

# MEMORANDUM

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

**DATE:** April 15, 2013

**TO:** Planning Commission *Greg Chaney for*

**FROM:** Teri Camery, Senior Planner  
Community Development Department *Teri Camery*

**FILE NO.:** CSP2013 0005

**PROPOSAL:** A City Project Review to remove and replace Aurora Harbor infrastructure.

## GENERAL INFORMATION

**Applicant:** City and Borough of Juneau

**Property Owner:** City and Borough of Juneau

**Property Address:** Aurora Harbor

**Legal Description:** Aurora Harbor

**Site Size:** Approximately 20 acres

**Comprehensive Plan Future  
Land Use Designation:** Waterfront Commercial

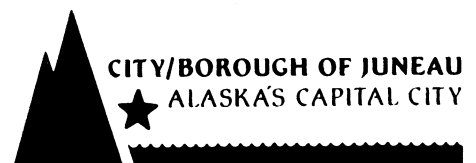
**Zoning:** Waterfront Commercial

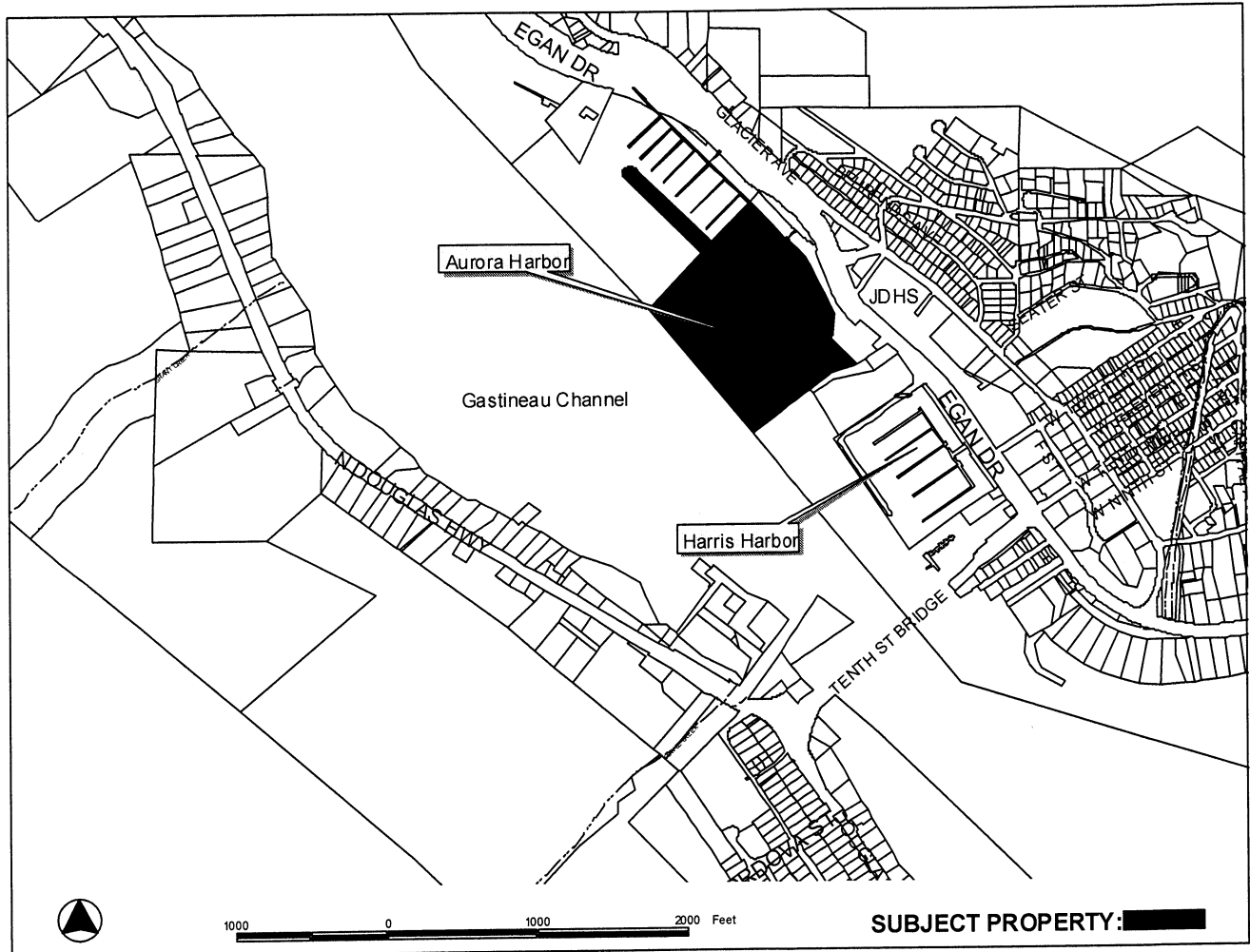
**Utilities:** CBJ Water and Sewer

**Access:** Glacier Highway

**Existing Land Use:** Boat Moorage

**Surrounding Land Use:** North - Glacier Highway  
South - Harris Harbor; Gastineau Channel  
East - Glacier Highway  
West - Gastineau Channel





## **ATTACHMENTS**

Attachment 1	Development Permit Application
Attachment 2	CSP Application
Attachment 3	Project Narrative
Attachment 4	Site Plan

## **PROJECT DESCRIPTION**

CBJ Docks and Harbors proposes to rebuild Aurora Harbor. This moorage facility is over 50 years old and is beyond repair, therefore components must be replaced. The project would replace existing head floats, main floats, and finger floats; the southern gangway ramp; electrical power and lighting systems; domestic water systems; and install a fire suppression system. Three existing gangway ramps would be re-used, since these ramps have already been replaced in recent years. No uplands work is planned.

The proposed organization of moorage slips is similar to the existing configuration. However, the design accommodates more 32-42 foot slips and 60-110 foot slips which are now in higher demand (Attachment 3). The current moorage configuration allows for 417 boat slips ranging in size from 24 to 85 feet. The proposed moorage configuration would have 333 slips ranging in size from 24 to 110 feet.

The project would be constructed with steel piling, polyethylene tub type floats, and treated wood decking. Lighting would be full cut-off to control glare.

