

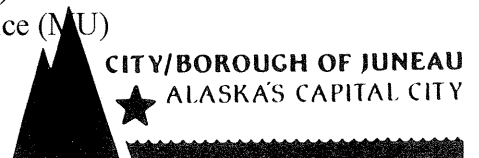
MEMORANDUM

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

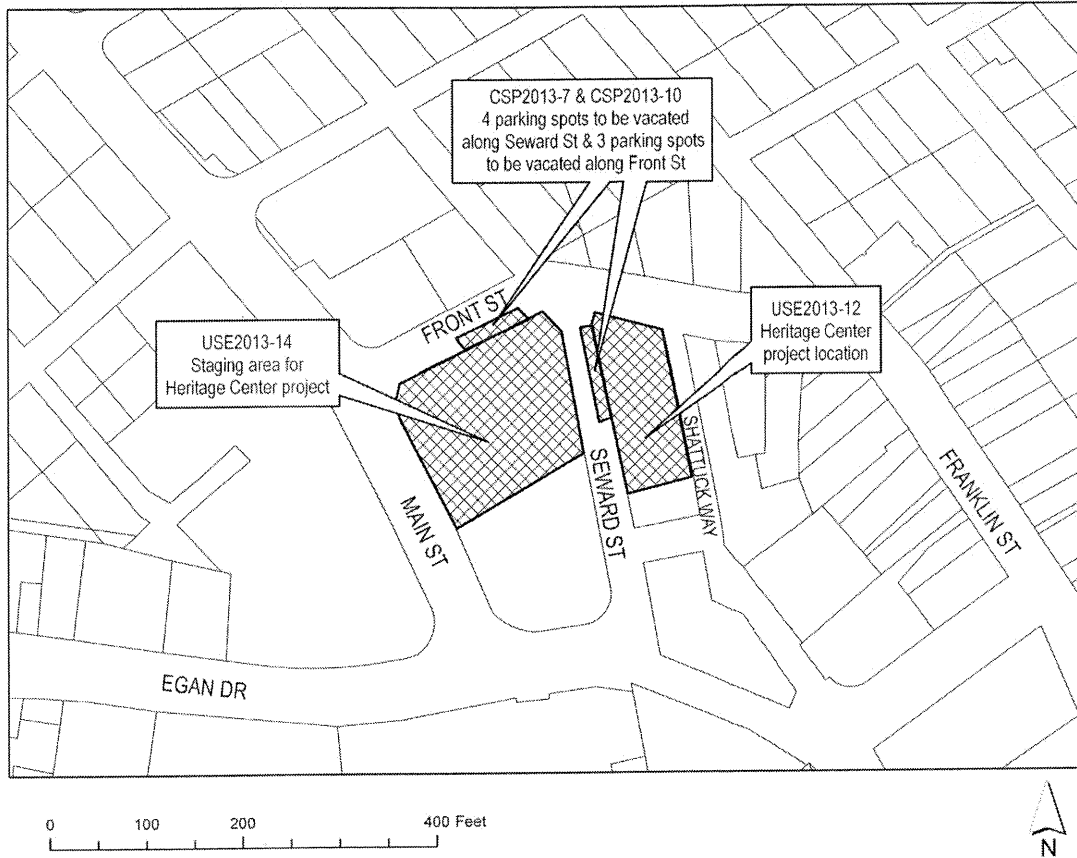
DATE: May 23, 2013
TO: Planning Commission
FROM: Beth McKibben, Planner *BM*
Community Development Department
FILE NO.: USE2013 0012
PROPOSAL: Sealaska Walter Soboleff Heritage Center.

GENERAL INFORMATION

Applicant: Sealaska Heritage Institute
Property Owner: Sealaska Heritage Institute
Property Address: 113 S Seward Street
Legal Description: Tidelands Addition Block 78 Lot 1A
Parcel Code Number: 1-C07-0-K78-001-1
Site Size: 9,471 square feet
Comprehensive Plan Future Land Use Designation: Mixed Use
Zoning: Mixed Use (MU)
Utilities: City water & sewer
Access: Shattuck Way/S. Seward Street/Front Street/ Main Street
Existing Land Use: Vacant/park
Surrounding Land Use:
North- Retail/Commercial (MU)
South- Retail/Commercial/Office (MU)
East - Retail/Commercial (MU)
West - Retail/Commercial/Office (MU)



Vicinity Map



ATTACHMENTS

- A- Memo to Public Works and Facilities Committee from Rorie Watt, Director of Engineering
- B- Historic District Map
- C- Email from Syndey K Mitchell
- D- Map of Parking Districts

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the development of the Walter Sobeloff Center. The proposed project is a 29,574 square foot three story high building, with a full basement which will house cultural, artistic, ceremonial spaces, and offices for the Sealaska Heritage Institute as well as rental offices. The project is located on a 9,471 square foot lot in the Mixed Use (MU) zoning district in downtown Juneau.

The applicant has also requested a Variance to the canopy requirement for 87 feet of the Shattuck Way façade with VAR2013 0014. The project, as planned also requires modification of the sidewalks and vacation of four parking spaces on Seward Street and three parking spaces on Front Street, with CSP2013 0007 and CSP2013 0010. Lastly, there is also a separate Conditional Use Permit application for an off-site staging during construction with USE2013 0014.

BACKGROUND

The site was formerly home to the C.W. Young building, which was built in 1896 and served as a warehouse and hardware store. The building housed a variety of uses before it burned in August 2004. The site has remained vacant since the fire. It was a large hole known locally as “the pit” before Sealaska purchased and landscaped it in 2010.

In April 2012 the CBJ received a request to close the portion of Shattuck Way between Municipal Way and Front Street to vehicles. The Planning Commission’s recommendation to the Assembly was in support of the request. The Public Works and Facilities Committee considered this request at their March 21, 2012 meeting. According to the minutes they forwarded it to the Committee of the Whole without a recommendation. It is staff’s understanding that the Assembly decision on this request is tabled pending Planning Commission consideration of the Cultural Center (attachment A)

In January 2013 the project site was removed from the Historic District (Ordinance 2013-01). Shattuck Way is now the western boundary of the District rather than South Seward Street (attachment B).

COMMENTS

CBJ Water and waste water utilities have no concerns/comments regarding this project. The Fire Marshall has no comments on this Conditional Use Permit application. AELP does not have comments on this Conditional Use Permit application.

Comments were received from the owner of Shoefly who supportive of the proposed Heritage Center (attachment C).

ANALYSIS

Project Site -The project site is 9,471 square foot lot in the Mixed Use (MU) zoning district in downtown Juneau. The site is accessed by Front Street, South Seward Street, and Shattuck Way. It is level site that will be excavated for the basement. There are no setback requirements for the MU district. The building has been designed to the edges, or nearly to the edges of the property.

Project Design - The proposed building is a 29,574 square foot, three-story high building, with a full basement which will house cultural, artistic, ceremonial spaces, and offices for the Sealaska Heritage Institute. According to the drawings submitted, the building will be 39 feet high. The basement will house the 1,941 square foot collection storage, mechanical and ventilation equipment, curator's office, reading room, various office and operations space and restrooms. The street level will have a 1,002 square foot entry foyer, 1,271 square foot gift shop, 1,594 square foot ceremonial space, 1,695 square foot exhibit space, and some office and storage space. The second floor will have offices, conference rooms, 1,111 square feet of space that will be made available for rent, and a 638 square foot "living history center." Sealaska Heritage Institute expects to grow into the rental space on the second floor over time. The third floor is identified as future rental and the application materials indicate the space will be used as lease office space. The spaces identified as future rental will be finished as funds allow.

The building exterior will have vertical yellow cedar wall panels, a glass and cedar pedestrian canopy on the Front and South Seward Street facades. The main entrance on South Seward Street will have a glass front two story entry foyer. There will be a secondary entrance on Front Street. The Shattuck Way façade is planned to have 35 feet of canopy wrapping around from the Front Street façade. The applicant has requested a variance to the canopy requirement (VAR2013 0014), which if approved will leave the remaining 87 feet of the Shattuck Way façade without a canopy. The drawings show a canopy over the rear exit door, but the architect indicates that the plans for this have changed they do not intend to construct if the canopy variance is approved.

The building will be heated by a pellet furnace. Pellets will delivered to the Shattuck Way side of the building via a 4 inch chute in the wall. Delivery is anticipated to be once every 2 weeks. Because Shattuck Way is so narrow staff recommends that pellet deliveries take place before 8 a.m. or after 6 p.m. on weekdays, or during the day on Saturdays so as to limit congestion.

