

# MEMORANDUM

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

**DATE:** February 13, 2014

**TO:** Planning Commission

**FROM:** Sarah Bronstein, Planner *SB*  
Community Development Department

**FILE NO.:** AME2014 0001

**PROPOSAL:** Application to rezone 1.3 acres of Lot 2, Two Lot Subdivision, a fraction of USS 1075, from D5 to General Commercial.

The City and Borough of Juneau Code states in CBJ §49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

**Applicant:** AWARE, Inc.

**Property Owner:** HanFam Enterprises, Inc.

**Property Address:** 3410 Glacier Hwy

**Legal Description:** FR USS 1075, Two Lot Subdivision, Lot 2

**Parcel Code No.:** 7-B09-0-104-016-2

**Site Size:** 2.37 acres total, 1.32 acres to be rezoned

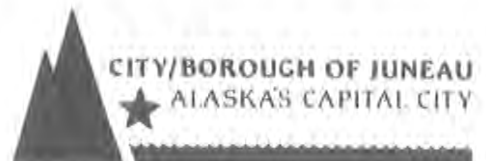
**Zoning:** D5

**Utilities:** City Water and Sewer

**Access:** Glacier Highway, Greenwood Avenue

**Existing Land Use:** Single Family Home

**Surrounding Land Use:** North- D5, single family homes  
South- General Commercial, Juneau Alliance for Mental Health, Inc.  
housing (2 8-plexes)  
East - D5, Juneau Public Health Center, Twin Lakes Park  
West - General Commercial, vacant



## **Vicinity Map**

This is not a survey quality representation. Property lines and elevation contours are approximate. Contours are at 10 ft intervals.



### **Attachments**

Attachment A – Rezone Proposal

Attachment B – Abutter's Notice

Attachment C – Subdivision Application for SMN2014 0002

Attachment D – Invitation to February 6<sup>th</sup> Neighborhood Meeting

Attachment E – February 6th Neighborhood Meeting Sign-in Sheet

Attachment F – Rough drafts of shelter exterior design

Attachment G – Letter to Community Development Department from JAMHI executive director  
Pamela Watts, January 27, 2014



*Adjacent properties include the Juneau Public Health Center (left) and the JAMHI apartments (right)*

## **BACKGROUND**

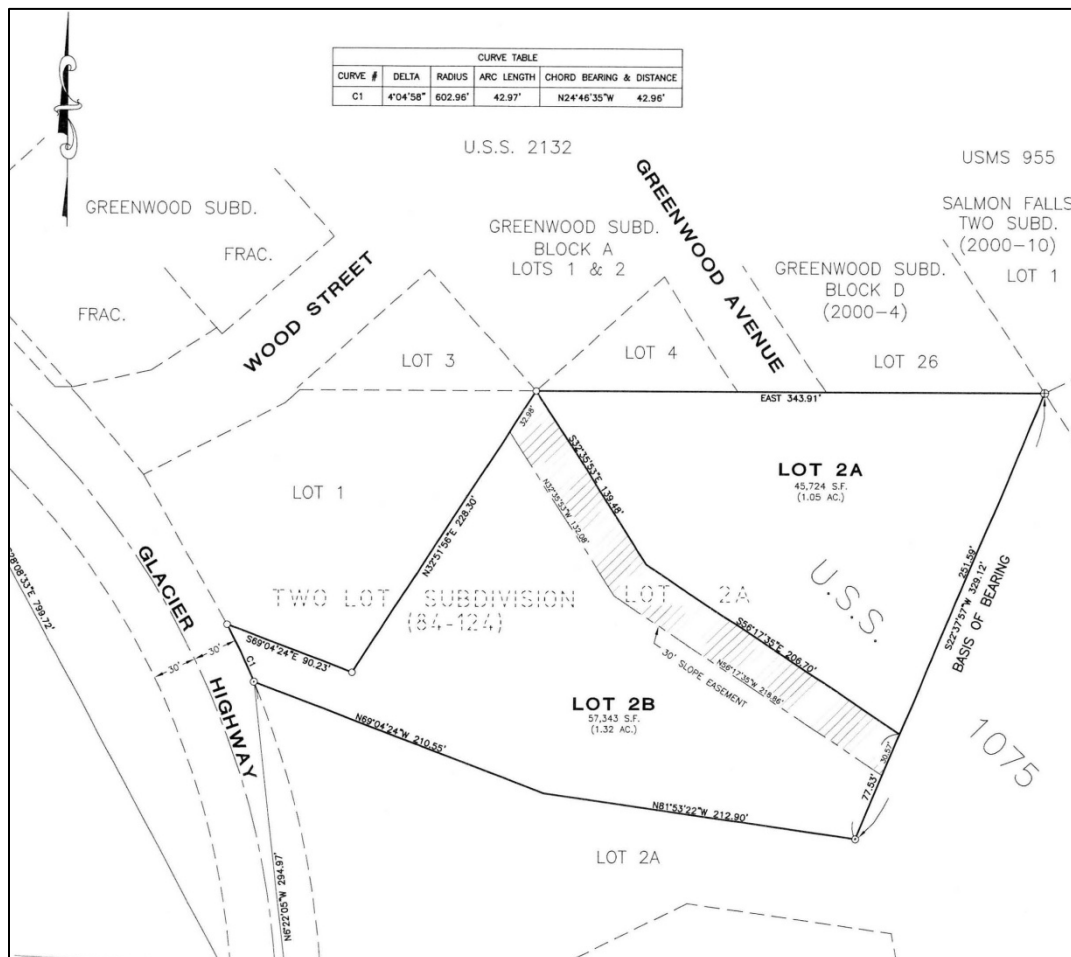
The Community Development Department (CDD) has received an application from the Juneau non-profit AWARE (Aiding Women in Abuse and Rape Emergencies) to rezone a portion of Lot 2, a Fraction of USS 1075, from D5 to General Commercial. The lot is located at 3410 Glacier Highway, and has access off of both Glacier Highway to the south and Greenwood Avenue to the north. Adjacent development includes the Juneau Public Health Center to the east, the JAMHI housing complex to the south, and a single family residential neighborhood to the north.

The applicant, AWARE, has been working for many years towards the goal of building a long term shelter to house victims of domestic abuse after leaving the organization's emergency shelter. Currently AWARE houses up to 37 individuals a night at the shelter, and shelter residents often have difficulty finding housing they can afford in Juneau's tight housing market. AWARE has received a \$1 million appropriation from the state legislature, as well as a \$1 million grant from the Rasmussen foundation and \$170,000 in matched community donations, for the construction of an extended stay shelter.

The preliminary designs for AWARE's shelter are for a 12 unit building comprised of four 2-bedroom units, four 1-bedroom units, and four studio apartments. Each apartment will function independently, with additional common rooms to serve as office, gathering and play area space.

AWARE identified the 2.37 acre property at 3410 Glacier Highway (legal description USS 1075 FR Lot 2) as a potential site for the future apartment building. The lot is large enough to support the construction of a multifamily residential building, is served by transit, and is near AWARE's current facility. City water and sewer provide service to one existing modular home on the lot, which is accessed from Glacier Highway. The property has been owned by a family corporation, HanFam Corp., Inc., for over 40 years. The owner is willing to subdivide the lot and sell the southwestern portion to AWARE, retaining the northeastern portion for future residential development accessed from Greenwood Avenue. However, the entire lot is currently zoned D5, where multifamily residential development is not allowed.

In order to allow for the construction of the shelter facility, AWARE has applied for a rezone of a 1.3 acre portion of 3410 Glacier Highway from D5 to General Commercial. The applicant has applied simultaneously for a minor subdivision, SMN2014 0002 (see attachment preliminary plat below, or Attachment C), which would divide the rezoned southwestern portion into a new lot, while the 1.05 acre northeastern portion would remain D5. SMN2014 0002 is being reviewed concurrently with this rezone application and will only be approved if the rezone ordinance is approved by the assembly.



