

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau

May 25, 2021
Virtual Meeting Only
7:00 PM

This virtual meeting will be by video and telephonic participation only. To join the webinar, paste this URL into your browser: <https://juneau.zoom.us/j/92338398477>. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 923 3839 8477.

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. April 27, 2021 Draft Minutes Planning Commission Committee of the Whole - APPROVED
- B. April 27, 2021 Draft Minutes Regular Planning Commission - APPROVED

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

- A. USE2021 0005: A Conditional Use Permit for marijuana retail, cultivation, and on-site consumption - APPROVED AS AMENDED
- B. PWP2021 0002: Parking Waiver for a proposed assisted living and memory care facility (USE2021 0006) - APPROVED

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

- A. USE2021 0006: A Conditional Use Permit for a 98-bed assisted living and memory care facility - APPROVED WITH AMENDMENTS
- B. AME2021 0003: Parking code revision, which includes reorganization, establishing a "town center" parking standard, revised parking district boundaries, and allowing parking waivers downtown - SENT BACK TO TITLE 49 SUBCOMMITTEE

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. SUPPLEMENTAL MATERIALS

A. Additional Materials for May 25, 2021 Planning Commission

XIX. ADJOURNMENT

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 27, 2021 Draft Minutes Planning Commission Committee of the Whole - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
▣	April 27, 2021 Draft Minutes Planning Commission Committee of the Whole	5/11/2021	Minutes

Minutes
Planning Commission
Committee of the Whole
 CITY AND BOROUGH OF JUNEAU
Nathaniel Dye, Acting Chairman
 April 27, 2021

I. ROLL CALL

Nathaniel Dye, Acting Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 5:33 p.m.

Commissioners present: All Commissioners present via video conferencing – Nathaniel Dye, Acting Chairman; Paul Voelckers, Clerk; Ken Alper; Dan Hickok; Josh Winchell; Erik Pedersen; Mandy Cole

Commissioners absent: Michael LeVine, Chairman; Travis Arndt, Deputy Clerk

Staff present: Jill Maclean, CDD Director; Alexandra Pierce, CDD Planning Manager; Beth McKibben, CDD Planner

Assembly members: Loren Jones

II. REGULAR AGENDA

A. Accessory Apartment Ordinance

Staff Presentation: Staff Beth McKibben presented **AME 2018 0001**

Discussion

Mr. Voelckers asked Staff to elaborate on the common wall vs duplex logic slide. Ms. McKibben explained common wall structures would not be allowed accessory apartments but in a duplex situation, it would be allowed. Ms. Maclean explained the difference of treatment between single family and multi-family districts. In one instance, it would be building an accessory apartment and in the other, it would be creating multi-family units. She clarified single family districts (D-1, D-3, D-5, D-10SF) only allow one dwelling unit per lot regardless of lot size. Multi-family districts allow multiple units on a lot.

Mr. Winchell asked for the position should someone want to convert a duplex to a common wall for the purpose of adding accessory apartments. Ms. McKibben said currently, a duplex is not allowed to have an accessory apartment. If this amendment passes, it would be allowed.

Ms. Maclean pointed out that this amendment includes an allowance for lots under minimum size to have an accessory apartment so long as they can provide for off street parking without going before the PC for a Conditional Use Permit (CUP).

Mr. Dye asked why there would be a requirement for PC approval rather than Director level approval on the 175% lot size. Ms. Maclean answered she would be open to removing the PC approval requirement.

Mr. Dye asked whether parking or lot size is what triggers the CUP. Ms. Maclean explained that currently all accessory apartments on undersized lots come before the Planning Commission regardless of parking. With the amendment, only those that cannot provide for off-street parking would need PC approval.

Mr. Voelckers asked when this would come before the full Commission. Ms. Maclean said it could be as soon as May 25 or June 8, 2021.

MOTION: *by Mr. Voelckers to MOVE **AME 2018-0001** to be scheduled for a regular Planning Commission meeting and submitted as proposed.*

Motion to Amend: *by Mr. Dye to remove the CUP requirement for lots over 175%.*

Mr. Dye spoke to the motion saying the CUP is required on undersize lots only if they cannot provide parking. He did not think that is a necessary step for the larger lots as parking is not as much of an issue.

Mr. Alper supported the amendment

MOTION TO AMEND passed without objection

Amended Motion passed without objection

III. **OTHER BUSINESS** – None

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES** – None

V. **ADJOURNMENT** – 6:08 p.m.

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 27, 2021 Draft Minutes Regular Planning Commission - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
▣	April 27, 2021 Draft Minutes Regular Planning Commission	5/11/2021	Minutes

Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
April 27, 2021

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held virtually via Zoom Webinar and telephonically, to order at 7:03 p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Dan Hickok; Mandy Cole; Josh Winchell; Erik Pedersen

Commissioners absent: Travis Arndt, Deputy Clerk; Ken Alper;

Staff present: Jill Maclean, CDD Director; Irene Gallion, CDD Planner; Sherri Layne Law;

Assembly members: Loren Jones

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

III. APPROVAL OF MINUTES

A. Draft Minutes March 23, 2021 Planning Commission Regular Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission Regular Meeting March 23, 2021 minutes.*

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – Chairman LeVine briefly explained the rules for public participating via Zoom format

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

VI. ITEMS FOR RECONSIDERATION – None

VII. CONSENT AGENDA

USE2021 0003: Conditional Use Permit for commercial use in an Industrial Zone
Applicant: Hugo & Tenaya Miramontes
Location: 1880 Crest St.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of miscellaneous retail in the industrial zoning district.

MOTION: *by Mr. Winchell to accept staff's findings, analysis and recommendations and approve **USE2021 0003**.*

The motion passed with no objection.

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA

WCF2021 0001: A new 100-foot Wireless Communications Facility Monopole
Applicant: Mastec Network Solutions
Location: 3500 N. Douglas Highway

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Wireless Communication Facility Special Use Permit. The permit would allow a new 100-foot wireless communication facility (WCF) monopole at 3500 N Douglas Highway in a Waterfront Industrial zoning district.

The approval is subject to the following conditions:

~~**Condition #1:** Design & Performance, custom condition: Fencing must be installed such that when vehicle gates are opened they remain within the lot lines.~~

STAFF PRESENTATION

Presentation given by Ms. Gallion, CDD Planner.

QUESTIONS FOR STAFF

Mr. Winchell questioned the safety of placing the tower nearby the roundabout. Ms. Gallion said the tower is engineered so that if it were to fail and fall over, it would not reach the road. Mr. Winchell asked about the risk of the tower being a sight distraction for drivers in the roundabout. Ms. Gallion had no knowledge on that issue.

Mr. Winchell asked why the tower will be located so far from the dock area if its purpose is to alleviate the demand caused by cruise ship passengers. Ms. Gallion explained the tower would shift the load away from downtown and would also provide increased service to Douglas Island users.

Mr. Dye asked about the intent of a break point in the tower. Ms. Gallion explained the primary purpose of the breakpoint is to reduce the forces on the foundation in case of a failure in the tower. Mr. Dye expressed concern that in the case of a high wind event causing a failure, the 'branches' could blow outside of the property into other properties.

Mr. Voelckers asked for explanation of the condition regarding the gates. Ms. Gallion explained this was a condition from the State Department of Transportation.

Mr. Pedersen asked how the requirement for the pole to be concealed came about. Ms. Gallion explained it was suggested by CDD Staff during the pre-application conference that they build a concealed monopine pole. The applicant followed CDD advice and has incurred expenditures in preparation for a monopine.

Mr. Voelckers asked whether this tower will need to have FAA lighting. Ms. Gallion said it will not be required.

APPLICANT PRESENTATION

Alissa Haynes, spoke on behalf of Mastec Network Solutions and ATT. She explained the tower is necessary to reduce the load when tourists are in town and to reduce service outages due to that load. She mentioned the concern on the gate and had options to comply with that condition.

QUESTIONS FOR APPLICANT

Mr. Voelckers asked how antennae are added with the pine branches in place. Ms. Haynes explained the affected branches are removed, the antennae are installed and then camouflage is added back to the tower.

Mr. LeVine said he had read the application and did not see a reference to cruise ships or overages due to the increased demand from cruise ship passengers and asked why that was not mentioned in the application. Ms. Haynes said she recalls it being in the application and would look for it.

PUBLIC COMMENT – None

CONTINUED APPLICANT COMMENTS

Ms. Haynes reiterated the need for the tower to relieve demand.

ADDITIONAL QUESTIONS FOR APPLICANT

Mr. Voelckers asked how the applicant would feel if the requirement to conceal the pole were removed. Ms. Haynes explained it would be very costly for them to change it now. They would have to redesign the foundation and engineer a new tower to change to a monopole.

QUESTIONS FOR STAFF

Mr. Hickok asked if AELP is required to come before PC when installing their poles. Ms. Maclean said she was not aware of the process they go through but she assumed they placed their poles within rights of way.

COMMISSIONER DISCUSSION

Mr. Voelckers commented that he thought a monopole would be less visually intrusive than a monopine and he was surprised by the applicant's statement that it would be too costly to change to a simpler design.

Mr. Dye asked about the breakpoint and the possibility of branches being blown away in high wind events. Mr. Voelckers said he thought the intent of the breakpoint engineering was to keep falling debris within property lines.

Ms. Cole expressed dismay at the idea of a 'giant fake tree' beside the road saying residents will not be mistake it for a real tree.

Mr. Pedersen agreed with Ms. Cole and Mr. Voelckers' comments regarding the aesthetics of a monopine beside the bridge but he was also sympathetic to the applicant and wondered if there was a way to approve the permit in a way that allows the applicant to choose which type of pole to install.

Mr. Hickok said he finds the monopine design much more appealing than monopoles. He added that no matter what is decided, they will never please everybody.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve WCF2021 0001 with a change from monopine to monopole citing visual impacts and the unassurety (sic) of branches flying off into surrounding property and striking the condition for the fence gate because it is duplicative in code from the State and the City.*

Mr. Winchell commented that he agreed with Mr. Pedersen's suggestion to leave the option to the applicant.

Mr. Voelckers and Mr. Pedersen spoke in support of the motion. Mr. Winchell said he was swayed by Mr. Voelckers' comments to support the motion.

Mr. LeVine said he will be voting no because he does not see justification for this pole to be in a waterfront industrial area and as it is presented, he does not think it is appropriate for the zoning.

Ms. Maclean said 49.65.1020 supports putting the tower in this location.

ROLL CALL VOTE

YES: Dye, Winchell, Hickok, Pedersen, Cole; Voelckers

NO: LeVine

The motion passed 6 to 1.

X. BOARD OF ADJUSTMENT – None

XI. OTHER BUSINESS – None

XII. STAFF REPORTS

Ms. Maclean reported

- The Assembly has adopted the flood plain ordinance
- Staff will strive to have an ordinance to the PC by end of May to update the Accessory Apartment code section
- The parking ordinance will be heard at the May 25th regular PC meeting with the purpose of collecting public input
- She will be out of town for two weeks starting Friday. Ms. Pierce will be acting Director during that time.

Mr. Voelckers asked about the status on Auke Bay. Ms. Maclean hopes to bring it back before the commission soon.

XIII. COMMITTEE REPORTS

Mr. Dye reported the next Blueprint Meeting is May 5.

XIV. LIAISON REPORTS

Assembly member Jones reported on current activities of the Assembly and announced the May 24th Assembly meeting will be in person in the Chambers with public participation via Zoom.

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

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

MOTION: *by Mr. Voelckers to amend the motion to continue hearing **VAR2021 0001** issue from prior message to be heard May 11 instead of May 25.*

Mr. Voelckers spoke to the motion saying it would be better for the applicant for it to be heard sooner so they can move forward.

The motion passed with no objection.

XVII. **EXECUTIVE SESSION** – None

XVIII. **ADJOURNMENT** – 8:28 p.m.

DRAFT

PLANNING COMMISSION AGENDA **THE CITY AND BOROUGH OF JUNEAU, ALASKA**

USE2021 0005: A Conditional Use Permit for marijuana retail, cultivation, and on-site consumption -
 APPROVED AS AMENDED

AGENDA ITEM:

Case No.: USE2021 0005

Applicant: Alaska On Point Properties, LLC

Location: 10011 Glacier Highway

Proposal: A Conditional Use Permit for marijuana retail, cultivation, and on-site consumption

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Special Use Permit. The permit would allow the development of marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone.

The approval is subject to the following conditions:

Condition #1: Before issuance of a Building Permit, the applicant will provide CBJ Public Works' Utilities Engineer with information on anticipated wastewater flows, including quantity and quality. Written approval of the project from the Utilities Engineer is required.

Condition #2: Prior to issuance of a Temporary Certificate of Occupancy, wheel stops shall be placed in the parking lot to define the location of parking spaces.

Condition #3: Prior to issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Condition #4: Prior to issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.

Condition #5: Before issuance of a Temporary Certificate of Occupancy, required signage includes:

- "Smoking in Designated Areas Only" at the entrance to the facility.
- "No Smoking" signs in the retail and cultivation areas.
- "Designated Smoking Area Entrance" on the entrance to the consumption area.
- "Exiting Designated Smoking Area" on exits from the consumption area.

Signage will be clear and legible.

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report for USE2021 0005	5/14/2021	Staff Report
☐ Notice of Decision for USE2021 0005	6/9/2021	Appeal



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD

155 S. Seward Street • Juneau, AK 99801

DATE: May 5, 2021
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner 
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- This is Juneau's first on-site consumption application that would allow smoking.
- Marijuana retail and cultivation are conditional uses for Industrial Zoning.
- On-site consumption is an endorsement on the retail license.
- Industrially-zoned areas accommodate operations that are noisy or have noxious smells.

GENERAL INFORMATION	
Property Owner	Alaska On Point, LLC
Applicant	Alaska On Point, LLC
Property Address	10011 Glacier Highway
Legal Description	USS 1041 Lot 2
Parcel Number	4B1701020020
Zoning	Industrial
Land Use Designation	Light Industrial
Lot Size	17,534 square feet, 0.4025 acres
Water/Sewer	CBJ
Access	Glacier Highway/ Jensine Street
Existing Land Use	Commercial
Associated Applications	NA

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 36.60
 - o 49.65.1245
 - o 49.15.330
 - o 49.80

The Commission shall hear and decide the case per 49.65.1200 Marijuana Establishment Permit. It is the purpose of this article to establish reasonable regulations that allow for the operation of marijuana establishments within the City and Borough in a manner that promotes public health, safety, and general welfare. It is not the intent of this chapter to authorize anything specifically prohibited by state law.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North	Glacier Highway
South	Jensine Street
East (Industrial)	Pavitt's Gym
West (Industrial)	Equipment

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant proposes (**Attachment A**):

- 1,285 square foot indoor cultivation area
- 1,780 square foot retail
- 780 square foot outdoor consumption patio
- Retention of an existing caretaker residence

This is the first case of on-site consumption by smoking that has come before the Planning Commission.

Background – Alaska passed on-site consumption laws in April of 2019, then updated in March of 2021. Laws require:

- Consumption areas have to be separate from the rest of the property (with a secure door)
- Consumption areas have to have a separate ventilation system or be outdoors
- Smoke-free areas from which employees can monitor consumption
- Only product purchased on-site can be consumed

On-site consumption is an endorsement of retail licensure, and like the retail licensure must be re-applied for annually. Cultivation includes harvesting, drying, curing, packaging and labelling marijuana. Manufacture would be required if the applicant was extracting concentrate or manufacturing a marijuana edible. Marijuana regulations are at the Alaska Department of Commerce, Community and Economic Development Alcohol & Marijuana Control Office web site: <https://www.commerce.alaska.gov/web/amco/Home.aspx>

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
BLD - 10936	(1977) Residence addition to business. Apparent addition of a wood shop.
BLD-0393301	(1989) Installation of a 1,000 gallon LPG Dispenser
SUB-W76-423	(1976) Subdivision of a fraction of USS 1041 into Lots 1, 2 and 3.
SUB-W67-107	(1967) Subdivision of a fraction of USS 1041 into Lots 1, 2 and 3. Never recorded.
CU-02-89	(1989) Conditional Use Permit for storage and sale of propane fuel.
BLD2013 0573	Replace oil tank and boiler with PL tank and boiler
PAC2020 0058	Pre-application conference for this project.

No building permit exists for the original commercial structure. CDD's Building Division can do a compliance inspection either before remodeling begins or during remodeling.

ZONING REQUIREMENTS

Access from Glacier Highway is considered "front."

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size, square feet	2,000	No change	17,534	49.25.400
	Width, linear feet	20	No change	90	49.25.400
	Depth, linear feet	60	No change	~195.26 ^A	49.25.400
Setbacks, linear feet	Front	10	No change	~52 ^B	49.25.400
	Rear	N/A	No change		49.25.400
	Side, east	0	No change	29.62 ^C	49.25.400
	Side, west	0	4.7 ^D	20.12 ^C	49.25.400
	Street Side	10	No change	38-56 ^B	49.25.400
Lot Coverage Maximum, square feet		None	3,785	3,229 ^C	49.25.400
Vegetative Cover Minimum		5%, 877 sq ft.	1,145 sq. ft.	~463	49.50.300
Height, feet	Permissible	None	Two story	Two story	49.25.400
	Accessory	None	Two story	Two story	49.25.400
Maximum Dwelling Units (One caretaker unit)		One	One	One	49.25.500
Use		14.240 more than 500 feet of cultivation			49.25.300
		2.300 Marijuana retail store			49.25.300

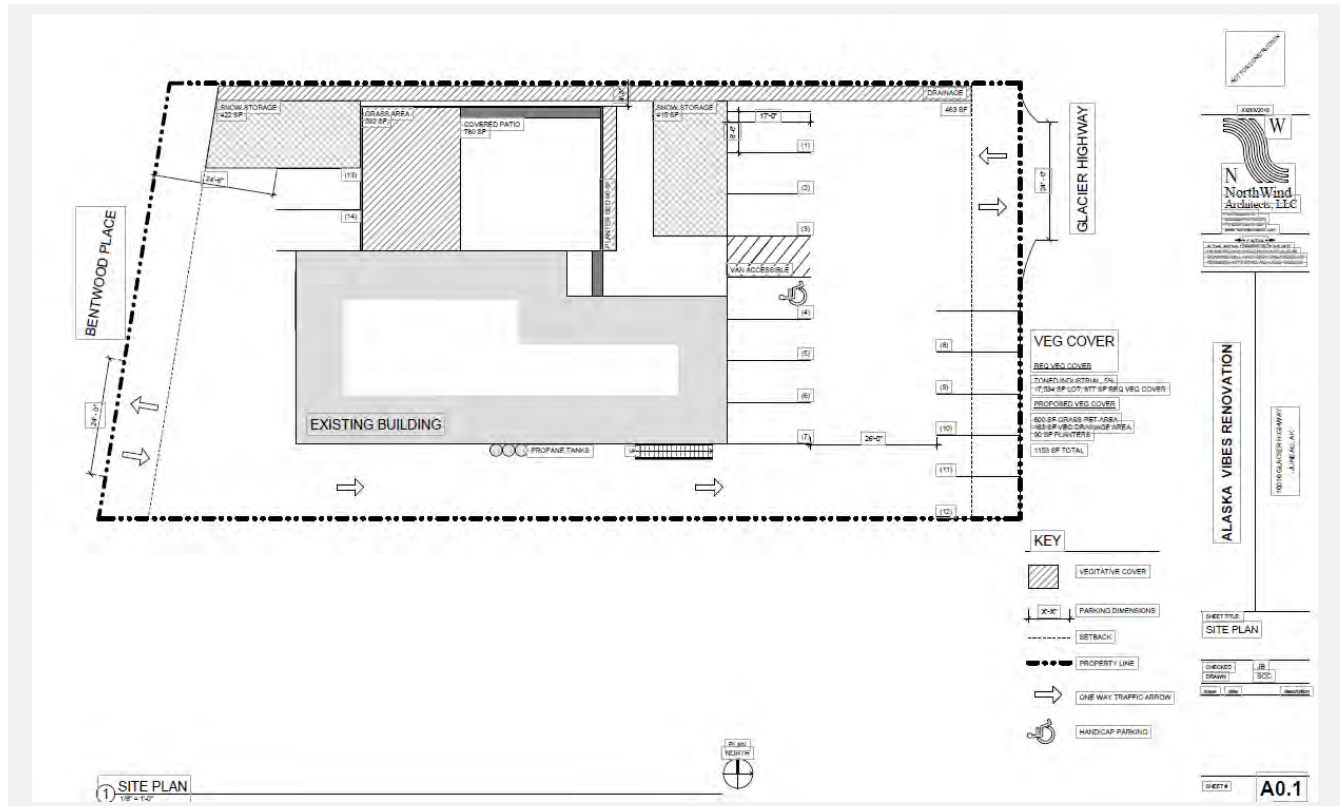
A: Plat 94-26

B: ROW vacation scaled off of Plat 94-26, added to setbacks on as-built plat

C: Using as-built structure measurements.

D: Provided by Applicant's architect.

SITE PLAN



ANALYSIS

Project Site – The industrially-zoned site is a double frontage lot on Glacier Highway and Jensinse Street with access off of both.

Per CBJ 49.25.240, “The Industrial District is intended to accommodate manufacturing, processing, repairing and assembling goods. Because of noise, odors, waste and other impacts inherent in industrial activity, performance standards are applied.” Performance standards used to be in Title 4, which is no longer part of code.

The 2013 Comprehensive Plan recognizes the area “Light Industrial” (page 148).

Land to be developed for heavy commercial or light industrial uses such as

- *small- to medium- scale food processing;*
- *printing and other business services;*
- *wholesale trade;*
- *research and development laboratories;*
- *light manufacturing processes;*
- *metal fabrication;*
- *warehousing, trucking;*
- *animal kennels;*
- *crematoria;*
- *indoor and outdoor storage;*
- *car, boat, and heavy equipment sales; and*
- *repair and maintenance activities.*

Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.

Condition: None.

Project Design – The first floor will be an Alaska Marijuana Control Office (AMCO)-licensed premise. The project will have no common entry with the caretaker facility on the second story, which they intend to retain.

Existing commercial space will be developed into a 1,285 square foot indoor cultivation area, and a 1,780 square foot retail area. In the cultivation area, 500 square feet will be for growing plants, and the rest for harvest, drying and packaging.

The Community Development Department does not have a building permit or Certificate of Occupancy for the commercial part of the structure (CDD does have a permit for the residence). The CDD Building Department can do an after-the-fact inspection, either before issuing a building permit, or during remodel.

The applicant proposes adding a 780 square foot outdoor consumption area. Consumables may include smoking bud or flower, or edibles containing marijuana. State law does not allow sale of concentrate for on-site consumption. The consumption area is limited to product purchased on site. Food or non-alcoholic beverages without marijuana may be sold. Alcohol and tobacco may not be consumed on-site.

An issue that has developed during development of this staff report is CBJ's recent entry into a Compliance Order by Consent with the Alaska Department of Environmental Conservation to address violations of wastewater limits. CBJ's Public Works Department is currently developing a questionnaire to help them gauge if a commercial or industrial facility will require a sampling port. If the questionnaire is still in development when the Commission considers this application, the applicant completion of the questionnaire will be a condition of being issued a building permit.

Condition #1: Before issuance of a Building Permit, the applicant will provide CBJ Public Works' Utilities Engineer with information on anticipated wastewater flows, including quantity and quality. Written approval of the project from the Utilities Engineer is required.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required. The project will generate less than 250 Average Annual Daily Traffic.

The Institute of Transportation Engineers' Trip Generation Manual (9th Edition) does not have data specifically for the uses proposed. For this application we used similar projections:

- Marijuana retail – Pharmacy/drugstore without drive-through window (page 1795, Volume 3)
- Marijuana cultivation – General light industrial (page 102, Volume 2)
- On-site consumption – Drinking place (page 1862, Volume 3)
- Caretaker apartment – Single-family residence (page 296, Volume 2)

Condition: None.

Use	Total Sq. Ft.	Trips Generated	Total Trips
Pharmacy/drugstore	1715	90.06 per 1,000 sq. ft.	154.45
General light industrial	1285	6.97 per 1,000 sq. ft.	8.96

Use	Total Sq. Ft.	Trips Generated	Total Trips
Drinking place	785	11.34 per 1,000 sq. ft.	8.90
Single-family structure		9.52 per residence	9.52
Total ADTs:			181.83

Vehicle Parking & Circulation – According to CBJ 49.40, 11 off-street parking spaces are required, including one ADA van-accessible off-street parking space. The site plan shows 12 off-street parking spaces, including one ADA-van-accessible off-street parking space. Required aisle width is five feet, the plan provides an aisle width of 8.5 feet.

Total area of the first floor of the structure is 3,785 square feet. An off-street loading space is not required for under 5,000 square feet of gross floor area [49.40.210(c)(2)]. Office and retail commercial use have the same off-street parking space requirements. Warehouse and manufacturing uses have the same off-street parking space requirement.

Condition #2: Prior to issuance of a Temporary Certificate of Occupancy, wheel stops shall be placed in the parking lot to define the location of parking spaces.

Condition #3: Prior to issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Condition #4: Prior to issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.

Use	Total Sq. Ft.	Spaces Required	Total Spaces
Retail	1715	1 per 300 sq. ft.	5.71
Restaurants/Dispensaries	785	1 per 200 sq. ft.	3.93
Warehouse (Cultivation)	1285	1 per 1,000 sq. ft.	1.29
One bedroom apartment		1 per one bedroom	1
Total Off-Street Parking Requirement:			11.93
Off-Street Loading Spaces Required:			0
ADA Accessible Off-Street Spaces Required:			1

Non-motorized Transportation – Glacier Highway has no sidewalk in this area. A wide curb borders the highway. Across Glacier Highway is a bike path. A pedestrian underpass at Brotherhood Bridge provides access to neighborhoods on both sides of the highway.

Pedestrians who would like to avoid walking along Glacier Highway can walk along Jensine Street/Bentwood Place, then to Industrial Boulevard. Jensine Street and Bentwood Place do not have a sidewalk. Industrial Boulevard has sidewalk on the west side, and connects to the trail system and pedestrian underpass at the intersection with Glacier Highway. The 2019 Average Annual Daily Traffic (AADT) reported by Alaska Department of Transportation

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and Public Facilities for this part of Glacier Highway was 16,454, and 3,110 for Industrial Boulevard. Data was not collected for Jensine Street or Bentwood Place.

Condition: None.

Proximity to Transit – The site is approximately 770 feet to a Capital Transit bus stop to the east on Glacier Highway, near the intersection with Industrial Boulevard. The site is approximately 1,000 feet from a Capital Transit bus stop to the west on Glacier Highway, near the intersection with Sherwood Lane.

Patrons wishing to avoid walking along Glacier Highway can reduce exposure by taking Bentwood Place to Industrial Boulevard to Glacier Highway. This limits the Glacier Highway walk to 200 feet.



Condition: None.

Noise – Industrially-zoned areas are intended to accommodate noise. Noise may include socializing patrons in the outdoor consumption area, and possible entertainment. Noise is not anticipated to be in excess of that expected in an Industrial District.

Condition: None.

Lighting – The applicant will use lighting to discourage loitering and illegal entry. Lenses will prevent spillage onto adjacent lots. The lighting plan and lighting cut sheet are included the application packet.

Condition: None.

Vegetative Cover & Landscaping – Required vegetative cover is five percent, or 877 square feet. The applicant is proposing 1145 square feet, including:

- A 592 square foot pet area.
- 463 square foot vegetated drainage area.

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- 90 square feet of planters.

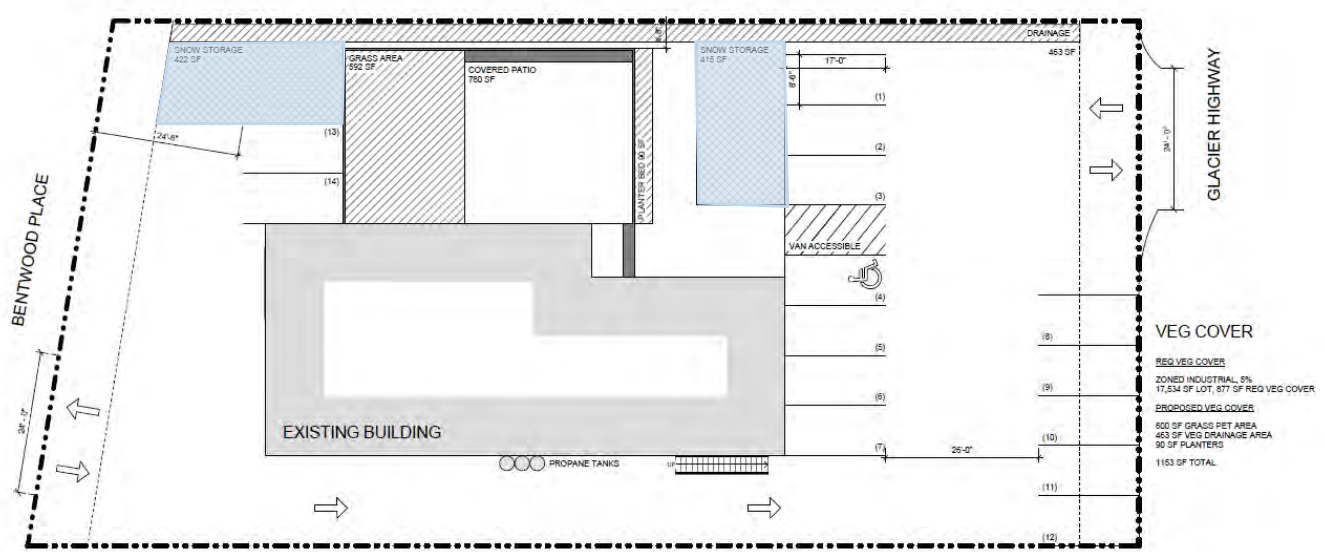
Condition: None.

Habitat – No anadromous streams are on the property. No natural resources are mapped in the 2013 Comprehensive Plan.

Condition: None.

Drainage and Snow Storage – Modifications to existing drainage will be reviewed during the building permit process.

Updated drawings indicate snow storage locations for the site (highlighted in blue):



Condition: None.

Other Applicable Sections of Code –

- CBJ Title 36 allows outdoor on-site consumption with a state retail license with on-site consumption endorsement.
- The state regulations do not require outdoor filtration.
- The AMCO Marijuana Control Board considers air intake of proximate structures when considering the on-site consumption endorsement.
- Industrial Zoning accommodates "Odor...inherent in industrial activity."
- Title 49 requires that systems prohibit odors outside of the licensed premises.

CBJ's Title 36 covers Health and Sanitation, with chapter 36.60 addressing Second Hand Smoke Control. An exception has been established for, "An establishment licensed under AS 17.38 if the smoking is only outdoors in accordance with regulations adopted by the Marijuana Control Board created under AS 17.38.080."

Building air from the cultivation area will be filtered. The outdoor consumption area has no provision to filter air. Occupied structures are approximately 80 feet to the west of the consumption area, 70 feet to the east, and 120 feet to the south.

State requirements for outside consumption include evaluation of [3 AAC 306.370(c)(4)]:

- Neighboring uses
- The location of air intake vents on neighboring structures
- Sight-obscuring wall or fence around the outdoor marijuana consumption area,
- Objections of property owners, residents, and occupants within 250 feet (Note: CBJ public notice code requires 500 foot radius).

Condition: None.

Public Health, Safety, and Welfare – One concern of on-site consumption is driving under the influence.

The Juneau Police Department (JPD) expects if one consumes marijuana they will not drive. Unlike alcohol, no threshold figure exists for field testing marijuana influence. JPD has three Drug Recognition Experts (DREs) – if someone is pulled over and suspected of driving under the influence, DREs are deployed to confirm. Confirmation would result in a court order for a blood test.

The Juneau Police Department does not oppose this project because patrons could use a taxi, bus, walk, or use the bike path.

CBJ 49.65.1255 requires posting a sign saying, *“Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under its influence.”*

The Alaska Department of Health and Human Services outlines health impacts of marijuana at <http://dhss.alaska.gov/dph/director/pages/marijuana/facts.aspx>.

CBJ’s Second Hand Smoke Control Code [CBJ 36.30.035] requires signage where smoking is prohibited, and at entrances.

Condition #5: Before issuance of a Temporary Certificate of Occupancy, required signage includes:

- “Smoking in Designated Areas Only” at the entrance to the facility.
- “No Smoking” signs in the retail and cultivation areas.
- “Designated Smoking Area Entrance” on the entrance to the consumption area.
- “Exiting Designated Smoking Area” on exits from the consumption area.

Signage will be clear and legible.

Property Value or Neighborhood Harmony – Staff finds this use is in harmony with the zoning for the area and will not decrease property value.

The consumption area will be operated in accordance with state regulations and other city codes. The smell from an outdoor consumption area may extend beyond the licensed premises. The AMCO approval process will determine and mitigate impacts.

CBJ 49.65.1260 requires a ventilation and odor system that prohibits the detection of noxious odors from outside the licensed premises.

Alaska Administrative Code 3 AAC 306.370(c)(4) allows outdoor consumption if compatible with uses in the surrounding area. CBJ's smoking ordinance allows outdoor consumption if carried out in accordance with state regulations.

Marijuana retail is a conditional use in Industrial Zoning, and Industrial Zoning is intended for operations that might be loud or odorous. The development guidelines in the 2013 Comprehensive Plan recognize that industrial land be designated considering, "Distance from sensitive receptors, such as homes, schools and hospitals, to potential off-site impacts generated by industry including noise, dust, fumes, odors and nighttime light glare." [Page 135, 10.7DG2(C)]. Other conditional uses for industrial property could be heavy manufacturing, rock crushing, landfills, or horse stables, none of which are required to contain noise or odors on their property.

Neighbors include a local gym and health facility, apparent construction equipment storage, and a university research facility.

Condition: None.

SPECIFIED USE REVIEW – CBJ 49.65 ARTICLE XI – MARIJUANA ESTABLISHMENTS

Topic and Code Reference	Summary	Complies	Recommended Condition
49.65.1245(a)(1) Site Plan and Floor Plans	Attachment A pages 13 through 17	☒ Yes ☐ No ☐ N/A	
49.65.1245(a)(2) Security Plan	Attachment A pages 6 & 15	☒ Yes ☐ No ☐ N/A	
49.65.1245(a)(3) Waste Disposal	Attachment A page 6	☒ Yes ☐ No ☐ N/A	See discussion below.
49.65.1245(a)(4) Screening	Attachment A page 6	☒ Yes ☐ No ☐ N/A	
49.65.1245(a)(5) Septic System		☐ Yes ☐ No ☒ N/A	
49.65.1245(a)(6) and 49.65.1260 Ventilation and Odor Control	Attachment A page 7: Carbon air filters for cultivation area.	☒ Yes ☐ No ☐ N/A	
49.65.1245(a)(7) Manufacturing Method or Cultivation Method	Attachment A page 7	☒ Yes ☐ No ☐ N/A	
49.65.1245(a)(8) Fungicides, pesticides, fertilizers, and harmful molds	Attachment A page 7	☒ Yes ☐ No ☐ N/A	

Topic and Code Reference	Summary	Complies	Recommended Condition
49.65.1245(a)(9) Other	Attachment B , provided for CBJ Utilities Engineer wastewater evaluation	☒ Yes ☐ No ☐ N/A	
49.65.1265(a) Owner/manager must live on site (D1 zoning district)		☐ Yes ☐ No ☒ N/A	
49.65.1265(b) Setback required (D1 zoning district)		☐ Yes ☐ No ☒ N/A	
42.20.230(b)(4) and 36.60.030(a)(2) On-site consumption	Licensed establishment under AS 17.38: on-site consumption allowed with retail endorsement	☒ Yes ☐ No ☐ N/A	

Of note: Use Permit applications for marijuana have traditionally included a condition for waste disposal:

All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.

Alaska Administrative Code 3 AAC 306.740 “Waste disposal” outlines state requirements, including compliance with local laws. CBJ code does not specify that waste be contained in a locked container.

Functionally, marijuana operations have to comply with state rules on waste management (**Attachment B**), and premises security (**Attachment A**, pages 6 and 15). The security makes the building a “locked enclosure.”

Given the Commission’s recent inclinations away from conditioning items covered by existing codes, laws or practices, staff is not recommending this condition.

Requirements Applicable to All Marijuana Establishments –

Code Reference	Requirement
49.65.1245(d) State license required	Prior to operation, the applicant shall submit a complete copy of the applicant's approved state license application to the department for review. If the director determines there are substantive inconsistencies between the state license application and the special use permit application, the commission shall review the development for consistency with Title 49.
49.65.1245(e) Commission review required	The requested special use permit shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a special use permit is filed, the new conditions shall be stayed and the existing permit shall govern

Code Reference	Requirement
	the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions.
49.65.1250 Hours of operation - retail	Unless otherwise specified by a special use permit, licensed premises may not be open between the hours of 1:00 a.m. and 8:00 a.m., Monday through Sunday. No marijuana may be distributed, sold or dispensed at a licensed premises when the licensed premises is required to be closed.
49.65.1255 Documents displayed	Prior to operating, the applicant shall display the original CBJ license and required health warnings in accordance with CBJ 49.65.1255. The signs must be displayed in conspicuous locations inside the licensed premises near the main entrance.

AGENCY REVIEW

CDD conducted an agency review comment period between April 21, 2021 and May 4, 2021. Agency review comments are in **Attachment C**.

Agency	Summary
CDD Building Division	No issues with the project at this time.
Juneau Police Department	Via phone: See "Public Health, Safety and Welfare," above.
General Engineering	Concerns regarding wastewater, see "Project Design," above.

PUBLIC COMMENTS

CDD conducted a public comment period from April 22 through May 3, 2021. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment D**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment E**). There were no public comments submitted at time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	10	136	Implementing Action 10.7-IA2	Reserve for land uses that require Industrial Zoning. Both marijuana retail and cultivation are industrial uses.
	11	148	Light Industrial (LI)	Complies with the Land Use Designation for industrial uses.
	5	44	Policy 5.1	Proposed development promotes a diverse economy.
	5	58	Policy 5.11	Proposed development expands a local business; provides year round

PLAN	Chapter	Page No.	Item	Summary
				employment; and provides tax revenue to support local services.

FINDINGS

Conditional Use Permit Criteria - Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

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

Analysis: No further analysis needed.

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

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

Analysis: The application is for Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone. The uses are listed for the Industrial District in CBJ 49.25.300:

- Section 2.300 for marijuana retail.
- Section 14.240 for marijuana cultivation of 500 square feet or more.

On-site consumption is an endorsement under the marijuana retail license.

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

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

Analysis: The proposed site design complies with CBJ zoning and second-hand smoke regulations. The project complies with state regulations, including those for outdoor on-site consumption.

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

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

Analysis: The risks associated with marijuana consumption can be likened to those of alcohol, such as dangers associated with over-use and equipment operation. Risks can be mitigated through user behaviors.

Finding: No. The requested Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone, will not materially endanger the public health or safety.

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

Analysis: On-site consumption was recently legalized, and is a new neighbor in the Industrial Zoning District. Impacts to neighbors would seem to be less than those of an asphalt plant, rock crusher, or a vehicle maintenance facility using solvents, all permissible uses in the Industrial Zoning District.

Finding: No. The requested Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. *Will the proposed development be in conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Analysis: Marijuana retail and cultivation are permissible uses in Industrial Zoning. On-site consumption is an endorsement on the marijuana retail license. Land Use maps show the area "Light Industrial."

Finding: Yes. The proposed Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone, with the recommended conditions, will be in conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Special Use Permit. The permit would allow the development of marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone.

The approval is subject to the following conditions:

Condition #1: Before issuance of a Building Permit, the applicant will provide CBJ Public Works' Utilities Engineer with information on anticipated wastewater flows, including quantity and quality. Written approval of the project from the Utilities Engineer is required.

Condition #2: Prior to issuance of a Temporary Certificate of Occupancy, wheel stops shall be placed in the parking lot to define the location of parking spaces.

Condition #3: Prior to issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Condition #4: Prior to issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.

Condition #5: Before issuance of a Temporary Certificate of Occupancy, required signage includes:

- "Smoking in Designated Areas Only" at the entrance to the facility.
- "No Smoking" signs in the retail and cultivation areas.
- "Designated Smoking Area Entrance" on the entrance to the consumption area.
- "Exiting Designated Smoking Area" on exits from the consumption area.

Signage will be clear and legible.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Waste Plan
Attachment C	Agency Review
Attachment D	Abutters Notice
Attachment E	Public Notice sign



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 10011 Glacier Highway		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 1041 LT 2		
	Parcel Number(s) 4B1701020020		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Alaska On Point Properties LLC	Contact Person Casey Willkins	
	Mailing Address PO BOX 240122 Douglas, AK 99824	Phone Number(s) 907-957-3877	
	E-mail Address alwaysredeyellc@gmail.com		
	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. I (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 <u>Casey Willkins</u> Landowner/Lessee Signature		03/10/21 Date	
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"			
Applicant SAME	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X <u>Casey Willkins</u> Applicant's Signature		03/10/21 Date of Application	

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

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 Office at 907-586-0777

Case Number

USE2021 0005

Intake Initials

ANE

Date Received

3/10/21



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Remodel existing building for marijuana retail store (with outdoor consumption area in new outdoor patio) and <500 marijuana cultivation facility.

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: 2.300 Marijuana retail and 14.245 marijuana

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 17534 square feet Total Area of Existing Structure(s) 4160 square feet

Total Area of Proposed Structure(s) 4160 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

If this is a modification or extension include:

☒ 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

- ☐ 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	\$ <u>850.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>1,000.00</u>			

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.

USE2021 0005

Case Number	Date Received
USE2021 0005	3/11/2021

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 (CUP) Application - Marijuana Cultivation and Retail by Alaska Vibes LLC

10011 Glacier Highway, Juneau, AK 99801

Project Overview

Alaska Vibes LLC seeks to open a marijuana retail facility at 10011 Glacier Highway, with a proposed outdoor consumption area with consumption by smoking or vaping. Additionally, a small, under 500 square foot cultivation facility will be located in the south side of the building. The building exterior will not undergo significant changes, nor will its footprint expand, but the interior will be remodeled and the enclosed outdoor consumption area will be constructed. The construction, design, and components will all comply with state and local requirements. An existing on-site residence will remain and have no shared access with the marijuana establishment portion of the building.

Existing Site & Building

The site's legal description USS 1041 LT 2. The lot is 17,534 square feet. The existing building is 4,160 square feet. The property is bordered by Glacier Highway on the north, Pavitt Plaza LLC to the east, Brentwood Place to the south, and the Lockhart property to the west. The site is flat with a band of vegetation on the west property line. There is significant area for parking.

Zoning

The property at 10011 Glacier Highway is currently zoned Industrial (I). Marijuana retail sales, cultivation and manufacturing are all allowed uses in the Industrial zoning district with approved Conditional Use Permits. One caretaker unit per lot is also allowed in the Industrial zoning district.

The building currently complies with required setbacks (10' front yard and street side yard). There is no side yard setback in the industrial zone, so the proposed outdoor consumption area would comply with this requirement.

Utilities

The site is served by municipal sewer and water. Additional plumbing connections may be made, but those will be proposed in the building permit process. Electricity is provided via underground conduit.

Habitat

The property is bordered on all sides with significant man-made development: Glacier Highway, Pavitt Plaza, Brentwood Place, and the Lockhart property. There is a band of vegetation on the west side of mostly alder that provides the required 5% vegetative cover in the industrial zone. This band of vegetation will be preserved. Additional vegetation may be incorporated for aesthetic purposes.

On the north side is a drainage ditch bordering Glacier Highway.

Development Schedule & Noise

Improvements to the facility will mostly occurring during normal working hours (7 a.m. to 6 p.m.). Sound and noise consistent with construction may occur during this time. Once operational, the business may be staffed between 7 a.m. and 9 p.m., with the bulk of traffic and activity occurring from 10 a.m. until 7 or 8 p.m. Noise generated by activities at the site is expected to be minimal - customers talking in the outdoor consumption area or movement of materials from the rear shop door area likely the main sources of noise, beyond traffic entering and exiting the property. This will likely be drowned out by the significant traffic noise from Glacier Highway.

The estimated number of employees on-site at any one time is 6.

Property Value & Neighborhood Harmony

The proposed use at 10011 Glacier Highway matches the current mixed industrial and commercial uses currently occurring in the area. Neighboring property owners should not be negatively affected by the proposed operations and may benefit from the increased visitation to the site.

Negative impacts from noise and traffic are expected to be minimal.

Public Health & Safety

On-site operations will minimize threats and risk to public safety and the natural environment. No chemicals, nutrients, or nutrient-enriched solutions will enter the local waterways or sewer system. Waste will be disposed of properly and in a way that minimizes additions to the landfill.

All nutrients, sprays, additives, and supplements

Lighting

Surface-mounted exterior lighting will discourage loitering and unlawful entry. Lenses will prevent light spillage off the property.

Parking, Traffic & Circulation

There will be some increase in traffic to the site compared to its current use. However, this traffic level will be congruous with the industrial-commercial feel of the area.

Parking for employees and visitors will be provided on site. Please see the attached **Parking Plan** for the layout of parking spaces. Vehicular traffic access to the site is provided via Glacier Highway and Bentwood Place. The calculations for required parking spaces are shown on the table below.

Use Type	Sq. footage of use	1 parking space per ____ sq ft	Parking spaces required	Accessible parking spaces
Retail	1715	300	6	
Outdoor patio	785	200	4	
Cultivation	1285	1000	2	
Residential unit			1	
		Total	13	1

Commercial Marijuana Establishment CUP application requirements

- **Site plan:** The attached **Site Plan** shows the layout of the site and proposed uses of the building. Due to state law, the entirety of the 1st floor of the building will be an Alcohol and Marijuana Control Office (AMCO) licensed premises.
- **Security plan:** Please see the **Elec Floor Plan** for layout of video surveillance and exterior lighting. The state requires extensive security measures, such as lighting, video surveillance, protocols for visitors and prevention of those under the age of 21, security and alarm systems, product tracking, transportation and labeling of products, restricted access areas, and much more.
 - All doors leading to restricted access areas (the north entry to the retail space and south entry to the cultivation area) will have commercial grade locks. Required signage stating "Restricted access area. Visitors must be escorted." will be posted on the rear exterior door and the employee-only door leading from the commercial and outdoor patio area into the employee-only space. Video surveillance will record both entry points.
 - Exterior lighting will be sufficient to facilitate surveillance, as well as discourage loitering.
 - All areas where marijuana is grown, cured, processed, and packaged, or where marijuana waste is destroyed will be monitored by video surveillance. Areas where marijuana or marijuana products are sold or consumed will also be under video surveillance.
 - The services of an alarm company will be contracted for the purpose of maintaining a secure facility. All exterior ground floor window and each exterior door that is not boarded/blocked will be connected to the alarm system.
- **Waste disposal plan:** All waste, trash, and waste water disposal will meet federal, state, and local requirements.
 - Marijuana will be disposed of per-AMCO required protocols, including the notification of AMCO for proposed waste disposal.
 - Expired growing medium will be mixed with marijuana waste and taken off-site for composting.
 - Non-marijuana waste will be picked up by the local waste hauler weekly.
- **Screening plan:** Secured doors, opaque window coverings, and fencing will prevent observation of facility and activities occurring inside.
- **Ventilation and filtration plan:** Significant efforts will be made to prevent nuisance odors from affecting the area. The State of Alaska has significant

requirements to ensure onsite consumption of marijuana will not negatively detract from the area.

