

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: September 10, 2014

TO: Planning Commission

FROM: Beth McKibben, Planner *BMK*
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, 5 Fraction, 6A, 7A, 8A, 9A, 10A, and 11A

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

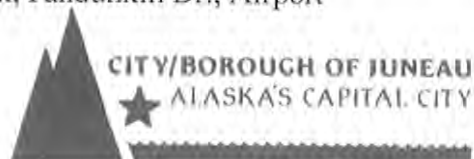
Utilities: City water & sewer

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



VICINITY MAP



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 USE2007-0010 and VAR2007-0010. 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 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).

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 (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 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 §49.70.900 (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. 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).

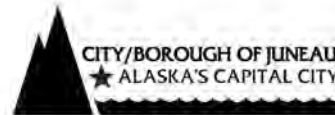


NOTICE OF PUBLIC HEARING



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

SHIP TO:



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.

File No:	USE2014 0013; VAR2014 0019	Applicant:	GMD Development
To:	Adjacent Property Owners	Property PCN:	Various Parcels
Hearing Date:	September 23, 2014	Owner:	St. Vincent De Paul Society
Hearing Time:	7:00 PM	Size:	1.3 Acres
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	GC
		Site Address:	Teal Street
		Accessed Via:	Yandukin Drive

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

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>8/8/14</u>
Project Name <small>(City Staff to Assign Name)</small>		

INFORMATION	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 <u>5B1501050030 - 90</u>		
	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@gei.net	Other Contact Phone Number(s): (907) 321-5222 mobile	
	PROJECT / APPLICANT	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. 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>7/29/14</u>	
Landowner/Lessee Signature		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.			
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	
Mailing Address 1601 Second Ave, Suite 1080		Work Phone: 206-745-3698	
E-mail Address emily@gmddev.net		Home Phone:	
Other Contact Phone Number(s): (260) 399-7526 mobile		Fax Number:	
X		<u>7/29/14</u>	
Applicant's Signature		Date of Application	

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	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)			
	X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		<u>8/8/14</u>	<u>USE 14-013</u>
		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

TO BE COMPLETED BY THE APPLICANT

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

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

INFORMATION	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@eci.net	Other Contact Phone Number(s): (907) 321-5222 mobile	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/ Engineering Permits***</small>	
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			7/29/14
Landowner/Lessee Signature		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.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name GMD Development LLC & St Vincent de Paul Society			
Mailing Address 1601 Second Ave, Suite 1080			
E-mail Address emily@gmddev.net			
Contact Person: Emily Breidenbach		Work Phone: 206-745-3698	
Home Phone:		Fax Number:	
Other Contact Phone Number(s): (260) 399-7526 mobile			
X		7/29/14	
Applicant's Signature		Date of Application	

OFFICE USE ONLY BELOW THIS LINE						
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	**SIGN	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				
		Other (Describe)				
	Comments:					Permit Intake Initials

Parcel No	Area	Description ¹
# 5B1501060030	7,600 SF	<u>VALLEY CENTRE BL H L 4 & 5 FR</u> 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	<u>VALLEY CENTRE BL H L 6A</u> 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	<u>VALLEY CENTRE BL H L 7A</u> 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 8205 SF.
# 5B1501060060	8,400 SF	<u>VALLEY CENTRE BL H L 8A</u> This 40' x 210' parcel is rectangular in shape, with 40 feet of frontage on Teal Street.
# 5B1501060070	8,400 SF	<u>VALLEY CENTRE BL H L 9A</u> This 40' x 210' parcel is rectangular in shape, with 40 feet of frontage on Teal Street.
# 5B1501060080	8,400 SF	<u>VALLEY CENTRE BL H L 10A</u> This 40' x 210' parcel is rectangular in shape, with 40 feet of frontage on Teal Street.
# 5B1501060090	11,836SF	<u>VALLEY CENTRE BL H L 11A</u> 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).