*Preliminary Plat of SMN2014 0002 (See attachment C for full sized version)*

## **PUBLIC INPUT**

On February 6, 2014 the applicant and planning staff held a neighborhood meeting at the Juneau Public Health Center, 3412 Glacier Avenue. A letter of invitation was sent to property owners within 500 feet of the lot (Attachment D), and an ad was placed in the Juneau Empire. Twelve members of the public and interested stakeholders attended the meeting, where planning staff

described the rezone review process and a representative of AWARE presented the organization's proposal for the site.

Neighbors voiced design concerns about the size of the proposed apartment complex, and the footprint of the building. The contractor's representative was available to respond to these concerns, and noted that the building would not require a retaining wall higher than 4 feet, and would be shorter and smaller than the Public Health Center next door. The preliminary design for the building has two stories, measuring roughly 35 feet tall.

Questions were also asked about the potential for traffic and visits from tenants' former abusive partners. AWARE is designing the building to be a secure entry, and the building will only be accessed from Glacier Highway, so there will be no traffic impacts to Greenwood. The tenants will be leaving the emergency shelter to enter the extended stay shelter with a personal safety plan, and there will be no visitors allowed on site.

In addition to the comments taken at the neighborhood meeting, staff has received a letter supporting the project from JAMHI executive director Pamela Watts (attachment G).



*The adjacent neighborhood along Greenwood Avenue (left) is on a hillside above the rezone site. The portion of the lot at the end of the street (right) would remain D5.*

## **HABITAT**

There are no anticipated habitat concerns as a result of this rezone. There are no documented eagle's nests within 330 feet of the site, the land not close enough to Salmon Creek to be impacted by anadromous stream setback requirements, and the land is not within the Wetlands Management Plan Adamus Study Area.

Additionally, whatever development is proposed on the subject property will have to follow the applicable permitting requirements, at which time impacts to habitat will be reviewed.

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan charges the Planning Commission and the Assembly with the task of determining the “highest and best use of the land” (p. 143) when considering a rezone request. This does not necessarily mean increasing development potential. The plan clarifies that “in some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation...” (p. 143). The policies, standard operating procedures and implementing actions laid out in the plan provide direction on what types of development are most needed in the community. These are made tangible by the Land Use Maps and Subarea sections, which give more specific direction for future growth while defining elements of existing neighborhoods that should be preserved.

Staff identified specific relevant issues from the Comprehensive Plan’s subarea section, as well as general policies pertinent to this rezone request. Lastly, staff examined how these guiding policies relate to the lot’s designated category on the plan’s land use map.

### **Subarea - Switzer Creek, Lemon Creek, Salmon Creek**

The subarea section in the Comprehensive Plan of Switzer Creek, Lemon Creek and Salmon Creek calls for increasing density in Guideline 2: “Provide for additional medium- to high-density residential development in areas with access to arterial roadways from collector streets.” AWARE’s proposed development would be accessed off of Glacier Highway, which is classified by the CBJ as collector.

Views were also identified as an important asset to neighborhoods in Salmon Creek. This rezone would significantly change height maximums on the property, from 35 feet for permissible uses in the D5 zone to 55 feet in General Commercial. The viewsheds of properties on Greenwood are protected from this potential impact by the steep uphill slope along the proposed subdivision. Homes at the end of Greenwood Avenue would be set back from AWARE’s development by a 30 foot buffer (identified on the preliminary plat in Attachment C), and would sit on a grade at least 30 feet above the base of AWARE’s building.

### **Housing**

Policies calling for increased residential density and improved access to affordable housing include:

POLICY 3.2 TO PROMOTE COMPACT URBAN DEVELOPMENT WITHIN THE DESIGNATED URBAN SERVICE AREA TO ENSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND TO FACILITATE COST EFFECTIVE PROVISION OF COMMUNITY SERVICES AND FACILITES WHILE BALANCING PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.

POLICY 4.1 TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS.

POLICY 4.2 TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.

POLICY 4.3 TO DESIGNATE ON LAND USE MAPS AN ADEQUATE SUPPLY OF BUILDABLE LAND WITHIN THE URBAN SERVICE AREA, AND PARTICULARLY ALONG TRANSIT CORRIDORS, FOR RESIDENTIAL USE AT DENSITIES THAT CAN PRODUCE HOUSING AFFORDABLE TO ALL ECONOMIC GROUPS.

POLICY 4.8. TO BALANCE THE PROTECTION AND PRESERVATION OF THE CHARACTER AND QUALITY OF LIFE OF EXISTING NEIGHBORHOODS WITHIN THE URBAN SERVICE AREA WHILE PROVIDING OPPORTUNITIES FOR A MIXTURE OF NEW HOUSING TYPES.

POLICY 10.1 TO FACILITATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL JUNEAU RESIDENTS.

POLICY 10.2 TO ALLOW FLEXIBILITY AND A WIDE RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.

POLICY 10.3 TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.

There are also several Standard Operating Procedures that direct policy-makers to increase housing density near transit lines and in commercial neighborhoods:

4.3 - SOP1 Monitor and, when necessary, designate an adequate amount of vacant land for residential development on the Comprehensive Plan Land Use Maps. Densities within the [Urban Service Area Boundary] USAB and New Growth Areas should foster compact development at medium- to high-densities. As a target goal for compact development, a minimum density of ten dwelling units per acre for residentially-zoned lands within the USAB would make prudent and efficient use of these limited land resources. A density of 30 dwelling units per acre, or greater, along major transit corridors is recommended to produce affordable housing and to make efficient use of transit services therein.

4.8 - DG1 When reviewing rezoning applications within the Urban Service Area, higher densities than are found on adjacent or surrounding properties should be deemed consistent and harmonious with the character of the neighborhood, provided that the overall scale and massing of the new development is compatible with the neighborhood and the siting and/or design of the new structure(s) assures the privacy, light and air of its neighbors.

10.3 - SOP1 Designate various categories of residential density on the Comprehensive Plan Land Use Maps and the Land Use Code maps based on evaluation of the following criteria:

A. Physical site conditions including slope, areas of natural hazard, wetlands, watershed value, and/or high value natural resources;

B. Access and capacity of adjacent streets and intersections. Arterial streets should have limited, and controlled, access from local or collector streets;

C. Availability of public facilities and services, especially municipal water and sewer systems and, for low- to moderate-income affordable housing, proximity to public transit;

D. Compatibility of the proposed development with the scale and massing of surrounding neighborhoods with regard to building height and orientation, but not necessarily with regard to similar density as the surrounding or adjacent neighborhood, as the CBJ seeks to make the most efficient use of residentially-buildable lands;

E. Potential of specific sites to accommodate the proposed density including size and shape of property and adequacy of internal circulation, parking, screening and privacy; and/or,

F. Distance from incompatible land uses that may generate offensive or nuisance off-site impacts to the new residential development, including noise, dust, fumes, malodors and/or heavy truck traffic.

The policy guidance of the Comprehensive Plan is clear and insistent on the need for Juneau to develop more affordable housing options, and to build transit oriented development through infill development projects. This project clearly fulfills that policy direction, for while General Commercial is not an inherently residential zoning district, it allows for high density development, up to 50 units per acre. However, the subdivision application indicates a 30 foot slope easement between the D5 and proposed General Commercial lots that will protect existing residential neighborhoods from this increase in density by maintaining a lower footing for the buildings, and keeping a wide amount of space between any commercial development and any existing or future residential development at the end of Greenwood.