- Pellet deliveries will take place before 8 a.m. or after 6 p.m. on weekdays, or during the day on Saturdays.

Traffic -- 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 (ADT). The applicant has estimated the average daily traffic based on their projected use of the facility. They have estimated 172 average daily trips. Using the ITE Trip Generation Manual staff has estimated the average daily number of trips for the office space to be 194. As we learned when evaluating the State Library Archives and Museum (SLAM) project, there is no comparable land use identified in the ITE Trip Generation Manual for cultural center and archive space. Staff used the traffic counts provided by the SLAM application and applied it to the cultural center and collection storage area and estimates 12 average trips per day, for an estimated total of 206 average trips per day. If the estimate provided by the applicant for the ceremonial and exhibit spaces is used in conjunction with ITE Trip Generation Manual estimates for the office space ADT is 294.

CBJ 49.40.300 states that a traffic impact analysis is required when a development is projected to generate more than 250 ADT and less than 500 ADT a TIA at the discretion of the CDD Director based on the type of development, its location, the likelihood of future expansion and other factors. No future expansion of this project is anticipated. The majority of visitors to the facility will not be traveling by car, but will be arriving by foot. The majority of traffic generated by this proposed facility will be from the office space. Therefore, the Director has determined that a TIA is not required.

Parking and Circulation - CBJ 49.40.200 requires that in the case of two more uses on the same lot, the total requirement for off-street parking is the sum of all the uses calculated separately. To calculate the required parking, staff used the following area allocation;

- 17,647 square feet of office space,
- 3,327 square feet for warehouse storage,
- 6,987 square feet for library/museum and accessory areas, and
- 1,613, square feet of retail space.

Using CBJ 49.40.210, Table (a), Minimum Space and Dimensional Standards for Parking and Off Street Loading, a total of 79 parking spaces and 2 loading spaces are required (see table below). This site is located in the PD-1 parking district (attachmentD). The PD-1 district provides for a 60% reduction in required parking for new construction.

No onsite parking is proposed for the project. The applicant proposes to use the existing Sealaska parking lot. CBJ 49.40.200(4)(D) allows off-site parking to be located not more than 500 feet from the use. The Sealaska parking lot is across South Seward Street from the proposed project, much closer than 500 feet. When the Sealaska Plaza was built it was in the C-2J zoning district, which had no onsite parking requirement. Therefore, the existing parking lot is not required for the Sealaska Plaza building, and is available for use by the proposed Cultural

Center. The Sealaska parking lot, in its current configuration provides 46 parking spaces. The applicant intends to reconfigure the parking lot, if sufficient funds are available. The new design will have 50 parking spaces. Off street loading is planned for Shattuck Way. Shattuck Way is a secondary means of access for the lot; it qualifies as an Alley and not a Street. Therefore a loading zone on Shattuck Way qualifies as an “off-street loading space.” CBJ 49.80.120 Definitions states “Alley means a public right-of-way providing a secondary means of vehicular access to abutting lots but which is not intended for general traffic circulation.”

		Per Table (a)	PD-1(60% reduction)	Parking Provided
Parking Calculations				
Warehouse/storage 1 per 1,000 gross square feet	3327 sq ft	3	1(40% of 3)	3
Library/museum 1 per 600 gross square feet	6987 sq ft	12	5(40% of 12)	6
Office 1 per 300 gross square feet	17647 sq ft	59	24(40% of 59)	37
Retail 1 per 300 gross square feet	1613 sq ft	5	2(40% of 5)	
Total Parking		79	32	46
Loading Calculations				
		Per CBJ49.40.210(c)(2)	PD-1	
2 Per 25,000-50,000 g s/f		2 (first 50,000 s/f)	1(40% of 2)	1
Total Loading Spaces		2	1(40% of 1)	1

Noise - Once the new facility is in place, noise can expected to be similar to the surrounding development. Noise is not expected to be of concern. However, during construction heavy equipment will be used. CBJ 42.20.095(b) restricts the operation of heavy construction equipment before 7 a.m. and after 10 p.m., Monday through Friday, and before 9 a.m. and after 10 p.m., Saturday and Sunday unless a permit is obtained from the CBJ Building Official.

Public Health or Safety - The structure meets zoning requirements for setbacks and height and will meet all applicable building code requirements for fire safety. The Fire Marshal has reviewed the plans and they are able to respond to upper level emergencies. No public health or safety concerns have been raised by this proposal.

Landscaping – CBJ 49.50.300 was recently amended to remove the vegetated cover requirement for the MU zoning district. No vegetated cover is shown on the project site; the building is built mostly to the property lines. However, if the requested on-street parking vacation and associated

changes to the sidewalks (CSP2013 0007 & CSP2013 0010) are approved, the plans show landscape islands on both corners of the Front and South Seward Street intersection.

Lighting – 04 CBJAC 050.020 establishes performance standards for commercial and industrial uses. Section (b) requires that industrial and exterior lighting not create glare on public highways or neighboring property. All exterior lighting will have appropriate cut-off optics and house-side shields to efficiently focus light in the desired areas and to minimize the impacts to adjacent neighbors.

Staff recommends the following conditions:

- All exterior lighting fixtures shall be of a “full cutoff” design.
- Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at CBJ§49.40.230(d)

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.

Habitat – N/A There are no sensitive habitats in the project area.

Property Value or Neighborhood Harmony - Available evidence indicates that property values will not be affected and the proposed use is in harmony with the surrounding neighborhood. Developing a vacant lot in the downtown area with a vibrant active cultural center will likely improve property value.

Conformity with Adopted Plans - A number of adopted plans address the concept of a Native Cultural Center as a mechanism for preserving and showcasing cultural resources and arts.

The “Capital City Vision Project – Juneau’s 20/20 Vision for Downtown” is a vision plan created by Juneau citizens in 1996 and 1997. The plan is an advisory document for future planning in Juneau. One of the topics considered is “Education, Youth, Arts and Culture”. One of suggestions is to develop an aggressive strategy to achieve performing arts center, youth center, space for big cultural events, and artisan’s mall.”

2008 Comprehensive Plan.

Chapter 5, Economic Development Policy 5.4:

“It is the policy of the CBJ to encourage tourism, convention and other visitor-related activities through the development of appropriate facilities and services, while protecting Juneau’s natural, cultural and economic attractions for local residents and visitors alike,

and to participate in the accommodations of the future growth of tourism in a manner that addresses both community and industry concerns.”

Chapter 10, Land Use, Policy 10.13

“It is the policy of the CBJ to provide for mixed use development that integrates residential, retail and office use in the downtown areas, shopping centers, along transit corridors, and other suitable areas.”

Chapter 15, Cultural Arts and Humanities, Policy 15.1, Standard Operating Procedure 15.1SOP4, 15.1.1A5:

“It is the policy of the CBJ to support the arts as a vital element of community life and recognize the important role that arts play in the cultural social and economic well-being of the community. It is further the policy of the CBJ to strengthen its role as a regional cultural resource to the communities of Southeast Alaska.”

Officially welcome participants, and otherwise encourage large regional artistic, social and other cultural events such as the biennial Tlingit and Haida and Tsimshian Celebration, and the folk, classical and jazz music festivals.

Support facilities, institutions, organizations and individual artists that enable the CBJ to maintain its role and stature as the Capital City.

Chapter 16, Historic and Cultural Resources, Policy 16.1 and 16.4:

“It is the policy of the CBJ to identify, preserve and protect Juneau’s diverse historic and cultural resources, and to promote historic preservation and accurately represent Juneau’s unique heritage through publications, outreach and heritage tourism.”

“It is the policy of the CBJ to preserve and protect the unique culture of Juneau’s Native peoples, including buildings, sites, artifacts, traditions, lifestyles, languages and histories.”

The project area is within Subarea 6 (map M) of the 2008 Comprehensive Plan; Guideline and Consideration #19 recommends that when permits in the downtown are reviewed that consideration be given to noise impacts from mechanical equipment on residential uses. The mechanical spaces of the proposed building are in the basement and should be sufficiently muffled so as to not create a disturbance.

