

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

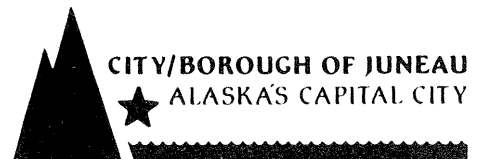
DATE: January 18, 2012
TO: Planning Commission
FROM: Teri Camery, Senior Planner
Community Development Department
FILE #'s.: USE20110031
CSP20110011

*By Cheryl for
Teri Camery*

PROPOSAL: A Conditional Use Permit and City Project Review of deferred maintenance of existing moorage at Statter Harbor and removal and replacement of the adjacent DeHarts moorage facility

GENERAL INFORMATION

Applicant: Gary Gillette, CBJ Docks & Harbors
Property Owner: City & Borough of Juneau
Property Address: 11497 Auke Bay Rd
Legal Description: ATS 739 – Statter Harbor
Parcel Code Number: 4-B23-0-105-100-0
Site Size: 6.04 acres
Zoning: Waterfront Commercial (WC)
Utilities: CBJ water and sewer
Access: Veteran's Memorial Highway aka Glacier Highway
Existing Land Use: Statter Harbor and DeHarts Marina
Surrounding Land Use: North - Waterfront Commercial—Andrews Marina
South - Auke Bay
East - D-5 Residential and General Commercial—Glacier Hwy
West - Auke Bay



ATTACHMENTS

| | |
|--------------|---|
| Attachment 1 | Vicinity Map |
| Attachment 2 | Development Permit Application |
| Attachment 3 | Conditional Use Application |
| Attachment 4 | 12/1/11 Project Narrative |
| Attachment 5 | Area Site Plan |
| Attachment 6 | Parking Site Plan |
| Attachment 7 | Uplands Site Plan |
| Attachment 8 | 12/12/11 Additional Project Narrative with Master Plan background |

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit and City Project Review for deferred maintenance of existing moorage at Statter Harbor and removal and replacement of the DeHarts moorage facility, including relocation of the fuel float.

Deferred maintenance includes the following:

- Removal and replacement of approximately 300 lineal feet of the main headwalk float
- Removal and replacement of the gangway and gangway support float
- Replacement of the through rod connections for the breakwater and moorage floats
- Replacement of the cylindrical rubber fenders between breakwater floats
- Replacement of the electrical and storage shed float
- Construction of a new storage shed
- Repairing spalling (cracked) concrete on all floats
- other associated work

In addition to the deferred maintenance described above, the existing DeHarts marina float system would be completely removed and replaced with new floats, electrical system, domestic water system, fire suppression system, and other features. The existing facility has 90 vessel slips; however the applicant reports that only 64 have been in use over the past few years. This is due to the condition of the facility, a lower market demand for 24 foot slips, and also because many of the slips go dry at low tides. The new facility would increase the moorage from 64 to 66 vessels. The DeHarts moorage would be relocated to the existing headwalk, immediately adjacent to existing harbor moorage facilities, as shown in the site plan, Attachment 5.

The existing fuel float would also be replaced and relocated as part of the project. The new fuel float would be constructed, installed, and operated by Petro Marine Services under an agreement with CBJ Docks and Harbors. The existing fuel tanks would remain in the current location. However new underground fuel lines would be constructed from the existing tanks to replace the old lines, and would be routed to the new fuel float location at the end of the new vessel moorage area. The new fueling location is shown in the Attachment 5 site plan as the long brown block at the end of the relocated vessel moorage area.

The construction contract for the project is scheduled for bidding in February 2012. Construction would begin in fall 2012 and would be completed by spring 2013. The applicant has obtained U.S. Army Corps of Engineers permits for the project.

BACKGROUND

The proposed development is the first component of the Statter Harbor Master Plan. The next component is construction of a new two-lane boat launch facility. Remaining components include construction of a new kayak and boat haul-out ramp (with improvements to the existing boat yard), and construction of a new Passenger for Hire Facility. The overall goal of the Master Plan is to separate user groups and reduce pedestrian and vessel congestion. The Project Narrative and Site Plan regarding the Master Plan are included in Attachment 8.

The applicant reports that the new launch facility, which is fully funded, is in the process of obtaining permits from the U.S. Army Corps of Engineers. This development would require a Conditional Use Permit and City Project Review from the CBJ Planning Commission. This project is tentatively scheduled for construction in spring 2013 and completion in summer 2014. Both the kayak/boat haul-out ramp and the passenger-for-hire facility do not have funding and are not yet scheduled for permitting or construction.

Application materials for the proposed development were sent to local, state, and federal agencies for review on December 12, 2011 with a comment deadline of December 30, 2011. No comments were received.

ANALYSIS

Project Site and Design

The proposed project is located entirely within the existing Statter Harbor. No expansion of harbor boundaries is proposed. The purpose of the project design is to address maintenance issues and to relocate vessel moorage and the fuel float to an area that will cause less congestion.

Traffic and Circulation

Relocating the DeHarts vessel moorage to the south side of the harbor adjacent to the existing headwalk is expected to substantially reduce the bottleneck of vessels which currently move through a narrow channel between the DeHarts marina and the existing headwalk and associated loading areas. The relocation would create a wider channel for vessels. The relocation of the fuel float in particular would create more area for vessels to tie-up while waiting for fueling, and eliminate or reduce vessels idling in the area. The new fuel float would be in an area with wider clearance through the main vessel corridor.

In the short term, the proposed project would create higher pedestrian use at main gangway and headwalk, since moorage from DeHarts would be relocated to this area. However the new gangway would be widened slightly from 9 feet 9 inches to 10 feet, which would allow for two carts to use the

gangway at the same time. In the long-term, the Passenger for Hire facility (a component of the Statter Harbor Master Plan) will re-route tourists to a separate launch ramp on the east side of the harbor, which will reduce congestion.

