

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING AGENDA
For Wednesday, October 23rd, 2019

- I. Call to Order** (5:00 p.m. at CBJ Assembly Chambers)
- II. Roll Call** James Becker, Chris Dimond, Don Etheridge, Steven Guignon, Budd Simpson, Annette Smith, Bob Wostmann and Mark Ridgway.
- III. Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED
- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total)
- V. Approval of Wednesday, September 18th, 2019 Operations/Planning Meetings Minutes**
- VI. Consent Agenda** - None
- VII. Unfinished Business** - None
- VIII. New Business**

1. Transfer \$123,163.89 from Amalga Harbor Fish Cleaning Station (CIP H51-105) to Pile Anode Installation (CIP H51-121)

Presentation by the Port Director

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO CLOSE OUT THE AMALGA HARBOR FISH CLEANING STATION (CIP H51-105) PROJECT AND TRANSFER THE REMAINING BALANCE TO PILE ANODE INSTALLATION (CIP H51-121) PROJECT

IX. Items for Information/Discussion

1. Small Boat Harbor Security Issues
Presentation by the Port Director

Committee Discussion/Public Comment

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2. Archipelago LLC Conditional Use Permit
Presentation by the Port Director

Committee Discussion/Public Comment

3. FY2021 ADOT Harbor Facility Grant Ranking
Presentation by the Port Director

Committee Discussion/Public Comment

4. CBJ Tourism Industry Task Force
Presentation by the Port Director

Committee Discussion/Public Comment

5. Strategic Retreat - Update
Presentation by the Port Director

Committee Discussion/Public Comment

6. Calendar Year 2020 – Board Schedule
Presentation by the Port Director

Committee Discussion/Public Comment

X. Staff & Member Reports

XI. Committee Administrative Matters

1. Finance Sub-Committee – **Thursday, November 7th, 2019**
2. Strategic Retreat – **Tuesday, November 12th, 2019.**
3. Next Operations/Planning Committee Meeting- **Wednesday, November 13th, 2019.**

XII. Adjournment

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I. Call to Order

Mr. Etheridge called the meeting to order at 5:00pm in the CBJ Assembly Chambers.

II. Roll Call

The following members were present: James Becker, Don Etheridge, Bob Wostmann (by phone), Steven Guignon, David McCasland, Budd Simpson and Annette Smith.

Absent: Christopher Dimond and Mark Ridgway.

Also present: Carl Uchtyl – Port Director, David Borg – Harbormaster, Erich Schaal, Port Engineer and Mary Becker – Assembly Member,

III. Approval of Agenda

MOTION BY MR. ETHERIDGE: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items - None

V. Approval of Wednesday, August 21st, 2019 Operations/Planning Meetings Minutes

MOTION BY MR. BECKER: TO APPROVE THE AUGUST 21st, 2019 OPERATIONS/PLANNING COMMITTEE MEETING MINUTES AS PRESENTED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

VI. Consent Agenda - None

VII. Unfinished Business - None

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VIII. New Business

1. ADOT (Alaska Department of Transportation) Harbor Facility Grant Acceptance – Harris Harbor Zinc Anodes

Mr. Uchytel said on page 10 of the agenda packet is a copy of the letter we received from the Alaska Department of Transportation and Public Facilities (ADOT) advising us that we were successful in an application for receiving a Tier II 50/50 matching harbor grant in the amount of \$125,000, for construction of the Harris Harbor Pile Anodes project. These funds are 100% state generated funds. We were the last application granted. The process requires an ordinance to receive grant money. That is why we are in front of the Board today. We will have 2 years to execute this project. Last year we received \$140,000 for Douglas Harbor zinc anodes. That was also a low rated project that received funds. We will need to execute the Douglas Harbor project this year and I have been working with the finance department on how to fund that project. A couple of years ago the Board's highest priority was zinc anodes and we have been very successful on these projects. If you approve to accept this grant, it will then be taken to the Assembly for them to also accept the grant.

Committee Questions

Ms. Smith asked if we would be able to complete the project on time and under budget.

Mr. Uchytel responded with a yes. The estimate that we received for Harris was \$250K. We competitively bid everything. So hopefully someone will bid it at the estimate, but there is no guarantee. We have to ration all of our funds and be diligent on what we elect to fund. We think that putting money towards maintenance is smart strategic decisions.

Mr. Etheridge asked what the match was.

Mr. Uchytel said it is a 50/50 match. ADOT matching grants only funds certain aspects of harbor projects. They fund floats, launch ramps, but not launch ramp parking lots or jetties or breakwaters. There are lots of nuances with the grant. We were ahead of the curve in applying for these zinc anode grants, because now other cities are doing the same thing.

Mr. Becker asked how long the anodes last and are they inspected periodically?

Mr. Schall said the typical life span is about 15 years. We have cathodic protection inspectors come that come by about every 2 years. They drop a sensor in the water and connect to the pile then look at the free current flow. We just had a round of inspections a couple of months ago at Fishermans Terminal and the Intermediate Vessel Float.

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Mr. Uchytel said the Army divers also inspected the drive down float at Auke Bay Loading Facility and noticed that two were missing, but the rest are in good shape.

Public Comment - None

Committee Discussion/Action

MOTION BY MR. SIMPSON: TO ACCEPT THE \$125K ADOT HARBOR FACILITES GRANT FOR HARRIS HARBOR PILE ANODES AND TO REFER TO THE FULL DOCKS AND HARBORS BOARD ON THE CONSENT AGENDA FOR THE SEPTEMBER 23RD REGULAR MEETING AND THEN TO THE ASSEMBLY FOR THEIR FINAL APPROVAL. AND ASKED FOR UNANIMOUS CONSENT.

Motion passed with no objection.

IX. Items for Information/Discussion

1. Clean Vessel Act (CVA) Grant Funding – Cooperative Agreement with Alaksa Department of Fish & Game (ADF&G)

Mr. Uchytel said on page 11, is a cooperative agreement that we initiated with Alaska Department Fish & Game (ADFG) with the sport fish grant. The agreement says that we want enter into an agreement with ADFG to use the Sport Fish grant known as the Dingell-Johnson Act or the Wallop Breaux Amendment which is a federal excise tax on fishing gear and tackle that U. S. Fish and Wildlife sends back to the states for execution. There are various programs that it can be used for under the federal law. We want to use this money to help fund our sewer pump outs at Harris & Statter Harbors. Neither of those two harbors have year round pump outs. The grant is for \$100K with a 25% local match. If we spend \$100K on this project we would come up with \$25K local match. The Sport Fish grant would be \$75K. We would like to have year round use of pump outs for Harris and Statter Harbors, especially for our live aboards. The money would also be used to install a sewage pumpout facility at Statter Phase 3-the for hire float. It's a reimburseable project so I would come back to the board when we are ready to expend money and we have a project ready to start. It's the same cooperative agreement that we had for Amalga Harbor. Once we get ready to execute money that is when the Board and the Assembly get involved.

Committee Discussion

Mr. Simpson said this was a good idea. What is the thinking for longer term for Douglas Harbor getting a permanent pump out? It seems like a permanent pump out would be a better choice than the portable cart. The cart does work well, but it seems like there should be a better option for the longer term.

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Mr. Schaal responded that we would like to have fully connected sewage pump out system like at Aurora Harbor. When Saviko Road was built they did not install a sewer line. The bathrooms at the park are tied into the Treadwell Arena sewer and then gets pumped up to St. Anns. The old pump out that we had at the launch ramp ran through the uplands and dumped into a manhole. We built the sewer barge and the mobile cart and it has been used a lot and is working well. We don't have a cost effective way to pump out from the main harbor to gravity sewer. We have to have a septic company come by and pump out the barge. The old permanent pump out system is beyond repair. It would be a complete rebuild. The only thing salvageable is the sewer line laying on the bottom and since Douglas Harbor ices in over winter and the pump would be exposed to extreme winter weather in Douglas. It would be a \$45,000 project to install a new pump, run new wiring and reoutfit the float. It still would not be useable by any of the live aboards in the winter.

Public Comment – None

2. Design Efforts Archipelago Phase II

Mr. Schaal displayed a slide presentation on the Archipelago project. The first slide shown was a Phase 1 photo where they are building the deck over. The next slide shows the foundation is set. What we are working on at this point is the interior layout for the amenities for the inside of the footprint. The design team (architectural, civil, mechanical, and electrical) are all working towards their sixty five percent design submittal. Included in that is a third party cost estimate. When they have their plans at sixty five percent they will hand it off to a firm whose sole task is cost estimates for the architects etc. So we will have a very well vetted locally calibrated process. We will watch that closely for calibration. We expect the sixty five percent design to be in our hands in early October. We are not sure exactly how long the process will take. The general layout for the structure is a waiting area that is about 1800 square feet that is highly mobile for people who are waiting for their tours. It will have men's, women's and two family restrooms as well as a drinking fountain and a janitor's closet. Upstairs will be a mezzanine for mechanical and electrical. The waiting area can be closed off from the restrooms so they can stay open longer when the waiting area is closed. The general design principal is we want a flexible entry into the building so we can limit the number of open doors depending on the weather. We are very cognizant of how the tour operators work and how their groups gather and the staff moves them. We have the building centrally situated between the wood deck plaza and the concrete parking lots so people can flow in and out of the building easily. The doors can be controlled for weather. We are still deciding on materials. The layout of the building has a bump out. If you look at the plan view, the left side facing the Archipelago, the first floor is larger than the second floor. The balance in the project is about \$3,000,000. We are expecting the estimates to come in under that. If it comes in at \$2,000,000 it will come in at the same cost per square foot as the Security Shelters. We coordinate every Thursday with

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Archipeligo LLC, we know they have their design team on contract. They have not chosen their siding materials yet. We do have an eye for coordination with them. We don't want to clash with their designs.

Ms Smith asked why the restrooms are designed as male and female are not a non-sex design with eight separate rooms?

Mr. Uchytel said that a design like that would not be efficient and very expensive. We meet the unisex requirements with the two family restrooms and this is the most cost effective way of doing this.

Committee Discussion/Public Comment – None

3. Update – New Regulation: Unattended Vessels at Launch Ramp Facilities

Mr. Uchytel said on page 19 is the language of the unattended vessels ordinance at the boat launch. This is the new regulation that we are going to hold a public hearing on September 26th at the Board meeting. We are required by ordinance to hold a public hearing. The process must be followed and over the course of months of meetings, the Board approves the language and once we have approved language for regulation change, on page 20, we advertise the public meeting under a legal notice in the newspaper. The legal notice lets everyone know we are intending to make these changes and if you want to comment you must attend the hearing. This is the language that the Board has selected, it can be changed at the hearing. Mr. Uchytel just wants to be clear on the process.

Committee Discussion/Public Comment – none.

4. Strategic Retreat Planning

Mr. Uchytel said I have the fall 2019 strategic planning retreat topics, labeled sample. I have spoken with Chair Etheridge, Vice-Chair Simpson, and Mila Cosgrove who is going to facilitate the meeting. I just want the Board to know, based on our conversations, that we are going to go up a level. We are not going to delve right into projects. We think it will be more advantageous to the Board to take a 30,000 foot view of what the Board is and what the Board wants to see accomplished. We want to be at a 30,000 foot level before we start talking about launch ramps, safety ladders, zinc anodes etc. Based on the tenure of the Board we believe this will be more productive. Mr. Etheridge, Mr. Simpson have served the longest, and Ms. Smith has been on the Board before, but everyone else has less than two years of service. So we think stepping back a bit and talking about introductions and what the role of the Board is, what the role of staff is and looking at what has been accomplished in the past would be a much better use of time.

Mr. Becker asked if this means we will not discuss some of our future projects.

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Mr. Uchhytil said that we are going to take baby steps. He doesn't know where the strategic planning is going as it is scheduled. Staff always has it's radar out for grants and funding opportunities.

Mr. Etheridge said we will also have an opportunity in Operations/Planning meetings to talk about those projects. This will help the Board build repoire and know what direction we want to take. This will give us the means to get to where we need to be.

Ms. Smith said personally she would rather spend more time looking towards the future and not what has been done in the past. She is more interested in the future and where we are going.

Mr. Etheridge said that we want to figure out as a whole group how far we are and how we can move forward as a group. One of the biggest things that he wants to see is the role that the Board plays vs the role that staff plays and how we intermingle those roles. If we have time, we can also look at projects. We have the Ops/Planning meetings to do the projects. He got on the Board to get projects done, he saw many years pass with nothing happening. He doesn't want to lose momentum on what projects have been done and whats being done.

Mr. Becker understands what Mr. Etheridge is saying but the reason he got on the Board was for a whole list of things that he would like to see done for commercial fishing.

Mr. Uchtyl said we don't have an unanimous date when everyone can attend. Is a date picked by Board availability or staff availability? Are we going to have one planning session day or two? I think the Board is more important in attendance over staff.

Ms. Smith said we have two dates where almost everyone said they are available. She said to pick one of those dates.

Mr. Becker asked for the November 12th or 13th.

Mr. Uchtyl said we would notice both of those dates in case we need longer than one day.

Committee Discussion/Public Comment- None

5. Alaska Association of Harbormasters & Port Administrators (AAHPA)
Conference

Mr. Uchtyl said we have been very busy in getting ready for the conference. The conference dates are September 30th to October 4th. This is the first time we have hosted a conference since 2007. Our Board Chair will be welcoming the group along with our Mayor and President Peterson. He would like to offer any Board members to come and sit through any sessions or the banquet. We are hosting at the Elizabeth Peratrovich Hall

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and they are also doing the catering. I will send out a link on the agenda in case anyone is interested. Everyone is welcome. We anticipate about 100 attendees. We have Commission McKinnon ADOT and Admiral Bell from the Coast Guard speaking at a another lunch. It should be a very good conference.

