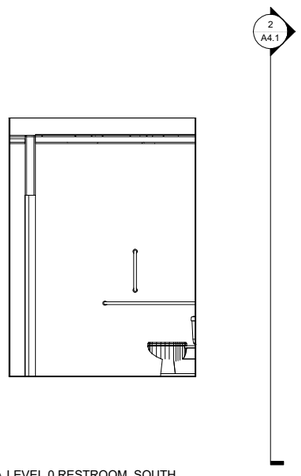
3 LEVEL 1 RESTROOM_NORTH
3/8" = 1'-0"



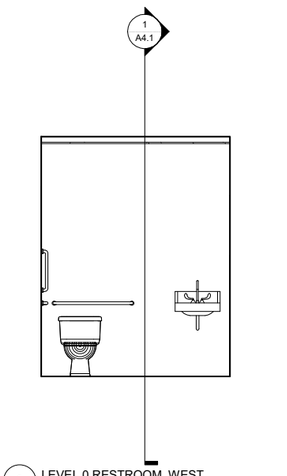
4 LEVEL 1 RESTROOM_WEST
3/8" = 1'-0"



1 ENLARGED PLAN_LEVEL 0 RESTROOMS
3/8" = 1'-0"



5 LEVEL 0 RESTROOM_SOUTH
3/8" = 1'-0"



6 LEVEL 0 RESTROOM_WEST
3/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. COORDINATE WIRE GROMMET LOCATIONS WITH OWNER IN FIELD.
4. COUNTER BRACKET SPACING NOT TO EXCEED 4'0" O.C. COORDINATE EXACT LOCATION WITH OWNERS EQUIPMENT, KEYBOARD, TRAYS AND ACCESSORY PLACEMENT. ALL COUNTER BRACKETS TO HAVE CONTINUOUS BACKING
5. CORNER GUARDS AND WALL PROTECTION NOT SHOWN FOR EVERY LOCATION. SEE FINISH PLANS AND ELEVATIONS FOR LOCATIONS.
6. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
ENLARGED PLANS & INTERIOR ELEVATIONS

CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A6.1**

ISSUE DATE 06/05/2023

@ NorthWind Architects, LLC, Project Number: NWA-2206

© NorthWind Architects, LLC; Project Number: NWA-2206

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind
Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
3D VIEWS

CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A10.0**

ISSUE DATE 06/05/2023

DESIGN CRITERIA:

1. CODE: 2021 INTERNATIONAL BUILDING CODE
2. FLAT ROOF SNOW LOAD: 50 PSF
3. BASIC WIND SPEED: 140 MPH (3 SEC. GUST)
   EXPOSURE D
4. SEISMIC DESIGN CRITERIA:
   SITE CLASS: D
   RISK CATEGORY: II
   SEISMIC DESIGN CATEGORY: D
   S_{DS} = 0.480
5. FLOOR LIVE LOADS:
   FLOORS: 100 PSF
   DECKS: 100 PSF

GENERAL NOTES:

1. THE PLANS AND SPECIFICATIONS ARE A GUIDE ONLY AND DO NOT DEPICT OR CALL OUT EVERY COMPONENT NECESSARY FOR COMPLETION OF THE PROJECT.
2. ENGINEER'S OBLIGATION AND/OR LIABILITY FOR ERRORS OR OMISSIONS SHALL BE LIMITED TO REDESIGNING AND REDRAWING THESE DRAWINGS TO CORRECT THE SITUATION.
3. PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT, THE DESIGNER SHALL REVIEW THE STRUCTURAL DRAWINGS AND DETAILS FOR DIMENSIONAL ACCURACY.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS ARE EQUIVALENT ON STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
5. AT EACH PHASE OF WORK, THE CONTRACTOR SHALL VERIFY ALL RELEVANT GRADES, DIMENSIONS, MEMBER SIZES, CONNECTIONS, AND CONDITIONS PRIOR TO ORDERING ANY MATERIALS OR COMMENCING ANY WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.
7. STRUCTURAL OBSERVATION OR FIELD INSPECTION IS NOT THE RESPONSIBILITY OF TIMBERLINE ENGINEERING LLC.

FOUNDATION:

1. NO GEOTECHNICAL REPORT OR SOILS REPORT WAS PREPARED FOR THIS PROJECT.
2. CONTRACTOR TO VERIFY THAT THE UNDISTURBED SOILS AT THE BOTTOM OF EXCAVATION HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF (WELL-GRADED SAND OR GRAVEL).
3. ORGANIC AND/OR WEAK SOILS ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, NON-FROST SUSCEPTIBLE STRUCTURAL FILL.
4. EXTERIOR FOOTINGS SHALL BEAR 2'-8" MINIMUM BELOW FINISHED GRADE OR ON NON-FROST SUSCEPTIBLE, FREE-DRAINING SOIL.
5. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000 PSI MIN. FOR STEMWALLS, AND FOOTINGS.
6. AIR ENTRAINING AGENT (3% - 6%) SHALL BE USED IN ALL CONCRETE EXPOSED TO WEATHER.
7. ALL MATERIALS AND PROCEDURES SHALL BE IN CONFORMANCE WITH ACI 318 AND OTHER APPLICABLE BUILDING CODES.
8. REINFORCING STEEL SHALL CONFORM TO ASTM A615. FOR #3 BARS AND SMALLER USE GRADE 40. FOR #4 BARS AND LARGER USE GRADE 60.
9. LAP SPLICE ALL BARS NO LESS THAN 40 BAR DIAMETERS U.N.O.
10. REBAR CONCRETE COVER:
    2" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR COLUMNS NOT EXPOSED TO WEATHER.
    1-1/2" FOR CONCRETE EXPOSED TO EARTH OR WEATHER, AND BEAMS AND
    3/4" FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.
11. HOLDOWN ANCHOR BOLTS SHALL BE GALV. ASTM F1554 GRADE 36 THREADED ROD WITH 22"-EMBEDMENT AND NUT & WASHER ON EMBEDDED END, U.N.O.
12. CONTROL JOINT SPACING SHALL BE 15' O.C. MAXIMUM IN ALL SLABS. LOCATION TO BE DETERMINED BY CONTRACTOR. SAW CUT JOINTS TO BE MADE 12 TO 24 HOURS AFTER CONCRETE PLACEMENT.
13. 1/2" EXPANSION JOINTS SHALL BE PLACED AT ALL SLAB BOUNDARIES AND SEALED WITH ELASTOMERIC CAULKING.

FRAMING NOTES:

1. ALL MATERIALS, FASTENERS AND PROCEDURES SHALL BE IN CONFORMANCE WITH THE 2012 NDS, AND SHOULD BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. NAILS SHALL BE COMMON U.N.O.
2. ALL ROOF & FLOOR SHEATHING SHALL BE INSTALLED WITH THE LONG DIRECTION RUNNING PERPENDICULAR TO THE FRAMING MEMBERS.
3. ALL SAWN LUMBER MEMBERS SHALL BE DF-L(N)#2 U.N.O.
4. ALL HARDWARE SHALL BE SIMPSON STRONG TIE, OR APPROVED EQUAL, AND SHALL BE INSTALLED WITH THE MANUFACTURER'S SPECIFIED FASTENERS.
5. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE. FRAMING MEMBERS SHALL NOT BE ENCLOSED IF THE MOISTURE CONTENT EXCEEDS 19%.
6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
7. SOLID 2x BLOCKING SHALL BE PROVIDED AT ENDS AND AT ALL INTERMEDIATE SUPPORTS OF JOISTS AND TRUSSES.
8. PROVIDE THRU-FLOOR SOLID BLOCKING AT ALL COLUMN LOCATIONS FOR A CONTINUOUS LOAD PATH TO THE FOUNDATION.
9. ALL JOISTS, BEAMS, AND RAFTERS SHALL BE PLACED WITH CAMBER UP.
10. ALL HARDWARE IN CONTACT WITH PRESSURE-TREATED WOOD OR EXPOSED TO WEATHER OR SOIL SHALL HAVE A CORROSION RESISTANT COATING.
11. ATTACH RAFTERS, RIM JOISTS AND PERIMETER FLOOR/ROOF BLOCKING TO TOP PLATES w/ 16d T.N. @ 6" O.C., U.N.O.
12. TOP PLATES SHALL HAVE 48" MIN. LAP AT SPLICES WITH (16) STAGGERED 16d NAILS PER CONNECTION.
13. ALL GLULAM BEAMS SHALL BE DF/DF 24F-V4.
14. ALL GLULAM POSTS SHALL BE DF L2D.

ABBREVIATIONS:

AB	ANCHOR BOLT	HD	HOLDDOWN	PSF	POUNDS PER SQUARE FOOT
ACI	AMERICAN CONCRETE INSTITUTE	HDR	HEADER	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECT	HF	HEM-FIR	PT	PRESSURE TREATED
AYC	ALASKA YELLOW CEDAR	HORIZ.	HORIZONTAL	PWD	PLYWOOD
BCI	BOISE CASCADE	HT	HEIGHT	RO	ROUGH OPENING
BM	BEAM	IBC	INTERNATIONAL BUILDING CODE	RS	ROUGH SAWN
BTM	BOTTOM	KS	KING STUD	SIM.	SIMILAR
COL	COLUMN	LAG	STANDARD HEX LAG SCREW	SQ	SQUARE
CONC	CONCRETE	LONG.	LONGITUDINAL	TN	TOE-NAILED
CONT	CONTINUOUS	MAX.	MAXIMUM	TP	TOP PLATE
DIA (Ø)	DIAMETER	MIN.	MINIMUM	TR.	TRIMMER STUDS
DBL	DOUBLE	MTE	MATCH TO EXISTING	TRANS.	TRANSVERSE
DF	DOUGLAS-FIR (NORTH)	NDS	NATIONAL DESIGN SPECIFICATION	TYP.	TYPICAL
EA	EACH	NFS	NON-FROST SUSCEPTIBLE	T&B	TOP & BOTTOM
EW	EACH WAY	NTS	NOT TO SCALE	T&G	TONGUE & GROOVE
FTG	FOOTING	O.C.	ON CENTER	UNO	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	OSB	ORIENTED STRAND BOARD	VERT.	VERTICAL
GLB	GLULAM	PLY	PLYWOOD	VL	VERSA-LAM

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
GENERAL NOTES & ABBREVIATIONS

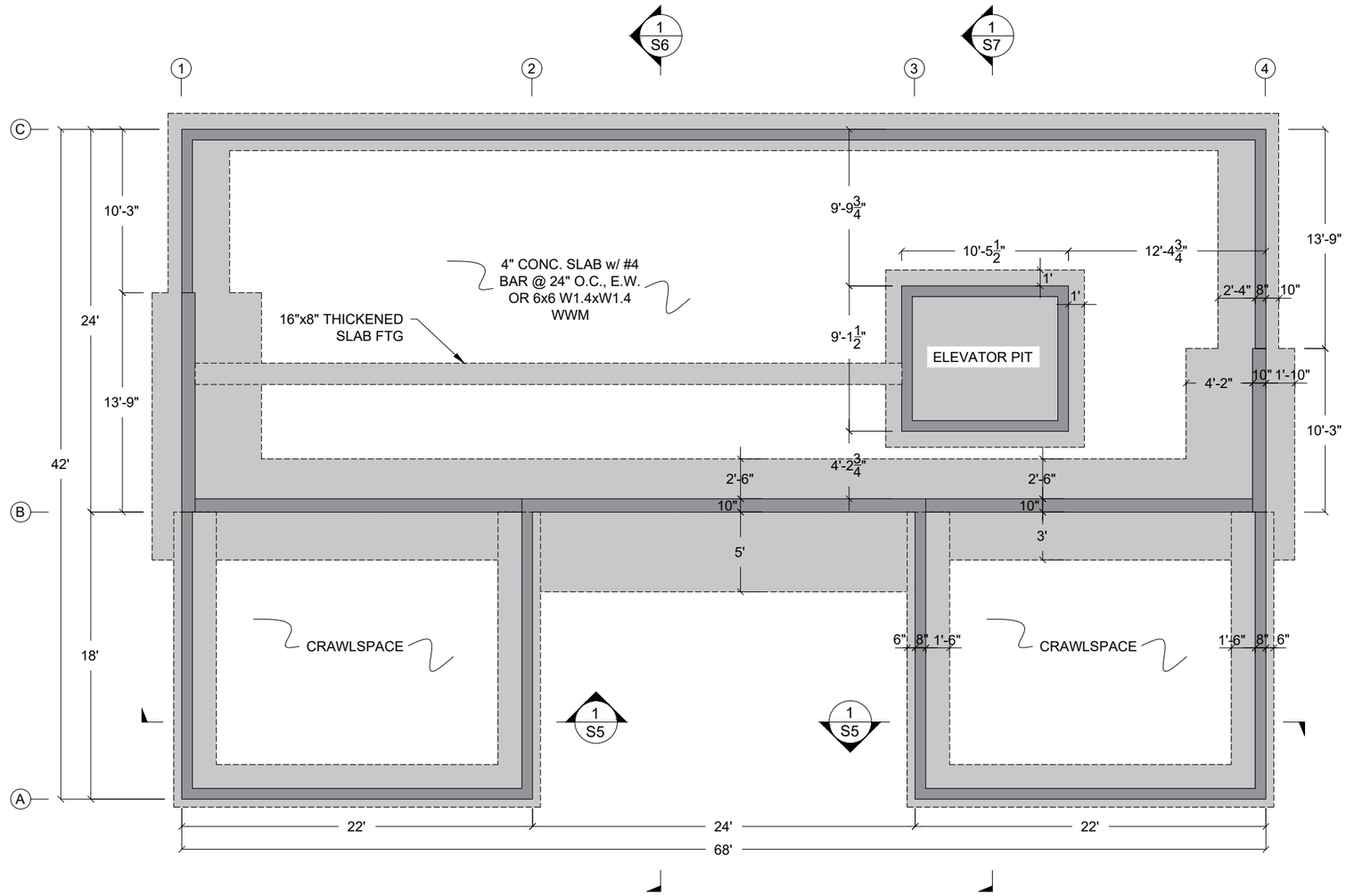
CHECKED JG
DRAWN JG

issue	date	description

SHEET # **S1**

ISSUE DATE 06/02/2023

FULL SIZE: 22"x34"



1 FOUNDATION PLAN
1/4" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

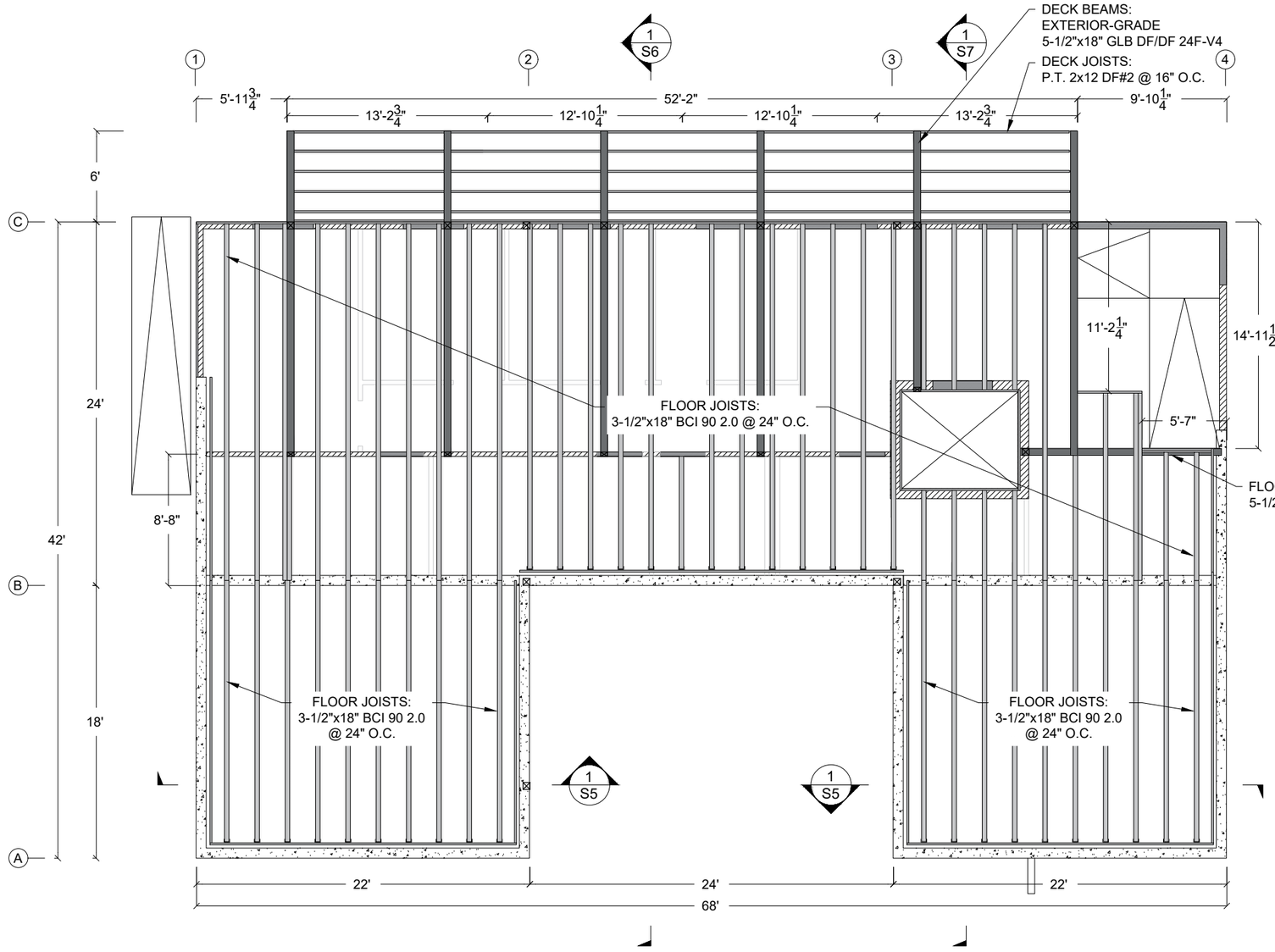
SHEET TITLE:
FOUNDATION PLAN

CHECKED	JG
DRAWN	JG

issue	date	description

SHEET # **S2**

FULL SIZE: 22"x34"
ISSUE DATE 06/02/2023



1 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
FIRST FLOOR
FRAMING PLAN

CHECKED	JG
DRAWN	JG

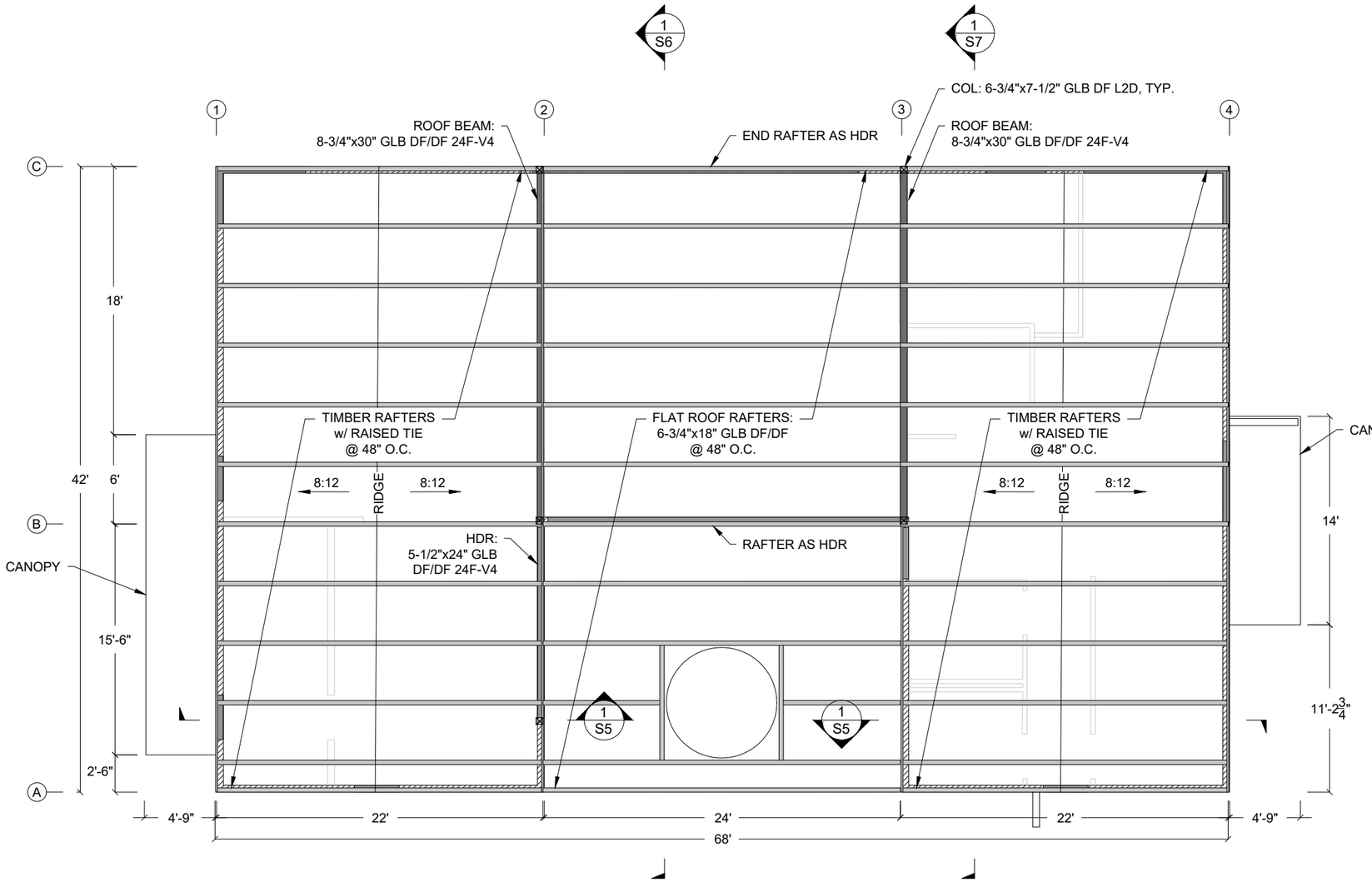
issue	date	description

SHEET # **S3**

FULL SIZE: 22"x34"

ISSUE DATE 06/02/2023

NOTE:
1. HEADERS 6x12 DF#2 U.N.O.



1 ROOF FRAMING PLAN
1/4" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
ROOF FRAMING PLAN

CHECKED	JG
DRAWN	JG

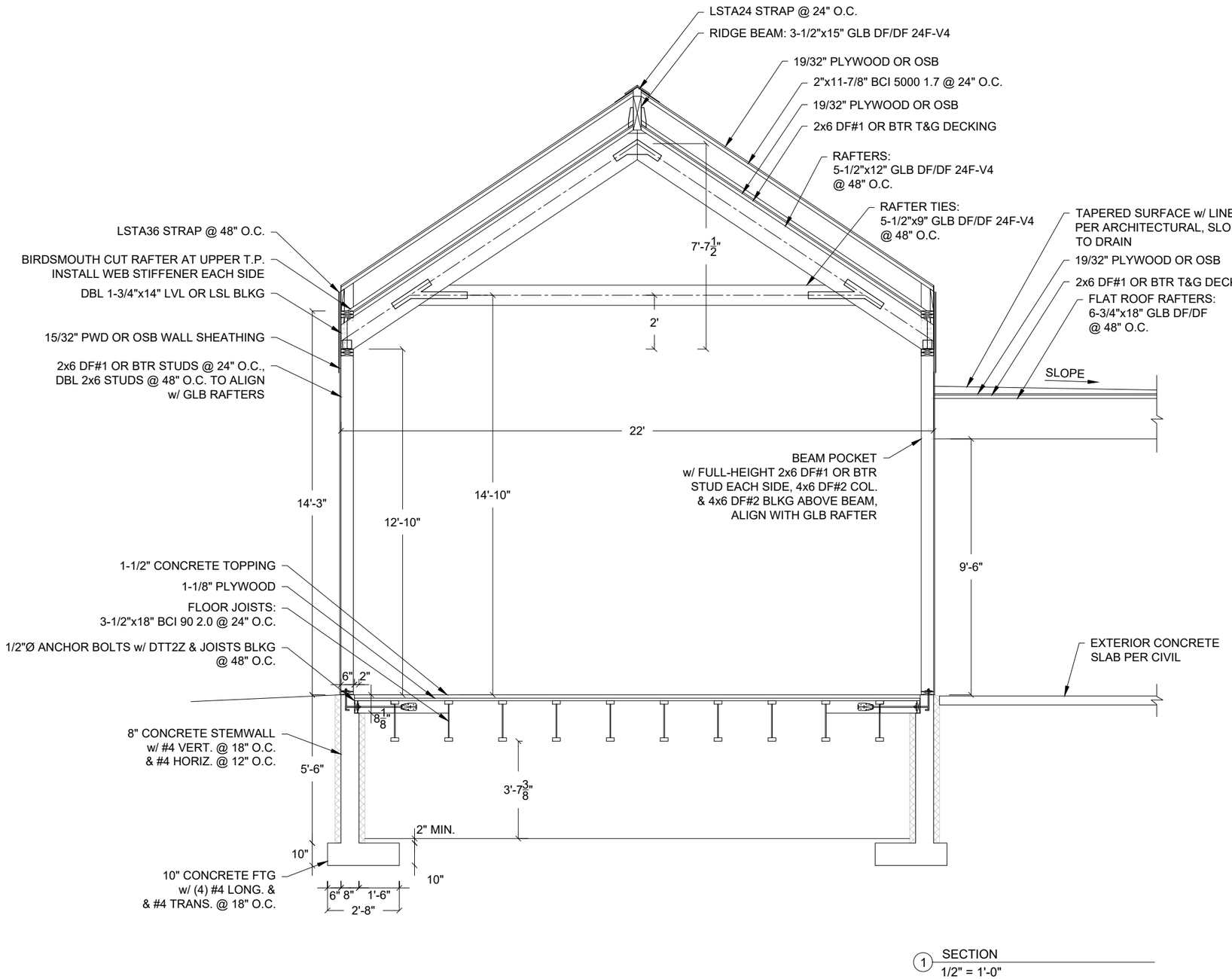
issue	date	description

SHEET # **S4**

FULL SIZE: 22"x34"

ISSUE DATE 06/02/2023

NOTES:
1. 6" MINIMUM BASE COURSE, GRADING D-1, COMPACTED TO 95% OF MAXIMUM DRY DENSITY, BELOW ALL FOOTINGS AND SLABS



1 SECTION
1/2" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
SECTION

CHECKED	JG
DRAWN	JG

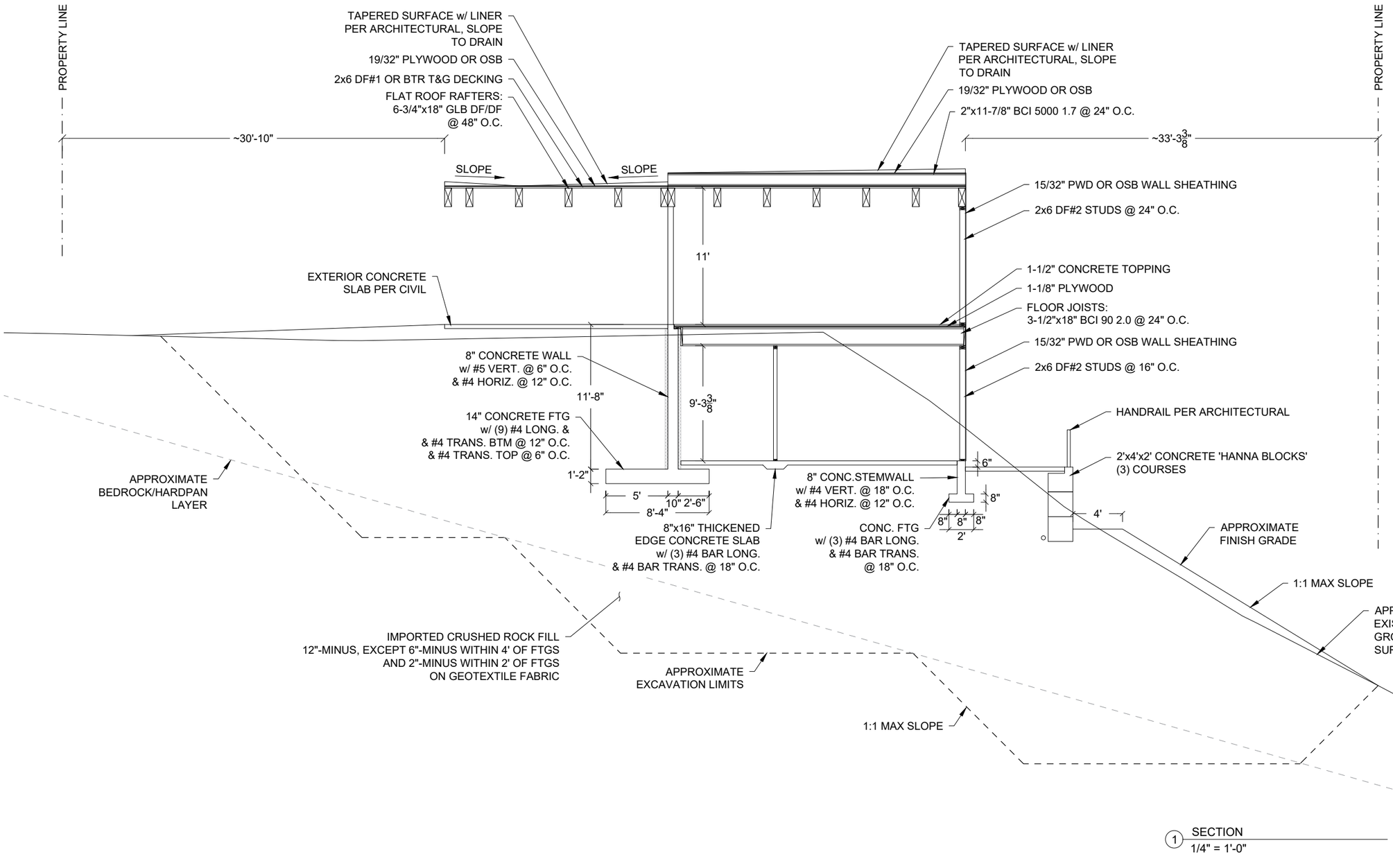
issue	date	description

SHEET # **S5**

FULL SIZE: 22"x34" ISSUE DATE 06/02/2023

NOTES:

1. 6" MINIMUM BASE COURSE, GRADING D-1, COMPACTED TO 95% OF MAXIMUM DRY DENSITY, BELOW ALL FOOTINGS AND SLABS



1 SECTION
1/4" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
SECTION

CHECKED	JG
DRAWN	JG

issue	date	description

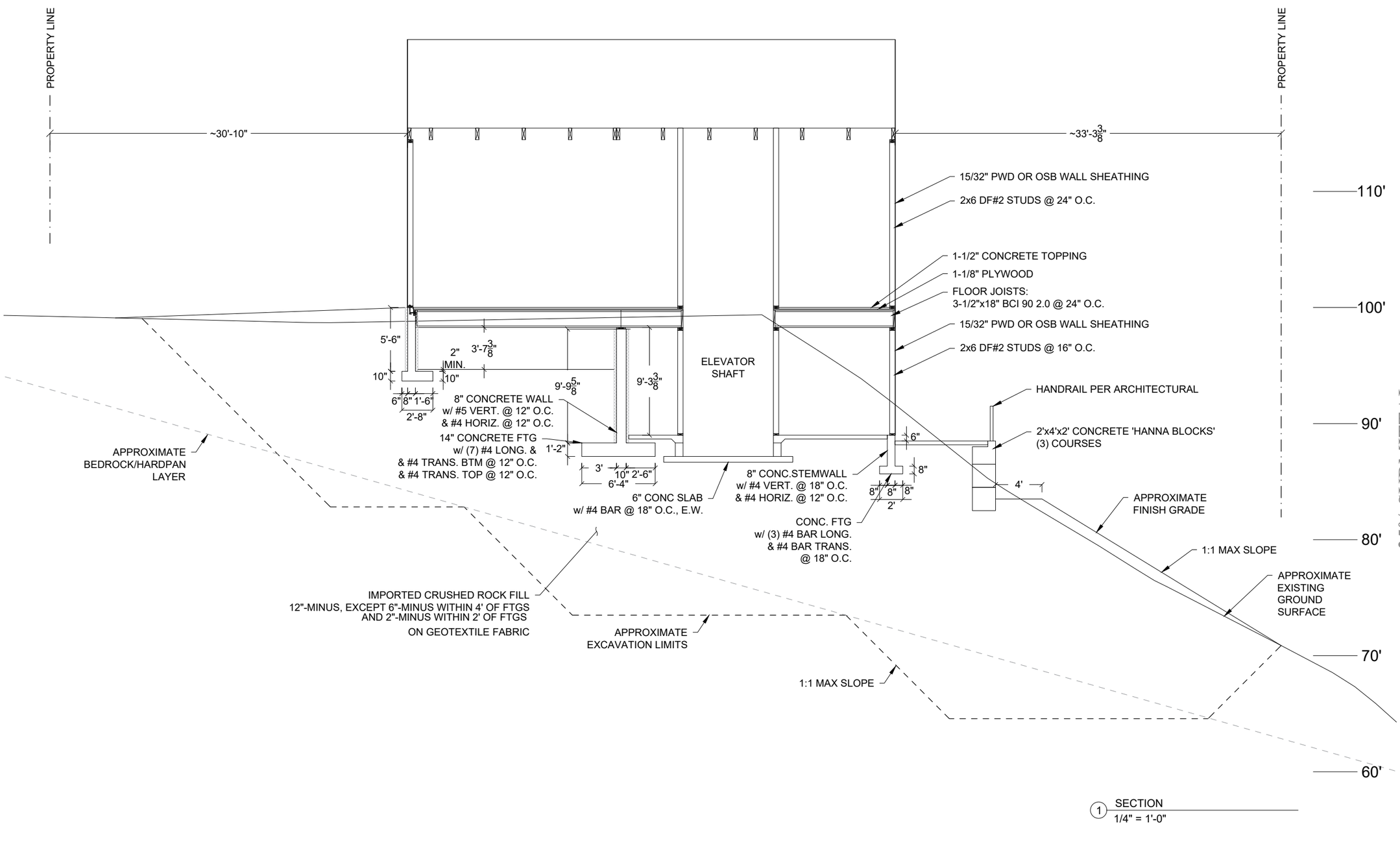
SHEET # **S6**

FULL SIZE: 22"x34"

ISSUE DATE 06/02/2023

NOTES:

1. 6" MINIMUM BASE COURSE, GRADING D-1, COMPACTED TO 95% OF MAXIMUM DRY DENSITY, BELOW ALL FOOTINGS AND SLABS



1 SECTION
1/4" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
SECTION

CHECKED JG
DRAWN JG

issue	date	description

SHEET # **S7**

FULL SIZE: 22"x34" ISSUE DATE 06/02/2023

PLUMBING FIXTURE SCHEDULE

LABEL	FIXTURE	HW	CW	W	V	DESIGN MANUFACTURER	MODEL	COMMENTS
FD	FLOOR DRAIN	-	1/2"	3"	1-1/2"	ZURN	FD1	SUPPLY WITH TRAP PRIMER CONNECTION.
ET-1	EXPANSION TANK	-	1/2"	-	-	AMTROL	ST-5	2 GALLON TANK .9 GALLON ACCEPTANCE, 1 EACH WATER HEATER
HB	NON-FREEZE HOSE BIBB	-		-	-	WOODFORD	MODEL 25	8" WALL THICKNESS
KS	KITCHEN SINK	1/2"	1/2"	2"	1-1/2"	KOHLER	SINK -K-5267-3 FAUCET -K-R10651-SD	DROP-IN INSTALLATION 3-HOLE 8" O.C. , INSTALL CLEAN OUT ABOVE TRAP ARM.
L	LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"	SINK -KOHLER FAUCET -AMERICAN STANDARD	SINK- K-2356 FAUCET- K-16027-4	SINGLE HOLE COUNTERTOP LAVATORY AND FAUCET
RD	ROOF DRAIN	-	-	3"	-	ZURN	Z-Z121-C	3" NO HUB
WC	WATER CLOSET	-	1"	3"	2"	AMERICAN STANDARD	3351.101	SUPPLY WITH SLOAN TOUCH LESS FLUSH VALVE #111 ESS-1.28-OR-HW, BEMIS #1955SSCT OPEN FRONT SEAT, PDI SIZE "A" HAMMER ARRESTER AND NECESSARY WALL CARRIER.

KITCHEN EQUIPMENT SCHEDULE

LABEL	LOCATION	BASIS OF DESIGN		DRIVE	AIR FLOW MAX	ESP	RPM	ELECTRICAL				COMMENTS
		MANUFACTURER	MODEL					PH	V	HP	AMPS	
KEH-1	KITCHEN	CAPTIVEAIRE	5424 ND-2	-	800 CFM	0.58" W.C.	-	1	120V	-	-	LIGHTS CONTROL PANEL, 15 AMP CIRCUIT, FIRE SUPPRESSION AND CONTROL CABINET ON RIGHT, ZERO CLEARANCE TO COMBUSTIBLES ON BACK AND TOP OF HOOD.
KEF-1	ROOF	CAPTIVEAIRE	DU85HFA	DIRECT	800 CFM	1.3" W.C.	1229	1	115V	0.75	8.9FLA	ECM EXHAUST FAN, PROVIDE WITH INSULATED VENTED PITCHED ROOF CURB.
MAU-1	STORAGE/WET ROOM	ELECTRO INDUSTRIES	EM-MD10-208-3-10	DIRECT	600 CFM	0.5" W.C.	-	3	208V	0.20	26.6	MAKE UP AIR UNIT TO BE ENERGIZED WHEN KEF-1 IS ENERGIZED. 9.6KW ELECTRIC COIL.

HRV SCHEDULE

LABEL	LOCATION	BASIS OF DESIGN		DRIVE	CFM	TSP	ELECTRICAL				COMMENTS
		MANUFACTURER	MODEL				PH	V	MCA	CONTROL	
HRV-1	MECH	GREENHECK	ECV-10H-VG-P	DIRECT	900 SA 900 EA	0.675" SA 0.7" EA	1	208V	15.8	MICRO PROCESSOR	HINGED ACCESS, MICRO PROCESSOR CONTROLLER, CONSTANT VOLUME, ON/OFF CONTROL, ELECTRIC HEATER ENABLE WITH OA RESET, REMOTE PANEL WITH 75' CORD, DIRTY FILTER SENSORS, TIMED EXHAUST FROST CONTROL, OUTDOOR AND RETURN AIR LOW LEAKAGE CONTROL DAMPERS.

OUTDOOR UNIT SCHEDULE

LABEL	TYPE	BASIS OF DESIGN		NOMINAL		ELECTRICAL				REFRIGERANT TYPE	PIPING CONNECTIONS	COMMENTS
		MANUFACTURER	MODEL	COOLING CAPACITY	HEATING CAPACITY	PH	V	MCA	MOP			
ODU-1, 2	AIR TO WATER	SPACEPAK	ILAHP	45,500 BTU/HR	53,200 BTU/HR	1	230V	45.0	50	410A	1-1/4" NPT	

FAN COIL SCHEDULE

LABEL	SERVICE	BASIS OF DESIGN			AIRFLOW		ELECTRICAL			COMMENTS
		MANUFACTURER	MODEL	CAPACITY	CFM	ESP	PH	V	AMPS	
FC-1	CULTURAL EDUCATION	SPACEPAK	WCSP-3642J	42,000 BTU/HR	850 CFM	0.50" W.C.	1	230V	3.8	7/8" NPT SUPPLY AND RETURN WATER CONNECTIONS
FC-2	MAIN FLOOR EAST WING	SPACEPAK	WCSP-3642J	42,000 BTU/HR	850 CFM	0.50" W.C.	1	230V	3.8	7/8" NPT SUPPLY AND RETURN WATER CONNECTIONS

PUMP SCHEDULE

LABEL	DESCRIPTION	BASIS OF DESIGN		TYPE	FLOW	HEAD	FLUID	ELECTRICAL					COMMENTS
		MANUFACTURER	MODEL					PH	V	HP	AMPS	CONTROL	
SP-1	BASEMENT SEWAGE EJECTOR	E ONE	IH091	GRINDER STATION	13 GPM	15'	WASTE	1	115V	1	-	INTEGRAL FLOAT	

WATER HEATER SCHEDULE

LABEL	SERVICE	BASIS OF DESIGN		TYPE	STORAGE	FIRST HOUR RATING	ELECTRICAL			COMMENTS
		MANUFACTURER	MODEL				PH	V	MOP	
WH-1, 2	DOMESTIC FULL BUILDING	AO SMITH	HPTS-50	HYBRID	50 GAL	65 GAL	1	208V	30	DUAL 4,500W NON-SIMULTANEOUS HEATING ELEMENTS FOR BACKUP

ELECTRIC BOILER SCHEDULE

LABEL	BASIS OF DESIGN		FLUID	ELECTRICAL			CONNECTIONS	COMMENTS
	MANUFACTURER	MODEL		PH	V	AMPS		
B-1	ELECTRO INDUSTRIES	EB-CX-36-20	100% WATER	3	208V	100	2" NPT	36KW ELECTRIC BOILER

BUFFER TANK SCHEDULE

LABEL	SERVICE	BASIS OF DESIGN		PORTS	STORAGE	COMMENTS
		MANUFACTURER	MODEL			
BT-1	HEATING FULL BUILDING	IBC	IWT 119-MAX	4	119MAX	INSTALL AQUASTAT IN FACTORY THERMOWELL
BT-2	COOLING FULL BUILDING	IBC	IWT 119-MAX	4	119MAX	INSTALL AQUASTAT IN FACTORY THERMOWELL

© NorthWind Architects, LLC, Project Number NWA-2206

STATE OF ALASKA
49th
S. J. HOOTON
ME 9789
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER
6/2/2023

MODERN MECHANICAL
Mechanical Engineers
11001 Black Bear Rd. (907) 789-9320 phone
Juneau, Alaska 99801 shane@modern-mechanical.com

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SCHEDULES

CHECKED SDH
DRAWN DRB

issue date description

SHEET # **M0.2**

ISSUE DATE 06/02/2023

June 2, 2023
Douglas Indian Association and Tribal Government Cultural Center
Electrical Narrative

General
The electrical systems will comply with accepted codes, standards and recommended practices common to the electrical industry and as required by local and state authorities, including the following:

- National Electrical Code (NEC)
- International Fire Code (IFC)
- National Fire Protection Association (NFPA)
- Illuminating Engineering Society (IES)
- National Electrical Manufacturers Association (NEMA)
- National Electrical Contractors Association (NECA)

All equipment will be listed and labeled by a nationally recognized testing agency acceptable to the State of Alaska.

Utility Services and Distribution Equipment
The building will require a three-phase service for mechanical equipment loads and the elevator. An overhead utility extension is required from the 400-block on St. Anns Avenue to bring three-phase power to the site. Primary power will route from the nearest utility pole, underground to a pad mounted transformer located on the west side of the building. The transformer will feed a combination utility meter and 400 amp main circuit breaker located on the west exterior wall. A 400 amp, 120/208 volt three-phase main panelboard will be located in the Mechanical Room to serve the elevator, mechanical equipment, and Level 0 workstations, lighting and convenience receptacles. A sub-feed panelboard rated 225 amp, 120/208 volt, three-phase will be located in the Storage / Wet Room to supply Level 01 workstations, lighting, convenience receptacles and kitchen equipment. Both panelboards will be provided with surge protection devices to protect downstream equipment from transient voltages.

Indoor equipment will be NEMA 250, Type 1. Equipment buses and conductor connections will be tin-plated aluminum. Panelboards will be surface mounted. Overcurrent protective devices will be molded case circuit breakers. All equipment will be commercial grade.

Communications Services and Distribution Equipment

Telephone and coax services will terminate on a 2-foot wide plywood backboard in the mechanical space. A data rack will be provided in the storage / computer lab space. The data rack will house patch panels, Owner provided network equipment, and head-end equipment for access control and camera surveillance systems. An uninterruptible power supply will be provided to supply back-up power to the communications head-end equipment and data rack.

Connecting blocks, cross-connects, and patch panels will be 110-style with insulation displacement connectors. Patch panels will be 48-port, minimum. The racks will be equipped with horizontal and vertical cable management and power strips.

Feeders and Branch Circuits

Feeders and branch circuits will be single conductors in conduit. All conductors will be copper with insulation Type THHN-THWN. Connectors and splices will be of size, ampacity rating, material, type, and class for application and service required. Feeders and branch circuits will be concealed, except in un-finished spaces.

Grounding and Bonding

Insulated copper equipment grounding conductors will be provided with all feeders and branch circuits.

Hangers and Supports

The project will comply with NECA for application of hangers and supports for electrical equipment and systems. Interior support devices will be steel; exterior will be hot-dip galvanized with stainless steel hardware.

Raceways and Boxes

Exposed, outdoor conduit and interior locations subject to damage will be galvanized rigid steel. Electrical metallic tubing will be utilized for interior raceways not subject to damage or concealed in finished surfaces. Connections to vibrating equipment shall be flexible metal conduit, except liquid-tight flexible metal conduit will be applied in damp or wet locations. Outlet and devices boxes will be sheet metal.

Identification for Electrical Systems

Branch circuit conductors will be identified with self-adhesive vinyl labels where conductors are accessible in panels, junction and pull boxes. All feeders and branch circuits will be color-coded for phase identification with factory applied color or half-lapped tape.

Equipment identification labels will be provided on each unit of equipment including disconnect switches and protection equipment, central or master units, control panels, control stations, and terminal cabinets. Systems include power, lighting, control, communication, signal, monitoring, and alarm.

Mechanical Equipment

The preliminary mechanical load is estimated to be approximately 90kVA. The major loads include an electric boiler, heat pumps, a heat recovery unit with an electric coil, and miscellaneous pumps. Branch circuits and connections for all mechanical equipment will be provided as required. Motors rated ½ HP and larger will be wired 208 volts, 3 phase. Motors less than ½ HP will be wired 120 volt, single phase. Disconnect switches will be heavy-duty type with fuses as required. Motor starter switches will be quick-make, quick-break toggle with on/off indication. Full voltage, across the line, magnetic controllers with bimetallic overload relays will be used for equipment requiring automatic control.

Lighting Systems

All light fixtures will utilize LED technology. Illumination levels shall comply with recommended practices outlined by IES.

Interior light fixtures will predominately be indirect / direct or volumetric type to provide uniform, low-glare illumination. Offices, reception, and the meeting room will be controlled by wall mounted dimmer switches with integral occupancy sensors. Restrooms, mechanical, and the storage rooms will be controlled by wall mounted occupancy sensors. The education classroom will be controlled by dimmers and will likely have multiple control groups. The lobby and corridor will be switched. Exit signs and emergency illumination will be provided as required along the means of egress.

Exterior lighting will be provided in the courtyard, on the balcony, around the building perimeter, and along the exterior stair. Wall mounted light fixtures will be dark sky compliant with cutoff optics to restrict light to the intended area of illumination. Light trespass to adjacent properties will be avoided by utilizing light fixtures with low lumen output. Exterior lighting will be controlled with a photocell and timer. The courtyard may be controlled with an occupancy sensor.

Wiring Devices

Receptacles will be provided for workstations and equipment. The design will provide sufficient devices to allow for flexibility. Convenience receptacles in the lobby and corridor will be located so that no point is more than 20-feet away from a receptacle. Four receptacles will be located in each enclosed office. The education classroom walls will be provided with devices spaced approximately 10-feet apart, with accommodations for a large wall mounted monitor with in-floor connectivity to stream digital content. Receptacles with special configurations will be provided as required by the Owner.

All devices will be specification grade, or better. Convenience receptacles will be 125V, 20A. Ground fault devices will be provided as required by the NEC, non-feed through type. Toggle switches will be 120/277V, 20A. Wall box dimmers will be modular, full-wave, solid-state units with integral, on-off switches. Smooth, high-impact thermoplastic wall plates will be used, except in unfinished spaces where galvanized steel will be allowed. Wet location device plates will be NEMA 250, Type 3R with lockable cover.

Low Voltage Devices and Wiring

All components of the data system will comply with Category 6 performance criteria. Two data outlets with two jacks per outlet will be provided in each enclosed office and workstation. Common work spaces will be provided with jacks as required for convenience and equipment. Network connections will be planned for wireless access points throughout the building. The data system configuration and outlet locations will be coordinated with the Owner's network equipment provider.

Cables shall be 100-ohm, four-pair unshielded twisted pair with thermoplastic jacket. Cables will terminate on a rack mounted patch panel in the storage / computer lab. Conduit for the data system will be 1" minimum. Conduit will be utilized in concealed and exposed conditions, except above accessible ceilings where unenclosed cabling methods may be used.

Camera Surveillance

A basic camera surveillance system will be provided to monitor the building exterior and entries. The system will utilize digital cameras that record on motion, only. Content will be stored on a network video recorder mounted in the data rack located in the storage / computer lab. A network-based software interface will be provided for control and playback.

Door Control

Power will be provided for electronic access control of exterior doors.

Fire Alarm

A basic control panel will be required to monitor the elevator landings for smoke and interface with the elevator controller for recall functions. The Type 1 hood in the kitchen is also required to be monitored for an alarm condition. The control panel will dial out to a constantly attended location for dispatch and sound a local audible and visual signal.

Planning Commission Approval: _____

Date: _____

HILLSIDE ENDORSEMENT CHECKLIST

Building Permit : USE23-13

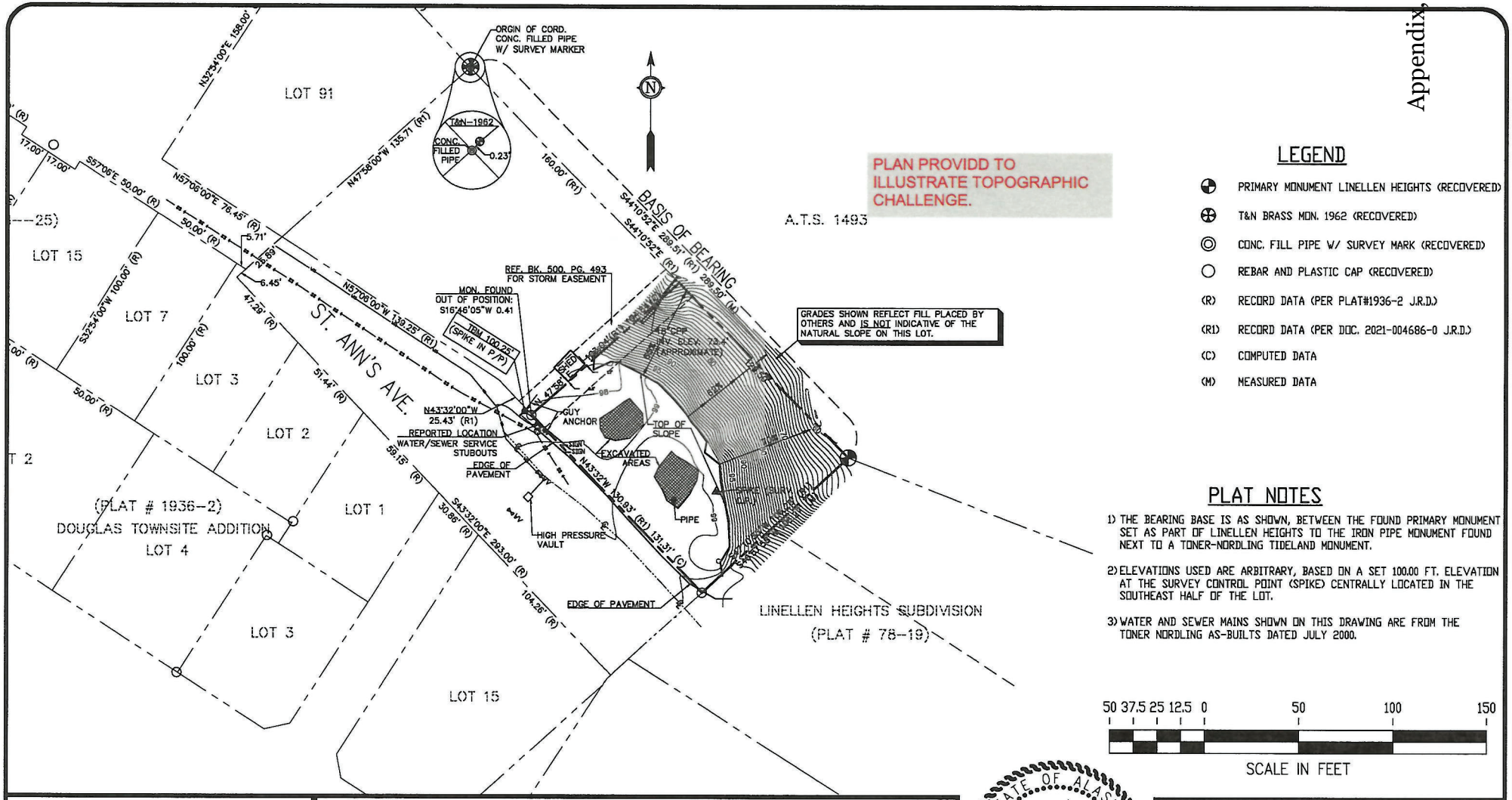
Larger developments may require more extensive documentation.

Planners can use a combination of written documents to address requirements below. These may include site survey, engineered plans, memoranda, e-mailed commitments.

Note that the Planner should assure all materials are present, but not evaluate the methods proposed by the engineer who stamped the document.

Included? Page	49.70	What to look for
1	240(1)	Vicinity map including scale, roads, place and street names
Map(s) showing:		
2	240(2)(A)	Extending 50 feet in all directions beyond development. *In practice, mapping can be limited to the lot and 25 feet beyond.*
2/3	240(2)(A)	Two-foot contours for flat terrain or five-foot contours for steep terrain *Planners have discretion in accepting contour increment other than these, as the information is available in Parcel Viewer if needed.*
[redacted]		
4/5/6	240(2)(B)	Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody. *If the accepting water body is more than 50 feet away, it can be noted rather than shown.*
2	240(2)(C)	Lot boundaries and easements for the site and adjacent lots.
2	240(2)(A)	Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.
2	240(3)(D)	The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.
7	240(3)(E)	Clearing limits of existing vegetative cover.
8/9/10/11/12/13/14	240(3)(F)	A cross-section of the development site.
Engineered plans including:		
2	240(4)	Roads, driveways, parking areas, including elevations. *The purpose of road, driveway and parking information for the Planner is to understand the developed area.*
15	240(4)	Structural improvements and foundations.
Not included	240(4)	Off-site stormwater runoff systems.
8/9/10/16/17/18/19	240(4)	Development cross-sections.

Landscape Plan including:		
Not submitted	240(6)	Trees to be retained, by species and location. *Species not required. A "cloud" on a plan or construction document is sufficient.*
Addressed under BMP review 19.12.120	240(6)	Temporary slope protection measures.
	240(6)	Erosion and siltration control measures.
6/20/21	240(6)	Seeding and sodding materials.
20	240(6)	Planting and maintenance system .
20	240(6)	Methods for stabilizing and protecting bare slopes.
Geologic memo, including:		
20, paragraph 3	240(7)	Summary of the relevant surface and bedrock geology of the site.
Not included.	240(7)	Discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development.
2/ 20, paragraph 3	240(7)	Data regarding the nature, distribution and relevant parameters of existing soils.
20, paragraph 4	240(7)	Recommendations for grading procedures.
20, paragraph 4	240(7)	Design criteria for corrective measures as necessary.
20	240(7)	Recommendations covering the suitability of the site for the proposed development.
Other:		
No source was identified. 20, paragraph 4	240(5)	A description of the source and type of any off-site fill. *This can be a note on the plans, a bid item document, etc.*
22, note 10	240(5)	The site for depositing excess fill. *This can be a note on the plans, a bid item document, etc.*
5/6	240(9)	A work schedule, by phase. *This can be a note about when work should be done by season, by rainfall, by temperature, etc.*



NORTH 57°
LAND SURVEYING LLC
(907) 747-6700 225-C SMITH STREET, SITKA, AK
9309 GLACIER HWY., STE 224 1/2, JUNEAU, AK
MAILING ADDRESS - 2307 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN APRIL-JULY 2023 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

K. J. O'Neill

KELLY J. O'NEILL LS 13321

Aug. 1, 2023

DATE

STATE OF ALASKA 49TH
KELLY J. O'NEILL #LS 13321
REGISTERED PROFESSIONAL LAND SURVEYOR

AS-BUILT/TOPO SURVEY

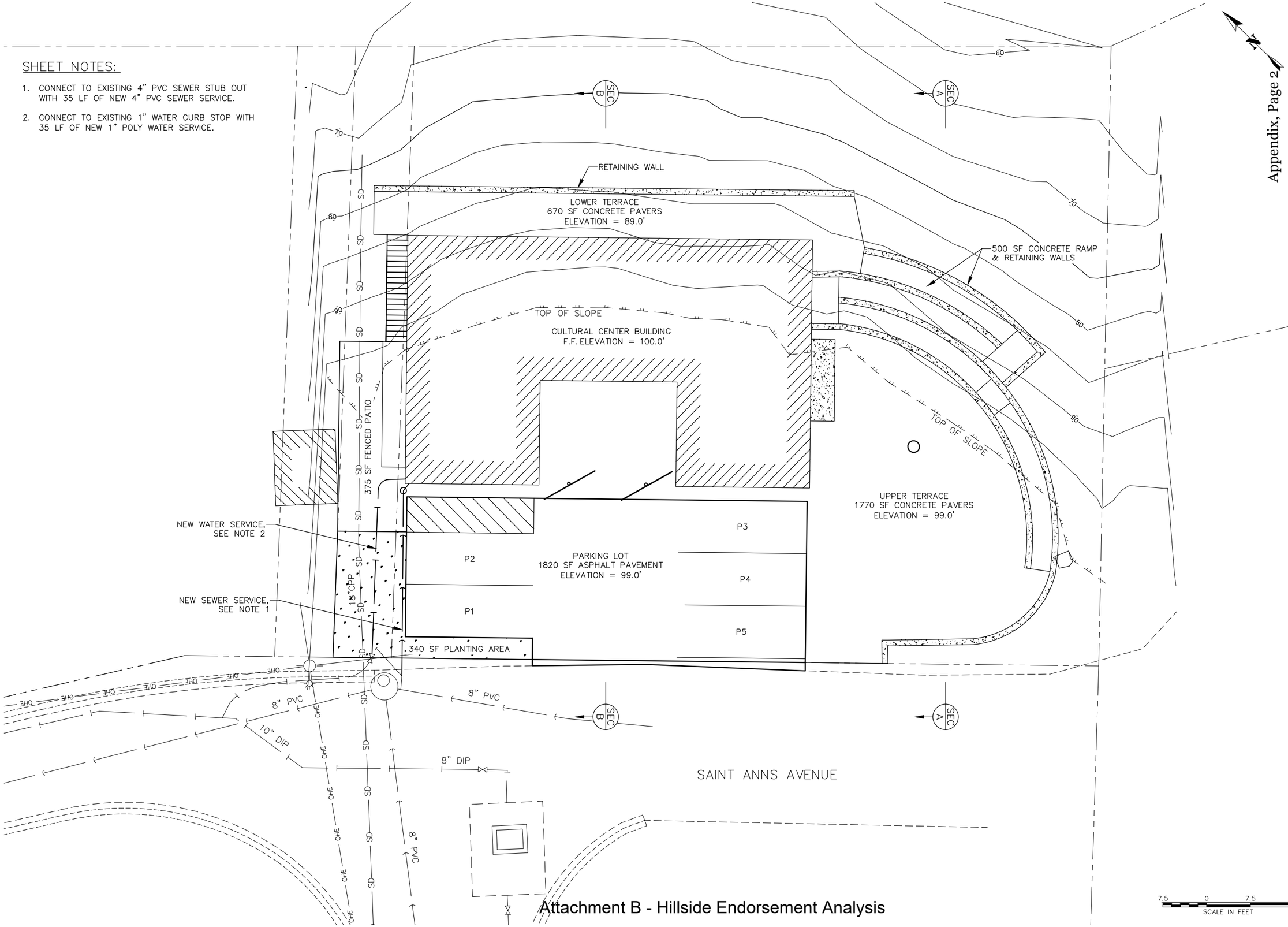
FRACTION OF U.S.M.S. 164
DOUGLAS INDIAN ASSOCIATION

DRAWN BY: KD/SD/ACAD	DATE SURVEYED: MARCH 2023
CHECKED BY: KD	SCALE: 1" = 50'

35% DRAFT SUBMITTAL

SHEET NOTES:

1. CONNECT TO EXISTING 4" PVC SEWER STUB OUT WITH 35 LF OF NEW 4" PVC SEWER SERVICE.
2. CONNECT TO EXISTING 1" WATER CURB STOP WITH 35 LF OF NEW 1" POLY WATER SERVICE.



Appendix, Page 2

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
CIVIL SITE PLAN

CHECKED	L. CHAMBERS
DRAWN	E. ROEMELING

issue	date	description

SHEET # **C1.0**

ISSUE DATE 06

7.5 0 7.5 15
SCALE IN FEET

GENERAL NOTES:

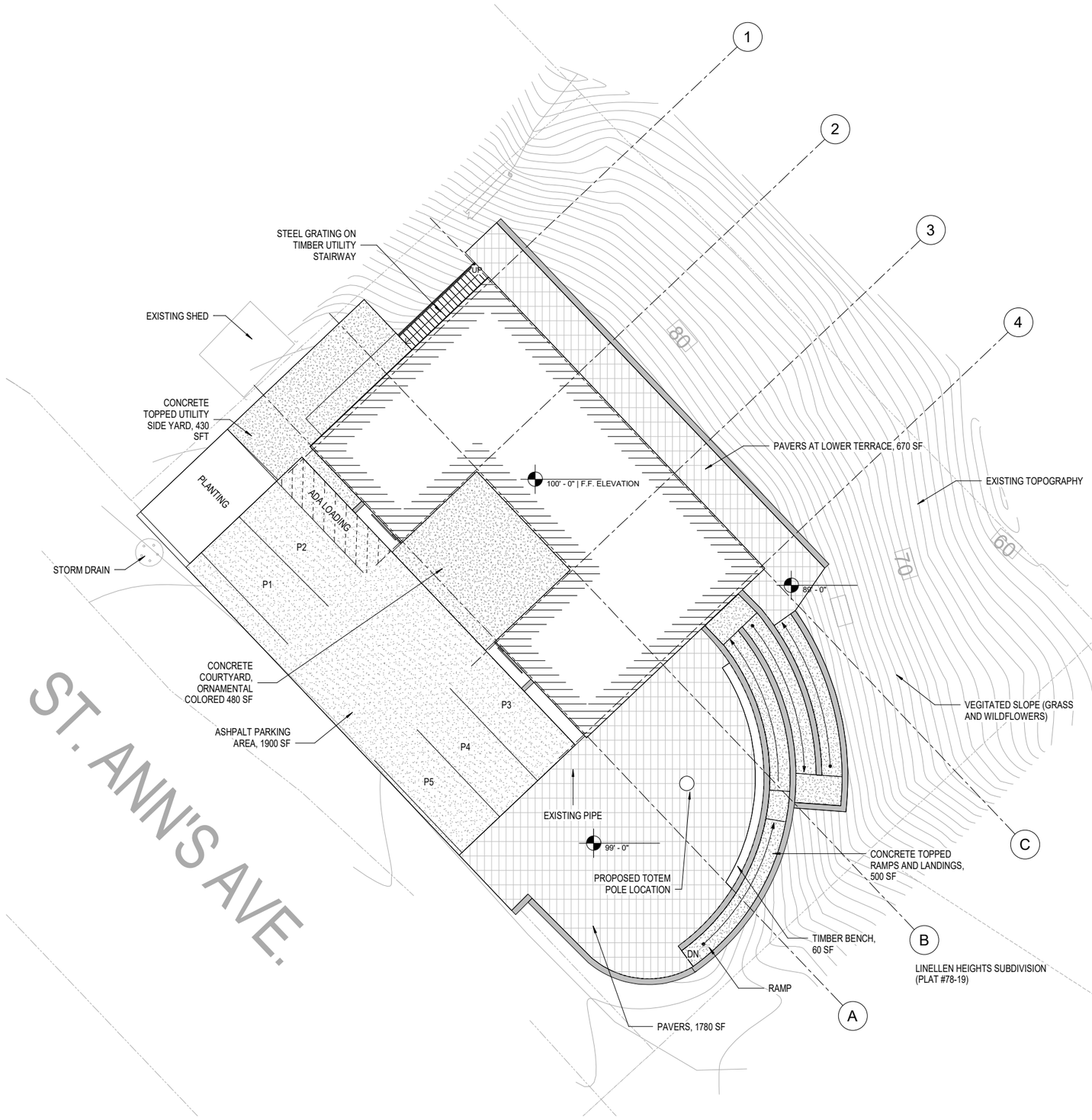
1.

PARKING NOTES:

1.

SHEET NOTES:

1.



1 SITE PLAN
1" = 10'-0"

© NorthWind Architects, LLC; Project Number: NWA-2206

Section J, Item 2.

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SITE PLAN

CHECKED
DRAWN N/A

issue	date	description

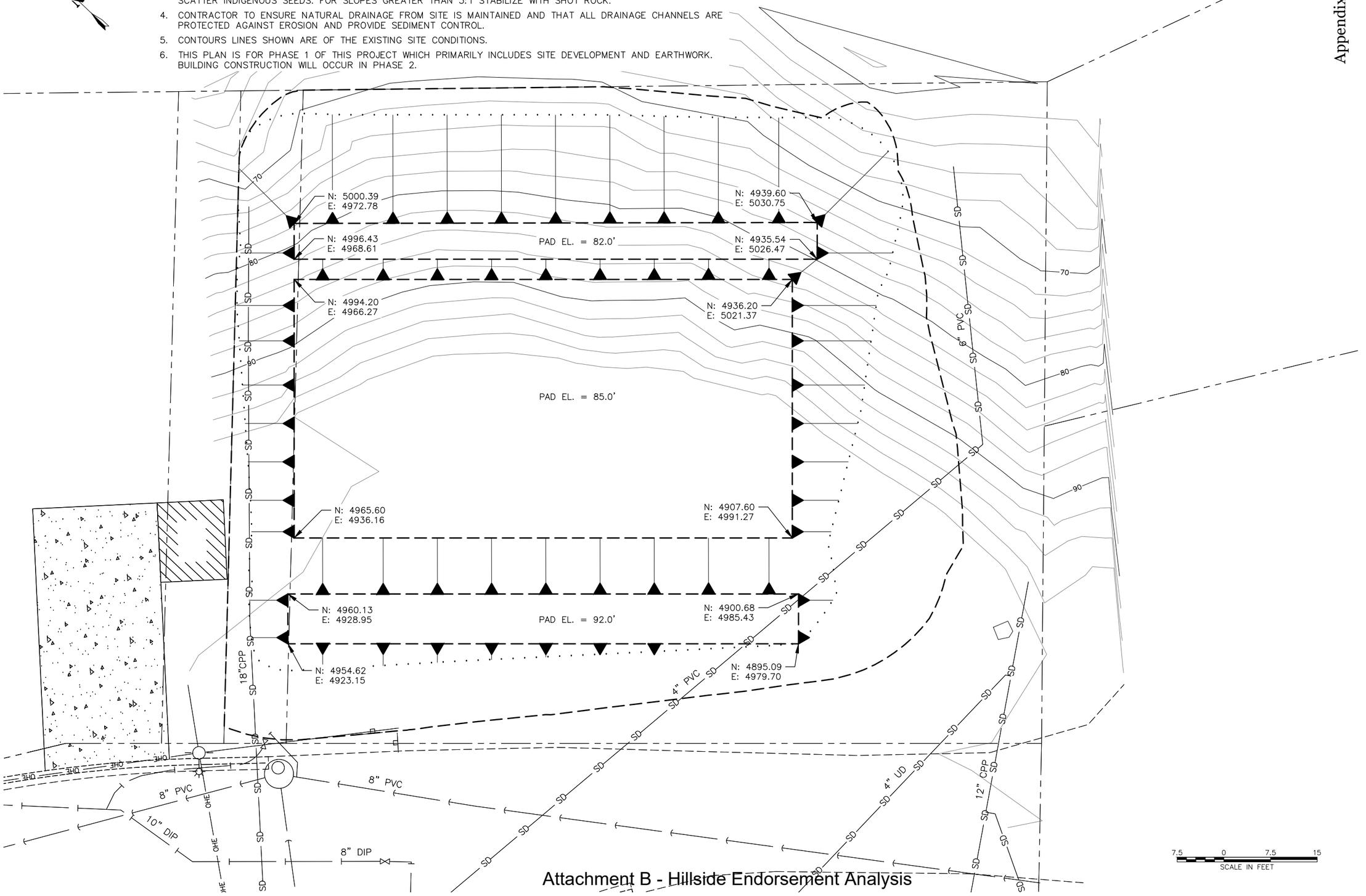
SHEET # G1.0

ISSUE DATE 06/05/2023

Section J, Item 2.
100% SET
NOT FOR CONSTRUCTION
08/25/2023

SHEET NOTES:

1. ALL FILL SLOPES ARE TO BE A MAXIMUM OF 1:1.
2. FILL SLOPES SHOWN ARE FOR STRUCTURAL FILL ONLY. BORROW WILL BE USED TO FILL THE REMAINDER OF THE SITE BETWEEN THE STRUCTURAL FILL SLOPE AND THE EXCAVATION CUT SLOPE. SEE SECTION VIEWS FOR MORE DETAIL.
3. CONTRACTOR TO STABILIZE ALL CUT SLOPES TO PROTECT AGAINST EROSION. FOR SLOPES LESS THAN 3:1 HAND SCATTER INDIGENOUS SEEDS. FOR SLOPES GREATER THAN 3:1 STABILIZE WITH SHOT ROCK.
4. CONTRACTOR TO ENSURE NATURAL DRAINAGE FROM SITE IS MAINTAINED AND THAT ALL DRAINAGE CHANNELS ARE PROTECTED AGAINST EROSION AND PROVIDE SEDIMENT CONTROL.
5. CONTOURS LINES SHOWN ARE OF THE EXISTING SITE CONDITIONS.
6. THIS PLAN IS FOR PHASE 1 OF THIS PROJECT WHICH PRIMARILY INCLUDES SITE DEVELOPMENT AND EARTHWORK. BUILDING CONSTRUCTION WILL OCCUR IN PHASE 2.



7.5 0 7.5 15
SCALE IN FEET

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD LEARNING CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

PHASE 1 : SITE DEVELOPMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SITE FILL PLAN

CHECKED	L. CHAMBERS
DRAWN	E. ROEMELING

issue	date	description

SHEET # 1

ISSUE DATE 08/25/2023

NorthWind
Architects, LLC

Elevator: To accommodate the split level and multi-floor nature of the design, we propose a 2-stop commercial elevator (Otis Hydrolift) to serve both levels. The elevator shall provide an accessible means of access.

Electrical: New electrical service and distribution, including extension of three-phase power to the site along St. Anns. LED lighting shall be implemented to the greatest extent possible. Switch mounted occupancy sensors with overrides are to be provided at offices.

Data/Communications: New data and communications equipment and distribution to serve offices and meeting rooms. Teaching and conference rooms shall support large screen installations. The computer archive and library will require a robust data connection and internal network, including wireless. We anticipate the system will be equipped with a battery backup, an uninterrupted power supply (UPS).

Fire Suppression: The building does not require a fire suppression sprinkler system, and the extension of a suitably sized water service is a cost beyond the project budget.

Heating and ventilation: Heating and cooling is proposed to be provided with a ground source heat pump system comprised of a closed system, four or five 350' deep ground contact wells, and interior heat pump unit with in-floor heating/cooling piping and tempering coils in the heat recovery ventilation system. The budget alternative is an air-to-air heat pump system with ducted distribution and heat recovery ventilation. The system will provide MERV 13 filtration. The minimum required fresh air levels will also be accommodated by operable windows throughout.

Site finishing: As previously noted the existing site is a steep hillside that will require significant excavation and reattainment to create a stable building foundation. Approximately 40% of redeveloped site is anticipated to be planted area, with the remaining dedicated to building and hardscape areas. See notation in provided architectural site plan. The landscape shall be developed to encourage casual outdoor gathering with some measure of wind/weather protection and shall utilize plantings indigenous to the area.

Project Phasing: Due to the substantial site work that must occur prior to building construction, the project is intended to advance in two phases. Both phases 1 and 2 are funded, and phasing is intended to expedite the site work and expenditure of allocated grant funding in the current year.

Phase 1 will be comprised of site work, including the removal of inadequate site materials, the construction of lower site retainment structures, adding engineered fill material up to the elevation of the building basement, and the extension of water, sewer, electrical and stormwater utilities. We anticipate addressing the un-platted drainage structures associated with the St. Anns Street construction as a part of this work and are requesting an early site development permit to advance this effort in the late summer of 2023.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Phase 2 shall be comprised of building construction and site finishing. We anticipate this work will start in the late fall 2023 and extend through spring of 2025.

Project Funding: The Douglas Indian Association has received a substantial education grant for building construction, equipment, and education delivery. A second grant has been received to develop the computer archive and library. A third grant source is available to help mitigate some of the unexpected site development costs. These grants have timelines and deadlines that drive the project schedule. The project design is supported by the work of a professional cost estimator.

NorthWind Architects, LLC
Sean M. Boily, AIA
Architect to Record, Project and Contract Manager

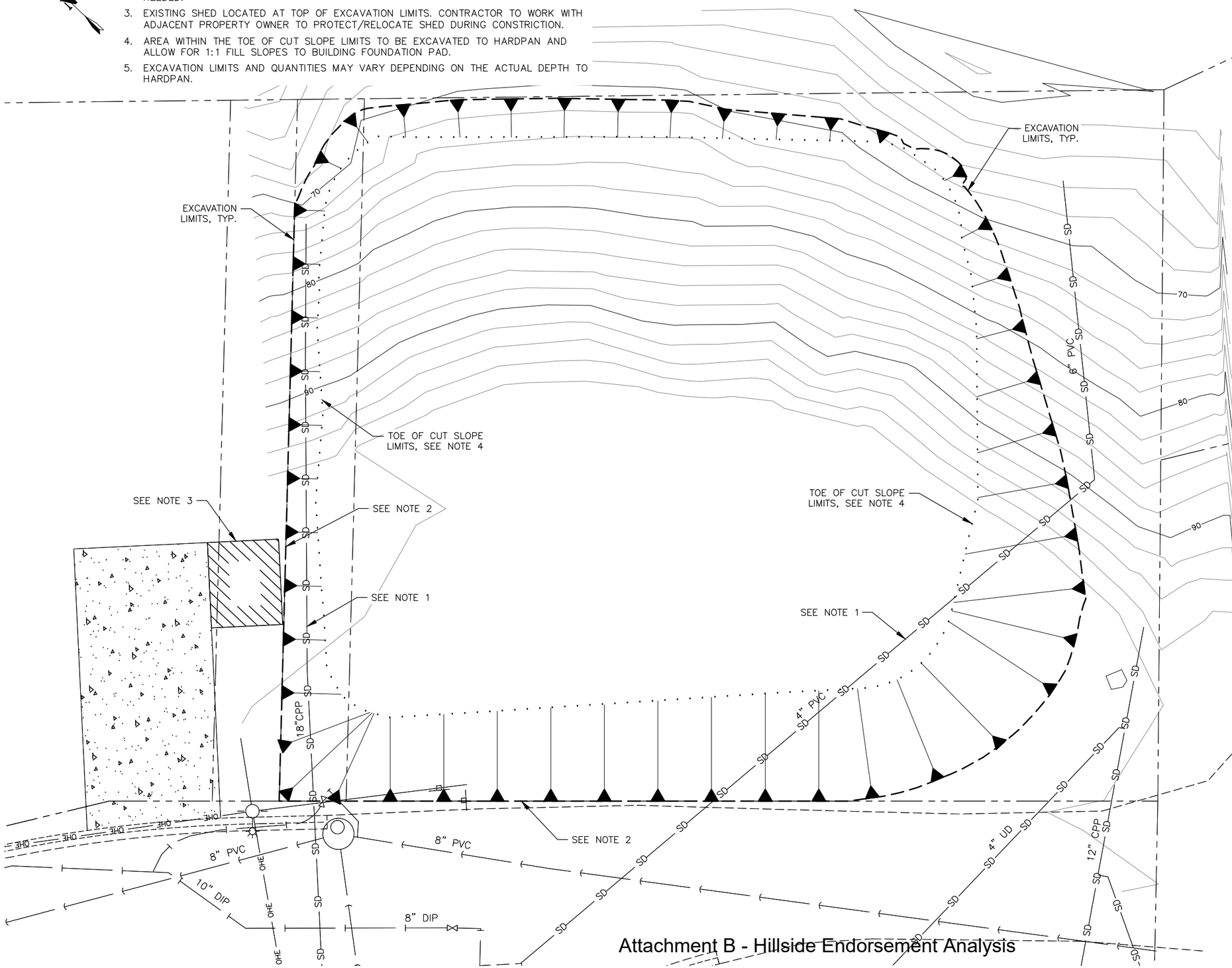
126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

100% DRAFT SUBMITTAL

SHEET NOTES:

1. CONTRACTOR TO PROTECT AND MAINTAIN EXISTING STORM DRAIN PIPES DURING EXCAVATION.
2. TYPICAL CUT SLOPES TO BE 1:1. AREAS EXIST ALONG NORTHWEST AND SOUTHWEST PROPERTY LINES WHERE CUT SLOPES STEEPER THAN 1:1 WILL BE REQUIRED. CONTRACTOR TO PROVIDE NECESSARY SHORING TO ADEQUATELY SUPPORT SLOPES AS NEEDED.
3. EXISTING SHED LOCATED AT TOP OF EXCAVATION LIMITS. CONTRACTOR TO WORK WITH ADJACENT PROPERTY OWNER TO PROTECT/RELOCATE SHED DURING CONSTRICTION.
4. AREA WITHIN THE TOE OF CUT SLOPE LIMITS TO BE EXCAVATED TO HARDPAN AND ALLOW FOR 1:1 FILL SLOPES TO BUILDING FOUNDATION PAD.
5. EXCAVATION LIMITS AND QUANTITIES MAY VARY DEPENDING ON THE ACTUAL DEPTH TO HARDPAN.



7.5 0 7.5 15
SCALE IN FEET

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SITE EXCAVATION PLAN

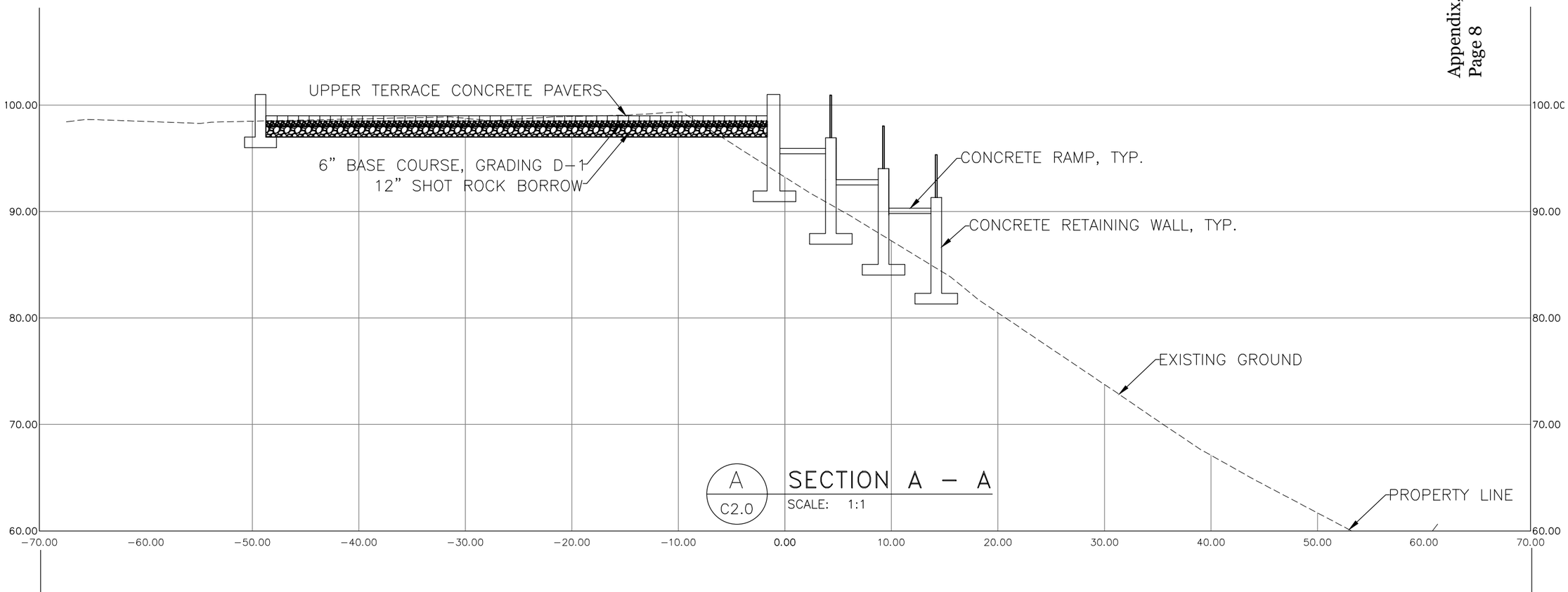
CHECKED	L. CHAMBERS
DRAWN	E. ROEMELING

issue	date	description

SHEET # **C1.2**

ISSUE DATE 07

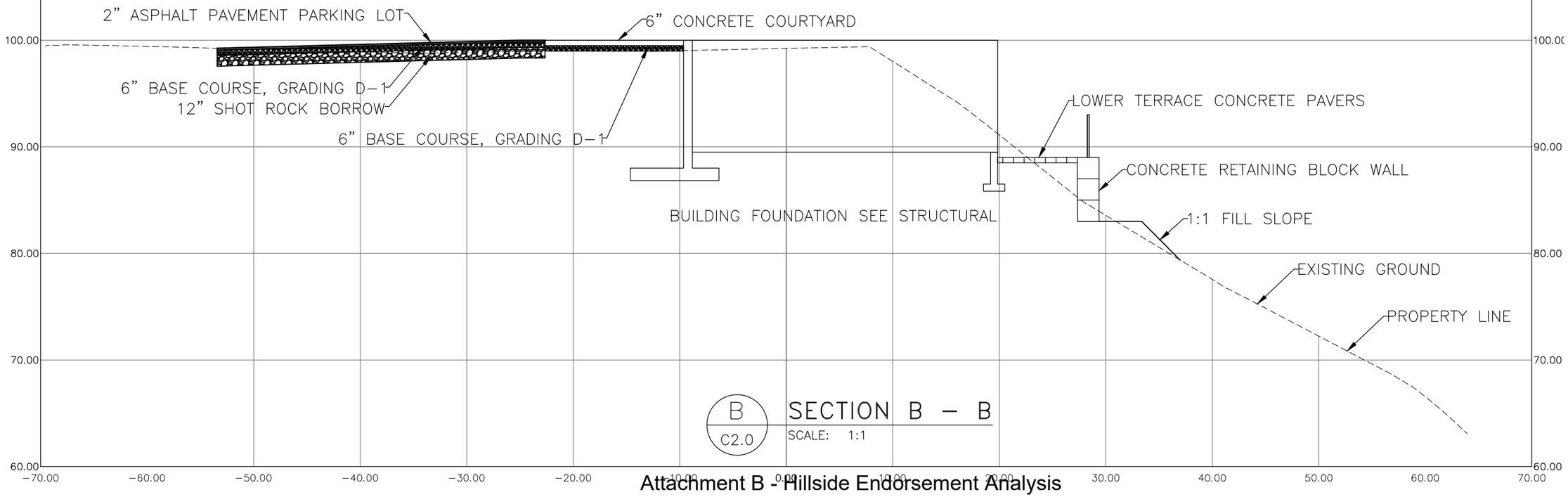
35% DRAFT SUBMITTAL



A
C2.0

SECTION A – A

SCALE: 1:1



B
C2.0

SECTION B – B

SCALE: 1:1

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SECTION VIEWS

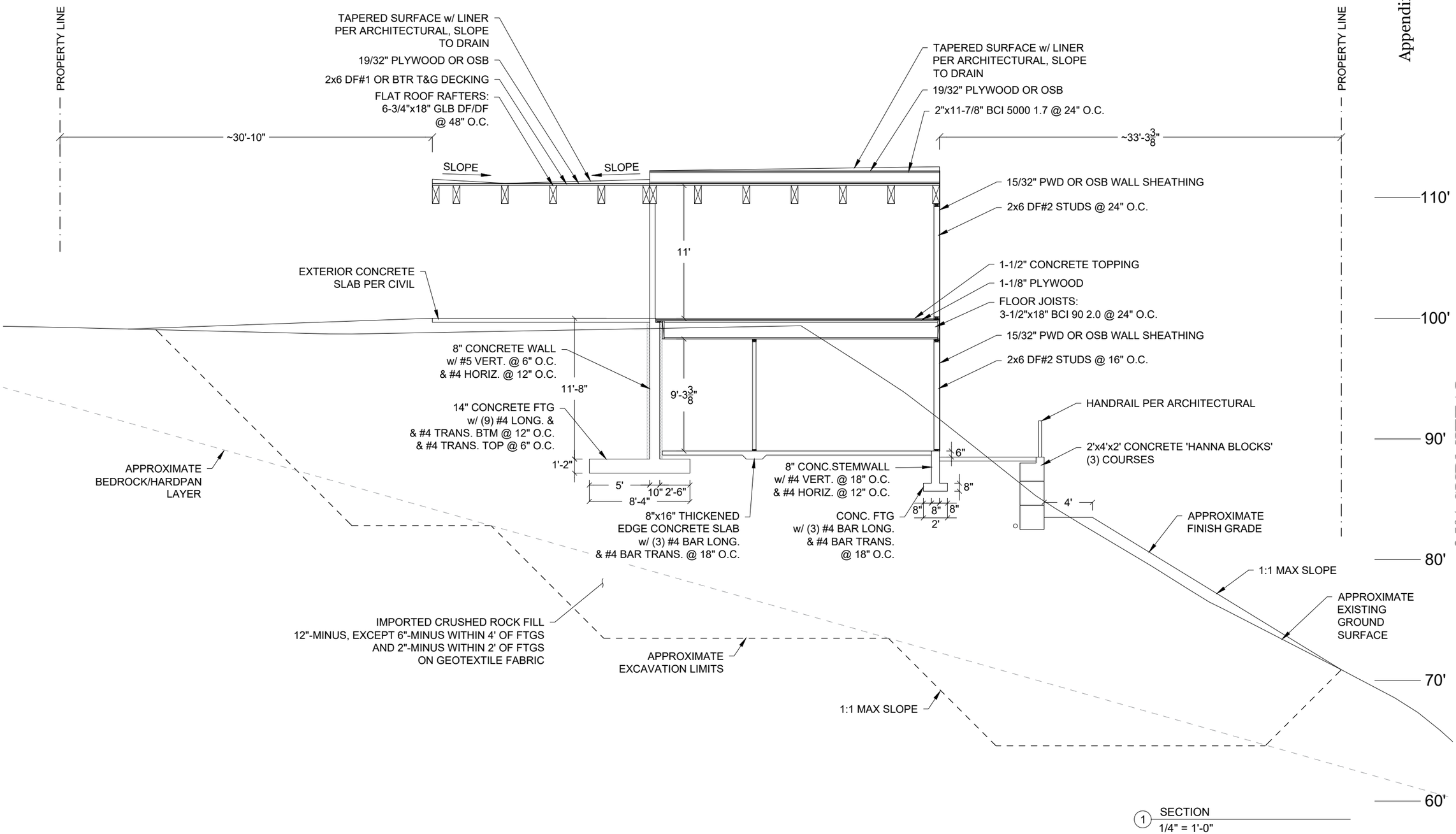
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

SHEET # **C2.0**

ISSUE DATE 06

NOTES:
1. 6" MINIMUM BASE COURSE, GRADING D-1, COMPACTED TO 95% OF MAXIMUM DRY DENSITY, BELOW ALL FOOTINGS AND SLABS



1 SECTION
1/4" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE: SECTION

CHECKED	JG
DRAWN	JG

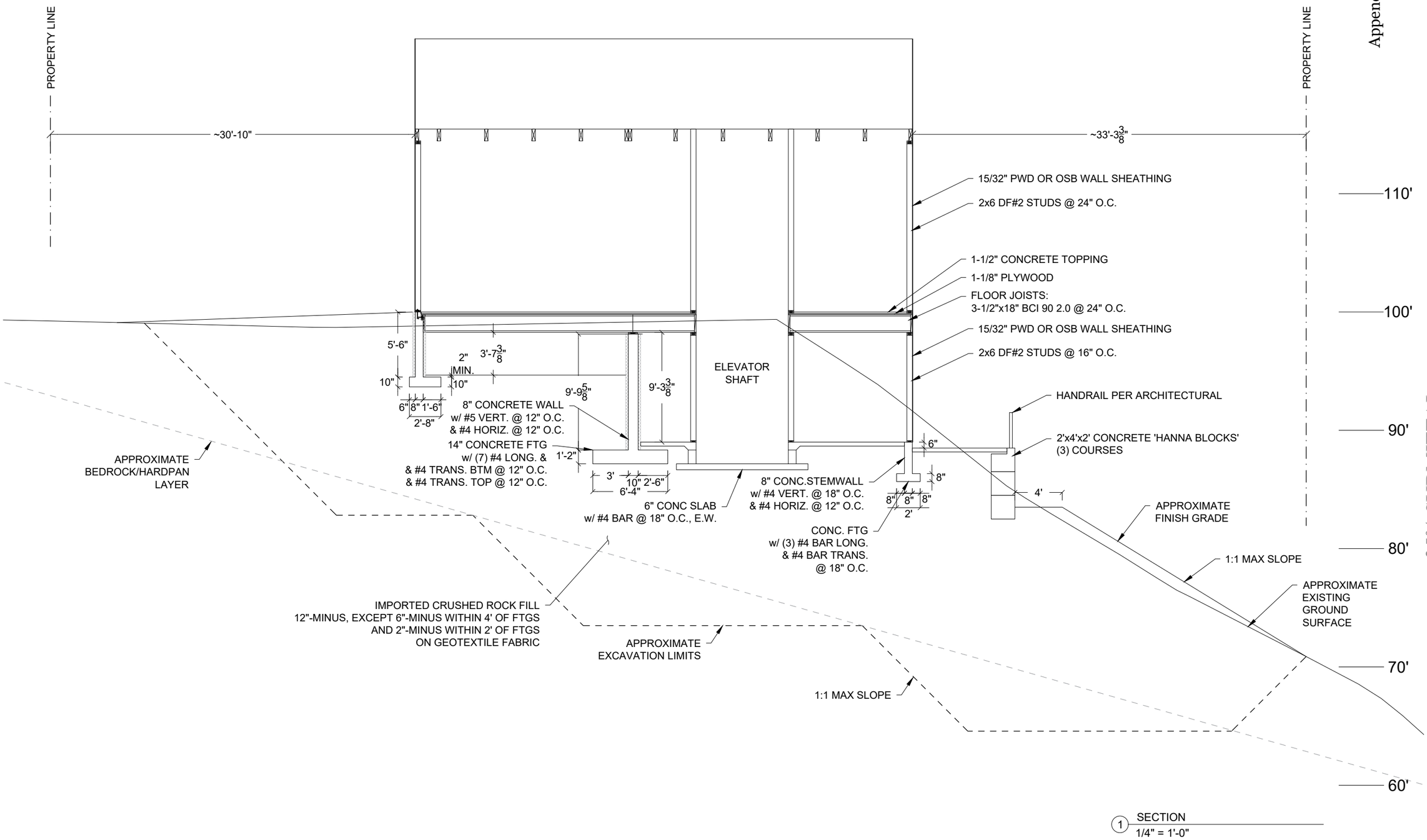
issue	date	description

SHEET # S6

FULL SIZE: 22"x34"

ISSUE DATE 06/02/2023

NOTES:
1. 6" MINIMUM BASE COURSE, GRADING D-1, COMPACTED TO 95% OF MAXIMUM DRY DENSITY, BELOW ALL FOOTINGS AND SLABS



1 SECTION
1/4" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
SECTION

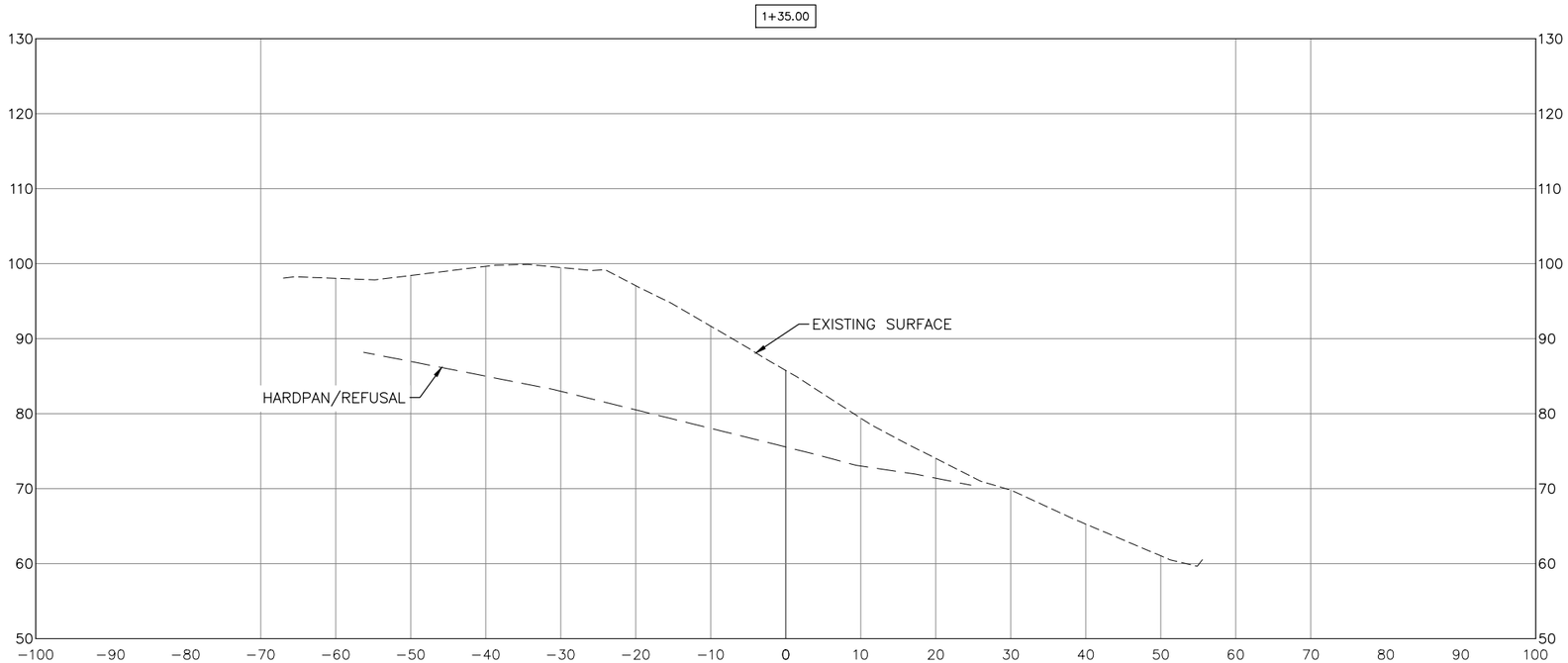
CHECKED	JG
DRAWN	JG

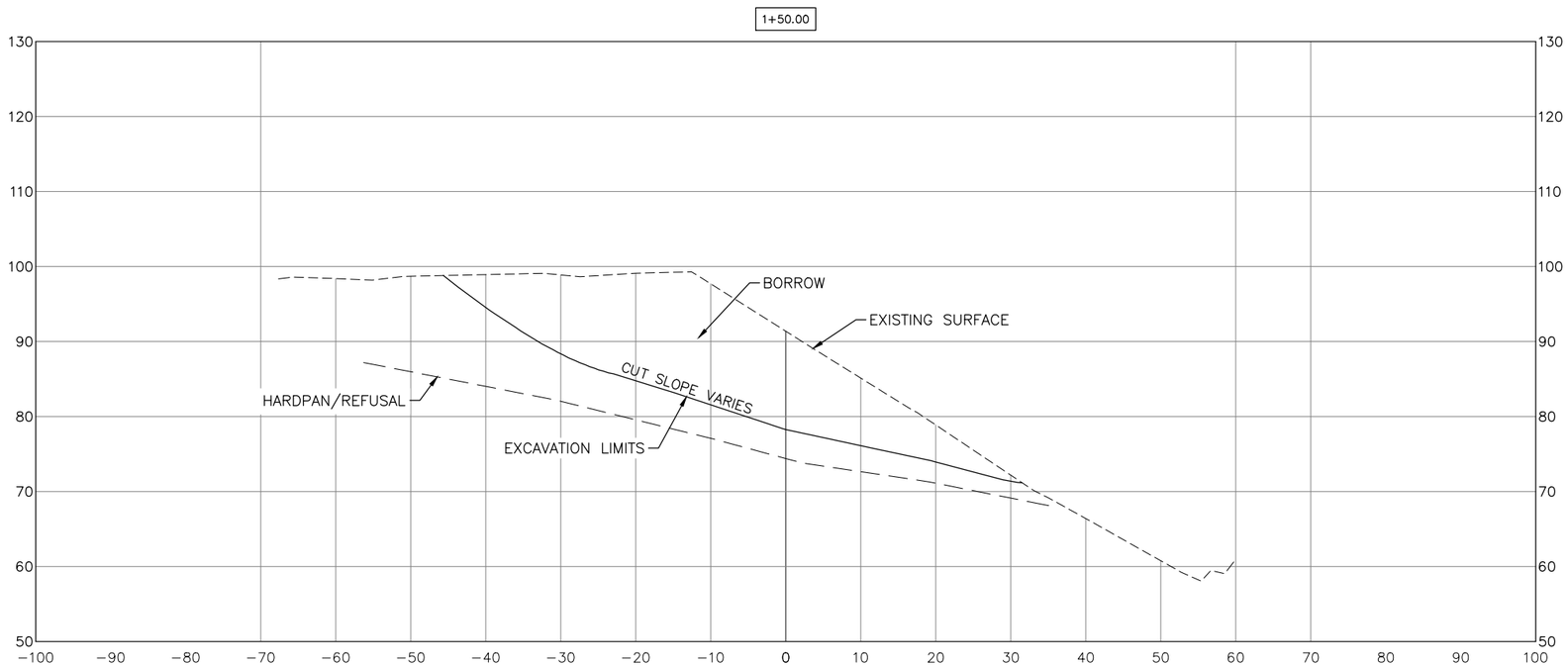
issue	date	description

SHEET # S7

FULL SIZE: 22"x34"

ISSUE DATE 06/02/2023





Attachment B - Hillside Endorsement Analysis

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

100% DRAFT SUBMITTAL

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SECTION VIEWS

CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

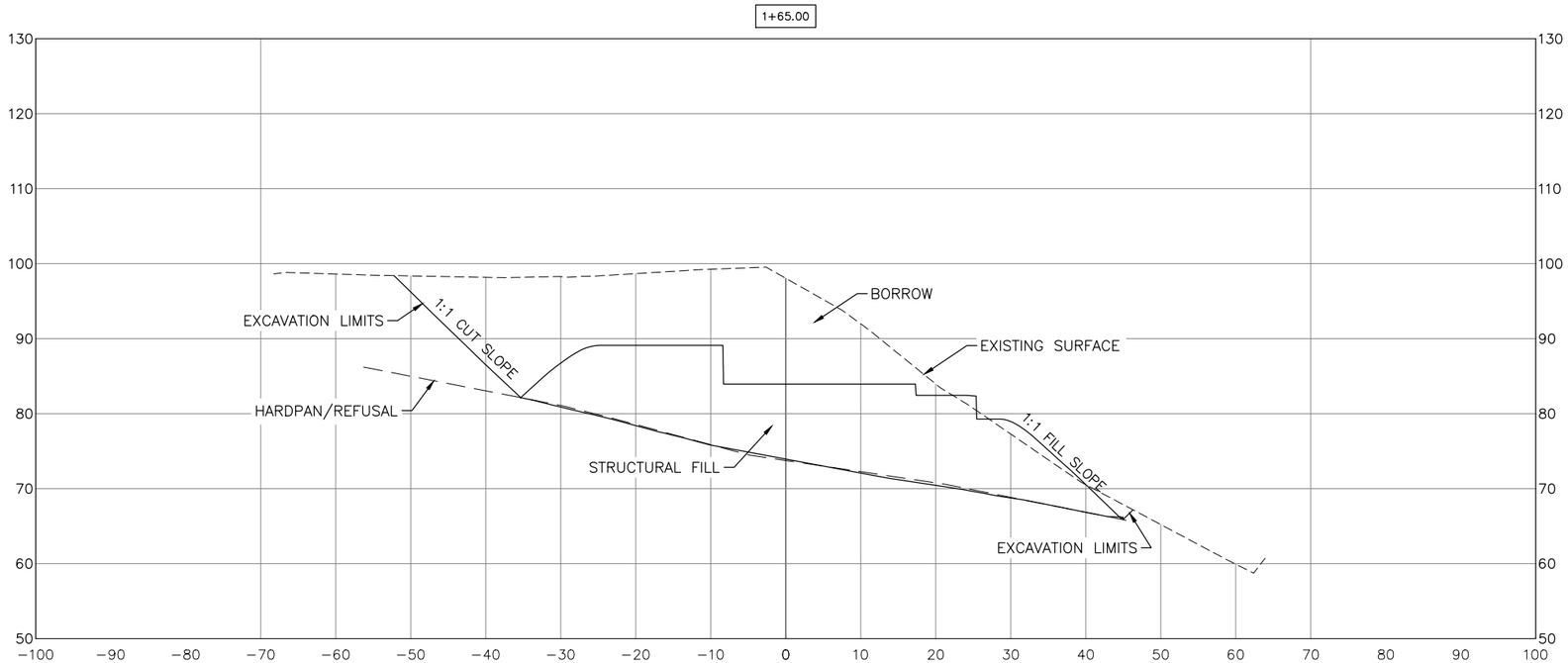
SHEET # **C2.0**

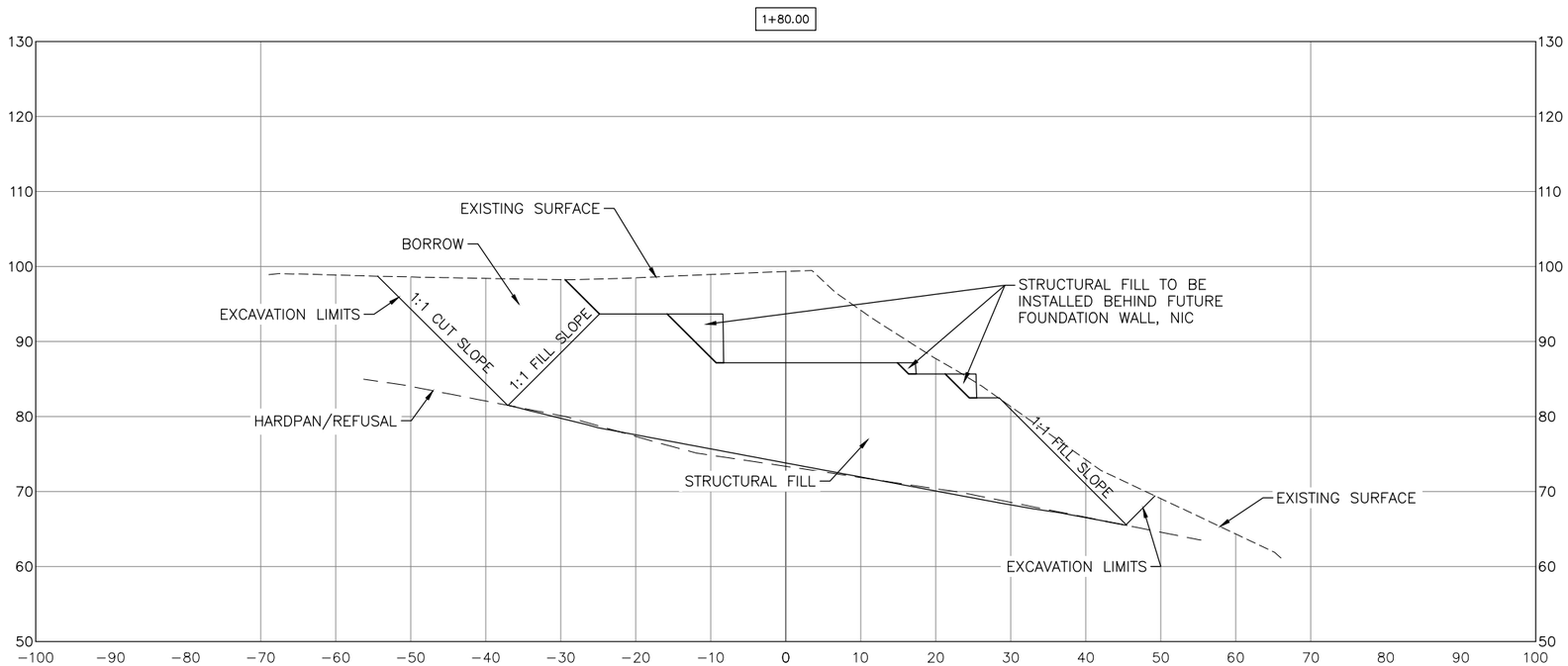
ISSUE DATE 07

Section J, Item 2.

