

# MEMORANDUM

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

**DATE:** February 24, 2014  
**TO:** Planning Commission  
**FROM:** Eric Feldt, Planner   
Community Development Department

**FILE NO.:** USE2014 0002

**PROPOSAL:** A Conditional Use permit to expand the manufacturing, retail, and tasting areas of the Alaska Brewery.

## GENERAL INFORMATION

Applicant: Jensen Yorba Lott Inc.

Property Owner: AKBev Group LLC

Property Address: 5429 Shaune Drive

Legal Description: Lot 8 SSG

Parcel Code Numbers: 5-B12-0-139-005-0; 006-0; 007-0; 5-B12-0-102-006-0; 007-0; 008-0; 5-B12-0-141-001-0; 5-B12-0-141-002-0; 5-B12-0-102-022-0; 5-B12-0-102-025-0

Site Size: 4.5 Acres

Comprehensive Plan Future Land Use Designation: Light Industrial (LI)

Zoning: Industrial

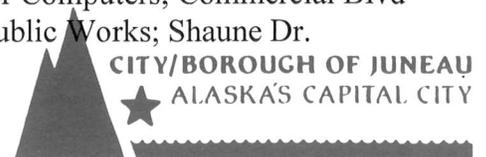
Utilities: Public Water & Sewer

Access: Shaune Drive & Commercial Boulevard

Existing Land Use: Beer Manufacturing

Surrounding Land Use:

|       |  |
|-------|--|
| North | - Industrial; Storage Units; Commercial Blvd         |
| South | - Industrial; Storage Units/ Boat Maint.; Shaune Dr. |
| East  | - Industrial; Kappler Computers; Commercial Blvd     |
| West  | - Industrial; CBJ Public Works; Shaune Dr.           |



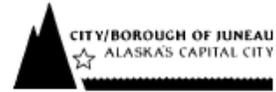
## Vicinity Map



529 SHAUNE DR  
VICINITY

Map created: February 5th, 2013

0 50 100 200 Feet



## **ATTACHMENTS**

|            |   |                   |
|------------|---|-------------------|
| Attachment | A | Site Plan         |
| Attachment | B | Floor Plans       |
| Attachment | C | Project Narrative |

## **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit to expand the existing brewery operations with a new warehouse, retail and tasting areas, and office space in the Lemon Creek area. The existing retail and tasting area will be replaced with the proposal. The area of expansion is shown in Attachments A & B and is in the area of the soon to be vacated Borrow Street. A project narrative is provided in Attachment C.

## **BACKGROUND**

The Alaska Brewery company has been in operation since 1986. The brewery covers many properties in Lemon Creek and will soon acquire the Borrow Street right-of-way for the subject proposal. The brewery operations consist of assembly and manufacturing, outside and indoor storage tanks, related offices, customer tasting/retail space, and parking and loading areas.

On May 14, 2013, the Planning Commission approved the first of two phases of vacating Borrow Street. The second phase involves a Minor Subdivision, reviewed by the Community Development Department and recorded by the State. As of the date of this memorandum, the applicant has not filed the subdivision. However, their desire is to get the expansion reviewed in order to decide whether and when to apply for the subdivision.

## **ANALYSIS**

### **Project Site**

The brewery site consists of 12 lots, some of which are separated by Borrow Street. The site is bordered by Commercial Boulevard to the north, Shaune Drive to the south, and Borrow Street within the site. The total acreage of the site is 4.5 acres + Borrow Street ROW. The proposed addition will occur in the Borrow Street ROW after it is vacated.

### **Project Design**

The proposal consist of a new 2-story building in the area of Borrow Street that will attach to two existing buildings on either side. The addition is approximately 130 feet wide x 140 feet long, consisting of a large warehouse/assembly area, office, tasting, and retail spaces. The addition will have a second-story mezzanine (tasting area) overlooking the first floor warehouse space. The new much larger tasting and retail spaces will replace the existing combined space. Six new truck loading

bays will be provided at the back of the addition.

As mentioned earlier, Borrow Street ROW will be vacated and become private property for the brewery. The vacated property lines are shown in dashes and the proposed property lines are thicker lines, as shown in Attachment A.

**Traffic**

The customer-related spaces (retail and tasting areas) are expected to create the highest traffic demand due to the popularity of the brewery. These spaces will likely result in sporadic traffic patterns, while traffic from the office and manufacturing is expected to be more steady but at lower volumes. Additional deliveries from the new truck loading bays will slightly increase traffic volumes in the neighborhood. Overall, the addition will not substantially increase existing traffic levels in the neighborhood.

**Parking and Circulation**

According to staff’s records, the brewery has a parking requirement of 41 spaces. The parking requirement for the proposed addition is shown below.

| 49.40.120 Minimum Space and Dimensional Standards for Parking and Off-street Loading: |                     |                          |                        |
|---|---------------------|--------------------------|------------------------|
| <u>Proposal Uses</u>  | <u>Size</u>         | <u>Space Calculation</u> | <u>Required Spaces</u> |
| • Warehouse   | 14,300 sq ft        | 1 space per 1,000 SQ FT  | 14.3                   |
| • Office  | 4,160 sq ft         | 1 space per 300 SQ FT    | 13.9                   |
| • Retail  | 4,160 sq ft         | 1 space per 300 SQ FT    | 13.9                   |
| • Tasting   | <u>3,300 sq ft</u>  | 1 space per 300 SQ FT    | <u>11</u>              |
| <b>Total</b>  | <b>25,920 sq ft</b> |                          | <b>53.1</b>            |

**Total Number of Required Parking Spaces (Proposal + Existing): (53.1 + 41) = 94.1 ≈ 94**

**Total Number of Required Accessible Spaces: 4**

The submitted site plan shows 113 spaces, therefore, the parking requirement is met.

