

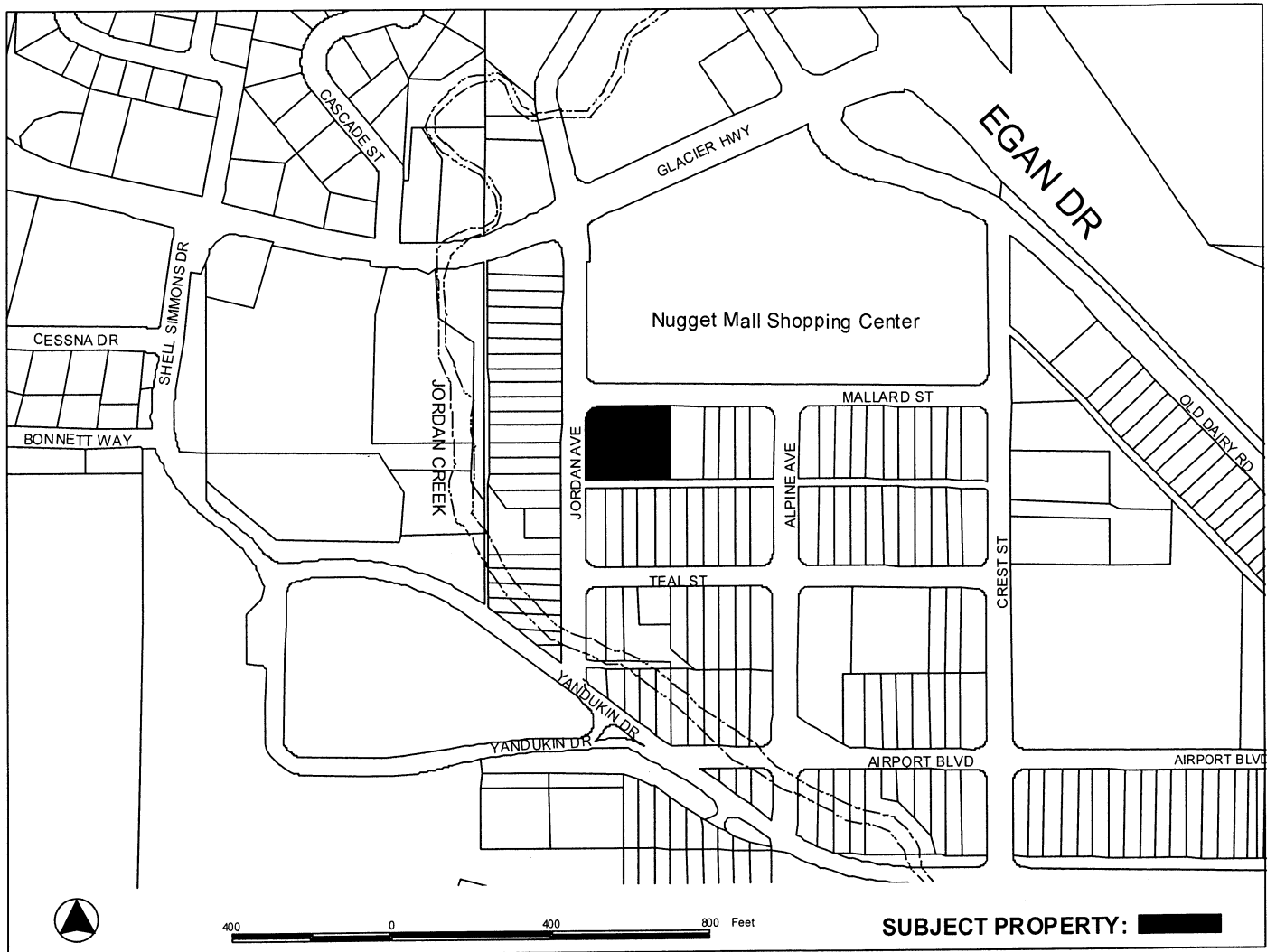
MEMORANDUM

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

DATE: March 8, 2013
TO: Planning Commission
FROM: Beth McKibben, Planner *BME*
Community Development Department
FILE NO.: USE2013 0002
PROPOSAL: A Conditional Use Permit to allow medium manufacturing (seafood packaging).

GENERAL INFORMATION

Applicant: Alaska Glacier Seafoods Inc.
Property Owner: Glacier Holdings LLC
Property Address: 8895 Mallard Street
Legal Description: Valley Centre Block E Lots 1 - 5
Parcel Code Number: 5-B15-0-104-001-0
Site Size: 41,097 sq. ft. or 0.9435 acres
Comprehensive Plan Future Land Use Designation: General Commercial
Zoning: GC, General Commercial
Utilities: City water & sewer
Access: Mallard Street & Jordan Avenue
Existing Land Use: Commercial (former site of auto sales)
Surrounding Land Use: North – (GC) Nugget Mall and Alaska Pacific Mortgage
South - (GC) Vacant
East - (GC) Stanley Ford, Mendenhall Auto
West – (GC) Mixed Use



PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a medium manufacturing facility to be used for seafood packaging which is a conditional use in the General Commercial zone according to the Table of Permissible Uses (49.25.300 section 4.070). Processed salmon roe will be brought to this location for final sorting and packaging and then shipped out via air and water.

BACKGROUND

According to the building permit files the building was constructed in 1967 and the use of the building was noted as automotive sales and service. It appears the building has been used consistently since that time for automotive sales and service. During the summer of 2012 Alaska Glacier Seafoods purchased the property and began packaging previously processed salmon roe on site. Because of the change of use of the building from auto sales and services to medium manufacturing, a conditional use permit is required.

ANALYSIS

Project Site: The General Commercial zoned site encompasses Valley Centre Block E Lots 1 – 5. The lots have been used as one site since the building was constructed. The total area of the site is 0.9435 acres. It is located at the corner of Mallard Street and Jordan Avenue. There is a sidewalk and no ditches adjacent to the street. There are planters with trees along Mallard Street. The site is primarily paved.