Committee Discussion/Public Comment

6. Petition to Relocate Statter Harbor No Wake Buoy

Mr. Uchytel said on page 21 of the packet is a petition letter from Rob Warden to move the speed buoy at Auke Bay. The buoy is currently at 1000 feet from the breakwater. Where he is proposing is about 1.3 miles away from the breakwater. I just want to make sure the Board has some visibility that this is happening. No action is required at this time. In the past we have tried to work with the property owners by embracing Tourism Best Management Practices (TBMP) and asking people to stay centered in Auke Bay, not cut the corners. We have not gotten many complaints this year. He is somewhat concerned that with the anti-tourism mantra in town right now could cause issues. Legal says not to engage until the petition is brought forward completed.

Mr. Becker said that line is a long ways out. It would really slow down the transition of the tours getting back to the ships.

Ms. Smith asked if any viable options have been discussed should the petition move forward.

Mr. Borg said we manage harbors not bays.

Mr. Simpson said this has come up before and its his recollection that this isn't a Docks & Harbor Board call. He doesn't think we have any authority to move the buoy.

Mr. Uchytel said we do own the speed buoy. We can move it within reason.

Mr. Etheridge said the Coast Guard worked with us in deciding where it would go years ago. Everyone weighed in on the decision.

Mr. Guignon said that there are Captains meetings. All the companies come together and it was discussed that there is an imaginary channel that operators are suppose to follow. It is straight out. It has been better the last six seasons. Everyone continues to do better. He is not really sure what they are trying to accomplish with the marker being so far out. Would a channel be satisfying to everyone. It's been talked about at three different meetings, most Captains cooperate with the line. People are willing to try and do better. What are the actual goals of moving the marker?

Mr. Etheridge said in his conversation with the group is that they are concerned with the damage done to his personal dock. He wants to reduce the speed to protect his a his

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neighbors docks. His thought the biggest problem is the Allen Marine boats on how they cut off to their spots. He thinks we need to do nothing at this point until something comes of it. Who is really responsible for the buoy. The petitioners aren't even sure who the petition should go to, they decided to start with Docks & Harbors.

Mr. Uchytel said we will have our end of season meetings on Wednesday, September 25th for tour operators, vendor booths and Statter Harbor users. Some of the homeowners we've mentioned tonight attended our pre-season meetings.

Committee Discussion/Public Comment

X. Staff & Member Reports

Mr. Borg said that Army and Coast Guard divers knocked out a lot of projects for us. Mr. Borg, Mr. Creswell, Mr. Osborn and Mr. Hinton are all going through an OSHA training class. We've have a company in town from Arizona certifying the majority of his staff on fork lifts, lock out tag out and boom truck operations. We've dedicated a lot of time to safety which will pay off well for us.

Mr. Uchytel said to let everyone know that he and Erich Schaal will be on action line September 19th. We will be advertising for a new deputy engineer in a couple of weeks. We will leave it open until filled. The requirement for the Statter Phase III project requires us to have Protected Species Observers (PSO). We have hired a Senior PSO. We will be hiring half a dozen more PSO's. They will be observing whales and other mammals during inwater work this winter. They need to be ready to go by October 1st. We won't break 1.3M cruise passengers this year. We are on track for 1.288M so far.

Mr. Schaal said we will have the preconstruction meeting for the Statter Harbor Phase 3A project next week. He took a tsumani forces and design course today. ASCE protocol has come up with standards that will be part of the international building code edition 2018 which CBJ will adopt at some point.

Mr. Becker said that DiPac is wondering about their anchor that broke off of the Lumberman.

Mr. Borg said that the Army/Coast Guard divers saw the anchor when they were diving. We will definately get it back to you.

Ms. Smith said she would like to know when the Harris Harbor showers are going to be repaired.

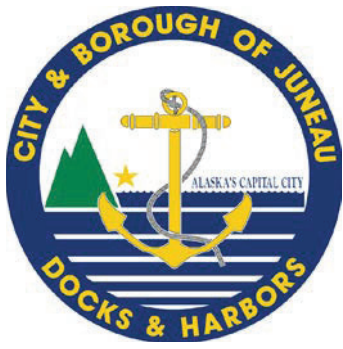
Mr. Borg said we are working on the leak and the valves for scalding. It has been taking much longer than anticipated. Our term contractor has been working on it. He will get with Ms. Smith by the end of the week. It is definately on our radar.

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XI. Committee Administrative Matters

Next Operations/Planning Committee Meeting- **Wednesday, October 23, 2019.**

XII. Adjournment- The meeting was adjourned at 6:08pm.



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Carl Uchytel, Port Director
To: Docks & Harbors Board
Via: Docks & Harbors Operations & Planning Committee
Date: October 18th, 2019
Re: Funds Transfer Request – Amalga Harbor (H51-105) to Pile Anode Installation (H51-121)

1. Docks & Harbor, in cooperation with the Finance Department, is in the process of closing out the Amalga Fish Cleaning Station project. CBJ protocol allows projects with a balance to administratively TRANSFER fund to another project via Assembly action. This memo discusses transferring the remaining \$123,163.89 from Amalga Harbor Fish Cleaning Station to a Capital Improvement Project (CIP) intended to install zinc anodes at the downtown small boat harbors.

a. Amalga Fish Cleaning Station (H51-105). This project would have installed a new 75 ft x 12 ft fish cleaning float to the existing Amalga Harbor boarding float and provide a Private Aid to Navigation daymark to warn mariners of a rock hazard. The 75% design estimated construction cost was \$254K. After significant public input, the Assembly Public Works & Facilities Committee elected not to accept the \$230K ADFG grant at its July 29th meeting. With no source of funding, this project will be administratively cancelled.

b. Pile Anode Installation (H51-121). This project was established, in part, from Docks & Harbors Board prioritization process and vision to extend the useful life of newly recapitalized small boat harbor projects. Harris and Douglas Harbors have no zinc anodes installed. Aurora Harbor has approximately half of all its newly installed piles fitted with zinc anodes. Docks & Harbors has been successful in receiving a \$140,000 FY19 ADOT Harbor Facilities Grant for Douglas Harbor and \$125,000 FY20 ADOT Harbor Facilities Grant for Harris Harbor. The transfer, if approved, will bring the CIP balance to \$403,163.89.

Action	Amount	From	To
Transfer (Balance in Account)	\$123,163.89	H51-105 Amalga Fish Cleaning Station	H51-121 Pile Anode Installation

2. I recommend the Docks & Harbors Board approve the above transfer and recommend the Assembly adopt the appropriate ordinance.

DEVELOPMENT PERMIT APPLICATION

Project Number 05E2019002	CITY and BOROUGH of JUNEAU	Date Received: 9/20/19
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description A combination of two, 2 story mixed use buildings with a central connecting canopy. Buildings will be used for a possible mix of retail, art galleries, restaurants, brewery /distillery & office.		
	PROPERTY LOCATION		
	Street Address 356 S Franklin Street	City/Zip Juneau	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 1A, Archipelago Subdivision		
	Assessor's Parcel Number(s) Plat #2019-19 1C070 K830022		
	LANDOWNER/ LESSEE		
	Property Owner's Name Morris Communications Company, LLC	Contact Person: Robert Kuhar	Work Phone: 706-823-3556
	Mailing Address 725 Broad St., Augusta, GA 30901	Home Phone: N/A	Fax Number: 706-823-3212
	E-mail Address robert.kuhar@morris.com	Other Contact Phone Number(s): N/A	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****	
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. (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X Landowner/Lessee Signature		Date 9/11/19	
X Landowner/Lessee Signature		Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Tiland / Schmidt Architects, P.C.		Contact Person: Frank Schmidt	Work Phone: 503-220-8517
Mailing Address 3611 SW Hood Ave, Suite 200, Portland, OR 97239		Home Phone: 503-704-5800	Fax Number: 503-220-8518
E-mail Address frankschmidt@tilandschmidt.com		Other Contact Phone Number(s): N/A	
X Applicant's Signature		Date of Application 9.10.19	

STAFF APPROVALS	☒	Permit Type	***SIGN	Date Received	Application Number(s)	
		Building/Grading Permit				
		City/State Project Review and City Land Action				
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)				
		Mining Case (Small, Large, Rural, Extraction, Exploration)				
		Sign Approval (If more than one, fill in all applicable permit #'s)				
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)				
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)				
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments:					Permit Intake Initials ANE

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 FORMS 2010 Applications Revised November 2009



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.

PROJECT SUMMARY

A combination of two, 2 story mixed use buildings with a central connecting canopy. Buildings will be used for a possible mix of retail, art galleries, restaurants, brewery / distillery & office.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: _____

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 33,875 square feet

Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 32,369 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		Check No.	Receipt	Date
	Fees			
Application Fees	\$ 1000	- Class III		
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ 50			
Pub. Not. Sign Deposit	\$ 100			
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 at 586-0770.

Case Number

15E2019002

Date Received

9/20/14

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

Conditional Use Permit



What is a Conditional Use Permit?

A Conditional Use is a use that may or may not be appropriate in a particular zoning district. For this reason it needs to be reviewed for its character, intensity, or size of that or surrounding uses. The permit is a way to review proposed projects impacts and allow different land uses in zoning districts.

What is a Conditional Use Permit for?

Some land uses are allowed outright, like a single-family home in a residential zone. However, uses like churches, libraries, or schools are examples that need additional review by the Planning Commission to be considered for residential districts.

The Table of Permissible Uses in the CBJ Land Use Code Title 49 outlines uses in different zoning districts that may be allowed outright with staff approval, allowed with a Conditional Use Permit and Planning Commission approval, or not allowed.

What criteria is used in reviewing a Conditional Use permit?

- Effect on public health and safety.
- Effect on property values and whether the project is in harmony with other uses in the neighborhood.
- Conformity with the Comprehensive Plan and other adopted land use and transportation plans; and
- Compliance with the habitat sections of the Land Use Code that address possible impacts to coastal resources, such as fish and wildlife habitat and water quality.

What should the project narrative include?

- Development schedule – Hours of operation and/or a time limit may be imposed upon specific projects to minimize conflict or disruption of other uses or neighbors.
- Use – The use of the land or structure in the proposed project or development may be restricted to that indicated in the application.
- Habitat – Development shall minimize environmental impacts near eagle's nests, wetlands, and intertidal areas.
- Sound – Conditions may be imposed to the level of noise that may be produced from a development or project.
- Screening – The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- Lot size and development size
- Drainage – Conditions may be imposed to improve on and off-site drainage.
- Other conditions – May be imposed when reasonably necessary to protect public health, safety, and welfare.

Note: This handout does not cover all code sections and requirements as outlined in the Land Use Code. Please see Title 49 – CBJ 49.15.330 for specific code references on Conditional Use Permits.

What is the Conditional Use Permit process?

- **Pre-application Conference – Required** for all Conditional Use Permit applications. CBJ staff will talk over the Conditional Use Permit process and all required permits and information needed for a complete review.
- **Neighborhood Meeting** – These meetings can be optional but are encouraged.
- **Permit application including:**
 1. Narrative - Clearly describe proposed project. Be specific.
 2. Site plan - Show existing and proposed: buildings, lighting, vegetation, and use of land. Show parking and traffic circulation.
 3. Fees - Between \$350 to \$1,600 based on the size and scope of the project. CDD staff will assist you in determining the fee for your project.
- **Review** – CBJ staff and other external applicable agencies will review the proposed project.
- **Staff report** – The Planner assigned to your specific project will review the application for consistency with land use codes and applicable plans. Staff will then make a recommendation to the Planning Commission.
- **Public Notice** – Notice of all hearings will be sent by mail to all property owners within 500 feet of the proposed project. A larger area may be required depending on the project and area affected. Notice will also be placed in the newspaper. A public notice sign will be required to be posted on-site 14 days prior to the public hearing. A sign rental fee is \$50 with a sign deposit of \$100.
- **Public Hearing** – The hearings are open to the public and give the public a chance to testify or comment to the Planning Commission on specific projects.
- **Notice of Decision (NOD)** – Is issued once the Planning Commission reaches a decision on the proposed project.
 1. Appeal Period – Within 20 days of a decision the decision may be appealed to the Assembly. Any work done within the 20 days after a decision is done at your own risk.
 2. Expiration – Conditional Use Permits do have an expiration date. The permit will become void 18 months after its effective date if no associated permits have been issued, or substantial progress has been made on the project.

Please contact the Permit Center with any questions or to schedule a Pre-Application Conference:

230 S. Franklin Street, 4th Floor – Marine View Building
Phone: (907) 586-0770 • Fax: (907) 586-4925
Permits@juneau.org • www.juneau.org

Monday through Friday (except Holidays) 8am to 4:30pm
Applications received: 8am to 4pm

Land Use Application for a Conditional Use Permit
And
Local Jurisdictions Project Review
For
Archipelago Center
South Franklin
Juneau, Alaska

Project Narrative

Submitted by:

Frank M. Schmidt AIA: Project Architect
Tiland/Schmidt Architects PC
3611 SW Hood Ave.
Suite 200
Portland, OR 97239
503-220-8517
Cell: 503-704-5800

On behalf of the Land Owner and Developer:

Archipelago Properties, LLC
Craig S. Mitchell Sr. VP Finance
Robert J. Kuhar AIA: VP Properties & Facilities
725 Broad Street
Augusta, Georgia 30901
Wk. 706 823-3556
robert.kuhar@morris.com

September 11, 2019

Introduction

The site of the planned complex is on the water side of South Franklin Street and is zoned Waterfront Commercial (WC). This is distinct from the other side of the street which is zoned Mixed Use (MU) and clearly aimed at retail store frontage and aimed mostly at foot-borne shoppers arriving by means other than a personal vehicle. The primary retail competition for the Archipelago Complex is directly across the street in a zoning district that is much more compatible with a high-density retail environment. The issue of parking is dealt with below. The key zoning concerns here are usage, setbacks, building height, and historic district standards.