Staff asked the applicant about the feasibility of installing a second pedestrian gangway on the west side of the Harbormaster building. The applicant replied that a gangway was located here in the past, but it was removed because it was excessively steep. The difference in the shoreline at this area would push the end point of a ramp with an acceptable grade to a point beyond the headwalk. Therefore a second gangway is not a feasible option.

Parking

The CBJ Land Use Code requires one parking space for every three moorage spaces. The existing moorage at Statter Harbor does not have separate moorage floats that serve individual vessels. Instead, the system provides side-ties for vessels, which means that the exact number of vessels served varies according to the length of vessels moored on any given day. The Harbormaster reports that on a busy summer day, approximately 275 vessels might be moored at the facility. The new moorage floats that replace DeHarts marina would provide 66 individual vessel slips. With these slips, the total available moorage at Statter Harbor would be 341 vessels. The parking requirement would be 114 spaces.

The Statter Harbor moorage facility and DeHarts Marina has parking in three locations:

- 1) the main parking lot adjacent to the Harbormaster building (91 spaces);
- 2) the small parking lot at the head of the DeHart's marina approach ramp (30 spaces); and
- 3) the Horton Lot across from Squires Rest and the Thai restaurant (63 spaces)

The proposed project would eliminate one parking space adjacent to the Harbormaster building to accommodate additional electrical gear for electricity at the new floats, reducing the number from 92 to 91. With removal of the existing approach ramp at DeHart's marina, the parking lot would be reorganized to accommodate 30 parking spaces instead of the 23 spaces currently available, a gain of seven spaces (see applicant parking site plan, Attachment 6). The Horton Lot would remain unchanged at 63 spaces. This would result in a net gain of six parking spaces from the current parking areas, for a total of 184, which is 70 spaces more than the code requirement of 114 spaces. Of these spaces, six are required to be accessible. Accessible spaces have already been provided near the Harbormaster building.

Staff has received an informal public comment from a resident who is concerned that CBJ Docks and Harbors has been leasing parking spaces in the area for long-term use to non-harbor users. The applicant forwarded this question to the Harbormaster, who stated that no long-term parking leases have been issued.

Staff also received informal comments with concerns that relocating the moorage to the headwalk will create a tight maneuvering area for vessels because vessels will be pushed toward the new

moorage area and its increased traffic in order to reach deeper water at low tides. The applicant responded by noting that vessels can immediately avoid the moorage area by veering to the northeast. In addition, a new loading ramp will be constructed in a much more open area in the next phase of the Statter Harbor Master Plan.

The proposed project changes vessel moorage only. However in a later phase of the Statter Harbor Master Plan, the facility will be expanded to include a larger launch ramp and a second launch ramp reserved for tours (see Attachment 8, Statter Harbor Master Plan). This will require a new Conditional Permit, and parking will be evaluated again during that review. However, it's worth noting at this time that CBJ Code does not have a parking requirement related to launch ramps. The CBJ Docks and Harbors long-term plan for parking at the facility is based on the Safe Operators Boating Association (SOBA) standard for launch ramps, which is 50 spaces per launch ramp. The new launch ramp will have two lanes, which would require 100 spaces to meet SOBA standards.

Noise

The project would not add any additional vessel capacity to the area; rather it would restructure the moorage and pathways. The project would not create any additional noise except for temporary noise impacts during construction from pile driving and other activities.

Public Health or Safety

The proposed development would substantially improve public safety by addressing maintenance needs at Statter Harbor and moving and replacing the damaged DeHarts moorage facility.

Lighting

New lighting would be provided on the floats that replace the DeHarts facility. Lights would be mounted at a height sufficient for light distribution, and would be focused downward to eliminate glare. Specific fixtures have not been selected. (Attachment 4) To ensure non-glare lighting, staff recommends the following condition:

- 1.) 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.

Habitat

The maintenance and moorage replacement would not affect sensitive habitat and specifically would not affect the eelgrass beds in the vicinity. A U.S. Army Corps of Engineers Nationwide Permit has been issued for the project, which indicates that the project falls under the Corps' definition of maintenance activities and therefore qualifies for expedited permitting.

Property Value or Neighborhood Harmony

The project is not expanding harbor usage; therefore impacts to property value and/or neighborhood harmony are expected to be minimal. Staff notes that this project is the precursor to a significantly larger harbor development in the Statter Harbor Master Plan, as described in the Background section.

Impacts to neighborhood harmony from additional phases of harbor development will be evaluated in subsequent Planning Commission reviews.

Conformity with Adopted Plans

The project supports Policy 5.6 of the 2008 Juneau Comprehensive Plan, as follows:

It is the policy of the CBJ to facilitate availability of sufficient and suitable water-based facilities and associated land-based acreage to support water-dependent uses, and to work closely with the public and private sectors to facilitate sustainable marine commerce, recreation, public access to the shoreline and enjoyment of the waterfront through development of well-designed port facilities.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

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?

Yes. We find 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?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 9.600, Marine Commercial Facilities, for the Waterfront Commercial zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the January 13, 2012 and January 23, 2012 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

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

No. No evidence indicates that the proposed development would 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?

No. No evidence indicates that the proposed development would substantially decrease the value of or be out of harmony with property in the neighboring area. The proposed development would not increase the vessel or parking capacity of the harbor; it would change the moorage and pedestrian pattern in the harbor by relocating the DeHarts marina, which would improve harbor efficiency.

