

DATE: June 18, 2013

TO: Planning Commission

FROM: Ben Lyman, Senior Planner
Community Development Department



FILE NO.: SMP2013 0001 & SMF2013 0002

PROPOSAL: Combined Preliminary and Final Plat approval to adjust lot lines of Lots 1-10 Block C and Tract D-1 of Vintage II Subdivision for acquisition of Right of Way for the Brotherhood Bridge replacement project; Amend the site plan entitled "Vintage Business Park" referred to in ordinances 84-03(am), 84-35(am), 85-33, 85-55, 85-89, 86-54(am), and 86-72 as provided by Attachment A Section H of 86-54(am).

GENERAL INFORMATION

Applicant: State of Alaska DOT & PF

Property Owner: William Bauer

Legal Description: VINTAGE II Block C Lots 1-10 and Tract D-1

Parcel Code No.: 5B1601440010; 5B1601440020; 5B1601440030; 5B1601440040;
5B1601440050; 5B1601440060; 5B1601440070; 5B1601440080;
5B1601440090; 5B1601440100; and 5B1601450011

Site Size: 6.53 Acres

Comprehensive Plan
Land Use Designation: Mixed Use (MU)

Zoning: Light Commercial (LC)

Utilities: Public

Access: Vintage Boulevard

Existing Land Use: Vacant

Planning Commission

File No.: SMP2013 0001 & SMF2013 0002

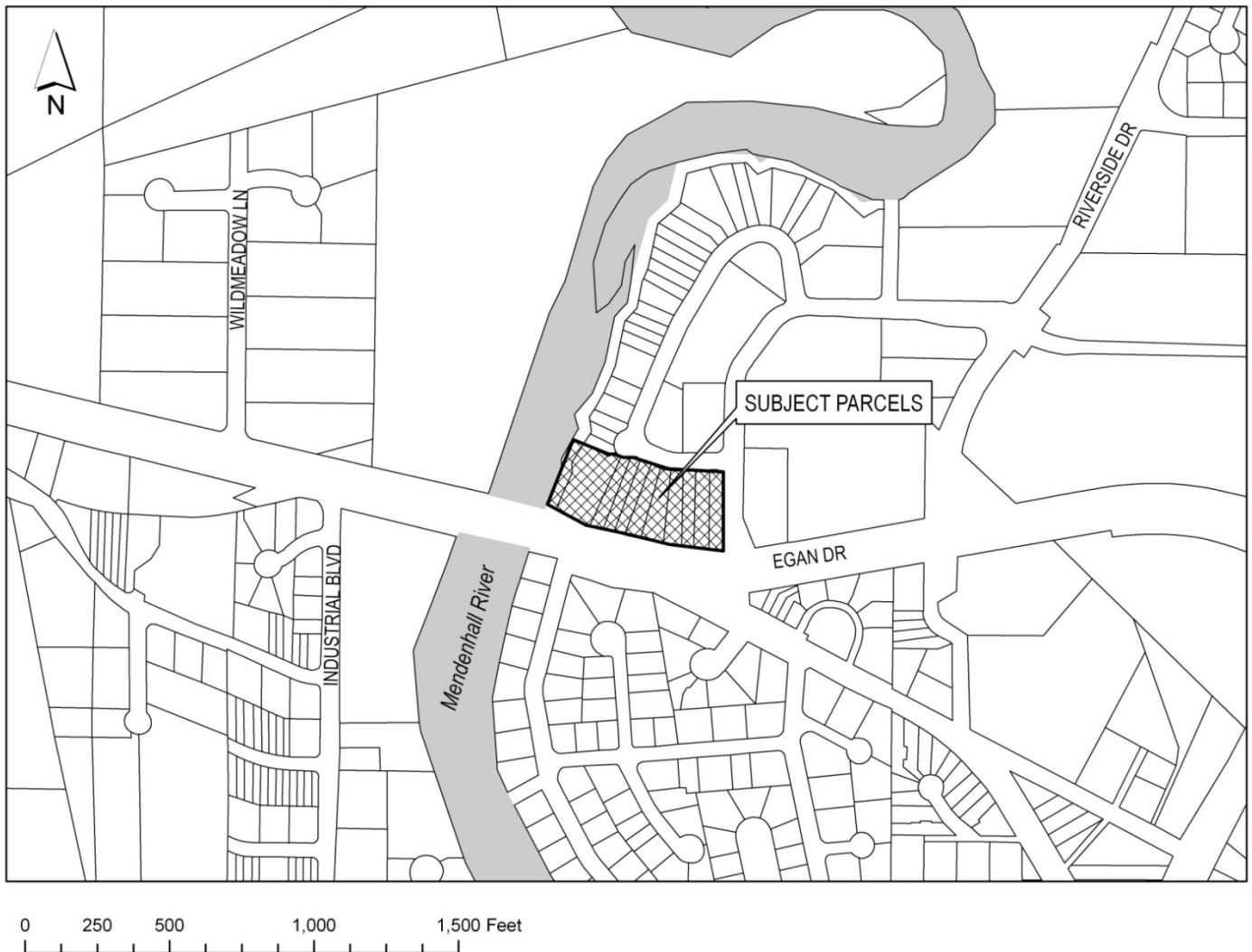
June 20, 2013

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Surrounding Land Use:

- North – Vintage Business Park (Offices and Professional Services)
- South – Residential (single-family and multi-family)
- East – Vintage Business Park (Safeway)
- West – Mendenhall River

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Draft Plat
Attachment C – “Master Ordinance” for Vintage Park
Attachment D – Ordinance serial number 86-54(am)

BACKGROUND

The proposed subdivision would adjust the lot lines of eleven existing lots and create one new right-of-way lot from the area removed from the existing lots. The purpose of this right-of-way acquisition is to accommodate a widened approach to the Brotherhood Bridge on Egan Drive/Glacier Highway. The bridge replacement and other related infrastructure improvements are considered concurrently with this subdivision under CSP2013 0011.

49.15.430 - Major subdivisions.

The major subdivision procedures shall be used for subdivision of a parcel into five or more lots, including the resubdivision of existing parcels into five or more lots or the adjustment of the boundary of five or more parcels. Major subdivision approval shall be a two-step process. The first step shall consist of preliminary plat approval and construction authorization by the commission pursuant to the conditional use permit process set out in section 49.15.330. The second step shall be approval of the final plat by the commission pursuant to section 49.15.440.

Typically, major subdivisions must be reviewed in a two-step process, as the first step (preliminary plat) ensures that the Planning Commission has approved the proposed subdivision’s development; that is, prior to the developer constructing roads, utilities, and other infrastructure, the Planning Commission must review and approve the placement and design of that infrastructure. Once the preliminary approval has been granted, the developer must then either construct or bond for the construction of all required infrastructure prior to final plat approval, after which the plat is recorded and the new lots created.

