

# MEMORANDUM

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

**DATE:** May 10, 2013

**TO:** Planning Commission

**FROM:** Beth McKibben, Planner *BMC*  
Community Development Department

**FILE NO.:** STV2013 0002

**PROPOSAL:** Vacate portion of Borrow Street between Shaune Drive and Commercial Drive.

## GENERAL INFORMATION

**Applicant:** Alaskan Brewing Company

**Property Owner:** Alaskan Brewing Company

**Legal Description:** SSG Lot 6

**Parcel Code No.:** 5-B12-0-102-006-0

**Site Size:** 16,410 square feet

**Comprehensive Plan Future Land Use Designation:** HC/LI Heavy Commercial/Light Industrial

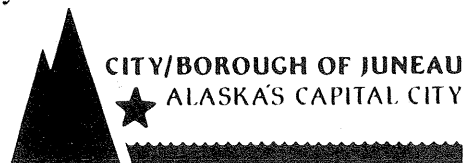
**Zoning:** Industrial

**Utilities:** City water & sewer

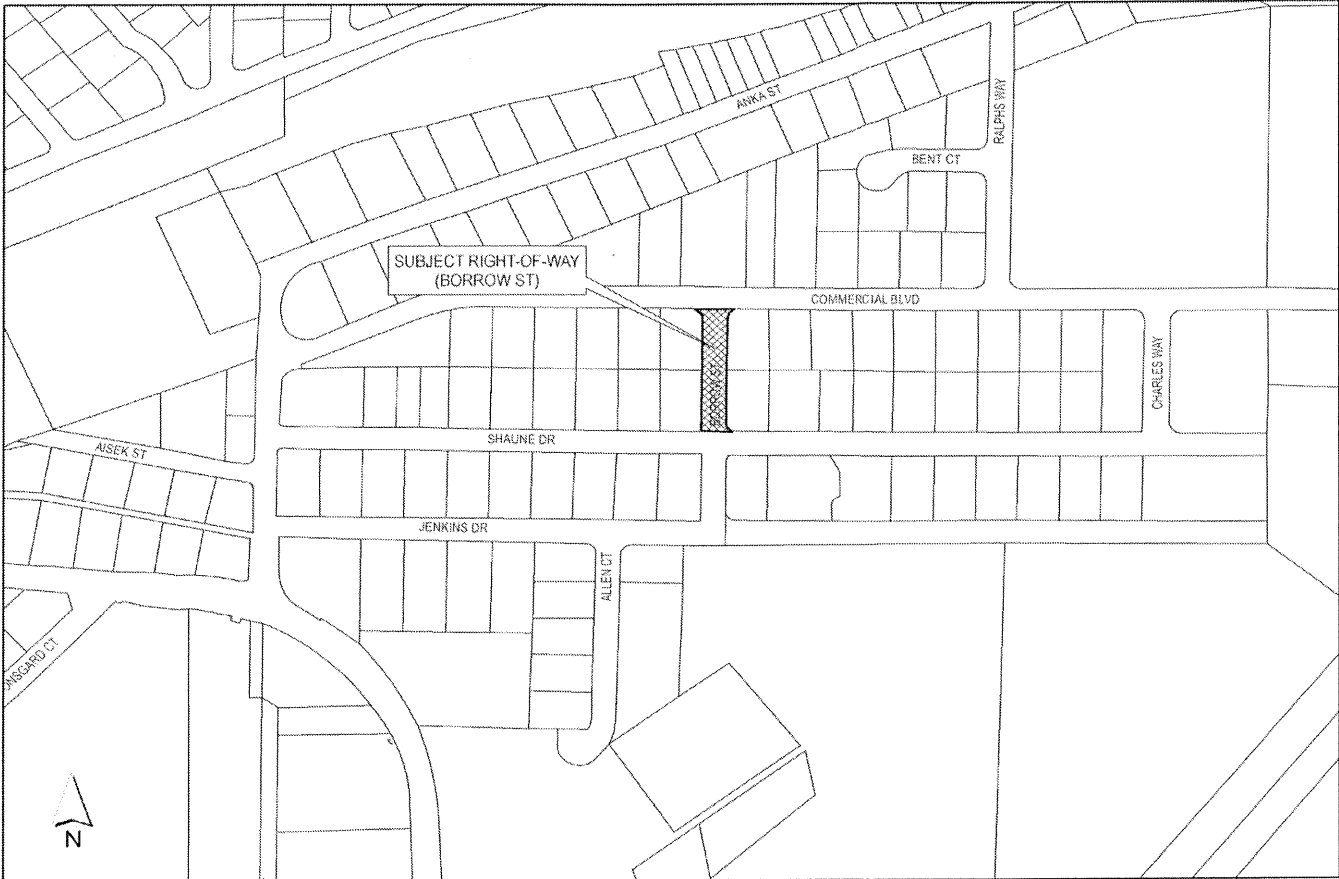
**Access:** Commercial Boulevard, Shaune Drive, Borrow Street