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

Yes. The proposed development is in conformity with the 2008 Comprehensive Plan, specifically Category 5.6 regarding water-dependent uses.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

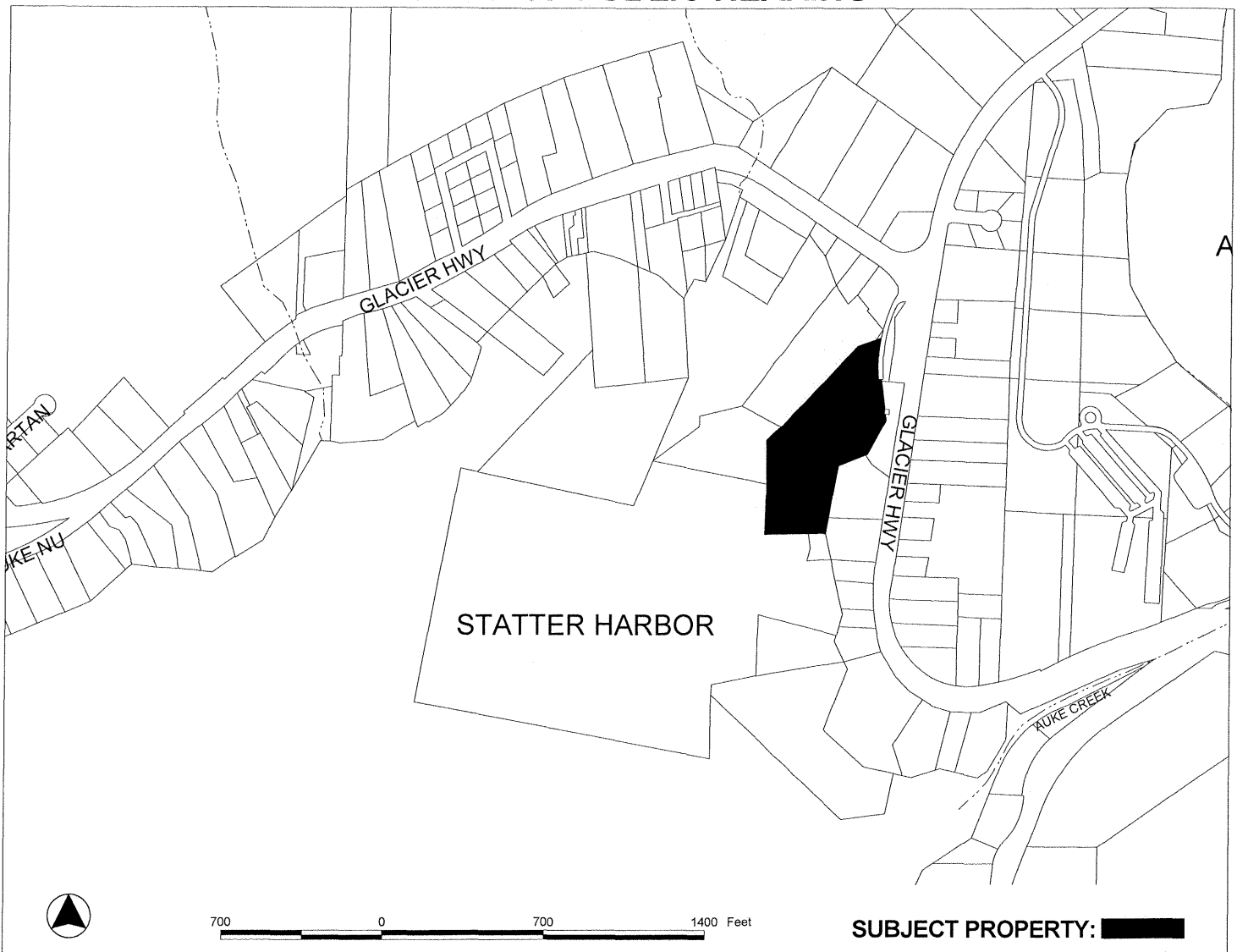
Yes. The proposed development complies with the Juneau Coastal Management Program. The development does not affect sensitive habitat.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit and adopt a favorable recommendation to the CBJ Assembly for the City Project Review. The permit would allow deferred maintenance of existing moorage at Statter Harbor and removal and replacement of the DeHarts moorage facility, with the following condition:

- 1.) 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.

NOTICE OF PUBLIC HEARING



PROPOSAL: A City Project & Conditional Use permit for deferred maintenance of existing moorage at Statter Harbor and removal and replacement of the DeHarts moorage facility.

| | |
|--|--|
| <p>FILE NO: CSP20110011 USE20110031</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Jan 24, 2012</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p> | <p>APPLICANT: CBJ Docks & Harbors</p> <p>Property PCN: 4B2301050100</p> <p>Owner: CBJ Docks & Harbors</p> <p>Size: 6.04 acres</p> <p>Zoned: Waterfront Commercial</p> <p>Site Address: 11497 AUKE BAY HARBOR RD</p> <p>Accessed via: AUKE BAY HARBOR RD</p> |
|--|--|

PROPERTY OWNERS PLEASE NOTE:

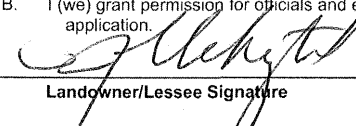

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Teri Camery at 907-586-0755 or e-mail: teri_camery@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

DEVELOPMENT PERMIT APPLICATION

| | | |
|---|-----------------------------------|--------------------------------|
| Project Number | CITY and BOROUGH of JUNEAU | Date Received: <u>12/01/11</u> |
| Project Name (City Staff to Assign Name) | | |