## **COMPLIANCE WITH CBJ LAND USE CODE**

### **Title 49 Contents**

The following sections of Title 49 have been examined to determine whether or not the proposed ordinance is in compliance with the Code:

49.75.120. RESTRICTIONS ON REZONINGS. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the Comprehensive Plan.

The requested rezone clearly meets the first two requirements: because the section to be rezoned is less than two acres, the applicant has proposed an expansion of an existing zone. Additionally, there has been no similar application for a rezone request within the last 12 months.

Regarding the third requirement, it is necessary first to establish what is intended by the charge of determining “substantial conformance with the Land Use Maps of the Comprehensive Plan.” Land use maps are an expression of the policies and implementing actions developed by the community to guide development, and they change over time as the values and needs of the community change. As noted above, CBJ 49.75.120 states that the proposed zoning district and associated uses must “substantially conform with the land use maps of the Comprehensive Plan.” The requirement of substantial conformance gives planning staff and the Commission the discretion to weigh the land use category assigned to the property in the Comprehensive Plan alongside the guiding policies in the plan and community needs.

This interpretation of Title 49 is reinforced by language in the Comprehensive Plan which states,

In considering re-zoning requests, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration and all new zoning or re-zoning designations are required to be substantially consistent with the Comprehensive Plan and associated land use maps. In some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation... (p. 143)

The Plan provides further flexibility by qualifying that the land use categories “are intended to describe the overall character of development for each land use category and are not intended to be firm or restrictive definitions, such as with zoning district permitted and conditional uses.” (p. 144)

With this analysis in mind, Staff reviewed the application’s compliance with the Comprehensive Plan’s land use maps in the context of the policies behind their creation and the community’s current housing needs.

In Land Use Map K (provided in Attachment A), the lot in question has been categorized as Urban Low Density Residential (ULDR). The category of ULDR is defined as follows in the Comprehensive Plan;

**Urban Low Density Residential (ULDR)**

These lands are characterized by urban or suburban residential lands with detached single family homes, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single family residential neighborhood, as regulated in the table of permissible Uses (CB 49.25.300). (p. 147)

The land is immediately adjacent to a Commercial designated area, which is defined in the Comprehensive Plan as follows:

Commercial (C) Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers, such as shopping centers and malls, office complexes or other large employment centers. Mixed retail/residential/office uses are allowed and encouraged. Residential and non-residential uses could be combined within a single structure, including off-street parking. Residential densities ranging from 18 to 60 units per acre are appropriate in this area, with even higher densities appropriate in mixed-use or transit-oriented developments. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. (p. 148)

General Commercial is not a zone that would be consistent with the density described in the Plan for ULDR. In fact, the density allowed in a General Commercial zone, at 50 units per acre, is almost 10 times the density level considered consistent with the ULDR designation. However, immediately adjacent on the southern boundary of the lot is a Commercial designation which allows for between 18 and 60 units per acre. Therefore, this rezone would not only be an expansion of an existing zoning district; it would also be an expansion of an existing land use designation in Map K of the Comprehensive Plan. The borders of the land use maps are not as strict as the zoning maps of Title 49, and are meant to represent the desired look and feel of each neighborhood.

Although the land is demarcated as ULDR, only the upper portion of the lot, at the end of Greenwood, has the look and feel of an urban low density residential neighborhood. The portion to be rezoned, adjacent to the highway and sandwiched between the Juneau Public Health Center and JAMHI's two 8-plexes, feels far more like the adjacent Commercial district. The Public Health building is in fact a non-conforming use in the D5 zone, built under old zoning district regulations prior to the city's 1987 zoning code overhaul. Thus, the area along Glacier Highway has had the look and feel of a commercial district for decades. However, the property that AWARE now wishes to rezone has never been subdivided to separate the lower, commercial

feeling portion from the uphill residential area. Because land use map designations tend to follow lot lines, the maps of the Comprehensive Plan could not shift to incorporate this area next to the highway into the Commercial district without also including the Greenwood neighborhood, where Commercial uses are clearly inappropriate. This rezone and subdivision would work toward correcting the discrepancy between existing development and the city's zoning districts.

Given the overwhelming support in the Comprehensive Plan for increased residential density along transit lines and the development of diverse and affordable housing types; given the placement of this lot on a border between an inconsistent designation and a consistent one; given the aspirational rather than regulatory nature of the land use maps of the Comprehensive Plan as compared to the zoning maps of Title 49; and given the discretion granted to the Commission in determining substantial compliance with these maps, Staff finds that this request for a rezone of a 1.3 acre portion of Lot 2, Two Lot Subdivision, a Fraction of USS 1075, is in substantial conformance with the Land Use Maps of the Comprehensive Plan.

### **FINDINGS**

Staff finds that the application to rezone a 1.3 acre subdivided portion of Lot 2, of Two Lot Subdivision, a Fraction of USS 1075, from D5 to General Commercial is in substantial conformance with the Comprehensive Plan and is consistent with the requirements of Title 49.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend that the Assembly amend the zoning maps as provided in CBJ 49.25.110(c).

# ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters) <u>rezone D5 to GC</u>	Case Number <u>AME 2514001</u>	Date Received <u>11/3/14</u>
LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED: <u>USS 1075 FR L2</u>			
IS THIS AN EXPANSION OF AN EXISTING ZONE? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Total Land Area of Proposed Change <u>1.3</u> acres		Comp Plan Designation <u>ULDR</u>	
Current Zone(s) <u>D5 Residential</u>		Comp Plan Map <u>K</u>	
New Zone Requested <u>General Commercial</u>			
TYPE OF ZONE CHANGE REQUESTED: <input type="checkbox"/> Regular <input checked="" type="checkbox"/> Transition			
HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
UTILITIES AVAILABLE: WATER: <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> On Site SEWER: <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> On Site			
PURPOSE OF THE REQUESTED ZONE CHANGE: <u>see attached</u> <u>In order to begin construction as soon as possible, we need to appreciate your immediate action regarding this request.</u>			
IS THERE A PROPOSED USE OF THE LAND? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
PROPOSED BUFFERS TO ADJACENT ZONES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT): <u>12 units multi-family: 4 efficiency, 4 lbr, 4 2 bdr</u>			
DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE: STREETS: <u>12 units proposed of which 4 are efficiencies - no traffic impact study required</u> WATER: <u>none</u> SEWER: <u>none</u>			
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.	ZONE CHANGE FEES		
		Fees	Check No.
	Application Fees	\$ <u>600<sup>00</sup></u>	
	Admin. of Guarantee	\$ _____	
	Adjustment	\$ _____	
	Pub. Not. Sign Fee	\$ <u>50<sup>00</sup></u>	
	Pub. Not. Sign Deposit	\$ <u>100<sup>00</sup></u>	
Total Fee	\$ <u>750<sup>00</sup></u>	<u>037009</u>	<u>cd14659</u>
		Receipt	Date
			<u>11/3/14</u>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <b>1/3/14</b>
Project Name (City Staff to Assign Name)		

INFORMATION

Project Description See attached

PROPERTY LOCATION	
Street Address <b>3410 Glacier Hwy</b>	City/Zip <b>Juneau, AK 99801</b>
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)	
Assessor's Parcel Number(s) <b>7B0901040162</b>	

LANDOWNER/LESSEE		
Property Owner's Name <b>Hartman Corp. INC.</b>	Contact Person:	Work Phone: <b>780-4085</b>
Mailing Address <b>P.O. Box 32174 Juneau 99803</b>	Home Phone:	Fax Number:
E-mail Address <b>c/o wendicott@bicknellinc.com</b>	Other Contact Phone Number(s): <b>Wayne Endicott 957-6207</b>	

LANDOWNER/LESSEE CONSENT	
***Required for Planning Permits, not needed on Building/Engineering Permits***	
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>	
<p>X <u><i>[Signature]</i></u> Landowner/Lessee Signature</p>	<p><u>12-23-13</u> Date</p>
<p>X _____ Landowner/Lessee Signature</p>	<p>_____ Date</p>
<p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.</p>	

