MEMORANDUM

DATE: September 10, 2014

TO: Planning Commission

FROM: Beth McKibben, Planner
       Community Development Department

FILE NO.: USE2014 0013

PROPOSAL: Conditional Use Permit for 42 units of multi-family housing and 8,000 square feet of commercial space.

GENERAL INFORMATION

Applicant: GMD Development, LLC & St. Vincent de Paul Society

Property Owner: St. Vincent de Paul Society Diocesan Counsel of SE Alaska, Inc.

Property Address: Corner of Alpine and Teal Street

Legal Description: Valley Centre, Block H, Lots 4, 5Fraction, 6A,7A,8A,9A,10A, and II A

Parcel Code Number: 5-B15-0-106-003-0; 5-B15-0-106-004-0; 5-B15-0-106-005-0
                  5-B15-0-106-006-0; 5-B15-0-106-007-0; 5-B15-0-106-008-0
                  5-B15-0-106-009-0

Site Size: 59,846 Square Feet

Comprehensive Plan Future Land Use Designation: Commercial, (C) Map G

Zoning: GC

Utilities: City water & sewer

Access: Teal Street & Alpine Avenue

Existing Land Use: Vacant

Surrounding Land Use: North - (GC) Glacier Seafoods Value Added Processing
                   South - (I) Vacant, Jordan Creek, Yandunkin Dr., Airport
                   East - (GC) Alpine Ave, St.Vincent de Paul multifamily housing, retail, office
                   West - (I) Vacant, Jordan Creek, Yandunkin Dr., Airport
ATTACHMENTS
Attachment A – July 7, 2014 letter from USCOE
Attachment B – Email from Ken Nichols, Airport Engineer
Attachment C – Email from Emily Breidenbach, and revised first floor plan

PROJECT DESCRIPTION
The applicant requests a Conditional Use permit for the development of 42 units of multi-family housing and 8,000 square feet of commercial and office space. The proposed project is located on seven lots, totaling 59,846 square feet in area, near the St. Vincent de Paul facility. The site is zoned General Commercial. The site is currently vacant. It is accessed by both Teal Street and Alpine Avenue.

The applicant is also seeking a variance to reduce the required parking. This variance request is addressed with staff report VAR2014 0019. If the Conditional Use permit and parking variance are approved, the applicant intends to consolidate the seven lots.
BACKGROUND

In 2005 the St. Vincent de Paul thrift store and non-profit facility received approval by the Planning Commission with USE2005-00026. They also received a variance to the parking requirements with VAR2005-00052. Those permits expired. The applicant reapplied in 2007 with the same proposal and received approval with USE2007-00110 and VAR2007-00110. These permits have also expired.

They also received a wetland fill permit in 2005 (WET2005-00001). That permit also expired. Since 2005 the CBJ no longer issues wetland fill permits. The applicant has been working with US Army Corps of Engineers who has since determined the site is not wetlands and no fill permit is required (Attachment A).

ANALYSIS

Project Site - The proposed project is located on seven separate vacant parcels in a General Commercial zone, at the intersection of Teal Street and Alpine Avenue. Jordan Creek to the rear of the development site runs southwest; this creek is listed as an anadromous fish stream. As mentioned above, the USCOE has determined the site does not contain wetlands and no fill permit is required. The General Commercial zoning district requires a 10 foot front yard setback, 10 foot side and rear yard setbacks and a 10 foot side street setback. The total area of the project is 59,846 square feet (1.37 acres). The project is near the airport, and will be subject to FAA requirements for notification of the construction and for temporary equipment used for erection of the structure (cranes, etc.) (Attachment B).

