

Teri Camery

From: Carl Uchytel
Sent: Monday, June 17, 2013 4:14 PM
To: Teri Camery
Cc: Gary Gillette; 'Dick Somerville'; Hal Hart; 'CMertl@corvus-design.com'
Subject: RE: Narrative for Revised Statter Harbor Launch Ramp

Teri,
See some answers below.
Carl

Dick/Chris –
Thank for the quick turnaround.
Sincerely,
Carl

From: Dick Somerville [mailto:DSomerville@pndengineers.com]
Sent: Monday, June 17, 2013 2:54 PM
To: Carl Uchytel
Cc: Gary Gillette
Subject: FW: Narrative for Revised Statter Harbor Launch Ramp

Carl:

See Chris' and Brandon's input below. We are still working on the visual images for item 1.

Dick Somerville, P.E. | Vice President
P|N|D Engineers, Inc.
9360 Glacier Highway, Suite 100, Juneau, AK 99801
p. 907.586.2093 f. 907-586-2099 m. 907.321.1660
dsomerville@pndengineers.com | www.pndengineers.com

From: Chris Mertl [mailto:CMertl@corvus-design.com]
Sent: Monday, June 17, 2013 2:48 PM
To: Brandon Ivanowicz; Dick Somerville
Subject: RE: Narrative for Revised Statter Harbor Launch Ramp

It is a little early to start naming plants but these would make sense, but many change depending on soil conditions and project costs.

Sitka spruce (planting height: 8', mature height +85')
Western hemlock (planting height: 8', mature height +85')
Sitka mountain ash (planting height: 8', mature height 25')
Red alder (planting height: 6', mature height 45')
Red elderberry (planting height: 6', mature height 15')
Stink currant (planting height: 3', mature height 6')
Willow (various)- (planting height: 4', mature height 12-20')
Nootka rose (planting height: 3', mature height 6')
Dogwood (planting height: 4', mature height 8')

I would image fireweed, lupine, various grasses and other native herbaceous plant material will also naturalize this areas quickly. This could be sped up by seeding with these species.

Cheers
Chris

Christopher Mertl: Corvus Design | Website | Facebook | LinkedIn | Twitter | Blog | Architizer |
907.988.9000

From: Brandon Ivanowicz [<mailto:BIvanowicz@pndengineers.com>]
Sent: Monday, June 17, 2013 2:23 PM
To: Dick Somerville; Chris Mertl
Subject: RE: Narrative for Revised Statter Harbor Launch Ramp

2. The vegetation along the slope runs for approx. 466 LF and encompasses approx. 7,635 sf.

Brandon Ivanowicz | Staff Engineer
P | N | D Engineers, Inc.
9360 Glacier Highway, Suite 100, Juneau, AK 99801
p. 907.586.2093 f. 907.586.2099
bivanowicz@pndengineers.com | www.pndengineers.com

If you are not the intended recipient notify the sender immediately and delete this e-mail from your system.

From: Dick Somerville
Sent: Monday, June 17, 2013 2:02 PM
To: Chris Mertl; Brandon Ivanowicz
Subject: FW: Narrative for Revised Statter Harbor Launch Ramp

Chris & Brandon:

Pls answer what you can today. Send answers back to me. Txs.

Dick Somerville, P.E. | Vice President
P | N | D Engineers, Inc.
9360 Glacier Highway, Suite 100, Juneau, AK 99801
p. 907.586.2093 f. 907-586-2099 m. 907.321.1660
dsomerville@pndengineers.com | www.pndengineers.com

From: Carl Uchytel [mailto:Carl_Uchytel@ci.juneau.ak.us]
Sent: Monday, June 17, 2013 1:17 PM
To: Dick Somerville
Cc: Gary Gillette
Subject: FW: Narrative for Revised Statter Harbor Launch Ramp

Dick –
With Gary out today, could you engage Chris and keep the process moving along?
Thx.
Carl

From: Teri Camery
Sent: Monday, June 17, 2013 12:41 PM
To: Gary Gillette
Cc: Hal Hart; Beth McKibben; Carl Uchytel
Subject: RE: Narrative for Revised Statter Harbor Launch Ramp

Hi Gary,

Thanks very much for this revised submission. As I mentioned on my voice mail this morning, I still need close-up views and the landscape height, per these items from my last memo:

- 1) Please provide close-up site plans on the shelter, vegetated rip-rap, and pedestrian pathways and seawalk so the Planning Commission has greater visual detail on these amenities.
- 2) Please provide the linear feet and approximate square footage of the vegetated rip-rap and a brief description of likely plant species and approximate height of the vegetation at the planting stage and full growth.

I need this information today.

Thanks Gary,
Teri

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755 phone; (907) 586-3365 fax



Please consider the environment before printing this email.

