


MEMORANDUM

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

TO: Planning Commission

FROM: Teri Camery, Senior Planner 

DATE: May 14, 2013

SUBJECT: USE2013 0003 Blue Folder comments, corrections, and additional recommendations

This memo provides a list of new comments received, one correction to the staff report, and two additional staff recommendations.

Comments

- Comment 1 **Baxter, Bruce, and Sullivan P.C. Appraisal Report.** This document is Exhibit 1 and 2 from the 5/7/13 Baxter, Bruce, and Sullivan P.C. comment letter, which was inadvertently left out of the staff report packet.
- Comment 2 **CBJ Assessor's Office Supplemental Assessment Information.** 5/10/13. This email message provides background on the previous property value assessment provided by the Assessor's Office in the staff report Attachment 3K.
- Comment 3 **CBJ Docks and Harbors email regarding vegetative cover.** 5/10/13. This email message from the applicant confirms that the project meets the vegetative cover requirement for the Waterfront Commercial zoning district, which is 10 percent.
- Comment 4 **Dress comment letter.** 5/14/13. This commenter provides a general request that the project be constructed to the highest standards.
- Comment 5 **Stekoll comment letter.** 5/14/13. This commenter expresses concern with a parking lot on the waterfront and requests a waterfront walkway and green space for a more scenic experience.
- Comment 6 **Hansen comment letter.** 5/13/13. This commenter requests a walking path, benches, and landscaping for an attractive harbor.

Correction

In the staff report findings, page 18, the answer to finding number five should say no instead of yes. The question states, "Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?" As explained in the paragraph that follows this question, the answer to this question is no.

Additional staff recommendations

- 1) **Paving.** The 5/7/13 comment letter from Baxter Bruce & Sullivan P.C., on behalf of the Auke Bay Towers Association, expresses concern regarding whether or not the parking lot will be paved. The applicant intends to pave the lot and will do so unless funding falls short. However the applicant will not be able to implement key stormwater treatment measures such as the oil/water separator if the lot is not paved. The CBJ Wetlands Review Board recommended in favor of the project because of the oil/water separator (staff report p. 11) to ensure conformance with CBJ habitat regulations (CBJ Code 49.70.950 (c)(3) and (c)(7)). Therefore staff recommends a condition requiring the lot to be paved, as follows:

The parking lot shall be paved in accordance with CBJ Standard Specifications.

- 2) **Off-season Storage.** The 5/7/13 comment letter from Baxter Bruce & Sullivan P.C. also expresses concern regarding off-season equipment storage on the lot. The applicant has not proposed storage on the lot, and if storage is proposed, it would require a modification to the Conditional Use Permit, since it is a significant change to the project description. To reinforce this requirement, staff recommends the following condition:

Use of the parking lot for storage shall require a new Conditional Use Permit.

The remaining issues in the 5/7/13 comment letter from Baxter Bruce & Sullivan P.C. will be addressed during the staff and applicant presentations.