Refer to the attached exhibits as follows:

Exhibit 1 of 1 Subdivision Plan, dated 2-21-19

Exhibit EX 1.A Pedestrian Circulation Site Plan, dated 9-9-19

Exhibit EX 1.B Conceptual Site Drainage Plan, dated 9-9-19

Exhibit EX 1.C Existing Utility Plan, dated 9-9-19

Exhibit EX 1.1 Proposed Landscape Area Plan, dated 9-9-19

Exhibit EX 2.1 and 2.2: The First and Second Floors of Both Buildings A and B, dated 9-9-19

Exhibit EX A4.A and A4.B: Building Height Calculations for Buildings A and B, dated 9-9-19

Exhibit EX A4.1 and A4.2: Exterior Elevations for Buildings A and B, dated 9-9-19

Archipelago Preliminary Construction Schedule, dated May 8, 2019

Usage

The WC district is aimed primarily at commercial uses that need or benefit from a waterfront location. Visitor-oriented retail does not physically depend on the waterfront so it is not a land use that is obviously welcome in the WC zone. However, the case has been made in four previous and relatively recent applications that this kind of development is indeed appropriate in WC in this part of town because that is where the customers primarily circulate. These four examples are as follows: 1.) The buildings now called Pier 49, 2.) Diamonds International, 3.) EFFY and 4.) The People's Wharf. All are in the historic district and zoned the same as Archipelago. Therefore, there is no need to contemplate a re-zone for the Archipelago site for usage concerns.

Setbacks

The front, side, and rear yard setbacks in WC are all ten feet. In MU all are zero, primarily based on Juneau's downtown development history. For over 100 years, commercial development has been making the most efficient use of land by maximizing building footprint. There is an historic district that applies to the Archipelago site and both sides of South Franklin Street as one travels north and south along Franklin. The historic district front yard standard is also zero, thus creating a conflict with the WC setbacks. One way to sort this out would be to seek a re-zone to MU but a variance (or interpretation) would be easier and there is plenty of precedent.

The four recent cases (2000-2005) showed the city's preference for zero setbacks. In one of those cases, the variance process was used to settle the matter. In the other three, it was taken for granted that the historic district setback would govern. Archipelago will have to apply for a parking variance in any case so if the city desires to use a companion variance as a vehicle to settle the setback issue the overall timing of the necessary approvals should fall within the overall timing of the approvals being requested.

Review of Waterside Development on South Franklin Street

There are six waterside commercial properties on South Franklin Street down-channel from the proposed Archipelago development. The permitting history of the first four is summarized below. The application of planning standards, when viewed as a whole for all is variable but the apparent desired outcome is quite consistent: The developers and the city wanted the buildings to be on or very close to the ROW and parking requirements were reduced and other standards relaxed, such as those noted below.

First, some general points:

- The waterside area from the Marine Park Parking Garage to Taku Smokeries is zoned WC, Waterfront Commercial. From Taku Smokeries to and around the Rock Dump shoreline, the zoning is WI, Waterfront Industrial. Both require a ten-foot front, site and rear yard setback.
- If a building is demolished and re-constructed, it must conform to the setback and other requirements *“if the cost of renewal of the damaged parts exceeds 75 percent of the cost of the replacement of the entire building, exclusive of foundations...”* CBJ 49.30.500(a)
- The first four developments are in the PD-2 (70 percent compliance) and the other two are not in any parking reduction district.
- Parking to support commercial uses must be on site or within 500 feet of the site. CBJ 49.40.200 (4) (D)

The developments, in order of that closest to the Archipelago to the most distant, are as follows:

Pier 49, previously called Timberwolf Gallery and Warner’s Wharf, two-story completely rebuilt in 2004, including new steel pilings.

Front Setback: No variance requested. Building approved at zero front yard.

Other Setbacks: VAR 2004-00014 approved zero for side yards

Parking: PD-2. A variance was approved to reduce the parking to the PD-1 standard and to allow all but four of the required parking spaces to be more than 500 feet away from the site. VAR 2004-00013 allowed a reduction from 26 spaces to 15 because an informal study done by CDD staff in 1996 found “that the parking demand for these businesses was generally for employees. The demand coincidentally equated to the PD-1 standard.

Diamonds International, previously called Miners Hall and permitted under that name in 2005. This was a total re-build of the infamous Crystal Saloon including new steel piling.

Setbacks: VAR 2004-00050 allowed reduction of side and front setbacks to zero. The primary justification was to conform to historic district standards.

Parking: VAR 2004-00049 allowed reduction from the PD-2 requirement of 29 spaces to the PD-1 requirement of 17 on the same basis as for Pier 49, and for all of them to be located at the Rock Dump more than 500 feet distant. A shared shuttle service was to provide connection between this and two other businesses to the Rock Dump parking.

EFFY, previously Pioneer Jewelers built in 2003 on previously undeveloped very narrow parcel.

Setbacks: VAR 2000-00023 allowed all setbacks to go to zero but the staff report also says: *The first 20 feet of the proposed building in from South Franklin Street is within the Downtown Historic District (DHD). The Downtown Historic District Standards calls for new buildings to maintain the visual continuity of the streetscape of the district. Typically, buildings of the district are constructed to or near to the front and side property lines. In such cases where there is a conflict of standards, the Downtown Historic District Standards would govern as they are set for a specific area. The portion of the building which is not in the Downtown Historic District would be governed by the standards of the zoning district. Thus, no variance is needed for the portion of the building within the Downtown Historic District.* (emphasis added)

Parking: VAR 2000-00023 allowed a reduction to the PD-1 standard (21 spaces to 8) and to locate all of the parking at the Rock Dump. The report is appended.

People's Wharf completely reconstructed in 2006 to replace a decaying building on the same footprint. New steel piling was included.

Setbacks: VAR 2006-00030 allowed all setbacks "outside the Historic District" to be zero, indicating that the first 20 feet was already allowed to be zero because it was in the Historic District.

Parking: VAR 2006-00031, based on the same reasoning as for the three developments above, reduced the PD-2 requirement of 17 spaces to the PD-1 requirement of ten and allowed all of them to be placed on the Rock Dump. Interestingly, the staff report says that the applicant was aware of the pending Fee-in-Lieu ordinance and declared an intent to switch to that means when it became available.

Building Height

There is also a conflict, albeit a minor one, between the WC building height limit of 35 feet and the historic district limit of 38 feet. The main masses of both buildings would meet the WC rule. However, the current elevations contemplated for both buildings include pitched roof elements that would exceed the WC rule but not the historic district rule. Again, a variance can be used to settle the matter. None of the four previous developments had a building height issue but they did always result in choosing the historic district standard over the underlying zoning standard, whatever the issue.

Historic District Standards Related to Building Heights

There has been a discussion of how the historic district standards for setbacks and building height are to be applied in the WC zoning district. In the four prior cases discussed above, the historic standards were applied. In some instances, this was done through a variance process. In others, the city staff simply said that the historic standards would govern and that was that. So, the issue now is to determine which method should apply to the Archipelago Center.

This question was put to planners in the CBJ's Community Development Department (CDD) a couple of different ways. The answer is in an e-mail from planner Teri Camery to Frank Schmidt on 8/8/19 which reads in part:

CDD has determined the following:

- Historic District guidelines apply, including the 38' height limitation, for the portion of the building located within the Historic District boundary. The remainder of the building must decrease in height to the 35' maximum required for the Waterfront Commercial district.
- The portion of the building within the Historic District must also comply with other Historic District guidelines, not just the height increase, including the 0-foot front yard setback and canopy requirements.
- Any portion of the building located outside the Historic District must meet Waterfront Commercial dimensional standards

This guidance is helpful to some extent. The front yard setback and canopy issue is resolved and no variance is needed. As planned, the two buildings already meet the side and rear yard requirements of the WC district.

The building height issue is only resolved for that part of the building that is in the historic district. The historic district boundary is 40 feet back from the front lot line or ROW. The Archipelago buildings extend far past that line. The guidance from CDD seems clear: a variance will be needed for the height standard for that part of the development that is not in the historic district.

Refer to the attached **Exhibits A-4.A and A-4.B**, for graphic and numerical descriptions of the overall heights and the averaging of the heights for each of the buildings. These exhibits conclude that the buildings do meet the height parameters as defined within the height averaging guidelines provided to the design team from Teri. Also included within this submission are **Exterior Elevation Drawings A4.1 and A4.1 for Buildings A and B**, illustrating the overall heights of the buildings in the anticipated final form.

Addressing the CBJ Land Use Code Parking Requirements

The current plan for this complex consists of two buildings with visitor-oriented retail spaces on the first floor and mixed use on the second floor but also with a restaurant on the second floor of Building A. The total parking requirement – without application of any discounts – would be 86 spaces.

The site is located in Parking District 2 and this allows a 30 percent discount so the requirement drops to 60. It is not possible to accommodate any amount of parking on the site without the entire development becoming economically unfeasible. So, one approach would be to use the code's Fee-In-Lieu (FIL) provision that allows a developer to pay about \$10,000 per space to meet the parking requirement. This is seen as onerous and unfair given that this complex:

- will be competing with other similar retail spaces that did not have to provide any parking at all; and,
- will be serving customers who will be arriving on foot, mostly from cruise ships.

The CBJ has addressed this issue in the recent past on four other development proposals of a very similar nature to that of Archipelago.¹ In each case, a variance was granted to reduce the parking

requirement to the Parking District 1 standard which allows a 60 percent discount. The justification given in the staff reports for these variances was the same for all four: the customers will be arriving on foot. Such a variance for Archipelago would result in a requirement of 34 spaces.

Filling a 34-space requirement is also seen as unfair and unnecessary and another look at the previous four developments explains why. The four were all approved with a requirement to provide remote parking lots. The code provides that required parking must be on the site of the development or within 500 feet. All four proposed parking on the Rock Dump – half a mile away – and elaborate shuttle systems to connect the parking with the buildings they served.

The four developments were approved during the 2000-2005 period and *none* of the four parking arrangements exist today. It is generally believed that none of these arrangements was *ever* used as completely as expected and that the workers got to their jobs in those four buildings by other means. At least one of the buildings is known to have complied via FIL in the meantime but the status of the others is not known as of the date of this summary. An inquiry request has been submitted to CDD to determine the status of the other three.

More to the issue, the Archipelago Complex will be competing with similar older retail spaces that did not have to meet a requirement to provide parking. Employees and customers in those other buildings get to the parcel by other means and Archipelago's lessees should not be required to pay for parking when their competitors do not, including those who were regulated under current law.

Conclusions Drawn in Addressing Parking Requirements

We believe that there is a strong case to provide this project with no parking and are requesting a total waiver of the Fee in Lieu at this time.

Vegetative Coverage

In discussing Vegetative Coverage or the Overall Landscape Requirements, within this submittal contains an Exhibit EX 1.1 for the Proposed Landscape Area. Landscaping options like parking is difficult to meet the strict interpretation. We would like to present the following for consideration. Within the attached exhibit one will find that 5.32%, which is over half of the requirement, is anticipated to be placed in traditional landscape planters and areas. This softens the edges as much as possible considering the massive number of visitors anticipated in and around this property. To offset the need for traditional landscaping, it is proposed to place hanging baskets around the property as well as a decorative hardscape representing a river, bay or channel with islands placed periodically. The size of this decorative area is approximately 2,460 square feet and would represent 7.26% or over half of the requirement of 10%. As noted in Exhibit EX 1.1, the combined areas total approximately 4,264 which is 12.58% of the overall.

Other considerations, such as blocking circulation pathways with landscaping which end up providing interruptions in the clear circulation paths around and through the site. An approach of this nature would meet at least half of the overall requirement and allow for a playful and sculptural approach to be put in place under the central canopy. This pavement 'water sculpture' would also allow for opportunities on the columns for additional sculptures such as a 'fish' rising out of the deeps or a contemplated totem representing an interesting tale of the region.

Lighting

To fully achieve the complete vision for this project, the exterior lighting will be designed to not only embellish or accent the design in the longest and busiest days of the year, but to enhance and accent the buildings throughout the year. Although year round occupancy of every space is not anticipated, the possibility of selective year round tenants is being investigated to allow for these buildings to be used in a safe and enjoyable manner as much as possible. To that end, the lighting design will take some time to bring forward but is being considered now from accent lights to LED display lights which could provide some playful and colorful interest within the central canopy area and roof structure.

Noise

CBJ noise standards during construction will be met and any contractors working on the site will be made well aware of the standards.

Flood

It has been established that this proposed site is above the area of concern established within the FEMA maps and standards. In short it has been confirmed that the proposed development is located above the mean high water and outside of the velocity flood zone.

Hazard Determination

Attached herein is the 'Notice of Decision' dated August 14, 2018 Case No.: AME2018 0010 addressing the removal of Archipelago Lots 1, 2, 3, and 4, from the Moderate Hazard Zone.

Overall Schedule

An Overall Preliminary Construction Schedule, dated May 8, 2019, has been attached as a part of this submission. In short the construction is anticipated to start on the buildings around May 1, 2020 and the center be open for the 2021 season around March 1, 2021.

Thank you for your consideration of this project and we look forward to addressing any questions or comments that may arise at the review of this submittal.



Planning Commission

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

NOTICE OF DECISION

Date: August 14, 2018

Case No.: AME2018 0010

Gary Gillette, Port Engineer
Docks & Harbors
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Proposal: Hazard map amendment to remove Archipelago Lots 1, 2, 3 and 4 from the Moderate Hazard zone.

