

MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: May 2, 2012

TO: Planning Commission

FROM: Teri Camery, Senior Planner
Community Development Department

FILE NO.: CSP2012 0010

PROPOSAL: A City Project Review of the Auke Lake Wayside Recreational Improvements Plan

GENERAL INFORMATION

Applicant: Michele Elfers, CBJ Engineering

Property Owner: City and Borough of Juneau

Property Address: 11050 Glacier Hwy

Legal Description: USS 3832 Lot 2

Parcel Code No.: 4-B23-0-103-008-0

Site Size: 4.63 acres

Zoning: D-5

Utilities: CBJ Water and Sewer

Access: Glacier Highway

Existing Land Use: Auke Lake Wayside Boat Launch Ramp and Parking Area

Surrounding Land Use: North - Auke Lake
South - Glacier Highway; D-1 (T) D-3 Residential
East - Pederson Hill; D-1 (T) D-5 Vacant Residential
West - University of Alaska Southeast; D-5 Residential



CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

ATTACHMENTS

Attachment 1	Vicinity Map
Attachment 2	Development Permit Application
Attachment 3	City State Project Review Application
Attachment 4	Project Narrative
Attachment 5	Site plans
Attachment 6	Revegetation plan
Attachment 7	Auke Lake ordinance regarding site management

PROJECT DESCRIPTION AND ANALYSIS

The applicant, CBJ Engineering, requests approval of the Auke Lake Wayside Recreational Improvements Plan. The Auke Lake Wayside is a heavily used recreational area for boaters, swimmers, and hikers. Recent improvements to the area include a new boat ramp, new pedestrian bridge across Auke Creek, and a new trail along the west side of the lake. Continued heavy use of the area has led to erosion impacts and the need for additional amenities to support user groups.

The goals of the project are to address existing use patterns at the wayside; to formalize existing paths to minimize disturbance; to develop areas already used as gathering spots; to minimize disturbance of trees and understory and increase riparian vegetation; to stabilize eroded slopes; and to provide surface stormwater treatment through stormwater ponds and vegetative swales.

The plan includes the following elements:

- Picnic shelter and fire ring
- ADA-accessible lake viewing deck
- Bathroom with water and sewer connection
- Concrete block stair access to a floating dock for boat users and swimmers
- Pedestrian lighting
- Permeable paver pedestrian path
- Asphalt paved bike path
- Gravel forest paths
- Paved parking area

The plan also incorporates three stormwater ponds to treat parking lot runoff, stabilization of eroding slopes, and extensive re-vegetation in eroded or barren areas. No large trees will be removed for the development.

The property is owned by CBJ and will be managed by the CBJ Parks and Recreation Department. The project has been jointly designed by CBJ and DOT, and DOT is currently managing the public

scoping process to complete an Environmental Assessment, which is required because the project is using federal funds. The Glacier Highway right-of-way runs parallel to the boat ramp. No structures are allowed within the right-of-way, so this factor has dictated the placement of certain wayside amenities, such as the restroom, closer to the lake.

The proposed plan closes one entrance to the wayside and retains the existing western entrance. The paved parking lot will have a total of 26 parking spaces, including two accessible spaces, and will be defined with striping. The lot meets only the minimum requirements for the turning radius for boat trailers so that pavement can be minimized and amenities and vegetation maximized. The lot will be plowed throughout the winter months, and snow will be stored on site where pollutants can be filtered through the stormwater ponds. Snow will not be stored on site from other areas.

The project includes minimal lighting along the main pedestrian path. The bathroom will have one small light on the outside of the structure and one on the inside. The picnic shelter will have interior lighting. Staff recommends the following condition to minimize lighting impacts:

- 1.) Exterior lighting shall be designed and located to minimize offsite glare.

Lastly, CBJ Code 49.70.310 (A)(5) and (B)(2) prohibit development within 50-feet of Auke Lake and prohibit disturbance within 25-feet of the lake. The project includes development within these zones, therefore a lakeside setback variance is required, which is being reviewed concurrently as VAR2012 0007.

BACKGROUND

The Auke Lake boat ramp was moved to its new location on the west side of the lake, out of the mouth of Auke Creek, in June 2009. This project was reviewed under CSP2009 0004. The Auke Lake Trail was approved in February 2009 with VAR2007 0041 and VAR2008 0002. The CBJ Assembly approved an early conceptual version of the Auke Lake Wayside Master Plan in 2009.

The current project design is still conceptual but will be finalized following completion of DOT's Environmental Assessment later this year. If the site plan changes between the current proposal and the final version, CDD will need to review the new plan to determine if changes are significant and if a new Planning Commission hearing is necessary. Staff recommends a project condition to highlight this requirement.