Project Design: The site is fully developed with the 9,640 square foot building and fully paved parking area. No exterior changes to the building or site are planned with this project. The applicant indicates the windows are currently covered with paper but more appropriate window treatments will be provided. Processed salmon roe will be trucked to the site from the Auke Bay facility for final sorting and packaging. The packaged product will then be loaded onto trucks and delivered for shipment by either airplane or barge. All sorting and packaging will take place inside the existing building. A large freezer (8' x 20') will be stored on site near the southeast corner of the building. Packaged product will be stored there while waiting for shipment.

CBJ§49.50.300 requires 10% of the site be maintained with vegetative cover. For this site 4,110 square feet of vegetative cover is required. Staff notes that with the change of use of the building the project must comply with current vegetative cover requirements (CBJ§49.30.600(a)). The applicant indicates there are 5 trees in planters along Mallard Drive. Using a tree canopy of 10 square feet this is 50 square feet. There is one planter without a tree. Planting a tree of a similar type to the exiting trees would bring the vegetative cover up to 60 square feet. This leaves 4,050 square feet of vegetative cover to be added. In reviewing the site plans, photos and aerial photos approximately 1,100 square feet of vegetative cover can be added to the total vegetated on the west end of the building. In reviewing parking requirements, there is enough area within the paved parking lot for additional vegetative cover, or adjacent to the sidewalks. Staff recommends a condition that in addition to the vegetated areas discussed in the application

submitted with the project application, additional vegetative cover totaling 4,110 square feet shall be provided, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the manufacturing use.

Traffic: Using the ITE Trip Generation Manual staff estimated traffic. The highest estimate is 37 trips on a weekday when using the gross floor area of building for the estimate and when using the acreage of the site. When using the number of employees 32 trips on a weekday is estimated. The applicant states that there is an average of 15 round trips by truck to the site on a daily basis. CBJ §49.40.300 states that a traffic impact analysis is NOT required when a development is projected to generate less than 250 average trips in a day.

As part of this Conditional Use permit process, staff solicited comments from the CBJ Streets Department and Alaska Department of Transportation & Public Facilities (ADOT&PF) regarding traffic issues and/or concerns related to this proposal. Neither department submitted any comments or concerns regarding the proposed project.

Parking and Circulation: CBJ §49.40.210 (a) requires one parking space per 1,000 square feet of gross floor area for manufacturing. Plus offices associated with the manufacturing shall provide parking space required for offices. The project plans show 9,220 square feet of gross floor area for manufacturing, requiring 9 parking spaces, and 400 square feet of office space, requiring 2 parking spaces, for a total 11 spaces, one of which must be a van accessible space. One loading space is also required. There appears to be ample space on the site to accommodate the required loading space. The application materials note 32 parking spaces, but the site plan does not show this. Staff recommends that prior to issuance of a building permit for the manufacturing use, the applicant must submit a revised site plan showing 11 parking spaces, 1 accessible vehicle space, and 1 loading zone, and circulation aisles that comply with the requirements of CBJ §49.40.

Exterior Lighting: Exterior lighting is existing and no new lighting is planned. The application includes an illustration of the type of lighting fixture that is currently on-site.

Storage - 04 CBJAC 050.020 establishes performance standards for commercial and industrial uses. Section (g) requires that all open storage, excluding outside merchandising, meet the front yard setbacks of the district. This section also requires open storage to be enclosed by a sight obscuring fence or planting at least six feet high. The front setback for this site is 10 feet. According to information provided by the applicant, all sorting and packaging of previously processed roe will take place inside the existing building. There is a freezer that is located outside the building for storing packaged product. No open storage is planned for this location. The freezer must comply with setbacks.

Noise – Noise is not expected to be of concern. All sorting and packaging is to take place inside the building. Truck and employee traffic is low, less than the surrounding commercial uses.

Odor - 04 CBJAC 050.020 establishes performance standards for commercial and industrial uses. Section (e) states that the emission of obnoxious odors or toxic or corrosive fumes or gases shall not be permitted. Dust or vapor created by an industrial operation shall not be exhausted

directly into the atmosphere. Processing of fish does create odor. Packaging of previously processed salmon roe generally creates very little odor. All packing will take place inside the building. The freezer outside uses refrigerant that is environmentally friendly and non-toxic. The definition of “medium manufacturing” (CBJ§ 49.80.120) states in part that the process involved will produce noise, vibration, emissions or other impacts (such as odor) that do not have a measurable negative impact on other businesses or property values. Staff recommends the following conditions:

- Dust or vapor shall not be exhausted directly into the atmosphere.
- The emission of obnoxious odors or toxic or corrosive fumes or gasses shall not be perceivable to adjacent businesses.

Public Health or Safety - The structure is existing and meets all zoning requirements for height and setback and will meet all applicable building code requirements for fire safety. A sprinkler system has been approved for the building and will be installed. All sorting and packaging of the previously processed salmon roe will be done inside the building. Fire vehicle access to the property will be via city rights-of-way. No public health or safety concerns have been raised by this proposal.

Property Value or Neighborhood Harmony - Surrounding uses are primarily commercial. The site faces the back side of the Nugget Mall and there is a car dealership to the east. Because the work will be done inside the existing building, and the use is expected to generate a low volume of traffic is in the use and is in harmony with the surrounding neighborhood.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Conformity With Adopted Plans - The 2008 Comprehensive Plan, Chapter 5, Economic Development, addresses the Seafood Industry and Commercial Fishing and notes that they are an important sector of the CBJ economy. Policy 5.10 states:

“It is the policy of the CBJ to support the economic development and expansion of the seafood industry and of services and facilities that benefit commercial fishing activity and to attract and retain harvesters, processors, and sustainable aquaculture activities in Juneau.”