PROJECT / APPLICANT

APPLICANT		
If the same as OWNER, write "SAME" and sign and date at X below		
Applicant's Name <b>AWARE, INC. c/o Saralyn Tabachnick</b>	Contact Person: <b>S. Tabachnick</b>	Work Phone: <b>586-6623</b>
Mailing Address <b>P.O. Box 20809, Juneau 99802</b>	Home Phone:	Fax Number: <b>586-2479</b>
E-mail Address <b>saralyn@awareak.org</b>	Other Contact Phone Number(s): <b>209-5764</b>	
<p>X <u><i>[Signature]</i></u> Applicant's Signature</p>	<p><u>Jan 3, 2014</u> Date of Application</p>	

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

STAFF APPROVALS

✓	Permit Type	Date Received	Application Number(s)
	Building/Grading Permit		
	City/State Project Review and City Land Action		
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	Sign Approval (If more than one, fill in all applicable permit #'s)		
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	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	<b>1/3/14</b>	<b>9...E14-CCC1</b>
	Other (Describe)		

Comments:

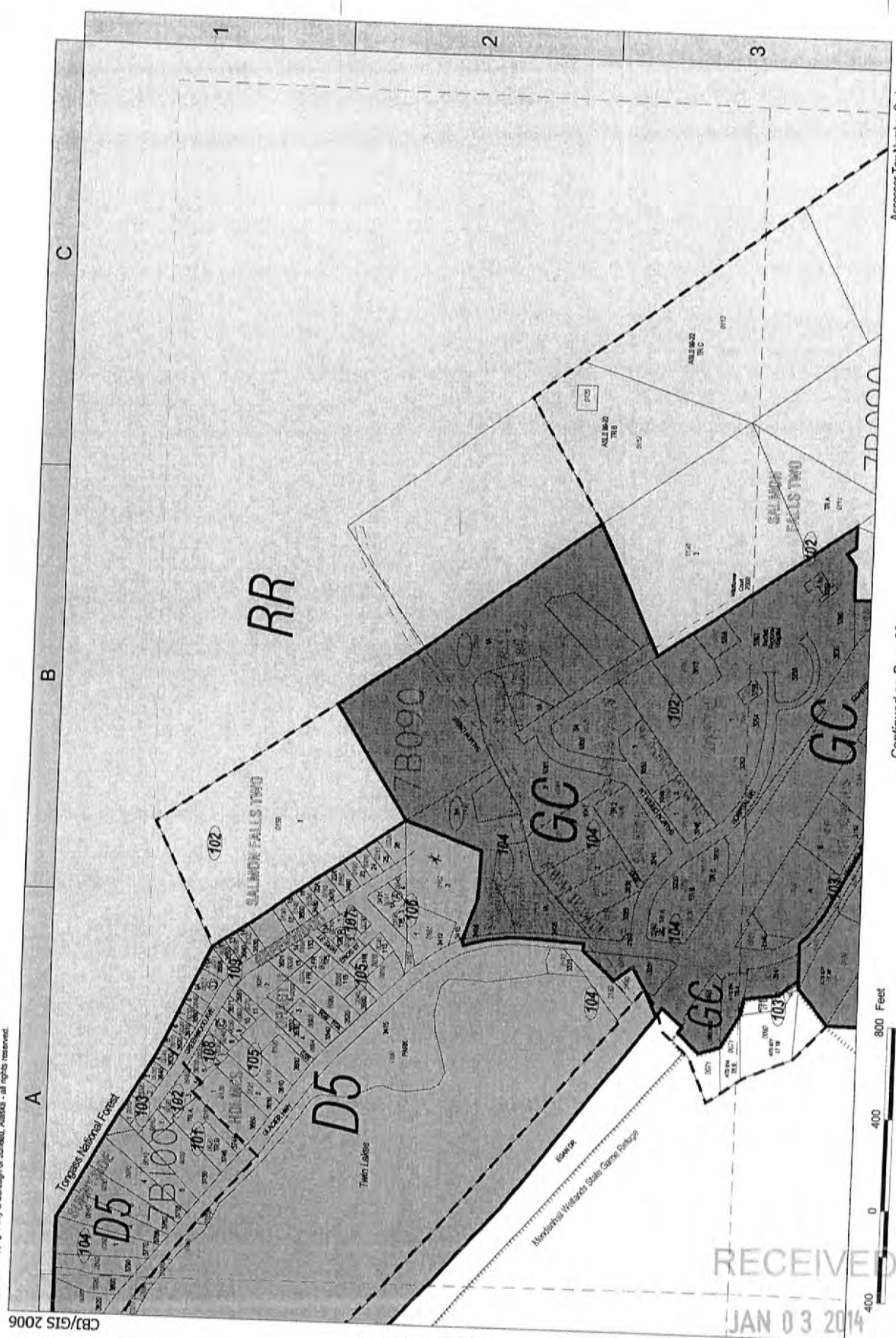
\*\*\*Public Notice Sign Form filled out and in the file.

Permit Intake Initials:

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

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CBJ/GIS 2006



Continued on Page 93

PERMIT CENTER/CDD

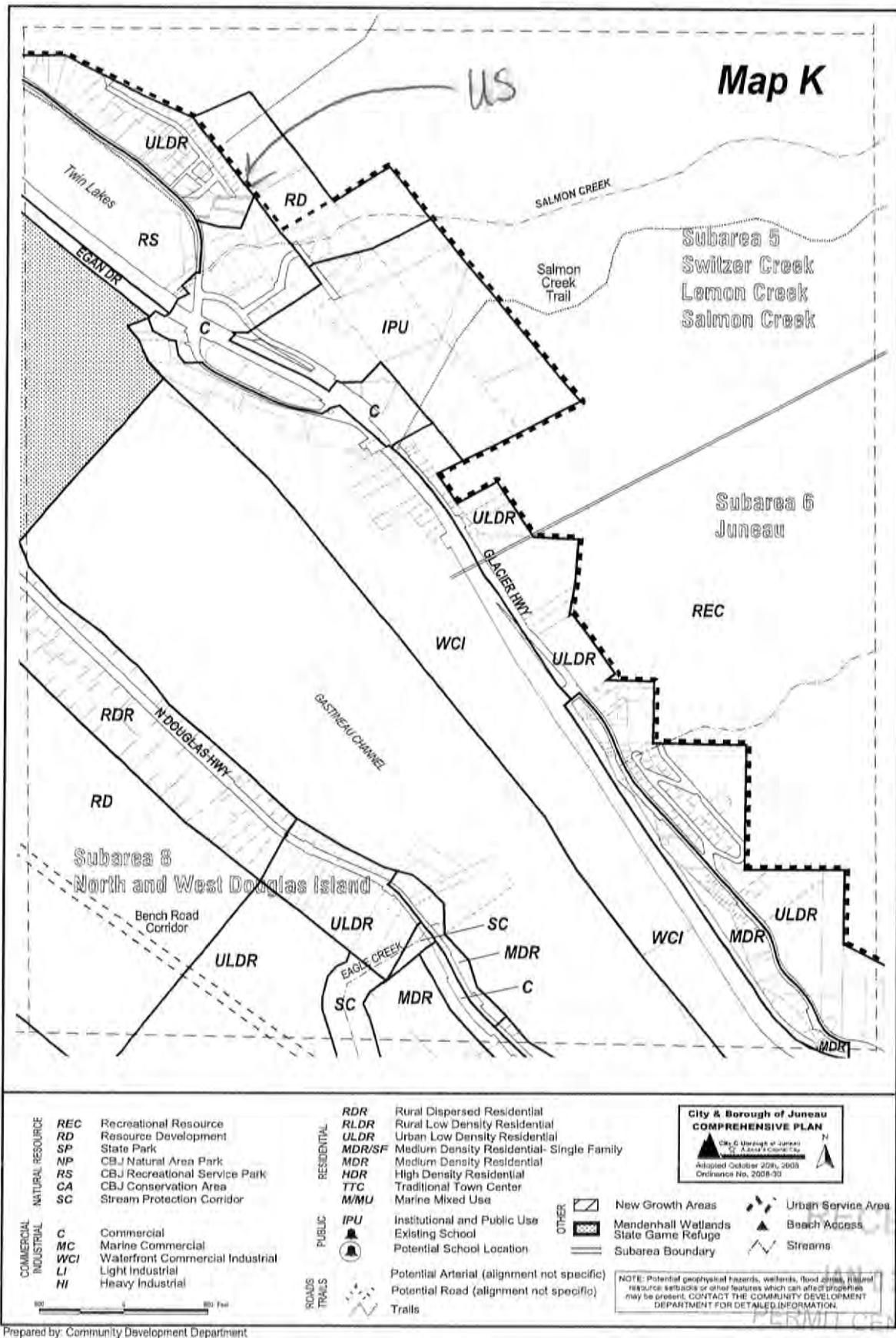
RECEIVED

JAN 03 2014

Continued on Page 98

Assessor Tax Number Code  
6D090 102-0030  
Parcel Code Parcel Number Block Number Lot Number





## AWARE Zone Change Request January 3, 2014

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### Purpose of the Requested Zone Change/Project Description

The proposed expansion of the existing General Commercial zone to encompass Lot 2 will allow AWARE and our community to provide safety and broadened services for survivors of domestic and sexual violence, and their children. AWARE is planning for the construction of one multifamily dwelling comprised of 12 units (4 efficiency, (4) 1 bedroom, and (4) 2 bedroom) of transitional housing for women and families leaving our emergency safe shelter, as well as office, community, and children's space. The design includes secure entry points and a security system to ensure safety for our residents.

Currently, Lot 2 is zoned D5 Residential. To the south, the lot borders JAMHI's property including their administrative offices and residential group homes. To the west, the lot borders the State Public Health facility. The JAMHI facility is within the General Commercial zone, while the Public Health facility appears to be within the residential zoning district.

In the 2013 CBJ Comprehensive plan, the lot forms the southern border of a ULDR (Urban Low Density Residential) zone. If the General Commercial zone is expanded to include Lot 2, AWARE's multifamily project will be a permissible use without changing or significantly impacting an existing residential neighborhood. Further, this project is in keeping with the character of the neighborhood.

Lot 2 is to be subdivided as per the preliminary plat (see attachment). The subdivision and expansion of existing zone are requested simultaneously, with the expansion of existing zone contingent on the subdivision- if the lot is not subdivided, there is no need to rezone. Our goal is to expedite the process to meet 2014 construction season limits. Our proposed development will provide a 30 ft buffer between our proposed multifamily unit and the residential neighbors north of our building site, maintain vegetation, and not disturb the slope. Traffic will not be adversely impacted due to the limited number of units within our proposed multifamily dwelling. Also, a clear majority of our residents use public transportation and do not own personal vehicles.

AWARE is partnering with Bicknell, Inc., who will purchase the property and provide construction services once the zoning to General Commercial has occurred. Bicknell has estimated the cost for property purchase and construction to be \$2.1M, which AWARE currently has secured. Funding sources include the State of Alaska, the Rasmuson, Foundation, and community members donating over \$170,000 as part of a Rasmuson Foundation challenge match. This project is shovel ready, and barring unforeseen delays, site preparation would begin Spring 2014, with completion and occupancy in Fall 2014. This timeline is within the parameters allowed by our funding sources.

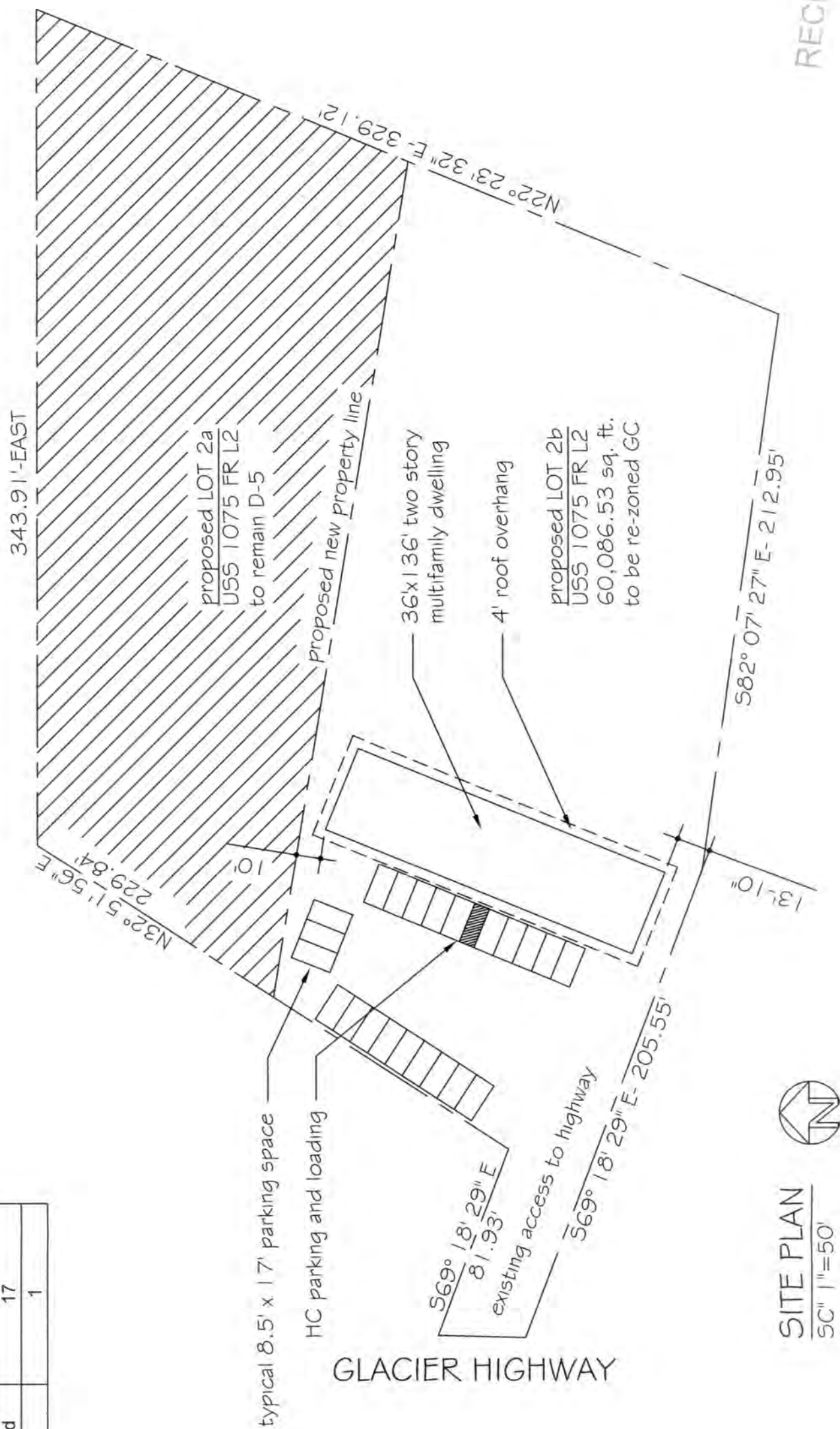
Since 2007, AWARE has strategically explored the need for, and provision of, extended stay shelter for women and families leaving our emergency safe shelter. AWARE had been unsuccessful in finding a suitable site to build the desired facility with the funds available. This proposal allows for on-site supportive services, as well as proximity to AWARE, the bus line, Twin Lakes park and playground, and community services. Independent housing increases the opportunities for women to break the cycle of domestic/sexual victimization, gain safety and stability for themselves and their families, and realize their potentials as women with agency.