Property Address: 356 S. Franklin Street

Legal Description: Archipelago Subdivision, Lots 1, 2, 3, 4

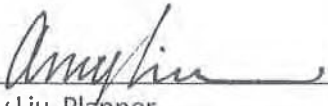
Parcel Code Number: 1C070K830036; 1C070K830037; 1C070K830038; 1C070K830039

The Director of the Community Development Department has granted the requested hazard map amendment to remove the subject properties from the Moderate Hazard area as described in the site specific studies submitted with the application.

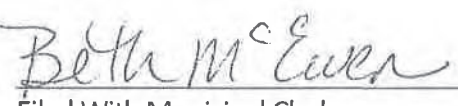
This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

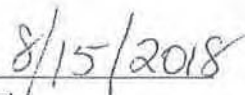
This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Project Planner:


Amy Liu, Planner
Community Development Department


Jill Maclean, Director
Community Development Department


Filed With Municipal Clerk


Date

cc: Plan Review



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

Archipelago Waterfront Development

Case Number: PAC2019 0036

Applicant: **Frank Schmidt**

Property Owner: Archipelago Properties Inc.

Property Address: 356 S. Franklin

Parcel Code Number: 1C070K830036

Site Size: 43,508 Square Feet

Zoning: Waterfront Commercial

Existing Land Use: vacant

Conference Date: June 12, 2019

Report Issued: 06/28/2019

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
Frank Schmidt	Applicant	Frankschmidt@tilandschmidt.com
Teri Camery	Planning	Teri.Camery@juneau.org
John Young	Building	John.Young@juneau.org
Mark Millay	General Engineering	Mark.Millay@juneau.org

Conference Summary

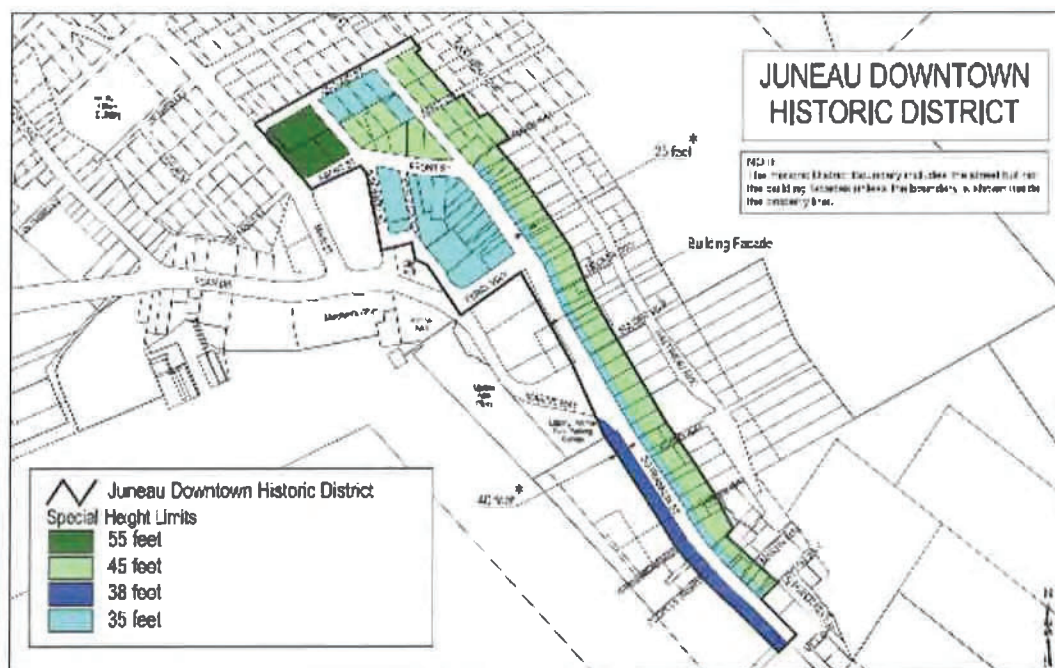
Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

1. **Zoning** – Waterfront Commercial. The property is also within the Historic District, from South Franklin and back 40 feet.

The project area is within the Downtown Historic District, as noted on the map below.



Downtown Historic District Juneau, AK

The boundary of the Downtown Historic District includes a concentration of "contributing" structures near the intersection of Front and Franklin Streets, and then extends south along Franklin Street itself for several more blocks.

*Depth of area subject to the designated height limit.

Historic District Standards may be found at the following link:

http://www.juneau.org/cddftp/documents/FINAL_DHDDSG_ASSEMBLYADOPTION_1072009_000.pdf

For new construction, pay particular attention to Chapters 7, 8, and 9. Chapter 7, page 44 notes that buildings must be aligned at the sidewalk edge, which is in conflict with the Waterfront Commercial front setback requirement of 10 feet. Chapter 7 page 50 notes that building canopies are required in the historic district, and provides further details on canopy features.

Projects within the Historic District go the Historic Resource Advisory Committee (HRAC) for their advisory review. HRAC comments will be included in the Community Development Department's staff report to the Planning Commission, and CDD may choose to support all, some, or none of the HRAC's recommendations. The HRAC meets the first Wednesday of each month. Architectural renderings of the project should be submitted to the HRAC liaison, Planner Allison Eddins (allison.eddins@juneau.org) at least one week in advance.

The project will also be evaluated for conformance with the Long Range Waterfront Plan, largely addressing the policies evaluated in the related CBJ Docks and Harbors Conditional Use Permit, USE20180015.

CDD will provide a complete analysis to the Planning Commission of all requirements, and it will be up to the Planning Commission to address potential conflicts among the requirements, such as the conflict between Waterfront Commercial setbacks and the historic district standards.

2. **Setbacks** – Waterfront Commercial setbacks are 10 feet on the front and sides, no setback from tidewater. The applicant may apply for a variance to the setbacks. Variance criteria are noted in CBJ Code 49.20.250, available through this link:

https://library.municode.com/ak/juneau/codes/code_of_ordinances

If a variance is proposed, it would be reviewed concurrently by the Planning Commission; approval of the Conditional Use Permit would be contingent on approval of the variance.

Staff understands that the applicant has also inquired about zone change to the property to change the setbacks. Correspondence with Planner Beth McKibben on this issue has been included at the end of this report for reference.

3. **Height** – maximum height is 35 feet
4. **Access** – South Franklin
5. **Parking & Circulation**– The property is in the PD-2 parking district, which allows for a 30 percent reduction in the parking requirement. Applying for a variance is also an option. Again if a variance is proposed, it would be reviewed concurrently by the Planning Commission; approval of the Conditional Use Permit would be contingent on approval of the variance.

Parking requirements for the currently proposed uses include:

- a. Retail, one space per 300 square feet
- b. Restaurant, one space per 200 square feet
- c. Office, one space per 300 square feet
- d. Storage, one space per 1000 square feet
- e. One accessible space is required for each 25 spaces for up to 75 spaces
- f. A minimum of one loading space is required, not less than 30 feet by 12 feet with an unobstructed height of 14 feet six inches.

6. **Lot Coverage** – no maximum lot coverage
7. **Vegetative Coverage** – 10 percent
8. **Lighting** – To be addressed in the project narrative, see below.
9. **Noise** – The project will need to comply with CBJ noise standards during construction, otherwise noise is not expected to be an issue. The noise standard is noted in CBJ Code 49.20.095. CBJ Performance Standards also apply, at 04CBJ AC 050.20
10. **Flood** – The effective 2013 flood map for the area is shown below:



There are no changes proposed for this property in the draft flood maps currently under review. CBJ staff have discussed the recurring glitch in the maps with FEMA personnel and have confirmed that map above is correct and confirmed that no changes are proposed.

If the property is located within the VE zone (CBJ understands from the meeting that is not), it must be constructed above the Base Flood Elevation of 25 feet and must be constructed on posts, piers, or pilings. Further, the development must be landward of the mean high water line.

11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The project area was previously removed from the hazard area, therefore this section does not apply.

12. **Traffic** – To be addressed in the project narrative, as noted below.

Building Division:

13. **Building** – N/a

General Engineering/Public Works:

1. Will need to see a final site plan.
2. **Drainage** – Will need to see a final drainage plan. All collected drainage will need to be treated within the parcel before it enters into the CBJ system or outfalls into the Gastineau Channel.
3. **Utilities** – (water, power, sewer, etc.) Water: 6" water service is available for fire and domestic needs. One water meter per parcel, one water billing account with CBJ. Sub-metering and billing needs to remain private. Water connection charges and assessments are based on domestic line size. Fire line charges are \$750.00 or the actual cost of inspection and testing services, whichever is greater. Sewer: Service is available, the sewer connection assessment cost are based on Drain Fixture Units. Inspection costs are separate.

Fire Marshal:

4. **Fire Items/Access** – N/a

Other Applicable Agency Review:

5. N/a

Conditional Use Permit Application

The Conditional Use Permit application should include detailed site plans which include the following in one or more drawings:

- Confirmation that the development is located landward of mean high water and outside of the velocity flood zone;
- Building distances from property lines
- Parking spaces, ingress and egress points, traffic circulation pattern
- Pedestrian circulation pattern
- Building height and layout with the square footage of each proposed use.
- Vegetative cover/landscaping
- A general drainage plan

The Conditional Use Permit application should also include a detailed project narrative which includes, but is not limited to, the following:

- General description of the building, key features, and proposed uses, including months, days, hours of operation
- Square footage of each proposed use
- Written description of parking
- Written description of traffic
- Description of any lighting proposed
- Description of landscaping/vegetative cover
- Description of compliance with the CBJ flood ordinance
- Description of drainage plan
- Conformance with Historic District Standards
- Conformance with the CBJ Long Range Waterfront Plan
- Description of coordinated planning effort with CBJ Docks and Harbors and the public process that preceded the final design
- Anticipated construction schedule

Please note that the Conditional Use Permit review process takes three months on average, starting from the time that CDD has received a complete application. More complex projects and projects that require additional review, such as by the HRAC, typically take longer.

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. Development Permit Application
2. Conditional Use Permit Application

These forms are available at <http://www.juneau.org/cddftp/documents.php>

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.

Exceptions to submittal requirements:

Submittal requirements 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. The fee will be based on the final proposed square footage of the development. A Class II Conditional Use Permit use with a \$500 fee is most likely.
2. Sign Deposit.

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

From: Beth McKibben <Beth.McKibben@juneau.org>

Sent: Wednesday, June 19, 2019 5:47 PM

To: 'Murray Walsh' <murray@acsalaska.net>

Cc: Allison Eddins <Allison.Eddins@juneau.org>; Teri Camery <Teri.Camery@juneau.org>

Subject: Archipelago Properties Inc.

Hi Murray

As you know this site is zoned Waterfront Commercial. A portion of the site is located in the Historic District Overlay.

The comprehensive plan map designation is Marine Commercial. This is described as "land to be used for water-dependent commercial uses such as marinas/boat harbors, marine vessel and equipment sales and repair services, convenience goods and services for commercial and sport fishing, marine recreation and marine tourism activities such as food and beverage services, toilet and bathing facilities, bait and ice shops, small scale fish processing facilities, hotels, motels and similar goods and services to support mariners and their guests. Float homes, house boats, and live aboard would be residential uses to be allowed within the MC district.

An expansion of the zoning districts across the street would be Mixed Use. There are many similar uses allowed in the WC and MU. However, MU allows a wider variety of uses, especially residential and service. Additionally, note “N” is absent from MU –which is the requirement for water related/dependent/oriented.

The minimum lot size in MU is 4,000 sf vs 2,000 in MC. MU has no required setbacks and WC has 10 foot setbacks all around. MU has no maximum height and WC has a 35-foot max height. The Historic District overlay has a height limit –so regardless of zoning a portion of the site would have a height restriction.

If your client decides to seek a rezone I would suggest they schedule a pre-application conference as soon as possible. As you know, we can accept an application for a rezone during the month of July.

The critical finding that has to be made to support a rezone is “substantial” compliance with the maps of the comprehensive plan. The policies can and do influence that evaluation as well. It may be worthwhile to spend some time looking at the marine related uses allowed in the WC district and how, or if, they are allowed in the MU zone. Interesting aquaculture is allowed in MU w/the a CUP, but seafood processing is not allowed. A narrative submitted with the rezone application should make a clear and strong case for the requested district’s compliance with the marine commercial designation. Also, stating compliance with policies in the 2013 comprehensive plan, 2004 waterfront master plan and 2015 Economic Development Plan.

Another thought, is considering the expansion of the historic district overlay in conjunction w/the rezone. This would require the entire parcel to comply with the historic district design standards. Because a portion of the site is already encompassed in the overlay, a cohesive design makes sense. The larger issue is that the entire site would then be subject to the height restriction of the overlay. Potentially this could alleviate concerns about unlimited height along the waterfront.

I’m available to discuss this with you further. However, I’ll be out of the office beginning this Friday, June 22 and will return July 8.

Allison Eddins and I have talked about this some, so she could be available while I’m out.

Beth McKibben, AICP | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0465

May 10, 2019

**PreApplication Conference Request
For
Archipelago Center
South Franklin Street**

Archipelago Center Brief Narrative

Archipelago Center is located on the vacant property to the southern side of the Existing Library and Parking Garage on South Franklin Street.

As shown in the attachments, the project consists of two buildings that are two-story each with a connecting canopy. Building 'A' will have an approximate ground floor square footage of 7,925 and roughly an equal square footage on the second floor to bring the gross square footage to 15,850. Building 'B' consists of an approximate ground floor of 7,845 square feet and the second floor of approximately 8,025 SF, totaling to approximately 15,870 SF. The approximate total square footage of the two buildings will be 31,720.

The anticipated tenant mix will be retail, restaurants, offices, and possibly some storage to compliment the seasonal retail tenants. Placing residential on the second floor of Building B is being reviewed as an amenity for housing seasonal workers.

The connecting canopy allows for a retail or shopping experience regardless of what the weather may bring.