Chapter 5 also speaks to Commercial and Industrial Development. Policy 5.8 states:

It is the policy of the CBJ to encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revenues that support public services. (emphasis added)

Packing and shipping of salmon roe is an element of the basic sector industry of commercial fishing/seafood processing. This facility will certainly expand the seafood processing industry and may extend the processing season. Granting a Conditional Use permit for medium manufacturing in a general commercial district, with appropriate conditions, is consistent with

the 2008 CBJ Comprehensive Plan.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this title; and,
4. Whether conditions are necessary for approval¹.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested Allowable Use approval:

1. Is the application for the requested allowable use permit complete?

Yes. We find the application contains the information necessary to conduct a 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 requested permit 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 4.070 for the General 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 March 1st and March 11th 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. Based on the above analysis the proposed development, with conditions, will not endanger the public health and safety.

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

No. Based on the above analysis the use, with conditions, will maintain values and will be in harmony with the neighboring area.

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

Yes. As discussed above, the proposed development is in general conformity with the land use plan, particularly Policies 5.8 and 5.10.

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?

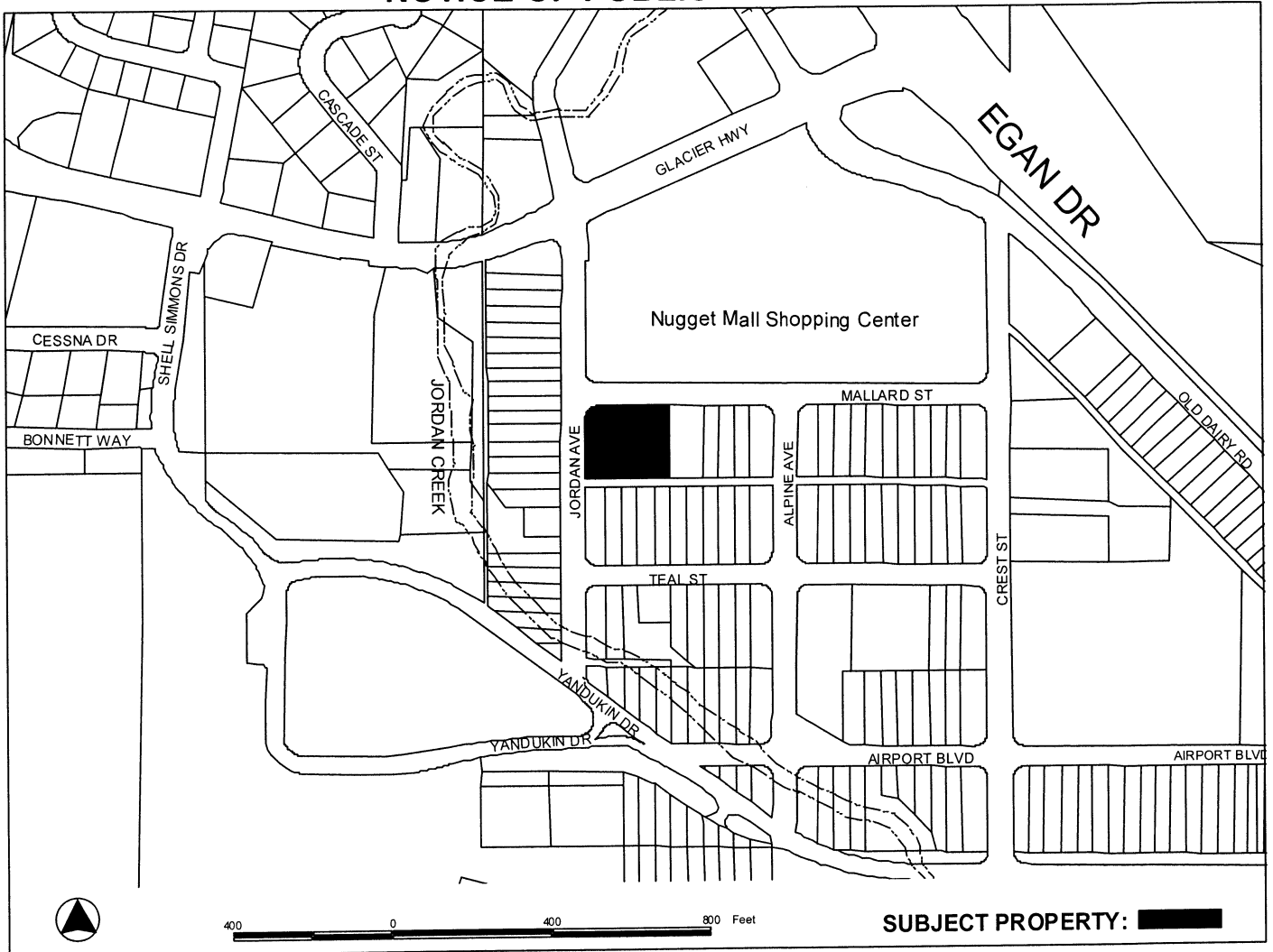
Yes. This proposal does not need to go through the Alaska Coastal Management Program review.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a medium manufacturing facility to be used for seafood packaging. The approval is subject to the following conditions:

1. In addition to the vegetated areas discussed in the application submitted with the project application, additional vegetative cover totaling 4,110 square feet shall be provided, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the manufacturing use.
2. Prior to issuance of a building permit for the manufacturing use, the applicant must submit a revised site plan showing 11 parking spaces, 1 accessible vehicle space, and 1 loading zone, and circulation aisles that comply with the requirements of CBJ §49.40.
3. Dust or vapor shall not be exhausted directly into the atmosphere.
4. The emission of obnoxious odors, toxic or corrosive fumes, or gasses shall not be perceivable to adjacent businesses.

NOTICE OF PUBLIC HEARING



PROPOSAL: CUP for Alaska Glacier Seafoods for medium manufacturing (seafood packaging).

FILE NO:	USE2013 0002	APPLICANT:	ALASKA GLACIER SEAFOODS INC
TO:	Adjacent Property Owners	Property PCN:	5-B15-0-104-001-0
HEARING DATE:	Mar 12, 2013	Owner:	GLACIER HOLDINGS LLC
HEARING TIME:	7:00 PM	Size:	41097 sqft
PLACE:	ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned:	General Commercial
		Site Address:	8895 MALLARD ST
		Accessed via:	MALLARD ST

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 Beth McKibben at beth_mckibben@ci.juneau.ak.us or at 586-0465.