**Existing Land Use:** Industrial & Commercial

**Surrounding Land Use:** North - Industrial—Commercial Boulevard ROW, Public Storage  
South - Industrial—Food Distribution Center  
East - Industrial—Mixed Commercial Strip Mall  
West - Industrial—Alaskan Brewery



**Vicinity Map**



### **ATTACHMENTS**

- A. Plat 90-21
- B. Email correspondence with Rorie Watt RE: alternative access study

### **BACKGROUND**

The applicant is seeking to vacate the section of Borrow Street located between Shaune Drive and Commercial Boulevard. Borrow Street was created in 1990 with plat 90-21 (attachment A). All four lots fronting on Borrow Street are owned by the Alaska Brewing Company. One of the four lots is currently used by Landscape Alaska. The other three lots are used for various Alaska Brewing operations, such as warehouse, cold storage, and office space.

Eliminating the right-of-way will combine the four lots and increase land available for the Alaska Brewing Company. At the same time, vacating the right-of-way eliminates the public's ability to use this area for access and creates two "super blocks" that are more approximately 2,000 linear feet.

CBJ Water and Wastewater Utility, CBJ Parks and Recreation, AkDOT, and the CBJ Building Official, have no comments. The CBJ Fire Marshall and CBJ Streets indicate they have no concerns. CBJ Engineering and AELP both have stated that there are no utilities located in this right-of-way, and therefore they have no issues with the requested vacation. The CBJ Lands Manager states that the proposal does not conflict with any CBJ Lands and Resources issues and Lands is not objecting to this proposal. He further states:

"In general, it is appropriate to retain developed ROW to provide alternate circulation routes and Borrow Street is well used on Hazardous Waste collection days. Vacating Borrow Street would create a "super block" which would be difficult for pedestrians to navigate. However, in this case, the need for Borrow Street is somewhat less critical than it would be in other locations because most properties in this area front on two streets so pedestrians can access lots from either street."

### **ANALYSIS**

Zoning- The lot is located in the Industrial zoning district. All the lots meet the minimum lot size for the district and will exceed it if the street vacation is approved. The Industrial zoning district has 10-foot setbacks for all yards. For the lots fronting Borrow Street, the 10-foot setback requirement will be eliminated if the vacation is approved, assuming the lines are eliminated. If the street is vacated and the area is split down the center line, and the lot lines are simply moved and the 10-foot setback will remain.

According to the Land Use Code, street vacations shall be processed per CBJ § 49.15.450(1)(A-F) with a petition signed by the majority of owners fronting the ROW being vacated. In this case all property that fronts the portion of Borrow Street that has been requested to be vacated is owned by the applicant. Public notice is required per CBJ § 49.15.230 as for conditional use permits and rezoning requests. If this street vacation is approved, the applicant will be required to apply for a minor subdivision permit for platting review.

Drainage- Staff is unaware of any drainage issues or concerns.

Access- Borrow Street was created with Plat 90-21 in 1990. It is 60 feet wide. The section the applicant has applied to vacate is located between Shaune Drive and Commercial Boulevard. This section of the road provides access to four lots. All four lots also have frontage on either Shaune Drive or Commercial Boulevard. Therefore, the street vacation does not create isolated lots. However, vacating this section of Borrow Street does create a “super block.” Both Shaune Drive and Commercial Boulevard will be approximately 2,000 feet long between Anka Street and Charles Way.

