

MEMORANDUM

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

DATE: February 6, 2013

TO: Planning Commission

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

FILE NO.: USE2012 0023 & CSP2013 0004

PROPOSAL: A Conditional Use permit and State Project review for a 120-bed dormitory residence with connected meeting space, study rooms, seminar space, and shared laundry.

GENERAL INFORMATION

Applicant: MRV Architects

Property Owner: University of Alaska

Property Address: 11120 Glacier Hwy

Legal Description: USS 2391 FR

Parcel Code Number: 4-B23-0-103-004-0

Site Size: 22.73 acres

Comprehensive Plan Future Land Use Designation: IPU –Institution and Public Use

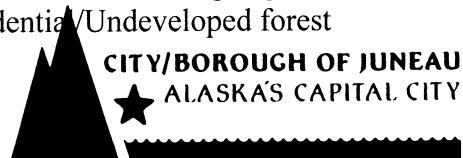
Zoning: D5

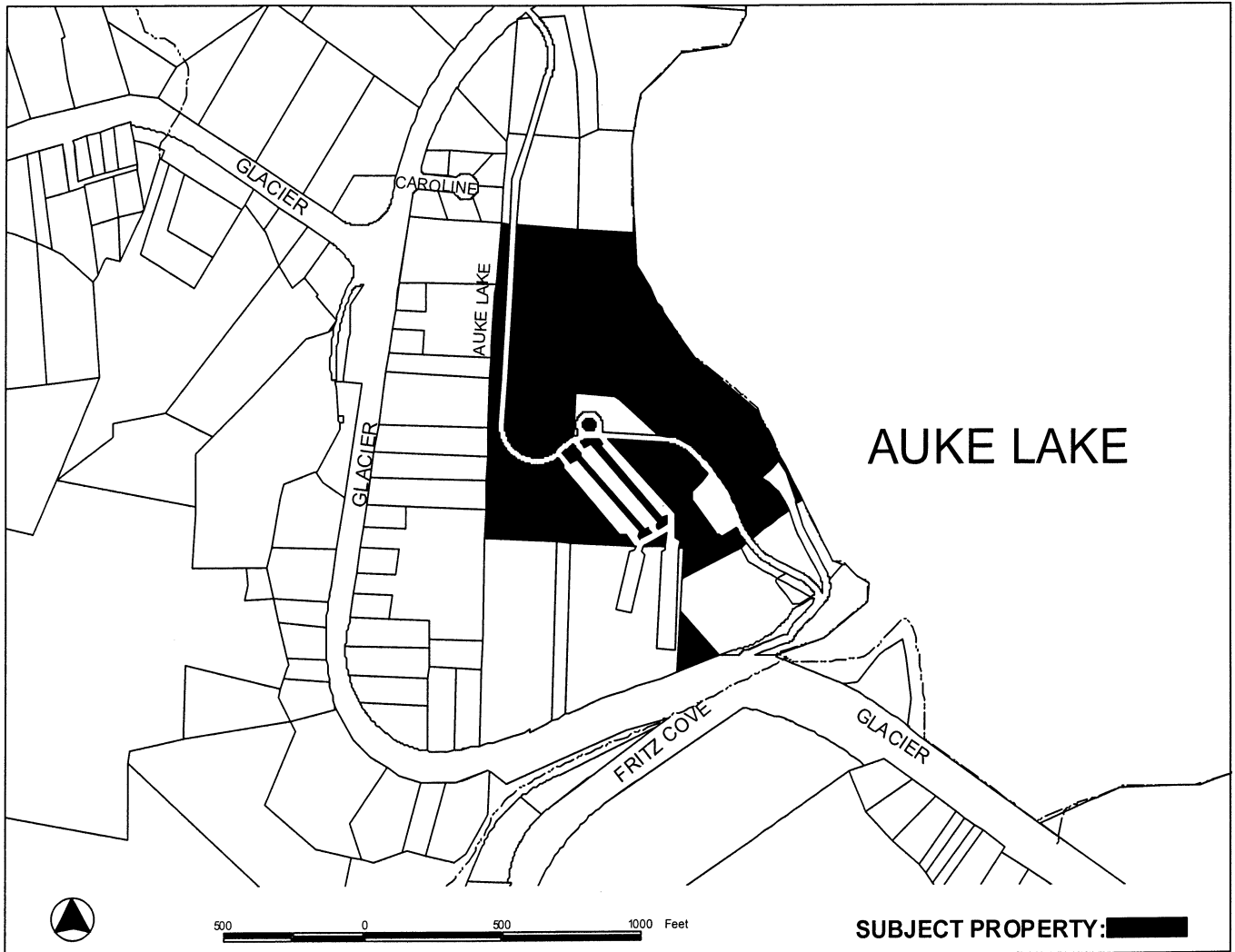
Utilities: City water & sewer

Access: Mendenhall Loop Road and Glacier Highway

Existing Land Use: University

Surrounding Land Use: North -D5-Single Family Residential/UAS Campus parking area
South -D5 Single Family Residential/Undeveloped forest
East -D5 Single Family Residential/UAS Campus parking area
West -D5 Single Family Residential/Undeveloped forest





ATTACHMENTS

Attachment A – sheet A100
Attachment B – parking spreadsheet

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 33,924 square foot, five story building to house a 120 bed dormitory with associated meeting spaces, study rooms, seminar space and shared laundry as well as storage and mechanical space. This report also addresses the required City/State Project review stipulated in AS35.030.010 and serves as both staff reports. The project will be built in two phases, with 30 rooms/ 60 beds and associated spaces with an additional 30rooms/60 beds to be added in the second phase.

The applicant is also seeking a variance to the 35' maximum height allowance. This variance will be addressed with a separate staff report, VAR2012 0033.

BACKGROUND

The proposed project is to be located on the main campus of the University of Alaska Southeast. New development of university facilities in a D-5 residential zoning district requires a Conditional Use permit approved by the Planning Commission under the Table of Permissible Uses, CBJ§49.25.300, Use 5.130, Colleges, universities, community colleges. Additionally, Juneau's Title 49 and Alaska State Statutes require a state project review.

The site has been home to the Southeast campus of the University of Alaska for many years. A number of permits have been issued over the years as the campus has been expanded. In 1992 a conditional use permit was approved for the construction of a classroom wing. This Use permit was accompanied with an approved variance to parking. Another Conditional Use permit was approved in 2001 for the classroom addition approved in 1992, and another in 2002 for the Noyes Pavilion.

ANALYSIS

Project Site – The site is accessed via the main campus entry off Mendenhall Loop Road and from Glacier Highway passing Chapel by the Lake. In addition to Chapel by the Lake the site is adjacent to Auke Lake. The project site abuts developed residential properties that are accessed via Glacier Highway and Mendenhall Loop Road. Setbacks are 20 feet from the front and rear property lines, 5 feet from the side property line. The site fronts on Auke Lake and is subject to the 50 foot no development zone per CBJ §49.70.310(a)(4) and a 25 foot no disturbance zone per CBJ §49.70.310(b)(1). The proposed residence hall is located well away from any setbacks and Auke Lake on the west edge of a developed parking lot, between Noyes Pavilion and the drop-

off circle to Egan Library (attachment A). The project site is bordered by an existing parking lot, access road, Noyes Pavilion, near forested wetlands. Portions of the site are steep with bedrock near the surface. The hillside behind the proposed residence hall (west) will not be disturbed.

Project Design –The 33,924 square foot, five story building to house a 120 bed dormitory with associated meeting spaces, study rooms, seminar space and shared laundry as well as storage and mechanical space. The building, as designed will be 47 feet high. The D5 zoning district limits building height to 35 feet. The applicant has submitted a request for a variance to the 35 foot height limit. Staff notes that if the variance is not approved, the building design will have to be adjusted to fit within the 35 foot height allowance.