The applicant states a maximum of 64 employees would be on the site with the addition. Therefore, 50 parking spaces could be available for customer use or additional staff.

Staff notes that the brewery has recently used a private shuttle company to transport cruise ship passengers from the downtown area to the brewery. Although this cannot reduce the parking requirement, it will have an effect on reducing the actual vehicular demand of customer traffic levels.

### **Noise**

This neighborhood is zoned for and contains a mixture of industrial uses. All indoor activity noise is expected to be contained within the building. The only additional outdoor operations of the addition is expected from the six new truck loading bays. According to the applicant's plans, six truck bays currently exist at the site. Doubling the number of bays will increase noise levels at the site but is not expected to be substantial nor disruptive to the neighborhood.

### **Public Health or Safety**

The health and safety of the occupants inside the building will be assured through complying with local building codes. The health and safety of motorists will be assured because the proposal will not substantially increase existing traffic levels.

Staff solicited comments from the Capital City Fire & Rescue (CCF/ R) and Juneau Police Department (JPD). CCF/ R did not have any issues with this project; JPD did not provide comments by the date of this memorandum.

### **Habitat**

No habitat regulated by the Land Use Code will be affected by the applicant's proposal.

Under section 49.50.300 of the Land Use Code, at least 5% of an Industrial zoned property must contain vegetation. Looking at the site plan of the affected lots under the proposal, the applicant has shown where vegetation will be provided to comply with this requirement.

### **Property Value or Neighborhood Harmony**

Property Value and neighborhood harmony will be preserved because the proposal will not significantly increase noise, traffic, dust, or odor levels in the neighborhood. The brewery manufacturing operations primarily take place indoors. As mentioned earlier, the site is in an industrial neighborhood.

### **Conformity with Adopted Plans**

#### 2013 Comprehensive Plan

The 2013 Comprehensive Plan designates the neighborhood as Light Industrial. This land use designation is defined below.

#### **Light Industrial**

**Land to be developed for heavy commercial or light industrial uses such as small- to medium- scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.**

The brewery is consistent with the Light Industrial land use designation for the following reasons. Manufacturing beer primarily takes place indoors, therefore, noise levels and odors are mainly contained inside. Outdoor lighting is minimal for this same reason. Customer traffic and truck deliveries produce the most noticeable noises but still remain relatively low compared to other uses in the neighborhood.

Title 49: Land Use Code

According to the Land Use maps, the neighborhood is in an Industrial zoning district. This district is intended to accommodate industrial activity which includes manufacturing, processing, repairing and assembling goods. As stated above, the use of the site manufactures beer which includes assembly, processing, and transporting of beer. The impacts of beer making to neighboring sites is low. The use and the proposed addition are consistent with the Industrial zoning district.

Therefore, the proposal is consistent with adopted CBJ plans.

**FINDINGS**

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;  
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;  
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

***1. Is the application for the requested conditional use permit complete?***

**Yes.** Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

***2. Is the proposed use appropriate according to the Table of Permissible Uses?***

**Yes.** The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 4.070 for the Industrial zoning district.

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

**Yes.** The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the February 28 and March 10 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

***4. Will the proposed development materially endanger the public health or safety?***

**No.** The health and safety of the public will be preserved through compliance with local building codes, and little effect to existing traffic levels.

***5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

**No.** Property Value and neighborhood harmony will be preserved because the proposal will not significantly increase noise, traffic, dust, or odor levels in the neighborhood. Further, there is a mixture of industrial uses in the neighborhood.

***6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**No.** The use of a brewery and expansion thereto conform with the 2013 Comprehensive Plan and Land Use Code because of the low-industrial operations of the business.

**Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:**

***7. Will the proposed development comply with the Juneau Coastal Management Program?***

*N/A.* No elements of the Juneau Coastal Management Program apply to the proposal.

**RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow for the expansion of the manufacturing, retail, and tasting areas once Borrow Street ROW is vacated.

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

|                                      |                              |             |                                  |
|--------------------------------------|------------------------------|-------------|----------------------------------|
| Project Number<br><u>USE20140002</u> | Project Name (15 characters) | Case Number | Date Received<br><u>01/21/14</u> |
|--------------------------------------|------------------------------|-------------|----------------------------------|

**TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED**

- Accessory Apartment\*\*\* (AAP)      Driveway in Right-of-Way (ADW)  
 Use Listed in §49.25.300 (USE)  
 (Table of Permissible Uses)

4.070 Medium

Please list the Table of Permissible Uses Category: 4.050 Light Manufacturing

\*\*\*An Accessory Apartment Application will also be required.

**DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.**

Construction of an expansion of the Alaskan Brewery of approximately 28,300 square feet in an Industrial Zone

**IS THIS A MODIFICATION OF AN EXISTING APPROVAL?**

- NO      YES - Case # \_\_\_\_\_

**CURRENT USE OF LAND OR BUILDING(S):**  
Alaskan Brewery and Borrow Street ROW

**PROPOSED USE OF LAND OR BUILDING(S):**  
Expansion of the existing operation

**UTILITIES PROPOSED:**     **WATER:**      Public      On Site     **SEWER:**      Public      On Site

**SITE AND BUILDING SPECIFICS:**

Total Area of Lot 44,550 +/- square feet     Total Area of Existing Structure(s) 4,100 square feet  
 Total Area of Proposed Structure(s) 28,300 square feet

**EXTERNAL LIGHTING:**

- Existing to remain      No      Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures  
 Proposed      No      Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

**PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Site Plan</li> <li><input checked="" type="checkbox"/> Floor Plan of proposed buildings</li> <li><input checked="" type="checkbox"/> Elevation view of existing and proposed buildings</li> <li><input checked="" type="checkbox"/> Proposed Vegetative Cover</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation</li> <li><input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)</li> </ul> |
|---|--|

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.

**ALLOWABLE/CONDITIONAL USE FEES**

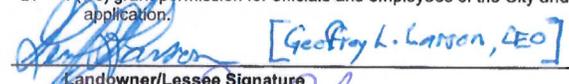
| Fees   | Check No.     | Receipt        | Date            |
|--|---------------|----------------|-----------------|
| Application Fees <span style="color: red;">C64317</span> \$ <u>1,000</u> | _____         | _____          | _____           |
| Admin. of Guarantee \$ _____   | _____         | _____          | _____           |
| Adjustment \$ _____  | _____         | _____          | _____           |
| Pub. Not. Sign Fee \$ <u>50</u>  | _____         | _____          | _____           |
| Pub. Not. Sign Deposit \$ <u>100</u>                                     | _____         | _____          | _____           |
| <b>Total Fee</b> \$ <u>1150.00</u>                                       | <u>010696</u> | <u>CDD4701</u> | <u>01/21/14</u> |

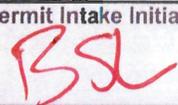
**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

TO BE COMPLETED BY THE APPLICANT

# DEVELOPMENT PERMIT APPLICATION

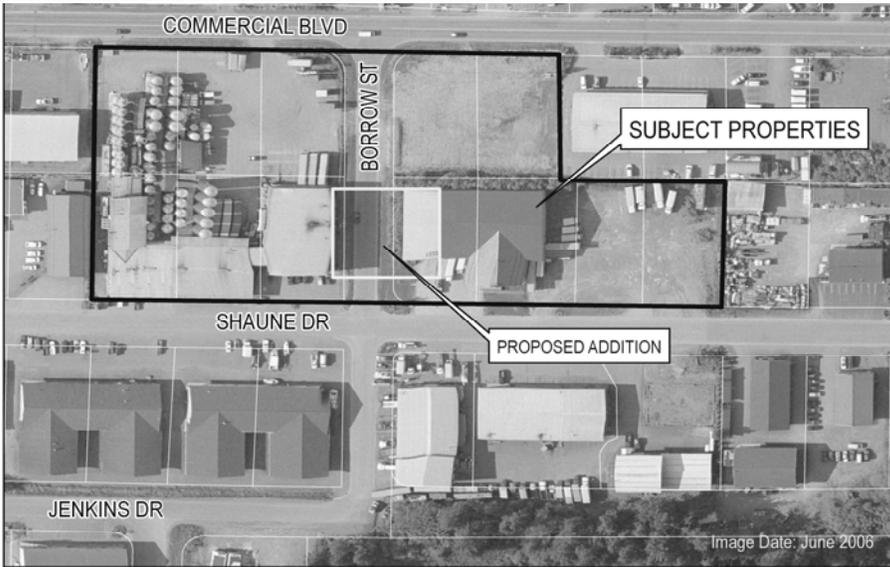
|  |                                   |                                |
|--|-----------------------------------|--------------------------------|
| <b>Project Number</b><br>USE20140002               | <b>CITY and BOROUGH of JUNEAU</b> | <b>Date Received:</b> 01/21/14 |
| <b>Project Name</b><br>(City Staff to Assign Name) |                                   |                                |