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

There are	4	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$	189,000	to \$	279,500
There are	7	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$	225,000	to \$	274,000
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	11909 Glacier Highway and Unit# 304, Juneau, AK 99801	11909 Glacier Highway 204, Juneau, AK 99801	11909 Glacier Highway 103, Juneau, AK 99801	11909 Glacier Highway 306, Juneau, AK 99801	
Project Name and Phase	Auke Bay Towers 1	Auke Bay Towers 1	Auke Bay Towers 1	Auke Bay Towers 1	
Proximity to Subject		0.00 miles	0.00 miles E	0.00 miles	
Sale Price		\$ 225,000	\$ 225,700	\$ 241,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 231.48 sq. ft.	\$ 228.67 sq. ft.	\$ 227.96 sq. ft.	
Data Source(s)		MLS #11291/KAS;DOM 23	MLS #10803/NAP;DOM 74	MLS #11725;DOM 3	
Verification Source(s)		WF	WF	MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		ArmLth		ArmLth	
Concessions		Conv:0		Conv:0	
Date of Sale/Time		s04/12;c03/12		s06/12;c02/12	
Location	N;Res:	N;Res:		N;Res:	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
HOA Mo. Assessment	475	475		475	
Common Elements and Rec. Facilities	Parking Grounds	Parking Grounds		Parking Grounds	
Floor Location	3	2		3	
View	B;Wir:	B;Wir:		B;Wir:	+5,000
Design (Style)	Flat	Flat		Flat	
Quality of Construction	Q4	Q4		Q4	
Actual Area	43	43		43	
Condition	C4	C4		C3	-10,000
Above Grade	Total Bdrms: Baths:	Total Bdrms: Baths:		Total Bdrms: Baths:	
Room Count	4 2 1.0	4 2 1.0		4 2 2.0	-4,500
Gross Living Area	966 sq. ft.	972 sq. ft.		1,060 sq. ft.	-3,300
Basement & Finished Rooms Below Grade	Dsf	Dsf		Dsf	
Functional Utility	Average	Average		Average	
Heating/Cooling	OH/WBB/None	OH/WBB/None		OH/WBB/None	
Energy Efficient Items	None	None		None	
Garage/Carport	1 Car Carport	1 Car Carport		1 Car Carport	
Porch/Patio/Deck	Porch/Deck	Porch/Deck		Porch/Deck	
Net Adjustment (Total)			\$ 0		\$ -12,800
Adjusted Sale Price of Comparables		Net Adj: 0% Gross Adj: 0%	\$ 225,000	Net Adj: 0% Gross Adj: 0%	\$ 225,700
Summary of Sales Comparison Analysis. There are other properties in the area that are similar to the subject in size, quality, and utility. I have talked to other appraisal firms in town and reviewed the sales list of the local MLS in search of more recent similar sales data. To the best of my knowledge, there are no better, more recent similar sales available for analysis than those included in the report.					
The difference in finished living area has been adjusted at the rate of \$45 per sq. ft., garage area at \$7,500 per stall differential and carport at \$2,500. Bathroom fixtures have been adjusted at \$1,500. All adjustments have been rounded to the nearest \$100 and no adjustment has been made where the amount of the adjustment is less than \$500.					
Indicated Value by Sales Comparison Approach \$ 225,000					
Income Approach (not required by Fannie Mae)					
Estimated monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach (optional)					
Summary of Income Approach (including support for market rent and GRM). The income approach has not been developed because it is not felt to be a valid indicator of value for these types of properties. These types of properties are typically owner occupied and not purchased by investors as rental units.					
Indicated Value by Sales Comparison Approach \$ 225,000 Income Approach (if developed) \$					
When adjusted, the sales present a tight value range for the subject. Comparables 1 and 2 are the most similar to the subject's and have been given the most weight in arriving at the final opinion of value.					
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.					
Based on a complete visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 225,000 as of 11/15/2012 which is the date of the exterior inspection and the effective date of this appraisal.					

Capital Realty
EXTRA COMPARABLES 4-5-6

File No. 12586P
Case No.

Borrower Marlow
Property Address 11909 Glacier Highway
City Juneau County Juneau State AK Zip Code 99801
Lender/Client Alaska USA Mortgage Company Address: P. O. Box 196850, Anchorage, AK 99519-6850