In the proposed project, no new infrastructure is required as part of the subdivision; the privately owned lots remaining after the right-of-way acquisition will still be accessed from within Vintage Business Park on Clinton Drive, and no new utility services or other infrastructure are required as part of this subdivision. Furthermore, the proposed improvements within the right-of-way acquired in this subdivision cannot be constructed until the Alaska Department of Transportation and Public Facilities (DOT&PF) has taken ownership of the right-of-way, which cannot occur until the lot has been created and sold to DOT&PF by its current owner, William Bauer.

Accordingly, the proposed subdivision is being reviewed as a combined preliminary and final plat.

Vintage Business Park, the project location, is the subject of seven ordinances adopted by the City and Borough of Juneau Assembly: 84-03(am), 84-35(am), 85-33, 85-55, 85-89, 86-54(am), and 86-72. These ordinances have, in combination: rezoned the property to its current zoning, set design standards for buildings within Vintage Business Park, set landscaping standards for properties and roadways in Vintage Business Park, required financial support of off-site improvements, and more. Because each new ordinance repealed portions of prior ordinances while adopting new language, it is very difficult to determine the language that is still in effect from each ordinance as a stand-alone document. In order to make sense of these seven overlapping ordinances, staff re-drafted the ordinances into a single document that shows all of the historical and current language. Included with this memorandum as Attachment C, this “master ordinance” shows original language in normal font, deleted font struck through, and new text underlined. Because of the many layers of these ordinances, some text appears as both underlined and struck through; this is text that was adopted after the original ordinance, 84-03(am), and then later repealed or replaced. Although this “master ordinance” has not been adopted in this form, it has been reviewed by the CBJ Law Department and found to be an accurate rendering of the currently-adopted ordinances that control development in Vintage Business Park. This “master” ordinance is not intended to be adopted, but was created in order to clarify what is in effect today.

These ordinances are uniformly described as relating to “the site plan entitled ‘Vintage Business Park’ by Thomas and Greiner, Architects, dated December 9, 1983.” The proposed project would amend the boundary of Vintage Business Park, and would therefore amend the site plan referenced in all seven relevant ordinances. Staff initially interpreted this situation to mean that the Assembly would need to adopt an eighth ordinance amending the Vintage Business Park boundary; however, ordinance serial number 86-54(am) included a provision in Attachment A, Section H, providing for Planning Commission or Design Review Board review and approval of any further changes to Vintage Business Park (Attachments C and D).

ANALYSIS

Zoning-

The project site, Vintage Business Park, is zoned Light Commercial (LC), but it was not so zoned in a typical or straightforward manner. The rezoning ordinance and its amendments include a project site plan and place design, use, and circulation restrictions on the subject area.

Drainage-

The Alaska Department of Transportation and Public Facilities proposes to amend drainage as part of the Brotherhood Bridge replacement project; the Right-of-Way acquired through this subdivision will be used for drainage improvements, among other improvements. CBJ Chief Regulatory Surveyor Ron King has reviewed the plans for revisions to drainage in this area and did not have any comments.

Wetlands-

No wetlands will be impacted by the proposed subdivision.

Habitat-

The Mendenhall River is a cataloged anadromous water body and development along it is subject to habitat setbacks at CBJ 49.70.310(a) and (b), as well as at CBJ 49.70.950(f). CBJ 49.70.925 addresses bridges, which must cross rivers and streams by their very nature:

49.70.925 - Transportation and utilities.

...

(b) *Where roads and trails cross anadromous streams, the design and construction of bridges and culverts shall allow free passage of fish, and shall take all feasible and prudent steps to prevent habitat disturbance. Phasing of construction shall be done to avoid critical migration periods for salmon and other anadromous species.*

The proposed subdivision would not affect habitat, although the related project to widen the Brotherhood Bridge will. Bridge-related construction permits will be required from the United States Army Corps of Engineers, the United States Marine Fisheries Service, and the Alaska Department of Fish and Game, among others. Construction will be phased to avoid critical migration periods for salmon and other anadromous species, taking all feasible and prudent steps to prevent habitat disturbance. These impacts are further discussed in the memorandum for CSP2013 0011.

Access-

The proposed subdivision would result in the reduction in depth and area of 11 existing lots and the creation of a new Right-of-Way lot; the existing access to the 11 existing lots would not be affected, and the Right-of-Way lot would be used to accommodate a widened Glacier Highway.

Traffic Analysis-

The proposed subdivision would not affect traffic, although the Right-of-Way lot created would be used to accommodate a widened Glacier Highway.

Pedestrian Access-

The proposed subdivision would result in a new Right-of-Way lot that would be used to accommodate a relocated multi-use path and the entrance to a new underpass along the east bank of the Mendenhall River. The proposed subdivision would not in and of itself affect pedestrian access.

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; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
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 49.15.300(e)(1)(A through C), Review of Director'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?

Not Applicable. Subdivisions are not a use listed in the Table of Permissible Uses.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed subdivision 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. The proposed subdivision will allow the Alaska Department of Transportation and Public Facilities to reconstruct the Brotherhood Bridge so as to accommodate acceleration and deceleration lanes as well as non-motorized transportation lanes and an underpass in a design consistent with geometric specifications adopted by the State of Alaska. 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. The proposed Right-of-Way lot will be purchased at a negotiated price from the property owner. There is no evidence in the record that the proposed development will impact or be out of harmony with property in the neighboring area.

6. Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

No. The proposed widening of the Brotherhood Bridge and Glacier Highway approach to the eastern side of the Brotherhood Bridge is in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans. See the memorandum on CSP2013 0011 for further discussion.

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. The proposed development complies with the Juneau Coastal Management Program.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the requested Preliminary and Final Plat, with the effect of amending "the site plan entitled 'Vintage Business Park' by Thomas and Greiner, Architects, dated December 9, 1983", as authorized by ordinance serial number 86-54(am), Attachment A, Section H.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>5/7/13</u>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description Subdivide portions of Lots 1-10, Block C & Tract D-1, Vintage II Subdivision for acquisition of Right-of-Way for the Brotherhood Bridge Replacement Project.		
	PROPERTY LOCATION		
	Street Address 3005 Clinton Drive	City/Zip Juneau, AK 99803	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lots 1-10, Block C & Tract D-1, Vintage II Subdivision		
	Assessor's Parcel Number(s) 5b160-144-0010 through 0011		
	LANDOWNER/ LESSEE		
	Property Owner's Name Willaim J. Bauer	Contact Person: Willaim J. Bauer	Work Phone: 907-789-3060
	Mailing Address P.O. Box 034139, Juneau AK 99803-4139	Home Phone:	Fax Number:
	E-mail Address	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 <u>Willaim J. Bauer</u> <u>5/7/2013</u> 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 State of Alaska DOT & PF Mailing Address P.O. Box 112506, Juneau, AK 99811-2506 E-mail Address richard.germiller@alaska.gov Contact Person: Richard Germiller Home Phone: Work Phone: 907-465-4543 Fax Number: Other Contact Phone Number(s): Randal V. Davis 907-465-4492 X <u>Randal V. Davis</u> <u>5/7/2013</u> 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)
		Building/Grading Permit			
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action		5/6/13	6SP2013-11
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
	<input checked="" type="checkbox"/>	Subdivision (Minor, Major) <u>SMP and SMF</u>	<input checked="" type="checkbox"/>		<u>Imp 13-001 SMP and SMF</u>
		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:				Permit Intake Initials <u>Bsl</u>