100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004





Attachment B - Hillside Endorsement Analysis

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SECTION VIEWS

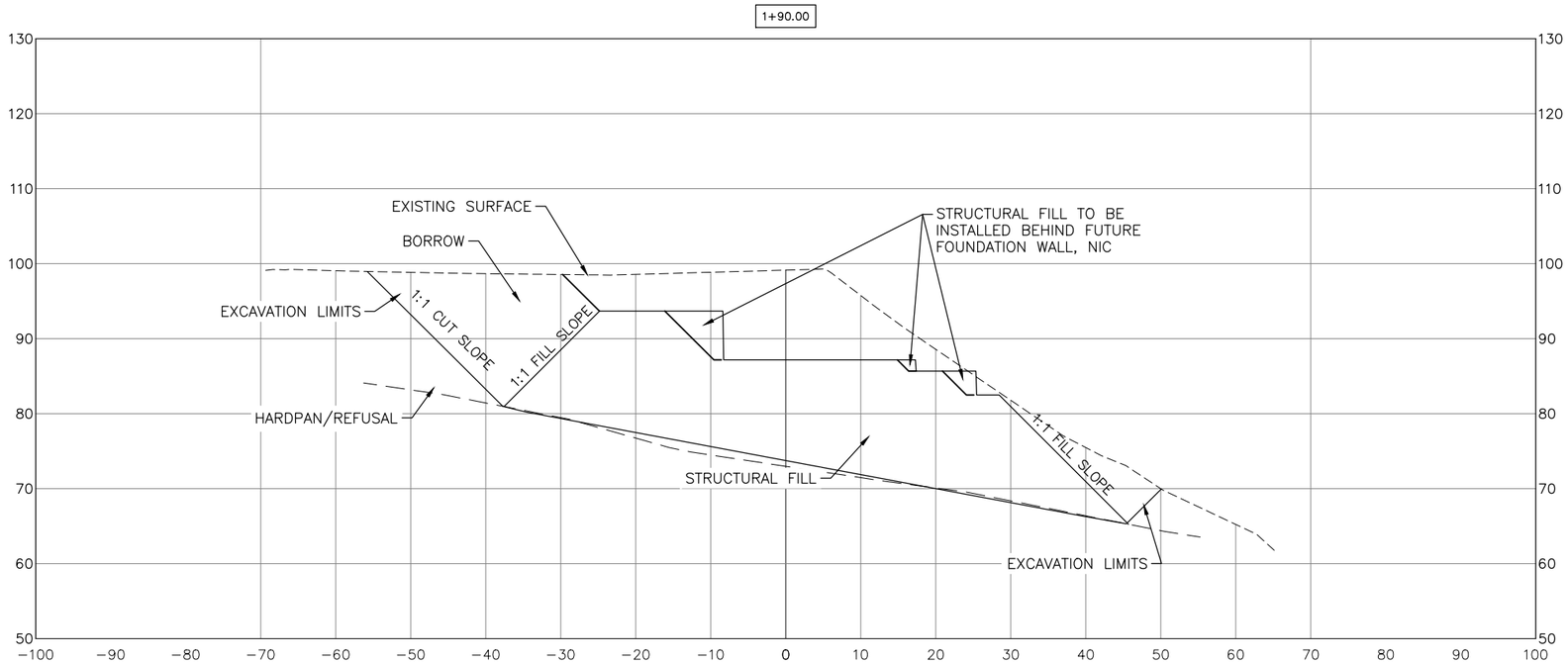
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

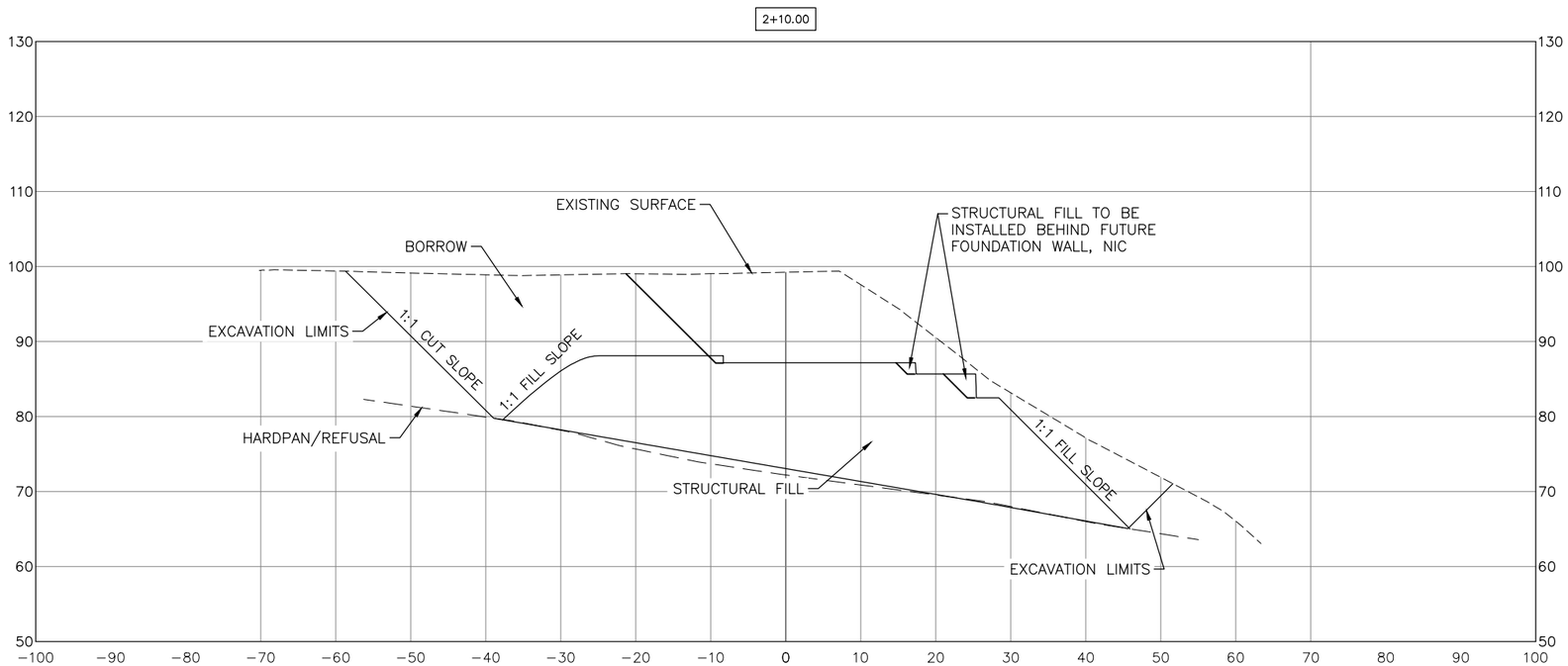
issue	date	description

SHEET # **C2.1**

ISSUE DATE 07/

100% DRAFT SUBMITTAL





Attachment B - Hillside Endorsement Analysis

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

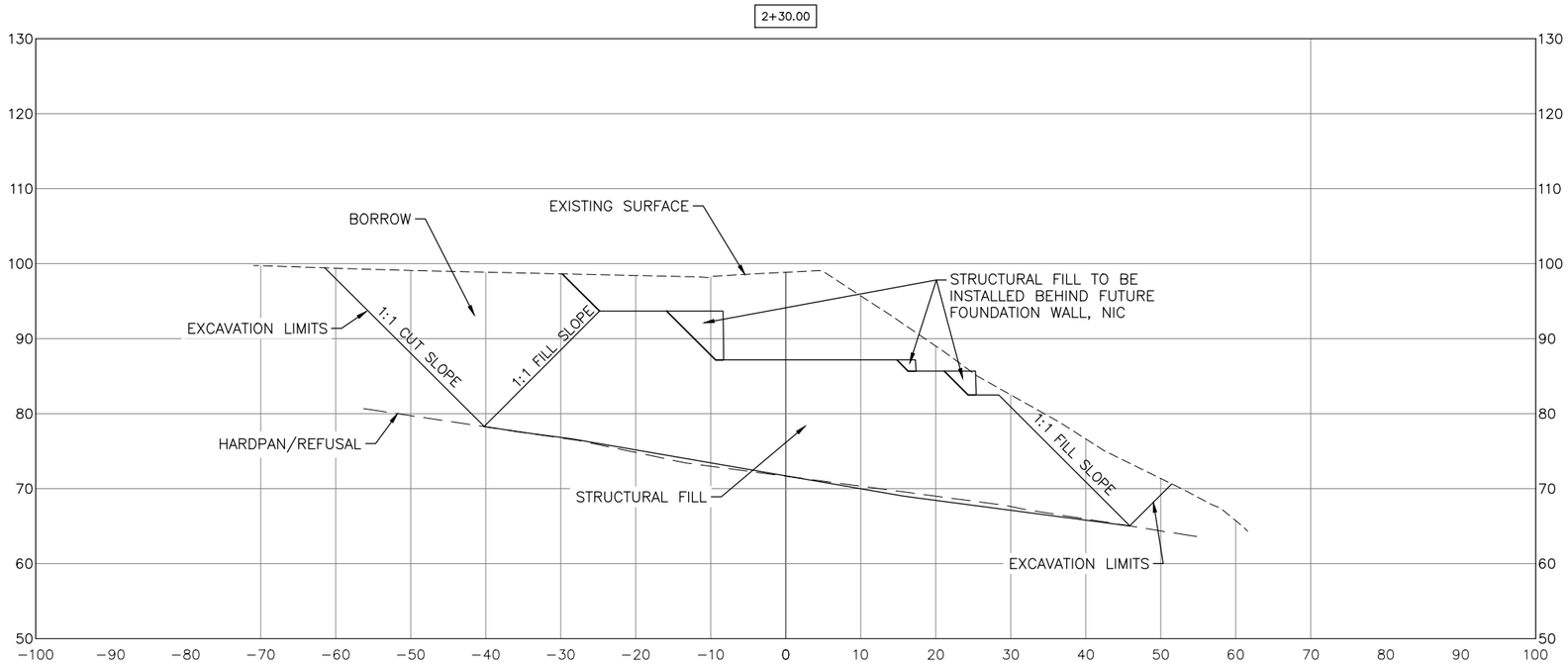
SHEET TITLE:
SECTION VIEWS

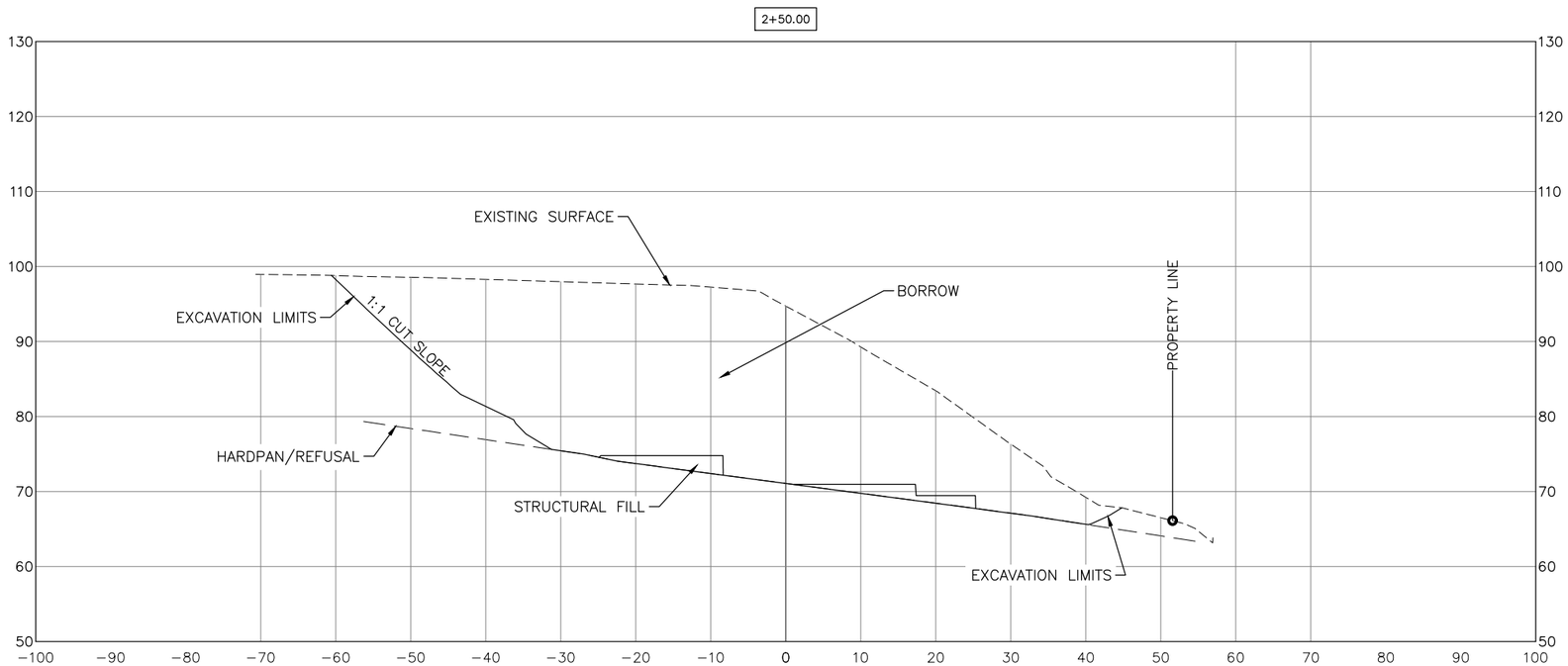
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

SHEET # **C2.2**

ISSUE DATE 07





Attachment B - Hillside Endorsement Analysis

100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

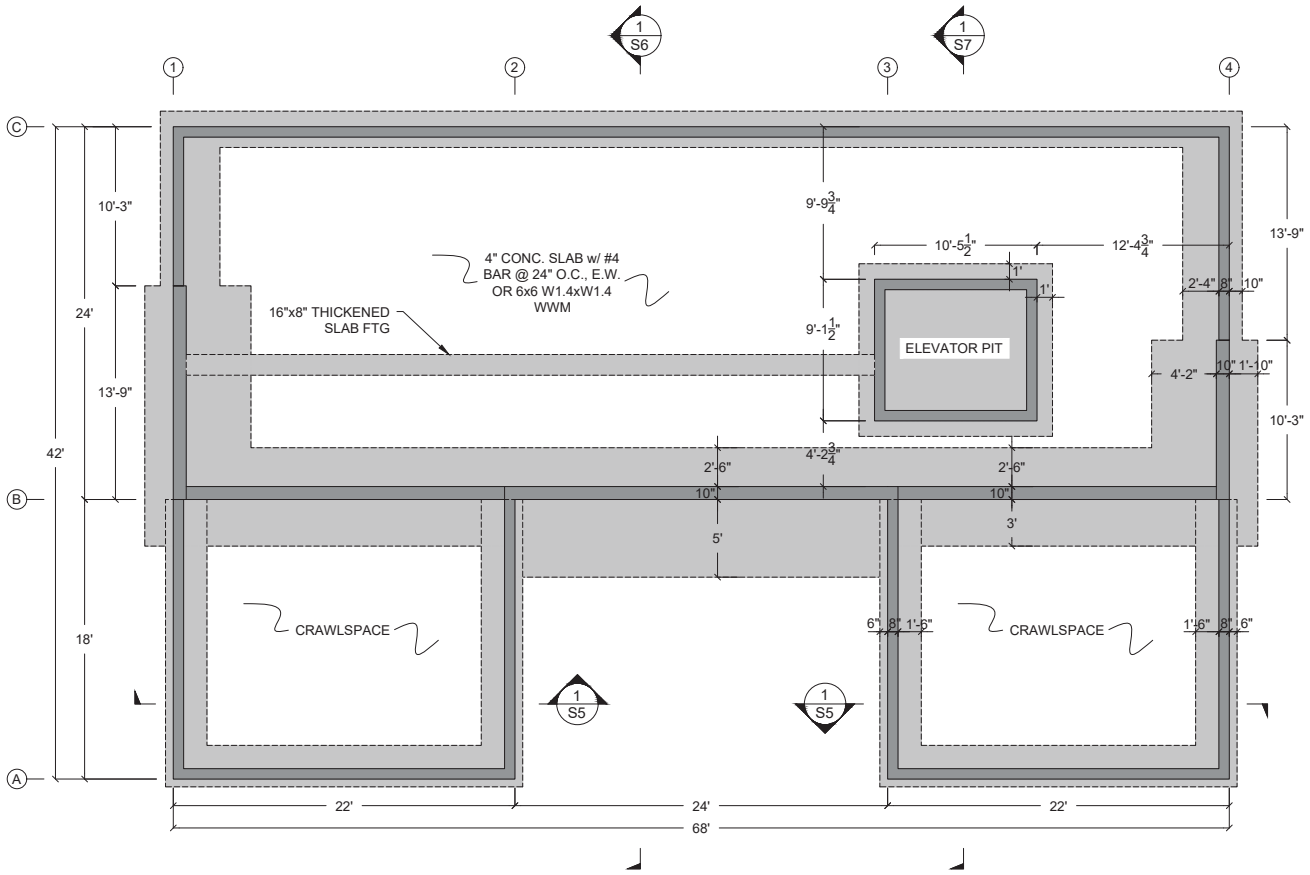
SHEET TITLE:
SECTION VIEWS

CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

SHEET # **C2.3**

ISSUE DATE 07



1 FOUNDATION PLAN
1/4" = 1'-0"

NT

FULL SIZE: 22"x34"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

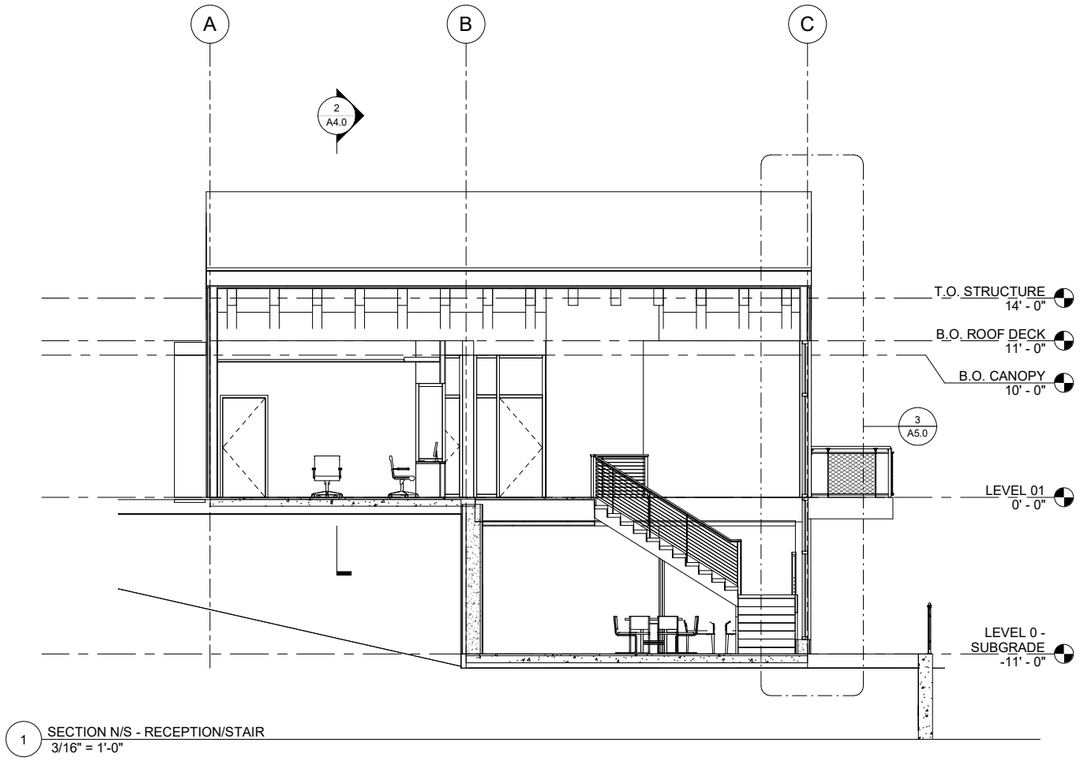
SHEET TITLE:
FOUNDATION PLAN

CHECKED JG
DRAWN JG

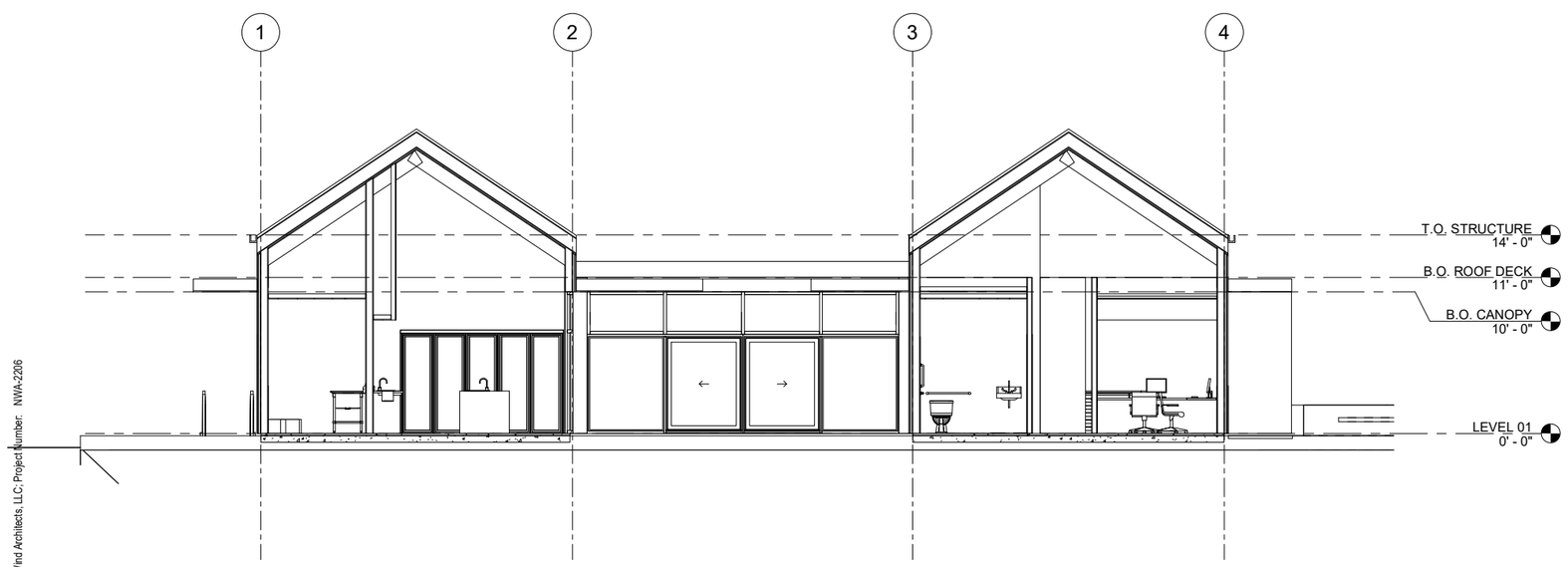
issue	date	description

SHEET # **S2**

ISSUE DATE 06/02/2023



1 SECTION N/S - RECEPTION/STAIR
3/16" = 1'-0"



2 SECTION E/W - COURTYARD
3/16" = 1'-0"

© NorthWind Architects, LLC; Project Number: NWA-2206

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

Section J, Item 2.
35% SET
NOT FOR CONSTRUCTION
06/05/2023

NorthWind
Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

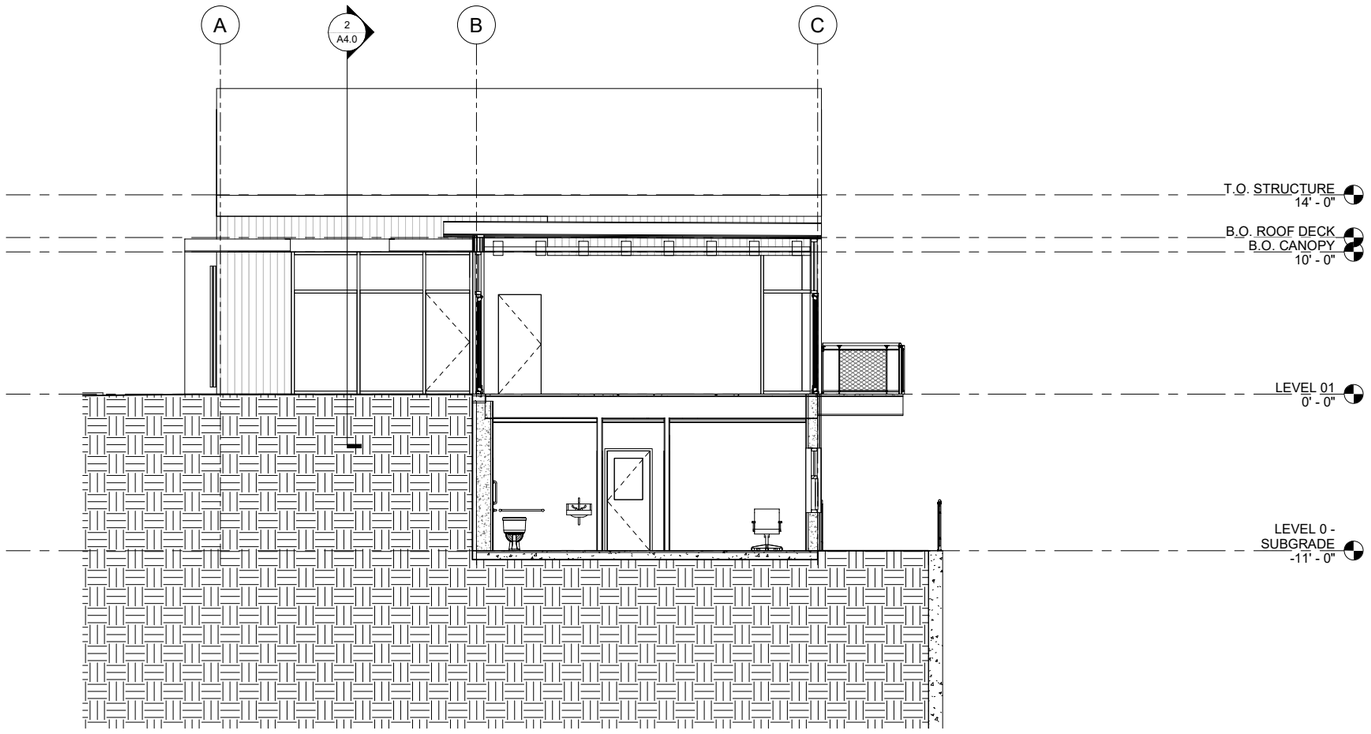
SHEET TITLE:
BUILDING SECTIONS

CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # A4.0

ISSUE DATE 06/05/2023



2 SECTION N/S - COURTYARD
3/16" = 1'-0"

1 SECTION E/W - CLASSROOM/LOWER LEVEL
3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
BUILDING SECTIONS

CHECKED	Approver
DRAWN	Author

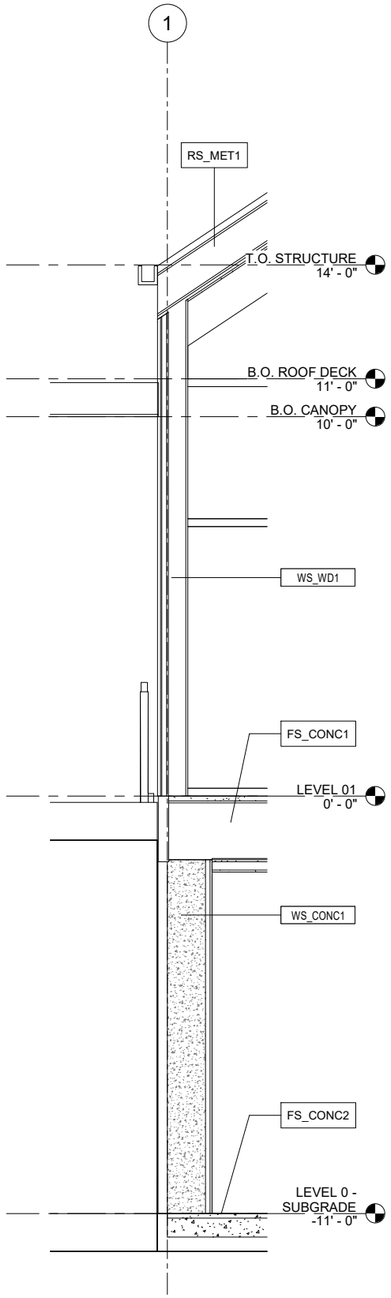
issue	date	description

SHEET # A4.1

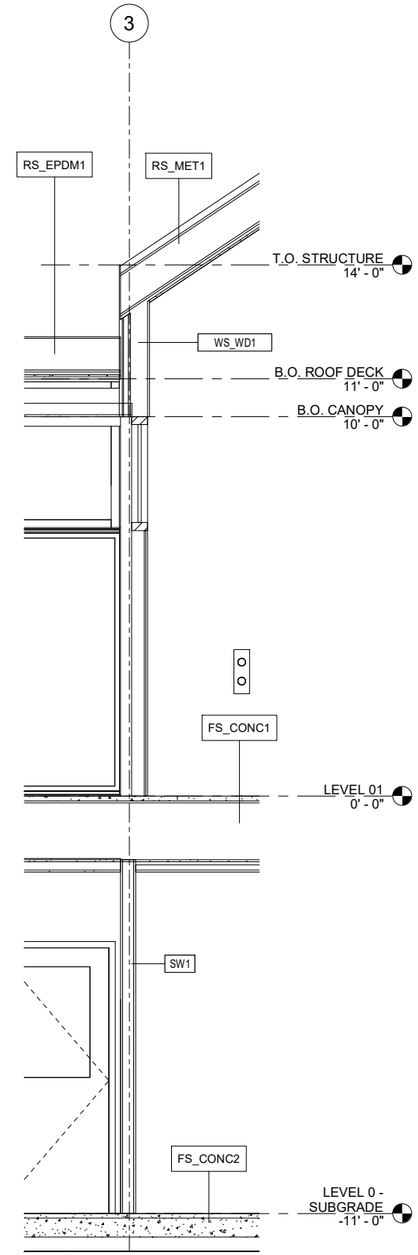
ISSUE DATE 06/05/2023

@ NorthWind Architects, LLC; Project Number: NWA-2206

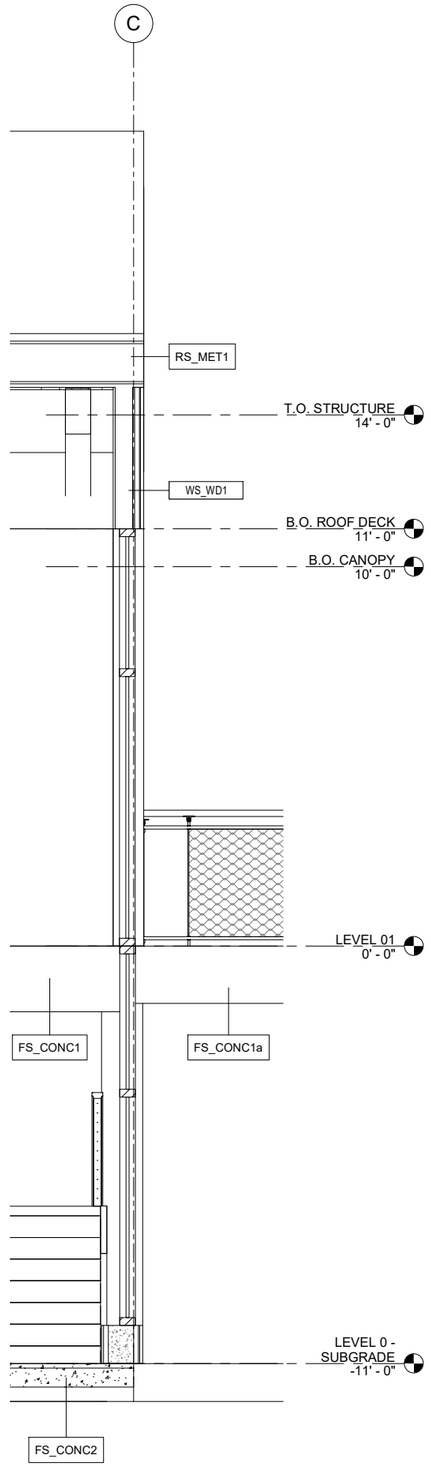
Attachment B - Hillside Endorsement Analysis



1 WALL SECTION_FOUNDATION WALL TO EXTERIOR WALL SECTION TYP.
1/2" = 1'-0"



2 WALL SECTION_INTERIOR WALL AT GABLED ROOF TYP.
1/2" = 1'-0"



3 WALL SECTION_DECK AT DAYLIGHT BASEMENT
1/2" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

AYAYD Cultural Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
ENLARGED SECTIONS

CHECKED	Approver
DRAWN	Author

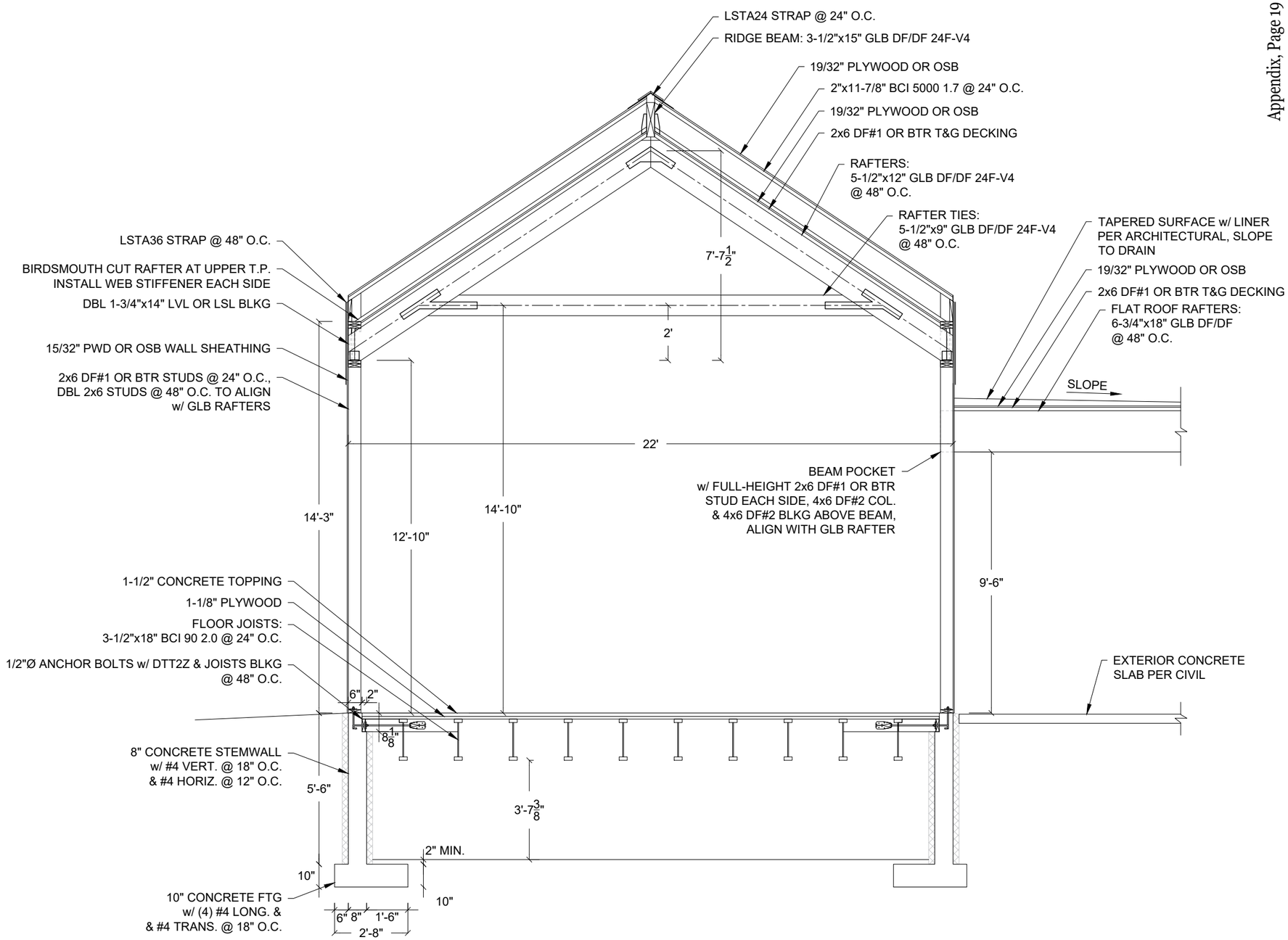
issue	date	description

SHEET # A5.0

ISSUE DATE 06/05/2023

© NorthWind Architects, LLC; Project Number: NWA-2206

NOTES:
1. 6" MINIMUM BASE COURSE, GRADING D-1, COMPACTED TO 95% OF MAXIMUM DRY DENSITY, BELOW ALL FOOTINGS AND SLABS



1 SECTION
1/2" = 1'-0"

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

35% SUBMITTAL

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT CULTURAL CENTER

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANN'S AVENUE, DOUGLAS, ALASKA

SHEET TITLE:
SECTION

CHECKED	JG
DRAWN	JG

issue	date	description

SHEET # S5

FULL SIZE: 22"x34"

ISSUE DATE 06/02/2023

Timberline Engineering LLC
Juneau, Alaska
907-635-1433
timberlineengineering@outlook.com

Geotech Memo: DIA Learning Center August 25, 2023
0 St. Ann's Ave., Juneau, AK

Site Description:
The project site is located just north of the Treadwell Mine on Douglas Island, Alaska, and is on the northeast side of St. Ann's Ave. The site is relatively level near the road grade for a distance of ~60-feet, then slopes down ~40-feet at the northeast property line at an angle of 45°-52°.

Site Investigation:
In February 2023, Glacier State Contractors, Inc. excavated three test holes. A steel pipe was used as a probe in the bottom of one test hole. The pipe was pushed to refusal to determine the depth of bedrock. In early June 2023, Juneau Excavation installed (and removed) five helical piers across the site to further identify the depth and gradient of the bedrock layer.

Based on the results of these investigations, it was determined that the site has been filled in overtime with sand, gravel and organics from local projects. The fill material is uncompacted and poorly-graded, and ranges from 8'-20' in depth. Below the fill layer, the native ground surface slopes at an approximate angle of 3.5:1 and consists of a ~4'-thick layer of moist, marine-deposited glacial silt over the top of hardpan or bedrock.

Recommendations:
It is recommended to remove the fill materials and native silt layer on site to reach a firm and consistent bearing layer on native hardpan or bedrock. Non-woven geotextile fabric should be placed at all edges of excavation. Imported fill should consist of 6"-minus shot rock placed and compacted in 12" vertical lifts. 2"-minus shot rock is recommended within 24" of foundations and base course, grading D-1, is recommended within 6" of foundations. Compactive effort should be that required to prevent settlement. Disturbed soils around the work perimeter should be seeded to prevent erosion. During excavation and fill placement, surface runoff should be directed to the existing drainage channel on the north end of the site. (See phase 1 site plan by PROHNS, LLC, dated 8-25-2023)

All work shall be done by qualified individuals in accordance with locally-adopted codes and best management practices. Attached are the test hole logs and location map.

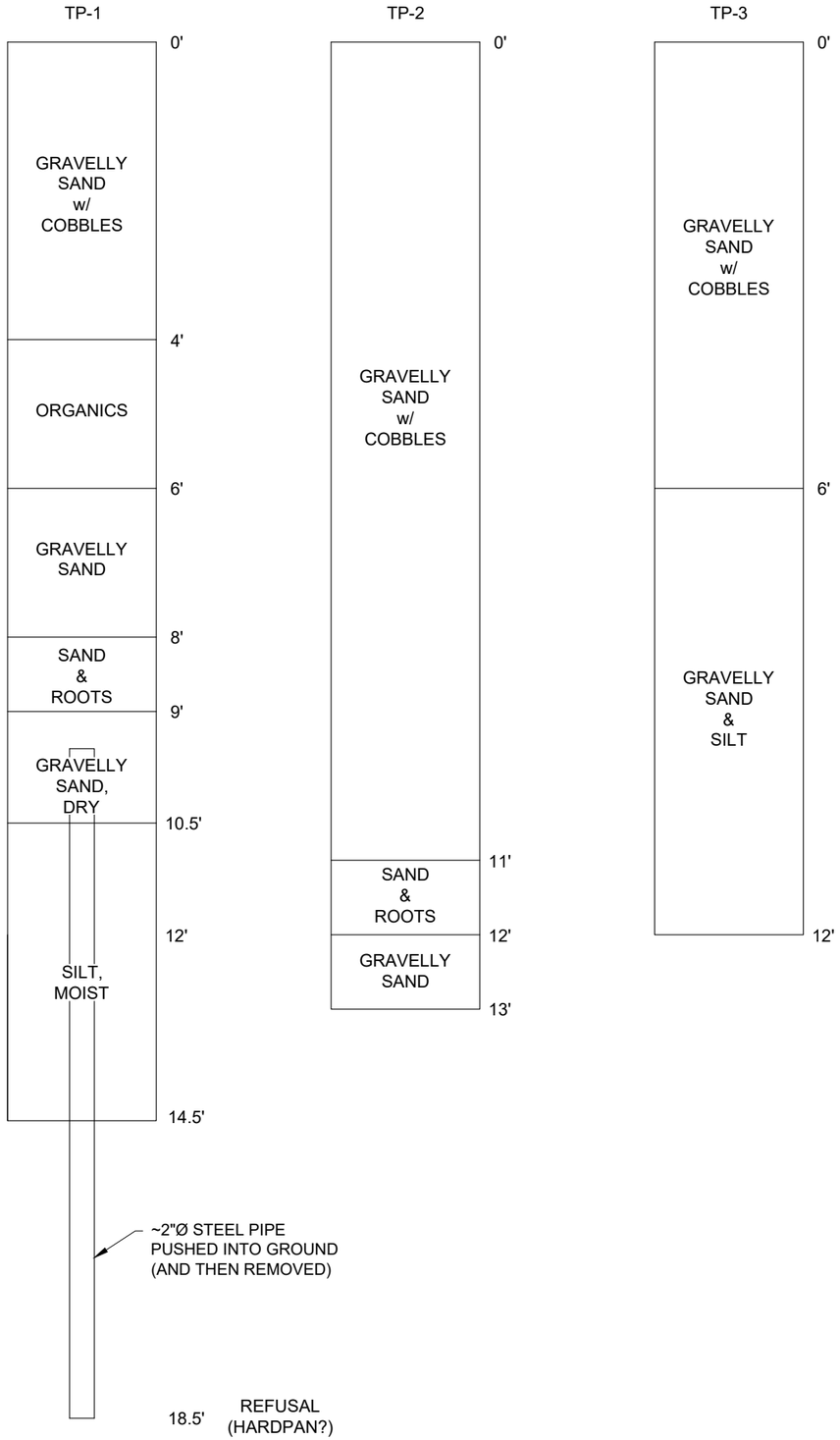
If you have any questions, please do not hesitate to contact me.

Sincerely,

Jacob Graves, P.E.

Timberline Engineering LLC
Bus. Lic. #2093069
P. Lic. #110473

8-25-2023



1 TEST PIT SECTIONS
1/2" = 1'-0"

TP-A		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 10'	500	LOOSE SAND & GRAVEL
10' - 17'	700	LOOSE SAND & GRAVEL
17' - 20'	700	SOFT SILT
20' - 23.5'	1800	HARDPAN
23.5'	-	TORQUED OUT IN HARDPAN

TP-B		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 10'	500	LOOSE SAND & GRAVEL
10' - 14'	1000	SILT w/ COBBLES
14' - 16'	1500	HARDPAN
16'	-	TORQUED OUT IN HARDPAN

TP-C		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 7'	900	SAND, GRAVEL, ROCKS
7' - 16'	500	LOOSE SAND & GRAVEL
16' - 21'	800	SILT w/ COBBLES
21' - 23'	1800	HARDPAN
23'	-	TORQUED OUT IN HARDPAN

TP-D		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 17'	500	LOOSE SAND & GRAVEL
17' - 21'	900	SILT w/ COBBLES
21' - 25'	1800	SILT TO HARDPAN
25'	1800	TORQUED OUT IN HARDPAN

TP-E		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 15'	500	LOOSE SAND & GRAVEL
15'	-	LOCKED UP, BEDROCK

2 TEST PIER LOGS

Jacob A. Graves
CE 110473
REGISTERED PROFESSIONAL ENGINEER
6-4-2023

TIMBERLINE ENGINEERING LLC

JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DIA LEARNING CENTER

0 ST. ANN'S AVENUE
JUNEAU, AK

SHEET TITLE:
TEST PIT SECTIONS & TEST PIER LOGS

DRAWN JG

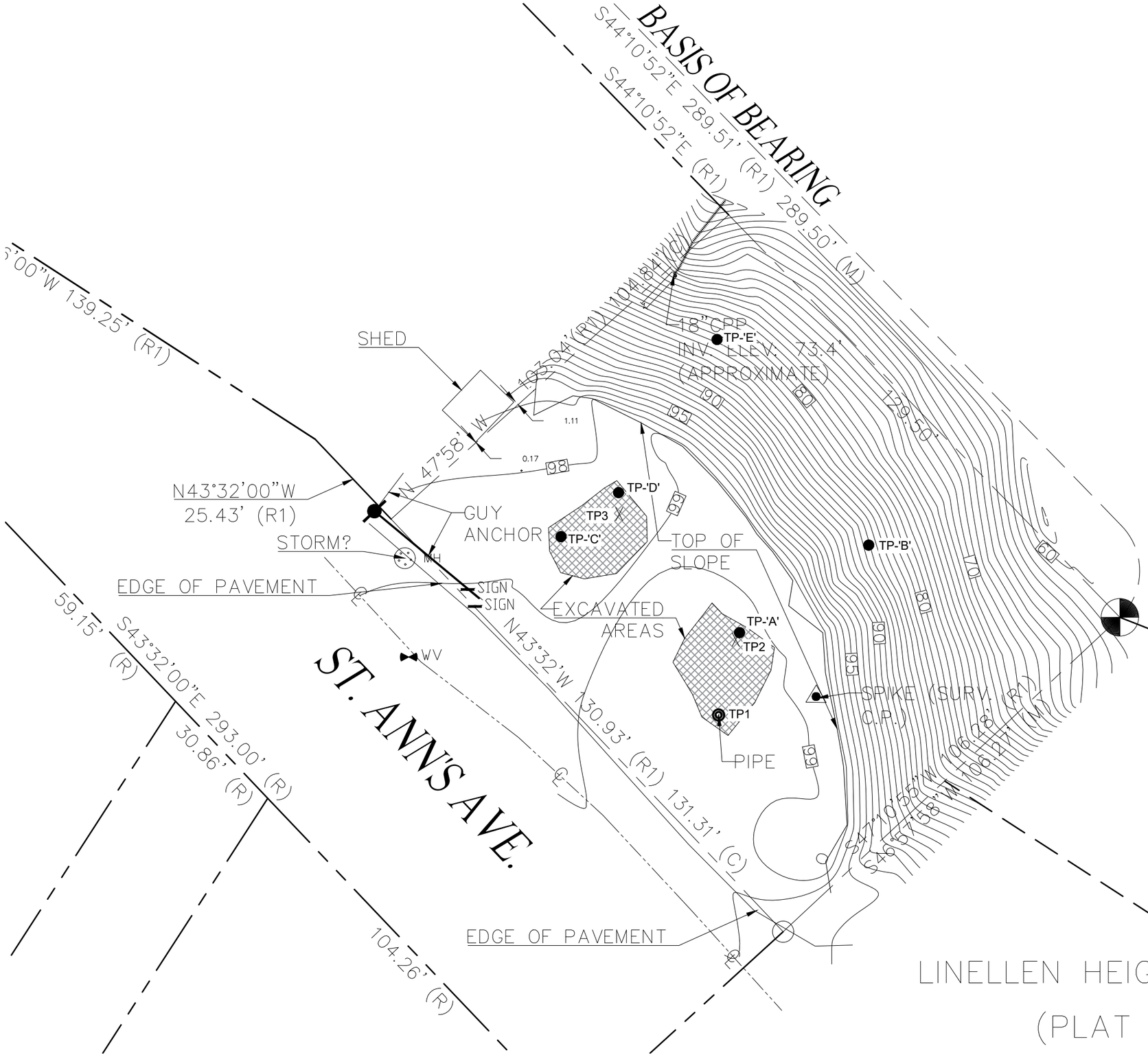
SHEET #
C1

SCALE AS N

DATE 6/4/2023

FULL SIZE: 11"x17"

Section J, Item 2.



1 TEST PIT LOCATIONS
N.T.S.

Attachment B - Hillside Endorsement Analysis

Jacob A. Graves
CE 110473
REGISTERED PROFESSIONAL ENGINEER
6-4-2023

TIMBERLINE ENGINEERING LLC

JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DIA LEARNING CENTER

0 ST. ANN'S AVENUE
JUNEAU, AK

SHEET TITLE:
TEST PIT LOCATIONS

DRAWN JG

SHEET # C2

SCALE AS N

DATE 6/4/2023

FULL SIZE: 11"x17"

NorthWind
Architects, LLC

Proposed site development: Due to the overlay of fill material over native site organics in recent years, the unstable site fill material will be removed down to hardpan/bedrock, with a buildup of engineered fill to building foundation depths. Building foundations will be integrated with the site retainment. The steep embankment will be replaced with a series of retaining structures with controlled drainage. Sloped area will be revegetated with natural and indigenous greenspace. Developed terraces will be hardscaped with planting areas.

New construction: The building shall be comprised of an insulated full height daylight basement supporting a one or two-story wood framed structure, with developed outdoor spaces on the landscape that are both covered and uncovered, supporting the building program.

- Foundation and daylight basement level shall be Insulating form Concrete (IFC), with exterior waterproofing and perimeter drainage. The basement shall have a concrete floor slab and painted gypsum board finishes.
- The main floors shall be 2x6 framed construction with interior gypsum board over a vapor retarder, fiberglass or mineral wool insulation fill, plywood sheathing with weather barrier, a 1.5" layer of rigid outside insulation, pressure equalizing siding and trim. Interior finishes to be painted gypsum board. The exterior finish is proposed to be comprised of sheet metal panels and flame-treated cedar siding for greater longevity in our climate.
- The proposed roof will be a combination of gabled forms, with flat roof canopies, anticipating new metal roofing with snow stops and gutters and high-performance single ply membrane materials.
- The gabled and low sloped roof structures are to be comprised of timber frames and decking with outside rigid insulation (R35 continuous) over vapor retarder. Vented attic spaces are not suitable for the high winds and exposure of this specific site.
- Outdoor covered spaces: the design options include both covered and uncovered outdoor spaces comprised of both concrete paver hardscape surfaces and wood decks on piers, and extended roof coverings. These shall be heavy timber framed with timber decking. Exterior railings to be epoxy coated galvanized steel, stainless steel, and glass panels to afford wind protection.
- Windows and doors: high performance thermal units with painted fiberglass frames and panels, typical. Glazed wall at the classroom and meeting room to be fiberglass storefront with operable glass portions permitting direct connection to outdoor spaces during suitable weather.

Bathrooms: A total of four, single-user bathrooms shall be provided, two on each level. All are configured to be accessible and shall have an adjacent janitorial space.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

Kitchen: A small commercial kitchen space is provided in association with the classroom. Shall have: three-well sink, 36" range and Type 1 range hood, commercial under counter dishwasher, microwave, and refrigerator/freezer.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PRIMARY MONUMENT		
SECONDARY MONUMENT		
TEST PIT/PIER LOCATION		
PROPERTY LINE		
ALIGNMENT/GRIDLINES		
TOP OF BANK	TOP OF BANK	
TOE OF SLOPE	TOE OF SLOPE	
EXCAVATION LIMITS		
ASPHALT	EDGE OF ASPHALT	
BUILDING		
CONCRETE		
VALLEY GUTTER		
WATER LINE PIPE	PIPE SIZE & TYPE	
WATER VALVE BOX		
SANITARY SEWER PIPE	PIPE SIZE & TYPE	
SANITARY SEWER MANHOLE		
STORM DRAIN PIPE	PIPE SIZE & TYPE SD SD	
UTILITY POLE WITH LUMINAIRE		
SIGN		

ABBREVIATIONS

AC	ASPHALT CONCRETE
BOP	BEGINNING OF PROJECT
BOW	BOTTOM OF WALL
BTM	BOTTOM
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYENE PIPE
CONC	CONCRETE
CTE	CONNECT TO EXISTING
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
EL	ELEVATION
EOP	END OF PROJECT
EX	EXISTING
FG	FINISHED GRADE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LT	LEFT
LVC	MANHOLE
MH	MINIMUM
MIN	MATCH TO EXISTING
MTE	NOT IN CONTRACT
NIC	NUMBER
NO	NOT TO SCALE
NTS	POUNDS PER SQUARE INCH
PSI	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
RP	RADIUS POINT
RT	RIGHT
ROW	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCHMARK
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TYP	TYPICAL
UD	UNDERDRAIN

GENERAL NOTES

1. CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS FOURTH ADDITION DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, INCLUDING ALL ERRATA (NOS. 1–16) AND CURRENT REVISIONS AS APPLICABLE. DETAILS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THOSE IN THE CBJ STANDARDS UNLESS APPROVED BY THE ENGINEER.
2. CALL 586–1333 BEFORE YOU DIG FOR UNDERGROUND POWER, TELEPHONE AND CABLE. CALL 811 ALASKA DIGLINE BEFORE YOU DIG FOR UNDERGROUND ACS & GCI. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM CBJ AS–BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO THE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. THE ESTIMATED TOTAL AREA OF DISTURBANCE RESULTING FROM THESE IMPROVEMENTS IS APPROXIMATELY 0.27 ACRES.
4. THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) HAS IDENTIFIED A CONTAMINATED SITES WITHIN 1,500 FEET OF THE PROJECT LIMITS THAT IS CURRENTLY IN "ACTIVE" STATUS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT DEC AND OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK.
5. EXCAVATION LIMITS AND FILL LIMITS ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER.
6. PROPERTY LINE LOCATIONS USED IN THESE PLANS ARE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT BOUNDARY SURVEY.
7. THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH ALL TBM'S TO VERIFY ELEVATIONS PRIOR TO BEGINNING ANY WORK.
8. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS, CONCRETE NAILS, CHISELED X'S) PRIOR TO CONSTRUCTION AND REMONUMENT AFTER SURFACING IS REPLACED. EXISTING SURVEY MONUMENTS MAY NOT BE SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR. FOR ANY RESET MONUMENTS PROVIDE COPIES OF RECORD OF MONUMENTS TO THE ENGINEER.
9. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE WRITTEN APPROVAL OF THE PROPERTY OWNER.THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CBJ RIGHT–OF–WAY PERMIT AS NECESSARY TO PERFORM THE WORK.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF–SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
11. ALL OTHER MATERIALS TO BE REMOVED AND DISPOSED OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, INCLUDING CONCRETE, UNSUITABLE SOILS, WATER PIPE, SEWER PIPE, CULVERT, STORM AND SEWER STRUCTURES, SIGN POSTS AND ETC.

100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
LEGEND, ABBREVIATIONS, GENERAL NOTES

CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

SHEET # **C0.0**

ISSUE DATE

Irene Gallion

From: Michele Elfers
Sent: Thursday, September 7, 2023 12:02 PM
To: Irene Gallion
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023
Attachments: Agency Comments Form P&R.pdf

Hi Irene,
Thanks so much for the opportunity to comment on this important project. Please see the attached comments from the Parks and Recreation Department. Let George and I know if you have any questions.
Michele

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 11:29 AM
To: General Engineering <General_Engineering@juneau.gov>; Michele Elfers <Michele.Elfers@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; David Campbell <dscampbell@juneaupolice.com>; Dan Jager <Dan.Jager@juneau.gov>
Cc: George Schaaf <George.Schaaf@juneau.gov>; Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Hello all,

The Douglas Island Indian Association is proposing a 4,000 square foot culture and learning center on Saint Ann's Avenue, a lot near the Treadwell park lot and turn around:

They are also requesting a parking waiver that will allow back-out parking onto Saint Anns (usually we only allow back-out parking for residences). If that does not work, they'll ask for a parking waiver from six spaces to five.

If you can review the project and have any feedback to me by **September 28, 2023**, that would be great. I more time please let me know. I'll be out of the office, so if you need more information in the meantime, please contact my colleague, Forrest Courtney, cc'ed on this e mail.

There is an "Agency Comments Form" attached for your use. Project information is also available at our web site: https://juneau.org/community-development/short-term-projects

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Parks and Recreation

STAFF PERSON/TITLE: George Schaaf, Director and Michele Elfers, Deputy Director

DATE: 9-7-23

APPLICANT:

TYPE OF APPLICATION: Conditional Use Permit, Variance, and Parking Waiver.

PROJECT DESCRIPTION:

Up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.
Reduce required off-street parking from six spaces to five.
Variance to allow nine off-street backout parking spaces for a learning facility.

LEGAL DESCRIPTION: USMS 164 SE FR

PARCEL NUMBER(S): 2D040T480011

PHYSICAL ADDRESS: Not Assigned.*

SPECIFIC QUESTIONS FROM PLANNER:

Note: This is right next to the St. Ann's parking lot and emergency vehicle turn around in Treadwell.

AGENCY COMMENTS:

The Parks and Recreation Department (P&R) recognizes this project will be a great benefit to the community. P&R manages the land to the north and east of this property and has two concerns regarding the proposed plan, adequate parking facilities and sedimentation and erosion impacting parkland.

The forested area and trails surrounding the property are part of Savikko Park and Treadwell Historic Park. The department maintains the trail head at the end of St. Ann's Avenue located at the eastern end of the cul-de-sac. The small parking area at the trail head is well used by park and trail users and P&R anticipates this use will grow in the next two years as the Mt. Jumbo/Bradley trail head is relocated to this area. CBJ received Federal Lands Access Program grant funding from the Federal Highway Administration to relocate the trail head from 5th St to Savikko Park/Treadwell Historic area and construction begins in September 2023. This trail section will be the southern terminus of the Treadwell Ditch trail and the reconstruction of the Ditch trail will be complete at the end of the 2023 season. While the Savikko Park main parking lot will be the official trail head parking area for the new trail, P&R anticipates increased usage of the parking area on St. Ann's as well. For this reason, P&R is very interested in DIA providing as much parking on their property as possible for their facility.

AGENCY COMMENTS (CONTINUED):

If sufficient parking is not provided, facility users will first park in the trail head public parking area and then park along the road or cul-de-sac which will impede pedestrian, bike and vehicular traffic flow. P&R believes that the applicant's proposal to add 9 back out spaces is the best option and will result in safer public use of the Right of Way and trail head. Vehicular traffic drives very slowly in this area and cars are already backing out of the existing spaces in the trail head parking lot, this has not been a problem historically.

P&R is also concerned with sedimentation and erosion that may occur during or after construction on park land. At the base of the slope are wetlands on CBJ parkland. Any erosion, stormwater, construction debris, or other materials that are not contained on the project site will end up in the wetlands. P&R suggests conditions on the permit that require adequate barriers around the construction site to prevent any sediment or construction materials from leaving the site, this could be a silt fence or other barrier. If any materials end up on CBJ land, the property owner should be required to remove them and revegetate as needed to restore the park land to original condition or better. Additionally, stormwater should be effectively managed prior to leaving the site so that it does not carry sediment onto park property. This will be difficult given the steep slopes and small site, a temporary detention pond on their property may be required or another method of settling or dewatering considered.

Thank you for the opportunity to comment on this project.

Irene Gallion

From: Chris Gifford <CMGifford@juneaupolice.com>
Sent: Tuesday, October 17, 2023 3:03 PM
To: Irene Gallion
Cc: Cindy Ruby
Subject: St. Ann's parking questions

Hi Irene-
Can you tell me what issues specifically you are asking about? Off of the top of my head, I can think of occasions in which large vehicles are unable to use the turn-around area at the end of the street, due to overparking in the turnaround area. Those vehicles have been ticketed and sometimes towed. There are parking spots in the middle of the turn-around for use by people with cabins in the Lucky Me area. I really can't think of other problems though. Chris

Sgt. Chris Gifford
Juneau Police Department
Administration
907-500-0850
cgifford@juneaupolice.com

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Tuesday, October 17, 2023 10:39 AM
To: Cindy Ruby <CMRuby@juneaupolice.com>
Subject: Saint Anne's Parking - information request

Hi Cindy,

Who do I need to talk to about getting information regarding parking enforcement on Saint Ann's Avenue?

The Planning Commission is hearing a proposal for a learning center at the end of Saint Ann's. I've heard anecdotally of parking problems and ticketing, but thought it would be helpful for the Commission to understand impacts to policing.

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

Irene Gallion

From: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Sent: Wednesday, September 6, 2023 3:21 PM
To: Irene Gallion; Schuler, Michael K (DOT)
Cc: Forrest Courtney
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Good afternoon Irene,

St. Ann's as you know is a City street and the traffic flow for 5 to 6 parking spots for a small cultural center in a residential neighborhood does not appear to cultivate any comment from DOT. As I understand it, the avalanche control on Thane is all helicopter based moving toward possibly drone operations in the near future, so no parking lot use other than possible observation there at the end of St. Ann's.

No Comment.

Thank you for sending this our way.

Arthur Drown
Right of Way Agent
Property Management, Right of Way
Department of Transportation & Public Facilities
Southcoast Region
6860 Glacier Hwy, Juneau, AK 99801
(907)465-4517

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 12:14 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>; Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Cc: Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael and Arthur,

I am unsure if this will impact ADOT&PF operations, so thought I'd run it past you. I recall M&O uses the St Anne's Avenue to access their howitzer pad for avalanche control, but I am unsure this would particularly impact that.

The Douglas Island Indian Association is proposing a 4,000 square foot culture and learning center on Saint Ann's Avenue, a lot near the Treadwell park lot and turn around:

They are also requesting a parking waiver that will allow back-out parking onto Saint Anns (usually we only allow back-out parking for residences). If that does not work, they'll ask for a parking waiver from six spaces to five.

If you can review the project and have any feedback to me by **September 28, 2023**, that would be great. If you need more time please let me know. I'll be out of the office, so if you need more information in the meantime, please contact my colleague, Forrest Courtney, cc'ed on this e mail.

There is an "Agency Comments Form" attached for your use. Project information is also available at our web site: https://juneau.org/community-development/short-term-projects

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

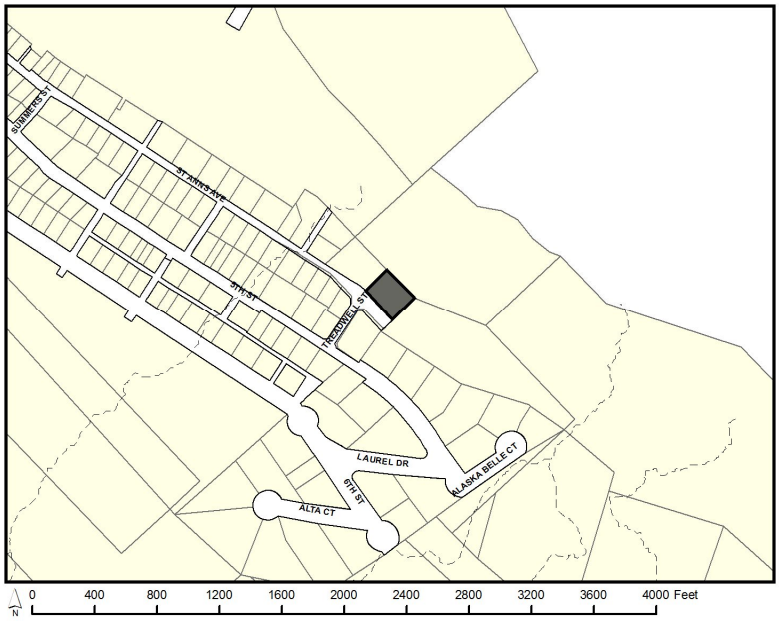
Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

Proposal to be heard by the CBJ Planning Commission:

St. Ann's Avenue, Zoned D18

INVITATION TO COMMENT



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

Address Changing to 155 Heritage Way. Effective: November 1, 2023.

TO

Conditional Use permit for up to 4,000 square feet for a culture and learning center, focusing on language and traditional food, with up to 1,000 square feet covered outdoor area. **THEN**:

Variance to allow nine (9) off-street backout parking spaces.

-OR-

Parking Waiver to reduce required off-street parking from six (6) spaces to five (5).

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **November 6th, 2023** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Oct. 23rd	Oct. 24th— noon, Nov. 10th	HEARING DATE & TIME: 7:00 pm, Nov. 14th, 2023	Nov. 15th
Comments received during this period will be sent to the Planner, **Irene Gallion** to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/84239335411 and use the Webinar ID: 842 3933 5411 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4130**
Email: **pc_comments@juneau.gov or Irene.Gallion@juneau.gov**
Mail: **Community Development, 155 S. Seward Street, Juneau AK 99801**

Address Changing to 155 Heritage Way. Effective: November 1, 2023.

Case No.: USE23-13; VAR23-02; PWP23-03
Parcel No.: 2D040T480011
CBJ Parcel Viewer: http://epv.juneau.org

Printed October 2, 2023

Irene Gallion

From: Sean Boily <sean@northwindarch.com>
Sent: Monday, October 30, 2023 8:54 AM
To: Irene Gallion
Subject: RE: USE23-13 etc: Public Notice Sign

God morning Irene –
I installed the sign on Sunday morning.

Attachment E - Public Notice Sign

From: Glenn Wuyts
To: irene.gallon@juneau.gov; PC_Comments
Subject: Concerns learning center St. Ann's
Date: Thursday, October 5, 2023 7:52:03 AM

Good morning.

My name is Glenn Wuyts. I live at 226 Saint Anns Ave, Douglas.
I have multiple concerns about the planned culture and learning center to be build at the end of St Ann's Ave.

Parking is already a huge problem on the street. I have several off street parking spots and needed to place private parking signs because there isn't any room for on street parking and people keep parking on my property, especially on a sunny summer day and even more so in the winter when the snow berms are piling up. Since the disc golf course was opened on the Treadwell trail there has been an increase in visitors to the area.

Another concern I have is that a learning center there will increase traffic on Saint Ann's Ave. The part of the street past Summers St doesn't have a decent sidewalk and it will increase the danger to pedestrians if there is an increase in traffic, especially if there will be insufficient parking for visitors.

9 parking spots will not be sufficient to accommodate staff and visitors and you'll be creating a huge problem in the area.
It's a residential area and I don't see why this location was chosen to build a learning center. If a learning center is needed on Douglas it would make more sense to build it down by Savikko Park, maybe convert the pavilion or another location that would be more suitable for this would be the Jumbo gym.

This seems like another not well thought through project and I hope you will take my concerns into consideration when making a decision.

Kind regards.

Glenn Wuyts

RE: USE2023 013, VAR2023 0002, PWP2023 0003

Thank you for the opportunity to offer my comments in opposition to this conditional use permit and parking variance. Unfortunately, I never received notice of this proposed project in the mail and was only made aware of it from my neighbors who did receive notification.

In reading the documentation, initially this building is described as a single-story building, but in future documents it is referred to as a two-story building, which is a bit confusing.

St. Anns is a narrow street with no pedestrian sidewalks at the south end of the road, which is the location of this project. On a good day, two cars are able to pass each other without one pulling off to the side. If someone happens to be walking down the street at the same time, the pedestrian has to stop and move even closer to the edge of the street. Quite often, drivers find it necessary to stop and wait for the other car to pass before they can continue. From the end of October until April or May (depending on the snow conditions), Summers Street is closed. The residents of the south end of 5th Street no longer have the option to use Summers Street to get to St. Anns, so our options are Treadwell Street or drive down to D Street. This adds even more residential traffic to this end of St. Anns.

The existing parking for Sandy Beach and the Treadwell Trail at the end of St. Anns is already crowded with people using the trails and other recreational opportunities. The potential for even more cars being parked there exacerbates the issue. While this proposal offers onsite parking, there will be those who find it easier to pull straight into a spot on the street.

Thank you for your consideration of my comments.

Lynne Smith

424 5th St.

Douglas, AK

Irene Gallion

From: Sherill Baxter <sherill@gci.net>
Sent: Thursday, October 19, 2023 8:55 PM
To: Irene Gallion
Subject: Fwd: Culture center St Ann's

Sent from my iPad

Begin forwarded message:

> **From:** Sherill Baxter <sherill@gci.net>
> **Date:** October 19, 2023 at 8:54:27 PM AKDT
> **To:** pc_comments@juneau.gov
> **Subject: Culture center St Ann's**
>
> I am writing concerning the conditional use permit for the culture center on St Ann's .
> St Ann's is a narrow road and has no sidewalks and no parking. Most of the street is all driveways and no parking. The 6 parking spots at the end of St Ann's are always full. Rumor has it from Parks and Recreation they are moving the Mt Jumbo/Mt Bradley trail head down to St Ann's. I live next to the current trailhead on 5th St. On a nice day you will find over 15 vehicles parked in the area, making it difficult for the homeowners to park in front of their houses. If these vehicles move to St Ann's it will be a big parking issue.
>
> I believe the area is zoned residential so why is this even being considered. Or as usual is the city making changes to their liking. I keep driving by the lot to see if there is any signs notifying the residents or the proposal but haven't seen anything.
>
> Thanks for listening to my concerns. As a resident of 5th St for almost 43 years I feel the parking issues need to be addressed and not adding more to the problem.
>
> Sherill Baxter
> 401 5th St
> 907-321-2070
> Sent from my iPad

From: Mark <meh57@yahoo.com>
Sent: Friday, October 20, 2023 12:11 PM
To: PC_Comments
Subject: Case No.: USE23-13; VAR23-02; PWP23-03 Parcel No.: 2D040T480011

Dear Friends,

While the intended project would be an enriching facility for a different location, it is not a suitable addition to the residential neighborhood that is proposed.

St. Anns Avenue is not much more than a single lane road, and when traveling on St. Anns Avenue, you have to pull to the side of the road as needed to allow other vehicles to pass.

There are no sidewalks or room for sidewalks, so pedestrians share the road with the vehicle traffic. People use the road frequently. Adults, children, and their pets have to move to the side of the road to allow cars to pass, then they may resume their walk after the traffic has past. Needless to say, driving St. Anns Avenue must be done with caution and consideration to other vehicle and pedestrian traffic.

The snow and ice conditions of winter further exacerbates the problems of this already overburdened road. Snow plowing and removal is difficult given the small road and limited residential parking.

5th Street is worse, and should not be considered as alternative access to the proposed facility.

No commercial facility or even large multi-family apartment building should be considered for the location proposed. The area should be kept as a residential neighborhood.

Thank you for your kind consideration.

Sincerely,

Mark Hildebrand
208 5th Street
Douglas, AK 99824

Irene Gallion

From: Erica Simpson <ericam_simpson@yahoo.com>
Sent: Friday, October 20, 2023 10:07 PM
To: Irene Gallion
Subject: Conditional use permit and parking variance for St Ann's

Irene, thank you for taking comments on this request for a conditional use permit. As a resident who lives within the immediate vicinity of this proposed project, I have several comments:

1. This lot is zoned D-18 residential, thus the intended use is high density housing. In a community where we have a serious lack of housing, I'm baffled as to how this would be allowed to go forward. In no way is the propertysuited for a commercial structure or event space.

What is the purpose of zoning if it can be disregarded?

2. This is a residential neighborhood with extremely narrow streets. Access to this site is along St.Ann's Ave. which is essentially a one-way road for half of the year. There are basically zero setbacks. Adding traffic to this area poses serious safety concerns for residents, children, and pets. This is why Capital Transit buses were relocated in 2015 and why the Treadwell zipline was shut down in 2017. The neighborhood was concerned about adding more traffic to the neighborhood. The community lost 30 jobs when the neighborhood said no more vehicles on the road for the zipline. Didn't that set a precedent regarding commercial activity in the immediate area? Is one organization more important than another? Has there been a traffic study?

3. Treadwell Street provides access to the LinellenHeights subdivision right above the trailhead, providing access to 20+ homes. In the winter months when Treadwell St. becomes icy, many of us have experienced sliding right into the proposed location. Again, major safety concerns.

4. I've never seen a proposal for a parking variance to encroach so heavily into a city street and right of way. Ever. We already have a problem in this area with not enough parking for the public park. This will make it much worse for those

who are there to recreate. This turnaround/trailhead is used by hikers, disc golfers, dog walkers, hunters, mining history buffs, thespians, runners, beach goers, and soon people accessing the new (relocated) Mt. Jumbo trailhead.

5. Currently when that former bus turnaround (now trail parking area) becomes overly full, the vehicles creep up the hill and park illegally on both Treadwell St and 5th street - often in my own lawn, in no parking zones, or in people's driveways. This happens already on any given day in the summer. Why make an already frustrating problem worse? It is not uncommon for emergency responders to be summoned to the trailhead. It would be irresponsible to unnecessarily add to the area's congestion when a facility of this sort could be located elsewhere.

6. Who advised DIA that it would be "fine" for them to do this with D-18 property in a residential neighborhood? I hope it was not someone at CBJ who surely should know about the history and use of the area.

7. Why isn't there a notice at the proposed site alerting the neighborhood to this proposal? I spoke to some neighbors, and nobody saw the mailer that was sent out. More notice should be given.

8. In my opinion, the best use for this site would be for the City to purchase the property from DIA (or trade for a more suitable site for a cultural center) and turn it into more parking for the recreational uses that the area caters to. OR it should become housing as it was originally intended to be. This is truly the only thing that makes sense.

Erica Simpson, Associate Broker In Charge, REALTOR®, CRS®, MRP®
REAL Juneau Home Group
Brokered by: Real Broker, LLC
2 Marine Way, Suite 111
Juneau, Alaska 99801
Office: 907-465-7601
Cell: 925-878-9424

Sent from my iPhone

From: Tara Kovach <tara_kovach@outlook.com>
Sent: Saturday, October 21, 2023 5:50 AM
To: PC_Comments
Subject: Comments on St. Ann's Proposal

Dear Ms. Gallion,

As the owner of 112 5th Street in Douglas (the property directly adjacent to the proposed 4,000 square foot culture and learning center on St. Ann's Avenue), I'd like to express my concern, particularly about the variance requested for nine parking spots. St. Ann's a very narrow street with quite a lot of foot traffic during every season. Treadwell Street, which intersects St. Ann's at this location, is very steep and slippery in the winter. People often slide down the street during inclement weather into the area being proposed for the variance. I believe the proposal would compromise the safety of residents and visitors to the facility. Thank you for your consideration on this matter.

Date: October 22, 2023
To: CBJ Planning Commission and Ms. Irene Gallion, Planner
Re: Conditional Use Permit and Parking and potential Parking Variance or Parking Waiver for DIA Culture and Learning Center

Thank you for the opportunity to comment on the proposal to allow a cultural center of up to 4,000 sq. ft. (plus outdoor space of up to 1,000 sq. ft.) to be built on property that sits at the junction of St. Ann's Ave. and Treadwell St. in Douglas.

In 1982 we built our family home in the Linellen Heights subdivision in Douglas and continue to reside at our Alaska Belle Ct. address today. The 20+ Linellen Heights residences are accessed via those two Douglas streets (St. Ann's and Treadwell). Additionally, many residents of 5th St. also use St. Ann's and Treadwell St. to access their homes.

For 41 years, in all kinds of weather, we have witnessed the traffic and parking patterns in this area, and the increased use of St. Ann's Ave. to access the Treadwell Mine Historic Park.

I do not believe this proposal to be a wise or appropriate use of this residential lot:

- The proposal is inconsistent with the area's D-18 residential zoning designation.
- A commercial facility of that size (along with its associated parking needs) would add traffic and congestion to an already constricted area.
- The additional vehicles this facility would attract could compromise the safety of those walking or riding bikes on St. Ann's, which does not have a sidewalk on either side of the street.
- The project would restrict access to a popular public park, and disrupt, if not displace, users of the historic trail and park who regularly walk and recreate in the area.
- Because this building lot would require extensive site preparation, construction of the facility would be a two-year nightmare for Park users and residents of the St. Ann's and Linellen Heights neighborhoods.
- In the "Project Information" section (p. 5 of 6), it is noted "…the existing site is a steep hillside that will require significant excavation and reattainment to create a stable building foundation," and, "due to the substantial site work that must occur prior to construction, the project is intended to advance in two phases." One can only imagine the number of large construction vehicles, pieces of heavy equipment and time it would take to remove "unstable site fill material" and replace it with "engineered fill" prior to construction. And then there's construction…

CURRENT PUBLIC USES IN IMMEDIATE AREA

The Treadwell Mine Historic Park is Juneau's only outdoor museum. It occupies the actual site of the (1882-1922) gold mine. Historic artifacts, rusted rail line, preserved structures, and extensive interpretive signage draw locals and visitors on a daily basis.

The historic park functions as a mixed-use public park whose recreational trails are primarily used by Douglas residents for daily walks. Usage has increased significantly over time as history buffs, dog walkers, runners, cross country skiers, and school cross country and track teams have been joined by patrons of Theater Alaska attending performances in the Treadwell Mine Office Building. The preserved mine office is also used by individuals and groups who rent the open-air shelter for special occasions.

Last year's addition of a disc golf course in the park has brought numerous families to the site literally year-round. These users already compete for parking spots in the limited (former) bus turn-around area at the end of St. Ann's directly adjacent to the proposed culture center. Because parking is so limited there, on busy days, cars often park in undesignated spots along St. Ann's or even on Treadwell St.

SITE HISTORY

Automobiles were never contemplated in the late 1800's when St. Ann's Ave. was laid out (essentially as a wagon road) to connect Treadwell and Douglas. The Sisters of St. Ann established a hospital on St. Ann's Ave. in 1895, alongside Our Lady of the Mines Catholic Church and St. Ann's Catholic School. It was at the end of St. Ann's, in the former City bus turn-around (now trail parking area) that the Treadwell Post Office opened in 1901 and closed in 1923. All of those structures were destroyed in the fire of 1926.

WINTERTIME

St. Ann's is a narrow, quirky street. It is lined on both sides by single family homes, the Cliff House condos, and some four-plexes (60+ residences). When snow piles up along the perimeters, it becomes a one-way street. Additional traffic would increase the likelihood of accidents in an area with small children, pets, and people walking to the Park.

While Juneau's public works department and the private contractors they hire do their best to keep both St. Ann's and Treadwell St. free of ice, it is not uncommon for Treadwell St. to become treacherous in the wintertime. Vehicles attempting to go up (or down) often slide sideways to the bottom of the steep street. Would they slam into this new structure or into cars parked in front of it?

There is no STOP sign at the base of Treadwell St., nor could one ever be placed at the bottom of such a steep street. Drivers approaching the trail parking area on St. Ann's must be careful to look right and yield to vehicles coming down the hill lest they find themselves in the direct path of a car coming down Treadwell St. Adding more cars and construction vehicles to the area would increase the likelihood of accidents.

The serious challenges presented by both St. Ann's Ave. and Treadwell St. should influence land use in the immediate area. The potential to exacerbate existing challenges is very real.

In conclusion, I do not believe that a large commercial structure that can only be accessed via St. Ann's Ave. is appropriate for the area. To meet its needs and fulfill its mission would require more offsite parking than is available. This culture center should not be squeezed in between two residential neighborhoods (St. Ann's and Linellen Heights) and adjacent to a public park.

Sincerely,

Paulette Simpson
402 Alaska Belle Ct.
Douglas, AK 99824

Mark L. Halsted
400 St. Ann's Ave.
Douglas, AK 99824

October 21, 2023

Community Development
Planning Commission
155 S. Seward Street
Juneau, AK. 99801

RE: Case No: USE23-13; VAR23-02; PWP23-03
PARCEL No.: 2DO4OT480011

Commission Members:

Thank you for the opportunity to express my disagreement with the proposals/requests by the Douglas Indian Association (DIA) as they relate to the parcel listed above. Please allow me to explain further.

This proposal by the DIA would violate the guarantees granted to neighborhood residents under CBJ Ordinance #49.25.210, which states, Residential Districts are established to provide a healthy, safe, and pleasant environment for residential living ***protected from incompatible and disruptive activities.***

CBJ Ordinance #49.25.300 "Land Use Table" clearly defines both allowable and prohibited activities. It is obvious that the applicant, through Northwind Architects, has carefully crafted an application that attempts to thread the needle between allowable and prohibited use.

1) *I strongly feel that using Section 5.110 and 5.130 is an improper classification and is being used to push this project through. The summary provided by Northwind Architects on behalf of the DIA refers to this property as "commercial". This summary is very vague about the true nature of intended activities and provides no information about hours of operation, total allowable occupancy or the projected number of students and staff. However, this summary does briefly discuss a few highly focused learning opportunities, the majority of which are cultural in nature with some hands-on type of teaching involved. There is no indication of a structured, fully accredited school curriculum. This facility would be more properly classified under Section 5.120 a "Trade, vocational, or commercial school." This is* ***NOT*** *allowable use of a property with D-18 zoning and therefore no conditional use permit should be approved.*

2) *I have lived on St. Anns for over 50 years. I have seen many different projects on the street in that time and helped my father build three (3) different residential*

projects ourselves through the years. I currently own five (5) individual r units on the street with four (4) of them being rentals. The quiet and peaceful nature of this neighborhood is one of the biggest benefits of living a little off the beaten path. This is simply not the place for a commercial establishment.

3) *There have been at least two (2) other commercial properties that recently sold on the waterfront in Douglas, both were located much closer the site of the old tribal community. The DIA could have purchased either of them instead of buying property that is unsuitable for their purpose, requires conditional use permits, parking waivers, and special allowances. Poor planning on the part of the DIA is not a reason to grant them any special privileges that will contribute to the deterioration of a quiet, peaceful Douglas neighborhood.*

TRAFFIC AND PARKING

1) *The parking exhibits provided by Northwind Architects clearly demonstrates how this project is not suitable for this property. They cite cost and challenges as an excuse for granting a parking waiver from established guidelines instead of reducing the footprint of the building. Removal of the six hundred (600) square foot "outdoor covered workspace" and redesign of the structure that would allow for the required parking. This really seems like poor design and planning on the part of the applicant. Why should the public suffer just so the DIA can have their Taj Mahal?*

2) *The nine (9) back-out parking spaces eliminates the 13-foot drive aisle and puts these spaces right out against the right of way. This will have a negative impact on pedestrian traffic, emergency vehicle access, snow removal and will also serve to further narrow access to the cul-de-sac. The offer of two (2) spaces for public use is an interesting teaser, but it should be noted that this comes with "the DIA would consider" attached to it, this is not a guarantee. It is perfectly plausible that even if posted as for Public Use that DIA staff would utilize these spots first in an effort to preserve as many other spaces as possible.*

3) *It is important that the commission consider the fact that Capital Transit used to run up St. Anns every half-hour. The current parking lot and turnaround was created for this purpose. This service was discontinued in part because of the parking congestion at the end of St. Anns blocking the busses from turning around and delays caused by negotiating the narrow nature of St. Anns in general making it difficult to keep on schedule.*

4) *In more recent times the folks that ran the Treadwell Zip-Line attempted to get a permit that would allow them to park at the end of St. Anns Ave., this request was denied and led to the closure of that business.*

5) *There are only five (5) legal parking spaces provided at the end of St. Anns Ave. All of them have a two (2) hour parking limitation. Given that there is no parking enforcement unless specifically requested, people will park wherever they choose, for however long they wish. It is not unusual for owners of cabins down the beach to park in this area for days. A few weeks ago I requested an officer to the area for six (6) illegally parked vehicles blocking the use of the turnaround. He issued five (5) citations, and this was just a normal weekend. Nothing unusual.*

6) *The DIA complex, if allowed, will be permitted for a maximum occupancy of seventy-five (75) persons, this number was provided by the CBJ Permitting office on 10/20/23. If there was a capacity gathering, say for a wedding or birthday celebration, and if every vehicle came with four (4) occupants, this equates to 18.75 vehicles. Over three (3) times the number of spaces provided under one waiver request, and over twice the number of parking spaces provided under the second waiver request. There is no legally allowed street parking, so just where is this overflow going to go? I know that there are clever tables for calculating required parking, but those tables do not address real life situations that arise. Northwind Architects and the DIA make no suggestions to address this situation which clearly demonstrates that their only concern is to obtain the necessary permits and waivers, without regard for the negative impacts on the neighborhood. It should also be noted that every parking solution offered by Northwind Architects requires a parking waiver. This should speak to how inappropriate this project is for this location. This example does not even account for the current user groups and their vehicles. I have observed as many as 6 illegally parked vehicles along the very stretch of road that the DIA might possibly offer two (2) places. There have also been discussions concerning relocating the trailhead to Mt. Jumbo to this area. This is an immensely popular hiking trail that can attract a dozen or more vehicles at times. The commission needs to realize that there is the very real possibility that there could easily be 20 or more vehicles attempting to utilize an area with just five (5) time limited parking spots. It is unfortunate that this property was not acquired by the City for parking, this would have alleviated a lot of current and future problems. I believe some kind of land swap should be considered for the mutual benefit of all parties.*

7) *St. Anns Ave. is a relatively narrow residential street without sidewalks along most of its length, it was widened as much as possible during the last reconstruction project. It serves not only St. Anns residences but also the subdivision above 5th and 6th Street and much of the traffic from the south end of 5th Street. The traffic load increases in the winter months with the closure of Summers Street and the lack of proper snow removal on 5th Street. It is customary practice for one (1) vehicle to have to pull over to allow another to pass, folks park in the roadway, there is pedestrian traffic, children on bicycles, this is a typical residential neighborhood. The traffic flow already borders on being on the dangerous side for the residents on the street, adding a commercial facility to the mix is going to aggravate this situation.*

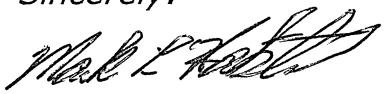
8) *The Treadwell area has seen a significant increase in use over the last co years, which has brought the corresponding increase in traffic on St. Anns Ave. Increased awareness and activities by the Treadwell Historical Society, establishment of a disc golf course, dog walkers, hikers, cabin owners, and tourists all contribute their share. The condition of the roadway itself is beginning to show the signs of this increase. Several repairs have been necessary in the last couple of years, from complete reconstruction and repaving in some sections, to constantly filling of reoccurring potholes. The plans submitted by the applicant indicate that a lot of material is going to be removed and replaced during construction, this kind of heavy traffic will cause damage to the already stressed pavement on St. Anns. Once completed the increase in traffic from a commercial establishment will undoubtably cause even more problems, more cost, and diminish the quality of life at this end of Douglas.*

9) *As a resident and property owner on St. Anns Ave. I have grave concerns that this DIA facility, if approved, will become a tourist attraction. The design that is proposed, with the Totem pole and outdoor pavilion, coupled with the 75-person allowable occupancy could certainly support this kind of use. It doesn't matter if this was an intended use by the DIA or not, the permitted guide companies that frequent Treadwell will certainly include this in their itinerary, and I have no doubt that the DIA would welcome the attention. It would be difficult if not impossible for the area residents to prevent this from happening, particularly after a facility is established. There are no safeguards against this kind of use built into this application, and I doubt if it is possible to put the necessary limitations into a conditional use permit.*

   There are three (3) photos attached that show the existing parking at the Treadwell gate. You will notice that two of the vehicles are illegally parked along what would be part of the DIA proposed parking. This is clearly marked as a No Parking area but without enforcement, the signs are ignored. On a nice day or when activities are taking place within Treadwell this entire stretch of the roadside will be filled. The silver car (Lic. #GTU 361) in the first parking space has been there for over a week, this in an area with a two-hour limit.

Thank You for the opportunity to express my viewpoint and concerns regarding this proposed development. I hope that the Commission will follow the basic and essential guidelines of the Land Use Code and allow this neighborhood to remain a "Healthy, safe, and pleasant environment for residential living. Protected from incompatible and disruptive activities."

Sincerely:



Mark L. Halsted

NO
PARKING
ANY
TIME
10.22.2023 12:45

10.22.2023 12:46

10.22.2023 12:46

Irene Gallion

From: Ginger Johnson <gingersnap@gci.net>
Sent: Monday, October 23, 2023 10:34 PM
To: Irene Gallion
Subject: USE23-13;VAR23-02;PWP23-03

I do not support the proposed culture center for several reasons.

The increased traffic would have a serious negative impact. I have lived in the neighborhood since 1983 and use Treadwell St. and St Ann's Ave. almost daily. The end of St Ann's is already congested because of the popularity of the Treadwell Trail. Currently, overflow users "create" parking spaces in the area formerly used as the bus turnaround or park illegally on Treadwell or St Ann's.

Also, increased traffic would make the intersection of Treadwell and St Ann's even more dangerous. Many drivers ignore the stop sign at the end of St. Ann's and pull out in front of vehicles coming down Treadwell. Winter conditions make it even more dangerous. Additional vehicle traffic would increase this risk.

The neighborhood streets experience high foot traffic daily - people walking their pets, runners, walkers and children riding bikes and playing games. More traffic would negatively impact these activities.

Finally, the area has a D-18 residential zoning designation for a good reason. It is a residential neighborhood. It should remain so. The zoning should not be "tweaked" to accommodate this project.

Ginger Johnson

October 22, 2023, concerns regarding the proposed Douglas Indian Association (DIA) and Tribal Government Cultural Center.

The available information on this project is very vague. It appears to be a commercial endeavor masquerading as a wannabe residential project and consequently in need of numerous variances and waivers.

This proposed center is in a small congested residential area of Douglas. The road to this building would be at the south end of St. Ann's, a very narrow residential street with no off-street parking or sidewalks. During the summer, this end of St. Ann is a narrow two-way street with no pedestrian's space. Guests often park at the Sandy Beach public parking lot and use the stairs, which accesses the south end of St. Ann's. In the winter, depending on snowfall, St. Ann's is a one way only access with oncoming vehicle and pedestrian traffic using any available driveway.

This proposed center is adjacent to a small parking lot at the end of St. Ann's consisting of 5 parking spaces for public access to the Treadwell Trail system. Typically, numerous vehicles illegally park in front of this lot, at the bottom of Treadwell Street, and along the perimeter of the parking area. Other hikers park along 5th street where they compete with residents for parking. All of the traffic and parking congestion is due to narrow streets, no sidewalks, and the shortage of existing parking. City bus service is no longer available in the area due to congestion, businesses have been denied and closed because of these very issues. DIA is not answering ANY of these congestion issues rather, they are adding to the area challenges, not a good way to enter a community.

There is a lot of controversy over how many people will be accessing the building on a daily or occasional basis, again the usage of this center is very vague. CBJ has confirmed that the center is authorized for a capacity of 75, which mean 19 parking places plus a handicap, this is way beyond any of their requested variances and waivers, and way beyond anything the area could support.

Emergency vehicle access would be a challenge at best, a scary thought!

The size and scope of this center would be better suited for a location next to the ball fields, or below the Montessori school, or even next to the hockey rink where they would have access to an easier traffic pattern and more parking.

City and Borough of Juneau
Planning Commission
155 S. Seward St.
Juneau, AK. 99801

Conditional Use Permit
Case #USE 23-13

I have been a resident of St. Anns Ave. for over five years and before that I lived on the south end of 5th Street for a number of years. I live in this neighborhood for the peace and quiet.

I am concerned about the plans the Douglas Indian Association has for a cultural center at the end of St. Anns Ave. I DO NOT believe that this building would be a good fit in this neighborhood. There are already traffic problems on this street and parking is always an issue. The parking at the Treadwell gate is a real mess, with cars parked illegally daily. Vehicles on this narrow street drive too fast. Adding vehicles will only make the situation worse.

I work nights and I am concerned about the increased traffic noise, especially during construction.

Please protect our quiet neighborhood. Please don't allow this project to move forward. It is a bad idea.

Thank You for Your Consideration.

Gloria Lethgo

Gloria Lethgo
Resident of St. Anns Ave
Douglas, AK. 99824

These comments are dated 10/22/2023 and are to be added to the public input regarding the proposed Douglas Indian Association (DIA) and Tribal Government Cultural and Learning Center.

The proposed usage and capacity of this building appears to be intentionally vague, completely out of touch with the existing neighborhood environment and challenges, and a total disrespect for the current land use codes – thus the reason for the numerous requested variances and waivers.

THIS IS A COMMERCIAL ENDEAVOR trying to down play its scope of operations to get numerous waivers and variances to build out their facility in a small congested residential area of Douglas. The access to this facility is at the south end of St. Ann's, a very narrow residential street with no shoulder parking or sidewalks. During summer months this section of St. Ann's is a narrow two-way street with no room for the pedestrians. This becomes problematic with neighborhood get-togethers as there is no room to park, guests often park at the Sandy Beach public parking lot and hike up the stairs, which accesses the south end of St. Ann's. In the winter months this street, depending on snowfall, is generally a one way only access with oncoming traffic pulling into any available driveway, along with all the pedestrian traffic.

This proposed facility abuts a small parking lot at the end of St. Ann's consisting of 5 parking spaces for public access to the Treadwell Trail system with a two-hour time limit. On any given day there are numerous vehicles illegally parked in front of this proposed facility, at the base of Treadwell Street, and along the perimeter of this parking area. Overflow parking for the hiking trails continues up along 5th street where residents are constantly competing for parking with hikers. All of this congestion (and illegal parking) is due the lack of existing parking for current local use. Previous tax paying businesses have been denied and closed, and city bus service is no longer available in this area because of these very issues. DIA is not answering ANY of these congestion issues rather, they are exacerbating these very problems. DIA's blatant vagueness of the scope and usage of this property is extremely disrespectful to the community and to the intelligence of the populous in general.

Floor plans have designated space for 1 receptionist, 5 office staff, and undisclosed number of support staff. Even if we are to believe that only 6 staff are on sight, no visiting support staff ie., building maintenance, janitors, tech support, etc., and 1 participant per office staff, that would put the build occupancy at 11. There would still be only half the required parking available and DIA has yet to acknowledge the true scope of their programs and projected participation numbers. Furthermore,

xtn 1062

CBJ has confirmed they have authorized a maximum capacity of 75; translation – 19 parking spots needed, plus 1 handicap space. Numerous social media posts representing DIA and/or their architect firm, continue to down play the sheer volume of pedestrian and vehicle traffic on St. Ann's, numbers of vehicle parking spaces, noise, activities, hours of operation, etc, and Sean Boily is now claiming it is not a "Cultural Center", as his published building prints state, but rather a "School".

Emergency vehicle access is a challenge any time of year due to the narrow streets, lack of off-street parking, and both pedestrians and vehicles using the same pavement area.

The sheer size and scope of this facility is not a good fit for this Douglas neighborhood location. CBJ, as an oversight body of this area's land use codes, should be upholding these very codes and should not even be entertaining such egregious variances and waivers on such vague and ever change usages (Cultural Center vs School).

This 5,000 (4,000 inside and 1,000 outside) square foot facility needs to be put in a location that would accommodate DIA's endeavors with ample parking and traffic flow. CBJ currently owns and has surplus funds for a property swap or purchase to facilitate and amicable solution ie., below the Montessori school, next to the Hockey rink, across from the Douglas boat harbor, etc. There are many other options, USE THEM!

Atn 2042

From: paulprussing@acsalaska.net
Sent: Wednesday, October 25, 2023 8:37 AM
To: PC_Comments
Subject: USE2023 013, VAR2023 0002, PWP2023 0003: Douglas Indian Association Culture and Learning Center

Wrong location for a good idea. St. Anne Street is a narrow residential neighborhood with limited sidewalk and parking capacities. This project would have a significant negative impact on the quality of the neighborhood by the increased traffic and possible use by large tourist buses. Parking is already an issue with emergency vehicles- unable to access the turn around at the end of St. Anne's at times- this project would only make the worse. do not approve, keep it residential.
Mayflower island would be a better location.

Paul R. Prussing
390 Jackson Way
Douglas Ak
907-723-0994

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Thursday October 13, 2022

Steering Committee Members Present:

- ☐ Carole Bookless
- ☐ Rebecca Embler
- ☐ Liz Smith
- ☐ Matt Catterson
- ☐ Arnold Liebelt
- ☐ Linda Snow
- ☐ Frank Delaney
- ☐ Robert Sewell
- ☐ Joyce Vick
- ☐ H. Erik Pederson, Planning Commission Liaison (non-voting)
- ☐ Kamal Lindoff, Property Manager, Douglas Indian Association Liaison (non-voting)
- ☐ Bernadine DeAris, Douglas Indian Association Liaison (non-voting)
- ☐ Annette Smith, Docks & Harbors Liaison (non-voting)

Staff Members Present:

- ☐ Beth McKibben, CDD Planner
- ☐ Scott Ciambor, CDD Planning Manager
- ☐ Jill Maclean, CDD Director

Agenda Items

I. Call to order
II. Approval of August 30, 2022 Minutes
III. Public Testimony on Agenda Items – 10 minutes
IV. Public Testimony on Non-Agenda Items – 10 minutes
V. Draft Strategies/Actions
VI. Committee Comment
VII. Adjournment

Next Meeting
Thursday, November 3, 2022 5 PM via ZOOM

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Wednesday, August 30, 2022

MINUTES

Steering Committee Members Present:

Carole Bookless
Rebecca Embler
Liz Smith
Matt Catterson
Linda Snow
Frank Delaney
Robert Sewell
Joyce Vick

Steering Committee Members Absent:

Arnold Liebelt
Erik Pederson, Planning Commission Liaison (non-voting)
Kamal Lindoff, Property Manager, Douglas Indian Association Liaison (non-voting)
Bernadine DeAris, Douglas Indian Association Liaison (non-voting)
Jim Becker, Docks & Harbors Liaison (non-voting) Annette Smith, Docks & Harbors Liaison (non-voting)

Staff Members Present:

Beth McKibben, CDD Planner
Scott Ciambor, CDD Planning Manager

Public Present:

Darren Snyder

I. Call to order

The meeting was called to order at 5:02pm

II. Approval Minutes

August 2, 2022 draft minutes

Snow noted a correction on page 2 regarding the Douglas Indian Association. She asked Snyder to clarify his comment.

Minutes were approved by concensus.

Catterson supports addressing the cultural heritage issues of the community of Douglas.

III. Public Testimony on Agenda Items

None

IV. Public Testimony on Non-Agenda Items

None

V. Parking Discussion
McKibben suggested spending 10-15 minutes to hear from the committee about parking.

Snow sees a lack of enforcement of parking regulations as a problem. For example at the Douglas Café someone routinely parks too close to the corner so it's difficult to see oncoming traffic. On-street parking is another challenge because some streets becomes one way.

Catterson said is legal parking that blocks people's views; crowded, obstructive on street parking causing safety issues.

Bookless shares the same concerns. At E street there used to be a mirror on telephone pole but broke. Bike lane on Gastineau channel side is next to the parking lane and she has safety concerns that bicyclists might get "doored" by people exiting their vehicles. There is not enough parking when people are in the church. She has encountered people using her driveway and telling her they lived in her house and can park there. Some streets are steep and when icy they are difficult to navigate. People walk in the street because of no sidewalks.

Embler agrees with issues discussed; maybe this discussion can look at public off-street parking.

Sewell reminded the committee that the plan is looking 20 years into the future. His current concern is for the junk vehicles near the docks that appear abandoned. He would like D&H to address the problem. He shares the concerns about visibility on pinch points and intersections. He thinks some enforcement issue is that the rules are not marked clear enough. He thinks there is not enough is done to slow down traffic to downtown Douglas. He noted the seasonal parking issue for snowmachiners parking at 5th to access the Treadwill trail. He does not want to see more areas dedicated just to parking. He would like to see more integrated parking like the Douglas Library.

Delaney would like to see more on street parking in downtown areas. Parking is a challenge when the theater has shows. He noted some challenges with snow removal in the past few years.

Bookless asked about parking lot below Montessouri school. She said they used to allow parking for larger rigs but doesn't think that is allowed there anymore.

Vick thought that people still park there.

Bookless said there are no parking signs there now. She wondered if it is part of the sand beach area, which is closed at night to curb partying.

McKibben to check into the details.

Sewall said there are 3 bus stops that didn't used to be here; how can we encourage public transport in future use.

McKibben mentioned the concept of "parking pockets" and the need for good sidewalk maintenance.

VI. Draft Strategies/Actions

McKibben noted that at the previous meeting there wereconcerns about the volume of actions/strategies. She provided examples of other plans that have done so without being overwhelming.

- Cordova Plan
- Denver Blueprint

She hasn't yet decided on how to organize but wanted to share different examples of how a document could be organized to not be overwhelming.

Bookless shared her concern that the Blueprint Downtown plan has hundreds of recommendations and she would like the Douglas plan to keep to about 25 recommendations.

McKibben explained that Blueprint was slightly different; they were tasked with looking at 20 years of plans as well.

Snyder said he liked the Denver example because correlates specific strategies to specific goals to the elements. He does not like Cordova example with multiple strategies to multiple goals (not specifically correlated).

Vick asked staff if she is looking for homework from committee to choose one and connect the Douglas actions and categories.

McKibben explained the worksheets for the committee and asked them to help identify duplication and gaps. She said it is too time-consuming to do as a group. She asked the committee to also allocate the numbers into boxes and email them to her to review. Tonight she would like to go around the room and see if there are actions in this list that the committee is opposed to and not be incorporated into this plan. She asked the committee to also note actions/pieces missing i.e. gaps?

Bookless felt like it was backwards process. She asked where these strategies come from.

McKibben notes it is a compilation of information from the public outreach events, focus groups, and steering committee meetings. She said they could change the approach and take on this task as homework.

Snow said she completed her worksheets has done the way they were asked originally. Many of these are concepts, once allocated to the right space will weed out other ideas.

Sewall like the set-up and agrees with Bookless that this is not the end all. We can shuffle things around a lot will become more clear to us. Good use of the time. None of suggested actions concern him.

Embler asked about gaps/strategies. She wanted confirmation that once we categorize the committee could add strategies.

McKibben confirmed that there are gaps, for example, currently there are no actions related to parking. She asked the committee tonight to identify anything that needs to go away. She clarified the homework is assign strategies to goals and add items to fill in gaps.

Snow went through thoroughly and provided a list strategies she does think are valid:

#6 second crossing;
#14 project ranking system
#18 incoporate infrastructure: DOT/roads not something we impact
#23 identifying tax incentives for business/small start-ups.
#27 commercial kitchen space
#57 mining museum; everything has been taken out

Sewall thinks the function of the plan is to inform other stakeholders. The steering committee is the community vibe. Focus groups don't do things, they identify things.

Vick thinks that she needs to sit down and look at each item and categorize them. It looks good right now; worried about 20 items each; and 144 pages. She is not comfortable removing anything until she has looked at it further.

Catterson would remove:

#6 Outside project area
#5 & #18.

He noted some items that relate to our goals but some that conflict. It may become more clear as the committee talks about it and it might be reorganized in some way.

Embler has the same thoughts about a work in progress. She just removed duplicates. She questioned the approach we are taking …how detailed do we get….downtown clean and safe program. The draft list is sometimes very detailed and sometimes very high level.

Delaney does not see any to be specifically removed at this point.

Bookless says she would remove a couple. She thinks the language needs some are wordsmithing. For example "Pave the streets with sidewalks?" What does that mean? She supports #6……need 2 bridges so we don't get stuck on island. She would add "safe" bicycle infrastructure. In regard to #8 expand the historic districts" she wondered how do we do that? And asked if it can be reworded. For the Savviko park/Treadwell bullets she thinks we need a special group to look at options and suggested the Douglas area plan recommend a consultation/plan for these areas.

GAPS/ADDS
Bookless said storm drains and sewer is missing and that street/transportation recommendations could be combined/collapsed.

Delaney had no additions at this time

Catterson said transportation; came up at public meetings including the 4-way intersection to adjust the St. Ann's and crosswalks.

Embler has nothing specific. She noted very few recommendations that fit artistically rich community. She will think of strategies to suggest.

Snow would add harbors, including infrastructure that kind of thing. She didn't see anything for a harbors maintained harbor and water access. She would add maintain road connections. For she didn't see where infill and missing middle fit into the goals. Same for

recycle reuse. We could add some community gardens language and food security could be added here.

Sewell agrees with Snow that something about the waterfront is missing. We have world class area and world class views. He would like more development like the Island Pub and better use of some of city land near the harbor. The parks shop land is prime for a different use. He is not against second crossing. He agree with Catterson about the intersection and a crosswalk.

Snyder said he did not see a recommendation see anything on "co-housing" under the housing strategies. It was a big topic from Carol a while back https://www.cohousing.org

Snyder said he shared a google document to staff regarding strategy #68 "managed garden space" which i call a Demonstration Farm. Welcome to share with all and add comments.

Bookless says that it's hard to leave second crossing off if we expect to grow and prosper.

It was noted that making sausage isn't easy. This part of planning is "sausage making".

The next meeting scheduled is September 6th but staff needs time needed for materials to be prepared. She suggested postponing. She will send a Doodle for future meeting dates.

VII. Committee Comment

Snow asked staff if she checked on update on highway projects. She had not.

Sewall thanked staff for getting the committee together.

Bookless said everything looks good.

Embler had no extra comments and thanked McKibben for being organized.

McKibben asked the committee for a reasonable time to do homework worksheets. She will email the worksheets in Word. Homework due date is Tuesday night September 6.

VIII. Adjournment

Meeting was adjourned by consensus at 6:45pm

A Connected Community

Connecting People, Places and Nature

Support access to a year-round public transit system that is safe, convenient and reliable

1. Provide safe, convenient, lighted and covered bus stops

2. Provide coordinated public transit with increased frequency, including holidays and expanded hours of operation

Encourage comprehensive, year-round, safe and well-maintained road, bike, and pedestrian networks

Ensure all streets are paved, with at least a side walk on one side, add stair connections when slopes make roads impractical.

Provide sufficient resources to CBJ and AKDOT street maintenance to clear snow and ice and to maintain enhancements when street improvements incorporate complete streets and traffic calming features.

Pursue the 2nd crossing from Juneau to Douglas and development of the bench road as envisioned in the 2013 comprehensive plan.

Ensure connections to the waterfront that are available to all people

Identify missing links to the shoreline and provide improved public access, including accessible beach access at Savikko Park. **OR** Preserve and provide public access to the shoreline, and open space/natural areas for water dependent/related uses with connections to the existing pedestrian system.

Improve the Douglas Harbor, including the parking lot, making it welcoming year-round, including seating, lighting and landscaping, while maintaining the availability of parking.

Provide a small boat (kayak/canoe) launch at the Douglas Boat Harbor.

Encourage access to information and technology that is reliable and affordable to all people

Support and retain the Douglas Library.

30. Support telecommunication upgrades to improve connectivity and support business development and innovation.

Develop safe and well-maintained public spaces that encourage people to interact and allow them to connect with nature (maybe delete? Already covered elsewhere?)

Ensure ongoing comprehensive, authentic and meaningful public dialogue that reflects the diversity of our community and engages our residents in development decisions

54. Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.

Explore new opportunities to share information and resources about development decisions to improve and expand the engagement and involvement of underrepresented citizens

A Distinctive Community

Enhancing a sense of place with unique qualities and characteristics

Foster and promote arts and cultural services and facilities, including integrated art, that honor and celebrate the diversity of our population and our cultural heritage (Is this duplicative of something is Culturally and Artistically Rich?)

Actively and intentionally seek out artists and art that represent the community.

Encourage new development and substantial renovations to incorporate local arts into their site and building design. Here or under Culturally rich?

Support the Douglas Indian Association in the development of a heritage and cultural center.