Project Design - The project consists of one four story building 11,643 square foot building. The first floor of the building will have 8,000 square feet of retail space which includes office space to support the retail operation and the management of housing, 140 square feet of laundry space, 1,041 square feet of common room area, and 551 square feet of utility space (Attachment C). The second floor will have ten one bedroom units, two of which will be ADA accessible, and four two bedroom units. The third floor will have one studio unit, eight one bedroom units, and four two bedroom units. The fourth floor will have one studio unit, eight one bedroom units, and four two bedroom units. The total area of the building will be 43,620 square feet, with 11,880 square feet on the first floor, 11,600 square feet on the second floor, 10,070 on the third floor, and 10,070 on the fourth floor.

The building is situated on the site so as to take advantage of the views of the Jordan Creek and the adjacent green space. The required vegetated cover is to be located between the building and Jordan Creek, creating a buffer. The parking lot will be located between the streets and the building. The building will be a long rectangular structure, with a flat roof. The structure will be 55 feet, which is the maximum height allowed. The proposal meets all required setbacks.
The residential units are intended to provide affordable senior housing. The existing St. Vincent de Paul retail store will be relocated to the new retail space, as will the St. Vincent de Paul retail store office space.

**Traffic** - Using the ITE Trip Generation Manual, staff estimates the average daily traffic to be 176 trips per weekday. Staff used the land use category of “Senior Adult Housing Attached” and “Retail Apparel Store”. CBJ 49.40.300 states that a traffic impact analysis is NOT required when a development is projected to generate less than 250 average trips in a day. Interestingly, the ITE Trip Generation Manual notes that the peak hour for this land use typically does not coincide with the peak hour of the adjacent street traffic, and the AM peak hour typically ranged from 10 AM to noon, and the PM peak hour from 1PM to 6PM.

**Parking and Circulation** - CBJ 49.40.210 - Table of Minimum Parking Standards requires 1.5 space per 1 bedroom unit and 1.75 spaces per 2 bedroom unit. Additionally, one space for each 300 square feet of retail and office space is required. For this proposal 93 parking spaces are required as well as one loading space. Of the required 93 parking spaces four must be van accessible. The site plan shows four accessible parking spaces and one loading space. The applicant has requested a variance to reduce the parking to 62 parking spaces. This is addressed in VAR2014 0019.

CBJ 49.40.230(d) requires parking areas be suitably lighted and that all lighting fixtures be “full cutoff” styles and that direct light only onto the subject parcel. Staff will address this further under “Lighting”.

**Noise** - Surrounding development is a mix of commercial and industrial. Additionally the project is very near the airport and there will be noise from landing aircraft and associated traffic. The proposed development may be impacted by noise from the surrounding area. At the same time, the proposed development is not expected to create noise impacts to the neighborhood beyond those expected in the general commercial zone.

**Landscaping** - The GC district requires 10% of the lot be maintained with live vegetative cover (CBJ 49.50.300). The total area of the project site requires 5,985 square feet of vegetative cover. According to the site plan submitted 10,974 square feet of vegetative cover will be retained between the building and Jordan Creek. Additionally the site plan indicated vegetative cover between the parking lot and Teal Street. This exceeds the required 10%.

Staff recommends a condition that prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy, a minimum of 10% of the lot must be planted with vegetation or the installation of vegetation must be bonded for. Staff further recommends a condition that the vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans.

**Exterior Lighting** - A lighting plan was not submitted with the Conditional Use permit. CBJ 49.15.330(g)(17) and CBJ 49.40.230(d) requires exterior lighting in parking areas, along pedestrian
pathways, and immediately adjacent to the building. All exterior lighting should have appropriate cut-off optics and house-side shields to efficiently focus light in the desired areas and to minimize the impacts to adjacent neighbors. As a condition of approval staff recommends that prior to issuance of a Building Permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located and installed to minimize off-site glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).

