

MEMORANDUM

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

DATE: June 19, 2013

TO: Planning Commission

FROM: Beth McKibben, Planner
Community Development Department

FILE NO.: USE2013 0022 *BOM*

PROPOSAL: Conditional use to allow emergency generator for Centennial Hall.

GENERAL INFORMATION

Applicant: CBJ Engineering

Property Owner: CBJ

Property Address: 101 Egan Drive

Legal Description: Tidelands Addition Block 74 Lots 1 - 9

Parcel Code Number: 1-C07-0-K74-001-0

Site Size: 55,832 square feet or 1.2817 acres

Comprehensive Plan Future Land Use Designation: Mixed Use (MU)

Zoning: Mixed Use 2

Utilities: City water & sewer

Access: Willoughby Avenue/Egan Drive/West Third Street

Existing Land Use: Centennial Hall

Surrounding Land Use:

North – (MU2) Commercial
South – (MU2) Subport /(WC) Coast Guard, NOAA; Vacant (CBJ Leases)

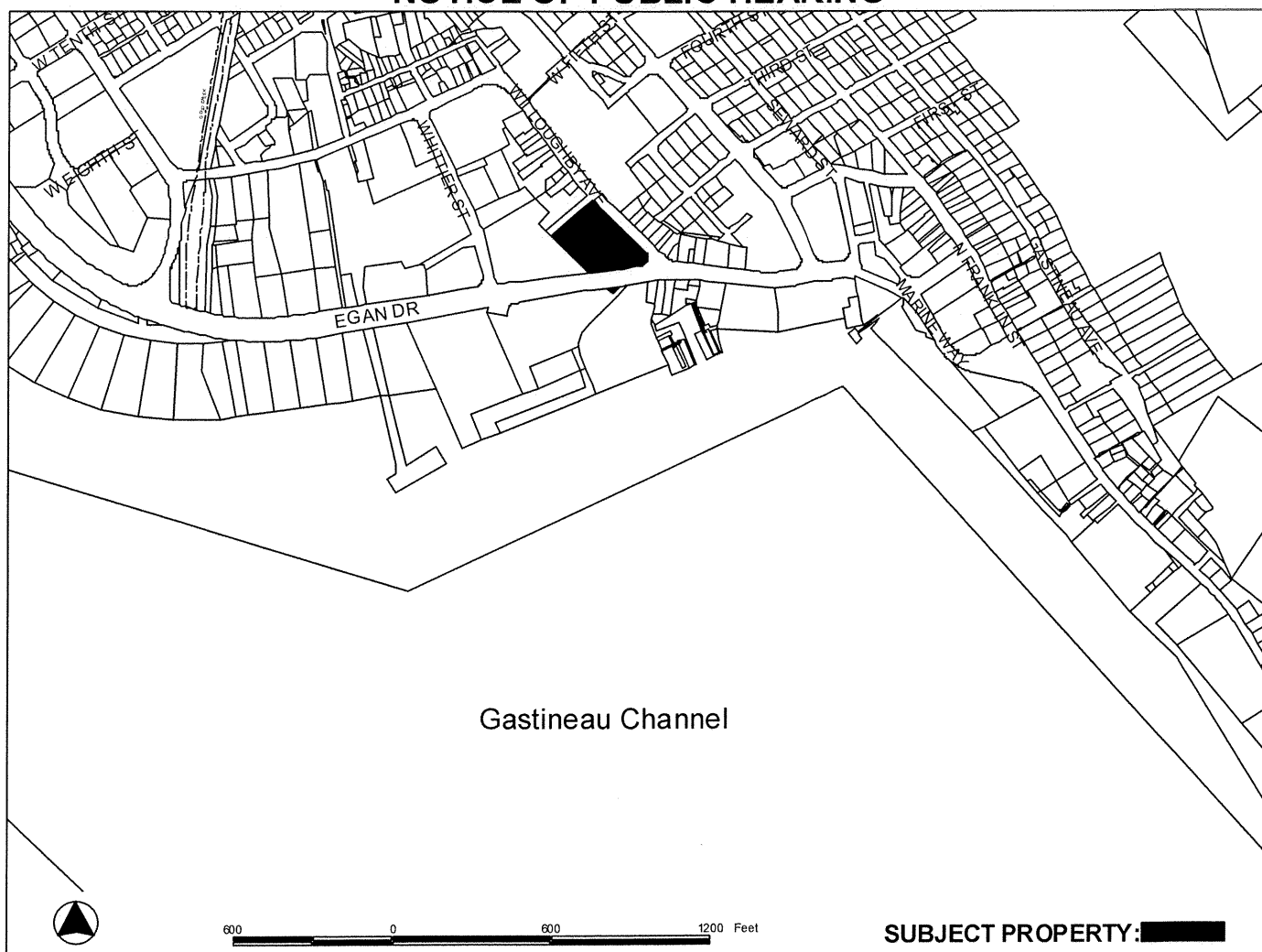


CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

East- MU2 – KTOO, Prospector, Juneau Arts and
Humanities Council
West – (MU2) Commercial/Office

Vicinity Map

NOTICE OF PUBLIC HEARING



ATTACHMENTS

Attachment A – Sound Ruler

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the installation of a 650 kW emergency generator on the Centennial Hall site. Centennial Hall is the CBJ-designated disaster center. The emergency generator would be installed on a cement pad, in a weatherproof, sound attenuated enclosure. The generator meets the definition of “intermediate utility” which requires a conditional use per the Table of Permissible Uses (CBJ 49.25.300 Use Category 17.150).

Title 49 defines an intermediate utility:

“...means utilities that produce noise, vibration, emissions, light, glare or other impacts that are perceptible to neighboring property owners but not offensive or obnoxious, and impact to adjacent properties do not have a measurable negative effect on other businesses or property values.”

Backup generators that generate noise exceeding 55 dBa at the property line are considered to be “intermediate utilities”.

The applicant is also seeking a variance to the five foot setback from Willoughby Avenue (VAR2013 0013).

BACKGROUND

The Centennial Hall site is 1.2 acres in area within the MU2 zoning district. According to the Assessor’s database Centennial Hall was built in 1983. The area was rezoned in March 1998 from Light Commercial (LC) to Mixed Use 2 (MU2). Centennial Hall is a multi-use building, housing conferences and other cultural events. As mentioned above, it is also the CBJ-designated disaster center, which means in the event that there is a disaster and evacuations are required, people can be housed there.