| | | | |
|--|--|--|--------------------------------|
| INFORMATION | Project Description <u>Deferred maintenance at existing Statter Harbor moorage and breakwater facility and remove and replace DeHart's Marina.</u> | | |
| | PROPERTY LOCATION | | |
| | Street Address <u>11465 Auke Bay Harbor Road</u> | City/Zip <u>99801</u> | |
| | Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Statter Harbor / Auke Bay</u> | | |
| | Assessor's Parcel Number(s) <u>4B2301050100</u> | | |
| | LANDOWNER/ LESSEE | | |
| | Property Owner's Name <u>CBJ Docks and Harbors</u> | Contact Person: <u>Carl Uchytel</u> | Work Phone: <u>586-0294</u> |
| | Mailing Address <u>155 South Seward Street, Juneau, Alaska 99801</u> | Home Phone: | Fax Number: <u>586-0295</u> |
| | E-mail Address <u>carl_uchytel@ci.juneau.ak.us</u> | Other Contact Phone Number(s): | |
| | 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. | | | |
| <input checked="" type="checkbox"/> |  | <u>12/1/2011</u> | |
| | Landowner/Lessee Signature | Date | |
| <input checked="" type="checkbox"/> | | | |
| | Landowner/Lessee Signature | Date | |
| NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date. | | | |
| APPLICANT If the same as OWNER, write "SAME" and sign and date at X below | | | |
| Applicant's Name <u>CBJ Docks and Harbors Department</u> | Contact Person: <u>Gary Gillette</u> | Work Phone: <u>586-0398</u> | |
| Mailing Address <u>155 South Seward Street, Juneau, Alaska 99801</u> | Home Phone: | Fax Number: <u>586-0295</u> | |
| E-mail Address <u>gary_gillette@ci.juneau.ak.us</u> | Other Contact Phone Number(s): | | |
| <input checked="" type="checkbox"/> |  | <u>1 Dec 11</u> | |
| | Applicant's Signature | Date of Application | |

-----OFFICE USE ONLY BELOW THIS LINE-----

| | | | | | |
|--|-------------------------------------|--|-------------------------------------|-------------------------------|------------------------------|
| STAFF APPROVALS | <input checked="" type="checkbox"/> | Permit Type | ***SIGN | Date Received | Application Number(s) |
| | | Building/Grading Permit | | | |
| | <input checked="" type="checkbox"/> | City/State Project Review and City Land Action | | <u>12/01/11</u> | <u>CSP201100011</u> |
| | | Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed) | | | |
| | | Mining Case (Small, Large, Rural, Extraction, Exploration) | | | |
| | | Sign Approval (If more than one, fill in all applicable permit #'s) | | | |
| | | Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change) | | | |
| | <input checked="" type="checkbox"/> | Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) | <input checked="" type="checkbox"/> | <u>12/01/11</u> | <u>USE20110031</u> |
| | | Variance Case (De Minimis and all other Variance case types) | | | |
| | | Wetlands Permits | | | |
| | Zone Change Application | | | | |
| | Other (Describe) | | | | |
| ***Public Notice Sign Form filled out and in the file. | | | | | |
| Comments: | | | | Permit Intake Initials | |
| | | | | <u>LB</u> | |

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

| | | | |
|----------------|------------------------------|------------------------------------|----------------------------------|
| Project Number | Project Name (15 characters) | Case Number <u>USE2011 0031</u> | Date Received <u>12-01-11</u> |
|----------------|------------------------------|------------------------------------|----------------------------------|

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 10.510 Moorage - Public, Commercial

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Deferred maintenance of existing moorage at Statter Harbor and removal and replacement of DeHart's Marina.

Size of moorage (new) is >10,000 sq ft

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

- NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Public Moorage

PROPOSED USE OF LAND OR BUILDING(S):

Public Moorage

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot _____ square feet

Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) _____ 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

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Floor Plan of proposed buildings <input type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed Vegetative Cover | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
|--|--|

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

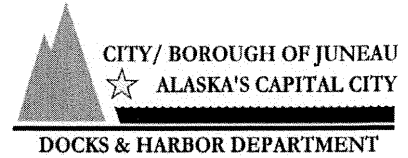
If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

| Fees | Check No. | Receipt | Date |
|---|------------|---------|-------|
| Application Fees <u>1,000</u> \$ 1000.00 | _____ | _____ | _____ |
| Admin. of Guarantee \$ _____ | _____ | _____ | _____ |
| Adjustment \$ _____ | _____ | _____ | _____ |
| Pub. Not. Sign Fee \$ <u>50.00</u> | _____ | _____ | _____ |
| Pub. Not. Sign Deposit \$ <u>100.00</u> | _____ | _____ | _____ |
| Total Fee \$ <u>1150.00</u> | <u>PAC</u> | _____ | _____ |

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT



*Application for a Conditional Use Permit and
City/ State Project Review*

PROJECT NARRATIVE

City and Borough of Juneau Docks and Harbors Department
Statter Harbor Deferred Maintenance and DeHart's Marina Replacement

Submitted by:
Gary Gillette, Port Engineer
On Behalf of the Applicant
CBJ Docks and Harbors Department
155 South Seward Street
Juneau, Alaska 99801
Phone: 907-586-0398
Fax: 907-586-0295
gary_gillette@ci.juneau.ak.us

December 1, 2011

APPLICANT

The applicant is the CBJ Docks and Harbors Department. Primary contact is Gary Gillette, Port Engineer.

PROJECT LOCATION

The proposed project is located at Statter Harbor in Auke Bay within the City and Borough of Juneau, Alaska. The project has two elements: 1) Deferred Maintenance of the existing moorage and breakwater facility and 2) demolition and replacement of the DeHart's Marina, including the fuel float.

PROJECT PURPOSE AND NEED

A condition survey and evaluation was performed on the existing moorage and breakwater facility at Statter Harbor which determined that a number of deferred maintenance items need addressing in order to improve safety and structural integrity of the facility. A separate condition survey was performed of the DeHart's Marina facility that determined it was beyond its useful life and needs replacement.

PROJECT DESCRIPTION

The CBJ Docks and Harbors Department plans to perform deferred maintenance at the existing moorage and breakwater facility at Statter Harbor and replace the DeHart's Marina facility including the fuel float. The project components are identified in the attached site plan (see Attachment A).

Specific deferred maintenance items that would be completed as part of this project include the removal and replacement of approximately 300 lineal feet of the main headwalk float; removal and replacement of the gangway; removal and replacement of the gangway support float; replacement of the through rod connections of the floats for the breakwater and moorage floats; replacement of the cylindrical rubber fenders between breakwater floats; replacement of the electrical and storage shed float, construction of new storage shed; repairing spalling concrete on all floats; and other associated work.