Phase One of the project, as noted in the site plan (Attachment 4), is fully funded. Funds are not yet available for Phase Two. The project description under review with this application includes both phases.

## **BACKGROUND**

Page 3 of the Project Narrative (Attachment 3) includes a detailed project timeline which describes the planning and funding process for the development. The project is funded by Alaska Department of Transportation Municipal Harbors Grant, CBJ Docks and Harbors funds, CBJ Passenger Fees, and through voter-approved general obligation bonds. CBJ Docks and Harbors held public meetings in October 2012 and January 2013 to solicit public comments on the proposal.

The project requires a Corps of Engineers permit for placement of pilings. Docks and Harbors are currently preparing the Corps of Engineers application.

## **ANALYSIS**

The proposed project does not involve any change to the upland portion of the marine facility, and the number of slips has been reduced. Therefore new evaluations of parking, traffic, and noise are not necessary. Because new lighting will be installed, staff recommends the standard lighting condition as follows:

*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.*

## **CONFORMITY WITH ADOPTED PLANS**

The 2008 Comprehensive Plan of the City and Borough of Juneau Land Use Designation is Waterfront Commercial, which matches the Waterfront Commercial Zoning Designation.

The 2008 Comprehensive Plan of the City and Borough of Juneau Economic Development Chapter includes a section on port facilities. The following policy is most relevant to the proposed development:

***Policy 5.6.** 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.*

The development substantially conforms to this policy by continuing the established moorage use at Aurora Harbor and upgrading the facility to current safety standards and market demands.

## **HABITAT**

The proposed project does not affect any sensitive habitat. However a Corps of Engineers permit is required for placement of pilings. Docks and Harbors are currently working on the Corps application.