ANALYSIS

Project Site - The site encompasses Lots 1-9 of Block 74, Tidelands Addition to the Townsite of Juneau. The lots total 1.2817 acres and are developed as one contiguous site. The site is accessed by Willoughby Avenue and West Third Street. West Third Street functions as a driveway although it is a platted right-of-way; West Third Street is not a through-street to Whittier Street. The site also fronts on, but does not have direct vehicular access to Egan Drive. The emergency generator would be placed between the building and the sidewalk along Willoughby Avenue. The rationale for this placement is discussed in detail in the staff report for VAR2013 0013.

Project Design - The emergency generator would be installed on a cement pad, in a weatherproof, sound attenuated enclosure. Because the generator is an emergency generator it will only be operating during emergencies and regular scheduled maintenance. The generator, when running, will generate 85 dBA at the property line even though it will be located inside a sound reducing enclosure. If VAR2013 0013 is approved, the generator will be one foot from the sidewalk and property line. Because of the proximity to the sidewalk and its location in the Willoughby District, staff suggested to the applicant that they provide a screening fence. The application materials show a horizontal wood slatted fence screening a chain link security fence surrounding the generator enclosure.

Traffic - The installation of an emergency generator is not expected to have any impact on traffic.

Parking and Circulation - An emergency generator does not create a demand for parking and does not require parking. There is sufficient parking at Centennial Hall to accommodate parking for the regular maintenance of the generator.

Noise - The generator is quite loud. The applicant provided noise readings for the generator as well as ambient sound in the vicinity of the project site. Ambient sound at the proposed location of the generator ranges from 53 dBA to 65 dBA. The highest sound reading just outside the enclosure for the generator is 86 dBA. Normal conversation is in the 50-65 dBA range and a lawnmower in the 85-90 dBA. (Attachment A) According to the National Institute on Deafness and Other Communication Disorders, prolonged exposure to sound greater than 84 dBA can cause gradual hearing loss. The generator is to be located in a sound reducing enclosure. The generator will only operate intermittently, for short periods of time during maintenance. It may operate for long periods of time in the event of a long power outage.

Public Health or Safety - The purpose of the emergency generator is to enhance public safety by providing power to the CBJ-designated disaster center.

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

Property Value or Neighborhood Harmony - Surrounding development is primarily commercial in nature. The emergency generator will be placed in a prominent location between the building and the Willoughby Avenue sidewalk. The generator will be enclosed in a secure, weatherproof, sound attenuating structure, which will be surrounded by chain link security fencing, screened by horizontal slatted wood fence. There is no evidence that the emergency generator will affect property value or neighborhood harmony.

Conformity with Adopted Plans - Chapter 13 of the 2008 *Comprehensive Plan* addresses Community Services. Policy 13.2:

It is the policy of the CBJ to provide adequate and efficient fire protection and field emergency medical care for all. It is further the policy of the CBJ to maintain an incident response organization to effectively respond to large-scale events and disasters.

13.2.SOP5:

Coordinate with the CBJ Emergency Services Manager to plan for prevention of and when necessary, adequate response to disasters and major incidents.

While neither an emergency generator nor designated disaster center are specifically called out in the *Comprehensive Plan*, both are necessary for effective and adequate response to large scale events and disasters.

Centennial Hall is in the Willoughby District. Chapter 5 of the *Willoughby District Land Use Plan (Willoughby Plan)* addresses land use. It calls for buildings to be built to the property line and for buildings to be oriented to the street. Centennial Hall is not oriented towards Willoughby Avenue, and there are no near term plans to renovate this building, which would be the appropriate time to bring the building into conformance with the plan. The plan further calls for building facades to create interest for pedestrians and enhance the appearance of the area. The plan also states that “outdoor mechanical and electrical equipment when improperly located on a site or improperly screened, can also contribute to noise problems and create visual blight.” It is because of the *Willoughby Plan* that CDD staff asked the applicant to screen the enclosure in an attractive manner.

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 17.150 for the 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 June 14, 2013 and June 24, 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 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 a screening fence and sound attenuating enclosure 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 and with proper screening will be conformance with the Willoughby District 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 for the installation of a 650 kW emergency generator on the Centennial Hall site. If VAR2013 0013 is denied, the generator will need to be relocated on the site, but staff recommends that this Conditional Use permit be valid for the entire site and not limited to the currently-proposed location, where a variance is required.

[Home](#) > [Health Info](#) > [Resources for Educators](#) > [Interactive Sound Ruler](#) > [Text Only Version](#)

Sound Ruler, Text-only Version

You may also view the interactive Flash version.

Every day we hear a variety of sounds. Sounds that are too loud, or loud sounds over a long time, can damage your hearing.

The loudness of sounds is measured in decibels (dB). Learn the decibel levels for different sounds and know which noises can cause damage to your hearing.





Protect your ears when you are involved in a loud activity.

How loud is too loud?