CONFORMITY WITH ADOPTED PLANS

The 2008 Juneau Comprehensive Plan includes several policies relevant to the proposed development in Chapter 9, as follows:

Policy 9.1. It is the policy of the CBJ to provide quality dispersed outdoor recreational opportunities and to acquire and develop sufficient local parks and recreational facilities in locations convenient to all areas of the CBJ. Places given priority for new facilities include rapidly developing areas and currently developed areas that lack adequate parks and recreation facilities.

Policy 9.2. It is the policy of the CBJ to develop and maintain an interconnected non-motorized trail system that is complementary with, and may be contiguous with, un-fragmented fish and wildlife corridors along anadromous streams within the roaded area that provides fish and wildlife and human access to the sea from the uplands.

The 2008 Juneau Comprehensive Plan Guidelines and Considerations for Auke Bay, Mendenhall Peninsula, and West Mendenhall Valley Subarea 3, includes the following relevant policies:

4. Preserve valuable public tidelands, shorelines, creek and stream corridors and fish and wildlife habitat and public open space/natural areas.

13. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations include... (g) develop a Master Plan for the Auke Lake area [this has been done, as noted in the Background Section]; (h) develop a master plan for trail connections around Auke Lake.

17. Encourage beautification and buffering along major roadways.

20. Work with DOT to provide sidewalks, bicycle paths, and/or trails separated from the road travelway along existing and newly constructed arterial and collector roadways to provide safe and efficient access and to reduce pedestrian and bicycle/motor vehicle conflicts.

The proposed project substantially conforms with all of these policies by providing new trails and recreational amenities in this heavily used roadside area while protecting Auke Lake with revegetation efforts, erosion control, and improved stormwater treatment.

HABITAT

The project does not require fill in any wetlands. The project requires an approved anadromous lakeside setback variance from Auke Lake, which is being reviewed concurrently as VAR2012 0007.

FINDINGS

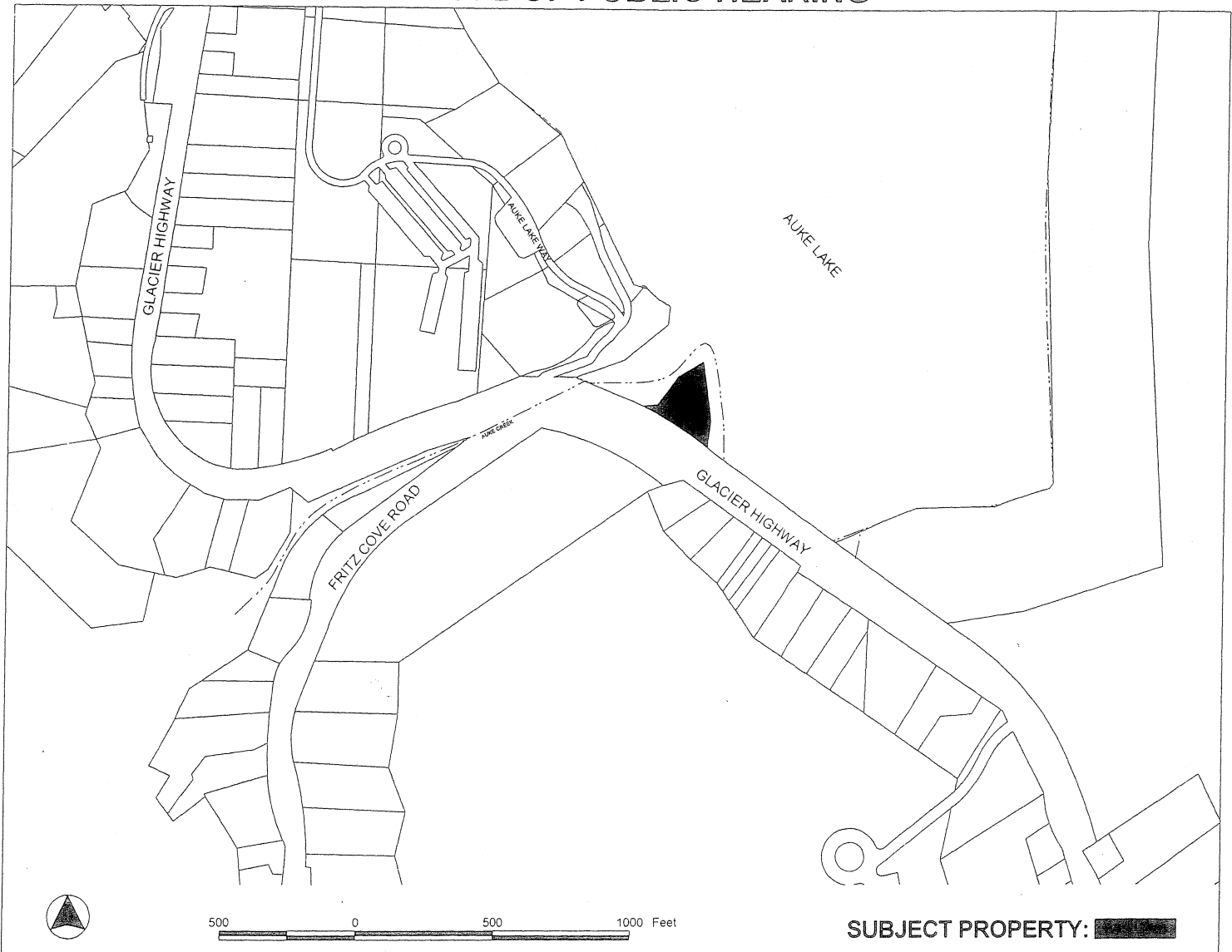
Staff finds that with approval of VAR2012 0007, the project substantially complies with Title 49 Land Use Code regulations, and also complies with the 2008 Comprehensive Plan, specifically policies 9.1 and 9.2 regarding recreational development.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the Assembly authorization of the Auke Lake Wayside Recreational Improvements Plan, which includes development of new trails, a picnic shelter, restroom, re-vegetation, a paved parking area, and stormwater treatment facilities, and other amenities. The recommendation includes the following recommended conditions:

- 1.) Exterior lighting shall be designed and located to minimize offsite glare.
- 2.) If the project site plan is modified, prior to issuance of a Building Permit, the modified proposal shall be provided to CDD staff to determine if additional Planning Commission review is required.

NOTICE OF PUBLIC HEARING



PROPOSAL: VAR2012 0007 A Variance to the 50-foot lakeside setback from Auke Lake for Auke Lake Wayside recreational improvements
 CSP2012 0010 A City Project Review for recreational improvements to the Auke Lake Wayside

<p>FILE NO: CSP2012 0010 VAR2012 0007</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: May 08, 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: CITY & BOROUGH OF JUNEAU</p> <p>Property PCN: 4-B23-0-103-008-0</p> <p>Owner(s): CITY AND BOROUGH OF JUNEAU & LANDS AND RESOURCES</p> <p>Parcel Size: 4.63 acres</p> <p>Zoned: D5</p> <p>Site Address: 11050 GLACIER HWY</p> <p>Accessed via: GLACIER HWY</p>
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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 586-0755 or email at teri_camery@ci.juneau.ak.us

ATTACHMENT 1

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.ci.juneau.ak.us

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>4/23/12</u>
Project Name <small>(City Staff to Assign Name)</small>		

INFORMATION	Project Description <u>See attached.</u>		
	PROPERTY LOCATION		
	Street Address <u>11050 Glacier Hwy / Ave Lake Wayside</u>	City/Zip <u>Juneau</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>USS 3832 L2 Ave Lake</u>		
	Assessor's Parcel Number(s) <u>482301030080</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <u>CBJ</u>	Contact Person: <u>Michele Effers</u>	Work Phone: <u>586-0931</u>
	Mailing Address <u>Engineering Dept. 155 S. Seward St. Juneau 99801</u>	Home Phone:	Fax Number:
	E-mail Address <u>Michele-Effers@ci.juneau.ak.us</u>	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT <small>****Required for Planning Permits, not needed on Building/ Engineering Permits****</small>		
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>Michele Effers</u> Landowner/Lessee Signature	<u>4/23/12</u> 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 <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name <u>same</u>	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X	<u>Michele Effers</u> Applicant's Signature	<u>4/23/12</u> 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>4/23/12</u>	<u>CSF 12-0010</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)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
<small>***Public Notice Sign Form filled out and in the file.</small>					
Comments:				Permit Intake Initials	
_____ _____ _____				<u>TC</u>	

no fee

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 2920010	Date Received 4/23/12
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TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT _____

See attached.

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S): _____

See attached

PROPOSED USE OF LAND OR BUILDING(S): _____

See attached

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? No Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ 1 million

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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: left;">CITY/STATE PROJECT FEES</th> </tr> <tr> <th style="width: 40%;"></th> <th style="width: 10%;">Fees</th> <th style="width: 15%;">Check No.</th> <th style="width: 15%;">Receipt</th> <th style="width: 10%;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td>\$ <u> </u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Total Fee</td> <td>\$ <u> </u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>	CITY/STATE PROJECT FEES						Fees	Check No.	Receipt	Date	Application Fees	\$ <u> </u>	_____	_____	_____	Total Fee	\$ <u> </u>	_____	_____	_____
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NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM & EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