Encourage functional, safe, compact, mixed-use neighborhoods that integrate and balance residential and non-residential land uses that maintain and enhance the character of existing neighborhoods

37. Incentivize the preservation and reuse of existing smaller and affordable homes.

41. Examine road blocks to public/private partnerships and joint developments of housing, mixed use, parking structures, and/or land leases and take steps to eliminate them; here or under Sustainable & Future Focused

46. Consider eliminating maximum density requirements in favor of "form based" zoning or other zoning framework that regulates impacts and appearance. here or under Sustainable & Future Focused

31. Review and improve city code and policies to support and encourage home occupations (businesses within residences) that do not significantly alter the residential character of the residence or negatively impact the surrounding properties.

Cultivate an appreciation and respect for Downtown Douglas/West Juneau's unique community character and the distinctive communities within the larger community

39. Expand the historic districts and use the designation to preserve the character of an individual structure or neighborhood or where there is historic, architectural, cultural, and/or geographic significance to Douglas as appropriate.

Develop and advertise historic preservation opportunities; 38. Ensure residential neighborhoods retain their unique character as infill development occurs.

Explore opportunities for the creation of additional events to attract visitors, with a focus on locally-run events that appeal to visitors and residents alike, instead of large-scale externally run or for-profit events.

~~**Encourage integrated public art in new and existing developments and infrastructure**~~ (incorporate into 1?)

Support innovations that build and enhance the sense of community

63. Establish a Gateway and Wayfinding signage program

44. Create a locally funded program to augment other programs and can be combined with housing fund resources to assist owners in obtaining funding for rehabilitation and restoration of housing units within historic buildings; here or under Sustainable & Future Focused

A Sustainable and Future Focused Community

Meeting current needs while adapting for the future

64. Work with business owners to develop more practical recycling and packaging practices

65. Develop a recognition program that rewards businesses that participate in compost and recycling programs

Promote a built environment based on standards that sustain long-term economic viability and growth and encourages affordable and responsible development *Promote rehabilitation and reinvestment in existing infrastructure and buildings*

40. 41. Examine roadblocks to public/private partnerships and joint developments of housing, mixed use, parking structures, and/or land leases and take steps to eliminate them;

44. Create a locally funded program to augment other programs and can be combined with housing fund resources to assist owners in obtaining funding for rehabilitation and restoration of housing units within historic buildings; Here or under Prosperous Community?

Increase diverse housing options for all income levels, life stages, household sizes, and lifestyle preferences.

46. Consider eliminating maximum density requirements in favor of "form based" zoning or other zoning framework that regulates impacts and appearance.

Promote environmentally responsible, high quality building, design and site development that compliments the natural setting and historic character of Downtown Douglas/West Juneau

40. Promote incentives to preserve the reuse of historic buildings and the unique historic features of Douglas neighborhoods.

35. Develop incentives for redevelopment/renovation of aging properties (tax abatement, revolving loan etc.)

Develop incentives and programs to encourage energy efficiency and conservation in both new construction and renovations.

Promote access to renewable energy sources, efficiency and new technology that is reliable and affordable to all people

13. Incorporate EV charging into street reconstruction

Implement an EV charging permit program and provide EV charging facilities at CBJ facilities. Encourage or require EV charging facilities in commercial and multi-family developments.

Promote the Douglas Library as the information and technology hub of Douglas.

Promote rehabilitation and reinvestment in existing infrastructure and buildings (combine with above?)

A Prosperous Community

Capitalizing on our distinctive assets

Promote home-based (live/work) opportunities, mixed use development that maintains and enhances neighborhood character

30. Support telecommunication upgrades to improve connectivity and support business development and innovation. Here or under Sustainable & Future focused?

31. Review and improve city code and policies to support and encourage home occupations (businesses within residences) that do not significantly alter the residential character of the residence or negatively impact the surrounding properties.

34. Promote telecommuting opportunities for web-based and independent professionals who may consider relocated to Douglas for its small town qualities.

Support existing businesses and local entrepreneurship and attract a diversity of new businesses such that all residents can meet their basic needs locally

25. Promote and recruit for needed businesses/occupations that address current gaps in the community and encourage entrepreneurs to explore new industries.

28. Support the development of Commercial kitchen space that can be available to rent.

Improve access to year-round local employment opportunities

32. Encourage local employers to promote vacant year-round positions during the summer before seasonal residents leave.

33. Encourage local employers to offer in-house training for entry level roles, to create better economic mobility and career growth opportunities (this includes the city, non-profits, state, federal government etc.)

Encourage the use of public spaces such as Savikko Park, Douglas Harbor and 3rd Street for year-round public events

Consider "living streets" and "pop-up parks" policies that facilitate development of temporary, short-term public spaces to accommodate street fairs, events, and other community activities while maintaining emergency services access.

Provide for "right-sized" tourism where visitors can experience authentic Downtown Douglas/West Juneau and learn about our unique culture and history without overwhelming the community

Develop a marketing strategy to promote tourism that builds upon Douglas' natural environment, outdoor lifestyle, performing arts, culture, diversity, and history.

Support growth of independent, small-scale tourism, including cultural and heritage tourism.

Encourage growth and development that efficiently uses existing infrastructure and systems and support economic activity

44. Create a locally funded program to augment other programs and can be combined with housing fund resources to assist owners in obtaining funding for rehabilitation and restoration of housing units within historic buildings;

45. Examine zoning districts with a goal of increased housing planning area and incorporation Middle" housing and opportunities for innovative housing types such as co-housing.

Retain and preserve Douglas community anchors, such as Perseverance Theater, Treadwell Arena, the Post Office, Library and schools.

Actively advocate for retention of our community anchors, ensuring equitable access to the services and amenities they provide.

Initiate a master planning process for Savikko Park and the Douglas Harbor, recognizing their proximity and potential for collaboration.

A Healthy and Active Community

Promoting physical, mental and social wellbeing

Encourage infrastructure, programming, recreational choices and community activities that promote opportunities for social interaction to all members of the community (combined with the second goal)

19. Maintain and expand Douglas parks and trail system, including routes with trailheads accessible from downtown.

Develop a mapping and wayfinding system for recreational programming, community activities and infrastructure. Consider implementing Quick Response (QR) codes, and utilizing app(s) and mobile friendly websites to take advantage of changing technologies.

Use public forums and outreach to advertise and educate the community about recreational choices, programming and community activities.

Support and enhance access to healthy foods including local and traditional foods

70. Develop a growing space in the northern field of Savikko Park –it could be a community garden, a commercial garden or another type of managed garden space.

69. Support development of community gardens in parks and neighborhoods.

66. Develop a program for property managers, tenants and residents to work together to reduce waste, including food waste

Support the development of a food co-op

Ensure all members of the community have access to both quiet and active nature settings (Do you want to keep? Can the concept be incorporated into another goal?)

Promote and enhance access to community health and wellness

Encourage community groups and organizations to start initiatives such as a walking group, community bike ride and group hikes in Douglas.

Work with health care providers, such as SEARHC, to hold health fairs in Douglas and to offer "pop up" health clinics.

Support and encourage developments that would allow residents to conveniently and confidently access services such as primary care, dental care, behavioral health, emergency care, and public health services in Douglas.

Promote a community where people of all backgrounds and identities feel safe and respected

57. Create a "Downtown Clean and Safe" program

Encourage businesses and residents to contact JPD for Crime Prevention Through Environmental Design (CPTED) consultations.

Support and encourage grassroots, neighborhood social gatherings and block parties.

A Culturally and Artistically Rich Community

Using the power of art and our diverse culture to foster a cooperative spirit

Honor, preserve and promote Downtown Douglas/West Juneau's heritage

20. Continue to promote and grow events such as Gold Rush Days and Douglas Fourth of July (others?). Explore opportunities for the creation of additional events to attract visitors, with a focus on locally run events that appeal to visitors and residents alike, instead of large-scale externally run or for-profit events.

22. Expand opportunities for visitors to understand and learn about Douglas' unique cultural and natural history through partnerships with the Douglas Indian Association, Sealaska Heritage Institution and the Historic Resources Advisory Committee.

62. Develop educational displays/materials about the Douglas Village that was located at Savikko Park

Foster economic growth through arts, culture and creative industries

60. If Mayflower Island is transferred from the Federal Government, subsequent development should be small scale, such as a Native Heritage Center, or Arts Center, the natural environment preserved the extent possible and walking paths remain available to the public (similar to the Shrine of St. Therese).

61. Support and retain Perseverance Theater in Douglas.

24. Establish a co-work incubation space for designers, developers, craftspeople, telecommuters and sole proprietors to share space and resources.

Nurture community connections through festivals, arts, events, programming and public art Is this goal and action better under Connected Community?

58. Encourage public art, events, and placemaking opportunities at public parks and CBJ owned land/facilities including seasonal programming opportunities at parks and recreation facilities;

Promote public access to art, music, and other cultural activities to support social, mental and physical health in an inclusive way

Develop a mapping and wayfinding system for arts, creative, cultural and historic resources. Consider implementing Quick Response (QR) codes, and utilizing app(s) and mobile friendly websites to take advantage of changing technologies.

Use public forums and outreach to advertise and educate the community about art, music and cultural activities.

Develop art that enhances neighborhood character, builds community, and engages residents in the artistic process (do we "need" to keep this? Can it be incorporated into another goal?)

Develop incentives for incorporating public art into new development

Support and encourage a variety of art and arts programs that facilitate involvement, engagement, communication, understanding, and respect among our diverse population

Develop partnerships between artists, artistic programs and the various cultural organizations, such as the Douglas Indian Association.

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Sayeik' Gastineau Commons
Wednesday, April 12, 2023
5 P.M.

I. Meeting Information
II. Call to order
III. Roll Call
IV. Approval of Agenda
V. Approval Minutes
    a. November 15 2022 Draft Minutes
VI. Public Testimony on Agenda Items – 10 minutes
VII. Public Testimony on Non-Agenda Items – 10 minutes
VIII. Agenda Topics
    a. Project Update & Next Steps
    b. Big Ideas & Cool Things
IX. Committee/Liaison Comments/Questions
X. Next meeting Date
    a. TBDT
XI. Adjournment

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, November 15, 2022
DRAFT MINUTES

I. Meeting Information
https://juneau.zoom.us/j/83546571764

Or dial: +1 346 248 7799 or +1 888 475 4499 (Toll Free)
Webinar ID: 835 4657 1764

II. Call to order
Chair Liebelt called the meeting to order at 5:05 pm

III. Roll Call
a. Committee members present: Matt Catterson, Arnold Liebelt, Linda Snow, Robert Sewall, Joyce Vick, Liz Smith

b. Committee members absent: Frank Delany, Carole Bookless, Rebecca Embler, Erik Pederson, Planning Commission Liaison (non-voting),Kamal Lindoff, Property Manager, Douglas Indian Association Liaison (non-voting), Bernadine DeAris, Douglas Indian Association Liaison (non-voting),Jim Becker, Docks & Harbors Liaison (non-voting), Annette Smith, Docks & Harbors Liaison (non-voting)

c. Staff present: Beth McKibben, Project Manager, Scott Ciambor, Planning Manager

IV. Approval of Agenda
The agenda was approved by unanimous consent.

V. Approval Minutes
a. November 3, 2022 Draft Minutes
It was noted that Robert Sewall's name was misspelled in a few spots.
Liebelt clarified on page 5 that the reader board was an example from Seattle and not meant to be recommendation for Douglas.

Minutes, with corrections, were approved by unanimous consent.

VI. Public Testimony on Agenda Items
a. None

VII. Public Testimony on Non-Agenda Items
a. None

VIII. Agenda Topics
a. Review Goals and Actions
McKibben noted quick turnaround between meetings. She thanked Embler for suggestions on formatting All of these actions have been reviewed an updated based on the work from the previous meeting. Some formatting changes to still be made. Each goal has one or two actions.

She asked the committee for their initial impressions of the revision. She also mentioned that Bookless had emailed and to say that she thought this format was an improvement from the version in previous meetings.

Snow said she likes updated format. From her experience with reports some people read tables b better, etc. and that we will not be able to please everyone. She noted as a Steering Committee the role is to provide guidance and the final details to be left to staff.

Vick likes the new layout. She feels it stands out more. She asked as the steering committee she does not like the word build in transportation networks since committee will not build. Same for under Waterfront, "Identify" –that is not that something the steering committee would do.

McKibben reminded committee that the plan will be used by many different entities, CBJ departments, AKDOT, private developers, planers reviewing proposals for consistency with plans etc. No the Committee will not being building anything, but by having in the plan it allows other entities to pursue if the opportunity arises, and provides guidance to governing bodies.

Vick would like something about the harbor in the waterfront section of "Connected Community". Douglas harbor is an embarrassment compared with the rest of the harbors.

McKibben said the recommendation for the uplands part of harbor is in the "Prosperous Community. She noted this recommendation is not about harbor facilities. She will add language about the harbor part, or enhancements.

Vick clarified that she meant the harbor parking lot -it is not a pleasant place to walk or to take boat out. It is not an enticing place for people to meet, walk dogs, something should be added to it. She wants to make sure harbors think about it.

McKibben will work on language.

Vick on page 9, "Celebrate Diversity" asked if is it necessary to discuss the transfer of Mayflower Island because it is reliant on the federal government.

McKibben said that in previous discussions the committee had strong ideas of what should happen to Mayflower Island if the property is transferred out of federal ownership, and having a community vision for that will influence future development.

Vick asked about the "service gap analysis" on page 11. She wondered who would do this and how often would it take place - every 5 years, 10 years?

Liebelt likes the revised layout. He asked for clarification about where the action items come from?
McKibben said she reviewed the notes from all public outreach events, focus groups and committee homework and minutes from previous meetings.

Liebelt said some of action items maybe redundant and he wonders how the plan will be used. For example artistic partnerships #3, all three bullet points these seem to be activities Douglas Advisory Board is already doing. He asked when plan is done, do we (Steering Committee) take it to Assembly and present it. He wondered if we need justification for including all of these things.

Catterson thinks the new format is good, and he does not want the committee to get hung up on the format. He agrees with Vick on the harbor comment and he has concerns about attaching the harbor to Savikko plan but expanding on it. He asked if staff and other committee members had seen the CBJ legislative priorities from Docks & Harbors - the list includes upland improvements for the harbor.

In regard to the recommendation to incorporate community composting into the community gardens –the Community Gardens have discussed and it is hard to accept people's waste into the space. Doing so requires significant oversight.

McKibben asked if this recommendation should be removed.

Catterson said that the community gardens does not allow people to bring compost. McKibben suggested taking the recommendation out.

Catterson on the recommendation to establish a co-work incubation space for designers, developers, craftspeople, telecommuters and sole proprietors who represent the community to share space and resources - should the plan address the fact that there is a maker's space right across the bridge just outside the planning area?

Sewall appreciates the improvement and feels it is a big step forward. He noted that one of the issues that the committee wrestles with is that we are still looking at how much of a guidance function the committee has and that confusion comes in the verbs for these actions. He feels verbs that do not specify anything, except warm statements and he thinks this may be why it is confusing to understand how it will be used. He would like this plan to be more proscriptive. He agree that this plan needs to include a stronger recommendation about the harbor.

He does think the plan should include a recommendation for the future of Mayflower Island. It is important to state a position on that. Regarding artistic partnerships and the the co-work incubation space - what about instead a community center to create/maintain focus of the community. The old Juneau school (Jumbo gym) is the opportunity to specifically talk about. He feels the plan has skirted around, under prosperous goal direct discussion about 6th street.

Smith said what she has looked through, she loves.

Snow asked if this final plan will be added to the Comprehensive Plan?

McKibben said yes, the plan is for this plan to be adopted by ordinance as an element as part of the Comprehensive Plan (Title 49).
Snow said since it will be incorporated into the comprehensive plan then it is a CBJ responsibility to undertake and implement this plan. She said that lots of money was put into Douglas Harbor in recent years, including the parking lot.

McKibben reminded the committee that the narrative component to the Plan will come next, adding the opportunity for committee's vision to be expanded on, and go into more detail. There is more work to do.

Vick commented that the CBJ money for the harbor was for not for infrastructure but for dredging. She would like something nice, food trucks and places to gather, hold events, support entrepreneurs. The parking lot is ugly no matter how much money was spent on rock and it should be inviting for all.

Snow asked how much longer do we think it will take to complete the plan.

McKibben said tonight is last time to discuss these tables for a while. The committee will take a break while she works on the text/body of the document and we should plan to have a draft in the spring.

Sewall appreciates McKibben's work. There are two reasons this has taken longer than initially expected - covid and staff turnover. He strongly agrees with Vick about the harbor.

Liebelt suggested CBJ should advocate for the transfer of Mayflower Island to CBJ.

McKibben said the recommendation is purposely vague based because we do not know the details of federal disposal.

Sewall agrees with incorporating stronger language for the Mayflower Island recommendation.

Vick said she had hoped to have more participation from DIA and D&H as we discuss harbor.

McKibben said she would reach out to them.

IX. Committee/Liaison Comments/Questions

Snow reminded the committee of the Christmas Tree lighting the day after Thanksgiving.

Vick said the Douglas 4th of July Committee is sponsoring a skate with Santa on that date.

Vick asked about photos for dropbox.

McKibben said the dropbox is read and for the committee to please share their photo and to cite the photographer.

X. Next meeting Date

a. McKibben noted this meeting may be canceled to allow staff to work on ideas for evaluating goals/actions for equity.

XI. Adjournment

a. Meeting was adjourned by consensus at 6:14

At the April 12, 2023 Steering Committee meeting we will be mapping Big Ideas and Cool Things with our consultant, Chris Mertl of Corvus Design. This work will be used to create graphics for the plan document.

Below is a compilation of ideas and recommendations for the Douglas/West Juneau Area Plan. This list was created by reviewing the meeting notes and minutes from the public process at the beginning of the plan project and steering committee meetings and reviewing other CBJ Plans. Some of these are broad concepts that have been incorporated into the goals and actions previously developed. Others are more specific and may be shown graphically. This list may used to inform the mapping exercise.

SDWD Public & Steering Committee meetings

Improve the parking area around the Douglas Harbor – including seating, lighting, landscaping. Provide small boat (kayak/canoe) launch. Preserve adequate parking –need to keep people coming to Douglas to launch boats –need more things for them to do to stay longer. Better connection from harbor to 3rd street. Seasonal food/coffee carts.

No more junk vehicles parked

No more chain link fencing

Move CBJ P&R Maintenance shop from near harbor

Community garden, or space for commercial garden (garden with manager for food grown to be sold) at Savikko Park (no composting) Could be a demonstration garden.

Informational signage/interpretative display for Douglas Indian Village at Savikko Park

Wayfinding signage

Maintain and improve views and access to the water front

More art shops

Art integrated into infrastructure (example of sidewalk in front of Island Pub and S. Franklin)

Walk of some sort along the shoreline from the bridge to sandy beach

Better lighting along Douglas highway

Sidewalks both sides of Douglas highway

More commercial activity near the bridge

Opportunities for neighborhood commercial – like small coffee shop in residential neighborhoods that are not in downtown or near the bridge

Walkable connections from downtown doulas to trail heads – like dan moeler and Treadwell ditch

Mayflower Island as Native heritage center or arts center– but open to the public as a park –similar to Shrine of St Therese

Welcome to Douglas sign (gateway sign) at roundabout

Curling rink at Treadwell

Bike park w/jump track

Small mining museum

Water bottle filling stations

Perseverance Theater/Mt Jumbo Gym, Treadwell Area, Douglas Library, Douglas Post Office (keep anchors!)

Expand trail system – including routes w/trailheads accessible from downtown Douglas

Ped/bicycle improvements

EV charging

Wayfinding signs/mapping/app for arts, creative, cultural and historic resources

Benches/rest points and gathering spaces

Stair connections when slopes make streets impractical

"water walk" –some sort of trail along coast from bridge to downtown

4 plexes

Live/work & mixed use

Public art! Art integrated into infrastructure

Maintain the fruiting forest

Develop a food coop

Neighborhood gatherings –block parties

Non-motorized plan

- Douglas highway bike lane
- Douglas highway crosswalks –add or improve intersections on Douglas highway at Cordova St. crow hill drive, Savikko road, Douglas library,
- Treadwell ditch –rebuild trails and bridges
- Cross Juneau bikeway missing segments –Douglas highway (Cordova to Savikko park)

Safe Routes to School plan

- Snow removal priorities –
  - Douglas Hwy (crow hill to F Street)
  - I st (5^{th} to 2^{nd})
  - 4^{th} Ave (F st.to I St.)
  - Gastineau driveway
- There are no sidewalks on either side of I Street (and it is not paved).

- There are no crosswalks at the intersection of I Street and Fourth Street.
- Several parents raised concern about school bus stops for their elementary age students along North Douglas Highway, including lack of snow removal where students wait for the school bus, the traffic along this road which lacks sidewalks, and lack of student visibility due to these concerns and poor lighting in the winter.
- Add pedestrian crossing improvements at intersection of Douglas Highway and I Street. Options include a pedestrian activated signalized crossing, overhead crosswalk sign, reflective sign post covers, curb bulb-outs or installing median pedestrian refuge islands to shorten crossing distance. Douglas Highway/Third Street here has a speed limit of 30 mph and 20 mph in the school zone. It is an Urban Collector road with an AADT of 6,036. There were four pedestrian/bike and vehicle accidents on Douglas Highway between H Street and Crow Hill Drive between 1999 and 2011. Several parents raised concerns regarding crossing rush hour traffic on Douglas Highway to get to school. According to Alaska Traffic Manual Supplement to MUTCD, Table 7A-101, this crossing qualifies for a pedestrian signal, refuge, or grade separation if other criteria are met.
- Pave, add sidewalks and crosswalks on I street, from Douglas Highway to Fifth Street (approx 450 ft); and on Fourth Street, from I Street to H Street (approx 250 ft). Add crosswalk at intersection of I Street and Fourth Street. These are well used walking routes close to the school and they are unpaved with no sidewalks, markings or paths. I Street borders the school and the area is also used as a main, but informal, drop-off/pick-up zone. The speed limit is 20 mph on both Fourth Street and I Street. Several parents raised concerns regarding traffic on Fourth Street. During the audit it was observed to be quite congested with arriving and departing students walking in front of and around both parked and idling cars.

- Add a sidewalk on the school-side of Douglas Highway, from Lawson Creek (or Vista Drive) to Gastineau Elementary School (approx 2,000-3,000 ft). There are many children living in this area, which is close enough to the school that it does not receive school bus service (closer than 1/2 mile), yet there is no sidewalk for children to walk to school without crossing Douglas Highway.

- Define the drop-off area on I Street from Fourth Street to Douglas Highway. Several parent driving behaviors lead to congestion including drop-offs in handicap area, vehicles 'sneaking in' to park from I Street (directly over crosswalk), vehicles facing wrong direction on I Street as drop-offs occur, drop-offs on east side of I Street. All force students to cross the road a congested situation.

- Consistent and timely snow removal is needed with no berms blocking crosswalks or site lines for pedestrians and drivers. Snow removal priorities should be the sidewalks along Douglas Highway, the crosswalk at the Douglas Highway/I Street, the place where students wait to catch the Dzantik'i Heeni Middle School bus, removing snow berms that reduce driver's sight distances at intersections near the school, and at school bus stops and crosswalks along North Douglas Highway. Parents raised concerns with several of these areas, and, during the audit a large berm at the end of the school driveway limited visibility. Snow on both sides of the street near Gastineau Elementary School also was observed to limit space for pedestrians, especially

on I Street where drop-offs take place. Consider a parent "snow brigade" to help with snow removal. (New walk behind snow blower -$4,000, new sit-upon w plow-$10,000) Also, North Douglas Highway parents note that there are no sidewalks, it is dark, snow piles up, and traffic is moving along at 35-40 mph where their children wait for the school bus.

- Formalize and maintain the walking path from Geneva Woods/Crow Hill Drive to encourage more use and thus avoid walking on Douglas Highway. (New walk behind snow blower -$4,000, new sit-upon w plow-$10,000)

- Move the parking areas back away from the corners at the intersection of Douglas Highway/I Street by 20 to 30 feet to increase sight distance for drivers and pedestrians. Vehicles parked on the corners of this intersection limit the sight distance for traffic that is entering Douglas Highway from I Street. This increases traffic congestion and force the driver's attention to turning rather than watching for pedestrians.

- Organize a Walking School Bus from the neighborhood north (across) Douglas Highway and other neighborhoods that are interested. Walking in a group with an adult would improve safety and result in more walking and biking.

Areawide Transportation Plan

- Develop at grade or structured parking at the edges of downtown and on Douglas Island to reduce vehicle trips to the core. Locate downtown parking areas close to the core but in advance of congested locations. Limit public parking facilities on the waterfront. Incorporate covered bicycle parking in all parking structure plans.
- Fund a water taxi from remote parking on Douglas Island to Downtown Juneau.
- Install crosswalk signing and striping at major collector street connections, sidewalks on uphill side, bus pullouts/shelters and adequate winter lighting.
- Construct additional boat launch, small boat moorage and 4 acre fill for upland parking. Repair Mayflower Island causeway to reverse erosion. Reconstruct Savikko Road and provide pedestrian and bicycle facilities.
- Construct bench road to serve through trips between the bridge and N. Douglas. Shorter trips would remain on existing highway. New road would include pedestrian and bicycle facilities.

2013 Comprehensive Plan

- Transit Oriented Development district w/in walking distance of new routes with short headways and transfer points (bonus eligible area over lay map)
- 5.5 - IA2 Develop a comprehensive multi-modal (e.g., pedestrian, bicycle, bus, vessel, vehicle) transportation plan for the downtown area that addresses the need to emphasize, provide for and/or improve non-private-vehicle transportation facilities throughout downtown while assuring adequate short-term parking to support business and government activities. This plan should be a key element of a larger transit system between the Alaska Marine Highway System Auke Bay Ferry Terminal, east and west Mendenhall Valley, Douglas, North Douglas, and downtown with convenient stops and bus transfer stations in-

between, with dispersed park and ride facilities as components of this system, along with high-density, affordable housing. Consider implementing a downtown circulator shuttle or trolley.

- 5.6 - SOP2 Encourage recognition of the value of historic resources and their preservation to tourism in the community and promote accurate representation of the Juneau area's unique cultures. Utilize the Juneau-Douglas City Museum, and work with the Alaska State Museum and other groups such as the Gastineau Historical Society and Juneau Convention and Visitor's Bureau for dissemination of accurate Juneau area history.
- 5.9 - IA1 Develop neighborhood plans and create Marine Mixed Use zoning districts for Auke Bay and downtown Douglas that assure provision of adequate port, docks and harbor facilities and support land side facilities and services [see Guideline 1 and 2 for Subarea 3 and Guideline 6 for Subarea 9 in Chapter 11].

- 5.11 – IA5 Pursue funding and construction of a North Douglas Crossing, pursuant to CBJ Resolutions 2330(b) and 2415(am).

- Increase frequency of transit service throughout the urban and suburban areas with express bus service provided from Auke Bay to downtown Juneau with a link to downtown Douglas;

- 8.5 - IA7 The CBJ government should investigate the feasibility of providing light or heavy rail public transit service, powered by renewable energy sources, linking existing and new neighborhoods of Douglas Island with the mainland and, in the future, to the Alaskan and Canadian interior. The analysis of the feasibility of such a Borough-wide rail transport system should consider the life-cycle costs of design, construction, environmental mitigation and monitoring, as well as operation, maintenance costs.

- 8.8 - IA3 A. In order to accommodate safe transit, private vehicle, bicycle and pedestrian traffic traveling to and from Douglas Island, urge ADOT&PF to immediately improve the traffic capacity and efficiency at the intersection of Tenth St. and Egan Dr. Any improvements to this intersection or the Juneau-Douglas Bridge should provide adequate safe space for motor vehicles (including industrial trucks and buses), pedestrians and bicyclists.
- 8.8 - IA22 Work with ADOT&PF to make improvements to roads, intersections and bridges on Douglas Island to accommodate new affordable housing development. Transportation infrastructure deficiencies that should be addressed in the near future include the capacity of the Tenth Street and Egan Drive intersection, particular turning movements at the Cordova Street and Douglas Highway intersection, and the reliance on a single road connection between Douglas Island and the mainland.
- 8.8 - IA23 Maintain strong municipal support for construction of a North Douglas crossing of Gastineau Channel to accommodate new, compact development of North Douglas and the New Growth Area on west Douglas Island. On the North Douglas landing, the bridge should connect to a roadway that provides sufficient right-of-way to accommodate a future fixed guideway transportation system to West Douglas.

- 10.13 - IA4 Conduct an area plan for downtown Douglas to protect and guide the redevelopment of an attractive, pedestrian-oriented marine and mixed use town that promotes affordable housing and accommodates the space and livability needs and objectives of residents, recreational enthusiasts, fishermen and women, business operators, property owners, and area fish and wildlife.

Guidelines and Considerations for Subarea 9:

1. Provide for additional medium- to high- density residential development in areas with access to arterials and served by municipal sewer and water and adequate road and intersection capacity (to Level of Service D or better).

2. Maintain the requirement for a bridge to the transition area on upper Kowee Creek as a condition of zoning transition, to divert traffic away from Cordova Street. Work with property owners on both sides of the creek to finance and construct the appropriate bridge design, through a Local Improvement District or other similar financial mechanism.

3. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) develop a plan for the interpretation of the Treadwell Mine area from the parking lot to the cave-in;

(b) complete a Master Plan for Savikko Park; (c) retain neighborhood access to Mt. Jumbo/Bradley trail; (d) reserve the meadows behind Crow Hill for cross country skiing; (e) develop Homestead Park as a beach access site; (f) develop the Treadwell Ditch Trail for a variety of uses.

4. Preserve publicly-owned, undeveloped shoreline areas for public open space/natural areas.

5. Assure public access to Treadwell Ditch, Dan Moller and Mt. Jumbo/Bradley trails and, where appropriate, to area beaches.

6. A Marine Mixed Use District designation is shown for a portion of downtown Douglas. This designation reflects the current pattern of commercial development and will allow higher density residential development. The zoning for this area should reflect this land use designation. The commercial core of downtown Douglas includes an auto repair shop, gas/convenience store, bars, restaurants and personal service shops. Major public buildings include the Post Office, Douglas Fire Station/Library, Gastineau Elementary School, Mt. Jumbo Gym/service center, and the historic Mayflower School. The Perseverance Theater is a significant and unique cultural facility.

7. There are several parcels of private land that could be further developed into multifamily structures as well as some CBJ-owned parcels above Crow Hill that should be developed into medium-to-high density, low- to moderate- income affordable housing when sewer and roadway capacities can adequately (LOS D or better) serve the new development.

8. Future development in North Douglas, West Juneau or downtown Douglas will require improvements to the Tenth Street and Egan Drive intersection and may require additional traffic capacity on the Juneau-Douglas Bridge. These two congestion points limit additional residential

development on Douglas Island and impede the CBJ's progress in promoting and facilitating the construction of affordable housing. The Cordova Street and Douglas Highway intersection has been the subject of many studies. These studies have documented the obvious: A problem currently exists during the weekday morning peak travel period for motorists seeking to turn left onto Douglas Highway from Cordova Street. The traffic problem is likely to get worse as West Juneau is further developed. The Juneau-Douglas Bridge has limited capacity for a number of reasons. A traffic circle was installed at the North Douglas Highway terminus of the Juneau-Douglas Bridge; this increased the capacity and lessened congestion from Cordova Street and southbound traffic from north of the Bridge area, however, the design capacity at the Tenth Street and Egan Drive intersection continues to function at unacceptable congested Levels of Service E and F in the peak week day morning periods. The CBJ should work with ADOT&PF to upgrade the Tenth Street and Egan Drive intersection as a top priority.

9. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.

10. The Treadwell historic area and trail, although a significant local resource for heritage tourism, should be protected from overuse.

11. Conduct an area plan or neighborhood plan for the downtown Douglas area that would address residential and non-residential uses in the vicinity of the harbor and town center with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented community. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters and shoreline; inland areas of housing, neighborhood-commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and viewscape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, the Alaska Department of Transportation and Public Facilities, and all relevant CBJ Departments and Divisions.

2020 Historic and Cultural Preservation Plan

Downtown Douglas and Douglas cemeteries –significant historical resources

CBJ should further study the Douglas Indian Village and other Tlingit settlement sites, by researching written and oral history accounts, conducting interviews, and hosting public listening sessions. This could be funded through grants.

2019 Parks Master Plan

West Juneau/Douglas

West Juneau Rotary Park is a mini park that serves the West Juneau area, while Savikko Park is a community park that serves south Douglas. Savikko Park is a destination for residents throughout the area for beach access, a trail system accessing Treadwell Mine Historic Park, a playground, picnic shelters, ballfields, and the Treadwell Arena. Savikko Park is also the location for special events like Gold Rush Days and 4th of July celebrations. Douglas Mini- Park is a community garden space that contains a fruiting forest and several planter boxes. The Douglas neighborhood is adequately served by these parks and the variety of recreational amenities nearby. Gastineau School playground is also available for use outside of school hours.

5.2.4 Treadwell Arena

Treadwell Arena is uniquely reliant on partner organizations. The Juneau Adult Hockey Association, Juneau Douglas Ice Association, and Juneau Skating Club purchase ice time for practices, games, and tournaments. Participants in these organizations also attend CBJ programmed ice time. Managing and maintaining these relationships is critical to Treadwell's success.

Recommendations:

• Expand the season to include summer programming

• Work within CBJ to improve/streamline the alcohol permitting process for community partners that wish to serve alcohol at events or through concessions

• Increase community outreach and promotion activities at the Treadwell Arena, as well as cross-promotional opportunities with other CBJ facilities

Recommendations:

• Continue to maintain Treadwell Arena, including replacing the roof
• Improve lighting in Treadwell Arena parking lot
• Establish policy for vendors at Treadwell Arena
• Add gym space to Treadwell Arena for sports team dryland training and to house activities currently located in Mt. Jumbo Gym
• Complete small facility renovations to improve user and spectator amenities
• Assess the feasibility of vending and equipment sales
• Add a second sheet of ice that could also accommodate curling with an addition to the existing structure at Treadwell Arena

Construct an additional field house facility in the downtown / Douglas area

2015 Economic Development Plan

Proceed with extension of North Douglas Highway, and North Douglas/Gastineau Channel Bridge construction to realize the residential, commercial, transshipment and maritime, industrial, and recreational potential of West Douglas.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
VARIANCE VAR2023 0002
HEARING DATE: NOVEMBER 14, 2023

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: November 6, 2023

TO: Michael LeVine, Chair, Planning Commission

BY: Irene Gallion, Senior Planner
Forrest Courtney, Planner I

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Non-Administrative Variance to allow nine off-street back-out parking spaces for a learning facility.

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- In 1962, the Village was destroyed via controlled burn, and a boat harbor was constructed. Tlingit tribal members became dispersed.
- The proposed facility supported by this variance will provide cultural learning, and improve cultural momentum of displaced residents.

INFORMATION	
Property Owner	Douglas Indian Association
Applicant	Douglas Indian Association
Property Address	St. Ann's Avenue
Legal Description	USMS 164 SE FR
Parcel Number	2D040T480011
Zoning	D18
Lot Size	13,366 Square Feet, 0.3068 Acres
Water/Sewer	Yes/Yes
Access	St. Ann's Avenue
Existing Land Use	Vacant
Associated Applications	USE23-13

ALTERNATIVE ACTIONS:

1. **Approve:** Approve the permit and adopt new findings for items 1-2 below that support the approval. Approval may require conditions.
2. **Continue:** To a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.20.240
  - CBJ 49.20.250(b)
  - CBJ 49.20.260
  - CBJ 49.40.235
  - CBJ 49.40.210
  - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.20.240. *The Planning Commission shall hear all Variance requests except Administrative Variances, and shall either approve, conditionally approve, modify or deny the request based on the criteria in section CBJ 49.20.250(b).*

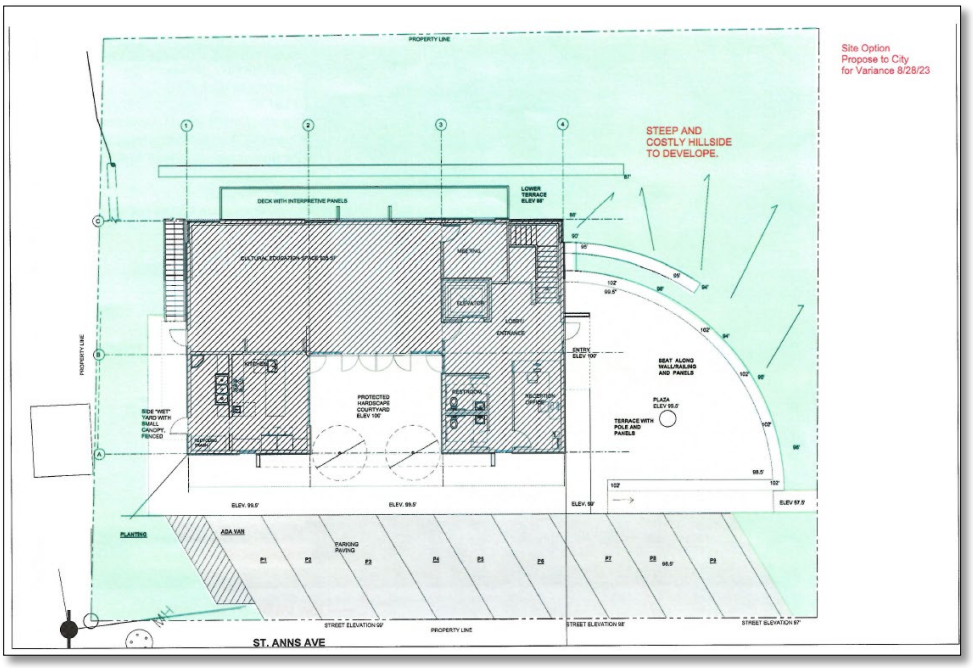
SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
Northeast (Rural Reserve)	Savikko Park
Southeast (D-5)	Treadwell Mine Historic Park
Southwest (D-5)	Single-family/Duplex
Northwest (D-18)	Multi-Family

SITE FEATURES	
Anadromous	None.
Flood Zone	None.
Hazard	Not mapped.
Hillside	Yes.
Wetlands	None.
Parking District	None.
Historic District	None.
Overlay Districts	None.

BACKGROUND INFORMATION

Project Description – The applicant requests a variance to allow nine off-street back-out parking spaces (**Attachment A**, and figure excerpted below).



The Applicant has applied for a conditional use permit for a learning center under USE2023 0013. This requested variance would accommodate off-street parking for the facility, providing three spaces in excess of what is required. If this variance is denied, a parking waiver will be considered (PWP2023 0002) that requests a reduction to five spaces.

CBJ land use code allows back-out off-street parking for [CBJ 49.40.235(b)(6)]:

- Single-family dwellings.
- Into an alley.
- Childcare home in a residential district.

Background – The staff report for USE2023 0013, heard concurrently with this request, includes detailed background on the lot.

T'aaku Kwáan families inhabited the tidewaters to the Northwest of the proposed project from the 1880s. By the 1940s, members of the Douglas Indian Village (the Village), a federally protected enclave, wintered in approximately 20 structures on pilings. In 1946, the Alaska Native Service petitioned the City of Douglas and the Army Corps of Engineers (the Corps) for aid in the construction of a small boat harbor adjoining the Village. The Corps committed to dredge the harbor, backfill the tidelands where the Village was situated, and rebuild the Village. In 1962, the Village was destroyed via controlled burn, and a boat harbor was constructed. Tlingit tribal members became dispersed. The proposed facility overlooks traditional T'aaku Kwáan land, and will reclaim cultural momentum through cultural education and connection to the land.

ANALYSIS

Project Site – The project site could accommodate additional off-street parking on the proposed upper terrace. The terrace is intended for interpretive materials and connection to landscape.

Proposed site development includes removing fill down to hard pan and replacing overburden with engineered fill. The ability to extend the fill toward the north lot line would require additional engineering to avoid toe-of-slope on adjoining property.

St. Ann's Avenue is a 16-foot wide, two-way street, with a 30 foot right-of-way. Street parking is allowed on the south side of the street.

The primary concern for back-out off-street parking is the impacts of vehicles backing out into St. Ann's Avenue traffic.

Residential traffic is not impacted by the proposed back-out parking. The southwest corner of the lot is at the intersection of Treadwell Street with St. Ann's Avenue. Back-out off-street parking may not impact residential use of Treadwell Street and St. Ann's Avenue, shown on page 7 application materials (**Attachment A**).

The St. Ann's Avenue parking lot and turn-around generates traffic that could be impacted by off-street back-out parking. Traffic counts are not available for this local street.

The Parks and Recreation Master Plan sizes the Treadwell Mine Historic Park (Treadwell) at 71.75 acres. The Institute of Traffic Engineers' (ITE) Trip Generation Manual estimates park traffic based on acreage. Weekday traffic to Treadwell is estimated at 136 Average Annual Daily Traffic (AADT). Weekends is estimated at 1205 AADT. To determine how much Treadwell traffic might use the St. Ann's Avenue parking lot, staff used proportions based on parking available – five spaces at the St. Ann's Avenue parking lot, versus 80 at the Sandy Beach parking lot. Weekend estimates are reduced to 75 AADT under this method.

Parking and traffic impacts will be exacerbated by the move of the Mount Jumbo and Bradley trailheads to Treadwell (Ordinance 2021-08(b)(am)(V), approved February 7, 2022). Staff was unable to acquire a plan or grant application for the project. CBJ Parks and Recreation comments recognize that, while the intent is for users to access the trail from Savikko Park (**Attachment B**, page 3-4), users will be attracted to the St. Ann's Avenue parking lot, which shortens the route. Popular disc golf facilities also impact traffic and parking (**Attachment C,** page 1).

Parking Requirements – The project would require six off-street parking spaces and one ADA-accessible space [CBJ 49.40. 210(a) & 49.40.210(b)]. The applicant requests a Non-Administrative Variance to allow nine off-street back-out parking spaces for a learning facility.

Use	Total Sq. Ft.	Spaces Required	Total Spaces
Museum	3800	6	6
		Total Parking Requirement:	**6**
		Off-Street Loading Spaces Required:	**0**
		ADA Accessible Spaces Required:	**1**
		Proposed Parking:	**9**

VARIANCE STANDARDS

Pursuant to CBJ 49.20.200, a Non-Administrative Variance may be granted to provide an applicant relief from the requirements of this Title 49, the Land Use Code. A Variance is prohibited from varying any requirement or regulation of Title 49 concerning the use of land or structures, housing density, lot size, requirements in CBJ Chapter 49.35 (Public and Private Improvements), or requirements in CBJ Chapter 49.65 (Specified Use Provisions).

Per CBJ 49.20.250(b), a Non-Administrative Variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the Planning Commission has determined that:

A. Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property.

Analysis: In land use, "hardship" is the inability to use the land as neighbors have. The surrounding uses are residential. The proposal is not a residential use.

Note that development costs are not considered a hardship.

Staff's interpretation of the code does not account for the 1962 burning of the Indian Village. The applicant could build five units on this lot. The number of units lost to fire is approximately 20. The fire could be said to have deprived the applicant of use consistent with their neighbors, for which this is a corrective measure.

Finding: No. This criterion has not been met.

B. The unusual or special conditions of the property are not caused by the person seeking the Variance.

Analysis: In land use, this criteria is used to determine if the challenges of the lot have a human cause. While the lot has been used for disposal of overburden (which will need to be replaced with competent material), underlying slopes of approximately 25 percent are naturally occurring.

Finding: Yes. This criterion has been met.

C. The grant of the Variance is not detrimental to public health, safety, or welfare.

Analysis: This health, safety and welfare analysis focuses on the section of St. Ann's Avenue in front of the proposed development. Overall project impacts to traffic west of the project on St. Ann's Avenue are analyzed under the Conditional Use Permit application associated with this project (USE2023 0013).

Detriments to health, safety and welfare arise with back-out parking into a public roadway.

- Staff cannot reliably derive AADT which is not documented by CBJ or the Alaska Department of Transportation and Public Facilities.
- Traffic may intensify with trailhead relocation (**Attachment B, page 3-4**).

Variance conditions are limited to life safety concerns. Note that proposed conditions on St. Ann's Avenue should be coordinated with CBJ's General Engineering and Streets Departments.

Finding: No. This criterion has not been met.

D. The grant of the Variance is narrowly tailored to relieve the hardship.

Analysis: Nine proposed off-street parking spaces is three more than required. Additionally, the Applicant has proposed providing two additional back-out off-street parking spaces on CBJ property if desired (**Attachment A**, page 6).

If the Commission accepts that the hardship is the deprivation of residential lands from the tribe when the village was burned in 1962, narrowly-tailored relief could include parking commensurate with housing lost. Approximately 20 structures were destroyed in the fire.

Finding: No. This criterion has not been met.

Pursuant to CBJ 49.20.260, the Planning Commission may attach to a Non-Administrative Variance conditions regarding the location, character, and other features of the proposed structures or uses as it finds necessary to carry out the intent of this title and to protect the public interest.

Condition: None recommended.

AGENCY REVIEW

CDD conducted an agency review comment period between September 6, 2023 and September 28, 2023. Agency review comments can be found in **Attachment B**.

Agency	Summary
CBJ Parks and Recreation	Provide as much parking on site as possible, nine back-out spaces is the best option.
CBJ Police Department	Occasional over-parking addressed with citations or tows.

PUBLIC COMMENTS

In accordance with CBJ 49.20.230(b) public notice was mailed to property owners within 500 feet of the lot (**Attachment D**), a public notice sign was posted on-site two weeks prior to the hearing (**Attachment E**). Ads were placed in the Juneau Empire. Public comments received at time of writing this staff report can be found in **Attachment C** and are summarized below.

Name	Summary
Glen Wuyts	Nine parking spaces is inadequate for the facility.
Lynne Smith	Concerns with parking, traffic, and pedestrians.
Sherill Baxter	Concerns with parking and pedestrian facilities.
Mark Hildebrand	Concerns with parking and pedestrian facilities.
Erica Simpson	Concern with parking and traffic impacts, in context of zoning.
Tara Kovach	Concerns about traffic and parking.
Paulette Simpson	Concerns with project size, and traffic and parking impacts to existing uses.
Mark Halsted	Analysis of zoning and building code regarding health and safety.
Ginger Johnson	Concerns regarding traffic and pedestrians.
Roger Kibby	Concerns with size and scope, proposes other locations.
Gloria Lethgo	Concerns with traffic and parking.
Tammy Smith	Concerns with size and scope of facility.
Paul Prussing	Wrong location for a good idea.
Mark Halsted	Phone call: Concerns with parking.

FINDINGS

1. ***Is the application for the requested Variance complete?***

   Analysis: No additional analysis is required.

   Finding: Yes. The application for the required Variance is complete.

2. ***Does the Variance as requested meet the criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances?***

   Analysis: The Applicant has not established that:

   - The Applicant is unable to use the land similarly to neighboring properties.
   - Back-out off-street parking is safe for the community.
   - The variance is narrowly tailored.

   Finding: No. The requested Variance does not meet the criteria of CBJ Section 49.20.250(b)(1), Administrative Variances.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and DENY the requested Non-Administrative Variance. The Non-Administrative Variance would allow nine off-street back-out parking spaces for a learning facility.

PROCEDURAL NOTE:

If this variance is approved, PWP2023 0003 can be withdrawn.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Agency Comments
Attachment C	Public Comments
Attachment D	Abutters Notice
Attachment E	Public Notice sign

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 0, St. Anns Avenue, Douglas Alaska

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): USMS 164 SE FR

Parcel Number(s): None noted in assessor summary

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Douglas Indian Association
Contact Person: Kamal Lindoff or Haifa Foroughi
Mailing Address: 1021 Glacier Ave
Phone Number(s): 907-364-2916, 907-364-3567
E-mail Address: klindoff@diataku.com, haifaf@diataku.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Kamal Lindoff — Property Management & Transportation Director
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

x Kamal Lindoff — Digitally signed by Kamal Lindoff Date: 2023.07.25 10:56:18 -08'00' — 7-25-23
Landowner/Lessee (Signature) — Date

_____
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

x _____ — _____
Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT — If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same
Contact Person
Mailing Address
Phone Number(s)
E-mail Address

x Kamal Lindoff — Digitally signed by Kamal Lindoff Date: 2023.07.25 10:57:52 -08'00' — 7-25-23
Applicant's Signature — Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

Intake Initials: HH

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number: VAR23002
Date Received: 8-29-23

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

VARIANCE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.
Not to be used for Administrative Variances

To be completed by Applicant

PROJECT SUMMARY

The Douglas Indian Association Learning Center provides learning space for preschool though adult participants, primarily in the area of Tlingit Language Preservation, contemporary food preservation, a data archive, and a computer library. The building is on two levels, with the main floor at street level and a daylight basement lower level in the hillside overlooking the adjacent park area. The building will have an elevator. Site development is constrained, not anticipating future expansion. The steep hillside site is highly technical and costly to develop. Site dimensions and slope stabilization geometry create constraints that limit site area for parking. While possible to provide code minimum parking for this program, the community would be better be served with more designated parking spaces in this neighborhood that could absorb some overflow of use at the adjacent Treadwell trail head.

VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to)

49.40.235 - Parking and circulation standards, (b), (6). "Parking space aisles must provide adequate space for turning and maneuvering on-site to prevent back-out parking onto a right-of-way." We request a variance to allow direct back out of 30 deg. angled parking into to the right-of-way.

Previous Variance Applications? ☐ YES ☒ NO Date of Filing: _____

Previous Case Number(s): _____

Was the Variance Granted? ☐ YES ☐ NO

Building Permit related to this variance? ☐ YES ☐ NO

UTILITIES AVAILABLE: WATER ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site

ALL REQUIRED MATERIALS ATTACHED

Complete application per CBJ 49.65.210

Narrative including: Provided

- Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure
- Why a variance would be needed for this property regardless of the owner
- What hardship would result if the variance is not granted

Site Plan Provided

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

VARIANCE FEES	Fees	Check No.	Receipt	Date
Application Fees	$ 320.00			
Adjustment	$			
Total Fee	$ 320.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
VAR23-002	8-29-23

Variance Application Instructions

Variances are outlined in CBJ 49.20 article II

Application: An application for a Variance will not be accepted by the Community Development Department (CDD) until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Variance Application and Development Permit Application forms.
2. **Fees:** The fee for a Variance Application is $400.00. If the application is in conjunction with a major development permit, the Variance fee will be reduced by 20 percent. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Description:** A detailed letter or narrative describing the hardship that is the result of an unusual situation or physical feature affecting a specific parcel of land or structure. **Also include how the proposed project meets the variance criteria listed on the attached sheet.**
4. **Plans:** A site plan showing the following information:
    A. The location of existing and proposed structures (i.e. buildings, fences, signs, parking areas, etc.); and
    B. The location of existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.).

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Please consult with the Community Development Department to discuss whether additional information may be required for your application. The "Planner-On-Call" can be reached by contacting the Community Development Department at (907) 586-0715 or via email at Permits@juneau.org.

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Variance Application request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Variance Applications must be reviewed by the Board of Adjustment. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Variance process, all requests must be given proper public notice as outlined in 49.20.230 which consists of the following:

Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site. A "Public Notice Sign" is required to be posted on the site by the Applicant and the Community Development Department will create the sign to be posted.

Variance Approval Criteria

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined that the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:

CBJ 49.20.250(b) Non-administrative variances. *(1)A variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the board of adjustment has determined that:*

(A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;

(B) The unusual or special conditions of the property are not caused by the person seeking the variance;

(C) The grant of the variance is not detrimental to public health, safety, or welfare; and

(D) The grant of the variance is narrowly tailored to relieve the hardship.

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ 49.20.200), a variance may be granted to provide an applicant relief from the requirements of Title 49, the Land Use Code. A variance is prohibited from varying any requirement or regulation of this title concerning the use of land or structures, housing density, lot area, requirements in chapter 49.35, or requirements in chapter 49.65. Applications for prohibited variances shall not be accepted for filing or shall be rejected by the director.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NorthWind
Architects, LLC

August 28, 2023

Project: Douglas Indian Association Learning Center

RE: Narrative supporting paring variance

Summary from correspondence with the CBJ regarding development of lot USMS 164 SE FR with the listed address of 0 Street St. Ann's Avenue, for the purpose of a Cultural/education center.
Property description provided by K. Lindoff, 2/28/2022

The lot is approximately 100 feet deep by 133.5 feet wide (parallel to street and is listed as 13,366 square feet with City Water and Sewer on the CBJ Assessor's database. There is a 10' drainage easement to maintain on the north property line.

This property is being developed as a Learning Center (Education, Library, museum) located in a D18 zone, requiring Conditional use permit requires planning commission approval. per CBJ 49.25.300(5.110 and 5.300).

Under the current City and Borough of Juneau Municipal code, dimensional standards for D18 zoning per *49.25.400 - Minimum dimensional standards*:

- Front yard setback: 20 feet.
- Side yard setback: 5 feet (though note that if you go less than 10 feet you will need to utilize fire rated construction)
- Back yard setback: 25 feet
- Maximum allowable height: 35 feet (three stories)
- Maximum lot coverage: 50% (so a maximum of 6,680 square footprint of building, multiplied by a maximum of three stories).

Per *49.40.210 - Minimum space and dimensional standards for parking and off-street loading; Library* = one parking space per 600 gross square feet. Education = 2 parking spaces per classroom. Our minimum calculatable parking space count

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

would be 2 (2 for the education space, 4 for the other spaces), or 6 if calculated at 1 space per 600 sf.

Purpose of Variance: Owner would like to provide more parking.

49.40.235 - Parking and circulation standards, (b), (6). "Parking space aisles must provide adequate space for turning and maneuvering on-site to prevent back-out parking onto a right-of-way." We request a variance to allow direct back out of 30 deg. angled parking into to the right-of-way. There is insufficient room on the site to provide the additional 13' aisle for turning and maneuvering on the site. Justification:

- The short section of St/. Anns Street that will be affected serves a small cul-de-sac and trailhead into the Treadwell Park. It is the sole use of this dead end to the street, and vehicles are moving there at low speeds, like a parking lot.
- The cul-de-sac provides 5 public parking spaces and has no through-traffic, and therefore constitutes a very low traffic load.

Allowing the direct access angled parking along this unique portion of St Anns will allow the DIA project to provide 9, parking spaces on the DIA land to serve the facility. A 10th and possibly 11th parking space may be gained for public use if allowed to straddle the property line between DIA and CBJ properties. DIA would grade and surface that area for added space at no cost to the city. That space could be posted for public use.

If at some future date this portion of St Anns were extended through the Treadwell Park with higher traffic loads and speeds, the minimum code compliant parking spaces could be provided on the DIA site as seen in the compliance site plan. However, ***providing a plan now to provide more parking as a part of this development will help alleviate neighborhood concerns regarding parking needs in the adjacent area.***

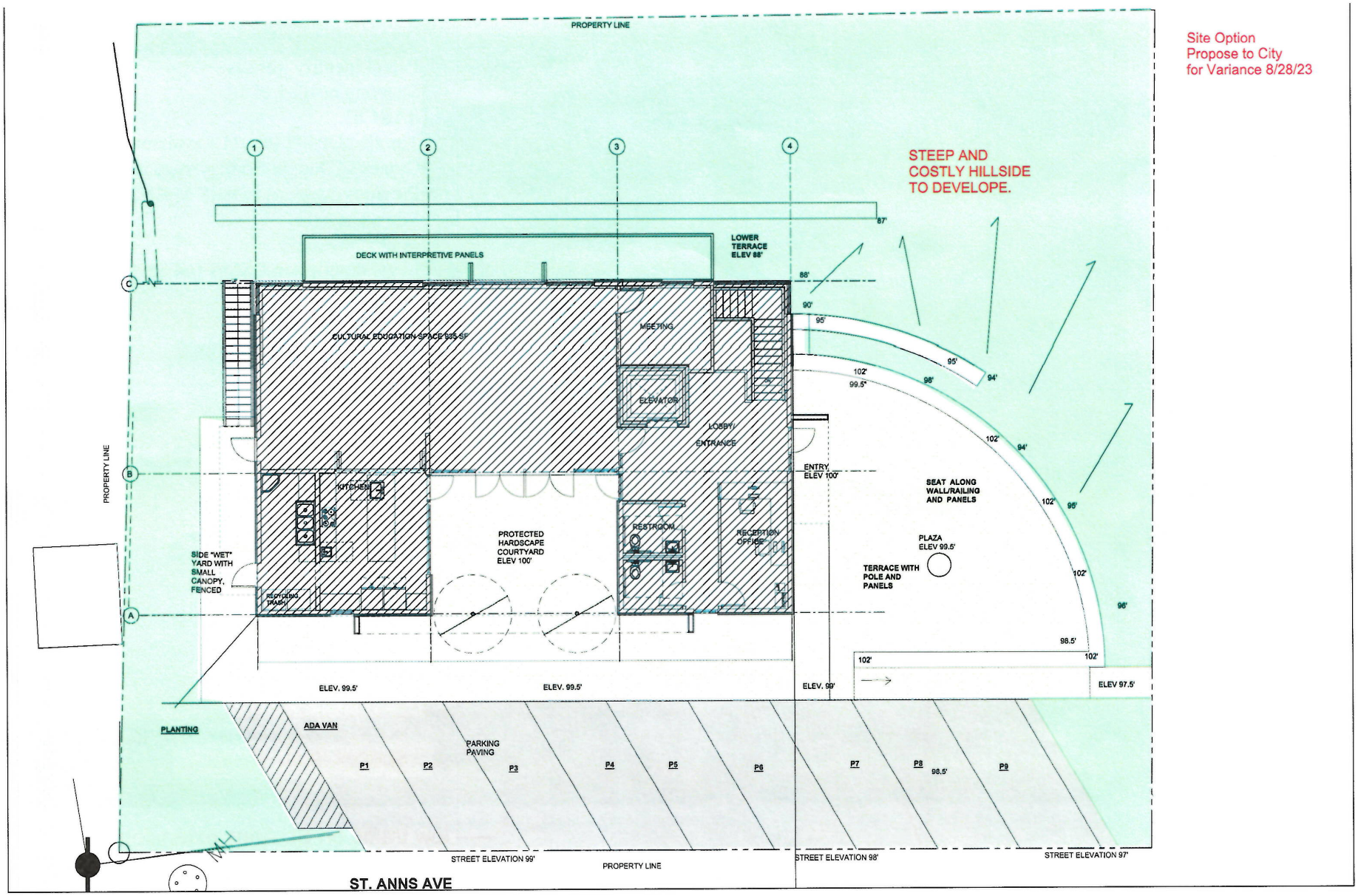
There are other successful precedents for this in Juneau, largely for historic and space-constrained conditions. This condition is illustrated on the attached site plan diagrams.

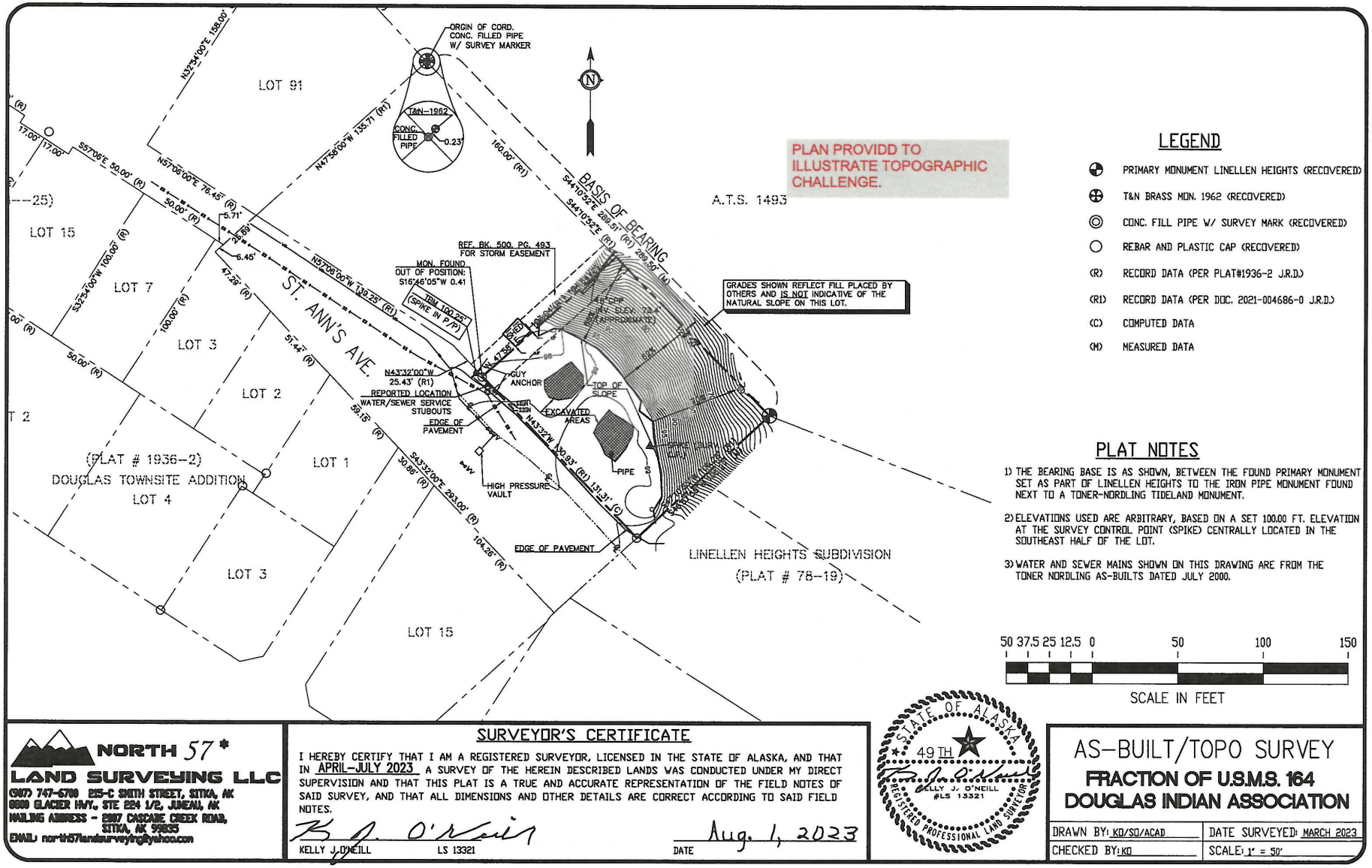
NorthWind Architects, LLC
Sean M. Boily, AIA

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

Attachment A- Application Packet


PROPERTY LINE
Site Option
Propose to City
for Variance 8/28/23
STEEP AND
COSTLY HILLSIDE
TO DEVELOPE.
DECK WITH INTERPRETIVE PANELS
LOWER
TERRACE
ELEV 88'
CULTURAL EDUCATION SPACE 935 SF
MEETING
ELEVATOR
LOBBY/
ENTRANCE
ENTRY
ELEV 100'
KITCHEN
PROTECTED
HARDSCAPE
COURTYARD
ELEV 100'
RESTROOM
RECEPTION
OFFICE
SEAT ALONG
WALL/RAILING
AND PANELS
PLAZA
ELEV 99.5'
TERRACE WITH
POLE AND
PANELS
SIDE "WET"
YARD WITH
SMALL
CANOPY,
FENCED
RECYCLING
TRASH
ELEV. 99.5'
ELEV. 99.5'
ELEV. 99'
ELEV 97.5'
PLANTING
ADA VAN
PARKING
PAVING
P1
P2
P3
P4
P5
P6
P7
P8
P9
STREET ELEVATION 99'
PROPERTY LINE
STREET ELEVATION 98'
STREET ELEVATION 97'
ST. ANNS AVE



NORTH 57°
LAND SURVEYING LLC
(907) 747-6700 215-C SMITH STREET, SITKA, AK
8000 GLACIER HWY., STE 224 1/2, JUNEAU, AK
MAILING ADDRESS - 2807 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN APRIL-JULY 2023 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

K. J. O'Neill

KELLY J. O'NEILL LS 13321

Aug. 1, 2023

DATE

STATE OF ALASKA 49TH
KELLY J. O'NEILL #LS 13321
REGISTERED PROFESSIONAL LAND SURVEYOR

AS-BUILT/TOPO SURVEY
FRACTION OF U.S.M.S. 164
DOUGLAS INDIAN ASSOCIATION

DRAWN BY: KD/SD/ACAD	DATE SURVEYED: MARCH 2023
CHECKED BY: KD	SCALE: 1" = 50'

Attachment A- Application Packet

Irene Gallion

From: Michele Elfers
Sent: Thursday, September 7, 2023 12:02 PM
To: Irene Gallion
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023
Attachments: Agency Comments Form P&R.pdf

Hi Irene,
Thanks so much for the opportunity to comment on this important project. Please see the attached comments from the Parks and Recreation Department. Let George and I know if you have any questions.
Michele

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 11:29 AM
To: General Engineering <General_Engineering@juneau.gov>; Michele Elfers <Michele.Elfers@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; David Campbell <dscampbell@juneaupolice.com>; Dan Jager <Dan.Jager@juneau.gov>
Cc: George Schaaf <George.Schaaf@juneau.gov>; Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Hello all,

The Douglas Island Indian Association is proposing a 4,000 square foot culture and learning center on Saint Ann's Avenue, a lot near the Treadwell park lot and turn around:

They are also requesting a parking waiver that will allow back-out parking onto Saint Anns (usually we only allow back-out parking for residences). If that does not work, they'll ask for a parking waiver from six spaces to five.

If you can review the project and have any feedback to me by **September 28, 2023**, that would be great. I more time please let me know. I'll be out of the office, so if you need more information in the meantime, please contact my colleague, Forrest Courtney, cc'ed on this e mail.

There is an "Agency Comments Form" attached for your use. Project information is also available at our web site: https://juneau.org/community-development/short-term-projects

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Parks and Recreation

STAFF PERSON/TITLE: George Schaaf, Director and Michele Elfers, Deputy Director

DATE: 9-7-23

APPLICANT:

TYPE OF APPLICATION: Conditional Use Permit, Variance, and Parking Waiver.

PROJECT DESCRIPTION:

Up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.
Reduce required off-street parking from six spaces to five.
Variance to allow nine off-street backout parking spaces for a learning facility.

LEGAL DESCRIPTION: USMS 164 SE FR

PARCEL NUMBER(S): 2D040T480011

PHYSICAL ADDRESS: Not Assigned.*

SPECIFIC QUESTIONS FROM PLANNER:

Note: This is right next to the St. Ann's parking lot and emergency vehicle turn around in Treadwell.

AGENCY COMMENTS:

The Parks and Recreation Department (P&R) recognizes this project will be a great benefit to the community. P&R manages the land to the north and east of this property and has two concerns regarding the proposed plan, adequate parking facilities and sedimentation and erosion impacting parkland.

The forested area and trails surrounding the property are part of Savikko Park and Treadwell Historic Park. The department maintains the trail head at the end of St. Ann's Avenue located at the eastern end of the cul-de-sac. The small parking area at the trail head is well used by park and trail users and P&R anticipates this use will grow in the next two years as the Mt. Jumbo/Bradley trail head is relocated to this area. CBJ received Federal Lands Access Program grant funding from the Federal Highway Administration to relocate the trail head from 5th St to Savikko Park/Treadwell Historic area and construction begins in September 2023. This trail section will be the southern terminus of the Treadwell Ditch trail and the reconstruction of the Ditch trail will be complete at the end of the 2023 season. While the Savikko Park main parking lot will be the official trail head parking area for the new trail, P&R anticipates increased usage of the parking area on St. Ann's as well. For this reason, P&R is very interested in DIA providing as much parking on their property as possible for their facility.

AGENCY COMMENTS (CONTINUED):

If sufficient parking is not provided, facility users will first park in the trail head public parking area and then park along the road or cul-de-sac which will impede pedestrian, bike and vehicular traffic flow. P&R believes that the applicant's proposal to add 9 back out spaces is the best option and will result in safer public use of the Right of Way and trail head. Vehicular traffic drives very slowly in this area and cars are already backing out of the existing spaces in the trail head parking lot, this has not been a problem historically.

P&R is also concerned with sedimentation and erosion that may occur during or after construction on park land. At the base of the slope are wetlands on CBJ parkland. Any erosion, stormwater, construction debris, or other materials that are not contained on the project site will end up in the wetlands. P&R suggests conditions on the permit that require adequate barriers around the construction site to prevent any sediment or construction materials from leaving the site, this could be a silt fence or other barrier. If any materials end up on CBJ land, the property owner should be required to remove them and revegetate as needed to restore the park land to original condition or better. Additionally, stormwater should be effectively managed prior to leaving the site so that it does not carry sediment onto park property. This will be difficult given the steep slopes and small site, a temporary detention pond on their property may be required or another method of settling or dewatering considered.

Thank you for the opportunity to comment on this project.

Irene Gallion

From: Chris Gifford <CMGifford@juneaupolice.com>
Sent: Tuesday, October 17, 2023 3:03 PM
To: Irene Gallion
Cc: Cindy Ruby
Subject: St. Ann's parking questions

Hi Irene-
Can you tell me what issues specifically you are asking about? Off of the top of my head, I can think of occasions in which large vehicles are unable to use the turn-around area at the end of the street, due to overparking in the turnaround area. Those vehicles have been ticketed and sometimes towed. There are parking spots in the middle of the turn-around for use by people with cabins in the Lucky Me area. I really can't think of other problems though. Chris

Sgt. Chris Gifford
Juneau Police Department
Administration
907-500-0850
cgifford@juneaupolice.com

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Tuesday, October 17, 2023 10:39 AM
To: Cindy Ruby <CMRuby@juneaupolice.com>
Subject: Saint Anne's Parking - information request

Hi Cindy,

Who do I need to talk to about getting information regarding parking enforcement on Saint Ann's Avenue?

The Planning Commission is hearing a proposal for a learning center at the end of Saint Ann's. I've heard anecdotally of parking problems and ticketing, but thought it would be helpful for the Commission to understand impacts to policing.

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

Irene Gallion

From: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Sent: Wednesday, September 6, 2023 3:21 PM
To: Irene Gallion; Schuler, Michael K (DOT)
Cc: Forrest Courtney
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Good afternoon Irene,

St. Ann's as you know is a City street and the traffic flow for 5 to 6 parking spots for a small cultural center in a residential neighborhood does not appear to cultivate any comment from DOT. As I understand it, the avalanche control on Thane is all helicopter based moving toward possibly drone operations in the near future, so no parking lot use other than possible observation there at the end of St. Ann's.

No Comment.

Thank you for sending this our way.

Arthur Drown
Right of Way Agent
Property Management, Right of Way
Department of Transportation & Public Facilities
Southcoast Region
6860 Glacier Hwy, Juneau, AK 99801
(907)465-4517

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 12:14 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>; Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Cc: Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael and Arthur,

I am unsure if this will impact ADOT&PF operations, so thought I'd run it past you. I recall M&O uses the St Anne's Avenue to access their howitzer pad for avalanche control, but I am unsure this would particularly impact that.

The Douglas Island Indian Association is proposing a 4,000 square foot culture and learning center on Saint Ann's Avenue, a lot near the Treadwell park lot and turn around:

They are also requesting a parking waiver that will allow back-out parking onto Saint Anns (usually we only allow back-out parking for residences). If that does not work, they'll ask for a parking waiver from six spaces to five.

If you can review the project and have any feedback to me by **September 28, 2023**, that would be great. If you need more time please let me know. I'll be out of the office, so if you need more information in the meantime, please contact my colleague, Forrest Courtney, cc'ed on this e mail.

There is an "Agency Comments Form" attached for your use. Project information is also available at our web site: https://juneau.org/community-development/short-term-projects

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

From: Glenn Wuyts
To: irene.gallon@juneau.gov; PC_Comments
Subject: Concerns learning center St. Ann's
Date: Thursday, October 5, 2023 7:52:03 AM

Good morning.

My name is Glenn Wuyts. I live at 226 Saint Anns Ave, Douglas.
I have multiple concerns about the planned culture and learning center to be build at the end of St Ann's Ave.

Parking is already a huge problem on the street. I have several off street parking spots and needed to place private parking signs because there isn't any room for on street parking and people keep parking on my property, especially on a sunny summer day and even more so in the winter when the snow berms are piling up. Since the disc golf course was opened on the Treadwell trail there has been an increase in visitors to the area.

Another concern I have is that a learning center there will increase traffic on Saint Ann's Ave. The part of the street past Summers St doesn't have a decent sidewalk and it will increase the danger to pedestrians if there is an increase in traffic, especially if there will be insufficient parking for visitors.

9 parking spots will not be sufficient to accommodate staff and visitors and you'll be creating a huge problem in the area.
It's a residential area and I don't see why this location was chosen to build a learning center. If a learning center is needed on Douglas it would make more sense to build it down by Savikko Park, maybe convert the pavilion or another location that would be more suitable for this would be the Jumbo gym.

This seems like another not well thought through project and I hope you will take my concerns into consideration when making a decision.

Kind regards.

Glenn Wuyts

RE: USE2023 013, VAR2023 0002, PWP2023 0003

Thank you for the opportunity to offer my comments in opposition to this conditional use permit and parking variance. Unfortunately, I never received notice of this proposed project in the mail and was only made aware of it from my neighbors who did receive notification.

In reading the documentation, initially this building is described as a single-story building, but in future documents it is referred to as a two-story building, which is a bit confusing.

St. Anns is a narrow street with no pedestrian sidewalks at the south end of the road, which is the location of this project. On a good day, two cars are able to pass each other without one pulling off to the side. If someone happens to be walking down the street at the same time, the pedestrian has to stop and move even closer to the edge of the street. Quite often, drivers find it necessary to stop and wait for the other car to pass before they can continue. From the end of October until April or May (depending on the snow conditions), Summers Street is closed. The residents of the south end of 5th Street no longer have the option to use Summers Street to get to St. Anns, so our options are Treadwell Street or drive down to D Street. This adds even more residential traffic to this end of St. Anns.

The existing parking for Sandy Beach and the Treadwell Trail at the end of St. Anns is already crowded with people using the trails and other recreational opportunities. The potential for even more cars being parked there exacerbates the issue. While this proposal offers onsite parking, there will be those who find it easier to pull straight into a spot on the street.

Thank you for your consideration of my comments.

Lynne Smith

424 5th St.

Douglas, AK

Irene Gallion

From: Sherill Baxter <sherill@gci.net>
Sent: Thursday, October 19, 2023 8:55 PM
To: Irene Gallion
Subject: Fwd: Culture center St Ann's

Sent from my iPad

Begin forwarded message:

> **From:** Sherill Baxter <sherill@gci.net>
> **Date:** October 19, 2023 at 8:54:27 PM AKDT
> **To:** pc_comments@juneau.gov
> **Subject: Culture center St Ann's**
>
> I am writing concerning the conditional use permit for the culture center on St Ann's .
> St Ann's is a narrow road and has no sidewalks and no parking. Most of the street is all driveways and no parking. The 6 parking spots at the end of St Ann's are always full. Rumor has it from Parks and Recreation they are moving the Mt Jumbo/Mt Bradley trail head down to St Ann's. I live next to the current trailhead on 5th St. On a nice day you will find over 15 vehicles parked in the area, making it difficult for the homeowners to park in front of their houses. If these vehicles move to St Ann's it will be a big parking issue.
>
> I believe the area is zoned residential so why is this even being considered. Or as usual is the city making changes to their liking. I keep driving by the lot to see if there is any signs notifying the residents or the proposal but haven't seen anything.
>
> Thanks for listening to my concerns. As a resident of 5th St for almost 43 years I feel the parking issues need to be addressed and not adding more to the problem.
>
> Sherill Baxter
> 401 5th St
> 907-321-2070
> Sent from my iPad

From: Mark <meh57@yahoo.com>
Sent: Friday, October 20, 2023 12:11 PM
To: PC_Comments
Subject: Case No.: USE23-13; VAR23-02; PWP23-03 Parcel No.: 2D040T480011

Dear Friends,

While the intended project would be an enriching facility for a different location, it is not a suitable addition to the residential neighborhood that is proposed.

St. Anns Avenue is not much more than a single lane road, and when traveling on St. Anns Avenue, you have to pull to the side of the road as needed to allow other vehicles to pass.

There are no sidewalks or room for sidewalks, so pedestrians share the road with the vehicle traffic. People use the road frequently. Adults, children, and their pets have to move to the side of the road to allow cars to pass, then they may resume their walk after the traffic has past. Needless to say, driving St. Anns Avenue must be done with caution and consideration to other vehicle and pedestrian traffic.

The snow and ice conditions of winter further exacerbates the problems of this already overburdened road. Snow plowing and removal is difficult given the small road and limited residential parking.

5th Street is worse, and should not be considered as alternative access to the proposed facility.

No commercial facility or even large multi-family apartment building should be considered for the location proposed. The area should be kept as a residential neighborhood.

Thank you for your kind consideration.

Sincerely,

Mark Hildebrand
208 5th Street
Douglas, AK 99824

Irene Gallion

From: Erica Simpson <ericam_simpson@yahoo.com>
Sent: Friday, October 20, 2023 10:07 PM
To: Irene Gallion
Subject: Conditional use permit and parking variance for St Ann's

Irene, thank you for taking comments on this request for a conditional use permit. As a resident who lives within the immediate vicinity of this proposed project, I have several comments:

1. This lot is zoned D-18 residential, thus the intended use is high density housing. In a community where we have a serious lack of housing, I'm baffled as to how this would be allowed to go forward. In no way is the propertysuited for a commercial structure or event space.

What is the purpose of zoning if it can be disregarded?

2. This is a residential neighborhood with extremely narrow streets. Access to this site is along St.Ann's Ave. which is essentially a one-way road for half of the year. There are basically zero setbacks. Adding traffic to this area poses serious safety concerns for residents, children, and pets. This is why Capital Transit buses were relocated in 2015 and why the Treadwell zipline was shut down in 2017. The neighborhood was concerned about adding more traffic to the neighborhood. The community lost 30 jobs when the neighborhood said no more vehicles on the road for the zipline. Didn't that set a precedent regarding commercial activity in the immediate area? Is one organization more important than another? Has there been a traffic study?

3. Treadwell Street provides access to the LinellenHeights subdivision right above the trailhead, providing access to 20+ homes. In the winter months when Treadwell St. becomes icy, many of us have experienced sliding right into the proposed location. Again, major safety concerns.

4. I've never seen a proposal for a parking variance to encroach so heavily into a city street and right of way. Ever. We already have a problem in this area with not enough parking for the public park. This will make it much worse for those

who are there to recreate. This turnaround/trailhead is used by hikers, disc golfers, dog walkers, hunters, mining history buffs, thespians, runners, beach goers, and soon people accessing the new (relocated) Mt. Jumbo trailhead.

5. Currently when that former bus turnaround (now trail parking area) becomes overly full, the vehicles creep up the hill and park illegally on both Treadwell St and 5th street - often in my own lawn, in no parking zones, or in people's driveways. This happens already on any given day in the summer. Why make an already frustrating problem worse? It is not uncommon for emergency responders to be summoned to the trailhead. It would be irresponsible to unnecessarily add to the area's congestion when a facility of this sort could be located elsewhere.

6. Who advised DIA that it would be "fine" for them to do this with D-18 property in a residential neighborhood? I hope it was not someone at CBJ who surely should know about the history and use of the area.

7. Why isn't there a notice at the proposed site alerting the neighborhood to this proposal? I spoke to some neighbors, and nobody saw the mailer that was sent out. More notice should be given.

8. In my opinion, the best use for this site would be for the City to purchase the property from DIA (or trade for a more suitable site for a cultural center) and turn it into more parking for the recreational uses that the area caters to. OR it should become housing as it was originally intended to be. This is truly the only thing that makes sense.

Erica Simpson, Associate Broker In Charge, REALTOR®, CRS®, MRP®
REAL Juneau Home Group
Brokered by: Real Broker, LLC
2 Marine Way, Suite 111
Juneau, Alaska 99801
Office: 907-465-7601
Cell: 925-878-9424

Sent from my iPhone

From: Tara Kovach <tara_kovach@outlook.com>
Sent: Saturday, October 21, 2023 5:50 AM
To: PC_Comments
Subject: Comments on St. Ann's Proposal

Dear Ms. Gallion,

As the owner of 112 5th Street in Douglas (the property directly adjacent to the proposed 4,000 square foot culture and learning center on St. Ann's Avenue), I'd like to express my concern, particularly about the variance requested for nine parking spots. St. Ann's a very narrow street with quite a lot of foot traffic during every season. Treadwell Street, which intersects St. Ann's at this location, is very steep and slippery in the winter. People often slide down the street during inclement weather into the area being proposed for the variance. I believe the proposal would compromise the safety of residents and visitors to the facility. Thank you for your consideration on this matter.

Date: October 22, 2023
To: CBJ Planning Commission and Ms. Irene Gallion, Planner
Re: Conditional Use Permit and Parking and potential Parking Variance or Parking Waiver for DIA Culture and Learning Center

Thank you for the opportunity to comment on the proposal to allow a cultural center of up to 4,000 sq. ft. (plus outdoor space of up to 1,000 sq. ft.) to be built on property that sits at the junction of St. Ann's Ave. and Treadwell St. in Douglas.

In 1982 we built our family home in the Linellen Heights subdivision in Douglas and continue to reside at our Alaska Belle Ct. address today. The 20+ Linellen Heights residences are accessed via those two Douglas streets (St. Ann's and Treadwell). Additionally, many residents of 5th St. also use St. Ann's and Treadwell St. to access their homes.

For 41 years, in all kinds of weather, we have witnessed the traffic and parking patterns in this area, and the increased use of St. Ann's Ave. to access the Treadwell Mine Historic Park.

I do not believe this proposal to be a wise or appropriate use of this residential lot:

- The proposal is inconsistent with the area's D-18 residential zoning designation.
- A commercial facility of that size (along with its associated parking needs) would add traffic and congestion to an already constricted area.
- The additional vehicles this facility would attract could compromise the safety of those walking or riding bikes on St. Ann's, which does not have a sidewalk on either side of the street.
- The project would restrict access to a popular public park, and disrupt, if not displace, users of the historic trail and park who regularly walk and recreate in the area.
- Because this building lot would require extensive site preparation, construction of the facility would be a two-year nightmare for Park users and residents of the St. Ann's and Linellen Heights neighborhoods.
- In the "Project Information" section (p. 5 of 6), it is noted "…the existing site is a steep hillside that will require significant excavation and reattainment to create a stable building foundation," and, "due to the substantial site work that must occur prior to construction, the project is intended to advance in two phases." One can only imagine the number of large construction vehicles, pieces of heavy equipment and time it would take to remove "unstable site fill material" and replace it with "engineered fill" prior to construction. And then there's construction…

CURRENT PUBLIC USES IN IMMEDIATE AREA

The Treadwell Mine Historic Park is Juneau's only outdoor museum. It occupies the actual site of the (1882-1922) gold mine. Historic artifacts, rusted rail line, preserved structures, and extensive interpretive signage draw locals and visitors on a daily basis.

The historic park functions as a mixed-use public park whose recreational trails are primarily used by Douglas residents for daily walks. Usage has increased significantly over time as history buffs, dog walkers, runners, cross country skiers, and school cross country and track teams have been joined by patrons of Theater Alaska attending performances in the Treadwell Mine Office Building. The preserved mine office is also used by individuals and groups who rent the open-air shelter for special occasions.

Last year's addition of a disc golf course in the park has brought numerous families to the site literally year-round. These users already compete for parking spots in the limited (former) bus turn-around area at the end of St. Ann's directly adjacent to the proposed culture center. Because parking is so limited there, on busy days, cars often park in undesignated spots along St. Ann's or even on Treadwell St.

SITE HISTORY

Automobiles were never contemplated in the late 1800's when St. Ann's Ave. was laid out (essentially as a wagon road) to connect Treadwell and Douglas. The Sisters of St. Ann established a hospital on St. Ann's Ave. in 1895, alongside Our Lady of the Mines Catholic Church and St. Ann's Catholic School. It was at the end of St. Ann's, in the former City bus turn-around (now trail parking area) that the Treadwell Post Office opened in 1901 and closed in 1923. All of those structures were destroyed in the fire of 1926.

WINTERTIME

St. Ann's is a narrow, quirky street. It is lined on both sides by single family homes, the Cliff House condos, and some four-plexes (60+ residences). When snow piles up along the perimeters, it becomes a one-way street. Additional traffic would increase the likelihood of accidents in an area with small children, pets, and people walking to the Park.

While Juneau's public works department and the private contractors they hire do their best to keep both St. Ann's and Treadwell St. free of ice, it is not uncommon for Treadwell St. to become treacherous in the wintertime. Vehicles attempting to go up (or down) often slide sideways to the bottom of the steep street. Would they slam into this new structure or into cars parked in front of it?

There is no STOP sign at the base of Treadwell St., nor could one ever be placed at the bottom of such a steep street. Drivers approaching the trail parking area on St. Ann's must be careful to look right and yield to vehicles coming down the hill lest they find themselves in the direct path of a car coming down Treadwell St. Adding more cars and construction vehicles to the area would increase the likelihood of accidents.

The serious challenges presented by both St. Ann's Ave. and Treadwell St. should influence land use in the immediate area. The potential to exacerbate existing challenges is very real.

In conclusion, I do not believe that a large commercial structure that can only be accessed via St. Ann's Ave. is appropriate for the area. To meet its needs and fulfill its mission would require more offsite parking than is available. This culture center should not be squeezed in between two residential neighborhoods (St. Ann's and Linellen Heights) and adjacent to a public park.

Sincerely,

Paulette Simpson
402 Alaska Belle Ct.
Douglas, AK 99824

Mark L. Halsted
400 St. Ann's Ave.
Douglas, AK 99824

October 21, 2023

Community Development
Planning Commission
155 S. Seward Street
Juneau, AK. 99801

RE: Case No: USE23-13; VAR23-02; PWP23-03
PARCEL No.: 2DO4OT480011

Commission Members:

Thank you for the opportunity to express my disagreement with the proposals/requests by the Douglas Indian Association (DIA) as they relate to the parcel listed above. Please allow me to explain further.

This proposal by the DIA would violate the guarantees granted to neighborhood residents under CBJ Ordinance #49.25.210, which states, Residential Districts are established to provide a healthy, safe, and pleasant environment for residential living ***protected from incompatible and disruptive activities.***

CBJ Ordinance #49.25.300 "Land Use Table" clearly defines both allowable and prohibited activities. It is obvious that the applicant, through Northwind Architects, has carefully crafted an application that attempts to thread the needle between allowable and prohibited use.

1) *I strongly feel that using Section 5.110 and 5.130 is an improper classification and is being used to push this project through. The summary provided by Northwind Architects on behalf of the DIA refers to this property as "commercial". This summary is very vague about the true nature of intended activities and provides no information about hours of operation, total allowable occupancy or the projected number of students and staff. However, this summary does briefly discuss a few highly focused learning opportunities, the majority of which are cultural in nature with some hands-on type of teaching involved. There is no indication of a structured, fully accredited school curriculum. This facility would be more properly classified under Section 5.120 a "Trade, vocational, or commercial school." This is* ***NOT*** *allowable use of a property with D-18 zoning and therefore no conditional use permit should be approved.*

2) *I have lived on St. Anns for over 50 years. I have seen many different projects on the street in that time and helped my father build three (3) different residential*

projects ourselves through the years. I currently own five (5) individual r units on the street with four (4) of them being rentals. The quiet and peaceful nature of this neighborhood is one of the biggest benefits of living a little off the beaten path. This is simply not the place for a commercial establishment.

3) *There have been at least two (2) other commercial properties that recently sold on the waterfront in Douglas, both were located much closer the site of the old tribal community. The DIA could have purchased either of them instead of buying property that is unsuitable for their purpose, requires conditional use permits, parking waivers, and special allowances. Poor planning on the part of the DIA is not a reason to grant them any special privileges that will contribute to the deterioration of a quiet, peaceful Douglas neighborhood.*

TRAFFIC AND PARKING

1) *The parking exhibits provided by Northwind Architects clearly demonstrates how this project is not suitable for this property. They cite cost and challenges as an excuse for granting a parking waiver from established guidelines instead of reducing the footprint of the building. Removal of the six hundred (600) square foot "outdoor covered workspace" and redesign of the structure that would allow for the required parking. This really seems like poor design and planning on the part of the applicant. Why should the public suffer just so the DIA can have their Taj Mahal?*

2) *The nine (9) back-out parking spaces eliminates the 13-foot drive aisle and puts these spaces right out against the right of way. This will have a negative impact on pedestrian traffic, emergency vehicle access, snow removal and will also serve to further narrow access to the cul-de-sac. The offer of two (2) spaces for public use is an interesting teaser, but it should be noted that this comes with "the DIA would consider" attached to it, this is not a guarantee. It is perfectly plausible that even if posted as for Public Use that DIA staff would utilize these spots first in an effort to preserve as many other spaces as possible.*

3) *It is important that the commission consider the fact that Capital Transit used to run up St. Anns every half-hour. The current parking lot and turnaround was created for this purpose. This service was discontinued in part because of the parking congestion at the end of St. Anns blocking the busses from turning around and delays caused by negotiating the narrow nature of St. Anns in general making it difficult to keep on schedule.*

4) *In more recent times the folks that ran the Treadwell Zip-Line attempted to get a permit that would allow them to park at the end of St. Anns Ave., this request was denied and led to the closure of that business.*

5) *There are only five (5) legal parking spaces provided at the end of St. An[illegible] All of them have a two (2) hour parking limitation. Given that there is no parking enforcement unless specifically requested, people will park wherever they choose, for however long they wish. It is not unusual for owners of cabins down the beach to park in this area for days. A few weeks ago I requested an officer to the area for six (6) illegally parked vehicles blocking the use of the turnaround. He issued five (5) citations, and this was just a normal weekend. Nothing unusual.*

6) *The DIA complex, if allowed, will be permitted for a maximum occupancy of seventy-five (75) persons, this number was provided by the CBJ Permitting office on 10/20/23. If there was a capacity gathering, say for a wedding or birthday celebration, and if every vehicle came with four (4) occupants, this equates to 18.75 vehicles. Over three (3) times the number of spaces provided under one waiver request, and over twice the number of parking spaces provided under the second waiver request. There is no legally allowed street parking, so just where is this overflow going to go? I know that there are clever tables for calculating required parking, but those tables do not address real life situations that arise. Northwind Architects and the DIA make no suggestions to address this situation which clearly demonstrates that their only concern is to obtain the necessary permits and waivers, without regard for the negative impacts on the neighborhood. It should also be noted that every parking solution offered by Northwind Architects requires a parking waiver. This should speak to how inappropriate this project is for this location. This example does not even account for the current user groups and their vehicles. I have observed as many as 6 illegally parked vehicles along the very stretch of road that the DIA might possibly offer two (2) places. There have also been discussions concerning relocating the trailhead to Mt. Jumbo to this area. This is an immensely popular hiking trail that can attract a dozen or more vehicles at times. The commission needs to realize that there is the very real possibility that there could easily be 20 or more vehicles attempting to utilize an area with just five (5) time limited parking spots. It is unfortunate that this property was not acquired by the City for parking, this would have alleviated a lot of current and future problems. I believe some kind of land swap should be considered for the mutual benefit of all parties.*

7) *St. Anns Ave. is a relatively narrow residential street without sidewalks along most of its length, it was widened as much as possible during the last reconstruction project. It serves not only St. Anns residences but also the subdivision above 5th and 6th Street and much of the traffic from the south end of 5th Street. The traffic load increases in the winter months with the closure of Summers Street and the lack of proper snow removal on 5th Street. It is customary practice for one (1) vehicle to have to pull over to allow another to pass, folks park in the roadway, there is pedestrian traffic, children on bicycles, this is a typical residential neighborhood. The traffic flow already borders on being on the dangerous side for the residents on the street, adding a commercial facility to the mix is going to aggravate this situation.*

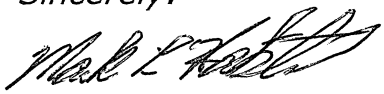
8) *The Treadwell area has seen a significant increase in use over the last co years, which has brought the corresponding increase in traffic on St. Anns Ave. Increased awareness and activities by the Treadwell Historical Society, establishment of a disc golf course, dog walkers, hikers, cabin owners, and tourists all contribute their share. The condition of the roadway itself is beginning to show the signs of this increase. Several repairs have been necessary in the last couple of years, from complete reconstruction and repaving in some sections, to constantly filling of reoccurring potholes. The plans submitted by the applicant indicate that a lot of material is going to be removed and replaced during construction, this kind of heavy traffic will cause damage to the already stressed pavement on St. Anns. Once completed the increase in traffic from a commercial establishment will undoubtably cause even more problems, more cost, and diminish the quality of life at this end of Douglas.*

9) *As a resident and property owner on St. Anns Ave. I have grave concerns that this DIA facility, if approved, will become a tourist attraction. The design that is proposed, with the Totem pole and outdoor pavilion, coupled with the 75-person allowable occupancy could certainly support this kind of use. It doesn't matter if this was an intended use by the DIA or not, the permitted guide companies that frequent Treadwell will certainly include this in their itinerary, and I have no doubt that the DIA would welcome the attention. It would be difficult if not impossible for the area residents to prevent this from happening, particularly after a facility is established. There are no safeguards against this kind of use built into this application, and I doubt if it is possible to put the necessary limitations into a conditional use permit.*

   There are three (3) photos attached that show the existing parking at the Treadwell gate. You will notice that two of the vehicles are illegally parked along what would be part of the DIA proposed parking. This is clearly marked as a No Parking area but without enforcement, the signs are ignored. On a nice day or when activities are taking place within Treadwell this entire stretch of the roadside will be filled. The silver car (Lic. #GTU 361) in the first parking space has been there for over a week, this in an area with a two-hour limit.

Thank You for the opportunity to express my viewpoint and concerns regarding this proposed development. I hope that the Commission will follow the basic and essential guidelines of the Land Use Code and allow this neighborhood to remain a "Healthy, safe, and pleasant environment for residential living. Protected from incompatible and disruptive activities."

Sincerely:



Mark L. Halsted

10.22.2023 12:45

10.22.2023 12:46

10.22.2023 12:46

Irene Gallion

From: Ginger Johnson <gingersnap@gci.net>
Sent: Monday, October 23, 2023 10:34 PM
To: Irene Gallion
Subject: USE23-13;VAR23-02;PWP23-03

I do not support the proposed culture center for several reasons.

The increased traffic would have a serious negative impact. I have lived in the neighborhood since 1983 and use Treadwell St. and St Ann's Ave. almost daily. The end of St Ann's is already congested because of the popularity of the Treadwell Trail. Currently, overflow users "create" parking spaces in the area formerly used as the bus turnaround or park illegally on Treadwell or St Ann's.

Also, increased traffic would make the intersection of Treadwell and St Ann's even more dangerous. Many drivers ignore the stop sign at the end of St. Ann's and pull out in front of vehicles coming down Treadwell. Winter conditions make it even more dangerous. Additional vehicle traffic would increase this risk.

The neighborhood streets experience high foot traffic daily - people walking their pets, runners, walkers and children riding bikes and playing games. More traffic would negatively impact these activities.

Finally, the area has a D-18 residential zoning designation for a good reason. It is a residential neighborhood. It should remain so. The zoning should not be "tweaked" to accommodate this project.

Ginger Johnson

October 22, 2023, concerns regarding the proposed Douglas Indian Association (DIA) and Tribal Government Cultural Center.

The available information on this project is very vague. It appears to be a commercial endeavor masquerading as a wannabe residential project and consequently in need of numerous variances and waivers.

This proposed center is in a small congested residential area of Douglas. The road to this building would be at the south end of St. Ann's, a very narrow residential street with no off-street parking or sidewalks. During the summer, this end of St. Ann is a narrow two-way street with no pedestrian's space. Guests often park at the Sandy Beach public parking lot and use the stairs, which accesses the south end of St. Ann's. In the winter, depending on snowfall, St. Ann's is a one way only access with oncoming vehicle and pedestrian traffic using any available driveway.

This proposed center is adjacent to a small parking lot at the end of St. Ann's consisting of 5 parking spaces for public access to the Treadwell Trail system. Typically, numerous vehicles illegally park in front of this lot, at the bottom of Treadwell Street, and along the perimeter of the parking area. Other hikers park along 5th street where they compete with residents for parking. All of the traffic and parking congestion is due to narrow streets, no sidewalks, and the shortage of existing parking. City bus service is no longer available in the area due to congestion, businesses have been denied and closed because of these very issues. DIA is not answering ANY of these congestion issues rather, they are adding to the area challenges, not a good way to enter a community.

There is a lot of controversy over how many people will be accessing the building on a daily or occasional basis, again the usage of this center is very vague. CBJ has confirmed that the center is authorized for a capacity of 75, which mean 19 parking places plus a handicap, this is way beyond any of their requested variances and waivers, and way beyond anything the area could support.

Emergency vehicle access would be a challenge at best, a scary thought!

The size and scope of this center would be better suited for a location next to the ball fields, or below the Montessori school, or even next to the hockey rink where they would have access to an easier traffic pattern and more parking.

City and Borough of Juneau
Planning Commission
155 S. Seward St.
Juneau, AK. 99801

Conditional Use Permit
Case #USE 23-13

I have been a resident of St. Anns Ave. for over five years and before that I lived on the south end of 5th Street for a number of years. I live in this neighborhood for the peace and quiet.

I am concerned about the plans the Douglas Indian Association has for a cultural center at the end of St. Anns Ave. I DO NOT believe that this building would be a good fit in this neighborhood. There are already traffic problems on this street and parking is always an issue. The parking at the Treadwell gate is a real mess, with cars parked illegally daily. Vehicles on this narrow street drive too fast. Adding vehicles will only make the situation worse.

I work nights and I am concerned about the increased traffic noise, especially during construction.

Please protect our quiet neighborhood. Please don't allow this project to move forward. It is a bad idea.

Thank You for Your Consideration.

Gloria Lethgo

Gloria Lethgo
Resident of St. Anns Ave
Douglas, AK. 99824

These comments are dated 10/22/2023 and are to be added to the public input regarding the proposed Douglas Indian Association (DIA) and Tribal Government Cultural and Learning Center.

The proposed usage and capacity of this building appears to be intentionally vague, completely out of touch with the existing neighborhood environment and challenges, and a total disrespect for the current land use codes – thus the reason for the numerous requested variances and waivers.

THIS IS A COMMERCIAL ENDEAVOR trying to down play its scope of operations to get numerous waivers and variances to build out their facility in a small congested residential area of Douglas. The access to this facility is at the south end of St. Ann's, a very narrow residential street with no shoulder parking or sidewalks. During summer months this section of St. Ann's is a narrow two-way street with no room for the pedestrians. This becomes problematic with neighborhood get-togethers as there is no room to park, guests often park at the Sandy Beach public parking lot and hike up the stairs, which accesses the south end of St. Ann's. In the winter months this street, depending on snowfall, is generally a one way only access with oncoming traffic pulling into any available driveway, along with all the pedestrian traffic.

This proposed facility abuts a small parking lot at the end of St. Ann's consisting of 5 parking spaces for public access to the Treadwell Trail system with a two-hour time limit. On any given day there are numerous vehicles illegally parked in front of this proposed facility, at the base of Treadwell Street, and along the perimeter of this parking area. Overflow parking for the hiking trails continues up along 5th street where residents are constantly competing for parking with hikers. All of this congestion (and illegal parking) is due the lack of existing parking for current local use. Previous tax paying businesses have been denied and closed, and city bus service is no longer available in this area because of these very issues. DIA is not answering ANY of these congestion issues rather, they are exacerbating these very problems. DIA's blatant vagueness of the scope and usage of this property is extremely disrespectful to the community and to the intelligence of the populous in general.

Floor plans have designated space for 1 receptionist, 5 office staff, and undisclosed number of support staff. Even if we are to believe that only 6 staff are on sight, no visiting support staff ie., building maintenance, janitors, tech support, etc., and 1 participant per office staff, that would put the build occupancy at 11. There would still be only half the required parking available and DIA has yet to acknowledge the true scope of their programs and projected participation numbers. Furthermore,

xtn 1062

CBJ has confirmed they have authorized a maximum capacity of 75; translation – 19 parking spots needed, plus 1 handicap space. Numerous social media posts representing DIA and/or their architect firm, continue to down play the sheer volume of pedestrian and vehicle traffic on St. Ann's, numbers of vehicle parking spaces, noise, activities, hours of operation, etc, and Sean Boily is now claiming it is not a "Cultural Center", as his published building prints state, but rather a "School".

Emergency vehicle access is a challenge any time of year due to the narrow streets, lack of off-street parking, and both pedestrians and vehicles using the same pavement area.

The sheer size and scope of this facility is not a good fit for this Douglas neighborhood location. CBJ, as an oversight body of this area's land use codes, should be upholding these very codes and should not even be entertaining such egregious variances and waivers on such vague and ever change usages (Cultural Center vs School).

This 5,000 (4,000 inside and 1,000 outside) square foot facility needs to be put in a location that would accommodate DIA's endeavors with ample parking and traffic flow. CBJ currently owns and has surplus funds for a property swap or purchase to facilitate and amicable solution ie., below the Montessori school, next to the Hockey rink, across from the Douglas boat harbor, etc. There are many other options, USE THEM!

Atn 2042

From: paulprussing@acsalaska.net
Sent: Wednesday, October 25, 2023 8:37 AM
To: PC_Comments
Subject: USE2023 013, VAR2023 0002, PWP2023 0003: Douglas Indian Association Culture and Learning Center

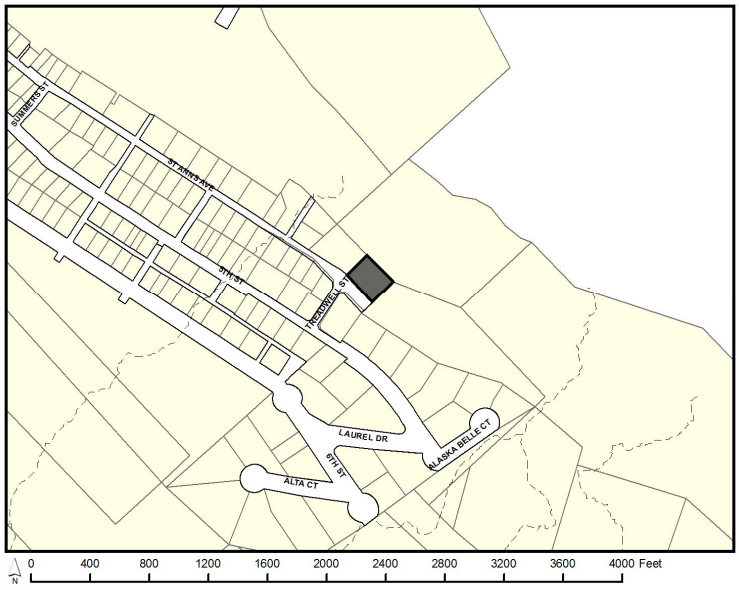
Wrong location for a good idea. St. Anne Street is a narrow residential neighborhood with limited sidewalk and parking capacities. This project would have a significant negative impact on the quality of the neighborhood by the increased traffic and possible use by large tourist buses. Parking is already an issue with emergency vehicles- unable to access the turn around at the end of St. Anne's at times- this project would only make the worse. do not approve, keep it residential.
Mayflower island would be a better location.

Paul R. Prussing
390 Jackson Way
Douglas Ak
907-723-0994

Proposal to be heard by the CBJ Planning Commission:

St. Ann's Avenue, Zoned D18

INVITATION TO COMMENT



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

Address Changing to 155 Heritage Way. Effective: November 1, 2023.

TO

Conditional Use permit for up to 4,000 square feet for a culture and learning center, focusing on language and traditional food, with up to 1,000 square feet covered outdoor area. **THEN**:

Variance to allow nine (9) off-street backout parking spaces.

-OR-

Parking Waiver to reduce required off-street parking from six (6) spaces to five (5).

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **November 6th, 2023** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Oct. 23rd	Oct. 24th— noon, Nov. 10th	HEARING DATE & TIME: 7:00 pm, Nov. 14th, 2023	Nov. 15th
Comments received during this period will be sent to the Planner, **Irene Gallion** to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/84239335411 and use the Webinar ID: 842 3933 5411 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4130**
Email: **pc_comments@juneau.gov or Irene.Gallion@juneau.gov**
Mail: **Community Development, 155 S. Seward Street, Juneau AK 99801**

Address Changing to 155 Heritage Way. Effective: November 1, 2023.

Case No.: USE23-13; VAR23-02; PWP23-03
Parcel No.: 2D040T480011
CBJ Parcel Viewer: http://epv.juneau.org

Printed October 2, 2023

Attachment D- Abutters Notice

Irene Gallion

From: Sean Boily <sean@northwindarch.com>
Sent: Monday, October 30, 2023 8:54 AM
To: Irene Gallion
Subject: RE: USE23-13 etc: Public Notice Sign

God morning Irene –
I installed the sign on Sunday morning.

Attachment E- Public Notice Sign

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF
PARKING WAIVER PWP2023 0003
HEARING DATE: NOVEMBER 14, 2023

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: November 6, 2023

TO: Michael LeVine, Chair, Planning Commission

BY: Irene Gallion, Senior Planner
Forrest Courtney, Planner I

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a parking waiver to reduce required off-street parking from six off-street spaces to five off-street spaces.

STAFF RECOMMENDATION: Denial.

KEY CONSIDERATIONS FOR REVIEW:

- 1-2 spaces would be available for visitors, the others used by staff.
- Public transit stops are a half mile from the project site.
- Comments indicate existing parking is inadequate.
- Parking and traffic impacts will be exacerbated by the move of the Mount Jumbo and Bradley trailheads to Treadwell.

GENERAL INFORMATION	
Property Owner	Douglas Indian Association (DIA)
Applicant	Kamal Lindoff
Property Address	0 St. Anns Avenue
Legal Description	USMS 164 SE FR
Parcel Number	2D040T480011
Zoning	D18- Multifamily
Land Use Designation	Medium Density Residential (MDR)
Lot Size	13,366 square feet (sf) / 0.3068 acres
Water/Sewer	CBJ / CBJ
Access	St. Ann's Avenue
Existing Land Use	Vacant
Associated Applications	USE23-13, VAR23-02

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.40.200
  - CBJ 49.40.210
  - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.40.210(d)(6) PARKING WAIVERS. *The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the director in the case of minor development; the commission in the case of major development; and the commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director*

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
Northeast (Rural Reserve)	Savikko Park
Southeast (D-5)	Treadwell Mine Historic Park
Southwest (D-5)	Single-family/Duplex
Northwest (D-18)	Multi-family

SITE FEATURES	
Anadromous	None.
Flood Zone	None.
Hazard	Not mapped.
Hillside	Yes.
Wetlands	None.
Parking District	None.
Historic District	None.
Overlay Districts	None.