|  |  |                                     |  |
|--|--|-------------------------------------|--|
| PROJECT / APPLICANT INFORMATION  | <b>Project Description</b><br>An approximately 28,300 square foot expansion of the Alaskan Brewery, consisting of approximately 18,900 square feet on the ground floor and 9,400 square feet on the second floor. The building will be used for warehousing, bottling, retail sales and offices. |                                     |  |
|  | <b>PROPERTY LOCATION</b>   |                                     |  |
|  | <b>Street Address</b><br>5429 Shaune Drive   | <b>City/Zip</b><br>Juneau, AK       |  |
|  | <b>Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)</b><br>Property is in the process of being re-platted. See attached drawing  |                                     |  |
|  | <b>Assessor's Parcel Number(s)</b><br>See attached drawing   |                                     |  |
|  | <b>LANDOWNER/ LESSEE</b>   |                                     |  |
|  | <b>Property Owner's Name</b><br>AKBEV Group LLC  | <b>CBJ (Borrow Street ROW)</b>      | <b>Contact Person:</b><br>Geoff Larson |
|  | <b>Mailing Address</b><br>5429 Shaune Dr, Juneau, AK 99801   | <b>155 S. Sewerd St, Juneau, AK</b> | <b>Work Phone:</b><br>780-5866         |
|  | <b>E-mail Address</b><br>glarson@alaskanbeer.com   | <b>Home Phone:</b>                  | <b>Fax Number:</b><br>780-4514         |
|  | <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:<br>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.<br>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  | <br>Landowner/Lessee Signature  | 1/19/2014<br>Date                   |  |
| X  | <br>Landowner/Lessee Signature  | Jan 21 2014<br>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><br>Jensen Yorba Lott, Inc.   | <b>Contact Person:</b><br>Wayne Jensen   | <b>Work Phone:</b><br>586-1070      |  |
| <b>Mailing Address</b><br>522 West 10th St. Juneau, AK 99801   | <b>Home Phone:</b><br>364-2474   | <b>Fax Number:</b>                  |  |
| <b>E-mail Address</b><br>wayne@jensenyorbalott.com   | <b>Other Contact Phone Number(s):</b><br>789-4521  |                                     |  |
| X  | <br>Applicant's Signature   | 1-21-14<br>Date of Application      |  |

|  |                                     |   |         |  |                              |
|--|-------------------------------------|---|---------|--|------------------------------|
| OFFICE USE ONLY BELOW THIS LINE                        |                                     |   |         |  |                              |
| STAFF APPROVALS  | <input checked="" type="checkbox"/> | <b>Permit Type</b><br>Building/Grading Permit   | ***SIGN | <b>Date Received</b>   | <b>Application Number(s)</b> |
|  |                                     | <b>City/State</b><br>Project Review and City Land Action  |         |  |                              |
|  |                                     | <b>Inquiry Case</b><br>(Fee In Lieu, Letter of ZC, Use Not Listed)                                    |         |  |                              |
|  |                                     | <b>Mining Case</b><br>(Small, Large, Rural, Extraction, Exploration)                                  |         |  |                              |
|  |                                     | <b>Sign Approval</b><br>(If more than one, fill in all applicable permit #'s)                         |         |  |                              |
|  |                                     | <b>Subdivision</b><br>(Minor, Major, PUD, St. Vacation, St. Name Change)                              |         |  |                              |
|  | <input checked="" type="checkbox"/> | <b>Use Approval</b> (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) |         | 01/21/14   | USE20140002                  |
|  |                                     | <b>Variance Case</b><br>(De Minimis and all other Variance case types)                                |         |  |                              |
|  |                                     | <b>Wetlands Permits</b>   |         |  |                              |
|  |                                     | <b>Zone Change Application</b>  |         |  |                              |
|  | <b>Other</b><br>(Describe)          |   |         |  |                              |
| ***Public Notice Sign Form filled out and in the file. |                                     |   |         |  |                              |
| <b>Comments:</b>                                       |                                     |   |         | <b>Permit Intake Initials</b><br> |                              |



# NOTICE OF PUBLIC HEARING

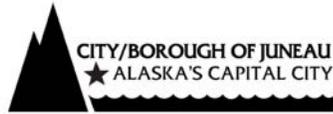


**City & Borough of Juneau**  
Community Development Department  
155 S Seward Street • Juneau, Alaska 99801

**SHIP TO:**

5429 SHAUNE DR  
VICINITY

Map created: February 5th, 2013



**PROPOSAL:** A Conditional Use permit to expand the manufacturing, retail, and tasting areas of the Alaskan Brewery.

|                      |                                 |                       |  |
|----------------------|---------------------------------|-----------------------|--|
| <b>File No:</b>      | <b>USE2014 0002</b>             | <b>Applicant:</b>     | <b>Jensen Yorba Lott, Inc.</b>   |
| <b>To:</b>           | <b>Adjacent Property Owners</b> | <b>Property PCNS:</b> | 5B1201390050, 5B1201390060, 5B1201390070, 5B1201020060, 5B1201020070, 5B1201020080, 5B1201410010, 5B1201410010, 5B1201410020, 5B1201020220, 5B1201020250 |
| <b>Hearing Date:</b> | <b>March 11, 2014</b>           | <b>Owner:</b>         | <b>AKBEV Group LLC</b>   |
| <b>Hearing Time:</b> | <b>7:00 PM</b>                  | <b>Size:</b>          | <b>4.5 Acres</b>   |
| <b>Place:</b>        | <b>Assembly Chambers</b>        | <b>Zoned:</b>         | <b>Industrial</b>  |
|                      | <b>Municipal Building</b>       | <b>Site Address:</b>  | <b>5429 Shaune Drive</b>   |
|                      | <b>155 South Seward Street</b>  | <b>Accessed Via:</b>  | <b>Shaune Drive and Commercial Boulevard</b>   |
|                      | <b>Juneau, Alaska 99801</b>     |                       |  |

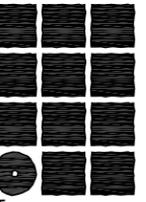
**PROPERTY OWNERS PLEASE NOTE:**

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 14 days prior to 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 Eric Feldt at [eric\\_feldt@ci.juneau.ak.us](mailto:eric_feldt@ci.juneau.ak.us) or at 586-0764.*