There is no language in Title 49 that specifies how long a block can be. To enhance walkability, shorter blocks are encouraged. The area is zoned Industrial and is not heavily used by pedestrians.

Traffic Analysis- The applicant provided data collected by the Juneau Police Department showing traffic counts in the area as well as counts on Borrow Street. Commercial Drive experiences a significant volume of traffic. Commercial Drive is the primary access to Costco, Home Depot and a number of other retail stores. Borrow Street traffic volumes are quite low and according to the applicant, the majority of traffic using Borrow Street is generated by Alaskan Brewing Company. The Fire Department has indicated they have no concerns with the requested vacation of Borrow Street.

Pedestrian Access- Borrow Street does not have any sidewalks or pedestrian amenities. Neither does Shaune Drive. Commercial Drive does have sidewalks. As discussed above, creating block lengths of approximately 2,000 feet does not create a pedestrian friendly environment. However, providing a pedestrian easement in place of the Borrow Street right-of-way will not create an environment that is inviting to pedestrians and could be potentially unsafe.

Public Health and Safety- As mentioned above, the Fire Department does not have concerns with the requested street vacation. There are no utilities located in this section of Borrow Street. Vehicular traffic, including emergency response vehicles, will be able to continue to provide services in a safe and timely manner. Creating “super blocks” does not create a pedestrian friendly environment; however it does not create an unsafe environment either. Most businesses in the area have frontage on both Commercial and Shaune Drives, and therefore have multiple directions of access.

Compliance with Adopted Plans- The 2008 Comprehensive Plan Policy 8.1 states:

*“It is the policy of the CBJ to promote a balanced, well integrated local multi-modal surface transportation system that provides safe, convenient and energy efficient access and transport for people and commodities.”*

Further, Development Guideline 8.1DG2 states:

*“Review, implement and maintain adequate development standards for major subdivisions and major developments to ensure safe and convenient vehicular traffic and to provide safe pedestrian and bicycle access internal to the subdivision/development as well as to ensure Level of Service D or better for roadways and intersections serving the development.”*

CDD staff discussed developing a pedestrian easement with the applicant. The applicant has concerns about safety and security and would want to fence both sides of the easement. A narrow pedestrian easement with high fencing on both sides will not be very inviting and is likely to not be used. It also creates safety concerns for pedestrians using the easement.

The 2008 Comprehensive Plan has recommendations and guidelines for ensuring safe and convenient vehicular traffic and to provide safe pedestrian and bicycle access internal within a subdivision. Vacating Borrow Street will still allow safe and convenient vehicular traffic but will reduce pedestrian access within the neighborhood.

The plan also speaks to the need for flat, dry land located some distance from residential uses yet near roads with heavy load carrying capacity for manufacturing and food processing. It is this need that generates this request, because the Alaska Brewing Company is a thriving business in need of additional land for their operations.

The 2009 Non-Motorized Transportation Plan does not make any recommendations specific to this neighborhood. In 2007 CBJ Lands Division commissioned a “Lemon Flats Second Access” reconnaissance study. The purpose of this study was to find an alternative route to provide access to the Lemon Flats Commercial District (the area of Alaska Brewing Co., Costco etc) that would avoid the Anka Street/Glacier Highway intersection. Alternative 4 is an extension of Borrow Street across Vanderbilt Creek connecting with Glacier Highway via Short Street. Alternative 4 is not a recommended alternative of this study. The CBJ Engineering Director states this alternative access is no longer needed in the near term because the Sunny Point intersection project successfully diverted traffic from the Anka Street/Glacier Highway intersection (attachment B).

2001 Area Wide Transportation Plan (AWTP) addresses a 20-year transportation framework and provides solutions for transportation problems throughout the borough. The deficiencies identified for the Lemon Creek area are an incomplete sidewalk system and delays creating an

unacceptable Level of Service (LOS) at the Anka Street/Glacier Highway intersection. The requested street vacation does not have sidewalks and will not further impact the incomplete sidewalk system. The delays at Anka Street and Glacier Highway appear to have been addressed by the Sunny Point intersection improvements.