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

MAJOR SUBDIVISION OR PLATTING APPLICATION

(CHANGING OR CREATING 5 OR MORE LOTS)

Project Number	Project Name (15 characters)	Case Number <i>Sam 13-001/SMP13-002</i>	Date Received <i>5/7/13</i>
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TYPE OF MAJOR SUBDIVISION OR PLATTING APPROVAL REQUESTED

(please see submittal requirements on reverse)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Preliminary Plat (SMP) | <input checked="" type="checkbox"/> Final Plat (SMF) |
| <input type="checkbox"/> Planned Unit Development- Preliminary Plan Approval (PDP) | <input type="checkbox"/> Planned Unit Development - Final Plan Approval (PDF) |
| <input type="checkbox"/> Other _____ | |

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

LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:

Lots 1-10, Block C & Tract D-1, vintage II Subdivision

Number of Existing Parcels 11 Total Land Area 6.53 Acres Number of Resulting Lots or Parcels 12

EXISTING BUILDING(S) OR STRUCTURES ON THE LAND: ☐ YES ☒ NO

CURRENT USE OF LAND OR BUILDING(S):

Unimproved area of Vintage Business Park

PROPOSED USE OF LAND OR BUILDING(S):

Right-of-Way Acquisition Parcel - Embankment, drainage facilities and pedestrian path.

Remainder Parcels -

UTILITIES AVAILABLE:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

SUBDIVISION/PLATTING/PUD FEES

Fees	Check No.	Receipt	Date
Application Fees	\$ <u>2160</u>		
Admin. of Guarantee	\$ _____		
Adjustment	\$ _____		
Pub. Not. Sign Fee	\$ <u>50</u>		
Pub. Not. Sign Deposit	\$ <u>100</u>		
Total Fee	\$ <u>2310</u>	<u>0617939</u>	<u>06/3/13</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

OWNERS CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATE: _____, 2013

WILLIAM J. BAUER _____ DATE _____
P.O. BOX 034139
JUNEAU, AK 99803

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA }
FIRST JUDICIAL DISTRICT } ss.

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM J. BAUER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA

DATED _____, 2013.

CHAIRMAN
CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

ATTEST:

CLERK CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

BASIS OF BEARINGS

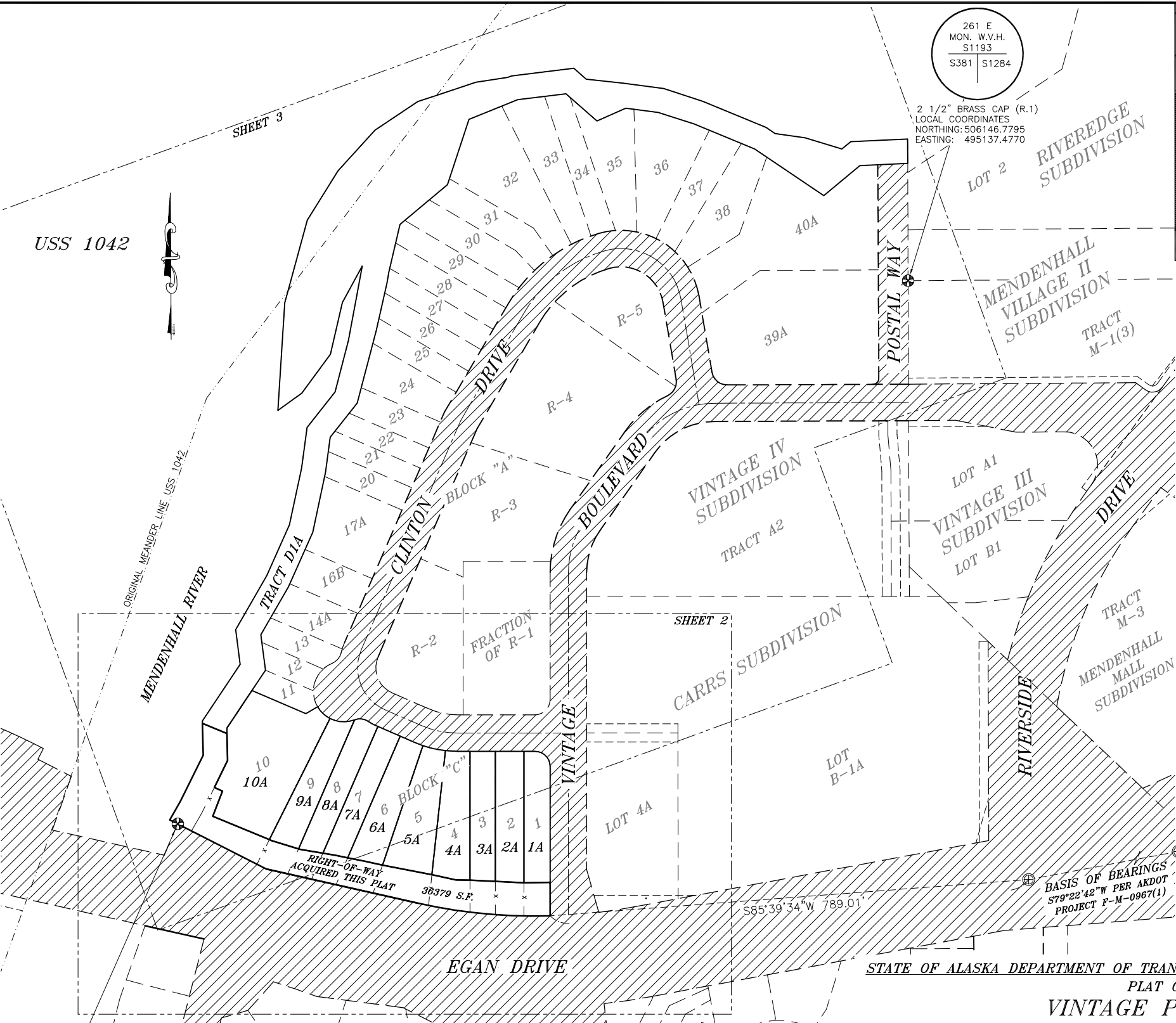
THE BASIS OF BEARING FOR THIS PLAT IS THE COMPUTED BEARING BETWEEN THE FOUND RIGHT-OF-WAY CENTERLINE MONUMENTS AS SHOWN ON STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PROJECT F-M-0967(1) AT STATION "0" 405+36.40 P.O.T. AND STATION 408+57.13, 0.07' LEFT, CENTERLINE INTERSECTION OF EGAN DRIVE AND RIVERSIDE DRIVE.