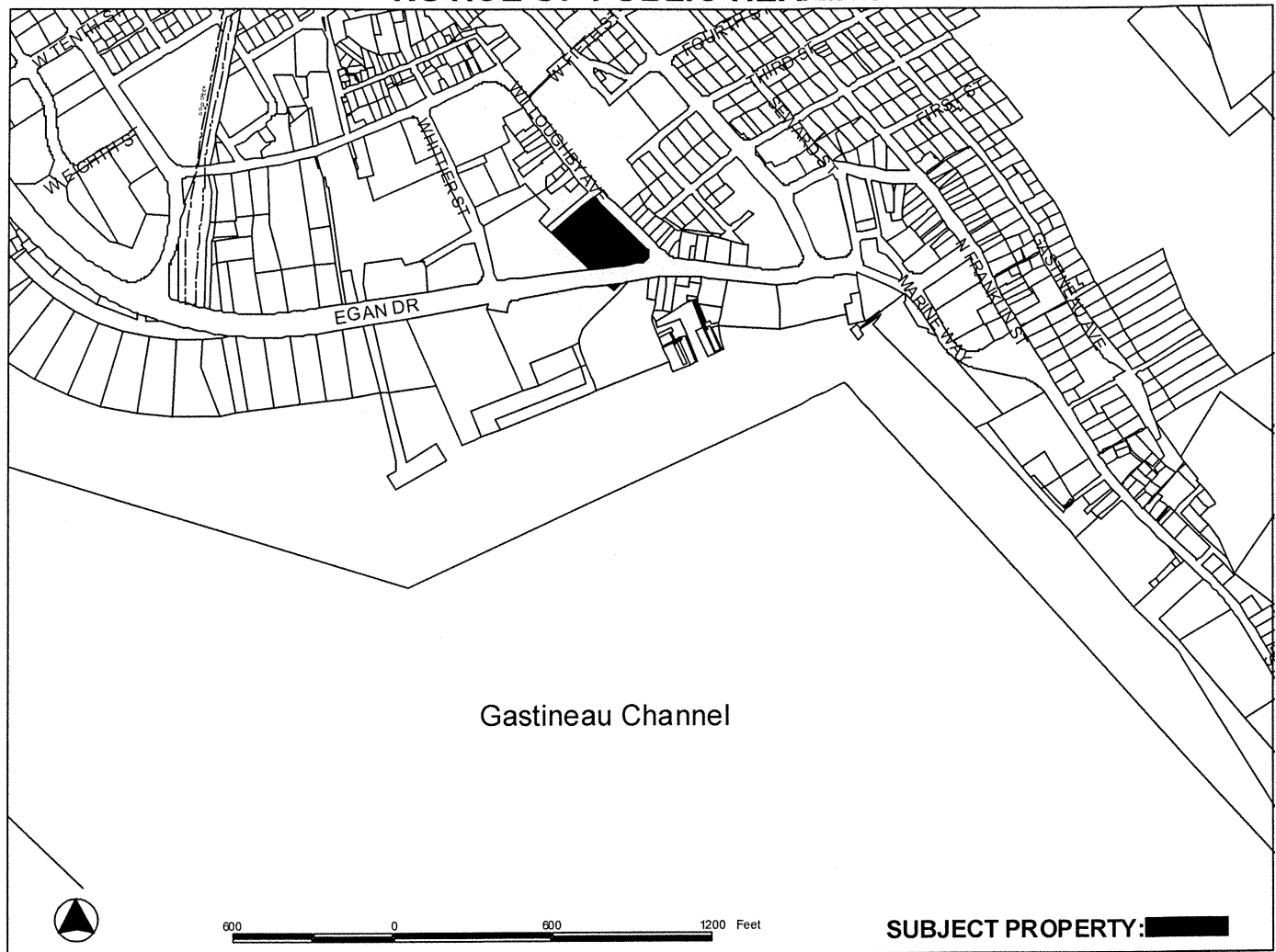
Decibel level	What we hear
10 dB	Normal breathing
20 dB	Rustling leaves, mosquito
30 dB	Whisper
40 dB	Stream, refrigerator humming
50-60 dB	Quiet office
50-65 dB	Normal conversation
60-65 dB	Laughter
70 dB	Vacuum cleaner, hair dryer
75 dB	Dishwasher
78 dB	Washing machine
80 dB	Garbage disposal, city traffic noise

Prolonged exposure to any noise above 85 dB can cause gradual hearing loss.

84 dB	Diesel truck
70-90 dB	Recreational vehicle
88 dB	Subway, motorcycle
85-90 dB	Lawnmower
100 dB	Train, garbage truck
97 dB	Newspaper press
98 dB	Farm tractor

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NOTICE OF PUBLIC HEARING



PROPOSAL:

USE2013 0022: Conditional use to allow Emergency Generator for Centennial Hall.

VAR2013 0013: A Variance request to reduce the setback from 5' to 1' to allow placement of new Emergency Generator within Centennial Hall's property lines.

File No:	USE2013 0022; VAR2013 0013	Applicant:	City and Borough of Juneau Engineering Department
To:	Adjacent Property Owners	Property PCN:	1-C07-0-K74-001-0
Hearing Date:	June 25, 2013	Owner:	City and Borough of Juneau
Hearing Time:	7:00 PM	Size:	1.28 Acres
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	Mixed Use 2
		Site Address:	108 Egan Drive
		Accessed Via:	Egan Drive

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 586-0758.

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

Date notice was printed: June 11, 2013

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 6/10/13
Project Name <small>(City Staff to Assign Name)</small>		

PROJECT / APPLICANT INFORMATION	Project Description Centennial Hall- 650 kW Exterior Emergency Electrical Generator in sound attenuated enclosure to be located within property line on Willoughby Ave. Because of access door swing clearances, this gen-set enclosure is 1'-0" from the property line. Current zoning is MU-2, requiring a 5'-0" setback. CBJ Engineering is applying for a Zoning Variance. Fencing will be designed to minimize visual & auditory signature per CDD direction.		
	PROPERTY LOCATION		
	Street Address CENTENNIAL HALL- 101 Egan Drive	City/Zip Juneau, 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) TIDELANDS ADDITION BL 74 LT1-9		
	Assessor's Parcel Number(s) Parcel Code Number: 1CO70K740010		
	LANDOWNER/ LESSEE		
	Property Owner's Name CBJ- Lands & Resources	Contact Person: Steve Tada -Proj Mgr.	Work Phone: 586-0894 -CBJ Engr.
	Mailing Address 122 S. Seward, Juneau AK 99801	Home Phone: n/a	Fax Number: 463-2606
	E-mail Address steve_tada@ci.juneau.ak.us	Other Contact Phone Number(s): 321-5928 cell	
	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. <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> X TADA FOR CBJ-PARKS: REC Landowner/Lessee Signature </div> <div style="width: 35%;"> 6-09-13 Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 60%;"> X PER DIRECTOR Landowner/Lessee Signature </div> <div style="width: 35%;"> 6/12/13 Date </div> </div>			
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 SAME AS ABOVE	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X " Applicant's Signature		6-09-13 Date of Application	

STAFF APPROVALS	-----OFFICE USE ONLY BELOW THIS LINE-----			
	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received
	<input type="checkbox"/>	Building/Grading Permit	<input type="checkbox"/>	
	<input type="checkbox"/>	City/State Project Review and City Land Action	<input type="checkbox"/>	
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)	<input type="checkbox"/>	
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)	<input type="checkbox"/>	
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)	<input type="checkbox"/>	
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)	<input type="checkbox"/>	
	<input type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	<input type="checkbox"/>	6/10/13 use 13-022
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)	<input type="checkbox"/>	
	<input type="checkbox"/>	Wetlands Permits	<input type="checkbox"/>	
	<input type="checkbox"/>	Zone Change Application	<input type="checkbox"/>	
	<input type="checkbox"/>	Other (Describe)	<input type="checkbox"/>	
	***Public Notice Sign Form filled out and in the file.			
	Comments: _____ _____ _____			Permit Intake Initials