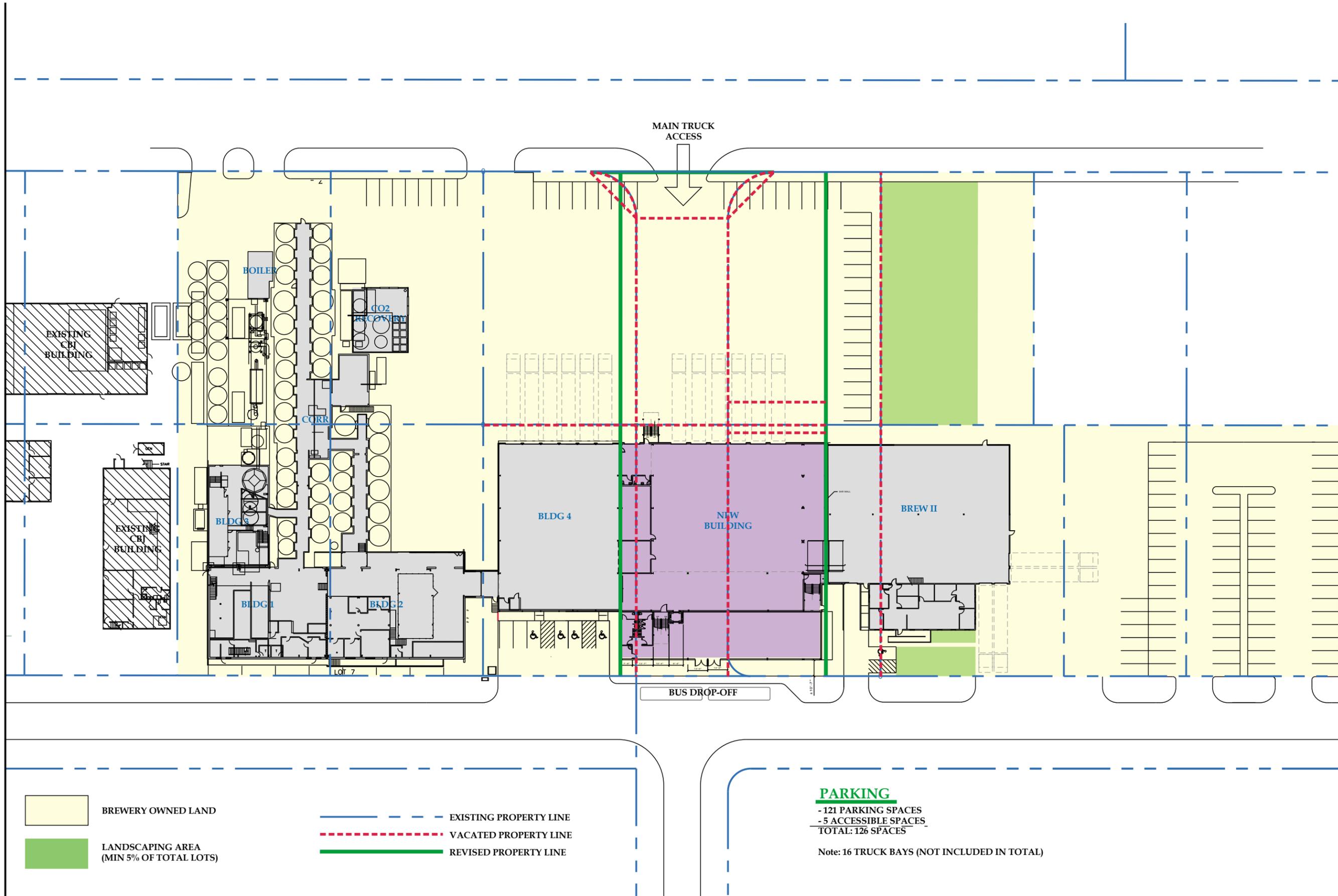
Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).



**Jensen  
Yorba  
Lott  
Inc.**

522 West 10th Street  
Juneau, Alaska 99801  
phone 907-586-1070  
fax 907-586-3959  
jensenyorbalott.com

**ALASKAN BREWING COMPANY  
BREWERY EXPANSION  
JUNEAU, ALASKA**



BREWERY OWNED LAND  
 LANDSCAPING AREA (MIN 5% OF TOTAL LOTS)

EXISTING PROPERTY LINE  
 VACATED PROPERTY LINE  
 REVISED PROPERTY LINE

**PARKING**

- 121 PARKING SPACES  
- 5 ACCESSIBLE SPACES  
TOTAL: 126 SPACES

Note: 16 TRUCK BAYS (NOT INCLUDED IN TOTAL)

1 SITE PLAN

SCALE: 0' 15' 30' 60'