BACKGROUND INFORMATION

Project Description – The applicant requests a parking waiver (**Attachment A**) for a learning center proposed under USE2023 0013. The proposed parking waiver would reduce the parking requirement from six off-street parking spaces to five. The applicant plans to provide a total of three to four permanent and itinerant staff positions **(Attachment A,** Page 7), leaving one to two spaces for facility visitors.

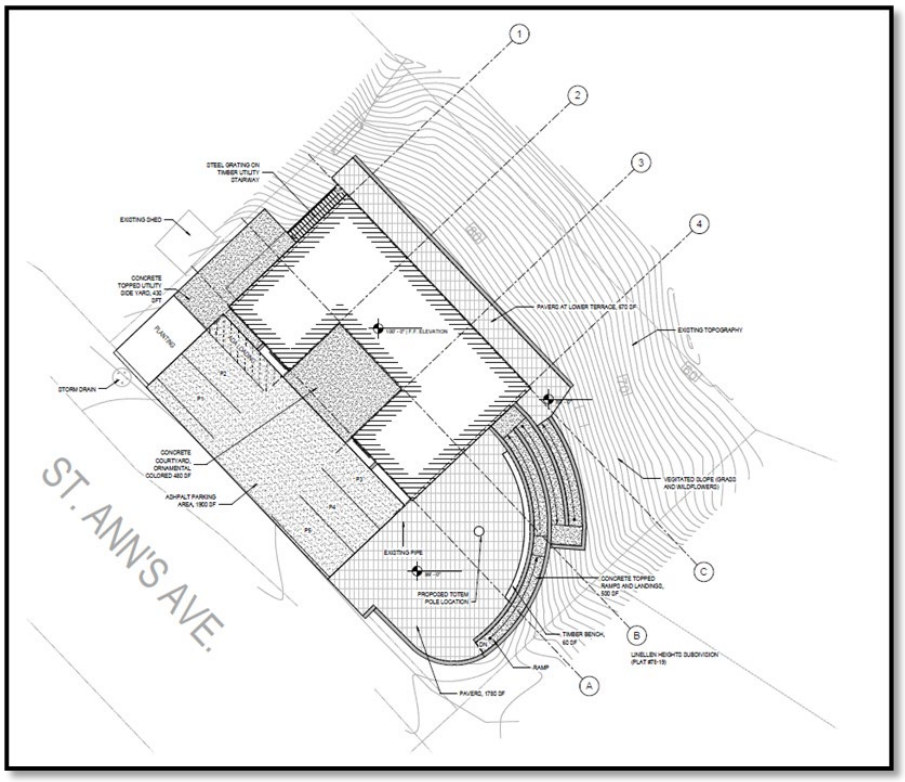
Background – The staff report for USE2023 0013, heard concurrently with this request, includes detailed background on the lot.

If this case is being considered, a variance for back-out parking has been denied.

Staff conducted a parking study between September 25, 2023 and October 4, 2023 (**Attachment B**). The report documents parking available, and provides counts for morning, afternoon and evenings on workdays and weekends. Observations:

- Off-street versus on-street parking is not well-defined.
- While street parking on one side of St. Ann's is theoretically available, it is not practical. Off-street parking is extensively accessed from the road. 5th Street has a similar challenge.
- Weekends result in congestion and illegal parking in the turnabout and along St. Ann's.
- Laurel Drive, 6th Street and Alta Court are beyond 500 feet of the proposed facility.
- Savikko Park parking is approximately 800 feet away, through the park. Weekend congestion at the St. Ann's turnabout parking indicates that Savikko Park is not a practical parking alternative.

PARKING PLAN



ANALYSIS

Project Site – The project site could accommodate additional parking in what is proposed as an upper terrace. Parking will displace outdoor space intended for interpretive materials and connection to landscape.

Proposed site development includes removing fill down to hard pan, and replacing it with engineered fill. The ability to extend the fill toward the north lot line would require additional engineering to avoid toe-of-slope on adjoining property. As described by the applicant's narrative, the request to reduce off-street parking from six off-street spaces to five off-street spaces is mainly driven by the high development cost and limited usable space (**Attachment A,** page 7).

St. Ann's is approximately sixteen feet wide, with valley gutter on either side. St. Ann's Avenue is classified as "local" under Ordinance 2013-9.

Conditions: None.

Project Design – This proposal waives space requirements from six to five off-street parking spaces. The site plan for this option shows five off-street parking spaces proposed in the front of the structure, including one ADA-accessible space connected to an accessible path from the parking lot through the front door. An off-street loading space is not required for under 5,000 square feet of gross floor area [CBJ 49.40.210(c)(2).]

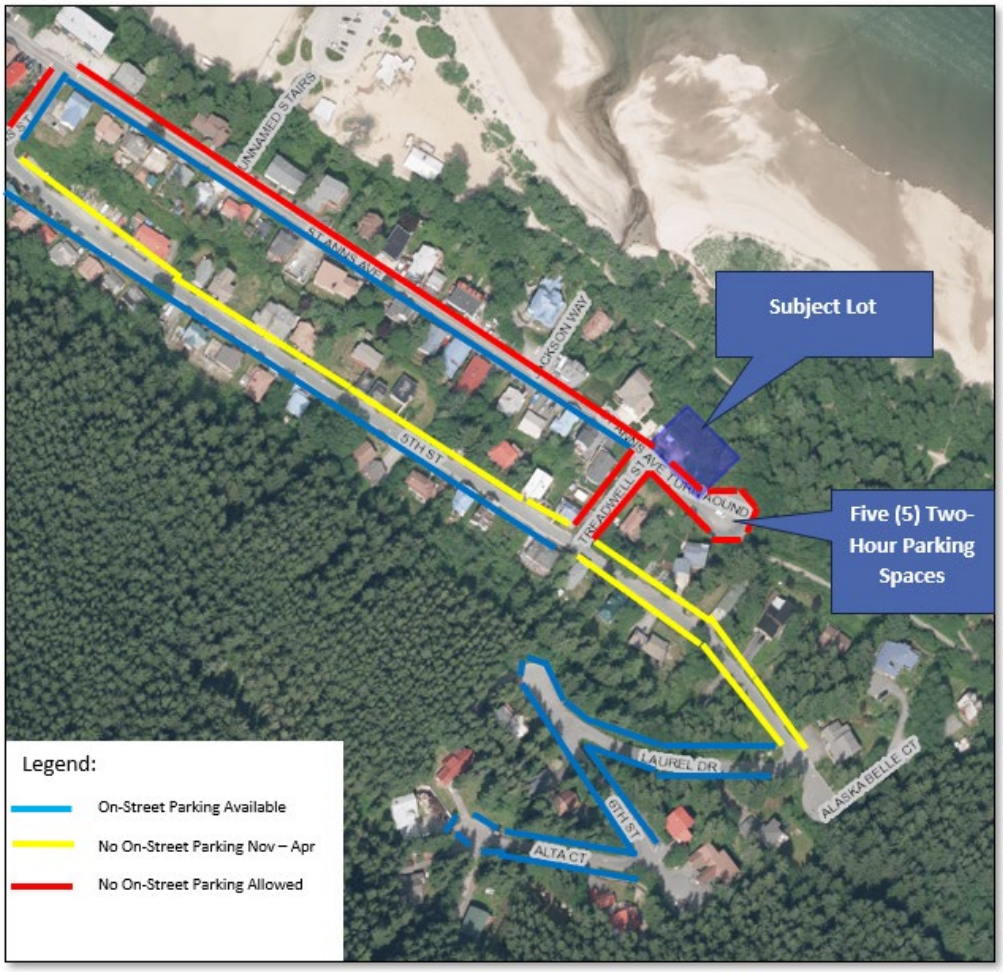
Conditions: None.

Vehicle Parking & Circulation – According to CBJ 49.40.210, six off-street parking spaces are required based upon the identified use's parking requirements, including one ADA-accessible space (see table below).

Use	Total Sq. Ft.	Spaces Required	Total Spaces
Museum	3,800 sf	6	6
		Total Parking Requirement:	**6**
		Off-Street Loading Spaces Required:	**0**
		ADA Accessible Spaces Required:	**1**

Table 5 – Vehicle Parking Requirements

The parking study conducted by CBJ indicates limited on-street parking available due to parking restrictions and residential parking **(Attachment B)**. Street parking is allowed on the south side of the street.



Of the 500 feet of St. Ann's closest to the proposed project (to 313 St. Ann's Avenue), approximately 475 feet provides direct access to off-street parking, and cannot be used for street parking without blocking access to residents. The available on-street parking is 455 feet from the proposed development.

St. Ann's turnabout parking lot has five two-hour limited parking spaces. The lot is 50 linear feet from the proposed development. Users occasionally disregard the no-parking signs around the exterior of the turnabout **(Figure below, left)**. The applicant suggests that patrons park in the Savikko Park parking lot, which at peak hours is at 10%-20% capacity **(Figure below, right)**. Savikko Park is approximately 800 feet from the project site, so it cannot serve as off-street parking [CBJ 49.40.200(k)(3)].

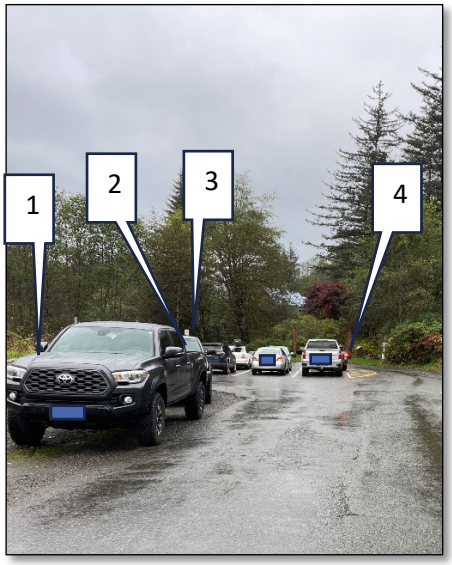


Figure 4 – Illegal Parking in Turnabout

Figure 5 – Parking on St. Ann's

Figure 6 – Savikko Park Parking Lot

Seasonal on-street parking is available on 5th Street. Treadwell Street connects St. Ann's Avenue and 5th Street with a 19 percent grade.

Non-motorized Transportation – St. Ann's Avenue has no sidewalks. There are some areas with a paved four foot shoulder outside of the roadway. Off-street parking spaces border a large percentage of the roadway. The staff conducting the parking study characterized pedestrian use of St. Ann's as "common" **(Appendix B)**.

Conditions: None.

Proximity to Transit –The closest Capital Transit stops are:

- 3rd Street and C Street (Douglas Post Office), approximately 0.5 miles from the proposed project
- Savikko Road and Treadwell Ice Arena, about 0.4 miles from the proposed project.

Conditions: None.

Public Health or Safety – On-street parking can be used to provide traffic calming. This effect is limited on St. Ann's Avenue due to direct residential access through the roadside, and limited opportunity for off-street parking. There are no protected pedestrian accommodations (curb, sidewalk) on St. Ann's Avenue.

Conditions: None.

Property Value or Neighborhood Harmony – Public comments received at the time of this report indicate concern with parking.

Juneau Parks and Recreation have shared plans to move the Mt. Jumbo/Bradly Trail Head to this area, expecting to result in increased use. Juneau Parks and Recreation anticipate construction to start in September of 2023.

T'aaku Kwáan families inhabited the tidewaters to the Northwest of the proposed project from the 1880s. By the 1940s, members of the Douglas Indian Village (the Village), a federally protected enclave, wintered in approximately 20 structures on pilings. In 1946, the Alaska Native Service petitioned the City of Douglas and the Army Corps of Engineers (the Corps) for aid in the construction of a small boat harbor adjoining the Village. The Corps committed to dredge the harbor, backfill the tidelands where the Village was situated, and rebuild the Village. In 1962, the Douglas Indian Village was burned to make way for the harbor, dispersing T'aaku Kwaán families. Families were not compensated for their losses. The proposed facility will reclaim cultural momentum through cultural education and connection to the land. Approval of the project does not right the wrongs of the past, but provides a platform for recovery, in recognition of injustices perpetrated against Douglas neighbors.

Conditions: None.

AGENCY REVIEW

CDD conducted an agency review comment period between September 6, 2023, and September 28, 2023. Agency review comments can be found in **Attachment C**.

Agency	Summary
CBJ Parks and Recreation	Provide as much parking on site as possible, nine back-out spaces is the best option.
CBJ Police Department	Occasional over-parking addressed with citations or tows.

PUBLIC COMMENTS

In accordance with 49.20.230(b) public notice was mailed to property owners within 500 feet of the lot (**Attachment D**), a public notice sign was posted on-site two weeks prior to the hearing (**Attachment E**). Ads were placed in the Juneau Empire. Public comments received at the time of writing this staff report can be found in **Attachment F** and are summarized below.

Name	Summary
Glen Wuyts	Nine parking spaces is inadequate for the facility.
Lynne Smith	Concerns with parking, traffic, and pedestrians.
Sherill Baxter	Concerns with parking and pedestrian facilities.
Mark Hildebrand	Concerns with parking and pedestrian facilities.
Erica Simpson	Concern with parking and traffic impacts, in context of zoning.
Tara Kovach	Concerns about traffic and parking.
Paulette Simpson	Concerns with project size, and traffic and parking impacts to existing uses.
Mark Halsted	Analysis of zoning and building code regarding health and safety.
Ginger Johnson	Concerns regarding traffic and pedestrians.

Name	Summary
Roger Kibby	Concerns with size and scope, proposes other locations.
Gloria Lethgo	Concerns with traffic and parking.
Tammy Smith	Concerns with size and scope of facility.
Paul Prussing	Wrong location for a good idea.
Mark Halsted	Phone call: Concerns with parking.

CONFORMITY WITH ADOPTED PLANS

CBJ plans are moot on the issue of parking in the project area. Plan references supporting the overall project are cited in the USE2023 0013 staff report.

FINDINGS

Parking Waiver Criteria - Per CBJ 49.40.210(d)(6)(1-4) the Director makes the following findings on the proposed parking waiver:

1. ***Will granting the waiver result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan?***

   Analysis: The parking waiver will support cultural literacy in the community.

   Finding: Yes. **Granting the requested parking waiver for the proposed learning center will result in more benefits than detriments to the community.**

2. ***Is the development located outside of the PD-1 Parking District, PD-2 Parking District, and the Downtown Fee In Lieu of Parking district?***

   Analysis: The project site is not in a parking district.

   Finding: Yes. The lot is located outside of the above listed parking districts.

3. ***Will granting the waiver result in adverse impacts to property in the neighboring area?***

   Analysis: On-street parking is limited. Off-street parking is provided for residential and park usage. Under the applicant's proposal, one to two off-street spaces will be available to visitors, causing other visitors to seek parking elsewhere.

   Finding: Yes. The project will result in adverse impacts to property in the neighboring area.

4. ***Will the proposed development materially endanger the public health, safety, or welfare?***

   Analysis: While on-street parking can provide traffic calming, St. Ann's Avenue has long block lengths that impact the ability to maneuver around opposing traffic. St. Ann's Avenue lacks curb and sidewalk.

   Finding: Yes. Granting the requested waiver will materially endanger public health, safety, or welfare.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY the requested parking waiver. The permit would waive the requirement for six off-street parking and reduce the number to five off-street parking spaces.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Parking Study
Attachment C	Agency Comments
Attachment D	Abutters Notice
Attachment E	Public Notice Sign
Attachment F	Public Comments

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 0, St. Anns Avenue, Douglas Alaska

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): USMS 164 SE FR

Parcel Number(s): 2D040T480011

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Douglas Indian Association	Contact Person: Kamal Lindoff or Haifa Foroughi
Mailing Address: 1021 Glacier Ave	Phone Number(s): 907-364-2916, 907-364-3567
E-mail Address: klindoff@diataku.com, haifaf@diataku.com	

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Kamal Lindoff — Property Management & Transportation Directo
Landowner/Lessee (Printed Name) — **Title (e.g.: Landowner, Lessee)**

x Kamal Lindoff — Digitally signed by Kamal Lindoff Date: 2023.07.25 10:56:18 -08'00' — 7-25-23
Landowner/Lessee (Signature) — **Date**

Landowner/Lessee (Printed Name) — **Title (e.g.: Landowner, Lessee)**

x _____ — _____
Landowner/Lessee (Signature) — **Date**

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT

If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same	Contact Person
Mailing Address	Phone Number(s)
E-mail Address	

x Kamal Lindoff — Digitally signed by Kamal Lindoff Date: 2023.07.25 10:57:52 -08'00' — 7-25-23
Applicant's Signature — **Date of Application**

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

	Intake Initials: EPS
Case Number: PWP23-003	Date Received: 8/3/2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PARKING WAIVER APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

The Douglas Indian Association Cultural Education Center provides learning space for preschool though adult participants, primarily in the area of Tlingit Language Preservation, with space to support traditional and contemporary food preservation, a data archive, and a computer library. The building is on two levels, with the main floor at street level and a daylight basement lower level in the hillside overlooking the adjacent park area. The building in served with an elevator. Site development is constrained, not anticipating any means for future expansion.

TYPE OF PARKING WAIVER REQUESTED (check one)

MINOR DEVELOPMENT
○ Parking Waiver Departmental Review (PWD)

MAJOR DEVELOPMENT
◉ Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)

○ Existing
◉ Proposed – Related Case Number: PAC23-20

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)

☐ For Residential Uses: _____ spaces
☑ For Non-Residential Uses: 6 spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED

☐ For Residential Uses: _____ spaces
☑ For Non-Residential Uses: 5 spaces

ALL REQUIRED MATERIALS ATTACHED

☑ **Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)**
☑ **Narrative including:**
- ☑ Why the parking waiver is being requested?
- ☑ How the requested waiver meets items 1-4 on page 2

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

PARKING WAIVER FEES

Residential Spaces	_____	Non-Residential Spaces	320
Residential Fee	$_____	Non-Residential Fee	$_____
Total Residential	$_____	Total Non-Residential	$_____

Total Fee $ 320

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
PWP23-003	8/3/2023

Parking Waiver Information

Parking waivers are outlined in CBJ 49.40.210(d)(6)

Parking Waivers are pursuant to 49.40.210(d) Exceptions (6) Parking Waivers. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director of the Community Development Department in the case of minor development; the Planning Commission in the case of major development; and the Planning Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

(1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;
(2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;
(3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and
(4) The waiver will not materially endanger public health, safety, or welfare.

- Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of $400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.
- The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250 foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

Approved parking waivers shall expire upon a change in use.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NorthWind
Architects, LLC

August 1, 2023

PAC23-20
Anax Yaa Andagan Yé Daakahídi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas Alaska lot USMS 164 SE FR

RE: Permitting package

Please find with this cover:

0) A copy of the pre-application conference report.
1) Development permit application, signed (digitally)
2) Allowable-Conditional-Use application
3) Design Narrative – this will describe purpose, land use items, site development and purpose for phasing of parts to the single project.
4) Updated 35% drawing set -this will illustrate building plan details and some site development information.
5) Geotechnical memo – this is provided by the structural engineer as a part of the **Hillside Endorsement.**
6) Civil site work plans: Civil engineering drawing outline the phase 1 and phase 2 site development scope. These illustrate the topo survey we are working from. This is provided as a part of the **Hillside Endorsement**. Per Civil engineer, Structural Fill shall be installed and meet the requirements of CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements December 2003 and Errata 1-16, Section 02202 – Excavation and Embankment, Shot Rock Borrow.

   Note: we do not have a Landscape plan developed yet, so please see notation on architectural site plan illustrating extent of vegetated cover. The finish slopes of the phase 2 work will be engineered by the civil engineer and overlain with soil to support plant growth. Non-sloped planting area will be vegetated per landscape architect. Hard scaped areas will have controlled stormwater drainage to established drainage avenues.
7) **Parking Waiver:** At 1 space per 600 gsf of building area we have calculated this plan will require a total of 6 parking spaces, one accessible, to serve the limited facility scale. Due to challenges in site development and subsequent cost. We have developed a site plan that accommodated 5 parking spaces and would like to approach a Parking Waiver in two ways:

   A) The simplest is to reduce the parking count required by one space, allowing this facility to operate with 5 off-street parking spaces consistent with the provided site plans. See Parking exhibit A. A PWD application is attached.

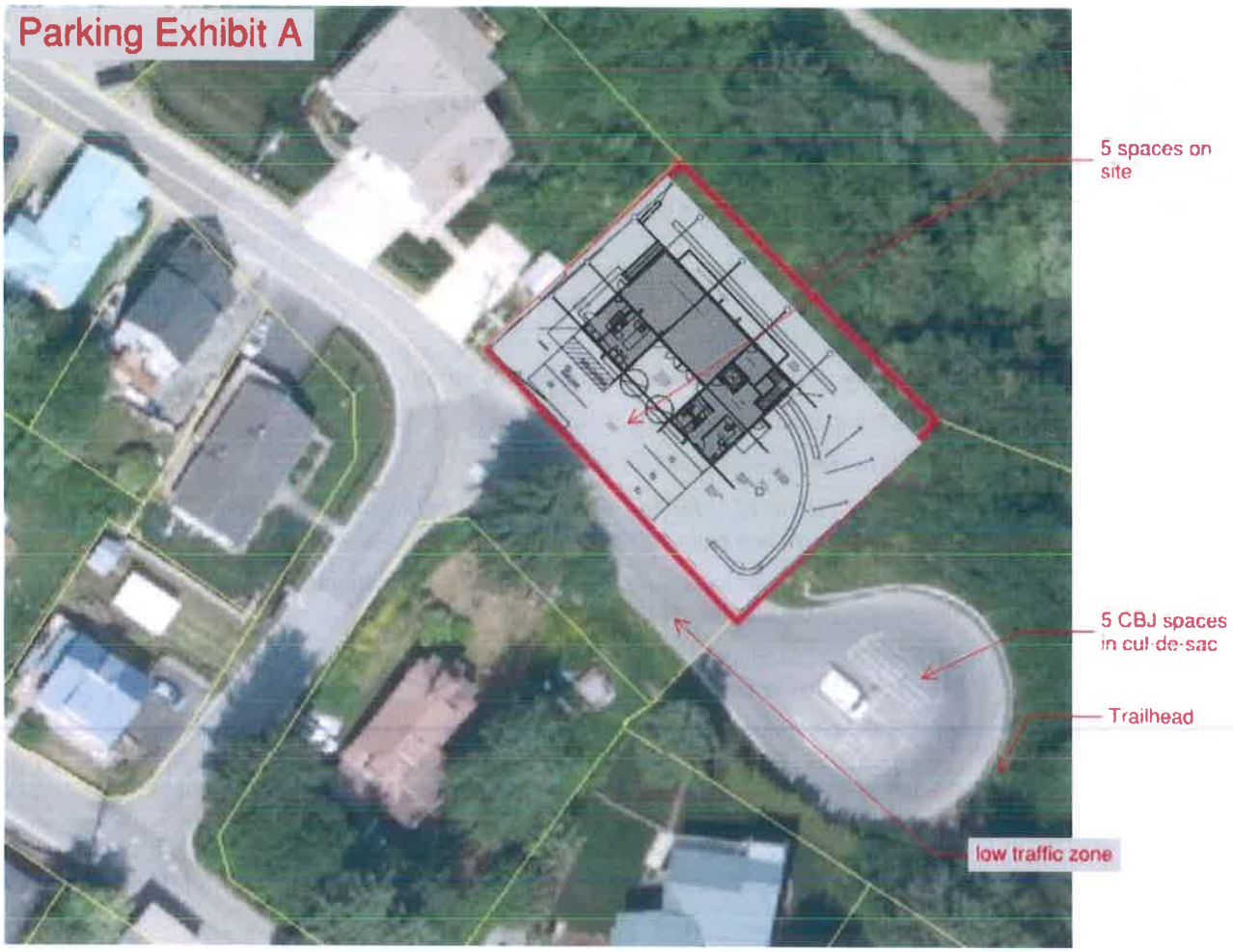
Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

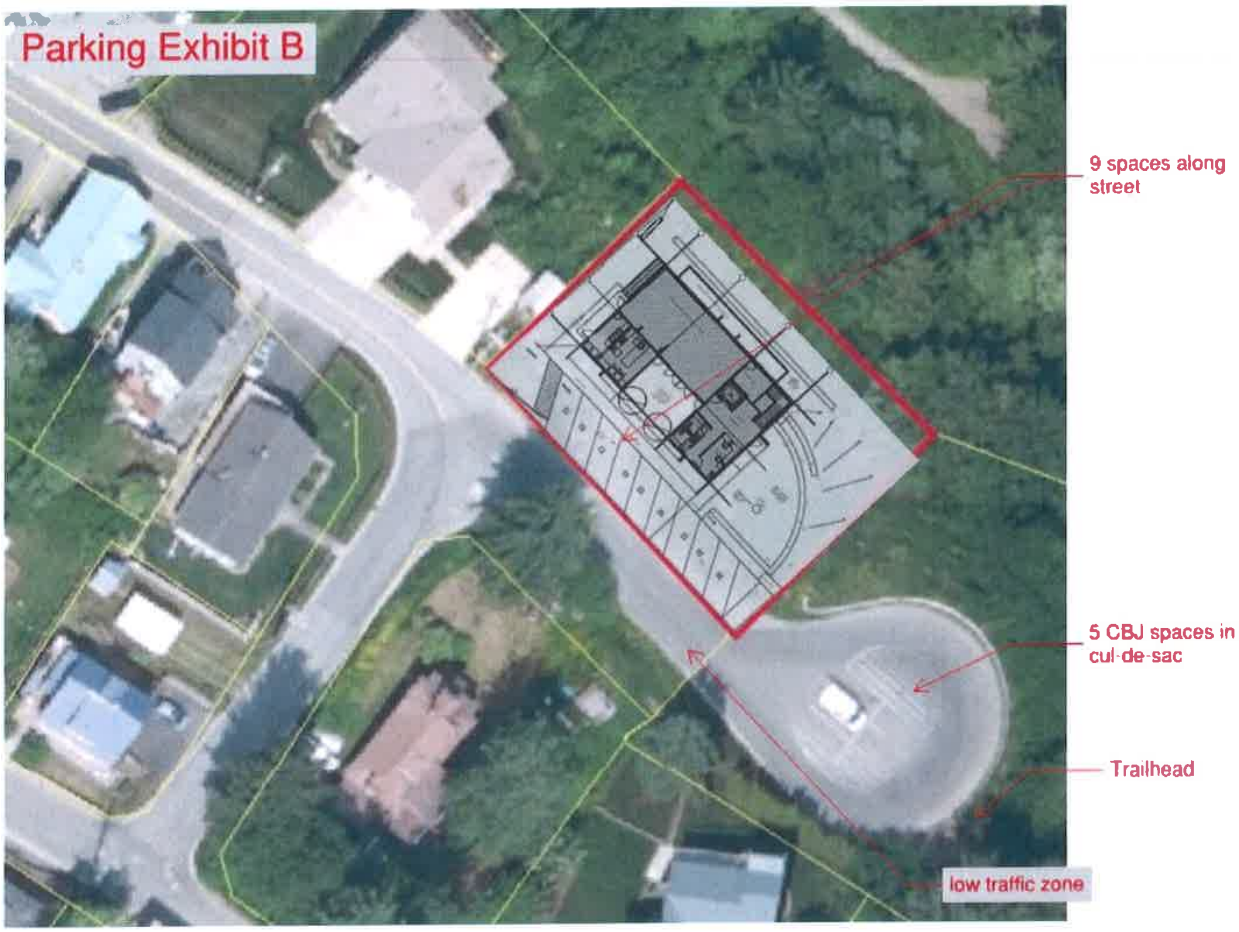
p.907.586.6150
f.907.586.6181



B) A more favorable solution is to get a variance that will allow back-out angled parking directly onto the short, low-traffic, section of St. Anns that serves the small cul-de-sac parking area and Treadwell access point. If back-out angled parking not this portion of St Anns is allowed without the 13' wide drive aisle stipulated in the land use code, this site can accommodate 9 spaces. The DIA would consider posting some of these spaces as shared for public use, thereby expanding public access capacity at the trailhead at no cost to the City. Understanding the Planning Department does not find this favorable as it would allow backout parking onto a street, a potentially dangerous condition in high traffic streets, but not uncommon in Juneau in low traffic areas such as this. I believe this will require Planning Commission approval. See Parking Exhibit B.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181



Prior to processing the PWD, we would like this second option to be discussed with the Planning Commission. As this is Phase 2 work we feel this may be considered on the Phase 2 development schedule.

8) **Site survey with existing conditions:** The finalized topographic survey will be forthcoming (draft provided). We understand the concern over hillside conditions. Please note that the hillside condition is not natural or original to the site, but created by a large quantity of fill deposited on top of an existing hillside that appears to have been at less than an 18% slope. This project is effectively going to remove the hillside condition and build back an engineered fill profile. Draft survey attached. Will be updated with final including slope grade in %.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind Architects, LLC
Sean M. Boily, AIA
Architect to Record, Project and Contract Manager

NorthWind
Architects, LLC

August 1, 2023

Anax Yaa Andagan Yé Daakahídi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas Alaska lot USMS 164 SE FR

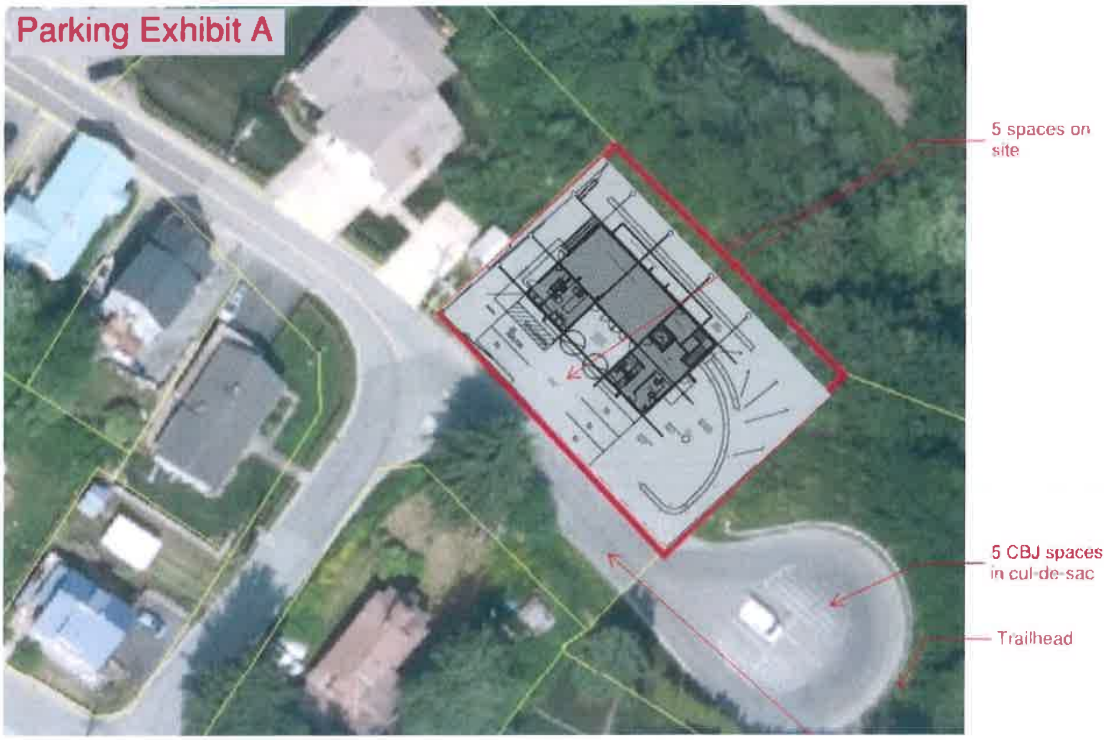
RE: PAC23-20Parking Waver Application Narrative

Why is waver being requested?

At 1 space per 600 gsf of building area we have calculated this plan will require a total of 6 parking spaces, one accessible, to serve the limited facility scale.

Due to challenges in site development (located and accessed form the topo of a hillside) and subsequent cost of building large earth retainage structures or other accommodations to create flat land for construction, pushing the building further over the edger of the hill to make enough space for additional parking than that shown on the site plan is not feasible. Site dimensions and obstructions do not afford an alternate configuration that accommodates more parking spaces. Further, we cannot sacrifice what little valuable outdoor flat learning space to accommodate additional parking. Granting the waiver will facilitate this project moving forward, which is a benefit to our community. The site is outside PD1&@ and the Downtown Fee in Lieu map. Granting the waiver will not adversely affect the neighborhood. The waver will not materially damage public health, safety, or welfare.

We have developed a site plan that accommodates 5 parking spaces and would like to approach this Parking Waiver accordingly. We are providing a total of three to four permanent and itinerant staff positions in the building that may necessitate four parking spaces, with a fifth accessible van parking space we are able to accommodate both accessibility and student delivery. Other students and visitors can be dropped off in the low traffic section of St. Anns that serves the Treadwell Park Access cul-de-sac in front of the building. Should additional parking be needed, public car parking is located by Sandy Beach, a short walk-through Treadwell Park from this facility. See Parking Exhibit A.



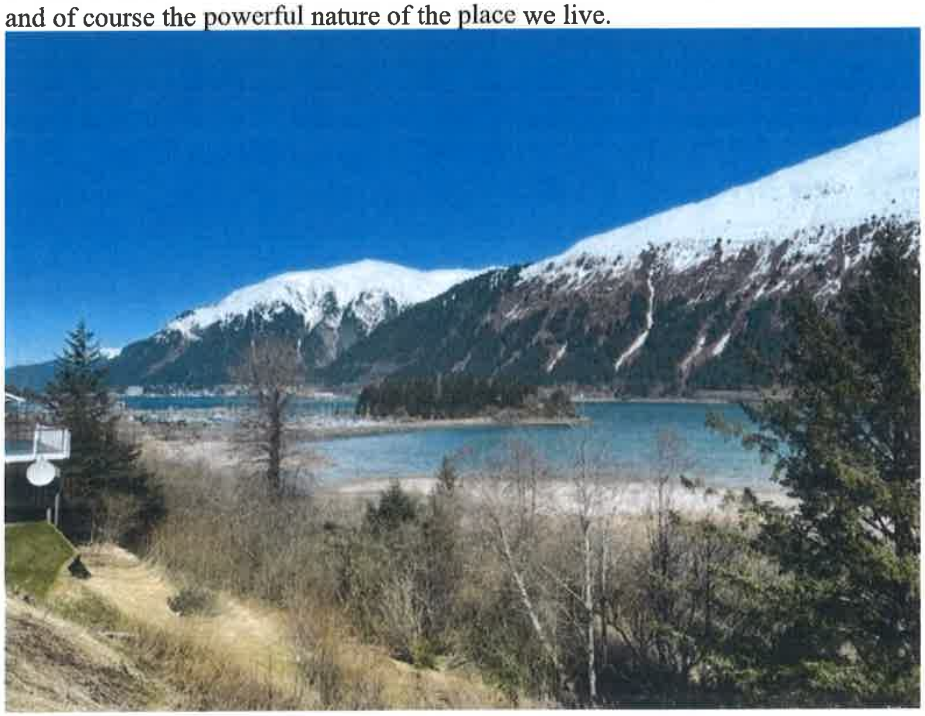
NorthWind
Architects, LLC

July 31, 2023

Anax Yaa Andagan Yé Daakahídi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas

The DIA Cultural Learning Center a new facility on a north-facing hillside site at the end of St. Ann's Avenue in Douglas Alaska (lot USMS 164 SE FR). The proposed structure is to be a wood framed single story over a concrete foundation and daylight basement overlooking the Treadwell Historic site and Gastineau Channel.

The project is a Cultural Learning Center for Preschool through adult programming, with a primary focus on Tlingit language learning and traditional food preservation as a part of the tribal organization's food sovereignty and food source stability program. The vision is to provide a learning space in a comfortable setting that will provide workshop space supporting both Alaska native arts and community sustainability, including fisheries and other educational programming. Situated near T'aaku Kwáan - Sayéik village site with stunning views out over the ruins of the Treadwell mining district (now a park), the setting evokes both the endurance of all *Aan Yátx'u Sáani* - Noble People of the Earth, and of course the powerful nature of the place we live.



The primary parts of the project are:

- The gathering space (classroom)
- The spaces that support the gathering space (computer library and teaching kitchen)
- The offices/studios for both operations staff and visiting educators/artists

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

- The connecting spaces for both formal and casual interaction
- The outdoor spaces with interpretive material, connection to landscape

The following proposed program list is intended to support the Owner's programmatic needs and the overarching intent of this project:

Name/Function	Program Notes	Covered outdoor area	Building Area Net Square Feet
Lobby/reception	generous circulation lobby		200
Reception	Reception workstation desk associated with Lobby		100
Cultural Communications	Classroom/presentation and larger meeting space		980
Small meeting			140
Kitchen	Support to Education space. Include: Small refrigerator w/ ice and water, microwave, sink w/ disposal, dishwasher, storage, and cooktop with range hood		160
Janitorial			50
Bathroom, Men	Accessible, first floor, Public		60
Bathroom, Women	Accessible, first floor, Public		60
Outdoor covered workshop space	outdoor cover with partial enclosure	600	
Computer Library/Archive	to support education space		120
Wet Work Yard (outside kitchen)	To support traditional foods preparation educations	200	
Facility Administrator			120
Education/studio 1			120
Education/studio 2			120
Workroom	copiers, files etc		120
Janitorial			50
Bathroom, Men	Accessible, second floor, Public		60
Bathroom, Women	Accessible, second floor, Public		60
elevator shaft	in the grossing factor		
storage/security			200
trash/recycling collection	Indoor	80	
Mechanical/Electrical room			150
Parking area (5-6 spaces with	3500 sf paved surface		

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

		880	2870
Grossing factor			720
Total Square feet	Outside and inside space	**880**	**3590**

Land Use: The lot is approximately 100 feet deep by 133.5 feet wide (parallel to street and is listed as 13,366 square feet with City Water and Sewer on the CBJ Assessor's database. The project concept and land use has been vetted with the City and Borough of Juneau Planning Department. The land is zoned D-18, which would allow educational facilities with a Conditional Use Permit. For construction, we must adhere to a 20-foot setback off St. Ann's, 10- foot setbacks off the back lot lint to the north, and 5-foot setbacks from the side yard lot lines. Parking is required for the new structure, with a preliminary calculation of one space per 600 sf (5-6 spaces, depending on how we calculate that). Our proposed schematic design plan illustrates how we would accommodate this parking on the site. Note that one parking space must be wheelchair accessible.

Accessibility: As this is a commercial property the proposed design is intended to make provisions for Accessibility to all business use areas of the building. This includes an accessible path from the parking lot through the front door and to both the first and second floors.

Existing site conditions: Currently the lot is undeveloped and largely unvegetated. Under prior ownership the site was used to deposit spoils/fill material from a street construction approximately 6 years ago, which has increased the site slope angle and is subject to erosion.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Proposed site development: Due to the overlay of fill material over native site organics in recent years, the unstable site fill material will be removed down to hardpan/bedrock, with a buildup of engineered fill to building foundation depths. Building foundations will be integrated with the site retainment. The steep embankment will be replaced with a series of retaining structures with controlled drainage. Sloped area will be revegetated with natural and indigenous greenspace. Developed terraces will be hardscaped with planting areas.

New construction: The building shall be comprised of an insulated full height daylight basement supporting a one or two-story wood framed structure, with developed outdoor spaces on the landscape that are both covered and uncovered, supporting the building program.

- Foundation and daylight basement level shall be Insulating form Concrete (IFC), with exterior waterproofing and perimeter drainage. The basement shall have a concrete floor slab and painted gypsum board finishes.
- The main floors shall be 2x6 framed construction with interior gypsum board over a vapor retarder, fiberglass or mineral wool insulation fill, plywood sheathing with weather barrier, a 1.5" layer of rigid outside insulation, pressure equalizing siding and trim. Interior finishes to be painted gypsum board. The exterior finish is proposed to be comprised of sheet metal panels and flame-treated cedar siding for greater longevity in our climate.
- The proposed roof will be a combination of gabled forms, with flat roof canopies, anticipating new metal roofing with snow stops and gutters and high-performance single ply membrane materials.
- The gabled and low sloped roof structures are to be comprised of timber frames and decking with outside rigid insulation (R35 continuous) over vapor retarder. Vented attic spaces are not suitable for the high winds and exposure of this specific site.
- Outdoor covered spaces: the design options include both covered and uncovered outdoor spaces comprised of both concrete paver hardscape surfaces and wood decks on piers, and extended roof coverings. These shall be heavy timber framed with timber decking. Exterior railings to be epoxy coated galvanized steel, stainless steel, and glass panels to afford wind protection.
- Windows and doors: high performance thermal units with painted fiberglass frames and panels, typical. Glazed wall at the classroom and meeting room to be fiberglass storefront with operable glass portions permitting direct connection to outdoor spaces during suitable weather.

Bathrooms: A total of four, single-user bathrooms shall be provided, two on each level. All are configured to be accessible and shall have an adjacent janitorial space.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

Kitchen: A small commercial kitchen space is provided in association with the classroom. Shall have: three-well sink, 36" range and Type 1 range hood, commercial under counter dishwasher, microwave, and refrigerator/freezer.

NorthWind
Architects, LLC

Elevator: To accommodate the split level and multi-floor nature of the design, we propose a 2-stop commercial elevator (Otis Hydrolift) to serve both levels. The elevator shall provide an accessible means of access.

Electrical: New electrical service and distribution, including extension of three-phase power to the site along St. Anns. LED lighting shall be implemented to the greatest extent possible. Switch mounted occupancy sensors with overrides are to be provided at offices.

Data/Communications: New data and communications equipment and distribution to serve offices and meeting rooms. Teaching and conference rooms shall support large screen installations. The computer archive and library will require a robust data connection and internal network, including wireless. We anticipate the system will be equipped with a battery backup, an uninterrupted power supply (UPS).

Fire Suppression: The building does not require a fire suppression sprinkler system, and the extension of a suitably sized water service is a cost beyond the project budget.

Heating and ventilation: Heating and cooling is proposed to be provided with a ground source heat pump system comprised of a closed system, four or five 350' deep ground contact wells, and interior heat pump unit with in-floor heating/cooling piping and tempering coils in the heat recovery ventilation system. The budget alternative is an air-to-air heat pump system with ducted distribution and heat recovery ventilation. The system will provide MERV 13 filtration. The minimum required fresh air levels will also be accommodated by operable windows throughout.

Site finishing: As previously noted the existing site is a steep hillside that will require significant excavation and reattainment to create a stable building foundation. Approximately 40% of redeveloped site is anticipated to be planted area, with the remaining dedicated to building and hardscape areas. See notation in provided architectural site plan. The landscape shall be developed to encourage casual outdoor gathering with some measure of wind/weather protection and shall utilize plantings indigenous to the area.

Project Phasing: Due to the substantial site work that must occur prior to building construction, the project is intended to advance in two phases. Both phases 1 and 2 are funded, and phasing is intended to expedite the site work and expenditure of allocated grant funding in the current year.

Phase 1 will be comprised of site work, including the removal of inadequate site materials, the construction of lower site retainment structures, adding engineered fill material up to the elevation of the building basement, and the extension of water, sewer, electrical and stormwater utilities. We anticipate addressing the un-platted drainage structures associated with the St. Anns Street construction as a part of this work and are requesting an early site development permit to advance this effort in the late summer of 2023.

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Phase 2 shall be comprised of building construction and site finishing. We anticipate this work will start in the late fall 2023 and extend through spring of 2025.

Project Funding: The Douglas Indian Association has received a substantial education grant for building construction, equipment, and education delivery. A second grant has been received to develop the computer archive and library. A third grant source is available to help mitigate some of the unexpected site development costs. These grants have timelines and deadlines that drive the project schedule. The project design is supported by the work of a professional cost estimator.

NorthWind Architects, LLC
Sean M. Boily, AIA
Architect to Record, Project and Contract Manager

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

Anax̲ Yaa Andagan Yé Daakahídi Learning Center:
"Where the Sun Rays Touch First"

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

35% COORDINATION SET -

OWNER	ARCHITECT	MECHANICAL	ELECTRICAL	STRUCTURAL	CIVIL	LANDSCAPE	LAND SURVEY
Douglas Indian Association 1021 Glacier Ave Juneau, AK 99801	NorthWind Architects, LLC 126 Seward St Juneau, Alaska 99801 Sean Boily, AIA	Modern Mechanical 11001 Black Bear Road Juneau, AK 99801 (907) 789-9320	Benenyi Engineering 217 2nd St. Juneau, AK 99801 Barry Begenyi (907) 586-5800	Timberline Engineering 11460 Jo Anne Way Juneau, AK 99801 Jake Graves (907) 635-1433	proHNS LLC 1945 Alex Holden Way #101 Juneau, AK 99801 Lucas M. Chambers, PE (907) 780-4004	Corvus Design 119 Seward St. Unit 15 Juneau, AK 99801 (907) 523-9100	North 57 Land Surveying 6800 Glacier Hwy Suite 224 1/2 Juneau, AK 99801 (907) 738-5120

PROJECT DESCRIPTION

SCOPE OF WORK DESCRIBED BELOW IS INCLUSIVE OF ALL ASSOCIATED ARCHITECTURAL, MECHANICAL AND ELECTRICAL WORK WITHIN, OR REQUIRED TO SUPPORT THE AREAS DELINEATED

THE WORK OF PROJECT IS DEFINED BY THE CONTRACT DOCUMENT DRAWINGS AND SPECIFICATIONS, IS FOR THE CONSTRUCTION OF A NEW BUILDING, BASE BID AND DESIGN ALTERNATES AND CONSISTS OF THE FOLLOWING:

PHASE ONE SITE DEVELOPMENT: REMOVE OVERBURDEN MATERIAL DESCRIBED IN STRUCTURAL DRAWINGS AND PROVIDE ENGINEERED FILL TO DEPTH OF LOWER-LEVEL FOUNDATION, EXTEND UTILITIES AS REQUIRED TO COMPLETE THE PHASE 2 WORK. ANTICIPATE MATERIAL REMOVAL 4,800 CUBIC YARDS, ANTICIPATED PHASE 1 ENGINEERED FILL 3,500 CUBIC YARDS, INCLUSIVE WITH PHASE 1 WORK IS PROVISION OF THE LOWER "HANNA BLOCK" SITE RETAINING STRUCTURE AS WELL AS THE ELECTRICAL UTILITY POWER LINE EXTENSION. ANTICIPATING CONSTRUCTION LATE SUMMER 2023

PHASE 2 BUILDING AND SITE CONSTRUCTION: WORK WILL INCLUDE CONSTRUCTION OF 2600 SF, TWO STORY BUILDING AND ALL OTHER FEATURES DEFINED IN THESE DOCUMENTS, INCLUDING CONSTRUCTION OF THE UPPER SITE RETAINAGE, RAMPS, RAILINGS EXTERIOR ACCESS STAIRS, AND INSTALLATION OF HARDSCAPES AND LANDSCAPE FINISHING. ANTICIPATING CONSTRUCTION STARTING FALL 2023, EXTENDING THOUGH 2024 THE FF&E AND MOVE-IN EARLY IN 2025

GENERAL NOTES

SHEET INDEX

A10.0	3D VIEWS
GENERAL	
G0.0	COVER SHEET
G0.1	ABBREVIATIONS & LEGEND
G1.0	SITE PLAN
CIVIL	
C1.0	CIVIL SITE PLAN
C2.0	SECTION VIEWS
ARCHITECTURAL	
A0.0	EXTERIOR BUILDING ASSEMBLIES
A0.1	INTERIOR BUILDING ASSEMBLIES
A0.2	SPECIFICATIONS
A2.0	FLOOR PLAN - LEVEL 0
A2.1	FLOOR PLAN - LEVEL 1
A2.4	ROOF PLAN
A2.5	REFLECTED CEILING PLAN - LEVEL 0
A2.6	REFLECTED CEILING PLAN - LEVEL 1
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	ENLARGED SECTIONS
A6.0	ENLARGED PLANS & INTERIOR ELEVATIONS
A6.1	ENLARGED PLANS & INTERIOR ELEVATIONS
STRUCTURAL	
S1	GENERAL NOTES & ABBREVIATIONS
S2	FOUNDATION PLAN
S3	FIRST FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	SECTION
S6	SECTION
S7	SECTION
MECHANICAL	
M0.2	SCHEDULES

COVER SHEET

SHEET # G0.0

PLOT DATE: 06/05/20

ISSUE DATE: 06/05/20

© NorthWind Architects, LLC Project Number: NWA-2206

ABBREVIATIONS

#	pound or number
&	and
(E)	existing
(R)	relocated
+	plus
-	minus
<	Angle
=	equal
@	at
A/C	air conditioning
AB	anchor bolt, air barrier
ABV	above
ACOUS	acoustical
ACT	acoustical ceiling tile
AD	area drain
ADJ	adjacent
ADJST	adjustable
AESS	architecturally exposed structural steel
AFF	above finished floor
AG	acoustical glass
ALT	alternate
ALUM	aluminum
ANC	anchorage
APPROX	approximate
ARCH	architectural
ARG	abuse resistant gypsum wall board
ASPH	asphalt
AVG	average
AWP	acoustical wood panel
B.O.	bottom of
BD	board
BLDG	building
BLK	block
BLKG	blocking
BLW	below
BM	beam
BOD	bottom of deck
BOF	bottom of footing
BOT	bottom
BSBD	baseboard
BSMT	basement
BTWN	between
C.I.P.	cast in place
CAB	cabinet
CB	cove base
CBU	cement backer unit
CEM	cement
CF	cubic foot
CFCI	contractor furnish/ contractor install
CFMF	cold formed metal framing
CG	corner guard
CIP	cast in place concrete
CJ	control joint
CL	center line
CLG	ceiling
CLO	closet
CNR	corner
CNTR	counter
CO	clear clean out
COL	column
CONC	concrete
CONN	connection
CONST	construction
CONT	continuous
CONTR	contractor
CORR	corridor
CPT	carpet
CR	closet rod
CT	ceramic tile
CTR	center
CTSK	countersink
CUH	cabinet unit heater

CUR	cubical curtain
CW	curtain wall
CWB	cement board
D	deep, depth
DBL	double
DEB	dry erase board
DEMO	demolish, demolition
DEPT	department
DET	detail
DF	drinking fountain
DIA.	diameter
DIM	dimension
DIV	division
DN	down
DP	dampproofing)
DR	door
DS	downspout
DW	dishwasher
DWG	drawing
DWR	drawer
E	east
EA	each
EF	exhaust fan
EJ	expansion joint
EL	elevation
ELEC	electrical
ELEV	elevator
EM	entry mat
EMER	emergency
ENCL	enclosure
EP	electrical panelboard
EPX	epoxy
EQ	equal
EQUIP	equipment
EXH	exhaust
EXIST	exisiting
EXP	exposed
EXPAN	expansion
EXT	exterior/extend
F	factory finish
FA	fire alarm
FAB	fabricate
FAF	fluid applied flooring
FBCT	folding baby changing table
FD	floor drain, file drawer
FDC	fire department connection
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FFL	finished floor line
FG	fiberglass
FH	fire hydrant
FHD	feminine hygiene disposal
FIN	finish
FLASH	flashing
FLR	floor
FO	face of
FOC	face of concrete
FOF	face of finish
FOS	face of studs
FP	fireproof
FRMG	framing
FRP	fiberglass reinforced panels
FRT	fire retardant treated
FS	full size
FSS	folding shower seat
FT	foot, feet
FTG	footing
FURR	furring
FUT	future
FWS	freestanding wire shelving
GA	gauge
GALV	galvanized

GB	grab bar
GEN	general
GFCI	government furnish/contract install
GI	galvanized iron
GL	glass
GND	ground
GRD	grade
GT	glass tile
GWB	gypsum wall board
GYP	gypsum
H2O	water cooler
HB	hose bibb
HC	hollow core
HDG	hot dipped galvanized
HDR	header
HDWD	hardwood
HDWE	hardwere
HM	hollow metal
HMT	hollow metal thermal break
HORIZ	horizontal
HR	hour
HT	height
HTG	heating
HTR	heater
HVC	heating/ventilating/cooling
HWH	hot water heater
ID	inside diameter
IG	insulated glass
IHM	insulated hollow metal
INCL	include
INSUL	insulation
INT	interior
IPS	interior paint system
JAN	janitor
JIST	joist
JT	joint
KD	knock down
KIT	kitchen
KO	knock out
L	length, long
LAB	laboratory
LAM	laminate
LB	lock box (telephone)
LH	left hand
LIN	linoleum flooring
LKR	locker
LM	laminated glass
LT	light
LWC	linear wood ceiling
M&E	mechanical and electrical
MACH	machine
MATL	material
MAX	maximum
MED	mercer board
MF	medicine cabinet
MGP	metal ceiling panel
MCS	metal ceiling system
MECH	mechanical
MEMB	membrane
MET	metal
MFR	manufacturer
MGO	magnesium oxide
MH	manhole
ML	millimeter
MIN	minimum
MIR	mirror
MPI	Master Painter's Institute
MR	moisture resistant
MRGB	moisture resistant gypsum board
MSB	mop service basin
MTD	mounted
MTL	metal
MTLB	metal base

MUL	mullion
MWP	metal wall panel
N	north
N/A	not applicable
NIC	not in contract
NO	number
NOM	nominal
NSMF	non-structural metal framing
NTS	not to scale
OC	on center
OD	outside diameter
OFCI	owner furnish/contractor install
OFOI	owner furnish/owner install
OH	overhead
OPNG	opening
OPP	opposite
OPQ	opaque
ORD	overflow roof drain
PC	pre-cast
PCR	proximity card reader
PCT	porcelain tile
PERF	perforated
PKG	parking
PL	property line
PLAM	plastic laminate
PLUM	plumb, plumbing
PLYWD	plywood
PNL	panel
PR	pair
PREFAB	prefabricated
PREFIN	prefinish(ed)
PSF	pounds per square foot
PSI	pounds per square inch
PT	paint
PTD	paper towel dispenser
PTDR	paper towel dispenser and receptacle
PTN	partition
PTR	paper towel receptacle
PVMT	pavement
QT	quarry tile
RB	resilient rubber base
RCP	reflected ceiling plan
RD	roof drain
RE:	regarding (see)
REBAR	reinforcing bar
REF	reference
REFL	reflected
REFR	refrigerator
REINF	reinforce(ed)(ing)
REQD	required
RESIL	resilient
RFEC	recessed fire extinguisher cabinet
RH	robe hook, right hand
RM	room
RO	rough opening
RP	resin panel
RRS	resilient rubber sheet
RSB	rubber stall cove base
RTD	rated
RWL	rain water leader
SA	self-adhered
SASW	self-adhered sheet waterproofing
SB	shower bench
SCHED	schedule
SCO	seat cover
SD	soap dispenser
SDT	static dissipative tile
SECT	section
SH	shelf
SHTG	sheeting
SHV	sheet vinyl
SHWR	shower
SIM	similar

SLR	sealer
SPEC	specification
SQ	square
SR	slip resistant
SS	stainless steel
SSK	service sink
SSM	solid surface material
ST	stain
STA	station
STD	standard
STL	steel
STN	stone
STRUCT	structural
SUSP	suspended
SYM	symmetrical
SYS	system
T	perpendicular
T&G	tongue and groove
T.O.	top of
TB	thermal break
TBD	to be determined
TBM	tack board (modular)
TEL	telephone
TEMP	temporary
TFF	troweled floor finish
TG	tempered glass
THK	thick
TKBD	tackboard
TOB	top of beam
TOC	top of concrete, top of curb
TOP	top of pavement
TOS	top of steel
TOW	top of wall
TPH	toilet partition TS tube steel
TSCD	toilet seat cover dispenser
TSPN	transparent
TTD	toilet tissue dispenser
TV	television
TWF	troweled wall finish
TYP	typical
UL	Underwriters Laboratories, Inc.
UNFIN	unfinished
UNO	unless noted otherwise
URI	urinal
VB	vapor barrier
VCT	vinyl composition tile
VERT	vertical
VEST	vestibule
VIF	verify in field
VR	vapor retarder
W	west, wide, width
W/	with
W/O	without
WB	window blind
WC	water closet
WCS	wood ceiling system
WCV	wall covering
WD	wood
WDG	wood grille
WDP	wood panel
WDW	window
WDWT	window treatment
WH	wall hung
WOC	wallcoff carpet
WOM	walloff mat
WP	waterproof
WR	water resistant/waste receptical
WS	window shade
WSCT	wainscot
WT	window treatment
WWF	woven wire fence
Σ	summation
≈	approximately

SYMBOLS

GRID LINE INDICATION
FACE OF / TOP OF
CENTER OF

ROOM IDENTIFICATION
NAME — ROOM NAME
123 — ROOM NUMBER

INTERIOR ELEVATION
DASH INDICATES NO ELEVATION

WALL SECTION
SECTION NUMBER
SECTION SHEET

DETAIL
DETAIL NUMBER
DETAIL SHEET

DETAIL
DETAIL NUMBER
DETAIL SHEET

DOOR NUMBER
REFER TO DOOR SCHEDULE

RELITE
REFER TO RELITE SCHEDULE

WINDOW NUMBER
REFER TO WINDOW SCHEDULE

WALL AND PARTITION TYPE
REFER TO WALL LEGEND

FLOOR, CEILING TYPE
REFER TO FLOOR, CEILING LEGEND

SHEET NOTE
REFER TO CONSTRUCTION KEYNOTE LEGEND

LEVEL HEIGHT MARKER
FINISH CEILING HEIGHT MARKER

NOT FOR CONSTRUCTION
06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THIS ARCHITECTURAL DRAWING DOES NOT MEASURE ONE INCH (1") EXACTLY THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL DIMENSIONS

AYAYD Learning Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANYS AVENUE

SHEET TITLE
ABBREVIATIONS
LEGEND

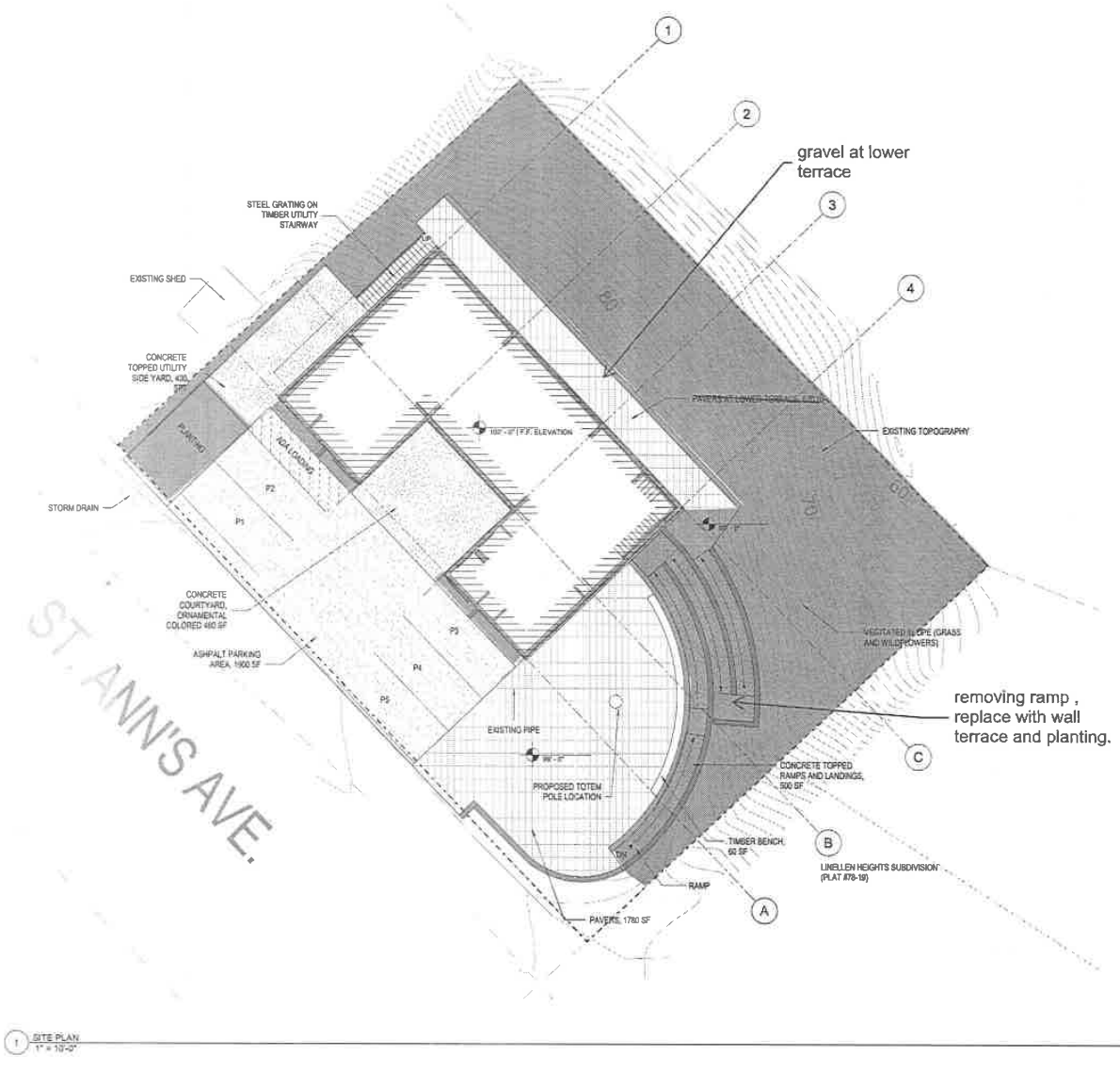
CHECKED Author
DRAWN Author

issue date description

SHEET # **G0.**

ISSUE DATE 06/05/

© NorthWind Architects, LLC Project Number NWA 2206



1 SITE PLAN
1" = 10'-0"

GENERAL NOTES:

1.

PARKING NOTES:

1.

SHEET NOTES:

1.

NOT SET NOT FOR CONSTRUCTION

06/05/2023

NorthWind Architects, LLC
126 Seward St.
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, TH DRAWING WILL HAVE BEEN ENLARGE REDUCED. AFFECTING ALL LABEL SC

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

SHEET TITLE:
SITE PLAN

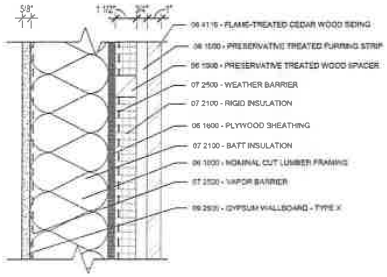
CHECKED
DRAWN N/A

issue date description

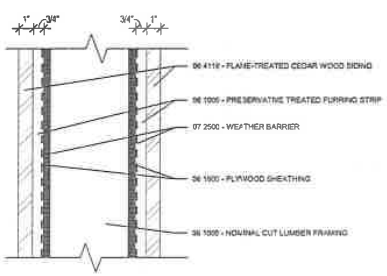
SHEET # **G1.**

ISSUE DATE 06/05/

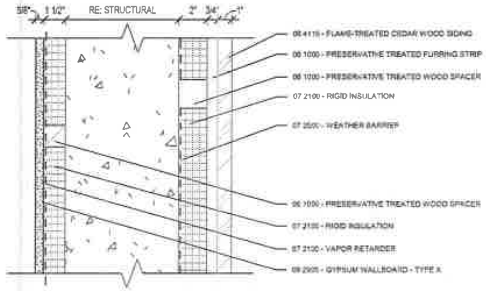
© NorthWind Architects, LLC, Project Number: WWA-2206



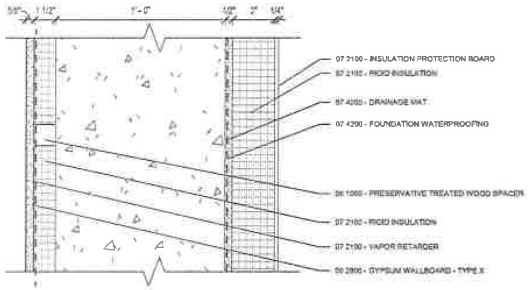
1 WS_WD1 - EXTERIOR WOOD CLAD WALL SYSTEM
3" = 1'-0"



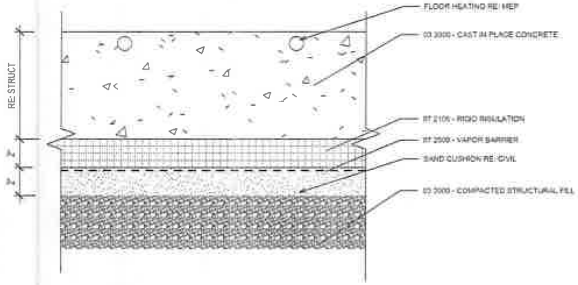
5 WS_WD2 - EXTERIOR WOOD CLAD FIN WALL SYSTEM
3" = 1'-0"



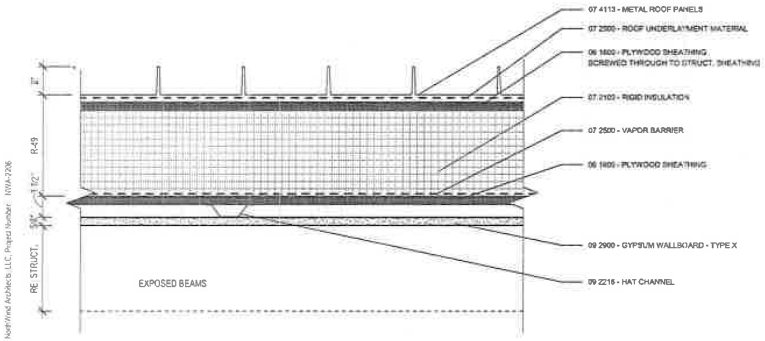
7 WS_CONC1 - CONCRETE FOUNDATION WALL
3" = 1'-0"



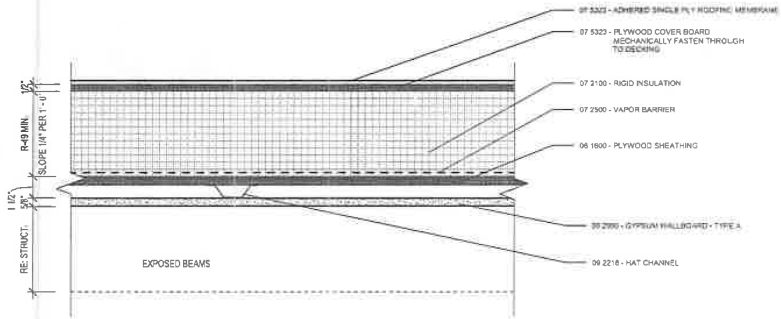
3 FWS_CONC1 - CONCRETE FOUNDATION WALL
3" = 1'-0"



6 FS_CONC2 - SLAB ON GRADE CONCRETE FLOOR SYSTEM
3" = 1'-0"



2 RS_MET1 - METAL PANEL ROOF SYSTEM
3" = 1'-0"



4 RS_EPDM1 - EPDM ROOF SYSTEM
3" = 1'-0"

GENERAL NOTES:

1. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE A FULLY AIRWATER TIGHT ENVELOPE SYSTEM COMPRISED PRIMARILY OF THE 074200 EXTERIOR WALL ASSEMBLY AND 075323 ROOF ASSEMBLY SYSTEMS. THE AIRWATER TIGHTNESS OF THE SYSTEM SHALL BE FIELD TESTED BY THE CONTRACTOR DURING CONSTRUCTION USING IN-PLACE MOCK-UPS, AND BY THE OWNER AS A PART OF COMMISSIONING. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
2. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE 1HR AND 2HR RATED ASSEMBLIES DESIGNED TO FULLY PROTECT THE 051200 STRUCTURAL STEEL FRAME AND 053000 STEEL DECK SYSTEMS, AND AT REQUIRED LOCATIONS TO PREVENT THE SPREAD OF FIRE AND SMOKE BETWEEN SPACES. ALL RATED ASSEMBLIES SHALL BE INSPECTED BY THE OWNER'S AGENT PRIOR TO COVER. ICENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. ALL JOINTS AND PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE FIRE STOPPED UTILIZING DELEGATED DESIGN FIRESTOPPING DETAILS IN ACCORDANCE WITH 078443 "PENETRATION AND JOINT FIRESTOPPING".
4. ALL WALL ASSEMBLIES IN EXCESS OF 10' IN HEIGHT SHALL BE FIRE BLOCKED.
5. SEE PLANS, SECTIONS AND ELEVATIONS FOR FLOOR/CEILING AND WALL TYPE LOCATIONS.
6. SEE DETAILS FOR LOCATION-SPECIFIC INFORMATION.

LEGEND:

STRUCTURAL FRAMING= SEE STRUCT

NOT SET NOT FOR CONSTRUCTION
06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph (907) 586-0150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE AS INDICATED, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL DIMENSIONS

AYAYD Learning Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE

SHEET TITLE:
EXTERIOR BUILDING ASSEMBLIES

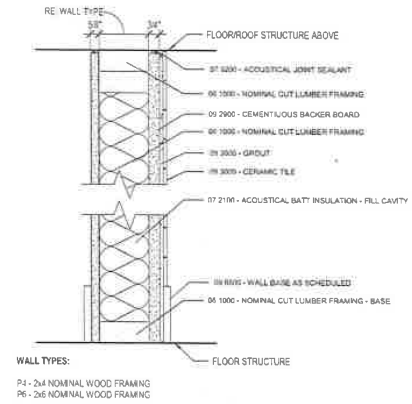
CHECKED	Approver
DRAWN	Author

issue	date	description

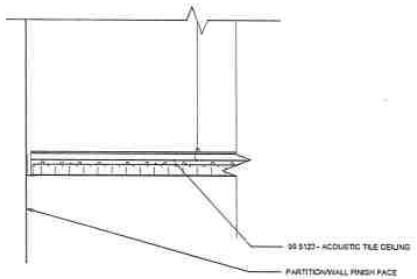
SHEET # **A0.**

ISSUE DATE 06/05/2023

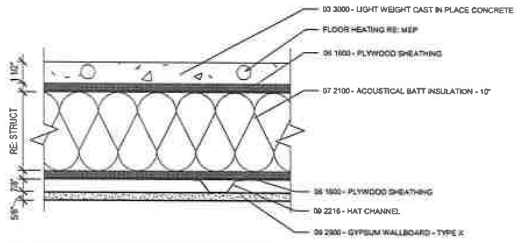
© NorthWind Architects, LLC Project Number: NWA-2208



4 PL_>CT - INTERIOR WOOD FRAMED PARTITION WITH CERAMIC TILE
3" = 1'-0"



5 CLG-ACT1 - ACOUSTIC TILE CEILING
3" = 1'-0"



NOTE: FLOOR TYPE FS_CONC1a EXCLUDES BATT INSULATION, FLOOR HEATING, AND GYPSUM WALL BOARD. BOTTOM FACE IS CLAD WITH CEDAR SOFFIT PANELS

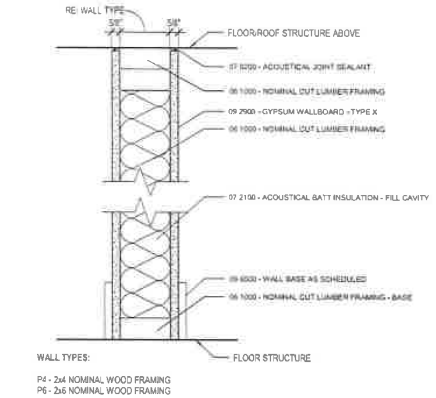
6 FS_CONC1 - CONCRETE FLOOR & CEILING SYSTEM
3" = 1'-0"

GENERAL NOTES:

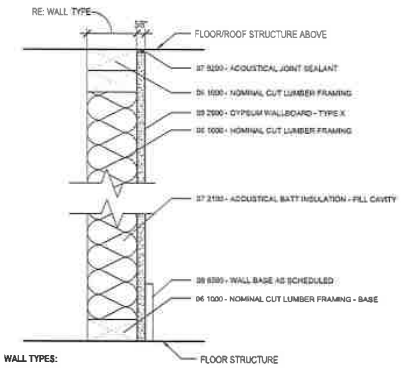
1. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE A FULLY AIR/WATER TIGHT ENVELOPE SYSTEM COMPRISED PRIMARILY OF THE 074200 EXTERIOR WALL ASSEMBLY AND 075323 ROOF ASSEMBLY SYSTEMS. THE AIR/WATER TIGHTNESS OF THE SYSTEM SHALL BE FIELD TESTED BY THE CONTRACTOR DURING CONSTRUCTION USING IN-PLACE MOCK-UPS, AND BY THE OWNER AS A PART OF COMMISSIONING. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
2. IT IS THE INTENT OF THESE DOCUMENTS TO DESCRIBE 1HR AND 2HR RATED ASSEMBLIES DESIGNED TO FULLY PROTECT THE 051200 STRUCTURAL STEEL FRAME AND 053000 STEEL DECK SYSTEMS, AND AT REQUIRED LOCATIONS TO PREVENT THE SPREAD OF FIRE AND SMOKE BETWEEN SPACES. ALL RATED ASSEMBLIES SHALL BE INSPECTED BY THE OWNER'S AGENT PRIOR TO COVER. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. ALL JOINTS AND PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE FIRE STOPPED UTILIZING DELEGATED DESIGN FIRESTOPPING DETAILS IN ACCORDANCE WITH 078443 "PENETRATION AND JOINT FIRESTOPPING".
4. ALL WALL ASSEMBLIES IN EXCESS OF 10' IN HEIGHT SHALL BE FIRE BLOCKED.
5. SEE PLANS, SECTIONS AND ELEVATIONS FOR FLOOR/CEILING AND WALL TYPE LOCATIONS.
6. SEE DETAILS FOR LOCATION-SPECIFIC INFORMATION.

LEGEND:

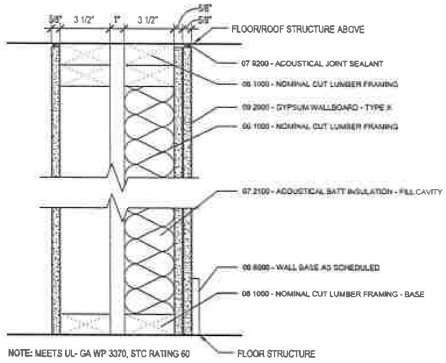
STRUCTURAL FRAMING - SEE STRUCT



1 PL_1 - INTERIOR WOOD FRAMED PARTITION
3" = 1'-0"



2 FL_1 - INTERIOR WOOD FRAMED FURRING WALL
3" = 1'-0"



3 SW1 - INTERIOR WOOD FRAMED ELEVATOR SHAFT WALL PARTITION
3" = 1'-0"

© NorthWind Architects, LLC Project Number 1012.2275

NOT FOR CONSTRUCTION
06/05/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph (907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED; AFFECTING ALL LABELED DIMENSIONS

AYAYD Learning Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE

SHEET TITLE:
INTERIOR BUILDING ASSEMBLIES

CHECKED	Approver
DRAWN	Author

issue	date	description

SHEET # **A0.**

ISSUE DATE 06/05/

Attachment A- Application Packet

ARCHITECTURAL SPECIFICATIONS:

DIVISION 01 - GENERAL REQUIREMENTS

1. SUBMITTALS: PROVIDE SUBMITTALS, INCLUDING SHOP DRAWINGS, PRODUCT LITERATURE, COLOR/PATTERN SELECTIONS, AND PROPOSED SUBSTITUTION FOR CONSULTANT AND CLIENT REVIEW AND APPROVE PRIOR TO PROCUREMENT. DIGITAL SUBMITTALS FORMATTED TO STREAMLINE REVIEW PREFERRED. ANTICIPATE 10 DAY SUBMITTAL TURNAROUND BY A/E TEAM.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ASSEMBLY OF ALL COMPONENTS OF THE WORK.

DIVISION 03 - CONCRETE
SEE STRUCTURAL AND CIVIL SPECIFICATION

DIVISION 05 - METALS:
SEE ALSO STRUCTURAL SPECIFICATION

SECTION 05 50 00 - METAL FABRICATIONS
1. OPEN FRAMING OF INTERIOR STAIRWAY (PAINTED)
2. GUARDRAIL ASSEMBLIES AT INTERIOR STAIRWAY.
3. STAINLESS STEEL PIPE HANDRAILS AT INTERIOR STAIRWAYS
4. HOT DIPPE GALVANIZED GUARDRAIL ASSEBLY AT LANDSCAPE RAMP.
5. HOT DIPPED GALVANIZED GUARDRAIL ASSEMBLY AT LANDSCAPE RAMP AND STAIR.
6. GLVANIZED STEEL GRAING STIR TREADS AT LANDSCAPE STAIRWAY.
7. 316 ALLOY STAINLESS STEEL CABLE NET INFILL PANELS AT LANDSCPAE RAMP RAILING
8. STEEL PIVOT POISTS FOR WOOD PANELS IN COURTYARD (PAINTED)
9. HOT DIPPED GALVANIZED STEEL TOTEMPOLE BASE ARMATURE IN COURTYARD

DIVISION 06 - WOOD, PLASTICS, & COMPOSITES:

SECTION 06 10 00 - ROUGH CARPENTRY
SEE ALSO STRUCTURAL SPECIFICATION
1. DIMENSION FRAMING LUMBER, WOOD BLOCKING AND NAILERS – FOR MISC FRAMING
2. PLYWOOD:
   A. INTERIOR MISCELLANEOUS BACKING USE: LOCATIONS AND THICKNESS PER DRAWINGS, GRADE ACX

SECTION 06 20 23 - INTERIOR FINISH CARPENTRY
1. INTERIOR WOOD TRIM:
   A. INTERIOR TRIM FOR TRANSPARENT FINISH
      a. SOLID SAWN WOOD, PREMIUM. HEMLOCK. ¾" MINIMUM.
   B. INTERIOR FRAMES AND JAMBS FOR TRANSPARENT FINISH
      a. SOLID SAWN WOOD, PREMIUM. CVG. HEMLOCK. ¾" MINIMUM.

SECTION 06 20 30 - EXTERIOR FINISH CARPENTRY
1. EXTERIOR WOOD PANLS:
   A. 2" THICK CEDAR SLABS GANGED TO GETHER IN TWO 10' X 10' CARVABLE PANELS - ICYS STRAIGHT LUMBER SUPPLIED (HOONAH)
   B. SOLID 3" CEDAR IMBERS FOR CONFIGURATION AS CURVED SITE BENCH ALONG RETAINING WALL (SEE SITE PLAN). APPOXIMATELY 30 LF X 16" DEEP MOUNTED TO CAST CONCRETE SITE WALL.

SECTION 06 41 14 - PLASTIC LAMINATE FACED ARCHITECTURAL CABINETS
1. ARCHITECTURAL CABINETS:
   A. GRADE: PREMIUM
   B. TYPE OF CONSTRUCTION: FRAMELESS
   C. DOOR AND DRAWER-FRONT STYLE: 1/2" REVEAL OVERLAY
   D. ADA KNWE SPACE AT VEGTABLE SINK IN TEACHING KITCHEN, AND AT WASH SINK IN STAFF KITCHENETTE.
   E. LAMINATE CLADDING: HIGH-PRESSURE DECORATIVE LAMINATE: NEMA LD 3
      a. BASIS OF DESIGN MANUFACTURER: FORMICA
      b. COLOR: BLOND CEDAR 6576
2. SOLID SURFACE COUNTERTOPS:
   A. SSM-1, FORMICA - BIANCO MINERAL 758
3. STAINLESS STEEL COUNTERTOP AT KITCHEN: CUSTOM-FORMED 16GA 316 ALLOY WITH SQUARE EDGE AND WELDED CORNERS.
   A. ISLAND TOP INTEGRATES STAINLESS STEEL VEGTABLE WASH SINK. FINISHED ON 4 SIDES.
   B. TOPS FLANKING RANGE FINISHED ON 2 SIDES, WITH INTEGRAL 6" TALL STAINLESS STEEL BACKSPLASH.

07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 21 00 - INSULATION
A. ACOUSTIC INSULATION:
   A. PARTITION AND FLOOR ASSEMBLIES: GLASS FIBER BLANKET INSULATION:
      a. UNFACED, TYPE I, ASTM C665, WITH MAXIMUM FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF 25 AND 50, RESPECTIVELY, PER ASTM E84; PASSING ASTM E136 FOR COMBUSTION CHARACTERISTICS. THICKNESS AS INDICATED ON DRAWINGS
   B. RIGID INSULATION #1: ROXUL 1.5" MINERAL WOCL BOARD, MEDIUM DENSITY. FOR USE UNDER WOOD SIDING.
   C. RIGID INSULATION #2: TYPE XXX EPS FOR USE IN ROOF ASSEMBLY AND ON WARM SIDE OF CONCRETE STURCTURE.
   D. RIGID INSULATION TYPE #3: TYPE XXX XPS FOR SUBGRADE USE, UNDER CONCRETE SLABS AND EXTIONR SIDE OF FOUNDATION WALLS.
   E. FIBERGLASS BATT WALL INSULATION
   F. MINERAL WOOL BOARD INSULATION
   G. ACCESSORY INSULATION FOR MISCELLANEOUS VOIDS: MINERAL FIBER AND SPRAY FOAM INSULATION AS REQUIRED

072500 WEATHER BARRIERS:
- AT EXTERIOR WALLS:
  1. WRB-1: SELF ADHERING, VAPOR PERMEABLE, WATER RESISTIVE AIR BARRIER
     A. VAPROSHIELD - WALLSHIELD SA (GREEN).
- FLEXIBLE FLASHING AND PRE-FORMED FLEXIBLE FLASHING INSIDE AND OUTSIDE CORNERS AND END DAMS:
  1. BUTYL RUBBER FLASHING: COMPOSITE, SELF-ADHESIVE, FLASHING PRODUCT CONSISTING OF A FLUABLE, BUTYL RUBBER COMPOUND, BONDED TO A HIGH-DENSITY POLYETHYLENE FILM, ALUMINUM FOIL, OR SPUNBONDED POLYOLEFIN
  2. WEATHER BARRIER TAPE: USE WRB-1 WEATHER BARRIER TAPE AS FLEXIBLE FLASHING FOR ALL INSTANCES WHERE FLEXIBLE FLASHING IS INDICATED TO SEAL WRB-1 AND WRB-2 TO ITSELF OR TO ANY OTHER SUBSTRATE.

072600 VAPOR BARRIERS:
- AT INSIDE FACE OF STUDS. UNDER FLOOR SLAB. OVER GRADE AT EXISTING CRAWLSPACE:
  1. VB-1: HIGH DENSITY POLYETHYLENE SHEET VAPOR BARRIER:
     A. 10 MIL MINIMUM, CLEAR.
     B. SEAL ALL LAPS AND PERIMETERS.
- AT UNSERSIDE OF ROOF INSULATION, SLOPED AND FLAT ROOFS.
  1. VB-2: LAMINATE WOVEN POLYETHYLENE, NONSLIP, UV-PROTECTED BACKING LAYER ON 100% BUTYL RUBBER, SELF-ADHERING BASE LAYER SUITABLE FOR APPLICATION IN FULLY ADHERED ROOFING SYSTEM:
     A. 30 MIL MINIMUM, 250 PSI, .05 PERMS

075419 SINGLE-PLY MEMBRANE ROOFING:
1. AT ROOF: 60 MILS HEAT WELDED PVC, FULLY ADHERED; LIGHT GREY.
   A. COVERBOARD PLYWOOD W/ FULL ADHESION TO UPLIFT, DESIGN BY ROOFING MANUFACTURER.
   B. MECHANICALLY FASTENED POLYSTYRENE INSULATION + TAPERED EPS INSULATION KIT FOR ¼" = 1' SLOPE TO DRAIN
   C. VAPOR RETARDER: ICE AND WATERSHIELD APPLIED TO FLAT STRUCTURAL DECK TO SERVE AS TEMPORARY WEATHER PROTECTION PRIOR TO INSTALLATION OF TAPER KIT AND ROOFING ASSEMBLY.
   D. ROOF DRAINS:COMMERCIAL ROOF AND OVERFLOW DRAIN WITH DISMS SCREENS . SIZE FOR ROOF AREA. INSUALTE ALL ROOF DRAIN LINES.
2. AT DECK/BALCONY: HEAT WELDED PVC TEXTURED TRAFFIC MEMBRANE, FULLY ADHERED; DURADECK ULTRA SURCOSEAL GREY. CONTACT: DURADECK NORTHWEST 1-800-442-9215
   A. CEMENTITIOUS COVERBOARD PLYWOOD W/ FASTENERS TO UPLIFT, DESIGN BY ROOFING MANUFACTURER. TRIM FRAMING TO SLOPE 1/4:1" AWAY FROM BUILDING TO RAILING.

074200 EXTERIOR WALL AND ROOF ASSEMBLIES:
- **WOOD CLADDING AND SOFFITS:**
  1. SIDING BOARDS: VERTICALLY ORIENTED FLAME-CHAR TREATED CVG CEDAR
     A. ALTERNATING 5/4" X 8" AND X6, FLUSH T&G.
        a. PENETRATING SEALER ON ALL FACES AND CUT ENDS.
        b. NO SPLICING OR SCARFING IN AN INSTALLED COURSE. ALIGN COURSING. MITER OUTSIDE CORNERS.
     B. FASTENERS: INSTALL VERTICAL PLANK SIDING WITH STAINLESS STEEL 8D RING SHANK NAILS, EVENLY SPACED OVER HORIXONTAL 3/4" X 3-1/2" PRESERVATIVE TREATED OR CEDAR FURRING STRIPS, SPACES 18" O.C.
- **METAL ROOFING:**
  1. STANDING SEAM, CONCEALED FASTENER 24 GA PVDF COATED METAL ROOF PANELS.
     A. BASIS OF DESIGN: MBCI BATTENLOK HS 12" PAN FORMED METAL ROOF , CHARCOAL GREY.
  2. PROVIDE CLAMP RAILING TYPE SNOW STOPS AT ALL EAVES

076200 SHEET METAL FLASHING, COPING, GUTTERS:
- ACCESSORY SHEETMETAL TO MATCH: SLOPED ROOF FASCIA WRAP, ROOFING PERIMETER FLASHINGS, GUTTERS AND DOWNSPOUTS, FLASHINGS AT FENESTRATION.
  1. COPINGS AND FLASHINGS: 24GA PVDF COATED STEEL SHEETMETAL, COLOR:
     A. AT RENOVATE BUILDING THE EAVE AND RAKE WRAPS AND GUTTERS TO BE WHITE. FLASHINGS AT FENESTRATIONS TO BE SELECTED BY ARCHITECT.

DIVISION 08 - OPENINGS:

085200 FIBERGLASS WINDOWS, DOORS, STOREFRONTS:
1. WINDOWS: BASIS OF DESIGN MANUFACTURER: CASCADIA
2. BASIS OF DESIGN PRODUCTS:
   A. FIXED AND AWNING WINDOWS: UNIVERSAL SERIES
   B. STOREFRONT : UNIVERSAL SERIES STOREFRONT
   C. ENTRY/EXIT DOORS, SWINGING AND SLIDING: UNIVERSAL SERIES PATIO DOORS WITH FRAMES INTEGRATED INTO STOREFRONT.
   D. GLAZING, FINISHES AND HARDWARE
      a. GLAZING: LOW-E COATED, INSULATED GLAZING UNITS (DOUBLE GLAZED)
      b. EXT & INTERIOR FRAME FINISH: CHARCOAL GREY
      c. HARDWARE: CORROSION RESISTANT FINISH ON HINGE COMPONENTS AND STAINLESS STEEL MULTI-POINT LOCK BACK, STAINLESS STEEL LOCKING KEEPERS, AND STAINLESS STEEL ROTARY CRANK OPERATOR WITH FOLDING HANDLE.

087100 INTERIOR DOORS AND FRAMES:
1. DOORS: FACTORY CLEAR-FINISHED FIVE OR SEVEN PLY LUMBER CORE WOOD DOORS:
   A. THICKNESS: 1-3/4"
   B. FACING SELECTION: PLAIN SLICED, BOOK MATCH
   C. FACE SPECIES: TBD BY ARCHITECT.
   D. STILE AND RAILS ARE BONDED TO CORE. THEN ENTIRE UNIT IS ABRASIVE PLANED BEFORE VENEERING.
2. FRAMES AND TRIM:
   A. SOLID SAWN LUMBER, CLEAR FINISH TO MATCH DOOR FACES.
3. LITE OPENINGS:
   A. FRAME:SOLID SAWN LUMBER
   B. GLAZING: FACTORY INSTALLED GLAZING IN DOORS INDICATED TO BE FACTORY FINISHED. COMPLY WITH REQUIREMENTS IN SECTION 088000 "GLAZING"
4. SPECIAL DOOR - BETWEEN TEACHING KITCHEN AND EDUCATION SPACE: WE WILL HAVE A 12" WIDE X 9' TALL WANAWALL, 4 PANELS WITH ONE PANEL CONFIGURED AS A SWING DOOR FOR DAILY USE WHEN THE OTHERS ARE CLOSED. . THIS SYSTEM WILL BE CORPED TO THE TEACHING KITCHEN ISLAND COUNTERTOP AND WILL BE WEATHER SEALED TO SEPARATE SOUND AND KITCHEN SMELLS AND SOUNDS FROM THE ECDUCATION SPACE. FINISHES TO MATCH OTHER DOOR AND FINISHES IN FACILITY.
5. DOOR HARDWARE:
   A. STANLEY-BEST OR ASSA ABLOY COMMERCIAL HARDWARE
      a. 5-KNUCKLE BALL-BEARING HINGES, NNO LESS THAN THREE HINGES, ALL DOORS
      b. CYLINDRICAL LOCKSETS WITH ADA COMPLIANT LEVERS, ALL DOORS
      c. WALL OR FLOOR STOPS, HOLDERS AT ALL DOORS.
      d. ADA CLOSERS WITH CONSEALED OVERHEAD STOPS ON EXTERIOR DOORS. PROVIDE PARALLEL ARMS FOR ALL OVERHEAD CLOSERS, UON.
      e. PROTECTION PLATES: ROCKWOOD
         - SIZES: FABRICATE PROTECTION PLATES (ARMOR, KICK OR MOP) NOT MORE THAN 2" LESS THAN DOOR WIDTH ON STOP SIDE AND NOT MORE THAN 1" LESS THAN DOOR WIDTH ON PUSH SIDE, EXCEPT AS INDICATED.
         - METAL PLATES: STAINLESS STEEL, 18 GAUGE (0.050) THICK. SATIN FINISH (US32D, 630), BEVELED FOUR EDGES (BE)
      f. GASKETS AND SWEEPS: PEMKO
      g. PROVIDE CONTINUOUS WEATHERSTRIPPING AT EACH EDGE OF EVERY EXTERIOR DOOR LEAF
      h. SILENCERS AT INTERIOR DOORS: TIMELY
      i. BRUSHED CHROME HARDWARE FINISH.

SECTION 088000 - GLAZING
1. PRODUCTS:
   A. EXTERIOR: COORDINATE WITH EXTERIOR FENESTRATION SUPPLIER; TRANSPARENT INSULATING GLASS. TEMPERED WHERE REQUIRED.
   B. INTERIOR TRANSPARENT GLAZING
      a. CLEAR SAFETY GLASS
      b. OVERALL THICKNESS: 3/8" NOMINAL

DIVISION 09 - FINISHES:

092900 GYPSUM BOARD:
1. 5/8" TYPE X. ASTM C1396/C1396M AT WALLS, CEILINGS
   A. PROVIDE METAL CORNER TRIMS AND J-MOLDINGS, AND VINYL EXPANSION JOINTS.
   B. PROVIDE ALL DRYWALL MUDS AND TAPES, TEXTURES TO MATCH EXISTING. PAINT OUT AS REQUIRED TO BLEND WITH SURROUNDING.
   C. MOISTURE RATED GYPSUM BOARD ASTM D3273 AT BATHROOM.
   D. CEMENT BOARD BEHIND CERAMIC/PORCELAIN TILE.

093000 TILE:
1. BATHROOM FLOORS: LARGE FORMAT SLIP RESISTANT CERAMIC TILE, THIN SET OVER UNDERLAYMENT.
2. PROVIDE 3" MARBLE THRESHOLDS AT OPENINGS, CENTERED UNDER DOORS.
3. PROVIDE 4" CERAMIC TILE BASE.
   1. BASIS OF DESIGN: MSI SURFACES GRAPHITE PORCELAIN TILE. 12x24
4. BATHROOM WALLS: WET WALLS: CERAMIC TILE WAISCOT TO 50" AFF. ALL OTHERS: SCRUBBABLE WALL PAINT.

095100 ACOUSTIC CEILING TILE AND GRID:
1. ACT 1 -BASIS OF DESIGN: ARMSTRONG ULTIMA. 24X24 15/16" BEVELED TEGULAR, GRID "SILHOUETTE 1/4" REVEAL. WHITE
2. SPECIAL SUBMITTAL: SEISMIC BRACING BY MANUFCTURER.

096005 FLOORING SPECIALTIES - RUBBER BASE, STAIR NOSING AND TRANSITIONS:
- BASIS OF DESIGN: THERMOSET RUBBER BY ROPE OR JOHNSONITE. 4" COVE BASE AND WALKING SURFACE TRANSITIONS COLOR TO BE COORDINTED WITH FLOORING SELECTION. RUBBER BASE INSTALL LOCATIONS AS SCHEDULED.

096500 LUXURY VINYL TILE (LVT) FLOORING:
1. LVT: UPSTAIRS EDUCATION SPACE, DOWNSTIAR CIRCULATION SPACE, AND UPSTAIRS LOBBY
   A. GLUE-DOWN TYPE, 30 -YEAR BY ARMSTRONG

096518 - RESILIENT SHEET FLOORING
1. RESILIENT FLOORING, KITCHEN AND UTILITY SPACES
   A. MANUFACTURER: TARKETT
   B. STYLE: OPTIMA
   C. COLOR: SILVER BELLS 0872

096800 COMMERCIAL CARPET:
1. WALK OFF CARPET TILE : 6'X8' IN FRONT OF EACH UPSTAIRS LOBBY AND DOWNSTAIRS LOUNGE DOORS.
   A. BASIS OF DESIGN: STEP IN STYLE II BY MOHAWK GROUP
2. BROADLOOM CARPET IN OFFICES SMALL MEETING ROOM
   A. BASIS OF DESIGN: GOOD WILL - BC526 BY MOHAWK GROUP

099123 INTERIOR PAINTING:
1. INTERIOR: DESIGN-BUILD COORDINATION WITH OWNER:
   A. AT INTERIOR GYPSUM WALLBOARD SURFACES PREP AND PAINT WITH ONE COAT PA PRIMER AND COATS REQUIRED TO COVER OF EGGSHELL LATEX PAINT.
   B. PAINT OF: CLEAR FINISH ALL INTERIOR WOOD DOORS, FRAM AND AND TRIM THAT IS A PART OF THE WORK.

SECTION 09 77 13 - ACOUSTICAL FABRIC WRAPPED PANELS
1. PRODUCTS:
   A. SUSPENDED FABRIC WRAPPED PANELS, DOWNSTAIRS HALLWAY, LOUNG E AND KITCHEN, UPSTAIRS BETWEEN BEAMS IN CLASSROOM.
      a. MANUFACTURER: FABRITRACK
      b. STYLE: GEO TRAK SYSTEM
      c. SYSTEM: TERRACORE POLY
      d. THICKNESS: 1"
      e. FABRIC: TO BE SELECTED BY ARCHITECT

DIVISION 10 - SPECIALITIES

SECTION 10 28 00 - TOILET, BATH, AND LAUNDRY ACCESSORIES
1. PRODUCTS: BASIS OF DESIGN
   - GARMENT HOOK (GH): BOBRICK B-682, STAINLESS STEEL SATIN FINISH
   - TOILET PAPER DISPENSER (TPD): BOBRICK B-940, STAINLESS STEEL SATIN FINISH
   - GRAB BAR (GB): BOBRICK B-5806, STAINLESS STEEL SATIN FINISH, DIMENSIONS PER DRAWINGS
   - DIAPER-CHANGING STATION (BCS): BOBRICK KB310-SSRE, STAINLESS STEEL
   - PAPER TOWEL DISPENSER (PTD): OFOI
   - PAPER TOWEL DISPENSER/ WASTE RECEPTACLE (PTDR): BOBRICK B-36903, STAINLESS STEEL SATIN FINISH
   - LIQUID-SOP DISPENSER (SD): OFOI
   - HAND SANITIZER DISPENSER (HSD): OFOI
   - MIRROR UNIT (MIR): BOBRICK B-165 2430, STAINLESS STEEL SATIN FINISH

SECTION 101423 - ROOM - IDENTIFICATION PANEL SIGNAGE

SECTION 104400 - FIRE PROTECTION SPECIALTIES
A. FIRE PROTECTION EXTINGUISHERS & CABINETS
   a. BASIS OF DESIGN: JL INDUSTRIES 2033P100
      - SURFACE MOUNTED
      - UP TO 20 LB FIRE EXTINGUISHERS
      - #4 STAINLESS STEEL
      - FULL GLASS DOOR - CLEAR ACRYLIC GLAZING W/ "FIRE EXTINGUISHER" DECAL
      - DIE CAST "FIRE" HANDLE

DIVISION 11 - EQUIPMENT

SECTION 113100 - RESIDENTIAL APPLIANCES
A. DISHWASHER
   a. BASIS OF DESIGN:
      - ADA COMPLIANT
      - FINGERPRINT - RESISTANT STAINLESS STEEL
      - 35 3/4" X 70" H X 25 3/8"D
B. MICROWAVE
   a. BASIS OF DESIGN:
      - .90 CU FT, 1500W
      - STAINLESS STEEL FACE
C. REFRIGERATOR WITH FREEZE AND ICE MAKER
   a. BASIS OF DESIGN: GE CXXX
      - STAINLESS STEEL
      - 33 7/8" H X 19 3/4" W X 21 1/4" D

SECTION 11400 - COMMERCIAL KICHEN EQUIPMENT" AND APPLIANCES
EQUIPMENT, WILL BE COORDINATED WITH MECHAMICAL:
A. 48" WIDE 6-BURNER COMMERCIAL ELECTRIC RANGE WITH INTEGRATED OVEN
B. TYPE 1 RANGE HOOD AND SUPPORTING EQUIPMENT
C. HIGH TEMPERATURE UNDERCOUNTER DISHWASHER
D. UPRIGHT SIDE BY SIDE COMMERCIAL REFRIGERATOR AND FREEZER, TOP MOUNTED COMPRESSORS
E. 6' STAINLESS STEEL WORK COUNTER ON STAINLESS STEEL LEGS. UNDERSHELF.
F. 6' HANGING PAN RACK OVE WORK COUNTER
G. 3-WELL COMMERCIAL SINK ON STAINLESS STEEL LEGS W/ WASHER HOSE AND DRAINING SIDE APRONS, FLOOR MOUNTED GREASE INTECEPTOR.

DIVISION 12 - FURNISHINGS

SECTION 122413 - ROLLER WINDOW SHADES
1. SUBMITTALS: PRODUCT DATA
2. PRODUCTS:
   A. ROLLER WINDOW SHADE, RS-1:
      a. MANUFACTURER: DRAPER
      b. STYLE: SHEERWEAVE
      c. COLOR: WHITE PLATINUM
      d. VALANCE: CLEAR ANODIZED ALUMINUM FASCIA
   B. ROLLER WINDOW SHADE, RS-2:
      a. MANUFACTURER: MECHO SHADE
      b. STYLE: CHELSEA BLACKOUT
      c. COLOR: TO BE SELECTED BY ARCHITECT FROM MANUFACTURES FULL RANGE OF COLORS
      d. VALANCE: CLEAR ANODIZED ALUMINUM FASCIA

DIVISION 21-25 - MECHANICAL/HVAC/PLUMBING
REFER TO MECHANICAL AND PLUMBING DRAWINGS AND SHEET SPECIFICATIONS.

DIVISION 26-28 - ELECTRICAL
REFER TO ELECTRICAL DRAWINGS AND SHEET SPECIFICATIONS.

DIVISION 31 - EARTHWORK
1. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS. AS REQUIRED TO COMPLETE THE WORK. REPAIR SOILS AND PLANTING IN AREAS OF SITE DISTURBANCE. ALL FINISH GRADE SURFACES TO DRAIN AWAY FROM BUILDING.
2. COORDINATE WITH ARCHITECTURAL SITE PLANS AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.

DIVISION 32 - HARDSCAPE - COORDINATE WITH CIVIL DRAWINGS

321216 ASPHALT PAVING
3" ASPHALT PAVING OVER COMPACTED D1 BASE AND COMPACTED NSF SUB-BASE. PROVIDE PAINTED PARKING AND ACCESSIBILITY STRIPING

321313 CONCRETE PAVING
4" REINFORCED CONCRETE SIDEWALKS OVER COMPACTED D1 BASE. PROVIDE CONTROL JOINTS AT NO MORE THAN 6' CENTERS. WASHED AGGREGATE SURFACE FINISH.

321400 UNIT PAVERS
LINEAR PRECAST CONCRETE UNIT PAVERS. 4"X4"> 24" TYP. BASKET WEAVE PATTERN OVER COMPACTED D1 BASE. 8000 PSI MINIMUM CONCRETE, SANDBLASTED FINISH. WWW.MODERNPAVERS.NET

PROVIDE METAL POST MOUNTED ACCESSIBLE VAN PARKING SIGNAGE PER LOCAL REQUIREMENTS.

PROVIDE BUILING ADRESS NUMBERS 6" TALL CAST ALUMINUM "1021".

PROVIDE OWNER ORGANIZATION SIGNAGE PRINTED ON 2' TALL X 5' WIDE 1/8" THICK ALUMINUM SHEET ON TWO 3"X3" ALUMINUM TUBES SET INTO LANDSCAPE WHERE INDICATED. COORDINATE SIGNAGE LED SITE LIGHTING AS NOTED ON ELECTRICAL DRAWINGS. BACK OF SIGN AND SUPPORT TUBES TO BE PAINTED DARK BROWN. COORDINATE SIGNAGE DESIGN WITH ARCHITECT AND OWNER.

© NorthWind Architects, LLC, Project Number: WNA 2206

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.0130
www.northwindarch.com

IF THE ABOVE CALIBRATION LINES DO NOT MEASURE 1INCH AND 1/2 INCH EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELS, SCALES AND DIMENSIONS.

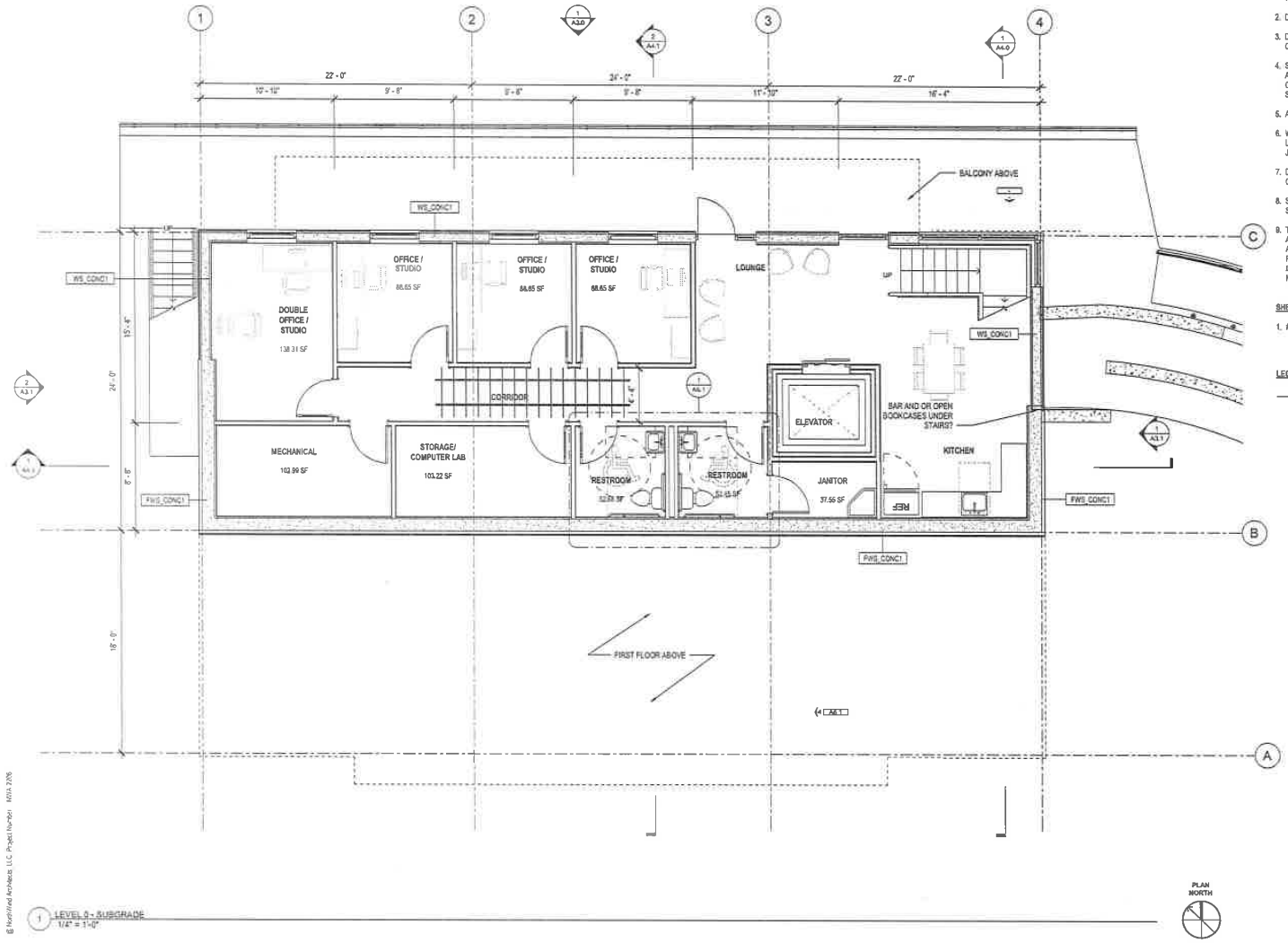
AYAYD Learning Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE

SHEET TITLE
SPECIFICATIONS

CHECKED
DRAWN

SHEET #
A0.