TO BE COMPLETED BY THE APPLICANT

Auke Lake Wayside Recreational Improvements
Development Permit Application
April 23, 2012

RECEIVED

APR 23 2012

PERMIT CENTER/CDD

Project Description:

The Auke Lake Wayside is a heavily used recreational area for boaters, swimmers, and hikers. Over the last two years, the University of Alaska constructed a pedestrian bridge over Auke Creek and the City and Borough of Juneau constructed a concrete boat launch ramp at the east side of the wayside. This project proposes additional improvements for recreational users including a picnic shelter, ADA accessible lake viewing deck, one stall bathroom with water and sewer connection, concrete block stair access to a floating dock for boat users and swimmers, pedestrian lighting, permeable paver pedestrian path, asphalt paved bike path and gravel forest paths and a paved parking area. The plan incorporates stormwater improvements through surface treatment of parking lot runoff, stabilization of eroding slopes, and protection and enhancement of riparian vegetation.

The goals of the project are to improve existing recreational uses and minimize impacts to water quality and riparian vegetation. The following are project objectives:

- Address use patterns that already exist at the wayside. Formalize existing paths to minimize disturbance.
- Develop areas used already as gathering spots.
- Minimize disturbance of mature spruce trees and understory. Do not remove any large spruce or hemlock trees and increase riparian vegetation.
- Stabilize eroded slopes.
- Provide surface stormwater quality treatment through best management practices.

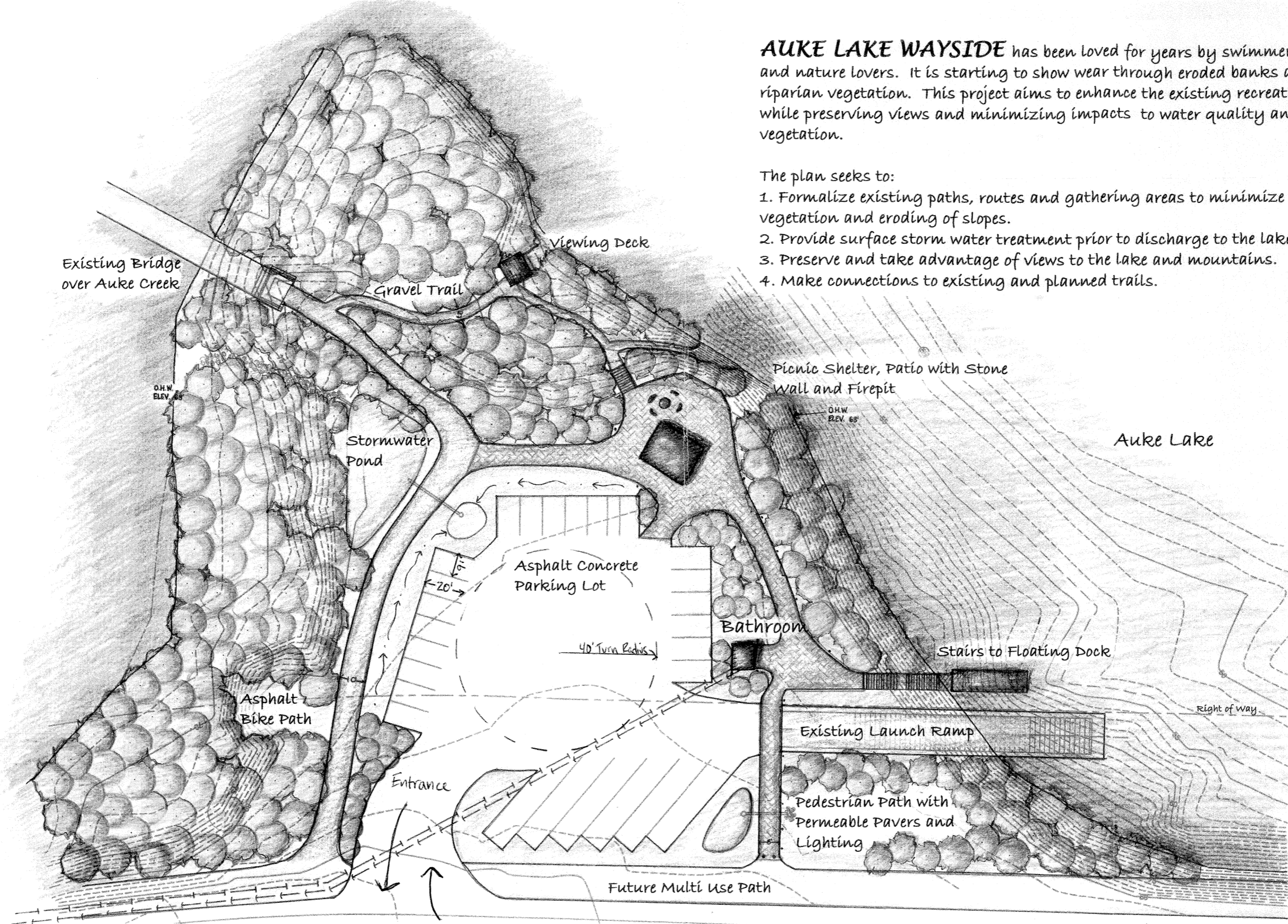
The proposed plan closes one entrance to the wayside and retains the existing western entrance. The parking lot will be paved and defined with striping. There are a total of 26 parking spaces including 2 handicap accessible spaces. Pedestrian lighting will be provided along the pedestrian path with permeable pavers at a low level to light the path. The bathroom will have a small light on the outside of the structure and one on the inside. The picnic shelter will have interior lighting. Additional vegetation will include native grasses in disturbed areas around the parking lot as well as grasses and wetland plants in the surface stormwater collection areas. Some shrubs and a few understory trees will be planted around the parking lot to guide access to the paths but will not block views from the street to the paths and gathering areas.