**Signs** - A separate permit process per CBJ 49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

**Public Health or Safety** - The structures meet all zoning requirements for height and setbacks and will meet all applicable building code requirements for fire safety. No concerns were raised regarding public health and safety during the agency and public review period. This project proposes affordable senior housing. Alpine Avenue and Teal Street do not have sidewalks or street lights. There is a bus stop on Mallard Street (behind the Nugget Mall) near the intersection with Alpine Avenue. The Juneau Non-Motorized Transportation Plan does not identify any needed improvements in this neighborhood. Adding 42 units of housing creates a need for pedestrian improvements. Sidewalks and street lights for this area should be added to the CIP.

**Habitat** - The applicant has received a US Army Corps of Engineers determination that the site is no longer considered wetlands. The project has been designed so as to comply with the requirements of 49.70.310(a)(4) and (5). No comments were received from Alaska Department of Fish & Game or Alaska Department of Environmental Conservation.

**Property Value or Neighborhood Harmony** - The Conditional Use permit is for mixed use development of 42 units of housing and 8,000 square feet of retail and office space in a GC zoning district. The purpose of the GC zoning district according to CBJ 49.25.230 is:

"...to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those uses that are listed as conditional uses to ensure compatibility."

CBJ 49.25.500 establishes residential density for the various zoning districts. The GC zone allows for a maximum of 50 units per acre.

Surrounding land uses are primarily commercial. Glacier Seafoods recently received approval for value added processing inside an existing building. The current St. Vincent de Paul thrift store and offices, low income apartments and transitional house are across Alpine Avenue as is St. Vincent de Paul’s Smith Hall, which provides 24 units of low income senior housing.

**Conformity with Adopted Plans** -- The 2013 Comprehensive Plan, Chapter 4, addresses Housing. This chapter strongly states the need for more housing in Juneau and states that Juneau is suffering a housing crisis.
Policy 4.1 To facilitate the provision and maintenance of safe, sanitary and affordable housing for its 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 4.6 To facilitate and assist in the development of affordable housing.

Chapter 10 of the 2013 Comprehensive Plan speaks to Land Use.

Policy 10.2. To allow flexibility and a wide range of creative solutions in residential and mixed use land development of affordable housing within the Urban Service Area.

Policy 10.3 To facilitate residential development of various types and densities that are appropriately located in relation to site conditions, surrounding lands uses, and capacity of public facilities and transportation systems.

Policy 10.13 To provide for and encourage mixed use development that integrates residential, retail and office use in downtown areas, shopping centers, along transit corridors and in other suitable areas.

The project is located in Subarea 4 (Map G). Guideline and consideration 6 is particularly relevant to this proposal. Jordan Creek is listed as an impaired waterbody by the Alaska Department of Environmental Conservation (ADEC). Careful review of development proposals adjacent to the creek should be reviewed for impacts to water quality. Staff notes that ADEC did not respond to our request for comments. The proposal complies with the requirements of CBJ 49.70.310(a)(4) and (5).

Granting a Conditional Use permit for mixed use development in the GC district, with appropriate conditions, is consistent with the 2013 CBJ Comprehensive Plan.

FINDINGS

CBJ 49.15.330 (c)(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 49.15.33C (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 submitted 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 1.300 and 2.200 for the General Commercial 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 September 12, 2014 and September 22, 2014 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. Based on the above analysis the proposed development, with conditions, will not endanger the public health and safety.
5. **Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?**

No. Based on the above analysis the use, with conditions, will maintain values and will be in harmony with the neighboring area.

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

Yes. As discussed above, the proposed development is in general conformity with the land use plan, particularly Policies 4.1, 4.2, 4.6, 10.2, 10.3 and 10.13.

Per CBJ §49.70.500 (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. This proposal will not impact habitat regulated by the Alaska Coastal Management Program.

**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 the development of 42 units of housing and 8,000 square feet of commercial space. The approval is subject to the following conditions:

1. Prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy, a minimum of 10% of the lot must be planted with vegetation or the installation of vegetation must be bonded for.

2. The vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans.

3. Prior to issuance of a Building Permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).
PROPOSAL: Conditional use for a 42 units housing with 8,000 square feet of commercial space - Home Run Complex, St. Vincent De Paul; Variance to reduce parking requirement from 93 parking spaces to 62 parking spaces for Home Run Complex, St Vincent De Paul.