HORIZONTAL CONTROL NOTES

HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON THE DOT/PF 2000 JUNEAU GRID SYSTEM WHICH IS A LOCAL GROUND COORDINATE SYSTEM BASED AT USC&GS FIRST ORDER CONTROL STATION "EDDIE", LOCATED ON JUNEAU AIRPORT PROPERTY NEAR THE EAST END OF THE MAIN RUNWAY.

IT RELATES TO AKSPC ZONE 1 NAD83 THROUGH THE FOLLOWING PARAMETERS:
ZONE = NAD83 AKSPC ZONE 1
GRID SCALE = 0.999928875
CONVERGENCE = -0°45'27.26"

TRANSLATION ABOUT USC&GS POINT EDDIE AS FOLLOWS:
AKSPC NORTHING = 2383469.17310 FT US
AKSPC EASTING = 2512570.06318 FT US
LOCAL NORTHING = 500000.0000 FT US
LOCAL EASTING = 500000.0000 FT US

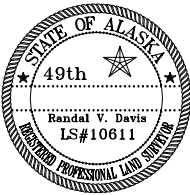


1410-S
W.C.M.C.
R.O.W.
3" ALUMINUM PRIMARY
DIGMON (R.1)
LOCAL COORDINATES
NORTHING: 505254.0791
EASTING: 493937.3202

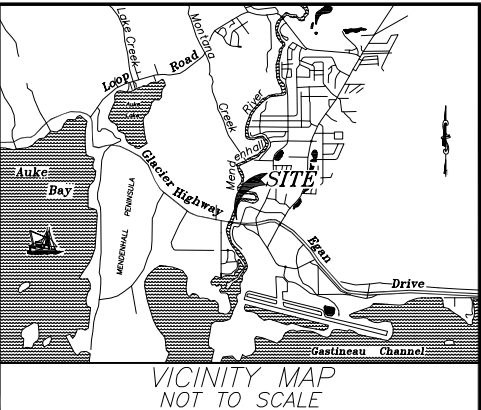
SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

RANDAL V. DAVIS
LS# 10611



261 E
MON. W.V.H.
S1193
S381 S1284
2 1/2" BRASS CAP (R.1)
LOCAL COORDINATES
NORTHING: 506146.7795
EASTING: 495137.4770



LEGEND

- FOUND PRIMARY MONUMENT AS NOTED
- FOUND SECONDARY MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- ACQUIRED RIGHT-OF-WAY

REFERENCES:

- R.1 VINTAGE II SUBDIVISION, PLAT 85-58, RECORDED 1 MAY 1985, SURVEYOR: M. A. MENZIES
- R.2 A 1995 ACCRETION PLAT AND RESUBDIVISION OF TRACT D, VINTAGE II SUBDIVISION, PLAT 99-60 RECORDED 27 DECEMBER 1999 SURVEYOR: M. A. MENZIES

GENERAL NOTES

THE PURPOSE OF THIS SUBDIVISION IS TO ACQUIRE ADDITIONAL RIGHT-OF-WAY FOR THE BROTHERHOOD BRIDGE IMPROVEMENT PROJECT, AKSAS 67987.

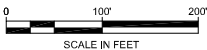
DOMESTIC WATER AND WASTEWATER PROVIDED BY THE CITY & BOROUGH OF JUNEAU DEPARTMENT OF PUBLIC WORKS.

WHERE RECORD COURSE BEARINGS AND/OR DISTANCES DIFFER FROM MEASURED OR COMPUTED SURVEY COURSES, THE RECORD COURSE IS SHOW WITHIN PARENTHESIS.

ALL DISTANCES ARE REDUCED TO HORIZONTAL AND ALL PLAT BEARINGS ARE SHOWN AS TRUE PLAT BEARINGS.

STORMWATER RUNOFF

THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING, PURSUANT TO CHAPTER 19.12.120.1, BEST MANAGEMENT PRACTICES.



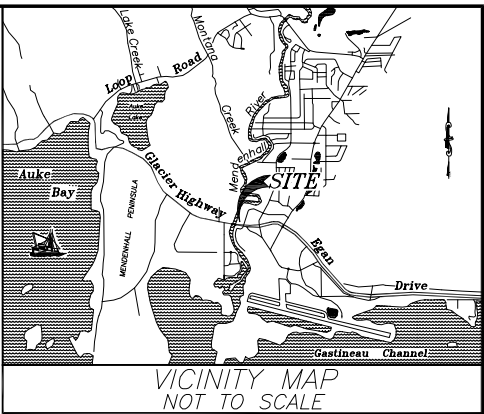
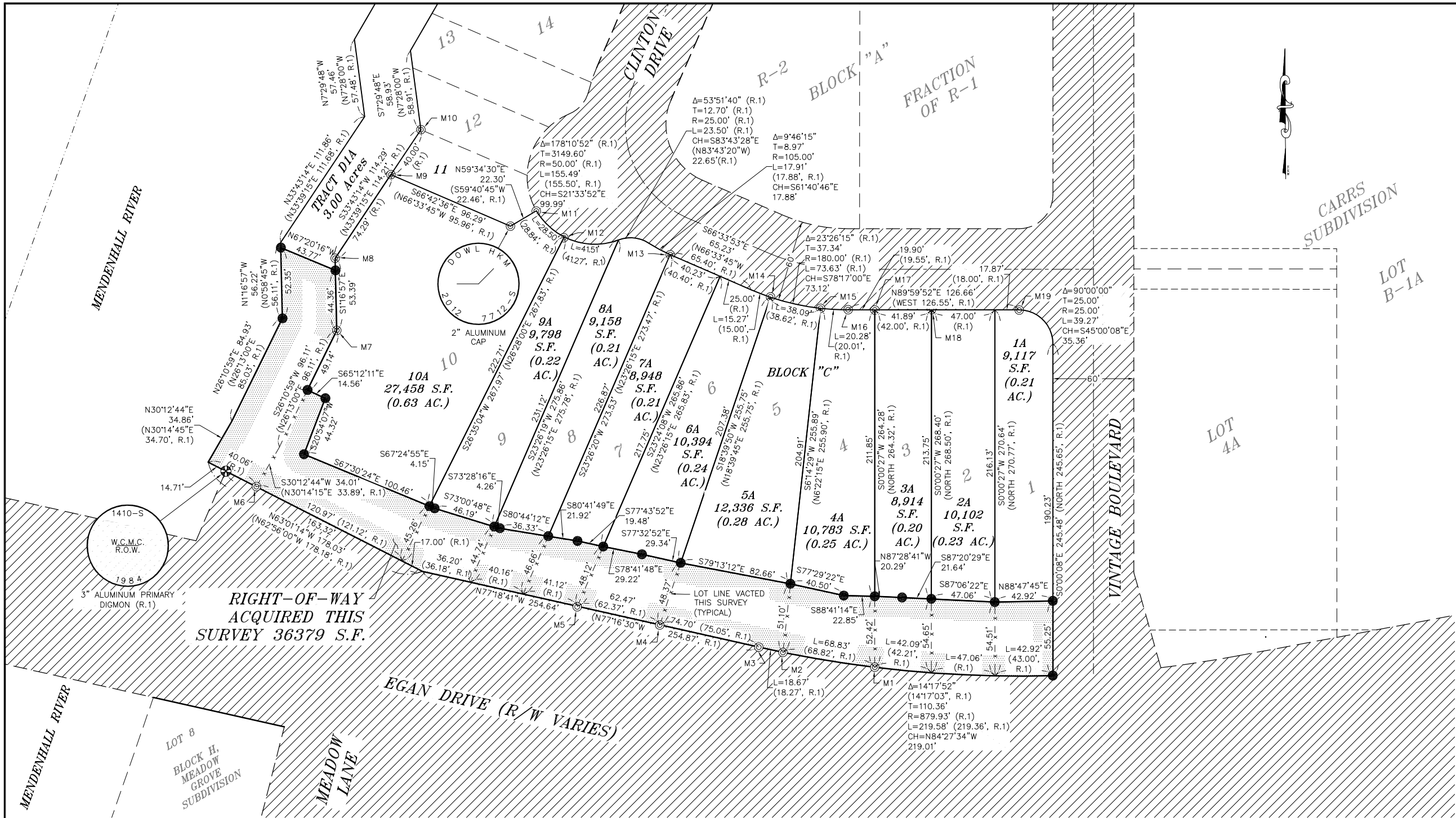
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
PLAT OF
VINTAGE PARK IIA
A SUBDIVISION OF
LOTS 1-10, BLOCK C & TRACT D-1
VINTAGE PARK SUBDIVISION II
WITHIN THE CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