Auke Lake Wayside is a very beautiful peninsula in Auke Lake. It is easily accessible and the only public boating launch for boats into Auke Lake. It is becoming an access point and stopover for trail users from the University of Alaska and the floating dock trail along the east side of the lake. The Alaska Department of Transportation has plans to

AUKE LAKE WAYSIDE has been loved for years by swimmers, boaters, hikers, and nature lovers. It is starting to show wear through eroded banks and damaged riparian vegetation. This project aims to enhance the existing recreational opportunities while preserving views and minimizing impacts to water quality and riparian vegetation.

The plan seeks to:

1. Formalize existing paths, routes and gathering areas to minimize disturbance of vegetation and eroding of slopes.
2. Provide surface storm water treatment prior to discharge to the lake.
3. Preserve and take advantage of views to the lake and mountains.
4. Make connections to existing and planned trails.



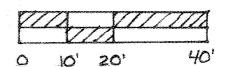
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ATTACHMENT 5

AUKE LAKE WAYSIDE

CONCEPT PLAN AND DETAILS, April 2012

Alaska Department of Transportation and Public Facilities and City and Borough of Juneau

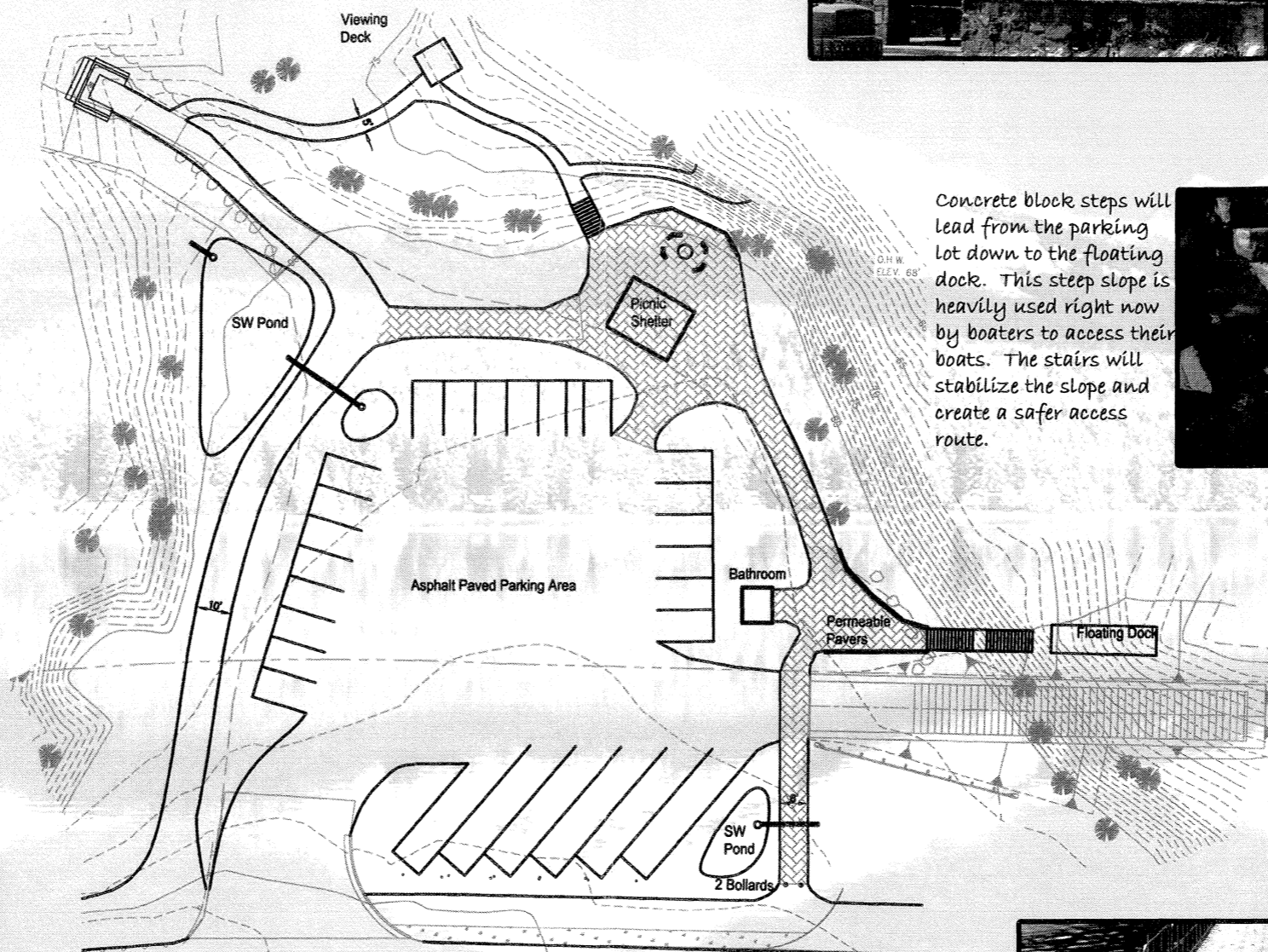
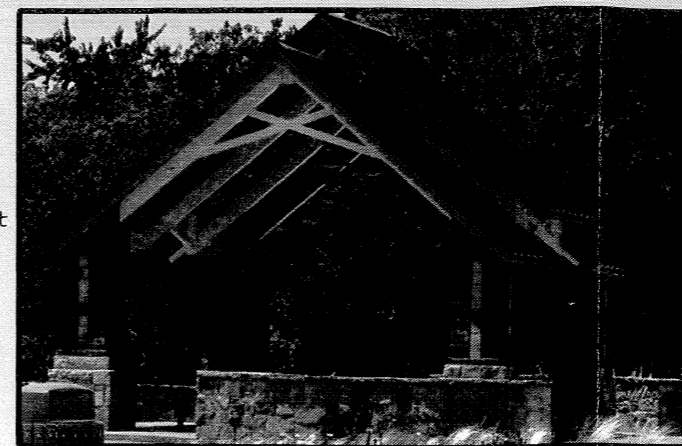


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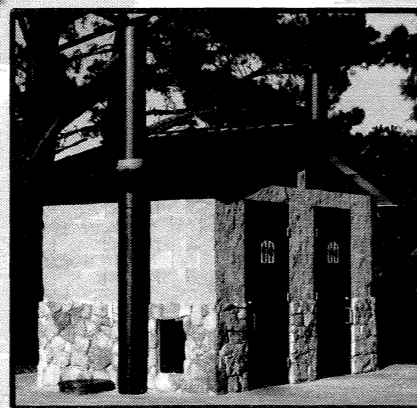
A firepit with a grill rack will be located outside the shelter in the patio area. Seating will surround the firepit and take advantage of views out to Auke Lake and the surrounding mountains. There will also be a small stand up grill in the patio area.



A new picnic shelter, approximately 16' x 20', with steel columns, metal roof, and lighting will sit at the edge of the parking lot, open to views out to the lake. Picnic tables inside and additional seating outside will allow for small gatherings.

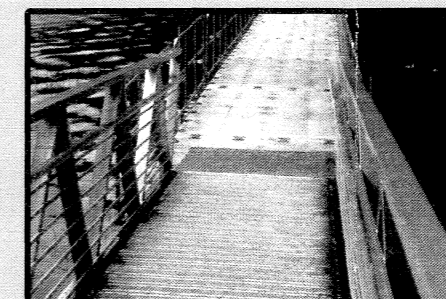


Concrete block steps will lead from the parking lot down to the floating dock. This steep slope is heavily used right now by boaters to access their boats. The stairs will stabilize the slope and create a safer access route.



A one stall bathroom with connection to city water and sewer will be installed. The structure is concrete block with a metal roof.

A floating dock, similar to the floating walkway trail around the lake will offer better access for swimmers and boaters to enter and exit the water.