The Conditional Use Permit process provides a platform for neighborhoods to have a voice about uses that may impact their neighborhoods. Conditional Use permits allow for community input, which results in practical permit conditions. Granting a Conditional Use permit for cultural center in the Mixed Use district, with appropriate conditions, is consistent with the 2008 CBJ Comprehensive Plan.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

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

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development 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.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit 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. Is the proposed use 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 5.300, Libraries, Museums, Art Galleries, Section 3.4000 Offices greater than 2,500 sq. ft. and Section 3.100 Sales of Miscellaneous Goods less than 5,000 sq. ft. for the Mixed Use 2 (MU2) 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 May 17, 2013 and May 27, 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.

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.

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?*

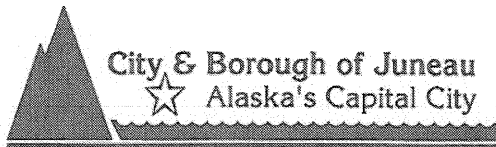
Yes. This proposal does not need to go through the Alaska Coastal Management Program review.

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 29,574 square foot three story high building, with a full basement which will house cultural, artistic, ceremonial spaces, and offices for the Sealaska Heritage Institute as well as rental offices.

The approval is subject to the following conditions:

1. Pellet deliveries will take place before 8 a.m. or after 6 p.m. on weekdays, or during the day on Saturdays.
2. All exterior lighting fixtures shall be of a "full cutoff" design.
3. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at CBJ 49.40.230(d).



DATE: December 2, 2011
TO: Randy Wanamaker, Chair, Assembly Public Works & Facilities Committee
FROM: Rorie Watt, Engineering Director
RE: Shattuck Way and Seward Street Proposals

Owners of two properties in the central business district have proposed changes to downtown streets.

1. **Shattuck Way** – The owner of the Miner’s Mercantile building would like to permanently close one block of the Shattuck Way Alley and open the side of his building to pedestrian access. The existing road is narrow and CBJ regularly pushes snow up against the side of the building, causing problems for the business owner. On Shattuck Way, there are currently 7 on-street parking spaces that would be lost if this proposal went forward. The loss would be reduced by the addition of 3 new spaces at the ends of Shattuck Way at Front Street and at Municipal Way. The proposal would result in a **net loss of 4 parking spaces**. The Public Works and Fire Departments do not object to the proposal.
2. **Seward Street** – As part of the proposed Sealaska Heritage Institute facility (Soboleff Center), SHI would like to make the following changes to Seward Street:
 - a. Remove **4 parking spaces** adjacent to the proposed entry way to provide more pedestrian space.
 - b. Construct a table-top cross walk across Seward Street (similar to the one on 4th Street in front of the Capital) to create a plaza effect in front of the proposed building. If the grades are constructed properly, this can be done in a manner that does not harm large vehicle traffic or snow plowing operations. The intent is to create a large plaza that spans Seward Street and extends onto Sealaska property on both sides of the road.
 - c. Reconfigure the existing Sealaska parking lot, relocate the existing exit from Seward Street to Front Street. This change would result in a **loss of 4** public on-street spaces and a **gain of 3** private spaces in the Sealaska parking lot, or a **net loss of 1 space**.
 - d. CBJ Code requires developers to provide parking for their facilities; depending on the final design, SHI will be required to provide **30-40** parking spaces for the Soboleff Center. In the downtown district, CBJ Code allows developers to pay a “Fee-In-Lieu” of the requirement to meet the parking code. This code section was implemented to encourage full development of business district properties; SHI intends to make use of this code provision. Fees collected under this provision may be used by the CBJ to create parking, or manage or reduce parking demand.

Summary & Recommendation:

In my view, both proposals have strong merit, but the loss of on-street parking spaces is significant and may be objectionable. Combined together the two concepts propose a loss of **15** spaces which are mitigated by the addition of **3** on-street and **3** off street spaces, for a total **net loss of 9 spaces**. The full build out of the property proposed by SHI is exactly the kind of development that was anticipated and encouraged when the fee-in-lieu ordinance was passed; per Code, the Planning Commission has authority to grant use of the fee-in-lieu. The proposed SHI facility will create additional demand for on-street parking spaces.

I recommend that the applicants proceed with the Planning Commission review process to afford adjacent business owners the opportunity to comment about the proposals and to allow the PC to weigh the issues and make its recommendations to the Assembly. The removal (or not) of the on-street spaces are ultimately within the discretion of the Assembly.

Fire Marshal Dan Jager:

The fire department has no objections to this idea and agree that it would be a nice addition to this part of town. Our emergency access is still adequate on Municipal Way and on Front Street. Ed, yes we would, and have used emergency apparatus in this limited use space in the past although it is not recommended if we can avoid it. Fire trucks and fire engines are a tight fit, but ambulances can maneuver a little better if needed. If traffic concerns come up for a significant event, with coordination, we would just go against traffic on Front Street if needed.

Dan

Street Superintendent Ed Foster:

I think this is an excellent idea! Plowing snow through there in the winter is problematic and it's really too narrow for on street parking and vehicle traffic. I don't see a need for a walkway along the building, temporary or permanent. On an immediate or temporary basis just install steps from the doors to street grade, and for a permanent solution I think the street should be brought up to the grade of the sidewalk across the street and maybe done with pavers, maybe a few tree planters and a few gazebo type shelters in the middle for protection from the weather and steps from the doors to the resulting grade. This could be a very nice down town vendor eatery area.

Why does there need to be emergency vehicle access to this area? Would the Fire Department really pull a fire truck between these buildings if one was on fire??

Ed

Public Works Director Joe Buck:

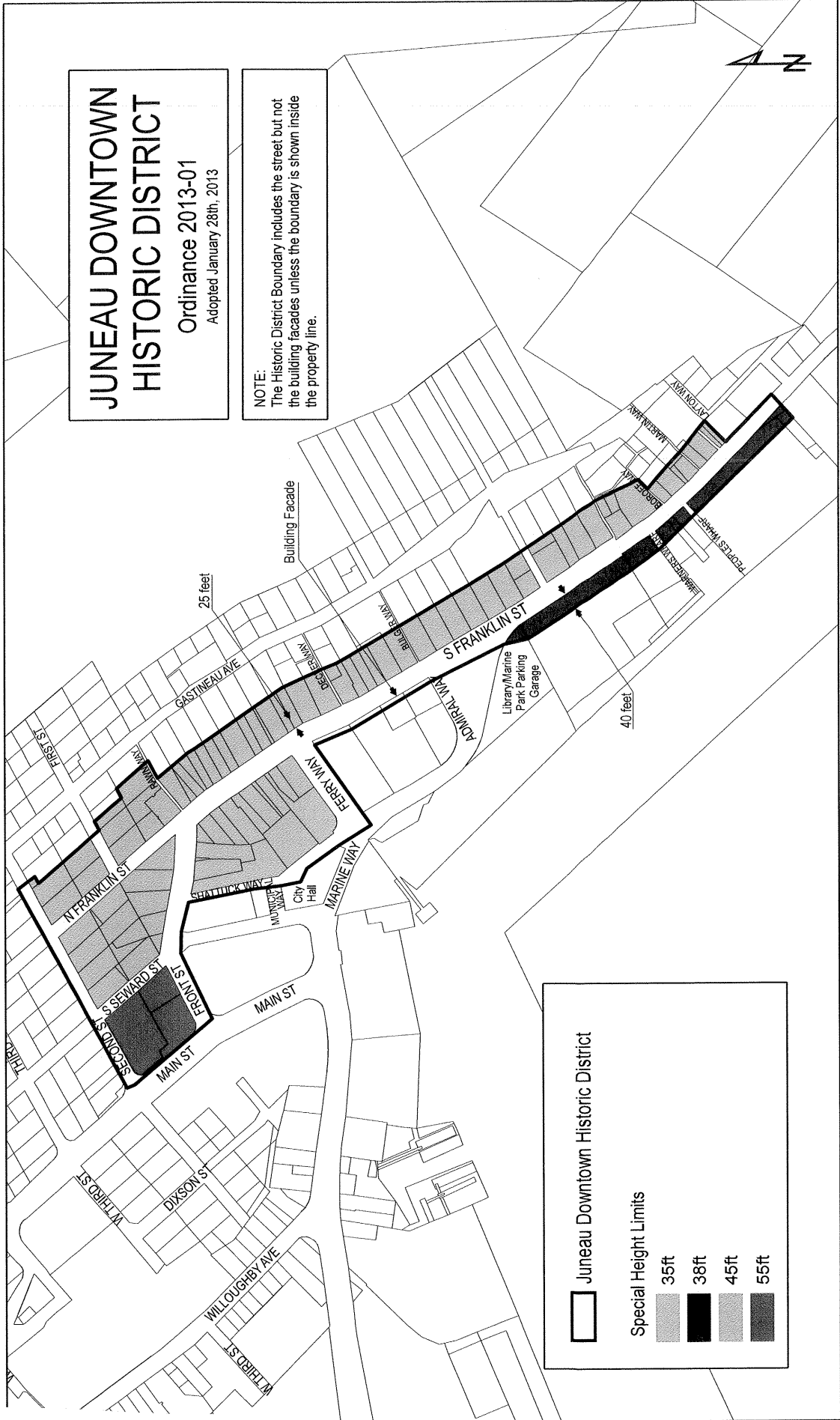
I like the concept. I tend to lean towards having steps down to the pedestrian way over raising the grade of the street to the level of the adjacent commercial building. I'd suggest raising the street grade 6" to get to top of a curb/gutter section at Municipal Way and Front Street, and have step coming down from the adjacent commercial building to the pedestrian way. Closing this alley to vehicle traffic is a great idea. The Front Street intersection has always been unsafe and plowing snow in the alley is very problematic. This could be a great area for the street vendors and/or sidewalk cafes.