The existing DeHart's Marina float system would be completely removed and replaced with new floats; electrical system, domestic water system, dry stand pipe fire suppression system, and other features to provide a fully functional moorage facility. The existing facility has 90 identified vessel slips however only 64 have been in use over the past few years. This is due to a number of reasons including the deteriorated condition of the facility, the fact that there are many 24 foot slips and the market for this size slip has declined in recent years, and that many of slips go dry at low tides making them undesirable. The new facility will provide moorage for 66 vessels.

The existing fuel float would also be replaced as part of the project. The design of the DeHart's Marina replacement floats includes raceways for fuel lines, electrical, and data to the end of the number one float to accept the new fuel float. The new fuel float will be constructed, installed, and operated by Petro Marine Services under an agreement with CBJ Docks and Harbors. The existing fuel tanks would remain in the current location. New underground fuel lines would be constructed from the existing tanks to replace the old lines. The new lines would daylight at the existing bulkhead to the west of the existing launch ramp. From there the lines would be held with hangers attached to the bulkhead and continue on to the gangway. The lines would attach to the gangway until they reached the floats at which time they would be housed in a chase cast into the floats and continue on until reaching the fuel float. The new fuel lines would be installed by Petro Marine Services.

PARKING

The Statter Harbor moorage facility and existing DeHart's Marina feature parking in three locations 1) main parking lot adjacent to the Harbormaster Building, 2) small parking lot at the head of the DeHart's Marina approach ramp, and 3) the Horton Lot across from Squire's Rest (see Attachment B).

The proposed project would eliminate one parking space adjacent to the Harbormaster Building to accommodate additional electrical gear for electricity at the new floats. With the removal of the existing approach ramp at DeHart's Marina the parking lot would be reorganized to accommodate 30 parking spaces (see Attachment C). The net result is that there will be more parking at the completion of the proposed project compared to the existing situation. The parking provided at Statter Harbor is as shown in the following table.

| | Existing Parking Spaces | Proposed Parking Spaces |
|---|-------------------------|-------------------------|
| Main Lot | 92 | 91 |
| DeHart's Lot | 23 | 30 |
| Horton Lot | 63 | 63 |
| Total | 178 | 184 |
| In addition there are 30 vehicle/trailer parking spaces at the facility | | |

The land use code requires one parking space for each three moorage spaces. The existing moorage at Statter Harbor does not have finger floats that serve individual vessels. The system provides for side-ties of vessels thus the exact number of vessels accommodated varies based on the length of vessels moored on any given day. The Harbormaster indicates that on a typical busy summer day about 275 vessels might be moored at the facility. The new floats replacing DeHart's Marina will provide 66 individual slips. Thus the total moorage available at Statter Harbor will accommodate 341 vessels. The parking requirement therefore would be 114 spaces. The proposed project

would provide more than the required parking and thus would be in compliance with the code.

NAVIGATION

The proposed project would significantly improve vessel navigation within the inner harbor. The removal of DeHart's Marina will widen the travel fairway between Andrew's Marina and the new Statter floats. The new fuel float will provide two hundred twenty four lineal feet of tie-up space as opposed to the existing seventy five lineal feet. The new float will more than triple the amount of space for vessel fueling thereby significantly increasing the efficiency and reducing congestion over the current fueling situation. In addition, the new fuel float location will be more accessible to vessels and more easily navigable without entering so far into the inner harbor.

SCHEDULE

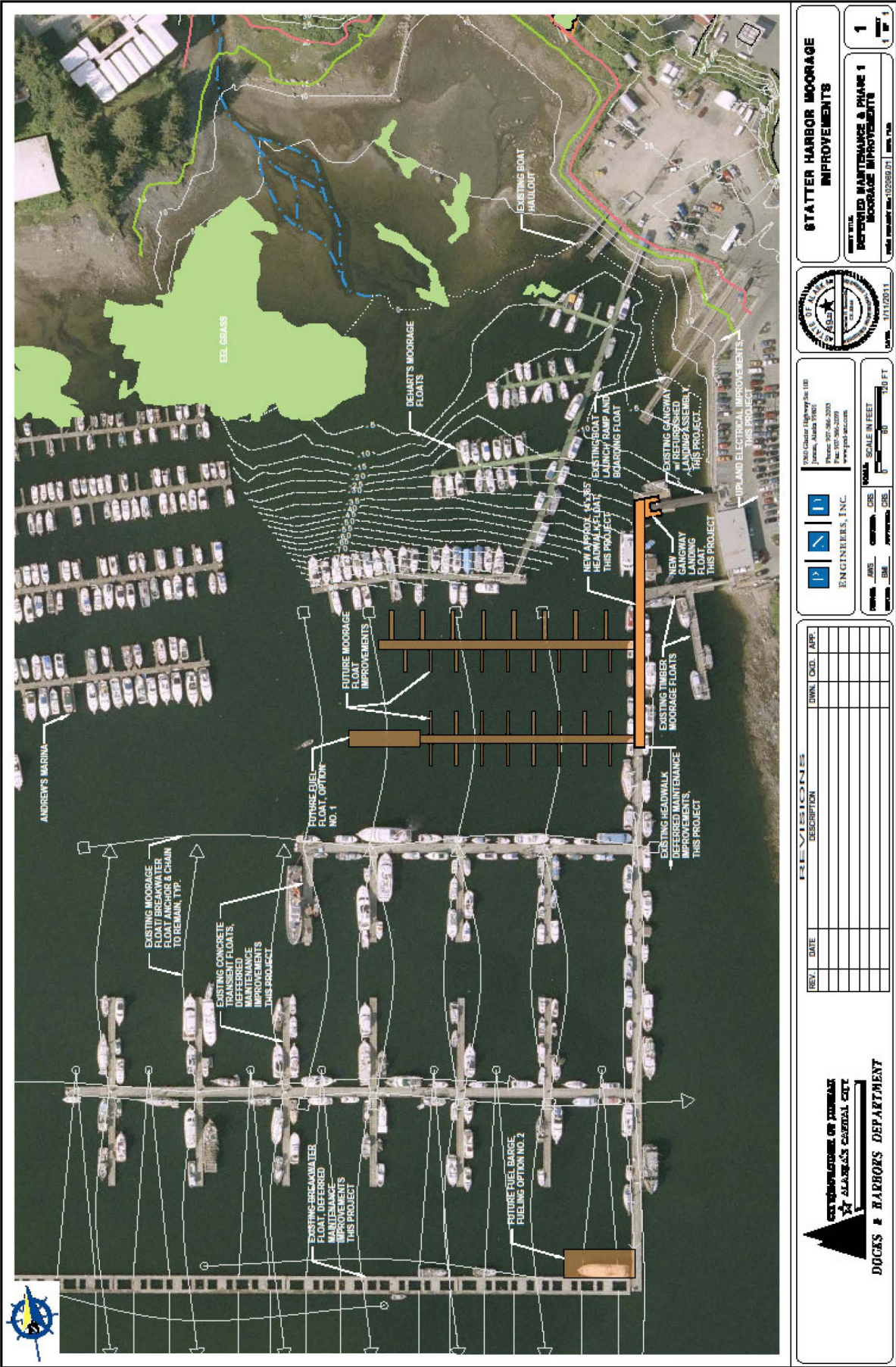
The proposed project is scheduled to begin construction in the fall of 2012 and be completed by spring of 2013. Bidding for the construction contract would occur in February 2012 in order that the contractor may assemble materials and construct the floats in time for the fall installation. The Army Corps of Engineers has issued a Nationwide Permit for the project as they view it as an in-kind replacement of an existing facility with no increased impacts.