#### **49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS**

N/A. This Street Vacation proposal will not affect wetlands or sensitive habitat.

#### **FINDINGS**

The Planning Commission shall review the Director's report to consider:

1. Whether the application is complete; and,
2. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the two 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.

Even if the Commission adopts the Director's determination, it may nonetheless deny or condition the street vacation if it concludes, based upon its own independent review of the information submitted at the public hearing, that the street vacation 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.

The Director makes the following findings on the proposed development:

***1. Is the application for the requested Street Vacation 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. Will the proposed street vacation comply with the other requirements of this chapter?***

**Yes.** The proposed street vacation complies with the other requirements of this chapter. Public notice of this project was provided in the May 3, 2013 and May 13, 2013 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.

**3. *Will the proposed street vacation materially endanger the public health or safety?***

*No.* No evidence has been presented showing the proposed street vacation will endanger the public health or safety.

**4. *Will the proposed street vacation substantially decrease the value of or be out of harmony with property in the neighboring area?***

*No.* No evidence that has been presented that suggests the proposed street vacation will decrease the value or be out of harmony with property in the neighboring area.

**5. *Will the proposed street vacation be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

*Yes.* The proposed street vacation will be in general conformity with the above mentioned plans.

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

**6. *Will the proposed street vacation comply with the Juneau Coastal Management Program?***

*N/A.* As discussed above this proposal does not need to go through the Alaska Coastal Management Program review.

**RECOMMENDATION**

We recommend that the Planning Commission adopt the Director's analysis and findings and grant the requested Street Vacation permit. The permit would allow the vacation of the portion of Borrow Street located between Shaune Drive and Commercial Boulevard.

The approval is subject to the following condition:

1. The applicant shall complete the minor subdivision platting process per CBJ code.

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** Vacate that portion of Borrow Street between Shaune Drive and Commercial Drive.

<b>FILE NO:</b> STV2013 0002 <b>TO:</b> Adjacent Property Owners <b>HEARING DATE:</b> May 14, 2013 <b>HEARING TIME:</b> 7:00 PM <b>PLACE:</b> <b>ASSEMBLY CHAMBERS</b> Municipal Building 155 South Seward St Juneau, Alaska 99801	<b>APPLICANT:</b> AKBEV GROUP LLC <b>Property PCN:</b> 5-B12-0-102-006-0 <b>Owner:</b> AKBEV GROUP LLC <b>Size:</b> 16,410 sqft <b>Zoned:</b> Industrial <b>Site Address:</b> 5429 SHAUNE DR <b>Accessed via:</b> SHAUNE DR
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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 Beth McKibben at [beth\\_mckibben@ci.juneau.ak.us](mailto: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](http://www.juneau.org/plancomm).



# DEVELOPMENT PERMIT APPLICATION

Project Number <b>STV13-02</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>4/2/13</b>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <b>Vacate that portion of Barrow Street between Shaune Drive and Commercial Drive</b>		
	<b>PROPERTY LOCATION</b>		
	Street Address		City/Zip
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	Assessor's Parcel Number(s) <b>5 B 12 0 102 006 0</b>		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name <b>Alaskan Brewing Co.</b>	Contact Person: <b>Geoff Larson</b>	Work Phone: <b>780-5910</b>
	Mailing Address <b>5429 Shaune Drive, Juneau AK 99801</b>	Home Phone: <b>780-5566</b>	Fax Number: <b>780-4514</b>
	E-mail Address <b>glarson@alaskanbeer.com</b>	Other Contact Phone Number(s):	
	<b>LANDOWNER/ LESSEE CONSENT</b> <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.  <input checked="" type="checkbox"/> <b>Geoff Larson as President of Alaskan Brewing Co.</b> <span style="float: right;"><u>4-2-2013</u></span> Landowner/Lessee Signature <span style="float: right;">Date</span>  <input type="checkbox"/> _____ <span style="float: right;">_____</span> Landowner/Lessee Signature <span style="float: right;">Date</span>  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.			
<b>APPLICANT</b> <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name <b>Alaskan Brewing Co.</b>	Contact Person: <b>Same</b>	Work Phone: <b>780 5910</b>	
Mailing Address <b>5429 Shaune Dr, Juneau 99801</b>	Home Phone:	Fax Number: <b>780-5914</b>	
E-mail Address <b>glarson@alaskanbeer.com</b>	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/> <b>Geoff Larson</b> _____ <span style="float: right;"><u>April 2, 2013</u></span>		Date of Application	
Applicant's Signature			

