

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: January 25, 2012

File No.: USE20110026

ECI Hyer Architecture & Interiors
101 W. Benson Blvd, Suite 306
Anchorage, AK 99503

State of Alaska, DOTPF, DEED
200 East 42nd Avenue
Anchorage, AK 99508

Application For: A Conditional Use permit for the 118,000 square foot State Library, Archive, and Museum (SLAM) Facility - at one time proposed to be called Library, Archive, Museum Project (LAMP)

Legal Description: Tidelands Addition Block 66 Lots 4, 5, 6 FR & 10 FR

Property Address: 395 Whittier Street, Juneau

Parcel Code No.: 1-C06-0-K66-003-0

Hearing Date: January 24, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 20, 2012, and approved the 118,000 square foot State Library, Archive, and Museum (SLAM) Facility to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Vegetative cover must be installed as shown in the plans prior to the issuance of a Certificate of Occupancy.
2. All exterior lighting fixtures shall be of a "full cutoff" design.
3. 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 at CBJ§49.40.230(d).
4. Pedestrian improvements must be installed as shown in the attached plans prior to the issuance of a Certificate of Occupancy.

Advisory Condition:

1. As mitigation for demolition of the Alaska State Centennial Museum (a historic place) one or more of the concrete panels be preserved and displayed, either inside or outside the new facility. A publication and interpretative exhibit on the history of the original museum will also be provided.

Furthermore, the Planning Commission adopted the Director's analysis and adopt the bonus point total per CBJ§49.60.150 to allow a maximum building height of 45 feet for this project.

Attachments: January 20, 2012, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE20110026.
January 24, 2012, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2011 0026.


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, January 24, 2012.

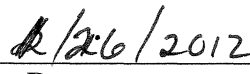
Expiration Date: The permit will expire 18 months after the effective date, or July 24, 2013, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk


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.