The building has been designed so as to sit into the hillside. The first phase construction scheduled to begin in 2013 with completion expected in 2014. It is planned to be 20,800 square feet, with 30 rooms and have a capacity of 60 beds. Construction for the second phase is expected to begin in 2014 and end in 2015. The second phase will be 13,124 square feet and will also have 30 rooms with a capacity for 60 beds.

Traffic - As mentioned above, primary access is via Mendenhall Loop Road. It is difficult to estimate the amount of traffic that this facility is expected to generate. The 2003 ITE Trip Generation Manual offers University/College as a land use, and traffic can be estimated using either number of students or number of employees. But this permit is only for housing associated with the University. Staff did find a traffic impact analysis done in 2012 for a new college dormitory in New York. This TIA noted that the ITE does not offer a similar land use for estimating traffic created by the new facility. This TIA used the land use category of “high rise apartment” to estimate vehicle trips. If we use this land use category the new dormitory, after completion of both phases, is estimated to generate 149 vehicle trips on a weekend day, and 126 vehicle trips during a weekday. 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.

The new facility is to provide housing for incoming freshman in a walkable environment, with access to transit. Most students are not expected to have their own car and individual vehicle trips maybe reduced by providing onsite housing.

Parking and Circulation - CBJ §49.40.210 table (a) Table of minimum parking standards requires 1 parking space per 500 square feet of gross floor area for the main campus of a college. According to the application there are currently 349 parking spaces available to students on the main campus. Supplemental information (attachment B) shows there 379 parking spaces on the main campus. Using the 2003 parking study done for UAS there are 143,886 square feet of gross building space on the main campus. Since that study was completed the Noyes Pavilion was permitted as an accessory use, with a parking requirement of 0. With the existing building area, the parking requirement is 288 parking spaces. The new dormitory facility requires 68 parking spaces for a campus total of 356 parking spaces. Based on this information no new

parking is required for the proposed dormitory facility.

Noise - Noise is not expected to be a concern. A dense buffer of mature trees surrounds the proposed residence hall on three sides protecting neighboring properties from any noise from the dormitory.

Public Health or Safety - The structure meets zoning requirements for setbacks and will meet all applicable building code requirements for fire safety. A variance to height has been applied for. Fire vehicle access to the property will be via city rights-of-way. 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.

Habitat - The project has been designed and the building located in such a way as to not impact the 50 foot no development zone per CBJ §49.70.310(a)(4) and a 25 foot no disturbance zone per CBJ §49.70.310(b)(1).

Property Value or Neighborhood Harmony - The proposed project is within the boundaries of the main UAS campus. No evidence has been presented to date indicating approval of the project would impact property value or neighborhood harmony. Vegetative buffers will protect neighboring properties from noise. There are no requirements in place to require the existing trees be retained. The applicant has indicated doing so is their intent. The facility appears to be located far enough away from neighboring property that in the event the trees are removed, noise will still not be of concern.

Conformity with Adopted Plans – Chapter 14 of the 2008 Comprehensive Plan speaks to Community Education and Services. On page 239, the plan states that one of the most important factors influencing the quality of life in a community is a good elementary, secondary and university educational system.

Policy 14.1

“It is the polity of the CBJ to provide a strong system of high quality public education to enable all students to become well educated, informed residents who understand and appreciate diverse cultures and who are equipped to pursue further education and compete successfully in the work force.”

Standard operating procedures 3 (page 240)

“Coordinate and cooperate with UAS and UAF (UA) in the development of UA infrastructure, housing, vehicular and pedestrian access, trails, educational and recreational facilities and to the protection and conservation of natural habitat in and around UA facilities that contributes to a successful learning environment.”

The project is located in Subarea 3 of the 2008 Comprehensive Plan. Guideline and

Consideration 11 (page 199) states:

"Provide for expansion of the UAS campus, including student and faculty housing and athletic facilities."

The addition of a 120 bed student residence is in conformance with the 2008 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 5.130 for the D5 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 February 1, 2013 and February 11, 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. As established in the preceding staff report, the proposed development will not materially endanger the public health or safety.

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

No. As discussed in the analysis above, the proposed development will not substantially decrease the value of, or be out of harmony with, property in 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 noted in the staff report above, the proposed development is in general conformity with the land use plan, thoroughfare plan, and other officially adopted plans, specifically Policy 14.1 Standard operating procedure 14.1SOP3 of the 2008 Comprehensive Plan.

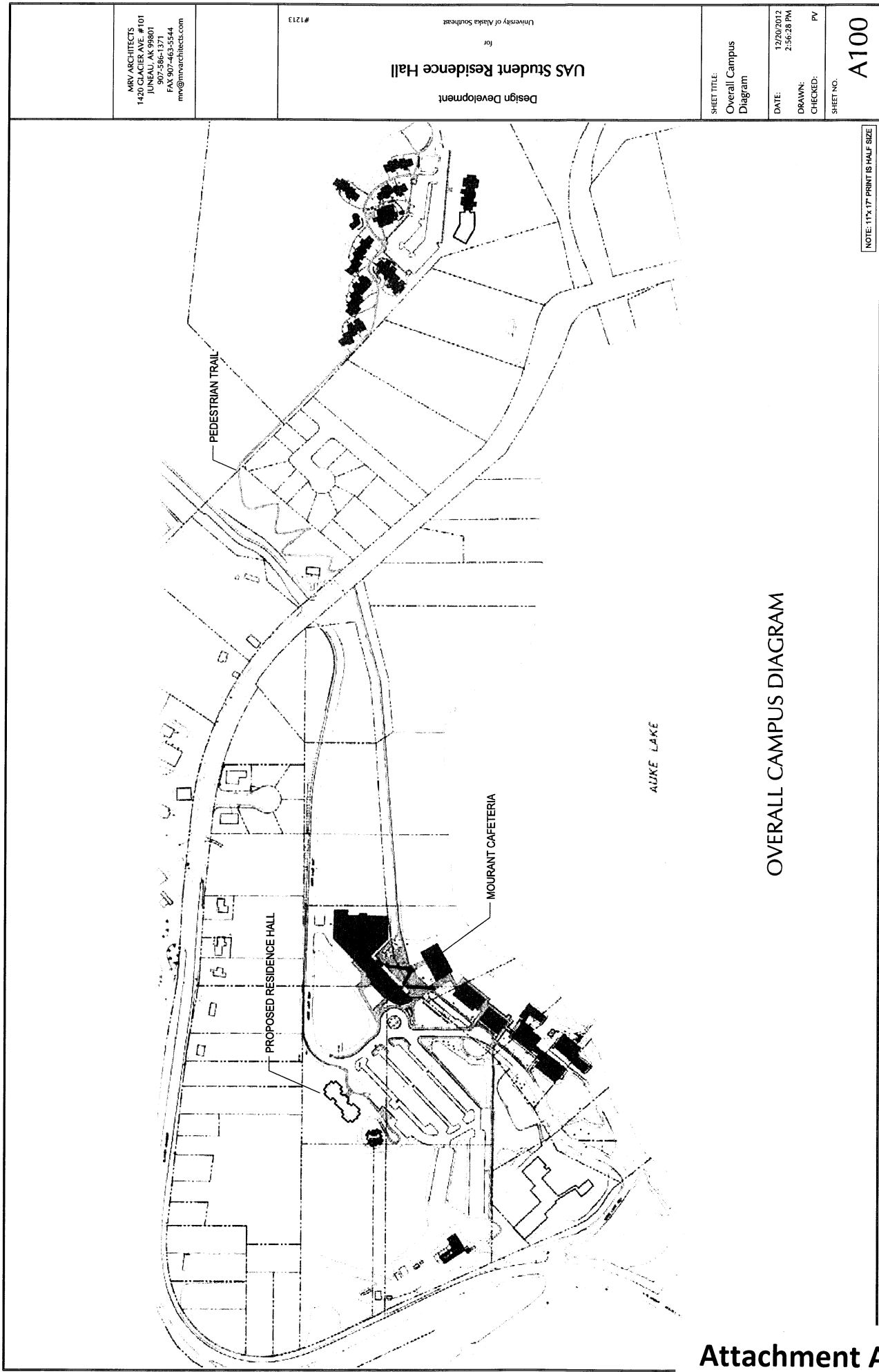
Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

Yes. This proposal does not need to go through a separate the Alaska Coastal Management Program review. This property does border Auke Lake and is subject to a 50 foot no development zone per CBJ §49.70.310(a)(4) and a 25 foot no disturbance zone per CBJ §49.70.310(b)(1). The project is located well away from the required buffers.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 120 bed dormitory residence with connected meeting space, study rooms, seminar space, and shared laundry at the UAS main campus.