OWNER INFO:
WILLIAM J. BAUER
P.O. BOX 034139
JUNEAU, AK 99803

SURVEYOR INFO:
STATE OF ALASKA DOT & PF
6860 GLACIER HIGHWAY.
P.O. BOX 112506
JUNEAU, AK 99811-2506

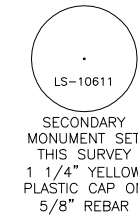
DRAWN BY: RJG CHECKED BY: RVD SURVEY DATE(S) OCT 2000 TO MAR 2013 SCALE: 1" = 100' SHEET 1 OF 3

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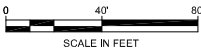


LEGEND

- FOUND PRIMARY MONUMENT AS NOTED
- FOUND SECONDARY MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- LOT LINE VACATED
- EXISTING RIGHT-OF-WAY
- ACQUIRED RIGHT-OF-WAY



- REFERENCES:
- R.1 VINTAGE II SUBDIVISION, PLAT 85-58, RECORDED 1 MAY 1985, SURVEYOR: M. A. MENZIES
 - R.2 A 1995 ACCRETION PLAT AND RESUBDIVISION OF TRACT D, VINTAGE II SUBDIVISION, PLAT 99-60 RECORDED 27 DECEMBER 1999 SURVEYOR: M. A. MENZIES



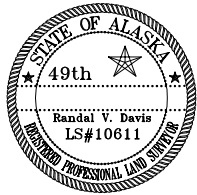
FOUND MONUMENT TABLE	
MON.	DESCRIPTION
M1	5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "TNA 6262S"
M2	REBAR WITH YELLOW PLASTIC CAP MARKED "1410-S" (SET IN R.1)
M3	REBAR WITH YELLOW PLASTIC CAP MARKED "1410-S" S80°46'47"E 0.38' FROM PT (SET IN R.1)
M4	5/8" REBAR WITH TACK IN YELLOW PLASTIC CAP MARKED "TNA 6262S" S18°39'50"W 0.17' FROM CORNER
M5	5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "TNA 6262S" S23°24'08"W 0.42' FROM CORNER
M6	5/8" REBAR NO CAP N29°17'12"E 0.17' FROM CORNER (SET IN R.1)
M7	REBAR - NO CAP (SET IN R.1)
M8	FOUND REBAR - NO CAP (SET IN R.1)
M9	FOUND REBAR - NO CAP (SET IN R.1)
M10	REBAR WITH YELLOW PLASTIC CAP MARKED "1410-S" (SET IN R.1)
M11	REBAR WITH YELLOW PLASTIC CAP DAMAGED (SET IN R.1)
M12	FOUND REBAR NO CAP DAMAGED (SET IN R.1)
M13	REBAR WITH YELLOW PLASTIC CAP MARKED "1410-S" (SET IN R.1)
M14	5/8" REBAR NO CAP N18°39'50"E 0.23' FROM CORNER (SET IN R.1)
M15	5/8" REBAR NO CAP (SET IN R.1)
M16	5/8" REBAR NO CAP N52°45'56"E 0.22' FROM PC (SET IN R.1)
M17	5/8" REBAR - BENT - NO CAP - SHOT AT SPINHOLE S0°00'27"W 0.11' FROM CORNER (SET IN R.1)
M18	REBAR WITH YELLOW PLASTIC CAP MARKED "1410-S" N0°00'27"E 0.18' FROM CORNER (SET IN R.1)
M19	REBAR - NO CAP S11°19'E 0.15' FROM PC

TRACT D1A & LOTS 1A - 10A, BLOCK C, DETAIL

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATUTE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

RANDAL V. DAVIS
LS# 10611



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

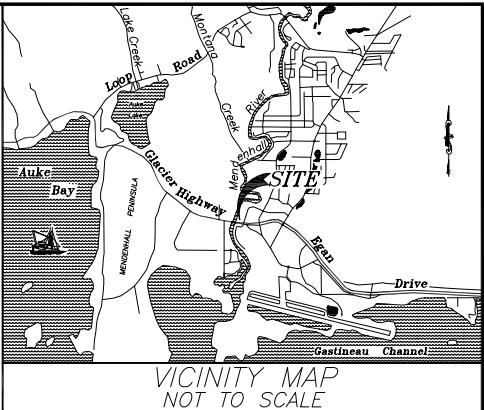
PLAT OF VINTAGE PARK IIA A SUBDIVISION OF LOTS 1-10, BLOCK C & TRACT D-1 VINTAGE PARK SUBDIVISION II WITHIN THE CITY AND BOROUGH OF JUNEAU JUNEAU RECORDING DISTRICT