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	11909 Glacier Highway	11909 Glacier Highway								
and Unit #	304, Juneau, AK 99801	201, Juneau, AK 99801								
Project Name and Phase	Auke Bay Towers, 1	Auke Bay Towers, 1								
Proximity to Subject		0.00 miles								
Sale Price	\$	\$ 227,500			\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 214.82 sq. ft.	\$	sq. ft.	\$	sq. ft.	\$	sq. ft.	\$	sq. ft.
Data Source(s)		MLS #11165.D0M.251								
Verification Source(s)		MLS								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		Arm Lth								
Concessions		Conv:0								
Date of Sale/Time		c08/12								
Location	N;Res:	N;Res:								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
HOA No. Assessment	475	475								
Common Elements and Rec. Facilities	Parking Grounds	Parking Grounds								
Floor Location	3	2	0							
View	B;Wtr:	B;Res:	+5,000							
Design (Style)	Flat	Flat								
Quality of Construction	Q4	Q4								
Actual Age	43	43								
Condition	C4	C3	-5,000							
Above Grade	Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths		Total Bdrms Baths				
Room Count	4 2 1.0	4 2 2.0	-4,500							
Gross Living Area	986 sq. ft.	1,060 sq. ft.	-3,300	sq. ft.		sq. ft.				
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Average	Average								
Heating/Cooling	OH/WBB/None	OH/WBB/None								
Energy Efficient Items	None	None								
Garage/Carport	1 Car Carport	1 Car Carport								
Porch/Patio/Deck	Porch/Deck	Porch/Deck								
Net Adjustment (Total)		+ X -	\$ -7,800		+ -	\$ 0		+ -	\$ 0	
Adjusted Sale Price of Comparables		Net Adj: -3% Gross Adj: 8%	\$ 219,700		Net Adj: 0% Gross Adj: 0%	\$ 0		Net Adj: 0% Gross Adj: 0%	\$ 0	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer	02/01/2008	11/01/2005								
Price of Prior Sale/Transfer	\$0	\$0								
Data Source(s)	DNR	Assessor								
Effective Date of Data Source(s)	11/15/2012	11/15/2012								
Summary of Sales Comparison Analysis. Comparables 3 and 4 are side wing units and have inferior views. Comparable 3 and 4 have been updated with kitchen remodeling as well as other updating and superior in condition. #3 has been more extensively updated which is why a larger condition adjustment has been made. Sale #4 is an in-process transaction which has not yet closed.										

Teri Camery

From: John Sahnow
Sent: Friday, May 10, 2013 11:48 AM
To: Teri Camery
Cc: Robin Potter
Subject: RE: RE: Fw: RE: Auke Bay Towers Site Visit

Teri,

The Assessor's division may not and does not provide appraisal services outside our responsibilities: the discovery, listing and valuation of all taxable real and business personal property within the Borough in a fair and uniform manner in accordance with state law and borough code. The Assessor's Department establishes valuations of real property for the purpose of taxation. We value as of January 1 of each year.

At the request of Gary Gillette of CBJ Docks and Harbors I reviewed and commented upon a plan to further develop parking and launch facilities at Statter Harbor. My comments were made in light of the limitations of our information and our scope of work, neither of which support a more detailed or unit-specific determination of future market affect. Additional analysis or comment on the Auke Bay Towers situation is not warranted at this time. The information collection, the process and depth of inspection performed at the property and the analysis of the data gathered meet the standard for assessment of a condominium project. It is not appropriate to interpret my finding using a different scope of work. My analysis and conclusions are supported by and applicable to the extent of standards and procedures for valuation for tax assessment only.

John Sahnow
Appraiser III
Finance Department, Assessor Division
City and Borough of Juneau
907-586-0331

From: Robin Potter
Sent: Friday, May 10, 2013 10:23 AM
To: John Sahnow
Subject: FW: RE: Fw: RE: Auke Bay Towers Site Visit

From: Teri Camery
Sent: Friday, May 10, 2013 9:51 AM
To: Robin Potter
Subject: FW: RE: Fw: RE: Auke Bay Towers Site Visit

Hello Robin,

This is the email string that I referred to on the phone. Please give me a call soon so we can discuss this further. The project is scheduled for next Tuesday's Planning Commission meeting.