ISSUE DATE 06/05/



1 LEVEL 0 - SUBGRADE
1/4" = 1'-0"

PLAN NORTH

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. ALL PARTITIONS ARE TYPE P1-4, UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

—— STRUCTURAL FRAMING - SEE STRUCT

NOT FOR CONSTRUCTION

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCA

AYAYD Learning Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE

SHEET TITLE:
FLOOR PLAN - LEVEL 0

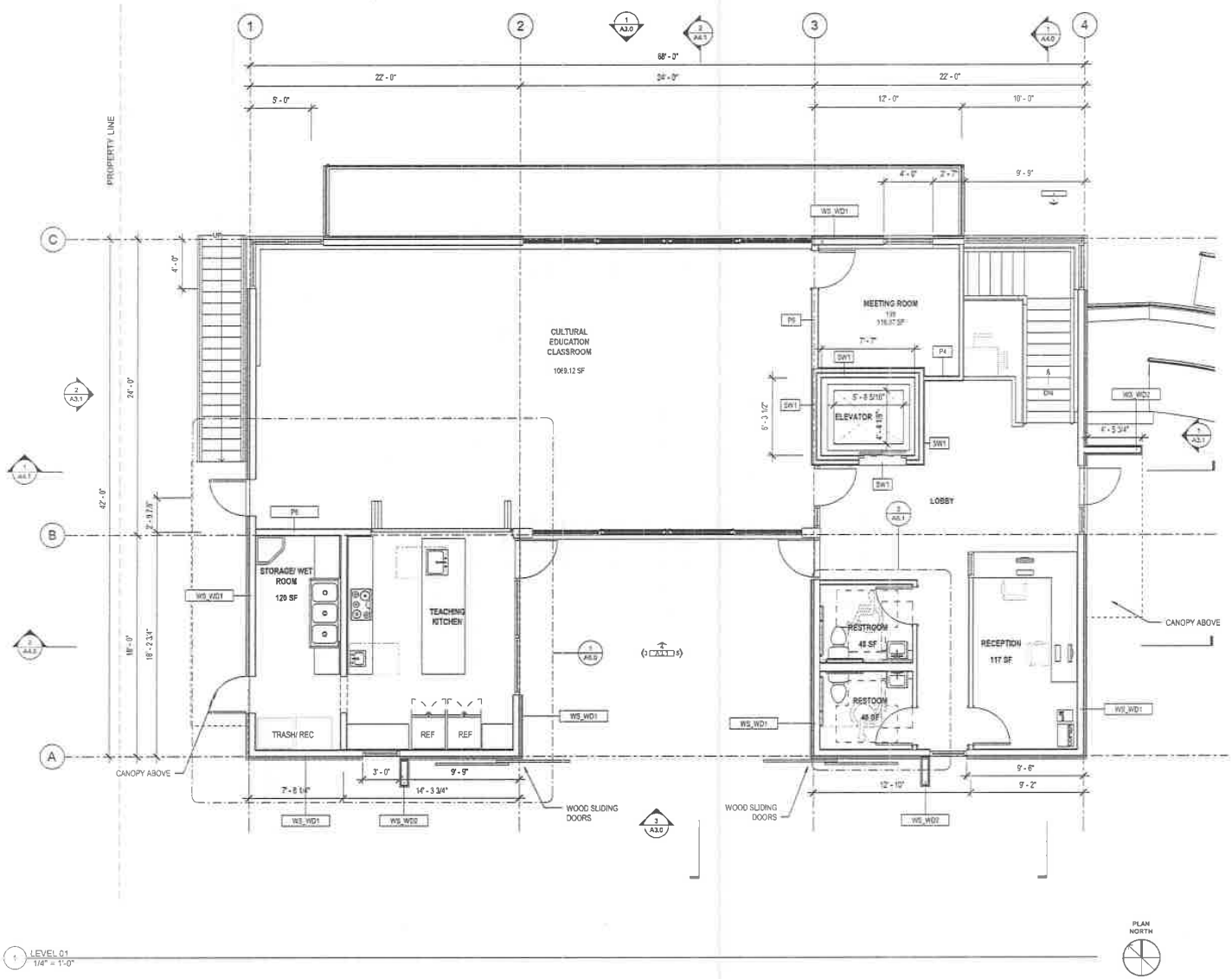
CHECKED	Approver
DRAWN	Author

Issue	date	description

SHEET # **A2.**

ISSUE DATE 06/05/

© NorthWind Architects, LLC Project Number: NWA-1705



LEVEL 01
1/4" = 1'-0"

PLAN NORTH

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION
5. ALL PARTITIONS ARE TYPE P1-4, UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

STRUCTURAL FRAMING - SEE STRUCT

ANY SET NOT FOR CONSTRUCTION

20/04/2022

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph (907) 586-0150
www.northwindarch.com

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS INVALID. THE DRAWING WILL HAVE BEEN ENLARGED, REDUCED, AFFECTING ALL LABELING

AYAYD Learning Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE

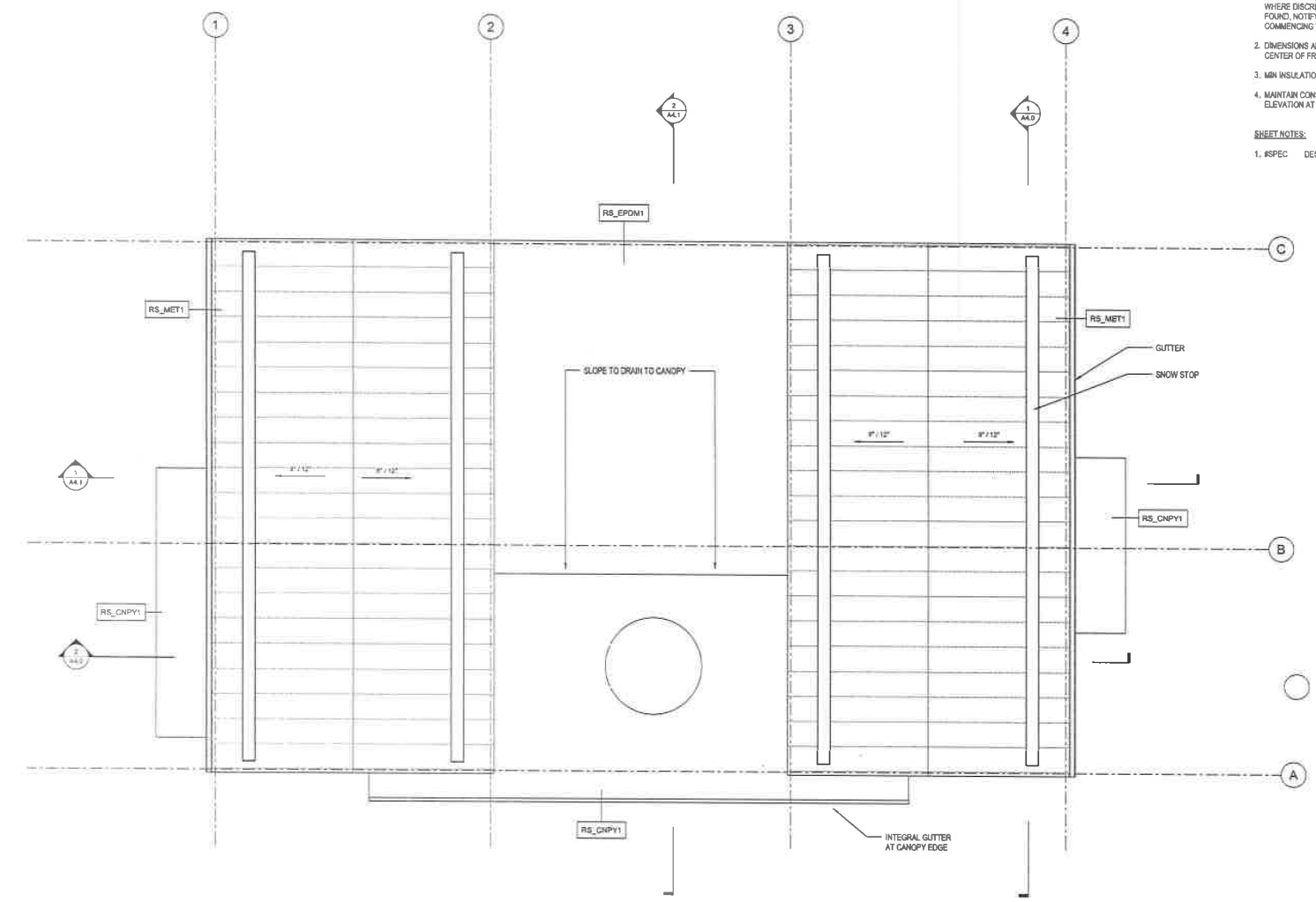
SHEET TITLE
FLOOR PLAN - LEVEL 1

CHECKED Approver
DRAWN Author

SHEET # A2.

ISSUE DATE 09/05/

© NorthWind Architects, LLC Project Number NWA2206



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
3. MIN INSULATION THICKNESS AT ROOF DRAINS 8"
4. MAINTAIN CONSTANT TOP OF INSULATION ELEVATION AT ROOF PERIMETER

SHEET NOTES:

1. #SPEC DESCRIPTION

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6130
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, TH DRAWING WILL HAVE BEEN ENLARGE REDUCED. AFFECTING ALL LABEL SC

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

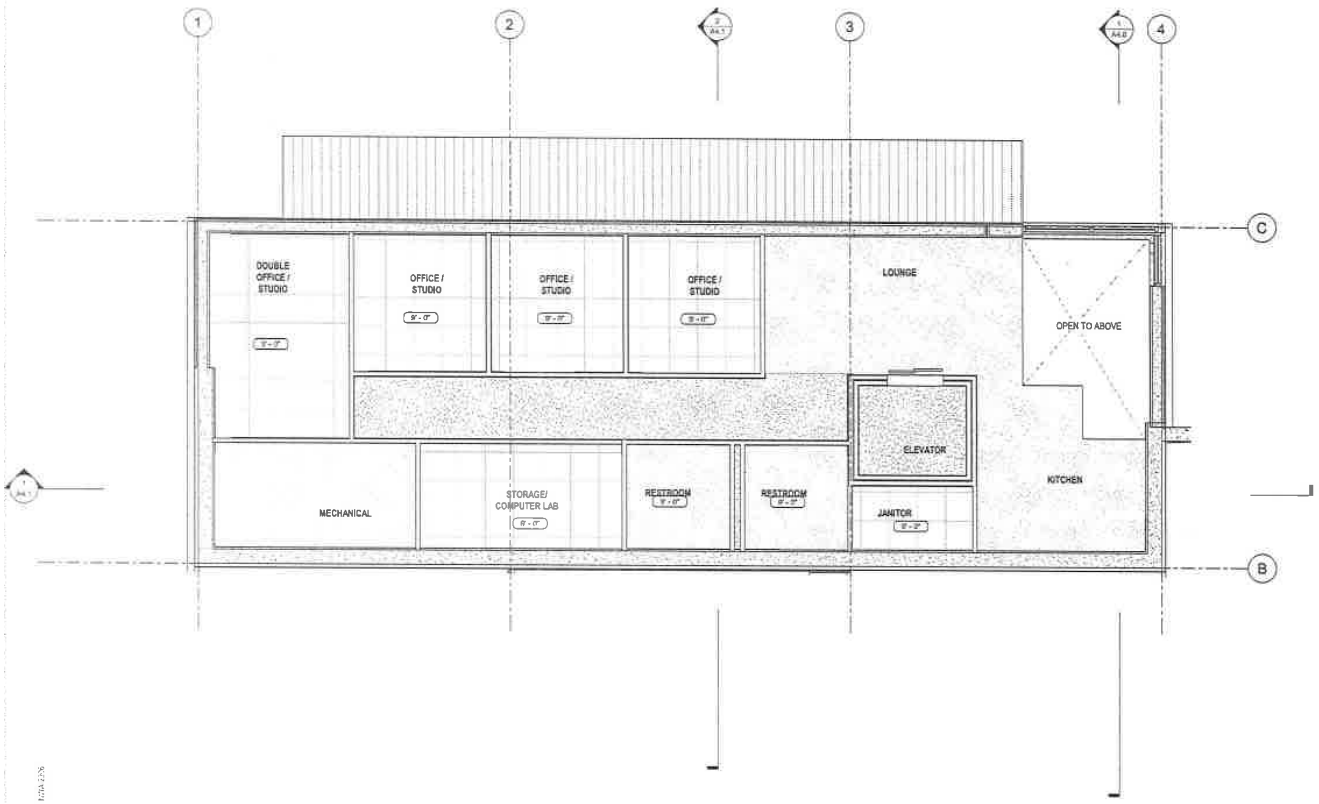
SHEET TITLE:
ROOF PLAN

CHECKED: Approver
DRAWN: Author

SHEET # **A2.**

ISSUE DATE 06/05/

© NorthWind Architects, LLC Project Number 1219.2206



1 REFLECTED CEILING PLAN - LEVEL 0
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. ALL CEILING HEIGHTS ARE 9' - 0" AFF, UNO.
4. COORDINATE LOCATION OF ALL MEP ITEMS WITH MEP.
5. CENTER MEP ITEMS INCLUDING SPRINKLER HEADS IN CEILING TILES.
6. LINEWORK DEPICTING CEILING TILES IS TO SHOW EXTENT ONLY. POSITION GRID SUCH THAT NO EDGE TILES IS LESS THAN 6" IN WIDTH. CENTER GRID IN SPACES WHEREVER POSSIBLE.
7. LINEWORK DEPICTING CEILING PENETRATIONS ARE SHOWN FOR REFERENCE ONLY. SEE MEP.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

35% SET NOT FOR CONSTRUCTION

06/08/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907 586.6130
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. AFFECTING ALL LABEL SCA

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

SHEET TITLE
REFLECTED CEILING PLAN - LEVEL 0

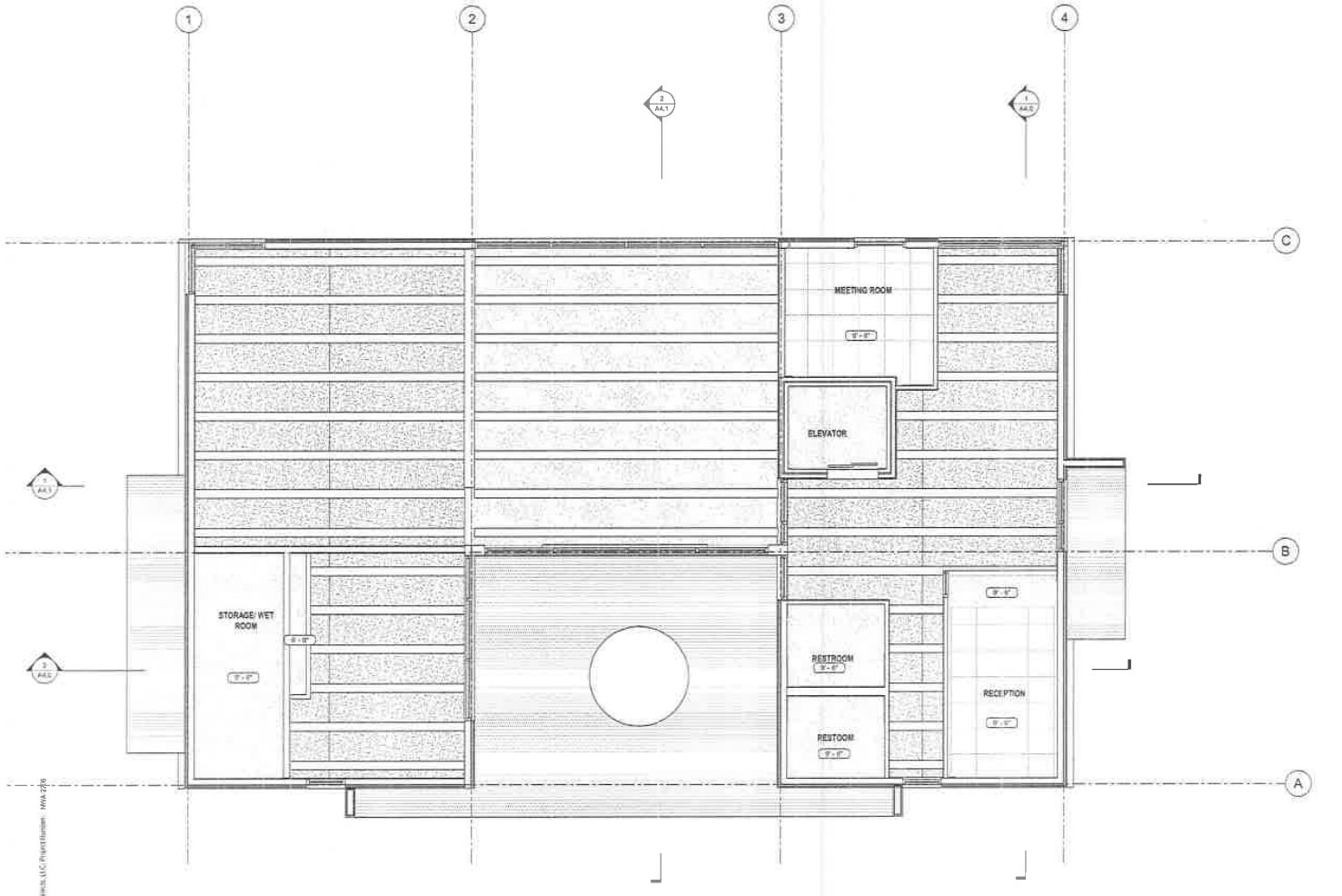
CHECKED Approver
DRAWN Author

SHEET # **A2.**

ISSUE DATE 06/08/2023

© NorthWind Architects, LLC Project Number 1234.5678

Attachment A- Application Packet



1 REFLECTED CEILING PLAN - LEVEL 01
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. ALL CEILING HEIGHTS ARE 9' - 0" AFF, UNO.
4. COORDINATE LOCATION OF ALL MEP ITEMS WITH MEP.
5. CENTER MEP ITEMS INCLUDING SPRINKLER HEADS IN CEILING TILES
6. LINEWORK DEPICTING CEILING TILES IS TO SHOW EXTENT ONLY. POSIT ON GRID SUCH THAT NO EDGE TILES IS LESS THAN 6" IN WIDTH. CENTER GRID IN SPACES WHEREVER POSSIBLE
7. LINEWORK DEPICTING CEILING PENETRATIONS ARE SHOWN FOR REFERENCE ONLY. SEE MEP.

SHEET NOTES:

1. #SPEC DESCRIPTION

LEGEND:

25% SET NOT FOR CONSTRUCTION

NorthWind Architects, LLC

126 Seward St
Juneau, AK 99801
Ph:(907.586.6150

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH, IT'S EXACTLY. TH DRAWING WILL HAVE BEEN ENLARGE REDUCED, AFFECTING ALL LABEL SC

AYAYD Learning Center
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
ST. ANNS AVENUE

SHEET TITLE
REFLECTED CEILING PLAN - LEVEL 1

CHECKED Approver
DRAWN Author

issue date descriptio

SHEET # **A2.**

ISSUE DATE

© Northwind Architects, LLC, Project Number: WNA 2236

Attachment A- Application Packet

1 ELEVATION NORTH
3/16" = 1'-0"

3 ELEVATION SOUTH
3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

30% SET
NOT FOR CONSTRUCTION

06/23/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.8150
www.northwindarch.com

IF THIC ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, TH DRAWING WILL HAVE BEEN ENLARGE REDUCED, AFFECTING ALL LABEL SC

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

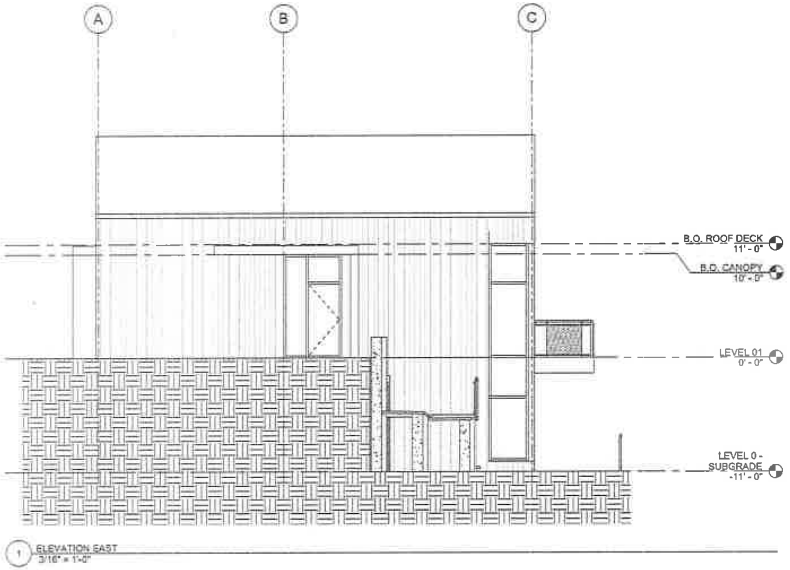
SHEET TITLE
EXTERIOR ELEVATIONS

CHECKED Approver
DRAWN Author

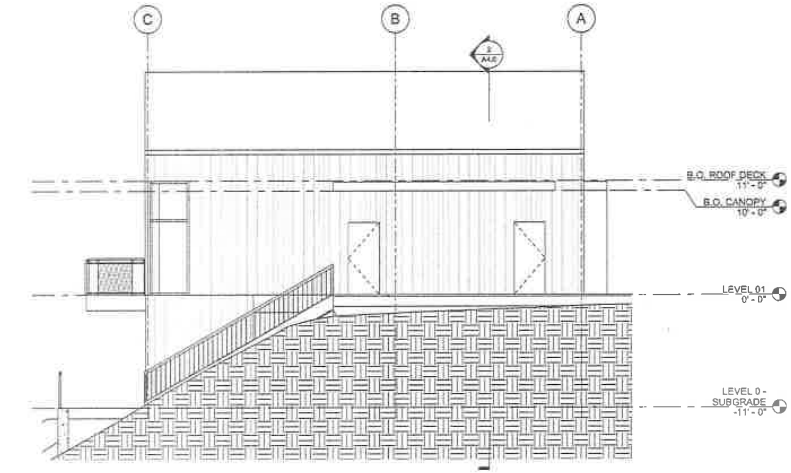
ISSUE DATE 06/05/

SHEET # A3.

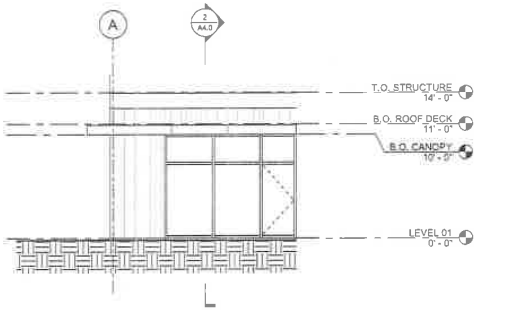
© NorthWind Architects, LLC Project Number: MYA 2206



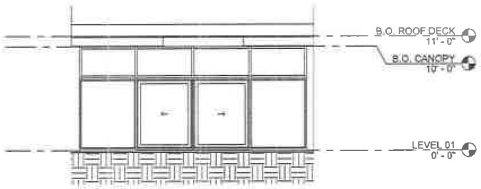
1 ELEVATION EAST
3/16" = 1'-0"



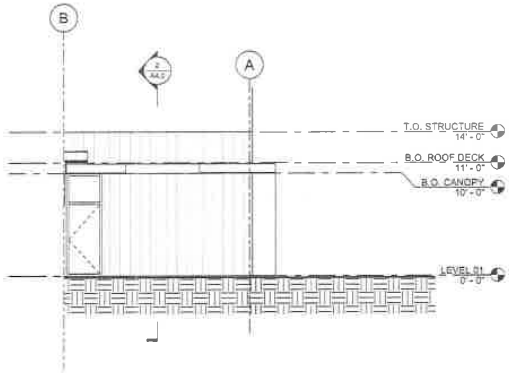
2 ELEVATION WEST
3/16" = 1'-0"



3 ELEVATION - EAST COURTYARD
3/16" = 1'-0"



4 ELEVATION - SOUTH COURTYARD
3/16" = 1'-0"



5 ELEVATION - WEST COURTYARD
3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS, NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET NOT FOR CONSTRUCTION

06/24/2022

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELS &

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST ANNS AVENUE

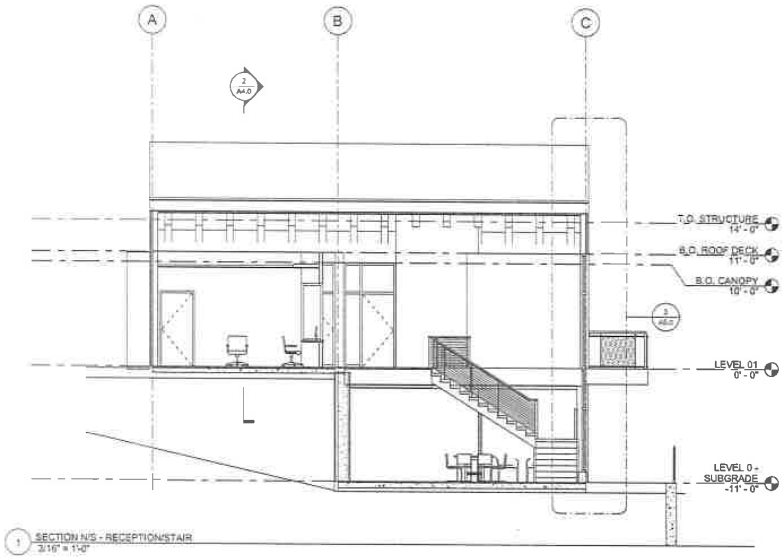
SHEET TITLE
EXTERIOR ELEVATIONS

CHECKED	Approver
DRAWN	Author
issue	date

SHEET # A3.

ISSUE DATE 06/05/2

© NorthWind Architects, LLC Project Number AIYA-206



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

30% SET NOT FOR CONSTRUCTION

06/05/2021

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCA

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

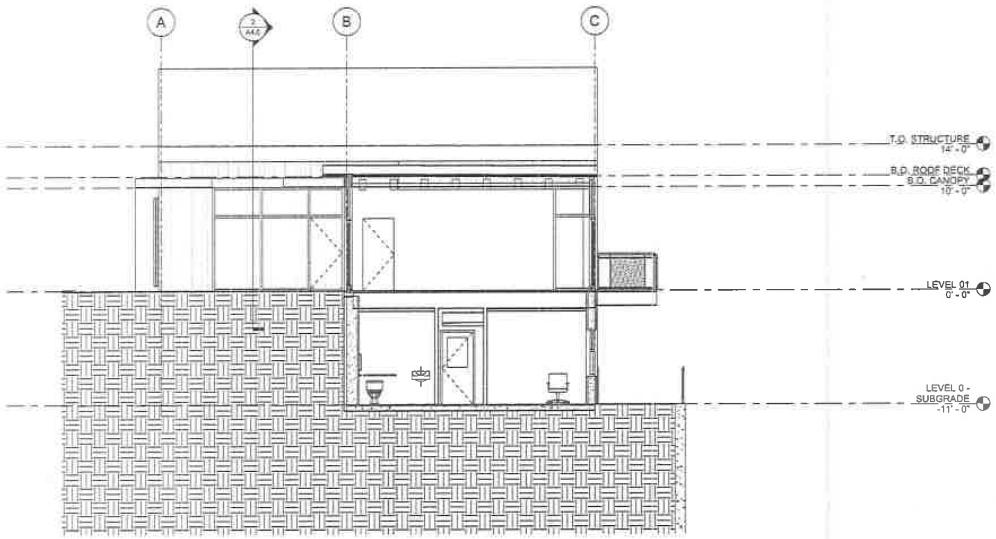
SHEET TITLE:
BUILDING SECTIONS

CHECKED	Approver
DRAWN	Author

SHEET # **A4.**

ISSUE DATE 06/05/

© NorthWind Architects, LLC Project Number 2021-018



2 SECTION N/S - COURTYARD
3/16" = 1'-0"

1 SECTION E/W - CLASSROOM LOWER LEVEL
3/16" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

50% SET NOT FOR CONSTRUCTION

06/30/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6130
www.northwindarch.com

IF THIS ARCHITECTURAL DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELS, SCA

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

SHEET TITLE
BUILDING SECTIONS

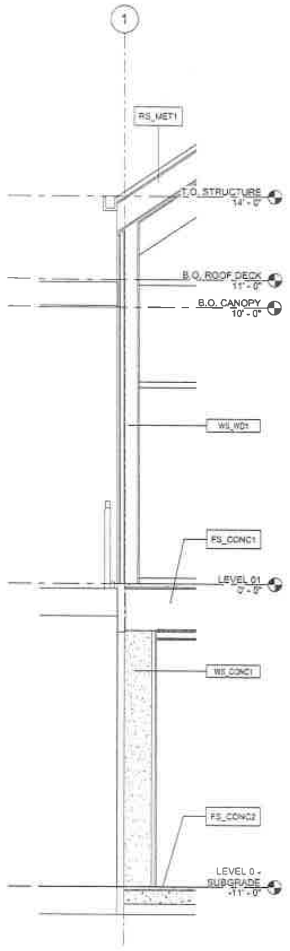
CHECKED	Approver
DRAWN	Author

issue date description

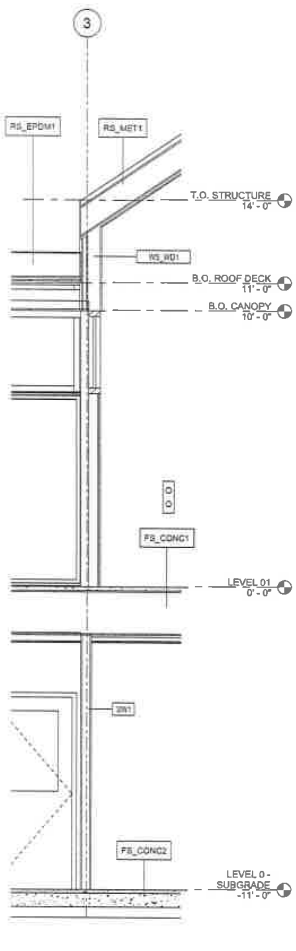
SHEET # A4.

ISSUE DATE 06/30/2

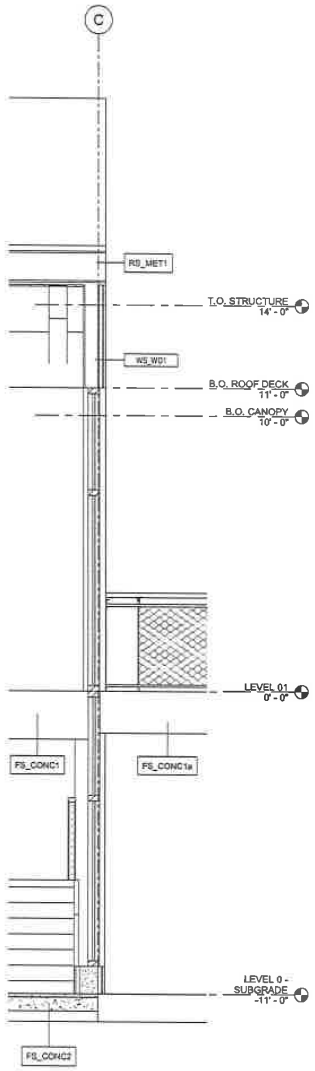
© NorthWind Architects, LLC Project Number 2106



1 WALL SECTION FOUNDATION WALL TO EXTERIOR WALL SECTION TYP.
1/2" = 1'-0"



2 WALL SECTION INTERIOR WALL AT GABLED ROOF TYP.
1/2" = 1'-0"



3 WALL SECTION DECK AT DAYLIGHT BASEMENT
1/2" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. SECTION DRAWINGS FOR REFERENCE ONLY IDENTIFY DATUM AND DETAILS. NOT FOR CONSTRUCTION.
6. TAPERED INSULATION SLOPES NOT SHOWN FOR CLARITY.

SHEET NOTES:

1. #SPEC DESCRIPTION

35% SET NOT FOR CONSTRUCTION

06/26/2023

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6136
www.northwindarch.com

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. AFFECTING ALL LABEL SIZ

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

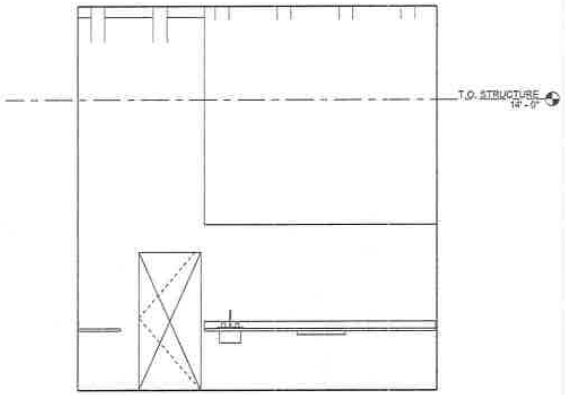
SHEET TITLE:
ENLARGED SECTIONS

CHECKED	Approver
DRAWN	Author

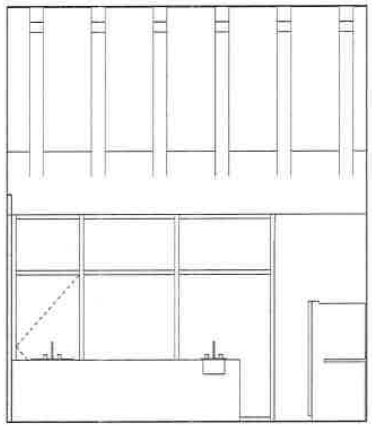
ISSUE DATE 06/05/2023

SHEET # **A5.**

© NorthWind Architects, LLC. Project Number: NWA 2216



3 KITCHEN WEST
3/8" = 1'-0"



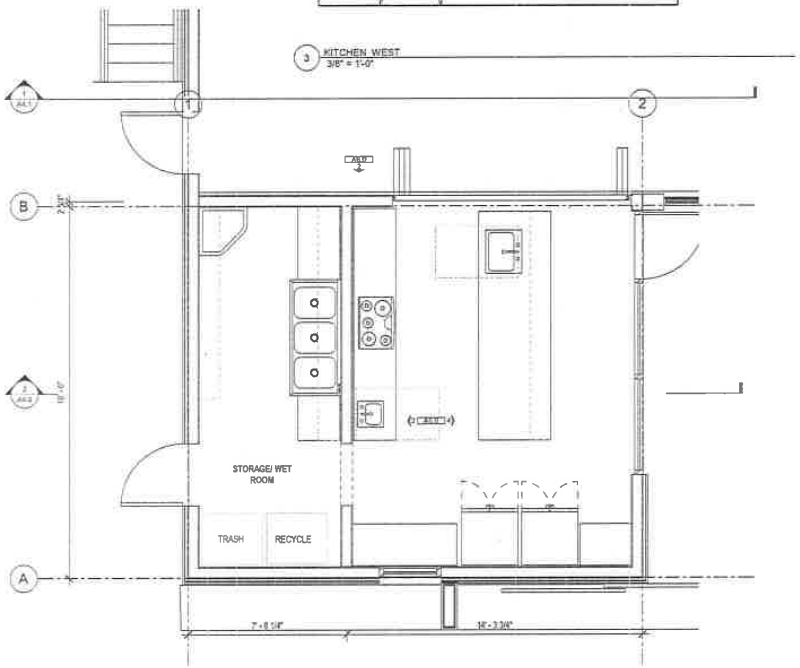
4 KITCHEN EAST
3/8" = 1'-0"

GENERAL NOTES:

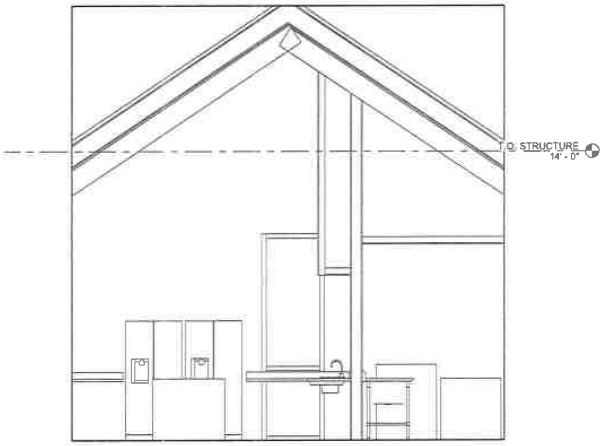
1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. COORDINATE WIRE GROMMET LOCATIONS WITH OWNER IN FIELD.
4. COUNTER BRACKET SPACING NOT TO EXCEED 4'0" O.C. COORDINATE EXACT LOCATION WITH OWNERS EQUIPMENT, KEYBOARD, TRAYS AND ACCESSORY PLACEMENT. ALL COUNTER BRACKETS TO HAVE CONTINUOUS BACKING
5. CORNER GUARDS AND WALL PROTECTION NOT SHOWN FOR EVERY LOCATION. SEE FINISH PLANS AND ELEVATIONS FOR LOCATIONS.
6. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION

SHEET NOTES:

1. #SPEC DESCRIPTION



1 ENLARGED PLAN - LEVEL 01 - KITCHEN
3/8" = 1'-0"



2 KITCHEN SOUTH
3/8" = 1'-0"

© NorthWind Architects, LLC Project Number AWA-2206

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THIC ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, TH DRAWING WILL HAVE BEEN ENLARGE REDUCED AFFECTING ALL LABEL SC

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

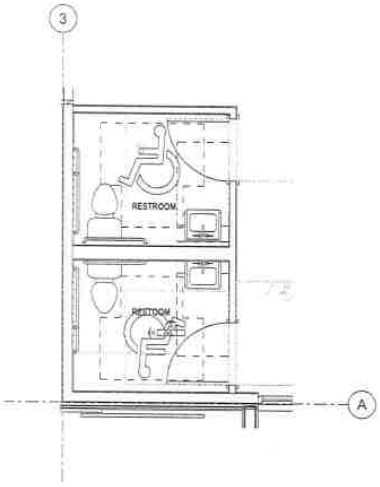
ST. ANNS AVENUE

SHEET TITLE
ENLARGED PLAN & INTERIOR ELEVATIONS

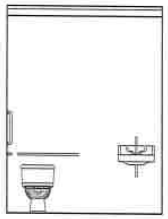
CHECKED Approver
DRAWN Author

SHEET # A6.

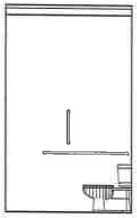
ISSUE DATE



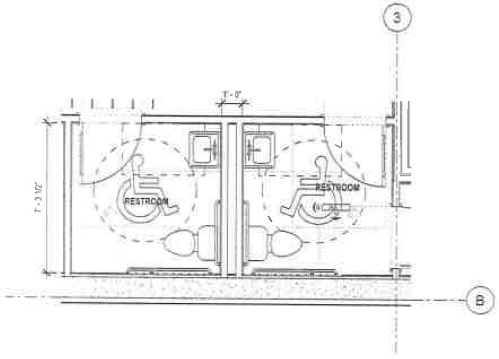
2 ENLARGED PLAN - LEVEL 1 - RESTROOMS
3/8" = 1'-0"



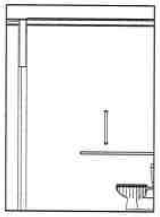
3 LEVEL 1 RESTROOM NORTH
3/8" = 1'-0"



4 LEVEL 1 RESTROOM WEST
3/8" = 1'-0"



1 ENLARGED PLAN LEVEL 0 RESTROOMS
3/8" = 1'-0"



3 LEVEL 0 RESTROOM SOUTH
3/8" = 1'-0"

5 LEVEL 0 RESTROOM WEST
3/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS
3. COORDINATE WIRE GROMMET LOCATIONS WITH OWNER IN FIELD.
4. COUNTER BRACKET SPACING NOT TO EXCEED 4'0" O.C. COORDINATE EXACT LOCATION WITH OWNERS EQUIPMENT, KEYBOARD, TRAYS AND ACCESSORY PLACEMENT. ALL COUNTER BRACKETS TO HAVE CONTINUOUS BACKING
5. CORNER GUARDS AND WALL PROTECTION NOT SHOWN FOR EVERY LOCATION. SEE FINISH PLANS AND ELEVATIONS FOR LOCATIONS.
6. THE MAJORITY OF ALL FFE ITEMS ARE OFOI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR OFCI FFE INFORMATION

SHEET NOTES:

1. #SPEC DESCRIPTION

NOT FOR CONSTRUCTION

06/25/2024

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

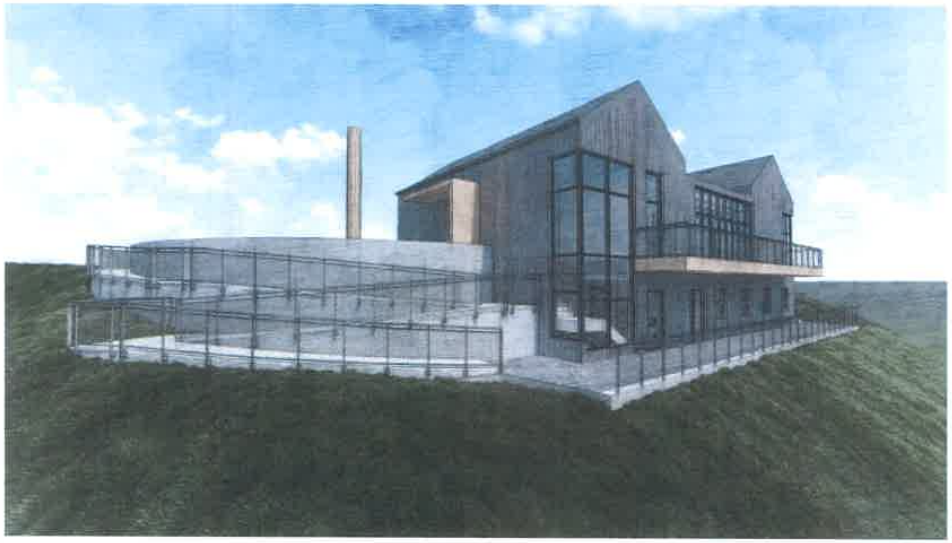
SHEET TITLE:
ENLARGED PLAN & INTERIOR ELEVATIONS

CHECKED Approver
DRAWN Author

ISSUE DATE 06/25/2

SHEET # **A6.**

© NorthWind Architects, LLC Project Number: NWA1926



© NorthWind Architects, LLC, Project Number: NWA-2206

35% SET
NOT FOR CONSTRUCTION

06/05/2023

NorthWind
Architects, LL(

126 Seward St
Juneau, AK 99801
Ph.#907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, TH DRAWING WILL HAVE BEEN ENLARGE REDUCED, AFFECTING ALL LABEL SC

AYAYD Learning Center

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

ST. ANNS AVENUE

SHEET TITLE:
3D VIEWS

CHECKED Approver
DRAWN Author

issue date descriptio

SHEET # **A10.**

ISSUE DATE 06/05/

Timberline Engineering LLC
Juneau, Alaska
907-635-1433
timberlineengineering@outlook.com

Geotech Memo: DIA Learning Center
0 St. Ann's Ave., Juneau, AK

July 31, 2023

Site Description:
The project site is located just north of the Treadwell Mine on Douglas Island, Alaska, and is on the northeast side of St. Ann's Ave. The site is relatively level near the road grade for a distance of ~60-feet, then slopes down ~40-feet at the northeast property line at an angle of 45°-52°.

Site Investigation:
In February 2023, Glacier State Contractors, Inc. excavated three test holes. A steel pipe was used as a probe in the bottom of one test hole. The pipe was pushed to refusal to determine the depth of bedrock. In early June 2023, Juneau Excavation installed (and removed) five helical piers across the site to further identify the depth and gradient of the bedrock layer.

Based on the results of these investigations, it was determined that the site has been filled in overtime with sand, gravel and organics from local projects. The fill material is uncompacted and poorly-graded, and ranges from 8'-20' in depth. Below the fill layer, the native ground surface slopes at an approximate angle of 3.5:1 and consists of a ~4'-thick layer of moist, marine-deposited glacial silt over the top of hardpan or bedrock.

Recommendations:
It is recommended to remove the fill materials and native silt layer on site to reach a firm and consistent bearing layer on native hardpan or bedrock. Non-woven geotextile fabric should be placed at all edges of excavation. Imported fill should consist of 6"-minus shot rock placed and compacted in 12" vertical lifts. 2"-minus shot rock is recommended within 24" of foundations and base course, grading D-1, is recommended within 6" of foundations. Compactive effort should be that required to prevent settlement. Disturbed soils around the work perimeter should be seeded to prevent erosion. During excavation and fill placement, surface runoff should be directed to the existing drainage channel on the north end of the site.

All work shall be done by qualified individuals in accordance with locally-adopted codes and best management practices. Attached are the test hole logs and location map.

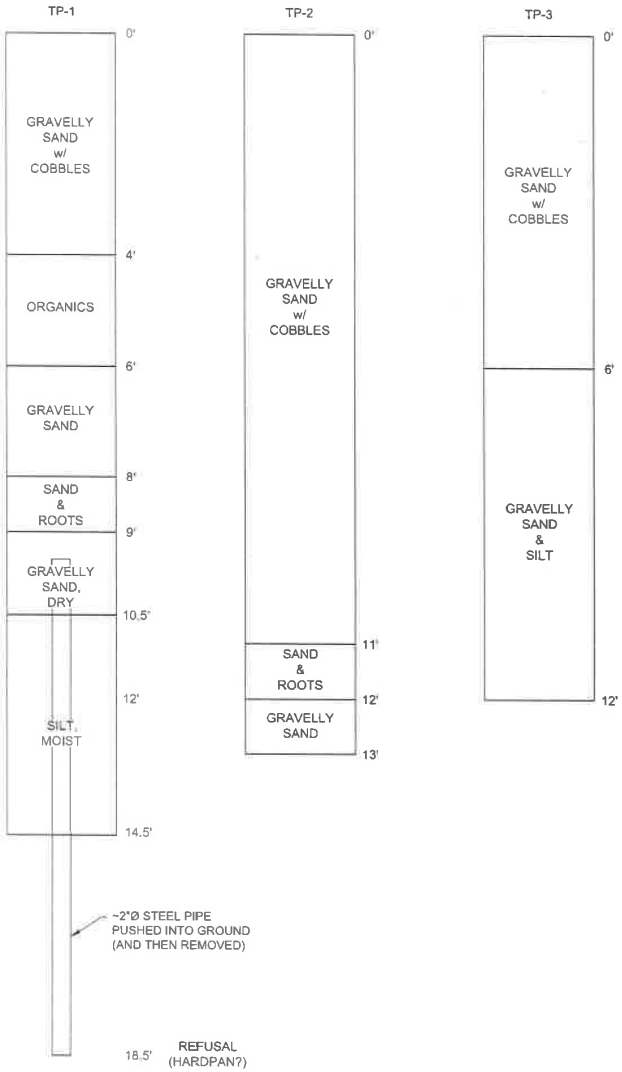
If you have any questions, please do not hesitate to contact me.

Sincerely,

Jacob Graves, P.E.

Timberline Engineering LLC
Bus. Lic. #2093069
P. Lic. #110473

7-31-2023



1 TEST PIT SECTIONS
1/2" = 1'-0"

TP-A		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 10'	500	LOOSE SAND & GRAVEL
10' - 17'	700	LOOSE SAND & GRAVEL
17' - 20'	700	SOFT SILT
20' - 23.5'	1800	HARDPAN
23.5'	-	TORQUED OUT IN HARDPAN

TP-B		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 10'	500	LOOSE SAND & GRAVEL
10' - 14'	1000	SILT w/ COBBLES
14' - 16'	1500	HARDPAN
16'	-	TORQUED OUT IN HARDPAN

TP-C		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 7'	900	SAND, GRAVEL, ROCKS
7' - 16'	500	LOOSE SAND & GRAVEL
16' - 21'	800	SILT w/ COBBLES
21' - 23'	1800	HARDPAN
23'	-	TORQUED OUT IN HARDPAN

TP-D		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 17'	500	LOOSE SAND & GRAVEL
17' - 21'	900	SILT w/ COBBLES
21' - 25'	1800	SILT TO HARDPAN
25'	1800	TORQUED OUT IN HARDPAN

TP-E		
DEPTH	TORQUE (FT-LBS)	NOTES
0' - 15'	500	LOOSE SAND & GRAVEL
15'	-	LOCKED UP, BEDROCK

2 TEST PIER LOGS

STATE OF ALASKA
JAMES A. GRAVES
6-4-2023

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JAGRAVES77@GMAIL.COM

1" ACTUAL

DIA LEARNING CENTER
0 ST. ANN'S AVENUE

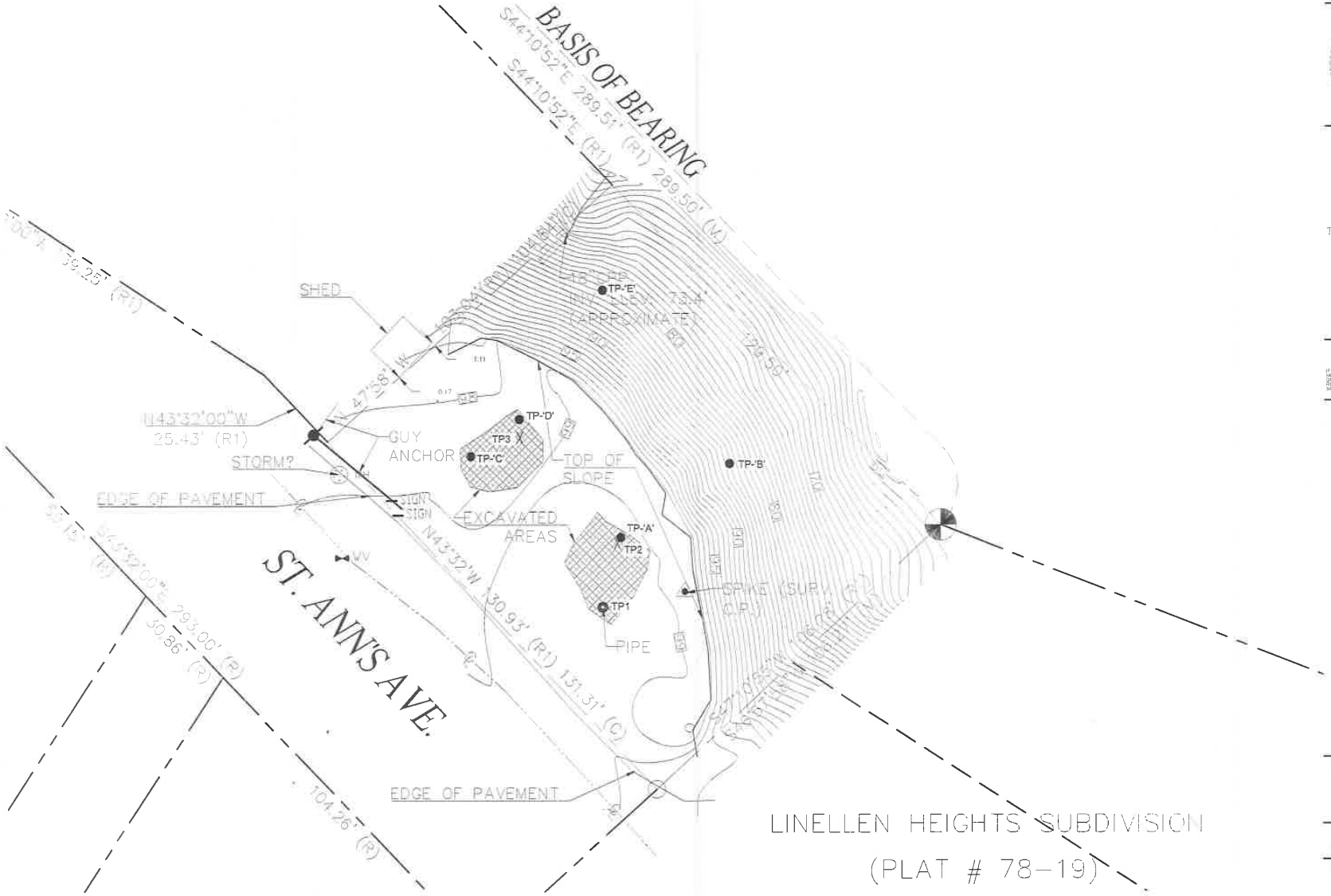
SHEET TITLE
TEST PIT SECTIONS & TEST PIER LOGS

DRAWN JG

SHEET #
C1

SCALE AS NOTED
DATE 6/4/2023

FULL SIZE: 11"x17"



1 TEST PIT LOCATIONS
N.T.S.

TIMBERLINE ENGINEERING LLC
JUNEAU, ALASKA
907-635-1433
JACRAVES77@GMAIL.COM

1" ACTUAL

DIA LEARNING CENTER

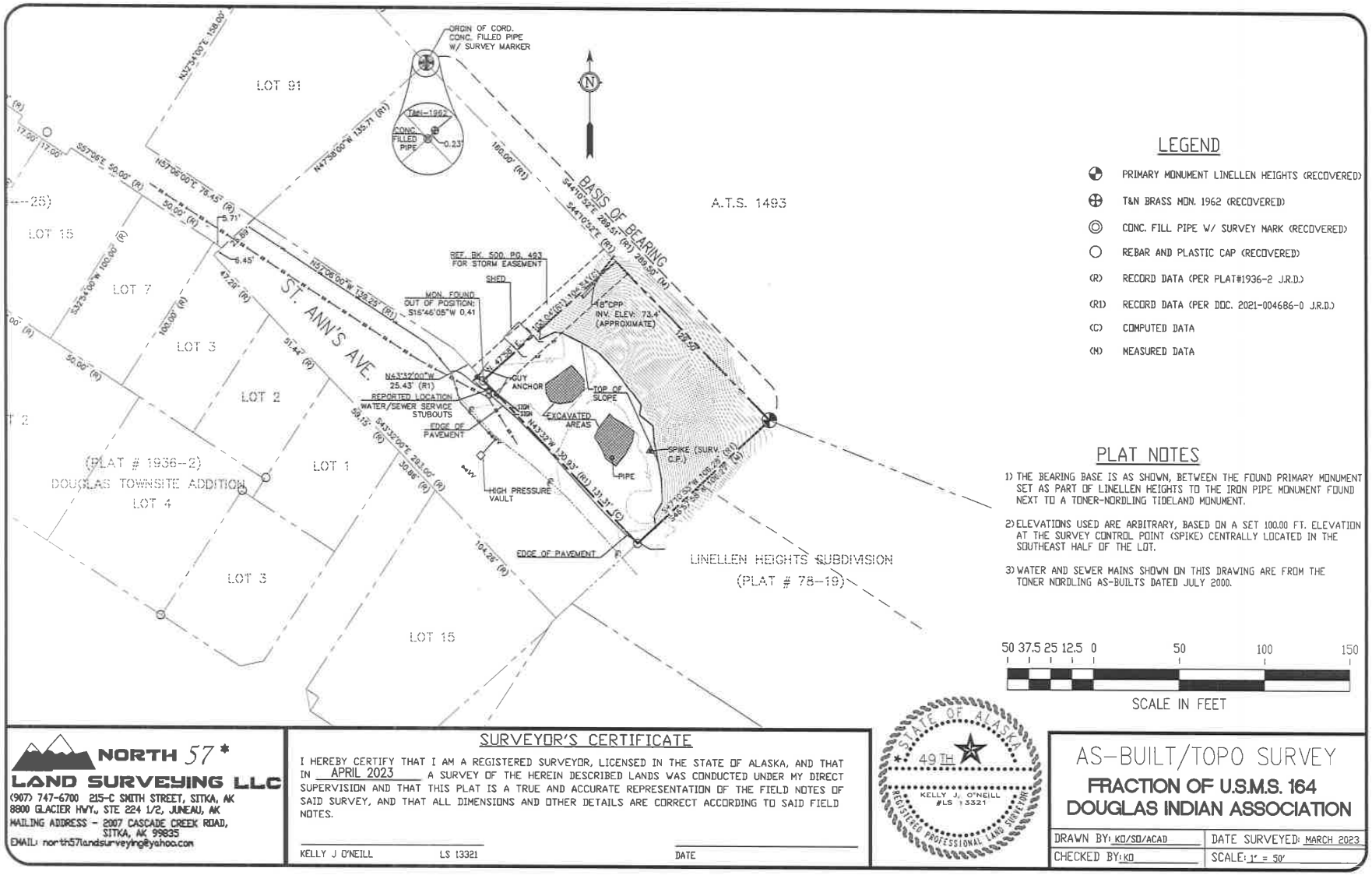
0 ST. ANN'S AVENUE
JUNEAU, AK

TEST PIT LOCATIONS

JG

C2

SCALE AS NOTED
DATE 6/4/2023



LEGEND

- PRIMARY MONUMENT LINELLEN HEIGHTS (RECOVERED)
- T&N BRASS MON. 1962 (RECOVERED)
- CONC. FILL PIPE W/ SURVEY MARK (RECOVERED)
- REBAR AND PLASTIC CAP (RECOVERED)
- (R) RECORD DATA (PER PLAT#1936-2 J.R.D.)
- (R1) RECORD DATA (PER DOC. 2021-004686-0 J.R.D.)
- (C) COMPUTED DATA
- (M) MEASURED DATA

PLAT NOTES

1) THE BEARING BASE IS AS SHOWN, BETWEEN THE FOUND PRIMARY MONUMENT SET AS PART OF LINELLEN HEIGHTS TO THE IRON PIPE MONUMENT FOUND NEXT TO A TONER-NORDLING TIDELAND MONUMENT.

2) ELEVATIONS USED ARE ARBITRARY, BASED ON A SET 100.00 FT. ELEVATION AT THE SURVEY CONTROL POINT (SPIKE) CENTRALLY LOCATED IN THE SOUTHEAST HALF OF THE LOT.

3) WATER AND SEWER MAINS SHOWN ON THIS DRAWING ARE FROM THE TONER NORDLING AS-BUILTS DATED JULY 2000.

50 37.5 25 12.5 0 50 100 150

SCALE IN FEET

NORTH 57*
LAND SURVEYING LLC
(907) 747-6700 215-C SMITH STREET, SITKA, AK
8800 GLACIER HWY., STE 224 1/2, JUNEAU, AK
MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN APRIL 2023 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

KELLY J O'NEILL LS 13321 DATE

STATE OF ALASKA 49TH
KELLY J. O'NEILL #LS 13321
REGISTERED PROFESSIONAL LAND SURVEYOR

AS-BUILT/TOPO SURVEY
FRACTION OF U.S.M.S. 164
DOUGLAS INDIAN ASSOCIATION

DRAWN BY: KO/SD/ACAD	DATE SURVEYED: MARCH 2023
CHECKED BY: KO	SCALE: 1" = 50'

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PRIMARY MONUMENT		
SECONDARY MONUMENT		
TEST PIT/PIER LOCATION		
PROPERTY LINE		
ALIGNMENT/GRIDLINES		
TOP OF BANK		
TOE OF SLOPE		
EXCAVATION LIMITS		
ASPHALT		
BUILDING		
CONCRETE		
VALLEY GUTTER		
WATER LINE PIPE		
WATER VALVE BOX		
SANITARY SEWER PIPE		
SANITARY SEWER MANHOLE		
STORM DRAIN PIPE		
UTILITY POLE WITH LUMINAIRE		
SIGN		

ABBREVIATIONS

AC	ASPHALT CONCRETE
BOP	BEGINNING OF PROJECT
BOW	BOTTOM OF WALL
BTM	BOTTOM
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYENE PIPE
CONC	CONCRETE
CTE	CONNECT TO EXISTING
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
EL	ELEVATION
EOP	END OF PROJECT
EX	EXISTING
FG	FINISHED GRADE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LT	LEFT
LVC	MANHOLE
MH	MINIMUM
MIN	MATCH TO EXISTING
MTE	NOT IN CONTRACT
NIC	NUMBER
NO	NOT TO SCALE
NTS	POUNDS PER SQUARE INCH
PSI	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
RP	RADIUS POINT
RT	RIGHT
ROW	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCHMARK
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TYP	TYPICAL
UD	UNDERDRAIN

GENERAL NOTES

1. CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS FOURTH ADDITION DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, INCLUDING ALL ERRATA (NOS. 1-16) AND CURRENT REVISIONS AS APPLICABLE. DETAILS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THOSE IN THE CBJ STANDARDS UNLESS APPROVED BY THE ENGINEER.
2. CALL 586-1333 BEFORE YOU DIG FOR UNDERGROUND POWER, TELEPHONE AND CABLE. CALL 811 ALASKA DIGLINE BEFORE YOU DIG FOR UNDERGROUND ACS & GCI. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM CBJ AS-BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO THE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. THE ESTIMATED TOTAL AREA OF DISTURBANCE RESULTING FROM THESE IMPROVEMENTS IS APPROXIMATELY 0.27 ACRES.
4. THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) HAS IDENTIFIED A CONTAMINATED SITES WITHIN 1,500 FEET OF THE PROJECT LIMITS THAT IS CURRENTLY IN "ACTIVE" STATUS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT DEC AND OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK.
5. EXCAVATION LIMITS AND FILL LIMITS ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER.
6. PROPERTY LINE LOCATIONS USED IN THESE PLANS ARE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT BOUNDARY SURVEY.
7. THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH ALL TBM'S TO VERIFY ELEVATIONS PRIOR TO BEGINNING ANY WORK.
8. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS, CONCRETE NAILS, CHISELED X'S) PRIOR TO CONSTRUCTION AND REMONUMENT AFTER SURFACING IS REPLACED. EXISTING SURVEY MONUMENTS MAY NOT BE SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR. FOR ANY RESET MONUMENTS PROVIDE COPIES OF RECORD OF MONUMENTS TO THE ENGINEER.
9. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE WRITTEN APPROVAL OF THE PROPERTY OWNER.THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CBJ RIGHT-OF-WAY PERMIT AS NECESSARY TO PERFORM THE WORK.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
11. ALL OTHER MATERIALS TO BE REMOVED AND DISPOSED OF SHALL BECOME THE PROPERTY OF THE CONTRACTOR, INCLUDING CONCRETE, UNSUITABLE SOILS, WATER PIPE, SEWER PIPE, CULVERT, STORM AND SEWER STRUCTURES, SIGN POSTS AND ETC.

100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE
LEGEND, ABBREVIATIONS, GENERAL NOTES

CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

SHEET # **C0.0**

ISSUE DATE 07/14/23

AYAYD Cultural Center
Site Work
DYONDA AS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
EXISTING SITE CONDITIONS

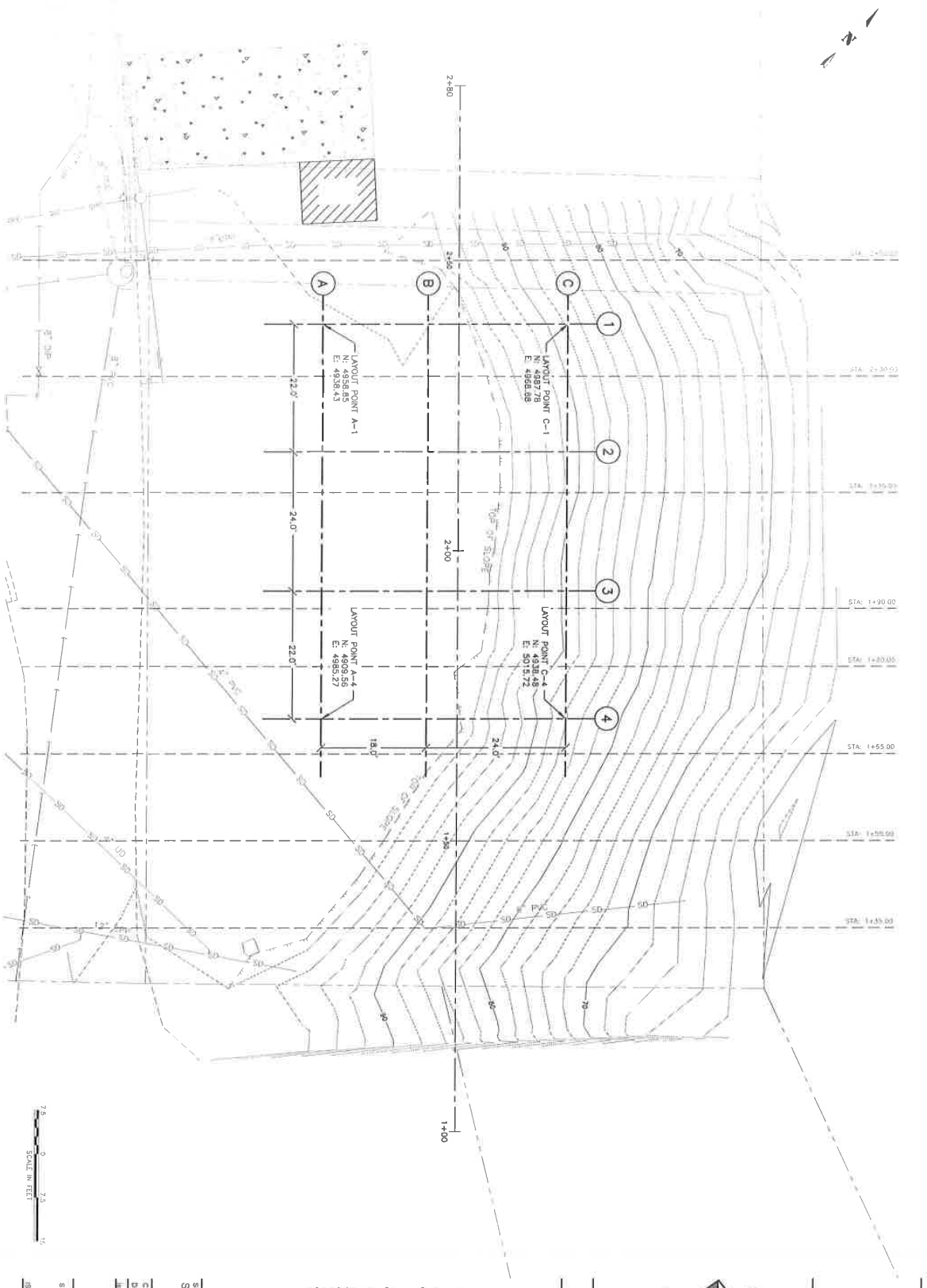
CHECKED L. CHAMBERS
DRAWN E. ROEMELING
ISSUE date description

ISSUE DATE 07/14/23

SHEET # C1.0

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

100% DRAFT SUBMITTAL



AYAYD Cultural Center
Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE: SITE LAYOUT PLAN

SHEET # C1.1

ISSUE DATE 07/14/23

CHECKED L. CHAMBERS
DRAWN E. ROEHELING

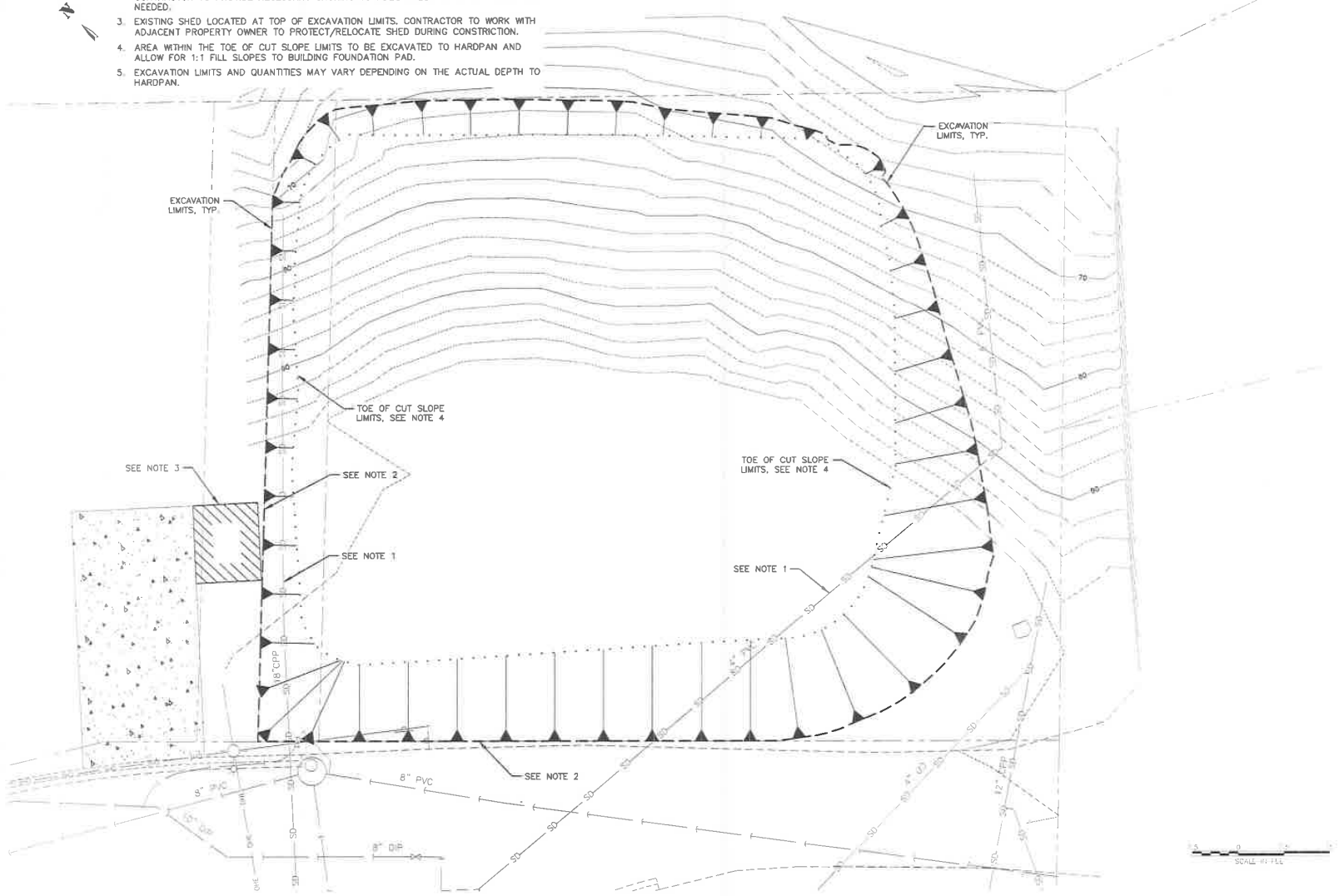
proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

100% DRAFT SUBMITTAL

Attachment A- Application Packet

SHEET NOTES:

1. CONTRACTOR TO PROTECT AND MAINTAIN EXISTING STORM DRAIN PIPES DURING EXCAVATION.
2. TYPICAL CUT SLOPES TO BE 1:1. AREAS EXIST ALONG NORTHWEST AND SOUTHWEST PROPERTY LINES WHERE CUT SLOPES STEEPER THAN 1:1 WILL BE REQUIRED. CONTRACTOR TO PROVIDE NECESSARY SHORING TO ADEQUATELY SUPPORT SLOPES AS NEEDED.
3. EXISTING SHED LOCATED AT TOP OF EXCAVATION LIMITS. CONTRACTOR TO WORK WITH ADJACENT PROPERTY OWNER TO PROTECT/RELOCATE SHED DURING CONSTRICTION.
4. AREA WITHIN THE TOE OF CUT SLOPE LIMITS TO BE EXCAVATED TO HARDPAN AND ALLOW FOR 1:1 FILL SLOPES TO BUILDING FOUNDATION PAD.
5. EXCAVATION LIMITS AND QUANTITIES MAY VARY DEPENDING ON THE ACTUAL DEPTH TO HARDPAN.



100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SITE EXCAVATION PLAN

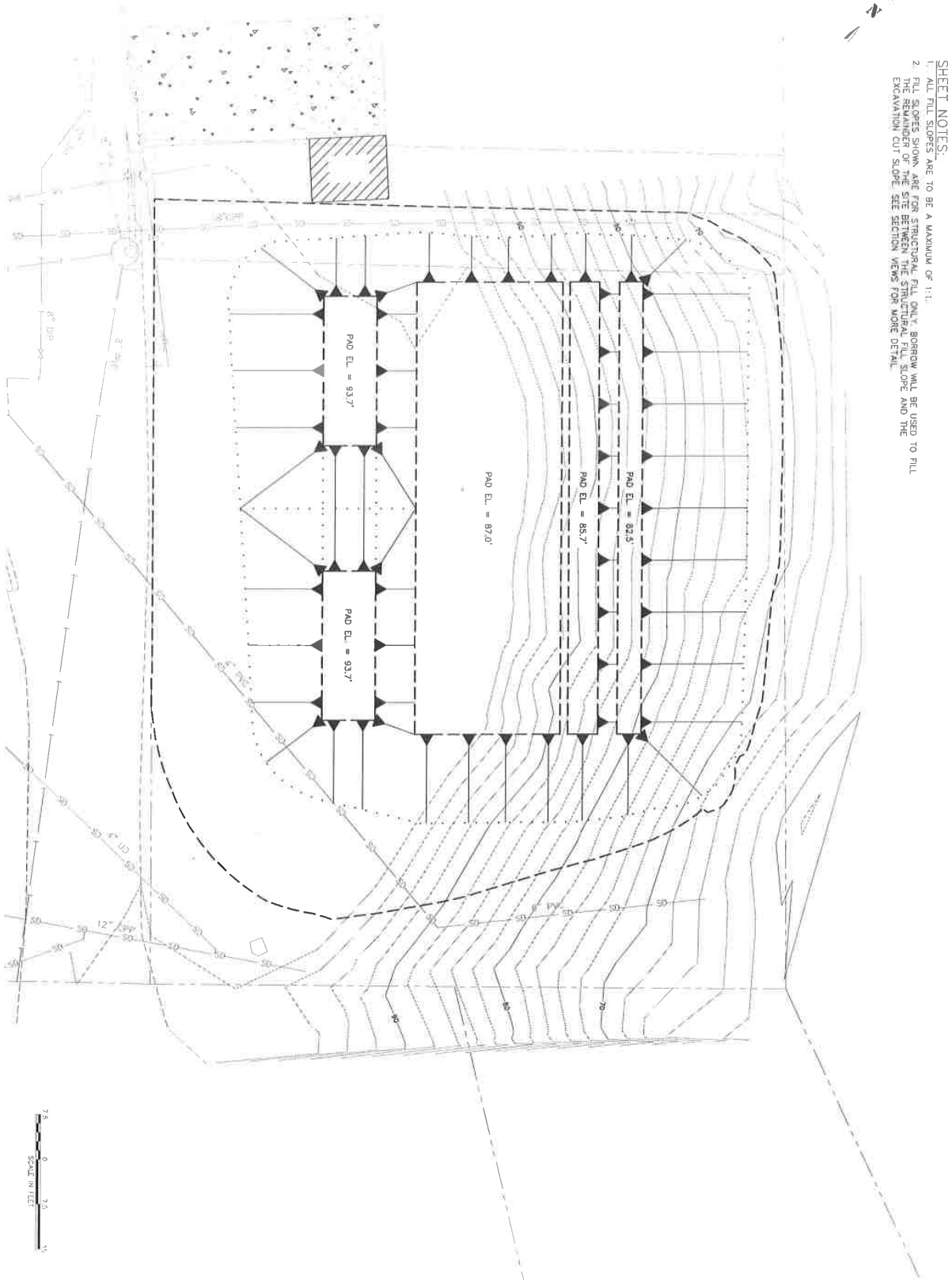
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

Issue	Date	Description

SHEET # C1.2

ISSUE DATE 07/14/23

SCALE: 1" = 10'



SHEET NOTES:

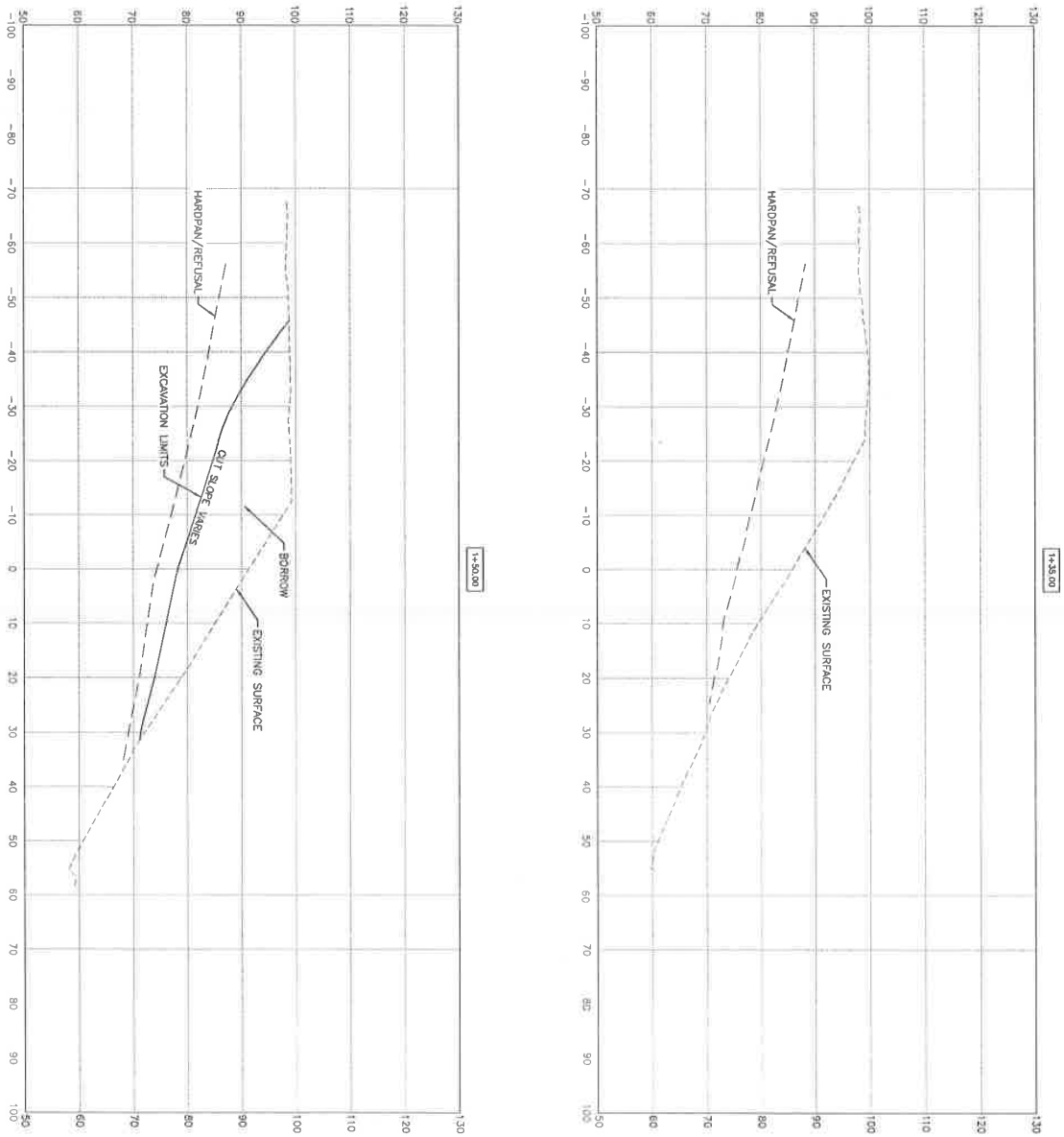
1. ALL FILL SLOPES ARE TO BE A MAXIMUM OF 1:1.
2. FILL SLOPES SHOWN ARE FOR STRUCTURAL FILL ONLY. BORROW WILL BE USED TO FILL THE REMAINDER OF THE SITE BETWEEN THE STRUCTURAL FILL SLOPE AND THE EXCAVATION CUT SLOPE. SEE SECTION VIEWS FOR MORE DETAIL.

SHEET: C1.3
ISSUE DATE: 07/14/23
CHECKED: L. CHAMBERS
DRAWN: E. ROEHLING
SHEET TITLE: SITE FILL PLAN

AYAYD Cultural Center
Site Work
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT
SAINT ANNS AVENUE
DOUGLAS, ALASKA

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

100% DRAFT SUBMITTAL



AYAYD Cultural Center
Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE
SECTION VIEWS

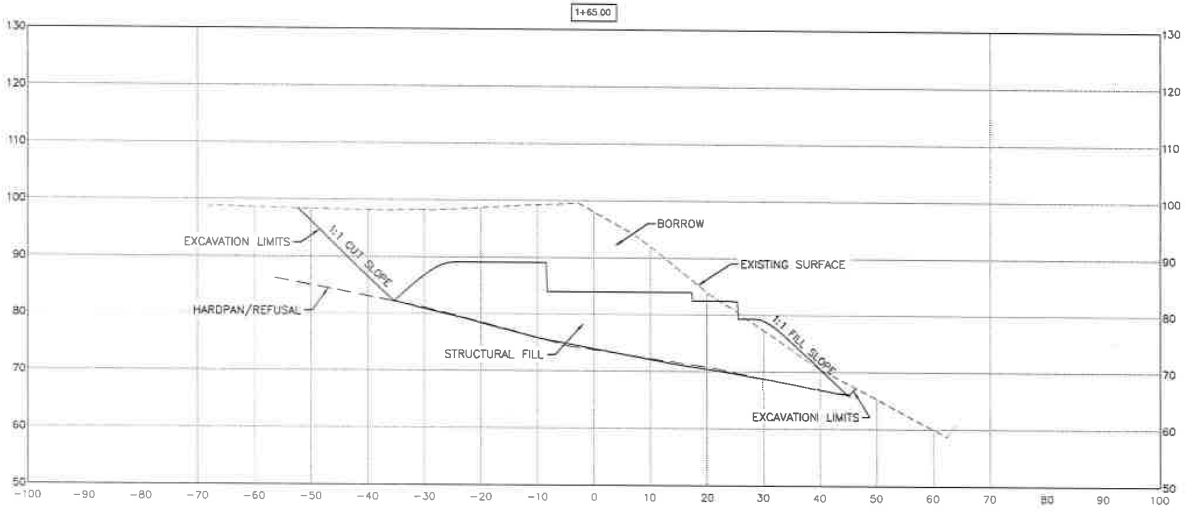
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

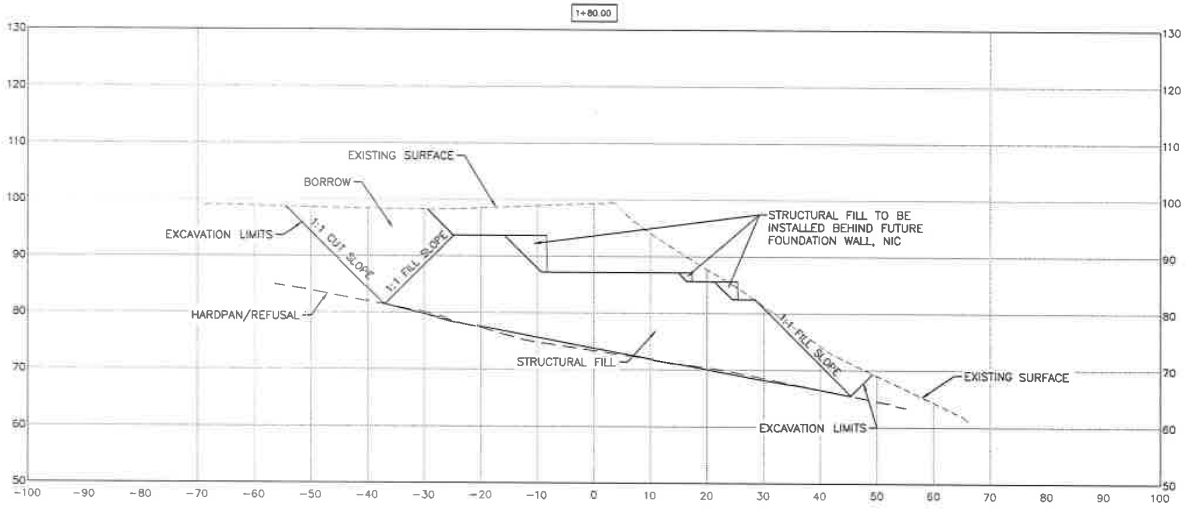
SHEET #
C2.0

ISSUE DATE

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

100%
DRAFT
SUBMITTAL





100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SECTION VIEWS

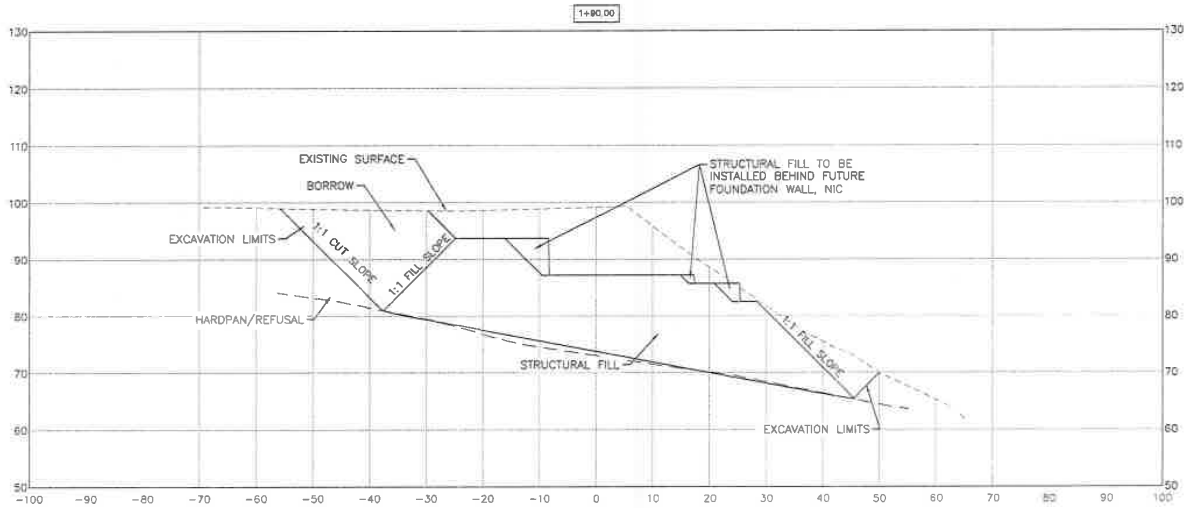
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

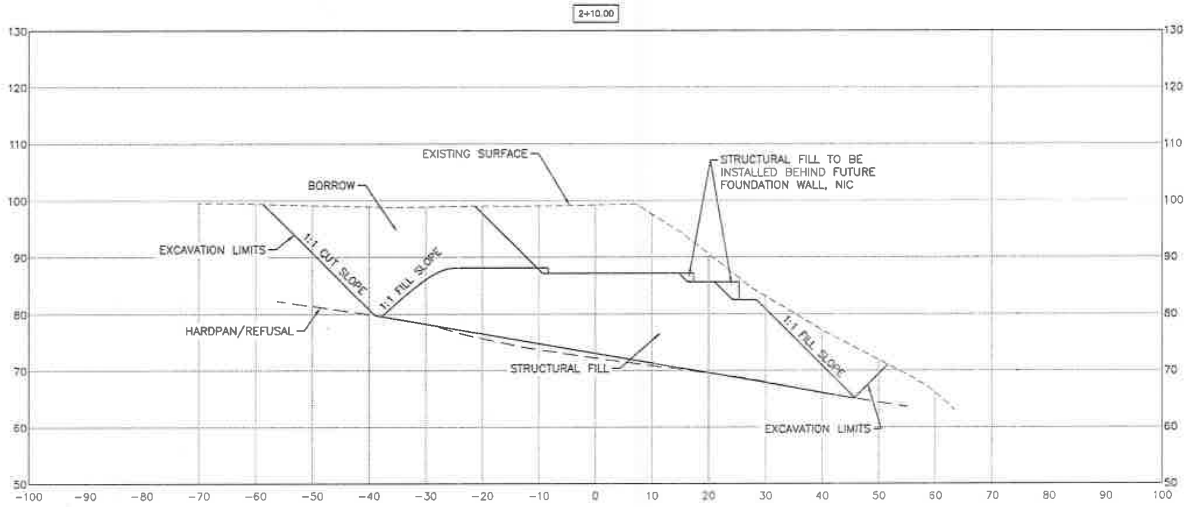
ISSUE	DATE	DESCRIPTION

SHEET # **C2.1**

ISSUE DATE 07/14/23

Attachment A- Application Packet





100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center Site Work

DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

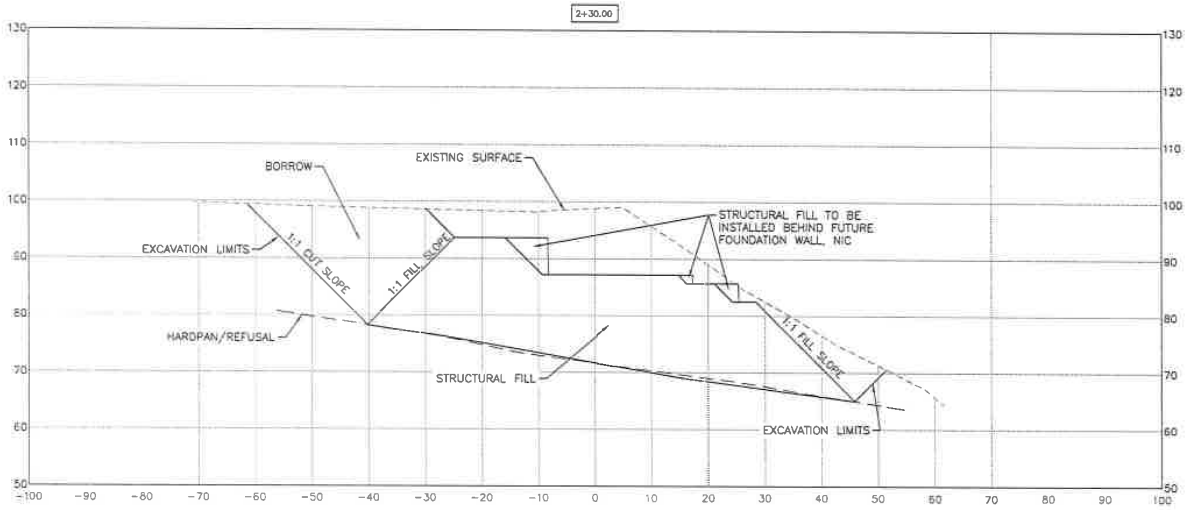
SHEET TITLE
SECTION VIEWS

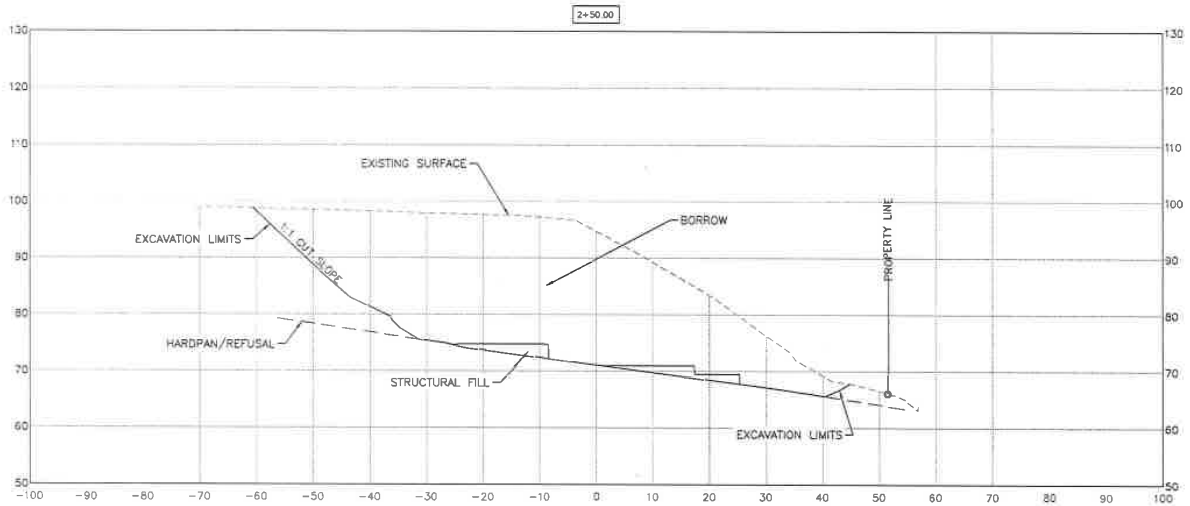
CHECKED L. CHAMBERS
DRAWN E. ROEMELING

SHEET # C2.2

ISSUE DATE 07/14/23

Attachment A- Application Packet





100% DRAFT SUBMITTAL

proHNS LLC
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907)-780-4004

AYAYD Cultural Center
Site Work
DOUGLAS INDIAN ASSOCIATION AND TRIBAL GOVERNMENT

SAINT ANNS AVENUE
DOUGLAS, ALASKA

SHEET TITLE:
SECTION VIEWS

CHECKED L. CHAMBERS
DRAWN E. ROEMELING

issue	date	description

SHEET # **C2.3**

ISSUE DATE 07/14/23

Attachment A- Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

DIA Cultural Center

Case Number:	PAC2023 0020
Applicant:	Sean Boily – Northwind Architects
Property Owner:	Douglas Indian Association
Property Address:	0 Street St. Ann's Avenue/USMS 164 SE FR
Parcel Code Number:	2D040T480011
Site Size:	13,366 square feet/.31 acres
Zoning:	D18 Multi-family
Existing Land Use:	Vacant

Conference Date:	July 5, 2023
Report Issued:	July 18, 2023

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Haifa Foroughi	Applicant	HaifaF@diataku.com
David Matthew Peterson	Planning	David.Peterson@juneau.gov
David Sevdy	Permitting	David.Sevdy@juneau.gov
Bridget Lapenter	Engineering	Bridget.Lapenter@juneau.gov
Elizabeth Jurgeleit	Designer	Lizzy@northwindarch.com
Sean Boily	Architect	Sean@northwindarch.com

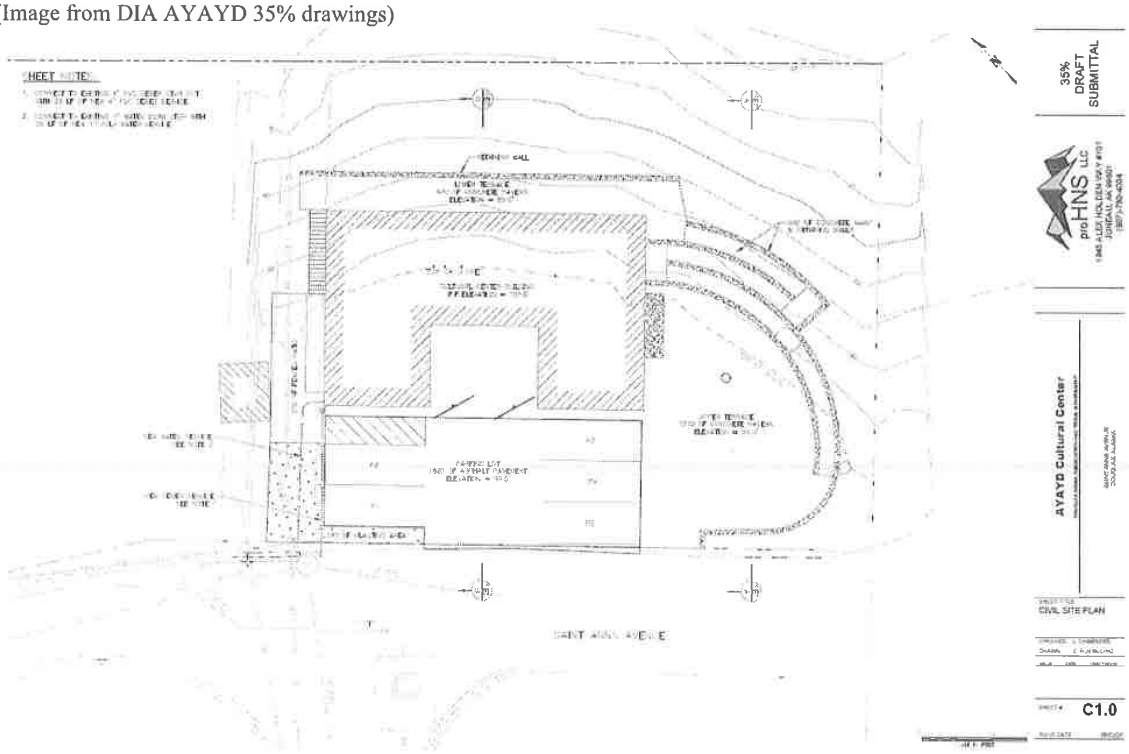
Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

Douglas Indian Association (DIA) is proposing a ~3,488 square foot Cultural Education Center at 0 St. Ann's Ave.

(Image from DIA AYAYD 35% drawings)



Materials Received 6/26/23:

a. 35% Drawings
b. Land use summary
c. Concept drawings
d. Site plan
e. Email Correspondence

Per 49.25.300 - Section 5.000 - Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses will require a Conditional Use Permit with Planning Commission approval.

49.40.220 – Parking Waivers. (a) The effect of granting a waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and; (b) The effect of granting a waiver will not materially endanger public health, safety, or welfare.

49.70.210 – Hillside Endorsement. Excavation or Creation of any slopes in excess of 18% require a Hillside Endorsement. Requires a letter from Civil Engineer speaking to how slop will be safely addressed.

Planning Division

1. **Zoning** – D18 – Multi-Family. Minimum lot size: 5,000sqft. Requires 50ft lot width. Subject property is 13,366sqft per CBJ GIS records.
2. **Subdivision** – N/A
3. **Setbacks** – Front (SW/St. Ann's Ave): 20ft ; Rear (NE/Gastineau Chanel): 25ft ; Side 1 (SE): 10ft ; Side 2 (NW): 5ft.

   49.25.400 Note 3: Where one zoning district abuts another, the greater of the two setbacks is required for both uses on the common property line.

   NOTE: There is a 10-foot storm drain easement that exists on the property

4. **Height** – Maximum Height for permissible uses: 35ft ; Accessory/Bungalow uses: 25ft. For height calculation on a slope, see Attachment 49.25.420.
5. **Access** – Lot has direct and practical access/frontage to Saint Ann's Avenue.
6. **Parking & Circulation**– Library/Museum uses require 1 parking space per 600 square feet of gross floor area. School/Elementary School uses require 2 parking spaces per classroom.

7. **Lot Coverage** – For both Permissible and Conditional uses, the maximum lot coverage is 50%. Based on the drawings submitted the current building footprint (@ 2,523.13sqft) to the lot size (@ 13,366sqft) has a ratio of 19% lot coverage.
8. **Vegetative Coverage** – The minimum requirement for vegetative coverage in D18 zones is 30%.
9. **Lighting** – Lighting will be considered during the building permit review process. Downward cast, not to impact neighbors.
10. **Noise** – Per 42.20.095(c) It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official.
11. **Flood** – Site does not appear to be in a mapped flood zone. See Panel 02110C1569E eff. 9/18/2020.

12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Per 49.70.210(a)(2)/(3) - Hillside endorsement is required for building sites with 18% or greater slopes on building site. Hillside endorsement may be required for subject property. Please have the surveyor make a slope calculation note on the site plan.

13. **Wetlands** – N/A
14. **Habitat** - Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.

15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – If a development projected to generate 500 or more average daily trips (ADT's) shall be required to have a traffic impact analysis. Per 49.40.300(a)(1).

    Per 1,000sqft of gross floor area, guest ADTs are estimated at .66 ADT; Employee ADTs estimated at 2.11 ADT.
17. **Nonconforming situations** – N/A

Building Division

1. **Building** – Submittal requirements shall be determined during the permitting process.
2. **Outstanding Permits** – NONE

General Engineering/Public Works

3. **Engineering** – Building permit will cover geothermal, should the applicant choose geothermal as a heating source.
4. **Drainage** – Existing culverts must be maintained by the applicant. A grading plan will be required for your
5. **Utilities** – (water, power, sewer, etc.) Please contact CBJ General Engineering for verification of and location of utilities.

Fire Marshal

6. **Fire Items/Access** – No comments at this time

Other Applicable Agency Review

7. USF&W – Eagle's Nests

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Conditional Use Permit (USE) – (For allowing a Cultural, Educational facility in D18 zone)
2. Building Permit – (Permit for structure itself)
3. Parking Waiver (PWD) – (To apply for parking reduction).
4. Development Permit Application (DPA)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. (Add any necessary supporting documents required in the application forms OR that may be useful supporting information)

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Building Permit - Fee based on project valuation.
2. Parking Waiver - $400/$320 (reduced by 20% when associated with major development).
3. Conditional Use Permit – Class II = $500.00
    a. Public Notice sign - $150.00 ($100 reimbursement if sign is returned the Monday following the meeting).

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

49.15.330 – Conditional Use Permit process
49.25.300 – Table of Permissible Uses
49.25.400 – Table of Dimensional Standards
49.25.420 – Measuring Building Height
49.40.210 – Parking requirements
49.50.300 – Vegetative Coverage
Article II – Hillside Development
Article II – Variances
Article III – Traffic
Chapter 49.85 – Application Fees
19.01.108.8 – Building Permit Fees
Parking and Loading

Applications:

Building Permit
Development Permit Application
Parking Waiver Application
Conditional Use Application

49.15.330 Conditional use permit.

(a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

(b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.

(c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.

(d) *Director's review procedure.*

(1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.

(2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.

(3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.

(4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.

(5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:

(A) Will materially endanger the public health or safety;

(B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or

(C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

(e) *Review of director's determinations.*

(1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:

(A) Whether the proposed use is appropriate according to the table of permissible uses;

(B) Whether the application is complete; and

(C) Whether the development as proposed will comply with the other requirements of this title.

(2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.

(f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:

(1) Materially endanger the public health or safety;

(2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or

(3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

(g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

(1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.

(2) *Use.* Use of the development may be restricted to that indicated in the application.

(3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.

(4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.

(5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.

(6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.

(7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.

(8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.

(9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.

(10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

(11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.

(12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.

(13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.

(14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.

(15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.

(16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.

(17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.

(18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015 ; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

49.25.300 Determining uses.

(a) (1) *Listed uses.* There is adopted the table of permissible uses, table 49.25.300. The uses permitted in a zoning area shall be determined through the table of permissible uses by locating the intersection of a horizontal, or use axis and a vertical, or zone axis. The conditions and procedures applicable to the use in the zone thus located shall be as indicated thereat by the digits "1," "2," or "3" as more fully set out in this section and by letters of the alphabet as more fully set out by footnotes in the table. The absence of a digit at the intersection of use and zone axes means that the identified use is not permitted in the identified zone.

(2) *Unlisted uses.* The permissibility of a use not listed shall be determined pursuant to section 49.20.320.

(3) *Uses listed more than once.* Where a use might be classified under more than one category, the more specific shall control. If equally specific, the more restrictive shall control.

(4) *Accessory uses.* Uses constituting an incidental or insubstantial part of a permissible use and commonly associated with the permissible use may be allowed as an accessory use.

(5) *Nonconforming uses.* Nonconforming uses, including nonconforming residential densities, are subject to chapter 49.30.

(b) (1) When used in conjunction with a particular use in the table of permissible uses, the number "1" indicates that the use requires department approval pursuant to chapter 49.15, article III, in conjunction with the issuance of a building permit. The use is allowed in the district, but limited conditions may be attached to the approval.

(2) The number "2" indicates the use requires an allowable use permit from the planning commission. Such uses are allowed in the district, but specified conditions may be attached to the allowable use permit by the commission. The permit procedure is outlined in chapter 49.15, article I.

(3) The number "3" indicates the use requires a conditional use permit from the commission. The use may or may not be allowed at a particular location, depending on a determination of its compatibility with surrounding or proposed land uses. The planning commission may attach any condition to ensure the compatibility of the proposed use. The conditional use permit procedure is outlined in chapter 49.15, article I.

(c) A combination of digits such as "1, 3" or "2, 3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.

(1) If the project is a minor development the first number of the combination shall indicate the applicable procedure.

(2) If the project is a major development the second number shall indicate the applicable procedure.

(3) Minor development means development which is classified by zoning district as follows:

(A) *Rural reserve district:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one acre of land in total.

(B) *Single-family residential districts:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.

(C) *Multifamily residential districts:* A residential development containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.

(D) *Commercial and mixed use districts:* A residential development containing 12 or fewer dwelling units, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total.

(E) *Industrial districts:* Non-residential buildings totaling 15,000 square feet or using less than one acre of land in total.

(4) Major development means all development activity that is not a minor development.

(5) Exceptions. Exceptions to the use of minor and major development classifications as a method of determining the applicable approval procedure shall be as noted in the table of permissible uses.