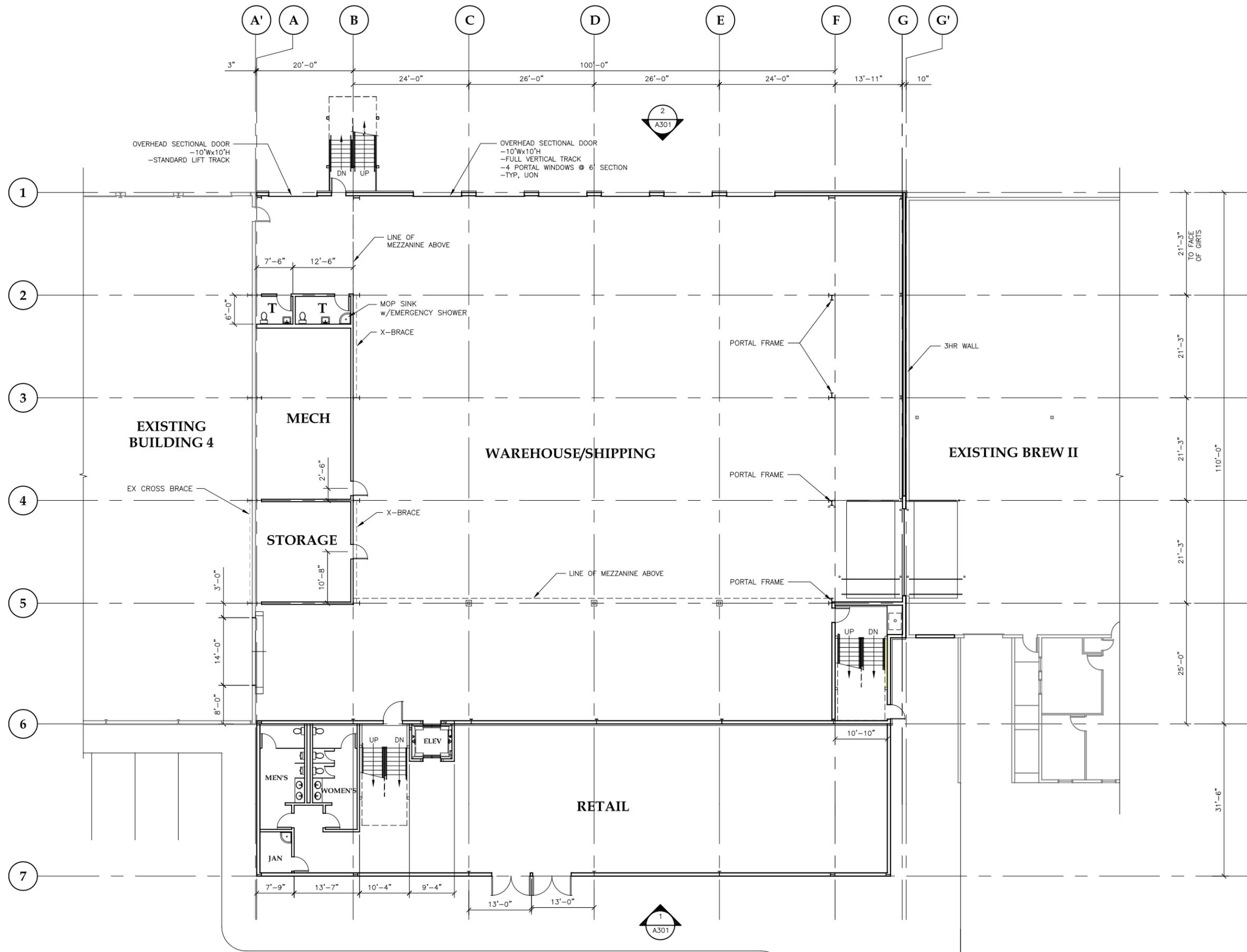


REVISIONS  
△  
△  
△

SHEET TITLE  
SITE PLAN

DATE: JANUARY 2014  
FILE: 13076

**A101**

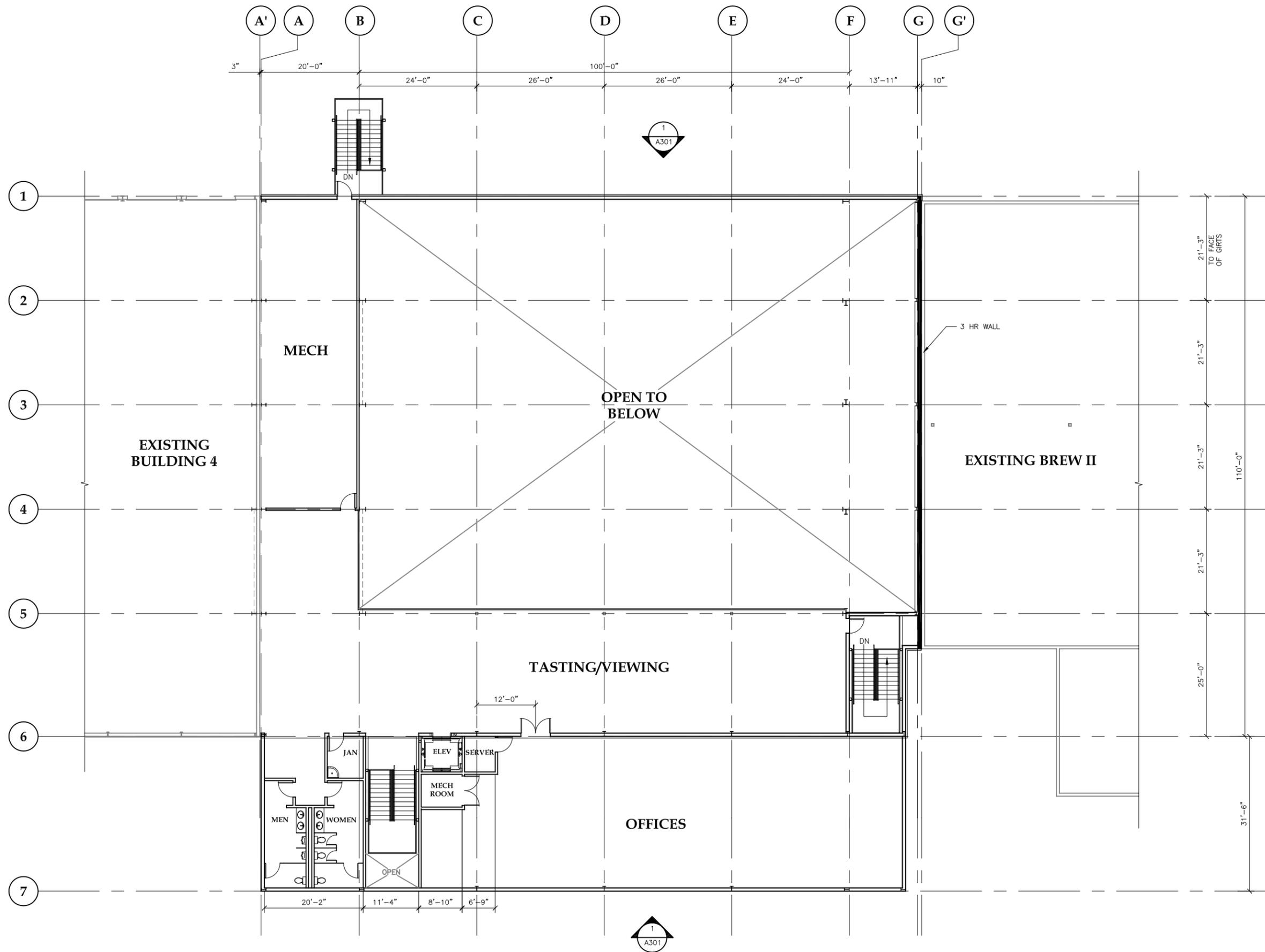


1 FIRST FLOOR PLAN

Attachment B

SCALE: 0' 5' 10' 20'





1 SECOND FLOOR PLAN

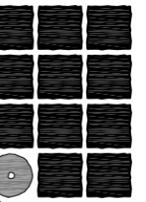
Attachment B

SCALE: 0' 5' 10' 20'



REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |



**Jensen  
Yorba  
Lott  
Inc.**

522 West 10th Street  
Juneau, Alaska 99801  
phone 907-586-1070  
fax 907-586-3959  
jensenyorbalott.com

**ALASKA BREWING COMPANY  
BREWERY EXPANSION  
JUNEAU, ALASKA**

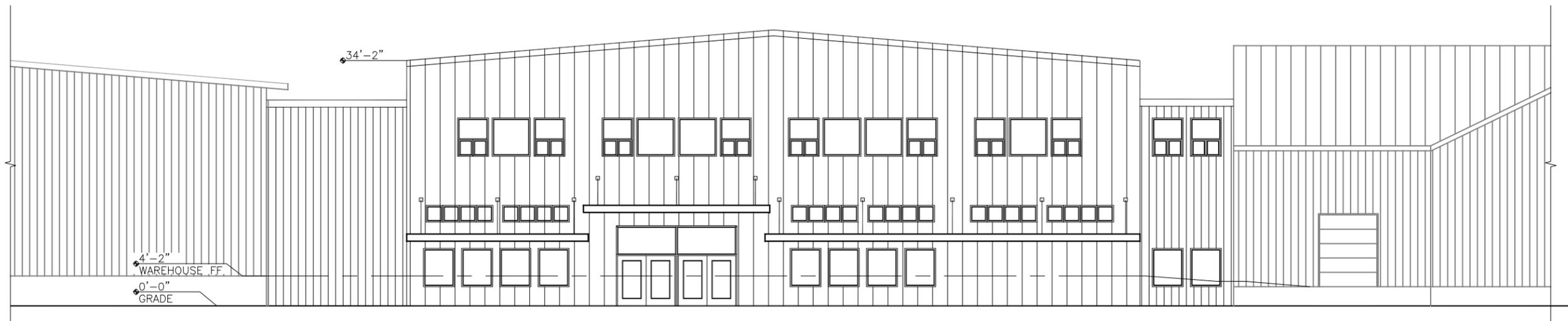
REVISIONS



SHEET TITLE  
EXTERIOR  
ELEVATION

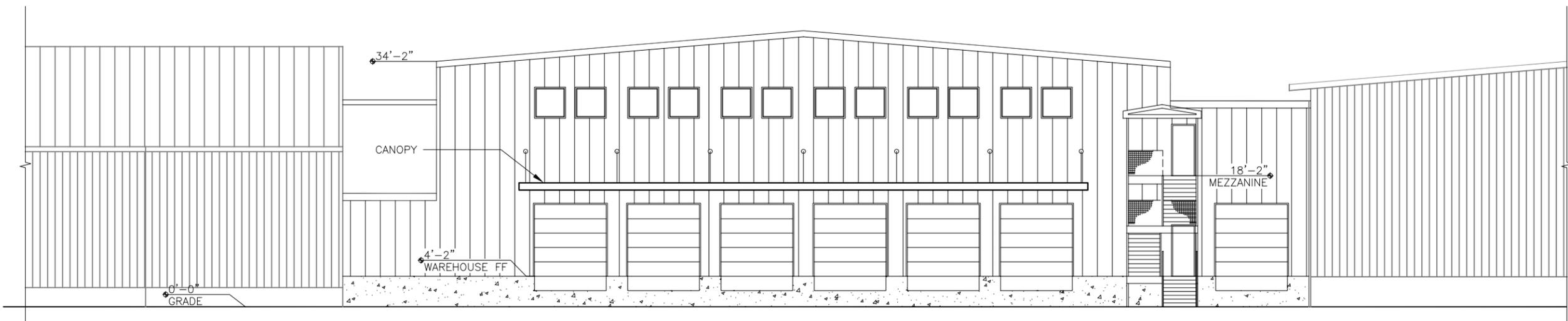
DATE: JANUARY 2014  
FILE: 13076

**A301**



**1 EXTERIOR ELEVATION**

SCALE: 0 4' 8' 16'



**2 EXTERIOR ELEVATION**

SCALE: 0 4' 8' 16'

**Jensen  
Yorba  
Lott  
Inc**



**Architecture**

**Interiors**

**Construction  
Management**

January 21, 2014

Hal Hart, Director  
Community Development Department  
City and Borough of Juneau  
155 South Seward Street  
Juneau, AK 99801

RECEIVED  
JAN 21 2014  
PERMIT CENTER/CDD

1935  
Founded as  
H.B. Foss Company

1945  
Foss & Malcolm

1949  
Foss, Malcolm &  
Olsen

1956  
Foss, Olsen & Sands

1958  
Olsen & Sands

1969  
Sands & Ackley

1974  
Ackley &  
Associates, Inc.

1979  
Ackley/Jensen  
Architects, Inc.

1985  
Jensen Douglas  
Architects, Inc.

1997  
Jensen Yorba Lott,  
Inc.

522 West 10<sup>th</sup> Street  
Juneau, AK 99801  
Tel: 907.586.1070  
Fax: 907.586.3959  
[www.jensenyorbaltott.com](http://www.jensenyorbaltott.com)

RE: Conditional Use - Alaskan Brewery Expansion

Dear Mr. Hart:

Attached are the forms and associated drawings related to the Conditional Use Permit application for the expansion of the Alaskan Brewery on Shaune Drive. The proposed project consists of construction of a new building in the area of Borrow Street connecting the existing buildings on either side of the street. This proposed project will be completed in conjunction with the previously approved abandoning of the Borrow Street right-of-way and the re-platting of the adjacent lots.

The Site Plan drawing illustrates the proposed lot configuration after the re-plat. The intent of this lot configuration allows the Brewery to sell individual parcels at a later date without further subdivision of the affected portion of the site should the operation out grow this location and need to be moved or expanded to a different location.

The drawings illustrate the extent of the project being proposed, however, the project may be constructed in phases when the final construction cost is determined. If the total project cannot be completed initially the rest of the project may be accomplished in a future phase(s) within the effective date of the Conditional Use permit which is why we are including the entire project at this time.

The new building will provide additional warehouse space in the short term and is envisioned to transition to include expanded bottling capability in the near future. This project will allow a more efficient operation as the flow through the plant will be more linear from the brewing operation to the bottling process to packaging the finished product to loading the product into shipping containers for export.

In addition to the expanded processing capability afforded by the new building an expanded retail operation is also envisioned. Moving the existing retail operation from the current location will provide both an expanded opportunity for increased sales of merchandise and an opportunity for larger and more informative tours. This expanded retail component will be particularly important during the tourist season as the Brewery becomes a more desired destination for bus tours and independent visitors.

Parking for both employees and visitors will be provided in the appropriate ratios determined by CDD staff. We propose a bus turn-out adjacent to the traffic land on Shaune Drive to serve tour busses. If busses need to stay at the site for extended periods they will be moved to another location either at the site of the plant or to property owned by the Brewery at the corner of Charlies Way and Commercial Boulevard.

Truck traffic will primarily be through the existing Borrow Street intersection to the truck docks along the north sides of the new and existing buildings. This was discussed with CBJ staff during meetings related to the re-platting and at the pre-application conference. It will provide better access, prevent reconstruction of the street and avoid construction of a new access.

Site drainage will be collected on-site and connected to storm drains in Commercial Boulevard and Shaune Drive or routed to the existing easement.

The existing exterior lighting on the buildings will be maintained. Lighting will be provided at the building entries and to light traffic patterns and for security. The lighting fixtures and characteristics will be submitted for review at along with the building permit application.

Vegetative cover will be provided as required as indicated or in a similar location.

If there are any questions, please contact me.

Sincerely,



Wayne Jensen

Enclosure(s)

cc: Geoff Larson, Aaron Arvidson, Curtis Holmes

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