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

Date notice was printed: February 26, 2013

DEVELOPMENT PERMIT APPLICATION

Project Name (Staff to Assign Name)	CITY and BOROUGH of JUNEAU	Date Received: <u>1/23/13</u>
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PROJECT / APPLICANT INFORMATION

Project Description
 Prepare seafood for export. Processed seafood arrives from off-site. It is sorted, graded, and packed for transport and driven to the airport. There are accessory office spaces, storage areas and utilities.

PROPERTY LOCATION

Street Address 8895 Mallard Street	City/Zip Juneau 99801
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Valley Centre Block E Lots 1-5	
Assessor's Parcel Number(s) 5B1501040010	

LANDOWNER/ LESSEE

Property Owner's Name Glacier Holdings LLC	Contact Person: Jessie Ormsby	Work Phone: 790-3584
Mailing Address PO Box 034363, Juneau, AK 99803	Home Phone: 321-0025	Fax Number:
E-mail Address jesie@alaskaglacierseafoods.com	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.

X _____
 Landowner/Lessee Signature

X _____
 Landowner/Lessee Signature

1-14-13
 Date

 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 Alaska Glacier Seafoods	Contact Person: Jessie Ormsby	Work Phone: 790-3584
Mailing Address 13555 Glacier Highway, Juneau, AK 99801	Home Phone: 321-0025	Fax Number:
E-mail Address jesie@alaskaglacierseafoods.com	Other Contact Phone Number(s):	

X _____
 Applicant's Signature

1/14/13
 Date of Application

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit City/State Project Review and City Land Action Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed) Mining Case (Small, Large, Rural, Extraction, Exploration) Sign Approval (If more than one, fill in all applicable permit #'s) Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change) Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) Variance Case (De Minimis and all other Variance case types) Wetlands Permits Zone Change Application Other (Describe)	***SIGN	Date Received <u>1/23/13</u>	Application Number(s) <u>Use 13-002</u>
	***Public Notice Sign Form filled out and in the file.				
	Comments:				Permit Intake Initials <u>BSC</u>

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number US-13-002	Date Received 1/23/13
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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: TPU 4.070 Medium Manufacturing

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

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

An existing one story, high loft metal-clad commercial building is to be used in a new activity: preparing fish roe for export. The roe arrives from off-site. It is sorted, graded, packed for transport and driven to the airport. There are accessory office spaces, storage and utilities.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☒ NO ☐ YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Vacant, former auto dealership.

PROPOSED USE OF LAND OR BUILDING(S):

See above.

UTILITIES PROPOSED:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 41,097 square feet

Total Area of Existing Structure(s) 9640 square feet

Total Area of Proposed Structure(s) -0- 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 checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings | <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input checked="" type="checkbox"/> Proposed Vegetative Cover | |

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.

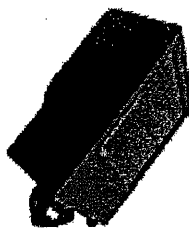
ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ 500			
Admin. of Guarantee	\$			
Adjustment	\$			
Pub. Not. Sign Fee	\$ 50			
Pub. Not. Sign Deposit	\$ 100			
Total Fee	\$ 650	2167	0012	1/23/12

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

RAB
LIGHTING

MEGH250PSQ



JOB NAME: _____

DATE: _____

TYPE: _____

DESCRIPTION

MegaFlood with steel trunnion mount allows easy surface mounting for aiming flexibility. Adjustable aiming over 180° arc. Mounting can be locked securely in place. Lamp supplied.

SPECIFICATIONS

UL Listing

Suitable for wet locations. Suitable for mounting within 4' of the ground.

Housing

One-piece die cast aluminum with die cast door frame held captive when opened

Reflector

High quality anodized aluminum eliminates redirected energy to prolong lamp life. Contoured for maximum horizontal and vertical beam dispersion.

Finish

Chip and fade resistant polyester powder coating

Lens

Thermal, tempered shock resistant glass, 5/32" thick

Lens Gasket

High temperature extruded silicone set in die cast retaining groove. Remains in place during relamping

Socket

3 socket positions customize beam spread to the application (center position is standard). Porcelain socket pulse rated 4kv, 1500 watts and 600 volts, reinforced with cat's eyes for added durability. Silicone and fiberglass #14 gauge socket leads rated for 200° C. Plated screw shell designed to resist corrosion with spring loaded center contact EPA

2.1

Pulse Start

Pulse Start metal halide for increased lamp life, lumen maintenance, color uniformity and efficiency

Patents

The unique RAB MegaFlood is protected by U.S. Patents D565,772 and D570,024; China Patent ZL200730149208.0; Taiwan Patent D127,426 and Canada Patents D121,089 and D121,091

ORDERING INFORMATION

Metal Halide

Lamp supplied with fixture

Total Watts	Lamp Type	Lamp Base	Ballast
250	ED28	Mogul	CWA-HPF QT

Starting Amps/ Operating Amps			
120V	208V	240V	277V
1.4/2.5	.8/1.5	.7/1.3	.6/1.1

Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
288.0	M138	25000	15000

Factory Installed Options
Add suffix to Catalog Number

Swivel Photocontrol wired for 120V (/PCS)
Single fusing for 120 and 277 volt. (/F)
Double fusing for 208 and 240 volt. (/FF)

Button Photocontrol wired for 480V (/PC4)
Button Photocontrol wired for 277V (/PC2)
Button Photocontrol wired for 120V (/PC)
480 volt ballast (substitute /480 for QT) (/480)

Note: Specifications may change without notice

RAB Lighting, Inc. • 170 Ludlow Ave • Northvale, NJ 07647 • Tel: 888 RAB-1000 • Fax: 888 RAB-1232 • www.rabweb.com
© 2011

Country of Origin

Designed by RAB in New Jersey and assembled in the USA by IBEW Local 3

Buy American Act Compliant

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods—Buy American Act—Construction Materials (October 2010)