The intent of this project is to allow a gateway into the City from the waterfront, taking advantage of the work currently underway along the waterfront between this property and the Sea Walk.

We look forward to meeting and discussing this project and the overall design of the buildings further with you.











PRELIMINARY
5/10/2019

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 BULLHOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8917
FAX (503) 220-8918

ARCHIPELAGO CENTER S FRANKLIN AVE JUNEAU, ALASKA 99801

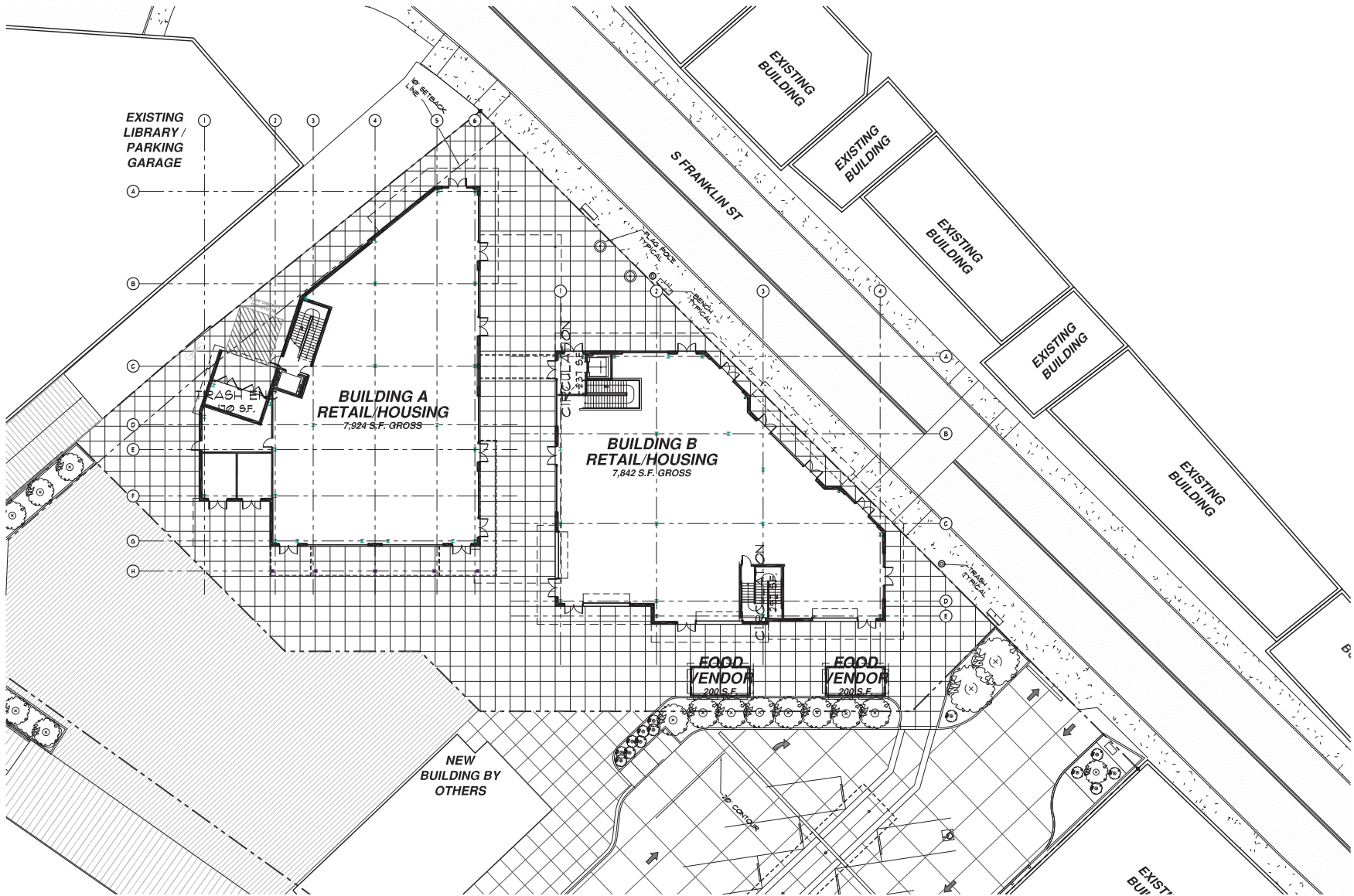
PROJECT NO.
17159

DATE:
DRAWN BY:
CHECKED BY:
RMB

REVISIONS

17159(1).d2 - Floor Plans - 44

39 2.01



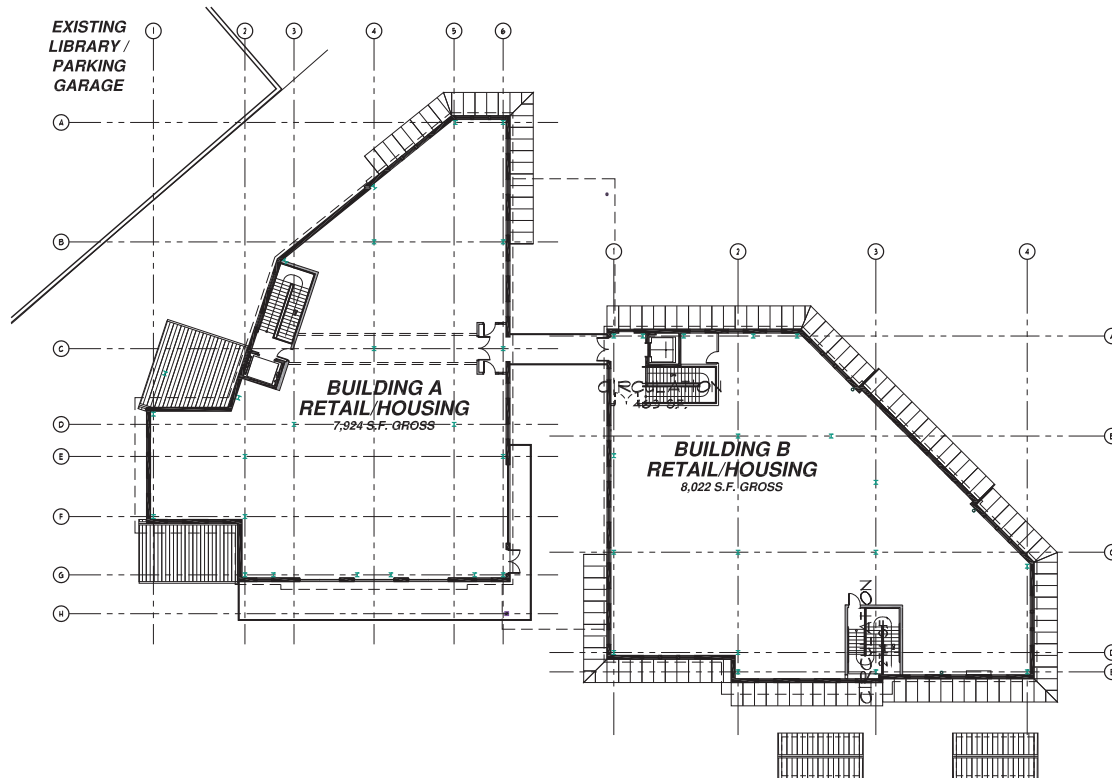
BUILDINGS 'A' & 'B'
1 FIRST FLOOR PLANS
SCALE: 1/16" = 1'-0"



PRELIMINARY
5/10/2019

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 SW HOOD AVE.
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PORTLAND, OR 97239
(503) 220-8917
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ARCHIPELAGO CENTER
S FRANKLIN AVE
JUNEAU, ALASKA 99801



BUILDINGS 'A' & 'B'
SECOND FLOOR PLANS
1
SCALE: 1/16" = 1'-0"



PROJECT NO.
17159

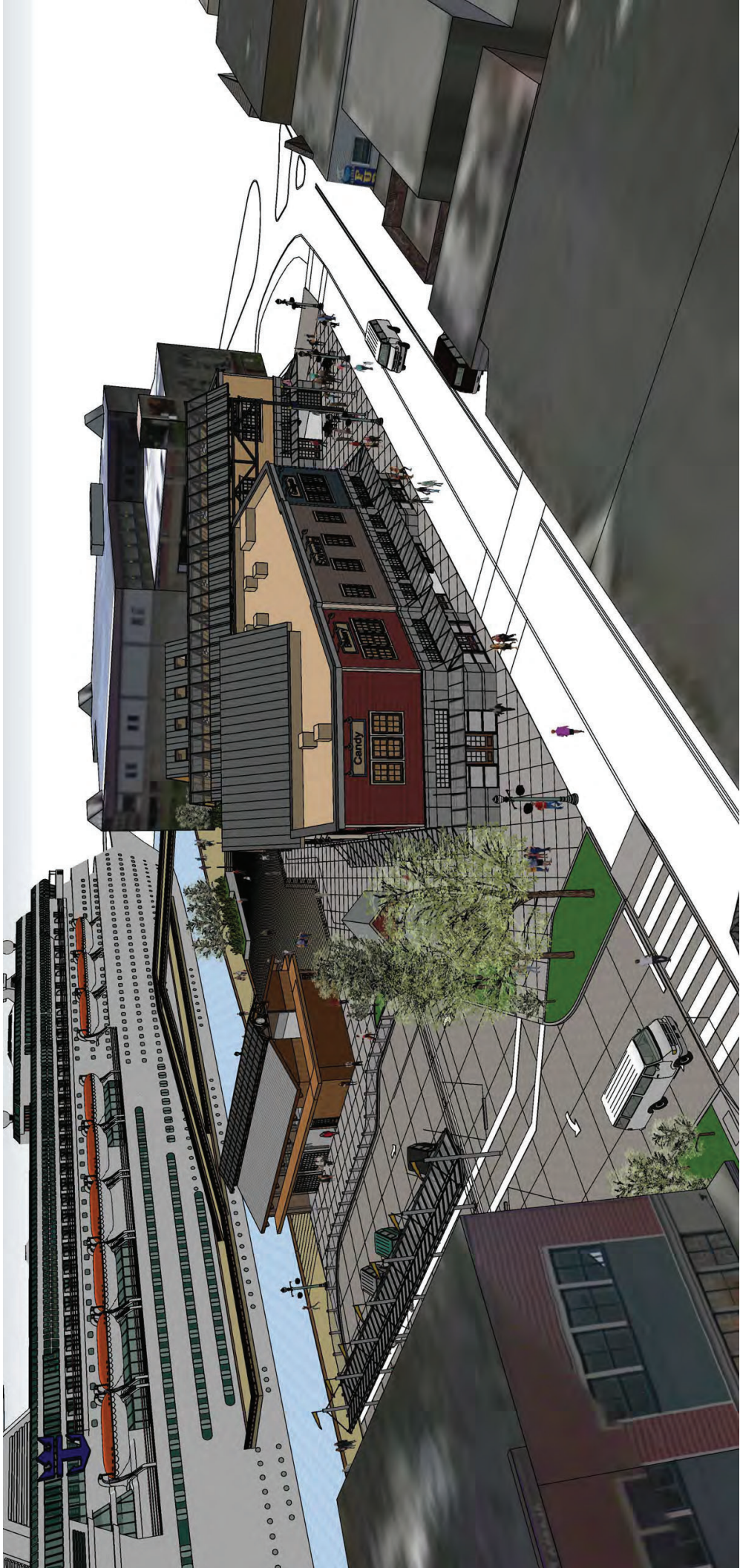
DATE :
DRAWN BY :
CHECKED BY :
RMB

REVISIONS

17159(15.42) - Floor Plans - 44

40 2.02









OWNERSHIP CERTIFICATE

ARCHIPELAGO PROPERTIES, LLC HEREBY CERTIFY THAT THE CORPORATION IS THE OWNER OF LOTS 1 AND 2 AS SHOWN AND DESCRIBED HEREON AND THAT THE CORPORATION HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH FREE CONSENT, AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 5-20-2019
BY Craig Mitchell
SENIOR VICE PRESIDENT
SHIVERS LENDING, LLC, SOLE MEMBER
ARCHIPELAGO PROPERTIES, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF GEORGIA }
COUNTY OF Richmond } S.S.

THIS IS CERTIFY THAT ON THIS 20th DAY OF May 2019 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Craig Mitchell TO ME, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR THIS CERTIFICATE FIRST ABOVE WRITTEN.



Mitchell
11-13-2020

OWNERSHIP CERTIFICATE

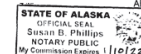
THE CITY AND BOROUGH OF JUNEAU, ALASKA (CBJ) HEREBY CERTIFY THAT CBJ IS THE OWNER OF LOTS 3 AND 4 AS SHOWN AND DESCRIBED HEREON AND THAT CBJ HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH FREE CONSENT, AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE May 23, 2019
BY Gregory P. Chaney
CITY AND BOROUGH OF JUNEAU

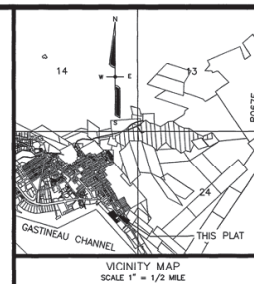
NOTARY ACKNOWLEDGEMENT

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } S.S.

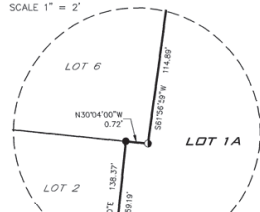
THIS IS CERTIFY THAT ON THIS 23rd DAY OF May 2019 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Gregory P. Chaney TO ME, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR THIS CERTIFICATE FIRST ABOVE WRITTEN.