LIGHTING

New lighting will be provided on the floats that replace the DeHart's facility. Luminaires would be mounted on light standards at a height to allow adequate light distribution but will be focused downward so not to cause glare beyond the areas to be illuminated. Specific fixtures have not been selected at this point in the design process.

ATTACHMENTS

- A. Plan of the Proposed Project Components
- B. Site Plan Showing Parking Areas at Statter Harbor
- C. Plan of the Reconfigured DeHart's Parking Area



STATTER HARBOR MOORAGE IMPROVEMENTS

DATE: 11/11/2011

1



YOUR CHOICE: Highway 118
 Anchorage, Alaska 99501
 Phone: 907.562.5200
 Fax: 907.562.2029
 www.gpd-inc.com

ENGINEERS, INC.

PROJ. NO. 111200113

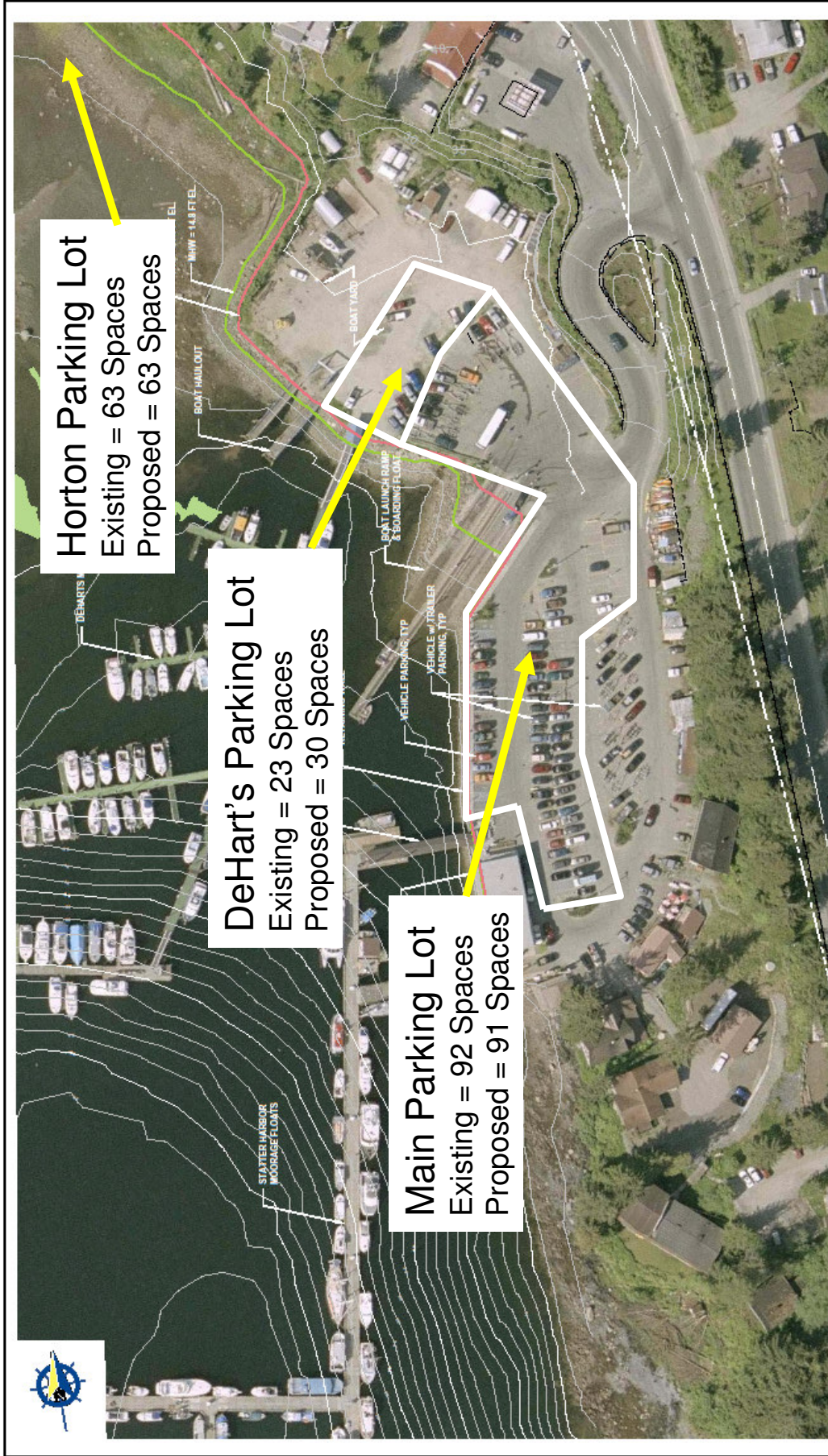
SCALE IN FEET: 0 25 50 75.0 FT