Juneau's housing crisis remains a significant challenge for women in our emergency safe shelter. The 2012 JECD Housing Needs Assessment (222.jedc.org), documented the need for more than 440 low income housing units in Juneau. With a less than 2% overall vacancy rate, competition for the few units available on the market is fierce and does not favor the single mother just starting out after a recent separation from an abusive partner.

We believe this project meets the criteria set out in Policy 10.2 of the 2013 CBJ Comprehensive plan: To allow flexibility and a wide range of creative solutions in residential and mixed use land development with the urban service area, while avoiding potential residential land use conflicts with existing neighbors.



Parking Calculations		
Use	spaces required	spaces provided
2 bedrooms	1,5000	6
1 bedroom	1	4
efficiency	0.7500	3
offices	1 per 300 sq ft	4
	total standard	17
accessible	1 per 25	1



RECEIVED  
JAN 03 2014  
PERMIT CENTER/CDD

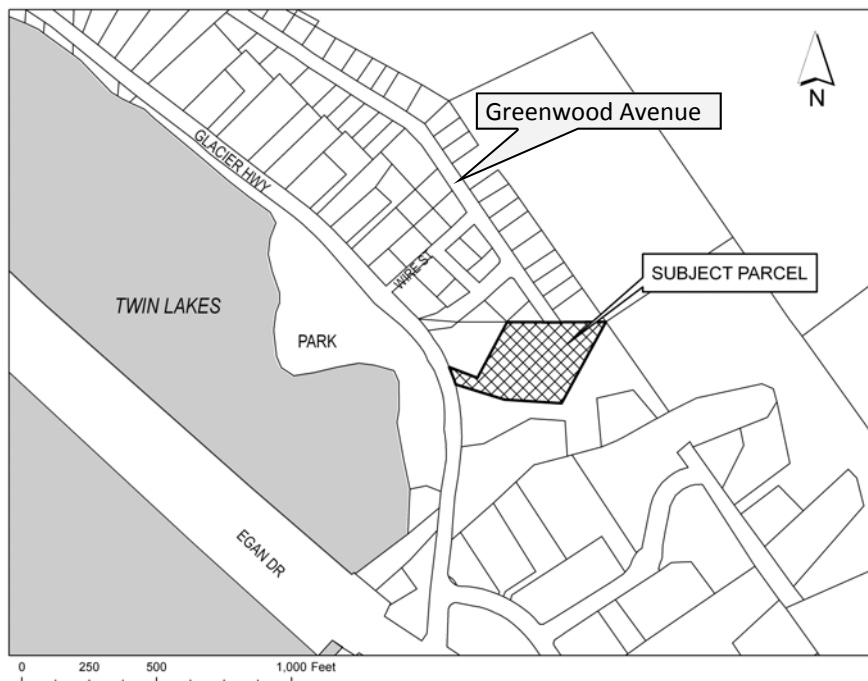
JAN 03 2014

PERMIT CENTER/CDD  
4107 6 0 1 1

AWARE rezoning Jan. 3, 2014



# NOTICE OF PUBLIC HEARING



**City & Borough of Juneau**  
Community Development Department  
155 S Seward Street • Juneau, Alaska 99801

**SHIP TO:**



**PROPOSAL:** Application to rezone 1.3 acres of Lot 2, Two Lot Subdivision, a fraction of USS 1075, from D5 to General Commercial.

<b>File No:</b>	<b>AME2014 0001</b>	<b>Applicant:</b>	<b>AWARE, Inc.</b>
<b>To:</b>	<b>Adjacent Property Owners</b>	<b>Property PCN:</b>	<b>7-B09-0-104-016-2</b>
<b>Hearing Date:</b>	<b>February 25, 2014</b>	<b>Owner:</b>	<b>HANFAM Enterprises Inc.</b>
<b>Hearing Time:</b>	<b>7:00 PM</b>	<b>Size:</b>	<b>2.3724 acres</b>
<b>Place:</b>	<b>Assembly Chambers</b>	<b>Zoned:</b>	<b>D5</b>
	<b>Municipal Building</b>	<b>Site Address:</b>	<b>3410 Glacier Hwy</b>
	<b>155 South Seward Street</b>	<b>Accessed Via:</b>	<b>Glacier Hwy</b>
	<b>Juneau, Alaska 99801</b>		

## 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 Sarah Bronstein at [sarah\\_bronstein@ci.juneau.ak.us](mailto:sarah_bronstein@ci.juneau.ak.us) or at 586-0466.*

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).



*Date notice was printed: January 28, 2014*

# MINOR SUBDIVISION OR PLATTING APPLICATION

(CHANGING OR CREATING 4 OR FEWER LOTS)

Project Number	Project Name (15 characters)	Case Number <u>SMN20140002</u>	Date Received <u>1/29/14</u>	
<b>TYPE OF MINOR SUBDIVISION OR PLATTING APPROVAL REQUESTED</b> (please see submittal requirements on reverse)				
<input type="checkbox"/> Zero Lot Line (Common Wall) (SMN)	<input type="checkbox"/> "Panhandle" Subdivision (SMN)			
<input type="checkbox"/> Accretion Survey (SMN)	<input type="checkbox"/> Boundary Adjustment (SMN)			
<input type="checkbox"/> Lot Consolidation (SLC)	<input checked="" type="checkbox"/> Subdivisions resulting in 4 or fewer lots (SMN)			
<input type="checkbox"/> Bungalow Lot Subdivision (SMN)	<input type="checkbox"/> Other _____			
Please attach a cover letter to fully explain the project if there is not adequate space on this form.				
<b>LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:</b> <u>USS 1075 FRL 2</u>				
Number of Existing Parcels <u>1</u> Total Land Area <u>2.38 ac</u> Number of Resulting Lots or Parcels <u>2</u>				
<b>HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS:</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES      If Yes, provide the Case Number _____				
<b>EXISTING BUILDING(S) OR STRUCTURES ON THE LAND:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
<b>CURRENT USE OF LAND OR BUILDING(S):</b> <u>Mobile on Lot</u>				
<b>PROPOSED USE OF LAND OR BUILDING(S):</b> <u>Residential development</u>				
<b>UTILITIES AVAILABLE:</b> WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site      SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site				
<b>UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):</b> _____				
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.	<b>SUBDIVISION/PLATTING FEES</b>			
	Fees	Check No.	Receipt	Date
	Application Fees	\$ <u>450</u>	_____	_____
	Admin. of Guarantee	\$ _____	_____	_____
	Adjustment	\$ _____	_____	_____
	Total Fee	\$ <u>450</u>	<u>CC</u>	<u>CDD4738</u> <u>1/29/14</u>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

# DEVELOPMENT PERMIT APPLICATION

<b>Project Number</b> SMN20140002	<b>CITY and BOROUGH of JUNEAU</b>	<b>Date Received:</b> 1/29/14
<b>Project Name</b> (City Staff to Assign Name)		