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: heather marlow [<mailto:cdxx881@yahoo.com>]
Sent: Monday, May 06, 2013 3:52 PM
To: Teri Camery
Subject: Fw: RE: Fw: RE: Auke Bay Towers Site Visit

Teri,
This is an email string with the Assessor's office that intended to outline the methods and process used for John's 1/22/13 comments on value (attachment K in the application). As you can see he came out to the property and visited 3 condo's. We briefly discussed the methods that the Assessor's office uses for valuing condo's, and I requested that he revise or expand his original comments to include this information. Providing some detail on the methodology and context behind his 1/22/13 comment is important information to have. Maybe you will have more luck obtaining this background information.
Heather

--- On **Fri, 5/3/13**, **heather marlow** <cdxx881@yahoo.com> wrote:

From: heather marlow <cdxx881@yahoo.com>
Subject: RE: Fw: RE: Auke Bay Towers Site Visit
To: "John Sahnaw" <John_Sahnaw@ci.juneau.ak.us>
Cc: "Robin Potter" <Robin_Potter@ci.juneau.ak.us>, "Bob Bartholomew" <Bob_Bartholomew@ci.juneau.ak.us>
Date: Friday, May 3, 2013, 7:01 PM

OK, I understood you to say, with regard to the Planning Commission project review, that not much value should be placed on your comments due to the limited nature and scope of review performed by the Assessor's Office. Also, condo's are not valued by the Assessor's office for view, etc as standard homes are. Is this an accurate paraphrase to use?

--- On **Fri, 5/3/13**, **John Sahnaw** <John_Sahnaw@ci.juneau.ak.us> wrote:

From: John Sahnaw <John_Sahnaw@ci.juneau.ak.us>
Subject: RE: Fw: RE: Auke Bay Towers Site Visit
To: "heather marlow" <cdxx881@yahoo.com>
Cc: "Robin Potter" <Robin_Potter@ci.juneau.ak.us>, "Bob Bartholomew" <Bob_Bartholomew@ci.juneau.ak.us>
Date: Friday, May 3, 2013, 6:02 PM

Heather,

The Assessor's Department establishes valuations of real property for the purpose of taxation. We value as of January 1 of each year. At the request of Gary Gillette of CBJ Docks and Harbors I reviewed and commented upon a plan to further develop parking and launch facilities at Statter Harbor. My comments were made in light of the limitations of our information and scope of work, neither of which support a more detailed or unit-specific determination of future market affect. Additional analysis or comment on the Auke Bay Towers situation is not warranted at this time.

John Sahnnow

Appraiser III

Finance Department, Assessor Division

City and Borough of Juneau

907-586-0331

From: heather marlow [<mailto:cdxx881@yahoo.com>]
Sent: Friday, May 03, 2013 8:21 AM
To: John Sahnnow
Cc: Robin Potter
Subject: Re: Fw: RE: Auke Bay Towers Site Visit

Hi John,

Just checking in on this, the staff report to the Planning Commission is due out next week, so our time at ABT is running short for consideration and response. Thanks again.

Heather

--- On **Mon, 4/29/13**, heather marlow <[MailScanner has detected a possible fraud attempt from "us.mc1209.mail.yahoo.com" claiming to be cdxx881@yahoo.com](mailto:us.mc1209.mail.yahoo.com)> wrote:

From: heather marlow <[MailScanner has detected a possible fraud attempt from "us.mc1209.mail.yahoo.com" claiming to be cdxx881@yahoo.com](mailto:us.mc1209.mail.yahoo.com)>
Subject: Fw: RE: Auke Bay Towers Site Visit
To: john_sahnnow@ci.juneau.ak.us
Cc: Robin_Potter@ci.juneau.ak.us
Date: Monday, April 29, 2013, 7:06 PM

John,

Thanks again for visiting several of the condo's at Auke Bay Towers last week. I am following up with you to

inquire on the timing of a revised and/or expanded comment for the upcoming Planning Commission hearing. We will want to consider and discuss the comments as homeowners, and with our attorney, this week if possible.