Edward Quinto

From: Emily Breidenbach <emily@gmddev.net>
Sent: Friday, August 08, 2014 1:24 PM
To: Beth McKibben
Cc: Rebecca Ralston; evelyn@northwindarch.com; Erik Cantolla; Dan Austin; Edward Quinto
Subject: Pre-Application meeting response
Attachments: G05 SITE PLAN 4 STORY _ Layout.pdf; G07 AREA MAP _ Layout.pdf; G03 SITE PLAN _ ZONING _ Layout.pdf; Conditional Use Permit Narrative FINAL.pdf; SVDP rendering 8_8_14 small.pdf

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

RECEIVED
AUG 08 2014
PERMIT CENTER/CDD

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:

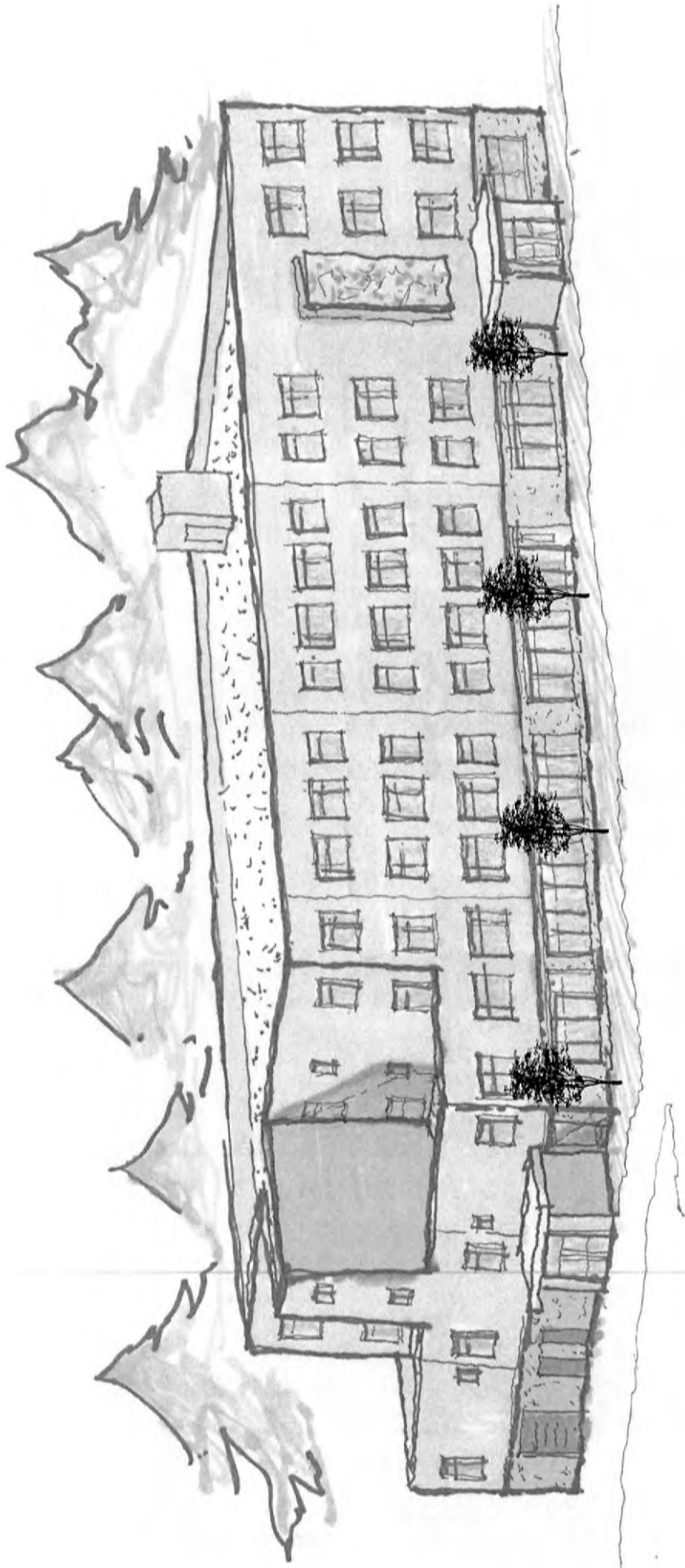
All site lighting will be designed and installed per CBJ code. The parking lot lighting will be stanchion lighting with cut-off fixtures to reduce light pollution. A combination of bollard lighting and building mounted fixtures will supplement the parking lot lighting. Energy conserving LED lighting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