NOTE: 11"x 17" PRINT IS HALF SIZE

PARKING LOT VACANT - WEEKLY COUNTS

WEEK OF 1/21-1/25/13		MON	TUES	WED	THUR	FRI	Average Occupied	
Parking Lot	Spaces	HOLIDAY					Average Vacant	
Tier 4 (top) Pavilion	54		8	7	9	25	12.3	41.8
Tier 3	72		5	3	3	44	13.8	58.3
Tier 2	78		3	2	1	29	8.8	69.3
Tier 1 (bottom)	33		1	0	0	44	11.3	21.8
Southeast Parking Lot	65		64	65	62	43	58.5	6.5
Southwest Parking Lot	43		25	24	26	2	19.3	23.8
Chapel Auxiliary Lot	34		0	0	0	0	0.0	34.0
Total Vacant Spaces:	379	0	106	101	101	187	123.8	255.3
0%								

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number USE20120023	Project Name (15 characters) VAS Student Residence HNL	Case Number	Date Received 12/24/12
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment*** (AAP) ☐ Driveway in Right-of-Way (ADW)
☒ Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 5.130 College and University Related Use

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

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

The building is a freshman dormitory on the University of Alaska Southeast campus. It includes a 60-bed residence with connected meeting space, study rooms, seminar space, and shared laundry. Phase II will follow and includes an additional 60-beds.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL? ☒ NO ☐ YES – Case # _____

CURRENT USE OF LAND OR BUILDING(S):

The building will be located on the portion of LOT L land which is previously disturbed, with no existing structures.

PROPOSED USE OF LAND OR BUILDING(S):

The building will provide core campus residential facilities for freshman students.

UTILITIES PROPOSED: **WATER:** ☒ Public ☐ On Site **SEWER:** ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 173,039 square feet Total Area of Existing Structure(s) N/A square feet

Total Area of Proposed Structure(s) Phase I -21,600 /Phase II-13,124 square feet

EXTERNAL LIGHTING:

Existing to remain ☒ No ☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ☐ No ☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

<input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Floor Plan of proposed buildings <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings <input checked="" type="checkbox"/> Proposed Vegetative Cover	<input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)
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For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	<table style="width:100%;"> <tr> <th colspan="5">ALLOWABLE/CONDITIONAL USE FEES</th> </tr> <tr> <th></th> <th>Fees</th> <th>Check No.</th> <th>Receipt</th> <th>Date</th> </tr> <tr> <td>Application Fees</td> <td>\$ <u>750</u></td> <td><u>22423</u></td> <td><u>CD03248</u></td> <td><u>12/24/12</u></td> </tr> <tr> <td>Admin. of Guarantee</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Adjustment</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Pub. Not. Sign Fee</td> <td>\$ <u>50</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Pub. Not. Sign Deposit</td> <td>\$ <u>100</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Total Fee</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table>	ALLOWABLE/CONDITIONAL USE FEES						Fees	Check No.	Receipt	Date	Application Fees	\$ <u>750</u>	<u>22423</u>	<u>CD03248</u>	<u>12/24/12</u>	Admin. of Guarantee	\$ _____	_____	_____	_____	Adjustment	\$ _____	_____	_____	_____	Pub. Not. Sign Fee	\$ <u>50</u>	_____	_____	_____	Pub. Not. Sign Deposit	\$ <u>100</u>	_____	_____	_____	Total Fee	\$ _____	_____	_____	_____
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NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number: USE20120023	CITY and BOROUGH of JUNEAU	Date Received: 12/24/12
Project Name (City Staff to Assign Name): UAS Student Residence Hall		

INFORMATION	Project Description New freshman dormitory on the University of Alaska Southeast campus. The project consists of a 120-bed residence built in two 60-bed phases. The residences are connected by a meeting space, study rooms, seminar space, and shared laundry. Phase I consists of one 60-bed unit with central space. Phase II consists of an additional 60 beds. The facility will embody best practices for environmental stewardship.		
	PROPERTY LOCATION		
	Street Address 11120 Glacier Highway	City/Zip Juneau/99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 2391		
	Assessor's Parcel Number(s) 4B2301030040 LOT L		
	LANDOWNER/ LESSEE		
	Property Owner's Name University of Alaska Southeast	Contact Person: Keith Gerken	Work Phone: 907-789-6498
	Mailing Address 11120 Glacier Highway	Home Phone:	Fax Number:
	E-mail Address keith.gerken@uas.alaska.edu	Other Contact Phone Number(s): Ke Mell 796-6498	
	PROJECT / APPLICANT	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 <u>Keith Gerken</u> Landowner/Lessee Signature		<u>12/21/12</u> Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name MRV Architects		Contact Person: Sherri Brown	Work Phone: 907-586-1371
Mailing Address 1420 Glacier Ave. Suite 101		Home Phone:	Fax Number:
E-mail Address sherri@mrvarchitects.com		Other Contact Phone Number(s): Paul Voelckers 586-1371	
X <u>Sherri Brown</u> Applicant's Signature		<u>12/20/2012</u> Date of Application	

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

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)	
		Building/Grading Permit				
		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)		12/24/12	USE20120023	
		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 GPC



Public Notice Sign Lease Agreement

Community Development Department

Case # USE2012 0023 Sign # _____ Hearing Date: _____
Assessor's Parcel # 4B2301030040 Check # 22423 Receipt # CDD 3248
Applicant: MRV Architects Phone #: 907 586-1370
(please print)
Application Received by: Elizabeth Eskelin Date: 12/24/12
(CDD staff initials/name)

I, Sherri Brown, 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.