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>VAR 20130013</i>	Date Received <i>4/13/13</i>																									
TYPE OF VARIANCE REQUESTED: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; padding: 5px;"> <input type="checkbox"/> Variance to the Sign Standard (VSG) </div> <div style="width: 50%; padding: 5px;"> <input type="checkbox"/> Variance to Dimensional Standards (VDS) </div> <div style="width: 50%; padding: 5px;"> <input type="checkbox"/> Variance to Habitat Setbacks (VHB) </div> <div style="width: 50%; padding: 5px;"> <input type="checkbox"/> Variance to Parking Requirements (VPK) </div> <div style="width: 50%; padding: 5px;"> <input checked="" type="checkbox"/> Variance to Setback Requirements (VSB) </div> </div>																												
DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE: Installation of new Emergency Generator on conc. pad within Centennial Hall's property line parallel to sidewalk on Willoughby Ave. Generator enclosure will have 1'-0" setback from sidewalk edge, to ensure maint. door swing clearance against bldg. CBJ Engr. is applying for a variance to MU-2 zoning req. for a 5'-0" setback for reason of this project's importance to Public Health and Safety. Centennial Hall is CBJ's designated disaster shelter and command center.																												
Previous Variance Applications? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Date of Filing: _____																												
Previous Case Number(s): _____																												
Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO																												
UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _____																												
Centennial Hall Generator installation has been a top priority for the CBJ - it is currently without a backup electrical generator, in spite of its designation as the City's official Disaster Shelter. The location along Willoughby Ave. is the only feasible option, due to proximity to the bldg's electrical room and existing electrical panels. See installation plan and photographs attached.																												
UTILITIES AVAILABLE: WATER: <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> On Site SEWER: <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> On Site																												
WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER? A variance is needed to the MU-2 setback requirements because of maint. access door swing clearance, and to enable intake air louvers to suck in required air CFM's for the generator. Approximate dimensions of the Caterpillar Generator is 20' x 7' x 9' (LxWxH). This variance is important so that CBJ Engr's Permit Review can proceed. We need to bid this project for summer 2013 installation to be ready for winter power outages or other disasters. This project has received top priority from the City Manager's office, and the CBJ disaster coordinator, Tom Mattice.																												
WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED? Because this Emergency Generator was funded by FEMA and Homeland Security Grants, and is on site at CBJ's Thane warehouse, a denial of a variance would mean Centennial Hall would remain without backup electrical generation during a disaster. After the Gastineau apartment fire, when electricity was cut off to the area, Centennial Hall was used to house people displaced by the fire, but were completely in the dark without power. It is a project vital to public health and safety during a disaster for citizens and visitors.																												
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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: left; padding: 5px;">VARIANCE FEES</th> </tr> <tr> <th style="width: 40%;"></th> <th style="width: 15%;">Fees</th> <th style="width: 15%;">Check No.</th> <th style="width: 15%;">Receipt</th> <th style="width: 15%;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</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>Total Fee</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>			VARIANCE FEES						Fees	Check No.	Receipt	Date	Application Fees	\$ _____	_____	_____	_____	Adjustment	\$ _____	_____	_____	_____	Total Fee	\$ _____	_____	_____	_____
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Total Fee	\$ _____	_____	_____	_____																								

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 Centennial Hall- 650 kW Exterior Emergency Electrical Generator in sound attenuated enclosure to be located within property line on Willoughby Ave. Because of access door swing clearances, this gen-set enclosure is 1'-0" from the property line. Current zoning is MU-2, requiring a 5'-0" setback. CBJ Engineering is applying for a Zoning Variance. Fencing will be designed to minimize visual & auditory signature per CDD direction.		
	PROPERTY LOCATION		
	Street Address CENTENNIAL HALL- 101 Egan Drive	City/Zip Juneau, 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) TIDELANDS ADDITION BL 74 LT1-9		
	Assessor's Parcel Number(s) Parcel Code Number: 1CO70K740010		
	LANDOWNER/ LESSEE		
	Property Owner's Name CBJ- Lands & Resources	Contact Person: Steve Tada -Proj Mgr.	Work Phone: 586-0894 -CBJ Engr.
	Mailing Address 122 S. Seward, Juneau AK 99801	Home Phone: n/a	Fax Number: 463-2606
	E-mail Address steve_tada@ci.juneau.ak.us	Other Contact Phone Number(s): 321-5928 cell	
	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>STEVE TADA FOR CBJ-PARKS: REC</u> Landowner/Lessee Signature		<u>6-09-13</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 SAME AS ABOVE		Contact Person:	Work Phone:
Mailing Address		Home Phone:	Fax Number:
E-mail Address		Other Contact Phone Number(s):	
X _____ Applicant's Signature		<u>6-09-13</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)				
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		Sign Approval (If more than one, fill in all applicable permit #'s)				
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)				
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)				
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments: <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>					Permit Intake Initials



TO: CBJ – CDD Senior Planner
Beth McKibben

FROM: Steve Tada
Project Manager CBJ-Engineering Department

DATE: June 6, 2013

SUBJECT: MU-2 ZONING VARIANCE REQUEST- CENT. HALL GENERATOR INSTALLATION
Variance & Conditional Use Narrative by the CBJ Engr. Project Manager
Contract No. E13-248

Dear Beth,

Background: CBJ Engineering Dept. is applying for a zoning variance and Conditional Use permit to enable a 650 kW emergency generator in sound attenuated enclosure to be installed within 1'-0" of the sidewalk and within the property line for Centennial Hall. Installation of back up electrical power generator is a vital component of Centennial Hall's designation as the CBJ's main disaster shelter, and has been a priority of the CBJ Manager's office, the CBJ Emergency Coordinator. Appropriate fencing will be designed to reduce visual and acoustical impacts as directed by the CBJ Planner. CBJ Engineering would like to proceed with plan review, and bid this project for installation during Summer 2013. Please see completed Zoning Variance, and Conditional Use Application with supporting information, attached.

Criteria responses – per Variance Approval sheet

1. The relaxation applied for will give substantial relief to the applicant, the City and Borough of Juneau because it will enable emergency backup electrical generation to supply uninterrupted electrical power to the city's only official Emergency Disaster Shelter and Command Center during a major catastrophe. The new generator pad and enclosure will stand off 1'-0" from the sidewalk. Current MU-2 zoning calls for 5'-0" setback. Please see attached elevation which depicts the approximate view from the Willoughby Avenue side and photos of the new generator currently in storage.
2. Relief can be granted in a fashion whereby the intent will be observed and public safety and welfare preserved – Public safety on existing sidewalk is not affected by installation of this emergency generator. It will enhance public safety by providing standby backup power to a disaster shelter vital to the CBJ.
3. Authorization of the Variance will not injure nearby property. – Areas adjacent to Centennial Hall include the parking areas for the JACC and Centennial Hall. State of AK Archives building and the parking garage for the State Office Building are the only structures or other property owners, and are across Willoughby Avenue.
4. The Variance is consistent with uses allowed under a MU-2 commercial zoning.
5. Compliance with existing standards would:

A) Yes – It would unreasonably prevent the CBJ from installing a vital piece of life safety equipment to serve the public in case of a disaster/emergency event.