| REV. | DATE | DESCRIPTION | DWN. | CHK. | APP. |
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STATE OF ALASKA
 DEPARTMENT OF COMMUNITY & DEVELOPMENT
 DIVISION OF MARINE & COASTAL AFFAIRS
DOCKS & HARBORS DEPARTMENT

- Existing Facility to be repaired
- Removal of DeHart's Facility (90 slips – 64 actively used) and fuel float
- Replacement of DeHart's Facility (66 slips) and fuel float (Option #1)

ATTACHMENT B



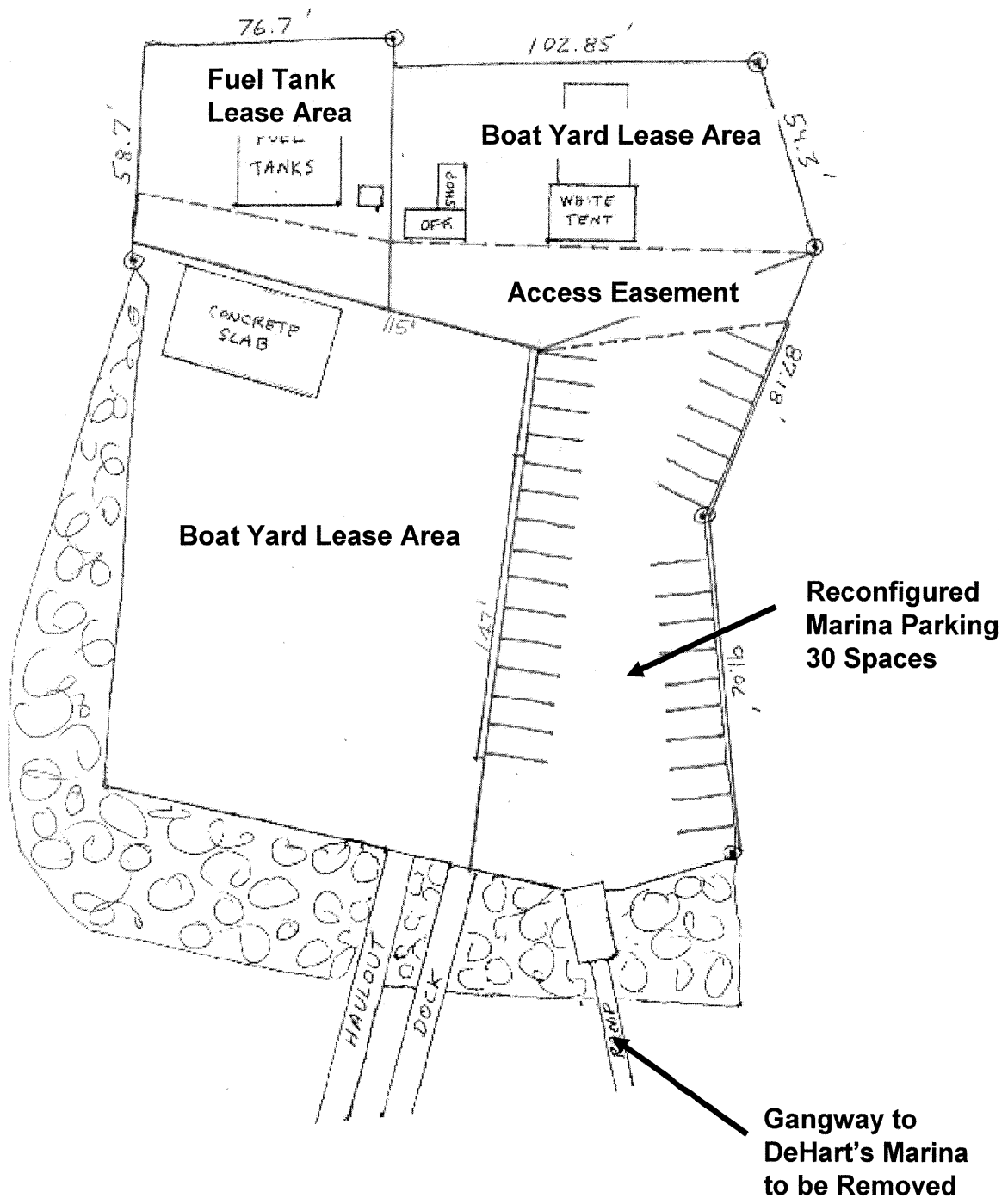
| | | |
|------------------------|--|-----------------------------------|
| | CITY & BOROUGH OF JUNEAU STATER HARBOR IMPROVEMENTS | SHEET NO. 1 OF 1 |
| DATE: NOV. 2011 | EXISTING CONDITIONS | SCALE IN FEET: 1" = 20' |

CITY/BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
 DOCKS & HARBOR DEPARTMENT

P | N | D
ENGINEERS, INC.