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 Beth McKibben at beth_mckibben@ci.juneau.ak.us or at 586-0465

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

Date notice was printed: September 5, 2014
DEVELOPMENT PERMIT APPLICATION

CITY and BOROUGH of JUNEAU

Project Number

Date Received:

Project Name

(City, State or Village Name)

PROPERTY LOCATION

Street Address
Corner of Alpine and Teal Streets

City/Zip
Juneau / 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) see attached

Assessor's Parcel Number(s) see attached

LANDOWNER/LESSEE

Property Owner's Name
St. Vincent de Paul Society Diocesan Council of SE Alaska Inc.

Contact Person:
Dan Austin

Work Phone:
907-789-5535

Mailing Address
8617 Teal St, Juneau AK 99801

Home Phone:

Fax Number:

E-mail Address
st.vincentdepaul.juneau@gci.net

Other Contact Phone Number(s):
(907) 321-5222 mobile

LANOWNER/LESEE CONSENT

**Required for Planning Permits: not needed on Building/Engineering Permits**

I am (we are) the owner(s)/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.

Landowner/Lessee Signature

Date

7/29/11

APPLICANT

If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name
GMD Development LLC & St. Vincent de Paul Society

Contact Person:
Emily Breidenbach

Work Phone:
206-745-3698

Mailing Address
1601 Second Ave, Suite 1080

Home Phone:

Fax Number:

E-mail Address
emily@gmddev.net

Other Contact Phone Number(s):
(260) 399-7526 mobile

Applicant's Signature

Date

7/28/11

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS

Permit Type
Building/Grading Permit

Date Received
Application Number(s)

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, Accessory Apartment)

Variance Case (De Minimis and all other Variance case types)

Wetlands Permits

Zone Change Application

Other (Describe)

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

Comments:

Permit Intake Initials

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

Form Revised November 2009

8/28/11

USE 14-013
# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

<table>
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<th>Project Number</th>
<th>Project Name (15 characters)</th>
<th>Case Number</th>
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<td>8/7/14</td>
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## 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)

Please list the Table of Permissible Uses Category: 1.300 8.200

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

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

40 unit affordable senior housing apartments within 8,000 square feet of commercial space.

## IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

- [ ] NO
- [ ] YES – Case #

## CURRENT USE OF LAND OR BUILDING(S):

Vacant

## PROPOSED USE OF LAND OR BUILDING(S):

40 units of residential housing and 8,000 square feet of commercial space in one building

## UTILITIES PROPOSED:

- [x] Public
- [ ] On Site

## SEWER:

- [ ] Public
- [x] On Site

## SITE AND BUILDING SPECIFICS:

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<td>Total Area of Proposed Structure(s)</td>
<td>43,620</td>
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## EXTERNAL LIGHTING:

- [ ] Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
- [x] No

## PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- [x] Site Plan
- [x] Floor Plan of proposed buildings
- [ ] Elevation view of existing and proposed buildings
- [ ] Proposed Vegetative Cover

- [ ] Existing and proposed parking areas (including dimensions) and proposed traffic circulation
- [ ] Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)

## ALLOWABLE/CONDITIONAL USE FEES

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

From: Jonathan Lange
Sent: Monday, July 28, 2014 3:53 PM
To: Edward Quinto
Subject: St. Vincent De Paul FW: Contact info

For Pre-Application Conference on August 6th at 1:30pm.
Thanks.

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-4529
Email: jonathan_lange@ci.juneau.ak.us

From: Jeffrey Hedges
Sent: Monday, July 28, 2014 12:39 PM
To: Jonathan Lange
Subject: Contact info

Hey,

Here is the contact info.