OWNER:
WILLIAM J. BAUER
P.O. BOX 034139
JUNEAU, AK 99803

SURVEYOR:
STATE OF ALASKA DOT & PF
6860 GLACIER HIGHWAY.
P.O. BOX 112506
JUNEAU, AK 99811-2506

DRAWN BY: RJG CHECKED BY: RVD SURVEY DATE(S): OCT 2000 TO MAR 2013 SCALE: 1" = 40' SHEET 2 OF 3

LINE TABLE		
LINE	COURSE	RECORD COURSE
L1	S87°13'57"W 78.55'	(S87°15'45"W 78.56', R.1)
L2	S50°23'42"W 77.23'	(S50°25'30"W 77.21', R.1)
L3	N56°00'48"W 137.11'	(N55°59'00"W 137.07', R.1)
L4	N67°33'48"W 107.05'	(S67°32'00"E 107.02', R.1)
L5	N71°59'48"W 62.32'	(S71°58'00"E 62.30', R.1)
L6	N82°35'18"W 53.81'	(S82°33'30"E 53.79', R.1)
L7	S65°53'42"W 51.73'	(N65°55'30"E 51.71', R.1)
L8	N48°42'48"W 67.80'	(S48°41'00"E 67.78', R.1)
L9	S83°04'42"W 80.08'	(N83°06'30"E 80.06', R.1)
L10	S67°54'42"W 86.35'	(N67°56'30"E 86.32', R.1)
L11	S18°14'12"W 112.78'	(N18°16'00"E 112.75', R.1)
L12	S50°02'12"W 101.91'	(N50°04'00"E 101.88', R.1)
L13	S12°59'57"W 80.44'	(N13°01'45"E 80.47', R.1)
L14	S9°41'12"W 17.72'	(N9°43'00"E 17.71', R.1)
L15	S12°48'27"W 80.43'	(N12°50'15"E 80.41', R.1)
L16	S14°37'57"W 123.23'	(N14°39'45"E 123.19', R.1)
L17	S38°15'57"W 71.55'	(N38°17'45"E 71.53', R.1)
L18	S7°39'57"W 57.97'	(N7°41'45"E 57.95', R.1)
L19	S12°06'27"W 101.21'	(N12°08'15"E 101.18', R.1)
L20	S23°57'42"W 97.45'	(N23°59'30"E 97.82', R.1)
L21	S30°00'12"W 90.86'	(N30°02'00"E 90.83', R.1)
L22	S7°29'48"E 58.93'	(N7°28'00"W 58.91', R.1)
L23	S33°43'14"W 114.29'	(N33°39'15"E 114.21', R.1)
L24	S1°16'57"E 53.39'	(N0°58'45"W 53.31', R.1)
L25	S26°10'59"W 96.11'	(N26°13'00"E 96.11', R.1)
L26	S30°12'44"W 34.01'	(N30°14'45"E 33.89', R.1)
L27	N67°20'16"W 43.77'	



LEGEND

- FOUND PRIMARY MONUMENT AS NOTED
- FOUND SECONDARY MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- ACQUIRED RIGHT-OF-WAY

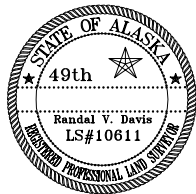
- REFERENCES:
- R.1 VINTAGE II SUBDIVISION, PLAT 85-58, RECORDED 1 MAY 1985, SURVEYOR: M. A. MENZIES
 - R.2 A 1995 ACCRETION PLAT AND RESUBDIVISION OF TRACT D, VINTAGE II SUBDIVISION, PLAT 99-60 RECORDED 27 DECEMBER 1999 SURVEYOR: M. A. MENZIES

2 1/2" BRASS CAP (R.1)

RANDAL V. DAVIS
LS# 10611

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATUTE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

PLAT OF
VINTAGE PARK IIA
A SUBDIVISION OF
LOTS 1-10, BLOCK C & TRACT D-1
VINTAGE PARK SUBDIVISION II
WITHIN THE CITY AND BOROUGH OF JUNEAU
JUNEAU RECORDING DISTRICT

OWNER:
WILLIAM J. BAUER
P.O. BOX 034139
JUNEAU, AK 99803

SURVEYOR:
STATE OF ALASKA DOT & PF
6860 GLACIER HIGHWAY.
P.O. BOX 112506
JUNEAU, AK 99811-2506

DRAWN BY: RJG CHECKED BY: RVD SURVEY DATE(S) OCT 2000 TO MAR 2013 SCALE: 1" = 60' SHEET 3 OF 3

TRACT D1A DETAIL

Q:\JUN\67987\FW\BRO_BRIDGE_2009\DWG\C3D-2011\PLAT-VINTAGE.DWG

“Master Ordinance” for Vintage Park;
Combining all ordinances (code and non-code) to date (April 25, 2013)
with changes from each ordinance shown

84-03(am), 84-35(am), 85-33, 85-55, 85-89, 86-54(am), and 86-72

84-03(am)

Section 3. Approval of Plan.

(a) The site plan entitled “Vintage Business Park” by Thomas and Greiner, Architects, dated December 9, 1983, subject to the conditions set out in the memorandum of December 15, 1983, to the assembly from Thomas J. Peterson Exhibit “A” attached hereto and incorporated by reference herein, is approved as the development plan for the subject property; provided, the site plan is amended to close off the access from Egan Expressway into Vintage Boulevard for the present, but the assembly reserves the right to reconsider allowing access at that point as the park develops. except, that the site plan is amended to include the establishment of two family style restaurants on Lot 4, Block B and Lot 39, Block C of Vintage II Subdivision, (Plat 85-58), and on page 3 of the Peterson memorandum, the following changes are made to subsection D, Signage:

In the fourth line, the phrase “office/retail” is changed to read “office” and in the fifth and sixth lines, the word “commercial” is changed to read “commercial/retail”.

; provided, the site plan is amended as follows:

- (1) To include a twenty foot building setback from the easterly and the southerly boundaries of the subject property;¹
- (2) To include a ten foot building setback for frontage on internal rights-of-way;
- (3) To include as the development setback line from the Mendenhall River, the inland, easterly edge of the asphalt bike path as such path existed on September 9, 1986;
- (4) To include Lots 4, 5, and 6, Block A, in the Vintage Business Park so as to include setbacks, height restrictions, and other similar restrictions;²
- (5) To include a fifteen foot building setback from the easterly boundary of lots 4, 5, and 6, Block A, and the northeasterly boundary of Lot 6, Block A;³
- (6) The southerly and easterly boundaries of Lots 4, 5, and 6, Block A, be landscaped with a double row of spruce trees twenty feet wide along Egan Drive and fifteen feet wide along Riverside Drive.⁴

¹ 86-72 Section 2(a) amended this setback by reference, but did not use a form of doing so that is compatible with the form of this Master Ordinance.

² #4 does not exist as such in any ordinance, but is adapted to this form from 86-72 Section 2(c):

³ #5 does not exist as such in any ordinance, but is adapted to this form from 86-72 Section 2(a).

⁴ #6 does not exist as such in any ordinance, but is adapted to this form from 86-72 Section 2(d).

(b) In those areas where the bike path is located more than twenty feet from the inland edge of Tract D (between Lots 22 through 35 of Block C, Vintage Park Subdivision), as set forth on Plat 85-58, recorded in the Juneau Recording District on May 1, 1985, the developer may relocate the bike path to any location outside of the inland side of Tract D, provided the developer has obtained a permit from the Army Corps of Engineers and any other necessary permits. Upon such relocation of the bike path, the new development setback line shall be the inland, easterly edge of the relocated bike path.