Joe

JUNEAU DOWNTOWN HISTORIC DISTRICT

Ordinance 2013-01
Adopted January 28th, 2013

NOTE:
The Historic District Boundary includes the street but not the building facades unless the boundary is shown inside the property line.



Juneau Downtown Historic District

Special Height Limits

- 35ft
- 38ft
- 45ft
- 55ft

Project Source: F:\gis_work\Quinn\Projects\CDD\historic boundary adjustment.mxd

Beth McKibben

From: owners@shoeflyalaska.com
Sent: Tuesday, May 21, 2013 3:58 PM
To: Beth McKibben
Cc: owners@shoeflyalaska.com
Subject: Public Hearing for Walter Soboleff Heritage Center

Dear Ms. McKibben,

I co-own Shoefly located at 109 Seward Street. After reviewing the Notice of Public Hearing for permanently vacating four parking spaces on Seward Street and three parking spaces along Front Street for the Walter Soboleff Heritage Center, I would like to submit written testimony for inclusion in the public hearing process.

I chose to locate my business in downtown Juneau because I wanted to contribute to a vibrant and fun downtown area. I enjoy a busy downtown with an eclectic assortment of successful retail shops, great dining, space for gathering and arts and culture. I am excited to welcome the Walter Soboleff Heritage Center to downtown Juneau.

As a downtown business owner, I do have some reservations about the request to eliminate seven prime parking spots near our store.

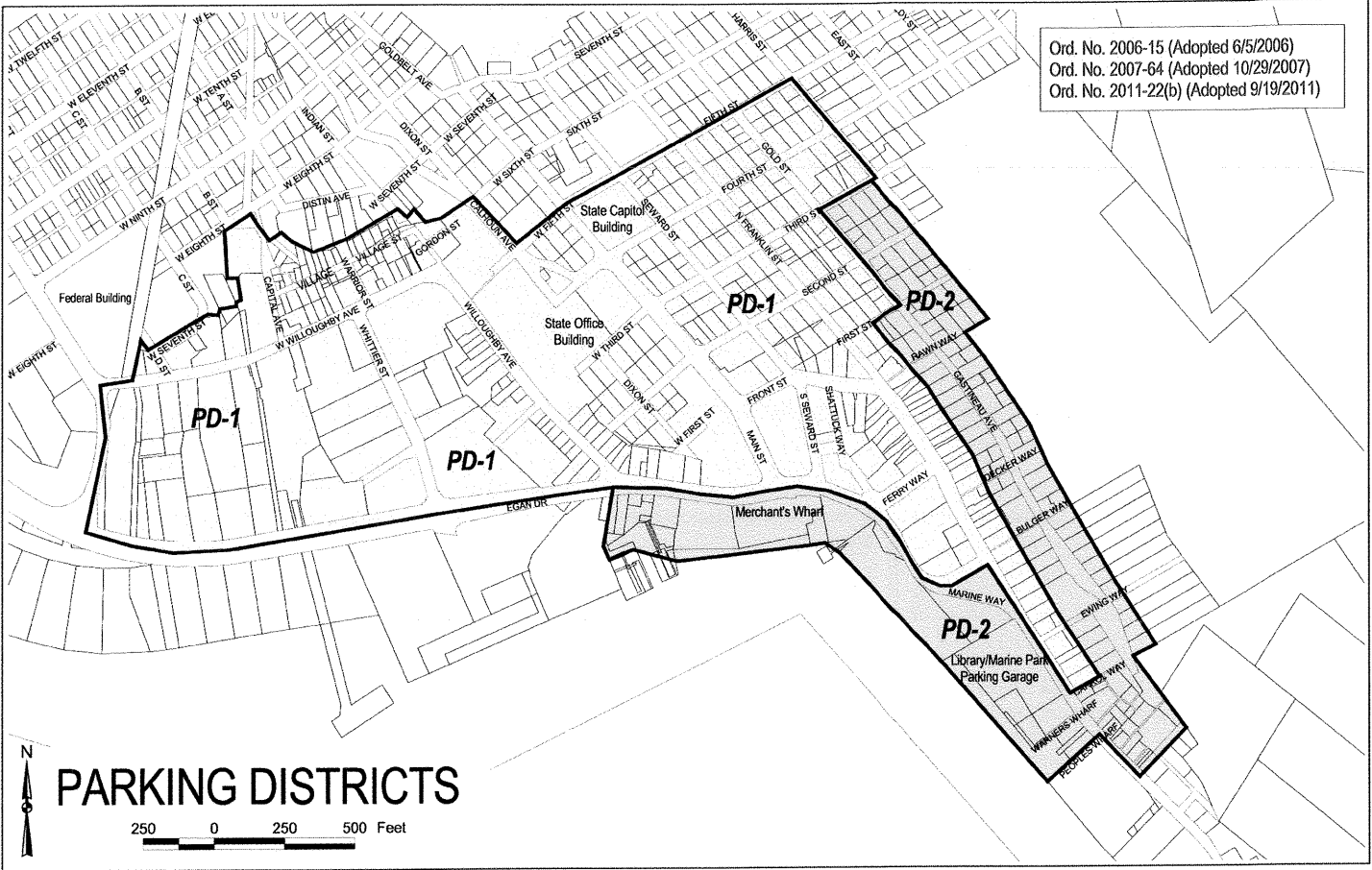
The biggest perceived barrier to our local Shoefly customers (who make up 70% of our business) to coming to our downtown shop location, is parking. With the recent change in the paid parking system in downtown, I became even more aware of how perceptions about parking can hurt our ability to run a successful business. Our local sales levels dipped with the launch of the new parking system. So I immediately went out and took photos and published a step-by-step guide for our customers which I published on our Shoefly web site. I received over a hundred emails thanking me for providing this information – more emails than I have ever received for a special event or service we promote. The availability of parking in downtown Juneau and especially near our shop on Seward Street and Front Street is critical to our ability to provide exceptional customer service. I respectfully ask the Planning Commission to deny the request to vacate any parking spaces on Seward Street and along Front Street.

I serve on the Board of the Downtown Business Association and we have worked with the city for years to make downtown an enjoyable destination year-round and in any weather. A big part of Juneau being "walkable" especially on rainy days, are the canopies that are provided by the buildings that line our downtown sidewalks. As a retail business owner located on the side of Seward with canopies, I can tell you that most people choose to walk on that side of the street. Again, I respectfully ask the Planning Commission to consider the long term use of Shattuck Way. If the desire is to welcome pedestrians along this street, then the canopy requirements should be observed by the new Walter Soboleff Heritage Center.

Again, I am completely supportive of this new center in downtown Juneau and recognize that over the long term it will greatly enhance the downtown experience of both locals and visitors. I am excited to welcome a center that will share and honor Alaskan Native cultures.

Respectfully Yours,
Sydney K. Mitchell
President,
Shoefly Inc.