(Serial No. 87-49, § 2, 1987; Serial No. 89-01, § 2, 1989; Serial No. 89-14, § 2, 1989; Serial No. 89-16, § 2, 1989; Serial No. 89-20, § 2, 1989; Serial No. 89-28, § 2, 1989; Serial No. 89-29, § 2, 1989; Serial No. 89-30, § 2, 1989; Serial No. 89-31, § 2, 1989; Serial No. 90-21, § 2, 1990; Serial No. 90-52, § 3, 1990; Serial No. 90-54, §§ 2, 3, 1991; Serial No. 91-01, § 3, 1991; Serial No. 91-36, § 2, 1991; Serial No. 92-09, § 3, 1992; Serial No. 93-05, § 2, 1993; Serial No. 93-46, §§ 2—4(Exh. A) and (Exh. B), 1993; Serial No. 94-07, §§ 2, 3(Exh. A) and (Exh. B), 1994; Serial No. 94-40, § 2(Exh. A), 1994; Serial No. 95-09, §§ 2, 3(Exh. A) and (Exh. B), 1995; Serial No. 97-10, § 2(Exh. A), 1997; Serial No. 97-19, § 2(Exh. A), 1997; Serial No. 97-47, §§ 2, 3(Exh. A), 1997; Serial No. 98-09, § 4(Exh. A), 1998; Serial No. 98-39, §§ 2—4(Exh. A), 1998; Serial No. 98-40, § 2(Exh. A), 1999; Serial No. 99-22, § 7, 1999; Serial No. 2000-46, § 2(Exh. A), 11-20-2000; Serial No. 2001-12, § 2(Exh. A), 4-02-2001; Serial No. 2010-22, §§ 2, 3(Exh. A), 7-19-2010; Serial No. 2015-07(b)(am), § 2, 2-23-2015, eff. 3-26-2015 ; Serial No. 2015-03(c)(am), § 18, 8-31-2015 ; Serial No. 2019-37, § 2, 3-16-2020, eff. 4-16-2020)

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

	Use Description		Zones																
			RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.000	Residential																		
	1.100	Single-family dwellings																	
	1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1			1	1A	1A
	1.120	Single-family detached, two dwellings per lot	1	1	1														
	1.130	Single-family detached, accessory apartment[X]	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3		
	1.140	Single-family detached, two dwellings per lot, accessory apartments[X]	1, 3	1, 3	1, 3														
1.200	Duplex		1	1	1	1		1	1	1	1	1	1	1			1		
1.300	Multifamily dwellings							1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		
1.500	Child and Day care homes																		
	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.520	Reserved																	
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.540	Reserved																	
	1.550	Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3	3			
1.600	Miscellaneous, rooms for rent situations																		
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1, 3	1, 3	3[N]		

		Owner or manager must live on site.																	
	1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3[N]	3[N]	
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.700	Home occupations		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes																		
	1.810	Residential mobile homes on individual lots[E]	3	3	3														
	1.815	Caretakers mobile homes on individual lots[E]	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3
	1.820	Mobile home parks[E]					3	3	3	3	3	3							
	1.830	Mobile home subdivision[E]				3	3	3	3	3	3	3							
	1.840	Recreational vehicle parks[F]	3[F]	3[F]	3[F]														
1.900	Common wall development																		
	1.910	Two dwelling units				1	1	1	1	1									
	1.911	Accessory apartments[X]	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.920	Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
	1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3					
2.000	**Sales and Rental Goods, Merchandise or Equipment[G]**																		
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																		
	2.110	Reserved																	
	2.120	Miscellaneous									1	1	1	1	1	1	3[N]	3[N]	3
	2.130	Marine merchandise and equipment	3[T]								1, 3	1, 3	1, 3	1, 3	1	1	1, 3	3[N]	3
2.200	Storage and display of goods with greater or equal to 5,000 square feet										1, 3	1, 3	1, 3	1, 3			3[N]	3[N]	3

	and/or 20 percent of the gross floor area of outside merchandising of goods																		
2.300	Marijuana retail store	3								3	3	3	3	3	3	3	3	3
3.000	**Professional Office, Clerical, Research, Real Estate, Other Office Services[G]**																		
3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1	1	1^N		
3.100	Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	1	1	3^N		
3.200	Reserved																	
3.300	Research, laboratory uses	3^T								1, 3	1, 3	1, 3	1, 3	1, 3		1^N, 3^N	1^N, 3^N	1, 3
3.400	Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1^N, 3^N		3^S
3.500	Marijuana testing facility	3								3	3	3	3					3
4.000	**Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods[G]**																	
4.050	Light manufacturing	3^T						3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1^N, 3^N	1^N, 3^N	1, 3
4.070	Medium manufacturing	3^T									3	3	3			3^N	1^N, 3^N	1, 3
4.100	Heavy manufacturing	3^T	3^Q														3^N	3
4.150	Rock crusher	3^T	1^Q	1^Q													3^N	3
4.200	Storage of explosives and ammunition	3															3^N	3
4.210	Seafood processing	3^T														3	1, 3	1, 3
4.220	Marijuana product manufacturing facility	3^{AC}									3	3						3
5.000	**Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses**																	
5.100	Schools																	
	5.110 Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3	3			
	5.120 Trade, vocational schools, commercial schools	3^T								3	3	3	3	3		3^N	3^N	3
	5.130 Colleges, universities	3^T	3	3	3	3	3	3	3	3	3	3	3	3	3	3^N	3^N	3
5.200	Churches, synagogues, temples	3^T	3	3	3	3	3	3	3	1, 3	1, 3	1,3	1, 3	3	3	1^N, 3^N	3^N	1, 3

5.300	Libraries, museums, art galleries		3[T]	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3[N]		
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs		3T								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1[N], 3[N]	3[N]	1, 3
6.000	**Recreation, Amusement, Entertainment**																		
6.100	Indoor activity conducted entirely within building or substantial structure																		
	6.110	Bowling alleys, billiard, pool halls									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3
	6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3
	6.130	Theaters seating for 200 or fewer	3[T]						3	3	1	1	1	1	1, 3	1, 3	3[N]		3
	6.135	Theaters seating from 201 to 1,000									3	1	1	1	1, 3	1, 3	3[N]		3
	6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3[N]		
	6.150	Indoor shooting range	1, 3									3							3
6.200	Outdoor activity conducted outside enclosed buildings or structures																		
	6.210	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			1, 3	1, 3	3[N]		3
	6.220	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1, 3	3[N]		3
	6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3							3
	6.250	Reserved																	

	6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision																	
	6.264	Capacity for up to 20 people[W]	1[T]	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3[N]	
	6.266	Capacity for more than 20 people[W]	3[T]	3	3	3	3	3	3	3	3	3	3	3	3	3	3[N]	3[N]	
	6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3[N]	3[N]	3
	6.280	Shooting ranges	3																3
7.000	**Institutional Day or Residential Care, Health Care Facilities, Correctional Facilities**																		
7.100	Hospital										3	3	3	3					
7.150	Health care clinics, other medical treatment facilities providing out-patient care								3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
7.300	Day care centers						3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
7.310	Child care centers	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3						
7.600	Sobering centers									3	3	3	3						
8.000	**Restaurants, Bars, Nightclubs**																		
	8.050	Small restaurants, less than 1,000 ft² without drive through service	3[T]					3	3	3	1	1	1	1	1	1	1[N]		3
8.100	Restaurants, bars without drive through service		3[T]								1, 3	1	1, 3	1, 3	1, 3	1, 3	1[N], 3[N]	3[N]	3
8.200	Restaurants, coffee stands with drive through service										1, 3	1		3			1[N], 3[N]	3[N]	3
8.300	Seasonal open air food service without drive through	3									1, 3	1	1, 3	1, 3	1, 3	1, 3	1[N], 3[N]	3[N]	
9.000	**Boat or Motor Vehicle, Sales and Service Operations**																		

	9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3					1, 3
9.100	Motor vehicle repair and maintenance, including body work											3							1
9.200	Automotive fuel station		3^T								3	1							1
9.300	Car wash										3	1							1
9.400	Boat sales or rental		3^T								3	1					1	1	1
9.450	Boat repairs and maintenance		3^T									3					1	1	1
9.500	Marine fuel, water sanitation		3^T														1, 3	1, 3	1, 3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		3														3	3	
10.000	**Storage, Parking, Moorage**																		
10.100	Automobile parking garages or parking lots not related to a principal use on the lot										3	1	1, 3	1, 3	1, 3	1, 3			1
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																		
	10.210	All storage within completely enclosed structures	1, 3	3							3	1	1^U, 3^U	1^U, 3U			1^N, 3^N	1N	1
	10.220	General storage inside or outside enclosed structures	1, 3	3								1, 3					1^N, 3^N	1N	1
	10.230	Snow storage basin																	
	10.232	Neighborhood, less than ½ acre	3	3	3^Z	3^Z	3^Z	3^Z	3^Z	3^Z	3^Z	1			3^Z	3^Z	3^Z	1	1
	10.235	Regional, ½ to 1 acre	3	3	3^Z						3^Z	3					3^Z	1	1
	10.237	Area wide, over 1 acre	3	3^Z	3^Z							3^Z						3	3
10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot		1, 3	3								1, 3					1^N, 3^N	1^N, 3^N	1

10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	3	1N	1
10.500	Moorage																		
	10.510	Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3
	10.520	Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3
10.600	Floating structures supporting seasonal, commercial recreation		3	3	3										3	3	3	3	
11.000	**Materials Salvage Yards, Waste Management**																		
11.100	Recycling operations																		
	11.110	Enclosed collection structures[0] of less than 80 square feet total and less than six feet in height	1[P]	1[P]	1[P]	1[P]	1[P]	1[P]	1[P]	1[P]	1	1	1[P]	1[P]	1[P]	1[P]	1	1	1
	11.120	Enclosed structures for recyclable materials collection	1[P], 3	1[P] ,3	1[P], 3	1[P], 3	1[P], 3	1[P], 3	1[P], 3	1[P], 3	1[P], 3[P]	1[P], 3[P]	3	3	3[P]	3[P]	1	1	1[P]
	11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure																1[N]	1
11.200	Reclamation landfill not associated with a specific use		1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3[N]	3[N]	1, 3
11.300	Sanitary landfill		3																3
12.000	**Services and Enterprises Related to Animals**																		
12.100	Veterinary clinic		3	3	3						3	1, 3	3	3	3	3	1[N], 3[N]	1[N], 3[N]	1
12.200	Kennel		3	3							3	3							1, 3
12.250	Day animal services, grooming, walking, day care		3	3	3	3	3				3	3	3	3	1, 3	1, 3			1, 3
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component		3	3							3	3		3			3[N]		3
12.310	Wild animal rehabilitation facilities without a visitor component		3	3	3	3					3	3					3[N]		3

12.400	Horseback riding stables, dog team yards	3	3							3	3							3
13.000	**Emergency Services**																		
13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3^N	3^N	1, 3
14.000	**Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling**																		
14.100	Aquaculture	3	3	3						3	3	3	3	1, 3	1, 3	1	1	3
14.150	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1	1	1
14.200	Commercial agricultural operations																	
	14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3			3	3			1, 3
	14.220 Including farm animals[M]	1, 3	3															1, 3
	14.230 Stabling of farm animals[M]	3	3	3	3					3	3							1, 3
	14.240 Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
	14.245 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3^{AB}							3	3							3
14.250	Personal use agriculture																	
	14.253 Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1	1	1
14.300	Silviculture and timber harvesting[J]	3	3															3
14.400	Mining operations	2, 3^K	3	3												3^N	3^N	2
14.500	Sand and gravel operations[I]	3	3	3						3	3					3^N	3^N	3
14.800	Spring water bottling	3	3			3	3	3	3	3	3				3			1, 3
15.000	**Miscellaneous Public and Semipublic Facilities**																		
15.100	Post office	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3^N	3^N	1, 3
15.200	Airport	3																1, 3

15.400	Military reserve, National Guard centers		3	3	3						3	3					3[N]	3[N]	3
15.500	Heliports, helipads		3									3					3[N]	3[N]	3
15.600	Transit facilities																		
	15.610	Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		1, 3
	15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		3			1
15.700	Public works facility		3	3	3	3					3	3							1, 3
16.000	**Dry Cleaner, Laundromat**																		
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1[N], 3[N]	1[N], 3[N]	1, 3
16.200	Full service onsite laundry and/or dry cleaning										3	1, 3	3	3	1, 3	1, 3	3[N]	1[N], 3[N]	1, 3
17.000	**Utility Facilities**																		
17.100	Minor		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate		3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	1, 3	1	1
17.200	Major		3	3	3	3	3	3	3	3	3	3			3	3	3	3	3
17.300	Driveways and private roads																		
18.000	**Towers and Related Structures**																		
18.100[AA]	Towers and antennas 35 feet or less		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200[AA]	Towers and antennas 35 to 50 feet		1	3	3	3	3	3	3	3	1	1	1	1	3	3	1	1	1
18.300[AA]	Towers and antennas more than 50 feet in height		3	3	3	3	3	3	3	3	3	3	3	3			3	3	1
18.400	Amateur (ham) radio towers and antennas more than 35 feet in height[R]		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.500	Wireless Communication Facilities					See CBJ 49.65, Wireless Communication Facilities													
19.000	**Open Air Markets, Nurseries, Greenhouses**																		
19.100	Open air markets (farm, craft, flea, and produce)		1, 3	1, 3							1, 3	1	1, 3	1, 3	1, 3	1, 3	1[N], 3[N]	1[N], 3[N]	1, 3
19.200	Nurseries, commercial greenhouses																		
	19.210	Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1[V]	1[V]	1, 3	1, 3			1

	19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1[V]	1[V]					1
	19.230	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
	19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3[AB]							3	3							3
20.000	**Cemetery, Crematorium, Mortuary**																		
20.100	Cemetery		1, 3	3	3	3	3	3	3	3	3	3							
20.200	Crematorium		3																1, 3
20.300	Funeral home		3	3	3	3	3	3			1, 3	1	3	3	1, 3	1, 3			
21.000	**Visitor-Oriented, Recreational Facilities**																		
21.100	Resort, lodge		3	3															
21.200	Campgrounds		1, 3	3															
21.300	Visitor, cultural facilities related to features of the site		3	3							3	3	3	3	3	3	3[N]		
22.000	**Temporary Structures Associated With Onsite Construction**																		
22.100	Temporary structures used in connection with construction		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:

1. Department approval requires the department of community development approval only.

1, 3. Department approval required if minor development, conditional use permit required if major development.

2. Allowable use permit requires planning commission approval.

3. Conditional use permit requires planning commission approval.

2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.

B. Reserved.

C. Reserved.

D. Reserved.

E. See special use regulations for mobile homes, chapter 49.65, article III.

F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.

G. All uses subject to additional performance standards, chapter 49.65, article VIII.

H. Reserved.

I. Reserved.

J. Applies to over 2 acres of harvest area.

K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.

L. See special use regulations, chapter 49.65.200, article II.

M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.

N. Use must be water-dependent, water-related, or water-oriented.

O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.

P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.

Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.

R. Towers shall: be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.

S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.

T. Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

U. No storage permitted on the first floor of a building.

V. Primarily intended for rooftop locations in urban areas.

W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.

X. Special requirements apply to accessory apartment applications. See CBJ § 49.25.510(k).

Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.

AA. Does not apply to wireless communication facilities.

AB. Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.

AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.

(Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010; 2014-32(e)am, §§ 6—8, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-07(b)(am), §§ 2—4, 2-23-2015, eff. 3-26-2015 ; Serial No. 2015-34(am), § 2, 7-20-2015, eff. 8-20-2015 ; Serial No. 2015-03(c)(am), § 19, 8-31-2015 ; Serial No. 2015-32, §§ 2, 3, 8-10-2015 ; Serial No. 2015-38(b)(am), § 6, 5-2-2016, eff. 6-2-2016 ; Serial No. 2015-39(am), §§ 2—7, 11-9-2015 ; Ord. No. 2018-31, § 2, 6-4-2018, eff. 7-5-2018 ; Serial No. 2021-35(am), § 3(Exh. A), 2-7-2022, eff. 3-10-2022)

49.25.400 Minimum dimensional standards.

There is adopted the table of minimum dimensional standards, table 49.25.400. Minimum dimensional standards for all zoning districts shall be according to the table of minimum dimensional standards, subject to the limitations of the following sections and as otherwise specifically noted in the special area or use sections, chapters 49.65 and 49.70.

(Serial No. 87-49, § 2, 1987; Serial No. 89-32, § 2, 1989; Serial No. 98-09, § 5(Exh. B), 1998; Serial No. 98-20, § 2(Exh. A), 1998; Serial No. 2004-13, § 2, 9-27-2004; Serial No. 2006-13, § 2, 5-15-2006; Serial No. 2007-13, § 2, 4-2-2007; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021)

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	MU3	NC	LC	GC	WC	WI	I
Minimum Lot Size[1]																	
Permissible Uses	36,000	36,000	12,000	7,000	3,600[10]	6,000	5,000	5,000	4,000	4,000	3,000	3,000	2,000	2,000	2,000	2,000	2,000
Bungalow[9]		18,000	6,000	3,500	2,500	3,000	3,000	2,500									
Duplex	54,000	54,000	18,000	10,500													
Common Wall Dwelling				7,000	3,600[10]	5,000	3,500	2,500		2,500							
Single-family detached, two dwellings per lot	72,000	72,000	24,000														
Minimum lot width	150′	150′	100′	70′	40′	50′	50′	50′	50′	50′	40′	40′	20′	20′	20′	20′	20′
Bungalow[9]		75′	50′	35′	25′	25′	25′	25′									
Common wall dwelling				60′	40′	40′	30′	20′		20′							
Maximum lot coverage																	
Permissible uses	10%	10%	35%	50%	50%	50%	50%	50%	None	80%	75%	None	None	None	None	None	None
Conditional uses	20%	20%	35%	50%	50%	50%	50%	50%	None	80%			None	None	None	None	None

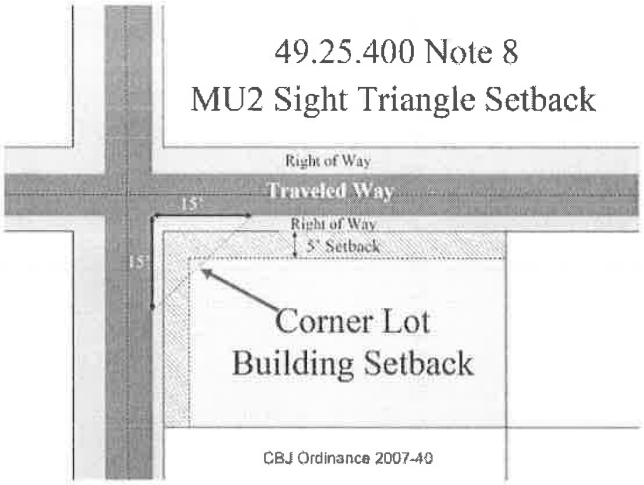
Maximum height permissible uses	45′	35′	35′	35′	35′	35′	35′	35′	None	45′[4]	35'	35'	45′	55′	35′[4]	45′[4]	None
Accessory	45′	25′	25′	25′	25′	25′	25′	25′	None	35′	25'	25'	35′	45′	35′[4]	45′[4]	None
Bungalow[9]		25′	25′	25′	25′	25′	25′	25′									
Minimum front yard setback[3]	25′	25′	25′	20′	20′[10]	20′	20′	20′	0′	5′5,8	0'	0'	25′	10′	10′	10′	10′
Maximum front yard setback											20′	15′					
Minimum street side yard setback	17′	17′	17′	13′	10′	13′	13′	13′	0′	5′	0'	0'	17′	10′	10′	10′	10′
Maximum street side yard setback											15′	10′					
Minimum rear yard setback[3]	25′[2]	25′	25′	20′	10′	20′	15′	10′	0′	5′	5′	0'11	10′	10′	10′	10′	10′
Minimum side yard setback[3]	15′[2]	15′	10′	5′	3′	5′	5′	5′	0′	5′	0'	0'11	10′	10′	10′	10′	0′
Common wall dwelling				10′[6]	3′	5′[7]	5′[7]	5′[7]		5′[7]							

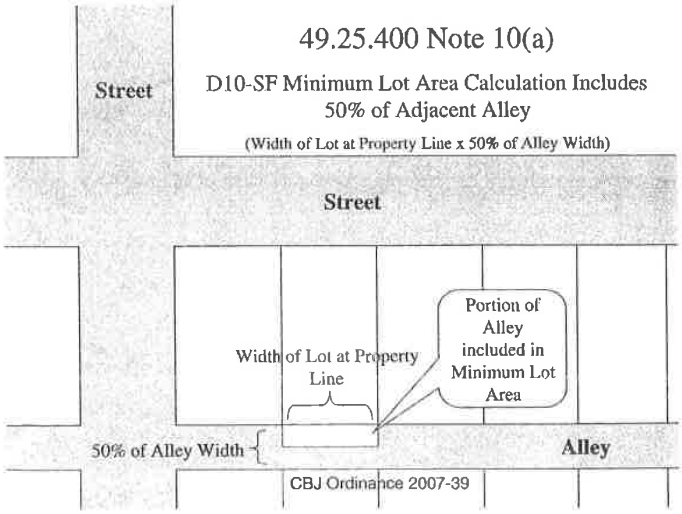
Notes:

1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.

5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
9. Special restrictions apply to construction on bungalow lots. See special use provisions 49.65.600.
10. For lots adjacent to an alley, the following reductions to the dimensional standards apply:
    (a) Minimal lot area includes 50% of adjacent alley (see graphic).
    (b) Reserved.
    (c) Minimum front yard setback of ten feet.
11. Additional setbacks apply when lot abuts a multi-family or single-family residential zoning district.

(Serial No. 2008-04, § 2, 2-25-2008, eff. 3-27-2008; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021; Serial No. 2021-35(am), § 4(Exh. B), 2-7-2022, eff. 3-10-2022)





(Serial No. 2007-39, § 9, 6-25-2007; Serial No. 2007-40, § 2, 6-25-2007)

Measuring or Calculating Building Height: CBJ 49.25.420

(a) The height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. Roofs with slopes greater than 75 percent shall be regarded as walls. The height of a stepped or terraced building is the height of the highest segment thereof.

(b) The reference datum shall be whichever of the following yields the greater height of building:

(1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point is not more than ten feet above the lowest point within said five-foot radius.

(2) An elevation ten feet higher than the lowest point, when the highest point described in subsection (b)(1) of this section is more than ten feet above the lowest point.

Note that the complete text of this section is not reproduced here—as always, refer to the full text of the current edition of the Code!

The graphic below is taken from the 1997 UBC Code Applications Manual. It is not adopted as part of CBJ Code, but it does show graphically what the adopted text says:

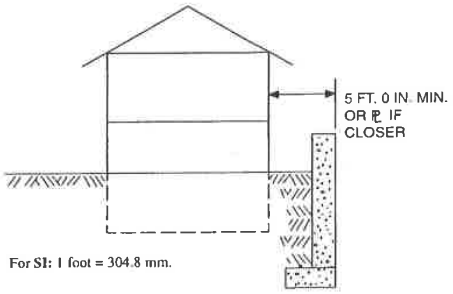


FIGURE 2-1

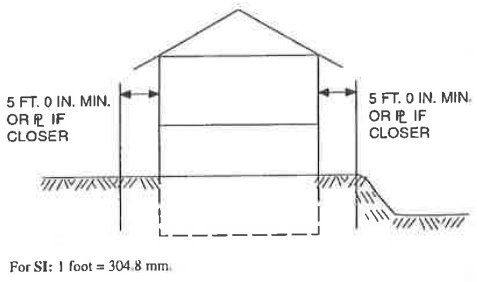


FIGURE 2-2

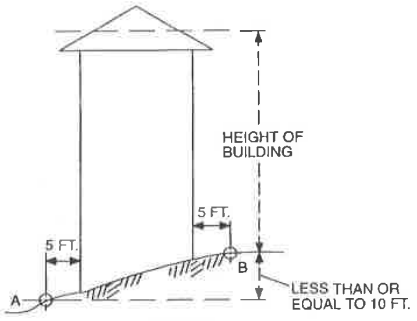


FIGURE 2-3

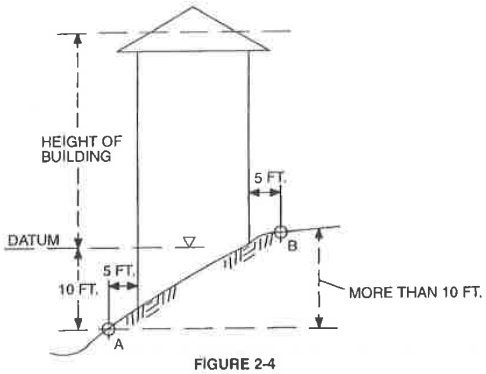


FIGURE 2-4

For SI: 1 foot = 304.8 mm.

DETERMINATION OF BUILDING HEIGHT IN FEET

49.40.210 Number of off-street parking spaces required.

(a) *General.* The minimum number of off-street parking spaces required must be as set forth in the following table. The number of spaces must be calculated and rounded down to the nearest whole number:

Use	Spaces Required in All Other Areas	Spaces Required in Town Center Parking Area
Single-family and duplex	2 per each dwelling unit	1 per each dwelling unit
Multifamily units	1 per one bedroom unit	0.4 per one bedroom unit
	1.5 per two-bedroom unit	0.6 per two-bedroom unit
	2.0 per three- or more bedroom unit	0.8 per three- or more bedroom unit
Rooming house, boardinghouse, single-room occupancies with shared facilities, bed and breakfast, halfway house, and group home	1 per 2 bedrooms	1 per 5 bedrooms
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities	1 per 5 single-room occupancies, plus 1 per each increment of ten single-room occupancies with private facilities.
Accessory apartment	1 per each unit	0 per each unit
Motel	1 per each unit in the motel	1 per each 12 units in the motel
Hotel	1 per each four units	1 per each 12 units
Hospital and nursing home	2 per bed OR one per 400 square feet of gross floor area	2 per bed OR one per 400 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit	0.3 spaces per dwelling unit
Assisted living facility	0.4 parking spaces per maximum number of residents	0.4 parking spaces per maximum number of residents
Sobering center	1 parking space per 12 beds	2 parking spaces
Theater	1 for each four seats	1 for each 10 seats
Church, auditorium, and similar enclosed places of assembly	1 for each four seats in the auditorium	1 for each 10 seats in the auditorium
Bowling alley	3 per alley	1.2 per alley
Bank, office, retail commercial, salon and spa	1 per 300 square feet of gross floor area	1 per 750 square feet of gross floor area
Medical or dental clinic	1 per 200 square feet of gross floor area	1 per 400 square feet of gross floor area
Funeral Home	1 per six seats based on maximum seating capacity in main auditorium	1 per 15 seats based on maximum seating capacity in main auditorium
Warehouse, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area	1 per 2,500 square feet of gross floor area
Restaurant and alcoholic beverage dispensary	1 per 200 square feet of gross floor area	1 per 750 square feet of gross floor area
Swimming pool serving general public	1 per four persons based on pool capacity	1 per 10 persons based on pool capacity

Shopping center and mall	1 per 300 square feet of gross leasable floor area	1 per 750 square feet of gross floor area
Convenience store	49.65 Article V	1 per 750 square feet of gross floor area
Watercraft moorage	1 per three moorage stalls	2 per 15 moorage stalls
Manufacturing uses; research, testing and processing, assembling, industry	1 per 1,000 square feet gross floor area except that office space must provide parking as required for offices	1 per 2,500 square feet gross floor area except that office space must provide parking as provided for offices
Library and museum	1 per 600 square feet gross floor area	1 per 1,500 square feet of gross floor area
School, elementary	2 per classroom	2 per classroom
Middle school or junior high	1.5 per classroom	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 spaces per bay. All but two of the required non-accessible parking spaces may be in a stacked configuration
Post office	1 per 200 square feet gross floor area	1 per 500 square feet of floor area
Childcare Home	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Childcare Center	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Indoor sports facilities, gyms	1 per 300 square feet gross floor area	1 per 750 square feet gross floor area
Mobile Food Vendors	No parking requirement	No parking requirement
Open air food service (TPU 8.3)	1 per 400 square feet of gross floor area.	Zero

(b) *Accessible parking spaces.* Accessible parking spaces must be provided as part of the required off-street parking spaces, according to the following table (Table 49.40.210(b)). Except, Accessible parking spaces are not required for residential uses that require fewer than ten parking spaces and there are no visitor parking spaces.

Table 49.40.210(b)	
Total Parking Spaces in Lot	**Required Minimum Number of Accessible Parking Spaces**
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 space for each 100 spaces over 1,100 total spaces in lot

(c) *Facility loading spaces.* In addition to the required off-street parking requirements, a development must provide loading spaces as set forth in the following table:

	Gross Floor Area in Square Feet		
Use	**All other areas**	**Town Center Parking District**	**Loading Space Required**
Motels and hotels	5,000—29,999	6,000—60,000	1
	30,000--60,000		2
	Each additional 30,000	Each additional 30,000	1
Commercial	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Hospital	5,000--40,000	6,000—40,000	1
	Each additional 40,000	Each additional 40,000	1
School	For every two school buses		1
Home for the aged, convalescent home, correctional institution	More than 25 beds		1

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.50.300 Minimum vegetative cover.

A minimum percent by area of each development site shall be maintained with live vegetative cover according to the following table. In the event of a conflict between district and area standards, the greater shall apply.

Zoning District	Percentage of Lot in Vegetation
D-1, D-3, and D-5, residential districts	20
D-10 SF residential districts	15
D-10, D-15, and D-18 multifamily residential districts	30
MU2, mixed use district	5
MU3, mixed use district	10
NC, neighborhood commercial district	25
LC, light commercial district	15
GC, general commercial district	10
WC, waterfront commercial district	10
WI, waterfront industrial district	5
I, industrial district	5
Convenience store, outside a commercial district	20

(Serial No. 87-49, § 2, 1987; Serial No. 96-20, § 2, 1996; Serial No. 98-09, § 7, 1998; Serial No. 98-20, § 3, 1998; Serial No. 2007-39, § 12, 6-25-2007; Serial No. 2013-03, § 2, 1-28-2013, eff. 2-28-2013 ; Serial No. 2021-35(am), § 7, 2-7-2022, eff. 3-10-2022)

ARTICLE II. HILLSIDE DEVELOPMENT

49.70.200 Purposes.

The purposes of this article are to:

(1) Ensure that hillside development provides erosion and drainage control to protect adjoining parcels;

(2) Protect waterways from sedimentation and pollution;

(3) Minimize injury or damage to people or property from natural or artificial hazards in hillside development; and

(4) Minimize any adverse aesthetic impact of hillside development.

(Serial No. 87-49, § 2, 1987)

49.70.210 Applicability and scope.

(a) This article applies to all development on hillsides in the City and Borough that involves the following:

(1) Removal of vegetative cover;

(2) Excavation of any slope in excess of 18 percent;

(3) Creation of a new slope in excess of 18 percent for a vertical distance of at least five feet; or

(4) Any hazard area identified on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by the assembly by ordinance or any other areas determined to be susceptible to geophysical hazards.

(b) All hillside development endorsement applications shall be reviewed by the planning commission, except the following may be reviewed by the director:

(1) An excavation below finished grade for basements and footings of a building, a retaining wall or other structure authorized by a building permit, provided that this shall not exempt any fill made with the material from such excavation nor any excavation having an unsupported height greater than two feet after the completion of the associated structure.

(2) Graves.

(3) Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate or clay provided such operations do not affect the location or peak volume of runoff, the location or amount of standing water, or the lateral support for, the stresses in, or the pressure upon, any adjacent or contiguous property.

(4) Exploratory excavations less than 200 square feet in area and under the direction of a civil engineer with knowledge and experience in the application of geology in the design of civil work.

(5) An excavation which:

(A) Is less than two feet in depth and covers less than 200 square feet; or

(B) Does not create a cut slope greater than five feet in height or steeper than one and one-half horizontal to one vertical.

(6) A fill less than one foot in depth and intended to support structures which fill is placed on natural terrain with a slope flatter than five horizontal to one vertical, which does not exceed 20 cubic yards on any one lot and which does not obstruct a drainage course.

(7) A fill less than three feet in depth and not intended to support structures which fill is placed on natural terrain on a slope flatter than five horizontal to one vertical, which does not exceed 50 cubic yards on any one lot and which does not obstruct a drainage course.

(8) Minor development.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 22, 6-5-2006; Serial No. 2015-03(c)(am), § 51, 8-31-2015)

49.70.220 Hillside development endorsement application.

(a) All development on hillsides shall be pursuant to a hillside development endorsement.

(b) The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 52, 8-31-2015)

49.70.230 Fees.

The City and Borough shall charge the developer the gross hourly rate for professional review of the application and for inspection. The developer shall deposit one percent of the value of the site development, excluding that portion of the site determined by the engineer to be subject to a public transmission facility permit, in a specially designated reserve account, against which the City and Borough may bill its documented time and expenses. The developer shall promptly replenish this amount when requested, and no endorsement may be issued if there is any deficiency in the developer's reserve account. All unexpended funds in the reserve account shall be returned to the developer upon final approval of development or when the engineer is satisfied that the work under the hillside development endorsement has been completed and the requirements of this chapter have been met.

(Serial No. 87-49, § 2, 1987)

49.70.240 Application.

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

(1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies.

(2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development and including:

(A) Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line;

(B) Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody;

(C) Lot boundaries and easements for the site and adjacent lots; and

(D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.

(3) The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:

(A) Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.

(B) Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.

(C) Lot boundaries, easements and setback lines.

(D) The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.

(E) Clearing limits of existing vegetative cover.

(F) A cross section of the development site.

(4) The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.

(5) A description of the source and type of any off-site fill, and the site for depositing excess fill.

(6) A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.

(7) An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.

(8) A work schedule, by phase.

(9) Such other different or more detailed submissions as may be required.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)

49.70.250 Standards for approval.

Hillside development shall meet the following minimum standards:

(1) *Roads.* The City and Borough road standards shall apply to hillside development, except that:

(A) *Modification of standards.* The engineer or planning commission may modify road standards as identified in subsections (1)(B) and (C) of this section, if:

(i) The developer's traffic analysis and circulation, land ownership, and development patterns indicate future use of the roadway at less than collector street levels;

(ii) The modification would enable the development to meet, or more closely approximate, the criteria set forth in section 49.70.260; and either

(iii) The proposed road or access in question would result in a permanent cul-de-sac; or

(iv) A secondary access to the proposed development exists or will be developed as a part of the project.

(B) *Road width.* The width of a section of residential roadway may be narrowed to 20 feet, with a single four-foot pedestrian way and underground storm drain system, if:

(i) The section is not more than 200 feet in length, and is separated from other such sections by at least 100 feet of standard roadway;

(ii) No entrances, intersections or parking are allowed in the section;

(iii) Guard rails, if any, are designed to permit the passage of plowed snow;

(iv) There is at least a 200-foot line of sight along the centerline of the section;

(v) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260;

(vi) Grouped off-street parking spaces are provided at the entry to the section; and

(vii) Adequate provision is made for storage of snow.

(C) *Road grade.* The grade of a section of residential roadway may be increased to a maximum of 15 percent if:

(i) The section is not more than 200 feet in length and separated from other such sections by at least 100 feet of roadway;

(ii) No entrances or intersections are allowed in the section;

(iii) Through intersections at the end of the section have approaches at least 50 feet long measured from the edge of the traveled way of the crossroad and are at a grade of eight percent or less; intersections requiring a full stop have approaches no less than 20 feet long at a grade of two percent or less, or no less than 50 feet long at a grade between two and six percent;

(iv) Any guard rails are designed to permit the passage of plowed snow;

(v) All sight distances conform to standards of the American Association of State Highway and Transportation Officials; and

(vi) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260.

(2) *Weather.* The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.

(3) *Sediment.* The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.

(4) *Peak discharge.* The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.

(Serial No. 87-49, § 2, 1987)

49.70.260 Criteria.

The commission or director shall consider the extent to which the development meets the following criteria:

(1) *Soil erosion.* Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.

(2) *Existing vegetation.* Depletion of existing vegetation shall be minimized.

(3) *Contours.* The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.

(4) *Time of exposure and soil retention.* The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention.

(5) *Replanting.* The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.

(6) *Drainage.* The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.

(7) *Foundations.* The developer shall ensure that buildings will be constructed on geologically safe terrain.

(8) *Very steep slopes.* The developer shall minimize excavation on slopes over 30 percent.

(9) *Soil retention features.* The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.

(10) *Wet weather periods.* The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)

49.70.270 Conditions on approval.

The commission or director may place conditions upon a hillside development endorsement as necessary or desirable to ensure that the spirit of this chapter will be implemented in the manner indicated in the application. Fulfillment of conditions shall be certified by the engineer. The conditions may consist of one or more of the following:

(1) *Development schedule.* The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion of required improvements.

(2) *Dedications.* The commission or director may require conveyances of title or other legal or equitable interests to public entities, public utilities, a homeowner's association, or other common entities. The developer may be required to construct any public facilities, such as drainage retention areas, to City and Borough standards prior to dedication.

(3) *Construction guarantees.* The commission or director may require the posting of a bond or other surety or collateral providing for whole or partial releases, in order to ensure that all required improvements are constructed as specified in the approved plans.

(4) *Lot size.* If justified by site topography, the commission or director may require larger lot areas than prescribed by zoning requirements.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 55, 8-31-2015)

ARTICLE II. VARIANCES[1]

49.20.200 Variance.

Pursuant to this article, a variance may be granted to provide an applicant relief from the requirements of this title. A variance is prohibited from varying any requirement or regulation of this title concerning the use of land or structures, housing density, lot area, requirements in chapter 49.35, or requirements in chapter 49.65. Applications for prohibited variances shall not be accepted for filing or shall be rejected by the director.

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018)

49.20.210 Submittal.

Except as provided in this article for an administrative variance, an application for a variance shall be submitted to the planning commission through the department.

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018 ; Serial No. 2021-19, § 4, 8-2-2021, eff. 9-1-2021)

49.20.220 Scheduling and fee.

(a) An application for an administrative variance shall be administered by the department.

(b) If the director determines that the request is not for an administrative variance and the application is complete, it shall be scheduled for public hearing. If the application is filed in conjunction with a major development permit, a separate public notice shall not be required and the variance fee shall be reduced by 20 percent. For separate variance applications, a fee and public notice according to section 49.20.230 shall be required.

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018)

49.20.230 Public notice.

(a) Upon determination that the administrative variance application is complete, the director shall mail notice of the application to the immediately adjoining property owners, as determined by the director, and provide at least 14 days to submit written comments before issuing a decision.

(b) For variances other than administrative, public notice according to section 49.15.230 shall be given prior to a hearing on the application by the planning commission.

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018 ; Serial No. 2021-19, § 4, 8-2-2021, eff. 9-1-2021)

---

[1]Editor's note(s)—Sec. 2 of Serial No. 2018-04(b) , adopted May 14, 2018, amended art. II in its entirety to read as herein set out. Former art. II pertained to the same subject matter, and derived from Serial No. 87-49, 1987; Serial No. 95-33, 1995; and Serial No. 2010-15(c), adopted May 19, 2010.

49.20.240 Planning commission action.

The planning commission shall hear all variance requests except administrative variances, and shall either approve, conditionally approve, modify, or deny the request based on the criteria in section 49.20.250(b).

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018 ; Serial No. 2021-19, § 4, 8-2-2021, eff. 9-1-2021)

49.20.250 Variance standards.

(a) *Administrative variances.*

(1) An administrative variance may be granted to allow projections not to exceed 25 percent of the yard setback requirements of this title or two feet, whichever is less, upon the director determining the following:

(A) Enforcement of the setback ordinance would result in an unreasonable hardship;

(B) The grant of the variance is not detrimental to public health, safety, or welfare; and

(C) The grant of the variance is narrowly tailored to relieve the hardship.

(2) An administrative variance decision by the director may be appealed if a notice of appeal is filed within 20 days of the date the decision is signed by the director, in accordance with section 49.15.239.

(b) *Non-administrative variances.*

(1) A variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the planning commission has determined that:

(A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;

(B) The unusual or special conditions of the property are not caused by the person seeking the variance;

(C) The grant of the variance is not detrimental to public health, safety, or welfare; and

(D) The grant of the variance is narrowly tailored to relieve the hardship.

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018 ; Serial No. 2021-19, § 4, 8-2-2021, eff. 9-1-2021)

49.20.260 Conditions of approval.

The planning commission may attach to a variance conditions regarding the location, character, and other features of the proposed structures or uses as it finds necessary to carry out the intent of this title and to protect the public interest.

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018 ; Serial No. 2021-19, § 4, 8-2-2021, eff. 9-1-2021)

49.20.270 Expiration and extensions of approval.

Expiration and extensions of variances shall be governed by the procedures and standards established for development permits in chapter 49.15, article II.

(Serial No. 2018-04(b), § 2, 5-14-2018, eff. 6-14-2018)

ARTICLE III. TRAFFIC[1]

49.40.300 Applicability.

(a) A traffic impact analysis (TIA) shall be required as follows:

(1) A development projected to generate 500 or more average daily trips (ADT) shall be required to have a traffic impact analysis.

(2) A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.

(3) A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.

(4) The applicant shall provide the traffic projections for the project, and the department will review and approve the final figures.

(5) A TIA must be prepared by a licensed engineer, or a transportation planner, with traffic analysis experience, approved by the director.

(b) The department shall require the applicant to contact the Alaska Department of Transportation and Public Facilities to determine whether a state permit or TIA will be required.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.305 Traffic impact analysis (TIA) requirements.

(a) A TIA prepared under this section must identify and assess the impacts of the proposed development on all affected transportation systems. The TIA shall identify any effective development design or operational measures that would mitigate impacts of a development on transportation systems. The study area for the TIA shall be that area in which it is anticipated that the proposed development will increase ADT by five percent or more.

(b) A TIA must forecast traffic generated by a development in accordance with the most recent edition of Institute of Traffic Transportation Engineers' Trip Generation Handbook.

(c) A TIA must address the following items:

(1) Intersections and segments of roadways where the ADT on any approach to an intersection is anticipated to increase by five percent or more due to the proposed development;

---

[1]Editor's note(s)—Serial No. 2008-01, § 2, adopted January 28, 2008, effective February 28, 2008, repealed former Art. III, §§ 49.40.300, 49.40.310 and enacted provisions designated as a new Art. III to read as herein set out.

Cross reference(s)—Traffic, CBJ Code tit. 72.

(2) Each driveway or approach road that will allow egress from or ingress to the proposed development;

(3) Existing and proposed pedestrian and bicycle facilities, if any, within the proposed development, and existing and proposed pedestrian and bicycle facilities to be used for access to the proposed development;

(4) Projected traffic at the development's anticipated opening date, and at full build out, both with and without the traffic generated by the development;

(5) Locations where road improvements are necessary to mitigate traffic impacts due to the development at the opening date, or where improvements are necessary to prevent the level of service (LOS) from deteriorating further at the opening date without the development;

(6) Road improvement alternatives or other measures that will achieve an acceptable LOS or minimize degradation of service below an already unacceptable LOS according to section 49.40.310 Traffic; minimum standards;

(7) Internal circulation and parking plans; and

(8) An accident analysis that contains the following elements:

(A) An accident diagram showing accidents over the most recent three years of accident data, at all intersections or roadway segments identified as being impacted by the development, using the State of Alaska Department of Transportation's accident database, if available.

(B) An analysis of the type of accidents.

(C) An analysis of the accidents to determine if any pattern exists, and whether the accident pattern will be impacted by the development.

(D) If an accident pattern exists that will be exacerbated by the development, a determination whether there is a cost-effective solution which would mitigate the problem and how it can be implemented.

(d) Level of service (LOS) and operational analysis for a traffic impact analysis prepared under this section must be performed in accordance with the most recent edition of the Transportation Research Board's publication Special Report 209, Highway Capacity Manual.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.310 Traffic; minimum standards.

(a) The minimum acceptable LOS for a roadway segment or intersection within the area affected by the development, on the projected opening date of the development, or full build out of the development, is LOS D.

(b) If an intersection or roadway segment affected by the development has a pattern of accidents resulting in personal injuries, and the development will aggravate this accident pattern, then mitigation shall be required, regardless of the projected LOS.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.320 Traffic impact analysis review.

(a) The department will review the traffic impact analysis prepared under this section.

(b) Mitigation measures may be subject to financial guarantee pursuant to Chapter 49.55, if appropriate considering safety and scheduling.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.330 Traffic impact mitigation.

(a) Except as provided in 49.40.340, an applicant shall make improvements to a roadway or intersection to achieve or maintain an acceptable LOS if a roadway or intersection has an:

(1) LOS D without traffic generated by the development; and would drop below LOS D with traffic generated by the development at the opening date of the development or full build out;

(2) If a roadway has an LOS below D without traffic generated by the development at the opening date of the development; or

(3) If the intersection or roadway segment has a pattern of accidents resulting in personal injuries, and the development would aggravate this accident pattern, then mitigation shall be required regardless of the LOS.

(b) An applicant for a project for which a traffic impact analysis report has been prepared and mitigation required, shall install signs and markings on approaches to roadways within the development that conform to the Manual on Uniform Traffic Control Devices and the Alaska Traffic Manual, 2003, described in 17 AAC 20.950(1), as it may be amended from time to time.

(c) Internal circulation and parking layout must provide sufficient queuing distance within the development between the roadway and internal restrictions to ensure that no traffic backs up onto a roadway, including bicycle or pedestrian facilities (See Section 49.40.230 Parking and circulation standards).

(d) If a traffic impact analysis discloses impacts to pedestrian or bicycle traffic, an applicant shall make the necessary improvements to mitigate the impact.

(Serial No. 2008-01, § 2, 1-28-08)

49.40.340 Mitigation waiver.

(a) The planning commission or community development department director may, in their discretion, waive or partially waive the requirements for mitigation under this section if the planning commission finds at a public hearing, or the director finds in writing after reviewing a permit which does not require planning commission approval, that either of the following circumstances is true:

(1) (A) Existing roadway facilities are only marginally achieving an LOS D without the traffic generated by the development, and would likely fall below LOS D within five years;

(B) Traffic generated by the development would result in an LOS below D without mitigation; and

(C) The costs of mitigating the impacts outweighs the benefits; or

(2) (A) If the LOS is below D. before the development's opening date;

(B) If the operation of the roadway or intersection, within the affected area, would not deteriorate more than five percent in terms of delay time, a minimum LOS, LOS E may be acceptable;

(C) Does not result in an LOS below E; and

(D) The costs of mitigating the impacts outweighs the benefits.

(Serial No. 2008-01, § 2, 1-28-08)

Chapter 49.85 FEES FOR LAND USE ACTIONS

49.85.100 Generally.

Processing fees are established for each development, platting and other land use action in accordance with the following schedule:

(1) Minor development.

(A) Reserved;

(B) Staff review, no charge if a building permit is required;

(C) Sign permit, $50.00 for the first two signs, and $20.00 for each additional sign.

(2) Minor subdivision or consolidation.

(A) Subdivision creating additional lots, $400.00 plus $25.00 for each resulting lot;

(B) Subdivision creating no additional lots, $110.00 plus $25.00 for each lot changed.

(3) Major development, conditional use permits or modifications, allowable use permits, and wetlands permits. The fees for these land use actions are based on classes of uses, and shall be paid upon application for permit issuance or modification as set forth in subsections (3)(A)—(E) of this section. The fee for an extension of a permit shall be $250.00 for any class of use.

(A) Class I uses, $350.00. Class I uses are:

(i) Mobile homes on single lots;

(ii) Agricultural uses of under 50,000 square feet;

(iii) Residential structures, four or fewer units;

(iv) Transient structures, 12 or fewer rooms for rent;

(v) Day care and child care homes;

(vi) Accessory or incidental recycling activities under section 49.25.300, category 11.120 uses;

(B) Class II uses, $500.00. Class II uses are:

(i) Commercial, mixed use or enclosed industrial uses with less than 10,000 square feet of building space and using less than one acre of land;

(ii) Agricultural uses of 50,000 or more square feet;

(iii) Residential structures, five to ten dwelling units;

(iv) Transient structures, 13 to 30 rooms for rent;

(v) Day care and child care centers;

(vi) Floating residences and floating structures under 2,500 square feet;

(vii) Churches, schools, and additions thereto;

(C) Class III uses, $750.00. Class III uses are:

(i) Commercial, mixed use or enclosed industrial uses with 10,000 to 20,000 square feet of building space or using one to three acres of land;

(ii) Residential structures, 11 to 30 dwelling units;

(iii) Transient structures, 31 to 90 rooms for rent;

(iv) Floating structures, 2,500 to 10,000 square feet;

(D) Class IV uses, $1,000.00. Class IV uses are:

(i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square feet of building space or using more than three but less than six acres of land;

(ii) Residential structures, 31 to 60 dwelling units;

(iii) Transient structures, 91 to 180 rooms for rent;

(iv) Unenclosed industrial uses using less than three acres of land (e.g., batch plants, quarries, sand and gravel operations, junkyards, heliports, and outside storage);

(v) Floating structures over 10,000 square feet.

(E) Class V uses, $1,600.00. Class V uses are:

(i) Commercial, mixed use or enclosed industrial uses with more than 40,000 square feet of building space or using six or more acres of land;

(ii) Unenclosed industrial uses using three or more acres of land;

(iii) Residential structures, over 60 dwelling units;

(iv) Transient structures, over 180 rooms for rent;

(v) City and state projects with estimated project cost over $2,500,000.00.

(4) Major subdivisions, including mobile home subdivisions.

(A) Preliminary plat, $110.00 per lot;

(B) Final plat, $70.00 per lot;

(C) Reserved;

(D) Plat amendment, $110.00 plus $25.00 per lot.

(5) Street vacation, $500.00.

(6) Administration of developer's subdivision improvement guaranty.

(A) Performance bond, $50.00;

(B) Deposit in escrow, $140.00;

(C) Deed of trust, reconveyance, agreement or substitution of trust and reconveyance lots, $140.00 for first lot, plus $25.00 for each additional lot.

(7) Access driveways in rights-of-way, $400.00.

(8) Special use or area.

(A) Mining.

(i) Exploration approval, $200.00;

(ii) Small mine permit and amendment, $1,200.00;

(iii) Large mine permit and amendment, $3,600.00, plus any special fee established pursuant to section 49.65.130;

(iv) Technical revision $500.00;

(v) Ownership transfer requests $500.00;

(vi) Summary approval. The fees for a summary approval action shall be based on the classes of uses as established in 49.85.100(3).

(B) Mobile home parks.

(i) Preliminary review, $90.00 per lot or $250.00, whichever is greater;

(ii) Final review, $60.00 per lot or $250.00, whichever is greater.

(C) Recreational vehicle parks, conditional use permit, $400.00.

(D) Hillside development endorsement. Gross hourly rate for professional review and inspection, $60.00.

(E) Planned Unit Development (PUD) and Cottage Housing.

(i) Preliminary plan application approval, $400.00 plus $80.00 per residential unit;

(ii) Final plan approval, $300.00 plus $60.00 per residential unit.

(F) Development in landslide or avalanche hazard area conditional use, $400.00.

(G) Alternative residential subdivisions.

(i) Preliminary plan application review, $400.00 plus $80.00 per residential unit;

(ii) Final plan review, $300.00 plus $60.00 per residential unit.

(H) Floodplain development permit.

(i) Minor development, no building permit required, $45.00.

(ii) Major development, building permit required, $100.00.

(iii) Exception, $400.00.

(9) Zone changes and comprehensive plan amendments, $600.00.

(10) *Variances and alternative development permits.*

(A) Administrative variance, $120.00;

(B) Non-administrative variance, $400.00.

(11) Street name change, $400.00.

(12) Preparation of deed restrictions, certificates of common ownership, and similar documents, $100.00.

(13) Sidewalk obstruction permit under CBJ 62.10.010: $100.00.

(14) Certification of zoning compliance letters, $150.00.

(15) Appeal of director's decision, refundable if applicant prevails, $200.00.

(16) Fee not listed. The processing fee for any development, platting, or other land use action not specifically listed in this section shall be the fee established for the most similar action listed, as determined by the community development director.

(17) Fee cancellation. The director may authorize the refunding of a portion of the fee paid for a land use action when the permit application is cancelled before completion of the land use review process. The director may estimate the amount of work not completed and set the amount of the refund at that amount, less ten percent of the fee.

(18) Wireless communication facility application fees.

(A) Application fees required by subsection 49.65.940(b): $350.00.

(B) Additional fee required for special use permit applications required by subsection 49.65.970(b)(1): $500.00.

(C) Any actual costs incurred for technical expert review, publication and mailings.

(19) Marijuana license fee, $250.00.

(20) Certification of nonconforming status, $150.00; fee is waived if applied for in conjunction with a development permit.

(21) Parking waiver, $400.00. If the application is filed in conjunction with a major development permit the fee shall be reduced by 20 percent.

(22) Fee in lieu, $10,000.00 per off-street parking space required.

(Serial No. 87-49, § 2, 1987; Serial No. 91-02, § 2, 1991; Serial No. 91-42, § 2, 1991; Serial No. 92-42, § 4, 1992; Serial No. 94-24, § 2, 1994; Serial No. 95-33, § 10, 1995; Serial No. 95-40, § 5, 1996; Serial No. 96-30, § 8, 1996; Serial No. 97-04, § 2, 1997; Serial No. 97-12, § 3, 1997; Serial No. 2000-38, § 2, 10-16-2000; Serial No. 2003-07(am), § 7, 5-12-2003; Serial No. 2010-15(c), § 3, 5-19-2010; Serial No. 2014-32(e)am, § 4, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-03(c)(am), § 61, 8-31-2015 ; Serial No. 2015-38(b)(am), § 2 5-2-2016, eff. 6-2-2016 ; Serial No. 2017-16, § 3, 6-26-2017, eff. 7-27-2017 ; Serial No. 2018-04(b), § 3, 5-14-2018, eff. 6-14-2018 ; Serial No. 2018-41(c), § 4, 12-17-2018, eff. 1-17-2019 ; Serial No. 2019-37, § 8, 3-16-2020, eff. 4-16-2020 ; Serial No. 2021-06, § 7, 4-26-2021, eff. 5-26-2021; Serial No. 2021-19, § 10, 8-2-2021, eff. 9-1-2021; Serial No. 2022-04(b) , § 5, 4-25-2022, eff. 5-26-2022; Serial No. 2021-36 , § 4, 9-12-2022, eff. 10-13-2022)

49.85.110 Amendment of rates.

The manager may adjust the rates in this chapter from time to time to reflect changes in the cost of providing municipal services generally.

(Serial No. 87-49, § 2, 1987)

49.85.130 Payment of fees.

No application, petition, request or appeal for which a fee is established under this title shall be complete unless accompanied by the required fee and shall be returned unless accompanied by such fee. All fees shall be nonrefundable except, if the appellant prevails in an appeal to the assembly or if the appeal is withdrawn prior to commencement of the hearing, the appeal fee shall be refunded less $25.00 and hearing officer expenses incurred to withdrawal.

(Serial No. 87-49, § 2, 1987)

49.85.140 Development, work, or use commencing before permit application or issuance.

(a) Any development, work, or use for which a permit is required under this title, but for which no permit is applied for and issued prior to the commencement of the development, work, or use requiring the permit, shall be subject to processing fees in an amount double that specified in section 49.85.100 for the permit.

(b) The director may waive processing fees in excess of those listed in section 49.85.100 upon a finding that processing the permit application will not require staff time and/or materials in excess of what would have been required to process the permit application if it had been applied for prior to commencing the development, work, or use.

(Serial No. 2009-04, § 2, 6-8-2009)

19.01.108.8 Building permit fees.

TOTAL VALUATION	FEE
$1.00 to $500.00	$54.00
$501.00 to $2,000.00	$54.00 for the first $500.00 plus $2.64 for each additional $100.00 or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$93.60 for the first $2,000.00 plus $11.88 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$366.84 for the first $25,000.00 plus $8.58 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$581.34 for the first $50,000.00 plus $5.94 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$878.34 for the first $100,000.00 plus $4.62 for each additional $1,000.00 or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$2726.34 for the first $500,000.00 plus $3.96 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00
$1,000,000.00 and up	$4706.34 for the first $1,000,000.00 plus $2.64 for each additional $1,000.00 or fraction thereof

(Serial No. 2009-16(b), § 2, 9-21-2009)

ARTICLE II. PARKING AND LOADING[1]

49.40.200 General applicability.

Developers must provide off-street parking spaces for automobiles in accordance with the requirements set forth in this chapter at the time any structure is erected, expanded, or when there is a change in the principal use.

(a) *Special parking areas.*

(1) *Town center parking area.* The town center parking area, as depicted in Ordinance 2022-04(b) is adopted. The town center parking area consists of the lots within the area bound by West Tenth Street, Egan Drive, West Twelfth Street, D Street, West Ninth Street, C Street and its projection, West Eight Street and its projection, the rear lot lines of property between 370 through Distin Avenue, Sixth Street and its projection, Harris Street, projection of Third Street, projection of East Street, projection of Second Street, projection of Harris Street, the rear lot lines of property between 143 and 400 Gastineau Avenue, the rear lot lines of property between 511 and 889 South Franklin Street, and Gastineau Channel.

(2) *No parking required area.* The no parking required area, as depicted in Ordinance 2022-04(b) is adopted. The lots within the area bound by Gastineau Avenue, Fourth Street, Seward Street, Gastineau Channel, 490 South Franklin Street, and Layton Way are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.

(b) *Conforming parking.* The requirements, alternatives and reductions of this chapter can be combined to meet parking requirements of a development.

(c) *Developer responsibility.* Developer must submit documentation to demonstrate that applicable parking code requirements have been met, in conformance with this chapter.

(d) *Owner/occupant responsibility.* The provision and maintenance of off-street parking and loading spaces required in this chapter is a continuing obligation and joint responsibility of the owner and occupants.

(e) *Determination.* The determination of whether the parking requirements of this chapter are satisfied, with or without conditions, and deemed necessary for consistency with this title, must be made by:

(1) The director for minor development;

(2) The commission for major development; or

[1]Sec. 2 of Serial No. 2022-04(b) , adopted April 25, 2022, repealed and reenacted art. II in its entirety to read as herein set out. Former art. II pertained to the same subject matter, consisted of §§ 49.40.200—49.40.230, and derived from Serial No. 87-49, 1987; Serial No. 89-05, 1989; Serial No. 89-33, 1989; Serial No. 92-11, 1992; Serial No. 97-49, 1997; Serial No. 2006-14(b), adopted May 15, 2006; Serial No. 2006-15, adopted June 5, 2006; Serial No. 2006-33am, adopted October 30, 2006; Serial No. 2007-18, adopted April 23, 2007; Serial No. 2009-22(b), adopted October 12, 2009; Serial No. 2010-22, adopted July 19, 2010 ; Serial No. 2015-07(b)(am), adopted February 13, 2015; Serial No. 2015-32 , adopted August 10, 2015; Serial No. 2016-14 , adopted May 2, 2016; Serial No. 2016-46 , adopted March 6, 2017; Serial No. 2018-31 , adopted June 4, 2018; and Serial No. 2019-37 , adopted March 16, 2020.

(3) The commission if the development application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

(f) *Expansion.* In cases of expansion of a structure on or after the effective date of Ordinance 2022-04(b) :

(1) The number of additional off-street parking spaces required must be based on the gross floor area added.

(2) No additional parking spaces are required if the additional spaces would amount to less than ten percent of the total required for the development and amount to two or less spaces.

(3) For phased expansion, the required off-street parking spaces is the amount required for the completed development, as determined by the director.

(g) *Change in use.* In cases of a change in use on or after the effective date of Ordinance 2022-04(b) , the number of spaces required will be based on this chapter.

(h) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking requirements for the replacement and reconstruction of certain nonconforming structures in residential districts must be governed by chapter 49.30.

(i) *Mixed occupancy.* Mixed occupancy is when two or more of the parking uses in section 49.40.210 share the same lot(s). For mixed occupancy, the total requirement for off-street parking facilities is the sum of the requirements for the uses computed separately.

(j) *Uses not specified.* The requirements for off-street parking in section 49.20.320 are based on the requirements for the most comparable use specified, as determined by the director for minor development or by the commission for major development.

(k) *Location.* Off-street parking facilities must be located as provided in this chapter. If a distance is specified, such distance is the walking distance measured from the building being served to the parking provision. Off-street parking facilities for:

(1) Single-family dwellings and duplexes must be on the same lot as the building served;

(2) Multifamily dwellings may not be more than 100 feet distant, unless compliant with section 49.40.215; and

(3) Uses other than those specified above, may be not more than 500 feet distant, unless compliant with section 49.40.215.

(l) *Off-street parking requirements for a lot accessible by air or water only.* Off-street parking requirements do not apply to a lot if it is accessible only by air or water. If the director determines that public access by automobile to the lot later becomes available, the owner of the property must be given notice and within one year must provide the required off-street parking.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.210 Number of off-street parking spaces required.

(a) *General.* The minimum number of off-street parking spaces required must be as set forth in the following table. The number of spaces must be calculated and rounded down to the nearest whole number:

Use	Spaces Required in All Other Areas	Spaces Required in Town Center Parking Area

Single-family and duplex	2 per each dwelling unit	1 per each dwelling unit
Multifamily units	1 per one bedroom unit	0.4 per one bedroom unit
	1.5 per two-bedroom unit	0.6 per two-bedroom unit
	2.0 per three- or more bedroom unit	0.8 per three- or more bedroom unit
Rooming house, boardinghouse, single-room occupancies with shared facilities, bed and breakfast, halfway house, and group home	1 per 2 bedrooms	1 per 5 bedrooms
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities	1 per 5 single-room occupancies, plus 1 per each increment of ten single-room occupancies with private facilities.
Accessory apartment	1 per each unit	0 per each unit
Motel	1 per each unit in the motel	1 per each 12 units in the motel
Hotel	1 per each four units	1 per each 12 units
Hospital and nursing home	2 per bed OR one per 400 square feet of gross floor area	2 per bed OR one per 400 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit	0.3 spaces per dwelling unit
Assisted living facility	0.4 parking spaces per maximum number of residents	0.4 parking spaces per maximum number of residents
Sobering center	1 parking space per 12 beds	2 parking spaces
Theater	1 for each four seats	1 for each 10 seats
Church, auditorium, and similar enclosed places of assembly	1 for each four seats in the auditorium	1 for each 10 seats in the auditorium
Bowling alley	3 per alley	1.2 per alley
Bank, office, retail commercial, salon and spa	1 per 300 square feet of gross floor area	1 per 750 square feet of gross floor area
Medical or dental clinic	1 per 200 square feet of gross floor area	1 per 400 square feet of gross floor area
Funeral Home	1 per six seats based on maximum seating capacity in main auditorium	1 per 15 seats based on maximum seating capacity in main auditorium
Warehouse, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area	1 per 2,500 square feet of gross floor area
Restaurant and alcoholic beverage dispensary	1 per 200 square feet of gross floor area	1 per 750 square feet of gross floor area
Swimming pool serving general public	1 per four persons based on pool capacity	1 per 10 persons based on pool capacity
Shopping center and mall	1 per 300 square feet of gross leasable floor area	1 per 750 square feet of gross floor area
Convenience store	49.65 Article V	1 per 750 square feet of gross floor area
Watercraft moorage	1 per three moorage stalls	2 per 15 moorage stalls
Manufacturing uses; research, testing and	1 per 1,000 square feet gross floor area except that office space must	1 per 2,500 square feet gross floor area except that office space must provide parking as provided for offices

processing, assembling, industry	provide parking as required for offices	
Library and museum	1 per 600 square feet gross floor area	1 per 1,500 square feet of gross floor area
School, elementary	2 per classroom	2 per classroom
Middle school or junior high	1.5 per classroom	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 spaces per bay. All but two of the required non-accessible parking spaces may be in a stacked configuration
Post office	1 per 200 square feet gross floor area	1 per 500 square feet of floor area
Childcare Home	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Childcare Center	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Indoor sports facilities, gyms	1 per 300 square feet gross floor area	1 per 750 square feet gross floor area
Mobile Food Vendors	No parking requirement	No parking requirement
Open air food service (TPU 8.3)	1 per 400 square feet of gross floor area.	Zero

(b) *Accessible parking spaces.* Accessible parking spaces must be provided as part of the required off-street parking spaces, according to the following table (Table 49.40.210(b)). Except, Accessible parking spaces are not required for residential uses that require fewer than ten parking spaces and there are no visitor parking spaces.

Table 49.40.210(b)	
Total Parking Spaces in Lot	**Required Minimum Number of Accessible Parking Spaces**
1 to 25	1
26 to 50	2

51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 space for each 100 spaces over 1,100 total spaces in lot

(c) *Facility loading spaces.* In addition to the required off-street parking requirements, a development must provide loading spaces as set forth in the following table:

	Gross Floor Area in Square Feet		
Use	**All other areas**	**Town Center Parking District**	**Loading Space Required**
Motels and hotels	5,000—29,999	6,000—60,000	1
	30,000—60,000		2
	Each additional 30,000	Each additional 30,000	1
Commercial	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	6,000—50,000	1
	25,000—50,000		2
	Each additional 30,000	Each additional 30,000	1
Hospital	5,000—40,000	6,000—40,000	1
	Each additional 40,000	Each additional 40,000	1
School	For every two school buses		1
Home for the aged, convalescent home, correctional institution	More than 25 beds		1

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.215 Parking alternatives.

Parking alternatives are methods of accommodating required parking without building parking on site. A developer may apply for one or more parking alternatives. Parking alternatives may be combined with approved reductions.

(a) *Joint use.* Joint use occurs when the same off-street parking space is used to meet the parking requirement of different uses at different times. Joint use of off-street parking spaces may be authorized when the developer demonstrates there is no substantial conflict in the principal operating hours of the structures and uses involved and subject to the following requirements:

(1) Any structure or use sharing the off-street parking facilities of another structure or use must be located within 500 feet of such parking facilities, unless a lesser radius is identified in this chapter. A developer may apply to provide off-street parking in an area greater than 500 feet distant, if approved by the commission.

(2) The developer demonstrates with appropriate analysis or data that there is no substantial conflict in the principal operating hours of the structures or users for which joint use of off-street parking facilities is proposed.

The developer must present to the director a written instrument, proposed by the parties concerned, providing for joint use of off-street parking facilities. Upon approval by the director, such instrument must be recorded by the developer and documentation of recording provided to the director.

(b) *Loading spaces off-site.* The required loading space(s) may be met by an alternative private off-site loading parking space, if the alternate space is determined by the director of adequate capacity and proximity. In no case will the distance exceed standards established in subsection 49.40.200(k).

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.220 Parking reductions.

A parking reduction reduces the required off-street parking spaces for a development. A developer may apply for one or more parking reductions. Accessible parking spaces must not be reduced and must be provided in accordance with subsection 49.40.210(b). Loading spaces must not be reduced and must be provided in accordance with subsection 49.40.210(c).

(a) *Parking waivers.* The required number of parking spaces required by this chapter may be reduced if the requirements of this section are met.

(1) *Standards.* Any waiver granted under this section must be in writing and must include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

(A) The effect of granting a waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and

(B) The effect of granting a waiver will not materially endanger public health, safety, or welfare.

(2) *Relevant information.* The following information may be relevant for the director or commission's review:

(A) Analysis or data relevant to the intended use and related parking demands.

(B) Provision for alternative transportation.

(C) Traffic mitigation measures supported by industry standards.

(D) Bicycle and pedestrian amenities.

(3) *Applications.* Applications for parking waivers must be on a form specified by the director and must be accompanied by a one-time fee as provided in chapter 49.85.

(4) *Public notice.* The director must mail notice of any complete parking waiver application to the owners of record of property located within a 250-foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications should be made concurrently in accordance with CBJ 49.15.230.

(5) *Expiration.* An approved parking waiver expires upon a change in use.

(b) *Town center parking area, fee-in-lieu of off-street parking spaces.* In the town center parking area, a developer may pay a one-time fee in lieu of providing off-street parking spaces to satisfy the minimum parking requirements of this chapter. Fee in lieu can be used in any combination with other parking provisions of this chapter. Any fee in lieu due must be paid in full prior to the issuance of a temporary certificate of occupancy.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.225 Dimensions and signage for required off-street parking spaces.

(a) *Standard spaces.*

(1) Except as provided in this section, each standard parking space must consist of a generally rectangular area at least eight and one-half feet by 17 feet. Lines demarcating parking spaces may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain within them the rectangular area required by this section.

(2) Spaces parallel to the curb must be no less than 22 feet by six and one-half feet.

(b) *Accessible spaces.*

(1) Each accessible parking space must consist of a generally rectangular area at least 13 feet by 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible parking spaces may share a common access aisle.

(2) One in every eight accessible parking spaces, but not less than one, must be served by an access aisle with a width of at least eight feet and must be designated "van-accessible."

(3) Accessible parking spaces must be designated as reserved by a sign showing the symbol of accessibility. "Van-accessible" parking spaces must have an additional sign designating the parking space as "van-accessible" mounted below the symbol of accessibility. A sign must be located so it cannot be obscured by a vehicle parked in the space.

(4) Access aisles for accessible parking spaces must be located on the shortest accessible route of travel from parking area to an accessible entrance.

(c) *Facility loading spaces.*

(1) Each off-street loading space must be not less than 30 feet by 12 feet, must have an unobstructed height of 14 feet six inches, and must be permanently available for loading.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.230 Parking area and site circulation review procedures.

(a) *Purpose.* The purpose of these review procedures is to ensure that proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that parking spaces are usable, safe, and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; and that the parking area will be properly drained, lighted, and landscaped.

(b) *Plan submittal.* Development applications must include plans for parking and loading spaces. Major development applications must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.

(1) *Contents.* The plans must contain the following information:

(A) Parking and loading space plans drawn to scale and adequate to show clearly the circulation pattern and parking area function;

(B) Existing and proposed parking and loading spaces with dimensions, traffic patterns, access aisles, and curb radii;

(C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross sections, designs, details, and dimensions;

(D) A parking schedule indicating the number of parking spaces required, the number provided, and how such calculations were determined;

(E) Topography showing existing and proposed contour intervals; and

(F) Landscaping, lighting and sign details, if not provided in conjunction with the required review of another aspect of the proposed development.

(2) *Waiver of information.* The director may waive submission of any required exhibits.

(c) *Review procedure.* Plans must be reviewed and approved according to the procedures of this chapter and chapter 49.15.

(d) *Public improvements required.* As a condition of plan approval, the department may require a bond approved as to form by the municipal attorney for the purpose of ensuring the installation of off-site public improvements. As a condition of plan approval, the applicant is required to pay the cost of providing reasonable and necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

49.40.235 Parking and circulation standards.

(a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site must address layout of parking areas, off-street loading and unloading needs, and the movement of people, goods, and vehicles from access roads, within the site, and between buildings and vehicles. Parking areas must be landscaped and must feature safely arranged parking spaces.

(b) *Off-street parking and loading spaces; design standards.*

(1) *Access.* There must be adequate ingress and egress from parking spaces. The required width of access drives for driveways must be determined as part of plan review depending on use, topography and similar considerations.

(2) *Size of aisles.* The width of aisles providing direct access to individual parking stalls must be in accordance with the following table. Other angles may be approved by the director that satisfy the needs of this chapter.

Parking Angle	0°	30°	45°	60°	90°
One-way traffic aisle width	13'	11'	13'	18'	24'

Two-way traffic aisle width	19'	20'	21'	23'	24'

(3) *Location in different zones.* No access drive, driveway or other means of ingress or egress may be located in any residential zone if it provides access to uses other than those permitted in such residential zone.

(4) *Sidewalks and curbing.* Sidewalks must be provided with a minimum width of four feet of passable area and must be raised six inches or more above the parking area except when crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground must be provided in appropriate locations. Parked vehicles must not overhang or extend over sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate such overhang.

(5) *Stacked parking.* Stacked parking spaces may only be counted as required parking spaces for single-family residences, duplexes, and as otherwise specified for specific uses. In the case of single-family residences and duplexes with or without accessory uses and child care homes in a residential district, only a single parking space per dwelling unit may be a stacked parking space.

(6) *Back-out parking.* Parking space aisles must provide adequate space for turning and maneuvering on-site to prevent back-out parking onto a right-of-way. If the director or the commission, when the commission has authority, determines back-out parking would not unreasonably interfere with the public health and safety of the parking space aisles and adjacent right-of-way traffic, back-out parking is allowed in the following circumstance:

(A) In the case of single-family dwellings and duplexes with or without accessory uses located in residential and rural reserve zoning districts;

(B) Where the right-of-way is an alley; or

(C) In the case of a child care home in a residential district.

(c) *Drainage.*

(1) Parking areas must be suitably drained.

(2) Off-site drainage facilities and structures requiring expansion, modification, or reconstruction in part or in whole as the result of the proposed development must be subject to off-site improvement requirements and standards as established by the city.

(d) *Lighting.* Parking areas must be suitably lighted. Lighting fixtures must be "full cutoff" styles that direct light only onto the subject parcel.

(e) *Markings and access.* Parking stalls, driveways, aisles and emergency access areas and routes must be clearly marked.

(f) *General circulation and parking design.*

(1) Parking space allocations must be oriented to specific buildings. Parking areas must be linked by walkways to the buildings they serve.

(2) Where pedestrians must cross service roads or access roads to reach parking areas, crosswalks must be clearly designated by pavement markings or signs. Crosswalk surfaces must be raised slightly to designate them to drivers, unless drainage problems would result.

(Serial No. 2022-04(b) , § 2, 4-25-2022, eff. 5-26-2022)

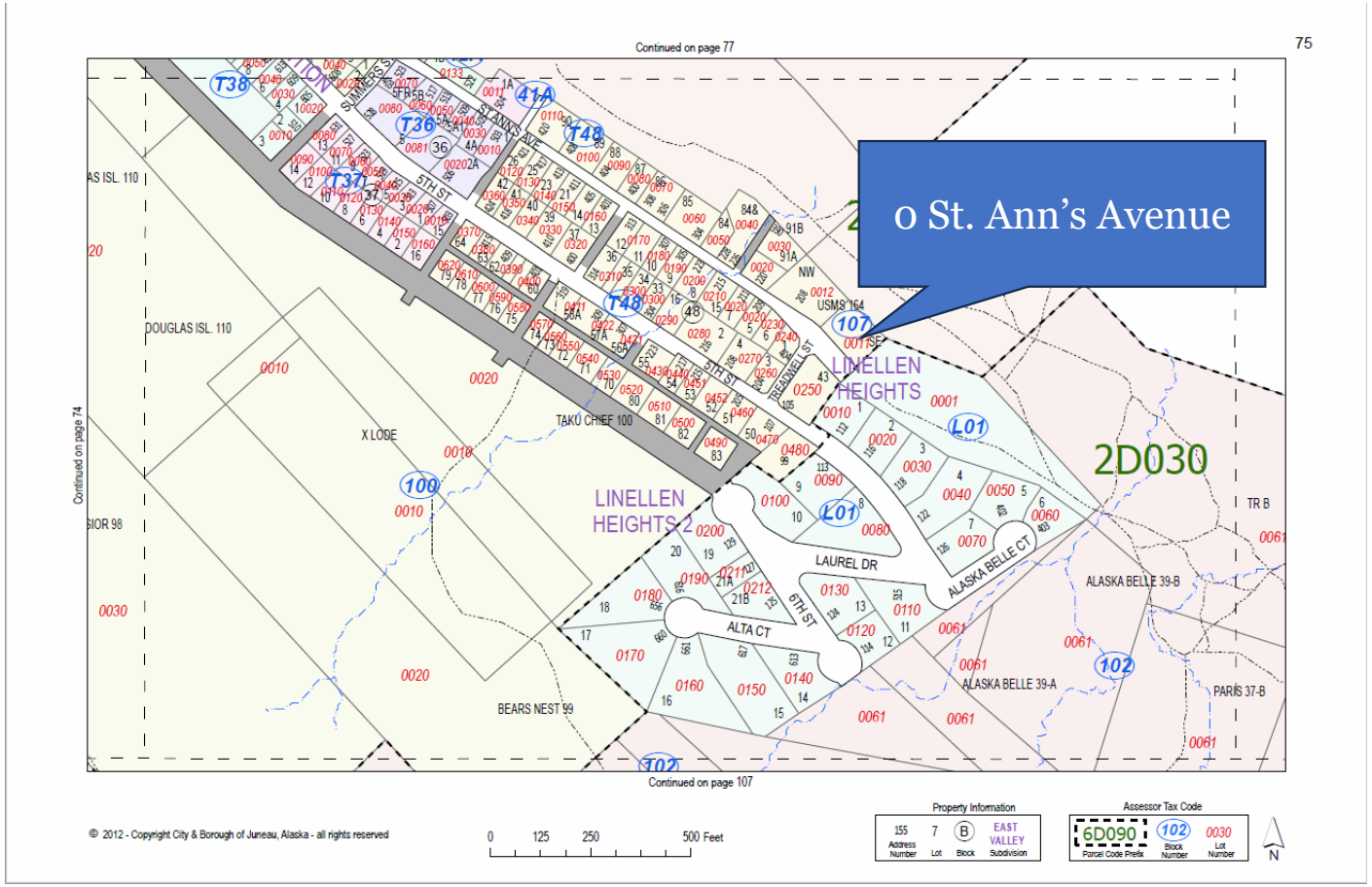
ON-STREET PARKING STUDY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0753
CDD_Admin@juneau.gov
www.Juneau.org/community-development
155 S Seward Street Juneau, AK 99801

USE2023 0013 / VAR2023 002 / PWP2023 003

Completed by: Forrest Courtney, Planner, Community Development Department



Attachment B- Parking Study

o St. Ann's Avenue

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Background Information

Site Size: 13,366 Square Feet

Zoning: D18 Multi-Family

Utility: Public Water and Sewer

Access: Vehicular Access via St. Ann's Avenue

Proposed Development

The applicant proposes to develop up to 4,000 square feet for a culture and learning center, focused on language and traditional food with up to 1,000 square feet covered outdoor area. The applicant has requested a variance to allow nine back-out parking spaces and a parking waiver to reduce required parking from six off-street spaces to five off-street spaces.

Original survey materials and photographs are on file with the Community Development Department and available upon request.

Applicant Provided Concept Art

Schedule

Morning Counts

Monday September 25, 2023

Tuesday September 26, 2023

Wednesday September 27, 2023

Thursday September 28, 2023

Friday September 29, 2023

Saturday September 30, 2023

Sunday October 1, 2023

Wednesday, October 4, 2023

Afternoon Counts

Monday September 25, 2023

Tuesday September 26, 2023

Wednesday September 27, 2023

Thursday September 28, 2023

Friday September 29, 2023

Saturday, September 30, 2023

Sunday, October 1, 2023

Wednesday, October 4, 2023

Evening Counts

Monday September 25, 2023

Tuesday September 26, 2023

Wednesday September 27, 2023

Thursday September 28, 2023

Friday September 29, 2023

ON-STREET PARKING SURVEY

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Street Segment	Length (Excluding Driveways and no-parking areas)	Spaces (22 feet length)	Notes
St. Ann's Avenue	505 linear feet	0*	There is no parking signage on one side of the street. Length-wise there are 22 on-street parking spaces available, however, it is impractical to park on-street anywhere along St. Ann's Avenue, due to off-street parking.*
St. Ann's Turnaround	6,572 square feet	5	Two-hour parking limit. No parking is allowed on the exterior of turnabout.
Summers Street	72 linear feet	3.2	No parking on one side of the street.
5th Street	2,068 linear feet	0*	Seasonal no parking signage on one side of the street. Length-wise there are 94 on-street parking spaces available, however, It is impractical to on-street park anywhere along 5th Street any time of year due to off-street parking.*
Laurel Drive	680 linear feet	30.9	No street lighting.
6th Street	572 linear feet	26	No street lighting.
Alta Court	480 linear feet	21.8	No street lighting.
		Total: 86 On-Street Spaces	For the purpose of this study, staff rounded down to the nearest whole parking space. St. Ann's Avenue and 5th Street spaces are not included in the total number of spaces due to the impracticality of parking.

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

OCCUPIED ON-STREET PARKING – MORNING COUNT TOTALS

Street Segment	Spaces (22 feet)	9.25.2023 Monday	9.26.2023 Tuesday	9.27.2023 Wednesday	9.28.2023 Thursday	9.29.2023 Friday	9.30.2023 Saturday	10.01.23 Sunday	10.04.2023 Wednesday
St. Ann's Avenue	0	0	0	0	0	1*	0	0	0
St. Ann's Turnabout	5	1	2	1	1	0	4	2	0
Summers St.	3	0	0	0	0	0	0	0	0
5th Street	0	1*	0	0	0	0	0	0	0
Laurel Drive	30	0	0	0	0	0	0	0	0
6th Street	26	0	0	0	0	0	0	0	0
Alta Court	21	1	1	1	1	1	1	1	1
Total On-Street Parking Spaces:	85	9	3	7	11	9	27	13	3
Savikko Park**	80	6	0	5	9	7	22	10	2

*Photos are included on page 8 demonstrating the impracticality of parking on St. Ann's Avenue and 5th Street.
**Staff has included a count of Savikko Park Parking Lot as the applicant has suggested it may be used by patrons.

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

OCCUPIED ON-STREET PARKING – AFTERNOON COUNT TOTALS

Street Segment	Spaces (22 feet)	9.25.2023 Monday	9.26.2023 Tuesday	9.27.2023 Wednesday	9.28.2023 Thursday	9.29.2023 Friday	10.01.23 Sunday
St. Ann's Avenue	0	0	0	0	0	0	0
St. Ann's Turnabout	5	3	2	0	5	4 total 1 Illegally Parked	9 total 4 Illegally Parked
Summers St.	3	0	0	0	0	0	0
5th Street	0	1*	1*	0	0	0	0
Laurel Drive	30	0	0	0	0	0	0
6th Street	26	0	0	0	0	0	0
Alta Court	21	1	1	1	1	1	1
Total On-Street Parking Spaces:	85	16	11	5	15	14	24
Savikko Park**	80	11	7	4	9	9	14

*Photos are included on page 8 demonstrating the impracticality of parking on St. Ann's Avenue and 5th Street.
**Staff has included a count of Savikko Park Parking Lot as the applicant has suggested it may be used by patrons.

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

OCCUPIED ON-STREET PARKING – EVENING COUNT TOTALS

Street Segment	Spaces (22 feet)	9.25.2023 Monday	9.26.2023 Tuesday	9.27.2023 Wednesday	9.28.2023 Thursday	9.29.2023 Friday
St. Ann's Avenue	0	0	0	0	1*	0
St. Ann's Turnabout	5	4 total 1 Illegally Parked	2	1	5	3
Summers St.	3	0	0	0	0	0
5th Street	0	2*	0	0	0	0
Laurel Drive	30	0	1	0	0	0
6th Street	26	0	0	0	0	0
Alta Court	21	1	1	1	1	1
Total On-Street Parking Spaces:	85	18	15	10	24	16
Savikko Park**	80	12	11	8	17	12

*Photos are included on page 8 demonstrating the impracticality of parking on St. Ann's Avenue and 5th Street.
**Staff has included a count of Savikko Park Parking Lot as the applicant has suggested it may be used by patrons.

ON-STREET PARKING SURVEY

St. Ann's Avenue

5th Street

St. Ann's Avenue

5th Street

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Afternoon

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Evening

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Afternoon

Tuesday, September 26, 2023

Attachment B- Parking Study

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Evening

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Afternoon

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Thursday, September 28, 2023

Attachment B- Parking Study

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Afternoon

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Evening

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Afternoon

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Afternoon

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Avenue

Morning

Wednesday, October 4, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Afternoon

Evening

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Afternoon

Evening

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Afternoon

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Afternoon

Evening

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Afternoon

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Afternoon

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

St. Ann's Turnaround

Morning

Wednesday, October 4, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Afternoon

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Evening

Monday, September 25, 2023

Attachment B- Parking Study

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Afternoon

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Evening

Tuesday, September 26, 2023

Attachment B- Parking Study

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Afternoon

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Afternoon

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Evening

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Afternoon

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Afternoon

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

5th Street

Morning

Wednesday, October 4, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Afternoon

Evening

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Afternoon

Evening

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Afternoon

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Afternoon

Evening

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Afternoon

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Afternoon

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Laurel Drive

Morning

Wednesday, October 4, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

6th Street

Morning

Afternoon

Evening

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

6th Street

Morning

Afternoon

Evening

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

6th Street

Morning

Afternoon

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

6th Street

Morning

Afternoon

Evening

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

6th Street

Morning

Afternoon

Friday, September 29, 2023

ON-STREET PARKING SURVEY

6th Street

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

6th Street

Morning

Afternoon

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

6th Street

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Afternoon

Evening

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Afternoon

Evening

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Afternoon

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Afternoon

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Afternoon

Evening

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Afternoon

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Afternoon

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Alta Court

Morning

Wednesday, October 4, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Afternoon

Evening

Monday, September 25, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Afternoon

Evening

Tuesday, September 26, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Afternoon

Evening

Wednesday, September 27, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Afternoon

Evening

Thursday, September 28, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Afternoon

Friday, September 29, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Saturday, September 30, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Afternoon

Sunday, October 1, 2023

ON-STREET PARKING SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Savikko Park Parking Lot

Morning

Wednesday, October 4, 2023

Irene Gallion

From: Michele Elfers
Sent: Thursday, September 7, 2023 12:02 PM
To: Irene Gallion
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023
Attachments: Agency Comments Form P&R.pdf

Hi Irene,
Thanks so much for the opportunity to comment on this important project. Please see the attached comments from the Parks and Recreation Department. Let George and I know if you have any questions.
Michele

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 11:29 AM
To: General Engineering <General_Engineering@juneau.gov>; Michele Elfers <Michele.Elfers@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; David Campbell <dscampbell@juneaupolice.com>; Dan Jager <Dan.Jager@juneau.gov>
Cc: George Schaaf <George.Schaaf@juneau.gov>; Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Hello all,

The Douglas Island Indian Association is proposing a 4,000 square foot culture and learning center on Saint Ann's Avenue, a lot near the Treadwell park lot and turn around:

They are also requesting a parking waiver that will allow back-out parking onto Saint Anns (usually we only allow back-out parking for residences). If that does not work, they'll ask for a parking waiver from six spaces to five.

If you can review the project and have any feedback to me by **September 28, 2023**, that would be great. I more time please let me know. I'll be out of the office, so if you need more information in the meantime, please contact my colleague, Forrest Courtney, cc'ed on this e mail.

There is an "Agency Comments Form" attached for your use. Project information is also available at our web site: https://juneau.org/community-development/short-term-projects

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Parks and Recreation

STAFF PERSON/TITLE: George Schaaf, Director and Michele Elfers, Deputy Director

DATE: 9-7-23

APPLICANT:

TYPE OF APPLICATION: Conditional Use Permit, Variance, and Parking Waiver.

PROJECT DESCRIPTION:

Up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.
Reduce required off-street parking from six spaces to five.
Variance to allow nine off-street backout parking spaces for a learning facility.

LEGAL DESCRIPTION: USMS 164 SE FR

PARCEL NUMBER(S): 2D040T480011

PHYSICAL ADDRESS: Not Assigned.*

SPECIFIC QUESTIONS FROM PLANNER:

Note: This is right next to the St. Ann's parking lot and emergency vehicle turn around in Treadwell.

AGENCY COMMENTS:

The Parks and Recreation Department (P&R) recognizes this project will be a great benefit to the community. P&R manages the land to the north and east of this property and has two concerns regarding the proposed plan, adequate parking facilities and sedimentation and erosion impacting parkland.

The forested area and trails surrounding the property are part of Savikko Park and Treadwell Historic Park. The department maintains the trail head at the end of St. Ann's Avenue located at the eastern end of the cul-de-sac. The small parking area at the trail head is well used by park and trail users and P&R anticipates this use will grow in the next two years as the Mt. Jumbo/Bradley trail head is relocated to this area. CBJ received Federal Lands Access Program grant funding from the Federal Highway Administration to relocate the trail head from 5th St to Savikko Park/Treadwell Historic area and construction begins in September 2023. This trail section will be the southern terminus of the Treadwell Ditch trail and the reconstruction of the Ditch trail will be complete at the end of the 2023 season. While the Savikko Park main parking lot will be the official trail head parking area for the new trail, P&R anticipates increased usage of the parking area on St. Ann's as well. For this reason, P&R is very interested in DIA providing as much parking on their property as possible for their facility.

AGENCY COMMENTS (CONTINUED):

If sufficient parking is not provided, facility users will first park in the trail head public parking area and then park along the road or cul-de-sac which will impede pedestrian, bike and vehicular traffic flow. P&R believes that the applicant's proposal to add 9 back out spaces is the best option and will result in safer public use of the Right of Way and trail head. Vehicular traffic drives very slowly in this area and cars are already backing out of the existing spaces in the trail head parking lot, this has not been a problem historically.

P&R is also concerned with sedimentation and erosion that may occur during or after construction on park land. At the base of the slope are wetlands on CBJ parkland. Any erosion, stormwater, construction debris, or other materials that are not contained on the project site will end up in the wetlands. P&R suggests conditions on the permit that require adequate barriers around the construction site to prevent any sediment or construction materials from leaving the site, this could be a silt fence or other barrier. If any materials end up on CBJ land, the property owner should be required to remove them and revegetate as needed to restore the park land to original condition or better. Additionally, stormwater should be effectively managed prior to leaving the site so that it does not carry sediment onto park property. This will be difficult given the steep slopes and small site, a temporary detention pond on their property may be required or another method of settling or dewatering considered.

Thank you for the opportunity to comment on this project.

Irene Gallion

From: Chris Gifford <CMGifford@juneaupolice.com>
Sent: Tuesday, October 17, 2023 3:03 PM
To: Irene Gallion
Cc: Cindy Ruby
Subject: St. Ann's parking questions

Hi Irene-
Can you tell me what issues specifically you are asking about? Off of the top of my head, I can think of occasions in which large vehicles are unable to use the turn-around area at the end of the street, due to overparking in the turnaround area. Those vehicles have been ticketed and sometimes towed. There are parking spots in the middle of the turn-around for use by people with cabins in the Lucky Me area. I really can't think of other problems though. Chris

Sgt. Chris Gifford
Juneau Police Department
Administration
907-500-0850
cgifford@juneaupolice.com

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Tuesday, October 17, 2023 10:39 AM
To: Cindy Ruby <CMRuby@juneaupolice.com>
Subject: Saint Anne's Parking - information request

Hi Cindy,

Who do I need to talk to about getting information regarding parking enforcement on Saint Ann's Avenue?

The Planning Commission is hearing a proposal for a learning center at the end of Saint Ann's. I've heard anecdotally of parking problems and ticketing, but thought it would be helpful for the Commission to understand impacts to policing.

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

Irene Gallion

From: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Sent: Wednesday, September 6, 2023 3:21 PM
To: Irene Gallion; Schuler, Michael K (DOT)
Cc: Forrest Courtney
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Good afternoon Irene,

St. Ann's as you know is a City street and the traffic flow for 5 to 6 parking spots for a small cultural center in a residential neighborhood does not appear to cultivate any comment from DOT. As I understand it, the avalanche control on Thane is all helicopter based moving toward possibly drone operations in the near future, so no parking lot use other than possible observation there at the end of St. Ann's.

No Comment.

Thank you for sending this our way.

Arthur Drown
Right of Way Agent
Property Management, Right of Way
Department of Transportation & Public Facilities
Southcoast Region
6860 Glacier Hwy, Juneau, AK 99801
(907)465-4517

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 12:14 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>; Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Cc: Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael and Arthur,

I am unsure if this will impact ADOT&PF operations, so thought I'd run it past you. I recall M&O uses the St Anne's Avenue to access their howitzer pad for avalanche control, but I am unsure this would particularly impact that.

The Douglas Island Indian Association is proposing a 4,000 square foot culture and learning center on Saint Ann's Avenue, a lot near the Treadwell park lot and turn around:

They are also requesting a parking waiver that will allow back-out parking onto Saint Anns (usually we only allow back-out parking for residences). If that does not work, they'll ask for a parking waiver from six spaces to five.

If you can review the project and have any feedback to me by **September 28, 2023**, that would be great. If you need more time please let me know. I'll be out of the office, so if you need more information in the meantime, please contact my colleague, Forrest Courtney, cc'ed on this e mail.

There is an "Agency Comments Form" attached for your use. Project information is also available at our web site: https://juneau.org/community-development/short-term-projects

Thank you!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130

.

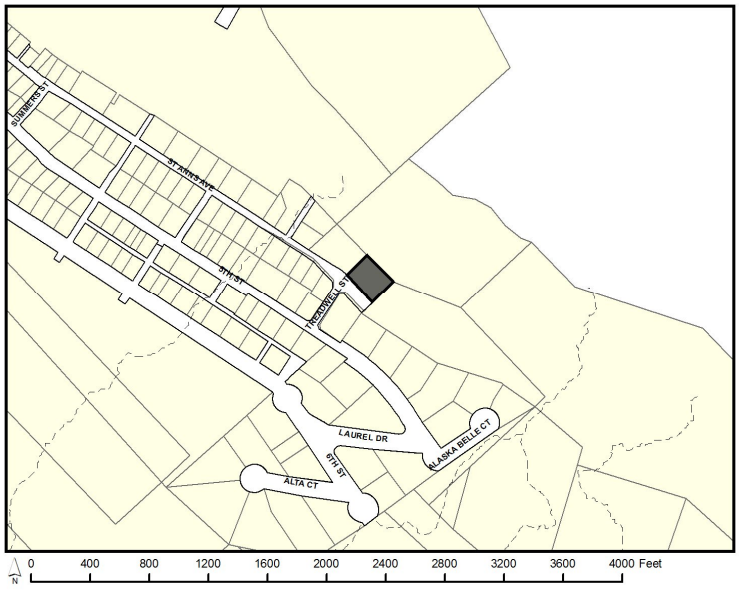
Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: https://juneau.org/community-development/how-are-we-doing

Proposal to be heard by the CBJ Planning Commission:

St. Ann's Avenue, Zoned D18

INVITATION TO COMMENT



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

Address Changing to 155 Heritage Way. Effective: November 1, 2023.

TO

Conditional Use permit for up to 4,000 square feet for a culture and learning center, focusing on language and traditional food, with up to 1,000 square feet covered outdoor area. **THEN**:

Variance to allow nine (9) off-street backout parking spaces.

-OR-

Parking Waiver to reduce required off-street parking from six (6) spaces to five (5).

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **November 6th, 2023** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Oct. 23rd	Oct. 24th— noon, Nov. 10th	HEARING DATE & TIME: 7:00 pm, Nov. 14th, 2023	Nov. 15th
Comments received during this period will be sent to the Planner, **Irene Gallion** to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/84239335411 and use the Webinar ID: 842 3933 5411 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4130**
Email: **pc_comments@juneau.gov or Irene.Gallion@juneau.gov**
Mail: **Community Development, 155 S. Seward Street, Juneau AK 99801**

Address Changing to 155 Heritage Way. Effective: November 1, 2023.

Case No.: USE23-13; VAR23-02; PWP23-03
Parcel No.: 2D040T480011
CBJ Parcel Viewer: http://epv.juneau.org

Printed October 2, 2023

Attachment D- Abutters Notice

Irene Gallion

From: Sean Boily <sean@northwindarch.com>
Sent: Monday, October 30, 2023 8:54 AM
To: Irene Gallion
Subject: RE: USE23-13 etc: Public Notice Sign

God morning Irene –
I installed the sign on Sunday morning.

Attachment E- Public Notice Sign

From: Glenn Wuyts
To: irene.gallon@juneau.gov; PC_Comments
Subject: Concerns learning center St. Ann's
Date: Thursday, October 5, 2023 7:52:03 AM

Good morning.

My name is Glenn Wuyts. I live at 226 Saint Anns Ave, Douglas.
I have multiple concerns about the planned culture and learning center to be build at the end of St Ann's Ave.

Parking is already a huge problem on the street. I have several off street parking spots and needed to place private parking signs because there isn't any room for on street parking and people keep parking on my property, especially on a sunny summer day and even more so in the winter when the snow berms are piling up. Since the disc golf course was opened on the Treadwell trail there has been an increase in visitors to the area.

Another concern I have is that a learning center there will increase traffic on Saint Ann's Ave. The part of the street past Summers St doesn't have a decent sidewalk and it will increase the danger to pedestrians if there is an increase in traffic, especially if there will be insufficient parking for visitors.

9 parking spots will not be sufficient to accommodate staff and visitors and you'll be creating a huge problem in the area.
It's a residential area and I don't see why this location was chosen to build a learning center. If a learning center is needed on Douglas it would make more sense to build it down by Savikko Park, maybe convert the pavilion or another location that would be more suitable for this would be the Jumbo gym.

This seems like another not well thought through project and I hope you will take my concerns into consideration when making a decision.

Kind regards.

Glenn Wuyts

RE: USE2023 013, VAR2023 0002, PWP2023 0003

Thank you for the opportunity to offer my comments in opposition to this conditional use permit and parking variance. Unfortunately, I never received notice of this proposed project in the mail and was only made aware of it from my neighbors who did receive notification.

In reading the documentation, initially this building is described as a single-story building, but in future documents it is referred to as a two-story building, which is a bit confusing.

St. Anns is a narrow street with no pedestrian sidewalks at the south end of the road, which is the location of this project. On a good day, two cars are able to pass each other without one pulling off to the side. If someone happens to be walking down the street at the same time, the pedestrian has to stop and move even closer to the edge of the street. Quite often, drivers find it necessary to stop and wait for the other car to pass before they can continue. From the end of October until April or May (depending on the snow conditions), Summers Street is closed. The residents of the south end of 5th Street no longer have the option to use Summers Street to get to St. Anns, so our options are Treadwell Street or drive down to D Street. This adds even more residential traffic to this end of St. Anns.

The existing parking for Sandy Beach and the Treadwell Trail at the end of St. Anns is already crowded with people using the trails and other recreational opportunities. The potential for even more cars being parked there exacerbates the issue. While this proposal offers onsite parking, there will be those who find it easier to pull straight into a spot on the street.

Thank you for your consideration of my comments.

Lynne Smith

424 5th St.

Douglas, AK

Irene Gallion

From: Sherill Baxter <sherill@gci.net>
Sent: Thursday, October 19, 2023 8:55 PM
To: Irene Gallion
Subject: Fwd: Culture center St Ann's

Sent from my iPad

Begin forwarded message:

> **From:** Sherill Baxter <sherill@gci.net>
> **Date:** October 19, 2023 at 8:54:27 PM AKDT
> **To:** pc_comments@juneau.gov
> **Subject: Culture center St Ann's**
>
> I am writing concerning the conditional use permit for the culture center on St Ann's .
> St Ann's is a narrow road and has no sidewalks and no parking. Most of the street is all driveways and no parking. The 6 parking spots at the end of St Ann's are always full. Rumor has it from Parks and Recreation they are moving the Mt Jumbo/Mt Bradley trail head down to St Ann's. I live next to the current trailhead on 5th St. On a nice day you will find over 15 vehicles parked in the area, making it difficult for the homeowners to park in front of their houses. If these vehicles move to St Ann's it will be a big parking issue.
>
> I believe the area is zoned residential so why is this even being considered. Or as usual is the city making changes to their liking. I keep driving by the lot to see if there is any signs notifying the residents or the proposal but haven't seen anything.
>
> Thanks for listening to my concerns. As a resident of 5th St for almost 43 years I feel the parking issues need to be addressed and not adding more to the problem.
>
> Sherill Baxter
> 401 5th St
> 907-321-2070
> Sent from my iPad

From: Mark <meh57@yahoo.com>
Sent: Friday, October 20, 2023 12:11 PM
To: PC_Comments
Subject: Case No.: USE23-13; VAR23-02; PWP23-03 Parcel No.: 2D040T480011

Dear Friends,

While the intended project would be an enriching facility for a different location, it is not a suitable addition to the residential neighborhood that is proposed.

St. Anns Avenue is not much more than a single lane road, and when traveling on St. Anns Avenue, you have to pull to the side of the road as needed to allow other vehicles to pass.

There are no sidewalks or room for sidewalks, so pedestrians share the road with the vehicle traffic. People use the road frequently. Adults, children, and their pets have to move to the side of the road to allow cars to pass, then they may resume their walk after the traffic has past. Needless to say, driving St. Anns Avenue must be done with caution and consideration to other vehicle and pedestrian traffic.

The snow and ice conditions of winter further exacerbates the problems of this already overburdened road. Snow plowing and removal is difficult given the small road and limited residential parking.

5th Street is worse, and should not be considered as alternative access to the proposed facility.

No commercial facility or even large multi-family apartment building should be considered for the location proposed. The area should be kept as a residential neighborhood.

Thank you for your kind consideration.

Sincerely,

Mark Hildebrand
208 5th Street
Douglas, AK 99824

Irene Gallion

From: Erica Simpson <ericam_simpson@yahoo.com>
Sent: Friday, October 20, 2023 10:07 PM
To: Irene Gallion
Subject: Conditional use permit and parking variance for St Ann's

Irene, thank you for taking comments on this request for a conditional use permit. As a resident who lives within the immediate vicinity of this proposed project, I have several comments:

1. This lot is zoned D-18 residential, thus the intended use is high density housing. In a community where we have a serious lack of housing, I'm baffled as to how this would be allowed to go forward. In no way is the propertysuited for a commercial structure or event space.

What is the purpose of zoning if it can be disregarded?

2. This is a residential neighborhood with extremely narrow streets. Access to this site is along St.Ann's Ave. which is essentially a one-way road for half of the year. There are basically zero setbacks. Adding traffic to this area poses serious safety concerns for residents, children, and pets. This is why Capital Transit buses were relocated in 2015 and why the Treadwell zipline was shut down in 2017. The neighborhood was concerned about adding more traffic to the neighborhood. The community lost 30 jobs when the neighborhood said no more vehicles on the road for the zipline. Didn't that set a precedent regarding commercial activity in the immediate area? Is one organization more important than another? Has there been a traffic study?

3. Treadwell Street provides access to the LinellenHeights subdivision right above the trailhead, providing access to 20+ homes. In the winter months when Treadwell St. becomes icy, many of us have experienced sliding right into the proposed location. Again, major safety concerns.

4. I've never seen a proposal for a parking variance to encroach so heavily into a city street and right of way. Ever. We already have a problem in this area with not enough parking for the public park. This will make it much worse for those

who are there to recreate. This turnaround/trailhead is used by hikers, disc golfers, dog walkers, hunters, mining history buffs, thespians, runners, beach goers, and soon people accessing the new (relocated) Mt. Jumbo trailhead.

5. Currently when that former bus turnaround (now trail parking area) becomes overly full, the vehicles creep up the hill and park illegally on both Treadwell St and 5th street - often in my own lawn, in no parking zones, or in people's driveways. This happens already on any given day in the summer. Why make an already frustrating problem worse? It is not uncommon for emergency responders to be summoned to the trailhead. It would be irresponsible to unnecessarily add to the area's congestion when a facility of this sort could be located elsewhere.

6. Who advised DIA that it would be "fine" for them to do this with D-18 property in a residential neighborhood? I hope it was not someone at CBJ who surely should know about the history and use of the area.

7. Why isn't there a notice at the proposed site alerting the neighborhood to this proposal? I spoke to some neighbors, and nobody saw the mailer that was sent out. More notice should be given.

8. In my opinion, the best use for this site would be for the City to purchase the property from DIA (or trade for a more suitable site for a cultural center) and turn it into more parking for the recreational uses that the area caters to. OR it should become housing as it was originally intended to be. This is truly the only thing that makes sense.

Erica Simpson, Associate Broker In Charge, REALTOR®, CRS®, MRP®
REAL Juneau Home Group
Brokered by: Real Broker, LLC
2 Marine Way, Suite 111
Juneau, Alaska 99801
Office: 907-465-7601
Cell: 925-878-9424

Sent from my iPhone

From: Tara Kovach <tara_kovach@outlook.com>
Sent: Saturday, October 21, 2023 5:50 AM
To: PC_Comments
Subject: Comments on St. Ann's Proposal

Dear Ms. Gallion,

As the owner of 112 5th Street in Douglas (the property directly adjacent to the proposed 4,000 square foot culture and learning center on St. Ann's Avenue), I'd like to express my concern, particularly about the variance requested for nine parking spots. St. Ann's a very narrow street with quite a lot of foot traffic during every season. Treadwell Street, which intersects St. Ann's at this location, is very steep and slippery in the winter. People often slide down the street during inclement weather into the area being proposed for the variance. I believe the proposal would compromise the safety of residents and visitors to the facility. Thank you for your consideration on this matter.

Date: October 22, 2023
To: CBJ Planning Commission and Ms. Irene Gallion, Planner
Re: Conditional Use Permit and Parking and potential Parking Variance or Parking Waiver for DIA Culture and Learning Center

Thank you for the opportunity to comment on the proposal to allow a cultural center of up to 4,000 sq. ft. (plus outdoor space of up to 1,000 sq. ft.) to be built on property that sits at the junction of St. Ann's Ave. and Treadwell St. in Douglas.

In 1982 we built our family home in the Linellen Heights subdivision in Douglas and continue to reside at our Alaska Belle Ct. address today. The 20+ Linellen Heights residences are accessed via those two Douglas streets (St. Ann's and Treadwell). Additionally, many residents of 5th St. also use St. Ann's and Treadwell St. to access their homes.

For 41 years, in all kinds of weather, we have witnessed the traffic and parking patterns in this area, and the increased use of St. Ann's Ave. to access the Treadwell Mine Historic Park.

I do not believe this proposal to be a wise or appropriate use of this residential lot:

- The proposal is inconsistent with the area's D-18 residential zoning designation.
- A commercial facility of that size (along with its associated parking needs) would add traffic and congestion to an already constricted area.
- The additional vehicles this facility would attract could compromise the safety of those walking or riding bikes on St. Ann's, which does not have a sidewalk on either side of the street.
- The project would restrict access to a popular public park, and disrupt, if not displace, users of the historic trail and park who regularly walk and recreate in the area.
- Because this building lot would require extensive site preparation, construction of the facility would be a two-year nightmare for Park users and residents of the St. Ann's and Linellen Heights neighborhoods.
- In the "Project Information" section (p. 5 of 6), it is noted "…the existing site is a steep hillside that will require significant excavation and reattainment to create a stable building foundation," and, "due to the substantial site work that must occur prior to construction, the project is intended to advance in two phases." One can only imagine the number of large construction vehicles, pieces of heavy equipment and time it would take to remove "unstable site fill material" and replace it with "engineered fill" prior to construction. And then there's construction…

CURRENT PUBLIC USES IN IMMEDIATE AREA

The Treadwell Mine Historic Park is Juneau's only outdoor museum. It occupies the actual site of the (1882-1922) gold mine. Historic artifacts, rusted rail line, preserved structures, and extensive interpretive signage draw locals and visitors on a daily basis.

The historic park functions as a mixed-use public park whose recreational trails are primarily used by Douglas residents for daily walks. Usage has increased significantly over time as history buffs, dog walkers, runners, cross country skiers, and school cross country and track teams have been joined by patrons of Theater Alaska attending performances in the Treadwell Mine Office Building. The preserved mine office is also used by individuals and groups who rent the open-air shelter for special occasions.

Last year's addition of a disc golf course in the park has brought numerous families to the site literally year-round. These users already compete for parking spots in the limited (former) bus turn-around area at the end of St. Ann's directly adjacent to the proposed culture center. Because parking is so limited there, on busy days, cars often park in undesignated spots along St. Ann's or even on Treadwell St.

SITE HISTORY

Automobiles were never contemplated in the late 1800's when St. Ann's Ave. was laid out (essentially as a wagon road) to connect Treadwell and Douglas. The Sisters of St. Ann established a hospital on St. Ann's Ave. in 1895, alongside Our Lady of the Mines Catholic Church and St. Ann's Catholic School. It was at the end of St. Ann's, in the former City bus turn-around (now trail parking area) that the Treadwell Post Office opened in 1901 and closed in 1923. All of those structures were destroyed in the fire of 1926.

WINTERTIME

St. Ann's is a narrow, quirky street. It is lined on both sides by single family homes, the Cliff House condos, and some four-plexes (60+ residences). When snow piles up along the perimeters, it becomes a one-way street. Additional traffic would increase the likelihood of accidents in an area with small children, pets, and people walking to the Park.

While Juneau's public works department and the private contractors they hire do their best to keep both St. Ann's and Treadwell St. free of ice, it is not uncommon for Treadwell St. to become treacherous in the wintertime. Vehicles attempting to go up (or down) often slide sideways to the bottom of the steep street. Would they slam into this new structure or into cars parked in front of it?

There is no STOP sign at the base of Treadwell St., nor could one ever be placed at the bottom of such a steep street. Drivers approaching the trail parking area on St. Ann's must be careful to look right and yield to vehicles coming down the hill lest they find themselves in the direct path of a car coming down Treadwell St. Adding more cars and construction vehicles to the area would increase the likelihood of accidents.

The serious challenges presented by both St. Ann's Ave. and Treadwell St. should influence land use in the immediate area. The potential to exacerbate existing challenges is very real.

In conclusion, I do not believe that a large commercial structure that can only be accessed via St. Ann's Ave. is appropriate for the area. To meet its needs and fulfill its mission would require more offsite parking than is available. This culture center should not be squeezed in between two residential neighborhoods (St. Ann's and Linellen Heights) and adjacent to a public park.