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

STAFF APPROVALS	Permit Type	APPROVAL	Date Received	Application Number(s)
	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)			
	<input checked="" type="checkbox"/> Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)	✓	4/2/13	STV 2013 0002
	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)				
***Public Notice Sign Form filled out and in the file.				Permit Intake Initials <b>GL/LB</b>
Comments:				

# STREET VACATION APPLICATION

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

Project Number	Project Name (15 characters)	Case Number <b>STV20130002</b>	Date Received <b>4/2/13</b>
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**NAME OF RIGHT-OF-WAY TO BE VACATED:** Borrow Street (between Shaune and Commercial Drive)

**Dimensions of right-of-way to be vacated:**

Width 60 est feet                      Length 320 est feet  
 Total Area 19,200 est square feet                      Total length of parcel lot lines fronting the right-of-way 640 est feet

**DESCRIBE THE REASON(S) FOR THE STREET VACATION:**

To connect the Alaskan Brewery properties which are adjacent to Borrow Street. The intention is to later apply for a building permit to build a structure connecting 5429 Shaune Drive (original brewery operations) with 5351 Shaune Drive (newly acquired building formally occupied by Northern Sales of Alaska.)

**EXISTING USE OF SUBJECT RIGHT-OF-WAY:**

The subject right-of-way is predominately used by Alaskan Brewery staff and movement of freight between the Brewery's 5429 Shaune Drive and 5351 Shaune Drive facilities. There is insignificant public use of the portion of Borrow Street between Shaune Drive and Commercial drive.

**PROPOSED USE OF SUBJECT RIGHT-OF-WAY:**

It is intended that a building will be erected to connect 5429 Shaune Drive and 5351 Shaune Drive. This will allow more contiguous manufacturing process to be put in place and this will reduce truck traffic on the public road system.

**APPLICANTS PLEASE NOTE:**

*Attached is a petition that must be completely filled out in order for the application to be complete. If any information is missing on the petition, the application will not be reviewed by Community Development Staff or scheduled for a Public Hearing.*

*If the property owners involved in the petition do not own at least 50% of all property fronting the Right-of-Way to be vacated, the application will not be accepted.*

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.

SUBDIVISION/PLATTING FEES		Fees	Check No.	Receipt	Date
49,85.100(S)					
Application Fees	\$	500 <sup>00</sup>	_____	_____	_____
Pub. Not. Sign Fee	\$	50 <sup>00</sup>	_____	_____	_____
Pub. Not. Sign Deposit	\$	100 <sup>00</sup>	_____	_____	_____
<b>Total Fee</b>	<b>\$</b>	<b>650<sup>00</sup></b>	<b>50492</b>	<b>3449</b>	<b>4/2/13</b>

TO BE COMPLETED BY THE APPLICANT

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

**PROPERTY OWNERS ADJACENT TO PROPERTY TO BE VACATED**

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- A. This application for a Street Vacation review adjacent to my (our) property is made with my (our) 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.