Sherri M. Brown
(Applicant Signature)

24 Dec 2012
(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: _____

DEVELOPMENT PERMIT APPLICATION

Project Number: <u>USE20120023</u>	CITY and BOROUGH of JUNEAU	Date Received: <u>12/24/12</u>
Project Name (City Staff to Assign Name) <u>UAS Student Residence Hall</u>		

PROJECT / APPLICANT	Project Description New freshman dormitory on the University of Alaska Southeast campus. The project consists of a 120-bed residence built in two 60-bed phases. The residences are connected by a meeting space, study rooms, seminar space, and shared laundry. Phase I consists of one 60-bed unit with central space. Phase II consists of an additional 60 beds. The facility will embody best practices for environmental stewardship.		
	PROPERTY LOCATION		
	Street Address 11120 Glacier Highway	City/Zip Juneau/99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 2391		
	Assessor's Parcel Number(s) 4B2301030040 LOT L		
	LANDOWNER/LESSEE		
	Property Owner's Name University of Alaska Southeast	Contact Person: Keith Gerken	Work Phone: 907-789-6498
	Mailing Address 11120 Glacier Highway	Home Phone:	Fax Number:
	E-mail Address keith.gerken@uas.alaska.edu	Other Contact Phone Number(s): Ke Mell 796-6498	
	LANDOWNER/LESSEE CONSENT ****Required for Planning Permits, not needed on Building/Engineering Permits****		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>			
X <u>Keith Gerken</u> Landowner/Lessee Signature		<u>12/21/12</u> Date	
X _____ Landowner/Lessee Signature		_____ Date	
<p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.</p>			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name MRV Architects	Contact Person: Sherri Brown	Work Phone: 907-586-1371	
Mailing Address 1420 Glacier Ave. Suite 101	Home Phone:	Fax Number:	
E-mail Address sherri@mrvarchitects.com	Other Contact Phone Number(s): Paul Voelckers 586-1371		
X <u>Sherri Brown</u> Applicant's Signature	<u>12/20/2012</u> Date of Application		

STAFF APPROVALS	-----OFFICE USE ONLY BELOW THIS LINE-----			
	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit	Date Received	Application Number(s)
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action	<u>2/4/13</u>	<u>CSP 13-004</u>
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)		
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	<u>12/24/12</u>	<u>USE20120023</u>
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		
	<input type="checkbox"/>	Wetlands Permits		
	<input type="checkbox"/>	Zone Change Application		
	<input type="checkbox"/>	Other (Describe)		
	***Public Notice Sign Form filled out and in the file.			
	Comments: _____ _____ _____			Permit Intake Initials <u>GFC</u>

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters) <u>188 Residence Hall</u>	Case Number <u>CSP 20130004</u>	Date Received <u>2/4/13</u>
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TYPE OF PROJECT REVIEW:

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

DESCRIPTION OF PROJECT new freshman dormitory on UAF campus. 120 bed residence hall built in 2 phases. Meeting space study rooms seminar space laundry - requested height variance

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

CURRENT USE OF LAND OR BUILDING(S): portion of lot C no existing buildings on campus up WAS

PROPOSED USE OF LAND OR BUILDING(S): 120 bed residence hall

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☐ No ☒ Yes Case No.: USE 2012-0023
VAR 2012 0033

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ _____

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	CITY/STATE PROJECT FEES				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____	

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

&

EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

CITY/STATE PROJECT REVIEW REQUIREMENTS

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

Application: An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

Forms: A completed City/State Project Review Application form and Development Permit Application form. The "land owner or lessee consent" signature is mandatory for all landowners on the Development Permit Application form.

Fees: No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.

Project Description: A detailed letter or narrative describing the project.

Plans: All plans are to be drawn to scale and clearly show the items listed below:

- A. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
- B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
- C. Proposed traffic circulation within the site including access/egress points and traffic control devices;
- D. Existing and proposed lighting (including cut sheets for each type of lighting);
- E. Existing and proposed vegetation with location, area, height and type of plantings; and,
- F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All information that is submitted as part of an application shall be submitted in either of the following formats:

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

MRV ARCHITECTS

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

UAS Freshman Student Residence Hall

December 24, 2012

Juneau Permit Center

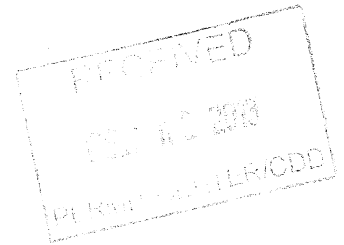
155 S. Seward Street

Juneau, AK 99801

Location:

230 South Franklin Street

4th Floor- Marine View Center



Re: Project Background for Conditional Use Permit and Height Variance,
120-bed Freshman Dormitory

To whom it may concern:

The University of Alaska Southeast has contracted with MRV Architects for planning and design on the long-anticipated new residence hall for incoming Freshmen students. A prime central campus site was selected for the new residence hall. This location will combine several positive attributes, with its central campus location, easy proximity to existing food service at Maurant Building, use of existing parking and infrastructure, and the potential for increased student academic and social connections. The new facility should function as a central campus anchor to support critical incoming student needs.

All major development on the UAS Auke Bay campus is subject to CCD Staff and Planning Commission review as part of a Conditional Use Approval. The following information is offered to facilitate that review, with an overview of major planning and design decisions for the new residence hall.

PROJECT BACKGROUND

Size and Capacity: The new residence hall will contain 60 beds in the current first phase, with future growth to 120 beds in a second phase, slated to occur within a year or two. The basic plan layout pairs two double occupancy rooms with a shared bathroom. ADA accessible rooms and a manager apartment are included. Phase I consists of the central core spaces and residential space totaling 21,600 sf. Phase II adds 13,124 square feet of residential space.

Support Spaces: The residence hall will feature a general-purpose meeting and social room, sized to hold all residents for a special event. This space is located on the third floor, with a panoramic view across the campus, Auke Lake, and to the mountains beyond. A small general-purpose kitchen space adjoins the assembly room, providing flexibility to support a variety of events. Other spaces in the

building include a flexible study room, a seminar space and full laundry facilities. The service spaces include mechanical, electrical/data, and a trash and recycling area.

ADA Access: Phase I and Phase II provide 60 double occupancy resident rooms. The code requires that 3 of these rooms be ADA accessible with roll-in shower access. For our project, two dedicated ADA suites will provide 4 accessible guest rooms with associated roll-in showers. All community spaces and routes are ADA accessible. Turning radius, fixtures, and clear floor space clearances comply with ADA requirements. There are two designated ADA parking spaces adjacent to the curb ramp.

Sustainability and LEED: The facility will embody best practices for environmental stewardship, including high levels of thermal insulation, low system operating costs, low maintenance, and healthy indoor materials. The University has directed MRV to design and construct the project as a LEED-Silver project, a 3rd party national benchmark for excellent sustainable design and construction. The Chancellor's office also approved a sustainability upgrade to install a ground source heating system, in lieu of a conventional fuel oil heating system.

PLANNING AND DESIGN GOALS

Site Planning: The new residence hall will be located on a prime site on the westerly edge of the developed parking area, situated between Noyes Pavilion and the drop-off circle to Egan Library. Food service will be provided at the Mourant Building. Generalized planning has considered the potential for a second future housing facility on the opposite side of Noyes Pavilion, and other adjoining UAS facilities and connective infrastructure, including roadways and pedestrian routes.

Site issues: Site development, to be completed in Phase II, will include a covered exterior canopy and amenities to support socialization and interaction between students exterior to the building, including benches, lighting and bike racks. Site features include ADA access for pedestrians and adjacent accessible parking. Maintenance service and accessibility to the building are considered.

The site is bordered by an existing parking lot, access road, Noyes Pavilion, and proximity to forested wetlands. Portions of the site are steep, with bedrock close to the surface. The area on the rising hillside behind, or westerly, of the Student Residence Hall will remain undisturbed forest.

PARKING

The existing UAS parking is underutilized for current University needs. Based on previous parking studies, it is anticipated that the existing parking will readily absorb the parking requirements associated with this freshman student dormitory. Resident parking projections are based on the following:

1. The dormitory is slated for incoming freshman students. These students do not typically own cars. As such, they are intentionally housed proximate to the university campus core, within walkable distance to classes, dining, library, and mixed-use resources. To reduce the impact of cars on the environment, UAS has promoted the use of alternative transportation, such as

walking, biking, and public transportation. The primary pedestrian routes, bus stop, and bike racks are located within 200 feet of the dormitory, encouraging alternative transportation use connecting both UAS students and our broader community.