## **FINDINGS**

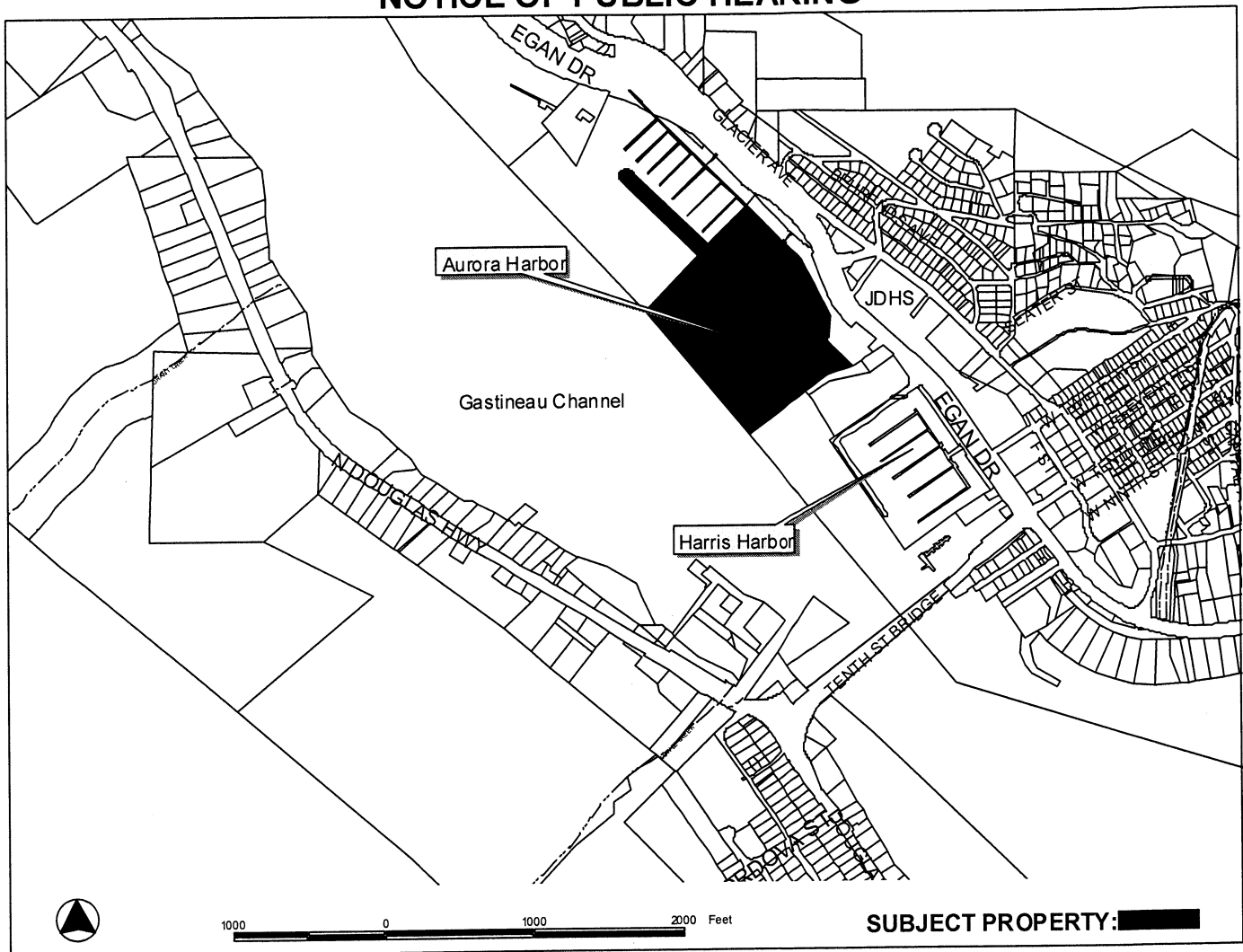
Staff finds that the project substantially complies with Title 49 Land Use Code regulations, and also complies with the 2008 Comprehensive Plan of the City and Borough of Juneau, specifically Policy 5.6 regarding water-based facilities.