- Continually-running carbon filters will reduce odors the ambient air in the cultivation area, as well as air exhausted. Carbon filters will be maintained and replaced per manufacturer's specifications.
- CBJ Code 36.60.030 allows smoking outdoors for a marijuana facility licensed by the state and in compliance with regulations adopted by the Marijuana Control Board. In addition to the stringent security measures mentioned above, additional regulations and requirements include:
 - A freestanding licensed retail marijuana store with an approved onsite consumption endorsement;
 - The consumption area being fully enclosed by a sight-obscuring wall or fence and separated from the remainder of the premises by a secure door;
 - Limitations on the amount of marijuana or marijuana product sold for consumption on the premises, including the complete prohibition of sales of marijuana concentrate for consumption on the premises;
 - Prohibition on the consumption of tobacco or tobacco products in the consumption area;
 - A smoke-free area for employees to monitor the marijuana consumption area;
 - Protocols and training for employees to identify overconsumption;
 - Protocols and training for preventing marijuana from another source from entering the consumption area;
 - A finding the by the board to be compatible with the surrounding area after considering neighborhood uses, location of air intake vents of neighboring buildings, sight-obscuring wall or fencing, objections by property owners within 250' (a notice was sent to all property owners within 250' of the boundaries of the property).
- **Mold prevention and wastewater discharge:** Cleanliness and sanitation is a priority. Appropriate hand washing equipment and procedures will be in place to ensure proper hygiene. Cultivation and retail facilities (including the outdoor consumption area) will be cleaned as necessary to maintain a high level of cleanliness and sanitation
 - Below is a list of chemicals, fertilizers and additives expected to be used at the cultivation facility

Product	Class	Manufacturer
Forge	Bacteria additive	Blacksmith Bioscience
Cal-Mag Plus	Supplement	Botanicare
Pure Blend Pro Grow	Nutrient - vegetative	Botanicare
Silica Blast	Supplement	Botanicare
Pure Bloom Pro Bloom	Nutrient - flowering	Botanicare
Type A	Nutrient - flowering	RX Green Technologies
Type B	Nutrient - flowering	RX Green Technologies
FloraBloom	Nutrient	General Hydroponics
FloraMicro	Nutrient	General Hydroponics

FloraGro	Nutrient	General Hydroponics
Clonex Rooting Gel	Growth Regulator	
Clonex Clone Solution	Clone nutrient	
Coco-Wet	Aids in nutrient absorption	
Great White Mycorrhizae	Nutrient	
H202 Liquid Oxygen	Increases nutrient uptake	
General Hydroponics	pH Up	
General Hydroponics	pH Down	
Armor Si	Nutrient	
Botanicare Hydroguard		
Botanicare Power Clone		
RX Green Energy		

AK VIBES SOCIAL CONSUMPTION CANNABIS LOUNGE



**ALASKA
VIBES**



CONTEXT



GLACIER HIGHWAY

BENTWOOD PLACE

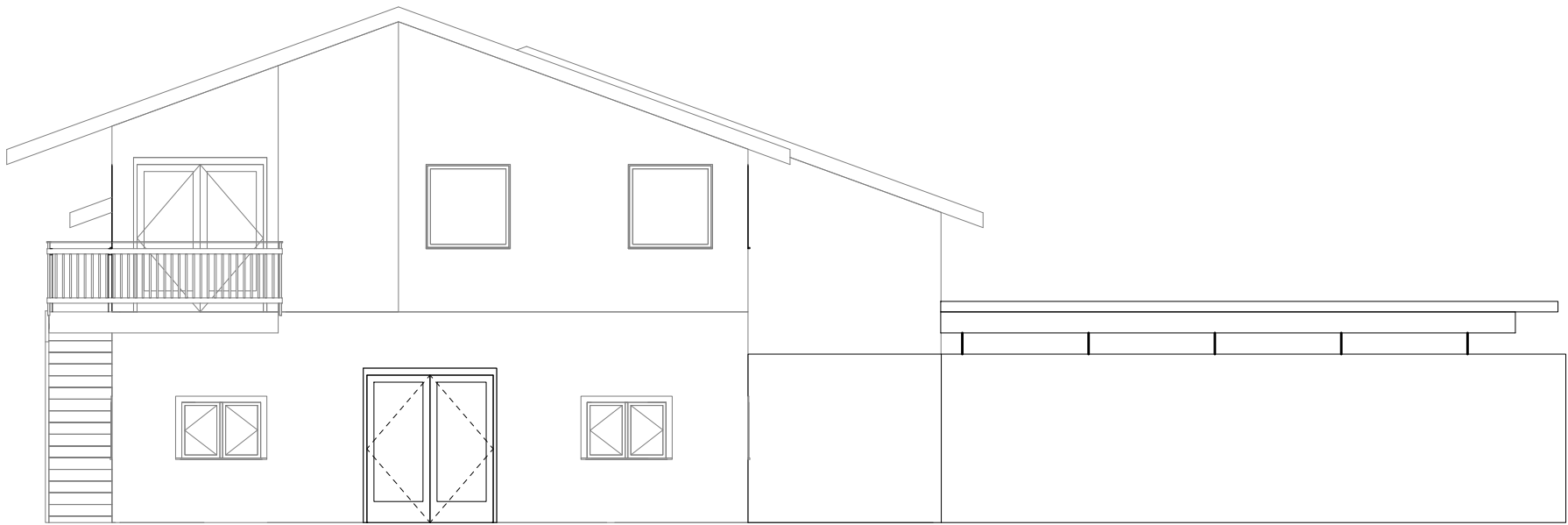
INDUSTRIAL BLVD

MENDENHALL
RIVER

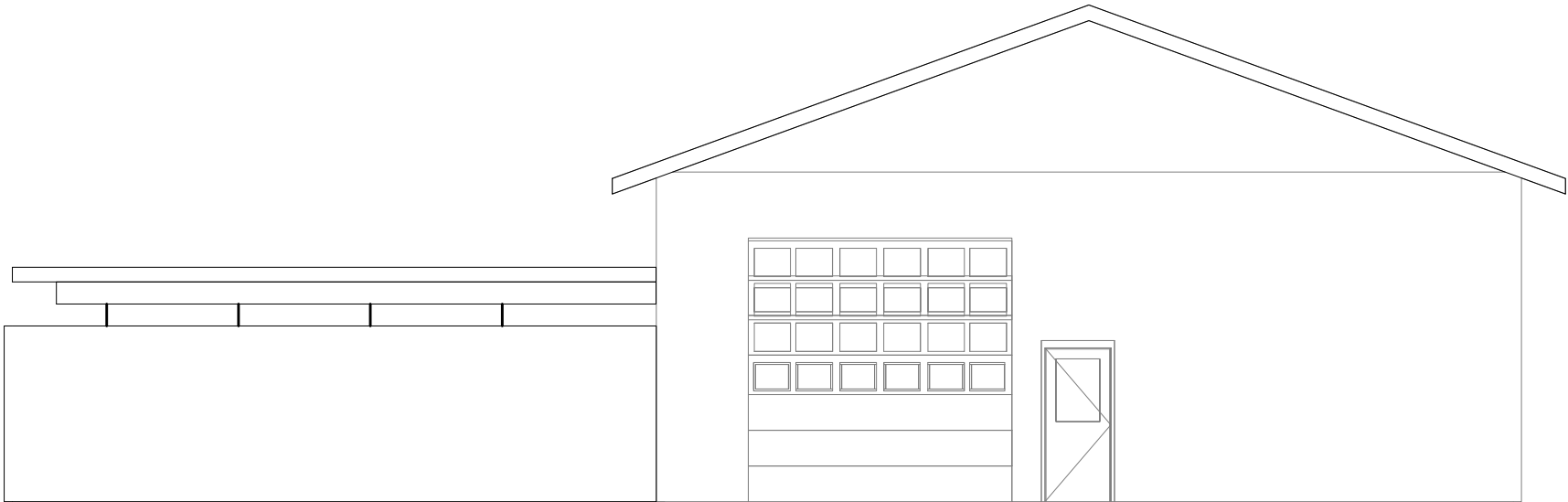
SITE PLAN

785 SF OUTDOOR PATIO

3000 SF COMMERCIAL/
CULTIVATION



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

XX/XX/2018



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

ALASKA VIBES RENOVATION

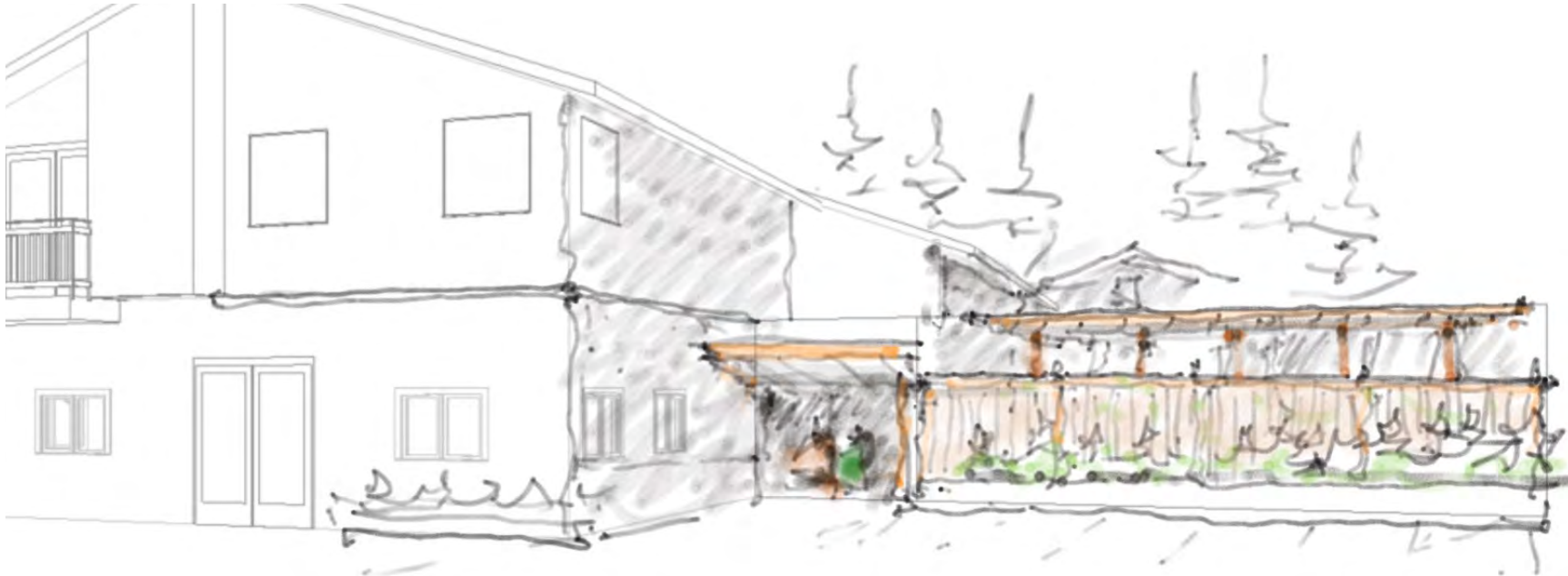
10010 GLACIER HIGHWAY
JUNEAU, AK

SHEET TITLE:
ELEVATIONS

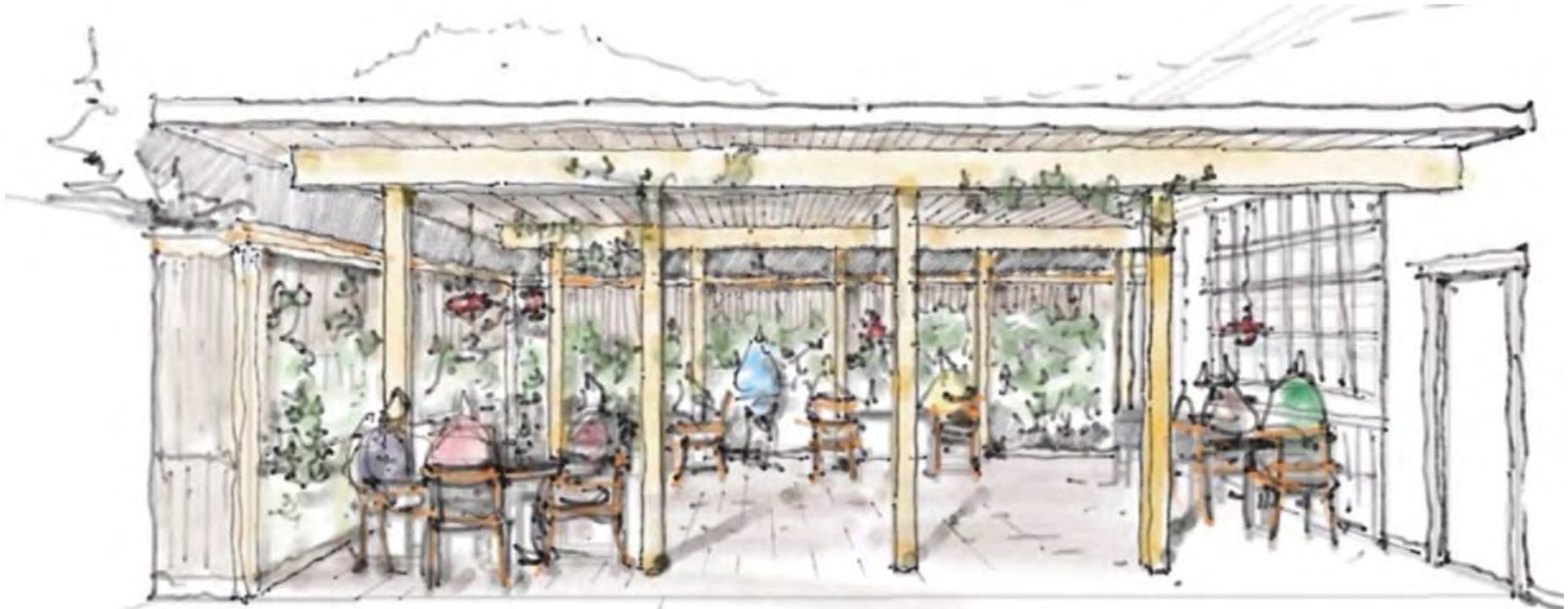
CHECKED JB
DRAWN SCC

issue date description

SHEET # A2.0
PLOT DATE 05/04/21
ISSUE DATE 04/28/21



FROM GLACIER HIGHWAY



FROM PET AREA, INSIDE FENCE



6000 SF TOTAL
 2500 Cannabis Lounge
 1800 Outdoor Consumption Patio
 1600 Restaurant



LOWELL CAFE, HOLLYWOOD





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

New Marijuana Retail, Cultivation, Manufacturing, and Consumption Facility

Case Number: PAC20200058

Applicant: Casey Wilkens

Property Owner: Shannon Sweeny Trust

Property Address: 10011 Glacier Hwy

Parcel Code Number: 4B1701020020

Site Size: 17,534 Square Feet

Zoning: I (Industrial)

Existing Land Use: Commercial Mix

Conference Date:	9/30/20
Report Issued:	10/7/20

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
Casey Wilkens Amy Herrick Greg Smith	Applicants	alwaysredeyellc@gmail.com alaskavibes@gmail.com gregoir.smith@gmail.com
Allison Eddins	Planning	allison.eddins@juneau.org
Charlie Ford	Building	charlie.ford@juneau.org
Adrienne Scott	Permit Tech	adrienne.scott@juneau.org

Pre-Application Conference Final Report

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.

NOTE: This proposal is for an established building. Dimensional standards are established, but listed below for situational awareness.

Project Summary: Application for a 4,160 marijuana facility. The facility will include 3,160 square feet of marijuana retail, 500 square feet of manufacturing, 500 square feet of cultivation and an outdoor seating area for on-site consumption. There is an existing caretaker unit on the second floor of the building. The applicants have plans to continue using the second floor as a residence.

The applicants also have plans for a drive-thru window to sell product to customers. AMCO recently amended the state regulations to allow marijuana to be sold through drive-thru windows (3 AAC 306.995). This regulation currently has an expiration date of November 15, 2020. However, CBJ Land Use Code does not permit marijuana sales through drive-thru windows. The applicant, or their representative, can make a request to the Planning Commission to amend the land use code to allow marijuana sales through drive-thru windows. Private citizens can make these type of requests directly to the Planning Commission. The request can be made in-person at a Planning Commission meeting; the citizens can speak to non-agenda items. The request can also be made in writing by emailing the Planning Commission at pc_comments@juneau.org.

The plans submitted mentioned that a food truck may be placed on the site. The food truck will require a separate Conditional Use Permit.

Planning Division

1. **Zoning** – The property at 10011 Glacier Highway is currently zoned Industrial (I). Marijuana retail sales, cultivation and manufacturing are all allowed uses in the Industrial zoning district with approved Conditional Use Permits. One caretaker unit per lot is also allowed in the Industrial zoning district.
2. **Setbacks** – According to CBJ records, the two story structure was constructed in 1976. A 1983 as-built shows the following setbacks.
 - Front yard setback (along Glacier Hwy) – 51 feet (10 feet required setback)
 - Street side yard setback (along Jensine St.) – 11.57 feet (10 feet required setback)
 - Side yard setback (East side) – 20 feet (0 feet required)
 - Side yard setback (West side) – 26 feet (0 feet required)

The applicants are not planning to expand the building's footprint. The applicants plan to fence in the outdoor consumption area. The area will include seating for customers. Access to the consumption area will be from inside the facility.

3. **Height** – No height restrictions in the Industrial zoning district.
4. **Access** – The property currently has access from Glacier Highway and Jensine Street.
5. **Parking & Circulation**– Combined, the proposed marijuana uses along with the caretaker unit require 14 on-site parking spaces. One of those spaces must be ADA compliant. The 14 parking spaces must have the following dimensions:
 - 8.5 feet by 17 feet for angled parking

Pre-Application Conference Final Report

- 6.5 feet by 22 feet for parallel parking
- 17 feet by 13 feet wide plus a 5 foot wide access aisle (ADA dimensions)

The parking plan submitted for the pre-application meeting showed back-out parking along Jensine Street. Back-out parking is not allowed per CBJ 49.40.230 (b) (7). All parking spaces must be marked by signing, striping or wheel stops. ADA spaces must be marked with by a sign showing the symbol of accessibility.

6. **Lot Coverage** – No lot coverage restrictions in the Industrial zoning district.
7. **Vegetative Coverage** – CBJ 49.50.300 requires 5% vegetative coverage in the Industrial zoning district. For this lot that comes to 877 square feet. A vegetative cover plan must be submitted with the Conditional Use Permit applications.
8. **Lighting** – The applicant plans to install exterior lights near the three exterior doors on the building. The lights will wide-angle beams and will have sensors that will illuminate the area whenever motion is detected.
9. **Noise** – This project is not expected to increase the noise level already associated with this industrially zoned area.
10. **Flood** – The property is in Zone X Area of Minimal Flood Hazard (Panel No. 02110C1526E)
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
12. **Wetlands** – N/A
13. **Habitat** – N/A
14. **Plat or Covenant Restrictions** – N/A
15. **Traffic** – The applicant estimates that when the facility is fully operations, there will be up to 10 employees working on-site at any time. This is already a high traffic area. The addition of a marijuana facility with on-site consumption is not expected to significantly increase the amount of vehicular traffic in the area.
16. **Nonconforming situations** – There are no known nonconforming situations on the property.

Building Division

17. **Building** – Any building code concerns will be addressed at time of building permit review.
18. **Outstanding Permits** – N/A

General Engineering/Public Works

19. **Engineering** – N/A
20. **Drainage** – N/A
21. **Utilities** – (water, power, sewer, etc.) N/A

Fire Marshal

22. **Fire Items/Access** – The use of ethanol for THC extraction is prohibited by the State Fire Marshal and will not be allowed for this operation. Fire Marshal will review plans during building permit review.

Other Applicable Agency Review

23. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

Pre-Application Conference Final Report

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 (one for each CUP application)
2. Conditional Use Permit Application (one each for retail, manufacturing and cultivation)
3. Building Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. A site plan, including parking space layout and 5% vegetative cover.
3. Security plan, including location of all interior and exterior cameras.
4. Waste disposal plan.

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. Conditional Use Permit for Marijuana Retail - \$500.00
2. Conditional Use Permit for Marijuana Cultivation - \$350.00
3. Conditional Use Permit for Marijuana Manufacturing - \$500.00
4. Public Notice Sign Fee - \$50.00
5. Public Notice Sign Deposit - \$100.00
6. Building permit fee will be determined at time of application

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 made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center

Pre-Application Conference Final Report

Juneau, AK 99801

Phone: (907) 586-0715

Fax: (907) 586-4529

Web: www.juneau.org/cdd



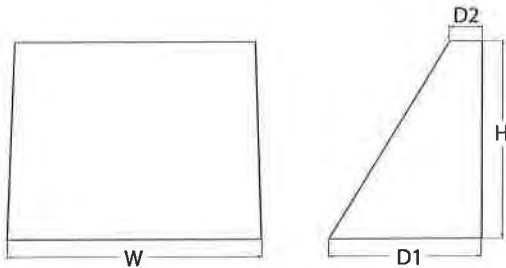
WDGE2 LED

Architectural Wall Sconce



Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	Shipped included	Shipped separately
	P2 ¹	P2SW	30K	3000K	90CRI			347 ¹	SRM	AWS 3/8inch Architectural wall spacer
	P3 ¹	P3SW	35K	3500K		VW	Visual comfort wide	480 ¹		PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.		40K	4000K				ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ¹
	P5 ¹		50K ²	5000K						

Options			Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRHH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation PIRHH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)		DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DNAXD	Natural aluminum
PE ⁴	Photocell, Button Type		DWHXD	White
DS ⁵	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)		DSSXD	Sandstone
DMG ⁶	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points		DBLBXD	Textured black
			DNATXD	Textured natural aluminum
		DWHGXD	Textured white	
		DSSTXD	Textured sandstone	



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WDGE2 LED
 Rev. 01/04/21

USE2021 0005

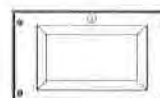
ATTACHMENT A REDACTED, page 23

Accessories*Circled and shipped separately*

WDGEAWS DBBXDU WDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE2PBBW DBBXDU WDGE2 surface-mounted back box (specify finish)

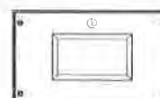
NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI
- 3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
- 4 PE not available in 480V or with sensors/controls
- 5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 6 DMG option not available with sensors/controls
- 7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



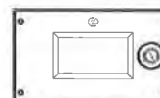
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data**Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumen
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



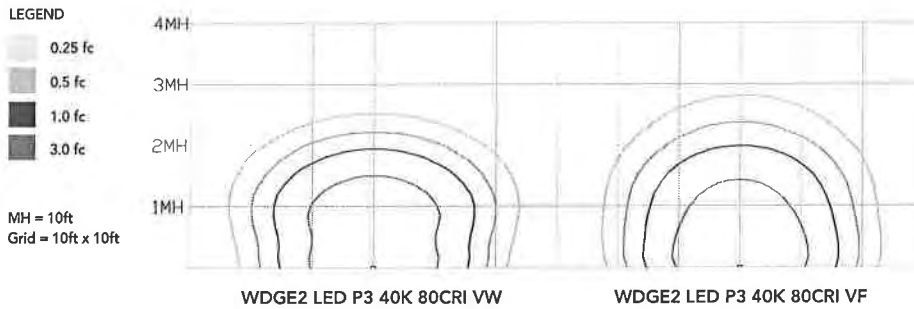
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WDGE2 LED
 Rev 01/04/21

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



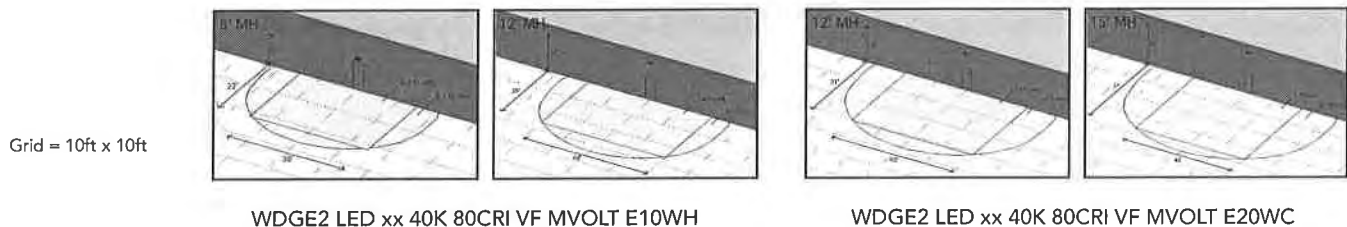
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

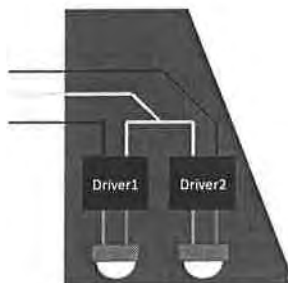
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Control / Sensor Options

Motion/Ambient Sensor (PIR, PIRH)

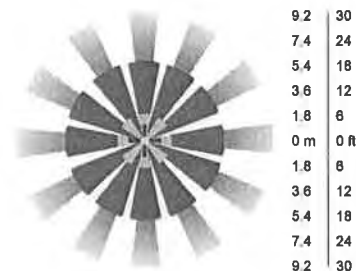
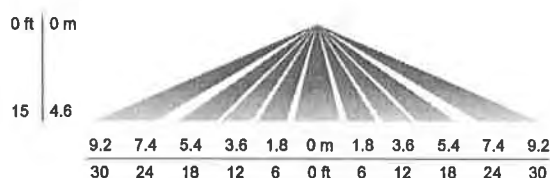
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

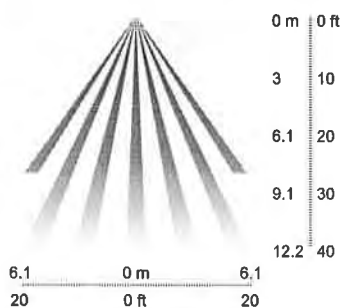
PIR

HIGH VIEW

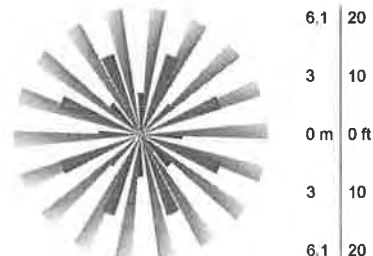


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED
Rev. 01/04/21

Mounting, Options & Accessories

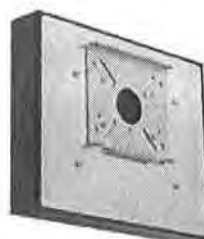


**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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WDGE2 LED
Rev 01/04/21

USE2021 0005

ATTACHMENT A REDACTED, page 27

**Form MJ-04: Marijuana Cultivation Facility Operating Plan Supplemental****4.8. Describe the marijuana cultivation facility's irrigation and waste water systems to be used:**

A nutrient enriched solution will be mixed in the water tanks and distributed, via pumps, to the growing beds. The watering solution will be delivered at the levels required by the plants, so there will be little waste water by design.

Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740.

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

5.1. The marijuana cultivation facility shall give the board at least three days written notice required under 3 AAC 306.740(c) before making marijuana waste unusable and disposing of it.



5.2. Describe how you will store, manage, and dispose of any solid or liquid marijuana waste, including wastewater generated during marijuana cultivation, in compliance with any applicable laws. Include details about the material(s) you will mix with ground marijuana waste and the processes that you will use to make the marijuana waste unusable for any purpose for which it was grown:

Alaska Vibes LLC will be disposing of: (1) marijuana that is identified as contaminated, infected or is otherwise rejected for quality or fails to meet quality testing, (2) waste from marijuana flower, plant material and trimmings, (3) run off water from cultivation and processing, (4) any other materials or containers in contact with marijuana that risks contamination, (5) any other marijuana deemed as waste by the MCB or director. Marijuana waste will be stored in the on-site storage facility away from all other marijuana. It will be under video surveillance. A notice via email will be sent out to AMCO enforcement not later than three (3) days prior to rendering any waste unusable and will be recorded in METRC when that function becomes available. Marijuana waste will be rendered unusable by grinding and then mixing with other compostable and non-compostable material such as, food waste, yard waste, cardboard, paper and soil; until the resulting mixture is no more than fifty percent (50%) marijuana waste. The licensee or manager will maintain a log on the status of all marijuana waste, tracking the type, date of disposal, reason for disposal, date it was rendered unusable, and final destination. A waste truck will collect the waste mixture and dispose of it at the local waste station. This information will be recorded in the disposal log and security stored as a business record, available to AMCO upon request. Alaska Vibes LLC does not anticipate much liquid waste as they will be monitoring watering of plants and most liquid in any drip trays will evaporate. Records of all waste material transfers will be kept for a minimum of three years for view upon request by authorized authorities.

USE2021 0005
ATTACHMENT B, page 1

Irene Gallion

From: Charlie Ford
Sent: Thursday, April 22, 2021 7:28 AM
To: Irene Gallion; Autumn Sapp; Dan Jager
Subject: RE: USE21-05: Marijuana retail, cultivation and on-site use

The Building Department has no issues with this project at this time.

Charlie Ford | Building Official

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0767



From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wednesday, April 21, 2021 2:05 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Subject: USE21-05: Marijuana retail, cultivation and on-site use

Hello all,

We have a conditional use permit application for a marijuana retail, cultivation and on-site consumption at 10011 Glacier Highway – next to Pavitts. Attached is the application. Let me know of any comments or concerns by May 5th, 2021. If you'll have difficulty meeting that date let me know and we'll work something out.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753



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Irene Gallion

From: Autumn Sapp
Sent: Thursday, April 29, 2021 8:00 AM
To: Irene Gallion; Lori Sowa
Subject: RE: USE21-05: Marijuana retail, cultivation and on-site use

Lori and I are going to meet today at 1. Your concern of not requiring this previously was my main concern as well. However, due to violation of the treatment plants as well as just general good practice, wastewater is tightening the belt on what can be discharged to the public sewer system. We need to start somewhere, but we aren't quite sure with our current code how far we can push requirements.

I will send you our determination after we meet, hopefully, we have one!

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

As of May 3rd, my desk phone number will change to 586-5254 ext. 4197

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Thursday, April 29, 2021 7:33 AM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Lori Sowa <Lori.Sowa@juneau.org>
Subject: RE: USE21-05: Marijuana retail, cultivation and on-site use

Hi all,

If you look at the next page under the "waste disposal plan" it says that growing medium will be mixed with marijuana waste and taken off-site for composting.

Waste disposal is generally regulated through State AMCO rules: 3 AAC 306.740 Waste Disposal. So far CDD regs have tried not to duplicate or mess with AMCO regs.

Have we required a sampling port and estimate of waste water generation, and a plan for keeping nutrients out of the water for our other cultivators? I've not seen it. We might want to give some thought to this as a policy. Cultivators need to have their CUP updated every...5 years I believe. We could pin it to that, to assure equity. Do we have existing CBJ code that we could cite for that requirement?

Thanks!

From: Autumn Sapp <Autumn.Sapp@juneau.org>
Sent: Wednesday, April 28, 2021 3:28 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: FW: USE21-05: Marijuana retail, cultivation and on-site use

I was wanting to hear back from Lori Sowa on this. She got back to me yesterday. Do you think we can add the requirement in yellow below to the USE permit?

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

As of May 3rd, my desk phone number will change to 586-5254 ext. 4197

From: Lori Sowa <Lori.Sowa@juneau.org>
Sent: Tuesday, April 27, 2021 3:27 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>
Cc: Brian McGuire <Brian.McGuire@juneau.org>
Subject: RE: USE21-05: Marijuana retail, cultivation and on-site use

Hi Autumn –

I'm interested in how they will achieve this (and it looks like this section was incomplete):

Public Health & Safety

On-site operations will minimize threats and risk to public safety, environment. No chemicals, nutrients, or nutrient-enriched solutions to waterways or sewer system. Waste will be disposed of properly ; minimizes additions to the landfill.

All nutrients, sprays, additives, and supplements

It would be great to get to a point where we had some written guidance to provide but obviously we aren't there yet. At this point we should require a sampling port, an estimate of wastewater generation, and a more detailed understanding of how they intend to keep nutrients out of the sewer system.

Do you have some time to meet later this week and discuss? Let me know if there's a good window and I'll plug something in the calendar.

Thanks,
Lori

From: Autumn Sapp <Autumn.Sapp@juneau.org>
Sent: Wednesday, April 21, 2021 2:26 PM
To: Lori Sowa <Lori.Sowa@juneau.org>
Subject: FW: USE21-05: Marijuana retail, cultivation and on-site use

Hello,

I wanted to run this one past you. Attached is an application for a grow operation with onsite consumption. They list the chemicals they are using in their products (page 7). Is this something you would like to review to make sure it is within the allowances of permitted discharge? Or is there some guidance/training that GE should be referring to identify if this is acceptable?

I know this ties into the much larger conversation regarding the overall regulation of discharges, but I did want to touch base to see if you had any thoughts on how to handle current applications.

I know you'll have a lot on your plate when you get back, but Irene is looking for a response by the 5th.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

As of May 4th, my desk phone number will change to 586-5254 ext. 4197

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wednesday, April 21, 2021 2:05 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Subject: USE21-05: Marijuana retail, cultivation and on-site use

Hello all,

We have a conditional use permit application for a marijuana retail, cultivation and on-site consumption at 10011 Glacier Highway – next to Pavitts. Attached is the application. Let me know of any comments or concerns by May 5th, 2021. If you'll have difficulty meeting that date let me know and we'll work something out.

Thanks!

Irene Gallion | Senior Planner

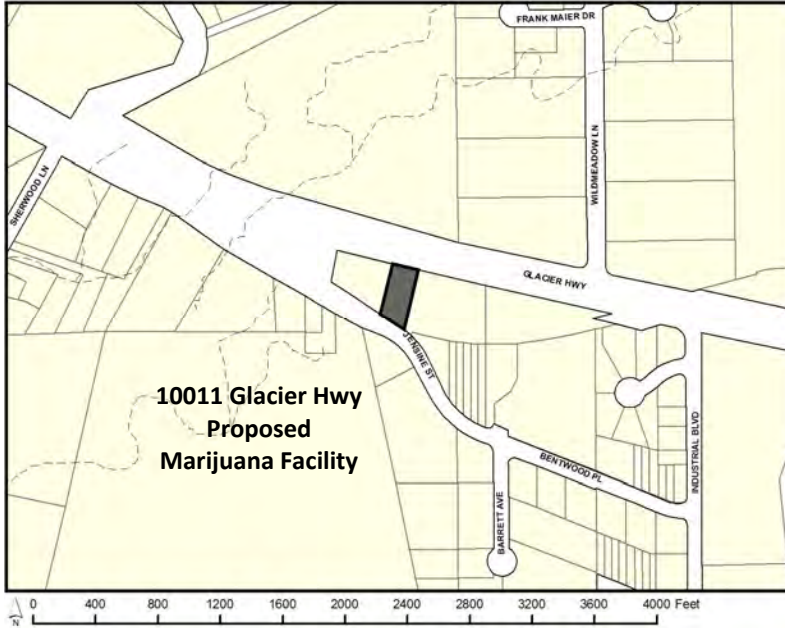
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753



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Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone.**

TIMELINE

Staff Report expected to be posted **Monday, May 17, 2021** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through May 3

Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.

May 4 — noon, May 23

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, May 25, 2021

This virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/92338398477>. The Webinar ID is: 923 3839 8477. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

May 26

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed April 22, 2021

USE2021 0005

ATTACHMENT D, page 1

Case No.: USE2021 0005
Parcel No.: 4B1701020020
CBJ Parcel Viewer: <http://epv.juneau.org>

Laurel Christian

From: Always Redeye LLC <alwaysredeyellc@gmail.com>
Sent: Monday, May 10, 2021 9:11 AM
To: Irene Gallion
Cc: Shannon Crossley; Greg Smith; James Bibb; Laurel Christian
Subject: Re: AK VIBES: Planning Commission Meeting

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS





Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: June 4, 2021
File No.: USE2021 0005

Alaska On Point, LLC
Attn: Casey Wilkins
P.O. Box 240122
Douglas, AK 99824

Proposal: Marijuana retail, cultivation and on-site consumption
Property Address: 10011 Glacier Highway
Legal Description: USS 1041 Lot 2
Parcel Code No.: 4B1701020020
Hearing Date: May 25, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 5, 2021, and APPROVED the Special Use Permit for marijuana retail, cultivation, and on-site consumption, to be conducted as described in the project description and project drawings submitted with the application with the following conditions and as amended at hearing:

Condition #1: Before issuance of a Building Permit, the applicant will provide CBJ Public Works' Utilities Engineer with information on anticipated wastewater flows, including quantity and quality. Written approval of the project from the Utilities Engineer is required.

Condition #2: Prior to issuance of a Temporary Certificate of Occupancy, wheel stops shall be placed in the parking lot to define the location of parking spaces.

Condition #3: Prior to issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Alaska On Point, LLC
 File No.: USE2021 0005
 June 4, 2021
 Page 2 of 3

Condition #4: Prior to issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.

Condition #5: Before issuance of a Temporary Certificate of Occupancy, required signage includes:

- “Smoking in Designated Areas Only” at the entrance to the facility.
- “No Smoking” signs in the retail and cultivation areas.
- “Designated Smoking Area Entrance” on the entrance to the consumption area.
- “Exiting Designated Smoking Area” on exits from the consumption area.

Signage will be clear and legible.

Condition #6: Prior to operation of the onsite consumption operations, the applicant must receive the required State Onsite Endorsement; by approval of this Special Use Permit, the Planning Commission does not take a position as to whether the application to the State satisfies the requirements of the Endorsement, including if the facility is housed within a freestanding building.

Attachments: May 5, 2021, memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2021 0005.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant’s responsibility to obtain the required building permits.

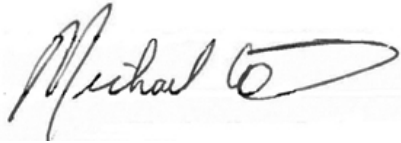
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, May 25, 2021.

Expiration Date: The permit will expire 18 months after the effective date, or November 25, 2022, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Alaska On Point, LLC
 File No.: USE2021 0005
 June 4, 2021
 Page 3 of 3

Conditional use permits issued to marijuana establishments under CBJ chapter 49.65.1245(e) shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title.



Michael Levine, Chair

June 6, 2021

Date



Filed With City Clerk

June 9, 2021

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

PWP2021 0002: Parking Waiver for a proposed assisted living and memory care facility (USE2021 0006) -
APPROVED

AGENDA ITEM:

Case No.: PWP2021 0002

Applicant: TPD Riverview, LLC

Location: 3041 Clinton Drive

Proposal: Parking Waiver for a proposed assisted living and memory care facility (USE2021 0006)

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Parking Waiver. The permit would waive five (5) parking spaces for a proposed assisted living and memory care facility.

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report for PWP2021 0002	5/12/2021	Staff Report
☐ Notice of Decision for PWP2021 0002	6/23/2021	Notice of Decision



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD

155 S. Seward Street • Juneau, AK 99801

DATE: May 11, 2021
TO: Michael LeVine, Chair, Planning Commission
BY: Laurel Christian, Planner II *Laurel Christian*
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Parking Waiver for a proposed assisted living and memory care facility (USE2021 0006).

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Vehicle ownership for residents of assisted living facilities is generally low.
- Public transit is located ¼ mile from the project site.
- The surrounding neighborhood provides adequate non-motorized transportation options through sidewalks on Clinton Drive and a walking/bike path along the Mendenhall River.

GENERAL INFORMATION	
Property Owner	TPD Riverview LLC
Applicant	TPD Riverview LLC
Property Address	Clinton Drive
Legal Description	Vintage II Block C Lots 31A thru 38
Parcel Number	5B1601440311, 5B1601440320 – 5B1601440380
Zoning	Mixed Use
Land Use Designation	Traditional Town Center (TTC)
Lot Size	102,367 square feet
Water/Sewer	Public
Access	Clinton Drive
Existing Land Use	Vacant
Associated Applications	USE20210006

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.40.210(d)(6)
 - 49.80

The Commission shall hear and decide the case per 49.40.210(d)(6) PARKING WAIVERS. *The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the director in the case of minor development; the commission in the case of major development; and the commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North	Mendenhall River
South (MU)	Clinton Drive
East (MU)	Assisted Living
West (MU)	Vacant

SITE FEATURES	
Anadromous	Yes – Mendenhall River
Flood Zone	Yes – Zone AE and X
Hazard	None
Hillside	None
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	None

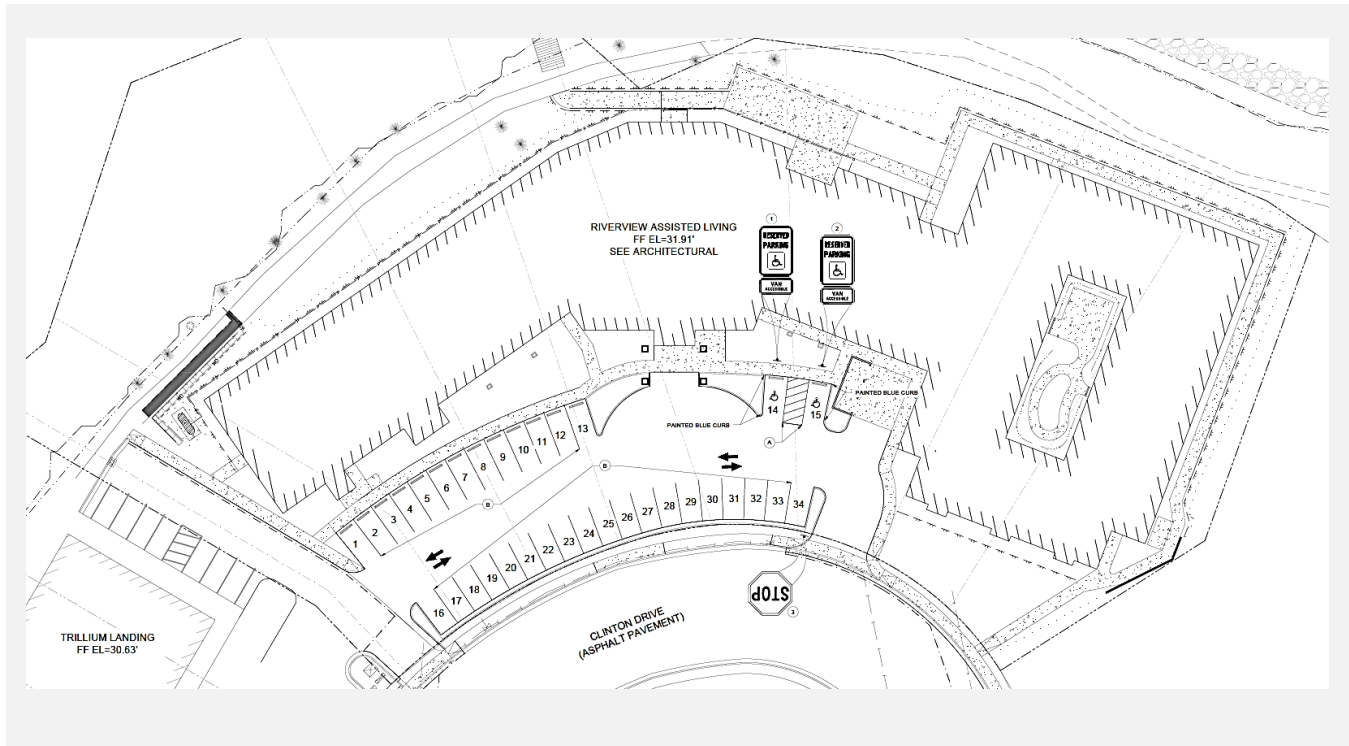
BACKGROUND INFORMATION

Project Description – The applicant requests a parking waiver for a proposed assisted living and memory care facility. The proposed assisted living and memory care facility would include 98 beds; this is being reviewed under USE2021 0006. The proposed parking waiver would reduce the parking requirement from 39 spaces to 34 spaces.

Background – The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
Plat History	The lots were created as part of the Vintage II Subdivision (Plat No, 85-48). The plat includes restrictive covenants for building design and setbacks. CBJ does not enforce private covenants.
Rezone	In 2016, the lot and surrounding area was rezoned from Light Commercial (LC) to Mixed Use (MU). There were no conditions placed on the rezone (Ord. 2016-16).
Conditional Use Permit	In 2016, the Planning Commission reviewed and approved a Conditional Use Permit for an assisted living facility on the lot (USE2016 0015). The permit was approved for an extension but expired in 2019 (USE2017 0025). The lot is currently vacant.
City Project Review	In 2019, the CBJ purchased the project site. In 2020, CBJ sold the project site to the developer for the purposes of constructing senior assisted living facilities. The Planning Commission recommended approval to the Assembly for the land disposal (CSP2020 0002).
Lot Consolidation	The applicant has concurrently applied for a lot consolidation; this is being reviewed through the Minor Subdivision process (MIP2021 0004).

PARKING PLAN



ANALYSIS

Project Site and Design – The proposed development is located on Clinton Drive, next to the Mendenhall River. The project abuts Trillium Landing, an existing senior housing development. The project site is located in the Mendenhall Valley, near shopping, food, a post office, and transit. The proposed assisted living facility will contain 98 beds and common amenities. A detailed description of the project design can be found in the staff report for USE2021 0006.

As described in the applicant's narrative, the request to reduce the off-street parking requirement from 39 spaces to 34 spaces is driven by:

- Site Conditions:
 - The project site is constrained by the Mendenhall River and required development buffers.
- Proximity to transit:
 - The project site is located ¼ mile from bus stops on Mall Road and the future CBJ Valley Transit Center.
- Lack of vehicle ownership:
 - The proposed use is for an assisted living and memory care facility. Vehicle ownership by residents is low. Residents typically need assistance with daily living needs and are not typically able to drive.
 - The facility will provide private vehicles/shuttles for shopping and appointments.
- Parking for staff needs:
 - It is expected that at full capacity the number of on-shift employees will not exceed 24.

Vehicle Parking & Circulation – According to CBJ 49.40, 39 off-street parking spaces are required, including two (2) ADA accessible spaces, one (1) of which must be ADA Van Accessible. In addition to off-street parking, one (1) off-street loading area is required.

The applicant has submitted a parking plan that shows 34 parking spaces, two (2) of which are ADA van accessible spaces (Attachment A). The applicant’s narrative describes a loading zone directly in front of the eastern driveway; the loading zone is not called out on the parking plan.