B) Would unreasonably prevent the CBJ from using Centennial Hall property as the designated Disaster Shelter and Emergency Command Center. The scale of this generator enclosure is consistent with and in proportion to the existing Centennial Hall façade.

C) It would be unnecessarily burdensome to the CBJ- because placement of the generator pad in this location is dictated by proximity to the building's existing electrical room and panels. Because this 650-Kw generator weighs 21,000 pounds, it was not possible to roof mount without major structural modifications, and electrical rerouting cost. – **Since this application's initial review in May 2013 by CDD- CBJ Engineering has been exploring the cost impacts and engineering feasibility for Alternate Site 'A' on a parking island in the Centennial Hall lot. Please see attachment for details. It is estimated that the cost impacts would be an extra \$125,000 for trench excavation, extra cable runs, site costs, curb and slab site work not including additional engineering design costs. Alternate site may conflict with the future Willoughby Arts Complex Addition. See attachment.**

D) Compliance with existing land use codes would remain intact.

6. A grant of this variance would result in more benefits than detriments to the neighborhood – by enhancing public safety as a place of refuge during a disaster. Granting of this variance will enable the building permit review to proceed, and is a vital component to making Centennial Hall a functioning disaster shelter and command center through future projects at the direction of the City Manager and the CBJ Disaster Coordinator.

Please feel free to contact me with any questions or if you need additional information,

Sincerely,



Steve Tada

Project Manager
CBJ- Engineering
586-0894 ph 321-5928 cell

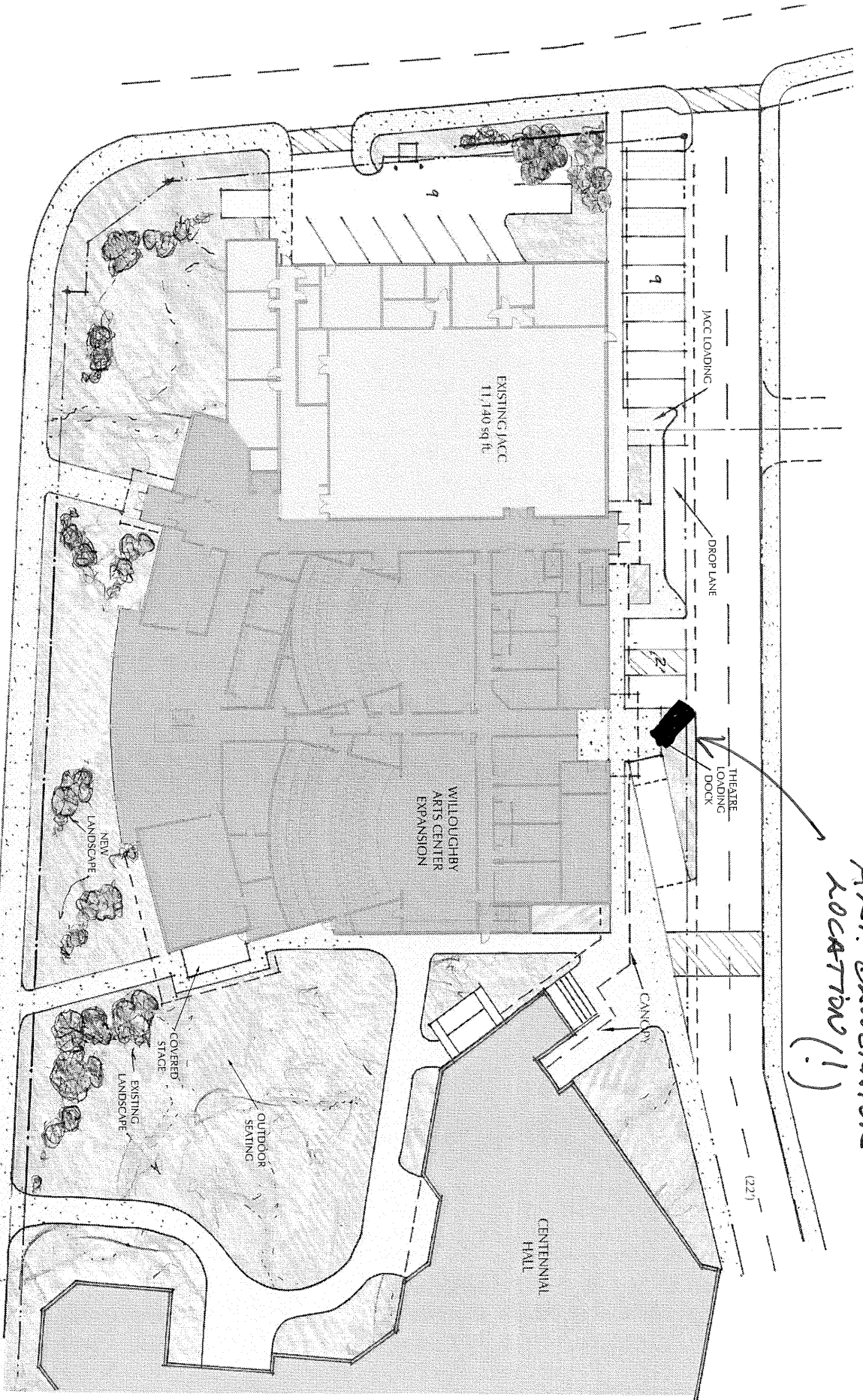
**Attachments: Development Permit Application, 1 page
Variance Application, 1 page
Conditional Use Permit Application
Generator dB Test start up sound readings 5/29/13 w/comparison with tour Bus
Aerial Plan – showing Location as Designed, and possible Alternate site
Photo composite - Willoughby Ave. location (as designed)
Photo composite – Possible Alternate location within the Centennial Hall parking lot
11x17 Drawing: Site plan, plan view, & elevation w/proposed fence and landscaping**

Cc: Hal Hart, CDD Director
Rorie Watt, CBJ Engineering Director
Rich Ritter, CBJ Chief Architect
Brent Fischer, CBJ Parks and Rec. Director
Tom Mattice, CBJ Disaster Coordinator
Steven Pfister, Centennial Hall Manager

Kim Kiefer, City Manager
Rob Steedle, Deputy City Manager

Ben Haight, Haight Assoc.