Emily Breidenbach
GMD Development
O. 206-745-3698

Thanks,

Jeff Hedges
Permit Technician II
Juneau Permit Center
DEVELOPMENT PERMIT APPLICATION

CITY and BOROUGH of JUNEAU

Project Number

Date Received:

Project Name

Project Description

Proposed 40 unit residential senior units and 8,000 SF.

PROPERTY LOCATION

Street Address
Corner of Alpine and Teal Streets

City/Zip
Juneau / 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
see attached

Assessor's Parcel Number(s)
see attached

LANDOWNER/LESSEE

Property Owner's Name
St Vincent de Paul Society, Diocesan Council of SE Alaska Inc.

Contact Person:
Dan Austin

Work Phone:
907-789-5535

Mailing Address
8617 Teal St, Juneau, AK 99801

Home Phone:

Fax Number:

E-mail Address:
st.vincentdepaul.juneau@gci.net

Other Contact Phone Number(s):
(907) 321-5222 mobile

LANDOWNER/LESSEE CONSENT

***Required for Planning Permits, not needed on Building/Engineering Permits***

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:
A. The 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.

Landowner/Lessee Signature

Date

7/29/14

LANDOWNER/LESSEE CONSENT

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Landowner/Lessee Signature

Date

7/29/14

APPLICANT

If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name
GMD Development LLC & St Vincent de Paul Society

Contact Person:
Emily Breidenbach

Work Phone:
206-745-3698

Mailing Address
1601 Second Ave, Suite 1080

Home Phone:

Fax Number:

E-mail Address:
emily@gmddev.net

Other Contact Phone Number(s):
(260) 399-7526 mobile

Applicant's Signature

X

Date of Application

7/29/14

OFFICE USE ONLY BELOW THIS LINE

Permit Type
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)
Variances
(De Minimis and all other Variance case types)
Wetlands
Permits
Zone Change
Application
Other
(Describe)

Comments:

Permit Intake Initials

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

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

Revised November 2008
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<th>Parcel No</th>
<th>Area</th>
<th>Description</th>
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| #5B1501060030 | 7,600 SF | **VALLEY CENTRE BL H L 4 & 5 FR**  
This 80' x 85' parcel is almost square in shape, with 80 feet of frontage on Teal Street. This is the most westerly of the combined parcels. |
| #5B1501060040 | 7,005 SF | **VALLEY CENTRE BL H L 6A**  
This is an irregularly shaped parcel (almost rectangular), with 40 feet of frontage on Teal Street. The site is from 158' to 191' in length for a total area of 7,005 SF. |
| #5B1501060050 | 8,205 SF | **VALLEY CENTRE BL H L 7A**  
This is another irregularly shaped parcel (almost rectangular) with 40 feet of frontage on Teal Street. The site measures from almost 192' to 210' in length for a total area of 8,205 SF. |
| #5B1501060060 | 8,400 SF | **VALLEY CENTRE BL H L 8A**  
This 40' x 210' parcel is irregular in shape, with 40 feet of frontage on Teal Street. |
| #5B1501060070 | 8,400 SF | **VALLEY CENTRE BL H L 9A**  
This 40' x 210' parcel is rectangular in shape, with 40 feet of frontage on Teal Street. |
| #5B1501060080 | 8,400 SF | **VALLEY CENTRE BL H L 10A**  
This 40' x 210' parcel is rectangular in shape, with 40 feet of frontage on Teal Street. |
| #5B1501060090 | 11,836 SF | **VALLEY CENTRE BL H L 11A**  
This irregularly shaped parcel is situated at the northwest corner of Teal Street and Alpine Avenue. There is approximately 52 feet of frontage on Teal Street and 185 feet of frontage on Alpine Avenue. This is the most easterly parcel, situated across Alpine Avenue from Smith Hall and the subject (St. Vincent de Paul Mixed Use Facility). |
Hi Beth,

Following up from the pre-application meeting on Wednesday, attached please find:

1. Narrative for conditional use permit application, including detail on site lighting, proximity to airport and unit mix.
2. Preliminary Elevation
3. Site plan with parking dimensions
4. Site plan with lot layout and zoning designation
5. Area map

I spoke with Eddie earlier today regarding payment for the $2,150 in permit fees. Apparently he does not have the paperwork yet for the fee calculation, so he asked I hold-off for now. Please advise when CBJ is ready for us to pay the fees and we will get it done.