From: Gary Gillette
Sent: Friday, June 14, 2013 12:01 PM
To: Teri Camery
Cc: Hal Hart; Beth McKibben; Carl Uchytel
Subject: Narrative for Revised Statter Harbor Launch Ramp

Attached is the narrative and attachments



Gary H. Gillette, Architect
Port Engineer

City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Phone: 907-586-0398

Additional Materials

Planning Commission Meeting

Assembly Chambers

7:00pm

Meeting Date: May 28, 2013

1. USE2013 0005 & CSP2013 0006
 - a. Email from Laury Scandling addressing concerns for proposal, dated May 23, 2013.
 - b. Email from Cynthia Dau addressing concerns for proposal, dated, May 28, 2013.
 - c. Email from Carl Uchytel to Hal Hart with attached documents regarding proposal, dated May 28, 201.
 - i. Email from Steve Bradford, dated May 25, 2013.
 - ii. Email from Ed Grossman, dated May 22, 2013.
 - d. Letter from Carl Uchytel regarding Statter Harbor Master Plan Update, dated May 20, 2013.
2. AAP2013 0006
 - a. Letter from concerned neighbors of View Drive, dated May 20, 2013.
 - b. Email from Karen Keen removing herself from concerned neighbor list, dated May 27, 2013.
 - c. Letter from Dixie Hood opposing proposal and covenant on subdivision, dated May 22, 2013.
3. CSP2013 0007 & CSP2013 0010
 - a. Email from Leeann Thomas opposing elimination of street parking, dated May 23, 2013.
 - b. Email from Sydney Mitchell concerning lack of parking, dated May 28, 2013.
 - c. Email from Margo Waring encouraging alternative parking plans, dated May 27, 2013.
 - d. Email from Susan Hickey opposing vacation of parking spaces, dated May 28, 2013.
4. USE2013 0014
 - a. Email from Leeann Thomas opposing deletion of canopy requirements, dated May 23, 2013.

Teri Camery

From: Cordova Pleasants on behalf of PC_Comments
Sent: Thursday, May 23, 2013 11:00 AM
To: Teri Camery
Cc: Holly Kveum
Subject: FW: Statter Harbor Parking Plan

Another blue folder item.

Cordova

-----Original Message-----

From: lauryscandling [mailto:lauryscandling@gmail.com]

Sent: Thursday, May 23, 2013 9:07 AM

To: PC_Comments

Subject: Statter Harbor Parking Plan

Dear Members Grewe, Medina, Satre, Bishop, and Lawfer,

Thank you for your thoughtful consideration of the proposed 4.3 acre parking lot at Statter Harbor next to the 19 units in Auke Bay Towers.

As one of the ABT residents who testified, I felt like our concerns, as well as those of the extended Statter family, were heard and valued by Commission members.

Our primary concerns, of course, is that the development ENHANCE the AB waterfront and AB neighborhood values, not detract from such.

To that end, I am wondering about the data for justifying the proposed size of the project.

I am the ABT resident who counted rigs/vehicles in the current harbor parking and various nearby locations last summer during the Saturday derby day. The count (of about 160) on a peak day was less than the 178 planned spots out front of ABT (99 pull-throughs and 79 regular spaces).

Mr. Gillette indicated that the parking ratio was based on "engineering standards," not on city standards; following CBJ standards would result in a smaller lot.

No doubt this issue will be back before the Planning Commission. In the meantime, I strongly encourage that the plan be downsized to reflect CBJ standards, not those selected by Mr. Gillette. It does not make sense to pave over 4.3 acres to accommodate a few peak days, rather than a more modest footprint to accommodate regular daily average usage. Does anyone know what that really is? Fishermen's Bend, Auke Bay School, and the UAS/NOAA lot will remain available for off street overflow for those few days a year when it is really necessary. Crosswalks and sidewalks lead from those sites to the harbor.

Again, thank you for your consideration.

Sincerely

Laury Scandling
ABT #106

Teri Camery

From: Michael and Cynthia <dauntoit@gci.net>
Sent: Tuesday, May 28, 2013 2:44 PM
To: Teri Camery; PC_Comments
Subject: Statter Harbor Launch Ramp and Parking Lot

I grew up in Auke Bay and have seen it grow and change. There is very little accessible shore line left to this beautiful little area. Another massive parking lot and more launch ramps just don't fit, in my view. Please consider the residents and students of the adjacent area.

I am also concerned that, should this project go through, the city will be creating another hazardous, blind corner. The exact type of traffic burden the city is attempting to alleviate with a round-about at the DeHart's corner.

Let's give more consideration to preserving what's left of this small area.

Why are we not moving more to the launch ramp and parking lot near the Frank Palmer Ferry Terminal? Maybe more emphasis on expanding the North Douglas lot and ramps would be more appropriate? There is just no reason to continue bulking up this beautiful little bay. Nor is there reason to turn Auke Bay into something looking like a mini Port of Bellingham.

Thank you for your consideration.