*A.T. GENERATOR
LOCATION (!)*



WILLOUGHBY ARTS CENTER

JANUARY 4, 2013

OVERALL SITE PLAN

1" = 30'-0"

MRV ARCHITECTS

1420 CLACER AVENUE #101
JUNEAU, ALASKA 99801
907-586-1371
mrv@mrvarchitects.com

Centennial Hall –Emergency Backup Generator with Enclosure**650kW GENERATOR ENCLOSURE TEST-START dB METER READINGS**

Location: CBJ Thane Road Storage Yard near Rock Dump

Start up: May 29, 2013 Readings by Greg Smith –CBJ Bldg. Maintenance Supervisor

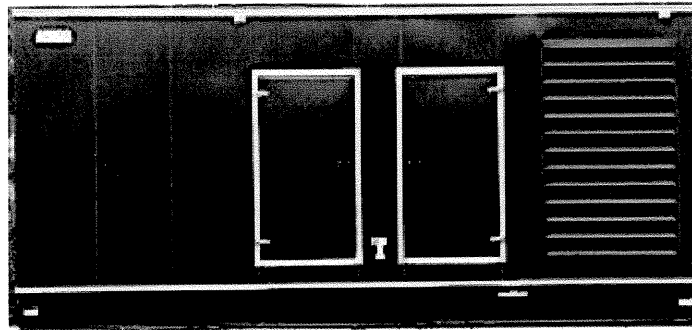
MEASUREMENT LOCATION	DISTANCE				
*CENT. HALL GEN. ENCLOSURE	3 feet	10 feet	15 feet	20 feet	NOTES
<i>AMBIENT SOUND ON SITE</i>	64 dB	64 dB	64 dB	64 dB	Slight Wind Measured Average of 5 dB readings each
RIGHT (at Intake Louver)	84	80	78	76	
REAR (at Intake Louver)	85	83	80.5	79	
FRONT	86	78	77	76	
LEFT	84	81	75	73	

Usage: Weekly test -45 minutes. To be scheduled to minimize sound impacts to neighborhood.*During an Emerg./Disaster: 1 – 3 hrs.min. to 12 hrs. max. per fuel tank fill-up & full electrical load.**

LEFT

(rear)

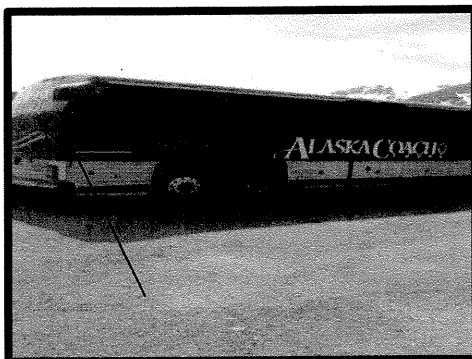
RIGHT



Intake Louver 1 each side

FRONT

COMPARATIVE MEASUREMENTS	DISTANCE				
LOCATION:	3 feet	10 feet	15 feet	20 feet	NOTES
Marine Park Bus Plaza	84 dB	81 dB	77 dB	76 dB	Princess Tour Bus at idle
Willoughby Ave. Ambient Sound	52	55	n/a	n/a	At Proposed Gen-set location
Willoughby Ave. Facing East	61	62	65	65	Ambient street noise

**Alaska Coach Bus at idle:****3' 82dB****15' 77dB*****Arrow indicates measurement location**

PREFERRED GEN. LOCATION WILLOUGHBY AVE. (AS DESIGNED)



Centennial Hall Emergency Generator. Preferred location for installation on Willoughby Ave. Existing AEL&P transformers at right to be renewed in Summer '13 during this project. Exist. bldg. electrical room directly behind new Gen-Set. *Advantages include easy maint. access, re-fueling accessibility, shortest power cable length, site and installation costs lowest due to proximity to existing building electrical systems. A decorative fence will be installed to reduce visual impacts and will be designed to harmonize with existing building siding. Because Bid plans and specs are complete; it can be installed in Fall 2013 to be ready for emergencies by Dec. 1, 2013.

ALT. LOCATION STUDY

- CONFLICTS w/ FUTURE ARTS COMPLEX



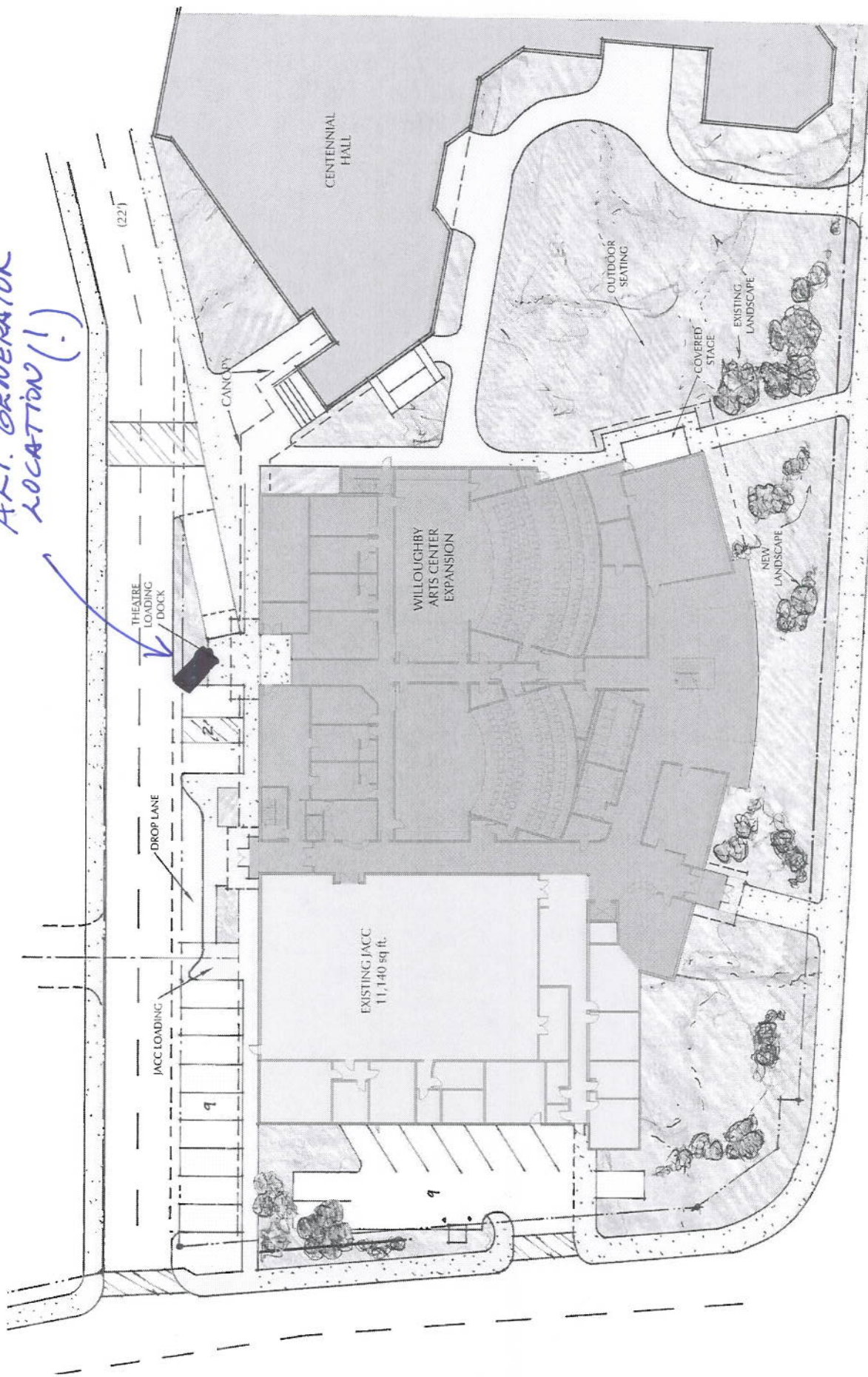
Alternate Site: Centennial Hall Parking Lot Island. Distance from Willoughby Ave. is approx. 160 feet.
* Advantages: Setback requirement fulfilled. Can be fenced in and landscaped. No parking space loss.
* Disadvantages: Cable trenching adds \$125K to installation costs. Trees will need to be removed.
Location may conflict with new Arts Center plans in the future.