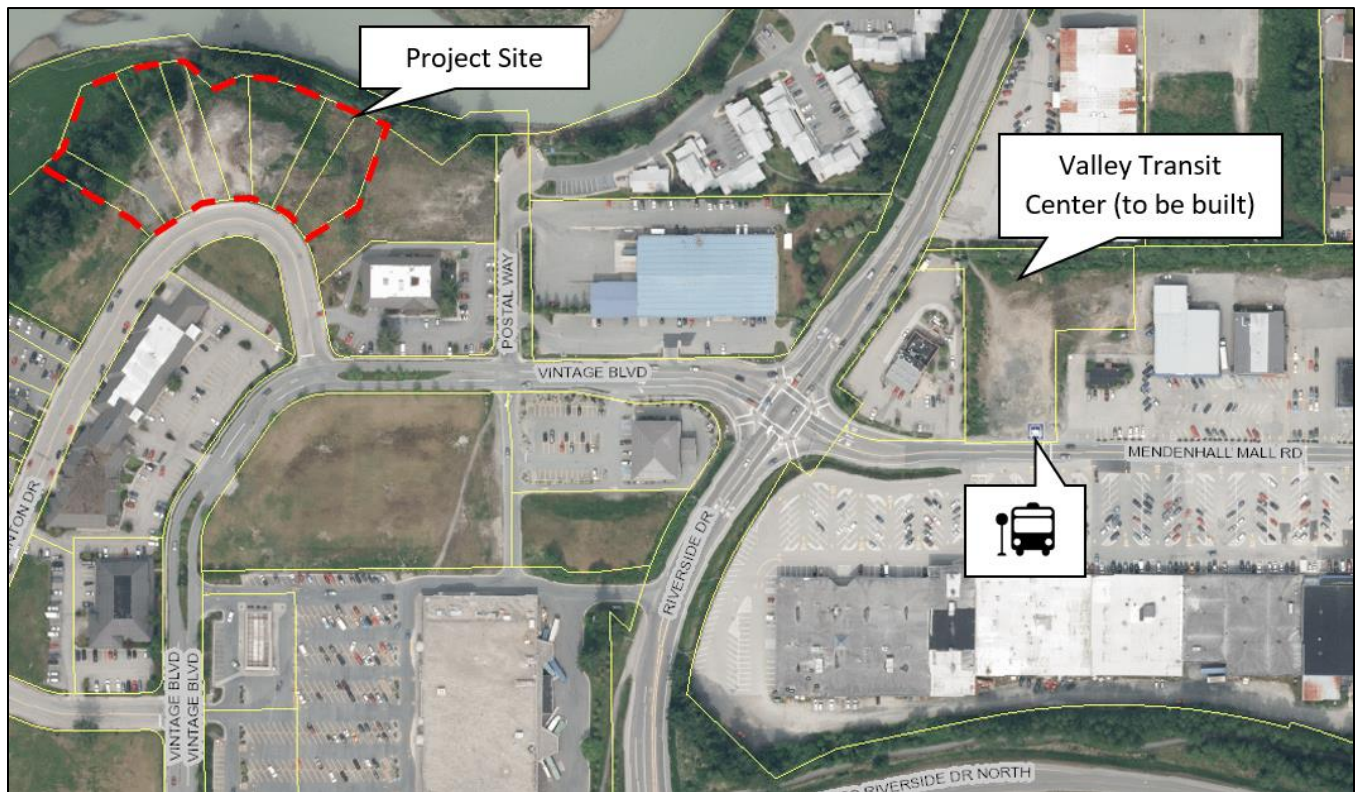
Use	Number of Beds	Spaces Required	Total Spaces
Assisted Living	98	0.4 spaces per maximum number of residents	39
Total Parking Requirement:			39
Off-Street Loading Spaces Required:			1
ADA Accessible Spaces Required:			2

Impacts to Nearby On-street Parking – Parking is allowed on Clinton Drive, except between the hours of 1am-7am according to posted signage. The area was designed as a business park with a 60-foot right-of-way, adequate for on-street parking and two lanes of traffic. The applicant proposes 34 parking spaces and projects that no more than 24 employees will be on-shift at once, at max capacity. That leaves 10 spaces for visitors on-site. Any needed over-flow parking can be accommodated on Clinton Drive with minimal impacts to on-street parking.

Non-motorized Transportation – Sidewalks are provided on both sides of Clinton Drive and there is a walking/bike path along the Mendenhall River (discussed further in USE2021 0006). There are adequate existing pedestrian facilities in the surrounding neighborhood.



Proximity to Transit – The project site is approximately 1,400 linear feet (1/4 mile) walking distance to the nearest bus stop, located on Mall Road. The existing bus stop location is where the new Valley Transit Center will be located. The proposed development provides adequate access to public transportation. In the project narrative, the applicants also discuss providing private shuttles/vehicles to assist residents with shopping and appointments (Attachment A).



Public Health or Safety – The number of off-street parking spaces required does not raise public health or safety concerns for this development.

Property Value or Neighborhood Harmony – There is no information to suggest that the number of off-street parking spaces required will negatively affect property values or be out of character with the existing neighborhood.

AGENCY REVIEW

At time of writing this staff report, no agency comments were received.

PUBLIC COMMENTS

CDD conducted a public comment period between April 27 and May 3. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. At time of writing this staff report, no public comments were received.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic Development Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	37	Policy 4.2	Policy calls for development of housing for a variety of user groups.

PLAN	Chapter	Page No.	Item	Summary
	4	41	Policy 4.8	Policy calls for the need to balance the character of existing neighborhoods while providing opportunities for a mixture of housing types.
	11	147	Land Use Designation	Complies with the Traditional Town Center (TTC) land use designation (Attachment E). This land use designation calls for high-density residential development along transit corridors and near major shopping centers.
2016 Housing Action Plan			Production Target	The plan identifies a shortage of senior housing, which is supported by the findings of the 2014 Juneau Senior Housing and Services Market Demand Study. The plan identifies a production target of 330 assisted living units over 30 years. The proposed development meets this need by establishing 98 beds for assisted living.
2015 Juneau Economic Development Plan			Initiative	The plan calls for economic development through the promotion of housing affordability and availability. Specifically, an identified goal is to “Build the senior economy” through the development of housing and support to serve the needs of Juneau’s senior population.

FINDINGS

Parking Waiver Criteria - Per CBJ 49.40.210(d)(6)(1-4), the Director makes the following findings on the proposed parking waiver:

1. *Will granting the waiver result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan?*

Analysis: The proposed development provides additional housing for Juneau’s senior population and those with memory care needs. Development of housing in Juneau, especially for special populations, is identified in various plans as a key need and economic driver.

Finding: Yes. Granting the requested parking waiver for the proposed assisted living facility will result in more benefits than detriments to the community as a whole as identified by the 2013 Comprehensive Plan.

2. *Is the development located outside of the PD-1 Parking District, PD-2 Parking District, and the Downtown Fee In Lieu of Parking district?*

Analysis: The project site is located in the Mendenhall Valley and not within an identified parking district.

Finding: Yes. The subject parcel is located outside of the above listed parking districts.

3. *Will granting the waiver result in adverse impacts to property in the neighboring area?*

Analysis: No information has been submitted that suggests granting the waiver will have adverse impacts to neighboring property. As discussed above, vehicle ownership for residents of assisted living facilities is low and the applicant is providing adequate parking for on-shift employees and additional visitors.

Finding: No. There is no evidence to suggest that with appropriate conditions, granting the requested waiver will result in adverse impacts to neighboring property.

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

Analysis: The number of off-street parking spaces required does not raise public health or safety concerns for this development.

Finding: No. There is no evidence to suggest that granting the requested waiver will materially endanger the public health or safety.

RECOMMENDATION

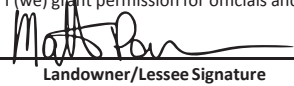
Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Parking Waiver. The permit would waive five (5) parking spaces for a proposed assisted living and memory care facility.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign Photo

DEVELOPMENT PERMIT APPLICATION

TE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address Clinton Drive, Juneau, Alaska 99801		
	Legal Description (s) (Subdivision, Survey, Block, Tract, etc) Lots 31A thru 38, Block B, Vintage II Subdivision		
	Parcel Number(s) 5B1601440311, 5B1601440320-5B1601440380		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner TPD Riverview LLC		Contact Person Matthew Parks
	Mailing Address 16767 Falcon Bluff Dr San Diego CA 92127		Phone Number(s) (858) 335-1817
	E-mail Address mp@torreypinesdevelopment.com		
	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. I (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		4.23.2021 Date	
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 LANDOWNER, write "SAME"			
Applicant same		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X  Applicant's Signature		_____ Date of Application	

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

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.

Attachment A - Application Packet

Intake Initials LEC
Case Number PWP2021 0002
Date Received 4/23/21



PARKING WAIVER APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant	PROJECT SUMMARY Riverview Assisted Living is a 98-bed senior care community that provides housing and care services to Juneau's aging population. Residents in Riverview will need assistance with daily living needs, and it is not common for any residents to operate or drive a vehicle.
	TYPE OF PARKING WAIVER REQUESTED (check one) MINOR DEVELOPMENT ☐ Parking Waiver Departmental Review (PWD) MAJOR DEVELOPMENT ☐ Parking Waiver Planning Commission Review (PWP)
	DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one) ☐ Existing ☒ Proposed – Related Case Number: _____
	NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A) ☒ For Residential Uses: <u>39</u> spaces ☐ For Non-Residential Uses: _____ spaces
	NUMBER OF PARKING SPACES THAT WILL BE PROVIDED ☒ For Residential Uses: <u>34</u> spaces ☐ For Non-Residential Uses: _____ spaces
ALL REQUIRED MATERIALS ATTACHED ☒ Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6) ☒ Narrative including: ☒ Why the parking waiver is being requested? ☒ How the requested waiver meets items 1-4 on page 2	

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

PARKING WAIVER FEES			
Residential Spaces	_____	Non-Residential Spaces	_____
Residential Fee	\$ _____	Non-Residential Fee	\$ _____
Total Residential	\$ _____	Total Non-Residential	\$ _____
Total Fee		\$ <u>320.00</u>	

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
PWP2021 0002	4/23/21 LEC

Parking waivers are outlined in CBJ 49.40.210(d)(6)

Parking Waivers are pursuant to 49.40.210(d) Exceptions (6) Parking Waivers. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director of the Community Development Department in the case of minor development; the Planning Commission in the case of major development; and the Planning Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

- (1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;
 - (2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in lieu of Parking District areas;
 - (3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and
 - (4) The waiver will not materially endanger public health, safety, or welfare.
- Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of \$400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.
 - The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250 foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

Approved parking waivers shall expire upon a change in use.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**arking Waiver Justification
For
Riverview Senior Community**

Riverview Assisted Living is a 98-bed senior care community located in the Vintage Business Park. City code requires 39 parking spaces at 0.4 parking/bed ratio. This is higher than industry average for assisted living, which typically sees a 1/3 parking/bed ratio requirement. Given the unique shape of the project site, and the site constraints with the Mendenhall River to the north and the curved shape of Clinton Drive, providing access to 39 stalls is not practical without reducing the footprint of the building, and thereby also reducing the bed count. Juneau is in need of as many assisted living beds as possible, so reducing the parking count to 34 is in the best interest of the community and is still within the industry's normal parking requirement.

(1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan.

The Juneau Comprehensive Plan identifies the planning objectives of CBJ and outlines planning and design criteria for each subarea. Riverview Senior Community falls within Subarea 4, which consists of the East Mendenhall Valley and airport areas.

Policy 8.5 states its purpose is to promote a balanced, well-integrated local multi-modal surface transportation system that provides safe, convenient and energy-efficient access and transport for people and commodities. Policy 8.5 – SOP3 specifically states that the CBJ intends to provide public transit services to low- and moderate-income neighborhoods and support supplementary transit service for the elderly, handicapped and homeless residents seeking work or medical or social services.

We understand that the CBJ has approved the location of a new bus hub near the proposed project site. The future bus hub will expand the ability for seniors at Riverview Senior Community to utilize public transportation for things such as medical/doctors appointments, and personal and social activities that they may not otherwise have the ability to get to.

Because Riverview Assisted Living Residents need help and assistance with daily living needs. Given the demographics and resident profile of assisted living communities, residents do not typically operate or drive a vehicles. Riverview Assisted Living will provide transportation options to its residents for their benefit and safety, and they can also take advantage of the public transportation system. As such, a 0.4 parking ratio is more parking than will be needed or utilized, therefore a reduction in the parking requirement would be in line with the objectives of the Juneau Comprehensive Plan.

(2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas.

Riverview Assisted Living is located in the Vintage Business Park in the Mendenhall Valley area outside of downtown Juneau.

(3) Granting the waiver will not result in adverse impacts to property in the neighboring area.

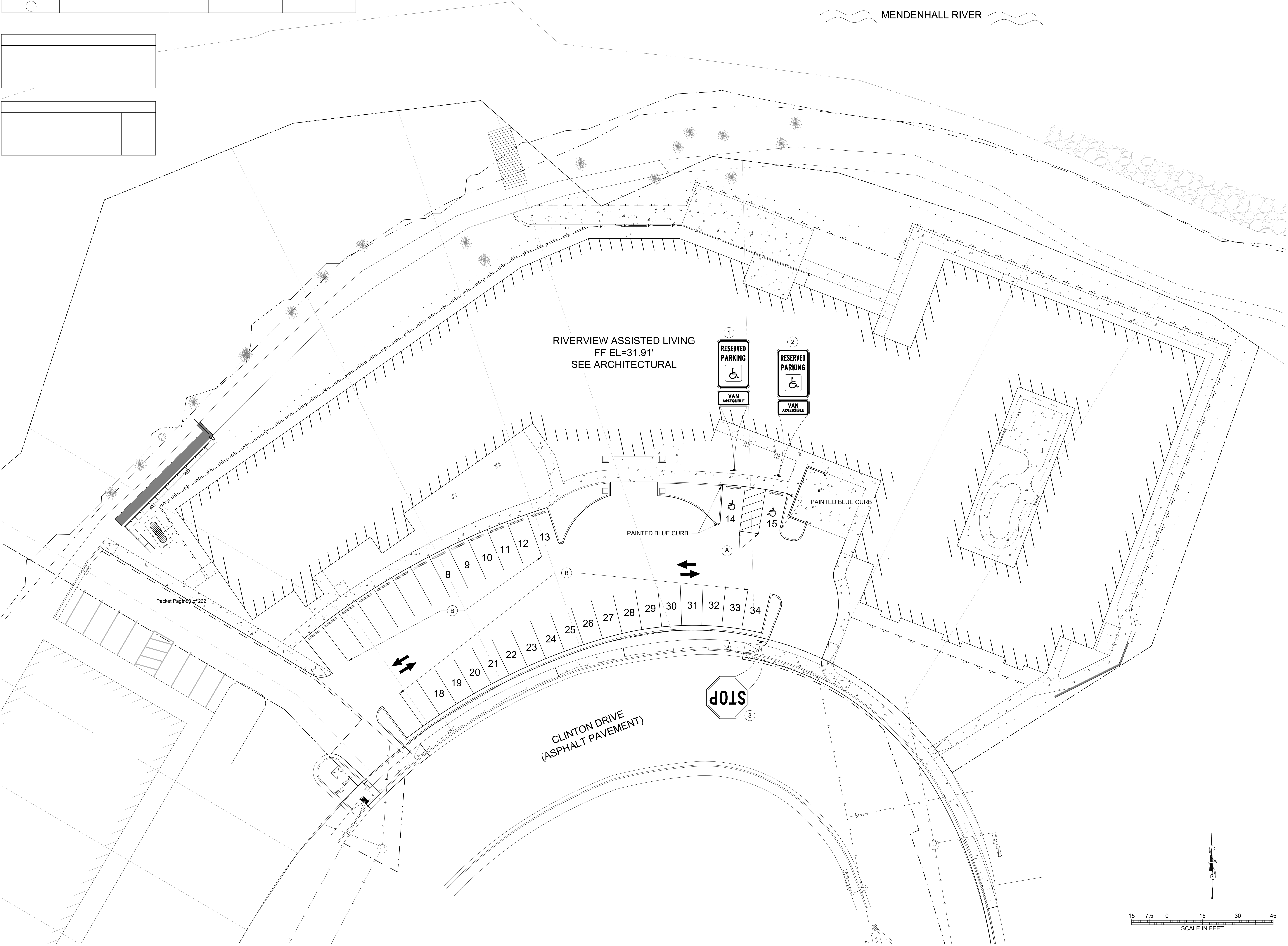
As stated above, the resident demographics of Riverview Assisted Living are elderly, need assistance with daily living needs, and are not typically able to drive. As such, the parking needs for the facility are less than the City's required 0.4 parking spaces per resident. In most jurisdictions a parking ratio of 1 parking space to 3 residents is required, and this has proven to be more than enough parking spaces than is actually needed. As such, reducing the parking requirement from 39 to 34 will not have any negative impact to the surrounding community or neighbors since it is not anticipated that all 34 spaces will be needed at any given time.

A majority of the parking spaces on site will be utilized by staff. It is projected that the peak staffing count during day shift hours at full capacity will not exceed 24 employees at any given time.

(4) The waiver will not materially endanger public health, safety, or welfare.

On the contrary, it can be argued that reducing the number of parking spaces available will increase public health, safety, and the welfare of the community. It is generally accepted practice to discourage assisted living residents from driving when other transportation options are available. Statistics show that there is an increase risk of automobile accidents in senior drivers, especially senior drivers who need assistance with other daily living needs. We encourage our residents to utilize the transportation options provided at the care facility or to utilize public transportation when available and safe to do so.

○					
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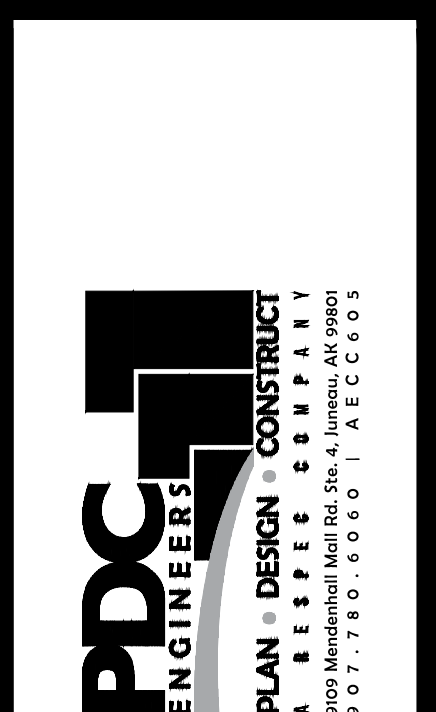




**IRWIN PARTNERS
ARCHITECTS**

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CONSULTING

245 Fischer Avenue
Suite B-2
Costa Mesa
California 92626
T: 714 557 2448
www.ipaac.com



PDC
ENGINEERS
PLAN • DESIGN • CONSTRUCT
A BETTER COMPANY
990 Mendenhall Blvd Ste. 4, Juneau, AK 99801
P.O. Box 111111, Juneau, AK 99811

Senior Living Community
Torrey Pines Development Group
3041 Clinton Dr, Juneau, AK 99801



STATE OF ALASKA
49TH
JOSEPH M. PUSCH
CE 8182
REGISTERED PROFESSIONAL
03/08/2021

PROJECT: 20213N
DRAWN BY: MSM
CHECKED BY: JMP

DATE OF ISSUE: 03/08/2021

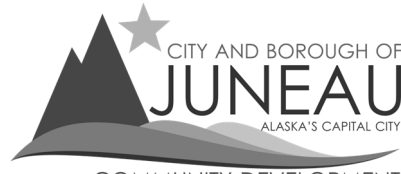
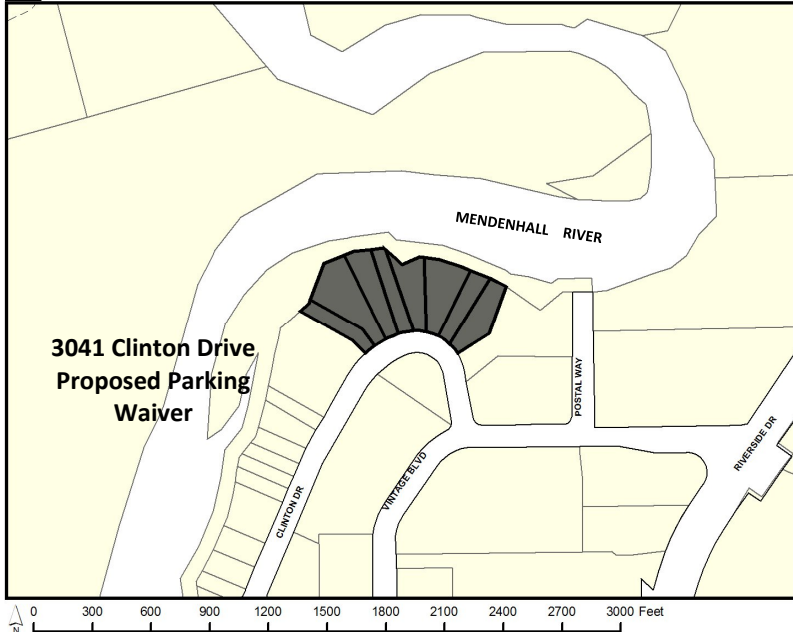
DRAWING DESCRIPTION

SIGNING & STRIPING PLAN

DRAWING NUMBER
C5.0

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Parking Waiver for a proposed assisted living and memory care facility (USE2021 0006)** in an **MU Zone**.

TIMELINE

Staff Report expected to be posted **Monday, May 17, 2021** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through May 3

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.

May 4 — noon, May 23

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, May 25, 2021

This virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/92338398477>. The Webinar ID is: 923 3839 8477. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

May 26

The results of the hearing will be posted online.

Phone: **(907)586-0715** ♦ Email: pc_comments@juneau.org
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed April 27, 2021

Case No.: PWP2021 0002
Parcel No.: 5B1601440311; 0320; 0330; 0340; 0350; 0360; 0370; 0380
CBJ Parcel Viewer: <http://epv.juneau.org>

Laurel Christian

From: Chris Gilberto <CGilberto@dawson.com>
Sent: Tuesday, May 4, 2021 12:08 PM
To: Laurel Christian; Matthew Parks
Cc: Jeremy Carroll; Kevin Urien
Subject: USE21-06 & PWP21-02 Sign - TP Assisted Living Facility

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Laurel,
Please see the below picture of the signage pertaining to the conditional use permit for the Torrey Pines Assisted Living Facility in Vintage Park.

Please let me know if you need any additional information and when the sign needs to be returned.

Thanks Chris

Dawson

Chris Gilberto
C | 907.321.7745
T | 360.756.1000
F | 360.756.1001
www.dawson.com

Quality People, Quality Work

From: Caleb McGraw <Caleb@dawson.com>
Sent: Tuesday, May 4, 2021 11:53 AM
To: Chris Gilberto <CGilberto@dawson.com>
Subject: 123_1.jpeg



Sent from my iPhone

dawson

Caleb McGraw
C | 907.201.9419
T | 360.756.1000
F | 360.756.1001
www.dawson.com

Quality People, Quality Work



Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: June 9, 2021
File No.: PWP2021 0002

TPD Riverview, LLC
Attn: Matthew Parks
16767 Falcon Bluff Court
San Diego, CA 92127

Proposal: Parking Waiver for a proposed assisted living and memory care facility (USE2021 0006).

Property Address: Clinton Drive

Legal Description: Vintage II Block C Lots 31A through 38

Parcel Code No.: 5B1601440311, 5B1601440320 – 5B1601440380

Hearing Date: May 25, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 11, 2021 and APPROVED the waiver of the requirement for 6 parking spaces to be conducted as described in the project description and project drawings submitted with the application. The parking waiver reduces the parking requirement for the assisted living facility from 39 to 33 parking spaces.

Attachments: May 11, 2021 memorandum from Laurel Christian, Planner, Community Development to the CBJ Planning Commission regarding PWP2021 0002.

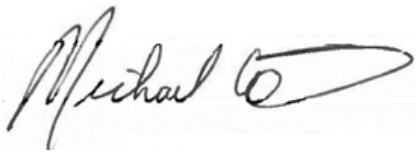
This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

TPD Riverview, LLC
File No.: PWP2021 0002
June 9, 2021
Page 2 of 2

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed.

Effective Date: The waiver is effective upon approval by the Planning Commission, May 25, 2021.

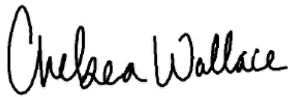
Expiration Date: Approved Parking Waivers shall expire upon a change of use.



Michael LeVine, Chair
Planning Commission

June 12, 2021

Date



Filed With City Clerk

June 17, 2021

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

USE2021 0006: A Conditional Use Permit for a 98-bed assisted living and memory care facility -
APPROVED WITH AMENDMENTS

AGENDA ITEM:

Case No.: USE2021 0006

Applicant: TPD Riverview, LLC

Location: 3041 Clinton Drive

Proposal: A Conditional Use Permit for a 98-bed assisted living and memory care facility

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of a 98-bed assisted living and memory care facility.

The approval is subject to the following conditions:

1. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.
4. The Mendenhall River walking/bike path must remain open to the public at all times during the construction phase for this project.
5. Prior to the issuance of a temporary certificate of occupancy, maintenance agreement shall be submitted to the Community Development Department. The agreement shall address the on-going maintenance of the Mendenhall River walking/bike path. Maintenance includes snow removal from the path.
6. Prior to the issuance of a temporary certificate of occupancy, a 5-foot wide paved sidewalk must be installed providing safe public access from the Clinton Drive sidewalk to the Mendenhall River walking/bike path, per CBJ 49.35.630. The maintenance agreement must address the ongoing maintenance of the sidewalk, including snow removal.
7. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
8. Prior to the issuance of a building permit, the applicant shall submit a revised site plan that shows compliance with habitat provisions of 49.70.310.
9. The developer shall design the drainage system to channel water towards the Mendenhall River. Alternatively, the developer may submit to the department a drainage report that shows the existing CBJ system can accommodate the significant increase in storm water volume; if the CBJ system cannot accommodate the additional volume, the developer shall provide upgrades to the CBJ storm water system to allow for the increase. The drainage report shall be signed and stamped by an Alaska Licensed Engineer.

10. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department. The drainage plan shall be signed and stamped by an Alaska Licensed Engineer.
11. The developer shall utilize Best Management Practices as designed by a State of Alaska Licensed Engineer to treat or reduce any harmful particulates that may arise from the development.
12. Prior to the issuance of a building permit, the applicant shall submit to the department a revised site plan showing snow storage areas.

ATTACHMENTS:

	Description	Upload Date	Type
▣	Staff Report for USE2021 0006	5/12/2021	Staff Report
▣	Presentation for USE2021 0006 & PWP2021 0002	6/8/2021	Presentation
▣	Notice of Decision for USE2021 0006	6/23/2021	Notice of Decision



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

DATE: May 11, 2021
TO: Michael LeVine, Chair, Planning Commission
BY: Laurel Christian, Planner II *Laurel Christian*
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit for a 98-bed assisted living and memory care facility.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- The development complies with standards for Mixed Use zoning.
- The proposed development provides additional senior housing, an identified community need in adopted plans.
- The project site is located on the Mendenhall River; drainage, flood, and anadromous waterbody issues are addressed throughout this report.

GENERAL INFORMATION	
Property Owner	TPD Riverview LLC
Applicant	TPD Riverview LLC
Property Address	Clinton Drive
Legal Description	Vintage II Block C Lots 31A through 38
Parcel Number	5B1601440311, 5B1601440320 – 5B1601440380
Zoning	Mixed Use
Land Use Designation	Traditional Town Center (TTC)
Lot Size	102,367 square feet
Water/Sewer	Public
Access	Clinton Drive
Existing Land Use	Vacant
Associated Applications	PWP2021 0002, MIP2021 0004

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 49.15.330
 - o 49.70.400
 - o 49.70.130
 - o 49.80

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

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North	Mendenhall River
South (MU)	Clinton Drive
East (MU)	Assisted Living
West (MU)	Vacant

SITE FEATURES	
Anadromous	Yes – Mendenhall River
Flood Zone	Yes – Zone AE and X
Hazard	None
Hillside	None
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – The applicant requests a Conditional Use Permit for a 98-bed assisted living and memory care facility in a Mixed Use zone.

Background – The table below summarizes relevant history for the lot and proposed development.

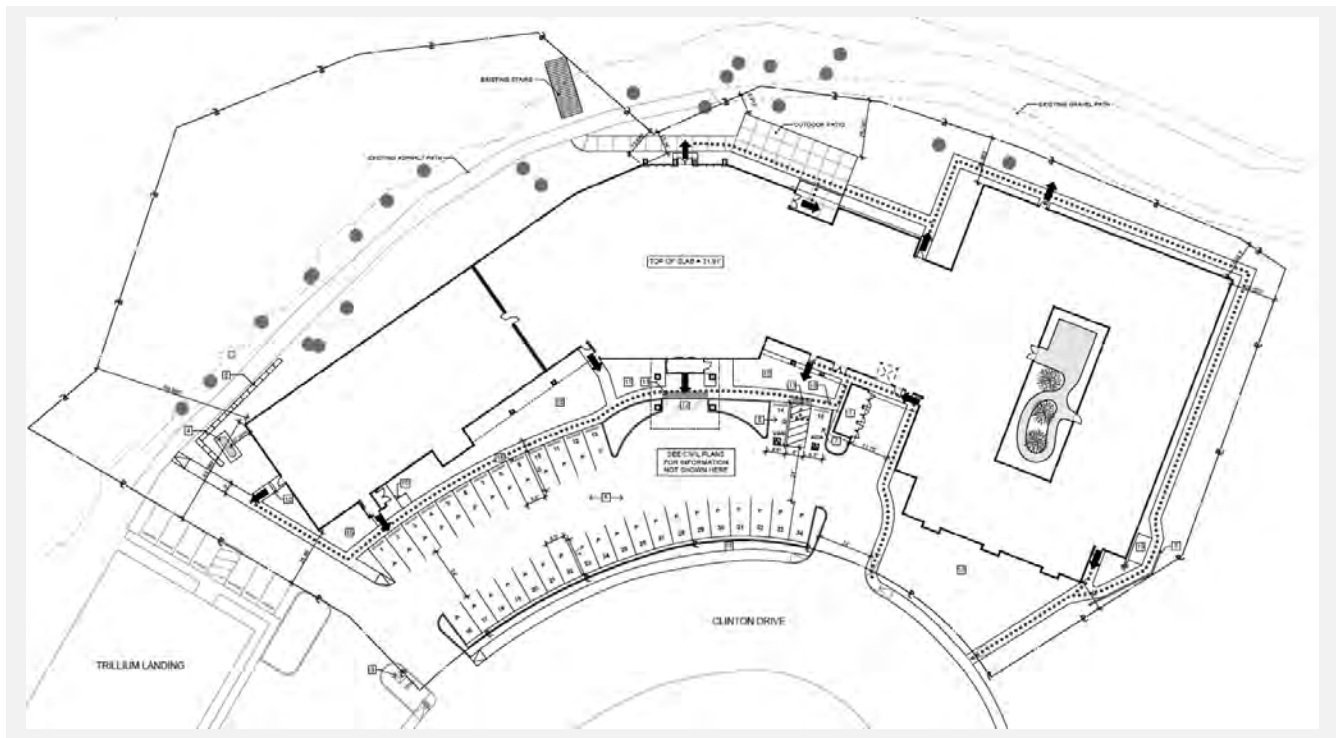
Item	Summary
Plat History	The lots were created as part of the Vintage II Subdivision (Plat No, 85-48). The plat includes restrictive covenants for building design and setbacks. CBJ does not enforce private covenants.
Rezone	In 2016, the lot and surrounding area was rezoned from Light Commercial (LC) to Mixed Use (MU). There were no conditions placed on the rezone (Ord. 2016-16).
Conditional Use Permit	In 2016, the Planning Commission reviewed and approved a Conditional Use Permit for an assisted living facility on the lot (USE2016 0015). The permit was approved for an extension but expired in 2019 (USE2017 0025). The lot is currently vacant.
City Project Review	In 2019, the CBJ purchased the project site. In 2020, CBJ sold the project site to the developer for the purposes of constructing senior assisted living facilities. The Planning Commission recommended approval to the Assembly for the land disposal (CSP2020 0002).
Lot Consolidation	The applicant has concurrently applied for a lot consolidation; this is being reviewed through the Minor Subdivision process (MIP2021 0004).
Parking Waiver	The applicant has applied for a parking waiver for the proposed development. If approved, the parking waiver would waive 5 required parking spaces (PWP2021 0002).

ZONING REQUIREMENTS

Standard		Requirement	Proposed	Code Reference
Lot	Size	4,000 sq. ft.	102,367 sq. ft.*	49.25.400
	Width	50'	285'*	49.25.400
	Depth	80'	225'*	49.25.400
Setbacks	Front	0'	38'	49.25.400
	Rear	0'	15'	49.25.400
	Side	0'	19'	49.25.400
	Side	0'	26'	49.25.400
Lot Coverage Maximum		No Maximum	68% approximately	49.25.400
Vegetative Cover Minimum		No Minimum	18% approximately	49.50.300
Height	Permissible	No Maximum	25'	49.25.400
	Accessory	No Maximum	NA	49.25.400
Maximum Dwelling Units		NA – Institutional Use	NA	49.25.500
Use		7.200	Allowed with CUP for Major Development	49.25.300

*The figures listed in the table for lot size, lot width, and lot depth are once the lot consolidation is completed.

SITE PLAN



ANALYSIS

Project Site – The proposed development is located on Clinton Drive, next to the Mendenhall River. The project abuts Trillium Landing, an existing senior housing development. The project site is located in the Mendenhall Valley, near shopping, food, a post office, and transit.

The project site currently consists of eight (8) vacant lots. The applicant has applied for a lot consolidation, which is being reviewed through the minor subdivision process (MIP2021 0004). The lot consolidation plat must be recorded before issuance of a building permit as structures crossing property lines cannot be permitted, even when the lots are under common ownership. This is not a recommended condition of approval because it is standard practice and a code requirement (setbacks CBJ 49.25.400).

Site Photos –



Project Design – The assisted living facility will contain 86 total units with 98 total beds. According to the project narrative, the bed count differs from the unit count because the facility will include some shared memory care units (Attachment A). Analysis of assisted living use evaluates the total beds provided rather than the number of units provided as assisted living is considered an “Institutional Use” according to the Table of Permissible Uses [CBJ 49.25.300 USE 7.200].

Assisted living means a facility providing housing and institutional care for people unable to live independently or without assistance. Assisted living includes facilities that provide nursing care services or emergency shelter. Assisted living use that occurs within a single-family dwelling is regulated as a single-family dwelling use [CBJ 49.80].

The project includes:

- Approximately 70,000 square feet of building space.
- Approximately 36,600 square feet of residential unit living space.
- Approximately 32,500 square feet of common space.
- Care options for both assisted living and memory care residents.
- 86 total units, including
 - 57 assisted living units
 - 31 one-bedroom

- 26 studio
- 29 memory care units with 41 beds.

In addition to the residential units, the assisted living facility will contain common amenities:

- Care options with daily living assistance for both assisted living and memory care residents
- Landscaped courtyard with outdoor patio seating
- Furnished common living rooms
- Restaurant style dining
- Facility bus/vehicle to assist residents with shopping and doctor visits
- Library and reading nooks
- Movie theater
- Spa and salon
- Activity rooms
- Housekeeping and laundry services
- Fitness center
- Concierge service

Traffic – According to CBJ 49.40.3009(a)(3), the Director can determine if a Traffic Impact Analysis (TIA) is required when a project is anticipated to generate between 250-500 Average Daily Trips (ADTs). According to the Trip Generation Manual, the proposed development is anticipated to generate 269 ADTs. The Director has determined that a TIA is not required for this project. The Vintage Park area was developed as a business park so traffic from the proposed development will have minimal impacts on the surrounding area. Additionally, the estimated ADTs is 269, just slightly higher than the 250 ADT threshold. Expansion of the development is unlikely.

Use	Number of Beds	Trips Generated	Total Trips
Assisted Living	98	2.74 per Occupied Bed	269
Total ADTs:			269

Vehicle Parking & Circulation – According to CBJ 49.40, 39 off-street parking spaces are required, including two (2) ADA accessible spaces, one (1) of which must be ADA Van Accessible. In addition to off-street parking, one (1) off-street loading area is required. The applicant has submitted a parking plan that shows 34 parking spaces, two (2) of which are ADA van accessible spaces (Attachment A). The applicant's narrative describes a loading zone, directly in front of the eastern driveway; the loading zone is not called out on the parking plan. It is recommended as a condition of approval that prior to the issuance of a building permit, the applicant submit a revised parking plan that calls out the loading zone, which is required to be permanently available for off-street loading.

The applicant has applied to waive five (5) parking spaces. Parking is discussed in more detail in the staff report for the associated parking waiver (PWP2021 0002). If the parking waiver is not granted, the applicant will need to redesign the project to accommodate all required parking on-site.

Condition: Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.

Condition: Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

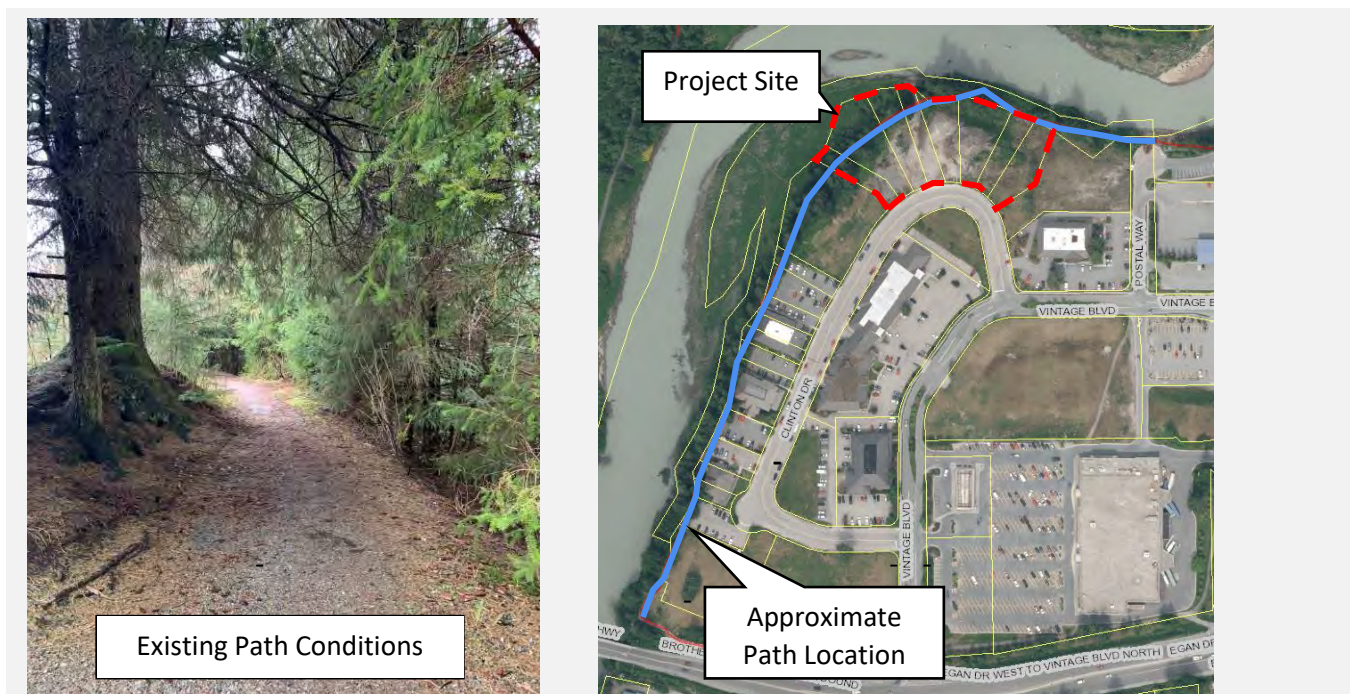
Condition: Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

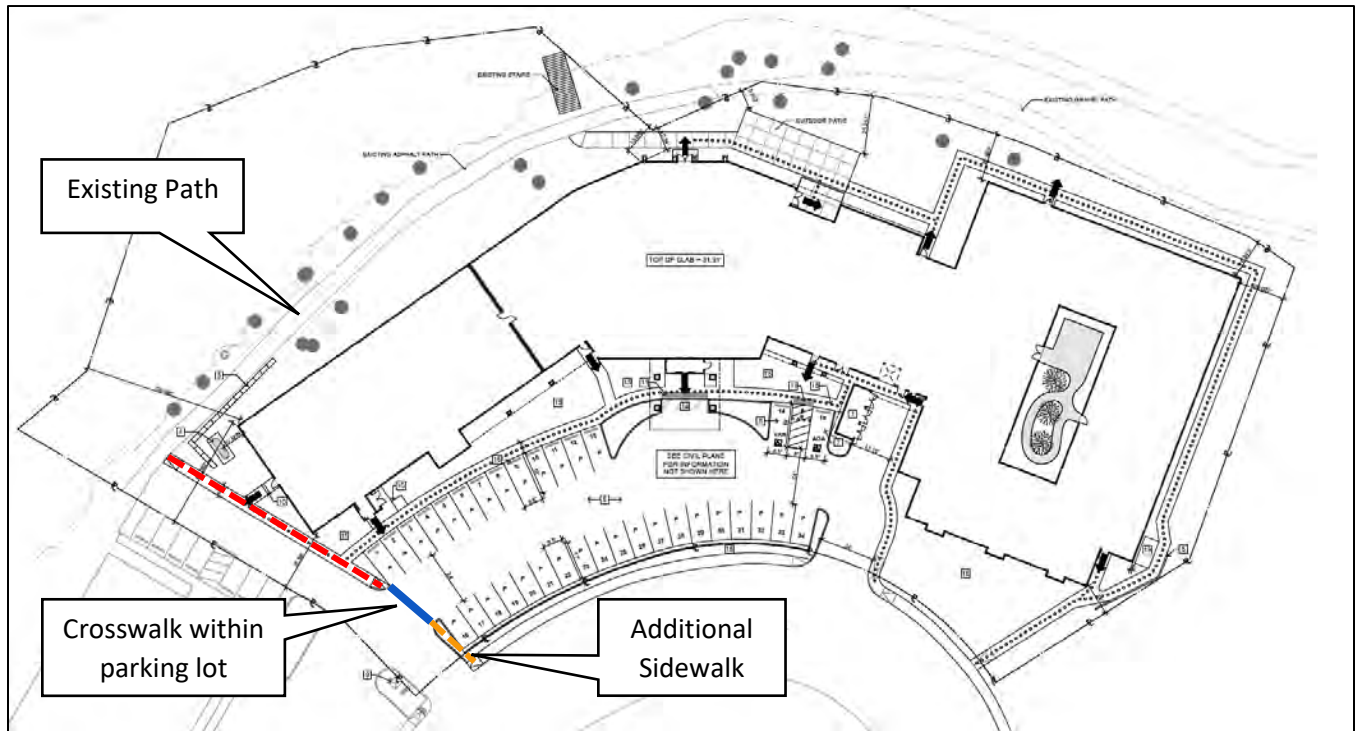
Use	Number of Beds	Spaces Required	Total Spaces
Assisted Living –	98	0.4 spaces per maximum number of residents	39
Total Parking Requirement:			39
Off-Street Loading Spaces Required:			1
ADA Accessible Spaces Required:			2

Non-motorized Transportation – As part of a 1984 rezone from R7 Residential to C2 Commercial, the developers of Vintage Business Park were required to install a 5-foot-wide walking/bike path along the Mendenhall River. The path is located entirely on private property except for a small portion that is in the Egan Drive right-of-way. Since its development, the Vintage Park Business Association has maintained the majority of the walking/bike path. Alaska Department of Transportation maintains the portion within the right-of-way. The path provides pedestrian and cycling connections to transit stops along Glacier Highway, Brotherhood Bridge Trail, and the Radcliffe Road area south of Egan Drive.

Condition: The Mendenhall River walking/bike path must remain open to the public at all times during the construction phase for this project.

Condition: Prior to the issuance of a temporary certificate of occupancy, a maintenance agreement shall be submitted to the Community Development Department. The agreement shall address the on-going maintenance of the Mendenhall River walking/bike path. Maintenance includes snow removal from the path.

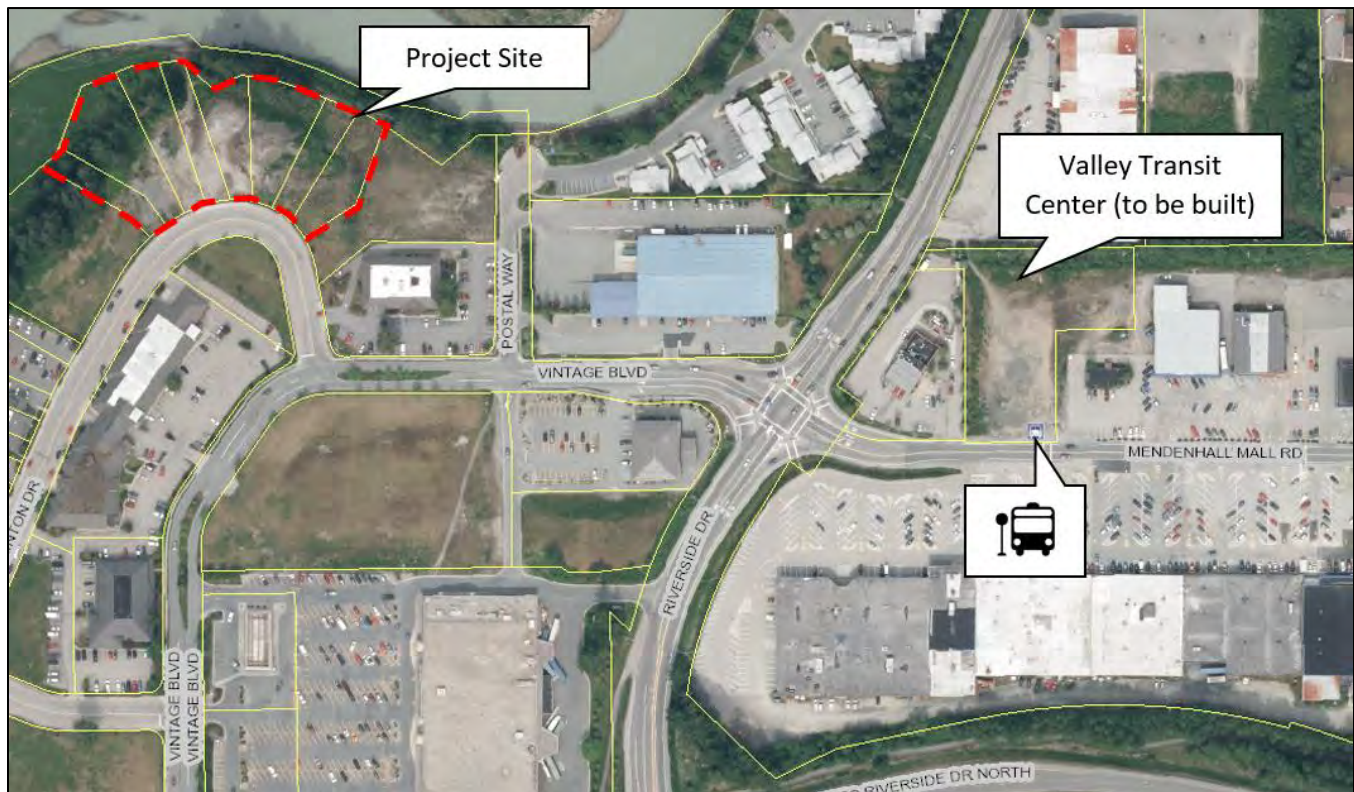




The applicant's site plan shows sidewalks that connect to the walking/bike path. Along the western property line, the sidewalk does not connect directly to Clinton Drive (red line dashed above). It is recommended that a crosswalk within the parking lot be added (blue line above), and a sidewalk be added that connects into the Clinton Drive sidewalks (orange dashed line above). The addition of a crosswalk and additional sidewalk will provide a safe pedestrian connection from Clinton Drive to the Mendenhall River walking/bike path.

Condition: Prior to the issuance of a temporary certificate of occupancy, a 5-foot wide paved sidewalk must be installed providing safe public access from the Clinton Drive sidewalk to the Mendenhall River walking/bike path, per CBJ 49.35.630. The maintenance agreement must address the ongoing maintenance of the sidewalk, including snow removal.