Cynthia Dau

Teri Camery

From: Carl Uchytíl
Sent: Tuesday, May 28, 2013 2:52 PM
To: Hal Hart
Cc: Gary Gillette; Teena Scovill; Teri Camery
Subject: STATTER HARBOR LAUNCH RAMP
Attachments: Web Form Mail:Public Testimony - Auke Bay Proposed Launch Ramps; Web Form Mail:Auke Bay boat launches; FW: Statter Launch Ramp Update; FW: Statter Launch Ramp Update; FW: Statter Launch Ramp Update

Hal,
I've received the attached documents which pertain to the PC decision regarding the launch ramp CU permit.
Regards,
Carl



Carl Uchytíl, PE
Port Director

City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Phone: 907-586-0294

Fax: 907-586-0295

E-Mail: carl_uchytil@ci.juneau.ak.us

Teri Camery

From: sbradford@gci.net
Sent: Saturday, May 25, 2013 9:13 AM
To: Carl Uchytel
Subject: Web Form Mail:Public Testimony - Auke Bay Proposed Launch Ramps

Sender: Steve Bradford

Email: sbradford@gci.net
Telephone: 586-4255

Subject: Public Testimony - Auke Bay Proposed Launch Ramps

Message:

I would like you do deliver this message to the chairman of the planning commission, as I will be out of town for the May 28, 2013 meeting. I have been a resident of Juneau continuously since 1975 and have always had a boat. I want the public record to reflect that I totally support moving forward with this badly needed project. I don't object to some minor design adjustments to accommodate the adjoining property owners, but I would like to see this project built as designed as soon as possible. I use the existing Auke Bay launch ramp about 4 times/week and have for several years. Let's don't let this project get delayed! Steve Bradford 9197 James Blvd. Juneau. 99801

Teri Camery

From: grizzlygrossman@gmail.com
Sent: Wednesday, May 22, 2013 1:13 PM
To: Carl Uchytel
Subject: Web Form Mail:Auke Bay boat launches

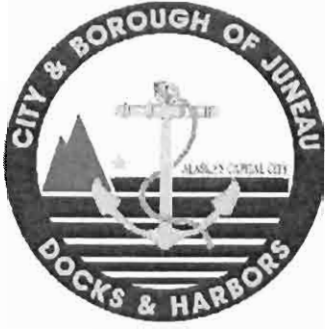
Sender: Ed Grossman

Email: grizzlygrossman@gmail.com
Telephone: 9072093276

Subject: Auke Bay boat launches

Message:

I was shocked to see that the Planning Commission was able to get in the way of what I thought was an approved renovation of Statter Harbor, which included launch ramps. I support minimizing the fill of our tidelands for non-water dependent purposes, including landscaping and retail shops. The plan recently reviewed did just that, minimizing fill while adding launches and trailered parking. I'm writing to support restoring the plan for new ramps and parking. Thanks for taking this on, and good luck.



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: *Carl Uchytel*
Carl Uchytel, Port Director
To: CBJ Harbor Patrons
Date: May 20th, 2013
Re: STATTER HARBOR MASTER PLAN UPDATE

I have received multiple public inquiries regarding the CBJ Planning Commission's decision on May 14th to reject a "Conditional Use" permit for the construction of Phase II of the Don D. Statter Harbor Master Plan. As the proposed launch ramp facility is the cornerstone enabling phases III and IV to move forward, this decision has the effect of nullifying all future development to the harbor which will be explained more fully below. **The current status is that the Statter Harbor new launch ramp will not be permitted.**

The overarching requirements for this project include community drivers such as: safe access to the harbor; improved pedestrian access; adequate onsite parking; increased boat launch capacity and efficiency; and separation of users groups. The project would develop a new two lane boat launch ramp and associated uplands parking facility for 99 trailers and 79 vehicles.

If permitted, 4.3-acres of estuarine intertidal fill and an armored slope & marine seawall would be constructed to support the facility. A "seawalk" along the harbor frontage and trail access to Bay Creek would complement the project along with landscaped buffer areas. Docks & Harbor has secured all necessary Army Corps of Engineers Section 404 and the Alaska Department of Environmental Conservation clean water Section 401 certification. Because federal money was appropriated, Docks & Harbors conducted an Environmental Assessment (EA) which explored various designs resulting in the plan which was presented to the CBJ Planning Commission on May 14th. The EA began in February 2008 and the final regulatory agency approved the EA in December 2012. The EA is a two & half inch, double-sided document which may be viewed online at:

http://www.juneau.org/harbors/documents/2012_Dec_FINAL_EA_StatterHarbor.pdf

The Statter Harbor Master Plan has been in some form of concept or design for more than a decade when Juneau voters approved a \$3.25M general obligation bond in October 2002. In 2005, voters approved \$2.5M in sales tax revenues for the Statter Harbor Master Plan; and again in 2007, an additional \$5M. The Juneau Legislative Delegation has secured money for Statter Harbor in FY12 (\$5M), in FY13 (\$1.5M) and in FY14 (\$0.5M). Alaska Fish & Game has committed \$3M to the launch ramp facility. The Alaska Department of Transportation/Public Facilities has approved a \$5M Municipal Harbor Matching Grant to Docks & Harbors for Statter Harbor improvements. Again in October 2012, voters approved \$1.5M for a future phase of Statter Harbor. With the exception of money already expended in the Phase I (New Statter Moorage) project, it is possible that some of these funds could be reprogrammed - but the majority of remaining funding will be swept back from Docks & Harbors control.

The future phases of the Statter Harbor Master Plan cannot be executed without first completing the launch ramp. Once the launch ramp facility is in place, Phase III can replace the existing inadequate boat ramp with a new “Haul Out and Kayak Launch”, this would also allow Docks & Harbors to replace the travel lift and ensure Juneau has a full service boat yard in Auke Bay. Phase IV can then proceed with a “Passenger For Hire Float” which separates the charter vessel operations from harbor patrons launching with trailers and from the public parking associated with moorage. Without the new launch ramp, there will not be substantial future improvements made to the existing Statter Harbor infrastructure.