Landowner's Signature	Landowner's Name (Printed)	Street Address	Length of Frontage Along Right-of-Way	Percentage of Total Frontage
<i>Geoffrey Larson</i>	Geoffrey Larson as President of Alaskan Brewing	5429 Shaune Drive	320 est	50%
<i>Geoff Larson</i>	Same as above	5351 Shaune Drive	160 est	25%
<i>Geoff Larson</i>	Same as above	lots 46 & 47 SSG Subdivision Phase II	160 est	25%
		according to Plat 93-17		
Total Percent of Frontage along Right-of-Way Proposed to be Vacated by this Petition				

Community Development  
City and Borough of Juneau  
155 South Seward Street

April 2, 2013

Dear Planning Commission and Community Development,

Alaskan Brewing Co is requesting that the Planning Commission allow us to vacate that portion of Borrow Street between Shaune Drive and Commercial Drive. The conditional retail use of much of the industrially zoned land in Lemon Creek has led to an acute land shortage for Alaskan Brewing Co.'s growth. We have been trying to efficiently grow the land foot print of our operations in Juneau since 1997 and have been largely unsuccessful in this attempt until just recently. Vacating Borrow Street allows Alaskan Brewing to grow contiguously in the Industrial Area of Lemon Creek while having minimal adverse impact on the public.


Alaskan Brewing has been actively attempting to expand its operations beyond its six lot footprint located at 5429 Shaune Drive. We have attempted to purchase private land in order to expand our existing site organically for many years. We received the Assembly's approval to purchase various parcels from the City but these projects have not yielded any results for a variety of reasons. (See Exhibit 1) Just recently the Brewery has been successful in purchasing several private parcels of land but they are not contiguous to our existing operations. Vacating Borrow Street would allow us to join these parcels and connect the various structures integrating our Brewery operations.

Vacating this portion of Borrow Street will join two separate city blocks into one larger one. Due to the layout of the SSG subdivision there will be minimal impact on pedestrian and automobile traffic between Shaune Drive and Commercial Drive. Vacating this part of Borrow Street will not change the pedestrian accommodations that are in place on Commercial Drive. Shaune Drive, Borrow Street, Jenkins Drive and the brewery side of Commercial drive were built without sidewalks and infrastructure so the pedestrian traffic on these streets is low to non-existent. (See Exhibit 2) The Juneau Police Department monitored road use and collected data that shows that public automobile use of this portion of Borrow Street is predominately from Alaskan Brewing operations with insignificant public use. (See Exhibit 3)

There are no utilities in this portion of the road. Alaskan Brewing owns all parcels adjacent to this portion of Borrow Street. The neighbors around the Brewing Facilities and across from this portion of Barrow Street have all signed a petition endorsing this project. I have letters of support from private landowners and from the Director of City Utilities endorsing our desire to vacate this road. (See Exhibit 4)

The access plan for Lemon Creek specifically views Borrow Street as one of the least desirable options for a second access route into this Industrially Zoned section of Lemon Creek. (See Exhibit 5) This study was undertaken due to the high traffic volume expected from the **Retail Conditional Use** of the Home Depot site within this **Industrially Zoned** section of Lemon Creek. Rorie Watt (Engineering) indicated that any need for a second access into this Lemon Creek subdivision would not involve Borrow Street.

I respectfully request that you support our request to vacate the portion of Borrow Street between Shaune Drive and Commercial Drive,

  
Geoffrey Larson  
President,  
Alaskan Brewing Co

**ALASKAN**  
BREWING CO.

Handcrafted at: 5429 Shaune Drive • Juneau, Alaska 99801-9540

Phone: 907.780.5866 • Fax: 907.780.4514 • Web: [alaskanbeer.com](http://alaskanbeer.com)

# EXHIBIT 1

Geoff Larson <glarson@alaskanbeer.com> Mar 27 (4 days ago)

to greg\_chaney, Linda, Marcy

Greg Chaney  
Planner  
Community Development  
155 South Seward Street  
Juneau, Ak 99801

Dear Greg,

The conditional use of most the industrially zoned land in Lemon Creek allowing Retail use has lead to an acute land shortage for Alaskan Brewing Co.'s growth. We need to secure a larger location in order to continue our growth. We hired an international engineering firm in 2006, to guide our land selection needs. This firm directed our efforts to needing a 20 acre parcel which we have been unable to find to sustain our continued long term growth.