Proximity to Transit – The project site is approximately 1,400 linear feet (1/4 mile) walking distance to the nearest bus stop, located on Mall Road. The existing bus stop location is where the new Valley Transit Center will be located. The proposed development provides adequate access to public transportation. In the project narrative, the applicants also discuss providing private shuttles/vehicles to assist residents with shopping and appointments (Attachment A).



Noise – Noise is not expected to be out of character with the existing neighborhood.

Lighting – A lighting plan will be submitted with the building permit. According to 49.40.230(d), parking areas shall be suitably lit. All proposed fixtures shall be full cut-off design. The building permit application requires a lighting plan for CDD review and approval. This requirement is a recommended condition of approval.

Condition: Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

Vegetative Cover & Landscaping – Vegetative cover is not explicitly called out on the project site plan. Utilizing the project site plan submitted and GIS aerial imagery, staff estimates 18 percent vegetative cover along the riverside of the development can be maintained. In the Mixed Use zoning district, there is no minimum vegetative cover requirement.

Habitat – The Mendenhall River is an anadromous waterbody, according to the 2013 Comprehensive Plan. In accordance with CBJ 49.70.130(a) and (b), the development is subject to a 50-foot no development buffer from the top of the bank. Scaling off the project site plan, the proposed structure appears to be outside of the development buffer, the project site plan shows the river, but not the development buffer. Prior to the issuance of a building permit, it is recommended that the applicant submit a revised site plan that shows the no development buffer along the Mendenhall River.

Condition: Prior to the issuance of a building permit, the applicant shall submit a revised site plan that shows compliance with habitat provisions of 49.70.310.

The Southeast Alaska Watershed Coalition was invited to comment on the proposed development. They have found that particulates from non-pervious urban surfaces can be harmful to aquatic life in rivers and streams (Attachment C). The Coalition recommends utilizing Green Stormwater Infrastructure (GSI) to collect, treat, and infiltrate polluted stormwater runoff to protect aquatic life. GSI can function as infiltration and landscaping.

Condition: Listed in the drainage and snow storage section of this report.

Drainage and Snow Storage – Preliminary plans show drainage will be collected and sent into the CBJ storm drain system within the Clinton Drive right-of-way. CBJ Engineering & Public Works (E&PW) has expressed concerns with the existing system in Clinton Drive being able to handle the additional drainage from the development. E&PW would prefer the developer to send drainage into the Mendenhall River. Regardless of where drainage is sent, the developer is required to utilize Stormwater Best Management Practices (BMPs) for water treatment before the water leaves the property. Due to these concerns, staff recommends the developer either:

- A. Send drainage into the Mendenhall River and utilize BMPs.
- B. Complete an engineered drainage study to show
 - o the existing system is able to handle the significant increase in storm water volume or
 - o provide the upgrades to the CBJ stormwater system to allow for the increase and utilize BMPs.

Condition: The developer shall design the drainage system to channel water towards the Mendenhall River. Alternatively, the developer may submit to the department a drainage report that shows the existing CBJ system can accommodate the significant increase in storm water volume; if the CBJ system cannot accommodate the additional volume, the developer shall provide upgrades to the CBJ stormwater system to allow for the increase. The drainage report shall be signed and stamped by an Alaska Licensed Engineer.

Condition: Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing storm water run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department. The drainage plan shall be signed and stamped by an Alaska Licensed Engineer.

Condition: The developer shall utilize Best Management Practices as designed by a State of Alaska Licensed Engineer to treat or reduce any harmful particulates that may arise from the development.

Snow storage is not shown on the site plan. It is recommended that as a condition of approval, the applicant submit a revised site plan showing snow storage areas.

Condition: Prior to the issuance of a building permit, the applicant shall submit to the department a revised site plan showing snow storage areas.

Hazard Zones – Portions of the lot are within the AE Flood Hazard Area (Attachment E). A Floodplain Development Permit will be reviewed with the building permit for the structure, as required by CBJ 49.70.400(h). Through this review, the CBJ Floodplain Administrator will review final building plans for compliance with CBJ Floodplain Development standards.

One public comment was received that addressed riverbank erosion and the potential for damage to the development in the future. The CBJ Assembly reviewed this issue prior acquisition of the property and the subsequent sale to the applicant. It was determined at that time that erosion risks could be mitigated (CBJ Assembly Meeting April 29, 2019).

Required development buffers from anadromous streams and floodplain development standards can help protect developments from riverbank erosion; the development is required to comply with both of these requirements. Additionally, the project will require plans that are stamped by licensed Architects and Engineers who will review these standards.

Public Health, Safety, and Welfare – The proposed development promotes the public health, safety, and welfare by providing housing for seniors and individuals with memory care needs. Additionally, recommended conditions protect the public health, safety, and welfare by ensuring the development complies with the Land Use Code and development standards. No information has been submitted that suggests the proposal will materially endanger the public health, safety, or welfare.

Property Value or Neighborhood Harmony – The project site is zoned Mixed Use; the surrounding area is zoned Light Commercial and D18 (Attachment E). Surrounding uses include business parks, retail, senior housing, banks, and multi-family housing. The proposed assisted living is in harmony with the existing neighborhood. No information has been submitted that suggests the proposal will reduce property values in the surrounding area.

AGENCY REVIEW

CDD conducted an agency review comment period between April 12, 2021, and April 26, 2021. Agency review comments can be found in Attachment C and are summarized below:

Agency	Summary
ADF&G	The Alaska Department of Fish and Game (ADF&G) stated they have no comments if there are no structures below the ordinary high water mark.
CBJ E&PW	Discussed in the Drainage section of this report.
SAWC	Discussed in the Habitat and Drainage sections of this report.

PUBLIC COMMENTS

CDD conducted a public comment period between April 20, 2021 and May 3, 2021. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in Attachment D and are summarized below:

Name	Summary
Gary Miller	Mr. Miller expressed concerns for riverbank erosion.
Robert Deering	Mr. Deering expressed support for the development, but also recommends enhancement to the existing walking/bike path along the river. He expressed concerns for the conditions of the existing trail along with continued maintenance of the trail. Staff recommends conditions be placed on the permit that address access to the path and maintenance of the path. These are discussed in the Non-motorized Transportation section of the report.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic Development Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	37	Policy 4.2	Policy calls for development of housing for a variety of user groups.
	4	41	Policy 4.8	Policy calls for the need to balance the character of existing neighborhoods while providing opportunities for a mixture of housing types.
	7	79 85	Policy 7.3 Policy 7.7	The plan recommends additional protections for riparian habitat and stream corridors from adverse effects of development. With recommended conditions listed in the drainage section of the report, the proposed development will comply with policies that call for the protection of water quality.
	11	147	Land Use Designation	Complies with the Traditional Town Center (TTC) land use designation (Attachment E). This land use designation calls for high-density residential development along transit corridors and near major shopping centers.
2016 Housing Action Plan			Production Target	The plan identifies a shortage of senior housing, which is supported by the findings of the 2014 Juneau Senior Housing and Services Market Demand Study. The plan identifies a production target of 330 assisted living units over 30 years. The proposed development meets this need by establishing 98 beds for assisted living.
2015 Juneau Economic Development Plan			Initiative	The plan calls for economic development through the promotion of housing affordability and availability. Specifically, an identified goal is to “Build the senior economy” through the development of housing and support to serve the needs of Juneau’s senior population.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. *Is the application for the requested conditional use permit complete?*

Analysis: No further analysis needed.

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

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

Analysis: The application is for assisted living. The use is listed at CBJ 49.25.300, Section 7.200 for the Mixed Use zoning district.

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

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

Analysis: No additional analysis required.

Finding: Yes / No. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, and flood development standards.

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

Analysis: The proposed assisted living facility provides additional housing for Juneau's senior population, including memory care units. The proposed facility provides an essential community service and promotes the public health, safety, and welfare by providing safe housing for seniors and those with memory care needs.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested assisted living facility, in a Mixed Use zoning district, will materially endanger the public health or safety.

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

Analysis: The surrounding area contains a variety of uses. The proposed development is in harmony with the existing mixed-use area.

Finding: No. There is no evidence to suggest that with appropriate conditions, the assisted living facility, in a Mixed Use zoning district, will substantially decrease the value of or be out of harmony with property in the neighboring area.

6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Analysis: CBJ adopted plans call for additional housing development, specifically for Juneau's senior

population. Additionally, the proposed development complies with the Comprehensive Plan Land Use designation.

Finding: Yes. The proposed assisted living facility, with the recommended conditions, will be in general conformity with the Comprehensive Plan, Housing Action Plan, and Economic Development Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of a 98-bed assisted living and memory care facility.

The approval is subject to the following conditions:

1. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.
4. The Mendenhall River walking/bike path must remain open to the public at all times during the construction phase for this project.
5. Prior to the issuance of a temporary certificate of occupancy, maintenance agreement shall be submitted to the Community Development Department. The agreement shall address the on-going maintenance of the Mendenhall River walking/bike path. Maintenance includes snow removal from the path.
6. Prior to the issuance of a temporary certificate of occupancy, a 5-foot wide paved sidewalk must be installed providing safe public access from the Clinton Drive sidewalk to the Mendenhall River walking/bike path, per CBJ 49.35.630. The maintenance agreement must address the ongoing maintenance of the sidewalk, including snow removal.
7. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
8. Prior to the issuance of a building permit, the applicant shall submit a revised site plan that shows compliance with habitat provisions of 49.70.310.
9. The developer shall design the drainage system to channel water towards the Mendenhall River. Alternatively, the developer may submit to the department a drainage report that shows the existing CBJ system can accommodate the significant increase in storm water volume; if the CBJ system cannot accommodate the additional volume, the developer shall provide upgrades to the CBJ storm water system to allow for the increase. The drainage report shall be signed and stamped by an Alaska Licensed Engineer.
10. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No

building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department. The drainage plan shall be signed and stamped by an Alaska Licensed Engineer.

11. The developer shall utilize Best Management Practices as designed by a State of Alaska Licensed Engineer to treat or reduce any harmful particulates that may arise from the development.
12. Prior to the issuance of a building permit, the applicant shall submit to the department a revised site plan showing snow storage areas.

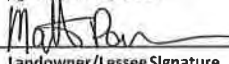
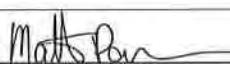
STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign Photo
Attachment C	Agency Comments
Attachment D	Public Comments
Attachment E	Maps



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address Clinton Drive		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)		
	Parcel Number(s) 5B1601440311, 5B1601440320 – 5B1601440380		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner TPD Riverview, LLC	Contact Person Matthew Parks	
	Mailing Address 16767 Falcon Bluff Ct, San Diego, CA 92127	Phone Number(s) (858) 335-1817	
	E-mail Address mp@torreypinesdevelopment.com		
	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. I (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		3/18/2021 Date	
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"			
Applicant SAME	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X  Applicant's Signature		3/18/2021 Date of Application	

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

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.

Attachment A - Application Packet

Intake Initials ANE	
Case Number USE2021 0006	Date Received 4/1/2021



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Riverview Senior Community - 98 bed assisted living and memory care facility

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: 7.200

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 104,000 square feet Total Area of Existing Structure(s) NA square feet

Total Area of Proposed Structure(s) 70,000 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	\$ 1600.00			
Admin. of Guarantee	\$			
Adjustment	\$			
Pub. Not. Sign Fee	\$ 50.00			
Pub. Not. Sign Deposit	\$ 100.00			
Total Fee	\$ 1750.00			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

Date Received

4/1/2021

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

**Riverview Senior Community
Narrative for
Conditional Use Permit Application**

Current Use of Land or Building(s):

The site of the project is undeveloped land. There are no existing buildings or structures on the property.

Description of Project, Project Site, Circulation, Traffic etc.

The Riverview Senior Community project represents a tremendous opportunity to serve the seniors of Southeast Alaska. The need for a new care facility for CBJ seniors is immense, as has been noted in multiple market studies and demographic reports. The proposed Riverview Senior Community project will fulfill an immediate need, enhance the neighborhood and increase housing and care options for seniors who have very few local options to meet their increasing care needs.

Riverview Senior Community will become the nucleus of the CBJ senior community while also drawing in people from the wider community and all over the State of Alaska. Land use elements and amenities will be strategically included to build a sense of community and provide a vibrant lifestyle for all Riverview residents and visitors. Riverview Senior Community will include the following amenities.

- Care options with daily living assistance for both assisted living and memory care residents
- Landscaped courtyard with outdoor patio seating
- Furnished common living rooms
- Restaurant style dining
- Facility bus/vehicle to assist residents with shopping and doctor visits
- Library and reading nooks
- Movie theater
- Spa and salon
- Activity rooms
- Housekeeping and laundry services
- Fitness center
- Concierge service

Riverview Senior Community will consist of a single-phase development project and will include approximately 70,000 square feet of building space. The facility will include approximately 36,600 square feet of residential unit living space with approximately 32,500 square feet of common space. It is anticipated that the facility will include

approximately 86 total units with 98 total beds. The bed count varies slightly from the unit count because the facility will include some shared (semi-private) memory care units.

The proposed Riverview Senior Community will include:

- Approximately 70,000 square feet of building space.
- approximately 36,600 square feet of residential unit living space
- Approximately 32,500 square feet of common space.
- Care options for both assisted living and memory care residents.
- 86 total units, including
 - 57 assisted living units
 - 31 one-bedroom
 - 26 studio
 - 29 memory care units with 41 beds.

The project site is located in the Vintage Business Park between Trillium Landing and True North Credit Union. The north boundary backs up to the Mendenhall River.

As designed the project consists of 34 parking stalls, including 2 ADA accessible stalls. Parking is accessed from Clinton Dr. with 2 ingress/egress options from both the east and west sides of the front entrance. The loading area is accessible from the parking lot directly in front of the east drive isle. In addition, the facility includes a porte cochere at the front building entrance to allow for convenient pick-up and drop-off of residents.

Proposed Use of Land or Building(s):

Proposed use is to build and operate an assisted living senior care facility. See above description.

How the Proposed Use Complies with the Comprehensive Plan:

The Juneau Comprehensive Plan identifies the planning objectives of CBJ and outlines planning and design criteria for each subarea. Riverview Senior Community falls within Subarea 4, which consists of the East Mendenhall Valley and airport areas.

Policy 8.5 states it's purpose is to promote a balanced, well-integrated local multi-modal surface transportation system that provides safe, convenient and energy-efficient access

and transport for people and commodities. Policy 8.5 – SOP3 specifically states that the CBJ intends to provide public transit services to low- and moderate-income neighborhoods and support supplementary transit service for the elderly, handicapped and homeless residents seeking work or medical or social services.

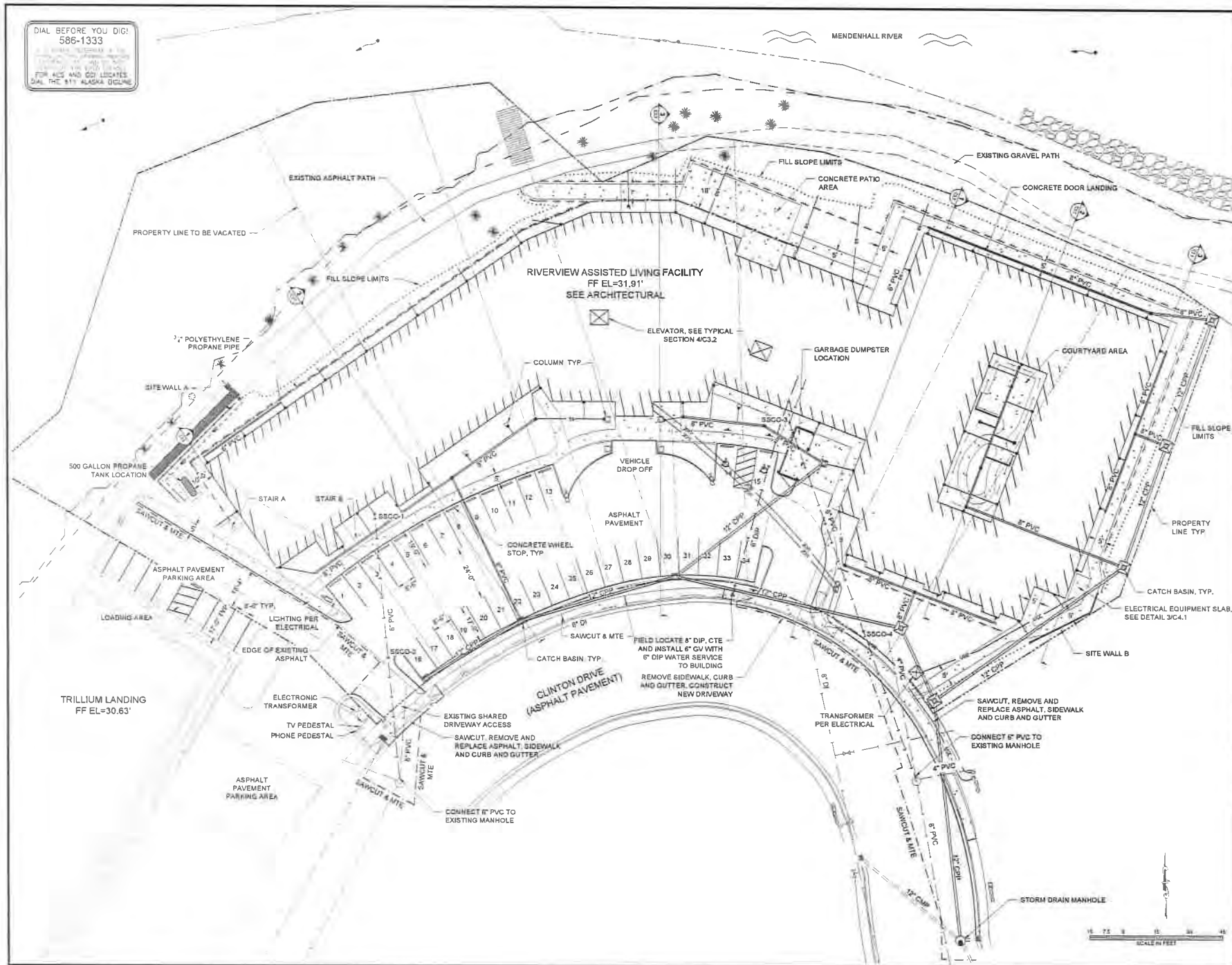
We understand that the CBJ has approved the location of a new bus hub near the proposed project site. The future bus hub will expand the ability for seniors at Riverview Senior Community to utilize public transportation for things such as medical/doctors appointments, and personal and social activities that they may not otherwise have the ability to get to. As such, the location of the proposed facility is in line with this objective of the Juneau Comprehensive Plan.

Policy 4.6 states its purpose is to facilitate and assist in the development of affordable housing. Policy 4.6 - IA2 states that when feasible, provide property tax relief for housing developments that are owned and operated by non-profit corporations and in which the units are leased to senior (over the age of 65) and low-income households, provided these savings are passed-through to the tenants in the form of lower rental rates or housing costs.

Although Riverview Senior Community is not owned within a non-profit corporation, the CBJ has approved legislation to allow assisted living facilities to receive property tax relief in an effort to help make this much needed resource more economically feasible to build. In addition, the CBJ has approved a grant to help fund the project cost, and in return the developer has agreed to accept some low-income residents who receive assisted living cost reimbursement from Medicaid. As such, the proposed facility is consistent with the CBJ's objective in the Juneau Comprehensive Plan.

Policy 13.3 states its purpose is to promote quality medical and social services in the CBJ to ensure the safety, health, well-being and self-sufficiency of its residents. Policy 13.3 – SOP1 further defines its purpose is to provide public funds for programs for the indigent and for high risk groups such as youth, the elderly, disabled persons, and homeless persons and families.

The proposed assisted living project is consistent with this policy because the senior community will promote the safety, health, and well-being of both elderly and disabled persons.



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Senior Living Community
Torrey Pines Development Group
3041 Clinton Dr, Juneau, AK 99801



PROJECT: 00101

DATE: 01/11/2011

SCALE: 1/8" = 1'-0"

DATE OF ISSUE: 01/11/2011

DATE OF REVISION: 01/11/2011

DATE OF REVISION: 01/11/2011

DATE OF REVISION: 01/11/2011

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Attachment A - Application Packet

LEGEND					
	ROUND LIGHT FIXTURE - PENDANT OR SURFACE W/ CLG		OCCUPANCY SENSOR WALL SWITCH (DUAL LEVEL)		TELEVISION OUTLET
	LIGHT FIXTURE - SURFACE W/ WALL		OCCUPANCY SENSOR WALL SWITCH (DUAL LEVEL - DUAL LEVEL)		WIRELESS ACCESS POINT
	LIGHT FIXTURE - RECESSED DIMMABLE		OCCUPANCY SENSOR - CEILING MOUNTED (DUAL LEVEL)		NURSE CALL DUTY STATION
	EMERGENCY EXIT LIGHT - SURFACE W/ CLG		CONDUIT, CONCEALED		NURSE CALL INDICATING LIGHT (CEILING MOUNTED)
	EMERGENCY EXIT LIGHT - SURFACE W/ WALL		NUMBER AND SIZE OF WIRES (NO. WIRES - SIZE)		FIRE ALARM CONTROL PANEL
	EMERGENCY LIGHT		HOME RUN TO PANEL (PANEL AND CIRCUIT NO.)		FIRE ALARM REMOTE ANNUNCIATION PANEL
	LINEAR EMERGENCY FIXTURE		PANEL		FIRE ALARM PULL STATION
	LINEAR LIGHT FIXTURE - RECESSED W/ CLG		DUPLEX RECEPTACLE		SPRINKLER ALARM BELL
	LINEAR LIGHT FIXTURE - SURFACE W/ CLG		DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER		FIRE ALARM HORN (WALL, CLG MOUNTED)
	LINEAR LIGHT FIXTURE - PENDANT W/ CLG		QUADPLEX RECEPTACLE		FIRE ALARM HORN/STROBE LIGHT (WALL, CLG MOUNTED)
	LINEAR LIGHT FIXTURE - WALL W/ CLG		SPECIAL PURPOSE OUTLET		FIRE ALARM STROBE LIGHT (WALL, CLG MOUNTED)
	STRIP LIGHT - PENDANT OR SURFACE W/ CLG		JUNCTION BOX		HEAT DETECTOR 135° & RATE OF RISE (OR FIXED °F IF NOTED)
	STRIP LIGHT - WALL W/ CLG		EMERGENCY PUSHBUTTON SWITCH		PHOTOELECTRIC SMOKE DETECTOR
	POLE MOUNTED AREA LIGHT - OUTDOOR, WEATHERPROOF		PUSHBUTTON		DUAL TYPE PHOTOELECTRIC SMOKE DETECTOR
	FIXTURE TAG (LETTER INDICATES TYPE)		MOTOR (SIZE AS NOTED)		REMOTE TEST SWITCH
	SINGLE POLE SWITCH		FRACTIONAL HORSEPOWER MOTOR STARTER		MAGNETIC HOLD OPEN
	SINGLE POLE SWITCH (LOWERCASE LETTER INDICATES SWITCHING)		DISCONNECT SWITCH		END OF LINE DEVICE
	THREE WAY SWITCH (FOUR WAY SWITCH)		DISCONNECT SWITCH (FUSED)		CONTROL MODULE
	DIMMER SWITCH		COMBINATION DISCONNECT/MAGNETIC MOTOR STARTER		SPRINKLER WATER FLOW SWITCH
	KEY OPERATED SWITCH		IN GRADE EXTERIOR JUNCTION BOX		SPRINKLER VALVE TAMPER SWITCH
	PILOT LIGHT SWITCH		TELEPHONE OUTLET		SPRINKLER DRY RISER VALVE
	PHOTOCELL		TELECOMMUNICATIONS OUTLET (2-PORT)		NOTE TAG (NO. INDICATES NOTE)

LIGHT FIXTURE SCHEDULE																		
TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING		LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS	TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING		LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS	
				TYPE	HEIGHT								TYPE	HEIGHT				
A1	AS SHOWN	OTON #LCP0126P-W-1130-130	12" ROUND LED UP/LIGHT/DOWNLIGHT WITH FIELD ADJUSTABLE PENDANT LENGTH	PENDANT	8' AFF	3,000K LED 2,000LM NOM 1.8" x 3.000LM NOM UL	120V DIMMING	87	H6	AS SHOWN	HOT LIGHTING #C7360	12.5" ROUND DAMP RATED	PENDANT	CEILING	80			
A2	AS SHOWN	OTON #LCP0126P-W-UE-010-130	SAME AS TYPE A1 EXCEPT CEILING-MOUNTED AND WITHOUT UPLIGHT OPTION	SURFACE	CEILING	3,000K LED 2,000LM NOM	120V/277V WITH 0-10V DIMMING	22	H7	AS SHOWN	HUSON VALLEY LIGHTING #H38770-08	PENDANT DAMP RATED	PENDANT	CEILING	80			
B1	AS SHOWN	HALO #HCB-20-0010-046-12-530-5-40-W (#HCB14)	6" ROUND RECESSED LED DOWNLIGHT WITH CONICAL REFLECTOR, MEDIUM DISTRIBUTION, AND WHITE FINISH (EMERGENCY BATTERY OPTION WHERE INDICATED 'EM' ON PLANS)	RECESSED	CEILING	3,000K LED 2,000LM NOM	120V/277V WITH 0-10V DIMMING	21	H8	AS SHOWN	LAMPS PLUS #35036	16" DIMMABLE LED	SURFACE	CEILING	2,100W LED 800LM			150
B2	AS SHOWN	HALO #HCB-20-0010-046-12-530-5-40-W (#HCB14)	SAME AS TYPE B1 EXCEPT WITH NON-CONDUCTIVE POLYMER "DEAD FRONT" REFLECTOR (EMERGENCY BATTERY OPTION WHERE INDICATED 'EM' ON PLANS)	RECESSED	CEILING	3,000K LED 2,000LM NOM	120V/277V WITH 0-10V DIMMING	21	H9	AS SHOWN	CONTEMPORARY LIGHTING #C21301-1062/SUL	23.5" ROUND LED	SURFACE	CEILING	2,700K LED LM			150
C1	AS SHOWN	UTRONA #JUCEL-36R-30R-300R-WH	36" LENGTH LOW PROFILE LED SURFACE MOUNTED UNDER CABINET LIGHT	SURFACE	UNDER CABINET	3,000K LED 1,162LM	120V DRIVER	13	H10	AS SHOWN	PROGRESS LIGHTING #P5342-93	11.75" DOME LED PENDANT MOUNTED	PENDANT	CEILING	180			150
C2	AS SHOWN	UTRONA #JUCEL-24R-30R-300R-WH	SAME AS TYPE C1 EXCEPT 24" LENGTH AND LOWER LUMEN PACKAGE	RECESSED	UNDER CABINET	3,000K LED 742LM	120V DRIVER	10	H11	AS SHOWN	HUSON VALLEY	5.5" ROUND DAMP RATED LED	SURFACE	CEILING	180			150
D1	RESTROOMS	AVANTI #F1197	27.5" DIMMABLE LED VANTY	SURFACE	WALL	3,000K LED 2,000LM	120V/277V NON-DIMMING DRIVER	24	J1	OFFICES	METALUX #J24C22-40-1RP-UNV-L840-CD-1 (#J2414W)	2'x4' RECESSED HIGH PERFORMANCE LED TROFFER WITH HIGH EFFICIENCY ROUND PRISM BEAM SHIELDING (EMERGENCY BATTERY OPTION WHERE INDICATED 'EM' ON PLANS)	RECESSED	CEILING	4,000K LED 4,182LM	120V/277V WITH 0-10V DIMMING TO 1%		
D2	RESTROOMS	AVANTI #F6075	24" DIMMABLE LED VANTY	SURFACE	WALL	3,000K LED 1,120LM	120V/277V NON-DIMMING DRIVER	18	J2	OFFICES	METALUX #J24C22-39-1RP-UNV-L840-CD-1 (#J247W)	SAME AS TYPE J1 EXCEPT 2'x2' AND LOWER LUMEN PACKAGE (EMERGENCY BATTERY OPTION WHERE INDICATED 'EM' ON PLANS)	RECESSED	CEILING	3,943LM	120V/277V WITH 0-10V DIMMING TO 1%		
F1	RESIDENT ROOM DOOR EXTERIOR	ETC #F10532	6" DIMMABLE LED WALL SCIENCE	SURFACE	WALL	2,700K LED 170LM	120V/277V WITH 0-10V DIMMING TO 10%	2.3	K	MITCHER	COOPER #K24C22-40-1RP-UNV-L840-CD-1 (#K2414W)	2'x4" LED TROFFER 0.15W" THICK ACRYLIC LENS WITH LEVE FLURRED SO SHOWN SIZE IS 2'x4" (EMERGENCY BATTERY OPTION WHERE INDICATED 'EM' ON PLANS)	RECESSED	CEILING	4,000K LED 3,902 LM	120V/277V WITH 0-10V DIMMING DRIVER TO 1%		
F2	RESIDENT ROOM DOOR EXTERIOR	GEORGE KROMAS #F0621	11" DIMMABLE LED WALL SCIENCE	SURFACE	WALL	2,700K LED 195LM	120V/277V WITH 0-10V DIMMING TO 10%	10	L1	STARNATH	METALUX #L24C22-40-1RP-UNV-L840-CD-1 (#L2414W)	4' LENGTH INDUSTRIAL LED WITH FULL PRISM LENS	SURFACE	CEILING	4,000K LED 4,000LM NOM	120V/277V WITH 0-10V DIMMING		
G1	UTILITY ROOMS	UTRONA #J211N-14R-7000LM-FST-UNVLT-40K-800R-WH (#J21N)	4' LENGTH LED STRIP LIGHT, SHAW-ON PRESTED DIFFUSOR (EMERGENCY BATTERY OPTION WHERE INDICATED 'EM' ON PLANS)	SURFACE	CEILING	4,000K LED 3,943LM	120V/277V NON-DIMMING DRIVER	34	M1	ELEVATOR PIT	METALUX #M24C22-40-1RP-UNV-L840-CD-1 (#M2414W)	4' LENGTH INDUSTRIAL LED VAPORPROOF, IP67, WITH THREADED STEEL CLIPS	SURFACE	WALL	4,000K LED 4,787LM NOM	120V/277V WITH 0-10V DIMMING		
G1	UTILITY ROOMS	UTRONA #J211N-14R-7000LM-FST-UNVLT-40K-800R-WH (#J21N)	SAME AS TYPE G1 EXCEPT WITH HIGHER LUMEN PACKAGE (EMERGENCY BATTERY OPTION WHERE INDICATED 'EM' ON PLANS)	SURFACE	CEILING	4,000K LED 7,343LM	120V/277V NON-DIMMING DRIVER	52	O1	EXTERIOR	MORGAN-EDISON #O24C22-40-1RP-UNV-L840-CD-1 (#O2414W)	LED WALL PANEL, DIE-CAST ALUMINUM HEAT SINKS, IP68 RATED HOUSING, AND COASTAL CONSTRUCTION FINISH	SURFACE	WALL	30' AFF 4,000K LED 15,367LM	120/277V		
H1	AS SHOWN	WATSON #J24C22-40-1RP	TRANSFORMERLESS GLASS SHELLS WITH FULLY DIMMABLE LED BALLAST	SURFACE	CEILING	3,000K LED 1,814LM	120V VOLTAGE ELECTRONIC	14	P1	EXTERIOR	MORGAN-EDISON #P24C22-40-1RP-UNV-L840-CD-1 (#P2414W)	LED AREA FIXTURE, DIE-CAST ALUMINUM HEAT SINKS, AND COASTAL CONSTRUCTION FINISH	POLE	30' AFF 4,000K LED 15,080LM	120/277V			
H2	AS SHOWN	PROGRESS LIGHTING #J3571	41.5" DIMMABLE LED PENDANT WITH TWO 6-FOOT LEATHER STRAPS	PENDANT	8' AFF	3,000K LED 1,814LM	120V	29	X1	AS SHOWN	SURE-LITE #XPEL-71R	SINGLE FACE EXIT SIGN WITH SEALED NICHEL CADMIUM BATTERY	SURFACE, WALL OR CEILING	7'-6" AFF OR CEILING	NOT APPLICABLE	120/277V		
H3	AS SHOWN	LAMPS PLUS #J3571	3.5" DIMMABLE CEILING LED	SURFACE	CEILING	3,000K LED 2,400LM	120V	69	X2	AS SHOWN	SURE-LITE #XPEL-72R	SAME AS TYPE X1 EXCEPT WITH DUAL FACE EXIT SIGN	SURFACE, WALL OR CEILING	7'-6" AFF OR CEILING	NOT APPLICABLE	120/277V		
H4	AS SHOWN		15.75" DIMMABLE CEILING LED	SURFACE	CEILING	3,000K LED 2,400LM	120V	24	X3	EXTERIOR	SURE-LITE #XEL2-46-WH-SD	EMERGENCY LIGHT WITH NICHEL CADMIUM BATTERY, SELF-CHARGING, UL LISTED FOR OUTDOOR LOCATIONS AND RATED FOR -22°F.	SURFACE, WALL	8' AFF 5,000K LED	120/277V			
H5	AS SHOWN	PROGRESS LIGHTING #P2320-2030R	10.5" DAMP RATED DIMMABLE LED	SURFACE	CEILING	3,000K LED 1,211LM	0-10V DIMMING TO 10%	11										



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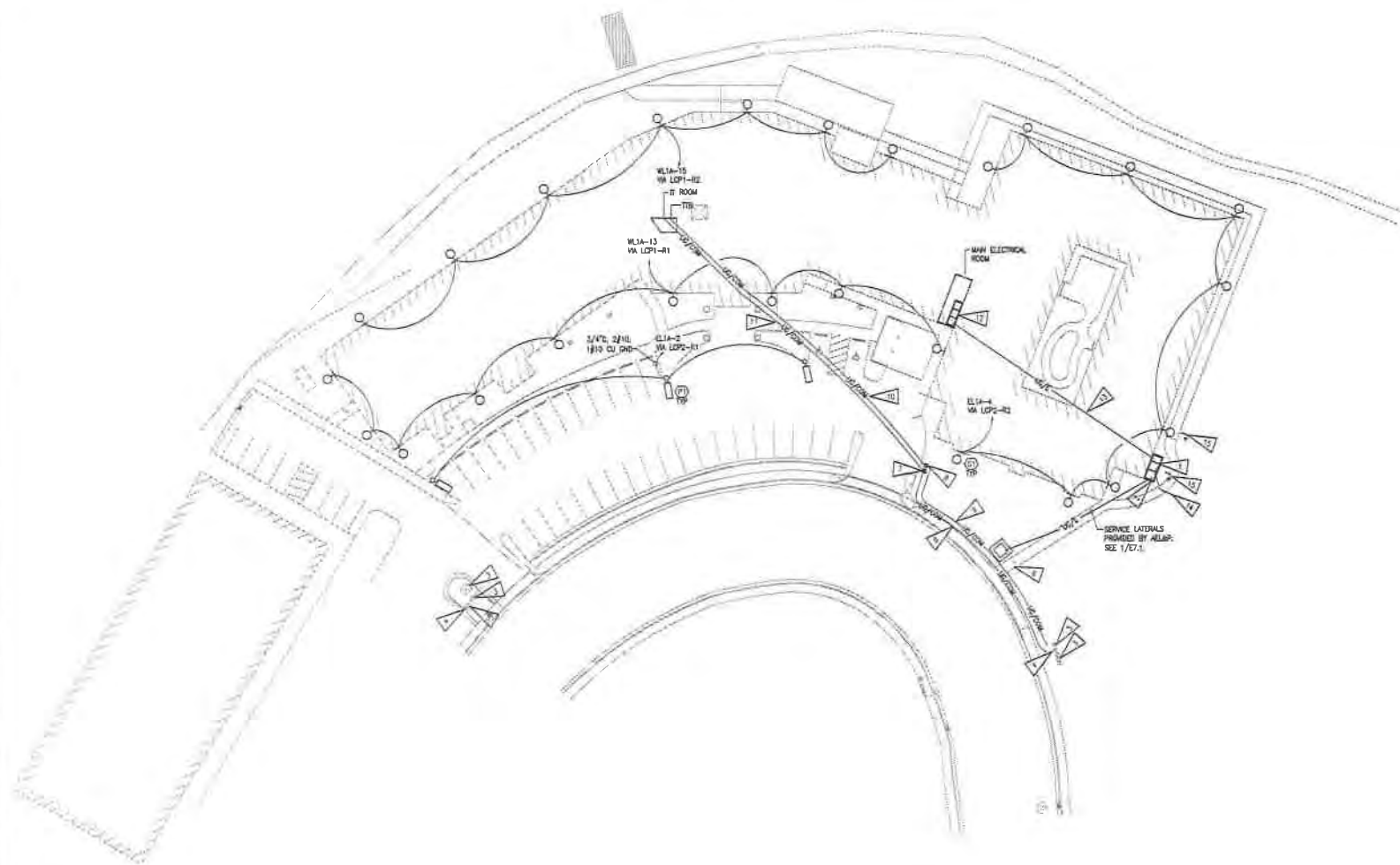
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Senior Living Community
Torrey Pines Development Group
3041 Clinton Dr, Juneau, AK 99801



PROJECT	NAME
LOCATION	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
IN CHARGE	DATE
DATE	DATE

LEGEND AND
FIXTURE SCHEDULE
E0.1



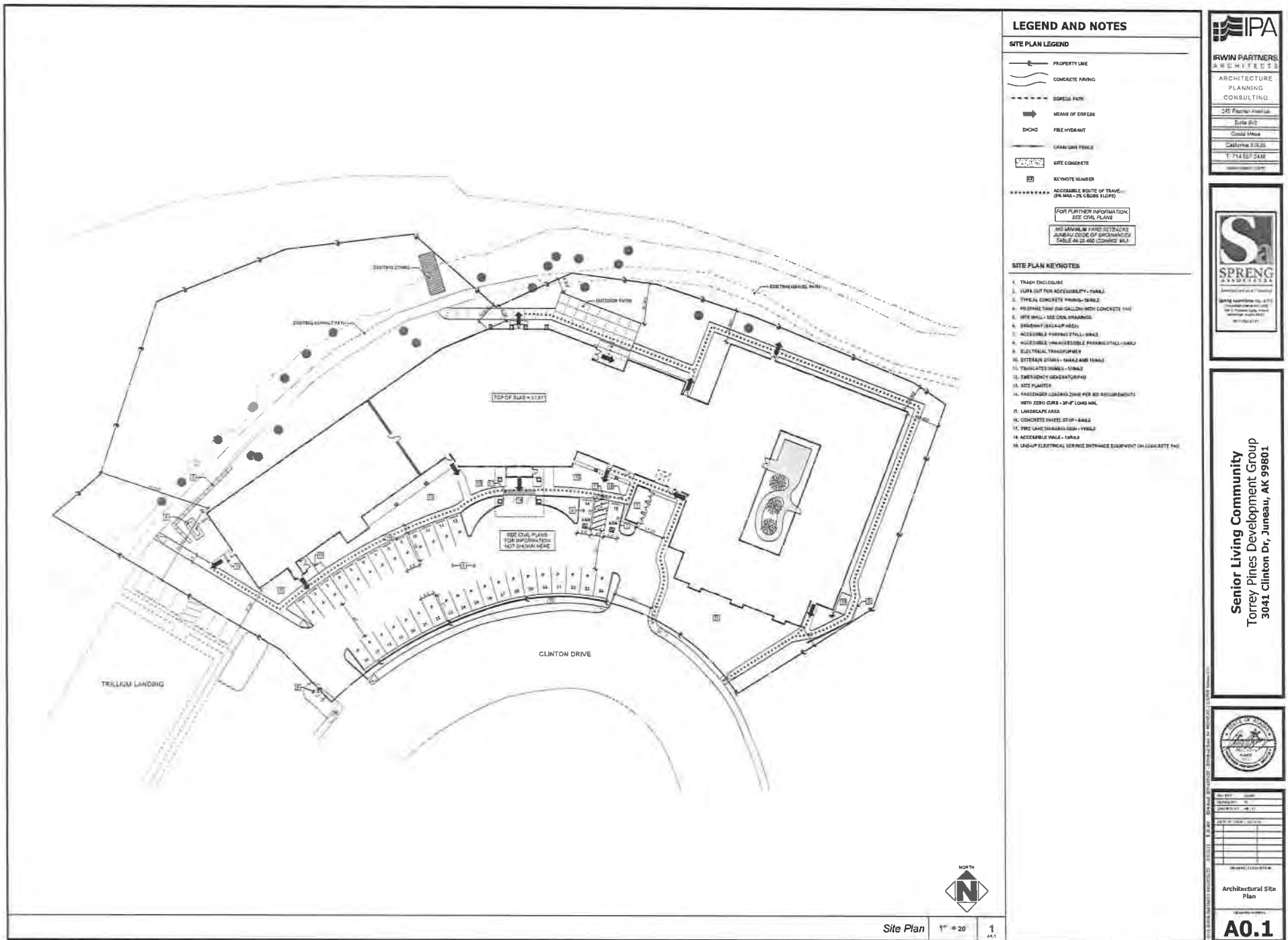
1 ELECTRICAL SITE PLAN 1" = 20'

GENERAL NOTES

- A. FIELD COORDINATE WITH ALASKA ELECTRIC LIGHTS & POWER COMPANY (AELAP), ALASKA COMMUNICATIONS SERVICE, INC. (ACS), AND GENERAL COMMUNICATIONS INC. (GCI) FOR LOCATION OF UTILITY JUNCTION CABINET, TRANSFORMER, TELEPHONE AND CABLE PEDESTALS PRIOR TO ROUGH-IN.
- B. PROVIDE 3/4\"/>
- C. SEE E2.11 AND E2.12 FOR LCP1 AND LCP2 LOCATION.