Trade Agreements Act Compliant

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule

This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4

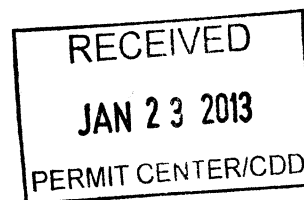
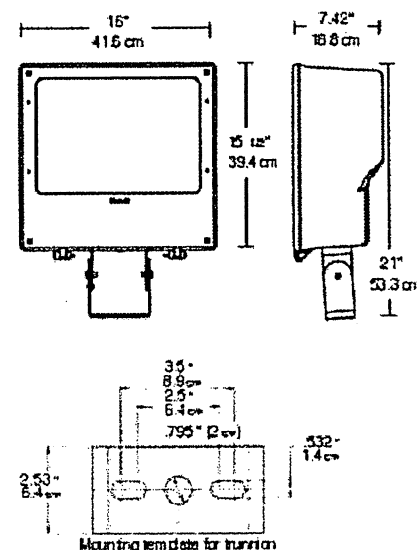
Color

Bronze

Weight

30.7

DIMENSIONS

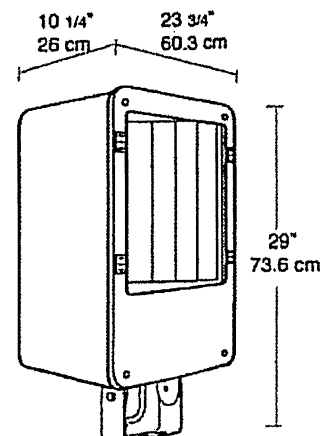


FNH400PSQ

Floodinator with steel trunnion mount allows easy surface mounting for aiming flexibility. Factory wired with QT CWA-HPF ballast and 3-foot flexible cord. Adjustable aiming over 180 arc. Mounting can be locked securely in place. Lamp supplied.

Color: Bronze

Weight: 56.5 lbs



Lamp Info

Type: ED28
Watts: 400W
Shape/Size: N/A
Base: N/A
ANSI: N/A
Hours: 15,000
Lamp Lumens: 40,000
Efficacy: 89 LPW

Ballast Info

Type: CWA-HPF QT
120V: 3.5/4.0
208V: 2.0/2.3
240V: 1.8/2.0
277V: 1.5/1.8
Input Watts: 450W
Efficiency: 89%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground

Housing:

One-piece die cast aluminum with die cast door frame held captive when opened

Reflector:

High quality anodized aluminum eliminates redirected energy to prolong lamp life. Contoured for maximum horizontal and vertical beam dispersion

Finish:

Chip and fade resistant polyester powder coating.

Lens:

Thermal, tempered shock resistant glass, 5/32" thick

Lens Gasket:

High temperature extruded silicone set in die cast retaining groove. Remains in place during relamping

Socket:

Porcelain socket pulse rate 4 KV, 1500 watts and 600 volts, reinforced with cat's eyes for added durability. Silicone and fiberglass #14 gauge socket leads rated for 200°C. Plated screw shell designed to resist corrosion with spring loaded center contact.

EPA:

4.2

Pulse Start:

Pulse Start metal halide for increased lamp life, lumen maintenance, color uniformity and efficiency

Patents:

RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

EISA 2007 Compliant:

This product complies with the new law for metal halide ballast efficiency. This law goes into effect January 1st, 2008. Pulse Start offers Longer Lamp Life, Faster Startup and Faster Restrike.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods—Buy American Act—Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4



Narrative for Alaska Glacier Seafood Facility on Mallard Street

The Use

This commercial building and associated property had been used as an auto dealership. This application is to seek approval to use the building to prepare fish products, to include salmon roe, for shipping by air and water.

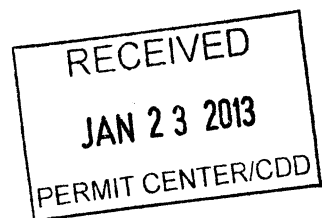
Alaska Glacier Seafoods has a seafood processing facility at Auke Bay. All forms of commercially caught seafood are landed and processed at the Auke Bay facility. Most of the processed product is then shipped to market but some is delivered elsewhere for further preparation. Already processed fish products, specifically salmon roe is to be brought to the Mallard Street facility for final sorting and packing and is then shipped by air and water.