At the Planning Commission meeting of May 14th, the Commissioners heard public testimony from legal counsel of the Auke Bay Towers Homeowners Association, from tenants of the Association and from family members of Don D. Statter, who the harbor facility is named after. The majority of the testimony reflected concerns about property devaluation, a facility too large for the future needs, noise during construction, excessive illumination from lighting, and lack of open green space. Some of the opposition written comments are posted on the Planning Commission’s Agenda:
http://www.juneau.org/plancom/Meetings/agenda_docs.php?UID=129

Although the May 14th meeting minutes are not yet posted, the Planning Commission deliberated and rendered a 4 to 1 vote against approving the “Conditional Use” Permit. Those opposed, among other reasons, cited the project was out of harmony with the neighbor and community desires by not providing adequate green space, pedestrian access and visual buffering.

There was no one from the public who testified in favor of the project at the May 14th Planning Commission Meeting.

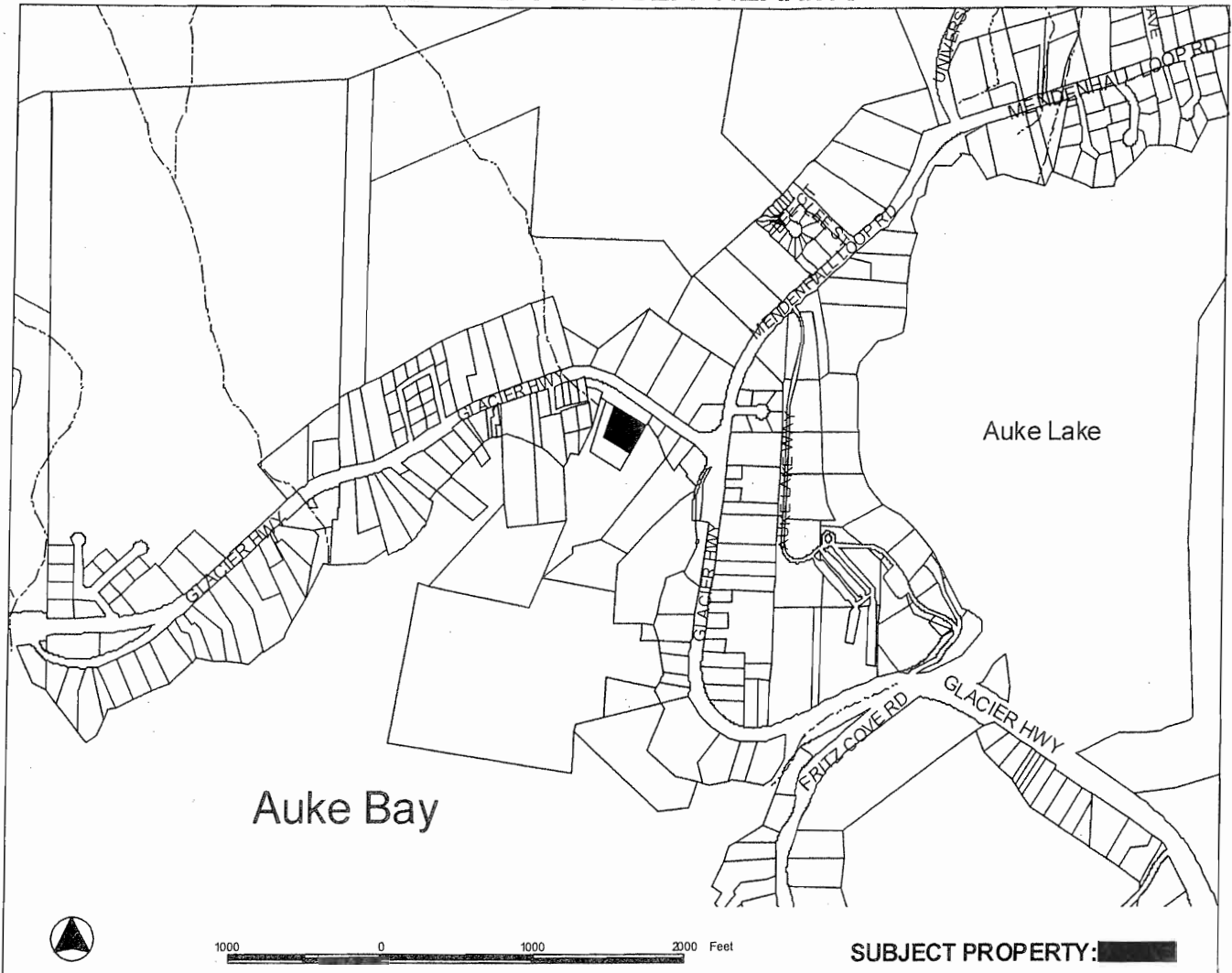
The Planning Commission Chair did open a procedural matter which would allow the Planning Commission to reconsider the discussion at only the next meeting, but the Commission is not obligated to do so and it would require a majority vote. The next Planning Commission Meeting is May 28th; however, unless the Planning Commission votes to “suspend rules” no public testimony will be heard at this meeting.