**FOOTPRINT
OF FUTURE
WILLOUGHBY
ARTS CENTER
EXPANSION.**

AERIAL VIEW - CENTENNIAL HALL EMERGENCY GENERATOR INSTALLATION - Preferred Location as Designed (Willoughby Ave) and possible Alternate Installation Site .

A.T. GENERATOR
LOCATION (!)



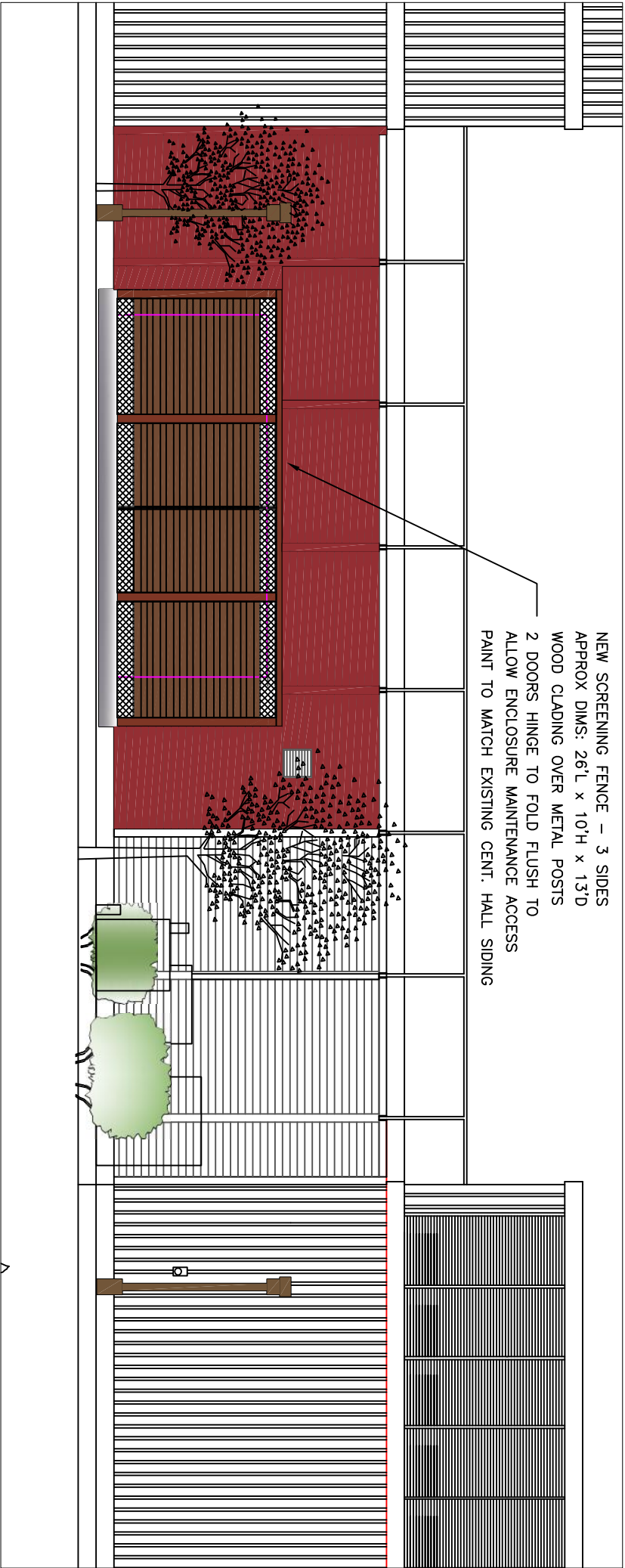
MRV ARCHITECTS
1420 CLATER AVENUE #101
JUNEAU, ALASKA 99801
907-586-1373
mrv@mrvarchitects.com

OVERALL SITE PLAN
1" = 30'-0"