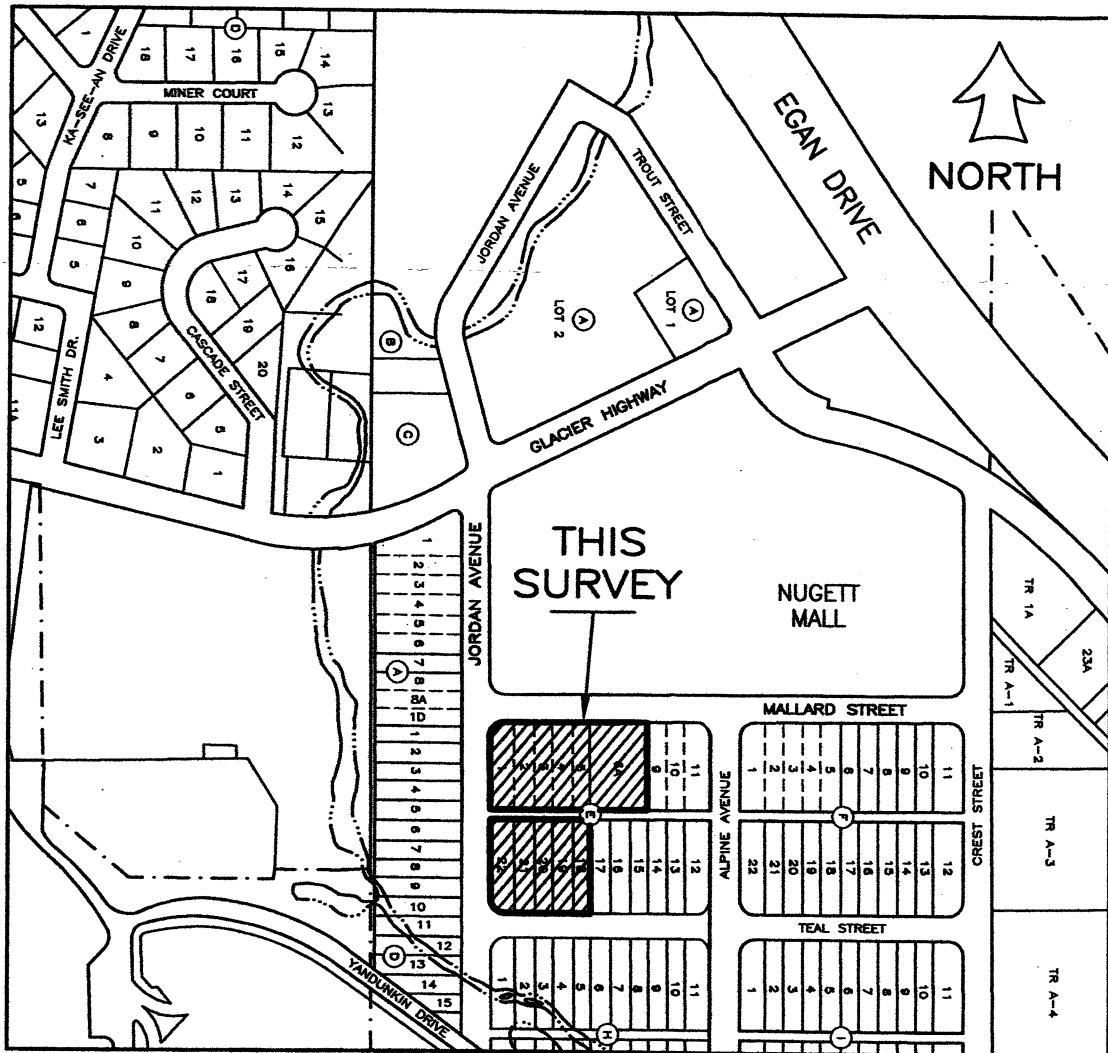
Parking

The building has 9640 square feet which, at one parking space required, results in a parking requirements of 32 parking spaces. As can be seen from the site plan, there is far more than that available, although the parking is not striped. The activity at the Mallard Street facility generates about 15 jobs on site so the parking requirement, and the parking supplied, are far in excess of what is actually needed.

Vegetative Cover

This property was developed in its current form prior to 1977 and there was no vegetative cover requirement at that time. Therefore, the facility is a lawfully existing non-conforming use under the current land use code. Even so, there are five tall trees in planters along the Mallard Street side of the property. The building will have appropriate window treatments for all windows after the already approved sprinkler system is installed in February. As of now the windows are temporarily covered with paper. All the rest of the site is paved.





VICINITY MAP

SOURCE: C.B.J. BASEMAP SERIES (E-6 & E-7) — SCALE: 1" = 400'