SHEET NOTES

1. LINE-UP SERVICE EQUIPMENT (FROM NORTH TO SOUTH): MAIN OUTGOING TERMINATION SECTION, METER/CT AND MAIN SERVICE DISCONNECT SECTION, AND UTILITY INCOMING TERMINATION SECTION.
2. CONCRETE HOUSEKEEPING PAD.
3. APPROXIMATE LOCATION OF EXISTING UTILITY JUNCTION CABINET.
4. APPROXIMATE LOCATION OF UTILITY TELEPHONE PEDESTAL.
5. APPROXIMATE LOCATION OF UTILITY CABLE TV PEDESTAL.
6. APPROXIMATE LOCATION OF AELAP NEW PAD-MOUNTED TRANSFORMER AND CONCRETE HOUSEKEEPING PAD.
7. APPROXIMATE LOCATION OF ACS NEW TELEPHONE PEDESTAL.
8. APPROXIMATE LOCATION GCI NEW CABLE TV PEDESTAL.
9. PROVIDED BY UTILITY COMPANY.
10. PROVIDE (1) 4\"/>
11. PROVIDE (1) 4\"/>
12. TERMINATION SECTION AND MAIN SWITCHBOARD. SEE 4/E2.2.
13. SEE 1/E7.1 FOR FEEDER SIZE.
14. SUPPLY SIDE MAIN BONDING JUMPER TO CT SECTION. SEE 1/E8.1 FOR SIZE.
15. GROUNDING ELECTRODE: LOCATE GROUNDING ELECTRODES 20\"/>



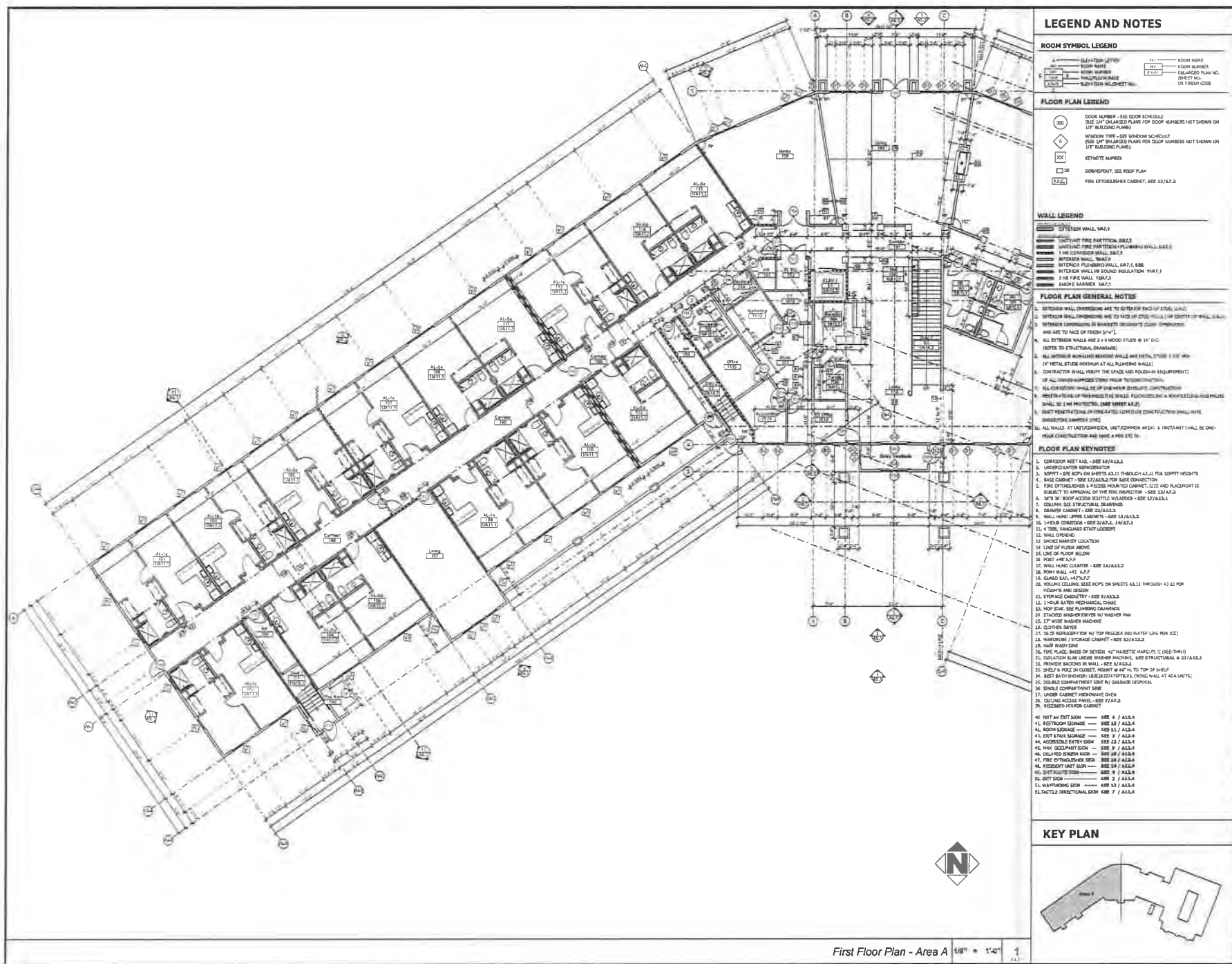
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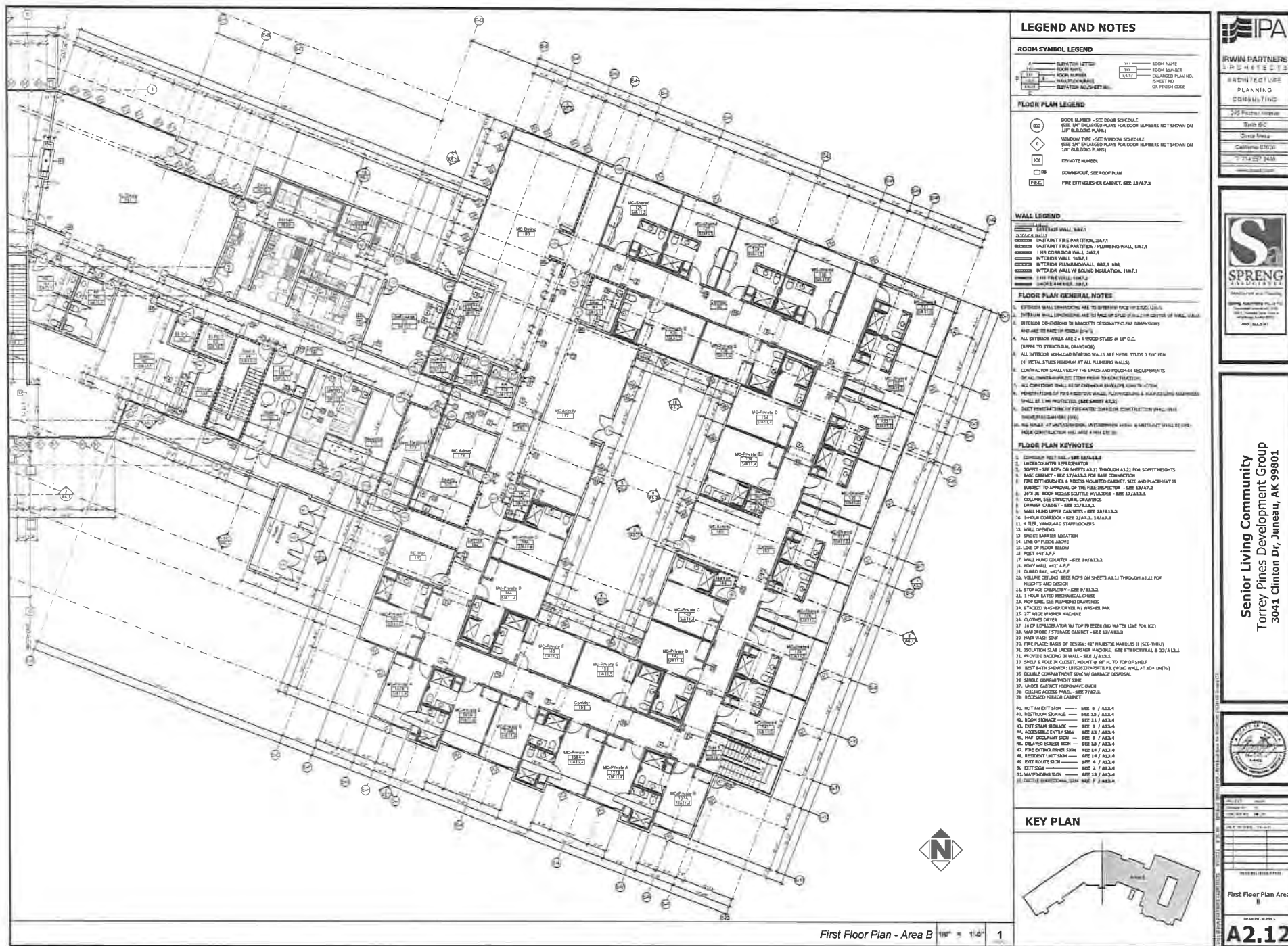


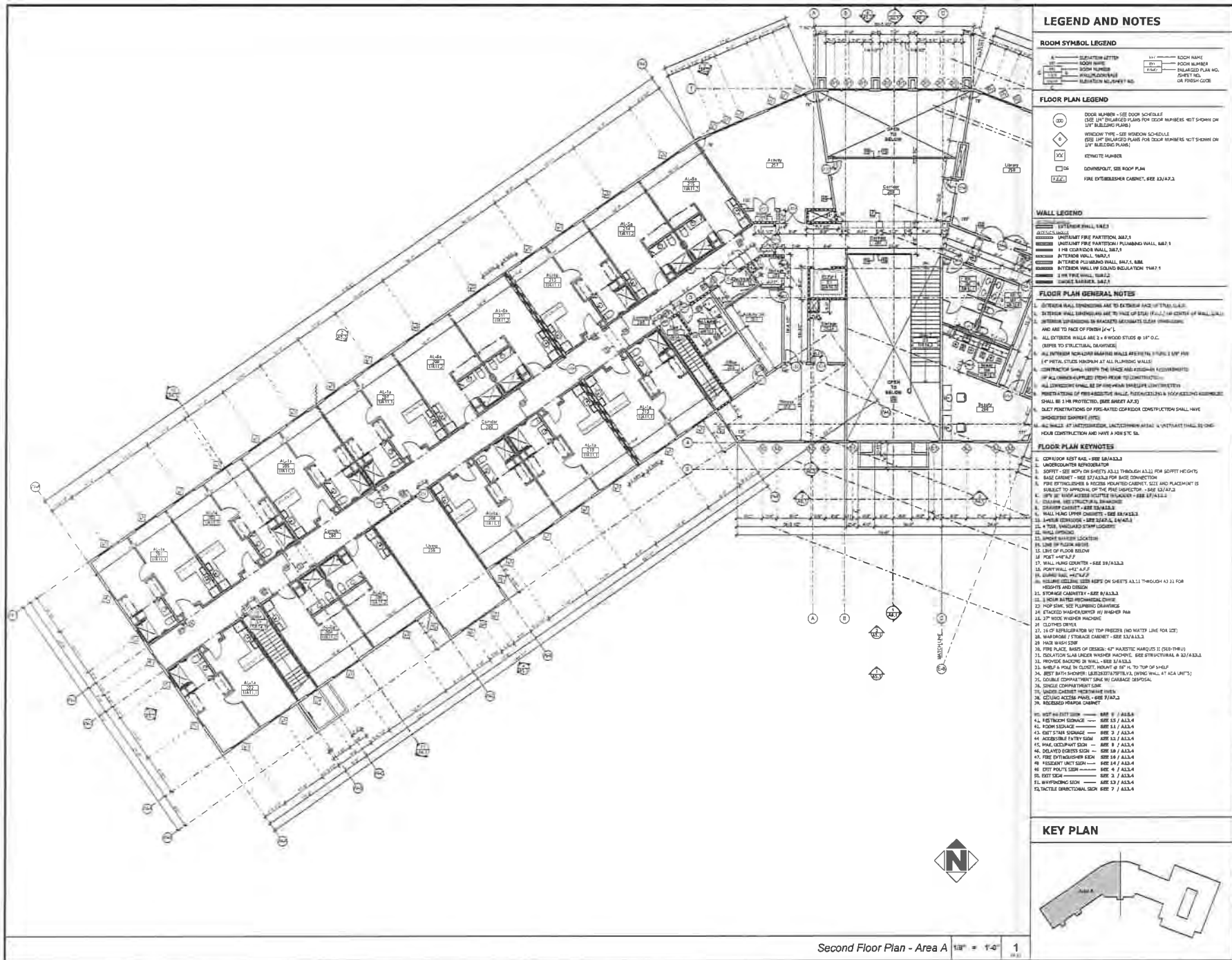


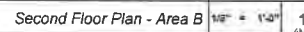
Second Floor Overall/Code Compliance Plan	1/15" = 1'-0"	1
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A1.2

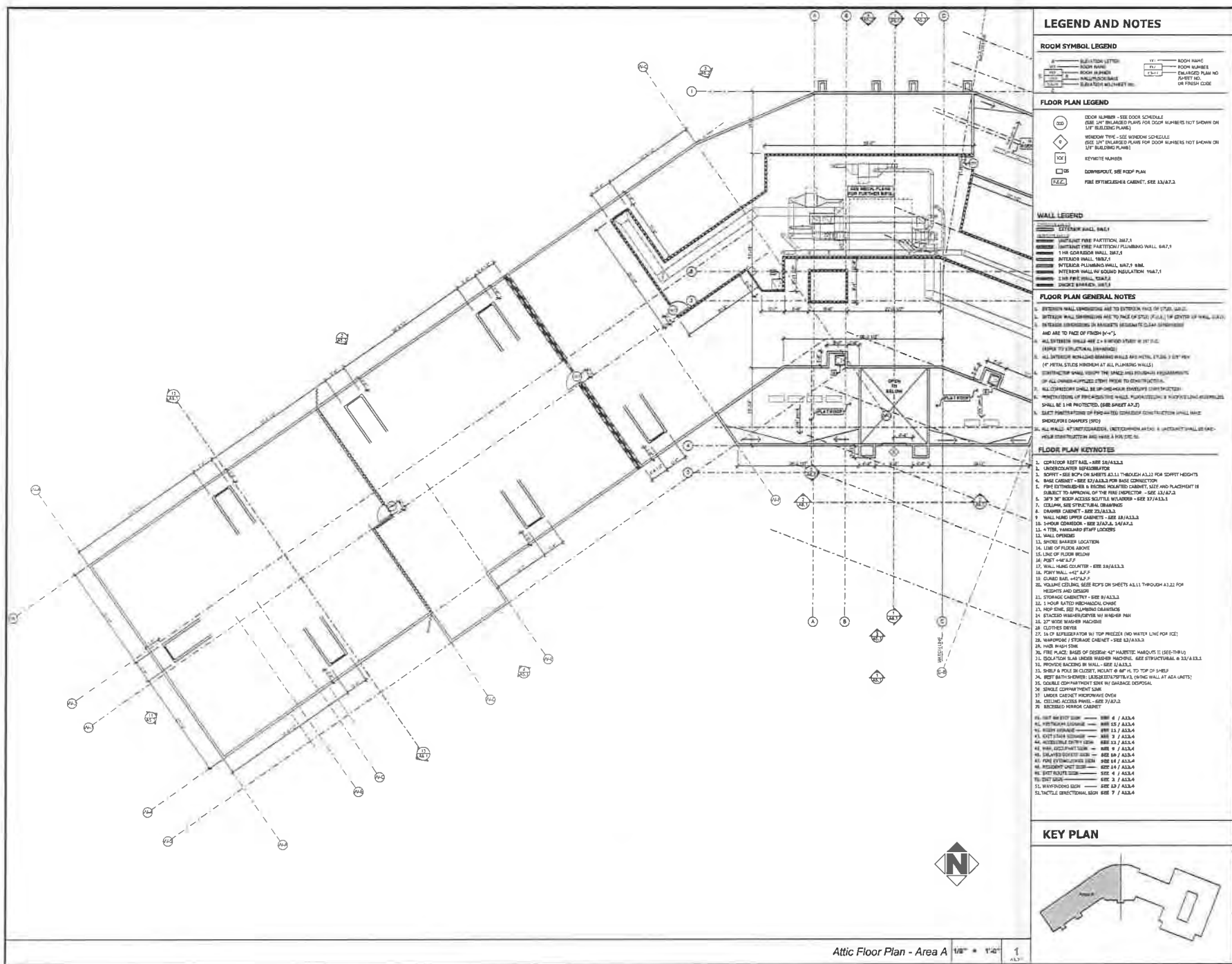








Attachment A - Application Packet



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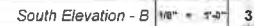
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SPRENG ASSOCIATES
Architectural and Planning
Spring, Asia Pacific PCL & PTE
Consultant (Singapore) PTE LTD
88-1 Ponggol Road, Singapore, 486002
9675 4444 (Fax)

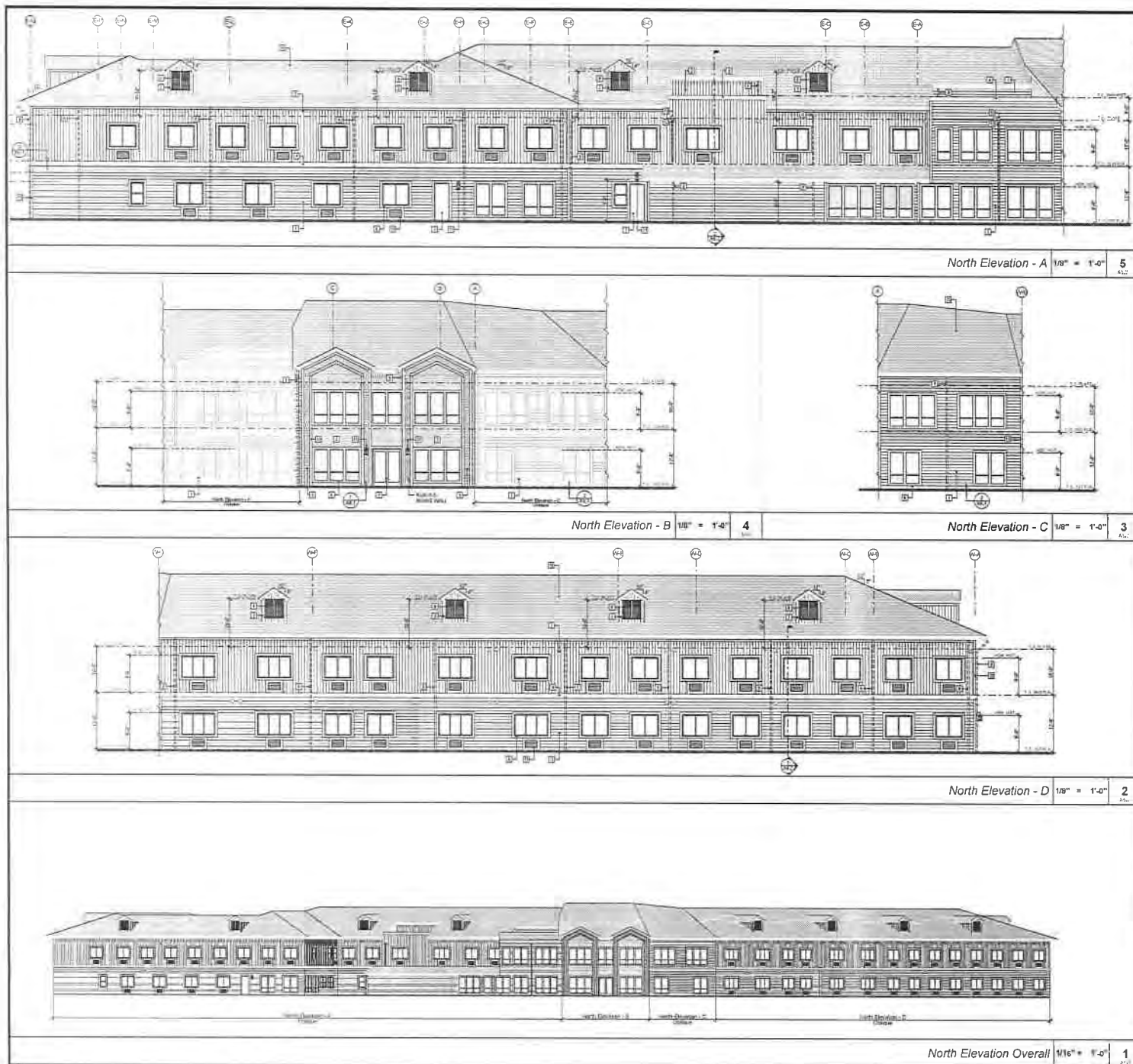
Senior Living Community
Torrey Pines Development Group
3041 Clinton Dr, Juneau, AK 99801



Attie Flour Plant Area
A

A2.31





LEGEND AND NOTES

EXTERIOR ELEVATION KEYNOTES

1. METAL LAP SIDING, INSTALL PER MANUFACTURER'S CC-654
2. TRUSS SHED SIDING, COLOR: OLD TOWN GRAY
3. METAL VERTICAL SIDING, INSTALL PER MANUFACTURER CC-654
4. METAL VERTICAL SIDING, COLOR: LIGHT STONE
5. METAL HORIZONTAL SIDING, INSTALL PER MANUFACTURER CC-654
6. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
7. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
8. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
9. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
10. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
11. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
12. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
13. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
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15. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
16. METAL HORIZONTAL SIDING, COLOR: RED CEDAR
17. METAL HORIZONTAL SIDING, COLOR: RED CEDAR



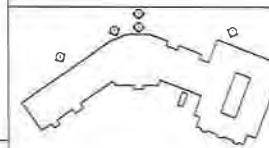
Senior Living Community
Torrey Pines Development Group
3041 Clinton Dr, Juneau, AK 99801



NO.	DATE	DESCRIPTION
1	10/1/14	ISSUED FOR PERMIT
2	10/1/14	ISSUED FOR PERMIT
3	10/1/14	ISSUED FOR PERMIT
4	10/1/14	ISSUED FOR PERMIT
5	10/1/14	ISSUED FOR PERMIT
6	10/1/14	ISSUED FOR PERMIT
7	10/1/14	ISSUED FOR PERMIT
8	10/1/14	ISSUED FOR PERMIT
9	10/1/14	ISSUED FOR PERMIT
10	10/1/14	ISSUED FOR PERMIT
11	10/1/14	ISSUED FOR PERMIT
12	10/1/14	ISSUED FOR PERMIT
13	10/1/14	ISSUED FOR PERMIT
14	10/1/14	ISSUED FOR PERMIT
15	10/1/14	ISSUED FOR PERMIT
16	10/1/14	ISSUED FOR PERMIT
17	10/1/14	ISSUED FOR PERMIT

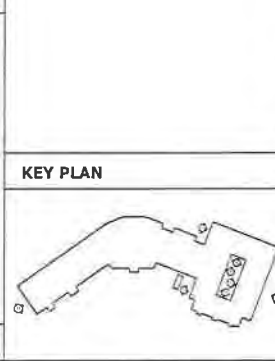
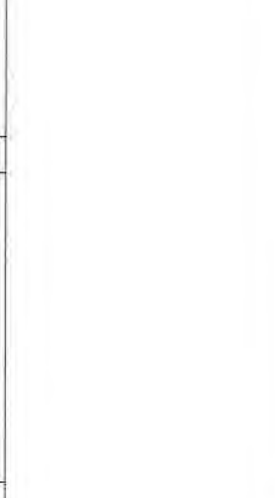
External Building Elevation
A5.2

KEY PLAN





- LEGEND AND NOTES**
- EXTERIOR ELEVATION KEYNOTES**
1. METAL LAP SIDING INSTALL PER MANUFACTURER ICC-404
 2. TRUSS SHEET SIDING COLOR: OLD TOWN GRAY
 3. METAL VERTICAL SIDING INSTALL PER MANUFACTURER ICC-404
 4. METAL HORIZONTAL SIDING INSTALL PER MANUFACTURER ICC-404
 5. METAL HORIZONTAL SIDING INSTALL PER MANUFACTURER ICC-404
 6. METAL HORIZONTAL SIDING INSTALL PER MANUFACTURER ICC-404
 7. METAL HORIZONTAL SIDING INSTALL PER MANUFACTURER ICC-404
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 15. METAL HORIZONTAL SIDING INSTALL PER MANUFACTURER ICC-404
 16. METAL HORIZONTAL SIDING INSTALL PER MANUFACTURER ICC-404
 17. METAL HORIZONTAL SIDING INSTALL PER MANUFACTURER ICC-404



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S
SPRENG
ARCHITECTS

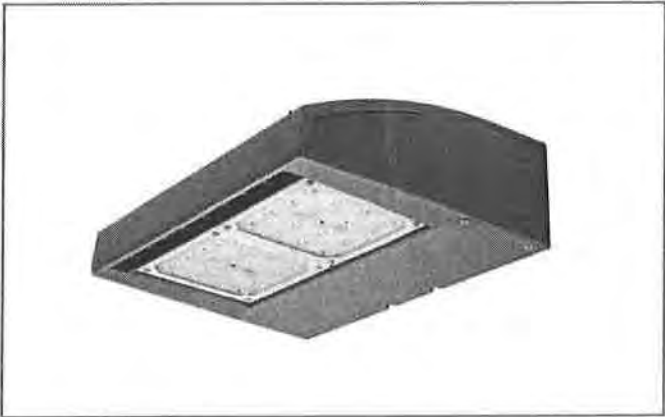
3041 Clinton Dr., Suite 100
Juncos, CA 95021
Phone: 408.755.1111
Email: info@sprenghq.com

Senior Living Community
Torrey Pines Development Group
3041 Clinton Dr, Juncos, AK 99601

Exterior Building Elevations

A5.3

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications
Exterior Wall • Walkway

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Product Certifications



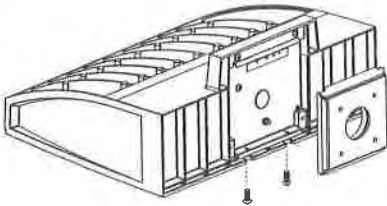
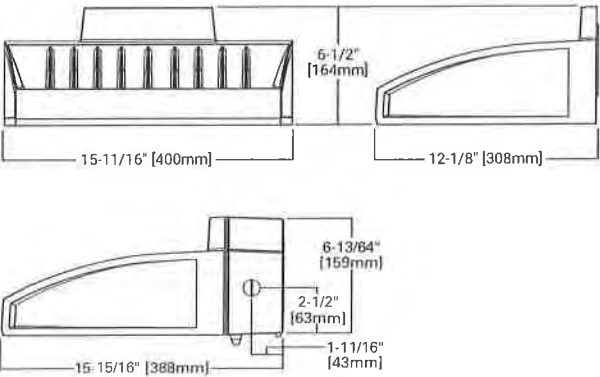
Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



McGraw-Edison

GWC Galleon Wall

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall	SA1=1 Square SA2=2 Squares ²	A=615mA B=800mA C=1000mA D=1200mA ⁴	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{3,4}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{4,7} 9=347V ⁴	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I SNQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately)	
F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module 20K=20kV UL 1449 Fused Surge Protective Device DIM=External 0-10V Dimming Leads ^{9,10} CBP=Battery Pack with Back Box, Cold Weather Rated ^{2,4,14,33} CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant ^{2,4,14} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right HSS=Factory Installed House Side Shield ²³ GRSBK=Factory Installed Glare Shield, BK ^{4,27} GRSWH=Factory Installed Glare Shield, WH ^{4,27} UPL=Uplight Housing ¹³ HA=50°C High Ambient ¹² LCF=Light Square Trim Plate Painted to Match Housing ²² MT=Factory Installed Mesh Top CC=Coastal Construction finish ⁵ CE=CE Marking and Small Terminal Block ¹⁴ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ DALI=DALI Driver ¹¹			BPC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR=NEMA 3-PIN Twistlock Photocontrol Receptacle PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ^{29,30} ZD=WaveLinx Module with DALI driver and 4-PIN Receptacle ^{29,30} SWPD4XX=WaveLinx Sensor Only, 7'-15' ^{31,32} SWPD5XX=WaveLinx Sensor Only, 15'-40' ^{31,32} WOBXX=WaveLinx Sensor with Bluetooth, 7'-15' ^{31,32} WOFXX=WaveLinx Sensor with Bluetooth, 15'-40' ^{31,32} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{19,30,31} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{19,20,21}		OA/RA1013=Photocontrol Shorting Cap ²⁴ OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V ²⁴ OA/RA1201=NEMA Photocontrol - 347V ²⁴ OA/RA1027=NEMA Photocontrol - 480V ²⁴ MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) LS/HSS=Field Installed House Side Shield ^{25,26} LS/GRSBK=Glare Shield, Black ^{4,25,27} LS/GRSWH=Glare Shield, White ^{4,25,27} LS/PFS=Perimeter Shield, Black FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) ^{24,29} SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{29,30,31,32} SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{29,30,31,32}	
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details 2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options at 1200mA. 3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 4. Not available with HA option. 5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA. 7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 8. Reserved 9. Cannot be used with other control options. 10. Low voltage control leads extended 18" from fixture. 11. Not available in 1200mA. When used with CBP or HA options, only available with single light square 12. Not available in 1200mA, UPL or CBP options. Available with single light square. 13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options 14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC. 15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls. 16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information. 18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting) 19. Includes integral photosensor. 20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities. 21. Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options. 22. Not available with HSS or GRS options. 23. Not for use with 5WQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected. 24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 25. One required for each light square. 26. Requires PR7. 27. Not for use with T4FT, T4W or SL4 optics. 29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR). 30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed 31. Requires ZW or ZD receptacle. 32. Replace XX with sensor color (WH, BZ, or BK). 33. Specify 120V or 277V.						

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

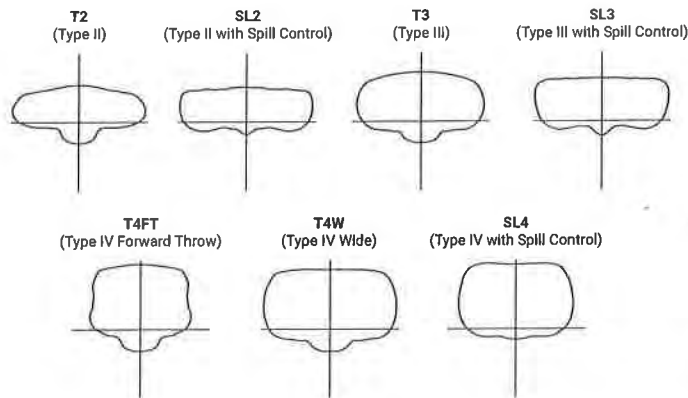
- Five-year warranty

McGraw-Edison

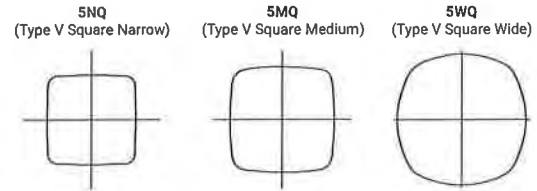
GWC Galleon Wall

Optical Distributions

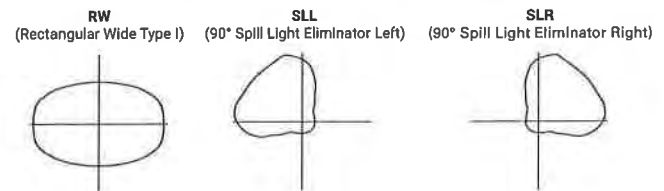
Asymmetric Area Distributions



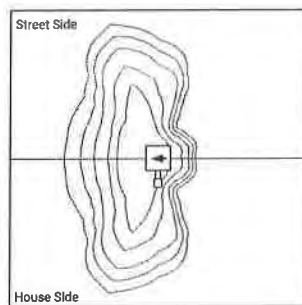
Symmetric Distributions



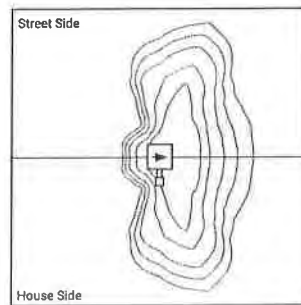
Specialized Distributions



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

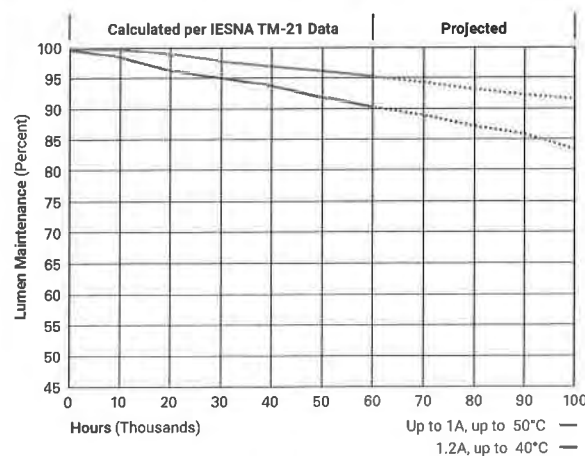
Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



McGraw-Edison

GWC Galleon Wall

Energy and Performance Data

 View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

McGraw-Edison

GWC Galleon Wall

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	Lumens	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	Lumens	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	Lumens	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	Lumens	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	Lumens	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	Lumens	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	Lumens	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	Lumens	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	Lumens	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	Lumens	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	Lumens	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

Control Options

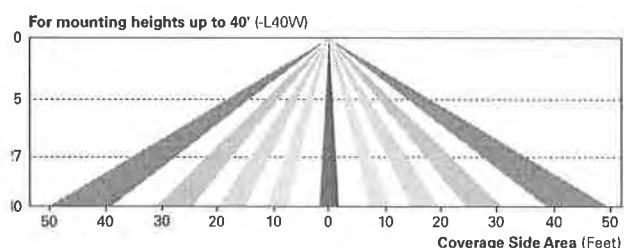
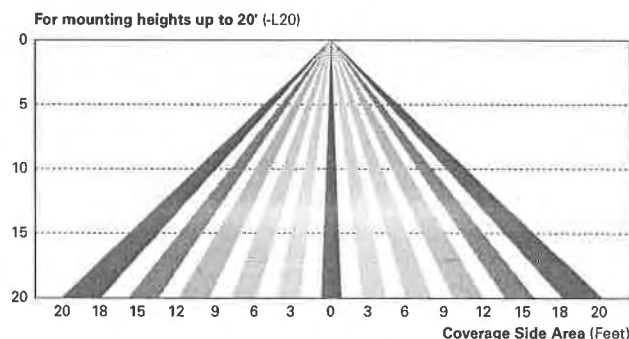
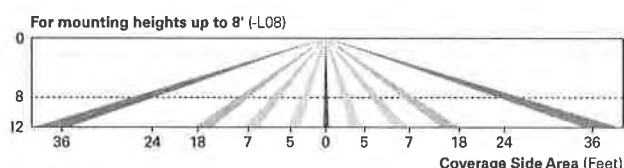
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

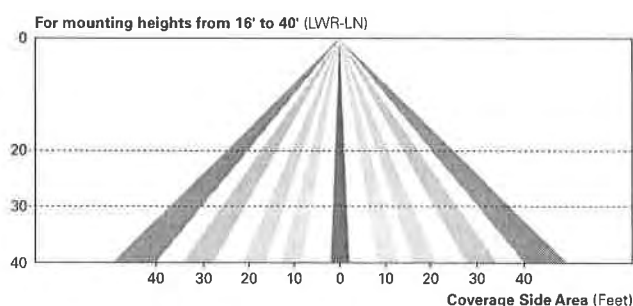
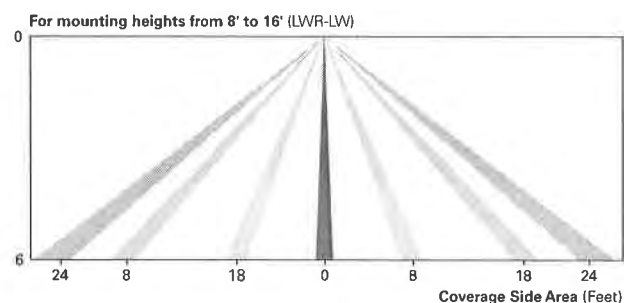
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Product Certifications



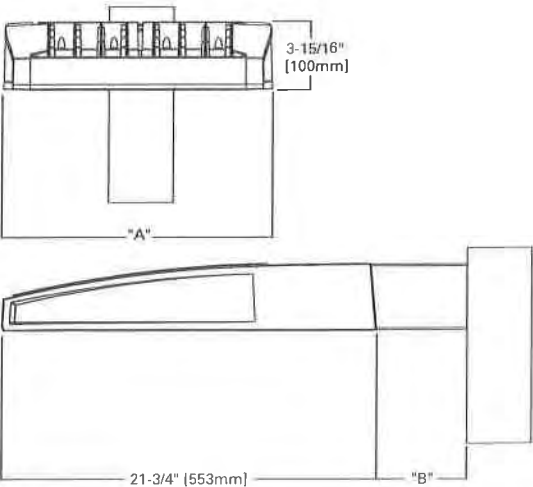
Product Features



Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	—
9-10	33-3/4"	7"	16"	—	—

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

McGraw-Edison

GLEON Galleon

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares ⁴ SA6=6 Squares SA7=7 Squares ³ SA8=8 Squares ³ SA9=9 Squares ⁴ SA0=10 Squares ⁴	A=600mA B=800mA C=1000mA D=1200mA ¹⁶	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{14, 16}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{7, 1} 9=347V ⁷	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately)	
DIM=External 0-10V Dimming Leads ^{19, 20} F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device 2L=Two Circuits ^{17, 18} HA=50°C High Ambient HSS=Installed House Side Shield ²⁸ GRSBK=Glare Reducing Shield, Black ²⁸ GRSWH=Glare Reducing Shield, White ²² LCF=Light Square Trim Painted to Match Housing ²⁷ MT=Installed Mesh Top TH=Tool-less Door Hardware CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right CE=CE Marking ²⁹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers			BPC=Button Type Photocontrol PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ³¹ MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ²⁴ MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/X-L08=BI-Level Motion Sensor, Maximum 8' Mounting Height ^{24, 25} MS/X-L20=BI-Level Motion Sensor, 9' - 20' Mounting Height ^{24, 25} MS/X-L40W=BI-Level Motion Sensor, 21' - 40' Mounting Height ^{24, 25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ ZW=WaveLinX Module and 4-PIN Receptacle ZD=WaveLinX Module with DALI driver and 4-PIN Receptacle SWPD4XX=WaveLinX Sensor Only, 7'-15' ^{13, 22, 23} SWPD5XX=WaveLinX Sensor Only, 15'-40' ^{13, 22, 23} WOBXX=WaveLinX Sensor with Bluetooth, 7'-15' ^{13, 22} WOFXX=WaveLinX Sensor with Bluetooth, 15'-40' ^{13, 22} LWR-LW=Enlighted Sensor, 8'-16' Mounting Height ²⁶ LWR-LN=Enlighted Sensor, 16'-40' Mounting Height ²⁶ DIM10-MS/DIM-L08=Synapse Occupancy Sensor (8' Mounting) ¹⁹ DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit ¹² LS/HSS=Field Installed House Side Shield ^{28, 30} LS/GRSBK=Glare Reducing Shield, Black ^{28, 30} LS/GRSWH=Glare Reducing Shield, White ^{28, 30} LS/PFS=Perimeter Shield, Black ¹⁶ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{19, 31} SWPD4-XX=WaveLinX Wireless Sensor, 7'-15' Mounting Height ^{13, 19, 22, 23} SWPD5-XX=WaveLinX Wireless Sensor, 15'-40' Mounting Height ^{13, 19, 22, 23}	
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. Not compatible with MS/4 LXX or MS/1-LXX sensors. 5. Not compatible with extended quick mount arm (QMEA). 6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.) 9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10. Factory installed. 11. Maximum 8 light squares. 12. Maximum 6 light squares. 13. Requires ZW or ZD receptacle. 14. Narrow band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. Not available with HA option. 17, 18. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 19. Not available with Enlighted wireless sensors. 20. Cannot be used with other control options. 21. Low voltage control lead brought out 18" outside fixture. 22. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 23. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 24. Not for use with T4FT, T4W or SL4 optics. See IES files for details. 25. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. 27. Not available with house side shield (HSS). 28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 30. One required for each Light Square. 31. Requires PR7. 32. Replace XX with sensor color (WH, BZ or BK.) 33. WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.							

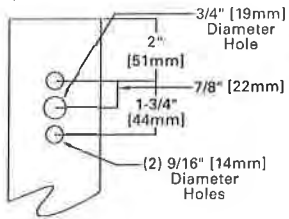
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint	R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

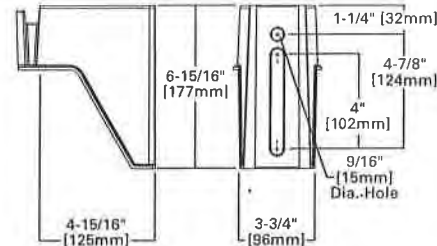
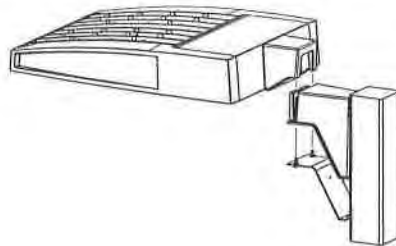
Mounting Details

Standard Arm (Drilling Pattern)

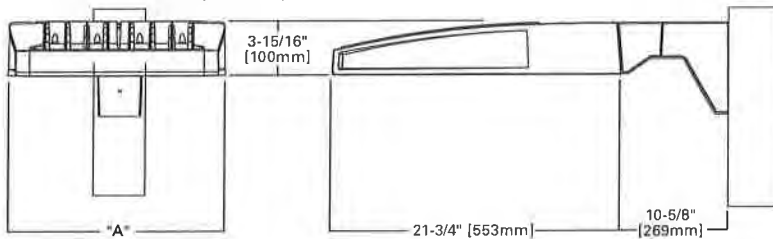
TYPE "N"



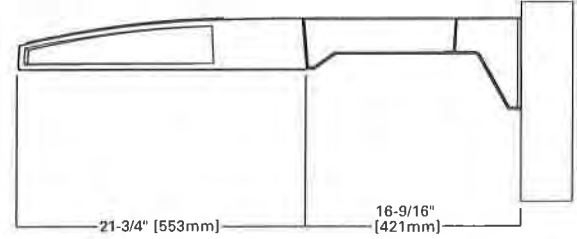
Quick Mount Arm (Includes fixture adapter)



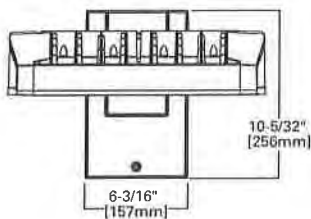
QM Quick Mount Arm (Standard)



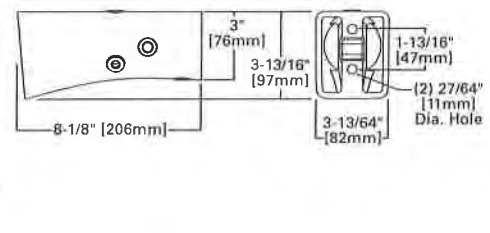
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

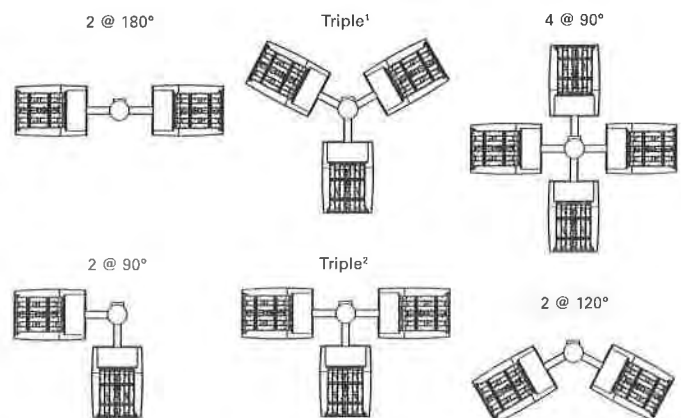


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	—	Quick Mount
8	Extended	Extended	—	Quick Mount
9	Extended	Extended	—	—
10	Extended	Extended	—	—

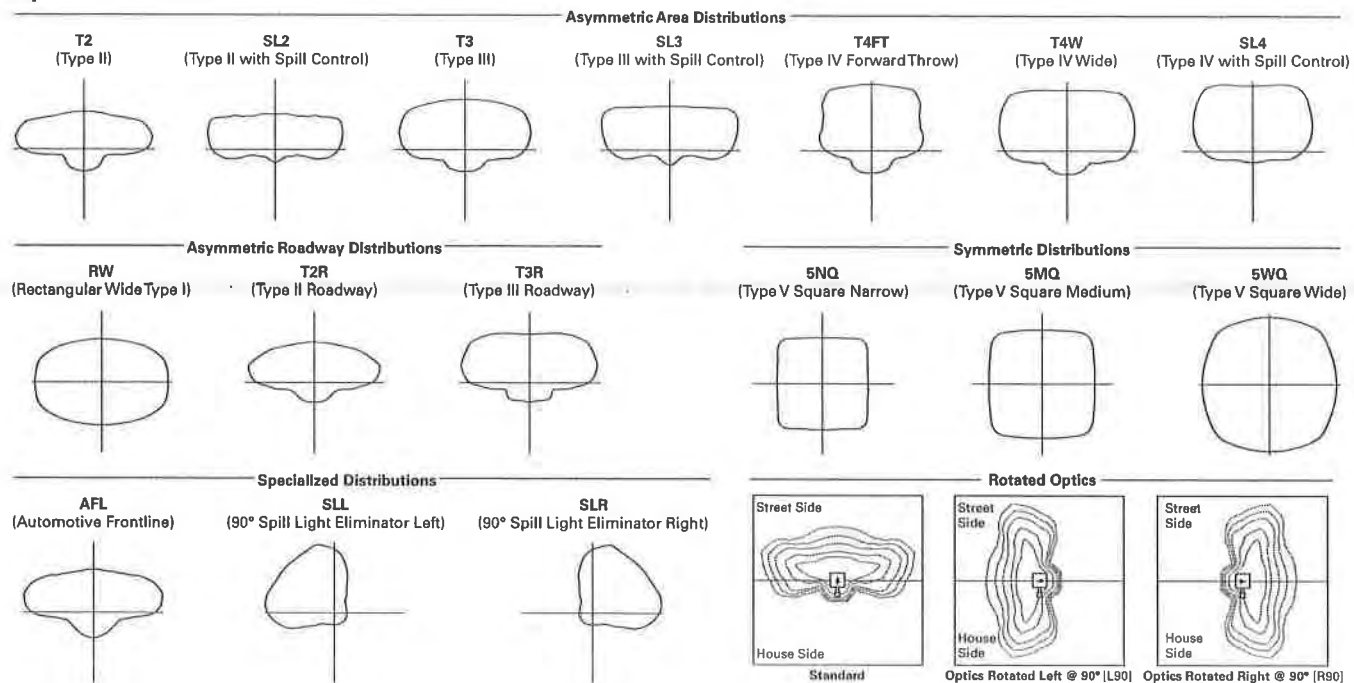


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90° 2 Round poles are 3 @ 90°

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with Quick Mount Arm (lbs.)	EPA with Quick Mount Arm (Sq. Ft.)	Weight with Quick Mount Extended Arm (lbs.)	EPA with Quick Mount Extended Arm (Sq. Ft.)
1-4	33	0.96	35	1.11	38	1.11
5-6	44	1.00	46	1.11	49	1.11
7-8	54	1.07	56	1.11	—	—
9-10	63	1.12	—	—	—	—

Optical Distributions



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray

assembly for ease of maintenance

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table

- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM 60.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



View GLEON IES files

McGraw-Edison						GLEON Galleon					
Nominal Power Lumens (1.2A)						Supplemental Performance Guide*					
Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	67	129	191	258	320	382	448	511	575	640	
Input Current @ 120V (A)	0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87	
Input Current @ 208V (A)	0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14	
Input Current @ 240V (A)	0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71	
Input Current @ 277V (A)	0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36	
Input Current @ 347V (A)	0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92	
Input Current @ 480V (A)	0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45	
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SL/SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

McGraw-Edison

GLEON Galleon

Nominal Power Lumens (1A)

Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,199	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SLL/ SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

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Nominal Power Lumens (800mA)											P Supplemental Performance Guide**
Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	44	85	124	171	210	249	295	334	374	419	
Input Current @ 120V (A)	0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80	
Input Current @ 208V (A)	0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12	
Input Current @ 240V (A)	0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84	
Input Current @ 277V (A)	0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67	
Input Current @ 347V (A)	0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52	
Input Current @ 480V (A)	0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96	
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SL/SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.											

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

McGraw-Edison

GLEON Galleon

Nominal Power Lumens (600mA)

Supplemental Performance Guide

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide

McGraw-Edison**GLEON Galleon****Control Options****0-10V (DIM)**

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

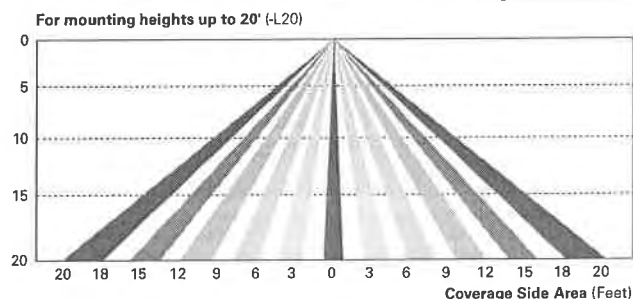
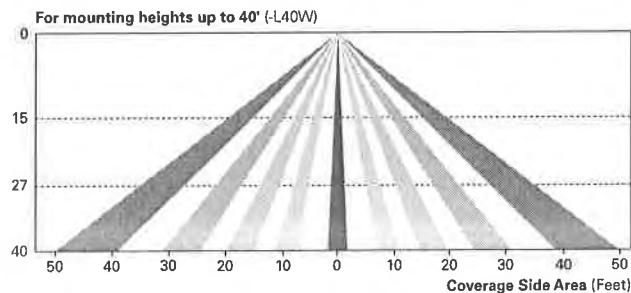
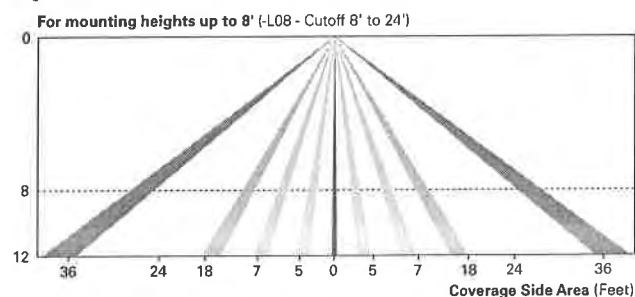
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

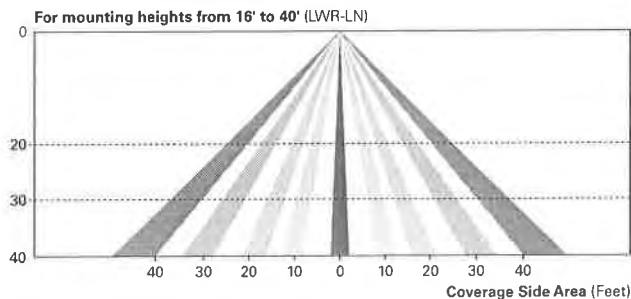
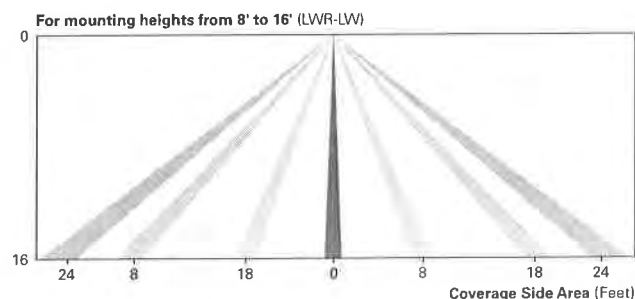
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

**Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

**WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)**

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

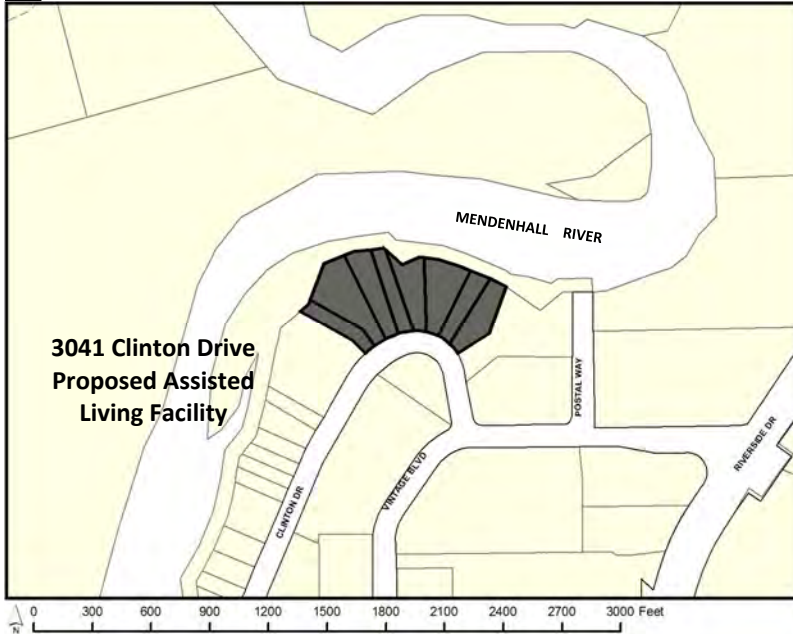
Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for a 98-bed assisted living and memory care facility** at **3041 Clinton Drive** in an **MU Zone**.