2. UAS parking consists of six lots. (See A4- Aerial Parking Image) There are a total of 349 parking spaces available to students. Tier 4, the upper-most parking tier adjacent to Noyes, contains 54 parking spaces, including 2 designated ADA spaces for the freshman dormitory. This lot averages 10 vacant spaces per day. Tier 3 averages 14, Tier 2 averages 12, and Tier 1, averages 4 vacant spots per day. The two finger lots south of Noyes average 82 vacant spaces per day. (See attached parking count from week of September 10, 2012)
3. Assuming a walkable mixed-use parking requirement of 1 parking space per 500 sf of resident living area for Phase I and Phase II, only 53 spaces are required (26,248sf/500sf). Given the practical impact of points 1 and 2 above, the appropriate parking density could be argued in the range of 1 space per 1000sf resident living space, or a total of 26 spaces. This is readily absorbed within the current parking configuration.
4. UAS is committed to minimizing its impact on the natural environment and reducing its dependence on non-renewable energy. Strategies include densification of community resources and minimization of the impact of cars through the conservation and preservation of natural areas by limiting the potential over-development of parking.

Design Proposal: The upper, or southerly, Phase I housing wing starts one story above the main entry level, due to rising site slope and shallow bedrock, and has four levels. The project program, ADA elevator access requirements, and other mechanical parameters impart specific height requirements floor to floor.

HEIGHT VARIANCE

CBI Approvals: For the residence hall, a variance will be required relative to the D-5 height restriction of 35'.

Calculated Heights and Variance: The site is steeply graded. The building steps down the grade in three primary masses. Following the calculation process described by the city planner Ben Lyman, the maximum height of each building section is calculated independently, using the existing topography as baseline. (See attached document A1- diagram of building overlay on existing topography). Phase II (Volume C) is the highest, 46'-10 1/2", with a calculated project variance of 11'-10 1/2". (See attached document A2- diagram of height calculations.) For simplicity, a 12' variance is requested covering both Phase I and Phase II. All remaining dimensional standards are met.

Height Variance Rationale: The building is tucked into the forested slope on the uphill side of the existing parking lot. Authorization of the variance will not affect other private property or block views from adjacent UAS buildings. Due to the slope of the hill up from the campus dorm and down to Glacier Highway, and existing vegetation on neighboring properties, the building will not be visible from other properties. The smaller footprint associated with vertical expression of the building also limits site disruption and preserves more of the existing native vegetation and trees. The existing Noyes Pavilion roofline is of comparable height when viewed from the parking area.

Detailed Response to CBJ Variance 49.20.200, 6-Point Criteria:

- 1) Relaxation of the variance would provide substantial relief in the following areas:
 - a. Cost- The current footprint already requires extensive site work for rock removal and excavation. A larger footprint has significant costs implications.
 - b. Minimize Environmental Impact- The site is bordered by an existing parking lot, road, and forested wetlands. UAS is committed to preserving native landscaping and minimizing secondary issues impacting the environment such as soil erosion and sedimentation build up within sewer and waterways.
 - c. Preserve Trees- Minimization of the building footprint allows for preservation of more trees. This site is embedded in the university campus. The trees provide habitat for animals, a green relief between other buildings, and a privacy barrier for the freshman dormitory residents.
- 2) There are no negative safety implications. The building will contain a fire sprinkler system and has appropriate means of egress. The CBJ Fire Marshall has confirmed that fire safety needs are appropriately addressed, including access with the current fire truck and ladder.
- 3) Authorization of the variance will not injure nearby property. There is a significant distance between this site and the nearest private property owner. (See attached document A3- annotated property adjacencies) Given the topography, the site and building cannot be viewed from adjacent private properties.
- 4) The entire campus is currently designated a D5 zone. This is a historical zoning remnant for this region, predating the current campus. All UAS campus community development has required conditional use permitting. From the Table of Permissible Uses, 1.610, a conditional use permit includes use for '*rooming or boarding with shared facilities and a manager living on-site*'.
- 5) Criteria Five, in CBJ code, identifies several possible needs to justify the variance. Item C is most relevant to this project, stating:

Compliance with existing standards would be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive.

Given the topographical & geological challenges of the existing site, a desire to protect natural habitat, and the unique program considerations of the campus community, compliance with the existing standards would be both cost prohibitive and impractical. The resultant project would either provide a much smaller housing complex in the current setting, or require relocation to a larger site which lacks the proximity needed for the unique freshman housing criteria.

- 6) A grant of the variance would provide significant benefits to the campus community. Incoming students would live within walkable distance to classes and mixed-use resources, without a necessary reliance on cars. Decreased reliance on cars provides environmental benefits to the campus community as well as our neighbors in Auke Bay and beyond.

Development of student housing on the core campus provides the additional benefit of improved safety for both students and our neighboring Auke Bay community. The current housing options

require students to cross a busy road to access the campus. The University has expressed safety concerns about the current crossing of Back Loop Road. The winding road and inclement weather diminishes both visibility and the range of cleared walking paths for students. Development of a central campus student residence reduces the incidence of exposure between ambulatory students and community drivers, improving the safety for both.

Densification of resources within the existing campus core also minimizes community sprawl. This is beneficial to the broader community as proximity improves access to facilities and services for everyone, while maximizing efficient use of existing infrastructures with resultant energy savings. Public transportation resources provide access and maintain mutual community links.

Thank you for your time and consideration. We look forward to discussing this project further and believe it will provide a major positive benefit to the UAS campus, and the greater Juneau community.

Sincerely,

Sherri Brown

Attached Documents:

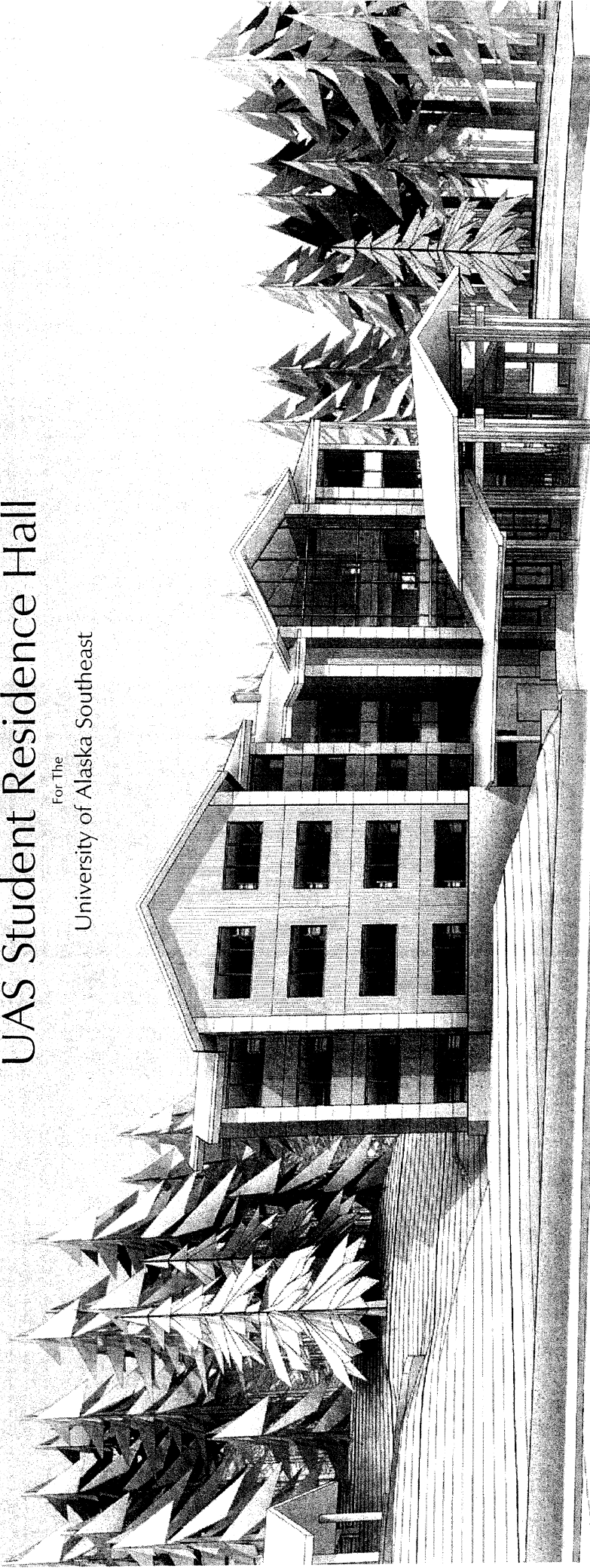
- UAS Parking Count Data
- Permit Application Forms (DPA, Conditional Use Permit, and Variance)
- Code Study
- Project Site
- Existing Parking
- Project Plans
- Project Elevations
- A1- Building Footprint Overlay on Existing Topography
- A2- Height Variance Calculation Diagram
- A3- Property Adjacencies, annotated
- A4- Aerial Parking Image