Thank you again for effort to help keep us on the agenda for the 9/8 commission meeting. If you have any questions in review of the attached, or need additional information, please advise.

Sincerely,

Emily

Emily Breidenbach
GMD Development
1601 Second Avenue, Suite 1080
Seattle WA 98101
O. 206-745-3698
C. 206-399-7526
CONDITIONAL USE PERMIT INFORMATION

For:

Home Run

An affordable housing development located at the SE corner of Teal Street and Alpine Avenue

Description of the activity which requires a conditional use permit:

Proposed development of 42 affordable, senior housing units and 8,000 square feet of commercial retail space in a single building on 1.37 acres. Upon completion of the proposed development, the property will be deed restricted as affordable housing for a minimum of 30 years. The residential units, which will occupy the top three floors of the building, will be a mix of studio, one and two bedroom units, available to low income seniors who earn less than 60% of area median income. The ground floor retail space will house a thrift store operated by St Vincent de Paul which is currently located across Alpine Street.

The development site is currently 7 lots with two zoning designations. Lot 4 (.17 acres) is Industrial Zoning. Lots 6A, 7A, 8A, 9A, 10A and 11A (1.2 acres) are General Commercial.

The Conditional Use Permit would allow for uses 1.3 (Multifamily Dwellings) and 2.200 (Storage and display of goods with greater than 5,000 SF) from the Permissible Uses table in CBJ Code 49.25.300 across the total development site.

Proximity to Airport:

There is no zoning overlay for the airport but the CBJ comprehensive plan includes an FAA diagram indicating that buildings above 25’ at this location will be reviewed by airport staff to see if a project would receive FAA approval. The height restriction is calculated from the elevation at the center line of the runway.

In preliminary conversation with Ken Nichols, the airport engineer who will review the Conditional Use application to see if we need to file with the FAA, he said he could not imagine a building of the proposed height limit of Home Run will penetrate the FAA “reserve” airspace but it will require a formal review to calculate. At this time we do not have a set elevation for the ground floor, so conversation is preliminary.

See attached map that depicts the proposed development site and the site of a four story hotel, the Aspen Suites. The hotel is both closer to the runway and closer to the flight path but was approved for development in the last 5-7 years.

Site Lighting:

All site lighting will be designed and installed per CBJ code. The parking lot lighting will be stanchion lighting with cut-off fixtures to reduce light pollution. A combination of bollard lighting and building mounted fixtures will supplement the parking lot lighting. Energy conserving LED lighting will be used when feasible.

Unit Mix:

The proposed development is a mixed-use building. Community retail, occupied by the St. Vincent de Paul Thrift Store, will be on the ground floor. It will be open during typical daytime retail hours only. 42 units of affordable senior housing will occupy the upper three stories. The two uses will have separate
entrances on separate sides of the building, and it is not anticipated there will be any formal relationship between the two uses. However, the location of senior units near the community retail will provide activity and interest for the seniors. It will be a place for them to shop, volunteer and interact with the community as desired.

<table>
<thead>
<tr>
<th></th>
<th>Ground Floor</th>
<th>2nd Floor</th>
<th>3rd Floor</th>
<th>4th Floor</th>
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<td>Residential – 2 BDRM</td>
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</tbody>
</table>
St. Vincent De Paul Senior Housing Home Run Project
Preliminary Design
August 8, 2014
Ms. Evelyn Rousso
NorthWind Architects
126 Seward Street
Juneau, Alaska 99801

Dear Ms. Rousso:

This letter responds to your February 25, 2014, request for a Department of the Army (DA) jurisdicational determination. It has been assigned number POA-1985-281, Jordan Creek, which should be referred to in all correspondence with us. The project site is located within Section 31, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.380244° N.; Longitude -134.57754° W.; Borough: Valley Central Subdivision; Block H, Lots 4, 6A, 7A, 8A, 9A, 10A, and 11A; in Juneau, Alaska.