Alaskan Brewing has been actively attempting with the CBJ's assistance, to expand its operations beyond its present existing six lot footprint. It received the Assembly's approval to purchase the balance of the Gravel Pit next to Home Depot. Originally estimated to be 20 acres, this site ended up to be much smaller (8 acres) and dimensionally inefficient for the brewery's needs. We informed the assembly that due to this fact we would not be able to use this site.

The CBJ assembly has authorized the Water and Waste Water Utilities department to sell for FMV the utilities Chemical Storage Shed on commercial drive but that is dependant upon many other departmental pieces falling into place and it is only part of the short term solution. This possible transaction has been in the works for over a decade.

We have attempted to purchase private land from adjacent owners for over 15 years in order to expand our exiting site organically. Just recently owners unwilling to sell to us decided to sell right at the end of 2012, and while the land is not going to satisfy our long term needs it could help us to satisfy our needs for possibly 10 years if we are able to vacate that portion of Borrow Street between Commercial Drive and Shaune Drive. This vacation would allow us to build a connecting building between the old Northern Sales building (purchased in 2010) and our existing Brewery operations.

There are no utilities in this portion of the road. Alaskan Brewing owns all parcels adjacent to this portion of Borrow Street. The access plan for Lemon Creek specifically views Borrow Street as an undesirable option for this use. I have road data that show use on this portion of Borrow Street is predominately Alaskan Brewing with some residual use by the public.

I have discussed the possibility of vacating this portion of Barrow Street and have not received any indication of opposition from: January 25, 2013 met with city manager Kim Kiefer, February 1, 2013 Met with Mayor Merrill Sanford, February 4<sup>th</sup>, 2013 Met with Fire Chief Richard Ethridge, March 1, 2013 met with Rorie Watt, March 12 met with Fire Marshal and Assistant Fire Marshal Dan Jager and Sven Pearson. My immediate neighbors have all signed an acknowledgement that indicates their support.

Thank you for our initial conversation and for meeting with me Thursday March 28 @ 3 pm.

Sincerely,

Geoff Larson.

# EXHIBIT 2



Geoff Larson <glarson@alaskanbeer.com>

Mar 30 (1 day ago)

to greg\_chaney,

March 30, 2013

Greg Chaney  
Planner  
Community Development  
155 South Seward Street  
Juneau, Ak 99801

Greg,

Thank you for the time you took from your schedule to meet with me on Thursday, March 28, 2013.

During this second conversation you mentioned that pedestrian traffic would be a question your department would need to consider in regards to vacating this portion of Barrow Street. Specifically, you mentioned that pedestrians would have a lot further to walk, to get to the other side of this newly created "super block".

I believe there are two facts that should alleviate any concern you might have;

#1 The existing neighborhood already has a block which is 13% larger in circumference directly adjacent to the new block configuration we would be creating. This existing large block was in the original plat approved by the CBJ. I have heard of no complaints regarding this existing large block in the 27 years we have been in this neighborhood.

#2 There is little if any pedestrian traffic on Borrow now and there was no infrastructure to have such on Borrow Street. The existing blocks Alaskan Brewing would like to connect have NO sidewalks for pedestrian traffic. There is no infrastructure for pedestrian traffic either on Shaune Drive, Borrow Street or the Brewery side of Commercial Drive.