TIMELINE

Staff Report expected to be posted **Monday, May 17, 2021** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through May 3

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.

May 4 — noon, May 23

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, May 25, 2021

This virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/92338398477>. The Webinar ID is: 923 3839 8477. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

May 26

The results of the hearing will be posted online.

Phone: **(907)586-0715** ♦ Email: pc_comments@juneau.org
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed April 20, 2021

Case No.: USE2021 0006
Parcel No.: 5B1601440311; 0320; 0330; 0340; 0350; 0360; 0370; 0380
CBJ Parcel Viewer: <http://epv.juneau.org>

Laurel Christian

From: Chris Gilberto <CGilberto@dawson.com>
Sent: Tuesday, May 4, 2021 12:08 PM
To: Laurel Christian; Matthew Parks
Cc: Jeremy Carroll; Kevin Urien
Subject: USE21-06 & PWP21-02 Sign - TP Assisted Living Facility

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Laurel,
Please see the below picture of the signage pertaining to the conditional use permit for the Torrey Pines Assisted Living Facility in Vintage Park.

Please let me know if you need any additional information and when the sign needs to be returned.

Thanks Chris

Dawson

Chris Gilberto
C | 907.321.7745
T | 360.756.1000
F | 360.756.1001
www.dawson.com

Quality People, Quality Work

From: Caleb McGraw <Caleb@dawson.com>
Sent: Tuesday, May 4, 2021 11:53 AM
To: Chris Gilberto <CGilberto@dawson.com>
Subject: 123_1.jpeg



Sent from my iPhone

dawson

Caleb McGraw
C | 907.201.9419
T | 360.756.1000
F | 360.756.1001
www.dawson.com

Quality People, Quality Work



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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Southeast Alaska Watershed Coalition

STAFF PERSON/TITLE: John Hudson/Restoration Biologist

DATE: 4/26/2021

APPLICANT: TPD Riverview, LLC - Matthew Parks

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for an assisted living and memory care facility - there will be 86 total units with 98 total beds.

LEGAL DESCRIPTION: Vintage II Subdivision lots 31A through 38, Block C

PARCEL NUMBER(S): 5B1601440311; 5B1601440320; 5B1601440330; 5B1601440340; 5B1601440350; 5B1601440360; 5B1601440370; 5B1601440380

PHYSICAL ADDRESS: 3041 Clinton Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Thank you for the opportunity to comment on the proposed facility.

The Southeast Alaska Watershed Coalition (SAWC) works with communities to cultivate sound watershed management practices that protect, restore, and enhance water quality and habitat for people, fish, and wildlife.

Non-pervious urban surfaces like parking lots, streets, and roads shed heavy metals, petroleum hydrocarbons, and tire rubber antioxidants that can be harmful or lethal to aquatic life like salmon and other aquatic organisms. For example, SAWC recently determined that stormwater runoff in the Lower Jordan Creek watershed was contaminating streambed sediments with lead, zinc, copper and polycyclic aromatic hydrocarbons at levels considered harmful to aquatic life. We are currently working with CBJ Streets, CBJ airport, and two private landowners to prevent stormwater pollutants from entering Jordan Creek.

AGENCY COMMENTS (CONTINUED):

The proposed assisted living facility has been designed with conventional stormwater infrastructure that will collect and transport untreated urban runoff to the Mendenhall River, a salmon stream that flows to the Mendenhall Wetlands State Game Refuge, which has been designated a Globally Important Bird Area. In the year 2021, it is concerning to see project designs that fail to use stormwater best management practices (i.e., green stormwater infrastructure, GSI) to collect, treat, and infiltrate polluted runoff on-site. The CBJ Manual of Stormwater Best Management Practices was completed in 2009 and we are aware of few, if any, new developments in the CBJ that have used green infrastructure in a robust way to manage parking lot and road stormwater runoff. One exception, however, is the common use of oil and grit separators. On their own, a separator is not considered GSI, as they do not provide any flow control, are poor at capturing oils at high flow rates, and do not capture the heavy metals and other pollutants that adhere to suspended sediments, which readily pass through the separator.

Three recent developments on Clinton Drive (at 3005, 3011, and 3039) discharge stormwater into the existing Clinton Drive stormwater system, allowing these properties to essentially use the Mendenhall River as a free place to discharge polluted water. All of these parcels were developed after the stormwater manual was completed. It's time to require the use of GSI to treat and infiltrate runoff that would otherwise flow to our local water bodies. GSI often costs less and can be incorporated into existing conventional stormwater infrastructure to handle extreme runoff events.

SAWC recommends that the proposed facility treat and infiltrate all runoff from proposed sidewalks and parking areas on the property. As the CBJ stormwater manual is outdated, we recommend consulting the Stormwater Management Manual for Western Washington (<https://fortress.wa.gov/ecy/ezshare/wq/Permits/Flare/2019SWMMWW/2019SWMMWW.htm>). This manual is a comprehensive source of information on the selection, location, design, and construction of numerous types of GSI. We recommend that required "green space" at the facility be designed to function as both landscaping and to treat and infiltrate runoff. Bioretention planters and infiltration strips are particularly effective at doing this cost effectively and in small spaces.

Thank you for considering these comments. Please feel free to contact us if you have any questions. We look forward to continuing to work with CBJ to improve stormwater management practices in our community.



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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: PW/Eng
STAFF PERSON/TITLE: Ed Foster/Ops Superintendent II
DATE: 04/12/2021
APPLICANT: TPD Riverview, LLC - Matthew Parks
TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for an assisted living and memory care facility - there will be 86 total units with 98 total beds.

LEGAL DESCRIPTION: Vintage II Subdivision lots 31A through 38, Block C

PARCEL NUMBER(S): 5B1601440311; 5B1601440320; 5B1601440330; 5B1601440340; 5B1601440350; 5B1601440360; 5B1601440370; 5B1601440380

PHYSICAL ADDRESS: 3041 Clinton Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Concerned about the storm water draining from this facility. Plans show it all connecting into a CBJ structure in Clinton Dr. We have concerns of our current CBJ system being able to handle the additional volume this system will introduce. Developer should not connect storm water into CBJ system and instead grade system to the West end of facility and install an oil/water separator before draining into the river.

Laurel Christian

From: John Bohan
Sent: Monday, April 19, 2021 1:07 PM
To: Laurel Christian
Cc: Alexandra Pierce; Autumn Sapp
Subject: RE: Agency Comments Form_USE21-06.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Laurel,

I agree with Ed's concerns about the existing drainage system and the additional volume of runoff it would generate. Ideally, we should request they discharge directly to a drainage that goes into the river instead of the CBJ system – it would be the most direct, and likely most treatable (grass swale BMPs some means to treat the sedimentation in addition to an oil water separator(not effective for sediment removal)) option to move the stormwater. I am not positive of the regulatory requirements needed to drain toward the river.

Autumn and I discussed the drainage study and believe it should

If they have to connect to the CBJ system, an engineering drainage study should be completed to show the system is able to handle the significant increase in stormwater volume or provide the upgrades to the CBJ stormwater system to allow for the increase.

Additionally, regardless of which routing option they choose they will need to install the proper stormwater treatment BMPs before the water leaves their property. They need to treat the water to same quality before it is discharged directly to the river, or into CBJ stormwater system- They cannot introduce dirty water into the CBJ storm drain system.

Parcel viewer storm water system map.



Thanks

John Bohan, PE

CBJ Chief CIP Engineer

155 S. Seward St

Juneau AK 99801

(907)586-0876 fax 463-2606

From: Laurel Christian <Laurel.Christian@juneau.org>

Sent: Wednesday, April 14, 2021 10:30 AM

To: John Bohan <John.Bohan@juneau.org>

Cc: Alexandra Pierce <Alexandra.Pierce@juneau.org>

Subject: FW: Agency Comments Form_USE21-06.pdf

Hi John,

I am reviewing a CUP for a new assisted living facility on Clinton Drive. Ed provided me the attached comments; he's expressed some concerns with the existing drainage systems in Clinton Drive.

I'm wondering if you share this concern and if the oil/water separator is the only option. I'm also wondering if a reasonable path forward would be to require the developer to submit a drainage report for the project that shows the existing systems can handle the additional drainage – similar to what we do for new subdivisions.

Let me know what you think. Thanks much,

Laurel Christian | Planner II

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761



Fostering excellence in development for this generation and the next.

From: Ed Foster <Ed.Foster@juneau.org>
Sent: Monday, April 12, 2021 9:48 AM
To: Laurel Christian <Laurel.Christian@juneau.org>
Cc: Chad 'Kit' Watts <Kit.Watts@juneau.org>
Subject: Agency Comments Form_USE21-06.pdf

Laurel,
See comments in attachment.

Ed

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Tuesday, April 27, 2021 3:33 PM
To: PC_Comments
Subject: Case No. USE2021 0006

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

The proposed 98-bed assisted living and memory care facility at 3041 Clinton Drive is right in the path of erosion. The bank of the river WILL ERODE the building away in the future. If the project goes forward, mitigation should be done before construction of the facilities is started.

I suggest you bring a geologist in to review the project.

Thanks.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

Laurel Christian

From: Robert Deering <rcdeering@gmail.com>
Sent: Friday, April 30, 2021 2:43 PM
To: Laurel Christian
Subject: Re: Assisted living facility - Vintage Park

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Thank you Laurel. I would like to add one more note:

The Radcliffe Road neighborhood is essentially islanded by Egan Drive for pedestrians. The only pedestrian crossing is at the very busy Egan/Riverside intersection. While it does have a pedestrian crossing, the high speed traffic and u-turns create a very hazardous situation for pedestrians. No one would want their kids making that crossing alone. Additionally, the access to that intersection on the Radcliffe side is via Glacier Highway, another high speed road with no sidewalks. For pedestrians, the only safe access to all of the services mentioned in my prior comments is under the Brotherhood Bridge, which connects to the Vintage Park trail.

> On Apr 30, 2021, at 1:17 PM, Laurel Christian <Laurel.Christian@juneau.org> wrote:

>

> Hello Robert,

>

> Thank you for your comments on this proposed development, I will include them as an attachment to my staff report that will be submitted to the Planning Commission. In my recommendation, I have included conditions that address the maintenance of the path as well as maintaining access to the path during and after construction.

>

> Thank you,

>

> Laurel Christian | Planner II

> Community Development Department | City & Borough of Juneau, AK

> Location: 230 S. Franklin Street | 4th Floor Marine View Building

> Office: 907.586.0753

> *NOTICE: Effective May 3rd our phone system is changing. You will no longer be able to reach me directly at 586-0761. Instead, please call 586-0753.

>

>

>

>

> -----Original Message-----

> From: Robert Deering <rcdeering@gmail.com>

> Sent: Wednesday, April 28, 2021 9:55 AM

> To: PC_Comments <PC_Comments@juneau.org>

> Subject: Assisted living facility - Vintage Park

>

> EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

>

> _____

>

> I wish to offer the following comments on the proposed conditional use permit for the subject facility:

>

> 1. I recognize the tremendous need in our community for the valuable services that will be provided, and wholeheartedly support the project. The location and setting appear to be very appropriate.

>

> 2. The Radcliffe Road neighborhood consists of over 220 households. It is immediately adjacent to Vintage Park via the non-motorized access passing under the Brotherhood Bridge

>

> 3. A publicly-accessible bike/pedestrian trail runs along the river edge of the subject property. It has been in place since at least the 1980's, when it was formally established by CBJ Ordinance 86-54am during the establishment of the Vintage Park development.

>

> 4. This trail is an important community asset, especially so for the Radcliffe Road neighborhood. It provides direct pedestrian/bike access to community resources such as a post office, banks, grocery shopping, as well schools, the library, swimming pool, sports field house, ball fields, and many others. It is also an important connector link to other trails in the area.

>

> 5. Our neighborhood has been collaborating with residents and businesses within Vintage Park, as well as AHFC, Trail Mix, and CBJ officials to upgrade and maintain the trail. The immediate goals are to improve the trail surface and clear vegetation to enhance community utilization and make it less attractive for nefarious activities and dumping of trash. Longer-term goals include repaving the entire trail and adding suitable lighting. As the trail becomes more inviting to beneficial public use, it becomes less inviting for undesirable activities.

>

> 6. The trail passing behind the adjacent Trillium Landings was upgraded and paved during its construction. Ideally the same treatment would be applied to the trail behind the subject facility. It could prove to be a valuable and safe resource for residents of the facility.

>

> 7. Provisions for winter snow storage from the facility parking areas should be made so as to avoid piling snow on the trail. Ideally the trail would be configured to allow it to be plowed during facility snow removal activities.

>

> 8. Access to the trail should be maintained as much as possible during construction of the facility.

>

> 9. During construction of the facility, while equipment will be onsite, would be an ideal opportunity to partner with Trail Mix and other advocates and property owners to upgrade the entire trail.

>

> To wrap up - I am excited to see this facility and look forward to its development. I am hopeful that it will enhance the current access provided by the trail as a community benefit.

>

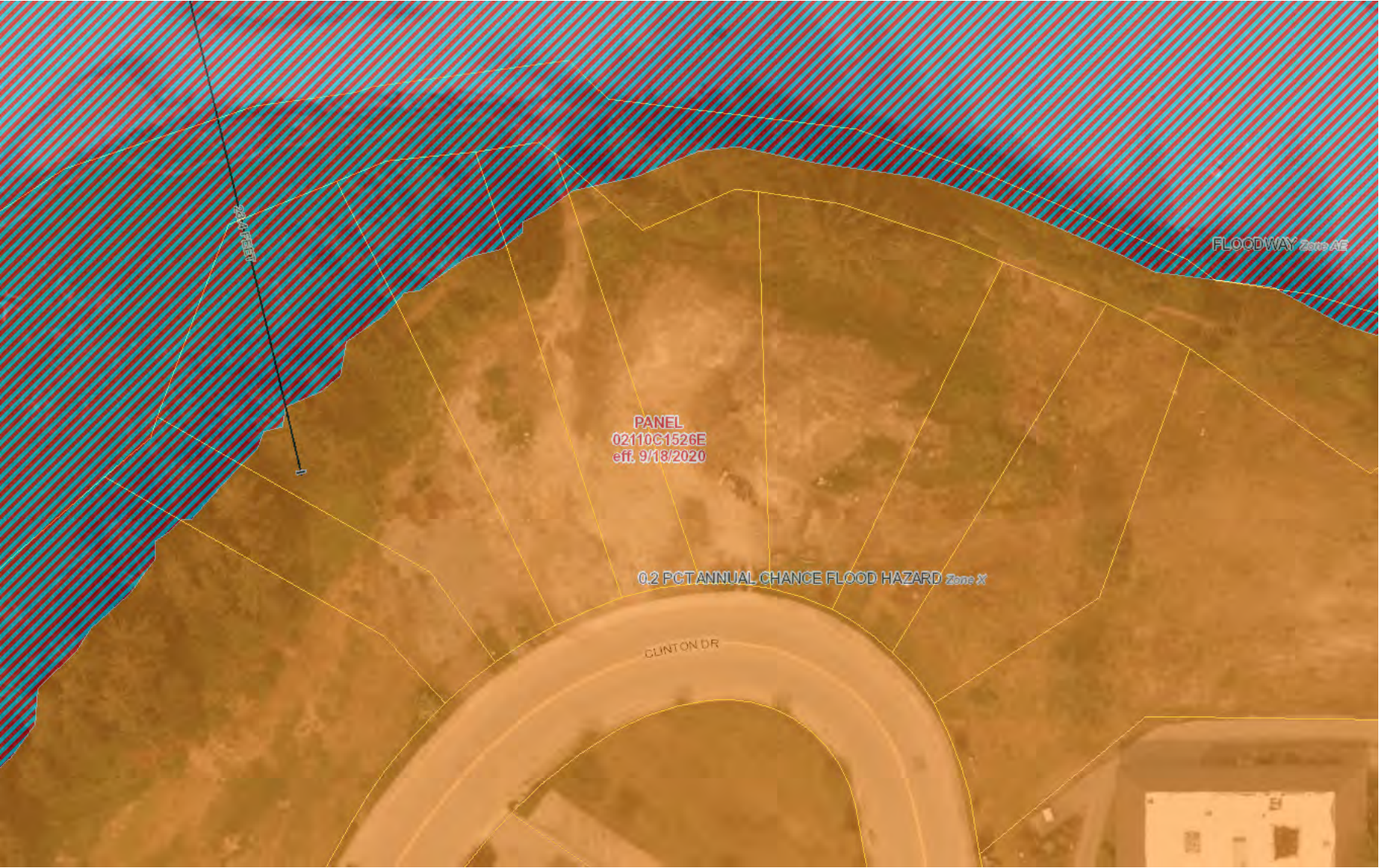
> Thank you,

>

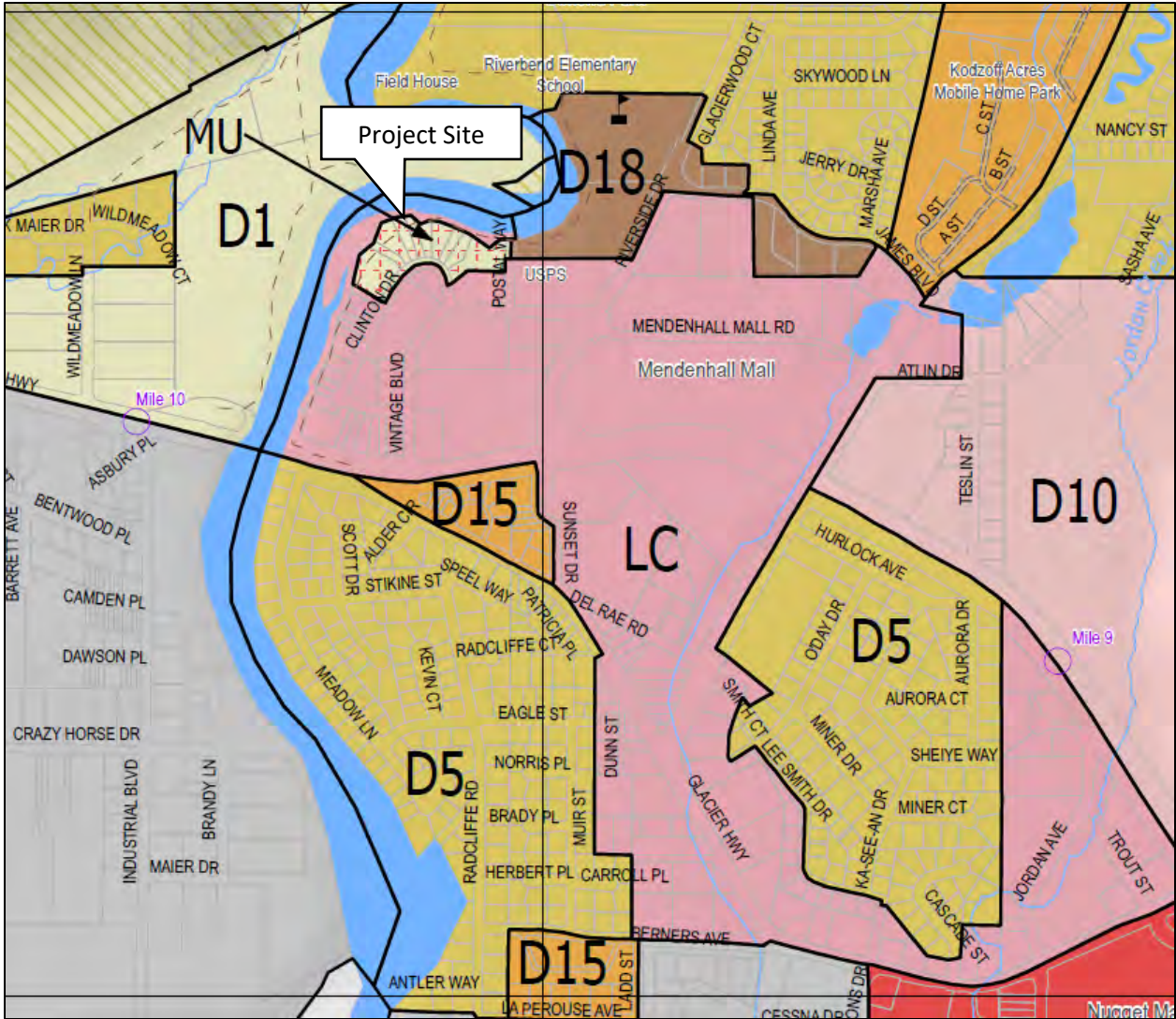
> Robert Deering

> 2319 Meadow Lane, Juneau

Flood Hazard Map



Zoning Map





USE2021 0006 PWP2021 0002

Conditional Use Permit and Parking Waiver for
98-bed Assisted Living Facility

Staff Recommends Approval with Conditions

PC Hearing May 25, 2021

Two separate but related cases...

USE2021 0006

- Conditional Use Permit for a 98-bed assisted living and memory care facility.

PWP2021 0002

- Parking Waiver for a proposed assisted living and memory care facility.

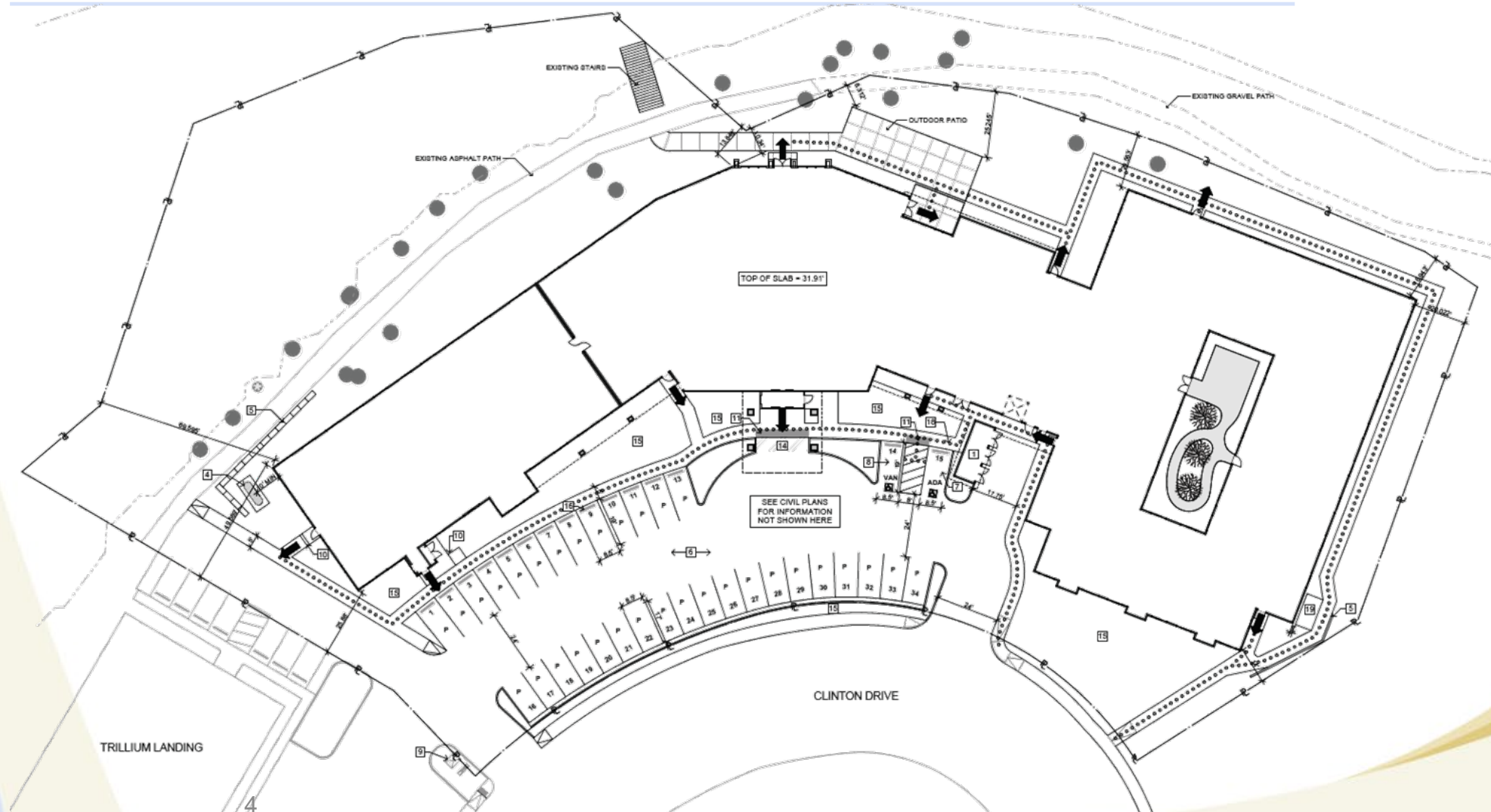


Background



GENERAL INFORMATION	
Applicant	TPD Riverview LLC
Zoning	Mixed Use (MU)
Land Use Designation	Traditional Town Center (TTC)
Lot Size	102,367 square feet (Once consolidated)
Water/Sewer	Public
Access	Clinton Drive
Existing Land Use	Vacant
Previous Approval	USE2016 0015 expired w/extension in 2019

Project Design - Site Plan



Project Design



South Elevation Overall 1/16" = 1'-0" 1

The project includes:

- Approximately 70,000 square feet of building space.
- Approximately 36,600 square feet of residential unit living space.
- Approximately 32,500 square feet of common space.
- Care options for both assisted living and memory care residents.
- 86 total units, including
 - 57 assisted living units
 - 31 one-bedroom
 - 26 studio
 - 29 memory care units with 41 beds.

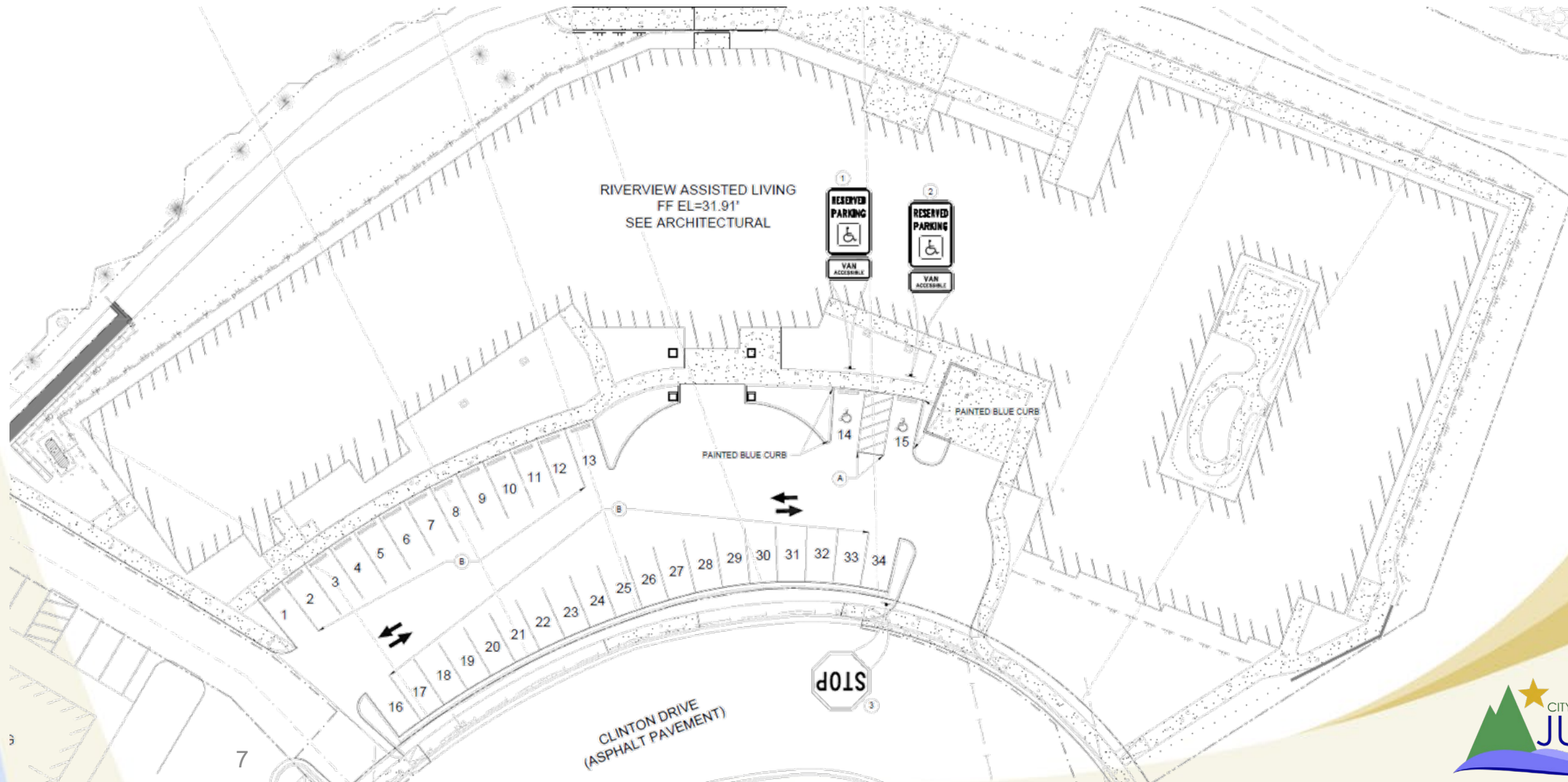
Traffic

Use	Number of Beds	Trips Generated	Total Trips
Assisted Living	98	2.74 per Occupied Bed	269
Total ADTs:			269

- 49.40.3009(a)(3), the Director can determine if a Traffic Impact Analysis (TIA) is required when a project is anticipated to generate between 250-500 Average Daily Trips (ADTs).
- The Director does not require a TIA:
 - Vintage Park is developed as a business park; traffic will have minimal impacts on existing streets.
 - Expansion is not likely, 269 is near the 250 ADTs threshold

Parking

Use	Number of Beds	Spaces Required	Total Spaces
Assisted Living –	98	0.4 spaces per maximum number of residents	39
Total Parking Requirement:			39
Off-Street Loading Spaces Required:			1
ADA Accessible Spaces Required:			2



Parking Waiver Request

Site Conditions

- Mendenhall river and required development buffer constraints.

Proximity to Transit

- Site is ¼ mile from public transit

Vehicle Ownership

- Vehicle ownership is low for residents
- Facility provides private shuttles

Staff Needs

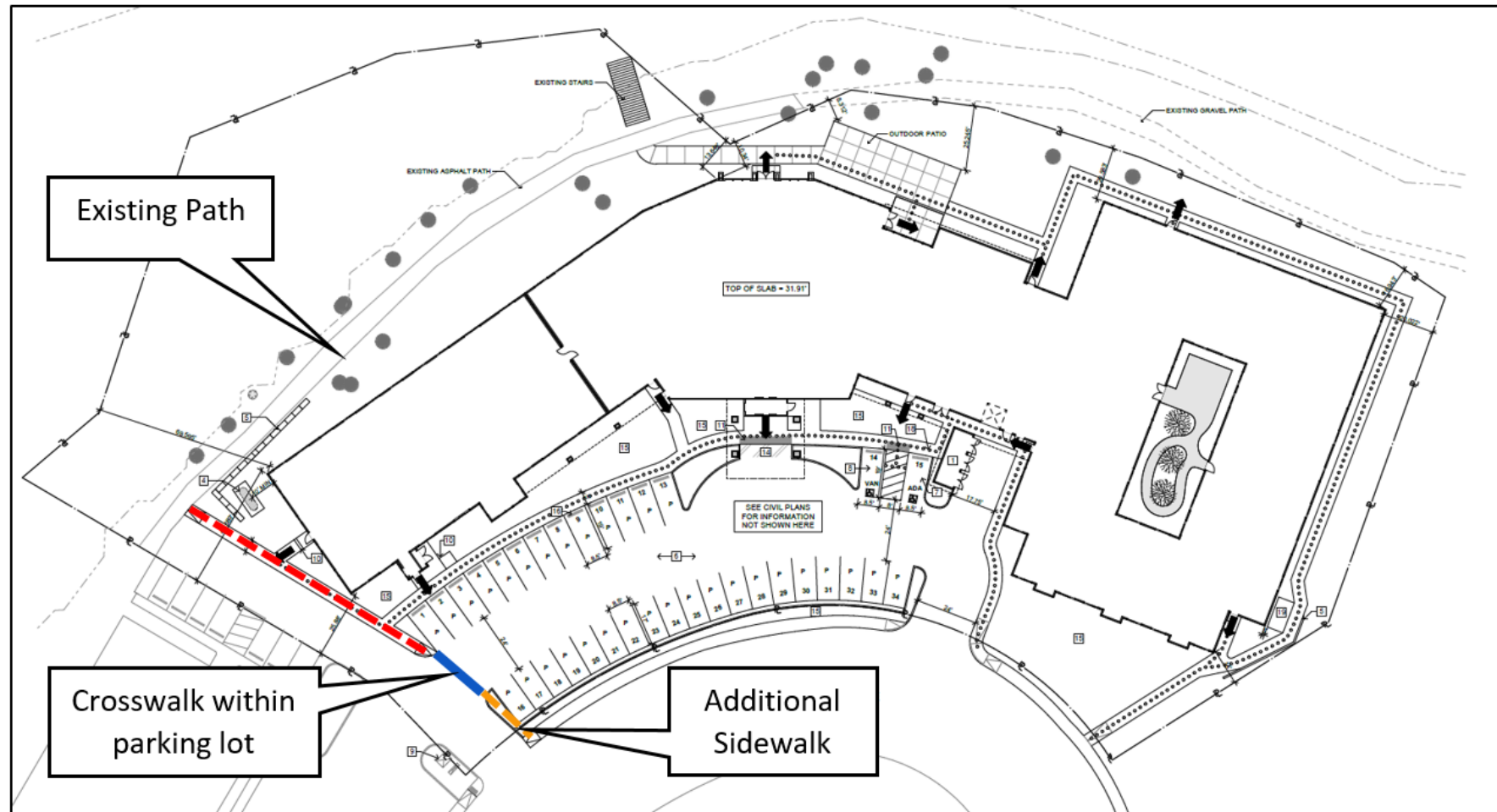
- 24 staff at maximum capacity



Non-motorized Transportation



Non-motorized Transportation



Drainage



CBJ E&PW express concerns for the existing system to handle additional drainage.

SAWC express concerns for particulates entering the river that are harmful to aquatic life.

- A. Send drainage into the Mendenhall River and utilize BMPs.
- B. Complete an engineered drainage study to show
 - the existing system is able to handle the significant increase in storm water volume or
 - provide the upgrades to the CBJ stormwater system to allow for the increase and utilize BMPs.

Agency Comments

Agency	Summary
ADF&G	The Alaska Department of Fish and Game (ADF&G) stated they have no comments if there are no structures below the ordinary high water mark.
CBJ E&PW	Discussed in the Drainage section of this report.
SAWC	Discussed in the Habitat and Drainage sections of this report.

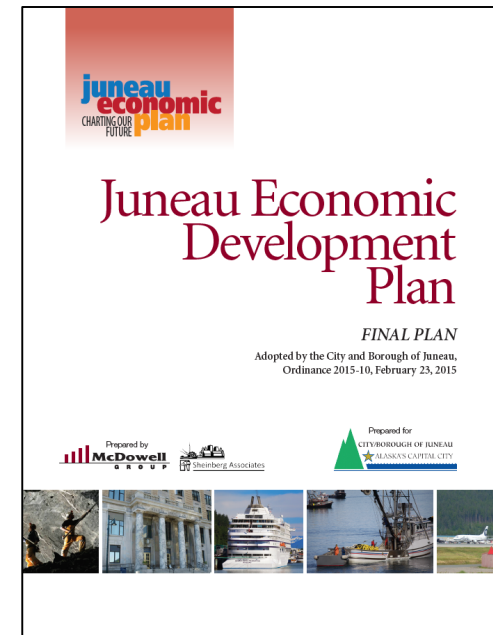
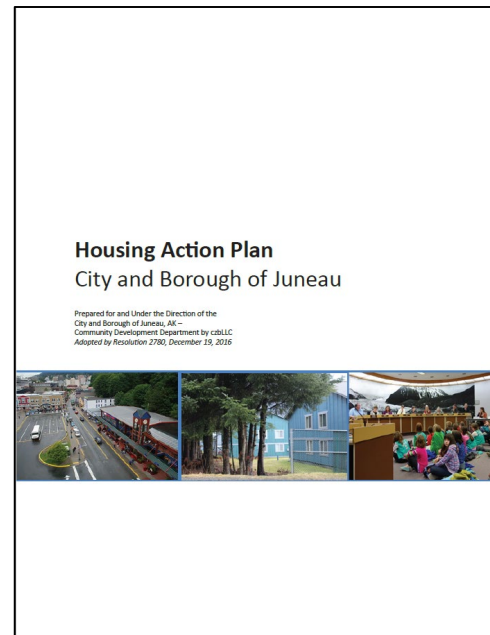
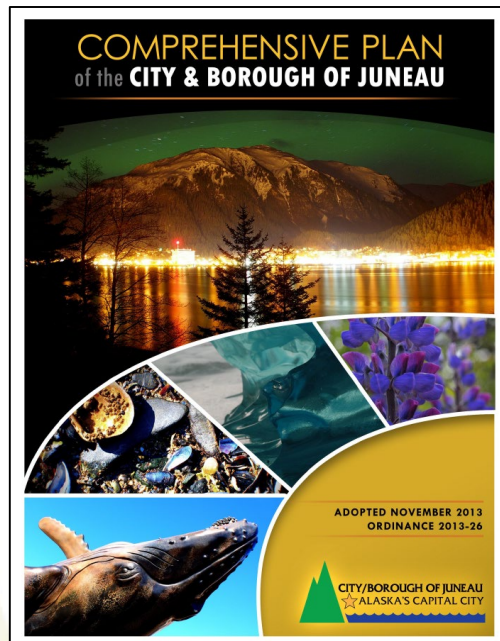
Public Comments

- Recommendations for enhancement to the walking/bike path along the river.
- Recommendations for continued maintenance of the path.
- Support for the project, with appropriate conditions.
- Request to waive additional parking for additional outside living area.
- Concerns for riverbank erosion



Conformity with Adopted Plans

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic Development Plan.



USE2021 0006 Findings

1. The application is complete.
2. The use is appropriate according to the TPU.
3. With recommended conditions, the proposal complies with Title 49.
4. The proposal does not materially endanger the public health, safety, or welfare.
5. The proposal will not substantially decrease property values and is not out of harmony with neighboring property.
6. The proposal complies with adopted plans.

Complete analysis and findings listed in the staff report, packet pages 94-95.

USE2021 0006 Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of a 98-bed assisted living and memory care facility.

The approval is subject to the 12 conditions listed in the staff report, packet pages 95-96.

PWP2021 0002 Findings

1. Granting the requested parking waiver for assisted living provides more benefits than detriments to the community.
2. The site is not in a mapped parking district.
3. No adverse impacts to neighboring property are identified.
4. The proposal will not materially endanger the public health, safety, or welfare.

Complete analysis and findings listed in the staff report, packet pages 70-71.

PWP2021 0002 Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Parking Waiver. The permit would waive five (5) parking spaces for a proposed assisted living and memory care facility.

There are no recommended conditions of approval.

Questions?

USE2021 0006 Recommended Conditions

1. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.
4. The Mendenhall River walking/bike path must remain open to the public at all times during the construction phase for this project.
5. Prior to the issuance of a temporary certificate of occupancy, maintenance agreement shall be submitted to the Community Development Department. The agreement shall address the on-going maintenance of the Mendenhall River walking/bike path. Maintenance includes snow removal from the path.
6. Prior to the issuance of a temporary certificate of occupancy, a 5-foot wide paved sidewalk must be installed providing safe public access from the Clinton Drive sidewalk to the Mendenhall River walking/bike path, per CBJ 49.35.630. The maintenance agreement must address the ongoing maintenance of the sidewalk, including snow removal.

-
7. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
 8. Prior to the issuance of a building permit, the applicant shall submit a revised site plan that shows compliance with habitat provisions of 49.70.310.
 9. The developer shall design the drainage system to channel water towards the Mendenhall River. Alternatively, the developer may submit to the department a drainage report that shows the existing CBJ system can accommodate the significant increase in storm water volume; if the CBJ system cannot accommodate the additional volume, the developer shall provide upgrades to the CBJ storm water system to allow for the increase. The drainage report shall be signed and stamped by an Alaska Licensed Engineer.
 10. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department. The drainage plan shall be signed and stamped by an Alaska Licensed Engineer.
 11. The developer shall utilize Best Management Practices as designed by a State of Alaska Licensed Engineer to treat or reduce any harmful particulates that may arise from the development.
 12. Prior to the issuance of a building permit, the applicant shall submit to the department a revised site plan showing snow storage areas.



Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: June 9, 2021
Case No.: USE2021 0006

TPD Riverview LLC
Attn: Matthew Parks
16767 Falcon Bluff Court
Juneau, AK 99801

Proposal: Conditional Use Permit for a 98-bed assisted living and memory care facility

Property Address: Clinton Drive

Legal Description: Vintage II Block C Lots 31A through 38

Parcel Code No.: 5B1601440311, 5B1601440320 – 5B1601440380

Hearing Date: May 25, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 11, 2021, and APPROVED the Conditional Use Permit for a 98-bed assisted living and memory care facility to be conducted as described in the project description and project drawings submitted with the application and with the following conditions, as amended at the hearing:

1. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.
2. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.
3. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the

TPD Riverview LLC
Case No.: USE2021 0006
June 9, 2021
Page 2 of 3

project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

4. The Mendenhall River walking/bike path must remain open to the public at all times during the construction phase for this project.
5. Prior to the issuance of a temporary certificate of occupancy, a maintenance agreement shall be submitted to the Community Development Department. The agreement shall address the on-going maintenance of the Mendenhall River walking/bike path on the subject lot. Maintenance including snow removal from the path may include provisions to work with the Vintage Park Association.
6. Prior to the issuance of a temporary certificate of occupancy, a 5-foot wide paved sidewalk must be installed providing safe public access from the Clinton Drive sidewalk to the Mendenhall River walking/bike path, per CBJ 49.35.620 and 49.35.630. The maintenance agreement must address the ongoing maintenance of the sidewalk, including snow removal.
7. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
8. Prior to the issuance of a building permit, the applicant shall submit a revised site plan that shows compliance with habitat provisions of CBJ 49.70.310.
9. The developer shall design the drainage system to channel water towards the Mendenhall River. Alternatively, the developer may submit to the department a drainage report that shows the existing CBJ system can accommodate the significant increase in storm water volume; if the CBJ system cannot accommodate the additional volume, the developer shall provide upgrades to the CBJ storm water system to allow for the increase. The drainage report shall be signed and stamped by an Alaska Licensed Engineer.
10. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department. The drainage plan shall be signed and stamped by an Alaska Licensed Engineer.
11. The developer shall utilize Best Management Practices as designed by a State of Alaska Licensed Engineer to treat or reduce any harmful particulates that may arise from the development.
12. Prior to the issuance of a building permit, the applicant shall submit to the department a revised site plan showing snow storage areas.
13. Requiring four (4) covered bike parking spaces.

TPD Riverview LLC
Case No.: USE2021 0006
June 9, 2021
Page 3 of 3

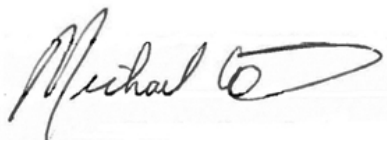
Attachments: May 11, 2021, memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding USE2021 0006.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, May 25, 2021.

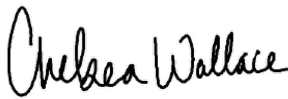
Expiration Date: The permit will expire 18 months after the effective date, or November 25, 2022, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael LeVine, Chair
Planning Commission

June 12, 2021

Date



Filed With City Clerk

June 17, 2021

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

PLANNING COMMISSION AGENDA **THE CITY AND BOROUGH OF JUNEAU, ALASKA**

AME2021 0003: Parking code revision, which includes reorganization, establishing a "town center" parking standard, revised parking district boundaries, and allowing parking waivers downtown - SENT BACK TO TITLE 49 SUBCOMMITTEE

AGENDA ITEM:

Case No.: AME2021 0003

Applicant: City & Borough of Juneau

Location: Borough-wide

Proposal: Parking code revision, which includes reorganization, establishing a "town center" parking standard, revised parking district boundaries, and allowing parking waivers downtown

RECOMMENDATION:

This is an iterative product and Staff does not have a recommendation for approval or denial at this time.

Staff recommends the following modifications to the draft proposed code:

Off-street loading spaces can be reduced in the TCPD, waived, or addressed with fee-in-lieu. Modify proposed regulation to read:

49.40.220 Reductions. Developer may apply for multiple reductions. Accessible parking spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(b). ~~Loading spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(e).~~

Off-site ADA parking or loading spaces can be public street spaces. Modify proposed regulation to read:

49.40.215 Modifications...

(a) Accessible parking spaces off-site: For parking areas calculated to require a total of 25 off-street parking spaces or less, the accessible space requirement may be met by a private off-site accessible parking space, or a public on-street or off-street space, if the alternate space is determined by the Director to be of adequate capacity and proximity...

(b) Loading spaces off-site. The loading space required may be met by an alternative private off-site loading parking space, or a public on-street or off-street space, if the alternate space is determined by the Director to be of adequate capacity and proximity...

Require a written and recorded agreement for any use of private space under this section. Modify proposed regulation to move subsection (c)(3) to the introduction, and add the requirement for recording:

49.40.215 Modifications

Developer may apply for multiple modifications. Modifications can be combined with allowable reductions. The developer shall present to the Director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the Director, such instrument shall be recorded.

(c) Joint use...

~~(3) The developer shall present to the Director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the Director, such instrument shall be filed with the department.~~

Remove reference to federal regulations. Modify proposed regulations to read:

49.40.215 (a) Accessible parking spaces off-site: For parking areas calculated to require a total of 25

off-street parking spaces or less, the accessible space requirement may be met by a private off-site accessible parking space if the alternate space is determined by the Director to be of adequate capacity and proximity. ~~The Director will consider U.S. Department of Justice accessibility guidelines when determining adequate capacity.~~ In no case will the distance exceed standards established in 49.40.200(i).

Staff requests:

- Guidance on the relationship between the TCPD and the update to the Comprehensive Plan.
- The Commission provide direction on necessary modifications in light of public comment or Commission review.
- The Commission direct staff to submit the draft to Law OR bring a corrected draft back before the Commission, either at a Committee of the Whole or a regular meeting. Staff recommends another meeting.

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report for AME2021 0003	5/18/2021	Staff Report
☐ Presentation for AME2021 0003	6/8/2021	Presentation



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

DATE: May 18, 2021
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Parking code revision, which includes: Reorganization, establishing a “town center” parking standard, revised parking district boundaries, and allowing parking waivers downtown.