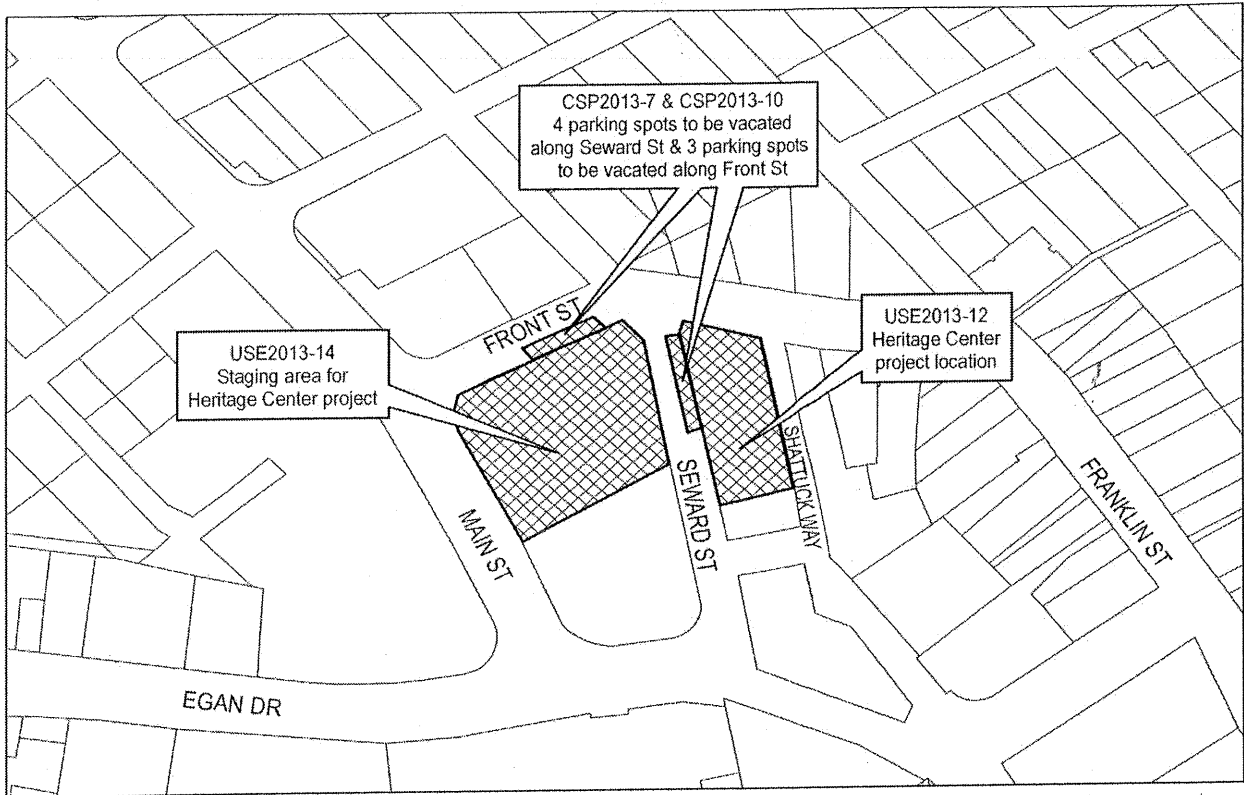
Ord. No. 2006-15 (Adopted 6/5/2006)
Ord. No. 2007-64 (Adopted 10/29/2007)
Ord. No. 2011-22(b) (Adopted 9/19/2011)



10/14/2011

ATTACHMENT D

****MAP CORRECTED TO REFLECT FRONT STREET PARKING VACATION****
NOTICE OF PUBLIC HEARING



- Proposal: CSP2013 0007: Vacate three parking spaces in CBJ ROW along Front Street.
 CSP2013 0010: Vacate four spaces in CBJ ROW along Seward Street.
 USE2013 0012: Sealaska Walter Sobeloff Heritage Center.
 USE2013 0014: Conditional Use to allow off site construction staging in the Sealaska parking lot for the Walter Soboleff Heritage Center.
 VAR2013 0014: Variance for deletion of canopy requirements along Shattuck Way.

File No:	CSP2013 0007; CSP2013 0010; USE2013 0012; USE2013 0014; VAR2013 0014	Applicant:	MRV Architects
To:	Adjacent Property Owners	Property PCN:	1-C07-0-K78-001-1 & 1-C07-0-K77-001-0
Hearing Date:	May 28, 2013	Owner:	Sealaska Corporation
Hearing Time:	7:00 PM	Size:	55,203 square feet lots only
Place:	Assembly Chambers	Zoned:	Mixed Use
	Municipal Building	Site Address:	113 S Seward Street & 1 Sealaska Plaza
	155 South Seward Street	Accessed Via:	S Seward Street
	Juneau, Alaska 99801		

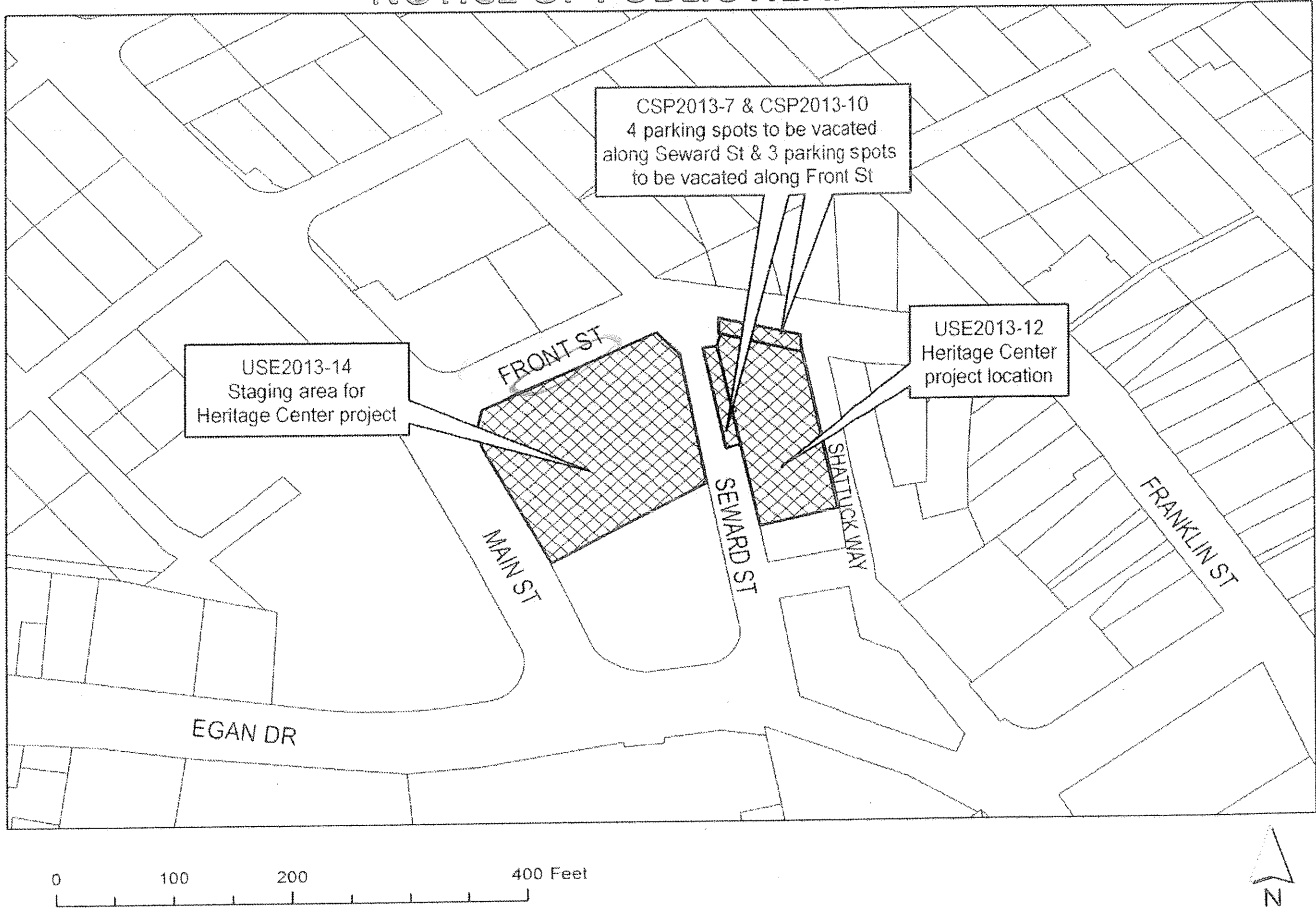
PROPERTY OWNERS PLEASE NOTE:

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.