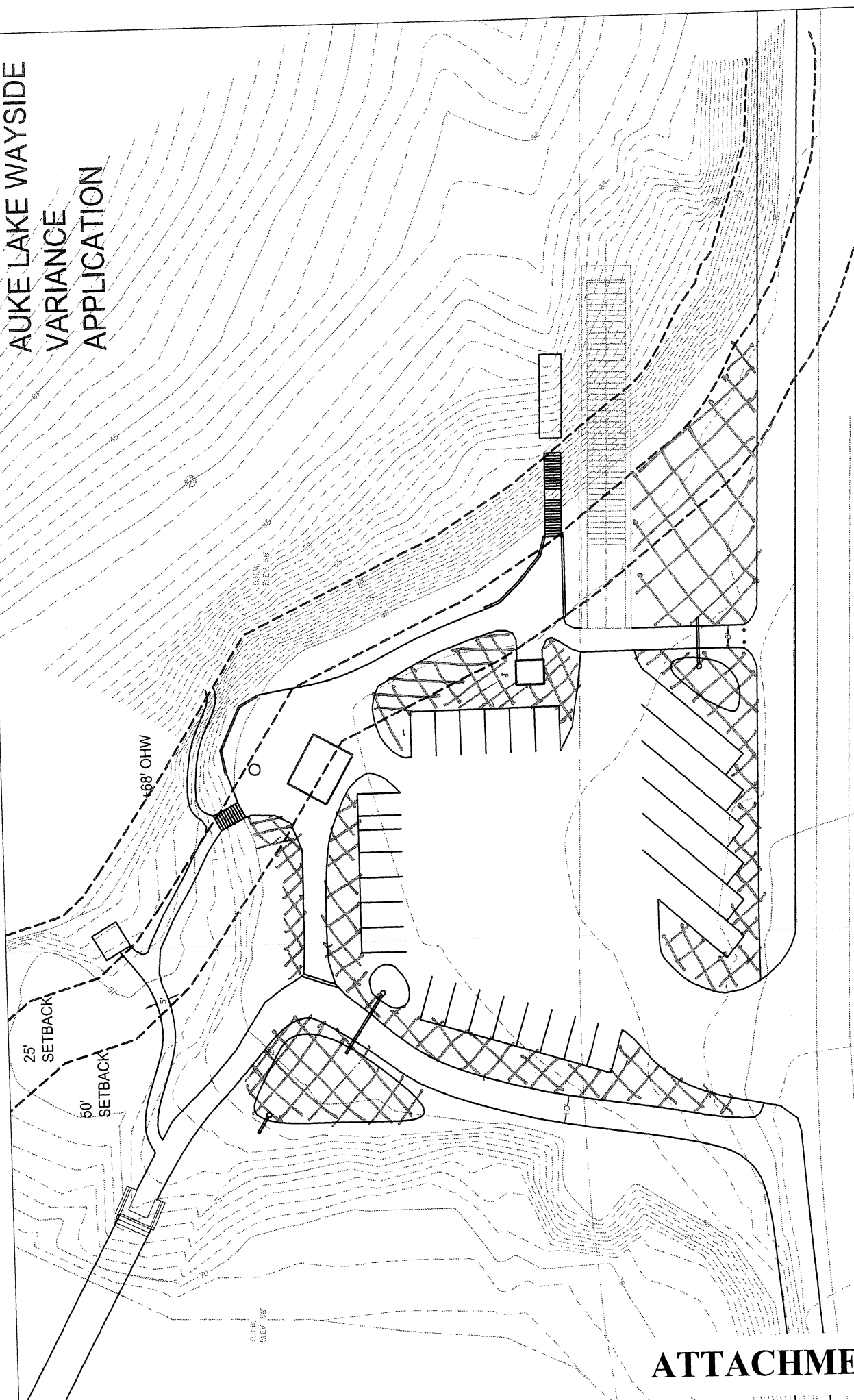


AUKE LAKE WAYSIDE

CONCEPT PLAN AND DETAILS, April 2012

Alaska Department of Transportation and Public Facilities and City and Borough of Juneau

AUKE LAKE WAYSIDE
VARIANCE
APPLICATION



Vegetation Areas

Presented by: Lands Committee
Introduced: 08/25/2008
Drafted by: J.W. Hartle

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2008-26(c)

An Ordinance Amending The Boundaries Limiting Motorized Vessel Use On Auke Lake.