Unit Mix:

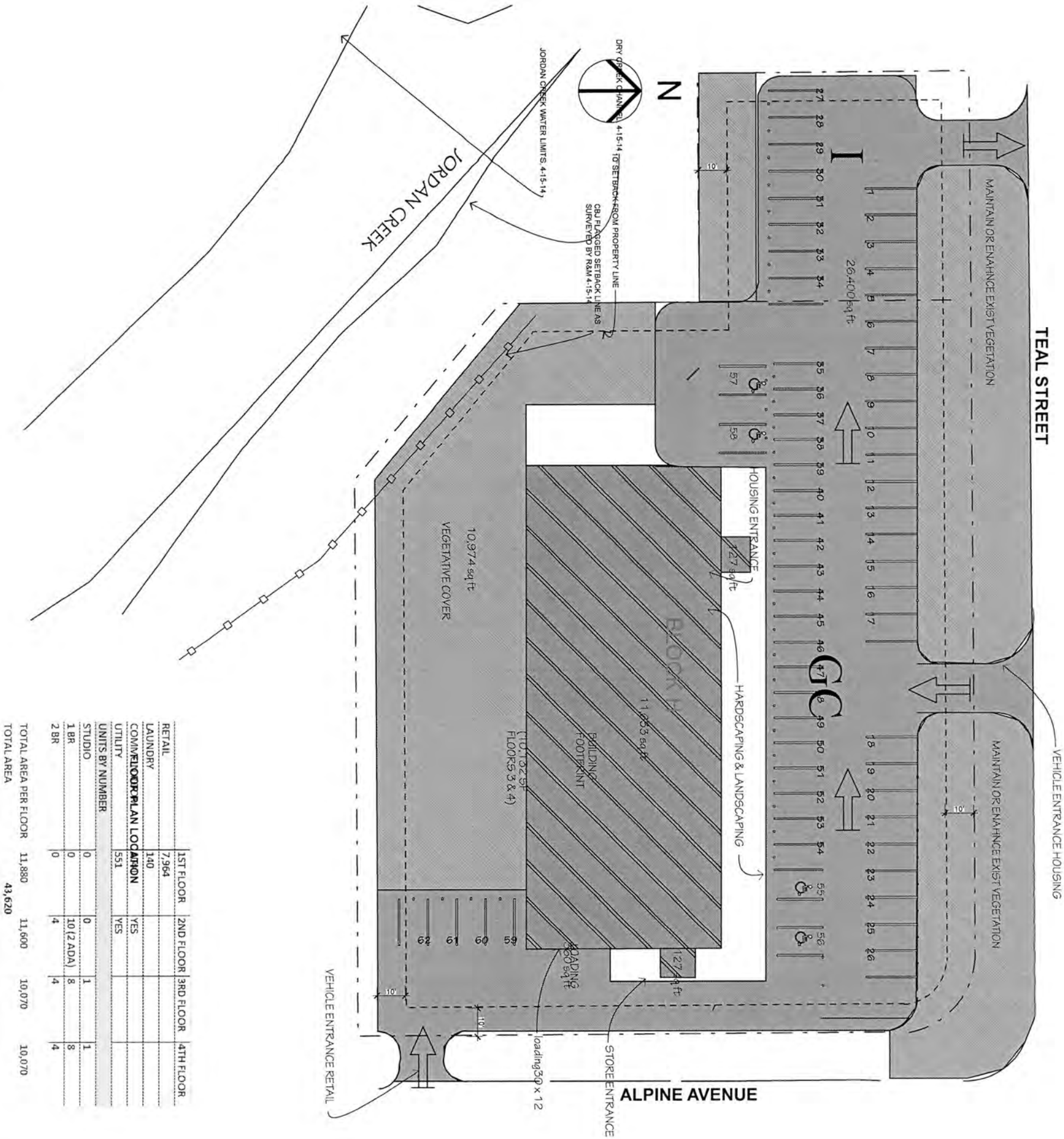
The proposed development is a mixed-use building. Community retail, occupied by the St. Vincent de Paul Thrift Store, will be on the ground floor. It will be open during typical daytime retail hours only. 42 units of affordable senior housing will occupy the upper three stories. The two uses will have 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.