NOTICE OF PUBLIC HEARING



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 USE2013 0012: Sealaska Walter Soboleff Heritage Center.
 USE2013 0014: Conditional Use to allow off site construction staging in the Sealaska parking lot for the Walter Soboleff Heritage Center.
 VAR2013 0014: Variance for deletion of canopy requirements along Shattuck Way.

File No:	CSP2013 0007; CSP2013 0010; USE2013 0012; USE2013 0014; VAR2013 0014	Applicant:	MRV Architects
To:	Adjacent Property Owners	Property PCN:	1-C07-0-K78-001-1 & 1-C07-0-K77-001-0
Hearing Date:	May 28, 2013	Owner:	Sealaska Corporation
Hearing Time:	7:00 PM	Size:	55,203 square feet lots only
Place:	Assembly Chambers	Zoned:	Mixed Use
	Municipal Building	Site Address:	113 S Seward Street & 1 Sealaska Plaza
	155 South Seward Street	Accessed Via:	S Seward Street
	Juneau, Alaska 99801		

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.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

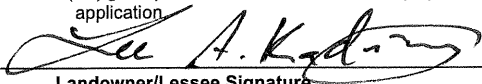
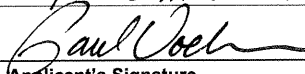
TO BE COMPLETED BY THE APPLICANT

Project Number	Project Name (15 characters)	Case Number USE20130012	Date Received 04/17/13	
TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED				
<input type="checkbox"/> Accessory Apartment*** (AAP) <input type="checkbox"/> Driveway in Right-of-Way (ADW) <input checked="" type="checkbox"/> Use Listed in §49.25.300 (USE) (Table of Permissible Uses)				
Please list the Table of Permissible Uses Category: <u>3.400, offices > 2,500SF ; 5.300, museums</u>				
***An Accessory Apartment Application will also be required.				
DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.				
<u>See attached MRV memo, "CBT planning Requirements"</u>				
IS THIS A MODIFICATION OF AN EXISTING APPROVAL? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES - Case # _____				
CURRENT USE OF LAND OR BUILDING(S): <u>open park</u>				
PROPOSED USE OF LAND OR BUILDING(S): <u>multi-function cultural center. See memo.</u>				
UTILITIES PROPOSED:		WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site	SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site	
SITE AND BUILDING SPECIFICS:				
Total Area of Lot _____ square feet		Total Area of Existing Structure(s) <u>0</u> square feet		
Total Area of Proposed Structure(s) <u>27,574</u> square feet				
EXTERNAL LIGHTING:				
Existing to remain	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures			
Proposed	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures			
PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:				
<input type="checkbox"/> Site Plan <input type="checkbox"/> Floor Plan of proposed buildings <input type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed Vegetative Cover		<input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)		
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	\$ <u>1000.00</u>	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50.00</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	_____	_____	_____
Total Fee	\$ <u>1150.00</u>	<u>3017</u>	<u>CBD3519</u>	<u>04/17/13</u>

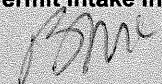
NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description WALTER SOBOLEFF CENTER FOR SEALASKA HERITAGE INSTITUTE		
	PROPERTY LOCATION		
	Street Address 113 SOUTH SENARD STREET	City/Zip JUNEAU, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) LOT 1-A, BLOCK 7B, ALASKA TIDELANDS SURVEY 3 (BLDG); PORTIONS BLK 77 (PARKING)		
	Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE		
	Property Owner's Name SEALASKA HERITAGE INSTITUTE	Contact Person: LEE KADINGER	Work Phone: 586-9266
	Mailing Address ONE sealaska Plaza, Ste 301 JUNEAU AK	Home Phone: 723-2879	Fax Number:
	E-mail Address Lee.Kadinger@sealaska.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		3-12-13	
	Landowner/Lessee Signature	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 If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name MRV ARCHITECTS	Contact Person: PAUL VOELCKERS	Work Phone: 586-1371	
Mailing Address 1420 GLACIER AVE	Home Phone:	Fax Number: 463-5544	
E-mail Address paul@mrvarchitects.com	Other Contact Phone Number(s): SPENCER STEROLL - 586-1371		
X		_____	
	Applicant's Signature	Date of Application	

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

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
	X	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)			
	X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		09/17/13	USE 20130012
	X	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.					
Comments:					Permit Intake Initials
_____					

MRV ARCHITECTS

1420 GLACIER AVENUE, JUNEAU, AK 99801 (907) 586-1371

Project: **Walter Soboleff Center**, Sealaska Heritage Institute
Subject: CBJ Planning Requirements
To: Hal Hart, CDD Director
From: Paul Voelckers
Date: April 3, 2012

MRV 1022

The following information is offered relative to the CBJ Conditional Use permit process for the Walter Soboleff Center. Relevant CBJ Title 49 is identified.

Project Description: The Sealaska Heritage Institute is constructing the Walter Soboleff Center in Downtown Juneau as their new central facility combining cultural, artistic, ceremonial, and office functions in one facility. The project totals 29,574 square feet of area, with a full basement and three stories above grade.

Types of spaces in the building include ceremonial space, exhibit spaces, gift and artisan space, classroom space, museum and archive space, Sealaska Heritage Institute offices, and tenant lease office space. The building exterior will feature vertical yellow cedar wall panels, a glass and cedar pedestrian canopy on the primary frontages, and a glass-fronted two-story entry foyer that show-cases an interior ceremonial space with traditional appearance.

Zoning: Multi-Use (MU) (Map 158, CBJ zoning atlas). Lot 1A, portions of Block 78, for the building; and portions of Block 77 for parking and site improvements.

Permissible Uses (Table 49.25.300)

- Sales of Miscellaneous Goods under 5,000 sf and below 20% of gross floor area is allowed and requires only a dept. approval (3.100).
- Offices of greater than 2,500 sf are allowed and requires a conditional use permit (for major development) (3.400).
- Libraries, Museums, and Art Galleries are allowed and require a conditional use permit (for major development) (5.300).

Minimum Dimensional Standards (Table 49.25.400)

- Minimum Lot Size: 5,000sf
- Minimum Lot Width: 50'
- Minimum Lot Depth: 80'
- Maximum Lot Coverage (Permissible Use): None
- Maximum Height (Permissible Uses): None (See 49.70.500 below)
- Minimum Front Yard Setback: 0'
- Minimum Street Side Yard Setback: 0'
- Minimum Rear Yard Setback: 0'
- Minimum Side Yard Setback: 0'

Parking Requirements (Table 49.40.210)

The total gross area of the building is 29,574 sq.ft. That area is broken into the following gross spaces, and their relevant parking loads determined:

- Offices: The majority of the building will be used for offices, with SHI offices on the second floor, lease office space on the third floor, and a few miscellaneous staff offices in the basement and first floor. The total net office space is 17,647 sq.ft. Using the table parking ration of 1 per 300sf of gross floor area, 71 stalls are derived.

17,647 sf / 300sf

59 stalls

- Warehouses, Storage: The building includes significant storage space, with most located in the basement area. The largest single space is the archive/collections storage room at 1,947 sq.ft. The total storage area is 3,327 sq.ft, with a parking ratio of 1 per 1,000 sq.ft.

3,327 sf / 1,000sf

3 stalls

- Retail Commercial: The first floor includes Jin'ait, a commercial/retail street frontage. The total area, including manager's office and a percentage of mech/support space is 1,613 sq.ft. Using the parking ratio of 1 per 300sf of gross floor area, 5 stalls are derived.

1,613 sf / 300sf

5 stalls

- Libraries and Museums: Several spaces are closest in nature to library/museum functions. Spaces include the exhibit room on the first floor, the ceremonial room on the first floor, associated foyer and artist's work space, and museum conservation, research, and exhibit spaces on the first floor. Such spaces generate one stall per 600sf of gross floor area.

6,987 sq.ft. / 600sf

12 stalls

79 stalls total

Parking Reduction

- Per Exceptions (d), (1): The calculated parking requirement for new construction in the PD-2 District may be reduced by 60 percent. The calculated parking requirement would be (79 x .4), or 31.6 spots. Rounding to the closest whole space derives **32 parking spaces**.
- Fee in lieu of parking is allowed if approved by the Commission (49.40.210 Exception (d), (5), provided that it does not have significant adverse impacts on nearby on-street parking. Fees are \$8,500 per stall for non-residential uses.
- The existing Sealaska Corporation parking on portions of Block 77 is being redeveloped for improved site function and parking revisions. The current parking lot was developed in 1974, with 46 spaces. The new layout includes 50 spaces.
- A separate analysis will be submitted identifying current parking requirements for Sealaska Corporation, the remaining spaces available for the Soboleff Center in the

parking lot, and the additional parking stall requirement that will be met with fee-in-lieu provisions.