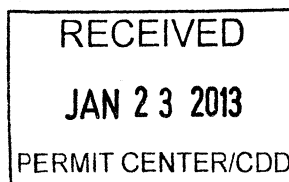
RECEIVED

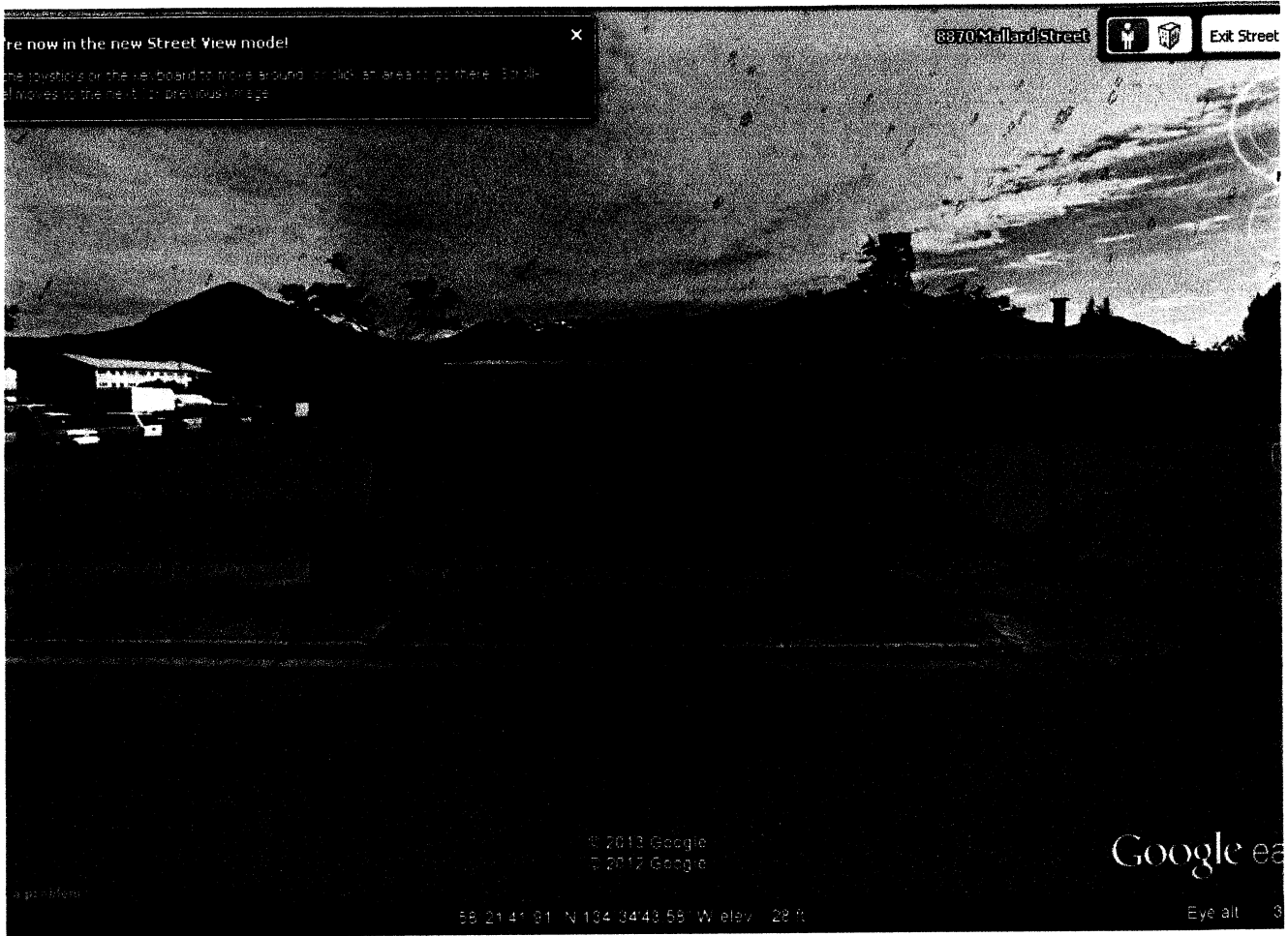
JAN 23 2013

PERMIT CENTER/CDD

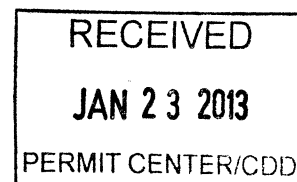
OD ZONE DESIGNATION AS SHOWN ON
TIONAL FLOOD INSURANCE RATE MAP,

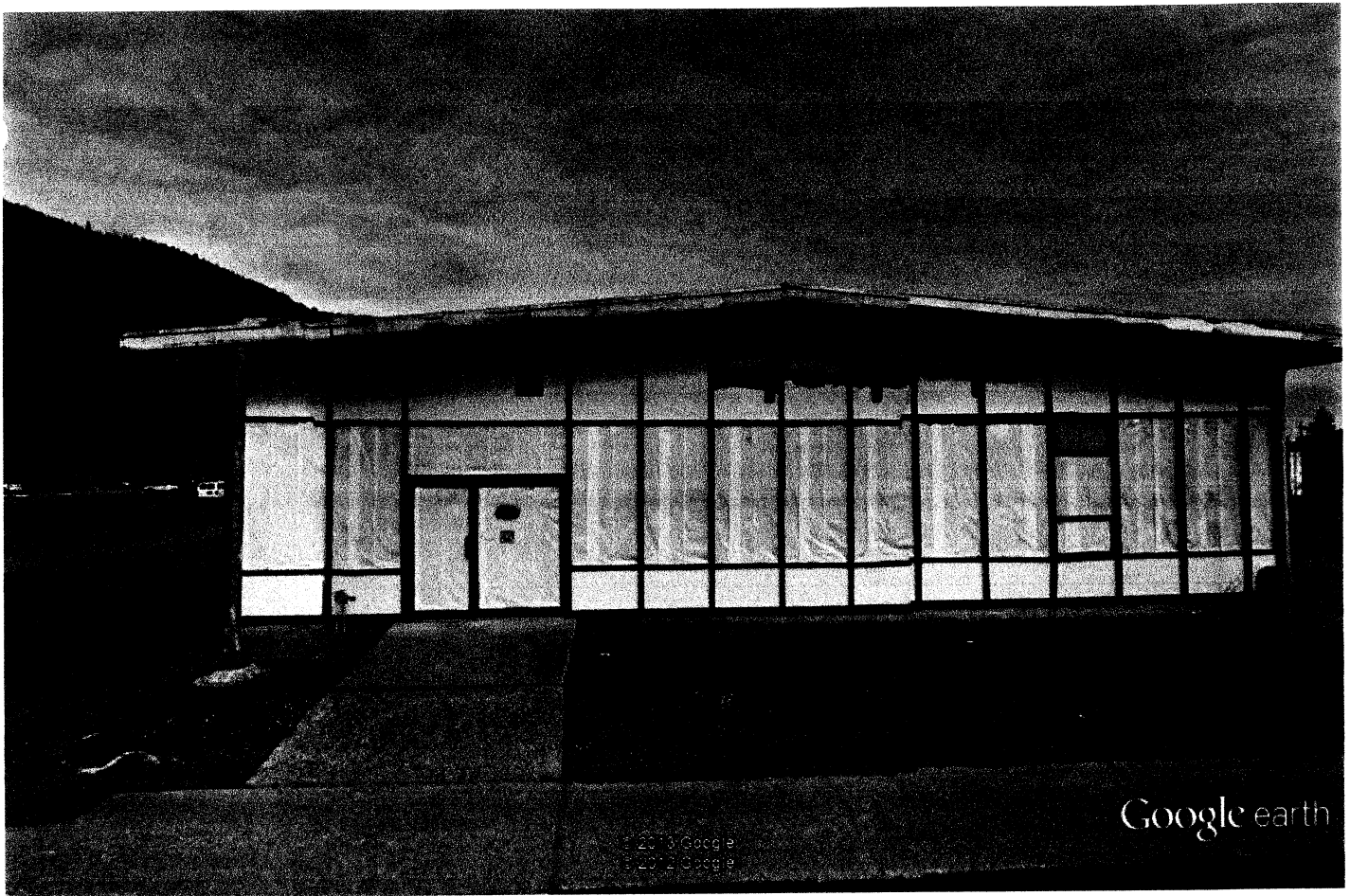
Alaska Glacier Seafoods Mallard Street Facility