Thank you,

Heather Marlow

--- On **Tue, 4/23/13, heather marlow** <[MailScanner has detected a possible fraud attempt from "us.mc1209.mail.yahoo.com" claiming to be cdxx881@yahoo.com](mailto:MailScanner%20has%20detected%20a%20possible%20fraud%20attempt%20from%20us.mc1209.mail.yahoo.com)> wrote:

From: heather marlow <[MailScanner has detected a possible fraud attempt from "us.mc1209.mail.yahoo.com" claiming to be cdxx881@yahoo.com](mailto:MailScanner%20has%20detected%20a%20possible%20fraud%20attempt%20from%20us.mc1209.mail.yahoo.com)>

Subject: RE: Auke Bay Towers Site Visit

To: "John Sahnou" <John_Sahnou@ci.juneau.ak.us>

Date: Tuesday, April 23, 2013, 8:54 PM

Thank you, John. I've forwarded the appt onto the rest of the Auke Bay Tower residents.
Heather

--- On **Tue, 4/23/13, John Sahnou** <John_Sahnou@ci.juneau.ak.us> wrote:

From: John Sahnou <John_Sahnou@ci.juneau.ak.us>

Subject: RE: Auke Bay Towers Site Visit

To: "heather marlow" <[MailScanner has detected a possible fraud attempt from "us.mc1209.mail.yahoo.com" claiming to be cdxx881@yahoo.com](mailto:MailScanner%20has%20detected%20a%20possible%20fraud%20attempt%20from%20us.mc1209.mail.yahoo.com)>

Cc: "Robin Potter" <Robin_Potter@ci.juneau.ak.us>

Date: Tuesday, April 23, 2013, 4:39 PM

Following up on our phone conversation today, I will be meeting with you at the Auke Bay Towers Condominiums on Thursday, April 25th at 1:30PM.

Thank you

John Sahnou

Appraiser III

Finance Department, Assessor Division

City and Borough of Juneau

907-586-0331

From: heather marlow [**MailScanner has detected a possible fraud attempt from "us.mc1209.mail.yahoo.com" claiming to be mailto:cdxx881@yahoo.com**]

Sent: Tuesday, April 23, 2013 11:12 AM

To: John Sahnou

Cc: Robin Potter

Subject: Auke Bay Towers Site Visit

John,

I spoke with Robin last week about having you come to Auke Bay Towers for a site visit this week. Please advise on timing for the site visit this week, preferably after the lunch hour. We are working on a response regarding property value impact to the Planning Commission and have a time constraint to be mindful of. After the site visit we request a written summary of your findings, including the analysis and methods employed.

We may choose to forward your original email on this project and your site visit findings onto another appraiser for a second opinion. I understand that the Assessor's office is very busy now, however we do not have any control on the timing of Planning Commission project hearings.

Thank you in advance,

Heather Marlow

209-5787

Teri Camery

From: Gary Gillette
Sent: Friday, May 10, 2013 10:59 AM
To: Teri Camery
Subject: Vegetative Cover at Statter Launch Ramp Project

Teri
You asked the area of vegetative cover for the Statter Launch Ramp project.
The non tidal submerged land area of the project is 4.68 acres. The area of proposed landscaping shown on the plan is 0.53 acres or 11.3%.



***Gary H. Gillette, Architect
Port Engineer***

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

Phone: 907-586-0398
Cell Phone: 907-321-1118
Fax: 907-586-0295
E-Mail: gary_gillette@ci.juneau.ak.us

Cordova Pleasants

From: Thomas Dress <tad2062@yahoo.com>
Sent: Tuesday, May 14, 2013 7:42 AM
To: PC_Comments
Cc: kristin.a.stekoll@gmail.com; Trista Anderson
Subject: Don D. Statter

On the subject of Statter Harbor,

I came to Alaska in 1972 as a member of the U.S. Coast Guard, stationed on the CGC Sweetbrier, I served 6 years active duty in Alaska and when discharged went immediately to work for National Marine Fisheries Service where I was employed for 32 years. My time was obviously spent in Alaska's marine environment in and out of many harbors that were built and maintained by Mr. Statter and his staff. His dedication, knowledge and honesty were rewarded time and again over the years in his appointed position to take care of all the states harbors.