Traffic Analysis (49.40.300)

- A development projected that is anticipated to generate fewer than 250 ADT (average daily trips) shall not be required to have a traffic impact analysis.
- Based on the following general analysis, the Soboleff Center is anticipated to generate fewer than 250 ADT. The following occupancies and associated ADT counts are developed to support this count:
 - The first floor ceremonial room and exhibit spaces at 4,263 sq.ft. are estimated to generate about 100 ADT, maximum. This number can not be set with precision, given the flexible and variable nature of the spaces. Use will be intermittent by season and events, and is difficult or impossible to specifically quantify. For most of the day, events will not be scheduled in these spaces, and the ADT number is likely to drop to 20 or fewer. Exhibit space use is likely to be predominantly by pedestrian access.
 - Use of the Jin'eit Gift Shop is primarily focused on pedestrian use, particularly in the peak summer season. 20 ADT are estimated for this use.
 - Staff use of the basement and second floor for Sealaska Heritage Institute offices, with a total staff of 22, are expected to generate 44 ADT, maximum.
 - Lease spaces on Floor 3 and portions of Floor 2, using an occupancy rate of 1 per 100 sq.ft. (well-above CBJ planning minimum occupant load), derive an occupancy of 40, and are expected to generate 80 ADT, maximum.

Minimum Vegetative Cover (table 49.50.300)

- MU Zone: 5%. Recent amendments have dropped this requirement. The Soboleff Center is nonetheless including significant landscape elements with planted trees and shrubs to enhance the site and pedestrian experience.

MRV ARCHITECTS

1420 GLACIER AVENUE, JUNEAU, AK 99801 (907) 586-1371

Project: **Walter Soboleff Center**, Sealaska Heritage Institute
Subject: Code Study, 2009 IBC
From: Paul Voelckers
Date: March 14, 2013

MRV 1022

Overview of size, uses: The building totals 29,574 sq.ft. overall, with three stories above grade, and a full basement. The interior spaces consist of the following:

- Basement:** storage, mechanical, office spaces, archives and collections space.
- First Floor:** 2-story lobby, ceremonial assembly room, gift sales, and exhibit space.
- Second Floor:** Classroom space, administrative offices.
- Third Floor:** Lease office spaces.

Overview of construction: The building includes a reinforced concrete slab and walls for the basement, with thickened slab to support column loads. Superstructure consists of steel columns and beams, with composite steel deck and concrete slab.

Exterior walls are formed of pre-fabricated exterior wall panels which attach to the interior structure. The wall panels include rigid insulation, and 3" monolithic exterior yellow cedar face. Roofing is EPDM membrane over rigid insulation.

The heating system utilizes wood pellets, with storage within the basement mechanical room. Fans are located in the basement mechanical space and a roof-mounted unit. The building is provided with an automatic sprinkler system.

Occupancy Classification (Chapter 3)

- **Assembly Spaces: A-3 (Section 303) - Total A-3 area is 4,263 sf.**
 - The areas used as assembly spaces on the first floor of the project do not have fixed seating (occupancy A-1), are not intended solely for the viewing of performing arts (occupancy A-1), and are not intended for food or drink consumption (occupancy A-2). Therefore, the assembly spaces are not "defined elsewhere" and will be occupancy A-3.
 - The A-3 spaces include the Central Lobby (811 sf), Ceremonial Space (1,613), Permanent Exhibits (1,839).
- **Business: B (Section 304) - Total B area is 21,315 sf.**
 - The majority of the spaces in the building are used for professional or service-type transactions and are Business occupancies.
 - The classroom on the second floor (Living History Center), is 663 sq.ft. and is accessory to the rest of the B occupancy on the second floor. It is allowed to be classified as a B occupancy (Section 303.1 exception 3).

- The remaining portions of the building not otherwise defined most closely support B occupancies.
- Mercantile: M (Section 309)
 - The M spaces include Jineit Gift Shop (1,295 sf) and Artist's Demonstration Space (154 sf). Total M area is 1,449 sf.
- Storage: S-1 (Section 311)
 - The basement Collections Storage Room will contain paper archives in cardboard boxes as well as loose paper, rolled paper items, books, baskets, and other artifacts. Books, baskets, and paper are all listed under moderate-hazard S-1 rather than S-2 low-hazard occupancy.
 - The S-1 spaces include the Collections Storage (2,547 sf) only. All other storage areas are considered accessory to and part of the B occupancies. Total S-1 area is 2,547 sf).

Detailed Requirements Based on Occupancy (Chapter 4).

- Two-story Lobby (Section 708).
 - The opening above the lobby connecting Floor 1 to Floor 2 meets all the requirements of Section 708 (Shaft Enclosures), exception 7: The opening does not connect more than two stories (7.1), is not part of the required means of egress (7.2), is not concealed within the wall (7.3), is not in a Group I or R occupancy (7.4), and does not open to any non-sprinklered corridor (7.5). Therefore, the Lobby space is allowed as an unprotected shaft.
- Stages and Platforms (section 410).
 - The performance area in the Ceremonial Space is defined as a "platform" rather than a "stage" since it does not have overhead hanging curtains, drops, scenery or stage effects other than lighting and sound (410.2).
 - Construction of the platform is to be as per 410.4.
- Combustible Storage (Section 413).
 - High-piled stock storage in any occupancy group shall comply with the International Fire Code.

Allowable Building Height and Area (Table 503 & Section 504).

The building will be classified as an A3 occupancy type without occupancy separations, Construction Type III-B:

- Group A-3 buildings with construction Type IIIB are allowed to be: 2 stories, 9,500 sf per story with a maximum building height of 55' (Table 503).
- The building is to be equipped with an automatic sprinkler system, so the maximum building height is increased by 20' and the maximum number of stories is increased by 1 to 3 stories, 9,500 sf per story with a maximum building height of 75' (Section 504.2).
- $A_a = \{A_t + [A_t \times I_1] + [A_t \times I_2]\}$ (Section 506.1)
 $A_a = \{9,500 + [9,500 \times .2681] + [9,500 \times 2]\}$

$$A_a = 9,500 + 2,547 + 19,000$$

$$A_a = 31,047 \text{ sf}$$

- A_a = Allowable building area per story.
 - A_t = Tabular building area per story as per Table 503.
 - I_f = Increase factor due to frontage (see Section 506.2 below).
 - I_s = Increase factor due to sprinkler protection (see Section 506.3 below).
- $I_f = [(F/P) - 0.25](W/30)$ (Section 506.2)
 $I_f = [(195.75'/377.83') - 0.25](30/30)$
 $I_f = (0.2681)(1)$
 $I_f = 0.2681$
 - F = Building perimeter that fronts on a public way or open space having 20' min. width. $56.5' + 139.25' = 195.75'$ (see P below).
 - P = Perimeter of entire building. 117.83' along Shattuck Way, 56.5' along Front Street, 139.25' along Seward Street, and 64.25' along south property line for a total perimeter of 377.83'.
 - W = Width of public way in accordance with Section 506.2.1. Front Street (49.5') and Seward Street (32') are both larger than 30' and so are considered 30' for the purposes of this equation. Shattuck Way is 19.17' wide, less than the 20' required to be considered as open space even with the building setback 0.5' from the property line. $I_s = 2$ (Section 506.2)
 - The basement area is not included in the total building area since its area (7,600 sf) does not exceed the allowable area for a single story building (37,583 sf) (Section 506.5).

In summary, the full building analyzed as an A3 occupancy without separations allows:
3 stories, 31,047 sf per story with a maximum building height of 75'

Incidental Accessory Occupancies (Table 508.2.5)

- Furnace rooms where any piece of equipment is over 400,000 BTU/hour require 1 hour separation or automatic fire-extinguisher system.
- Boiler rooms where the largest piece of equipment is over 15 psi and 10HP require 1 hour separation or automatic fire-extinguisher system.