INFORMATION           PROJECT / APPLICANT	<b>Project Description</b> Subdivide lot into two parcels		
	<b>PROPERTY LOCATION</b>		
	<b>Street Address</b> 3410 Glacier Hwy	<b>City/Zip</b> Juneau 99801	
	<b>Legal Description(s) of Parcel(s)</b> (Subdivision, Survey, Block, Tract, Lot) USS 1075 FR L2		
	<b>Assessor's Parcel Number(s)</b> 7B0901040162		
	<b>LANDOWNER/ LESSEE</b>		
	<b>Property Owner's Name</b> Ken Hansen	<b>Contact Person:</b> Ken	<b>Work Phone:</b> 723-4087
	<b>Mailing Address</b> PO Box 32174 Juneau AK 99803	<b>Home Phone:</b> 780-4085	<b>Fax Number:</b>
	<b>E-mail Address</b>		<b>Other Contact Phone Number(s):</b>
	<b>LANDOWNER/ LESSEE CONSENT</b>		
****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><i>Ken Hansen</i></u> Landowner/Lessee Signature		1-24-14 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.			
<b>APPLICANT</b>			
If the same as OWNER, write "SAME" and sign and date at X below.			
<b>Applicant's Name</b> Bicknell Inc	<b>Contact Person:</b> David	<b>Work Phone:</b> 789-5727	
<b>Mailing Address</b> PO Box 33517	<b>Home Phone:</b>	<b>Fax Number:</b> 789-2644	
<b>E-mail Address</b> dbloomer@bicknell-inc.com	<b>Other Contact Phone Number(s):</b>		
X <u><i>David Bloomer</i></u> Applicant's Signature		1-24-14 Date of Application	

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	<b>Permit Type</b>	<b>***SIGN</b>	<b>Date Received</b>	<b>Application Number(s)</b>
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
	X	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		1/29/14	SMN20140002
		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.				
	<b>Comments:</b>				<b>Permit Intake Initials</b> HW



## MINOR SUBDIVISION SUBMITTAL REQUIREMENTS

Each application for a Minor Subdivision is reviewed under the Community Development Department, Planning Division approval process.

**Application:** An application for a Minor Subdivision will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

**Forms:** A completed Minor Subdivision Or Platting Application form and Development Permit Application form. The "land owner or lessee consent" signature and initials are mandatory on the Development Permit Application form.

**Fees:** The fee is dependent upon the type of subdivision and the number of parcels involved. Any development work or use done without a permit issued will be subject to double fees. All fees are subject to change.

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

**Submittals:** The Minor Subdivision shall be prepared by a professional land surveyor licensed to practice in the state of Alaska

- A. Plat
- B. Closure Report
- C. As-built Survey (May be required if there are existing structures on the lot)

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

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xml, .rtf or other formats pre-approved by the Community Development Department.
- B. 5 Paper copies may not be larger than 24" X 36" in size (Unless an alternate paper size is preapproved by the Community Development Department).

Please consult with the Community Development Department to discuss whether additional information may be required for your application. The "Planner-On-Call" can be reached by contacting the Permit Center at 586-0770 or via e-mail at [Permits@ci.juneau.ak.us](mailto:Permits@ci.juneau.ak.us).

**Application Review & Recording Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and eventual recording of the final document. This process includes:

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

**Recording:** Once the plat and as-built survey have been reviewed and approved by Community Development Department, the applicant will need to submit two (2) mylar copies of the approved plat with the appropriate signatures (If necessary, the Community Development Department has Notary Publics available to witness the signing of the plat). Prior to recording, it will be the responsibility of the applicant to make sure all taxes, assessments, and/or improvement bonds have been paid. The Community Development Department will then record that plat the Alaska Department of Natural Resources Juneau District Recorder's Office.

## MINOR LOT CONSOLIDATION SUBMITTAL REQUIREMENTS

In the case of a Minor Lot Consolidation application, the Community Development Department will determine whether the applicant will be required to follow the platting submittal requirements above or be able to utilize the "Notice of Minor Lot Consolidation" form.

**PLEASE NOTE:** An Authorization to Subdivide form will be required between the dates of January 1 and June 30 for any subdivision activity. The Authorization to Subdivide form allows for the appropriate property tax billing to occur when a parcel is subdivided between January 1 and June 30.

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



RECEIVED

JAN 29 2014

11441010

N24°06'10"W  
Lc=41.86'  
A=41.87'  
Tc=20.94'  
C=3°58'42"  
Rc=602.95'

GLACIER HIGHWAY

250.87' N21°58'32"E  
N21°56'25"E  
324.56'

30' 0" SLOPE  
EASEMENT

209.06' N56°17'35"W

S82°43'27"E  
212.90'

N21°47'52"E  
73.73'

S89°54'29"E  
205.65'

N69°54'29"W  
81.93'

N32°15'56"E  
229.84'

N32°36'53"W  
139.48'

M.65°55'56" 1861

LOT 1 & 2  
LOT 4

342.95' S89°50'37"E  
342.94' N89°51'08"W

LOT 3

N53°18'08"E  
123.46'

S89°44'00"E  
122.80'

N89°50'05"W  
148.57'

WATER  
S/S VALVE

30' X 60' COVERED  
ENTRANCE



- NOTES:**
1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
  2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
  3. DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
  4. RECORD DIMENSIONS DIFFERENT FROM MEASURED OR CALCULATED DIMENSIONS ARE SHOWN IN PARENTHESES.
  5. THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTING BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY C&B ENGINEERING PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES

PLAT OF  
**LOT 2A & LOT 2B**  
A SUBDIVISION OF  
**LOT 2**  
**TWO LOT SUBDIVISION**  
WITHIN U.S. SURVEY NO. 1075  
CITY & BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT

OWNER:  
HANFAM ENTERPRISES, INC.  
PO BOX 032174  
JUNEAU, AK 99803

SUBJECT:  
J.W. BEAN  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
JUNEAU, ALASKA 99801

DATE: 1-28-2014 SCALE: 1"=40' SHEET 1 OF 1

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY & BOROUGH OF JUNEAU DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU, ALASKA, AND THAT THE CITY & BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

Dated: \_\_\_\_\_, 2014.

Attest:  
\_\_\_\_\_  
Director  
City & Borough of Juneau  
Department of Community Development

City & Borough of Juneau

RECEIVED  
JAN 29 2014  
CITY & BOROUGH OF JUNEAU

SALMON CREEK MEDICAL SUBD.  
(2003-16)

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY & BOROUGH OF JUNEAU DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & BOROUGH OF JUNEAU, ALASKA, AND THAT THE CITY & BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

Dated: \_\_\_\_\_, 2014.

Attest:  
\_\_\_\_\_  
Director  
City & Borough of Juneau  
Department of Community Development

City & Borough of Juneau

**STATEMENT OF OWNERSHIP:**

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: \_\_\_\_\_, 2014

Owner: \_\_\_\_\_  
HANFAM ENTERPRISES, INC.

**NOTARY ACKNOWLEDGMENT:**

UNITED STATES OF AMERICA ) S.S.  
STATE OF ALASKA )  
THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, HANFAM ENTERPRISES, INC. WAS PRESENTED AND SWORN, PERSONALLY APPEARED 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 \_\_\_\_\_

**LEGEND**

- ⊕ PRIMARY DOT MONUMENT RECOVERED THIS SURVEY
- ⊕ SHOULDER MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- ⊕ BRASS CAP, E.M.P.S.
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR & CAP, E.M.P.S.
- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊙ REBAR & ALUMINUM CAP, ALASKA LAND SURVEYING
- SURVEYED
- UNSURVEYED
- CENTERLINE
- SURVEY TIE
- EASEMENT

(R1) = AS PER PLAT NO.

**BASIS OF BEARING**

BASES OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S28°08'33"E FROM A FOUND BRASS CAP BEING THE SOUTHEAST CORNER OF LOT 2, TWO LOT SUBDIVISION, TO A FOUND REBAR & CAP BEING THE SOUTHWEST CORNER OF LOT 2, TWO LOT SUBDIVISION AS SHOWN ON RECORD PLAT NO. 84-124.

**CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING & DISTANCE
C1	4°04'58"	602.96'	42.97'	N24°46'35"W 42.96'

**U.S.S. 2132**

GREENWOOD SUBD.  
BLOCK A  
LOTS 1 & 2

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 1075**

TWO LOT SUBDIVISION  
(84-124)

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

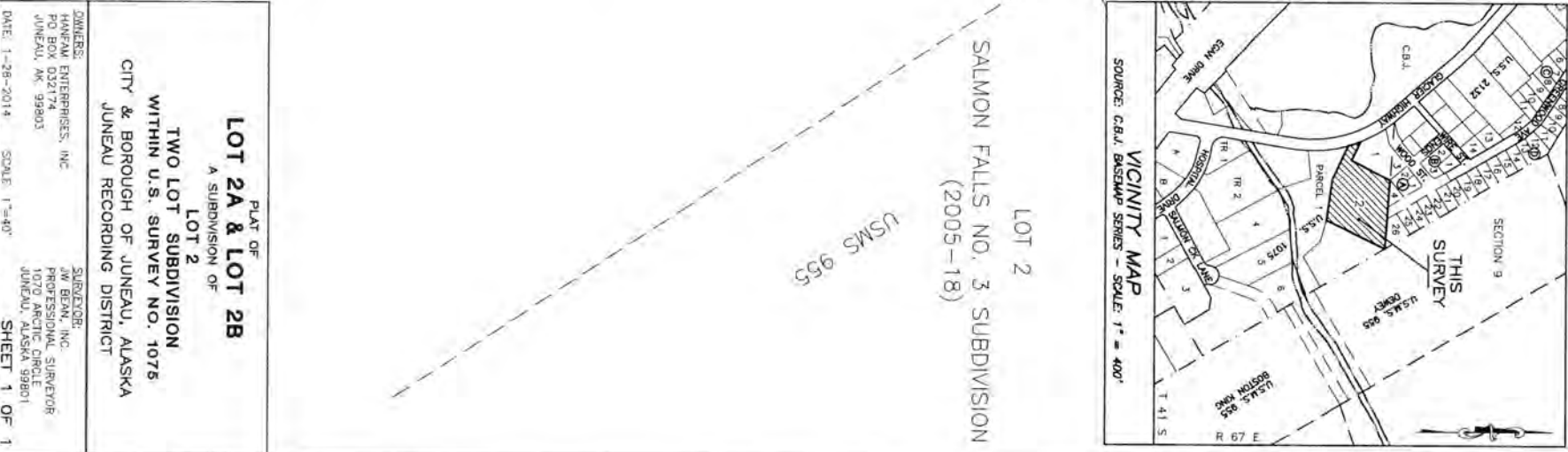
SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1

**U.S.S. 955**

SALMON FALLS TWO SUBD.  
(2000-10)  
LOT 1







**NOTICE OF NEIGHBORHOOD MEETING  
FOR PROPOSED RE-ZONE**

Thursday, February 6, 2014, 6:00-7:30 p.m.  
Juneau Public Health Center  
3412 Glacier Highway  
1<sup>st</sup> floor conference room

Dear Resident,

The CBJ Community Development Department received a request to rezone a portion of 3410 Glacier highway from D-5 Residential to General Commercial.

The CBJ Community Development Department is hosting a neighborhood meeting to explain the details and the CBJ review process. This meeting will be held on Thursday, February 6th, 6:00 to 7:30 p.m. at the Juneau Public Health Center Regional Office, 3412 Glacier Highway, 1<sup>st</sup> floor conference room.

The purpose of this meeting is to provide information, respond to questions, and to get a sense of concerns that the neighborhood might have, so issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. The project has been scheduled for review by the Planning Commission on February 25th, and all landowners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify on the proposal.

If you have more questions, or are unable to attend the neighborhood meeting and would like to submit comments, please contact Sarah Bronstein at 586-0466 or [sarah\\_bronstein@ci.juneau.ak.us](mailto:sarah_bronstein@ci.juneau.ak.us).

cc: File No.: AME2014 0001



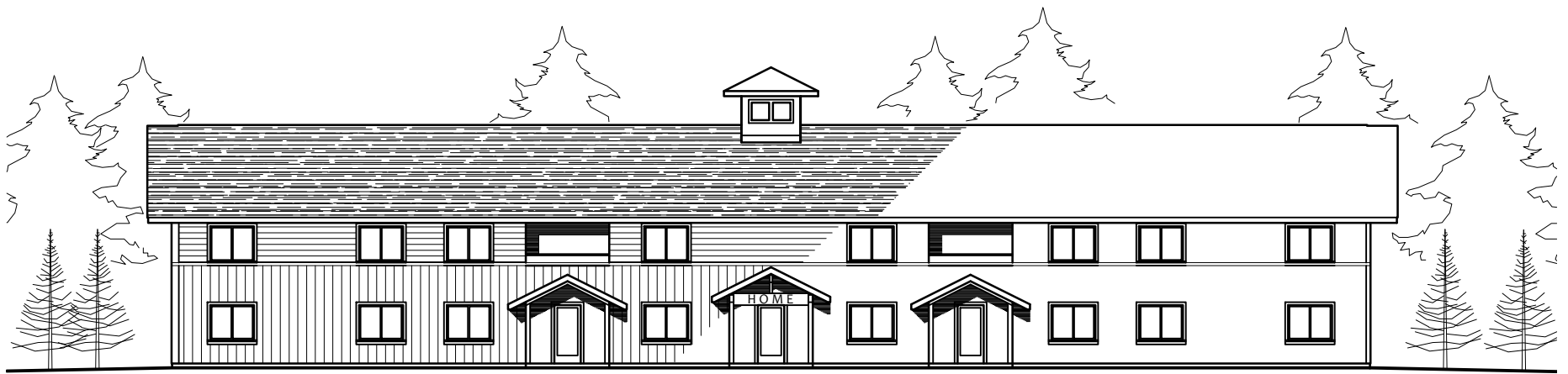
Neighborhood Meeting

AME2014 0001: Request to rezone a portion of 3410 Glacier Highway from D-5 to  
General Commercial

Public Health SE Regional Office

February 6, 2013 6:00 pm – 7:30 pm

Name	Email/ mailing address (Optional)
Kelly Magee	
John SHED	
Chris Bauman	
Kenneth HANSEN	
DAVID HANSEN	
Shawn Carey	
Swarupa Tott	
Masago Nishigawa	
WAVE EVKOTT	
Richard Cole	
Beth McKibben CRD	
Travis Goddard	
Scott Cigambar	
Josh York	



Attachment F



*"We help adults with mental  
illness live their own best lives"*

*Quality Community Behavioral Health Services Since 1985*

---

January 27, 2014  
City & Borough of Juneau  
Community Development Department  
155 S. Seward St.  
Juneau, AK 99801

Dear Reader:

JAMHI is writing this letter in support of AWARE's request to rezone 3410 Glacier Hwy- now D5 Residential- to General Commercial as an expansion of the existing General Commercial zone. This is contingent upon sub-dividing the lot as requested.

AWARE's plans for the construction of a facility with 12 transitional living apartments- 4 efficiency units, 4- 1 bedroom units and 4- 2 bedroom units, as well as office community and children's space will be a benefit for the entire Juneau community. Women and families leaving AWARE's emergency safe shelter will have a safe place to further build their safety and stability. Much needed affordable housing units will be available. The location allows families easy access to JAMHI, to the bus line, medical providers, Twin Lakes park and playground, and is in close proximity to AWARE. This project is in keeping with the neighborhood and with the CBJ Comprehensive Plan.

We know that AWARE has been working on a project of this nature for several years, and that they have raised significant funds toward this end. We are delighted with the perseverance of AWARE, and that they've been able to identify this lot as feasible for their project. We urge the zone change in accordance with AWARE's request and the CBJ Comprehensive Plan.

Sincerely,

Pamela L. Watts  
Executive Director

---

3406 Glacier Hwy  
Juneau, Alaska 99801

Tel. (907) 463-3303  
Fax (907) 463-6858  
[www.jamhi.org](http://www.jamhi.org)  
[info@jamhi.org](mailto:info@jamhi.org)