KEY CONSIDERATIONS FOR REVIEW:

- Establishes a Town Center Parking District, modifies boundaries;
- Repeals Parking Districts 1 and 2 (PD1 and PD2);
- 60 percent parking reduction in the Town Center Parking District;
- Waivers available borough-wide, including Town Center Parking District;
- Fee-in-lieu may be used in combination with a waiver.

GENERAL INFORMATION	
Applicant	City & Borough of Juneau
Initiated By	CBJ Assembly
Property Affected	Borough-wide

LAND USE CODE AMENDED	
49.41 Article II	Parking and Loading

WORK SESSION DATES	
Title 49 Committee	See “Background,” below
Committee of the Whole	See “Background,” below
Public Meeting	See “Background,” below

ALTERNATIVE ACTIONS:

1. **Amend:** modify the proposed ordinance and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed ordinance to the Assembly. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is required for this text amendment. The Commission’s recommendation will be forwarded to the assembly for final action.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.10.170(d)
 - 49.80

The Commission shall hear and decide the case per 49.10.170(d) Planning Commission Duties. The commission shall make recommendations to the assembly on all proposed amendments to this title, zonings and rezoning, indicating compliance with the provisions of this title and the comprehensive plan.

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DISCUSSION

The Assembly requested that the Planning Commission receive public comment on any parking proposal developed. Since the Committee of the Whole does not usually accept public comment, this proposed regulation rewrite is scheduled for review and public testimony at the Regular Planning Commission meeting.

While working through scenarios staff found some areas that merit clarification. For each question, current practice allows it, and drafted language disallows.

- Does the Commission intend that off-street loading spaces can be addressed with fee-in-lieu?
- Does the Commission intend that off-street loading spaces could be waived?
- Does the Commission intend that the parking district reduction apply to a parking variance?

Other questions:

- How does the Commission want the Town Center Parking District (TCPD) to interact with the Traditional Town Center designation in the Comprehensive Plan?

Staff requests:

- The Commission provide direction on necessary modifications in light of public comment and Commission review.
- The Commission direct Staff to submit the draft to Law OR bring a corrected draft back before the Commission, either at a Committee of the Whole or a Regular meeting.

The Title 49 Committee (T49) reviewed existing plans, data on variance and waivers, and current parking overlay district maps. The meeting schedule and topics are covered below, with a link to meeting materials. In the interest of efficiency, those meeting materials are not reproduced in this staff report.

Tools provided to the Commission include:

Item	Description
Attachment A	Table of Contents for the proposed ordinance – in order to understand the new organization.
Attachment B	A clean, numbered version of the proposed ordinance.
Attachment C	Proposed ordinance 49.40.200-225, showing where different elements were pulled from previous code. This facilitates comparison of the proposed and existing code.
Attachment D	Proposed ordinance 49.40.230-240 regarding site circulation review and standards. Edits for consistent terminology, clean-up of hierarchy inconsistencies, and revised section numbering. Revisions are easily viewed in “track changes.”
Attachment E	Scenarios for application of proposed ordinance.

The discussions and review of proposed code changes have been detailed, iterative, and compiled from multiple sources of information. This report is Staff’s best attempt at providing enough detail to be meaningful without overwhelming the Commission with iterative versions.

Three versions of code are discussed:

- Current code;
- Modified code, proposed at the last T49 meeting;
- Further staff modifications, proposed in this document;

BACKGROUND – Meeting materials and minutes for the meetings referenced below can be found here:
<https://juneau.org/assembly/assembly-minutes-and-agendas>

Date	Event summary
January 28, 2020	Regular Planning Commission meeting to hear VAR2019 0005, to reduce parking requirements to zero. Meeting continued.
February 4, 2020	VAR2019 0005 denied, findings recognize pushing parking to neighborhoods is a detriment.
February 18, 2020	Applicant writes letter to the Assembly
February 24, 2020	Assemblyman requests discussion of the letter at a future Committee of the Whole
March 2, 2020	Assembly Committee of the Whole: Direction to Planning Commission
March 19, 2020	CBJ in lock down due to COVID pandemic
April 14, 2020	Regular Planning Commission meetings resume
September 10, 2020	First post-lockdown T49 Meeting, no quorum. Initial meeting to review parking code, fee-in-lieu maps, Downtown Parking Management Plan (2010), Planning Commission minutes, and Assembly minutes.
October 8, 2020	T49 review of options: no change, modification to parking districts, development of new standards, modify or eliminate fee-in-lieu, or eliminating parking minimums for a geographic area. Reviewed Downtown Parking Management Plan actions for applicability.
October 29, 2020	T49, review of information requested at the previous meeting: fee-in-lieu data, existing mapped areas, parking variance and parking waiver data.
November 24, 2020	T49, first draft of modifications to code. Included parking district boundary review, various reductions by-right, and criteria for further reductions.
December 17, 2020	T49, draft ordinance review in light of research on the intent of parking districts and fee-in-lieu, and review of response to previous comments. Parks and Recreation Department provided empty space counts for city garages and lots in 2019 and partial information for 2020.
January 28, 2021	T49 review of draft code and parking district boundaries.
February 3, 2021	T49 review of draft code.
February 28, 2021	T49 review of draft code and parking district boundaries.
April 1, 2021	T49 final review before sending to the Commission.

CBJ's parking requirement impacts came to a head at the January 28, 2020 Planning Commission meeting, when Tiland-Schmidt Architects P.C. submitted a variance to reduce the parking requirement to zero for a two-story mixed-use structure at 365 South Franklin Street, colloquially called the "Archipelago Project." At the continuation of the meeting on February 4, 2020, the Commission discussed the possibility of reducing parking, then addressing the remaining parking required with fee-in-lieu. The applicant stated that they could not make any fee-in-lieu option work. Multiple Commissioners asked for an off-street parking waiver number more than zero that would work for the applicant. The applicant stated that the variance to zero was needed. The Commission unanimously denied the variance, and modified findings to recognize that zero parking would be a detriment to public health, safety, and welfare by pushing parking demand into surrounding neighborhoods.

On February 18, 2020, the applicant sent a letter to the Assembly expressing concerns with the decision. The letter was discussed at the March 2, 2020 Committee of the Whole meeting. At that meeting the Assembly voted:

...for the Planning Commission to consider global parking code amendments with the opportunity for public comment and ask them to prioritize the issue due to time constraints, including the following recommendations from the Manager:

- 1. Forward consideration of parking code amendments to the Planning Commission.**
- 2. Direct CDD and Planning Commission to only work on the issue globally, for all of downtown, not specific to the Archipelago Project.**
- 3. Ask the Planning Commission to invite code amendment comments from the public.**

It was 17 days later that the pandemic rumblings throughout the nation resulted in a lock-down and adoption of social distancing protocols in Juneau. Questions arose about who was considered a critical worker and what was critical work. Technology deployments were adapted, including CBJ Virtual Private Networks and Remote Desktop technology, and virtual public meetings via Zoom. The Commission held their first post-lockdown regular meeting on April 14, 2020. After catching up on back-log, the Commission resumed T49 meetings with the parking issue on September 10, 2020.

T49 work included:

- Review of applicable materials, including studies, meeting minutes, and applicable data on current use.
- Consideration and revision of the parking district boundaries.
- Review of current tools including the PD-1 and PD-2 parking districts, fee-in-lieu, and waivers.
- Considerations of incentives for reduced parking.
- Reorganization of the code to reduce redundancies and present code elements in the order a developer would consider them.

All meetings were open to the public. When forwarded to the Planning Commission, T49 proposed the draft ordinance for a Regular Planning Commission meeting so that the public could provide comments.

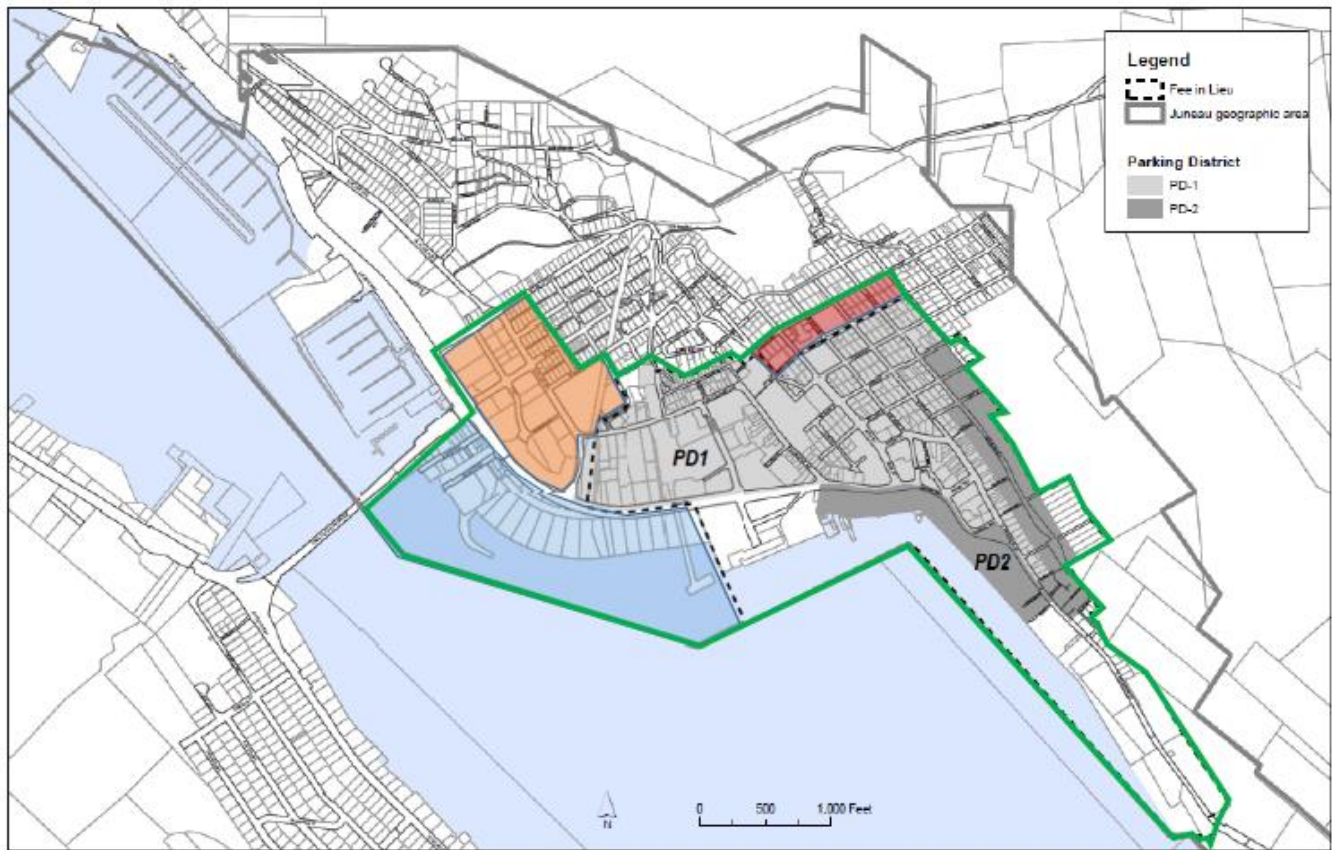
The current draft includes reorganization of the ordinance to reduce redundancies and present the parking regulations in the order they would be considered during development:

- General Applicability
- Number of Off-Street Parking Spaces Required
- Modifications
- Reductions
- Parking Space Dimensions

PROPERTY AFFECTED – The proposed ordinance would be applicable to all properties in the Borough. Additionally, a new parking district overlay is created that combines current PD-1, PD-2, and fee-in-lieu parking districts. Current downtown parking district boundaries expanded (green boundary) to include:

- One block uphill from the current boundary on 5th Street (red shading).
- The waterfront from the AJ dock to the 10th Street Bridge (blue shading).
- The Flats area that includes the Federal Building, Parkshore Condominiums, and Mountainview Apartments (orange shading).

T49 discussed that extension of parking modifications to the entirety of the Juneau Geographic Area (thick grey line, below) was too extensive at this time.



SECTIONS AMENDED - GENERAL

Notable features of the code rewrite include:

- **Creation of a Town Center Parking District (TCPD).** Reductions of 60 percent would apply to the mapped area. This change aligns the proposed parking regulations eventually to correspond to areas mapped in the revised Comprehensive Plan as a “Town Center.”
- **Allowing parking waivers downtown.** Until this revision, properties in the parking districts were ineligible to apply for parking waivers.
- **Fee-in-lieu of constructed parking.** After reductions have been applied, a TCPD developer can pay a fee rather than construct required off-street parking spaces, excluding ADA spaces.
- **“Town Center Parking District” map revision.** Reviewed above under “Property Affected.”
- **Consistency with federal law on ADA accommodations.** Contrary to federal regulations, CBJ’s current code allows the number of ADA spaces to be based on reduced parking requirements, or be addressed with fee-in-lieu. Revisions bring code in alignment with federal regulations.

Modifications to 49.40.200 include substantive changes, reorganization, and renumbering. Below is a summary of the changes by newly-proposed section.

The modifications to 49.40.220-230 are edits for consistent terminology, clean-up of hierarchy inconsistencies, and revised section numbering. Those changes can be found in **Attachment C**.

General Applicability

This revised section creates consistency, clarifying Director authority over minor development determinations and Commission authority over major development determinations. In current code, Director or Commission authority over waivers is based on the number of off-street parking spaces being waived. The waiver section is inconsistent with other sections.

This revised section also clarifies the developer and owner/occupant responsibility in meeting and maintaining parking requirements. In existing code, this clarification was limited to off-street loading spaces.

Spaces required

Tables of requirements remain the same.

Off-street ADA parking and loading spaces are treated differently between existing code and proposed code. The changed approach to ADA is mandated by federal law. It is unclear if the difference for loading spaces is intentional. To summarize:

Feature	ADA		Loading	
	Current	Proposed	Current	Proposed
Are subject to Parking District reductions	Yes	No	Yes	No
Reduction – waiver	No	No	Yes	No
Reduction- fee-in-lieu	Yes	No	Yes	No
Modification – alternative off-site	Yes	Yes	Yes	Yes
Modification – joint use agreement	Yes	Yes	Yes	Yes

Staff recommends:

Off-street loading spaces can be reduced in the TCPD, waived, or addressed with fee-in-lieu. This will provide the Commission with the discretion to determine loading space requirements based on how space is used rather than the area used. Modify proposed regulation to read:

49.40.220 Reductions. Developer may apply for multiple reductions. Accessible parking spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(b). ~~Loading spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(c).~~

Reductions and variances. This is an introduction to a complex topic.

When parking was varied in the past, the Commission determined how many off-street parking spaces were appropriate for a development. Further reductions after the fact remove the Commission from their role in determining detriment to health, safety, and welfare, therefore, code indicates Commission involvement is required before TCPD reductions are applied to varied parking requirements.

Admittedly, this is inconsistent with how we treat variances in other parts of code. For instance, if a lot had a setback variance from 10 feet to five feet, the developer would still be able to take advantage of the setback exceptions of 49.25.430(4) for unenclosed walkways and staircases, or architectural features. In some situations, the 60% reduction requires a property owner to provide fewer spaces than an existing variance.

Another concern might be stacking a waiver on top of a variance.

Staff recommends that reductions and variances not be allowed in combination with each other. If a development meets the grounds for granting a variance, then there should not be a need for a waiver. If an applicant fails to prove hardship, the applicant could then apply for a waiver reduction and fee-in-lieu.

Staff proposes that this be a topic of discussion at the Planning Commission meeting, given the complexities of antecedents and Commission intent.

Modifications

This section includes provisions for off-site ADA parking and loading spaces, and joint use provisions.

The revised ADA code provision of off-site spaces specifies private spaces. Currently, public spaces may be used. An example might be a downtown business with an ADA street space nearby, or a common loading zone. At least one Douglas business shares an off-street ADA space with the library.

In the revised code only joint use spaces require a written agreement between parties.

Staff recommends:

Off-site ADA parking or loading spaces may be public street spaces. Higher density TCPD development provides amenities that provide access to public on-street spaces. With space at a premium, shared use may be advantageous, and may be evaluated by the Director. Modify proposed regulation to read:

49.40.215 Modifications...

(a) Accessible parking spaces off-site: For parking areas calculated to require a total of 25 off-street parking spaces or less, the accessible space requirement may be met by a private off-site accessible parking space, or a public on-street or off-street space, if the alternate space is determined by the Director to be of adequate capacity and proximity...

(b) Loading spaces off-site. The loading space required may be met by an alternative private off-site loading parking space, or a public on-street or off-street space, if the alternate space is determined by the Director to be of adequate capacity and proximity....

Require a written and recorded agreement for any use of private space under this section. Recording the agreement keeps the off-street parking spaces viable when property changes hands. Modify proposed regulation to move subsection (c)(3) to the introduction, and add the requirement for recording:

49.40.215 Modifications

Developer may apply for multiple modifications. Modifications may be combined with allowable reductions. The developer shall present to the Director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the Director, such instrument shall be recorded.

(c) Joint use...

~~(3) The developer shall present to the Director a written instrument, executed by the parties concerned, providing for joint use of off street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the Director, such instrument shall be filed with the department.~~

Remove reference to federal regulations. Any incorporation by reference would require reference to a specific iteration of that code, creating problems when updated. Staff has determined that CBJ code provisions regarding the number, dimension, and distance of off-street ADA spaces provides the Director adequate parameters for evaluating the provision of off-street ADA spaces, and that reference to federal regulation is unnecessary. Modify proposed regulations to read:

49.40.215 (a) Accessible parking spaces off-site: For parking areas calculated to require a total of 25 off-street parking spaces or less, the accessible space requirement may be met by a private off-site accessible parking space if the alternate space is determined by the Director to be of adequate capacity and proximity. ~~The Director will consider U.S. Department of Justice accessibility guidelines when determining adequate capacity.~~ In no case will the distance exceed standards established in 49.40.200(i).

Reductions

The reductions were modified to provide:

- Waiver availability borough-wide. Currently development within parking districts are ineligible for waivers.
- Creation of a TCPD. This move simplifies and consolidates existing parking districts, while providing borough-wide provision for similar parking regulations in other Town Center areas.
- Retention of fee-in-lieu in the TCPD.

Parking waivers downtown. Currently, downtown properties in the PD-1, PD-2, or fee-in-lieu parking districts are ineligible for parking waivers. This leaves downtown developers pursuing variances for parking. Variance standards are limited to unusual features of the site that constrain development. A downtown location alone is not considered an unusual feature.

T49 reasoned that downtown properties and other TCPD developments qualify for reduced parking due to compact development and transportation options, and could be considered for parking waivers. The modified code would allow parking waivers to be considered anywhere in the Borough.

Superimposed parking districts. Current code provides a 60 percent by-right parking reduction in the PD-1 parking district, and a 30 percent by-right reduction in the PD-2 parking district. The fee-in-lieu district encompasses both parking districts, and additional area down Thane Road and along the Downtown waterfront.

T49 combined mapped parking districts into one TCPD, with a 60 percent by-right reduction, and qualification to use fee-in-lieu or parking waivers. The boundaries expanded:

- Uphill of 5th Street to encompass the Catholic Church (416 5th Street), the Russian Orthodox Church (326 5th Street), and the Legislature's Terry Miller structure (126 6th Street).
- Along the Downtown Juneau waterfront, including the Subport area and land Norwegian Cruise Lines recently purchased, and waterfront lots along Egan Drive.
- Denser, more commercially-oriented areas of the flats, including the Federal Building.

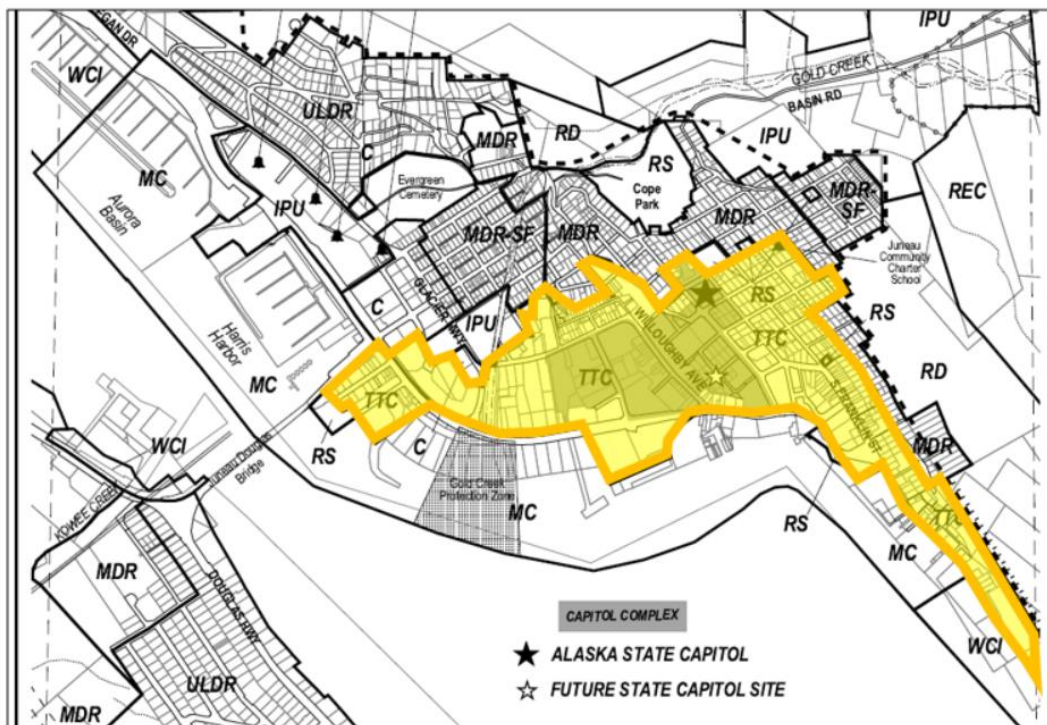
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Consolidating three districts simplifies parking regulations. The three district boundaries differ from each other, Comprehensive Plan land use designations, or zoning. T49 considered using the Juneau geographic boundary, which extends past Amalga Harbor and includes the Behrends neighborhood. The change was considered too extensive at this time.

The intent to coordinate the TCPD with Comprehensive Plan land use designations. T49 intends that the eventual Comprehensive Plan rewrite could use the “Town Center” terminology to establish consistent parking regulations in similar areas (downtown Douglas and the Vintage Park/Mendenhall Mall area) with recognized similar development standards. This would improve coordination between the plans and the regulations enacting them, and reduce complexity for developers.

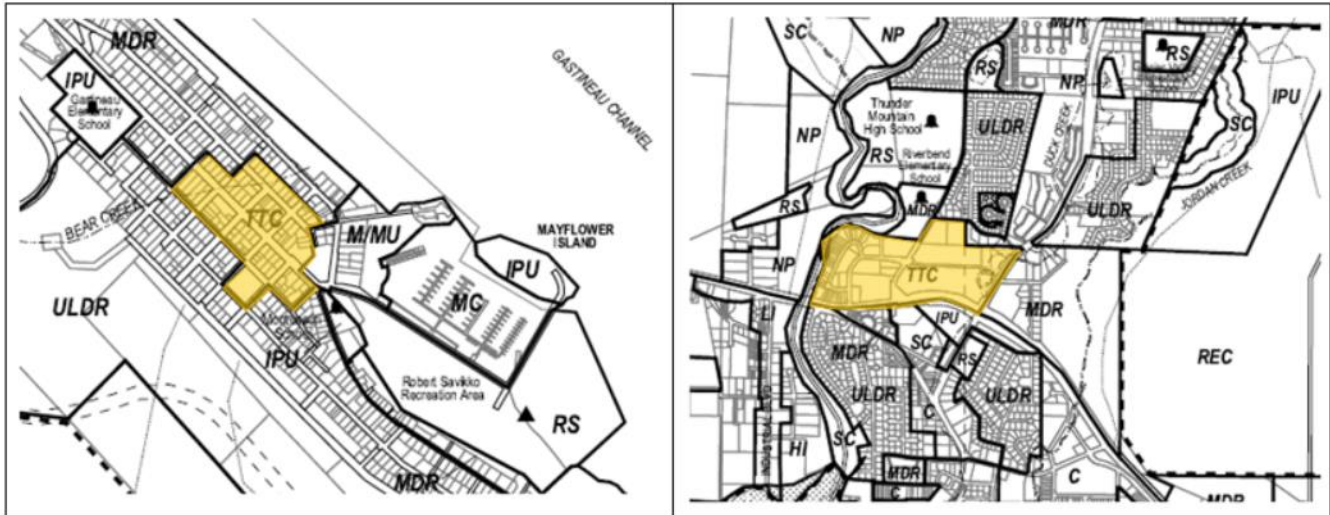
The proposed TCPD boundaries differ than the downtown Traditional Town Center land use mapping in the Comprehensive Plan. Note that the boundaries proposed vary from the 2013 Comprehensive Plan map for Traditional Town Center for downtown, shown below highlighted in yellow. The proposed TCPD boundary that lies outside of the 2013 Comprehensive Plan Traditional Town Center includes:

- The Federal Building (Institutional and Public Use)
- The waterfront between the Franklin Dock and the Cycle Alaska structure (Commercial, and Marine Commercial)
- The area of The Flats between Egan and D Street (Commercial)



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CBJ has two other Traditional Town Centers mapped in the Comprehensive Plan. The intent of creating a TCPD was to stage the same regulations for similar uses. Other Traditional Town Centers include downtown Douglas (left), and the Vintage Park/Mendenhall Mall area of the Mendenhall Valley (right).



Proposed TCPD regulations would NOT apply to mapped Traditional Town Center areas at this time. However, the intent is that they could after the Comprehensive Plan rewrite.

The complexities of comprehensive planning will determine if this coordination is viable. Establishing a TCPD facilitates that exploration and possible future coordination.

Fee-in-lieu. Current code allows downtown developers in the fee-in-lieu district to pay a fee rather than construct off-street parking spaces. The fee established in code has a provision for annual increases based on the Consumer Price Index in Anchorage. The CBJ Finance Department provides updated fees when requested. The 2020 estimate was \$10,805. Current code reduces the fee-in-lieu for residential development by 50 percent.

Proposed code maintains the ability for TCPD developers to pay fee-in-lieu of developing off-street parking spaces, and eliminates the residential reduction.

When fee-in-lieu was developed, the intent was for revenue to be used to support transportation alternatives like pedestrian and bike accommodations, and transit. T49 reasoned that residential developments could have the same impact on the need for transportation alternatives as a non-residential endeavor. With the waiver process proposed to be available in the TCPD, residential developers may pursue an overall reduction when appropriate, while still participating in the improvements that serve their clients.

Subsequent sections

The proposed regulation combines parking space and signage requirements for the various kinds of parking into one code reference. Since the developer determines how many off-street parking spaces are required, what modifications are possible, and what reductions are possible, they may use the dimensional information with space available to develop their parking plan.

The parking area circulation and standards reviews were edited for clarity and consistency. Changes are easily viewed in “track changes” (**Attachment D**).

Putting it All Together

Recall the questions posed at the beginning of this report. For each question, current practice allows it, but drafted language disallows.

- **Does the Commission intend that off-street loading spaces can be addressed with fee-in-lieu?**
 - Staff recommends that this practice be maintained.
- **Does the Commission intend that off-street loading spaces could be waived?**
 - Staff recommends that this practice be maintained.
- **Does the Commission intend that the parking district reduction apply to a parking variance?**
 - Concept introduced.

COMPLIANCE WITH TITLE 49

49.05.100 - Purpose and intent. The purpose and Intent of Title 49 Land Use Code is:

(1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;

(2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;

(3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;

(4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;

(5) To provide adequate open space for light and air; and

(6) To recognize the economic value of land and encourage its proper and beneficial use.

COMPLIANCE WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
5	48	Narrative	New development should address parking.

2013 COMPREHENSIVE PLAN The proposed text amendment is in compliance with the 2013 Comprehensive Plan.			
5	49	5.5-IA2	Model short-term parking to support businesses and government.
5	49	5.5-IA3(F)	Consider reducing or eliminating parking requirement for residences.
5	58	Policy 5.11 and SOP1	To encourage local year-round businesses, develop parking policies that support these businesses.
8	111	8.5-IA6	Reduce land demand for parking with driving disincentives.
8	117	Narrative	Encourage shared use of parking downtown
10	140	10.13-SOP1	Provision of transit justifies reduced parking minimums.
11	186	Subarea 6, 13B	Establish a parking policy to guide planners.

The 2016 Housing Action Plan recognizes the need to manage parking, and suggests leveraging residential development to provide public parking, but does not address modifications to minimums.

2015 Economic Development Plan The proposed text amendment complies with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
	AP-6	1	<i>Downtown generates the highest property tax return per acre. The average MU zoning district with no height restriction and reduced parking generates 17 times the tax of D1 lot, and 13 times D18.</i>

AGENCY REVIEW

This draft ordinance has not had agency review at this time. Representatives from the Parks and Recreation Department, as managers of Juneau's public parking, have attended meetings to get context.

PUBLIC COMMENTS

At this time the extent of public notice has been notices for T49 and Planning Commission meetings. No public comments have been received.

FINDINGS

1. Does the proposed text amendment comply with the Comprehensive Plan and other adopted plans?

Analysis: The proposed amendment is generally consistent with the overall vision of the 2013 Comprehensive Plan.

Finding: Yes. The proposed text amendment complies with the 2013 Comprehensive Plan and the 2015 Economic Plan.

2. Does the proposed text amendment comply with Title 49 – Land Use Code?

Analysis: The proposed amendment was drafted with the purpose and intent of Title 49 taken into account. If approved, drafted code will be consistent with the above purposes.

Finding: Yes, The proposed development complies with the purpose and intent of Title 49. Additionally, the proposed amendments do not create any inconsistencies within the code.

RECOMMENDATION

This is an iterative product and Staff does not have a recommendation for approval or denial at this time.

Staff recommends the following modifications to the draft proposed code:

Off-street loading spaces can be reduced in the TCPD, waived, or addressed with fee-in-lieu. Modify proposed regulation to read:

49.40.220 Reductions. Developer may apply for multiple reductions. Accessible parking spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(b). ~~Loading spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(c).~~

Off-site ADA parking or loading spaces can be public street spaces. Modify proposed regulation to read:

49.40.215 Modifications...

(a) Accessible parking spaces off-site: For parking areas calculated to require a total of 25 off-street parking spaces or less, the accessible space requirement may be met by a private off-site accessible parking space, or a public on-street or off-street space, if the alternate space is determined by the Director to be of adequate capacity and proximity...

(b) Loading spaces off-site. The loading space required may be met by an alternative private off-site loading parking space, or a public on-street or off-street space, if the alternate space is determined by the Director to be of adequate capacity and proximity...

Require a written and recorded agreement for any use of private space under this section. Modify proposed regulation to move subsection (c)(3) to the introduction, and add the requirement for recording:

49.40.215 Modifications

Developer may apply for multiple modifications. Modifications can be combined with allowable reductions. The developer shall present to the Director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the Director, such instrument shall be recorded.

(c) Joint use...

~~(3) The developer shall present to the Director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the Director, such instrument shall be filed with the department.~~

Remove reference to federal regulations. Modify proposed regulations to read:

49.40.215 (a) Accessible parking spaces off-site: For parking areas calculated to require a total of 25 off-street parking spaces or less, the accessible space requirement may be met by a private off-site accessible parking space if the alternate space is determined by the Director to be of adequate capacity and proximity. ~~The Director will consider U.S. Department of Justice accessibility guidelines when determining adequate capacity.~~ In no case will the distance exceed standards established in 49.40.200(i).

Staff requests:

- Guidance on the relationship between the TCPD and the update to the Comprehensive Plan.
- The Commission provide direction on necessary modifications in light of public comment or Commission review.
- The Commission direct staff to submit the draft to Law OR bring a corrected draft back before the Commission, either at a Committee of the Whole or a regular meeting. Staff recommends another meeting.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Table of Contents for the proposed ordinance
Attachment B	A clean, numbered version of the proposed ordinance
Attachment C	Proposed ordinance 49.40.200-225, with sources
Attachment D	Proposed ordinance 49.40.230-240 and fees, track changes
Attachment E	Scenarios for application of proposed ordinance

Reorganization Table of Contents

49.40.200 General Applicability

- (a) Developer responsibility
- (b) Owner/occupant responsibility
- (c) Determination
- (d) Expansion
- (e) Change in use
- (f) Replacement and reconstruction of certain nonconforming structures
- (g) Mixed occupancy
- (h) Uses not specified
- (i) Location
- (j) Off-street parking requirements

49.40.210 Number of Off-Street Parking Spaces Required

- (a) General
- (b) Accessible parking spaces
- (c) Facility loading spaces

49.40.215 Modifications

- (a) Accessible parking spaces off-site
- (b) Loading spaces off-site
- (c) Joint use

49.40.220 Reductions

- (a) Parking waivers
- (b) Town Center Parking District
 - (1) *Standard Reduction*
 - (2) *Fee in lieu of off-street parking spaces*

49.40.225 Dimensions and signage for Required Off-Street Parking Spaces

- (a) Standard spaces
- (b) Accessible spaces
- (c) Facility loading spaces

Reorganization Table of Contents, continued

49.40.230 – Parking area and site circulation review procedures

- (a) Purpose
- (b) Plan submittal
- (c) Review procedure
- (d) Public improvements required

49.40.240 - Parking and circulation standards

- (a) Purpose
- (b) Off-street parking and loading spaces; design standards
- (c) Drainage
- (d) Lighting
- (e) Markings and access
- (f) General circulation and parking design

ARTICLE II: PARKING AND LOADING

49.40.200 General Applicability

Off-street parking spaces for automobiles shall be provided in accordance with the requirements set forth in this section at the time any building or structure is erected or expanded, or when there is a change in the principal use thereof.

(a) *Developer responsibility.* Developer must submit documentation to demonstrate that applicable parking code requirements have been met, in conformance with this chapter.

(b) *Owner/occupant responsibility.* The provision and maintenance of off-street parking and loading spaces required in this chapter is a continuing obligation and joint responsibility of the owner and occupants.

(c) *Determination.* The determination of whether these requirements are met, with or without conditions, and deemed necessary for consistency with this title, shall be made by the Director in the case of minor development; the Commission in the case of major development; and the Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the Director.

(d) *Expansion.* In cases of expansion of a building on or after the effective date of the ordinance codified in this chapter,

(1) The number of additional off-street parking spaces required shall be based only on the gross floor area added.

(2) No additional parking spaces are required if the additional spaces would amount to less than ten percent of the total required for the development and amount to less than three spaces.

(3) For phased expansion, the required off-street parking spaces is the amount required for the completed development.

(e) *Change in use.* In cases of a change in use on or after the effective date of the ordinance codified in this chapter, the number of spaces required will be based on 49.40.210.

(f) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking requirements for the replacement and reconstruction of certain nonconforming structures in residential districts shall be governed by chapter 49.30.

(g) *Mixed occupancy.* Mixed occupancy is when two or more of the parking uses in 49.40.210 share the same lot(s). For mixed occupancy, the total requirement for off-street parking facilities is the sum of the requirements for the several uses computed separately.

(h) *Uses not specified.* In the case of uses not listed, the requirements for off-street parking are based on the requirements for the most comparable use specified.

(i) *Location.* Off-street parking facilities are located as hereinafter specified; if a distance is specified, such distance is the walking distance measured from the nearest point of the parking facility to the nearest point of the building it is required to serve. Off-street parking facilities for:

(1) Single-family dwellings and duplexes, must be on the same lot as the building served;

(2) Multifamily dwellings, may not be more than 100 feet distant, unless subject to section 49.40.215; and

(3) Uses other than those specified above, may be not more than 500 feet distant, unless subject to section 49.40.215.

(j) *Off-street parking requirements.* Off-street parking requirements do not apply to lots if they are accessible only by air or water. If the Director determines that public access by automobile to the property has become physically available, the owner of the property shall be given notice and within one year shall provide the required off-street parking.

49.40.210 Number of Off-Street Parking Spaces Required

(a) *General.* The minimum number of off-street parking spaces required shall be as set forth in the following table. The number of spaces shall be calculated to the nearest whole number:

Use	Spaces Required
Single-family and duplex	2 per each dwelling unit
Multifamily dwellings	Geographic area Juneau or Douglas
	1.0 per one bedroom
	1.5 per two bedrooms
	2.0 per three or four bedrooms
	All other geographic areas
	1.5 per one bedroom
	1.75 per two bedrooms
	2.25 per three or four bedrooms
Rooming houses, boardinghouses, single-room occupancies with shared facilities, bed and breakfasts, halfway houses, and group homes	Geographic area Juneau or Douglas
	1 per 2 bedrooms
	All other geographic areas
	1 per bedroom
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities
Accessory apartments	1
Motels	1 per each unit in the motel
Hotels	1 per each four units
Hospitals and nursing homes	2 per bed or one per 400 square feet of gross floor area

Senior housing	0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee
Assisted living facility	0.4 parking spaces per maximum number of residents
Sobering centers	1 parking space per 6 beds, plus 1 visitor parking space
Theaters	1 for each four seats
Churches, auditoriums, and similar enclosed places of assembly	1 for each four seats in the auditorium
Bowling alleys	3 per alley
Banks and offices	1 per 300 square feet of gross floor area
Medical or dental clinics	1 per 200 square feet of gross floor area
Mortuaries	1 per six seats based on maximum seating capacity in main auditorium
Warehouses, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area
Restaurants and alcoholic beverage dispensaries	1 per 200 square feet of gross floor area
Swimming pools serving general public	1 per four persons based on pool capacity
Retail commercial	1 per 300 square feet of gross floor area
Shopping centers and malls	1 per 300 square feet of gross leasable floor area
Convenience stores	1 per 250 square feet of gross floor areas or as provided at 49.65.540(b)
Pleasure craft moorages	1 per three moorage stalls
Manufacturing uses; research, testing and processing, assembling, all industries	1 per 1,000 square feet gross floor area except that office space shall provide parking as required for offices
Libraries and museums	1 per 600 square feet gross floor area
Schools, elementary	2 per classroom
Middle school or junior high	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general

	assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60% of the required parking spaces may be in a stacked parking configuration
Post office	1 per 200 square feet gross floor area

50

51 (b) *Accessible parking spaces.* Except for residential parking lots of fewer than ten spaces, accessible
52 parking spaces shall be required according to the following table:

Total Parking Spaces in Lot	Required Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 for each 100 over

53

54 (c) *Facility loading spaces.* Space requirements shall be as set forth in the following table:

Use	Gross Floor Area in Square Feet	Spaces
Motels and hotels	5,000—29,000	One
	30,000—59,999	Two
	Each additional 30,000	One

Commercial	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Hospitals	5,000—39,999	One
	Each additional 40,000	One
	Other Criteria	
Schools	For every two school buses	One
Homes for the aged, convalescent homes, correctional institutions	More than 25 beds	One

55

56 **49.40.215 Modifications**

57 Developer may apply for multiple modifications. Modifications can be combined with allowable
58 reductions.

59 (a) *Accessible parking spaces off-site.* For parking areas calculated to require a total of 25 off-street
60 parking spaces or less, the accessible space requirement may be met by a private off-site accessible
61 parking space if the alternate space is determined by the Director to be of adequate capacity and
62 proximity. The Director will consider U.S. Department of Justice accessibility guidelines when
63 determining adequate capacity. In no case will the distance exceed standards established in
64 49.40.200(i).

65 (b) *Loading spaces off-site.* The loading space required may be met by an alternative private off-site
66 loading parking space if the alternate space is determined by the Director to be of adequate capacity
67 and proximity. In no case will the distance exceed standards established in 49.40.200(i).

68 (c) *Joint use.* Joint use is when the same off-street parking space is used to meet the parking
69 requirement of different users. Joint use of off-street parking spaces may be authorized providing
70 the developer demonstrates that there is no substantial conflict in the principal operating hours of
71 the structures and uses involved.

72 (1) Any structure or use sharing the off-street parking facilities of another structure or use shall
73 be located within 500 feet of such parking facilities, unless a lesser radius is identified in this
74 chapter. A developer may apply to provide off-street parking in an area greater than 500 feet
75 distant, if approved by the Commission.

(2) The developer demonstrates with appropriate analysis or data that there is no substantial conflict in the principal operating hours of the structures or users for which joint use of off-street parking facilities is proposed; and

(3) The developer shall present to the Director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the Director, such instrument shall be filed with the department.

49.40.220 Reductions

Developer may apply for multiple reductions. Accessible parking spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(b). Loading spaces shall not be reduced and must be provided in accordance with subsection 49.40.210(c).

(a) *Parking waivers.* The required number of parking spaces required by this section may be reduced if the requirements of this subsection are met.

(1) *Standards.* Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the Director or Commission that are consistent with the purpose of this title:

(A) The granting of the waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and

(B) The waiver will not materially endanger public health, safety, or welfare.

(2) *Relevant information.* The following information may be relevant for the Director or Commission's review:

(A) Analysis or data relevant to the intended use and related parking.

(B) Provision for alternative transportation or transit improvements vetted through CBJ Capital Transit.

(C) Traffic mitigation measures supported by industry standards.

(D) Bicycle and pedestrian amenities.

(3) *Applications.* Applications for parking waivers shall be on a form specified by the Director and shall be accompanied by a one-time fee as cited in 49.85. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.

(4) *Public notice.* The Director shall mail notice of any complete parking waiver application to the owners of record of property located within a 250-foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

(5) *Expiration.* Approved parking waivers expire upon a change in use.

(b) *Town Center Parking District.* The parking district map was adopted **DATE**. The parking district map may be amended by the assembly through ordinance.

(1) *Standard Reduction.* Off-street parking spaces required in 49.40.210(a) are reduced by 60 percent for expansion of an existing building, change of use, or the construction of a new building.

(2) *Fee in lieu of off-street parking spaces.* In the Town Center parking district, a developer may pay a one-time fee in lieu of off-street parking spaces in order to meet the minimum parking requirements of this chapter. Fee in lieu can be used in any combination with other parking provisions of this chapter. Fees are cited in 49.85.

(A) *Payment.*

(i) In the case of new development, any fee in lieu due must be paid in full prior to the issuance of a temporary certificate of occupancy.

(ii) In the case of expansions or changes of use, 45 days after the fee in lieu of construction is granted, the fee must be paid in full, or a lien shall be placed upon real property involved and shall be paid in ten equal annual principal payments plus interest.

The lien shall be recorded and shall have the same priority as a City and Borough special assessment lien.

Except as provided herein, the annual payments shall be paid in the same manner and on the same schedule as provided for special assessments, including penalties and interest on delinquent payments, as provided in CBJ 15.10.220. The annual interest rate on unpaid fees shall be one percent above the Wall Street Journal Prime Rate, or similar published rate, on January 2nd of the calendar year the agreement is entered into, rounded to the nearest full percentage point, as determined by the Finance Director.

49.40.225 Dimensions and signage for Required Off-Street Parking Spaces

(a) *Standard spaces.*

(1) Subject to subsections (b)(2) and (3) of this section, each standard parking space shall consist of a generally rectangular area at least 8½ feet by 17 feet. Lines demarcating parking spaces may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain within them the rectangular area required by this section.

(2) Spaces parallel to the curb shall be no less than 22 feet by 6½ feet.

(b) *Accessible spaces.*

(1) Each accessible parking space shall consist of a generally rectangular area at least 13 feet by 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible parking spaces may share a common access aisle.

(2) One in every eight accessible parking spaces, but not less than one, shall be served by an access aisle with a width of at least eight feet and shall be designated "van-accessible."

(3) Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. "Van-accessible" parking spaces shall have an additional sign designating the parking space as "van-accessible" mounted below the symbol of accessibility. The signs shall be located so they cannot be obscured by a vehicle parked in the space.

(4) Access aisles for accessible parking spaces shall be located on the shortest accessible route of travel from parking to an accessible entrance.

(c) Facility loading spaces.

(1) Each off-street loading space shall be not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet 6 inches, and shall be permanently available for loading.

49.40.230 – Parking area and site circulation review procedures

(a) Purpose. The purpose of these review procedures is to ensure that proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that parking spaces are usable and are safely and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; that the parking area will be properly drained, lighted and landscaped; and that such areas will not be unsightly.

(b) Plan submittal. Development applications shall include plans for parking and loading spaces. Major development applications for commercial uses and for residential development of ten units or more must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.

(1) *Contents.* The plans shall contain the following information:

(A) Parking and loading space plans drawn to scale and adequate to show clearly the circulation pattern and parking area function;

(B) Existing and proposed parking and loading spaces with dimensions, traffic patterns, access aisles, and curb radii;

(C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross sections, designs, details, and dimensions;

(D) A parking schedule indicating the number of parking spaces required, the number provided, and how such calculations were determined;

(E) Topography showing existing and proposed contour intervals; and

(F) Landscaping, lighting and sign details, if not provided in conjunction with the required review of another aspect of the proposed development.

(2) *Waiver of information.* The department may waive submission of any required exhibits.

(c) Review procedure. Plans shall be reviewed and approved according to the procedures of this chapter and chapter 49.15.

(d) *Public improvements required.* As a condition of plan approval, the department may require a bond approved as to form by the city attorney for the purpose of ensuring the installation of off-site public improvements. As a condition of plan approval, the applicant shall be required to pay the pro rata share of the cost of providing reasonable and necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development.

49.40.240 - Parking and circulation standards.

(a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site shall address layout of parking areas, off-street loading and unloading needs, and the movement of people, goods, and vehicles from access roads, within the site, and between buildings and vehicles. Parking areas shall be landscaped and shall feature safely-arranged parking spaces.

(b) *Off-street parking and loading spaces; design standards.*

(1) Access. There shall be adequate ingress and egress from parking spaces. The required width of access drives for driveways shall be determined as part of plan review depending on use, topography and similar considerations.

(2) Size of aisles. The width of aisles providing direct access to individual parking stalls shall be in accordance with the following table. Logical interpolation to other angles may be approved by the Director:

	Parking Angle				
Aisle width	0°	30°	45°	60°	90°
One-way traffic	13	11	13	18	24
Two-way traffic	19	20	21	23	24

(3) Location in different zones. No access drive, driveway or other means of ingress or egress shall be located in any residential zone if it provides access to uses other than those permitted in such residential zone.

(4) Sidewalks and curbing. Sidewalks shall be provided with a minimum width of four feet of passable area and shall be raised six inches or more above the parking area except when crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate such overhang.

(5) Stacked parking. Stacked parking spaces may only be counted as required parking spaces for single-family residences, duplexes, and as otherwise specified for specific uses. In the case of single-family residences and duplexes with or without accessory uses and child care homes in a residential district, only a single parking space per dwelling unit may be a stacked parking space.

(6) Back-out parking. Parking space aisles must provide adequate space for turning and maneuvering on-site to prevent back-out parking onto a right-of-way. If the Director or the

Commission, when the Commission has authority, determines back-out parking would not unreasonably interfere with the public health and safety of the parking space aisles and adjacent right-of-way traffic, back-out parking is allowed in the following circumstance:

(A) In the case of single-family dwellings and duplexes with or without accessory uses located in residential and rural reserve zoning districts;

(B) Where the right-of-way is an alley; or

(C) In the case of a child care home in a residential district.

(c) Drainage.

(1) Parking areas shall be suitably drained.

(2) Off-site drainage facilities and structures requiring expansion, modification, or reconstruction in part or in whole as the result of the proposed development shall be subject to off-site improvement requirements and standards as established by the city.