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend to the Assembly authorization of a City Project to remove and replace Aurora Harbor infrastructure, which includes replacement of floats, the southern gangway ramp, electrical power and lighting systems, water systems, and a new fire suppression system. The recommendation includes 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 Review to remove and replace Aurora Harbor infrastructure.

<b>FILE NO:</b> CSP2013 0005	<b>APPLICANT:</b> CBJ Docks & Harbors
<b>TO:</b> Adjacent Property Owners	<b>Property PCN:</b> 1-C02-0-K01-002-1
<b>HEARING DATE:</b> Apr 23, 2013	<b>Owner:</b> CITY AND BOROUGH OF JUNEAU & LANDS AND RESOURCES
<b>HEARING TIME:</b> 7:00 PM	<b>Zoned:</b> WATERFRONT COMMERCIAL
<b>PLACE:</b> <b>ASSEMBLY CHAMBERS</b> Municipal Building 155 South Seward St Juneau, Alaska 99801	<b>Size:</b> 20 Acres
	<b>Site Address:</b> 1435 HARBOR WAY
	<b>Accessed via:</b> HARBOR WAY

### 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 Greg Chaney at [greg\\_chaney@ci.juneau.ak.us](mailto:greg_chaney@ci.juneau.ak.us) or at 586-0715.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: April 10, 2013

# DEVELOPMENT PERMIT APPLICATION

Project Number <b>CSP20130005</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>2/8/2013</b>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description <b>Replace Aurora Harbor infrastructure</b>		
	<b>PROPERTY LOCATION</b>		
	Street Address <b>1435 Harbor Way</b>	City/Zip <b>Juneau 99801</b>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <b>Aurora Harbor Dock</b>		
	Assessor's Parcel Number(s) <b>1020 K010020</b>		
	<b>LANDOWNER/LESSEE</b>		
	Property Owner's Name <b>CBJ - Docks &amp; Harbors</b>	Contact Person: <b>Carl Uchytel</b>	Work Phone: <b>586-0294</b>
	Mailing Address	Home Phone:	Fax Number: <b>586-0295</b>
	E-mail Address	Other Contact Phone Number(s): <b>carl.uchytel@ci.juneau.ak.us</b>	
	<b>LANDOWNER/LESSEE CONSENT</b>		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>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.</p> <p>X <b>Carl Uchytel</b> _____ Date <b>2/7/2013</b> Landowner/Lessee Signature</p> <p>X _____ Date _____ Landowner/Lessee Signature</p> <p>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.</p>			
<b>APPLICANT</b>			
<p>If the same as OWNER, write SAME and sign and date as below.</p> <p>Applicant's Name: <b>CBJ Docks &amp; Harbors</b></p> <p>Mailing Address: <b>155 S. Seward St. Juneau AK 99801</b></p> <p>E-mail Address: <b>gary-gillette@ci.juneau.ak.us</b></p> <p>X <b>Gary Gillette</b> _____ Date of Application <b>8 Feb 13</b> Applicant's Signature</p>			

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE		
	<input checked="" type="checkbox"/> Building/Grading Permit		
	<input checked="" type="checkbox"/> City/State Project Review and City Land Action <b>No Sign</b>	<b>2/8/2013</b>	<b>CSP20130005</b>
	<input type="checkbox"/> Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	<input type="checkbox"/> Mining Case (Small, Large, Rural, Extraction, Exploration)		
	<input type="checkbox"/> Sign Approval (If more than one, fill in all applicable permit #'s)		
	<input type="checkbox"/> Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	<input type="checkbox"/> Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
	<input type="checkbox"/> Variance Case (De Minimis and all other Variance case types)		
	<input type="checkbox"/> Wetlands Permits		
<input type="checkbox"/> Zone Change Application			
<input type="checkbox"/> Other (Describe)			
<p>Comments:</p> <p>***Public Notice Sign Form filled out and in the file.</p> <p>Permit Intake Initials</p>			

# CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number <b>CSP-13-05</b>	Project Name (15 characters)	Case Number <b>CSP</b>	Date Received <b>2/8/13</b>
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## TYPE OF PROJECT REVIEW:

☒ City Project Review
 ☐ City Land Acquisition /Disposal
 ☐ State Project Review

DESCRIPTION OF PROJECT Remove & Replace Aurora Harbor Infrastructure

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):

Boat Moorage

## PROPOSED USE OF LAND OR BUILDING(S):

Boat Moorage

## PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: \_\_\_\_\_

Capital Improvement Program # (CIP) H51-100

Local Improvement District # (LID) \_\_\_\_\_

State Project # \_\_\_\_\_

ESTIMATED PROJECT COST: \$ \$11M

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.

## CITY/STATE PROJECT FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1,600</u>			
Total Fee	\$ <u>1,600</u>	<u>Paid by Adjustment</u>		<u>2/8/13</u>

**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**

**Attachment 2**





# Port of Juneau

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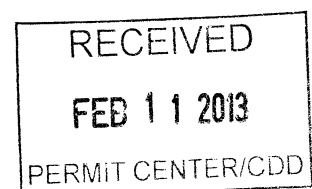
155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

*Application for a City/State Project Review*  
for  
**Aurora Harbor Re-Build**

## PROJECT NARRATIVE

Submitted by:  
Gary Gillette, Port Engineer  
On Behalf of the Applicant  
CBJ Docks and Harbors  
Phone: 907-586-0398  
Fax: 907-586-0295  
[gary\\_gillette@ci.juneau.ak.us](mailto:gary_gillette@ci.juneau.ak.us)

February 8, 2013



## **INTRODUCTION**

The City and Borough of Juneau (CBJ) Docks and Harbors (D&H) proposes to rebuild Aurora Harbor in Juneau, Alaska. Aurora Harbor is over 50 years old and exceeds its design life. The facility requires constant maintenance due to deteriorating conditions. Components are at the point of needing replacement as they are beyond repair.

The Aurora Harbor Re-Build project would replace existing head floats, main floats, and finger floats; the southern gangway ramp; electrical power and lighting systems; domestic water system; and install a fire suppression system. Three existing gangway ramps would be reused as they were replaced in recent years. No uplands work is planned as part of this project. The proposed project is shown in the drawing included in this document as Attachment A.

Full funding is not immediately available thus the project will be constructed in phases as funding allows. Phase I of the project is currently funded and would construct the southerly portion of the facility to a line between “D” and “E” floats. The proposed phasing is shown on the drawing included in this document as Attachment A.

## **PROJECT DESCRIPTION**

The proposed project would replace failing infrastructure of the Aurora Harbor boat moorage facility. Currently the southern portion of the facility is constructed of wood timber floats whereas the northern portion is concrete floats. The existing facility is constructed with creosoted wood piling. The existing electrical and domestic water systems are in poor condition. The existing area lighting is mounted on top of the wood piling thus provides varying illumination as the floats rise and fall with the tide. Currently there is no facility wide fire suppression system thus firefighters must pull heavy hoses down ramps and across floats to a fire event.

The proposed organization of moorage slips is similar to the existing configuration. Market demands have shown that slips of twenty-four feet in length have seen a reduced demand in recent years. Longer slips in the thirty-two to forty-two foot length are in higher demand. There is also a need for slips in the sixty to one-hundred-ten foot range. The proposed moorage plan accounts for these demands. Overall the number of vessels accommodated at Aurora Harbor would be less but there would be an increase of slips for larger vessels. The existing boat shelters will remain the same in number but would be reorganized to maximize space in the harbor.