Sincerely,

Paulette Simpson
402 Alaska Belle Ct.
Douglas, AK 99824

Mark L. Halsted
400 St. Ann's Ave.
Douglas, AK 99824

October 21, 2023

Community Development
Planning Commission
155 S. Seward Street
Juneau, AK. 99801

RE: Case No: USE23-13; VAR23-02; PWP23-03
PARCEL No.: 2DO4OT480011

Commission Members:

Thank you for the opportunity to express my disagreement with the proposals/requests by the Douglas Indian Association (DIA) as they relate to the parcel listed above. Please allow me to explain further.

This proposal by the DIA would violate the guarantees granted to neighborhood residents under CBJ Ordinance #49.25.210, which states, Residential Districts are established to provide a healthy, safe, and pleasant environment for residential living ***protected from incompatible and disruptive activities.***

CBJ Ordinance #49.25.300 "Land Use Table" clearly defines both allowable and prohibited activities. It is obvious that the applicant, through Northwind Architects, has carefully crafted an application that attempts to thread the needle between allowable and prohibited use.

1) *I strongly feel that using Section 5.110 and 5.130 is an improper classification and is being used to push this project through. The summary provided by Northwind Architects on behalf of the DIA refers to this property as "commercial". This summary is very vague about the true nature of intended activities and provides no information about hours of operation, total allowable occupancy or the projected number of students and staff. However, this summary does briefly discuss a few highly focused learning opportunities, the majority of which are cultural in nature with some hands-on type of teaching involved. There is no indication of a structured, fully accredited school curriculum. This facility would be more properly classified under Section 5.120 a "Trade, vocational, or commercial school." This is* ***NOT*** *allowable use of a property with D-18 zoning and therefore no conditional use permit should be approved.*

2) *I have lived on St. Anns for over 50 years. I have seen many different projects on the street in that time and helped my father build three (3) different residential*

projects ourselves through the years. I currently own five (5) individual r units on the street with four (4) of them being rentals. The quiet and peaceful nature of this neighborhood is one of the biggest benefits of living a little off the beaten path. This is simply not the place for a commercial establishment.

3) *There have been at least two (2) other commercial properties that recently sold on the waterfront in Douglas, both were located much closer the site of the old tribal community. The DIA could have purchased either of them instead of buying property that is unsuitable for their purpose, requires conditional use permits, parking waivers, and special allowances. Poor planning on the part of the DIA is not a reason to grant them any special privileges that will contribute to the deterioration of a quiet, peaceful Douglas neighborhood.*

TRAFFIC AND PARKING

1) *The parking exhibits provided by Northwind Architects clearly demonstrates how this project is not suitable for this property. They cite cost and challenges as an excuse for granting a parking waiver from established guidelines instead of reducing the footprint of the building. Removal of the six hundred (600) square foot "outdoor covered workspace" and redesign of the structure that would allow for the required parking. This really seems like poor design and planning on the part of the applicant. Why should the public suffer just so the DIA can have their Taj Mahal?*

2) *The nine (9) back-out parking spaces eliminates the 13-foot drive aisle and puts these spaces right out against the right of way. This will have a negative impact on pedestrian traffic, emergency vehicle access, snow removal and will also serve to further narrow access to the cul-de-sac. The offer of two (2) spaces for public use is an interesting teaser, but it should be noted that this comes with "the DIA would consider" attached to it, this is not a guarantee. It is perfectly plausible that even if posted as for Public Use that DIA staff would utilize these spots first in an effort to preserve as many other spaces as possible.*

3) *It is important that the commission consider the fact that Capital Transit used to run up St. Anns every half-hour. The current parking lot and turnaround was created for this purpose. This service was discontinued in part because of the parking congestion at the end of St. Anns blocking the busses from turning around and delays caused by negotiating the narrow nature of St. Anns in general making it difficult to keep on schedule.*

4) *In more recent times the folks that ran the Treadwell Zip-Line attempted to get a permit that would allow them to park at the end of St. Anns Ave., this request was denied and led to the closure of that business.*

5) *There are only five (5) legal parking spaces provided at the end of St. An All of them have a two (2) hour parking limitation. Given that there is no parking enforcement unless specifically requested, people will park wherever they choose, for however long they wish. It is not unusual for owners of cabins down the beach to park in this area for days. A few weeks ago I requested an officer to the area for six (6) illegally parked vehicles blocking the use of the turnaround. He issued five (5) citations, and this was just a normal weekend. Nothing unusual.*

6) *The DIA complex, if allowed, will be permitted for a maximum occupancy of seventy-five (75) persons, this number was provided by the CBJ Permitting office on 10/20/23. If there was a capacity gathering, say for a wedding or birthday celebration, and if every vehicle came with four (4) occupants, this equates to 18.75 vehicles. Over three (3) times the number of spaces provided under one waiver request, and over twice the number of parking spaces provided under the second waiver request. There is no legally allowed street parking, so just where is this overflow going to go? I know that there are clever tables for calculating required parking, but those tables do not address real life situations that arise. Northwind Architects and the DIA make no suggestions to address this situation which clearly demonstrates that their only concern is to obtain the necessary permits and waivers, without regard for the negative impacts on the neighborhood. It should also be noted that every parking solution offered by Northwind Architects requires a parking waiver. This should speak to how inappropriate this project is for this location. This example does not even account for the current user groups and their vehicles. I have observed as many as 6 illegally parked vehicles along the very stretch of road that the DIA might possibly offer two (2) places. There have also been discussions concerning relocating the trailhead to Mt. Jumbo to this area. This is an immensely popular hiking trail that can attract a dozen or more vehicles at times. The commission needs to realize that there is the very real possibility that there could easily be 20 or more vehicles attempting to utilize an area with just five (5) time limited parking spots. It is unfortunate that this property was not acquired by the City for parking, this would have alleviated a lot of current and future problems. I believe some kind of land swap should be considered for the mutual benefit of all parties.*

7) *St. Anns Ave. is a relatively narrow residential street without sidewalks along most of its length, it was widened as much as possible during the last reconstruction project. It serves not only St. Anns residences but also the subdivision above 5th and 6th Street and much of the traffic from the south end of 5th Street. The traffic load increases in the winter months with the closure of Summers Street and the lack of proper snow removal on 5th Street. It is customary practice for one (1) vehicle to have to pull over to allow another to pass, folks park in the roadway, there is pedestrian traffic, children on bicycles, this is a typical residential neighborhood. The traffic flow already borders on being on the dangerous side for the residents on the street, adding a commercial facility to the mix is going to aggravate this situation.*

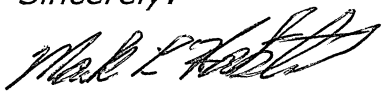
8) *The Treadwell area has seen a significant increase in use over the last co years, which has brought the corresponding increase in traffic on St. Anns Ave. Increased awareness and activities by the Treadwell Historical Society, establishment of a disc golf course, dog walkers, hikers, cabin owners, and tourists all contribute their share. The condition of the roadway itself is beginning to show the signs of this increase. Several repairs have been necessary in the last couple of years, from complete reconstruction and repaving in some sections, to constantly filling of reoccurring potholes. The plans submitted by the applicant indicate that a lot of material is going to be removed and replaced during construction, this kind of heavy traffic will cause damage to the already stressed pavement on St. Anns. Once completed the increase in traffic from a commercial establishment will undoubtably cause even more problems, more cost, and diminish the quality of life at this end of Douglas.*

9) *As a resident and property owner on St. Anns Ave. I have grave concerns that this DIA facility, if approved, will become a tourist attraction. The design that is proposed, with the Totem pole and outdoor pavilion, coupled with the 75-person allowable occupancy could certainly support this kind of use. It doesn't matter if this was an intended use by the DIA or not, the permitted guide companies that frequent Treadwell will certainly include this in their itinerary, and I have no doubt that the DIA would welcome the attention. It would be difficult if not impossible for the area residents to prevent this from happening, particularly after a facility is established. There are no safeguards against this kind of use built into this application, and I doubt if it is possible to put the necessary limitations into a conditional use permit.*

   There are three (3) photos attached that show the existing parking at the Treadwell gate. You will notice that two of the vehicles are illegally parked along what would be part of the DIA proposed parking. This is clearly marked as a No Parking area but without enforcement, the signs are ignored. On a nice day or when activities are taking place within Treadwell this entire stretch of the roadside will be filled. The silver car (Lic. #GTU 361) in the first parking space has been there for over a week, this in an area with a two-hour limit.

Thank You for the opportunity to express my viewpoint and concerns regarding this proposed development. I hope that the Commission will follow the basic and essential guidelines of the Land Use Code and allow this neighborhood to remain a "Healthy, safe, and pleasant environment for residential living. Protected from incompatible and disruptive activities."

Sincerely:



Mark L. Halsted

10.22.2023 12:45
NO PARKING ANY TIME

10.22.2023 12:46

10.22.2023 12:46

Irene Gallion

From: Ginger Johnson <gingersnap@gci.net>
Sent: Monday, October 23, 2023 10:34 PM
To: Irene Gallion
Subject: USE23-13;VAR23-02;PWP23-03

I do not support the proposed culture center for several reasons.

The increased traffic would have a serious negative impact. I have lived in the neighborhood since 1983 and use Treadwell St. and St Ann's Ave. almost daily. The end of St Ann's is already congested because of the popularity of the Treadwell Trail. Currently, overflow users "create" parking spaces in the area formerly used as the bus turnaround or park illegally on Treadwell or St Ann's.

Also, increased traffic would make the intersection of Treadwell and St Ann's even more dangerous. Many drivers ignore the stop sign at the end of St. Ann's and pull out in front of vehicles coming down Treadwell. Winter conditions make it even more dangerous. Additional vehicle traffic would increase this risk.

The neighborhood streets experience high foot traffic daily - people walking their pets, runners, walkers and children riding bikes and playing games. More traffic would negatively impact these activities.

Finally, the area has a D-18 residential zoning designation for a good reason. It is a residential neighborhood. It should remain so. The zoning should not be "tweaked" to accommodate this project.

Ginger Johnson

October 22, 2023, concerns regarding the proposed Douglas Indian Association (DIA) and Tribal Government Cultural Center.

The available information on this project is very vague. It appears to be a commercial endeavor masquerading as a wannabe residential project and consequently in need of numerous variances and waivers.

This proposed center is in a small congested residential area of Douglas. The road to this building would be at the south end of St. Ann's, a very narrow residential street with no off-street parking or sidewalks. During the summer, this end of St. Ann is a narrow two-way street with no pedestrian's space. Guests often park at the Sandy Beach public parking lot and use the stairs, which accesses the south end of St. Ann's. In the winter, depending on snowfall, St. Ann's is a one way only access with oncoming vehicle and pedestrian traffic using any available driveway.

This proposed center is adjacent to a small parking lot at the end of St. Ann's consisting of 5 parking spaces for public access to the Treadwell Trail system. Typically, numerous vehicles illegally park in front of this lot, at the bottom of Treadwell Street, and along the perimeter of the parking area. Other hikers park along 5th street where they compete with residents for parking. All of the traffic and parking congestion is due to narrow streets, no sidewalks, and the shortage of existing parking. City bus service is no longer available in the area due to congestion, businesses have been denied and closed because of these very issues. DIA is not answering ANY of these congestion issues rather, they are adding to the area challenges, not a good way to enter a community.

There is a lot of controversy over how many people will be accessing the building on a daily or occasional basis, again the usage of this center is very vague. CBJ has confirmed that the center is authorized for a capacity of 75, which mean 19 parking places plus a handicap, this is way beyond any of their requested variances and waivers, and way beyond anything the area could support.

Emergency vehicle access would be a challenge at best, a scary thought!

The size and scope of this center would be better suited for a location next to the ball fields, or below the Montessori school, or even next to the hockey rink where they would have access to an easier traffic pattern and more parking.

City and Borough of Juneau
Planning Commission
155 S. Seward St.
Juneau, AK. 99801

Conditional Use Permit
Case #USE 23-13

I have been a resident of St. Anns Ave. for over five years and before that I lived on the south end of 5th Street for a number of years. I live in this neighborhood for the peace and quiet.

I am concerned about the plans the Douglas Indian Association has for a cultural center at the end of St. Anns Ave. I DO NOT believe that this building would be a good fit in this neighborhood. There are already traffic problems on this street and parking is always an issue. The parking at the Treadwell gate is a real mess, with cars parked illegally daily. Vehicles on this narrow street drive too fast. Adding vehicles will only make the situation worse.

I work nights and I am concerned about the increased traffic noise, especially during construction.

Please protect our quiet neighborhood. Please don't allow this project to move forward. It is a bad idea.

Thank You for Your Consideration.

Gloria Lethgo

Gloria Lethgo
Resident of St. Anns Ave
Douglas, AK. 99824

These comments are dated 10/22/2023 and are to be added to the public input regarding the proposed Douglas Indian Association (DIA) and Tribal Government Cultural and Learning Center.

The proposed usage and capacity of this building appears to be intentionally vague, completely out of touch with the existing neighborhood environment and challenges, and a total disrespect for the current land use codes – thus the reason for the numerous requested variances and waivers.

THIS IS A COMMERCIAL ENDEAVOR trying to down play its scope of operations to get numerous waivers and variances to build out their facility in a small congested residential area of Douglas. The access to this facility is at the south end of St. Ann's, a very narrow residential street with no shoulder parking or sidewalks. During summer months this section of St. Ann's is a narrow two-way street with no room for the pedestrians. This becomes problematic with neighborhood get-togethers as there is no room to park, guests often park at the Sandy Beach public parking lot and hike up the stairs, which accesses the south end of St. Ann's. In the winter months this street, depending on snowfall, is generally a one way only access with oncoming traffic pulling into any available driveway, along with all the pedestrian traffic.

This proposed facility abuts a small parking lot at the end of St. Ann's consisting of 5 parking spaces for public access to the Treadwell Trail system with a two-hour time limit. On any given day there are numerous vehicles illegally parked in front of this proposed facility, at the base of Treadwell Street, and along the perimeter of this parking area. Overflow parking for the hiking trails continues up along 5th street where residents are constantly competing for parking with hikers. All of this congestion (and illegal parking) is due the lack of existing parking for current local use. Previous tax paying businesses have been denied and closed, and city bus service is no longer available in this area because of these very issues. DIA is not answering ANY of these congestion issues rather, they are exacerbating these very problems. DIA's blatant vagueness of the scope and usage of this property is extremely disrespectful to the community and to the intelligence of the populous in general.

Floor plans have designated space for 1 receptionist, 5 office staff, and undisclosed number of support staff. Even if we are to believe that only 6 staff are on sight, no visiting support staff ie., building maintenance, janitors, tech support, etc., and 1 participant per office staff, that would put the build occupancy at 11. There would still be only half the required parking available and DIA has yet to acknowledge the true scope of their programs and projected participation numbers. Furthermore,

xtn 1062

CBJ has confirmed they have authorized a maximum capacity of 75; translation – 19 parking spots needed, plus 1 handicap space. Numerous social media posts representing DIA and/or their architect firm, continue to down play the sheer volume of pedestrian and vehicle traffic on St. Ann's, numbers of vehicle parking spaces, noise, activities, hours of operation, etc, and Sean Boily is now claiming it is not a "Cultural Center", as his published building prints state, but rather a "School".

Emergency vehicle access is a challenge any time of year due to the narrow streets, lack of off-street parking, and both pedestrians and vehicles using the same pavement area.

The sheer size and scope of this facility is not a good fit for this Douglas neighborhood location. CBJ, as an oversight body of this area's land use codes, should be upholding these very codes and should not even be entertaining such egregious variances and waivers on such vague and ever change usages (Cultural Center vs School).

This 5,000 (4,000 inside and 1,000 outside) square foot facility needs to be put in a location that would accommodate DIA's endeavors with ample parking and traffic flow. CBJ currently owns and has surplus funds for a property swap or purchase to facilitate and amicable solution ie., below the Montessori school, next to the Hockey rink, across from the Douglas boat harbor, etc. There are many other options, USE THEM!

Atn 2042

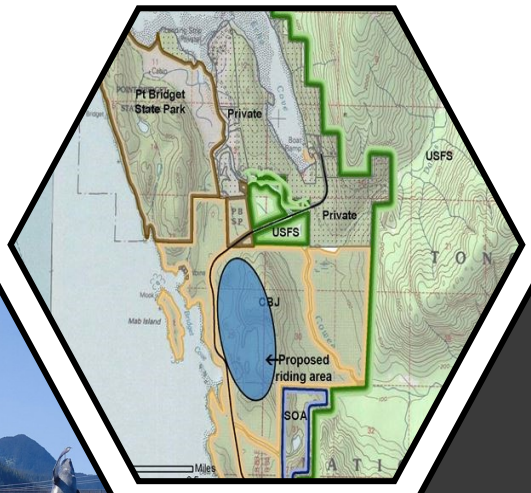
From: paulprussing@acsalaska.net
Sent: Wednesday, October 25, 2023 8:37 AM
To: PC_Comments
Subject: USE2023 013, VAR2023 0002, PWP2023 0003: Douglas Indian Association Culture and Learning Center

Wrong location for a good idea. St. Anne Street is a narrow residential neighborhood with limited sidewalk and parking capacities. This project would have a significant negative impact on the quality of the neighborhood by the increased traffic and possible use by large tourist buses. Parking is already an issue with emergency vehicles- unable to access the turn around at the end of St. Anne's at times- this project would only make the worse. do not approve, keep it residential.
Mayflower island would be a better location.

Paul R. Prussing
390 Jackson Way
Douglas Ak
907-723-0994

FY2025

LEGISLATIVE CAPITAL PRIORITIES



October 2023
DRAFT
(Un-adopted)

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

V.10.26.2023

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

TABLE OF CONTENTS

Introduction: 3

Legislative Priorities Development Schedule: 4

Legislative Priority List: 5-7

Individual Project Details: 8-26

APPENDIX

Everything you wanted to know about the Legislative Priority List: 27

CBJ lists, plans and priorities graphic: 28

January 30, 2024

To The Honorable State and Federal Delegation:

This document presents the City and Borough of Juneau's Fiscal Year 2025 Legislative Priority List. The Legislative priority list provides information on long range capital projects identified as priorities for the community of Juneau. Descriptions of projects include cost and schedule information, a designation of who will be responsible for operating and maintaining the infrastructure, and what goals the project is advancing.

The projects included in the Legislative Priority List were compiled with input from CBJ Boards and Commissions and City staff. The Legislative Priorities will be used to inform requests to State Legislature, Federal Delegation and granting agencies.

It is the intent of the City and Borough of Juneau to update the Legislative Priority List annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Please don't hesitate to reach out with any questions.

Sincerely,

Katie Koester
City Manager

DRAFT

City and Borough of Juneau
FY2025 LEGISLATIVE CAPITAL PRIORITIES DEVELOPMENT SCHEDULE

ACTION	FY25 DRAFT TIMEFRAME
Prepare and distribute draft LCP to CBJ Boards, Commissions & advisory groups for review and input.	October 20, 2023
Input for new draft requested by	December 1, 2023
Presentations to Boards and Commissions:	
	Planning Commission Introduction: Oct 24, 2023
	Systemic Racism Review Committee (SRRC) Introduction: October 24, 2023
Administrative Review & Compilation	December 4-7, 2023
SRRC 2nd Review (with input and new projects)	December 12, 2023
PWFC for Review	December 18, 2023
Homework: Assembly Ranks Priorities	Due December 29, 2023
Finance Committee	January 2024
Assembly Review (Leg Breakfast + COW)	January 2024
CAPSIS Deadline	Late Jan/Early Feb 2024
Distribute Priorities	February 2024

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

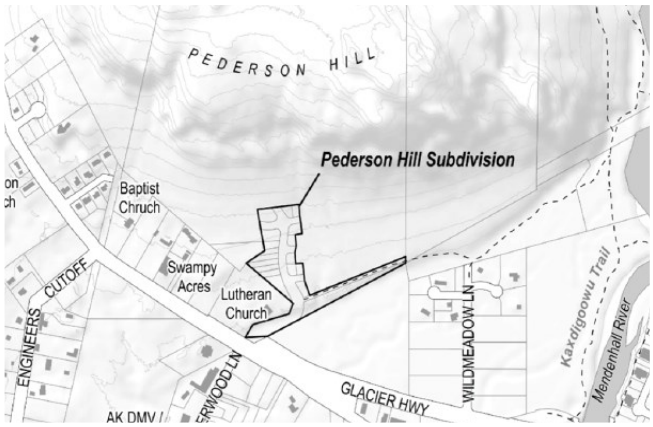
Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Pederson Hill Development	Development	$1M	Increase workforce and market rate housing with further development of Pederson Hill Subdivision.	8
	Juneau Douglas North Crossing (JDNC)	Planning, permitting, project management	$2M (prev. $18M)	Economic development	9
	Aak'w Village District Parking	Partial Funding	$30M	State/legislative parking, Aak'w Village District infill development	10
	Telephone Hill Redevelopment	Site work	$2M	Prepare for redevelopment	11
	CBJ Radio System Replacement	Procurement, Design, Site Construction/ Improvements, Installation	$12M	Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.	12
	JSD Wide HVAC and Heating Control System Upgrades	Feasibility Study, Conceptual Design, Final Design, Engineering, Permitting	$6.4M	This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.	13
	Mendenhall Wastewater Treatment Plant Compliance: Fats, Oil, Grease & Grit Removal	Design, Construction	$5.95M	Return the Mendenhall Wastewater Treatment Plant to permit compliance, reduce treatment costs, and extend the useful life of the plant.	14
	Lemon Creek Multimodal Path	Design, Permitting, Property	$8M	Advance long-term goal of a new non-motorized route	15

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Capital Civic Center	Partial Funding	$10M, SOA; $35M Federal Delegation	Support convention and visitor economy	16
	JSD Wide Security and Safety Upgrades	Procurement, Design, Construction, Installation	$2M	The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology	17
	Municipal Composting Facility Design and Construction & Zero Waste Planning	Planning, Design, Site Preparation, Construction	$4M	Construct a municipal compost facility as part of a broader Zero Waste plan.	18
	Aurora Harbor Rebuild – Ph IV	Design, Permitting	$1M	Replace critical infrastructure and support maritime economy	19
	Auke Bay New Breakwater	Match Potential Federal Funding	$5M	Increase moorage and renovate aging infrastructure; economic development	20
	Waterfront Juneau Douglas City Museum	Partial Funding	$2M	FY24 Draft Legislative Priorities #16	21
	North Douglas Boat Ramp Expansion	Planning, research, permitting	$250K	FY24 Draft Legislative Priorities #18; Proj. Nom. for Harbors #27	22

DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Off-Road Vehicle (ORV) Park Development	Feasibility Study, Conceptual Design, final Design/ Engineering/ Permitting, Fundraising Activity	$5.7M	Reduce user conflicts and create new opportunities for outdoor recreation.	23
	West Douglas Extension	Future Development	$4M	FY23 Draft Legislative Priorities #12	24
	Jackie Renninger Park Development & Pipeline Skatepark Improvements	Feasibility Study, Conceptual Design, Final Design, Engineering, Permitting, Fundraising Activity	$4M	To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.	25
	Bartlett Aurora Behavioral Health Center	This facility is constructed, BRH is requesting reimbursement.	$4M	Provide expanded opportunities to receive mental health care closer to home in a modern fit-for-purpose facility.	26



PEDERSON HILL HOUSING DEVELOPMENT

AMOUNT REQUESTED: $1M

AMOUNT SECURED: $1.5M

TOTAL PROJECT COST: $5M-$15M

PROJECT DESCRIPTION & UPDATE:

The requested funding will provide for the study and design of a secondary access road to the Pederson Hill Subdivision. In the past year the Assembly agreed to work with the Tlingit Haida Regional Housing Authority (THRHA) to develop the remainder of Phase 1B and 1C. With that development underway any additional development will require a second access route for public safety and emergency response. This second access is an expensive requirement which needs to be funded before any future housing units can be planned on this CBJ property. This second access will make available up to 26 acres of CBJ owned property for development and disposal.

PUBLIC PROCESS:

There will be an opportunity for public comment to the Planning Commission during planning and to the Assembly during all phases of development.

TIMELINE: Once funding is secured, design can be complete within 18 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase workforce and market rate housing with further development of Pederson Hill Subdivision.

Photo Credit: Juneau Empire

JUNEAU DOUGLAS NORTH CROSSING (JDNC)

AMOUNT REQUESTED: $2M

AMOUNT SECURED: $25.7M ($2M for PEL; $250,000 CBJ; $7M Congressionally Directed Spending; $16.454 USDOT RAISE Grant)

TOTAL PROJECT COST: $280M-$320M (depending on alternative)

PROJECT DESCRIPTION & UPDATE:

A second crossing from Juneau to Douglas Island has been a priority for the community since the early 80s. An alternate access to the heavily populated Douglas Island will increase safety; if the only bridge now were to fail residents would be stranded and emergency services would be limited. It will reduce transportation times and open up new land to development. Thanks to Senator Murkowski, CBJ received $7M in Congressionally Directed Spending in FY23. This will build on the analysis and public outreach currently underway through the Planning and Environmental Linkages (PEL) study.

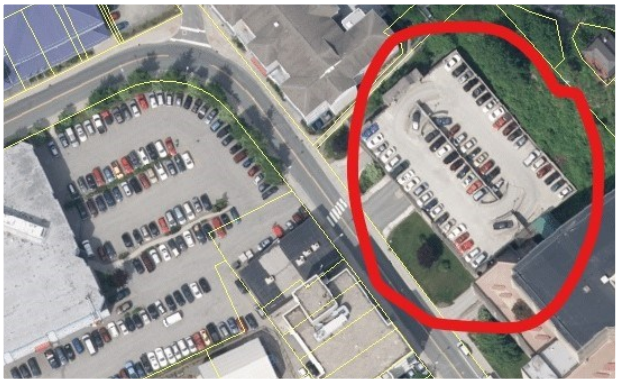
In another boon to the project, CBJ was awarded a 2023 USDOT RAISE grant in the amount of $16.464M which will provide funding through design. Prior to completing the 100% bid-ready design package, CBJ will solicit Federal Highway construction funding under the Infrastructure Investment and Jobs Act (IIJA). CBJ applied for technical assistance funding to identify and pursue construction funding opportunities to bring the project to completion

PUBLIC PROCESS: Through the PEL process ADOT&PF, with the help of DOWL Engineering, has engaged in multiple stakeholder and public meetings, surveys, and listening sessions to identify both public sentiment on the project and potential alternatives. Project status, alternatives, reports and stakeholder meeting updates are available at jdnorthcrossing.com. The NEPA process will include thorough public process as a preferred alterative is vetted.

TIMELINE: The PEL study is expected to be complete by spring of 2024. Building on the work of the PEL, NEPA should take 24 months. Design will take an additional 18-24 months.

WHO WILL MAINTAIN AND OPERATE? State of Alaska.

GOAL OF PROJECT: Community safety, housing and economic development.



AAK'W VILLAGE DISTRICT PARKING

AMOUNT REQUESTED: $30M

AMOUNT SECURED: $5M SOA; $5M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: $40M

PROJECT DESCRIPTION & UPDATE:

Building a garage with greater capacity would expand parking for State employees, the Legislature, and the Aak'w Village District, freeing up current parking lots for development and infill. This parking garage provides parking for the State of Alaska, just North of the State Office Building. The current garage is old and in need of major repairs. This project could be seven stories, creating a total of over 450 parking spaces, with a total net increase of approximately 300 new parking spaces.

PUBLIC PROCESS: This project was designated as a CBJ Legislative Priority in 2021, 2022, and 2023.

TIMELINE: Architect has been selected and condition assessment and preliminary design is underway. Once full funding is secured, 24-36 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: State/Legislative parking, Aak'w Village District infill development.

TELEPHONE HILL REDEVELOPMENT

AMOUNT REQUESTED: $2M

AMOUNT SECURED: $450,000

TOTAL PROJECT COST: unknown ($10M placeholder)

PROJECT DESCRIPTION & UPDATE:

This project will prepare the roughly 3 acres of CBJ owned property in downtown Juneau which is adjacent to the State Office Building for redevelopment. This project will include removal of hazardous materials and environment cleanup, potential demolition of existing structures, a redevelopment study, site preparation, utility and infrastructure upgrades, and re-subdivision. The outcome of this project will be independent buildable lots which are sized appropriately for redevelopment with infrastructure that can be utilized to maximize density and the property will be redeveloped to meet the goals of the Assembly and the state capital.

PUBLIC PROCESS:

In August and October 2023, the City held public meetings to encourage community dialog regarding this project. The CBJ Assembly will continue to provide the public opportunities to comment on this project. There will be opportunities for public comment to the Planning Commission during planning and to the Assembly during all phases of redevelopment. Project information is available at https://juneau.org/engineering-public-works/telephone-hill.

TIMELINE: An inventory of utilities, property and hazards is currently underway. A draft development plan will be publicly reviewed in the first quarter of 2024. Depending on the outcome of that plan a phased redevelopment approach could begin in 2024.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Redevelop over 3 acres of property in downtown Juneau for the best and highest use.

CBJ RADIO SYSTEM REPLACEMENT

AMOUNT REQUESTED: $12M

AMOUNT SECURED: $500,000; $2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: $17.2M

PROJECT DESCRIPTION & UPDATE:

The CBJ has determined that the current radio system must be replaced due to equipment obsolescence, to enhance coverage and correct capacity shortfalls while conducting modernization as a means of securing enhanced network reliability, resiliency and interoperability. Project phases would include procurement, engineering/design, site construction/improvements (shelters, buildings, generators, towers, UPS, etc.), microwave improvements, procurement, and installation of radio site equipment (transmitters, receivers, antenna systems, etc.) and end user equipment (portable and mobile radios). Deficiencies with the current system impact multi-agency responses and have been documented during numerous police, fire and EMS events with partners such as the Airport, Public Works, Alaska State Troopers, FBI, Coast Guard and the Navy. A comprehensive upgrade is needed to enhance radio communications and increase interoperability with municipal, state, and federal partners. Senator Murkowski has added $2M as Congressionally Directed Spending in the FY24 appropriations bill that is awaiting Congressional action.

TIMELINE: Once funding is secured, all work could be performed within 4 years.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.

JUNEAU SCHOOL DISTRICT-WIDE HVAC AND HEATING CONTROL SYSTEM UPGRADES

AMOUNT REQUESTED: $6.4M

TOTAL PROJECT COST: $6.4M

PROJECT DESCRIPTION & UPDATE:

This ambitious project entails the comprehensive enhancement of HVAC and Heating Control Systems across all 13 schools within the City and Borough of Juneau. This initiative serves a dual purpose: firstly, it will significantly improve the early detection and notification of system issues and emergencies, thereby enhancing the district's responsiveness to outages and failures. Secondly, these system upgrades will provide the maintenance department with centralized access to control systems for all schools, streamlining system management and increasing efficiency. As a result, emergency response times will be markedly reduced, as issues can be identified swiftly. Importantly, this upgraded system is expected to yield substantial energy cost savings for the district, representing a win-win solution for both school facilities and the environment.

TIMELINE: Once funding is secured, design and construction complete within 28 months.

WHO WILL MAINTAIN AND OPERATE? Juneau School District

GOAL OF PROJECT: This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.

MENDENHALL WASTEWATER TREATMENT PLANT COMPLIANCE: FATS, OIL, AND GREASE & GRIT REMOVAL

AMOUNT REQUESTED: $5.95M

TOTAL PROJECT COST: $5.95M

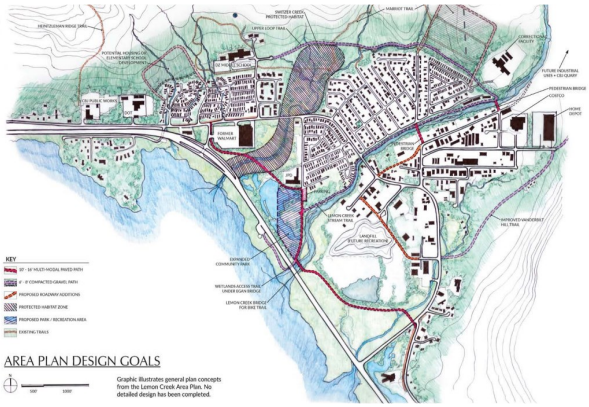
PROJECT DESCRIPTION & UPDATE:

Fats, Oils and Grease (FOG) requires special treatment, typically prior to the treatment basin. The foam from FOG degrades plant performance at the Mendenhall Treatment Plant. This project would install a grease collection vessel with a skimmer and vortex vessel to control incoming grease and finer grit. The Mendenhall Treatment Plant is currently operating under a Compliance Order by Consent with the State due to permit violations. Removing FOG before it disrupts the treatment process will assure more consistent plant performance. This project will design and construct the FOG and grit removal equipment.

TIMELINE: Once funding is secured, design and construction within 30 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Permit compliance, reduce treatment costs, and extend the useful life of the plant.



LEMON CREEK MULTIMODAL PATH

AMOUNT REQUESTED: $8M

AMOUNT SECURED: $1.75M

TOTAL PROJECT COST: $10M

PROJECT DESCRIPTION & UPDATE:

The requested funding would construct a multimodal path in Lemon Creek that connects residents to schools, shopping, jobs and services. CBJ is pursuing a DOT Reconnecting Communities grant for FY24 that will include robust public engagement, route selection and preliminary design, as well as a ADOT&PF Transportation Alternatives Program grant for the first phase of construction The Assembly has appropriated $1.75M to advance design of the project as well as potential match for construction grant opportunities. The full route would connect the Glacier Highway / Vanderbilt intersection to Alaway Avenue and then on to Glacier Highway (near the old Walmart). This would provide direct access to the two largest mobile home parks in the community. CBJ also applied for a 2023 ADOT&PF Transportation Alternatives Program (TAP) grant for phase one design and construction, as well as a FHWA FY23 Safe Streets for All (SS4A) supplemental planning funds for additional community planning and analysis of pedestrian, cyclist and motorist safety.

PUBLIC PROCESS:

This project has been identified as a priority by the 2017 Lemon Creek Plan adopted into the Comprehensive Plan. Designated as the number one Legislative Capital Priority in 2021 and 2022, and the 8th priority in 2023

TIMELINE: FY24 (ongoing) route analysis, public outreach, planning and preliminary design. Once full funding is secured, 18-24 months for design and construction.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Advance long term goal of a new non- motorized route.

CAPITAL CIVIC CENTER

AMOUNT REQUESTED: Federal Delegation—$35M; State of Alaska—$10M

AMOUNT SECURED: CBJ- $2M design; $10M commitment from CLIA for CBJ Passenger Fees; $5M CBJ appropriation requested; $3M identified for Centennial Hall; $6.5 Partnership Resources

TOTAL PROJECT COST: $75M

PROJECT DESCRIPTION & UPDATE:

This project will expand Juneau's Centennial Hall by adding several meeting rooms, a theater, a community hall, a gallery and other public spaces. The old Juneau Armory would be removed. The Capital Civic Center will function as a multi-use civic and conference facility which will enhance Juneau's prominence as a regional center for art, culture, and community engagement while attracting broad-based use and pride in Alaska's Capital City.

PUBLIC PROCESS: Conceptual studies and outreach for Centennial Hall were performed in June of 2019 . Upgrades to the ballroom at Centennial Hall were completed in August 2023. The performing arts elements (new JACC) also received public input throughout the development of design for a stand alone facility. Merging the two facilities into a large, single, facility was presented to the Assembly by stakeholder organizations in 2020. The Assembly funded conceptual design in late 2021 appropriated $2m to advance the project. Northwind and JYW Architects teamed up for design and have worked with stakeholders to consolidate space and find design efficiencies.

TIMELINE: Once funding is secured, 3-3.5 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support convention, arts and visitor economy.

JUNEAU SCHOOL DISTRICT-WIDE SECURITY AND SAFETY UPGRADES

AMOUNT REQUESTED: $2M

TOTAL PROJECT COST: $2M

PROJECT DESCRIPTION & UPDATE:

This project will upgrade security cameras, phone systems, secure entryways, brush clearing, perimeter lighting, emergency egress lighting, back-up generators, and secured property. This project will increase the Juneau School District's security presence, which will help to deter vandalism, theft, and other criminal activities. The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology age.

TIMELINE: Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 28 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? JSD

GOAL OF PROJECT: Security and safety of district facilities.

Photo Credit: Oregon State University

MUNICIPAL COMPOSTING FACILITY DESIGN AND CONSTRUCTION

AMOUNT REQUESTED: $4M

AMOUNT SECURED: $2.5M Congressionally Directed Spending

TOTAL PROJECT COST: $6.5M

PROJECT DESCRIPTION & UPDATE:

This project will design and construct a commercial-scale composting facility to serve Juneau residents, businesses and institutions. CBJ will have the capacity to accommodate large scale producers such as grocery stores, and large restaurants and institutions (e.g., Bartlett Regional Hospital, CBJ, Juneau School District and Lemon Creek Prison) getting this waste out of both the sewers and the landfill. It is CBJ's intention to own the facility, but contract out the operations. In 2023 applied for a composting and zero waste grant through the Environmental Protection Agency for phase two of the project.

TIMELINE: CBJ will issue a request for proposals for site development, planning and design in FY23. Once funding is secured, 2 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Divert waste from the local landfill as part of a broader Zero Waste initiative in order to extend the life of the landfill.

AURORA HARBOR REBUILD—PHASE IV

AMOUNT REQUESTED: $1M

TOTAL PROJECT COST: $11.5M

PROJECT DESCRIPTION & UPDATE:

Request for funding to continue the reconstruction of the Aurora Harbor Facility. Past work has been divided into segments. This request would continue preliminary design and begin permitting tasks.

PUBLIC PROCESS:

The project has been through a long term planning process with community outreach. It is the fourth phase of the larger reconstruction plans. Docks & Harbors has submitted a $5M ADOT Harbor Facilities grant for FY25 Legislative consideration. If successful it will be locally matched with $5M and nearly complete the rebuild of Aurora Harbor.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Replace critical infrastructure and support maritime economy.

Photo Credit: Cathy Mahnke

AUKE BAY NEW BREAKWATER

AMOUNT REQUESTED: $5M

TOTAL PROJECT COST: unknown ($50M placeholder)

PROJECT DESCRIPTION & UPDATE

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of the Statter Harbor. The current facility has reached it's useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community. CBJ would be the local sponsor for the US Army Corps of Engineers, who is federally responsible for the feasibility analysis, design and construction of the breakwater. Local match is required under federal law and is available through Docks & Harbors. Senator Murkowski has added $500K as Congressionally Designated Spending in the FY24 appropriation bill and is awaiting Congressional action.

PUBLIC PROCESS: Identified as a Legislative Priority for FY2023

TIMELINE: Once funding is secured, 3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase moorage and recapitalization of aging infrastructure.

WATERFRONT JUNEAU DOUGLAS CITY MUSEUM

AMOUNT REQUESTED: $2M

AMOUNT SECURED: $2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: $12M

PROJECT DESCRIPTION & UPDATE:

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals. It will also free up the current museum adjacent to the State Capitol for expansion of the Capitol campus.

PUBLIC PROCESS: Identified as Legislative Priority in FY2023

TIMELINE: Once funding is secured, 2-3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Grow the arts in Juneau and expand the Capitol campus.

NORTH DOUGLAS BOAT RAMP EXPANSION

AMOUNT REQUESTED: $250,000

TOTAL PROJECT COST: $20M

PROJECT DESCRIPTION & UPDATE:

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

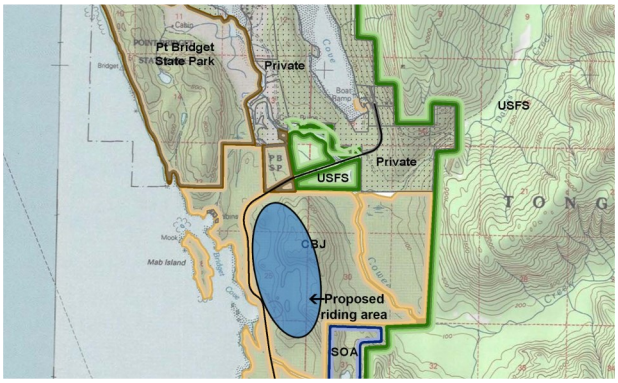
PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

TIMELINE:

Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Improve safety and expand boating access & transportation.



OFF-ROAD VEHICLE (ORV) PARK DEVELOPMENT

AMOUNT REQUESTED: $5.7M

AMOUNT SECURED: $300,000

TOTAL PROJECT COST: $6M

PROJECT DESCRIPTION & UPDATE:

This project will address longstanding and unmet demand for sustainable off-road vehicle (ORV) recreation, provide a venue for training opportunities, reduce damage to sensitive habitats elsewhere, and reduce user conflicts.

PUBLIC PROCESS: A multi-year public process has been completed and design, permitting, and development of the 35-Mile ORV Riding Park is underway. This process includes stakeholders such as the Juneau Off-Road Association (JORA), Trail Mix, Inc., conservation organizations, and citizen advisory boards.

TIMELINE: Once required permits and funding is secured, a 3 year design and construction timeline is anticipated. More detailed project information available at https://juneau.org/parks-recreation/project-list/entry/81872.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To meet growing demand for off-road vehicle recreation, avoid user conflicts, reduce ongoing damage to sensitive resources and landscapes, and stimulate economic activity by creating new opportunities for outdoor recreation that do not currently exist in Juneau.

WEST DOUGLAS EXTENSION

AMOUNT REQUESTED: $4M

TOTAL PROJECT COST: $7.5M

PROJECT DESCRIPTION & UPDATE:

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development, increase opportunities for recreational access to public lands, and enable closer access to new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

PUBLIC PROCESS:

West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support long-term development.

JACKIE RENNINGER PARK DEVELOPMENT & PIPELINE SKATE PARK IMPROVEMENTS

AMOUNT REQUESTED: $4M

TOTAL PROJECT COST: $4,075,000

AMOUNT SECURED: $75,000

PROJECT DESCRIPTION & UPDATE:

This project will implement the master plan for Jackie Renninger Memorial Park, providing much needed access to outdoor recreation and open space for Juneau's most underserved neighborhoods. This 4.6-acre parcel is home to the Pipeline Skate Park and a small public restroom. This project would ensure the surrounding neighborhood has convenient and safe access to a playground.

PUBLIC PROCESS:

In 2022 the Assembly appropriated funding to develop a master plan for Jackie Renninger Park which will be completed by the end of 2023. This process will result in a conceptual design that will be fully developed in a subsequent design phase.

TIMELINE: Once funding is secured, within 2 years of start date

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood**.**

BARTLETT AURORA BEHAVIORAL HEALTH CENTER

AMOUNT REQUESTED: $4M

TOTAL PROJECT COST: $17.75M

PROJECT DESCRIPTION & UPDATE:

The requested funding would partially mitigate construction inflation and associated costs Bartlett is absorbing for the project. The Center will provide munch needed outpatient psychiatric service, crisis and community intervention and applied behavior analysis. In addition, it will house a new service to the community, crisis observation and stabilization with a total of 7 beds. The crisis center will be used by people in need across Southeast Alaska, and potentially statewide. The Aurora Behavioral Health Center will provide service based on the Crisis Now model which uses community based options to address long-term services for individuals who may be experiencing a behavioral health crisis in conjunction with other medical conditions complicating care.

PUBLIC PROCESS:

This project was identified as a priority in the master plan for the Bartlett Campus and been through many public meetings as it has made its way through planning, design and construction.

TIMELINE: Construction is scheduled to be complete in October of 2023.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: The Behavioral Health Center will provide patients from Juneau and other Alaskan communities with expanded opportunities to receive mental health care closer to home in a modern fit-for-purpose facility.

APPENDIX

EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CBJ LEGISLATIVE CAPITAL PRIORITIES LIST

by Katie Koester, Engineering and Public Works Director

Q: What are the Legislative Capital Priorities?

A: The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

NOTE: Inclusion on the Legislative Capital Priorities is not a funding request. From CBJ's standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

Q: Are the "legislative priorities" the same as the Capital Improvement Plan?

A: No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are "short list" of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ's "short list" of Legislative Priorities should have a limited number of projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February.

Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

Q: What is a capital project?

A: A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least $1,000,000.

Q: Is the Legislative Capital Priorities list just "wish list," and if so, what's the point of writing up a "wish list"?

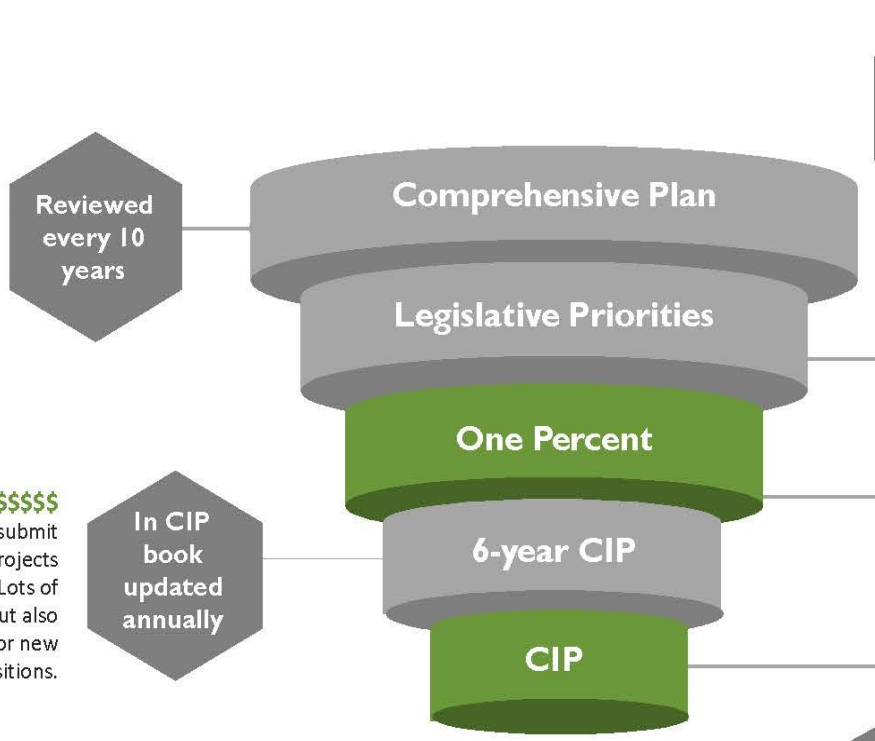
A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it for a legislative appropriation.

DRAFT—FOR REVIEW

CBJ Lists, Plans and Priorities

How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each document informs the one bellow it. The dollar signs represents the general volume of funds needed, but only the green rings are lists that come with the commitment of actual dollars.



$$$$$$$$$$$$$$$$$$
Establishes a long-term vision for the community of Juneau including broad priorities for development & infrastructure to achieve that vision.

$$$$$$
Select projects from community plans & priorities are chosen as top priorities for the community and communicated to the federal and state delegation.

$$$$$$$$$$
Departments submit comprehensive list of projects for next 6 years. Lots of maintenance projects but also aspirational projects for new facilities or acquisitions.

$$$$$
Voters are asked to approve a 1% sales tax dedicated to select capital priorities (October 2027 next vote)

$$$$
Main document that appropriates CBJ capital funds. Primarily maintenance, also where Passenger Fees and priorities from the 1% are appropriated.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
19535 GLACIER HWY

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)

Parcel Number(s)
8B3701000181 8B3701000191

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner
HOWARD ANDREW GRAVES (ANDY)

Contact Person
SAME

Mailing Address
P.O. BOX 34845 JUNEAU AK 99803-4845

Phone Number(s)
805-801-1453

E-mail Address
ANDYBLUESKY@LIVE.COM

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

HOWARD ANDREW GRAVES — LANDOWNER
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X [signature]
Landowner/Lessee (Signature) — Date: NOV 6, 2023

Sonja Graves — Landowner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X [signature]
Landowner/Lessee (Signature) — Date: 11-6-2023

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name)

Contact Person

Mailing Address
SAME

Phone Number(s)

E-mail Address

X [signature]
Applicant's Signature — Date of Application: NOV 6, 2023

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

Intake Initials: JLS

Case Number: APL23-005

Date Received: 11-6-23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

NOTICE OF APPEAL OF DIRECTOR'S DETERMINATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

To be completed by Applicant

APPELLANT'S CONTACT INFORMATION

HOWARD ANDREW GRAVES (ANDY) — ANDYBLUESKY@LIVE.COM — 805-801-1453
Appellant's Name (please print) — E-mail Address — Phone

P.O. BOX 34845, 99803-4845 — JUNEAU — AK — 99803-4845
Mailing Address — City — State — Zip

X _____
Appellant's Signature

DECISION THAT IS BEING APPEALED*

Date of Director's Determination OCT 16, 2023

Attach a copy of the Director's Decision (E-mail, Notice of Decision, Letter, etc.).

* Notice must be submitted within 20 days of the date of the decision being appealed.

APPEAL SPECIFICS (please fill in all that apply)

Parcel Number 8B3701000181 8B3701000191
Zoning District D1
Case Number SLC23-02
Title 49 Code Section 49.15.401
Current Use of Land or Buildings LOT 3B1 SFR, LOT 4A1 VACANT
Proposed Use of Land or Buildings LOT 3B1 SFR (EXISTING HOME), LOT 4A1 VACANT
Other

ALL REQUIRED MATERIALS ATTACHED

- ☐ Complete Application
- ☐ Appeal Decision
- ☐ Narrative including:
  - ☐ Grounds for Appeal
  - ☐ Specific questions you would like the Planning Commission to address

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

APPEAL FEES	Fees	Check No.	Receipt	Date
Notice Fees	$200.00			
Refund (Yes/No)	$—			
Total Fee	$200.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received/Intake Initials
APL23-005	11-6-23 / JLS

NARRATIVE

ANDY GRAVES
19535 GLACIER H

LOT SIZES

1. PLANNING DEPT REFUSES TO ACCEPT CURRENT SURVEY THAT DETERMINES THE SQUARE FOOTAGE OF LOTS

2. 2018 SURVEY IS VOID BECAUSE WE ARE RECORDING A NEW UPDATED SURVEY

3. SURVEYS ARE BEYOND PLANNING DEPTS CONTROL

4. LOT LINE ADJUSTMENTS ARE FOR INTERIOR LINES (LLA)

FRONTAGE

1. PLANNING DEPT CLAIMS CERTIFICATE OF OCCUPANCY IN ERROR

2. PLANNING DEPT APPROVED ORIGINAL SETBACKS FOR:
   1. 2018 LOT LINE ADJ.
   2. 2019 SINGLE FAMILY DWELLING (HOUSE BUILT ACCORDINGLY)
   3. ACCEPTED CONCRETE SETBACK CERTIFICATION FOR HOME

WERE THESE ALL IN ERROR?

A. PLEASE RETURN SETBACKS THE SAME AS THEY WERE

B. PLEASE ACCEPT CURRENT SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
jill.maclean@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT
NOTICE OF DECISION
Date: October 16, 2023
File No.: SLC2023 0002

Howard and Sonja Graves
19535 Glacier Hwy; 19555 Glacier Hwy
Juneau, AK 99801

Proposal:	Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).
Property Address:	19535 Glacier Hwy; 19555 Glacier Hwy
Property Legal Description:	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Property Parcel Code No.:	8B3701000181; 8B3701000191
Proposed Subdivision:	Lots 3B1A & 4A1

The Director of Community Development has **DENIED** the preliminary plat for a lot line adjustment between Lots 3B1 and 4A of the TEE HARBOR ALASKA Subdivision. This decision is based on the analysis and findings in the attached memorandum and the preliminary plat dated April 21, 2023. A revised preliminary plat may be submitted, without paying additional application fees, within 180 days of this notice of decision or April 13, 2024.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:

David Matthew Peterson, Planner II
Community Development Department

Jill Maclean, Director
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAF
LOT LINE ADJUSTMENT
SLC2023 0002

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

DATE: October 16, 2023

TO: Jill Maclean, Director, AICP

BY: David Matthew Peterson, Planner II

PROPOSAL: The Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- Lot size
- Access
- NCC2023 0013

GENERAL INFORMATION	
Property Owner	Howard and Sonja Graves 2001 Trust
Applicant	Graves Howard and Sonja Trust
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Public Water, Private Sewer
Access	Shared access for Lot 3B1 and Lot 4A
Existing Land Use	Residential
Associated Applications	BLD2023 0126, BLD2019 0046, DMO2016 0016

PLANNING COMMISSION REVIEW REQUIRED:

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- CBJ 49.15.401
- CBJ 49.15.401(c)(4)(B)
- CBJ 49.15.401(f)
- CBJ 49.15.411
- CBJ 49.15.412
- CBJ 49.25.400
- CBJ 49.30.210(a)
- CBJ 49.30.210(b)
- CBJ 49.30.250(a)
- CBJ 49.35.250(a)
- CBJ 49.40.300(a)(2)
- CBJ 49.55.010
- CBJ 49.80

The Director shall decide on the case per CBJ 49.15.400(a) - Purpose and applicability. *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per CBJ 49.15.401(a) - *A minor subdivision permit is required for subdivisions resulting in 13 or fewer*

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North (D1)	Residence
South (D1)	Residence
East (D1)	Vacant D1 Zone
West (D1)	North Tee Harbor D1 Zone

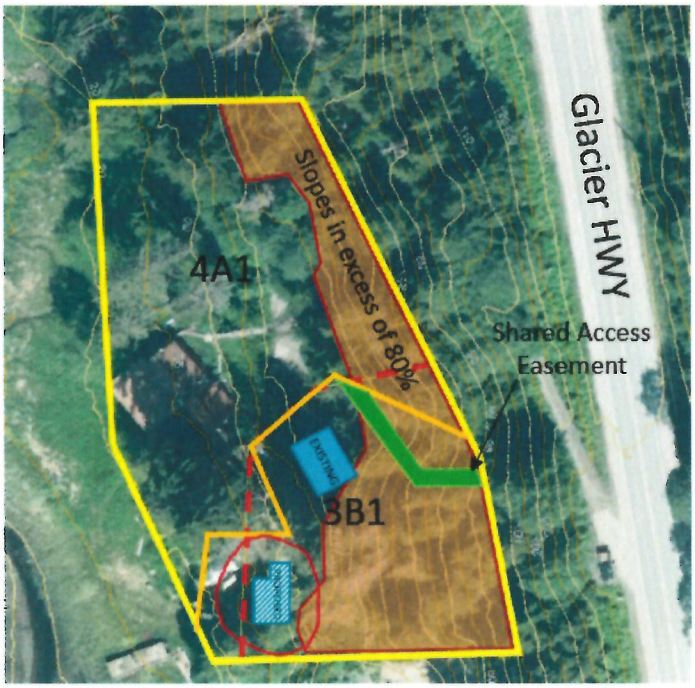
SITE FEATURES	
Anadromous	N/A
Flood Zone	Zones AE and X are present on site. Flood Elevation 24ft. Panel 02110C1195D eff. 8/19/2013
Hazard	N/A
Hillside	Yes
Parking District	N/A
Historic District	N/A
Overlay Districts	N/A

BACKGROUND INFORMATION

Project Description –The nonconforming issues (lot size, width, and encroaching structures) are noted in NCC20230013.

The single-family dwelling constructed on Lot 3B received a Certificate of Occupancy in error. The as-built survey submitted shows the single-family dwelling:

- Encroaches into the front yard (north) setback. The setback should be 25 feet but is 15.03 feet. Access to the lot is through the front yard.
- Encroaches into the 10-foot private utility and access easement documented in Plat 2019-28.



The Applicants are seeking to adjust the lot line between Lots 3B and 4A to make better use of the existing building pad to construct a new detached accessory apartment (BLD20230126) that does not encroach into the required yard setbacks. The topography of the lots create access and development challenges that limit buildable and accessible area. **(Attachment B)**

One potential solution proposed by CBJ is to acquire tideland/wetland area to the west in order to bring the lots into conformity. The Applicants would need to go through the Alaska Department of Natural Resources (AKDNR) to discuss what would be required to acquire the additional land.

Background –

In 2018, the Applicant applied for a Lot Line Adjustment, which was approved. The original lots were not required to have a rear yard setback due to the shoreline (CBJ 49.25.430(4)(G) shoreline properties). Once subdivided, at the Applicant's doing, Lot 3B1 was no longer a shoreline property, and a rear yard setback was established.

The purpose of this lot line adjustment would be to adjust the lot line to allow for the placement of a proposed detached accessory apartment.

Per 49.30.210(a) - *Continuation of nonconforming situations.* Except as otherwise provided in this title, situations made nonconforming by this title may remain.

Per 49.30.210(b) – *Change of nonconforming situation to comply with this title.* Any nonconforming situation may be changed to comply with this title. Once a nonconforming situation becomes conforming, the nonconforming rights under this chapter are relinquished with respect to that nonconforming situation, and the nonconforming situation must not be re-established.

Per 49.30.250(a) – *Nonconforming Structures* – Except as otherwise provided in this chapter, a nonconforming situation shall not aggravate the nonconforming situation and complies with other dimensional and parking standards of this title.

The survey markers, as measured, indicate the lot has shrunk by approximately ~36 feet since the Plat 2019-28 survey. Thus, any further adjustment of either lot aggravates the undersized lot situation.

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
1967 – Earliest plat of subject property.	Tee Harbor Subdivision, lots platted trough USS #499
1969	In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit. All dimensional requirements were met at the time of establishment.
1974	The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B. Lot 3B remained conforming.
1987	In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25

	feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit. Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.
1989	In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit. Lot 4 remained nonconforming for lot size. The single-family dwelling became nonconforming for side and rear yard setback. Lot 3B remained nonconforming for lot size and lot width.
2018	A Lot line adjustment was made between Lot 3B and Lot 4. Lot 3B1 became conforming for lot width. Lot 3B1 remained nonconforming for lot size. Lot 4A remained nonconforming for lot size.
2021	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D1 zoning district remain the same.

ANALYSIS

Dimensional Standards – The proposed lots as shown on the preliminary plat do not meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard			Requirement	Proposed Lot 3B1A	Proposed Lot 4A1
MINIMUMS	Lot Size		36,000 square feet	**21,014 square feet**	**33,434 square feet**
	Lot Width		150 feet	227.37 feet	**132.19 feet**
	Setbacks	Front (East)	25 feet	**15.03 feet**	Vacant
		Rear (West)	25 feet	78 feet	Vacant
		Side (North)	15 feet	16 feet	Vacant
		Side (South)	15 feet	16 feet	Vacant

Lot size – Both lots are nonconforming for minimum lot size.

Under the proposed subdivision, Lot 3B1A becomes more conforming as it adjusts in size from 20,952 square feet to 21,014 square feet (an increase of 62 square feet).

Lot 4A1 becomes less conforming as it adjusts from 33,532 square feet to 33,434 square feet (a reduction of 98 square feet).

The original combined lot square footage totaled 54,484 square feet. The most recent plat shows that the total lot square footages totaled 54,448 square feet (an overall 36 square feet reduction).

The requirement for D1 zones is 36,000 square feet.

Per 49.30.250(a) – Nonconforming Structures – Except as otherwise provided in this chapter, a nonconforming structure may be "modified" so as not to aggravate the nonconforming situation. Though unclear as to why or how the survey markers moved (isostatic rebound/accuracy of surveying equipment) the combined lot square footages have decreased and will not allow for the lot line to be adjusted without further aggravating the nonconforming lot size situation.

Lot	Existing, square feet	Proposed, square feet	Change, square feet?
3B1	20,952	21,014	+62
4A	33,532	33,434	-98
Combined Lots	54,484	54,448	-36

Access – An access easement through Lot 4A was established under Plat 2019-28 for Lot 3B1(A).

Density – The table below demonstrates how many dwelling units each lot could accommodate if the proposed subdivision were completed.

The subject properties are undersized for current zoning requirements. The area was rezoned from R12 (12,000 square foot lot size requirement) in 1969 to D1 (36,000 square foot lot size requirement) in 1987.

Lot Number	Square Feet	Maximum Number of Dwelling Units
3B1A	21,014	1 dwelling per lot. Accessory apartment with department approval.
4A1	33,434	

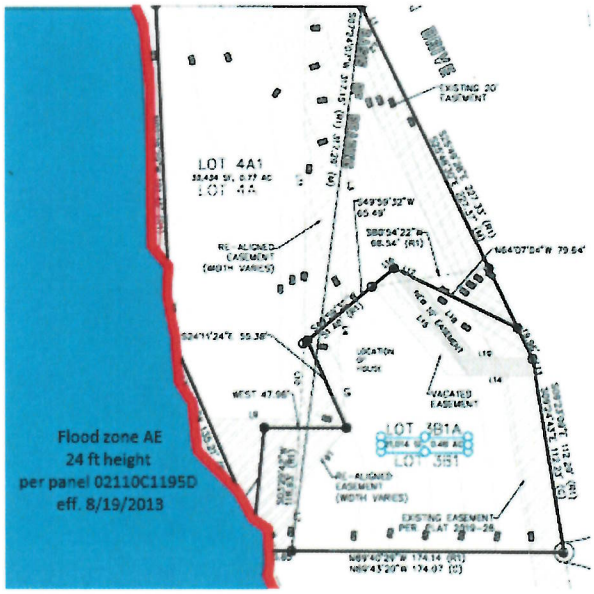
Wetlands – The property abuts a flood zone AE with an elevation of 24 feet. See figure on the next page.

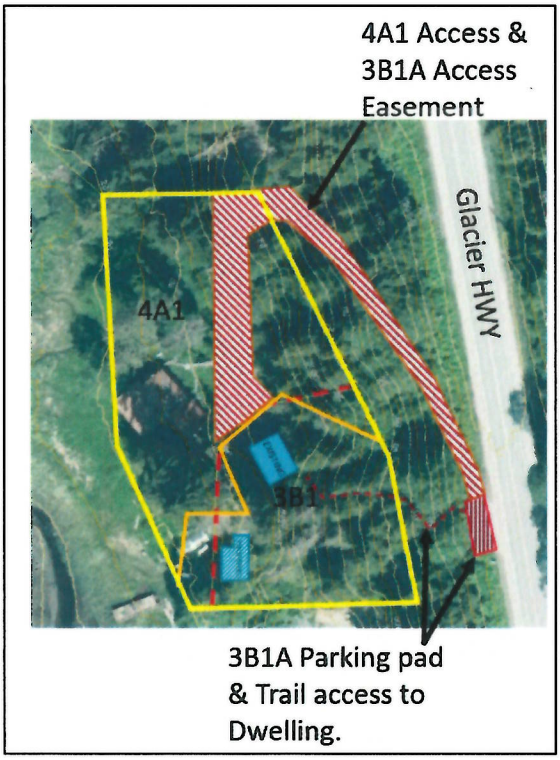
Hazards – Flood zone AE, with an elevation of 24 feet, is present on 20-50 feet of the western portions of the property. Reference Panel 02110C1195D eff. 8/19/2013.

Habitat – No anadromous waterways exist on the property. Check with the Department of Fish and Wildlife regarding the presence of Eagle nests that may be present.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the properties is Glacier Highway. The applicant has demonstrated that though each lot has direct access to Glacier Highway, the topography makes direct access off of Glacier Highway to Lot 4A1, impractical. As a result, Lot 4A1 has eased access through Lot 3B1.





AGENCY REVIEW

CDD conducted an agency review with: Zoning, Cartography, General Engineering, and Capital City Fire & Rescue. The comment period was open between: 4/26/2023 - 5/10/2023. Comments were addressed through the preliminary plat review process. (**Attachment F**)

PUBLIC COMMENTS

CDD conducted a public comment period between 5/25/2023 – 6/8/2023. No public comment was received. (**Attachment D**)

PRELIMINARY PLAT FINDINGS

Per CBJ 49.15.401(f), the Director makes the following findings on the proposed development:

1. **Does the lot line adjustment meet the criteria outlined in CBJ 49.15.401?**

   Finding: No. The lot line adjustment does not satisfy the criteria of CBJ 49.15.401(c)(4)(B) – The applicable lot line adjustment standards of this title are met or can reasonably be met with conditions. Nonconforming Situation Review NCC2023-0013 certified the non-conforming lot size of 20,952 square feet. Per Chapter 49.30 – Non-Conforming situations may not be further aggravated. The resurveyed markers indicate that the lot has shrunk overall (20,936 sq. ft.). This aggravates the nonconforming situation for an undersized lot in a D1 zoned area. 49.30.250(a). Alternatively, the applicant may apply with the State of Alaska Department of Natural Resources to potentially acquire tidelands to increase the lot sizes.

2. **Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010**

   Finding: Yes. No improvements have been required.

RECOMMENDATION

Staff recommends that the Director DENY the above analysis and findings and not grant the requested Lot Line Adjustment. The recorded document will serve as the Notice of Decision.

ATTACHMENTS

Attachment	Label
Attachment A	Application Packet
Attachment B	Draft Final Plat
Attachment C	As Built Info
Attachment D	Abutters information
Attachment E	BLD19-46
Attachment F	Agency Review comments
Attachment G	STF_NCC23-13_with_Attachments

CITY AND BOROUGH OF JUNEAU

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 19535 Glacier Hwy

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Tee Harbor Alaska BL1 LT 3B1 & LT4A

Parcel Number(s): 8B3701000181 8B3701000191

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Howard & Sonja Graves 2001 Trust | Contact Person: Andy Graves

Mailing Address: PO Box 34845 Juneau AK 99803 | Phone Number(s): 805-801-1453

E-mail Address: andybluesky@live.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Howard A Graves — Landowner

Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023

Landowner/Lessee (Signature) — Date

Sonja Graves — Landowner

Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023

Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same | Contact Person:

Mailing Address: | Phone Number(s):

E-mail Address:

X _____ _____

Applicant's Signature — Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials: DMP

Case Number: SLC23-02

Date Received: 4/7/2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

H:\FORMS\PLANFORM\DPA_final Draft.docx

BLD23-126

Attachment A- Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Lot line adjustment.

Number of Existing Parcels 2 Total Land Area 54,486sf Number of Resulting Parcels 2

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

◯ NO ◯ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT (changing or creating 13 or fewer lots)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
◉ Preliminary Plat (MIP)	◯ Preliminary Plat (SMP)
◯ Final Plat (MIF)	◯ Final Plat (SMF)
◯ Panhandle Subdivision	◯ Preliminary Development Plan – PUD (PDP)
◯ Accretion Survey	◯ Final Development Plan – PUD (PDF) Preliminary
◯ Boundary Adjustment	◯ Development Plan – ARS (ARP) Final
◯ Lot Consolidation (SLC)	◯ Development Plan – ARS (ARF)
◯ Bungalow Lot Subdivision	◯ Bungalow Lot Subdivision
◯ Common Wall/Zero Lot Subdivision	◯ Common Wall/Zero Lot Subdivision
◯ Other _____	◯ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☑ **Pre-application conference notes**
- ☑ **Narrative including:**
  - ☑ Legal description(s) of property to be subdivided
  - ☑ Existing structures on the land
  - ☑ Zoning district
  - ☐ Density
  - ☐ Access
  - ☐ Current and proposed use of any structures
  - ☐ Utilities available
  - ☐ Unique characteristics of the land or structure(s)
- ☑ **Preliminary Plat checklist**

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	$_____			
Admin. of Guarantee	$_____			
Adjustment	$_____			
Total Fee	$ 160.00			

For assistance filling out this form, contact the Permit Center at 586-0770.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
SLC23-02	4/7/2023

OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

HOWARD & SONJA GRAVES 2001 TRUST
HOWARD ANDREW GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

HOWARD & SONJA GRAVES 2001 TRUST
SONJA GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE: _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED_____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES_____,

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

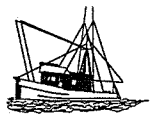
_____ DATE_____

JILL MACLEAN, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:

_____

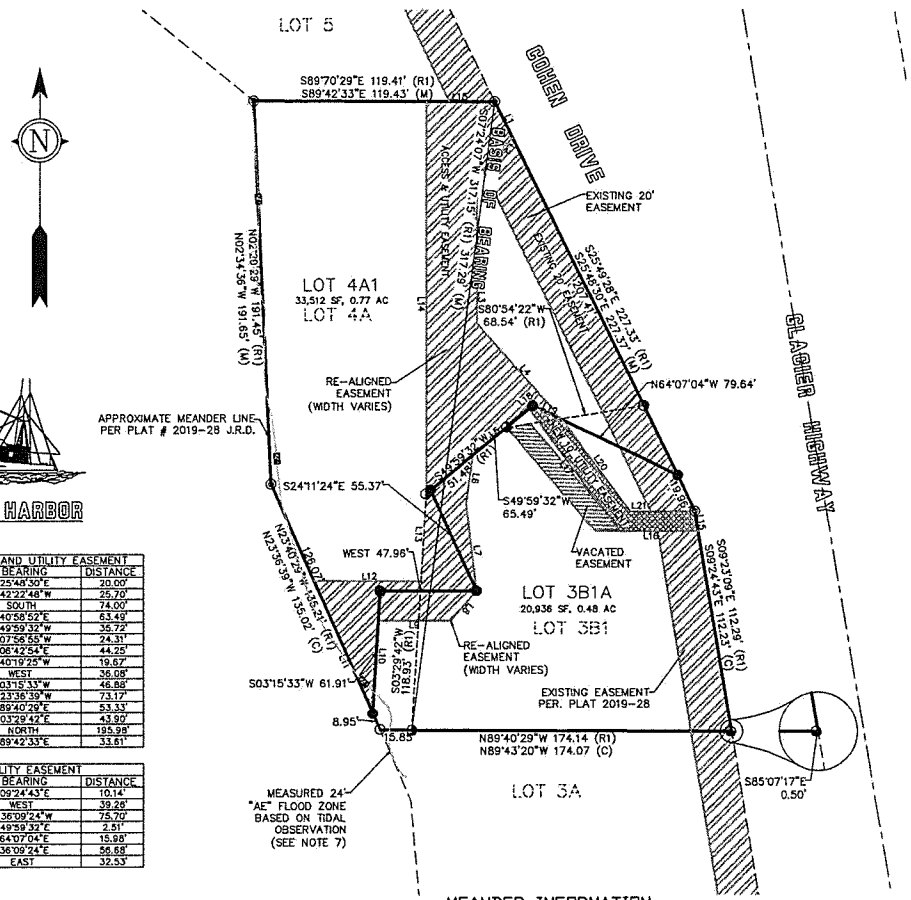
MUNICIPAL CLERK
CITY & BOROUGH OF JUNEAU

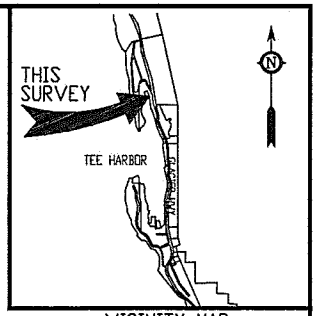


TEE HARBOR

ACCESS AND UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L1	S25°48'30"E	20.00'
L2	S42°22'48"W	25.70'
L3	SOUTH	74.00'
L4	S40°58'52"E	63.49'
L5	S49°59'32"W	35.72'
L6	S07°56'55"W	24.31'
L7	S06°42'54"E	44.25'
L8	S40°19'25"W	19.67'
L9	WEST	36.08'
L10	S03°15'33"W	46.86'
L11	N23°36'39"W	73.17'
L12	S89°40'29"E	53.33'
L13	N03°29'42"E	43.90'
L14	NORTH	195.98'
L15	S89°42'33"E	33.81'

UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L15	S09°24'43"E	10.14'
L16	WEST	39.26'
L17	N36°09'24"W	75.70'
L18	N49°59'32"E	2.81'
L19	S64°07'04"E	15.98'
L20	S36°09'24"E	56.68'
L21	EAST	32.53'





VICINITY MAP
NOT TO SCALE

LEGEND

- ◎ L.S. 14828 SECONDARY MONUMENT (RECOVERED)
- ◑ L.S. 12041 SECONDARY MONUMENT (RECOVERED)
- ○ L.S. 6277 SECONDARY MONUMENT (RECOVERED)
- ◒ L.S. 3650 SECONDARY MONUMENT (RECOVERED)
- ● SECONDARY MONUMENT (SET)
- (R1) RECORD DATA (PLAT 2019-28)
- (C) COMPUTED DATA
- (M) MEASURED DATA
- SURVEYED LINES
- PROPERTY LINES NOT SURVEYED
- VACATED PROPERTY LINE
- ACCESS AND UTILITY EASEMENT
- UTILITY EASEMENT
- VACATED EASEMENT

NOTES:

1. PURPOSE OF THIS PLAT IS TO SHOW A LOT LINE ADJUSTMENT THAT DIVIDES LOT 3B1, AND 4A OF BLOCK 1.
2. BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL MEASURED IN US SURVEY FT.
3. DOMESTIC SANITARY SEWER DISPOSAL IS NOT PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
4. WHERE DIFFERENT FROM RECORD (OR CALCULATED), RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT.
5. THIS SURVEY CLOSES WITHIN A LIMIT ERROR OF ONE FOOT IN 10,000 FEET.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
7. PER. LOMR 19-10-1198P eff. 5/26/2020 BOTH PARCELS ARE LOCATED IN A FLOOD ZONE AE (EL. 24'). TO DETERMINE THE 24' CONTOUR LINE A TIDAL OBSERVATION WAS MADE ON MARCH 3, 2023.

RECORD INFORMATION

RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS LOTS 3B1 & 4A, TEE HARBOR ALASKA SUBD PLAT 2019-28 DATED: 07/26/2019, ADDITAPT ROW MAP IM-093-3(024) PLAT 2008-31 DATED 10/16/2008, TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-28V DATED 07/24/1974, & TEE HARBOR ALASKA SUBDIVISION PLAT 1967-499 DATED 005119/1967. ALL WITHIN THE JUNEAU RECORDING DISTRICT.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°24'07"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE NE CORNER OF LOT 4A , AND FOUND SECONDARY MONUMENT MARKING THE SW CORNER OF LOT 3B1 AS SHOWN ON PLAT 2019-28 DATED 07/16/2019

MEANDER INFORMATION

THE NATURAL MEANDERS OF THE LINE OF M.H.W. ALONG TEE HARBOR AND FAVORITE CHANNEL FORM THE SEAWARD BOUND OF THE LOTS ADJOINING. THE APPROXIMATE LINE OF M.H.W. AS SHOWN IS FOR SURVEY COMPUTATION AND DATA ONLY. ALL CORNERS AS SET ON THE LOT LINES ARE WITNESS WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE LOT LINES AND THE NATURAL MEANDERS (PER. PLAT # 499 J.R.D.).

NORTH 57 *
LAND SURVEYING LLC
(907) 747-6700 215-F SMITH STREET, SITKA, AK
8800 GLACIER HWY, SUITE 224 1/2, JUNEAU AK 99801
MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

SURVEYOR'S CERTIFICATE

I, KELLY O'NEILL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

KELLY J O'NEILL LS 13324 DATE

STATE OF ALASKA 49TH
KELLY J. O'NEILL PLS 13324
REGISTERED PROFESSIONAL LAND SURVEYOR

30 22.5 15 7.5 0 30 60 90
SCALE IN FEET

PLAT OF
LOTS 3B1A & 4A1
A SUBDIVISION OF
LOTS 3B1 & 4A, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU, AK 99803

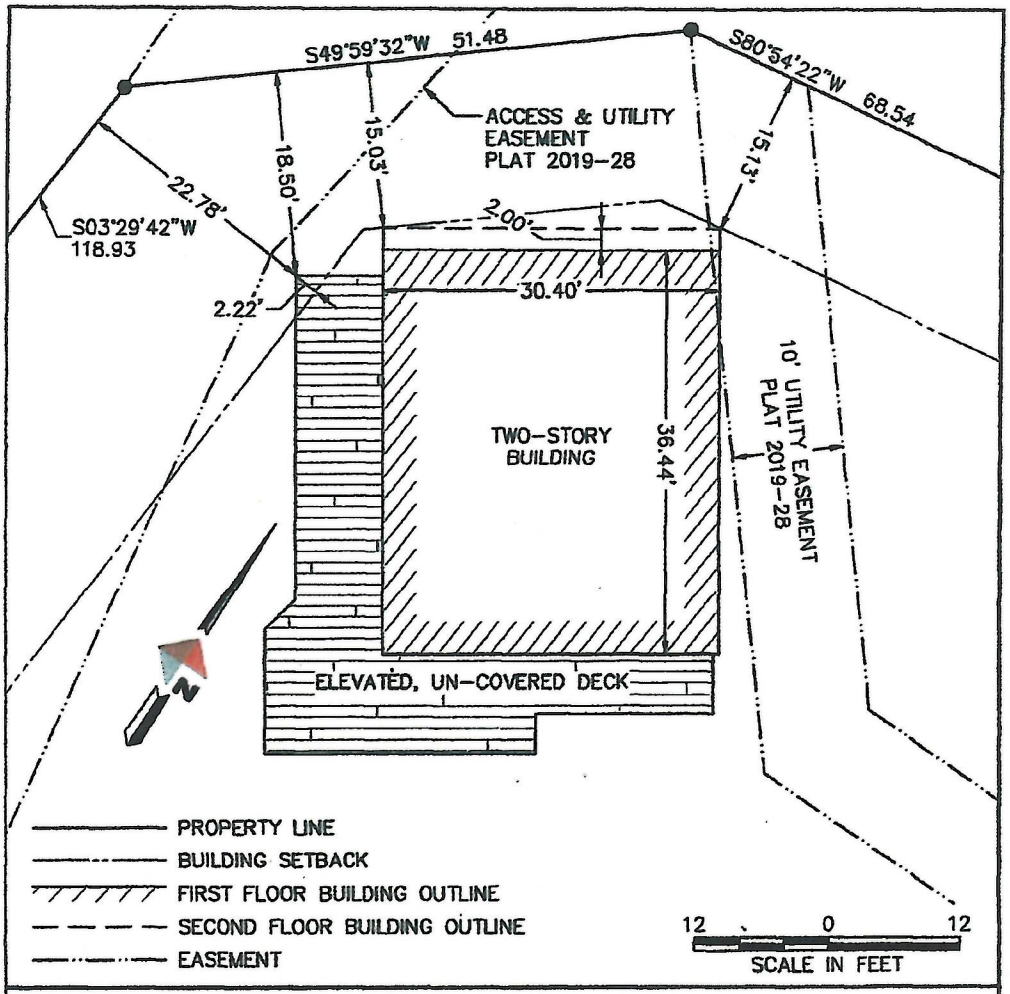
NORTH 57 LAND SURVEYING LLC
8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK
215-F SMITH STREET, SITKA, AK 99835
(907) 747-6700

CDD CASE NUMBER: SLC20230002

SCALE: 1" = 30' DATE: 04/21/2023 SHEET NO. 1 OF 1

DRAWING NAME: 40397

Attachment B- Draft Final Plat



SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF

LOT 3B1

TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28

CITY AND BOROUGH OF JUNEAU, ALASKA

STATE OF ALASKA 49TH
A. WILLIAM STOLL
LS 12041
REGISTERED PROFESSIONAL LAND SURVEYOR
05/26/22

DOWL
AECL848
WWW.DOWL.COM
9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

SCALE:	1" = 12'
DATE:	5/25/2022
PROJECT:	J71026
FILE NO:	
SHEET:	1 OF 1

40397-01 CBJ

OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

HOWARD & SONJA GRAVES 2001 TRUST
HOWARD ANDREW GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

HOWARD & SONJA GRAVES 2001 TRUST
SONJA GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE: _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

_____ DATE_____

JILL MACLEAN, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

TAX CERTIFICATE

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF JUNEAU, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF JUNEAU, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 20___ WILL BE DUE ON OR BEFORE _____

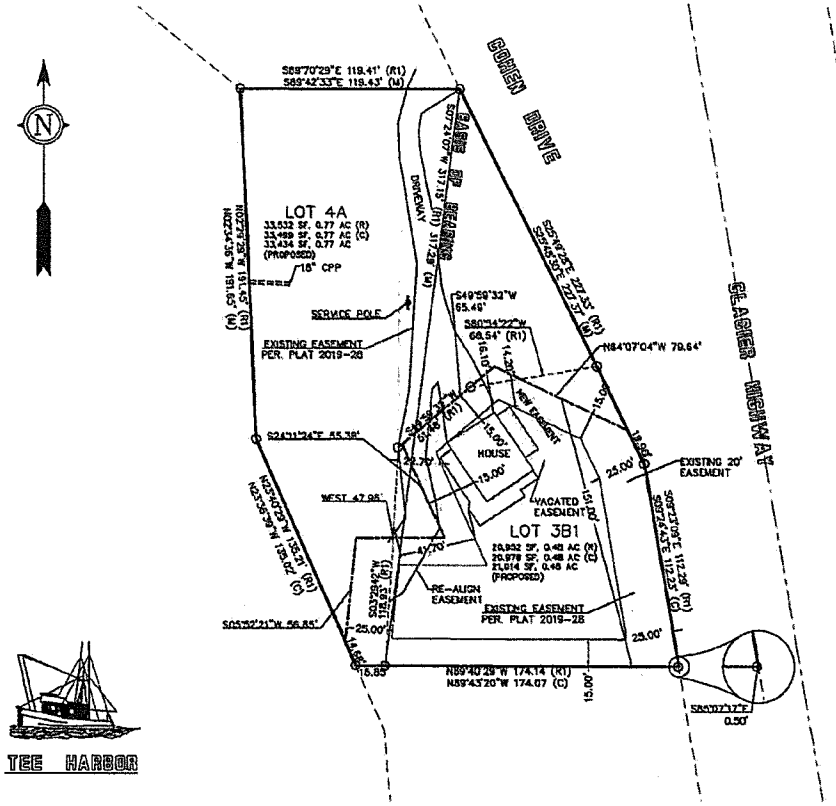
DATED THIS ___ DAY OF _____ 20___, AT JUNEAU, ALASKA

_____
ASSESSOR, CITY AND BOROUGH OF JUNEAU

RECORD INFORMATION

RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS: LOTS 3B1 & 4A, TEE HARBOR ALASKA SUBD PLAT 2019-28 DATED 07/25/2019. ANOTHER ROW MAP IM-050-3(5)0 PLAT 2008-31 DATED 10/15/2008, TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-25V DATED 07/24/1974, & TEE HARBOR ALASKA SUBDIVISION PLAT 1967-499 DATED 06/29/1967. ALL WITHIN THE JUNEAU RECORDING DISTRICT.

TEE HARBOR



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°24'07"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE NE CORNER OF LOT 4A , AND FOUND SECONDARY MONUMENT MARKING THE SW CORNER OF LOT 3B1 AS SHOWN ON PLAT 2019-28 DATED 07/16/2019

MEANDER INFORMATION

THE NATURAL MEANDERS OF THE LINE OF M.H.W. ALONG TEE HARBOR AND FAVORITE CHANNEL FORM THE SEAWARD BOUND OF THE LOTS ADJOINING THE APPROXIMATE LINE OF M.H.W. AS SHOWN IS FOR SURVEY COMPUTATION AND DATA ONLY. ALL CORNERS AS SET ON THE LOT LINES ARE WITNESS WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE LOT LINS AND THE NATURAL MEANDERS PER PLAT # 499 JRUD.

VICINITY MAP

NOT TO SCALE

LEGEND

- RUN BRASS MONUMENT (RECOVERED)
- REBAR AND PLASTIC CAP (RECOVERED)
- REBAR AND ALUM. CAP (SET)
- (R1) RECORD DATA (PLAT 2019-28)
- (R2) RECORD DATA (ROW PLAT 2008-31)
- (C) COMPUTED DATA
- (M) MEASURED DATA
- SURVEYED LINES
- PROPOSED PROPERTY LINE
- PROPERTY LINES NOT SURVEYED
- VACATED PROPERTY LINE
- SETBACK (DI ZONING)
- MEASURED MEANDER
- EXISTING EASEMENTS PER. PLAT 2019-28

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOT LINE BETWEEN LOT 4A AND LOT 3B1.
2. BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL MEASURED IN US SURVEY FT.
3. DOMESTIC SANITARY SEWER DISPOSAL IS NOT PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
4. WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT.
5. THIS SURVEY CLOSES WITHIN A LIMIT ERROR OF ONE FOOT IN 10,000 FEET.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, KELLY O'NEILL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU; THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

KELLY J O'NEILL LS 13324 DATE

STATE OF ALASKA
KELLY J. O'NEILL
13324
PROFESSIONAL LAND SURVEYOR

SCALE IN FEET

NORTH 57°
LAND SURVEYING LLC
(907) 747-6700 215-F SMITH STREET, SITKA, AK
8800 GLACIER HWY, SUITE 224 1/2, JUNEAU AK 99801
MAILING ADDRESS - 2867 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

PLAT OF
LOTS 3B1 & 4A
A SUBDIVISION OF
LOTS 3B1 & 4A, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU, AK 99803

NORTH 57 LAND SURVEYING LLC
8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK
215-F SMITH STREET, SITKA, AK 99835
(907) 747-6700

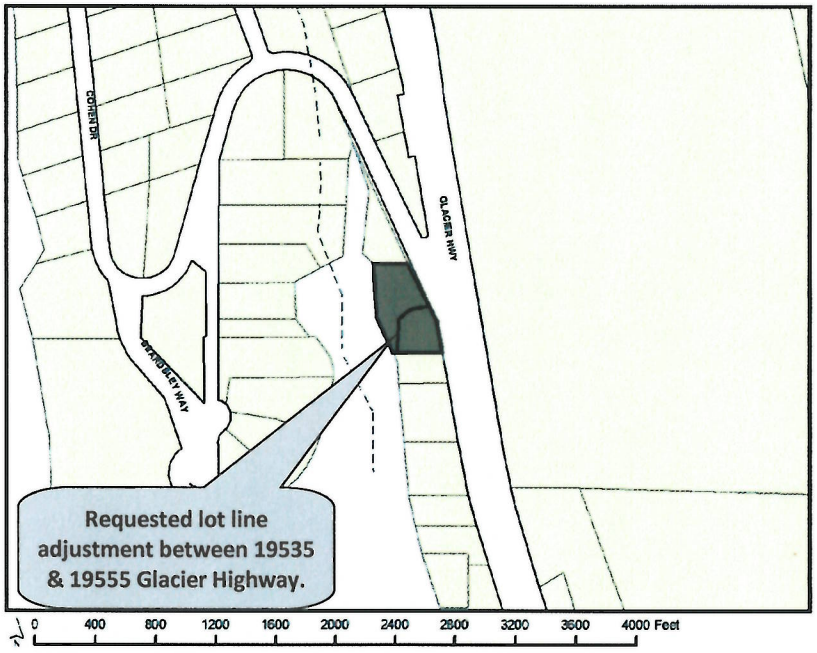
COD CASE NUMBER:

SCALE: 1" = 30' DATE: XX/XX/XXXX SHEET NO. 1 OF 1

DRAWING NAME: 40397-01

Attachment C- As Built Info

Public Notification



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application is being reviewed by the Community Development Department for a lot line adjustment between two properties under the same owners at 19535 & 19555 Glacier Highway in a D-1 zone.

PLEASE NOTE:

- This application is being reviewed for consistency with applicable CBJ codes and regulations before approval including lot minimum dimensions, access, drainage, utilities etc. You are welcome to provide comments, concerns or information that may help this review.
- This notice has been mailed to property owners adjacent to the property.
- This project does not require a public hearing by the Planning Commission. If an application is submitted for further development of the parcel that requires Planning Commission approval, public notice will be provided, and there will be opportunity for public comment and input.

Questions or comments? Contact David Peterson

Email: **David.peterson@juneau.gov**

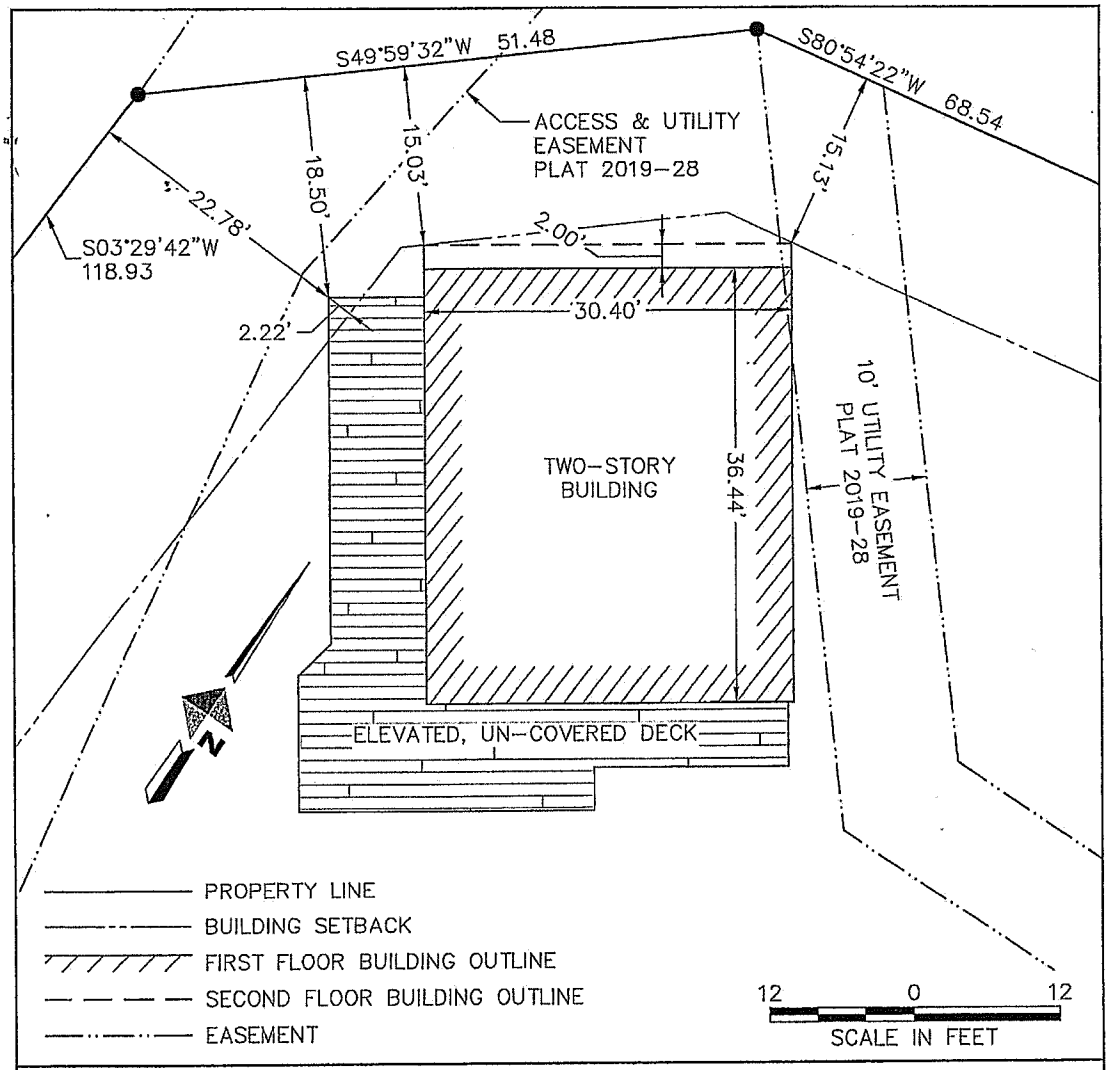
Phone: **(907)586-0753 ext. 4132**

Date printed: May 26, 2023 Sent to: Adjacent owners

Case No.: SLC2023 0002
Parcel No.: 8B3701000181; 8B3701000191
CBJ Parcel Viewer: http://epv.juneau.org

Attachment D- Abutters information

Parcel Number	Owner	Site Address	Mailing Label
8B3701000170	KRISTAN K STEPHENS & TARA L STEPHENS		KRISTAN K STEPHENS & TARA L STEPHENS PO BOX 210906 AUKE BAY, AK 99821-0906
8B3701000181	HOWARD AND SONJA GRAVES 2001 TRUST	19535 Glacier Hwy	HOWARD AND SONJA GRAVES 2001 TRUST PO BOX 34845 JUNEAU, AK 99803-4845
8B3701000200	CITY AND BOROUGH OF JUNEAULANDS AND RESOURCES & LANDS AND RESOURCES		CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU, AK 99801



SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

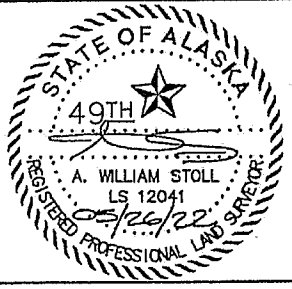
DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF

LOT 3B1

TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28

CITY AND BOROUGH OF JUNEAU, ALASKA



DOWL

AECL848

WWW.DOWL.COM

9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

SCALE:	1" = 12'
DATE:	5/25/2022
PROJECT:	J71026
FILE NO:	
SHEET:	1 OF 1

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Parcel No: 8-B37-0-100-018-1

Building Official: Charlie Ford, BO

For Charlie Ford
Signature

Date of Issuance: August 11, 2022

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

Attachment E- BLD19-46

CHECKLIST FOR
☒ CERTIFICATE OF OCCUPANCY
☐ TEMPORARY CERTIFICATE OF OCCUPANCY

Circle One: 30 Day TCO 60 Day TCO Other

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns

When ready contact: Andy Phone/Email 808-754-2636

Building Permit : BLD20190046

Site Address: 19535 GLACIER HWY APN: 8B3701000181

Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST

Project Description: New single family residence modified: 5/11/2020 for architectural change

☒ **Buildings:** Date: 6/2/2022 Initials: JS Comments:

Building ok for CO

☒ **Engineering:** Date: 8/5/22 Initials: S.V Comments:

☐ AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

OK for CO

☑ **Zoning:** Date: 8/11/22 Initials: BMC Comments:

OK For CO

☐ **Fire:** Date: _____ Initials: _____ Comments:

☐ SPRINKLERED: Y / N

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

April 20, 2023

MEMORANDUM

To: **Howard and Sonja Graves**

From: **City & Borough of Juneau, David Matthew Peterson, Planner II**

Case Number: **SLC20230003**

Legal Description: **Lots: Tee Harbor Alaska Subdivision, Block 1, Lots 3B1, & 4A.**

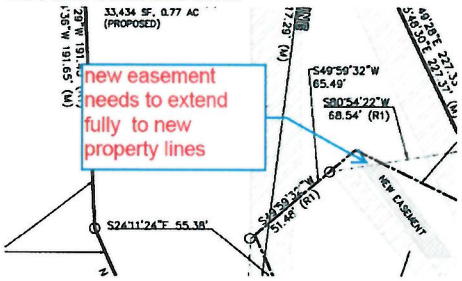
Parcel No.: **8.B37.0.100.018.1 (3B1), 8.B37.0.100.019.1 (4A)**

Round 1 Comments from City and Borough of Juneau Community Development.

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

General Engineering

1. ~~Please provide metes and bounds/dimensions for new easements.~~
2. ~~The "New Easement" replacing the vacated easement needs to extend to the new property lines not the vacated one.~~



Cartography

1. ~~The "vacated property line" and "property lines not surveyed" symbols in the legend appear to be the same. The vacated line has shorter dashes. Revise symbol in legend or use different line type.~~
2. ~~Call out "THIS SURVEY" in the vicinity map and add some geographic labels (ex. Tee Harbor, Glacier Hwy).~~
3. The measured meander symbol in the legend doesn't appear on the plat.
4. ~~Label adjacent Lots 3A and 5.~~
5. ~~Use a distinctive border symbol around the vacated easement.~~
6. On Lot 3B1 there is a short solid line along the edge of the easement. Remove the line.
7. ~~Remove "SETBACK (D1 ZONING" from the legend.~~
8. ~~Revise previous lot labels to a dashed font.~~
9. ~~Move metes and bounds annotation off the leader lines so they don't overlap.~~
10. ~~Delete "PROPOSED PROPERTY LINE" from legend. Show the line on the plat as a solid line.~~
11. ~~Label the new lots as 4A1 and 3B1A and revise in title block.~~

Fire

1. ~~Capitol City Fire and Rescue (CCFR) has no additional comments.~~

Zoning

1. ~~Include the plat date.~~
2. No BLM Brass monument?
3. Please change Note 1 to read, "Purpose of this plat is to show a lot line adjustment that divides lots 3B1 and 4A, of block 1.
4. No monument details shown.
5. ~~Change hatch of vacated easement to indicate it is being vacated. i.e. Thicken perimeter of vacated easement. Or, can hatch be dashed?~~
6. ~~Please add plat detail that shows the flood zone boundary on the plat.~~
7. Please indicate type and width of easement. i.e. 20'Access; 50' Utility
8. Please show 5 foot contours. Every fifth elevation line should be distinctive and clearly labeled. Dashed lines shall represent existing contours.
9. Discrepancies between Lot closure report and Preliminary Plat.

NOTE: Proposed apartment plans will need to indicate apartment is farther to the east and therefore clearly outside of the flood zone. Proposed apartment site will need to be at or beyond

the 24 foot contour line as shown on the attached flood map, since the AE flood zone stops at just before the 24 foot contour line.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

April 20, 2023

MEMORANDUM

To: **Howard and Sonja Graves**

From: **City & Borough of Juneau, David Matthew Peterson, Planner II**

Case Number: **SLC20230003**

Legal Description: **Lots: Tee Harbor Alaska Subdivision, Block 1, Lots 3B1, & 4A.**

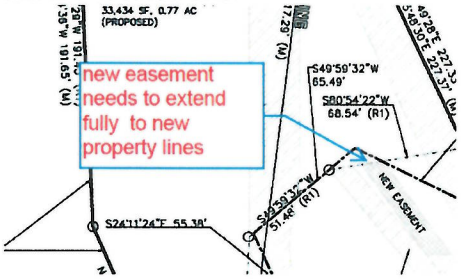
Parcel No.: **8.B37.0.100.018.1 (3B1), 8.B37.0.100.019.1 (4A)**

Round 1 Comments from City and Borough of Juneau Community Development.

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

General Engineering

1. Please provide metes and bounds/dimensions for new easements.
2. The "New Easement" replacing the vacated easement needs to extend to the new property lines not the vacated one.



Cartography

1. The "vacated property line" and "property lines not surveyed" symbols in the legend appear to be the same. The vacated line has shorter dashes. Revise symbol in legend or use different line type.
2. Call out "THIS SURVEY" in the vicinity map and add some geographic labels (ex. Tee Harbor, Glacier Hwy).
3. The measured meander symbol in the legend doesn't appear on the plat.
4. Label adjacent Lots 3A and 5.
5. Use a distinctive border symbol around the vacated easement.
6. On Lot 3B1 there is a short solid line along the edge of the easement. Remove the line.
7. Remove "SETBACK (D1 ZONING" from the legend.
8. Revise previous lot labels to a dashed font.
9. Move metes and bounds annotation off the leader lines so they don't overlap.
10. Delete "PROPOSED PROPERTY LINE" from legend. Show the line on the plat as a solid line.
11. Label the new lots as 4A1 and 3B1A and revise in title block.

Fire

1. Capitol City Fire and Rescue (CCFR) has no additional comments.

Zoning

1. Include the plat date.
2. No BLM Brass monument?
3. Please change Note 1 to read, "Purpose of this plat is to show a lot line adjustment that divides lots 3B1 and 4A, of block 1.
4. No monument details shown.
5. Change hatch of vacated easement to indicate it is being vacated. i.e. Thicken perimeter of vacated easement. Or, can hatch be dashed?
6. Please add plat detail that shows the flood zone boundary on the plat.
7. Please indicate type and width of easement. i.e. 20'Access; 50' Utility
8. Please show 5 foot contours. Every fifth elevation line should be distinctive and clearly labeled. Dashed lines shall represent existing contours.
9. Discrepancies between Lot closure report and Preliminary Plat.

NOTE: Proposed apartment plans will need to indicate apartment is farther to the east and therefore clearly outside of the flood zone. Proposed apartment site will need to be at or beyond

the 24 foot contour line as shown on the attached flood map, since the AE flood zone stops at just before the 24 foot contour line.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2023 0013

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

DATE: May 22, 2023

TO: Jill Maclean, AICP | Director

BY: Emily Suarez, Planner II

PROPOSAL: A Nonconforming Situation Review for lot size, lot width and structures.

KEY CONSIDERATIONS FOR REVIEW:

- In 1967, Lot 3 and Lot 4 were first platted through USS #499.
- In 1974, the Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B.
- Single-family dwelling was built on Lot 4 in 1977 and demolished in 2020.
- Lot line adjustment between Lot 4 and Lot 3B approved in 2018.
- Tee Harbor Alaska Block 1, Lot 4A (vacant) and Lot 3B1 (SFD) have been under common ownership since 2018.
- Shared access easement for Lot 4A and Lot 3B1.
- Single-family dwelling encroaches into the required front yard setback and a 10 foot private utility easement.
- Single-family dwelling on Lot 3B1 received a Certificate of Occupancy in 2022.

GENERAL INFORMATION	
Property Owner	Howard & Sonja Graves 2001 Trust
Applicant	Howard & Sonja Graves
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Water public, Sewer Private
Access	Shared access from Lot 4A to Lot 3B1
Existing Land Use	Residential
Associated Applications	BLD-0010904, BLD-0015956, DMO2016 0016, BLD2019 0046, MIP2018 0029

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structures (CBJ 49.30.250)
- Nonconforming Lots (CBJ 49.30.260)

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

CBJ 49.30.215: Accidental damage or destruction. *Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

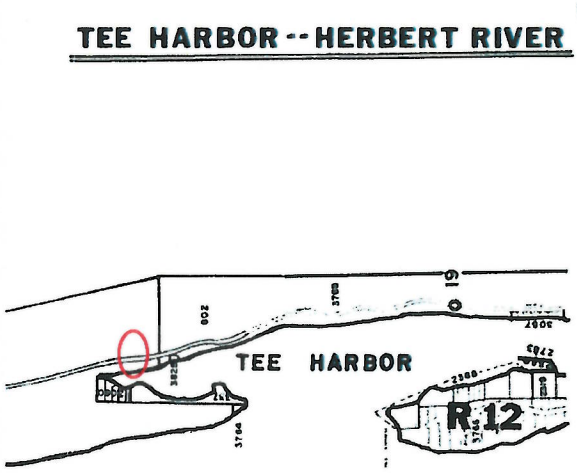
SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North (D1)	Vacant
South (D1)	Single-family
East (ROW)	Glacier Highway/Cohen Way
West (Waterbody)	Tee Harbor

SITE FEATURES	
Anadromous	No
Flood Zone	Zone AE
Hazard	None mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

CURRENT ZONING MAP

ZONING AT TIME OF ESTABLISHMENT



ZONING HISTORY

Year	Zoning District	Summary
1967		Tee Harbor Alaska Subdivision, Lots platted trough USS #499
1969	R12 Residential	In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit. Dimensional requirements were met at time of establishment.
1974	#74-28W	The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B. Lot 3B remained conforming.
1987	D1 Residential	In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit. Existing shared driveway access from Lot 4 to Lot 3B. The driveway is in ROW on Glacier Highway/Cohen Way. Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.
1989	D1 Residential	In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit. Lot 4 remained nonconforming for lot size. Single-family dwelling became nonconforming for side and rear yard setback. Lot 3B remained nonconforming for lot size and lot width.
2019	PLAT #2019-08	A Lot line adjustment between Lot 4 and Lot 3B, created Lot 4A and Lot 3B1. Lot 3B1 became conforming for lot width, but remained nonconforming for lo size. Lot 4A remained nonconforming for lot size.

Year	Zoning District	Summary
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D1 zoning district remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for lot size, lot width, and structures. Lot 3 and Lot 4 were first platted in 1967 through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B **(Attachment C).**

In 1977, a building permit BLD-0010904 was issued to build a single-family dwelling on Lot 4 **(Attachment D).** The single-family dwelling on Lot 4 was demolished and this lot is currently vacant **(Attachment G).**

In 2018, a lot line adjustment between Lot 4 and Lot 3B was approved and created Lot 4A and Lot 3B1. Access to Lot 3B1 and Lot 4A is through a shared access easement, as noted on Plat #2019-28 **(Attachment N)**. Building permit BLD2019-46 was issued to build a single-family dwelling on Lot 3B1, which received a Certificate of Occupancy in 2022 **(Attachment M)**.

According to the 2022 As-Built Survey, the single-family dwelling encroaches into the required front yard setback and into a 10 feet private utility easement. A portion of an unenclosed deck encroaches into the required rear yard setback. **(Attachment Q).**

INFORMATION REVIEWED

Year	Type	Summary
1967	Plat #499	Lot 3 and 4 were first platted through Plat #499 **(Attachment B).**
1974	Plat Waiver	Lot 3 subdivided through plat waiver #74-28W and approved by the Commission **(Attachment C).**
1977	Building Permit	BLD-0010904 new single-family dwelling on Lot 4 **(Attachment D).**
1983	Building Permit	BLD-0015956 16x20 feet addition to the existing SFD on Lot 4 **(Attachment E).**
2013	Aerial Photography	Aerial imagery is used to estimate vegetative cover **(Attachment F).**
2016	Demo Permit	DMO2016-0016 single-family dwelling on Lot 4 demolished **(Attachment G).**
2016	Assessor's photo	To verify vacant Lot 4 **(Attachment H).**
2018	Pre-application	PAC2018-0066 pre-app report for lot line adjustment **(Attachment I).**
2018	Plat	Plat #2018-50 Lot 4 and Lot 3B **(Attachment J).**
2018	Warrant Deed	Establishes common ownership of Lot 4 and Lot 3B **(Attachment K).**
2018	Notice of Decision	MIP18-29 Notice of decision for Lot line adjustment and access easement dedication for Lot 3B and Lot 4 **(Attachment L).**
2019	ADEC	Domestic wastewater disposal system approved by ADEC **(Attachment M).**
2019	Plat	Plat #2019-28 Lot 4A and Lot 3B1 **(Attachment N).**
2020	Assessor's Photo	To verify height of building **(Attachment O).**
2022	Certificate of Occupancy	BLD2019-0046 single-family dwelling on Lot 3B1 received a Certificate of Occupancy **(Attachment P).**

Year	Type	Summary
2022	As-Built Survey	To verify setbacks on Lot 3B1 **(Attachment Q).**
2022	Assessor's Photo	Single-family dwelling and deck **(Attachment R).**
2023	Assessor's Records	Assessor's records for Lot 3B1 **(Attachment S).**
2023	Assessor's Records	Assessor's records for Lot 4A **(Attachment T).**

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D1 zoning district compared to the lot. A description of these situations is provided in the following sections. Items bolded do not meet current requirements.