It is Docks & Harbors’ position, weighing the input of the total community, that the project is properly situated in the Mendenhall Valley and that it appropriately sized to meets the needs of Juneau. It is also the Docks & Harbors’ position that the regulatory agencies involved in the multi-year Environmental Assessment process will not permit intertidal filled for park land.

The Docks & Harbors Board Chair has scheduled a “Special Docks & Harbors” meeting on May 23rd at 5 pm in Assembly Chambers. The purpose of this meeting is to “Discuss the Planning Commission’s Denial of the Statter Harbor Conditional Use Permit”. The public is invited and will be allowed to testify.

#

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use Permit and City Project Review for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor

<p>FILE NO: USE2013 0005</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Apr 23, 2013</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: CBJ Docks & Harbors</p> <p>Property PCN: 4-B28-0-101-007-0</p> <p>Owner: CITY AND BOROUGH OF JUNEAU & LANDS AND RESOURCES</p> <p>Size: 1.01 acres</p> <p>Zoned: WATERFRONT COMMERCIAL</p> <p>Site Address: GLACIER HWY</p> <p>Accessed via: GLACIER HWY</p>
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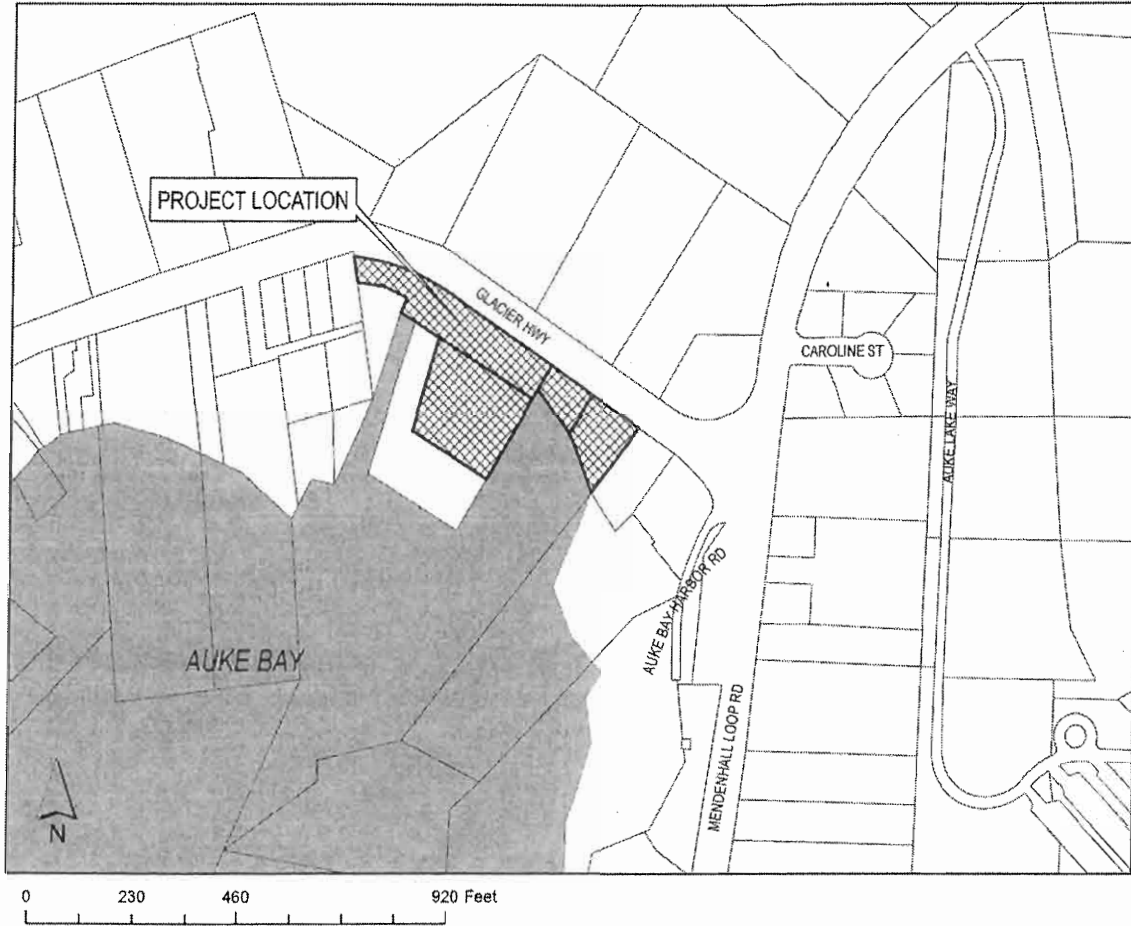
PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Greg Chaney at greg_chaney@ci.juneau.ak.us or at 586-0715.

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

**Rescheduled for May 14, 2013 Planning Commission
Due to inaccurate public notice map of areas affected.**



PROPOSAL: A Conditional Use Permit and City Project Review for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor

FILE NO: USE2013 0005	APPLICANT: CBJ Docks & Harbors
TO: Adjacent Property Owners	Property PCN: 4-B28-0-101-007-0
HEARING DATE: Apr 23, 2013	Owner: CITY AND BOROUGH OF JUNEAU & LANDS AND RESOURCES
HEARING TIME: 7:00 PM	Size: 1.01 acres
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned: WATERFRONT COMMERCIAL
	Site Address: GLACIER HWY
	Accessed via: GLACIER HWY

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If you have questions, please contact Greg Chaney at greg_chaney@ci.juneau.ak.us or at 586-0715.