North Elevation





Google earth

feet
meters



West Elevation



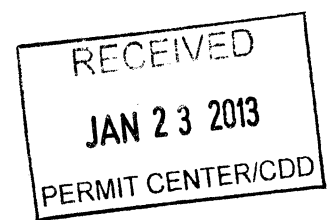


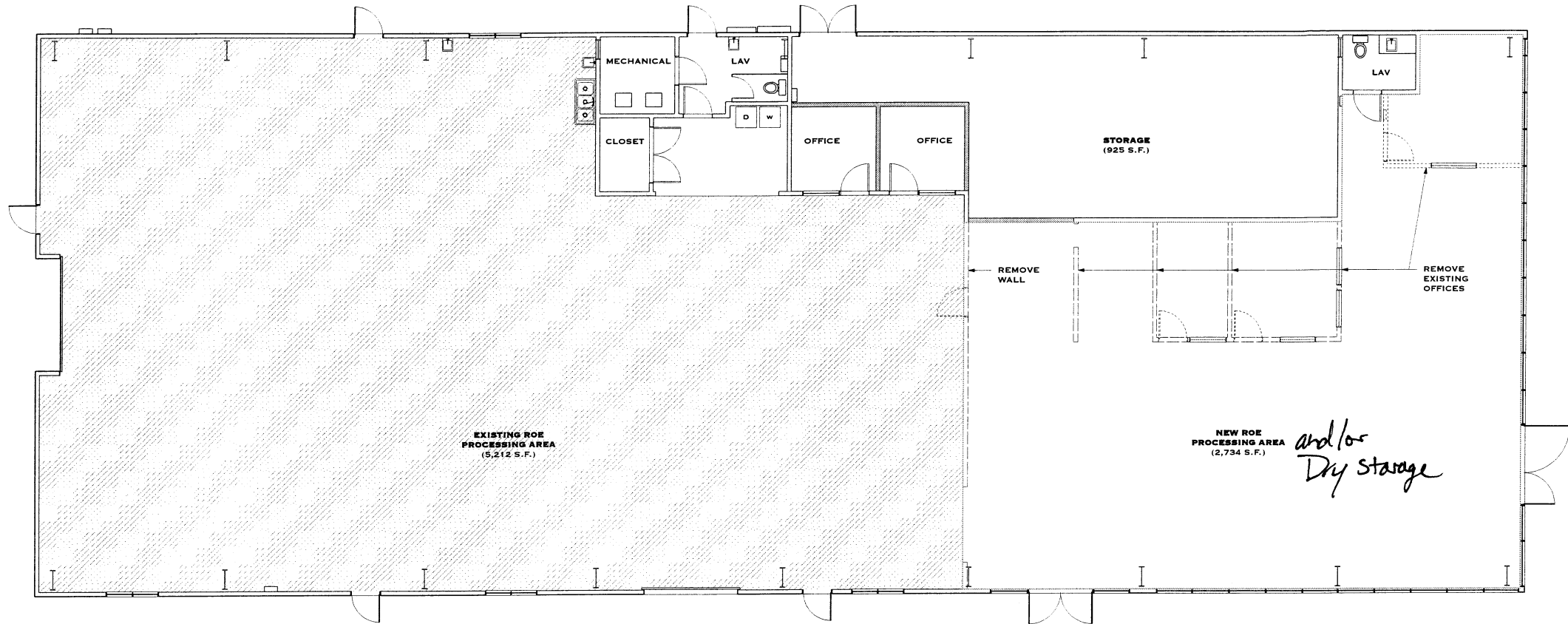
Google earth

feet
meters



South Elevation

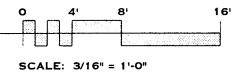




CODE REVIEW-	AK GLACIER SEAFOODS
Code:	International Building Code (IBC) 2006
Occupancy (Sec. 303.1):	F-2 Factory Industrial - low hazard (Packaging of noncombustible materials)
Subject Areas:	Total gross area building 9,710 s.f.
	Existing processing F-2 area 5,212 s.f.
	New processing F-2 area 2,734 s.f.
	Accessory F-2 storage area (9%) 925 s.f.
	F-2 mechanical, laundry & lav 899 s.f.
	Total gross area F-2 9,710 s.f.
Occupancy Load: (table 1004.1.1)	Total Occupants: (43.93 x 1.85) 45 occupants
	F-2 Manufacturing: 8,786 x 210 = 43.93
	F-2 Warehouse: 925 x 540 = 1.85
Automatic Sprinkler:	F-2: Not required (sec. 903)
Fire Alarm System:	F-2: Not required (sec. 907.2.7) (Occupancy < 45 occupants < 500 occupants)
Separations:	None
Constr. Type (Table 5-B):	V-B (wood, non-rated)
Ext. Wall Fire Resistance:	(Table 601) (< 10 ft - 1 hr. rating required) Complies
Parapet:	Not Applicable - ratings not required
Ext. Wall Openings:	(Table 701.8) Complies
	< 3 ft - Not permitted, Protected 3 ft to 5 ft.
	< 5 ft - Protected (not to exceed 15% of wall area)
	< 10 ft - Unprotected (not to exceed 10% of wall area)
Max. Height (table 503):	Not Applicable
Max. Stories (table 503):	Not Applicable
Max. Area per Floor:	V-B/M occ: 13,000 s.f. allowable per floor
	9,710 s.f. actuals - Complies
Exit Load:	Occupancy 45 < 49 = 1 Required (table 1015.1)
	2 Provided
Inswing Doors:	Occupancy 45 < 50 = Out swing not required (1006.1.2)
Rated Corridors:	Not Applicable because of direct exits
Restroom Fixture Count:	F-2 (Industrial) 45 occupants (Table 2902.1)
	23 Male water closets = (1) per 100 occ. = 1 required
	22 Female water closets = (1) per 100 occ. = 1 required
	23 Male lavatories = (1) per 100 occ. = 1 required
	22 Female lavatories = (1) per 100 occ. = 1 required
	Complies

FLOOR PLAN

(9,710 S.F. GROSS AREA) = 45 OCCUPANTS



SCALE: 3/16" = 1'-0"



richconneen
Architects LLC
7081 H. Douglas Hwy.
Juneau, AK 99801
T: (907) 584-3180
F: (907) 584-3182
E: rich@richconneen.com

DATE:

FIRST FLOOR PLAN



ALASKA GLACIER
SEAFOODS
PO Box 34363
Juneau, AK 99803
790-3590

PLAN 1ST FLOOR

DATE: 9/27/12
SCALE: 3/16"=1'-0"
A-1