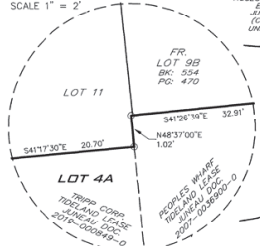
NOTARY PUBLIC FOR ALASKA Susan B. Phillips
MY COMMISSION EXPIRES 11/10/22



DETAIL A
SCALE 1" = 2'



DETAIL B
SCALE 1" = 2'



LEGEND

- RECOVERED ALUMINUM MONUMENT
- RECOVERED "F" REBAR WITH PLASTIC CAP 7712-S
- COMPUTED CORNER NOTHING FOUND OR SET
- SET "F" X 30" REBAR WITH 1" STAINLESS STEEL CAP, LS-107707
- SET PK NAIL WITH 1" STAINLESS STEEL FLASHER, LS-107707
- RECORD DATA, SEE NOTES 3 & 4

EASEMENT VACATED THIS PLAT

- VACATED PROPERTY LINE
- EASEMENT DEDICATED THIS PLAT
- TIDELAND LEASE LINE
- SURVEY TIE
- EXISTING EASEMENT LINE
- SURVEYED LOT LINE
- SURROUNDING STATUS LINE

TYPICAL CAP SET



Affest: Edith J. MacLean Municipal Clerk
City and Borough of Juneau

COMMUNITY DEVELOPMENT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE AND 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.

BY Jill MacLean DIRECTOR
CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT

DATE 5/23/2019

SURVEYORS CERTIFICATE

I, IAN BROWN, 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.

DATE 5/15/19

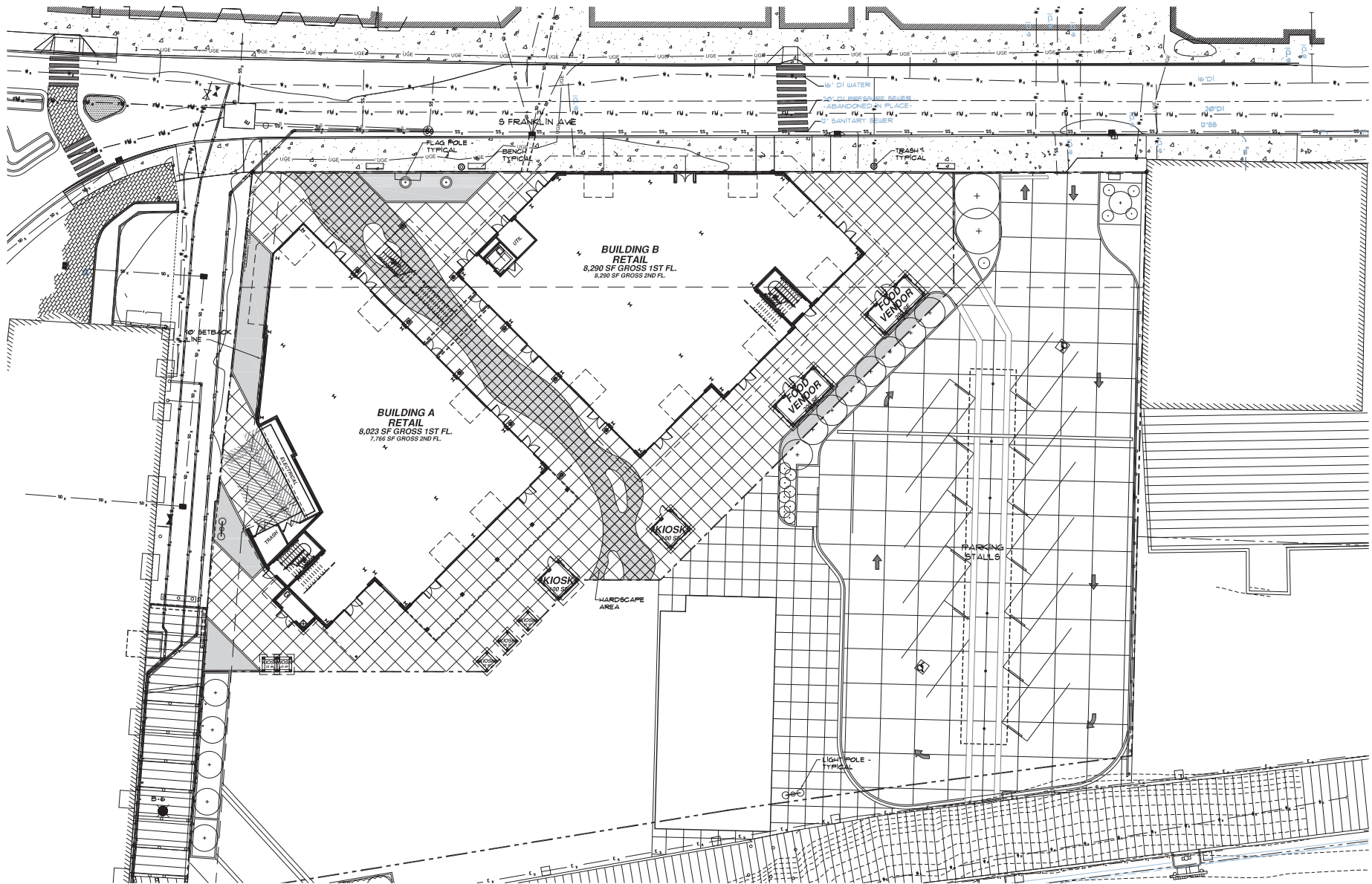


NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, REDUCED TO HORIZONTAL.
- RECORD INFORMATION DERIVED FROM ARCHIPELAGO SUBDIVISION, A SUBDIVISION OF LOT 7A1, LOT 9A AND FRACTION OF LOT 9B, BLOCK 83, TIDELANDS ADDITION TO THE CITY OF JUNEAU, PLAT NO. 87-10 AND THE RESET MARKING RM C44, AT S. NO. 3, AS NOTED.
- WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS
- PARTS OF THIS SUBDIVISION ARE LOCATED IN A VELOCITY FLOOD ZONE, ACCORDING TO THE ADOPTED FLOOD INSURANCE RATE MAPS OF THE CITY AND BOROUGH OF JUNEAU. SPECIAL REGULATIONS MAY APPLY.
- IN ACCORDANCE WITH CITY CODE, THE COMMUNITY DEVELOPMENT DEPARTMENT AMENDED THE LANDSIDE AND AVALANCHE MAPS TO REMOVE FORMER LOTS 1, 2, 3, AND 4 FROM THE MODERATE HAZARD ZONE (AME2018-0010).
- EXCLUSION OF THIS PLAT VACATES THE EXISTING 50' PUBLIC ACCESS EASEMENT, DEDICATED BY PLAT 2013-22, FROM SOUTH FRANKLIN STREET TO LOT 4.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- THE VERTICAL DATUM FOR THIS SURVEY IS MEAN LOWER LOW WATER BASED ON A GPS RTK TIE TO NOAA BENCH MARK "2210 K 2011" LOCATED AT THE BASE OF A FLAGPOLE BY THE JUNEAU ARTS/CULTURE CENTER WITH A PUBLISHED ELEVATION OF 27.10' MLLW.
- THIS SUBDIVISION IS AFFECTED BY A CITY OF JUNEAU DOCK MAINTENANCE, OPERATION AND RECONSTRUCTION EASEMENT, DATED FEBRUARY 14, 1967, RECORDED AS JUNEAU BOOK 85, PAGE 20, LOCATION UNDETERMINED AND NOT SHOWN HEREON.
- THIS SUBDIVISION IS AFFECTED BY A CITY OF JUNEAU JOINT USE AND OCCUPANCY EASEMENT, DATED AUGUST 05, 1964, RECORDED AS BOOK 73 PAGE 335, LOCATION UNDETERMINED AND NOT SHOWN HEREON.

2019-19
Plat # Juneau
Rev Date 5/29/2019
Date
Time 10:35 AM

PLAT OF LOTS 1A, 2A, & 4A A SUBDIVISION OF LOTS 1, 2, 3, & 4 ARCHIPELAGO SUBDIVISION WITHIN CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT	
STATE RECORDER'S OFFICE AT JUNEAU	
OWNERS: ARCHIPELAGO PROPERTIES LLC ONE SEALASKA PLAZA, STE 300 & JUNEAU, ALASKA 99801	CITY AND BOROUGH OF JUNEAU 155 SOUTH SEWARD STREET JUNEAU, ALASKA 99801
PND ENGINEERS, INC.	
1506 West 26th Avenue Anchorage, Alaska 99503 Phone: 907-261-0111 www.pndengineers.com AK LIC# AEC2550	
SCALE: 1" = 30'	FIELD BOOK: N/A
DESIGNED BY: IB	DATE: 2/21/19
CHECKED BY: DS/MW	PROJECT NO: 182045
CASE NO: MF2019 0004	
SHEET NO. 1 OF 1	



TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 BULLHOOD AVE.
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PORTLAND, OR 97239
(503) 220-8971
FAX (503) 220-8978

ARCHIPELAGO CENTER
S FRANKLIN AVE
JUNEAU, ALASKA 99801

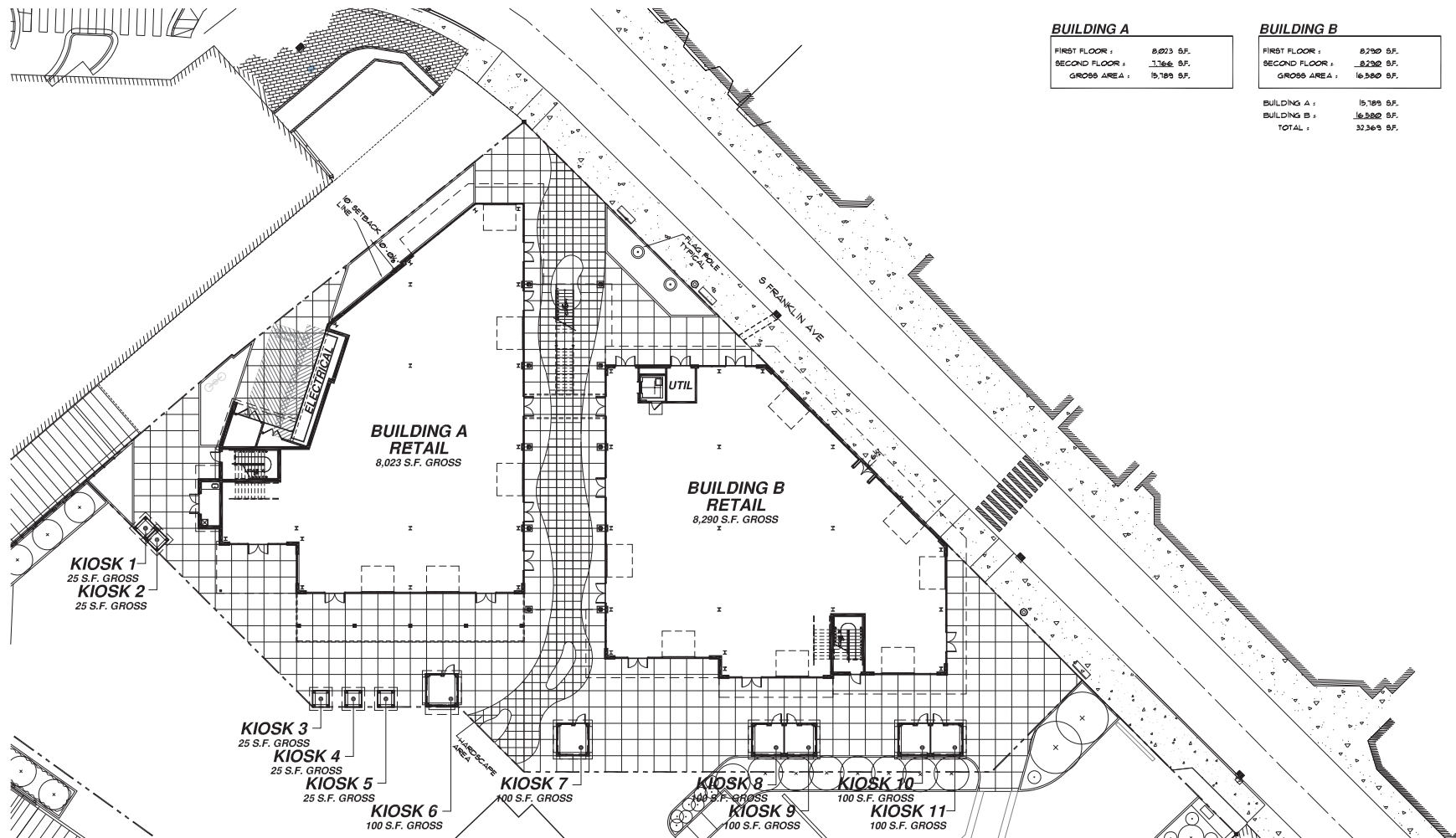
PROJECT NO.
17159

DATE: 09/09/2019
DRAWN BY:
CHECKED BY:
RMB

REVISIONS

17159 EX1C - Site Utility Plan

EX
1.C
48



BUILDING A

FIRST FLOOR : 8,023 S.F.
SECOND FLOOR : 1,166 S.F.
GROSS AREA : 15,189 S.F.

BUILDING B

FIRST FLOOR : 8,290 S.F.
SECOND FLOOR : 1,230 S.F.
GROSS AREA : 16,580 S.F.

BUILDING A : 15,189 S.F.
BUILDING B : 16,580 S.F.
TOTAL : 37,369 S.F.