(c) Exhibit "A" further provides for an expedited process for review of certain adjustments to the development plan in the course of completing the project, pursuant to CBJ 49.25.502(e)(2)⁵. The authority to conduct such a review is delegated by Exhibit "A" to the appropriate municipal agency and procedures are established, including that if the adjustments are resolved to the satisfaction of the agency and the applicant, review by a higher authority is not required.⁶

[84-03(am)][amended by 84-35(am)][amended by 85-33][amended by 85-55][amended by 86-54(am)][amended by 86-72]

84-03(am)

Section 4. Effective Date of Zone Change. This zone change shall become effective on the latter of:

- (a) Thirty days from the expiration of the date of adoption of this ordinance, or [84-03(am)]
- (b) The date upon which the director of the planning department certifies all of the following:
 - 1. That the applicant has entered into an agreement with the City and Borough of Juneau and Glacier Village Super Market Inc. requiring the three parties applicant to bear equally the cost of Riverside Drive-Vintage Road signalization less state and federal funding at such time as the State of Alaska

⁵ CBJ 49.25.502(e): *Completion of project. After the final development plan has been approved by the assembly, and in the course of completing the project adjustments or rearrangements of buildings, parking areas, loading areas, entrances, yards or screening may be allowed by...*(2) *Any other municipal agency or agencies pursuant to general or project-specific standards and procedures approved by the assembly by resolution and provided the changes conform to the standards of the zoning district classification in effect.*[Repealed 1987]

⁶ Attachment A, Section H. Modifications to plan:

The development of uses on the site shall be as shown on the site plan entitled "Vintage Business Park" by Thomas and Greiner Architects, dated December 9, 1983, as amended by Ordinance Serial No. 86-54am. Any changes to said site plan, including building design, signage, parking areas, loading areas, internal circulation, landscaping, and lighting, but not including changes in use or building location, must be submitted to and approved by the Design Review Board [Planning Commission]. All other amendments must be approved by the Planning Commission, whose decision shall be final unless appealed by staff or the applicant.

Notwithstanding, staff may present any proposed development plan or change in plan to the Planning Commission for approval if deemed necessary by staff.

or the City and Borough of Juneau determines such signalization is required, and [84-03(am)][amended by 84-35(am)]

2. That the easements required under condition A.1(c) of the December 15, 1983 memo have been executed, and a ~~60~~ 48.5 foot wide ~~right-of-way easement~~ right-of-way has been ~~dedicated~~ conveyed to the City and Borough of Juneau ~~dedicated~~ along the eastern boundary from Vintage Boulevard ~~Bauer Way~~ to the northern boundary; ~~provided, that the developer shall execute an agreement with the city and borough that it will, at its cost improve the easement to city and borough standards at such time as the assembly or planning commission determines the easement should be opened, provided the easement is to be opened to serve more than just the abutting property~~ Notwithstanding the provisions of standards adopted by the Design and Review Board pursuant to CBJ 49.25.416 and street construction standards imposed by CBJ 49.35.250, and said 48.5 foot wide right-of-way dedicated along the eastern boundary of the development from Vintage Boulevard to the northern boundary of the development may be completed without a parking lot landscape buffer or a sidewalk along its western edge.[84-03(am)][amended by 84-35(am)][amended by 85-89]
3. That pedestrian/bicycle paths and the trail required under condition A.1(c), the landscaping required under condition C.2, the street trees required under condition C.4, and improvements to the greenbelt noted in condition F, of the memorandum dated December 15, 1983, have been constructed or their construction within 20 months has been guaranteed by a bond approved by the planning and law departments, and [84-03(am)]
4. That the portion of Vintage Road that passes through U.S. Survey 381 has become a public way. [84-03(am)]

Presented by: The Manager
Introduced: 07/07/86
Drafted by: B.J.B.

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 86-54am

AN ORDINANCE AMENDING ORDINANCE SERIAL NO. 84-03(am), AS AMENDED BY ORDINANCE SERIAL NOS. 84-35, 85-33, 85-55, AND 85-89, TO PROVIDE FOR THE APPROVAL OF A REVISED DEVELOPMENT PLAN FOR VINTAGE BUSINESS PARK.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

* Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the city and borough code.

* Section 2. Repeal and Reenactment of Section. Section 3 of Ordinance Serial No. 84-03(am), as amended by Ordinance Serial Nos. 84-35, 85-33, and 85-55, is repealed and reenacted to read:

* Section 3. Approval of Plan. (a) The site plan entitled "Vintage Business Park" by Thomas and Greiner, Architects, dated December 9, 1983, subject to the conditions set out in Exhibit "A" attached hereto and incorporated by reference herein, is approved as the development plan for the subject property; provided, the site plan is amended as follows:

(1) To include a twenty foot building setback from the easterly and the southerly boundaries of the subject property;

(2) To include a ten foot building setback for frontage on internal rights-of-way;

(3) To include as the development setback line from the Mendenhall River, the inland, easterly edge of the asphalt bike path as such path existed on September 9, 1986.

(b) In those areas where the bike path is located more than twenty feet from the inland edge of Tract D (between Lots 22 through 35 of Block C, Vintage Park Subdivision), as set forth on Plat 85-58, recorded in the Juneau Recording District on May 1, 1985, the developer may relocate the bike path to any location outside of the inland side of Tract D, provided the developer has obtained a permit from the Army Corps of Engineers and any other necessary permits. Upon such relocation of the bike path, the new development setback line shall be the inland, easterly edge of the relocated asphalt bike path.

(c) Exhibit "A" further provides for an expedited process for review of certain adjustments to the development plan in the course of completing the project, pursuant to CBJ 49.25.502(e)(2). The authority to conduct such review is delegated by Exhibit "A" to the appropriate municipal agency and procedures are established, including that if the adjustments are resolved to the satisfaction of the agency and the applicant, review by a higher authority is not required.

* Section 3. Effective Date. This ordinance shall become effective on the later of:

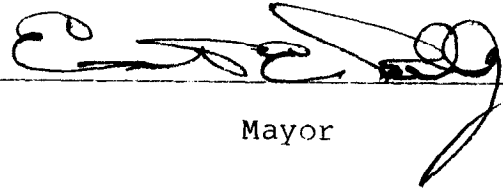
(a) Thirty days after the date of its adoption, or

(b) The date upon which the director of the planning department certifies

(1) that the amended site plan for Vintage Business Park has been approved by the planning director, and

(2) that condition G, Slope Protection, set forth in Exhibit "A" to this ordinance has been resolved to the satisfaction of the applicant, the planning department, the Alaska Department of Fish and Game, and the Army Corps of Engineers.

Adopted this 9th day of September, 1986.



Mayor

Attest:



Clerk

EXHIBIT "A"

TO

ORDINANCE SERIAL NO. 86-54am

A. TRAFFIC

1. Site Access and Egress

- (a) Intersection of Haul Road and Egan Drive - Access from Egan Expressway shall be limited to a right turn in and a right turn out only. No other access from Egan Drive shall be allowed.
- (b) Intersection of Vintage Boulevard and Riverside Drive - Access from Riverside Drive and Vintage Boulevard is allowed, subject to the applicant entering into an agreement with the City and Borough of Juneau and Glacier Village Super Market Inc., requiring the three parties to bear equally the cost of Riverside Drive-Vintage Road signalization less state and federal funding at such time as the State of Alaska or the City and Borough of Juneau determines such signalization is required.
- (c) Internal Circulation - To provide future access for adjoining property, two access easements shall be provided along the southeastern boundary of the site.