UAS Parking Count

WEEK OF <u>9/10/12</u>		MON	TUES	WED	THURS	FRI	Average Vacant	Average Occupied
Parking Lot	Spaces							
Tier 4 (top) Pavilion	54	5	8	12	9	15	9.8	44.2
Tier 3	42	2	8	24	18	20	14.4	27.6
Tier 2	78	3	11	16	14	19	12.6	65.4
Tier 1 (bottom)	33	1	4	5	2	8	4.0	29.0
Southeast Parking Lot	65	53	46	64	56	58	55.4	9.6
Southwest Parking Lot	43	36	28	29	24	20	27.4	15.6
Chapel Auxiliary Lot	34	0	0	0	0	0	0.0	34.0
Total Vacant Spaces:	349	100	105	150	123	140	77.3	225.4
		29%						65%

UAS Student Residence Hall

For The
University of Alaska Southeast



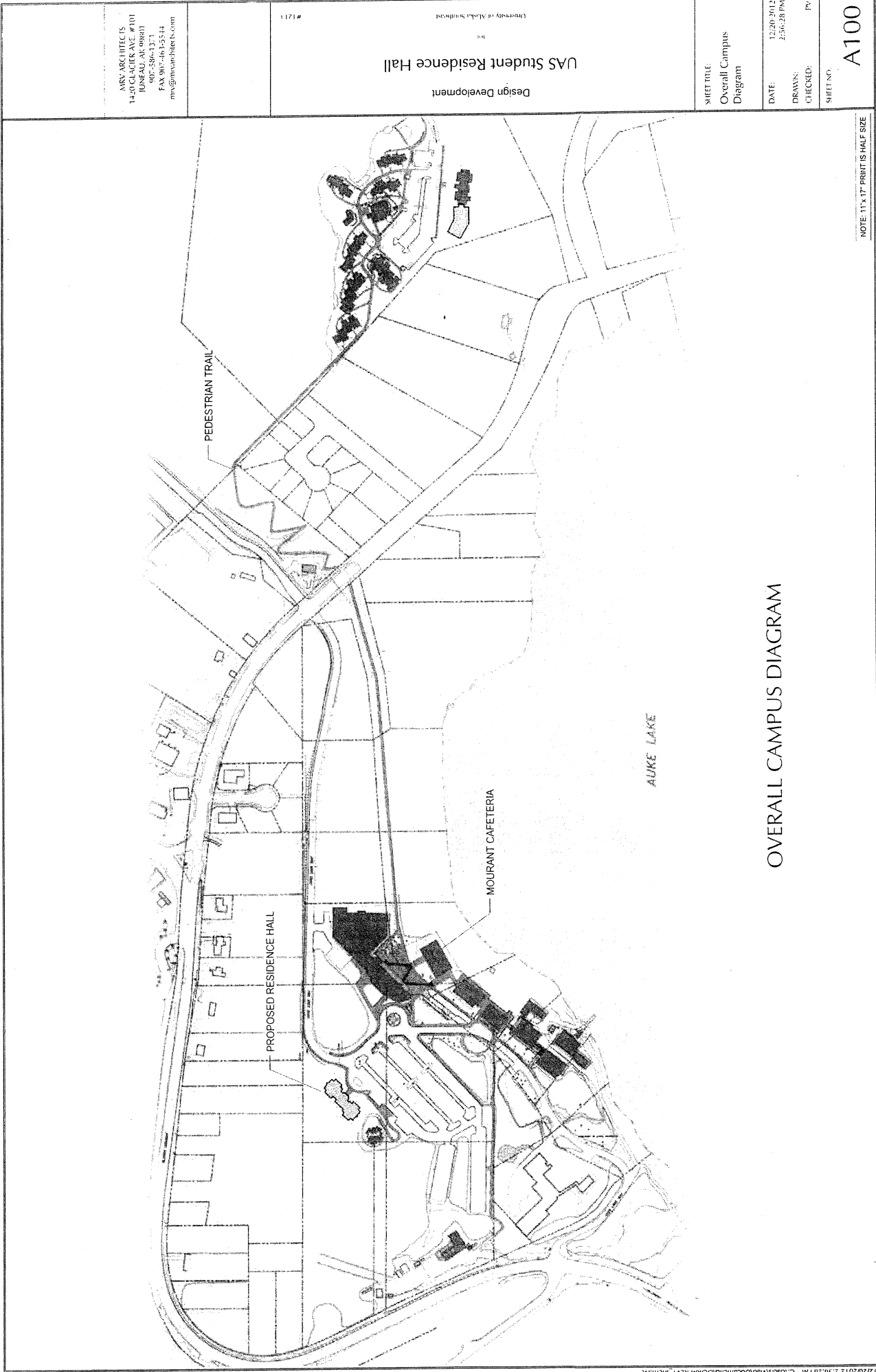
UNIVERSITY OF ALASKA
SOUTHEAST

learn • engage • change

DESIGN DEVELOPMENT

MRV ARCHITECTS

1420 GLACIER AVENUE #101
JUNEAU, ALASKA 99801
mrv@mrvarchitects.com



MRY ARCHITECTS
1450 CLACK AVENUE #101
JANUARY 2012
907-586-3273
FAX 907-461-5544
mry@mryarchitects.com