Based on our review of the information you provided and our June 6, 2014 site visit, we have determined the subject property does not contain waters of the United States (U.S.) under Corps jurisdiction. Therefore, a DA permit is not required. A copy of the Approved Jurisdictional Determination form is available at: www.poa.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations.aspx under the above file number. Please contact us if you decide to alter the method, scope, or location of your proposed activity.

This approved jurisdictional determination is valid for a period of five (5) years from the date of this letter; unless new information supporting a revision is provided to us before the expiration date.

Enclosed is a Notification of Administrative Appeal Options and Process and Request for Appeal form regarding this approved jurisdictional determination (see section labeled "Approved Jurisdictional Determination").

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Attachment A
Please contact me via email at Matthew T Brody@usace.army.mil, by mail at the address above, or by phone at (907) 790-4493, if you have questions. For more information about the Regulatory Program, please visit our website at http://www.pce.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

BRODY, MATTHEW
.T.1383923111

Matthew Brody
Regulatory Specialist.

Enclosures
Beth McElricken

From: Ken Nichols
Sent: Wednesday, September 03, 2014 10:46 AM
To: Beth McElricken
Cc: Patricia deLaBruere
Subject: FW: Review Requested -USE20140013 and VAR20140019

Beth,

I have had a chance to review the attached information for the proposed “Home Run” mixed use complex.

In my review I compared the proposed development with the PART 77 Airspace (Page 7 of the Airport Layout Plan). I have also compared the land use with the most recent noise contours (predicted for year 2015), which were developed as part of the FEIS for the Runway Safety Area Project and published in 2007.

I have the following cautions and recommendations based on my review:

1) The development will be subject to aircraft noise. Single event noise at a level disturbing to individuals will occur at this site. FAA has determined that the 24 hour weighted average exposure level at which individuals are likely to be disturbed is 65 DNL. The development is very close to the 65 DNL. I recommend construction techniques be used to minimize noise and a disclosure notice be put in the contract for all tenants making them aware that they will be subject to aircraft noise.

2) The development does not appear to penetrate the Part 77 Airspace. However, the project does meet the requirements for notification to FAA for the construction and for temporary equipment used for erection of the structure (cranes, etc.). I recommend that the project sponsor prepare and submit FAA Form 7460 for both the structure and for any equipment used to construct the building that will be higher than 50’ above ground level. Please also coordinate with airport staff for the exact dates any cranes will be in use so that appropriate notices can be made to local pilots. FAA Form 7460 may be submitted at the OEAAA website: https://oceaaa.faa.gov/oeaaa/external/portal.jsp

Feel free to contact me if you have questions or concerns about my comments.

-Ken

Ken Nichols, P.E.
Airport Engineer
Juneau International Airport:
907-586-0453 direct
907-321-3804 cell

From: Patricia deLaBruere
Sent: Wednesday, August 20, 2014 4:47 PM
To: Ken Nichols
Subject: FW: Review Requested -USE20140013 and VAR20140019

Patricia deLaBruere
Airport Manager

Attachment B
Hi Beth,

Per our conversation on Friday, please accept this email as a clarification that the total commercial retail (for rent) space at the Home Run development will not exceed 8,000SF. See attached updated floor plan consistent with this request. The internal divisions will likely change as the space is further designed, but the overall size will not exceed 8,000 SF.

Please let me know if I can provide anything further.

Thank you,

Emily

Emily Breidenbach
GMD Development
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Seattle WA 98101
O. 206-745-3698
C. 206-399-7526