The project would be constructed with steel piling, polyethylene tub type floats, and treated wood decking. The electrical system would be replaced with new equipment and wiring to meet current code requirements. Light standards would be placed on the floats to provide more efficient illumination distribution. Luminaires would be full cut off to control glare. The entire aging and deteriorating existing domestic water system will be replaced with new piping and water pedestals. A facility wide fire suppression stand pipe system will be installed. Stand pipe stations would be installed throughout the facility for hose connections closer to potential fire events.

## **PROJECT TIMELINE**

Considerable effort has taken place in planning for the proposed project. The following is a timeline of milestone events that have been accomplished in developing the Aurora Harbor Re-Build Master Plan.

April 2009 – PND Engineers, Inc. was hired under its term contract for planning to rebuild Aurora Harbor and prepare grant proposal documents seeking project funding.

April 2010 – PND completed investigation of the Aurora Harbor conditions, developed design concepts, and prepared cost estimates for the project.

July 15, 2010 – CBJ D&H submitted a Municipal Harbor Facility Grant Application to the Alaska Department of Transportation and Public Facilities.

May 2011 – The State Legislature did not fund the Municipal Harbor Facility Grant program.

August 1, 2011 - CBJ D&H again submitted a Municipal Harbor Facility Grant Application to the Alaska Department of Transportation and Public Facilities.

April 2012 – CBJ D&H advertised for Request for Proposals to perform design and engineering for the Aurora Harbor Re-Build project.

May 8, 2012 – CBJ D&H received two proposals from professional engineering firms. PND Engineers, Inc. was selected in the competitive RFP process.

June 15, 2012 –Alaska Department of Transportation and Public Facilities notified CBJ D&H of an award of \$2M through the Municipal Harbor Facility Grant program.

October 2, 2012 - Voters approved \$7M in general obligation bonds for the Aurora Harbor Re-Build project.

October 18, 2012 – CBJ D&H hosted an open house at the Juneau Yacht Club to present the Aurora Harbor site plan design concept and to gather public comments on the proposal.

Nov – Dec 2012 – D&H and PND work to modify the Aurora Harbor Plan in consideration of the comments received.

January 24, 2013 – CBJ D&H Board held Special Meeting to review changes made to the site plan concept and to take public comment on the revised project proposal.

January 31, 2013 – At its regular monthly meeting the CBJ D&H Board considered available funding and construction phasing of the project. The Board adopted a motion to approve the Aurora Harbor Re-Build Master Plan and to move forward with Phase I (combined Phase I and II of past plans) to utilize the \$11M currently available for the project.

## **PERMITTING**

The proposed project would require an Army Corps of Engineers (ACOE) permit. In consultation with ACOE personnel it appears the project would qualify under a nationwide permit process for reconstruction of an existing harbor facility. D&H is in the process of preparing an application for the ACOE permit.

The proposed project requires a CBJ City/State Project Review approved by the Planning Commission which is the subject of this document. D&H seeks approval for the entire project although it will be constructed over phases. No variances are anticipated for this project. A local building permit would be sought once final design is completed.

## **SCHEDULE**

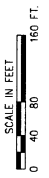
Full build-out of the project depends on future funding. Phase I of the project is currently funded and is expected to begin construction in mid to late 2014 with completion by early 2015. D&H is developing a funding strategy for the next phases of the project which will determine the construction schedule of those phases.

## **ATTACHMENTS**

A. Aurora Harbor Re-Build Master Plan



# **AURORA HARBOR REBUILD MASTER PLAN**



MOORAGE FLOAT SUMMARY		
SLIP LENGTH	EXISTING CAPACITY	PROPOSED CAPACITY
24 ft	184	75
32 ft	175	135
40 ft	52	32
48 ft	0	18
60 ft - 63 ft	20	27
65 ft	7	5
100 - 110 ft	0	3

NOTE: ADDITIONAL SMALL VESSEL SIDE-TIE MOORAGE IS AVAILABLE ON SHORE SIDE OF HEADWALK FLOAT, NOT COUNTED IN EITHER EXISTING OR PROPOSED MOORAGE SUMMARY APPROX. 35 VESSELS (UP TO 24' LENGTH).