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

**Rescheduled for May 14, 2013 Planning Commission
Due to inaccurate public notice map of areas affected.**



PROPOSAL: A Conditional Use Permit and City Project Review for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor

FILE NO: USE2013 0005	APPLICANT: CBJ Docks & Harbors
TO: Adjacent Property Owners	Property PCN: 4-B28-0-101-007-0
HEARING DATE: Apr 23, 2013	Owner: CITY AND BOROUGH OF JUNEAU & LANDS AND RESOURCES
HEARING TIME: 7:00 PM	Size: 1.01 acres
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned: WATERFRONT COMMERCIAL
	Site Address: GLACIER HWY Accessed via: GLACIER HWY

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If you have questions, please contact Greg Chaney at greg_chaney@ci.juneau.ak.us or at 586-0715.

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

Date notice was printed: April 17, 2013

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use Permit and City Project Review for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor.

FILE NO: USE2013 0005 & CSP2013 0006	APPLICANT: CBJ Docks & Harbors
TO: Adjacent Property Owners	Property PCN: 4-B28-0-101-007-0; 006-0; 005-0; 004-0
HEARING DATE: May 14, 2013	Owner: City & Borough of Juneau Lands & Resources
HEARING TIME: 7:00 PM	Size: 6.01 acres
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned: waterfront Commercial
	Site Address: Glacier Hwy
	Accessed via: Glacier Hwy

PROPERTY OWNERS PLEASE NOTE:

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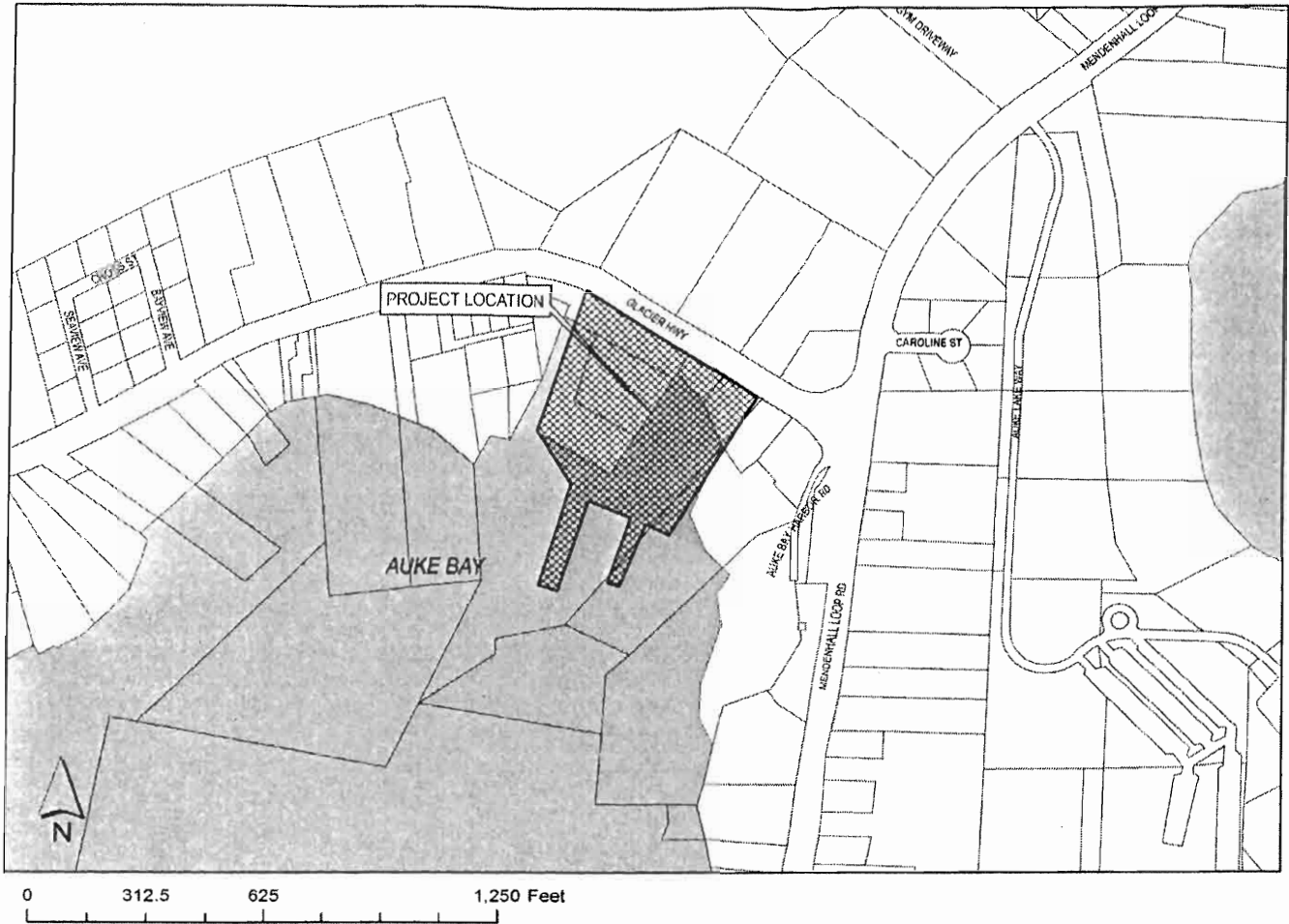
If you have questions, please contact Teri Camery at teri_camery@ci.juneau.ak.us or at 586-0755.