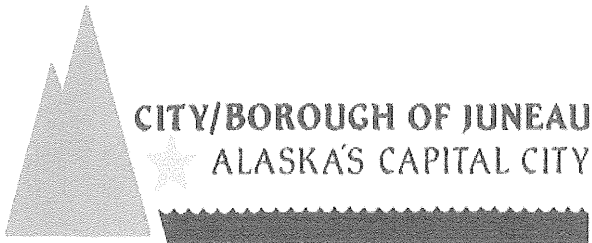
PROPOSED PARKING PLAN

ATTACHMENT C



UPLANDS SITE PLAN

Not to Scale



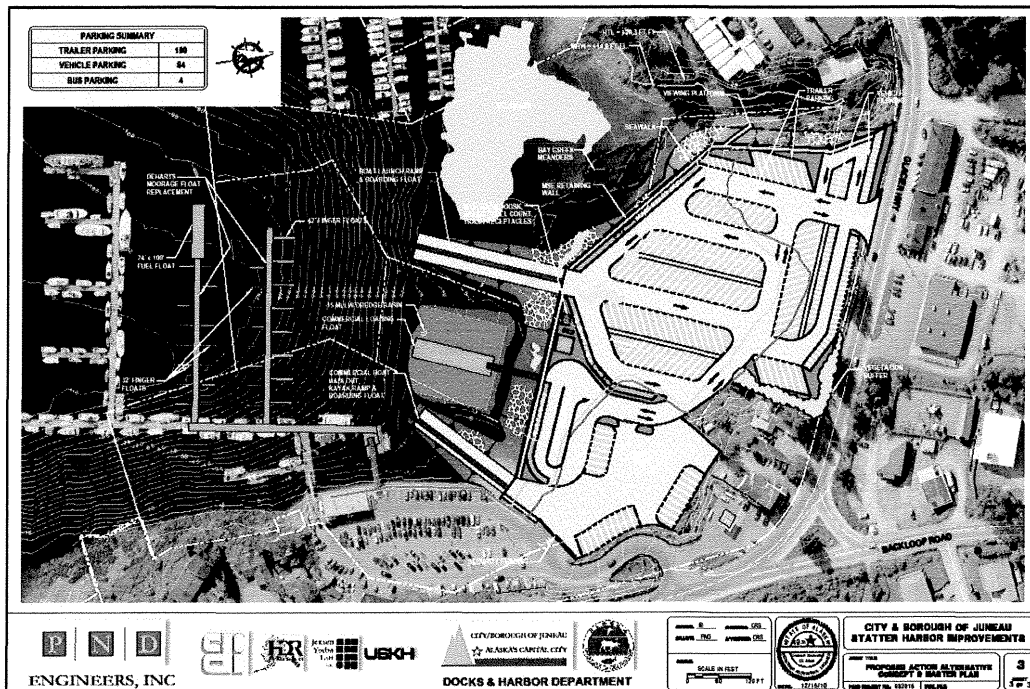
City & Borough of Juneau • Docks & Harbors
 155 S. Seward Street • Juneau, AK 99801
 (907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau MEMORANDUM

To: Teri Camery, Planner
From: Gary Gillette, Port Engineer
Date: December 12, 2011
Re: Statter Harbor Deferred Maintenance and DeHart's Replacement

The proposed project as referenced above is a component of the overall master plan for capital improvements at Statter Harbor. The current master plan is shown in the drawing below. The specific components of the master plan include the following:

- Deferred Maintenance Repairs of the existing Statter Harbor moorage and breakwater facility
- Removal and replacement of the DeHart's moorage facility
- Construction of a new two-lane boat launch ramp facility
- Construction of a new kayak/boat haul-out ramp and improvements to the existing boat yard
- Construction of a new Passenger For Hire Facility



The schedule for various components of the master plan is primarily dictated by the availability of funding. Currently the deferred maintenance repairs and removal and replacement of DeHart's projects are funded. Army Corps of Engineers permits have been issued for these elements of the master plan. A

Teri Camery
Statter Harbor Conditional Use Permit
December 12, 2011
Page 2 of 2

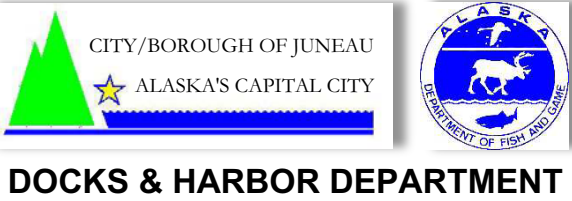
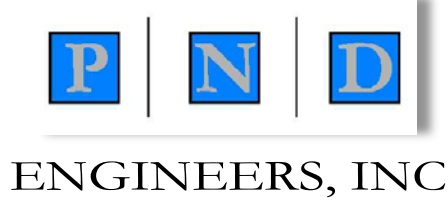
CBJ Conditional Use permit has been submitted and will likely be in front of the Planning Commission in January 2012. Provided that a CU permit is issued the schedule for construction of this phase of the master plan will commence in October 2012 and be complete by May 2013.

The new launch ramp portion of the master plan is in the permitting phase. An application has been submitted for the Army Corps of Engineers Permit. It is anticipated that the public notice for this project will be issued by the end of the year. The project would also require a conditional use permit issued by the Planning Commission. If permits are in hand the project is scheduled to begin construction in spring of 2013 and be completed by summer of 2014.

The kayak / boat haul-out project has no current funding thus is not scheduled for permitting or construction at this time.

The passenger for hire facility has no current funding thus is not scheduled for permitting or construction at this time.

| PARKING SUMMARY | |
|-----------------|-----|
| TRAILER PARKING | 100 |
| VEHICLE PARKING | 84 |
| BUS PARKING | 4 |



DESIGN: BI CHECKED: CRS
 DRAWN: PND APPROVED: CRS

SCALE:
 SCALE IN FEET
 0 60 120 FT



**CITY & BOROUGH OF JUNEAU
 STATTER HARBOR IMPROVEMENTS**

SHEET TITLE:
**PROPOSED ACTION ALTERNATIVE
 CONCEPT 9 MASTER PLAN**

PN&D PROJECT NO. 082015 DWG. FILE:

3
 SHEET
 3 OF 3