Standard		Requirement	Existing Lot 3B1	Existing Lot 4A	Code Reference
Lot	Size	36,000	**20,952**	**33,532**	CBJ 49.25.400
	Width	150 feet	171 feet	169 feet	CBJ 49.25.400
Setbacks	Front (N)	25 feet	**15.03 feet**	Vacant	CBJ 49.25.400
	Rear (S)	25 feet	78 feet	Vacant	CBJ 49.25.400
	Side (NE)	15 feet	15.13 feet	Vacant	CBJ 49.25.400
	Side (SW)	15 feet	22.78 feet	Vacant	CBJ 49.25.400
	Street Side	17 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage		10%	7%	>10%	CBJ 49.25.400
Height	Permissible	35 feet	<35 feet	Vacant	CBJ 49.25.400
	Accessory	25 feet	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		1	1	0	CBJ 49.25.500
Use		Residential	Residential	Vacant	CBJ 49.25.300
Vegetative Cover		20%	30%	80%	CBJ 49.50.300
Parking		2 per SFD	2	Vacant	CBJ 49.40.210(a)

Minimum Lot Requirements – Lot 3B1 and Lot 4A do not meet current minimum lot size requirements for the D1 zoning district. In 1967, Lot 3 and Lot 4 were first platted through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B **(Attachment C)**. In 1987, the area was rezoned to D1 and Lot 4 and Lot 3B became nonconforming for lot size. Lot 3B became nonconforming for lot width.

In 2018, Lot 3B1 and Lot 4A were created through a lot line adjustment between Lot 3B and Lot 4. Lot 3B1 and Lot 4A remained nonconforming for lot size. Lot 3B1 became conforming for lot width.

Finding: Staff finds both lots nonconforming for lot size. Any proposed lot line adjustment cannot result in a lot that is more substandard in size.

Finding: Staff finds both lots conforming for lot width. Any proposed lot line adjustment cannot result in a lot that is substandard in width.

Minimum Setback Requirements – Per Plat #2019-28, access for Lot 3B1 and Lot 4A is through a shared access and utility easement. A front yard for a lot not bordered by a right-of-way shall be established on the lot line where access is provided to the lot **[CBJ 49.25.430(3)].** According to the 2022 As-Built Survey, the single-family dwelling is encroaching 10 feet into the required front yard setback and into a 10 feet private utility easement. The single-family dwelling received a Certificate of Occupancy in 2022.

A portion of the deck is encroaching two (2) feet into the required front yard setback. Per **CBJ 49.25.430(4)(E),** an unenclosed deck may project no more than six feet into any yard setback.

Finding: Staff finds the single-family dwelling nonconforming for front yard setback.

Finding: Staff finds the deck conforming for rear yard setback.

Lot Coverage – Based on As-built provided and GIS imagery, lot coverage is not exceeded.

Finding: Staff finds the lots conforming for lot coverage.

Structure Height – Single-family dwelling is two-stories in height and is unlikely to exceed height requirements.

Finding: Staff finds the single-family on Lot 3B1 conforming for height.

Residential Density – There is one single-family dwelling unit on Lot 3B1, and Lot 4A is vacant.

Finding: Staff finds the lots conforming for residential density.

Use – The use of Lot 3B1 is residential and Lot 4A is vacant.

Finding: Staff finds the lots conforming for use.

Vegetative Cover – Vegetative cover was estimated using GIS imagery and the As-built provided.

Finding: Staff finds the lots conforming for vegetative cover.

Parking – CBJ 49.40.210 requires two (2) off-street parking spaces for a single-family dwelling, and one (1) for an accessory apartment. Back-out parking may be allowed for single-family dwellings in residential zoning districts per CBJ 49.40.235(b)(6)(A).

Finding: Staff finds the use conforming for number and type of off-street parking spaces.

NONCOMPLIANT SITUATIONS

CBJ 49.30.310(j) **Failure of a situation to qualify for nonconforming certification**. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant, and the property is subject to enforcement actions consistent with this title.

ABANDONMENT

CBJ 49.30.220(b) Abandonment of a nonconforming situation. *A nonconforming situation is abandoned if any of the following events occur:*

(1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;

(2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;

(3) The nonconforming structure is moved;

(4) The owner takes action consistent with an intent to abandon the nonconforming situation;

(5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;

(6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or

(7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

FINDINGS

1. **Was the nonconforming situation allowed, or not prohibited by law, when it was established?**

   Analysis: The single-family dwelling on lot 3B1 received a Certificate of Occupancy in August 2022.

   Finding: Yes. The nonconforming situation was allowed, or not prohibited by law when established.

2. **Has the nonconforming situation been abandoned?**

   Analysis: No additional analysis needed.

   Finding: No. The nonconforming situations have not been abandoned.

RECOMMENDATION

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to be NONCONFORMING to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

LOT 3B1

- Nonconforming Structures (CBJ 49.30.250):
  - Front yard setback of 15.13 feet.
- Nonconforming Lots (CBJ 49.30.260):
  - Lot size of 20,952 square feet.

LOT 4A

- Nonconforming Lots (CBJ 49.30.260):
  - Lot size of 33,532 square feet.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet.
Attachment B	1967 Plat #499.
Attachment C	1974 Plat Waiver #74-28W.
Attachment D	1977 Building permit BLD-0010904.
Attachment E	1983 Building permit BLD-0015956.
Attachment F	2013 Aerial Photography.
Attachment G	2016 Demo permit DMO2016-0016.
Attachment H	2016 Assessor's photo.
Attachment I	2018 Pre-application report PAC2018-0066
Attachment J	2018 Plat #2018-50.
Attachment K	2018 Warrant Deed.
Attachment L	2018 Notice of Decision MIP18-29.
Attachment M	2019 ADEC letter.
Attachment N	2019 Plat #2019-28.
Attachment O	2020 Assessor's photo.
Attachment P	2022 Certificate of Occupancy.
Attachment Q	2022 As-Built Survey.
Attachment R	2022 Assessor's photo.
Attachment S	2023 Assessor's Records for Lot 3B1.
Attachment T	2023 Assessor's Records for Lot 4A.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 19535 Glacier Hwy

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Tee Harbor Alaska BL1 LT 3B1 & LT4A

Parcel Number(s): 8B3701000181 8B3701000181

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, If so, which _____

LANDOWNER/ LESSEE

Property Owner: Howard & Sonja Graves 2001 Trust | Contact Person: Andy Graves

Mailing Address: PO Box 34845 Juneau AK 99803 | Phone Number(s): 805-801-1453

E-mail Address: andybluesky@live.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Howard A Graves — Landowner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023
Landowner/Lessee (Signature) — Date

Sonja Graves — Landowner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023
Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same | Contact Person

Mailing Address | Phone Number(s)

E-mail Address

X _____ _____
Applicant's Signature — Date of Application

---DEPARTMENT USE ONLY BELOW THIS LINE---

Intake Initials	
Case Number: NCC23-013	Date Received: 4/7/23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

I:\FORMS\PLANFORM\DPA_Final Draft.docx

Attachment A - Application Packet

RIVER-17.1.
Attachment G- STF_NCC23-13_with_Attachments

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

See reverse side for more information regarding the permitting process and the materials required for a complete application.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)
☐ USE ☑ STRUCTURE ☐ DENSITY ☐ PARKING ☑ LOT

☆ Lot 3B1

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☑ NO ☐
The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the ***situation was allowed when established*** may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
requested lot line	Plat of 3B1 & 4A
adjustment on Lot 3B1	a subdivision of Lot 3B & 4A, Block 1 Tee Harbor
to allow for a small	Tee Harbor Alaska subdivision
597sq.ft cabin	AS-Built house located on Lot 3B1 Plat #2019-28
accessory unit	

Relevant information to show that the ***situation was maintained over time*** may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED
☐ **Complete Application (Per CBJ 49.30.310)**
- ☐ **Narrative**
- ☐ **As-built survey or similar document**
- ☐ **Documentation**
- ☐ **Fees**

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	$			
Admin. of Guarantee	$			
Adjustment	$			
Total Fee	$ ∅			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center 907-586-0770.

Case Number	Date Received
NCC23-013	4/7/2023

Attachment A - Application Packet

BLD 23-126

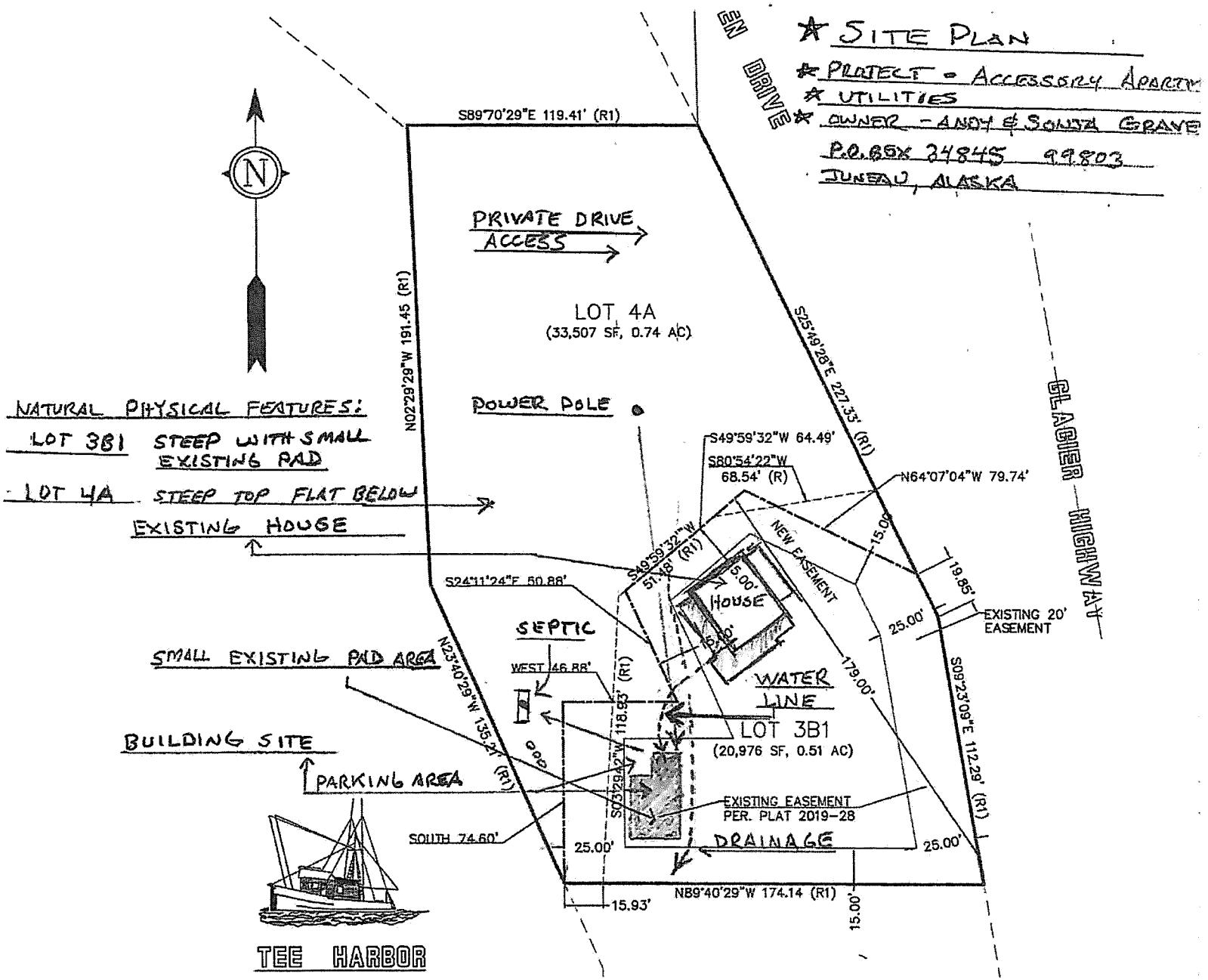
Attachment G- STF_NCC23-13_with_Attachments

Graves -- Narrative:

RE: Lots #B1 & 4A, Block 1 Tee Harbor Alaska Subdivision

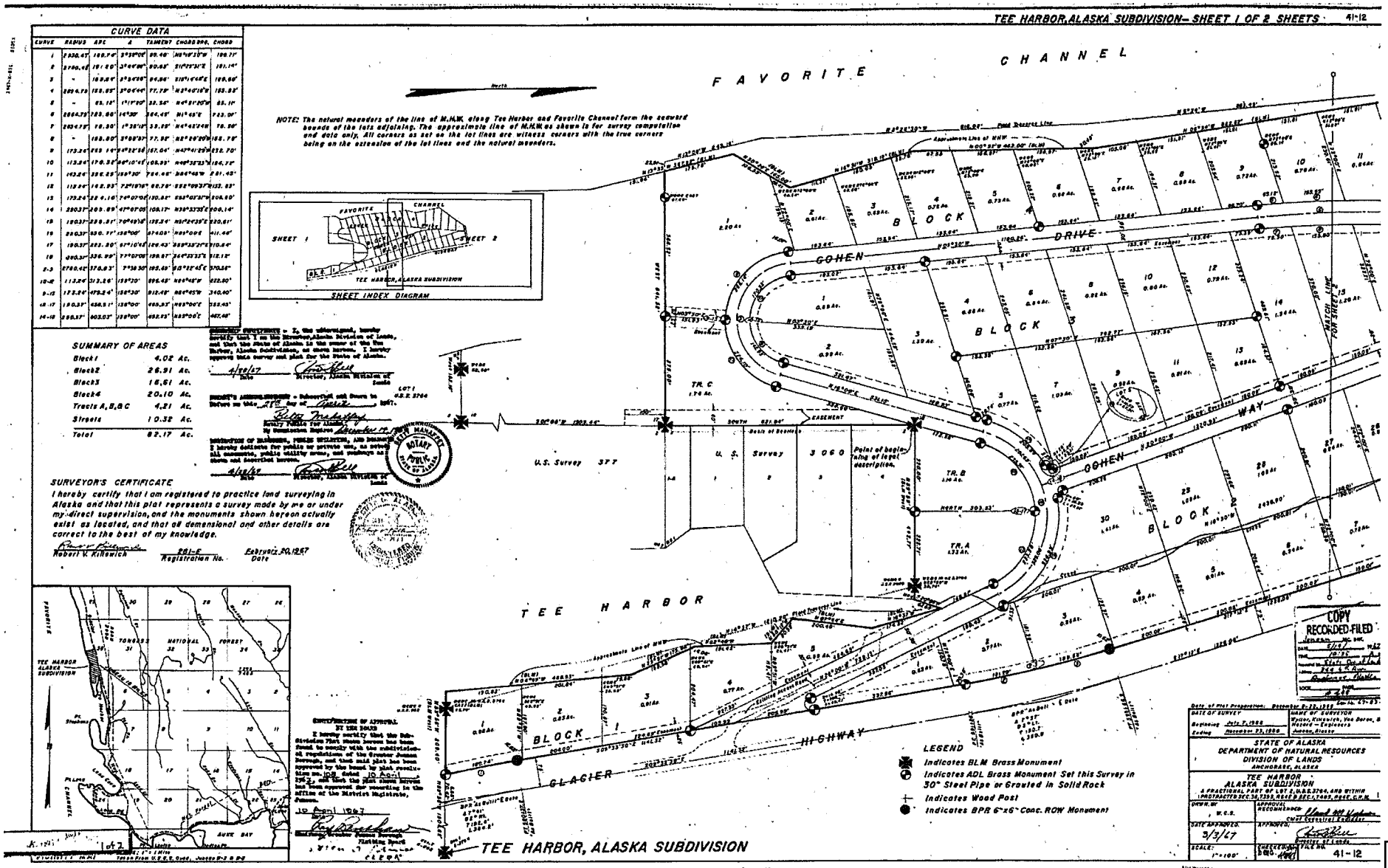
The purpose of our request is to change the lot line between 3B1 & 4A to be able to make better use of an existing building pad to construct a new detached accessary apartment.

1. Legal Description of Property: Lots 3B & 4A, Block 1 Tee Harbor Alaska Subdivision
2. Existing Structures on Land:
   A. Lot 3B1 has a single-family residence.
   B. Lot 4A is vacant.
3. Zoning District: (D1) Single Family
4. Parcel Numbers: Lot 3B1 - 8B3701000181
   Lot 4A - 8B3701000191
5. Density: single family residence
6. Access: Private driveway has access off frontage on Glacier Hwy
7. Current and Proposed use of any structures:
   A. Currently Lot 3B1 has a single-family residence and I am proposing to build a detached accessory apartment of 597 sq feet, in compliance with the comprehensive plan.
   B. Lot 4A is vacant.
8. Utilities Available:
   A. Public Water
   B. Private Sewer
   C. Electric power to both Lots
9. Unique Characteristics:
   A. Lot 3B1 is a steep lot with 2 existing pads. One pad has a single-family residence. The other small pad to be used for a proposed 597 sq. ft. detached accessary apartment. It has natural forest landscape that remains untouched.
   B. Lot 4A is vacant, steep on top, flatter below.



Attachment A - Application Packet

Attachment G- STF_NCC23-13_with_Attachments



Attachment B - 1967 Plat #499.

Attachment G- STF_NCC23-13_with_Attachments

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 366

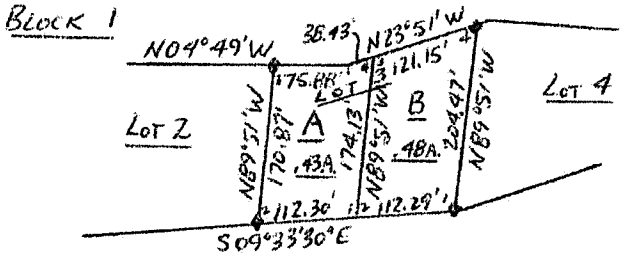
WHEREAS, Jimmie C. Rosenbruch
Applicant(s)

has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of platting requirements of the subdivision of the following described real property:

PLAT NO: 74-28W

TRACT A: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; thence s 09° 33' 30" E, 112.29'; to P.O.B., Cor. 1, Tract A; thence S 09° 33' 30" E, 112.30' Cor. 2; thence N 89° 51' W, 170.87' to Cor. 3; thence N 04° 49' W, 75.88' to M.C. 1; thence N 23° 51' W, 38.43' to Cor. 4; thence S 89° 51' E, 174.13' to Cor. 1; P.O.B., containing 0.43 acres more or less.

TRACT B: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; Cor. 1 Tract B; thence 112.29', S 09° 33' 30" E to Cor. 2; thence N 89° 51' W, 174.13' to Cor. 3; thence N 23° 51' W 121.15' to Cor. 4; thence S 89° 51' E 204.47' to Cor. 1; P.O.B., containing 0.48 acres more or less.



according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance: (a) is not being made for the purpose of or in connection with a present or projected subdivision development; (b) is an isolated transaction which does not fall within the general intent of Title 40, Chaper 15, Alaska Statutes; and (c) does not involve or require any dedication of a street, alley thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

The said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above-described property is hereby granted.

Dated March 25, 1974

CITY AND BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION

Attest [signature]
Secretary

By: [signature]
Vice-Chairman

74-2313
$ 3.00
RECORDED-FILED
JUNEAU REC.
DISTRICT
JUL 24 12 17 PM '74
REQUESTED BY Jimmie Rosenbruch
ADDRESS

8-2-580-001-004-3764

BUILDING PERMIT

City and Borough of Juneau, Alaska

Owner's Name Dan & Gita Dawson w:465-2287
Address 361 Distin #201 Phone H:6-3973

Contractor's Name

Address/License Phone

LOCATION OF PROJECT

Juneau ( ) Douglas ( ) Rural (X)

LOT 4 BLOCK 1 SUBDIVISION T-Harbor Alaska Subdivision

or

U. S. SURVEY 377 And Tract/Lot

Occupancy Group Fire Zone

Construction Type Building Zone

BUILDING PERMIT NO. 10904

VALUATION $ 16,416.00

FEES	AMOUNT
Structure	$ 65.00
Plan Check	$ 32.50
Sewer	
Water	
Street	
Sidewalk	
Other Charges	.50
Total	$ 97.50

RECEIPT NUMBER 34045

PLANS SUBMITTED (date)

APPROVALS:
ZONING ADMINISTRATOR OK SH 2-16-77
FIRE MARSHAL N/A
SANITARIAN OK BRS 3/17/77
PUBLIC WORKS 2-17-77 AHS
BUILDING OFFICIAL J. RAO GULDE Mar. 17, 1977.

REMARKS: In the attic space, only so much space could be used for habitation which will have at least 7'-6" min. clearence.

PROTECTIVE INSPECTIONS

Building
Plumbing
Electrical
Heating
Air Conditioning

PUBLIC WORKS

Street (new) State Hwy.
Street Cut
Sidewalk
Sewer Ecolet toilet - sand trap for sink & tub
Water Chlorinator on stream

SCALE ¼" - Ft.

CLASS OF WORK: New X Addition Repair Alteration
Residential : X
Mobile Home :
Commercial :
Industrial :

BUILDING TYPE AND USE	HEAT	PLUMBING			BUILT-IN'S
Single Dwelling Double	Stove Wood Space Heater Oil		B	1st 2nd	D. I. Stove & Oven yes
Other # Stories 1½	Floor Furnace	# Tubs		1	Oven Built-In
Basement No Frame Wood	Hot Air Forced	# Toilets		1	Range Built-In
Concrete Block	Radiant	# Basins		1	C. T. Range
Log Other	Hot Water Zoned	# Kitchen Sinks		1	Hood & Fan yes
FRAME	# Chimneys One Kind metal/bestos	# Shower Stalls			Dishwasher
Walls X o.c.	FIREPLACES	# Exhaust Fans		1	Disposal
Floor X o.c.	Basement None Type	# Laundry Trays			
Roof X o.c.	1st Floor Type	Hot Water Tanks		1	
		# Gallons		50	
		Type			

Fired by copper coils in oil & wood stoves

DEMOLITION INFORMATION:

DATE DEMOLISHED:

HOUSING DATA:

No. of Living Units

No. of Bedrooms Total Number

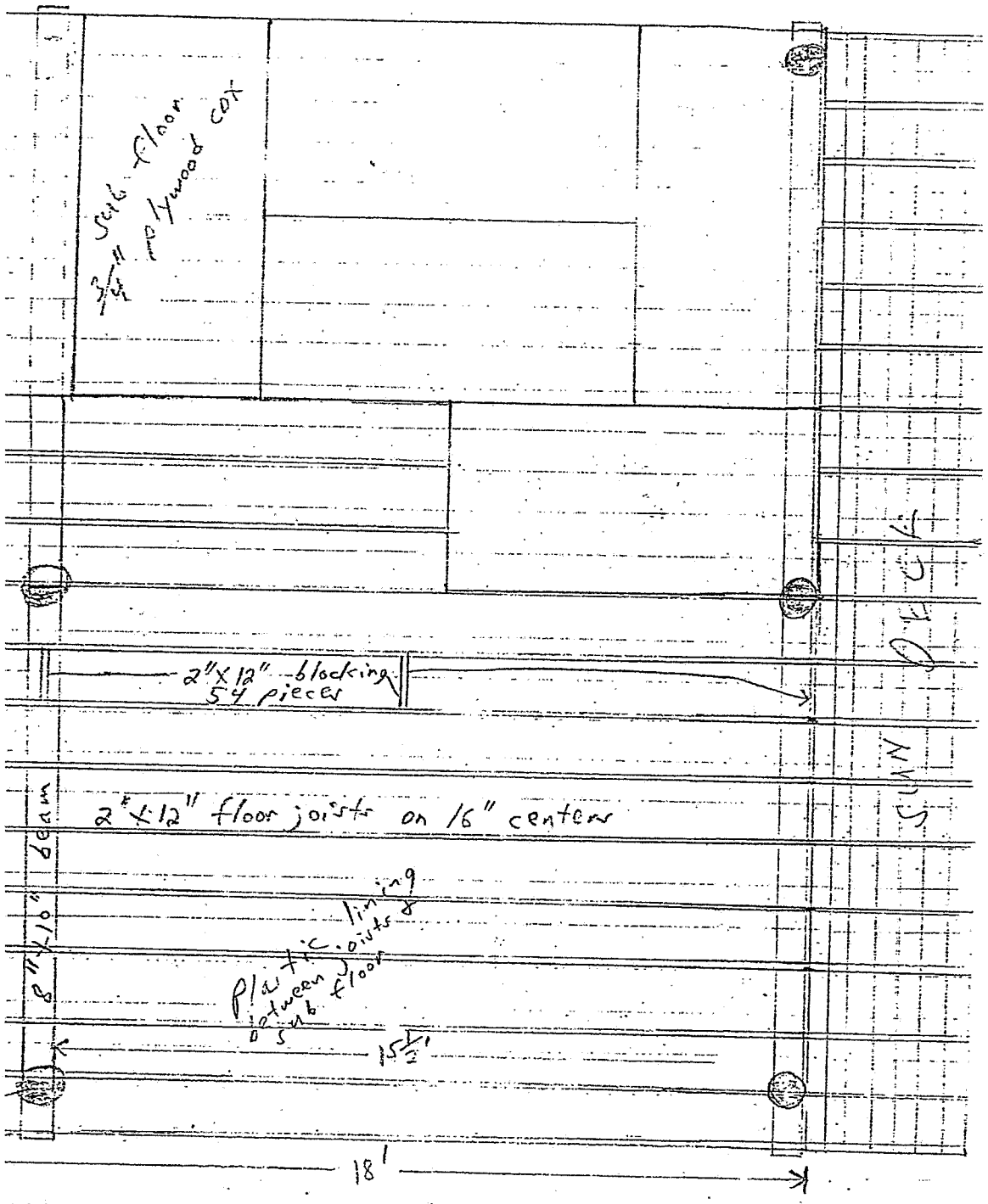
ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT.
THIS DEPARTMENT MUST HAVE 24 HOURS NOTICE PRIOR TO ALL INSPECTIONS.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL APPLICABLE STATE LAWS AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF JUNEAU.

SIGNATURE: Dan Dawson (Owner/Applicant)

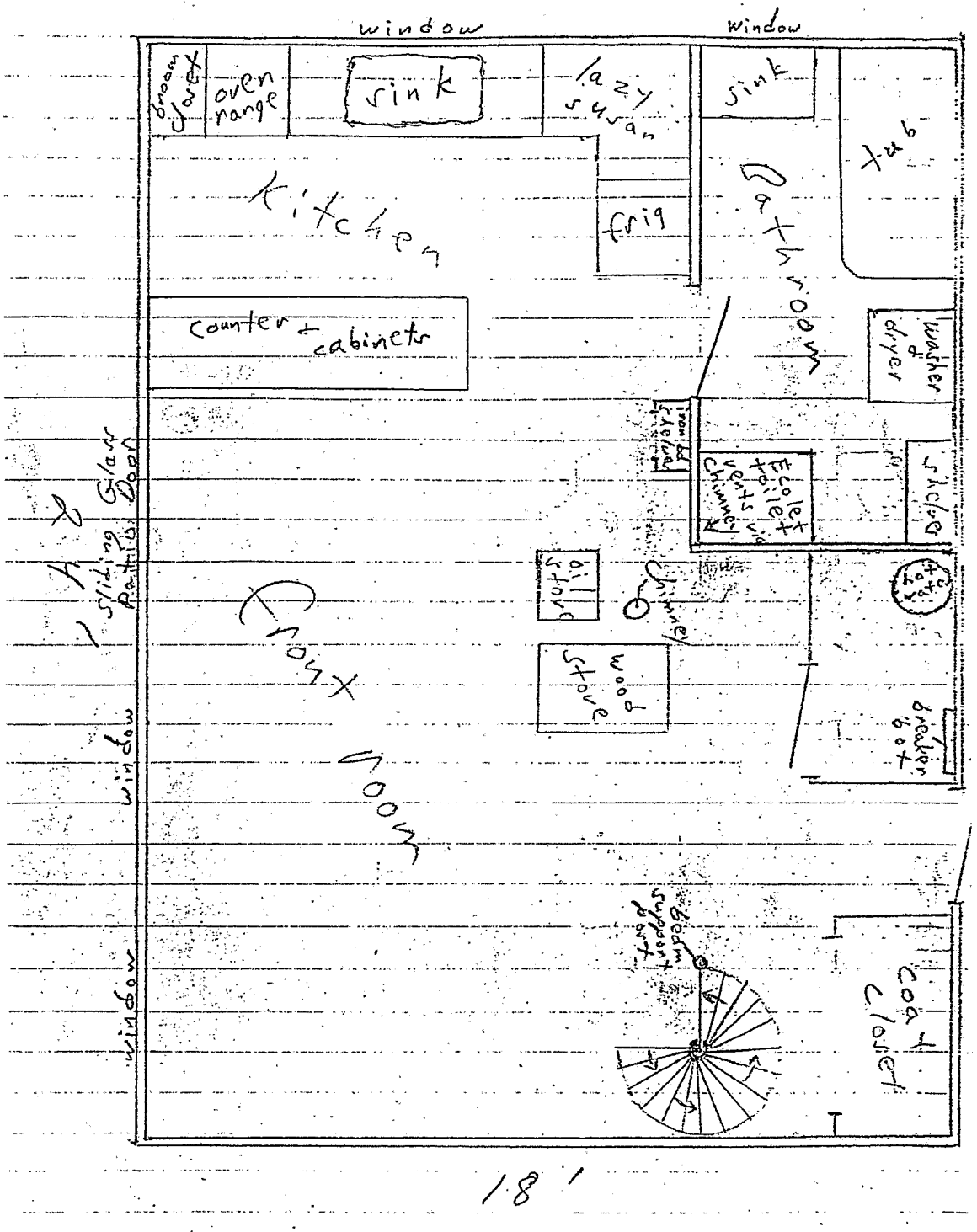
DRAWINGS FILED UNDER THE NAME MR./MRS./MS. attached

Sub floor Gila & Dan Dawson.



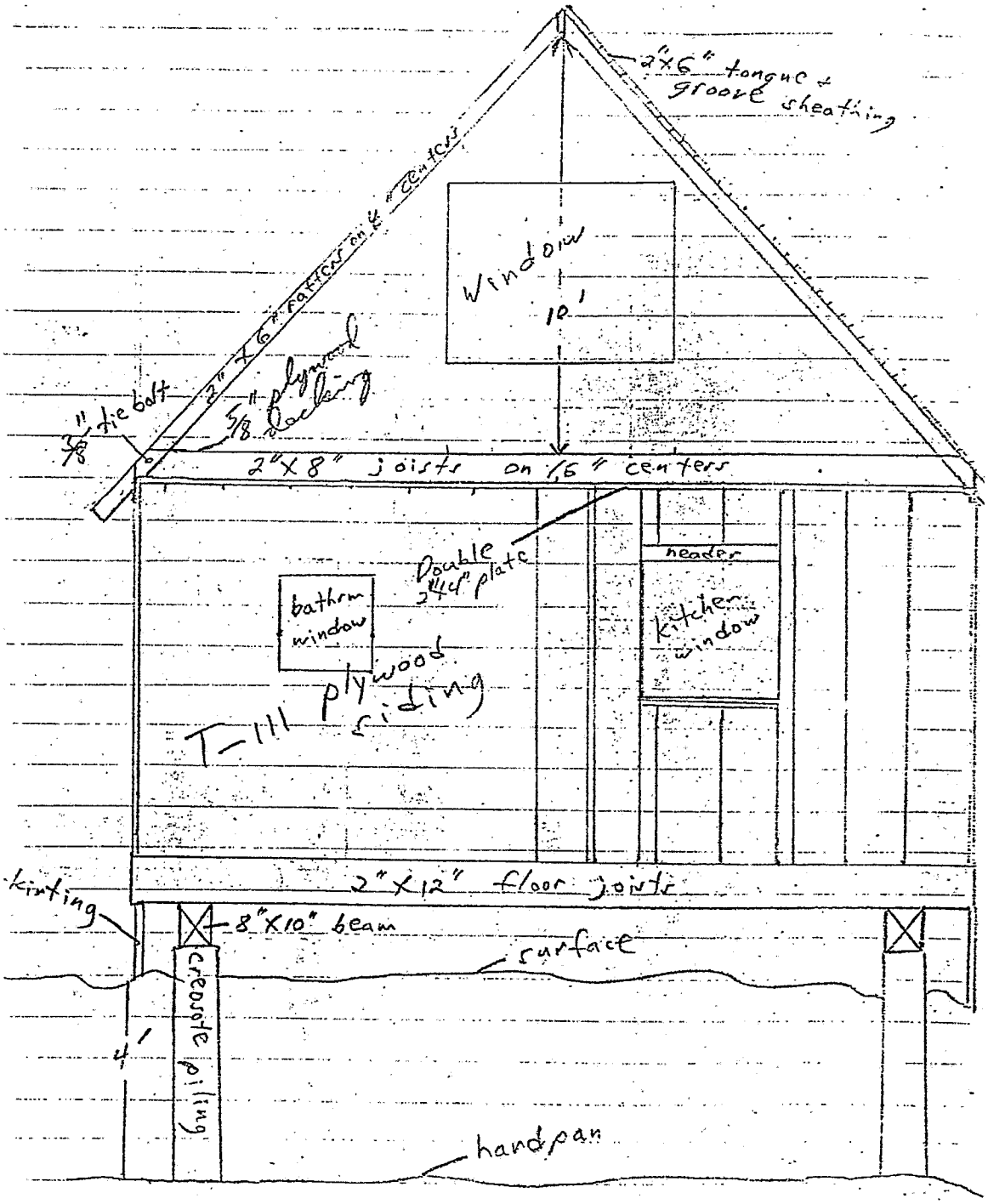
Gila & Dan Dawson.

First Floor

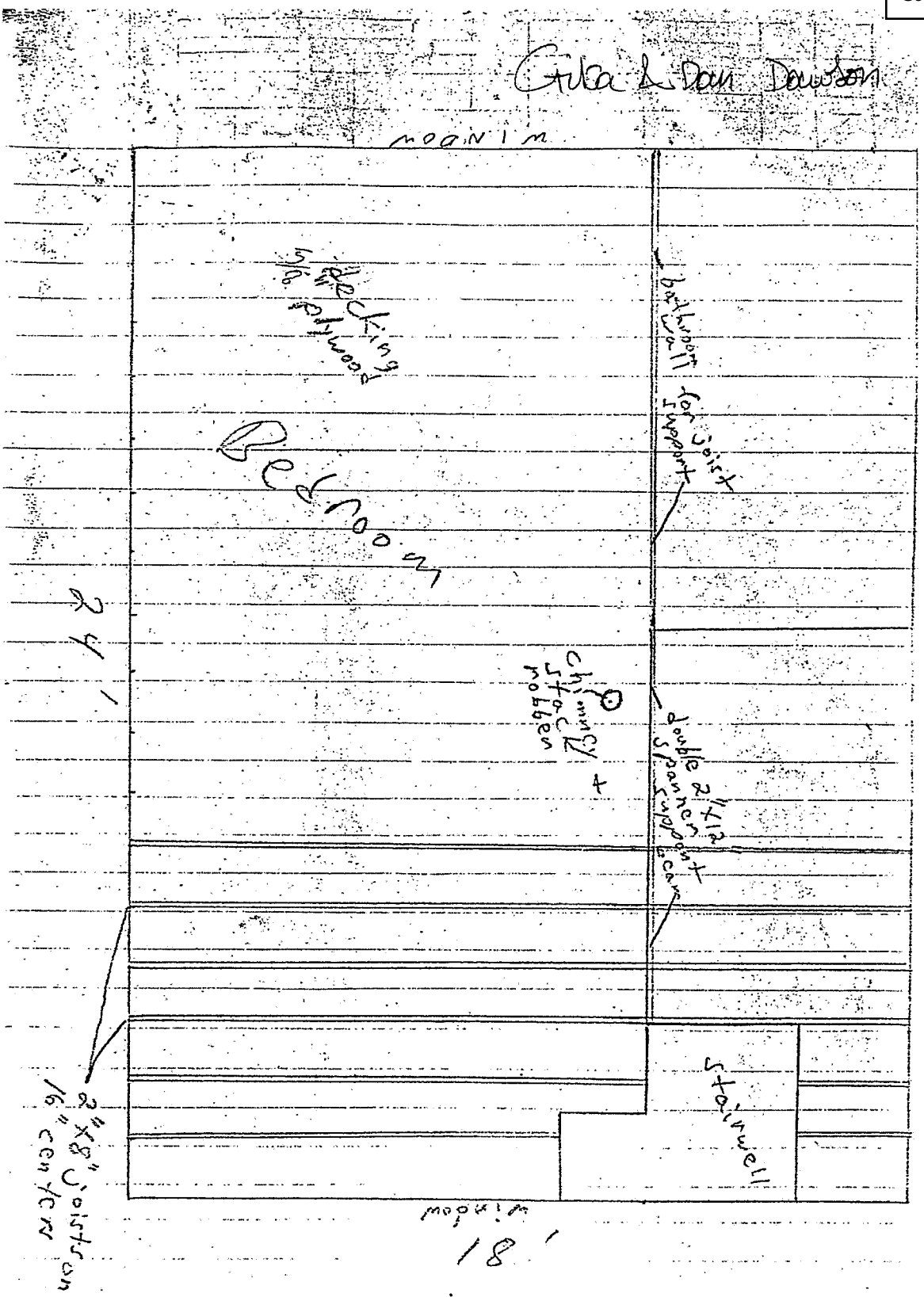


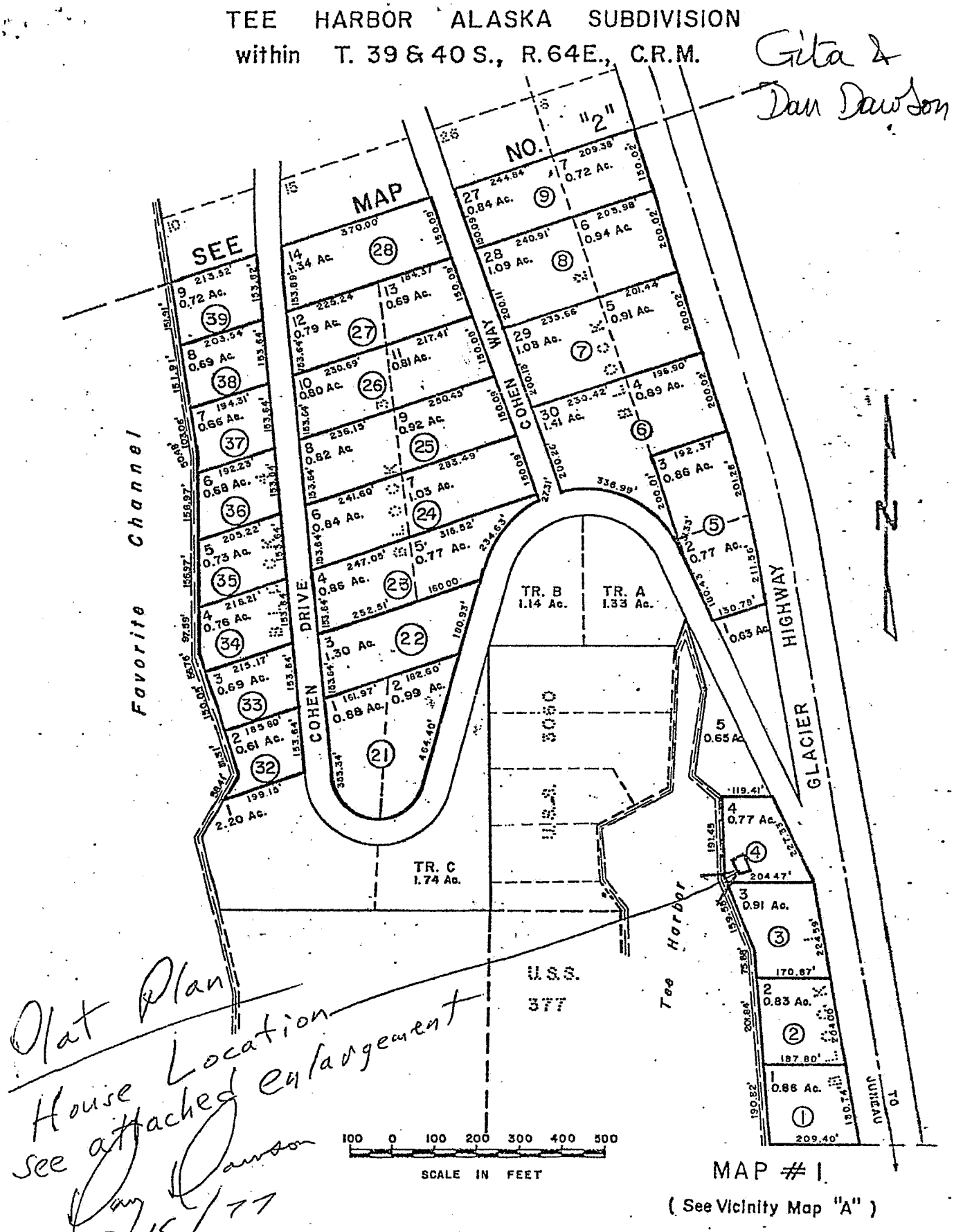
Scale: 1cm = 1 ft.

End View, Foundation & Roof Decking Gita & Dan Dawson



Scale: 1cm = 1ft


Erika & Dan Dawson
main
bathroom wall for joist support
Redwood
chimney stack
double 2"x12" spanner support beam
stairwell
main
window
18'
2"x8" joists 16" centres
Second floor
Scale: 1cm = 1ft



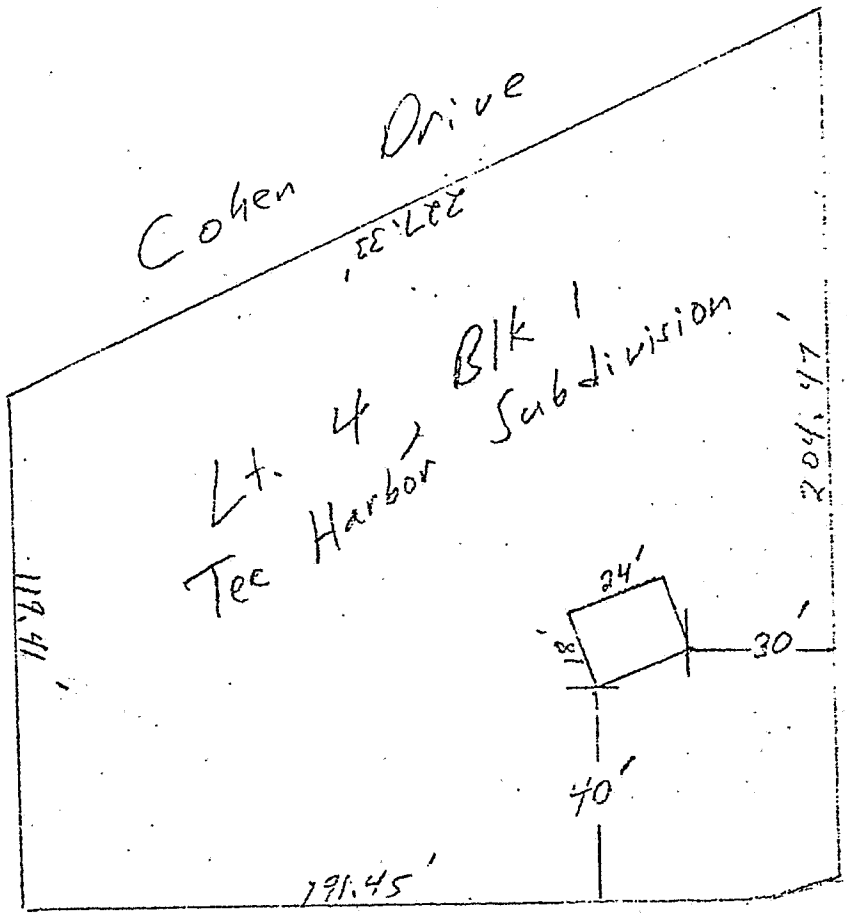
Plat Plan
House Location
see attached enlargement
Dan Dawson
12/15/77

Attachment D -1977 Building permit BLD-0010904.

Enlargement

Gita & Dan Dawson,

Glacier Hiway



Dan Dawson
2/15/77

Tee Harbor

8-2-580-001-004-3764

STATE OF ALASKA

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE

JAY S. HAMMOND, GOVERNOR

210 FERRY WAY—JUNEAU 99801

Dan & Gita Dawson
361 Distin #201
Juneau, Alaska 99801

August 30, 1977

RE: Approval of Building Permits
Lot 4 Block 1 Tee Harbor
U.S. Survey #377
SECOND NOTICE

Dear Mr. & Mrs. Dawson

Before this office can issue approval for occupancy of the subject structure several requirements must be met. This letter is to remind you of those items for which your application for on-lot water supply and sewage disposal is deficient.

		Comments:
____	Construction plans approved.	
X	Satisfactory inspection of sewage disposal system.	
X	Satisfactory inspection of water supply system.	
____	Well development report received; adequately completed.	
X	Water samples taken of drinking water; results satisfactory.	

Feel free to call me at 586-1120 if you have any questions.

Sincerely,

Brandt R. Stickel

Brandt R. Stickel
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

cc: Rao Gulum, Building Official

Attachment D -1977 Building permit BLD-0010904.

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE / 210 FERRY WAY—JUNEAU 99801

June 2, 1977

Dan & Gita Dawson
361 Distin #201
Juneau, AK 99801

8-2-580-001-004-3764

BPS

RE: Approval of Building Permits
Lot 4 Block 1 Tee Harbor
U.S. Survey # 377

Dear Mr. & Mrs. Dawson:

Before this office can issue final approval of a Building Permit several requirements must be met. Your application for on-lot water supply and sewage disposal is deficient for the following checked items:

		Comments
____	Construction plans approved.	
X	Satisfactory inspection of sewage disposal system	
X	Satisfactory inspection of water supply system	
____	Well development report received; adequately completed.	
X	Water samples taken of drinking water; results satisfactory.	Bacteriological sample necessary only if chlorination implemented.

Feel free to call me at 586-1120 if you have any questions.

Sincerely,

Brandt R. Stickel

Brandt R. Stickel
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

cc: Rao Gulur, Building Official

Attachment D -1977 Building permit BLD-0010904

PLEASE DO NOT FILL IN THE SHADED AREAS

PERMIT PROCESS NO. 3172 — CITY and BOROUGH of JUNEAU, ALASKA — PERMIT NO. 15956

PERMIT FOR: BUILDING [X] GRADING [ ] WATER [ ] SEWER [ ] OTHER [ ]

DATE RECEIVED: 8-15-83

OWNER | JOB ADDRESS | FILE NO.

Please quote the file number in all future correspondence.

FILE NUMBER: 8-2-580 002-004-3764

LEGAL DESCRIPTION	LOT NO.	BLOCK	TRACT/SUBDIVISION	U.S. SURVEY
	4	1	TEE Harbor 346	

JOB ADDRESS: 19555 Glacier Hwy. — ASSIGNED TO: 8-26-83

OWNER (PLEASE PRINT OR TYPE)	MAIL ADDRESS	ZIP	CONTACT PHONE	HOME PHONE
William Harris	P.O. Box 3195	99803		

CONTRACTOR	MAIL ADDRESS	ZIP	PHONE	LICENSE NO.
			789-2227	

ARCHITECT OR ENGINEER	MAIL ADDRESS	ZIP	PHONE	LICENSE NO.
SAME			789-7073	

USE OF BUILDING: Living Room

CLASS OF WORK: [ ] NEW [X] ADDITION [ ] REMODEL [ ] ALTERATION [ ] MOVE [ ] REPAIR [ ] DEMOLITION [ ] OTHER

TYPE OF BUILDING: [X] RESIDENTIAL [ ] MOBILE HOME [ ] COMMERCIAL [ ] INDUSTRIAL [ ] OTHER

IS THE PROPOSED WORK TO BE DONE ON LAND WHICH HAS BEEN PREVIOUSLY FILLED OR IS PROPOSED TO BE FILLED? YES [ ] NO [X]

APPLICANTS REMARKS:

REHABILITATION WORK YES [ ] NO [X] — IS THERE A SEPARATE APPLICATION FOR REAL PROPERTY TAX EXEMPTION YES [ ] NO [X] — LOCATED IN A FLOOD PLAIN AREA YES [ ] NO [X]

NOTE: *If the work is on a landfill, in water, wetlands, or an intertidal area, a corps of engineers or other permits may be required.*

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

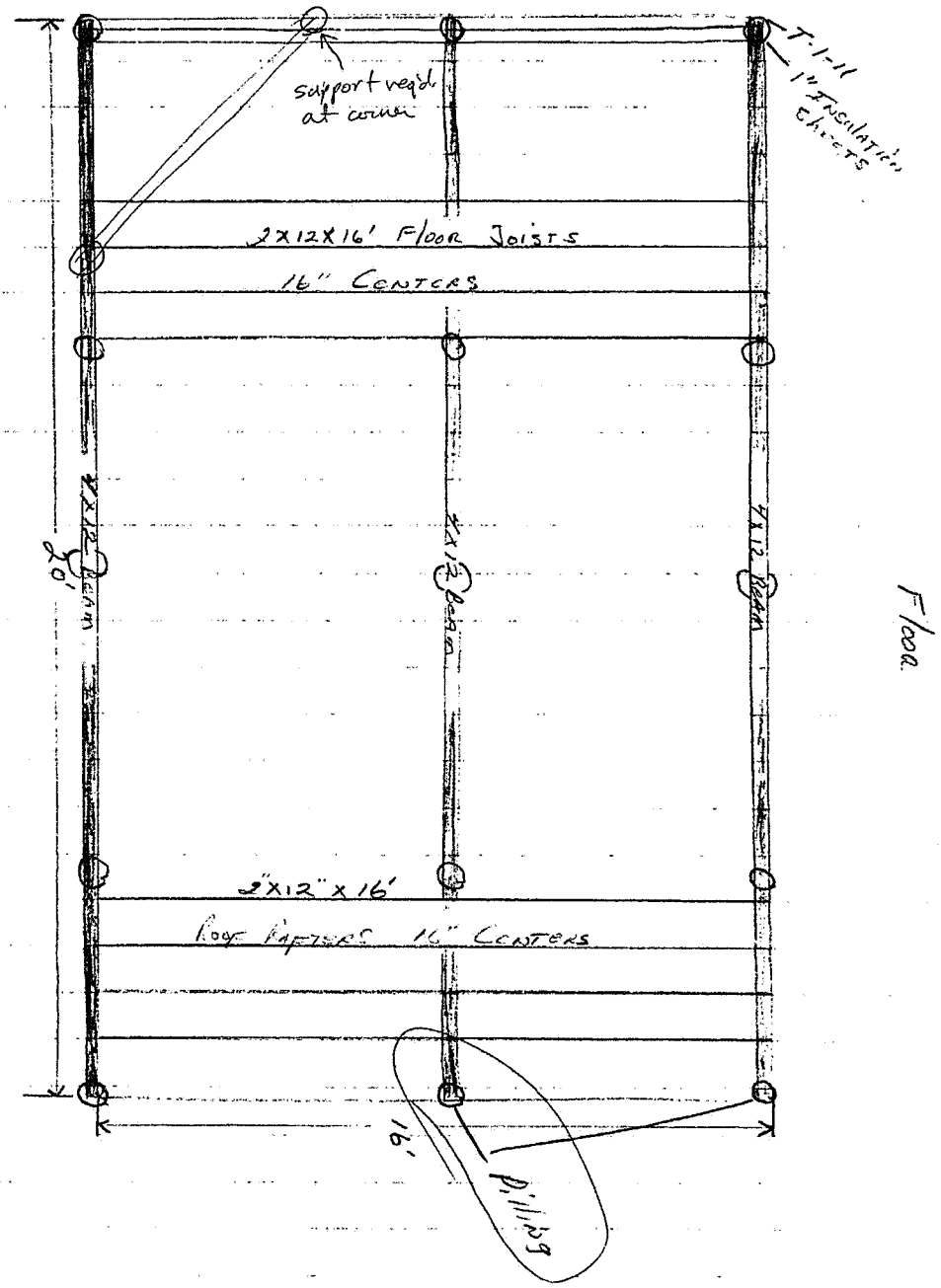
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT THE WORK WILL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER SPECIFIED HEREIN OR NOT.

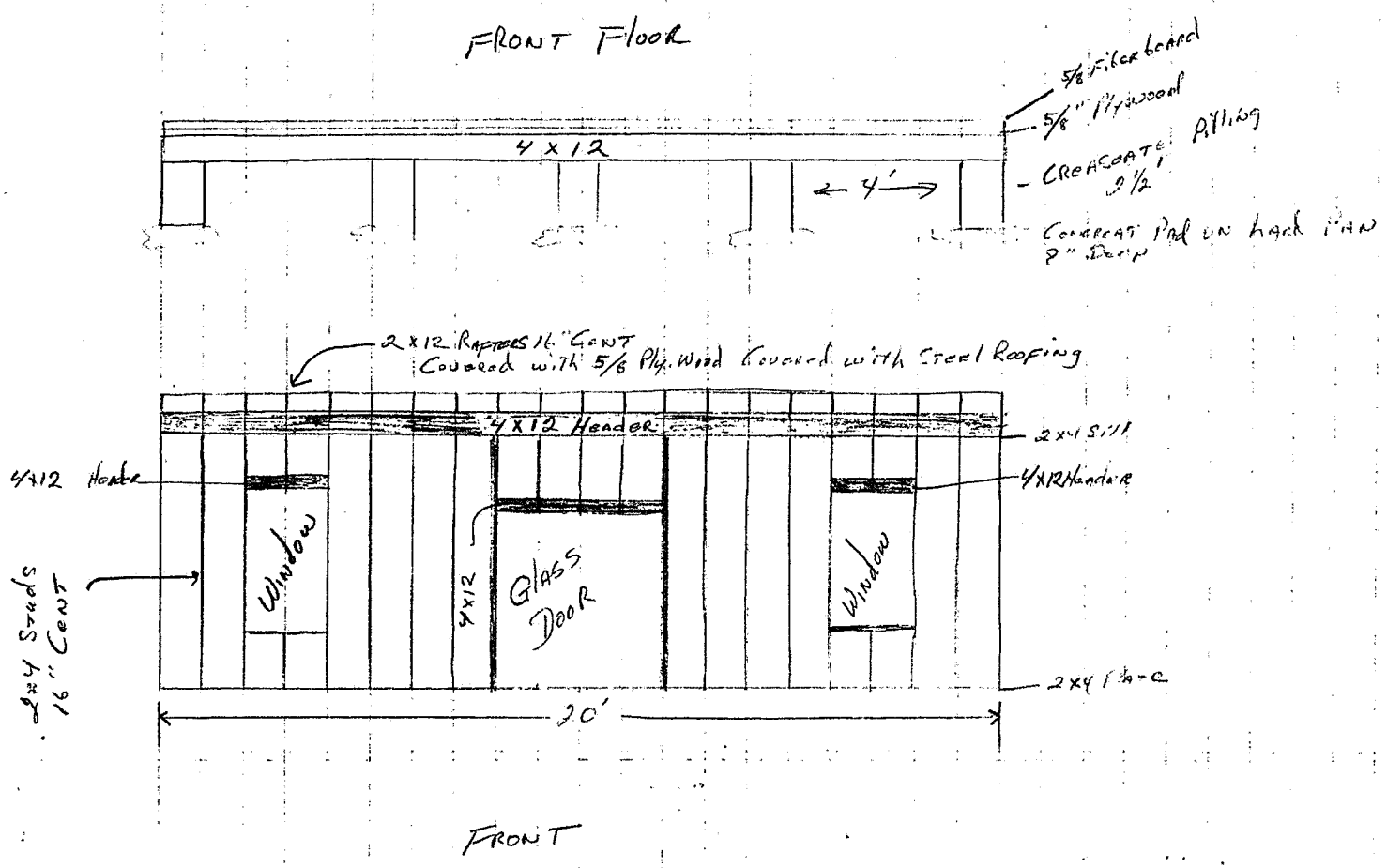
THE GRANTING OF THIS PERMIT DOES NOT AUTHORIZE THE VIOLATION OF THE PROVISIONS OF ANY FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION NOR THE VIOLATION OF THE TERMS OF ANY DEED, OR COVENANT, OR ANY ZONING OR OTHER REGULATIONS.

SIGNATURE OF OWNER, CONTRACTOR, OR AUTHORIZED AGENT: William J Harris — DATE 8/15/83

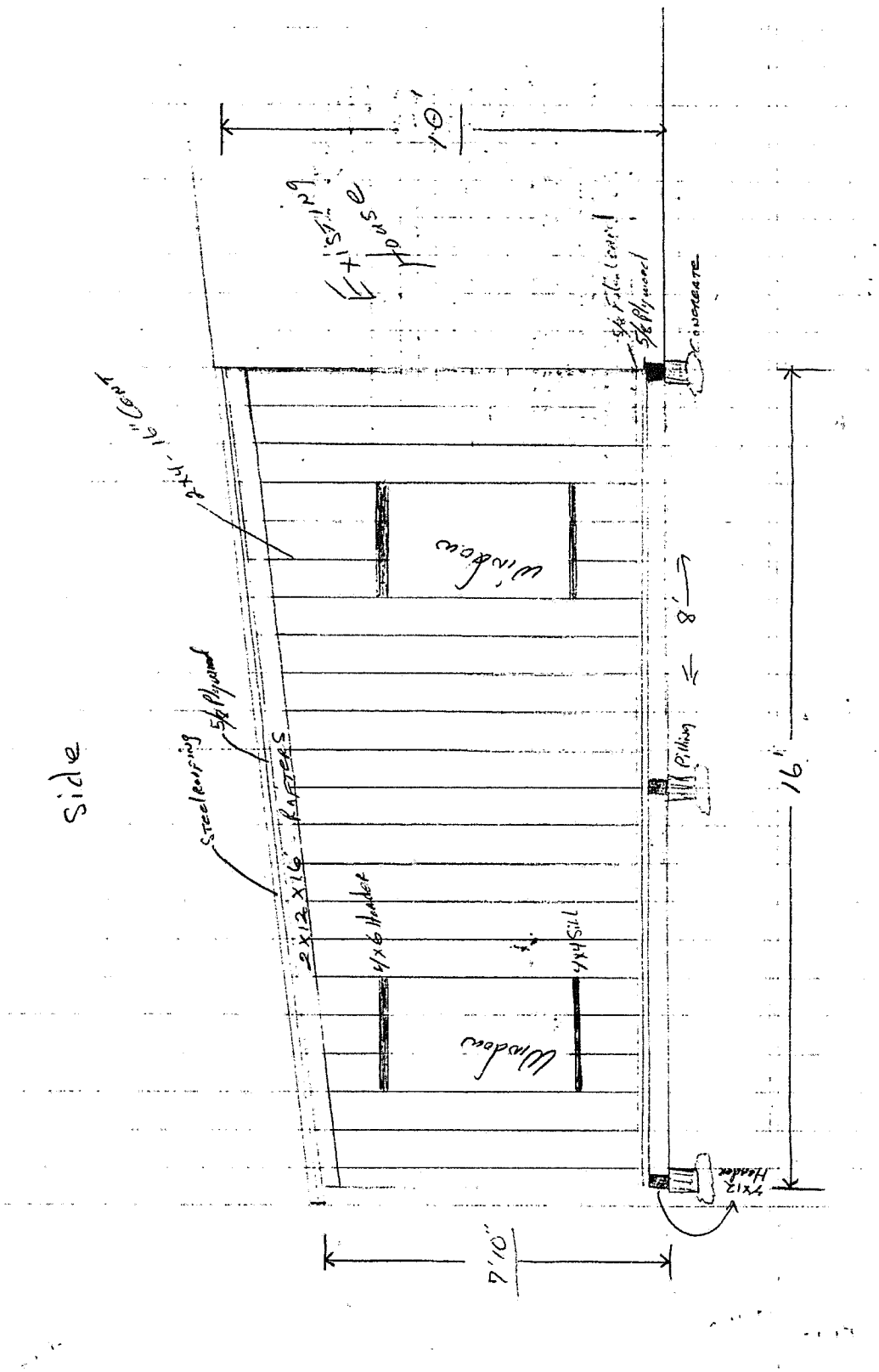
| | | |

cut back to provide zoning setback

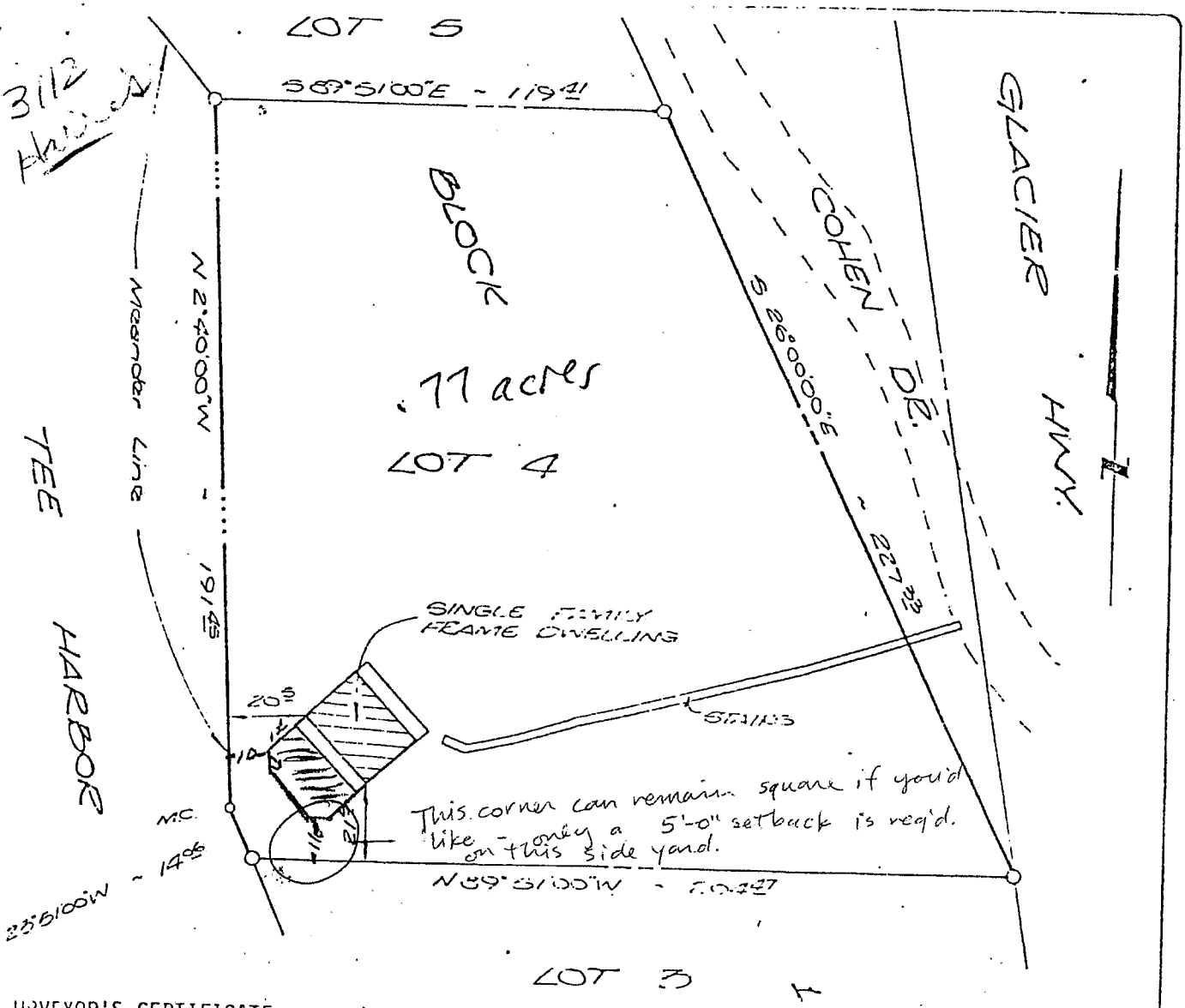




Attachment E - 1983 Building permit BLD-0015956.
Attachment G- STF_NCC23-13_with_Attachments



Attachment E - 1983 Building permit BLD-0015956.
Attachment G- STF_NCC23-13_with_Attachments



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AND REGISTERED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS IS A TRUE AND CORRECT DRAWING, THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS ON THE LAND ARE AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS OR OVERLAPS, EXCEPT AS SHOWN, TO THE BEST OF MY KNOWLEDGE.

DATE 9-14-79

STATE OF ALASKA
MARK S. STRODE
No. 4016-S
REGISTERED PROFESSIONAL LAND SURVEYOR

ALASKA TECHNICAL SERVICES
LAND SURVEYORS
BOX 3-1180
JUNEAU

A TOPOGRAPHIC PLAT OF IMPROVEMENTS ON LOT 4, BLOCK 1, TEE HARBOR SUBD.

The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.

N

Attachment G- STF_NCC23-13_with_Attachments

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
DMO20160016

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.org/permits/inspect_request.php.**
Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.
Call before 7:00 AM for same day inspections.
Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **19555 GLACIER HWY**
Permit Number: **DMO20160016**
Project Description: Demo of residence

Issued Date : **05/25/2016**
Parcel No: **8B3701000190**

Parcel Information : TEE HARBOR ALASKA BL 1 LT 4

Setbacks: Zone: :
Front: 25.00 Ft.
Rear: 25.00 Ft.
Street Side: 17.00 Ft.
Side 1: 15.00 Ft.
Side 2: 15.00 Ft.
Comments:

Owner : TERRY R DOYLE
BEVERLY A DOYLE
2667 MEXEYE LOOP
COOS BAY OR 97420-8712

Applicant : JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Fee Type	Date	Receipt	Amount Paid
		Total Fees Paid:	

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount

Total Valuation:

Project Conditions and Holds:
Demo - Building prior to 1982 - Advisory: If your building was built prior to 1982 an asbestos survey may be required prior to disposal of demolition materials at the landfill.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.
B-Demo Electric Safed Off
B-Demo Sewer/Water Capped
B-Demolition Final

Attachment G - 2016 Demo permit DMO2016-0016.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@cl.juneau.ak.us
Web Site: www.juneau.org/permits

Staff Review Sheet

Planner

5/25/2016

Permit Intake Initials: _____

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

Case No: **DMO20160016**

Site Address: 19555 GLACIER HWY

Parcel No: 8B3701000190

Desc: Demo of residence

Residential REP

FCC Code: 434

Type of Construction: VB

Sprinkler Substitute for Type A Construction: YES NO

Sprinkler System: FULL PARTIAL NONE Required: YES NO

Alarm System: FULL PARTIAL NONE Required: YES NO

Code Edition: 2006 IRC

New Dwelling Units: 0

Existing Dwelling Units: 2

Occupancy Class: _____

Code Review by: R Date: 5/25/16

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation:

LAND USE

ZONE/UNITS D1 / 2

WETLAND _____

FLOOD ELEV _____

FIRM ZONE _____

FIRM MAP _____

LOT SIZE 33,541 SF / 0.8 ACRES

SETBACKS

Front 25

Rear 25

Side 15

Other _____

PARKING _____

ANADROMOUS _____

EAGLES NEST _____

Coverage _____ Permissible/Conditional

HEIGHT _____ Permissible/Accessory

VEGETATION _____

HAZARD _____

ENGINEERING/PUB WORKS

Dwelling Units: _____

CITY WATER:

Permit #: _____

Use: _____

Assessment: _____

Service Size: _____

Line Size: _____

Meter Size: _____

CITY SEWER:

Permit #: _____

Use: _____

Assessment: _____

Fixture Units: _____

LAND USE PERMITS

ADR Case #: _____

PLAN REVIEW APPROVALS

	Initials	Date
Fire		
Zoning		
Engineering		
Water		
Sewer		
Architectural		
Structural		
Plumbing		
Mechanical		
Electrical		
Access		
Spcl Insp Form		

APPROVED FOR ISSUANCE

Signature

5/25/16

Date

PERMIT ISSUANCE FEES

Grading Plan Review Fee	$
Adjusted Plan Review Fee	$
Fast Track Fee	$
Early Start Fee	$
Building Permit Fee	$
Water Assessment Fee	$
Sewer Assessment Fee	$
Sewer Inspection Fee	$
Grading Permit Fee	$
Driveway Permit Fee	$
Bond for _____	$
Other _____	$
Total Issuance Fees	$

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			$
			$
			$

Parcel Tags:

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

Demo prior to 1982

Attachment G - 2016 Demo permit DMO2016-0016.

City & Borough of Juneau
Alaska's Capital City

Application Date: **May 25, 2016**

BUILDING PERMIT APPLICATION

NOTE: THIS IS NOT A BUILDING PERMIT

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspections, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Case No: **DMO20160016**

Case Description: Demo of residence

Site Address: **19555 GLACIER HWY**

Parcel No: 8B3701000190

Legal Description: TEE HARBOR ALASKA BL 1 LT 4

Check No. of Existing Dwelling Units: 2
No. of New Dwelling Units: 0
No. of Removed Dwelling Units: 1

Applicant : JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Owner: TERRY R DOYLE
BEVERLY A DOYLE
2667 MEXEYE LOOP
COOS BAY OR 97420-8712

PH: _____ FAX _____

Contractor: JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation:

Associated Cases:

None.

Parcel Tags:

Notes and Conditions:

Applicant's Signature
(Owner, Contractor or Authorized Agent)

Date

Staff Acceptance

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Attachment G - 2016 Demo permit DMO2016-0016.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Page: HTTP://WWW.JUNEAU.ORG/PERMITS

Attachment H - 2016 Assessor's photo.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Lot line adjustment for two nonconforming lots

Case Number:	PAC20180066
Applicant:	Andy Graves
Property Owner:	Terry and Beverly Doyle
Property Address:	19555 Glacier Highway
Parcel Code Number:	8B3701000180 and 90
Site Size:	20,908 and 33,541
Zoning:	D1
Existing Land Use:	Both lots vacant

Conference Date: 9/12/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Andy Graves	Applicant	andybluesky@live.com
Laura Boyce	Planner, CBJ	Laura.boyce@juneau.org
Tim Felstead	Planner, CBJ	Tim.felstead@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Applicant wishes to adjust the lot lines of two lots on Glacier Highway on Tee Harbor. The applicant wishes to adjust the lot lines to reflect existing topography and buildable area.

Planning Division:

1. **Zoning** – Zoned D1.

	Standard lot
Minimum lot size (square feet)	36,000
Minimum lot depth (feet)	150
Minimum lot width (feet)	150

Both lots are nonconforming in area. Nonconforming lot sizes cannot be made smaller so any lot line adjustment would have to ensure that existing lot sizes are maintained. Lot 3B is nonconforming for width and this cannot be made worse. The width of the Lot 4 cannot be less than 150' in width.

Lot width is measured parallel with the front lot line but at the 25ft front yard setback.

Lot depth is the average lot depth – the two side lot lines would be added together and divided by two. Where there are multiple side lot lines making up the 'side ' of a lot the distance used for the side lot line measurement will be determined by running a straight line from the front lot line to the rear lot line. Lot depth is currently conforming; minimum lot depth of 150ft should be achieved.

2. **Setbacks** – Setbacks for D1 zoning district are

   Front (Glacier Hwy) - 25 feet

   Rear (opposite and most distant from front) – 25 feet or 0 feet if along the tidewater creek

   Side – 15 feet if lot width brought into conformity of 150' or greater

3. **Height** – Height limit is 35ft for permissible uses or 25ft for accessory uses. The building
4. **Access –** Existing shared driveway runs from Lot 4 to 3B of a driveway in ROW on Glacier Hwy/Cohen Way. This existing situation will be allowed to continue.
5. **Parking** – Single family dwellings require two parking spaces.
6. **Lot Coverage –** Maximum lot coverage for buildings is 10% of lot area.
7. **Vegetative Coverage** – Minimum of 20% of the lot shall be covered in live vegetation at all times.
8. **Lighting** – NA
9. **Noise** – NA
10. **Flood** – Lot is not in a mapped flood hazard area.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – NA

12. **Wetlands** – Do not appear to be wetlands on the lot.
13. **Habitat** – There are Federal requirements for eagle nests – please check with US Fish and Wildlife.

    North Tee Creek is an anadromous stream and has a 50ft No Development buffer which includes a 25ft No Disturbance buffer per CBJ Land Use Code. It does not appear to impact the subject lots but the buffer should be checked in the field by Community Development staff when building permits are applied for.
14. **Plat or Covenant Restrictions** – Easement exists along front property line according to Tee Harbor plat. It is assumed this is for slope maintenance.

Building Division:

15. **Building** – NA
16. **Outstanding Permits** - NA

General Engineering/Public Works:

17. **Engineering** – NA
18. **Drainage** – Any natural drainage crossing the lots from Glacier Highway or existing drainage structures should be eased on any new plat.
19. **Utilities** –

    a. **Water** - CBJ water has existing water service stub outs. Submit a plan for the propose installation of water lines. A ROW permit will be required to run the two water services within the platted right-of-way (driveway access). Once the water lines cross into Lots 4 and 5 a work will need to be performed under a utility permit. A Water Service Agreement will need to drafted and signed by the property owners depicting where the water lines transfer from CBJ ownership to private ownership and responsibility.

    b. **Onsite wastewater** – This is regulated by Alaska Department of Environmental Conservation (ADEC). The approval for a shared on-site system will be determined by ADEC. You will need to include easements for any shared utilities on the plat.

Fire Marshal:

20. **Fire Items/Access** – No issues per Assistant Fire Marshal Pearson

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Subdivision application including 4 copies of 24 x 36" plats and site plan showing driveways, lot lines, easements, proposed building locations and drainfields, and proposed drainage.
2. Development permit application

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. May need approval from DEC that proposed shared on-site waste water will be permitted.

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. $110 plus $25 for each lot impacted - $160.
2. ROW Permit –
    a. $10 – Permit Fee
    b. Inspection Fee - $60/inspection trip or hour, number of inspections will be determined from plan for water line installation
    c. Refundable bond – equal to the cost of installation of the water lines within the ROW. Must be paid in cash, check, or surety. Amount will be determined from submitted water line plan.
3. Water Utility Permit –
    a. $750- water assessment for single family dwelling. For more than one dwelling unit cost is based on line size and it assessed at $750 for every half inch diameter of pipe. Includes the cost of permit, meter, inspection, and MIU installation.
    b. A utility permit will be required for each line prior to be installed within the private property.

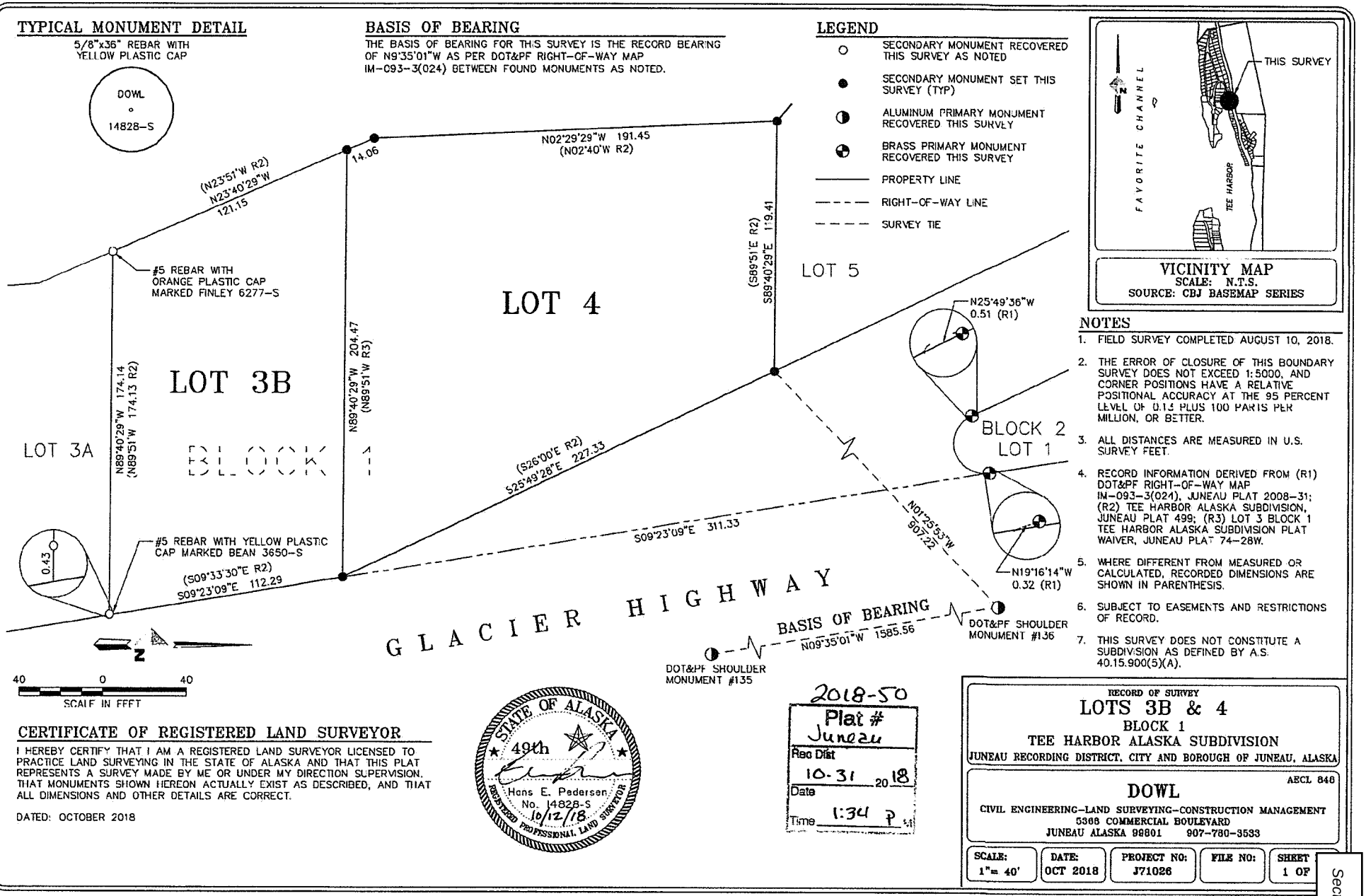
For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd



Attachment J - 2018 Plat #2018-50.
Attachment G- STF_NCC23-13_with_Attachments

A L A S K A

2018-004716-0
Recording Dist: 101 - Juneau
11/5/2018 12:06 PM Pages: 1 of 2

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:
Name: **Howard and Sonja Graves 2001 Trust**
Address: **PO BOX 34845**
Juneau, AK 99803

File No.: **0231-3116490 (ev)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Terry R. Doyle and Beverly A. Doyle, husband and wife,** whose mailing address is 2667 Mexeye Loop Coos Bay, OR 97420, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid, conveys and warrants to **Howard and Sonja Graves 2001 Trust**, residing at **19555 Glacier Hwy, Juneau, AK 99801,** the following described real estate, situated in the **Juneau** Recording District, **First** Judicial District, State of **Alaska:**

Lot 4, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, Records of the Juneau Recording District, First Judicial District, State of Alaska.

AND

That part of Lot 3, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, now described as Tract B as shown on Plat Waiver 74-28W, Records of the Juneau Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: November 2, 2018.

Terry R. Doyle

Beverly A. Doyle

STATE OF ~~Alaska~~ Oregon)
County of Coos) ss.
~~First~~ ~~Judicial District~~)

THIS IS TO CERTIFY that on this 2 day of ~~October~~ November, **2018,** before me the undersigned Notary Public, personally appeared **Terry R. Doyle and Beverly A. Doyle,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 8-8-22

OFFICIAL STAMP
ELVINA MAY SANCHES
NOTARY PUBLIC-OREGON
COMMISSION NO. 977670
MY COMMISSION EXPIRES AUGUST 08, 2022

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT
NOTICE OF DECISION
Date: December 28, 2018
File No.: MIP2018 0029

Graves Howard & Sonja Trust
P.O. Box 34845
Juneau, AK 99803

Proposal:	Lot line adjustment and easement dedication
Property Address:	19555 Glacier Highway
Property Legal Description:	Tee Harbor Alaska, Block 1, Lot 3B and 4
Property Parcel Code No.:	8B3701000180; 0190
Proposed Subdivision:	Tee Harbor Alaska, Block 1, Lot 3B1 and 4A

The Director of Community Development has **APPROVED** the preliminary plat for a two (2) lot subdivision of Tee Harbor Alaska, Block 1, Lot 3B and 4.

This approval is based on the preliminary plat dated December 20, 2018, attached hereto, and with the following conditions:

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required that all real property taxes and special assessments levied against the property for the year of recording have been paid.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring a permit.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Expiration Date: The permit will expire five (5) years from the effective date, or December 28, 2023 unless substantial construction progress has been made in construction of required improvements in accordance with the authorized plans, or an application for a final plat has been accepted.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:

Amy Liu, Planner
Community Development Department

Jill Maclean, Director
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

OWNERSHIP CERTIFICATE

HOWARD & SONJA GRAVES 2001 TRUST HEREBY CERTIFY THAT HOWARD & SONJA GRAVES 2001 TRUST ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT DOES HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED:

HOWARD & SONJA GRAVES 2001 TRUST
HOWARD ANDREW GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE:

HOWARD & SONJA GRAVES 2001 TRUST
SONJA GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE:

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 201__, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME HOWARD ANDREW GRAVES AND SONJA GRAVES KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HERON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

201__
JILL MACLEAN, DIRECTOR
CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE:

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

LEGEND

- SECONDARY MONUMENT RECOVERED THIS SURVEY (TYP UNLESS NOTED)
- SECONDARY MONUMENT SET THIS SURVEY (TYP)
- ALUMINUM PRIMARY MONUMENT RECOVERED THIS SURVEY
- PROPERTY LINE
- PROPERTY LINE VACATED THIS SURVEY
- RIGHT-OF-WAY LINE
- SURVEY TIE
- EASEMENT (PURPOSE NOTED)

TYPICAL SET MONUMENT DETAIL

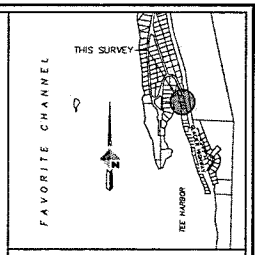
5/8"x36" REBAR WITH 2" ALUMINUM CAP

DOWL
2018
12041-S

TYPICAL FOUND MONUMENT DETAIL

#5 REBAR WITH YELLOW PLASTIC CAP

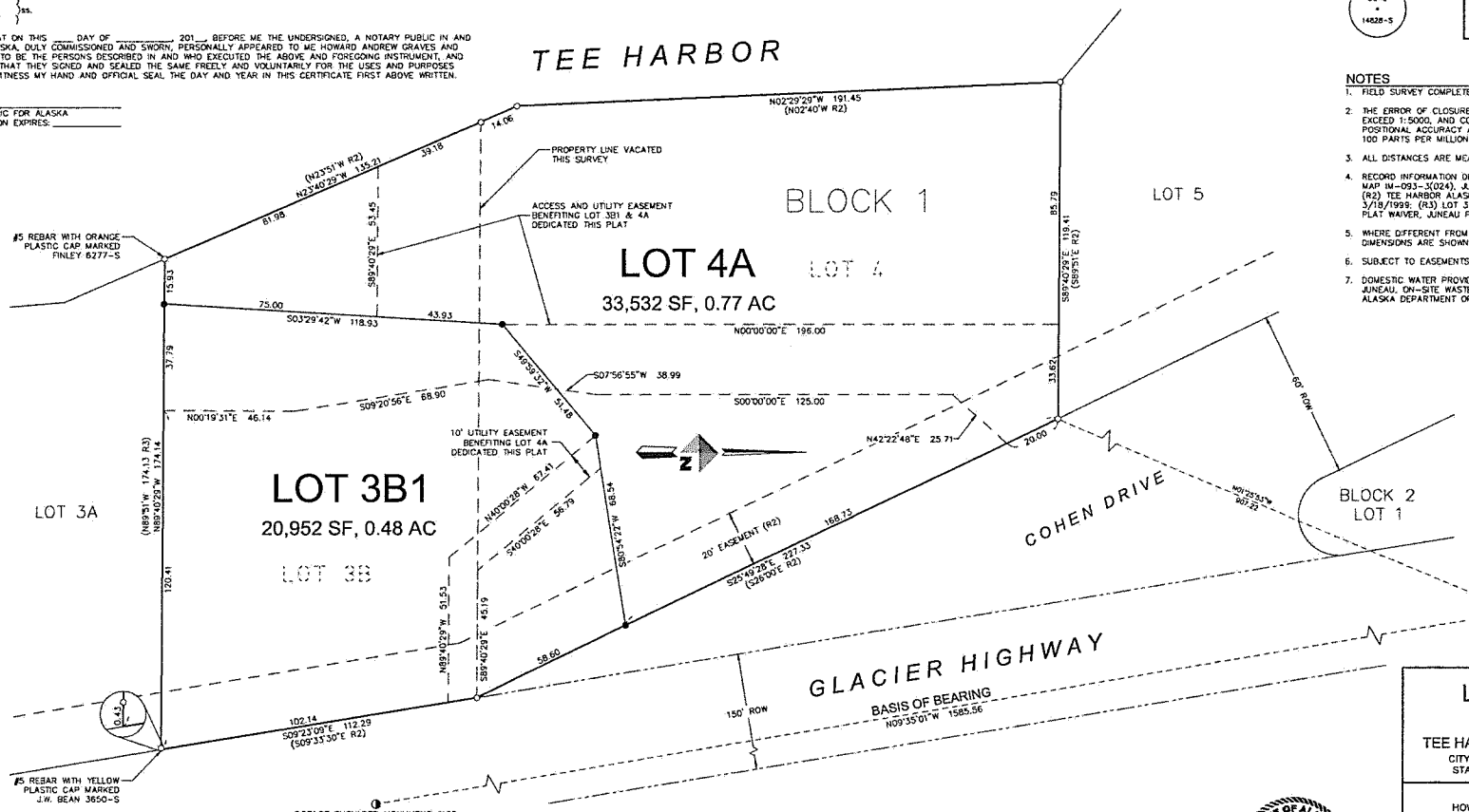
DOWL
14828-S



VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES

NOTES

1. FIELD SURVEY COMPLETED AUGUST 10, 2018.
2. THE ERROR OF CLOSURE OF THIS BOUNDARY SURVEY DOES NOT EXCEED 1:5000, AND CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT LEVEL OF 0.13 PLUS 100 PARTS PER MILLION, OR BETTER.
3. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
4. RECORD INFORMATION DERIVED FROM (R1) DOT&PF RIGHT-OF-WAY MAP IM-093-3(024), JUNEAU PLAT 2008-31 DATED 10/16/2008; (R2) TEE HARBOR ALASKA SUBDIVISION, JUNEAU PLAT 495 DATED 3/18/1999; (R3) LOT 3 BLOCK 1 TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER, JUNEAU PLAT 74-28W DATED 7/24/1974.
5. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESIS.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
7. DOMESTIC WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU. ON-SITE WASTEWATER DISPOSAL PER APPROVAL OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



20 0 20 40
SCALE IN FEET

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING OF N9°35'01"W AS PER DOT&PF RIGHT-OF-WAY MAP IM-093-3(024) BETWEEN FOUND MONUMENTS AS NOTED.

SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: DECEMBER, 2018

STATE OF ALASKA 49TH A. WILLIAM STOLL LS 12041 REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

PLAT OF
LOTS 3B1 & 4A
A SUBDIVISION OF
LOTS 3B & 4, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
STATE RECORDERS OFFICE AT JUNEAU

OWNER
HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34845 JUNEAU, AK 99803

DOWL
AECL848 WWW.DOWL.COM
5368 COMMERCIAL BOULEVARD
JUNEAU, ALASKA 99801
907-780-3533

SCALE: 1" = 20'
DATE: 12/20/2018
PROJE J710
FILE N
SHEET 1 O

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE
FOR
DOMESTIC WASTEWATER DISPOSAL SYSTEMS

A. APPROVAL TO CONSTRUCT

Plans for the construction or modification of the **Andy Graves Septic** domestic wastewater system, located at **Lots 3B1 & 4A, Block 1 - Tee Harbor Alaska Subd. - Juneau, Alaska**, submitted in accordance with 18 AAC 72.200 through 18 AAC 72.235 by **Erin Howell, P.E.** have been reviewed and are

☒ **approved as submitted** ☐ **conditionally approved (see attached conditions)**

By: Raymond Zimmer | Engineering Associate I (Title) | 08/08/2019 (Date of Approval)

If applicant fails to construct, alter, install, or modify the system within two years of the date of approval to construct, approval is void, and plans must be resubmitted for Department review and approval.

B. APPROVED CHANGE ORDERS

Change (contract order number or descriptive reference)

(Reviewing Engineer) | (Title) | (Date of Approval)

C. APPROVAL TO OPERATE

The **"Interim Approval to Operate"** or **"Final Approval to Operate"** section must be completed and signed by the Department to continue to use this system beyond 90 days following the construction completion date.

Interim Approval to Operate:

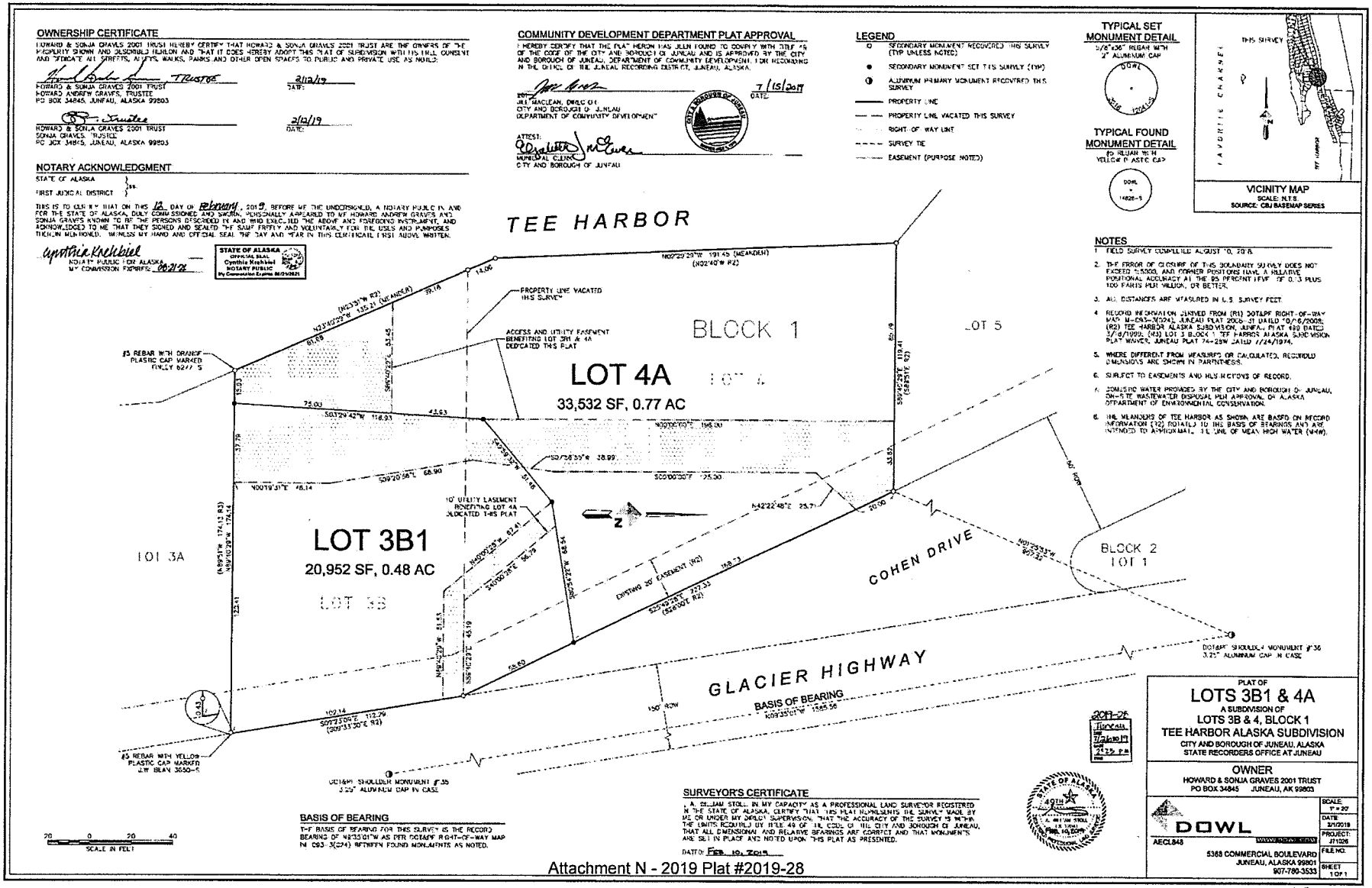
The construction of the above referenced domestic wastewater disposal system was completed on _____. The system is hereby granted an extension of the ***INTERIM APPROVAL TO OPERATE*** until _____ date. It is illegal to operate the domestic wastewater disposal system beyond this date without **Final Approval to Operate** from the Department.

(Reviewing Engineer) | (Title) | (Date of Approval)

Final Approval to Operate:

Record drawings and other documents submitted to the Department, or an inspection by the Department, has confirmed that the domestic wastewater disposal system was constructed in substantial conformance with the approved plans. The system is hereby granted ***FINAL APPROVAL TO OPERATE.***

Raymond Zimmer | Digitally signed by Raymond Zimmer Date: 2022.08.01 08:59:42 -08'00' | (Reviewing Engineer) | (Title) | (Date of Approval)



Attachment N - 2019 Plat #2019-28

Attachment G- STF_NCC23-13_with_Attachments

Juneau Recording District PL 2019-2

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Howard and Sonja Graves 2001 Trust
Current Owner

TEE HARBOR ALASKA BL 1 LT 3 TR B
Legal Description

8B3701000180
Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2019.

Cheryl A Crawford
Cheryl A Crawford

July 16, 2019
Date

This Certification of Payment of Taxes is valid through December 31, 2019

Juneau Recording District PL2019-28

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Howard and Sonja Graves 2001 Trust
Current Owner

TEE HARBOR ALASKA BL 1 LT 4
Legal Description

8B3701000190
Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2019.

Cheryl A Crawford
Cheryl A. Crawford

July 16, 2019
Date

This Certification of Payment of Taxes is valid through December 31, 2019

Attachment O - 2020 Assessor's photo

Attachment G- STF_NCC23-13_with_Attachments

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Parcel No: 8-B37-0-100-018-1

Building Official: Charlie Ford, BO

For Charlie Ford
Signature

Date of Issuance: August 11, 2022

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

Attachment P - 2022 Certificate of Occupancy

Attachment G- STF_NCC23-13_with_Attachments

CHECKLIST FOR

☒ CERTIFICATE OF OCCUPANCY

☐ TEMPORARY CERTIFICATE OF OCCUPANCY

Circle One: 30 Day TCO 60 Day TCO Other

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns

When ready contact: Andy Phone/Email 808-754-2636

Building Permit : BLD20190046

Site Address: 19535 GLACIER HWY APN: 8B3701000181

Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST

Project Description: New single family residence modified: 5/11/2020 for architectural change

☒ **Buildings:** Date: 6/2/2022 Initials: JS Comments:

Building ok for CO

☒ **Engineering:** Date: 8/5/22 Initials: S.V Comments:

☐ AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

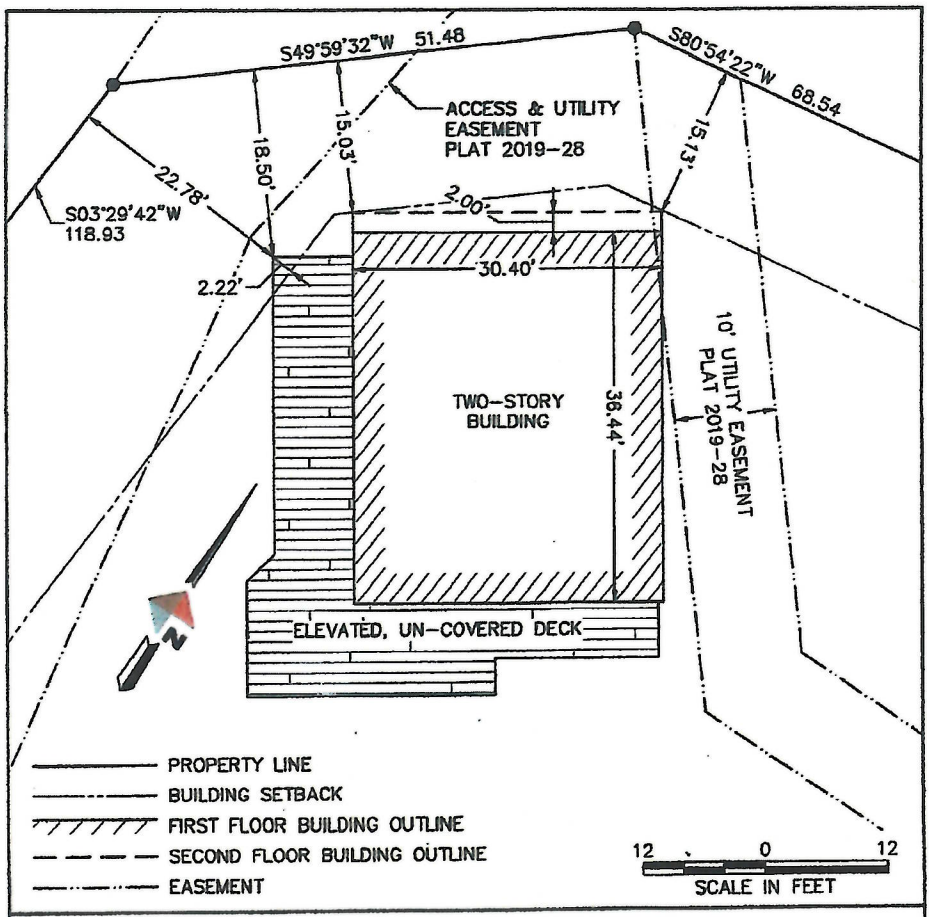
OK for CO

☑ **Zoning:** Date: 8/11/22 Initials: BMC Comments:

OK For CO

☐ **Fire:** Date: _____ Initials: _____ Comments:

☐ SPRINKLERED: Y / N



SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF

LOT 3B1

TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28

CITY AND BOROUGH OF JUNEAU, ALASKA

STATE OF ALASKA 49TH A. WILLIAM STOLL LS 12041 REGISTERED PROFESSIONAL LAND SURVEYOR 5/26/22

DOWL

AECL848

WWW.DOWL.COM

9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

SCALE:	1" = 12'
DATE:	5/25/2022
PROJECT:	J71026
FILE NO:	
SHEET:	1 OF 1

Attachment Q - 2022 As-Built Survey

Attachment R - 2022 Assessor's photo

Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000181 (Map)
Address: 19535 GLACIER HWY
Legal Desc. 1: TEE HARBOR ALASKA BL 1 LT 3B1
Legal Desc. 2:

Prev. Owner:
Site Value: $159000.00
Building PV: $342800.00
Total PV: $501800.00

Use Code: Vacant
Exempt: No Data
Zoning: -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre
Tax Year: 2023

No. of Units: 001
Year Built: 0
Gross Liv. Area: 001140 sqft

Garage: No
Garage Area: 000000
Lot Size: 20952.00
Last Trans: 20181105

City Water: No
City Sewer: No

Exempt Land: 0
Exempt Building: 0
Exempt Total: 0
Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST

PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000191 (Map)	**Address:** 19555 GLACIER HWY	**Legal Desc. 1:** TEE HARBOR ALASKA BL 1 LT 4A	**Legal Desc. 2:**
Prev. Owner:	**Site Value:** $106800.00	**Building PV:** $0.00	**Total PV:** $106800.00
Use Code: Residential	**Exempt:** No Data	**Zoning:** -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre	**Tax Year:** 2023
No. of Units: 001	**Year Built:** 0		**Gross Liv. Area:** 000000 sqft
Garage: No	**Garage Area:** 000000	**Lot Size:** 33532.00	**Last Trans:** 20181105
City Water: No	**City Sewer:** No		
Exempt Land: 0	**Exempt Building:** 0	**Exempt Total:** 0	**Road/No Road:** Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: 11/14/2023

1. **USE2023 0013, VAR 2023 0002, PWP2023 0003:**
   a. Public comment: Pusich, received 11/6/23.
   b. Public comment: Crossley, received 11/07/23.
   c. Public comment: Juzeler, received 11/8/23.

From: Kay Pusich <mikespl@eagle.ptialaska.net>
Sent: Monday, November 6, 2023 1:03 PM
To: PC_Comments
Cc: Mikes Place
Subject: Douglas Indian Association Culture and Learning Center USE 2023 013

Dear Planning Commission Members and staff,

I would like to briefly comment on the proposed project. It certainly has a beautiful design and will enhance and benefit the Douglas community. That being said I do have concerns about the location and the parking being proposed and hope that you will consider the residential neighborhood around it and the users of Treadwell. Treadwell has a vast array of public that use it for recreation: hikes, runners, dog walking, disc golfers, and tours that educate the public on the Treadwell mine history. Since the renovation by the Treadwell Historical Society of the Office Building, CBJ Parks and Recreation also rents out the building for a variety of events ranging from plays, musical concerts, and private gatherings. The office building brings in revenue for the City and each year the use of it increases. Currently there are only a handful of parking spots at the trailhead. Several years ago CBJ altered the bus route in Douglas to not include St. Ann's turn around stating that traffic was congested, the road was too narrow, safety concerns, snow removal etc. and relocated that final bus stop to Savikko Park. None of that has changed, the use of Treadwell's popularity only grows as it is a wonderful Douglas destination. More parking is needed no doubt.

I have lived in Douglas all my life and am very familiar with St. Ann's Avenue. I have family and friends that reside there and have experienced issues myself when visiting trying not to block the neighbors driveway. The side street hills are very steep, in fact one a few blocks down is closed every winter for safety I presume. There are no sidewalks near this project, only further down St. Ann's Avenue. Having spots that require a car to "back out" will be dangerous given the pedestrian and vehicle traffic from Treadwell. With snow berms, Taku winds and lack of snow removal at times in winter I do have concerns.

Maybe having the Center located on a piece of property the same size at Savikko Park, and having CBJ keep those two lots on St. Ann's for parking at Treadwell would be an option. I have heard some suggestions from the public on that. It certainly would be more accessible. I realize that DIA has constraints on time for their grant money but also hope that the CBJ Planning Commission will take all things into consideration with the parking impacts to a residential neighborhood.

Thank you.

Sincerely,

Mary Kay Pusich

Ilsa Lund

From: Shannon Crossley <shannoncdore@gmail.com>
Sent: Tuesday, November 7, 2023 9:17 AM
To: PC_Comments
Subject: Support of the DIA Project on St Ann's Ave

Good morning,

My name is Shannon Crossley, I am a resident at 611 St. Ann's Ave in Douglas. I am a third-generation Douglas girl, and grew up hearing stories from my Dad of the Indian Village, Treadwell, and the Douglas mafia. He was out of town during the burning of the village, but he remembers vividly the structures and the road down to the beach.

We are in a moment of reckoning for the City of Douglas, that the City of Juneau has absorbed and thus has absorbed its sins. We cannot say that the City and Borough of Juneau is absolved of their guilt because they were technically not the deciding votes in the matter, the City of Juneau likely supported what the City of Douglas was doing, and eventually voted to annex Douglas. We are finally to a point where we can talk about the trauma the colonizers of Douglas inflicted on the Douglas Indian Village, and as a descendant of one of the first families to shape the town of Douglas, I have come to terms with my family's probably involvement and support of such an atrocity. But how does the City of Douglas move forward?

The Douglas Indian Association was not given land as promised after the burning. Many promises were broken historically, but the City and Borough of Juneau has the power to make reparations. Our indigenous population wasn't involved with the zoning of their land, or the parking requirements, and there is very little representation of Alaskan Native home ownership in the town of Douglas. My Tlingit husband may be the only Alaskan Native on St. Ann's, we certainly haven't met another native neighbor yet.

I write this email to remind the commission that we should approach any Alaskan Native project in the City of Douglas with an air of grace and understanding, and humility that the reason they have to ask for permission in the first place to build a small educational center is squarely in the practices of a western framework they never agreed to be a part of. I don't have an opinion if the current location of the proposed project is in the **right** space, because that was the only land available to them. Land that was inappropriately built up and is costly to develop, but the DIA FINALLY owns a piece of property IN DOUGLAS. In my opinion, the city and the residents of Douglas should be supporting whatever development they propose for that very reason. I understand the NIMBY mentality to a certain extent, but let's not forget the city bus has run along St. Ann's, and the street is already heavily used by the community. I always check the street before letting my dogs out to the car, because there is usually a car driving past. People driving to a classroom isn't going to impact St. Ann's, in my local opinion.

As an employee of NorthWind Architects, I have seen how beautiful the building is, how it will nestle perfectly into the landscape, how it reflects the values of the tribe, how the scale is appropriate to the neighborhood, and the value of a learning center in my neighborhood. The Native practices, values and education to be offered in such a place will benefit me and my family. My husband's child will be moving to Juneau soon to reconnect with their Dad and their heritage, and the prospect they may be able to take classes at the end of our street is very exciting.

Honestly, I believe that the site as proposed isn't the BEST site, but again, the only one available to the tribe. I support the project as proposed. The educational center sits in front of the planning commission because the City hasn't made peace or reparations with the village, as they should, and DIA is doing the best they can. I support Mayflower Island or a parcel of underutilized land between the Mayflower School and Treadwell Arena as well. I hope the esteemed planning commission will vote to allow for the development, and trust they have their community's best interst a heart. I hope the City and Borough of Juneau will listen to the residents of Douglas that a larger and flatter site within the proximity of

the dismantled Village would benefit both DIA and CBJ, and it will be offered in a land trade, so we can all
We all can walk away from this situation happy, and I trust the Planning Commission and City and Borough of Juneau will do the right thing in this situation.

Thank you for your time!

Shannon Crossley

Child of William Dore and Kathleen Lawson
Grandchild of William Dore and Alfreda Fleek

From: Rachael Juzeler <rjuzeler@gmail.com>
Sent: Wednesday, November 8, 2023 8:20 AM
To: PC_Comments; Irene Gallion
Subject: DIA Learning Center comments

Dear Planning Commission,

My name is Rachael Juzeler and I reside directly across the street from the proposed DIA Learning Center at the end of St.Ann's where I have lived for over 22 years.

I would like to express my strong support for this project.

Not only will this architecturally aesthetic building be welcomed over the empty lot which has served as a fill dumping ground over the years, but the location is ideal for a Learning Center for the Douglas Indian Association, as it overlooks the site where the Douglas Indian Village once stood.

I urge you to adopt the necessary variances and parking waivers to allow this project to continue.

I have observed that there has been great care and considerations granted to the neighborhood in developing this project, and the parking plan will be welcomed as currently, dog walkers, frisbee golf players and community members utilizing the Treadwell trails and facilities often park their cars lined along the road in a haphazard manner, whereas nine off-street backout spaces will greatly relieve this occasional congestion.

Once again, I strongly urge you to allow this project to proceed. I can think of no better use for this parcel of land perched above Sandy Beach.

Thank you for your time and feel free to reach out with any questions,
Kind Regards, Rachael

--
As ever I remain, R.