(d) Lighting. Parking areas shall be suitably lighted. Lighting fixtures shall be "full cutoff" styles that direct light only onto the subject parcel.

(e) Markings and access. Parking stalls, driveways, aisles and emergency access areas and routes shall be clearly marked.

(f) General circulation and parking design.

(1) Parking space allocations shall be oriented to specific buildings. Parking areas shall be linked by walkways to the buildings they serve.

(2) Where pedestrians must cross service roads or access roads to reach parking areas, crosswalks shall be clearly designated by pavement markings or signs. Crosswalk surfaces shall be raised slightly to designate them to drivers, unless drainage problems would result.

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

1 **ARTICLE II: PARKING AND LOADING**

2 **49.40.200 General Applicability**

3 Off-street parking spaces for automobiles shall be provided in accordance with the requirements set
4 forth in this section at the time any building or structure is erected or expanded, or when there is a
5 change in the principal use thereof.

Commented [IG1]: 49.40.200

6 (a) *Developer responsibility.* Developer must submit documentation to demonstrate that applicable
7 parking code requirements have been met, in conformance with this chapter.

8 (b) *Owner/occupant responsibility.* The provision and maintenance of off-street parking and loading
9 spaces required in this chapter is a continuing obligation and joint responsibility of the owner and
10 occupants.

Commented [IG2]: 49.40.210(c), modified

11 (c) *Determination.* The determination of whether these requirements are met, with or without
12 conditions, and deemed necessary for consistency with this title, shall be made by the Director in the
13 case of minor development; the Commission in the case of major development; and the Commission
14 if the application relates to a series of applications for minor developments that, taken together,
15 constitute major development, as determined by the Director.

Commented [IG3]: 49.40.210(d), in part

16 (d) *Expansion.* In cases of expansion of a building on or after the effective date of the ordinance
17 codified in this chapter,

18 (1) The number of additional off-street parking spaces required shall be based only on the gross
19 floor area added.

Commented [IG4]: 49.40.200(1)

20 (2) No additional parking spaces are required if the additional spaces would amount to less than
21 ten percent of the total required for the development and amount to less than three spaces.

22 (3) For phased expansion, the required off-street parking spaces is the amount required for the
23 completed development.

Commented [IG5]: 49.40.210(d)(3)

24 (e) *Change in use.* In cases of a change in use on or after the effective date of the ordinance codified
25 in this chapter, the number of spaces required will be based on 49.40.210.

26 (f) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking
27 requirements for the replacement and reconstruction of certain nonconforming structures in
28 residential districts shall be governed by chapter 49.30.

Commented [IG6]: 49.40.210(d)(4)

29 (g) *Mixed occupancy.* Mixed occupancy is when two or more of the parking uses in 49.40.210 share
30 the same lot(s). For mixed occupancy, the total requirement for off-street parking facilities is the sum
31 of the requirements for the several uses computed separately.

Commented [IG7]: 49.40.200(2)

32 (h) *Uses not specified.* In the case of uses not listed, the requirements for off-street parking are based
33 on the requirements for the most comparable use specified.

Commented [IG8]: 49.40.200(3)

34 (i) *Location.* Off-street parking facilities are located as hereinafter specified; if a distance is specified,
35 such distance is the walking distance measured from the nearest point of the parking facility to the
36 nearest point of the building it is required to serve. Off-street parking facilities for:

37 (1) Single-family dwellings and duplexes, must be on the same lot as the building served;

38 (2) Multifamily dwellings, may not be more than 100 feet distant, unless subject to section
39 49.40.215; and

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

(3) Uses other than those specified above, may be not more than 500 feet distant, unless subject to section 49.40.215.

Commented [IG9]: 49.40.200(4)

(j) Off-street parking requirements. Off-street parking requirements do not apply to lots if they are accessible only by air or water. If the Director determines that public access by automobile to the property has become physically available, the owner of the property shall be given notice and within one year shall provide the required off-street parking.

Commented [IG10]: 49.40.210(d)(2)

49.40.210 Number of Off-Street Parking Spaces Required

(a) General. The minimum number of off-street parking spaces required shall be as set forth in the following table. The number of spaces shall be calculated to the nearest whole number:

Commented [IG11]: 49.40.210(a)

Use	Spaces Required
Single-family and duplex	2 per each dwelling unit
Multifamily dwellings	Geographic area Juneau or Douglas
	1.0 per one bedroom
	1.5 per two bedrooms
	2.0 per three or four bedrooms
	All other geographic areas
	1.5 per one bedroom
	1.75 per two bedrooms
	2.25 per three or four bedrooms
Rooming houses, boardinghouses, single-room occupancies with shared facilities, bed and breakfasts, halfway houses, and group homes	Geographic area Juneau or Douglas
	1 per 2 bedrooms
	All other geographic areas
	1 per bedroom
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities
Accessory apartments	1
Motels	1 per each unit in the motel
Hotels	1 per each four units
Hospitals and nursing homes	2 per bed or one per 400 square feet of gross floor area

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

Senior housing	0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee
Assisted living facility	0.4 parking spaces per maximum number of residents
Sobering centers	1 parking space per 6 beds, plus 1 visitor parking space
Theaters	1 for each four seats
Churches, auditoriums, and similar enclosed places of assembly	1 for each four seats in the auditorium
Bowling alleys	3 per alley
Banks and offices	1 per 300 square feet of gross floor area
Medical or dental clinics	1 per 200 square feet of gross floor area
Mortuaries	1 per six seats based on maximum seating capacity in main auditorium
Warehouses, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area
Restaurants and alcoholic beverage dispensaries	1 per 200 square feet of gross floor area
Swimming pools serving general public	1 per four persons based on pool capacity
Retail commercial	1 per 300 square feet of gross floor area
Shopping centers and malls	1 per 300 square feet of gross leasable floor area
Convenience stores	1 per 250 square feet of gross floor areas or as provided at 49.65.540(b)
Pleasure craft moorages	1 per three moorage stalls
Manufacturing uses; research, testing and processing, assembling, all industries	1 per 1,000 square feet gross floor area except that office space shall provide parking as required for offices
Libraries and museums	1 per 600 square feet gross floor area
Schools, elementary	2 per classroom
Middle school or junior high	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

	assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60% of the required parking spaces may be in a stacked parking configuration
Post office	1 per 200 square feet gross floor area

50

51 (b) Accessible parking spaces. Except for residential parking lots of fewer than ten spaces, accessible
52 parking spaces shall be required according to the following table:

Commented [IG12]: 49.40.210(b)(3)(A)

Total Parking Spaces in Lot	Required Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 for each 100 over

53

54 (c) Facility loading spaces. Space requirements shall be as set forth in the following table:

Commented [IG13]: 49.40.210(c)(2)

Use	Gross Floor Area in Square Feet	Spaces
Motels and hotels	5,000—29,000	One
	30,000—59,999	Two
	Each additional 30,000	One

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

Commercial	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Hospitals	5,000—39,999	One
	Each additional 40,000	One
	Other Criteria	
Schools	For every two school buses	One
Homes for the aged, convalescent homes, correctional institutions	More than 25 beds	One

49.40.215 Modifications

Developer may apply for multiple modifications. Modifications can be combined with allowable reductions.

Commented [IG14]: 49.40.210(d), in part and modified

(a) Accessible parking spaces off-site. For parking areas calculated to require a total of 25 off-street parking spaces or less, the accessible space requirement may be met by a private off-site accessible parking space if the alternate space is determined by the Director to be of adequate capacity and proximity. The Director will consider U.S. Department of Justice accessibility guidelines when determining adequate capacity. In no case will the distance exceed standards established in 49.40.200(i).

Commented [IG15]: 49.40.210(b)(3)(B)

(b) Loading spaces off-site. The loading space required may be met by an alternative private off-site loading parking space if the alternate space is determined by the Director to be of adequate capacity and proximity. In no case will the distance exceed standards established in 49.40.200(i).

(c) Joint use. Joint use is when the same off-street parking space is used to meet the parking requirement of different users. Joint use of off-street parking spaces may be authorized providing the developer demonstrates that there is no substantial conflict in the principal operating hours of the structures and uses involved.

(1) Any structure or use sharing the off-street parking facilities of another structure or use shall be located within 500 feet of such parking facilities, unless a lesser radius is identified in this chapter. A developer may apply to provide off-street parking in an area greater than 500 feet distant, if approved by the Commission.

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

76 (2) The developer demonstrates with appropriate analysis or data that there is no substantial
77 conflict in the principal operating hours of the structures or users for which joint use of off-
78 street parking facilities is proposed; and
79 (3) The developer shall present to the Director a written instrument, executed by the parties
80 concerned, providing for joint use of off-street parking facilities, and approved as to form by the
81 City and Borough attorney. Upon approval by the Director, such instrument shall be filed with
82 the department.

Commented [IG16]: 49.40.200(5), modified

83 49.40.220 Reductions

84 Developer may apply for multiple reductions. Accessible parking spaces shall not be reduced and must
85 be provided in accordance with subsection 49.40.210(b). Loading spaces shall not be reduced and must
86 be provided in accordance with subsection 49.40.210(c).

Commented [IG17]: 49.40.210(d), in part and modified

87 (a) *Parking waivers.* The required number of parking spaces required by this section may be reduced
88 if the requirements of this subsection are met.

89 (1) *Standards.* Any waiver granted under this subsection shall be in writing and shall include
90 the following required findings and any conditions, such as public amenities, imposed by the
91 Director or Commission that are consistent with the purpose of this title:

92 (A) The granting of the waiver would result in more benefits than detriments to the
93 neighboring area and community as a whole as identified by the comprehensive plan; and

94 (B) The waiver will not materially endanger public health, safety, or welfare.

95 (2) *Relevant information.* The following information may be relevant for the Director or
96 Commission's review:

97 (A) Analysis or data relevant to the intended use and related parking.

98 (B) Provision for alternative transportation or transit improvements vetted through CBJ
99 Capital Transit.

100 (C) Traffic mitigation measures supported by industry standards.

101 (D) Bicycle and pedestrian amenities.

102 (3) *Applications.* Applications for parking waivers shall be on a form specified by the Director
103 and shall be accompanied by a one-time fee as cited in 49.85. If the application is filed in
104 conjunction with a major development permit, the fee shall be reduced by 20 percent.

105 (4) *Public notice.* The Director shall mail notice of any complete parking waiver application to
106 the owners of record of property located within a 250-foot radius of the site seeking the
107 waiver. If the parking waiver application is filed in conjunction with a major development
108 permit, notice of both applications shall be made concurrently in accordance with CBJ
109 49.15.230.

110 (5) *Expiration.* Approved parking waivers expire upon a change in use.

Commented [IG18]: 49.40.210(d)(6)

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

111 (b) *Town Center Parking District*. The parking district map was adopted DATE. The parking district
112 map may be amended by the assembly through ordinance.

113 (1) *Standard Reduction*. Off-street parking spaces required in 49.40.210(a) are reduced by 60
114 percent for expansion of an existing building, change of use, or the construction of a new
115 building.

Commented [IG19]: 49.40.210(d)(1)

116 (2) *Fee in lieu of off-street parking spaces*. In the Town Center parking district, a developer may
117 pay a one-time fee in lieu of off-street parking spaces in order to meet the minimum parking
118 requirements of this chapter. Fee in lieu can be used in any combination with other parking
119 provisions of this chapter. Fees are cited in 49.85.

120 (A) *Payment*.

121 (i) In the case of new development, any fee in lieu due must be paid in full prior to
122 the issuance of a temporary certificate of occupancy.

123 (ii) In the case of expansions or changes of use, 45 days after the fee in lieu of
124 construction is granted, the fee must be paid in full, or a lien shall be placed upon
125 real property involved and shall be paid in ten equal annual principal payments
126 plus interest.

127 The lien shall be recorded and shall have the same priority as a City and
128 Borough special assessment lien.

129 Except as provided herein, the annual payments shall be paid in the same
130 manner and on the same schedule as provided for special assessments,
131 including penalties and interest on delinquent payments, as provided in CBJ
132 15.10.220. The annual interest rate on unpaid fees shall be one percent above
133 the Wall Street Journal Prime Rate, or similar published rate, on January 2nd
134 of the calendar year the agreement is entered into, rounded to the nearest
135 full percentage point, as determined by the Finance Director.

Commented [IG20]: 49.40.210(d)(5)

136 49.40.225 Dimensions and signage for Required Off-Street Parking Spaces

137 (a) *Standard spaces*.

138 (1) Subject to subsections (a)(2) and (b) of this section, each standard parking space shall consist
139 of a generally rectangular area at least 8½ feet by 17 feet. Lines demarcating parking spaces may
140 be drawn at any angle to curbs or aisles so long as the parking spaces so created contain within
141 them the rectangular area required by this section.

142 (2) Spaces parallel to the curb shall be no less than 22 feet by 6½ feet.

Commented [IG21]: 49.40.210(a)(1-2)

143 (b) *Accessible spaces*.

144 (1) Each accessible parking space shall consist of a generally rectangular area at least 13 feet by
145 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible parking spaces
146 may share a common access aisle.

Note: Different colored font is used to distinguish which comment citation goes with which section of text.

- 147 (2) One in every eight accessible parking spaces, but not less than one, shall be served by an
 148 access aisle with a width of at least eight feet and shall be designated "van-accessible."
- 149 (3) Accessible parking spaces shall be designated as reserved by a sign showing the symbol of
 150 accessibility. "Van-accessible" parking spaces shall have an additional sign designating the
 151 parking space as "van-accessible" mounted below the symbol of accessibility. The signs shall be
 152 located so they cannot be obscured by a vehicle parked in the space.
- 153 (4) Access aisles for accessible parking spaces shall be located on the shortest accessible route of
 154 travel from parking to an accessible entrance.

Commented [IG22]: 49.40.210(b)(3)(C-F)

155 (c) Facility loading spaces.

- 156 (1) Each off-street loading space shall be not less than 30 feet by 12 feet, shall have an
 157 unobstructed height of 14 feet 6 inches, and shall be permanently available for loading.

Commented [IG23]: 49.40.210(c)(1)

49.40.220-230 - Parking area and site circulation review procedures.

(a) *Purpose.* The purpose of these review procedures is to ensure that ~~all~~ proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that ~~all~~ parking spaces are usable and are safely and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; that the parking area will be properly drained, lighted and landscaped; and that such areas will not be unsightly.

(b) *Plan submittal.* ~~All~~ development applications shall include plans for parking and loading ~~areas~~ spaces. Major development applications for commercial uses and for residential development of ten units or more must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.

(1) *Contents.* The plans shall contain the following information:

(A) Parking and loading ~~area~~ space plans drawn to scale and adequate to show clearly the circulation pattern and parking area function;

(B) Existing and proposed parking and loading ~~areas~~ spaces with dimensions, traffic patterns, access aisles, and curb radii;

(C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross sections, designs, details, and dimensions;

(D) A parking schedule indicating the number of parking spaces required, the number provided, and how such calculations were determined;

(E) Topography showing existing and proposed contour intervals; and

(F) Landscaping, lighting and sign details, if not provided in conjunction with the required review of another aspect of the proposed development.

(2) *Waiver of information.* The department may waive submission of any required exhibits.

(c) *Review procedure.* Plans shall be reviewed and approved according to the procedures of this chapter and chapter 49.15.

(d) *Public improvements required.* As a condition of plan approval, the department may require a bond approved as to form by the city attorney for the purpose of ensuring the installation of ~~on~~ off-site public improvements. As a condition of plan approval, the applicant shall be required to pay the pro rata share of the cost of providing reasonable and necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development.

(Serial No. 87-49, § 2, 1987)

49.40.230-240 - Parking and circulation standards.

(a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site shall address layout of parking areas, off-street loading and unloading needs, and the movement of people, goods, and vehicles from access roads, within the site, and between buildings and vehicles. Parking areas shall be ~~attractively~~ landscaped and shall feature safely ~~and conveniently~~ arranged parking spaces.

(b) *Off-street parking and loading ~~spaces~~ areas; design standards.*

(1) *Access.* There shall be adequate ingress and egress from ~~all~~ parking spaces. The required width of access drives for driveways shall be determined as part of plan review depending on use, topography and similar considerations.

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- (2) *Size of aisles.* The width of ~~all~~ aisles providing direct access to individual parking stalls shall be in accordance with the following table. Logical interpolation to other angles may be approved by the Director:

Aisle width	Parking Angle				
	0°	30°	45°	60°	90°
One-way traffic	13	11	13	18	24
Two-way traffic	19	20	21	23	24

~~(3) — General location. All parking shall be located in bays generally perpendicular to driveways or roads.~~

(34) *Location in different zones.* No access drive, driveway or other means of ingress or egress shall be located in any residential zone if it provides access to uses other than those permitted in such residential zone.

(45) *Sidewalks and curbing.* Sidewalks shall be provided with a minimum width of four feet of passable area and shall be raised six inches or more above the parking area except when crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate such overhang.

(56) *Stacked parking.* Stacked parking spaces may only be counted as required parking spaces for single-family residences, duplexes, and as otherwise specified for specific uses. In the case of single-family residences and duplexes with or without accessory uses and child care homes in a residential district, only a single parking space per dwelling unit may be a stacked parking space.

(67) *Back-out parking.* Parking ~~areas-space aisles~~ must provide adequate space for turning and maneuvering on-site to prevent back-out parking onto a right-of-way. If the director or the commission, when the commission has authority, determines back-out parking would not unreasonably interfere with the public health and safety of the area-parking space aisles and adjacent right-of-way traffic, back-out parking is allowed in the following circumstance:

- (A) In the case of single-family dwellings and duplexes with or without accessory uses located in residential and rural reserve zoning districts;
- (B) Where the right-of-way is an alley; or
- (C) In the case of a child care home in a residential district.

(c) ~~Landscaping and d~~Drainage.

(1) Parking areas shall be suitably drained ~~and shall be landscaped in accordance with design review standards.~~

(2) Off-site drainage facilities and structures requiring ~~enlargement~~expansion, modification, or reconstruction in part or in whole as the result of the proposed development shall be subject to off-site improvement requirements and standards as established by the city.

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- 79 (d) *Lighting.* ~~All~~ ~~P~~Parking areas shall be suitably lighted. ~~All~~ ~~L~~Lighting fixtures shall be "full cutoff" styles
80 that direct light only onto the subject parcel.
- 81 (e) *Markings and access.* Parking stalls, driveways, aisles and emergency access areas and routes
82 shall be clearly marked.
- 83 (f) *General circulation and parking design.*
- 84 (1) Parking space allocations shall be oriented to specific buildings. Parking areas shall be linked
85 by walkways to the buildings they serve.
- 86 (2) Where pedestrians must cross service roads or access roads to reach parking areas,
87 crosswalks shall be clearly designated by pavement markings or signs. Crosswalk surfaces
88 shall be raised slightly to designate them to drivers, unless drainage problems would result.
- 89 (Serial No. 87-49, § 2, 1987; Serial No. 2006-14(b), §§ 3—5, 5-15-2006; [Serial No. 2015-](#)
90 [07\(b\)\(am\), § 6, 2-23-2015, eff. 3-26-2015](#); [Serial No. 2015-32, § 6, 8-10-2015, eff. 9-10-2015](#))

91

92

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93 Chapter 49.85 - FEES FOR LAND USE ACTIONS

94 49.85.100 - Generally.

95 (21) Parking waiver, \$400.00; if the application is filed in conjunction with a major development permit,
96 the fee shall be reduced by 20 percent.

97 (22) Fee in lieu, \$10,000.00 per required off-street parking space ~~required~~not constructed.

98 49.85.110 - Amendment of rates.

99 ~~Processing fees are established for each development, platting and other land use action in accordance~~
100 ~~with the following schedule. The fee schedule will be increased annually by 3%, with a zero year of 2021.~~

101 The manager may adjust the rates in this chapter from time to time to reflect changes in the cost of
102 providing municipal services generally.

103 (Serial No. 87-49, § 2, 1987)

104 49.85.130 - Payment of fees.

105 No application, petition, request or appeal for which a fee is established under this title shall be complete
106 unless accompanied by the required fee, unless payment provisions are otherwise cited in this Title. and
107 Application, petitions, and requests for appeal shall be returned unless accompanied by such fee or
108 payment provision. All ~~f~~ees shall be nonrefundable except, if the appellant prevails in an appeal to the
109 assembly or if the appeal is withdrawn prior to commencement of the hearing, the appeal fee shall be
110 refunded less \$25.00 and hearing officer expenses incurred to withdrawal.

111 (Serial No. 87-49, § 2, 1987)

112 49.85.140 - Development, work, or use commencing before permit application or issuance.

113 (a) Any development, work, or use for which a permit is required under this title, but for which no permit
114 is applied for and issued prior to the commencement of the development, work, or use requiring the
115 permit, shall be subject to processing fees in an amount double that specified in 49.85.100 for the permit.

116 (b) The director may waive processing fees in excess of those listed in 49.85.100 upon a finding that
117 processing the permit application will not require staff time and/or materials in excess of what would have
118 been required to process the permit application if it had been applied for prior to commencing the
119 development, work, or use.

120 (Serial No. 2009-04, § 2, 6-8-2009)

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In these examples, three versions of code are discussed:

- Current code (“current”)
- Modified code, proposed at the last T49 (“proposed”)
- Further modifications, proposed in the staff report (“staff mods”)

EXAMPLE 1: An existing, historic structure is adding 800 square feet of retail. The parking requirement will only apply to the 800 square foot addition. Required parking is 3 off-street spaces. With the 60 percent reduction, required parking is 1 off-street spaces.

ADA spaces required:

Feature	Current	Proposed
Parking District reduction?	Yes	No
<i>ADA spaces required</i>	1	1
Address with off-site?	Yes	Yes
Address with joint use?	Yes	Yes
Address with fee-in-lieu?	Yes	No
Address with waiver?	No	No

Off-street loading space required: There is no loading space requirement since the additional space is less than 5,000 square feet.

EXAMPLE 2: A new 32,000 square foot structure is being constructed, and includes:

USE	Square Feet	Parking Requirement	Parking Required
Retail	22,000	1 per 300	73
Restaurant	7,000	1 per 200	23
Office	2,000	1 per 300	7
Storage	1,000	1 per 1000	1
Total parking spaces required before reduction			104
60% reduction			41

This project would be required to have 41 parking spaces. Assume the space primarily served tourists, and the Commission waived required parking down to 20 off-street spaces to accommodate staff. Regular off-street parking spaces (not ADA or loading) could be addressed with off-site, joint use, or fee-in-lieu.

ADA spaces required:

Feature	Current	Proposed	Staff Mods
Parking District reduction?	Yes	No	Proposed ordinance is consistent with federal law.
<i>ADA spaces required</i>	2	5	
Address with off-site?	Yes	Yes	
Address with joint use?	Yes	Yes	
Address with fee-in-lieu?	Yes	No	
Address with waiver?	No	No	

Off-street loading space required: Based on 32,000 square feet of commercial use, two off-street loading spaces are required.

Feature	Current	Proposed	Staff Mods
Address with off-site?	Yes	Yes	Yes
Address with joint use?	Yes	Yes	Yes
Address with fee-in-lieu?	Yes	No	Yes
Address with waiver?	Yes	No	Yes

EXAMPLE 3: This example illustrates the difference between applying the parking reduction to a variance versus the original parking requirement.

An existing facility required 27 off-street spaces, but has a 2004 variance for 15 spaces, with a condition that 11 could be leased more than 500 feet away. The owner leased seven spaces at the Rock Dump, pays fee-in-lieu for four spaces, and provides four spaces on the dock behind the establishment. The property changes hands, and the requirement is not communicated. The new owner does not continue to lease the 11 spaces. They erect a restaurant on the dock, and modify uses, but create the need for one additional parking space while eliminating all on-site parking.

	ORIGINAL	VARIANCE
Required spaces	27	15
60% reduction	11	6
ADA required	2	2

Note that the 60 percent reduction for the parking requires 11 spaces. If the Commission decides not to allow the TCPD to apply to varied parking, the developer would benefit from going with the revised regulations rather than with the variance. The mechanism of this is in question.

Regular off-street parking spaces (not ADA or loading) could be addressed with off-site, joint use, or fee-in-lieu.

ADA spaces required:

Feature	Current	Proposed	Staff Report Mods
Parking District reduction?	No	No	Proposed ordinance is consistent with federal law.
<i>ADA spaces required</i>	2	2	
Address with off-site?	Yes	Yes	
Address with joint use?	Yes	Yes	
Address with fee-in-lieu?	Yes	No	
Address with waiver?	No	No	

Note that the PD reduction would not apply to ADA spaces under proposed regulation. While the variance has reduced off-street parking to 15 spaces, the developer must retain two ADA spaces required before the reduction.

Off-street loading space required: Assuming this project is over 5,000 square feet of commercial use, one off-street loading spaces is required.

Feature	Current	Proposed	Staff Mods
Address with off-site?	Yes	Yes	Yes
Address with joint use?	Yes	Yes	Yes
Address with fee-in-lieu?	Yes	No	Yes
Address with waiver?	Yes	No	Yes

EXAMPLE 4: This example illustrates how Joint Use might work.

A new office building is required to have 15 spaces, with one ADA space. They are only able to provide two spaces on their lot. Offices will be most heavily used during regular work hours.

A nearby church has parking lot capacity during the week, even with their weekday employees using the lot.

The office building developer agrees to pay the church for use of 14 parking spaces during the week. The office building developer then builds one off-street ADA parking on his site. The parties sign an agreement which is acceptable to the Community Development Director, and the agreement is recorded. That way, if either property changes hands, the agreement for parking remains in place until revised.

AME2021 0003

Revisions to Parking Code

Regular Planning Commission
May 25, 2021



Limited scope – code only



Parking News

Parking Permit Waitlist

New parking permits at the Downtown Transportation Center parking garage are not currently available. Find more information under Permit Waitlists.

Marine Park Plaza

We currently have weekly, monthly and annual parking permits available at our Marine Parking Garage (209 Marine Way), which also includes seasonal parking in the Marine Park Plaza.

What to cover and what order

- Where?
- Parking (using examples)
 - Required spaces
 - ADA parking
 - Loading space parking
- Modifications
- Reductions
- Clarifications needed



Questions to keep in mind

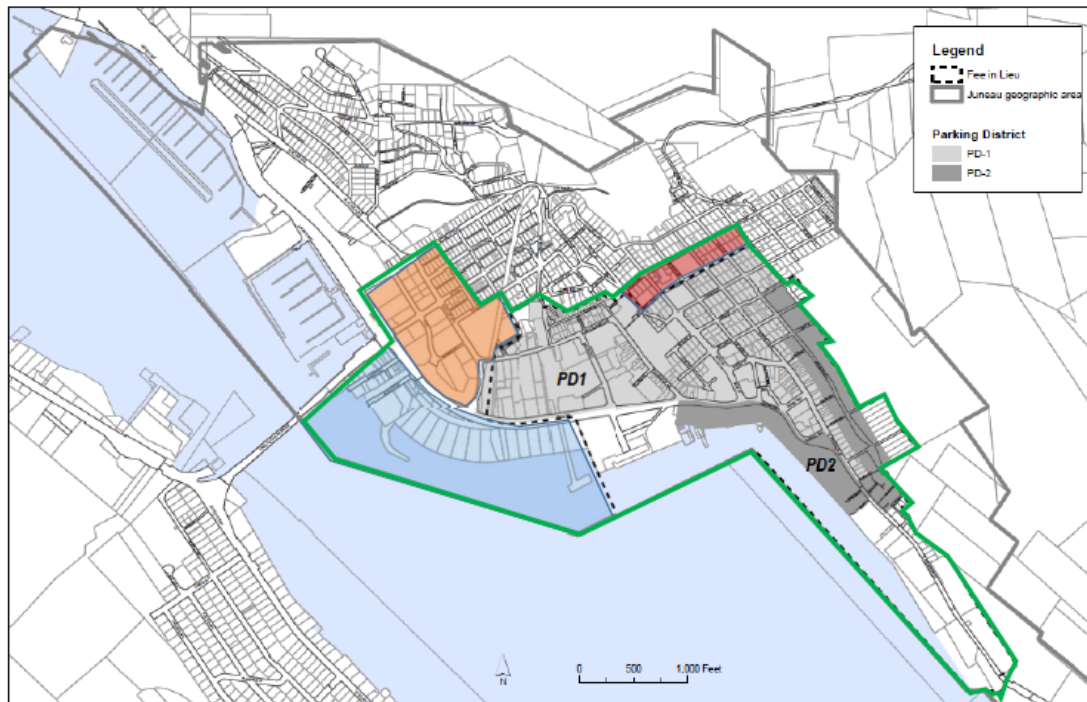
- Direction with TCPD practical and effective?
- Loading spaces
 - FIL?
 - Waiver?
 - PD reductions?
- Does PD reduction apply AFTER a variance?

What we hope to get

- TCPD approach feedback
- Modifications?
- Another meeting?
 - COW?
 - Regular PC?
- To Law?

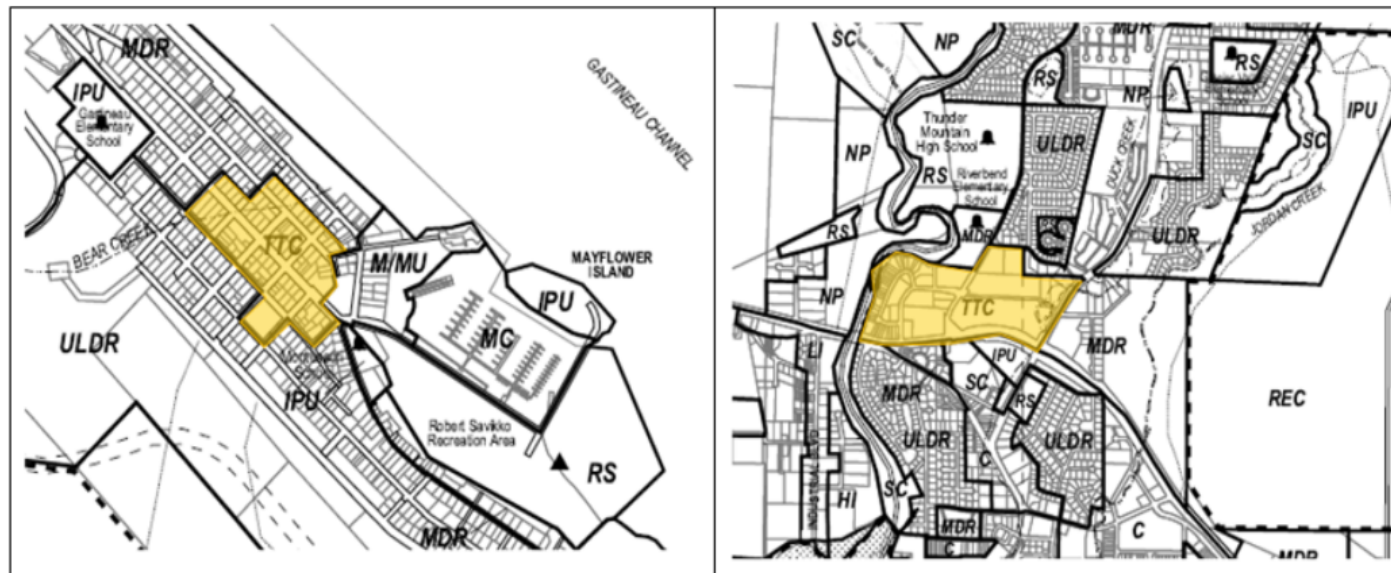


Where?





Potential future applicability



In TCPD

- 60 percent reduction in required parking
- Waiver (now available borough-wide)
- Fee-in-lieu
- Don't apply to existing structures

Examples cite line numbers of proposed code

Photo credit: Pat McGonegal



Example 1: Similar to...



Example 1:

- Parking requirements apply to 800 sf expansion only (line 18)
- 1 parking space per 300 sf retail (line 49) = 2.6, round up to 3
- Apply TCPD reduction: $40\% \times 3 = 1.2$, round down to 1

Example 2: Similar to...



Example 2:

USE	Square Feet	Parking Requirement	Parking Required
Retail	22,000	1 per 300	73
Restaurant	7,000	1 per 200	23
Office	2,000	1 per 300	7
Storage	1,000	1 per 1000	1
Total parking spaces required before reduction			104
60% reduction			41

ADA spaces – cannot be waived or reduced

	Required Spaces <u>Before PD</u>	ADA Spaces
Example 1	3	1
Example 2	104	5

51 (b) *Accessible parking spaces.* Except for residential parking lots of fewer than ten spaces, accessible
 52 parking spaces shall be required according to the following table:

Total Parking Spaces in Lot	Required Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

Loading Spaces – based on SF

	Square Feet	Loading Spaces
Example 1	800	0
Example 2	32,000	2

54 (c) *Facility loading spaces.* Space requirements shall be as set forth in the following table:

Use	Gross Floor Area in Square Feet	Spaces
Commercial	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One

We know how many spaces
we need....

Now lets determine which
reductions could apply:
Off-site or joint use.

Spaces required

	Parking Required after PD	ADA spaces	Loading spaces
Example 1	✖	1	0
Example 2	41	5	2

Modification: Off-site ADA if parking lot 25 spaces or less

Modification: Off-site loading spaces

Staff Modification: Off-site accommodations private or public
(lines 60 and 65)

Another possibility – joint use

- Daytime
- Weekday
- Seasonal



- Evening
- Weekend
- Seasonal



Now we know:

- How many spaces we need, and of what type
- How many modifications we need

Now let's look at...

Reductions:
Waivers, and Parking District Fee-in-Lieu

Where were we?

	Parking Required after PD	ADA spaces	Loading spaces
Example 1	Done	Done	0
Example 2	41	5	Done

The developer needs to provide five ADA spaces.

Waiver to...? (Up to 36, no less than five)

Fee-in-Lieu: Proposed \$10,000 per space (max 36).

Need clarification on loading spaces

- FIL?
- Waiver?
- Apply PD?

If so, will need to do some modifications to the proposed code



Some already have variances...

Should modifications and reductions apply to the unmodified parking requirement or the varied parking requirement?

If to the unmodified parking requirement, how do we “undo” a variance that goes with the land?

- PD may be less restrictive than the varied parking

Example 3: Similar to....



Parking addressed in 2004

Parking addressed in 2004

- Variance for 27 to 15 spaces
- 11 could be leased more than 500 feet away (Rock Dump)

Developer decided to:

- Lease 7 spaces at Rock Dump (recorded document not required)
- Provide four spaces on the dock behind the building
- Pay fee-in-lieu for four spaces

New owner!

- Rock Dump lease not continued (-7)
- Tent erected on the dock (-4)
- Uses on lot modified, requires one additional parking space: $15+1=16$
- FIL paid for four: $16-4=12$ spaces required -OR-
- TCPD, 60% reduction of varied required parking = 11 spaces



BUT...

Apply 60% reduction to 16 = 6

Four have been paid FIL

Requirement = 2, both would need to be ADA

- On-site
- Off-site
- Joint use



Need guidance on

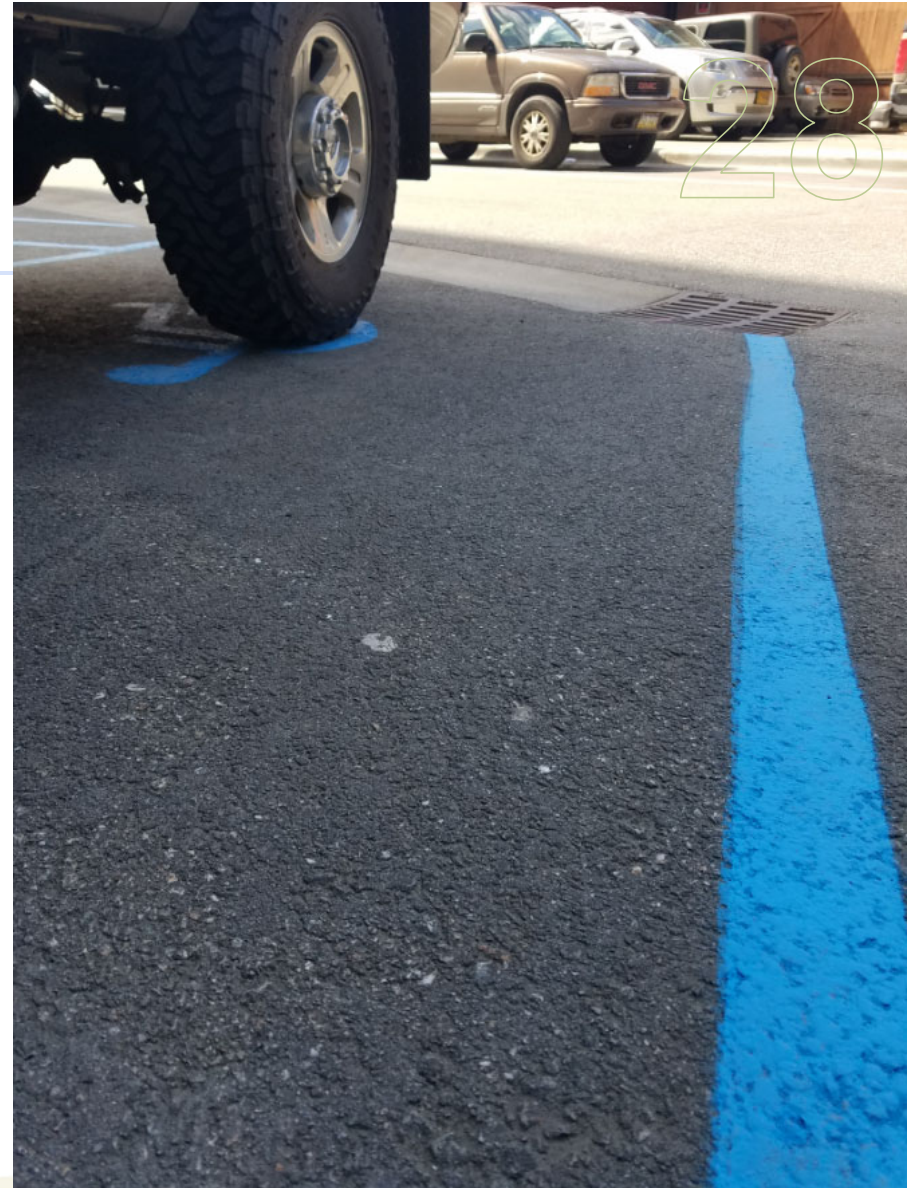
- Loading space FIL? *Yes*
- Loading space waiver? *Yes*
- Loading space PD? *Yes*
- Loading and ADA spaces public off-site? *Yes*

Recommended changes to draft can be found on page 164 of your packet



Other items

- Require a written agreement for recording when modifications use private facilities
- Remove reference to federal law regarding ADA spaces



Public Comments so far...

- Concerns on fees for parking and scale of parking
- Request to orient toward active transportation
- Concerns that district boundaries could push free parking farther away from downtown

Commissioner comments and questions

- Loading spaces – no reductions
- ADA accommodations – dubious
- Definition of major v minor development [49.25.300(c)(3)]
- Line 28 –

(f) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking requirements for the replacement and reconstruction of certain nonconforming structures in residential districts shall be governed by chapter 49.30.

Staff request

- Guidance on the TCPD approach
- Changes based on review and public input
- Draft to Law OR do we need another meeting?
 - COW?
 - Regular?



How to participate

- Public testimony
- Written comment to:

pc_comments@Juneau.org
Irene.Gallion@Juneau.org

(907) 586-0753, #2

Thank you!

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Additional Materials for May 25, 2021 Planning Commission

ATTACHMENTS:

Description	Upload Date	Type
▣ Additional Materials for May 25, 2021 Planning Commission	5/24/2021	Miscellaneous

Additional Materials

Regular Planning Commission Meeting

Virtual Meeting Only

7:00pm

Meeting Date: May 25, 2021

1. AME2021 0003:

- a. Public Comment – David McCasland, received 5.22.2021
- b. Public Comment – Frankie Pillifant, received 5.23.2021

2. USE2021 0006 & PWP2021 0002

- a. Public Comment – Sioux & Paul Douglas, received 5.21.21

3. USE2021 0006:

- a. Public Comment – Marina Lindsey, received 5.05.21
- b. Public Comment – Jim Scholl, received 5.21.2021

From: [David McCasland](#)
To: [PC Comments](#)
Subject: Proposed parking District change
Date: Saturday, May 22, 2021 2:56:51 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello!

My name is David McCasland I am the Owner of Deckhand Dave's Fish Tacos. I am writing to voice my opinion of the proposed parking ideas.

New developments in downtown Juneau only make Juneau better!

Making business pay an additional fee will and has hindered developments in Juneau.

It would be better if the city helped promote new developments and the upkeep of downtown properties.

Seattle doesn't require fee in lieu proposals and they have no parking.

There is no reason someone can't walk 15 minutes to get downtown.

I think the city should propose a major tax deferment for new developments and property restoration for 2023-2028 to improve the look and feel of downtown. After 2028 a city ordinance should be implemented that charges owners fees for run down and/or vacant buildings.

The carrot and then the stick.

Thanks for taking the time to read my email.

David

From: [Frankie Pillifant](#)
To: [PC Comments](#)
Cc: [Irene Gallion](#)
Subject: Case No.: AME2021 0003. Proposed parking code revisions discussion.
Date: Sunday, May 23, 2021 4:51:45 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

May 23, 2021

To: CBJ Planning Commissioners,
and CBJ CDD Planning Staff Irene Gallion

From: Frankie Pillifant
512 6th Street
Juneau, Alaska

Re: Case No.: AME2021 0003. Proposed parking code revisions discussion.

Dear Chair LeVine and Commissioners,

Thank you for the opportunity to offer my thoughts on this specific aspect of your T49 considerations.

Public parking, Private parking, the Public Commons and Location Efficient Development as the idea applies to Fee-in-Lieu (FIL).

In high density, transit-rich environments, costs associated with transportation are greatly reduced. In effect, transit, bicycle and pedestrian facilities allow property development to depend less on automobile use to arrive at a destination and depend less on parking onsite or directly adjacent to a building. Within the CBJ broader goals of smart community growth, efficient travel behaviors to and from locations, creating community connections and the best use of land in a tightly constrained geography, I would like to suggest you adopt the intent of Active Transportation facilities. You could ensure the addition of clarity in each applicable section that the FIL will apply towards Active Transportation facilities such as bicycle, pedestrian or transit improvements in the form of covered bicycle parking, transit stops, and sidewalk widths that accommodate strollers and wheelchairs.

CDD staff notes that "when fee-in-lieu was developed, the intent was for revenue to be used to support transportation alternatives like pedestrian and bike accommodations, and transit. T49 reasoned that residential developments could have the same impact on the need for transportation alternatives as a non-residential endeavor. With the waiver process proposed to be available in the TCPD, residential developers may pursue an overall reduction when appropriate, while still participating in the improvements that serve their clients." Can you clarify if this is a T49 change and more clearly what this means?

Finally, a note on lighting for parking areas is specified to a certain extent. As a downtown resident, where there are already many street lights, I can attest that those lights are lighting my bedrooms. I wonder if parking lights could be specified to be directed towards the ground and shaded so as not to throw more light into the night sky?

You have plenty to consider in T49. I will be unavailable to participate in your discussions on May 24 and will follow up with CDD staff.

Best regards.

From: sioux@gci.net
Sent: Friday, May 21, 2021 11:38 AM
To: PC_Comments
Subject: COMMENTS about RIVERVIEW SENIOR LIVING CUP and PARKING WAIVER
Importance: High

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Attention: Laurel Christian, Planner II, CBJ Community Development Department

Dear Planning Commission,

Thank you for the opportunity to comment on the following:

CONDITIONAL USE PERMIT

We strongly concur with staff recommendation to approve the requested Conditional Use Permit. The developers have worked long and hard to create a project that meets CBJ codes and requirements while addressing the dire need for assisted care housing for Juneau's seniors. Local citizen volunteers and CBJ staff and Assemblies have worked almost 9 years of toward this goal.

It is supported by market studies, soil analyses, river studies, senior living consultants and huge support from the community at large. Delays have occurred along the way, due to COVID and other challenges because of the high cost of construction in Juneau. It is imperative that the 2021 construction season not be missed due to further delays or roadblocks.

PARKING WAIVER

As noted in the waiver justification and the staff report, there are valid reasons to support this parking waiver. City code requires more parking spaces than are needed for an assisted living community, but we urge you to consider reducing even more parking spaces than the 34 suggested. The developers and architects have created a beautiful building design that fills as much buildable square footage as possible to meet the need for as many units/beds as possible. The location is wonderful along the Mendenhall River and close to shopping, bus, post office, etc. Residents will enjoy the convenience and views, and like all of us, will want as much sun as possible. The lovely patio must be on the shady river side of the property, so not as comfortable as the sunny front of the building and where parking must be located. We recommend you reduce the parking by about 2 or 3 more spaces to afford the opportunity for developers to create a sunny seating space. This is an important quality of life issue, and is evidenced on any sunny day when you can see residents next door at Trillium Landing sitting

outside with their walkers and personal chairs on the sidewalk because there is no suitable space for them to gather outside in the sun. Trillium Landing has more parking spaces than needed, even though it's housing for seniors who can live independently, because many seniors do not drive.

In the very near future, 25% of Juneau's population will be seniors over age 65. Riverview Senior Living can't come soon enough. Your consideration and support will be deeply appreciated.

Sioux and Paul Douglas
3014 Foster Avenue
Juneau, Alaska 99801
907-463-3042

From: Marina Lindsey <marinahlindsey@gmail.com>
Sent: Wednesday, May 05, 2021 8:50 AM
To: PC_Comments
Subject: Comments on conditional use permit for assisted living/memory care facility at 3041 Clinton Drive

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I am writing to submit comments on the proposed conditional use permit for the assisted living and memory care facility at 3041 Clinton Drive in Vintage Park. I am in full support of the facility and the services that it will provide Juneau and outlying communities. I would like to encourage the Planning Commission and the Community Development Department to have the developer of the property repair and upgrade the path along the Mendenhall river and behind the new facility. The Vintage Park businesses and condominium residents, residents of the Radcliffe neighborhood, various CBJ divisions, Alaska Housing and Finance Corporation, and TrailMix have been working together to clean up the Vintage Park area and ensure access to the Mendenhall River path. The path is a heavily used connector trail, provides access to local businesses, schools, and the pool, and is a means of recreation for people who work in Vintage Park and residents of the surrounding neighborhoods. When Trillium Landing was built next door to the proposed facility, the developers repaved the path and reinforced the trail's stability. The developers of the new facility should also repave and upgrade the path along their property. Doing so would not only benefit the residents of the new facility, especially those in wheelchairs, but also the many users of the publically accessible path. Upgrading the path and adding lighting to the back of the proposed building would also reduce some of the nefarious activity that occurs along that overgrown section of the path. Additionally, the development should have an ample snow storage area, that does not include the path, ensuring access to the trail year-round.

Thank you for considering my comments.

MARINA LINDSEY
 3005 Clinton Dr. #C5
 Juneau, AK 99801

Laurel Christian

From: Jim Scholl <ak_zorro@protonmail.com>
Sent: Friday, May 21, 2021 3:49 PM
To: Laurel Christian
Subject: Assisted Living Facility- Riverview Comment
Attachments: publicKey - ak_zorro@protonmail.com - c2603db3.asc; signature.asc

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Christian, I wholeheartedly support the facility. I am concerned about the open air spaces in the memory wing. Juneau's weather is so bad they would be unusable most of the time. It would be much better if they were skylighted.

Jim Scholl
 3640 Greenwood Ave. 990801
 957-1951

Sent from ProtonMail for iOS