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

Date notice was printed: May 3, 2013

NOTICE OF PUBLIC HEARING

Continued To June 11, 2013 Planning Commission Meeting



PROPOSAL: A Conditional Use Permit and City Project Review for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor.

<p>FILE NO: USE2013 0005 & CSP2013 0006</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: June 11, 2013</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: CBJ Docks & Harbors</p> <p>Property PCN: 4-B28-0-101-007-0; 006-0; 005-0; 004-0</p> <p>Owner: City & Borough of Juneau Lands & Resources</p> <p>Size: 6.01 acres</p> <p>Zoned: Waterfront Commercial</p> <p>Site Address: Glacier Hwy</p> <p>Accessed via: Glacier Hwy</p>
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If you have questions, please contact Teri Camery at teri_camery@ci.juneau.ak.us or at 586-0755.

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

NOTICE OF PUBLIC HEARING

****Postponed to June 25, 2013 Planning Commission Meeting****



PROPOSAL: A Conditional Use Permit and City Project Review for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor.

FILE NO: USE2013 0005 & CSP2013 0006	APPLICANT: CBJ Docks & Harbors
TO: Adjacent Property Owners	Property PCN: 4-B28-0-101-007-0; 006-0; 005-0; 004-0
HEARING DATE: June 25, 2013	Owner: City & Borough of Juneau Lands & Resources
HEARING TIME: 7:00 PM	Size: 6.01 acres
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned: Waterfront Commercial
	Site Address: Glacier Hwy
	Accessed via: Glacier Hwy

PROPERTY OWNERS PLEASE NOTE:

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If you have questions, please contact Teri Camery at teri_camery@ci.juneau.ak.us or at 586-0755.

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

Date notice was printed: June 6, 2013

NOTICE OF PUBLIC HEARING

****Approved for Reconsideration at the May 28th, 2013 Planning Commission Meeting****



PROPOSAL: A Conditional Use Permit and City Project Review for construction of a new two-lane boat launch ramp and associated parking at Statter Harbor.

<p>FILE NO: USE2013 0005 & CSP2013 0006</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: June 25, 2013</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: CBJ Docks & Harbors</p> <p>Property PCN: 4-B28-0-101-007-0; 006-0; 005-0; 004-0</p> <p>Owner: City & Borough of Juneau Lands & Resources</p> <p>Size: 6.01 acres</p> <p>Zoned: Waterfront Commercial</p> <p>Site Address: Glacier Hwy</p> <p>Accessed via: Glacier Hwy</p>
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If you have questions, please contact Teri Camery at teri_camery@ci.juneau.ak.us or at 586-0755.

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

Date notice was printed: June 11, 2013

Teri Camery

From: PC_Comments
Sent: Wednesday, June 19, 2013 8:12 AM
To: Teri Camery
Subject: FW: Statter Harbor improvements

-----Original Message-----

From: Ed Grossman [<mailto:grizzlygrossman@gmail.com>]
Sent: Wednesday, June 19, 2013 7:51 AM
To: PC_Comments
Subject: Statter Harbor improvements

It was with a shocked expression that I heard the Planning Commission was not supporting the final phases of improvements to the Statter Harbor boat launch facility.

I thought this was a done deal after five years of planning, review, public process, and permitting. Don't the city departments work together on these large and important projects?

I'm a firm believer in minimizing the filling of our tidelands for non-water dependent purposes. Thus I support the design chosen which removed the fluff of landscaping and retail shops in favor of maximizing boat launching ease and providing parking for vehicles with trailers. The expansion is long overdue.

Please get this publicly approved and permitted project back on track.

Thank you,
Ed Grossman

Sent from my iPhone

Teri Camery

From: PC_Comments
Sent: Wednesday, June 19, 2013 8:12 AM
To: Teri Camery
Subject: FW: Statter Harbor

From: Rachel Bergartt [<mailto:rachelinjuneauak@gmail.com>]
Sent: Wednesday, June 19, 2013 5:55 AM
To: PC_Comments
Subject: Statter Harbor

Members of the Planning Commission,
I am an avid user of Statter Harbor, Territorial Sportsman member and 10 year Juneau Resident. I support the Statter Harbor Improment Plan and encourage you to support the Plan as well.