WILLOUGHBY ARTS CENTER
JANUARY 4, 2013

PROPOSED SCREENING FENCE DESIGN -

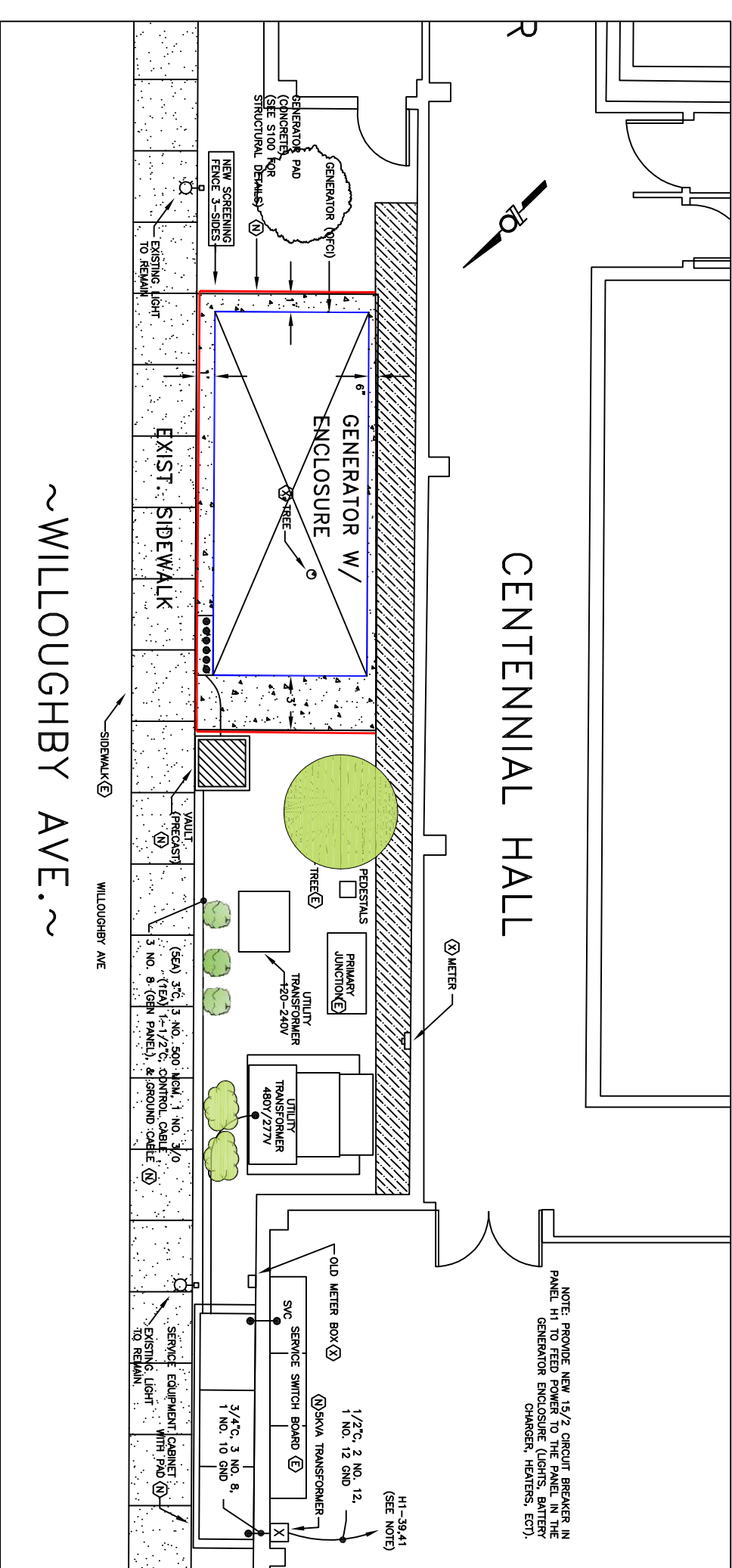




1 WILLOUGHBY ELEVATION – GENERATOR WITH
SCREENING FENCE & VEGETATION

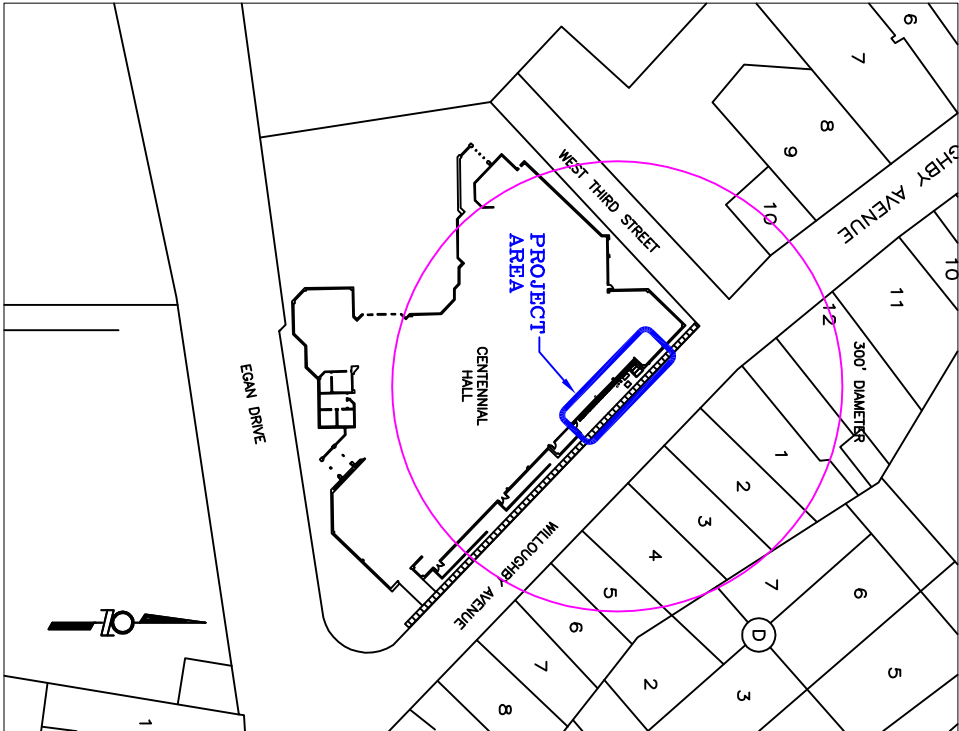
SCALE: 0' 2' 4' 8'

LEGEND	
ABBREVIATIONS:	
(N)	NEW
(E)	EXISTING TO BE RETAINED
(R)	RELOCATE EXISTING
(X)	REMOVE EXISTING
GFI	GROUND FAULT INTERRUPT
ST	SHUNT TRIP OPERATOR
OFCL	OWNER FURNISHED, CONTRACTOR INSTALLED
ATS	AUTOMATIC TRANSFER SWITCH
LIGHTING:	
☐	EXTERIOR POLE MOUNTED LUMINAIRE
POWER:	
☐	PANELBOARD
☐	CIRCUIT BREAKER
☐	SWITCH OR DISCONNECT
☐	TRANSFORMER



2 SITE PLAN – CENTENNIAL HALL GENERATOR

SCALE: 0' 2' 4' 8'



3 SITE PLAN – DOWNTOWN JUNEAU
CENTENNIAL HALL– 101 EGAN DR.

SCALE: 0' 32' 64' 128'