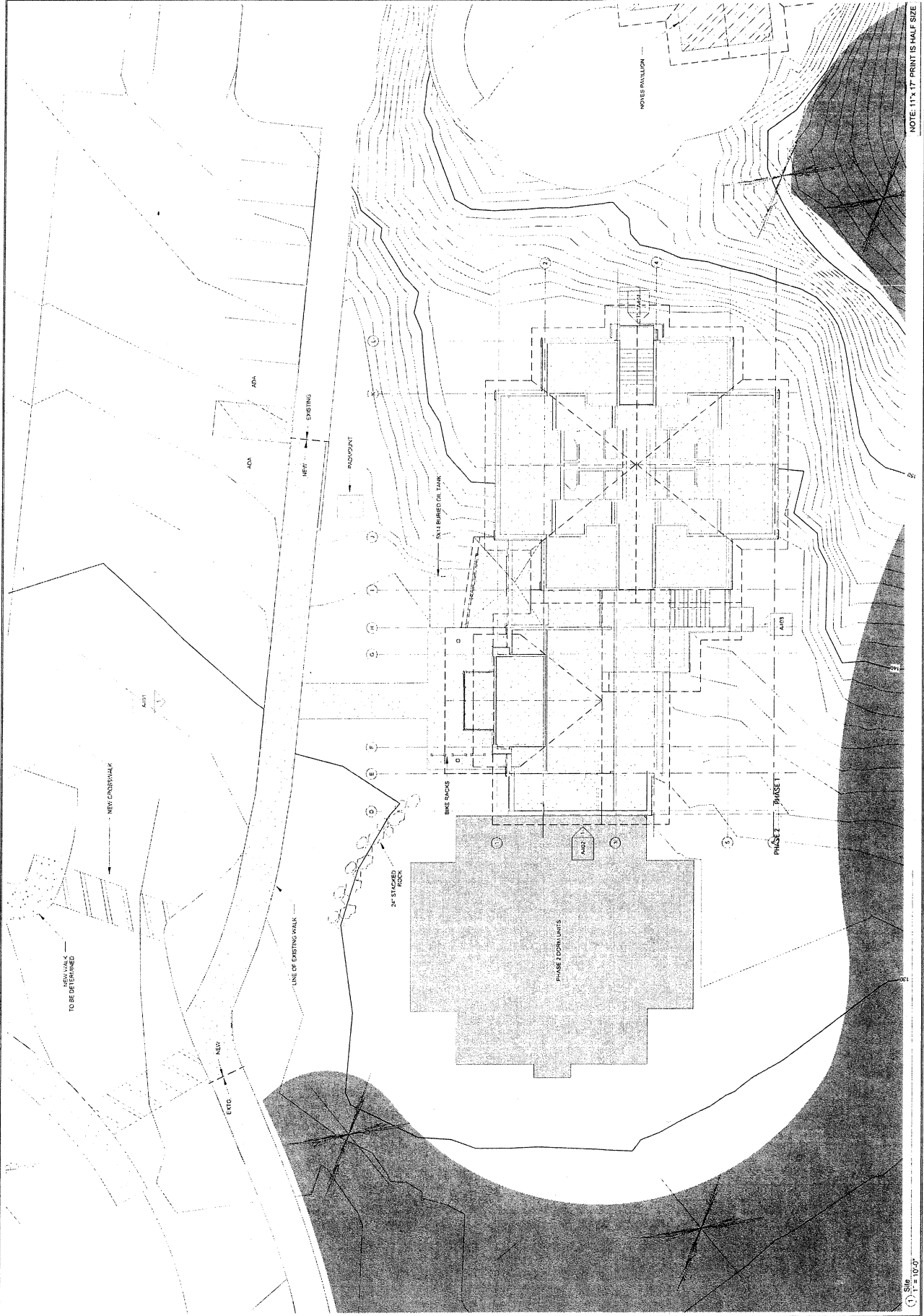
Design Development
UAS Student Residence Hall
University of Alaska Southeast
12/11

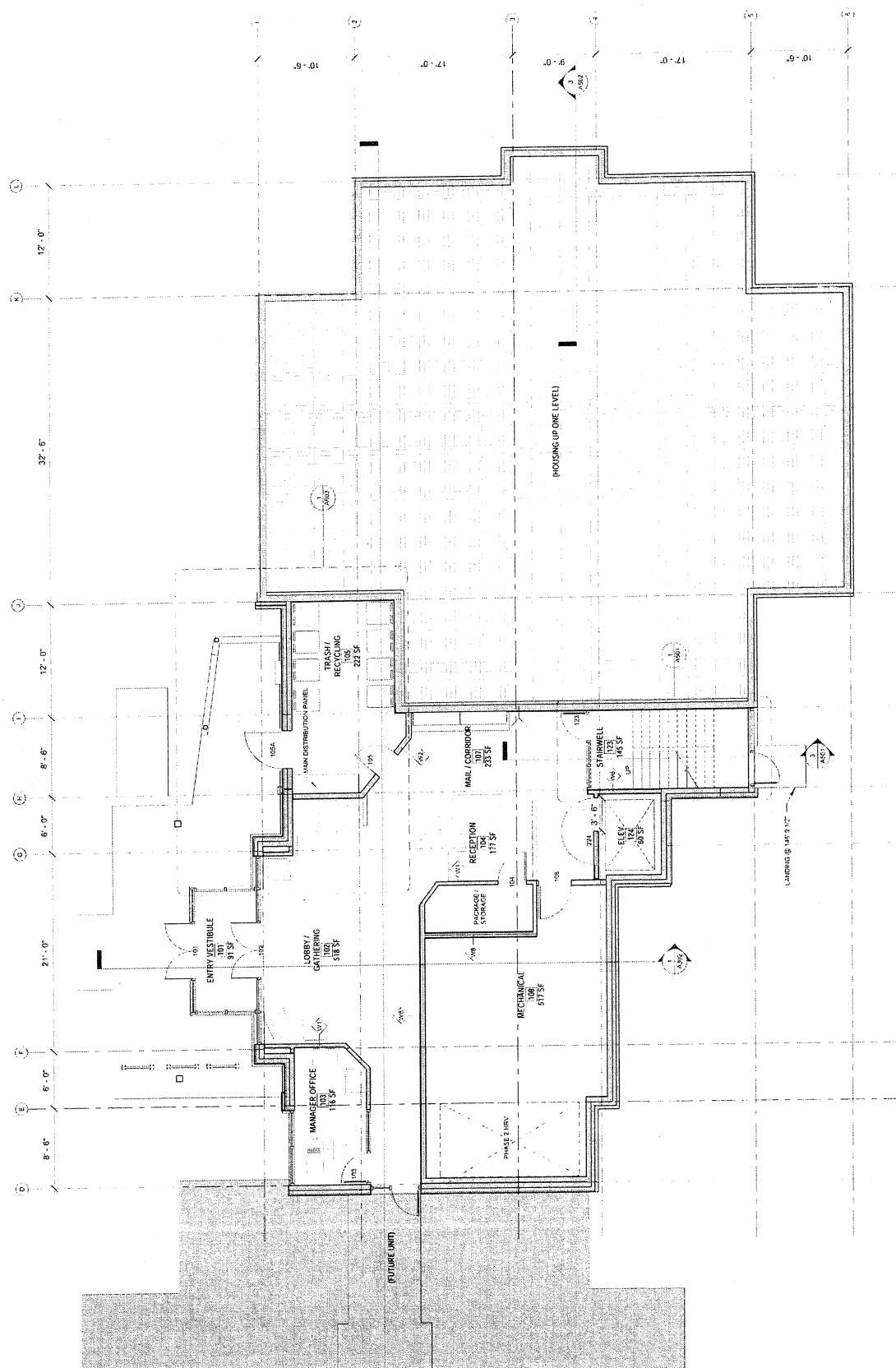
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Overall Campus
Diagram

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CHECKED: PV
SHEET NO.

A100

NOTE: 11'x17' PRINT IS HALF SIZE





MRV ARCHITECTS
1420 CLACIER AVE #101
BUNEAU, AR 70811
407-586-1311
FAX 407-463-5244
mrva@mrvaarchitects.com