Non-separated Occupancy (Section 508.3)

- 508.3.1 Occupancy Classification.
 - Non-separated occupancies include all M, B, and S-1 spaces adjacent to the A-3 occupancies. All these spaces will be individually classified as per Section 302.1 (see Chapter 3 above) and the requirements of this code shall apply to each portion according to the occupancy.
 - M, B, and S-1 spaces adjacent to the A-3 occupancies will be classified as non-separated A-3 occupancies (the most restrictive) for the purpose of Chapter 9 (see below).
- 508.3.2 Allowable Building Area and Height.

- The entire building will be classified as an A-3 occupancy for the purposes of Section 503.1 (see above).

Construction Type (Chapter 6)

- Construction Type will be **Type IIIB**
 - Exterior bearing walls are to be 2-hour rated construction (Table 601). (none utilized).
 - Other building elements, including the structural frame, roof, floors and interior walls, have no fire rating requirements (Table 601).
 - Exterior structural members are required to have 2-hour rated construction (see Section 704.10).
 - Exterior walls all have less than 30' fire separation distance to property line and will be 1 hour rated (Table 602).
 - Exterior walls are to be of non-combustible materials. Interior elements are of any material permitted by code (Section 602.3). Note that the non-combustible requirement does not apply to interior finish or trim (Section 703.4).
 - Wood siding on exterior face is allowed as per Section 1406.2.2 and 1405.5. (see below).
 - Plastic insulation on the exterior walls of a Type III building must comply with Sections 2603.5.1 through 2603.5.7
 - Fire-resistance rating maintained as per ASTM E 119 or UL 263.
 - Foam separated from building interior by thermal barrier (1/2" GWB as per 2603.4)
 - Potential heat shall not exceed requirements as per NFPA 259.
 - Foam insulation shall have flame spread of 25 or less and a smoke-developed index of 450 or less as per ASTM R 84 or UL 723.
 - Exterior walls shall not exhibit sustained flaming as per NFPA 268.
NOTE: not required if exterior is protected by thermal barrier as per Section 2603.4 (1/2" GWB).

Fire and Smoke Protection Features (Chapter 7)

- Projections (Section 705.2). Combustible materials are allowed on faces with unprotected openings.
- Openings (Section 705.8).
 - Fire separation along the south wall is 0". In a sprinklered building, openings are not permitted in this elevation.
 - Fire separation along Shattuck Way is 10'-1" (6" from building face to property line, 9'-7" to centerline of street R.O.W.). In a sprinklered building, unprotected openings are allowed to take up 45% in this elevation.
 - Fire separation along Seward Street is 22'-0" (6'-0" from building face to property line, 16'-0" to centerline of street R.O.W.). In a sprinklered building, there are no restrictions on unprotected openings in this elevation.
 - Fire separation along Front Street is 24'-9" (0" from building face to property line, 24'-9" to centerline of street R.O.W.). In a sprinklered building, there are no restrictions on unprotected openings in this elevation.
- Parapets (Section 705.11). Parapets shall be provided on exterior walls.

- Exception 6: Parapets are not required where the wall is permitted to have at least 25 percent of the exterior walls areas containing unprotected openings based on fire separation distance as determined in accordance with Section 705.8.
- Specific determination needed on south property boundary. 30" parapet likely required.
- Shaft Enclosures.
 - The unprotected shaft of the Lobby area is allowable under the exceptions of 708.2.7. Note that the exception 7.6 will require all openings between Floor 1 and the basement, and between Floor 2 and Floor 3 to conform to required shaft enclosures. Exception 7.7 will require all the areas adjacent to the Lobby space to be in the same smoke compartment.
 - All shaft enclosures are to be 1-hour construction in the three-story building (Section 708.4).
 - The elevator hoistway is to be constructed with the same shaft enclosure requirements (Section 708.14). See 715 below for opening requirements.
 - An enclosed elevator lobby is not required (Section 708.14.1, exception 4).
- Fire-Resistant Joint Systems.
 - Joints in the south wall of the building will need to be protected to the same 1-hour rating as the wall (Section 714.1)
 - Joints in other exterior walls are not required (Section 714.1, exception 7).
- Duct and Air Transfer Openings. Ducts that penetrate the 1-hour rated exterior walls or the 1-hour rated shaft enclosures will comply with Section 716.
- Fireblocking. Wall and partition construction will be non-combustible so fireblocking and draftstopping is not required (Section 717.2 & 717.3).

Interior Finishes (Chapter 8)

- Interior finishes are to be Class B for exits and corridors and Class C for rooms and enclosed spaces (Table 803.9).

Fire Protection Systems (Chapter 9)

- An automatic sprinkler system is to be provided as per Section 903.
- Portable fire extinguishers are to be provided as per Section 906.
- A fire alarm system will be provided as per Section 907.
- Fire department connections will be provided as per Section 912.
- Emergency responder safety features will be provided as per Section 914.

Means of Egress (Chapter 10)

- Occupant Load (Table 1004.1.1).

Floor 0 (basement)

- Mechanical, Storage and Equipment Rooms (6923sf / 300sf) 23 occupants
- Collections Management and Archives (677sf / 100sf [business]) 7 occupants
- **Total, Floor 0** **30 occupants**

Floor 1

- Central Lobby (811sf / 5sf [concentrated assembly]) 162 occupants

○ Ceremonial Space (1,613sf / 5sf [concentrated assembly])	323 occupants
○ Permanent Exhibits (1,839sf / 15sf [unconcentrated assembly])	123 occupants
○ Jineit Gift Shop (1,486sf / 30sf [grade floor area])	50 occupants
○ Jineit Storage (96 sf / 300sf [mercantile storage])	0 occupants
○ Remaining Floor 1 (3,241sf / 100sf [business])	32 occupants
○ Total, Floor 1	690 occupants
<u>Floor 2</u>	
○ All spaces (6,800sf / 100sf [business])	68 occupants
<u>Floor 3</u>	
○ All spaces (7,600sf / 100sf [business])	76 occupants
Building Total	864 occupants

- 1015.3 Two exits not required from Boiler Room if equipment is under 400,000 BTU.

Plumbing Fixtures (Chapter 29)

- 864 total occupants or 432 males and 432 females.
 - Required waterclosets, male $(432/125) = 4$
 - Required waterclosets, female $(432/65) = 7$
 - Required lavatories, male $(432/200) = 3$
 - Required lavatories, female $(432/200) = 3$
 - Required drinking fountains $(864/500) = 2$



Public Notice Sign Lease Agreement

Community Development Department

Case # USE 2013 0012 Sign # _____ Hearing Date: _____

Assessor's Parcel # 1C070K780011 Check # 3017 Receipt # CDD 3519

Applicant: Sealaska Heritage Institute (please print) Teahanna James Phone #: (907) 463-4881

Application Received by: _____ Date: 04/17/13
(CDD staff initials/name)

I, Sealaska Heritage Institute, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

CHARGE: \$50 Preparation Fee
\$100 Refundable Deposit

RETURN TIME: The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded.

PENALTIES: The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the \$100 deposit fee will be forfeited.**

POSTING REQUIREMENTS:

- > The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- > The sign must be clearly visible and readable from a public Right-of-Way.

Teahanna James
(Applicant Signature)

4/17/13
(Date)

Sign Received by: _____ Date: _____ Staff Initials: _____

Sign Returned by: _____ Date: _____ Staff Initials: _____

REFUND INFORMATION:	Receipt Number: _____
Amount Refunded: _____	Method: _____ Date: _____ Staff Initials: _____
Refund Received by: _____	/mailed to: _____

City and Borough of Juneau
Payment Date Wednesday, April 17, 2013
Deposit Number 9107
Operator Jeffrey Hedges

Land Management \$1,150.00
Application # USE20130012
SEALASKA CORPORATION

Total Paid \$1,150.00
Check \$1,150.00
Change \$0.00

Receipt Number CDD00003519
4/17/2013 1:49:27 PM
Paid By SEALASKA CORPORATION
Cashier Id. CDD

CASH ONLY / FAL CheckLock SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

SEALASKA HERITAGE INSTITUTE
GENERAL FUND
1 SEALASKA PLAZA, SUITE 301
JUNEAU, AK 99801
907-463-4844

ALASKA USA FCU
ANCHORAGE, AK 99519
89-7202/3252

3017

4/17/2013

PAY TO THE ORDER OF CBJ

\$ **1,550.00

One Thousand Five Hundred Fifty and 00/100 ***** DOLLARS

City & Borough of Juneau
155 Seward St.
Juneau, AK 99801

Maline Johnson
for CBJ

MEMO Permit Fee

⑈003017⑈ ⑆325272021⑆ 1700015703787⑈

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