TILAND / SCHMIDT
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FAX (503) 220-8918

ARCHIPELAGO CENTER
S FRANKLIN AVE
JUNEAU, ALASKA 99801

PROJECT NO.
17159

DATE : 09/09/2015
DRAWN BY :
REB
CHECKED BY :
RMB

REVISIONS

17159 EX20 - Overall Floor Plan

EX
50 2.1

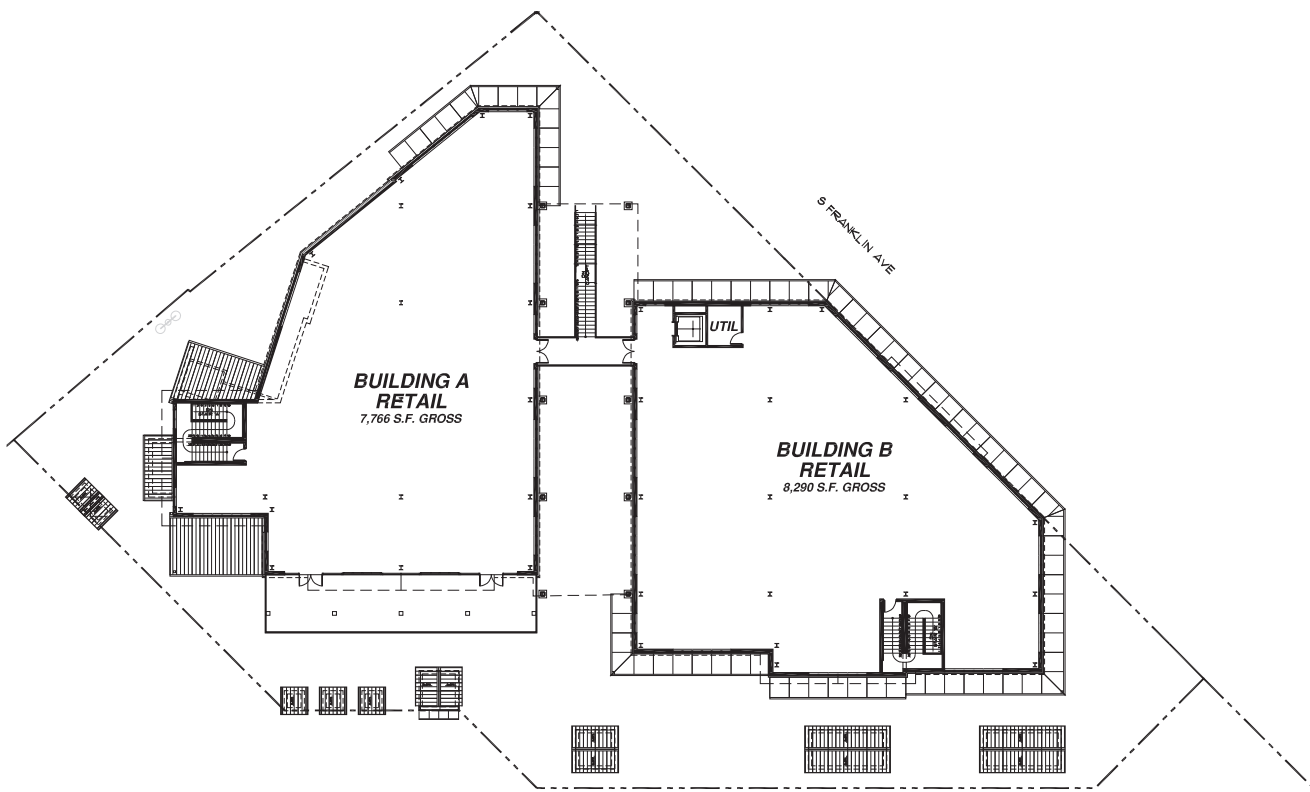
BUILDINGS 'A' & 'B'
FIRST FLOOR PLANS
1
SCALE: 1/16" = 1'-0"





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SCHMIDT
ARCHITECTS, P.C.
3611 BULLWOOD AVE.
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S FRANKLIN AVE
JUNEAU, ALASKA 99801



BUILDINGS 'A' & 'B'
SECOND FLOOR PLANS
1 SCALE: 1/16" = 1'-0"



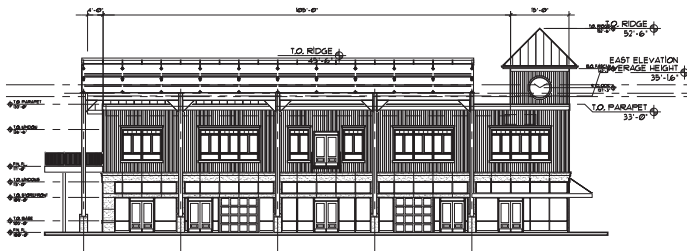
PROJECT NO.
17159

DATE : 09/09/2019
DRAWN BY :
REB
CHECKED BY :
RMB

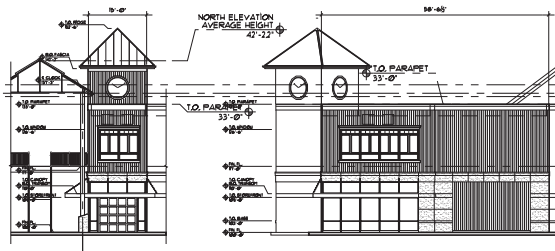
REVISIONS

17159 EX20 - Overall Floor
Plans

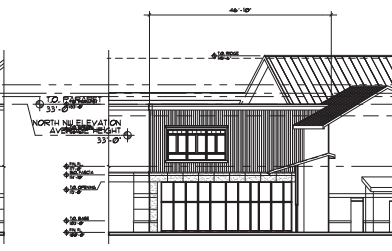
EX
51 2.2



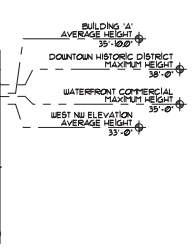
BUILDING 'A'
EAST ELEVATION
1
1/16" = 1'-0"



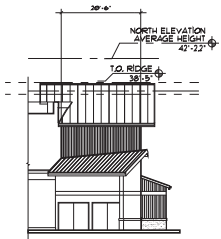
BUILDING 'A'
NORTH ELEVATION
2
1/16" = 1'-0"



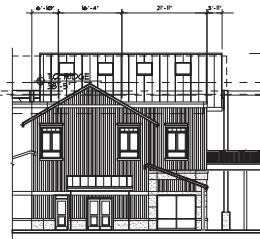
BUILDING 'A'
NORTH-NW ELEVATION
3
1/16" = 1'-0"



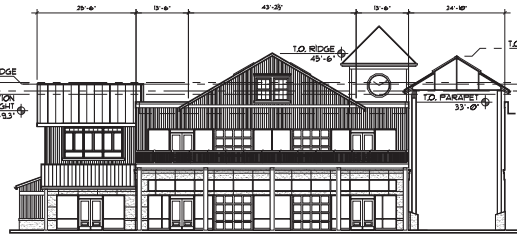
BUILDING 'A'
WEST-NW ELEVATION
4
1/16" = 1'-0"



BUILDING 'A'
NORTH ELEVATION
5
1/16" = 1'-0"



BUILDING 'A'
WEST ELEVATION
6
1/16" = 1'-0"



BUILDING 'A'
SOUTH ELEVATION
7
1/16" = 1'-0"

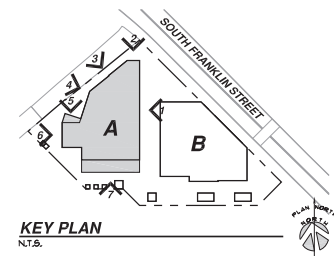
DOWNTOWN HISTORIC DISTRICT
MAXIMUM HEIGHT
35'-0"

WATERFRONT COMMERCIAL
MAXIMUM HEIGHT
35'-0"

ELEVATION FACE AVERAGE HEIGHT

EAST ELEVATION : 35'-1.6"
NORTH ELEVATION : 42'-2.2"
NORTH-NW ELEVATION : 33'-0.0"
WEST-NW ELEVATION : 33'-0.0"
WEST ELEVATION : 34'-9.3"
SOUTH ELEVATION : 37'-7.3"

OVERALL BUILDING 'A' : 35'-10.0"
COMBINED SITE AVERAGE : 35'-1.1"



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S FRANKLIN AVE
JUNEAU, ALASKA 99801

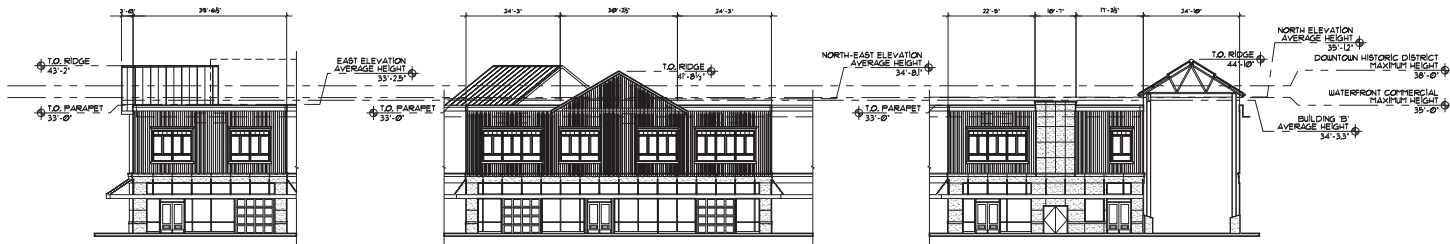
PROJECT NO.
17159

DATE : 09/09/2019
DRAWN BY :
MEB
CHECKED BY :
RMB

REVISIONS

17159 A4J - 510g Eleva
Average Exhibit, A

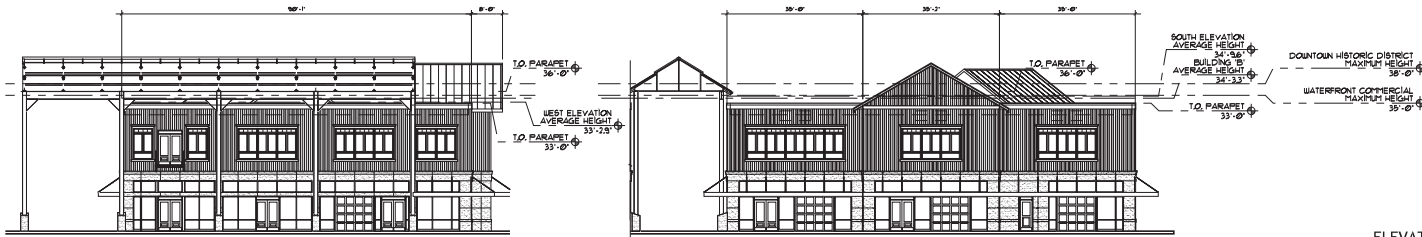
52 4.A



1 **BUILDING 'B'
EAST ELEVATION**
1/16" = 1'-0"

2 **BUILDING 'B'
NORTHEAST ELEVATION**
1/16" = 1'-0"

3 **BUILDING 'B'
NORTH ELEVATION**
1/16" = 1'-0"



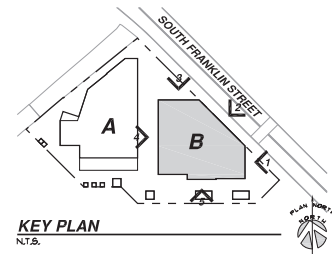
4 **BUILDING 'B'
WEST ELEVATION**
1/16" = 1'-0"

5 **BUILDING 'B'
SOUTH ELEVATION**
1/16" = 1'-0"

ELEVATION FACE	AVERAGE HEIGHT
----------------	----------------

EAST ELEVATION :	33'-2.5"
NORTH-EAST ELEVATION :	34'-8.1"
NORTH ELEVATION :	35'-1.2"
WEST ELEVATION :	33'-2.9"
SOUTH ELEVATION :	34'-9.6"

OVERALL BUILDING 'B' :	34'-3.3"
COMBINED SITE AVERAGE :	35'-1.1"



**TILAND /
SCHMIDT**
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JUNEAU, ALASKA 99801

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CHECKED BY :
RMB

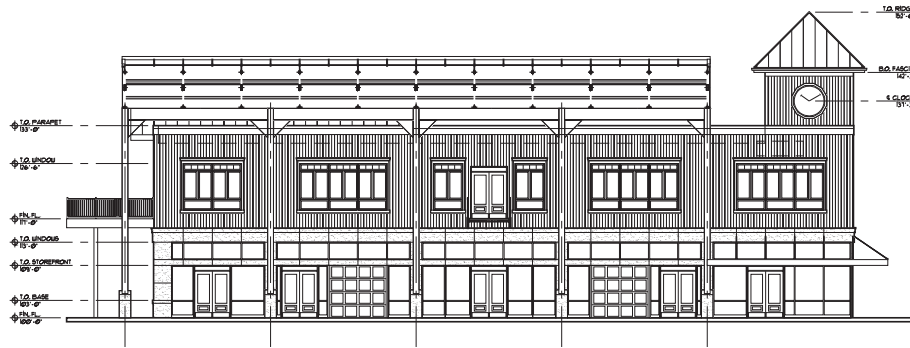
REVISIONS

17159 A4J - Blog Elevs
Average Exhibit A

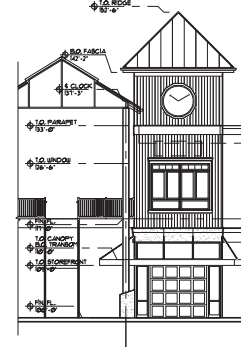
A
53 4.B

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 BULL HOOK AVE.
SUITE 200
PORTLAND, OR 97239
(503) 228-8971
FAX (503) 228-8919