Thank you,

Rachel Bergartt
9162 Glacierwood Drive
Juneau, AK 99801
907-957-5022

Teri Camery

From: PC_Comments
Sent: Wednesday, June 19, 2013 11:28 AM
To: Teri Camery
Subject: FW: Statter Harbor Project Comments

From: Linda Lewis [<mailto:lindalewisjnu@yahoo.com>]
Sent: Wednesday, June 19, 2013 10:52 AM
To: PC_Comments
Subject: Statter Harbor Project Comments

Dear Planning Commissioners,

I am writing in support of Phase 2 of the Statter Harbor Project. I am happy to see the revised drawings to include a more mixed use area with additional landscaping, and seating areas along with the associated parking that is desperately needed. It would be great to see a more thought out plan for Phase 3, in the existing parking area, for a park-like setting to accommodate students, local residents, and visitors who wish to enjoy the scenery of Auke Bay. My father, Don D. Statter, would have loved to have seen Auke Bay grow and develop into an area that brought everyone together, whether it be boating, kayaking, enjoying the wildlife, or dining out.

Sincerely,

Linda Statter Lewis

June 6, 2013

To: Juneau Planning Commission

From: Steve Bradford, launch ramp user and civil engineer

RE: Statter Harbor Improvements Project – New Launch Ramps

PLEASE DELIVER TO
PLANNING COMMISSION
THANKS!

I have been a Juneau resident since 1975 and have seen many improvements. Having spent a number of years working for the Alaska DOT, I am very familiar with the project development process and dealing with conflicting project interests.

At the outset, I would like to point out that there are at most 30-32 residents impacted by this project while there are hundreds of users that might be impacted should you decide to downsize or delay this project.

I am going structure my comments to coincide with the numbered comments set forth in Baxter, Bruce, and Sullivan's May 7, 2013 letter to the Planning Commission:

1. I cannot over-emphasize the need for the largest parking area we can possibly gain from the land available. The 2010 counts stated in the letter are meaningless, I myself as would many others would have parked at Auke Bay had there been parking available during any of the Salmon Derbies.. It would be pretty easy to determine how many launch ramp permit holders live in the Valley, Lemon Creek, and the Auke Bay areas – it would be safe to assume most of these users will be using Auke Bay to launch. Amalga gets a lot of weekend traffic simply because there is a place to park there – unlike Auke Bay's restricted availability.
2. Lighting – I don't see that the full cutoff lighting will be any impact what-so-ever. This light is directed downward, much less illumination that the normal street light.
3. Paving – yes, this is important. I would recommend the project be bid with a BST (bituminous surface treatment) with an additive alternate for the more expensive hot mix pavement. The BST will serve for several years, eliminate dust, and make pavement markings possible.
4. Off season use of parking lot – I recommend that marine type repairs not be allowed in the parking lot in the off season.
5. Buffer – fine plant some trees and include them in the bid package.
6. Impact payment for water view loss – if there is precedent for this, then certainly pay them for the impact. \$5000 each is a minor cost when you look at the cost of this project.
7. Construction noise – yes, respect the neighbors and only allow construction 8am to 8pm.

Thank you for this opportunity to provide input. This is an important project to our community. As with all projects there will be some negative impact and a lot of positive impact. I urge you to approve this project with the minor adjustments I have mentioned above.

Steve Bradford, PE
9197 James Blvd.
Juneau, AK 99801

Teri Camery

From: PC_Comments
Sent: Wednesday, June 19, 2013 3:55 PM
To: Teri Camery
Subject: FW: Statter Harbor

-----Original Message-----

From: Kristin Stekoll [<mailto:kristin.a.stekoll@gmail.com>]
Sent: Wednesday, June 19, 2013 3:42 PM
To: PC_Comments
Subject: Statter Harbor

To whom it may concern,

Thank you for hearing our families request to make the Statter Harbor improvements more than just a parking lot. It looks as though the changes to the original plan are definitely heading in the direction of a more pleasant environment for the general public to enjoy. We understand that a parking lot is MUCH needed and also that Juneau could do better than the original plan. I am liking the improvements and ask that phase 3 of the Harbor remodel be designated strictly for a park like atmosphere. With the improved parking plan there is no reason for the 3rd phase to be anything other than a seaside park. I ask that this request be specified by the planning commission so it doesn't fall through the cracks and turn into another parking lot in the future when they are actually ready to work on that phase. This is extremely important to the Statter family and we sincerely appreciate you allowing our voices to be heard in this matter.

Thank you,
Kristin Stekoll (Don Statter's Granddaughter)
907-723-8950
PO BOX 35471
Juneau, AK 99803

Sent from my iPhone

Teri Camery

From: PC_Comments
Sent: Wednesday, June 19, 2013 4:16 PM
To: Teri Camery
Subject: FW: Don Statter Facility

From: Fleming, Donna S (ACPE) [<mailto:donna.fleming@alaska.gov>]
Sent: Wednesday, June 19, 2013 4:14 PM
To: PC_Comments
Subject: Don Statter Facility

June 19, 2013

Subject: Don Statter Harbor Facility

Dear Planning Commission:

In review of Proposal 2, it appears landscaping improvements were expanded, given the restraints you've encountered. The crucial need for expanding the parking area is definitely most important, however, the landscaping feature appears conservative requiring minimal maintenance. I believe it enhances the area, and will provide a unique feature. On behalf of our family, I want to thank you for keeping us informed on the development, and everyone's hard work. Thumbs Up!

Sincerely,

Donna Statter Fleming
9635 Moraine Way
Juneau, AK 99801
907-789-2589