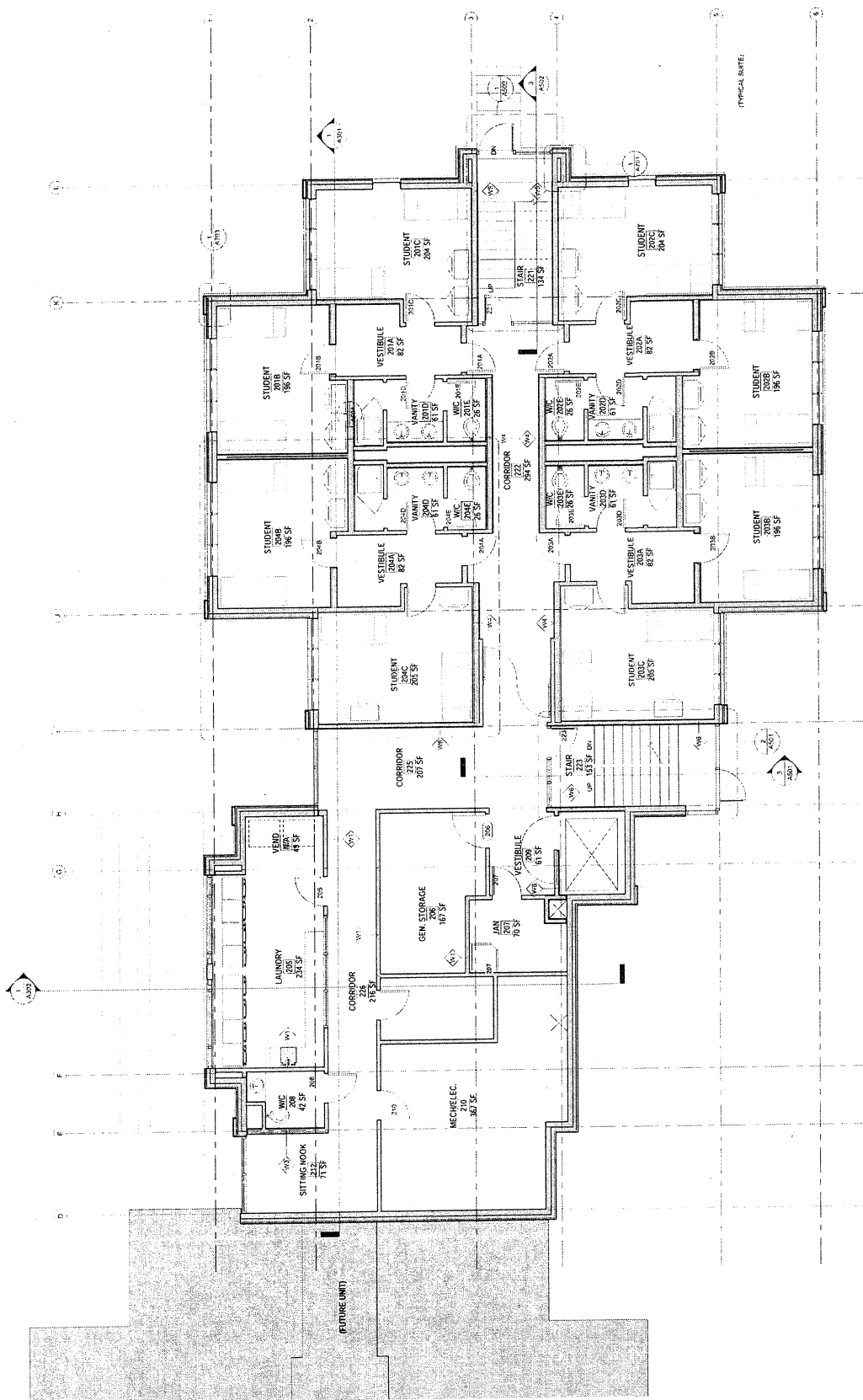
Design Development
UAS Student Residence Hall

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FLOOR 2

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SHEET NO.

A202

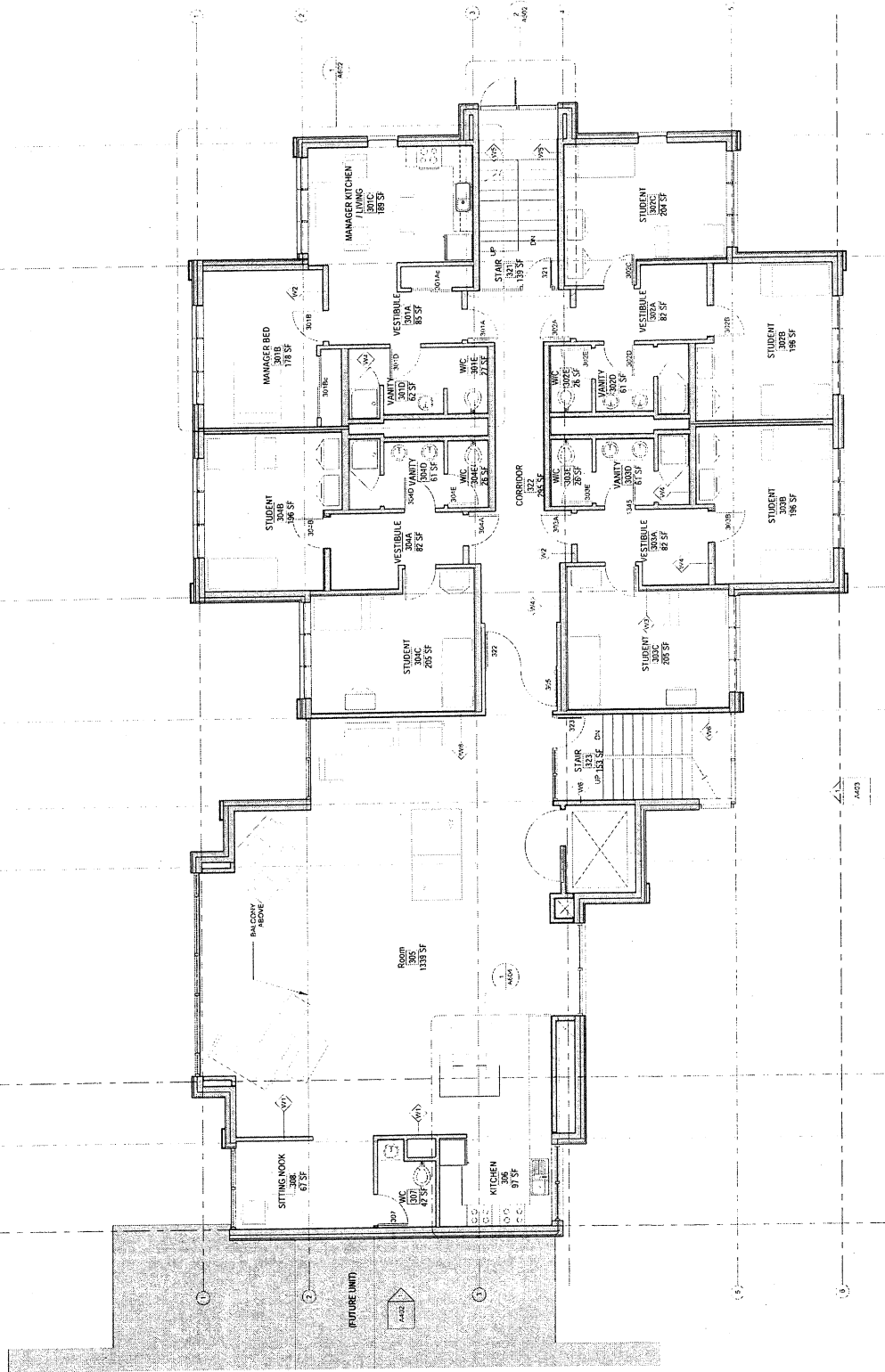
NOTE: 11"x17" PRINT IS HALF SIZE



Level 2
3/16" = 1'-0"

NOTE: 11" X 17" PRINT IS HALF SIZE

Level 3
3/16" = 1'-0"



Design Development
UAS Student Residence Hall
for
University of Alaska Southeast
#11211

NRV ARCHITECTS
1440 UNIVERSITY AVENUE, SUITE 101
JUNEAU, AK 99801
907-586-1371
FAX 907-481-5514
nrva@nrvarchitects.com

SHEET TITLE:
FLOOR 3

DATE: 12/20/2012
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CHECKED: PV
SHEET NO.

A203

SHEET NO.

DRAWN: _____
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DATE: 12/20/2012

SHEET TITLE:
FLOOR 5

UAS Student Residence Hall

Design Development

148

RELATION OF TSPS TO AIR QUALITY

1121 •

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JUNEAU, AK 99801
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mv@mrvarchitects.com

(1) Level 5
 $\frac{1}{3/16} = 1.0"$