WHEREAS, this ordinance pertains to motorized watercraft and not aircraft; and

WHEREAS, the attached Exhibit A – Auke Lake Motorized Use Map – reflects recommendations reached through collaborative neighborhood efforts to delineate agreed-upon boundaries using updated GPS field information; and

WHEREAS, amendments to the north and east motorized use boundaries have been drafted proposing a break in the line at the mid-point of the north boundary causing the no-wake zone to extend approximately 620 feet further down the east shore; and

WHEREAS, the floating walkways for the Auke Lake Trail have been installed in the 100' buffer along the east shore, identified as a “no motorized use” area; and

WHEREAS, to provide adequate separation of infrastructure and wakes from motorized vessels, the buffer is proposed to expand to 150' in the southeast corner of the lake; and

WHEREAS, the Lands Committee, at its July 7, 2008 meeting, recommended this item be forwarded to the Assembly for approval.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

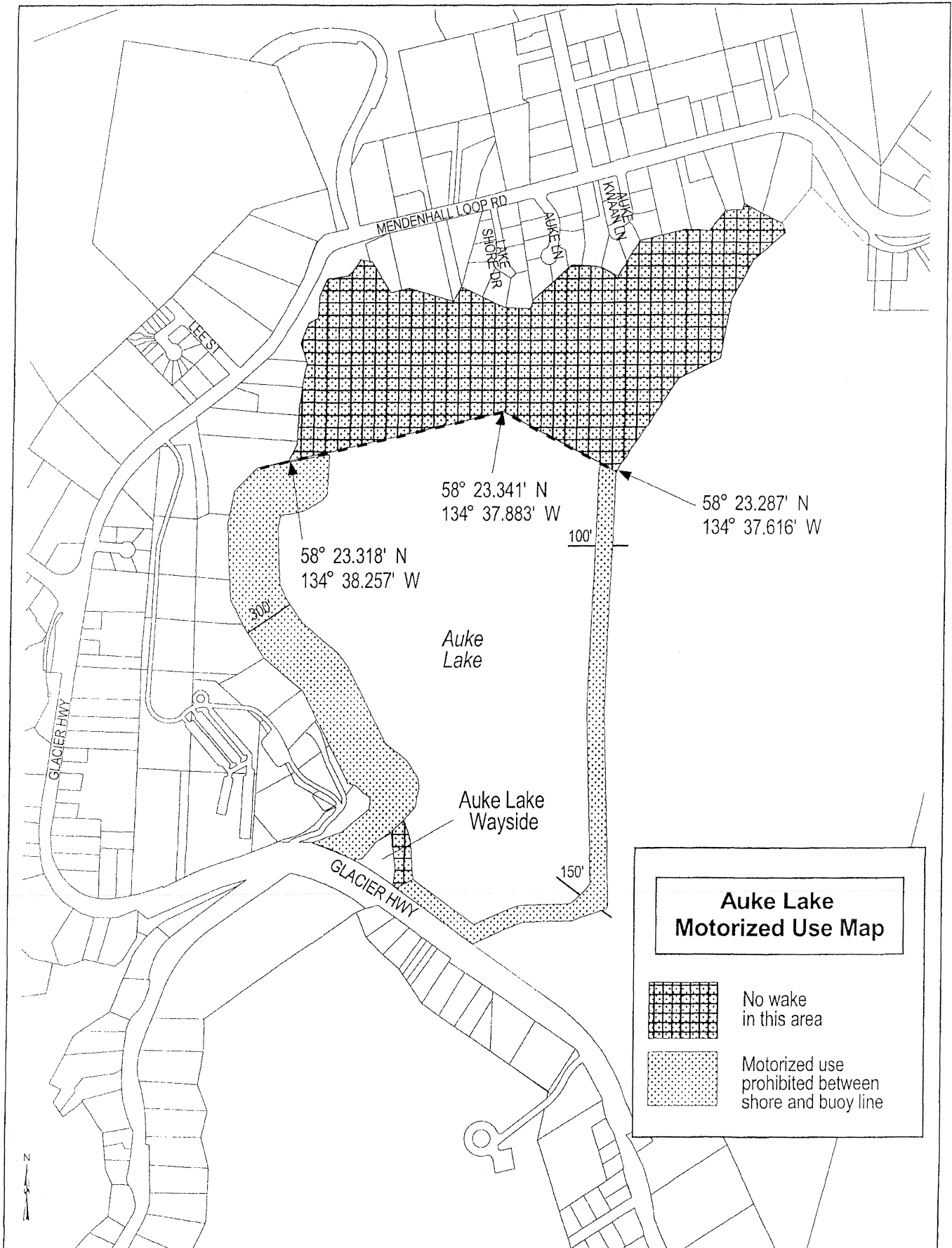
Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough code.

Section 2. Amendment of Section. CBJ 67.01.095 Motorized uses on Auke Lake, is amended to read:

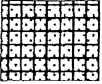
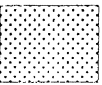
67.01.095 Motorized uses on Auke Lake.

(a) Hours of operation. Personal watercraft and other motorized vessels may operate on Auke Lake during the following hours:

- (1) From June 1 through August 31: 9 AM to 10 PM
- (2) From September 1 through May 31: 9 AM to 9 PM



**Auke Lake
Motorized Use Map**

	No wake in this area
	Motorized use prohibited between shore and buoy line