My daughter Kristin Stekoll has informed me of the efforts to up grade Auke Bay and Statter Harbor in the near future. As majestic the view is as you enter the harbor it is the hope of the family and many others that the City and Borough of Juneau will look close at its design to reflect the man it was named after. I have recently left Alaska but Alaska will never leave me. I have first hand knowledge of this man and what he did and hope that your finished product will be of the highest standards.

Sincerely, Thomas A. Dress, Don's first Son-in-law

Cordova Pleasants

From: Sara Stekoll <sarastekoll@yahoo.com>
Sent: Monday, May 13, 2013 8:07 PM
To: PC_Comments
Subject: Statter Harbor

Dear Sir or Madam,

I am writing to express my concern regarding the upcoming "improvements" to Statter Harbor. I support the project for its infrastructure upgrades, but disagree with the plan to put another parking lot directly on the waterfront. As an area that sees a lot of visitors, both local and tourists, it would seem a good idea to upgrade the space as in earlier plans-- with a waterfront walkway and some green space-- to make the area a more pleasant and scenic public waterfront experience.

I can only hope you take these thoughts into consideration.

Thank you.

Sara Stekoll

Sara

Cordova Pleasants

From: Deborah Hansen <dhoya11@yahoo.com>
Sent: Monday, May 13, 2013 10:24 PM
To: PC_Comments
Subject: Statter Harbor improvements

May 13, 2013

Hello Planning Commissioners,

I understand that the parking area, which is located across from the Chan's Restaraunt in Auke Bay is going to be expanded as part of the Statter Harbor improvemnts. I believe that the area closest to the water should not be only pavement. There should be a wide enough greenbelt along the water to accomodate a walking path, perhaps some benches, and some landscaping. This is a public area that would be used by many locals, as well as tourists. We should have an attractive harbor to complement the setting. Please consider these thoughts when completing this project.

Thank you for your time.

Sincerely,

Deborah Hansen
P.O. Box#210346
Auke Bay, AK 99821

Dear Planning Commissioners:

As family members to Don D. Statter we feel it essential that you reconsider this project to include an atmosphere as great as Auke Bay itself. Auke Bay is a world class gem with thousands of international visitors enjoying Auke Bay each year. Our community should embrace this area as a destination and not diminish its beauty by filling tidelands for single use parking lots.

Auke Bay Harbor is home to many mixed uses and is unique in its setting that warrants a harbor parallel to its magnitude. Because Statter Harbor is a natural center for Juneau, we ask the Planning Commission to grant a designated area for a park-like public use that all Juneau residents can enjoy regardless of being boat owners. Since the initial plan included park space, and the final design has yet to be completed, we ask that you make the time to create space for a park, along with vegetation, seating areas, and other pleasurable features that would make Statter Harbor an enjoyable hot spot.

We have been told that the entire new launch facility had to be designed as a sterile asphalt parking lot because agencies have restricted what could be placed on the intertidal fill. This claim seems doubtful since at least one acre of parking currently exists. If nothing else, the area that is already filled should be free of restrictions put on other portions of the project. The old parking lot footprint should be redesigned to include a mix of uses.

If an Environmental Assessment cannot be redone to consider the mixed use for the entire area, then we ask the Planning Commission to look carefully at including mixed uses in the original parking lot footprint and seek available space elsewhere to create a park-like setting that would ensure the future mixed use of Auke Bay.

Statter Harbor deserves to be the best marina Alaska's capital city can offer, and not just a parking lot. We understand the need for parking, and love the idea of future growth, however we cannot be unheard and watch Statter Harbor be less than what it is capable of being.

Sincerely,

The Don Statter Family

Anita Louise Statter
Robert W. Smith

JOHNSON STATTER LEWIS
Linda Anderson

Donna Statter Heming

Joan Lewis
John R. Lewis
Pleasant

~~Robert W. Smith~~
Susan

Cher Platt