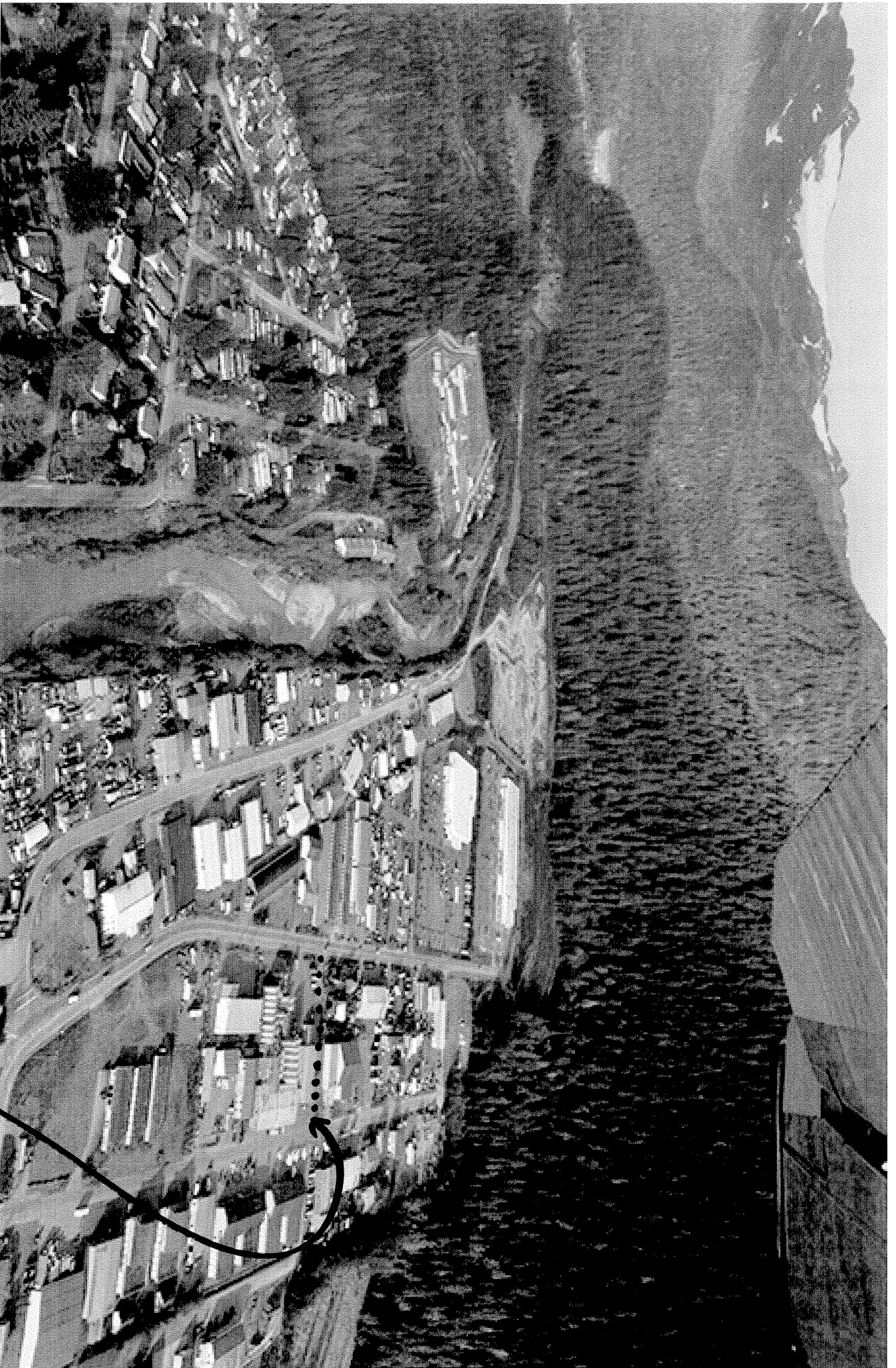
There is a minor amount of pedestrian traffic on the Home Depot and the COSTCO side of Commercial Drive. There are sidewalks on that side of Commercial Drive to support the **Conditional Retail** use of this portion of the Lemon Creek Industrial area. Sidewalks were specifically excluded from the Shaune Drive development. Public pedestrian use of Shaune Drive is very low and pedestrian traffic on Borrow Street is virtually non-existent.

You mentioned that Community Development is thinking many years out. Alaskan Brewing is trying to grow for the long term in the industrially zoned area it was directed to. I believe what we are proposing can make this work out synergistically in the **Industrially Zoned Area** of Lemon Creek..

I appreciate the questions you are providing me regarding the issues before you concerning my application to vacate that portion of Borrow Street between Commercial Drive and Shaune Drive. If there are any other questions you have please give me a call or send me an email.

Sincerely,

Geoff Larson



Lemon Creek Industrial Area

Subject Street



COMMERCIAL BLVD  
WISCONSIN ST

Commercial Drive

Looking West



Commercial Drive

Looking East