An eight (8) foot wide paved pedestrian/bicycle path shall be constructed along the southern boundary of the site and shall be approved by the Alaska State Department of Transportation and Public Facilities.

B. BUILDING

Buildings will be limited to one, two, and three story structures consistent with the style of the established buildings within Vintage Business Park. Preferred building materials will be stained wood siding. All mechanical systems will be architecturally concealed. Building height shall not exceed forty-five (45) feet, provided an additional three feet in height may be allowed in order to ensure architectural consistency with existing buildings. Any exceptions to the height restrictions must be approved by the planning department.

C. LANDSCAPING

1. Greenbelt Area - Every effort shall be made to preserve existing stands of spruce trees; however, selective pruning along the greenbelt is allowed subject to planning department approval. Landscaping shall be required to create a visual separation from adjoining properties or bike path when a building or parking lot is proposed to be constructed abutting, or in the greenbelt area and shall be subject to approval by the Design Review Board prior to any tree cutting or removal in this area.
2. Commercial Area Adjacent to Egan Drive - A twenty (20) foot wide landscaped area has been designated along Egan Drive. No tree cutting or removal is allowed without planning department approval.

D. SIGNAGE

Two free-standing main entry signs shall be allowed within the limits of the site. Design Review Standards shall govern on-site signage.

E. LIGHTING

Design Review Standards shall apply.

F. MENDENHALL RIVER GREENBELT

A greenbelt along the entire length of the Mendenhall River where it forms the boundary of the site shall be established. Improvements to the greenbelt area, including the activity centers, shall be reviewed by the department of parks and recreation.

G. SLOPE PROTECTION

The issue of the provision and placement of Class II rip rap at a maximum slope of 1:1 at the northerly five hundred (500) feet of the property along the Mendenhall River and the southerly seventy-five (75) feet as shown on the plan prepared by R & M Consultants entitled "River Bank Protection, FR U.S.S. 1193" dated December 7, 1986, shall be resolved between the applicant, the planning department, the Alaska Department of Fish and Game, and the Army Corps of Engineers as soon as possible and with the intention of having the rip rap in place prior to occurrence of erosion problems.

H. MODIFICATIONS TO PLAN

The development of uses on the site shall be as shown on the site plan entitled "Vintage Business Park" by Thomas and Greiner Architects, dated December 9, 1983, as amended by Ordinance Serial No. 86-54am.

Any changes to said site plan, including building design, signage, parking areas, loading areas, internal circulation, landscaping, and lighting, but not including changes in use or building location, must be submitted to and approved by the Design Review Board.

All other amendments must be approved by the Planning Commission, whose decision shall be final unless appealed by staff or the applicant.

Notwithstanding, staff may present any proposed development plan or change in plan to the Planning Commission for approval if deemed necessary by staff.

APPENDIX TO EXHIBIT "A"

ORDINANCE SERIAL NO. 86-54am

ORIGINAL GUIDELINES AND CONDITIONS OF APPROVAL: COMPLETED OR COVERED ELSEWHERE BY EXISTING CODE

A. TRAFFIC

1. Site Access and Egress

- (a) A traffic control island shall be constructed at the intersection and shall be approved by the Alaska State Department of Transportation and Public Facilities. A deceleration lane shall be constructed extending from the Riverside Drive acceleration lane on Egan Drive to the proposed intersection and shall be approved by the Alaska State Department of Transportation and Public Facilities.
- (b) In addition, individual right, left, and through lanes shall be constructed on Vintage Boulevard where it intersects with Riverside Drive subject to CBJ engineering department approval of design.
- (c) Vintage Boulevard and Bauer Street shall be constructed to city and borough standards with concrete or asphalt curbing on both sides of both streets. A five (5) foot wide concrete or asphalt sidewalk on the westerly side of Vintage Boulevard shall be constructed for its entire length. A

traffic median shall be constructed in the center of Vintage Boulevard to the northerly property line and shall be sodded and planted with occasional trees or shrubs.

An eight (8) foot wide trail shall be constructed along the western and northern portion of the site, adjacent to the Mendenhall River and shall be approved by the parks and recreation department.

- (d) Parking shall be as shown on the plan, subject to individual site plan review when buildings are proposed to be permitted by the building department. Parking areas shall be landscaped with a combination of buffers and islands and shall be approved by the Design Review Board prior to construction.

B. BUILDING

With a northwest contemporary architectural style. Building materials will be limited to wood siding with a semi-transparent stain, cedar roofs, and glazed exterior windows. The Vintage Business Park development plan includes a total of four hundred ten thousand (410,000) square feet of building area. The recommended relocation of the greenbelt area may result in the loss of square footage of the building area as proposed. Should this be the case, the loss of building area may be compensated in other structures by the allowance of an exception to the maximum height of thirty-five (35) feet on a square foot for square foot basis. Where buildings abut the greenbelt, an adequate landscape buffer shall be installed to provide a visual separation between the uses and shall be approved by the Design Review Board prior to the issuance of any building permit.

C. LANDSCAPING

1. The commercial area located on the southwestern portion of the site shall be landscaped with a double row of spruce along Egan Drive for a minimum of twenty (20) feet in width to minimize the visual impact of the development. Landscaping may be accomplished through a combination of infill or replacement of existing spruce trees. Replacement or infill trees shall be stipulated in subsection 2, "Street Trees," below. The existing stand of spruce, adjacent to Egan Drive, shall be preserved to the greatest extent possible. Prior to any tree cutting or removal in this area, the applicant must receive approval from the Design Review Board.
2. Street Trees - Street trees shall be planted as shown on the Vintage Business Park site plan dated December

9, 1983. Trees shall alternate with six (6) to twelve (12) foot evergreens interspersed within fifteen (15) to twenty (20) foot deciduous trees.

D. SITE IMPROVEMENTS

Prior to the construction of any buildings, the following site work shall be completed: bank stabilization, fill, drainage, street and sidewalks, and utility installation. The aforementioned site improvements shall be completed no later than one year from the date of the zone change approval. The pedestrian trail along the greenbelt, the installation of benches on the greenbelt, and the pedestrian/bicycle path along Egan Drive shall be completed within one year from the date of the zone change approval.

E. MENDENHALL RIVER GREENBELT

The greenbelt shall vary in width from forty (40) to sixty (60) feet and shall be measured from the spruce line along the river inland subject to planning department approval. In some instances, buildings may be placed closer than forty (40) feet from the spruce line subject to planning department site inspection and approval. As part of the individual review of each building, the planning department shall consider the effect of the location of the building on the greenbelt and the major vegetation in the greenbelt; and if necessary, the planning department may require additional setbacks.