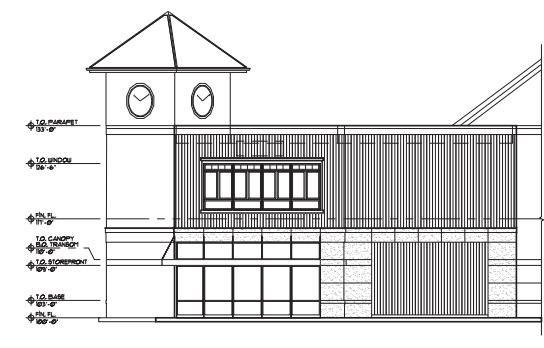
ARCHIPELAGO CENTER
S FRANKLIN AVE
JUNEAU, ALASKA 99801



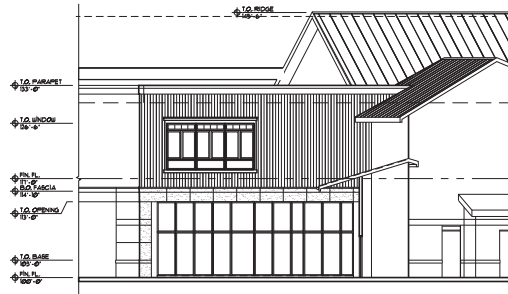
1
BUILDING 'A'
EAST ELEVATION
3/32" = 1'-0"



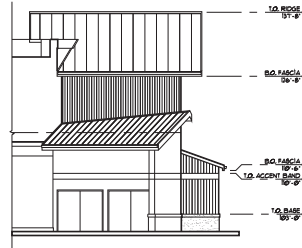
2
BUILDING 'A'
NORTH ELEVATION
3/32" = 1'-0"



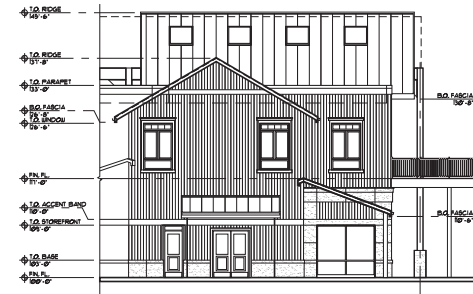
3
BUILDING 'A'
NORTH-NW ELEVATION
3/32" = 1'-0"



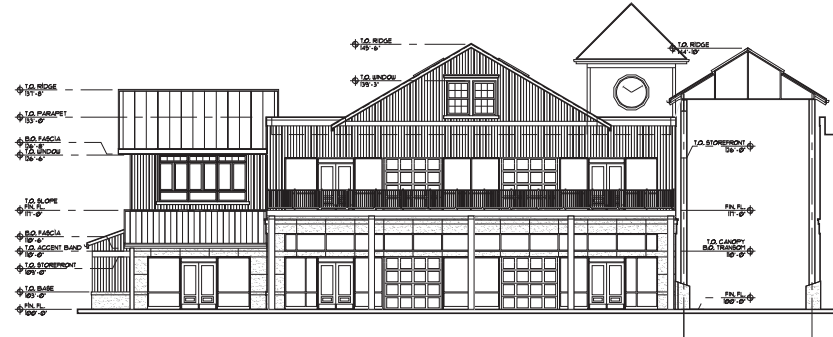
4
BUILDING 'A'
WEST-NW ELEVATION
3/32" = 1'-0"



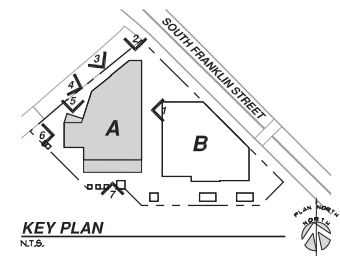
5
BUILDING 'A'
NORTH ELEVATION
3/32" = 1'-0"



6
BUILDING 'A'
WEST ELEVATION
3/32" = 1'-0"



7
BUILDING 'A'
SOUTH ELEVATION
3/32" = 1'-0"

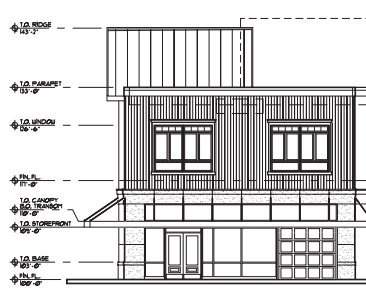


PROJECT NO.
17159
DATE : 09/09/2019
DRAWN BY :
RMB
CHECKED BY :
RMB

REVISIONS

17159 A41 - 5th Floor
Average Elevation, A

54 4.1



**BUILDING 'B'
EAST ELEVATION**
1 3/32" x 1'-0"



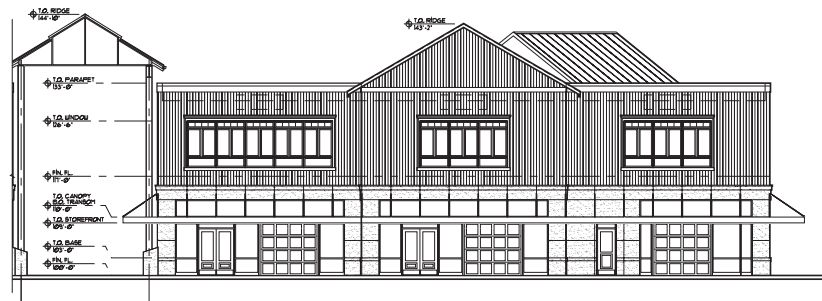
**BUILDING 'B'
NORTHEAST ELEVATION**
2 3/32" x 1'-0"



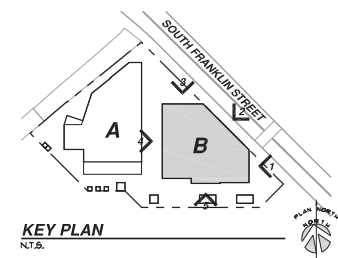
**BUILDING 'B'
NORTH ELEVATION**
3 3/32" x 1'-0"



**BUILDING 'B'
WEST ELEVATION**
4 3/32" x 1'-0"



**BUILDING 'B'
SOUTH ELEVATION**
5 3/32" x 1'-0"



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SCHMIDT**
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ARCHIPELAGO CENTER
S FRANKLIN AVE
JUNEAU, ALASKA 99801

PROJECT NO.
17159

DATE : 09/09/2019
DRAWN BY :
RMB
CHECKED BY :
RMB

REVISIONS

17159 A4J - 5 Story Elevations
Average Elevation, A

55 4.2

Archipelago

May 8, 2019

Preliminary Construction Schedule

			2 0 1 9												2 0 2 0												2 0 2 1											
ID	Task Name	Start	Finish	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M										
	City Deck Over																																					
	Mobilization, On Site Constr. to Substantial Completion	#####	5/1/2020																																			
	Schematic Design Complete	Ongoing	#####																																			
	Owner review and approval to proceed	#####	#####																																			
	City Permit Process (to be defined)	#####	#####																																			
	Construction Documents/ FND Pilings and Grade Beams	#####	#####																																			
	Bidding period	#####	8/1/2019																																			
	Bid Opening		8/1/2019																																			
	Notice to Proceed	#####																																				
	FND Pilings and Grade Beams																																					
	Material order/ delivery/ installation																																					
	FND Pilings and Grade Beams Completed		3/1/2020																																			
	City/ Archipelago Contractor on Site Coordination Period		TBD																																			
	Construction Documents/ Vert. Construction																																					
	Bidding period	#####	#####																																			
	Bid Opening		#####																																			
	Notice to Proceed		#####																																			
	Vertical Construction	5/1/2020	3/1/2021																																			
	Substantial Completion		3/1/2021																																			
	Tenant Improvement/ Set up period	3/1/2021	#####																																			
	Open for Business - 1st Tour Ship Arrives		#####																																			

FY21 (SLA 20) PEB Final

<u>Applicant</u>	<u>Project</u>	<u>Tier</u>	<u>Ranking</u>	<u>Requested</u>
Cordova	Small Boat Harbor	I	154.8	\$5,000,000
Homer	SBH Cathodic Protection	II	135.0	\$357,120
Sitka	Eliason Harbor Electrical	II	120.0	\$1,500,000
Juneau	Aurora – Phase 3	II	106.0	\$2,000,000
Anchorage	South Float Relocation	II	104.5	\$2,030,774
Ketchikan	Bar Harbor North Ramp 3	II	103.5	\$627,055
Kake	Portage Cove Water/Electric	II	101.5	\$505,363
Edna Bay	Floating Breakwater	II	95.0	<u>\$125,000</u>
			Total	\$ <u>12,145,312</u>

CITY AND BOROUGH OF JUNEAU VISITOR INDUSTRY TASK FORCE

CBJ Visitor Industry Task Force

There is created within the City and Borough of Juneau a nine-member Visitor Industry Task Force. The committee is composed of two Assembly members and seven members representing the various facets of the community. The proposed members from the Assembly are Triem and Bryson and the proposed members of the public are Kirby Day, Paula Terrel, Holly Johnson, Dan Blanchard, Meilani Schijvens, Bobbie Meszaros, and Craig Dahl.

Assembly member Triem shall serve as chair. The committee shall elect a vice chair from among its members at its first meeting.

Purpose

The purpose of the committee shall be to provide helpful advice to the Assembly and to advance community thinking on a range of visitor industry topics, including:

1. Regarding the management of the visitor industry:
 - a. Is the current approach to managing the visitor industry adequate to make Juneau an attractive place to live and to visit?
 - b. Is the approach adequate within the existing dock infrastructure and within other foreseeable public or private infrastructure projects for the growth anticipated?
 - c. If no to a. and/or b., what types of management ideas should be explored further?
2. The Long Range Waterfront Plan has guided CBJ thinking and actions on the development of waterfront infrastructure for the last 15 years. In the early 2000's, writing, considering and adopting the LRWP was very time consuming and an update or re-writing is likely similarly difficult and time intensive. Regarding the LRWP:
 - i. What are the pros and cons of updating the LRWP?
 - ii. If the LRWP was updated, should it be an infrastructure update, or should that update consider other policy or operational issues?
3. Regarding the persistent idea of a restriction on the number of visitors:
 - a. Consider and research whether a restriction on the number of visitors arriving in Juneau would be legal, enforceable or practical.
 - b. If found to be legal and enforceable, advise on the pros and cons of the concept of restricting the number of visitors and whether a restriction strategy might be:
 - i. A concept that would apply to annual/seasonal visitation numbers?
 - ii. A concept that would apply to daily visitation numbers?
 - c. Consider whether changes to ship scheduling (daily arrivals and departures) might address community concerns with impacts.
 - d. What are the pros and cons of CBJ becoming involved in dock scheduling?

4. Consider the pros and cons of collecting public opinion through formal surveys, including researching survey costs. Public opinion is always important for the Assembly to determine and collect; however, asking simple yes/no questions on nuanced issues can be polarizing and can be difficult to get the public to understand all of the details necessary for the formation of well-founded policy decisions.

Timeline

The members shall serve until completion of their tasks which are proposed to be completed and reported to the Assembly by February 28, 2019. The committee shall expire within six months of this date unless extended. The committee shall report to the Assembly Committee of the Whole as scheduled by the Deputy Mayor.

Meetings, Officers, Records, Quorum, Staff Support

The committee shall determine its meeting schedule according to its workload and at the call of the chair. All meetings shall be open to the public and advertised through the Municipal Clerk's office.

A majority of the committee members shall constitute a quorum for the transaction of its business. The committee shall follow the procedures used by the Assembly for transaction of its business, as interpreted by the City Attorney as necessary. The committee shall keep a record of its meetings, transaction, finding, determinations and written public comments received, which shall be filed with the Municipal Clerk and be open to public inspection at reasonable times.

The City Manager and City Attorney will provide staff support and assistance to the task force as appropriate and as time and priority allows.

Dated: October 14, 2019.

Beth A. Weldon, Mayor
City and Borough of Juneau

2020 CBJ Docks & Harbors CIP/Board Meeting Schedules

January 2020

	TBD	Finance Sub Committee		
Thu*	1/23/2020*	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	1/30/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

February 2020

Wed	2/19/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	2/27/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

March 2020

Wed	3/18/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	3/26/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

April 2020

	TBD	Finance Sub Committee		
Wed	4/22/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	4/30/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

May 2020

Wed	5/20/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	5/28/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

June 2020

Wed	6/17/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	6/25/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

July 2020

	TBD	Finance Sub Committee		
Wed	7/22/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	7/30/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

August 2020

Wed	8/19/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	8/27/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

September 2020

Wed	9/16/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	9/24/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

October 2020

	TBD	Finance Sub Committee		
Wed	10/21/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	10/29/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

November 2020

Wed	11/11/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	11/19/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

December 2020

Wed	12/9/2020	OPS/Planning Committee	5:00pm-7:00pm	Assembly Chambers
Thu	12/17/2020	Regular Board Meeting	5:00pm-8:00pm	Assembly Chambers

2020 CBJ Docks & Harbors Board Meeting Schedule

Approved "Date"

Jan			Finance Sub Committee		
	Thu*	1/23/2020*	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	1/30/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Feb	Wed	2/19/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	2/27/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Mar	Wed	3/18/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	3/26/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Apr			Finance Sub Committee		
	Wed	4/22/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	4/30/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
May	Wed	5/20/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	5/28/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Jun	Wed	6/17/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	6/25/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Jul			Finance Sub Committee		
	Wed	7/22/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	7/30/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Aug	Wed	8/19/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	8/27/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Sep	Wed	9/16/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	9/24/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Oct			Finance Sub Committee		
	Wed	10/21/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	10/29/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Nov	Wed	11/11/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	11/19/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers
Dec	Wed	12/9/2020	OPS/Planning Committee	5:00pm-7:00pm	CBJ Assembly Chambers
	Thu	12/17/2020	Regular Board Meeting	5:00pm-8:00pm	CBJ Assembly Chambers

2020

January <table> <tr><th>Su</th><th>Mo</th><th>Tu</th><th>We</th><th>Th</th><th>Fr</th><th>Sa</th></tr> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> </table>							Su	Mo	Tu	We	Th	Fr	Sa				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31								
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 Operations/CIP - Mary
  Board - Teena