	Ground Floor	2 nd Floor	3 rd Floor	4 th Floor
Retail	8,000 SF			
Residential – STUDIO		0	1	1
Residential – 1 BDRM		10	8	8
Residential – 2 BDRM		4	4	4



St. Vincent De Paul Senior Housing Home Run Project
Preliminary Design
August 8, 2014



	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
RETAIL	7,964			
LAUNDRY	140			
COMM/FLOORPLAN LOCATION	YES			
UTILITY	551	YES		
UNITS BY NUMBER				
STUDIO	0	0	1	1
1 BR	0	10 (2 ADA)	8	8
2 BR	0	4	4	4
TOTAL AREA PER FLOOR	11,880	11,600	10,070	10,070
TOTAL AREA	43,620			

INDUSTRIAL | 7,600 sq ft / 0.17 acres
GENERAL COMMERCIAL | 52,219 sq ft / 1.2 acr
TOTAL 59,819 SF

ZONING

49.25.300 TABLE OF PERMISSABLE USES
GC 1,300 Multifamily Dwellings, allowed with notes 1, 3

[If minor development, note 1 applies, if major, note 3]

Note 1: Department approval requires department of community development approval only.
Note 3: Conditional use permit requires planning commission approval.

49.25.400 TABLE OF DIMENSIONAL STANDARDS

Height:	55'
GC	Unlimited
Maximum lot coverage permissable/ conditional use:	None
GC	
Front Setback	10'
GC	
Side Setback	10'
GC	
Rear Setback	10'
GC	

49.25.500 DENSITY

GC 50 units per acre

49.40.210 PARKING SPACES REQ/D/OFF-STREET LOADING
(a) - Multifamily units parking spaces required in geographic area Juneau or Douglas:

- 1.5 per one bedroom
- 1.75 per two bedroom
- 2.25 per three or four bedrooms

Retail commercial:

1 per 300 square feet of gross floor area

(c) - Each off-street loading space shall be not less than 30'x12', shall have an unobstructed height of 14'-6" and be permanently available for loading.

PARKING	
TOTAL REQUIRED - 92 PARKING STALLS PER TITLE 49	
TOTAL PROPOSED - 62 PARKING SPACES	
REQD PARKING PER PROPOSAL OF 32 DWELLING UNITS	
(2) STUDIO X 1.5	3 PKG
(28) 1 BEDROOM X 1.5	42 PKG
(12) 2 BEDROOM X 1.75	21 PKG
SUBTOTAL =	66 PARKING STALLS PER TITLE 49
REQD PARKING PER PROPOSAL 8,000 SF RETAIL SPACE	
1 PER 300 GRS FLOOR AREA 26 PKG	
SUBTOTAL =	26 PARKING STALLS PER TITLE 49

49.40.300 TRAFFIC IMPACT

(a), (2) - A development projected to generate fewer than 250 average daily trips (ADT) shall not be required to have a traffic impact analysis (TIA).

49.50.300 MINIMUM VEGETATIVE COVER

GC 10%, 5,982 SF

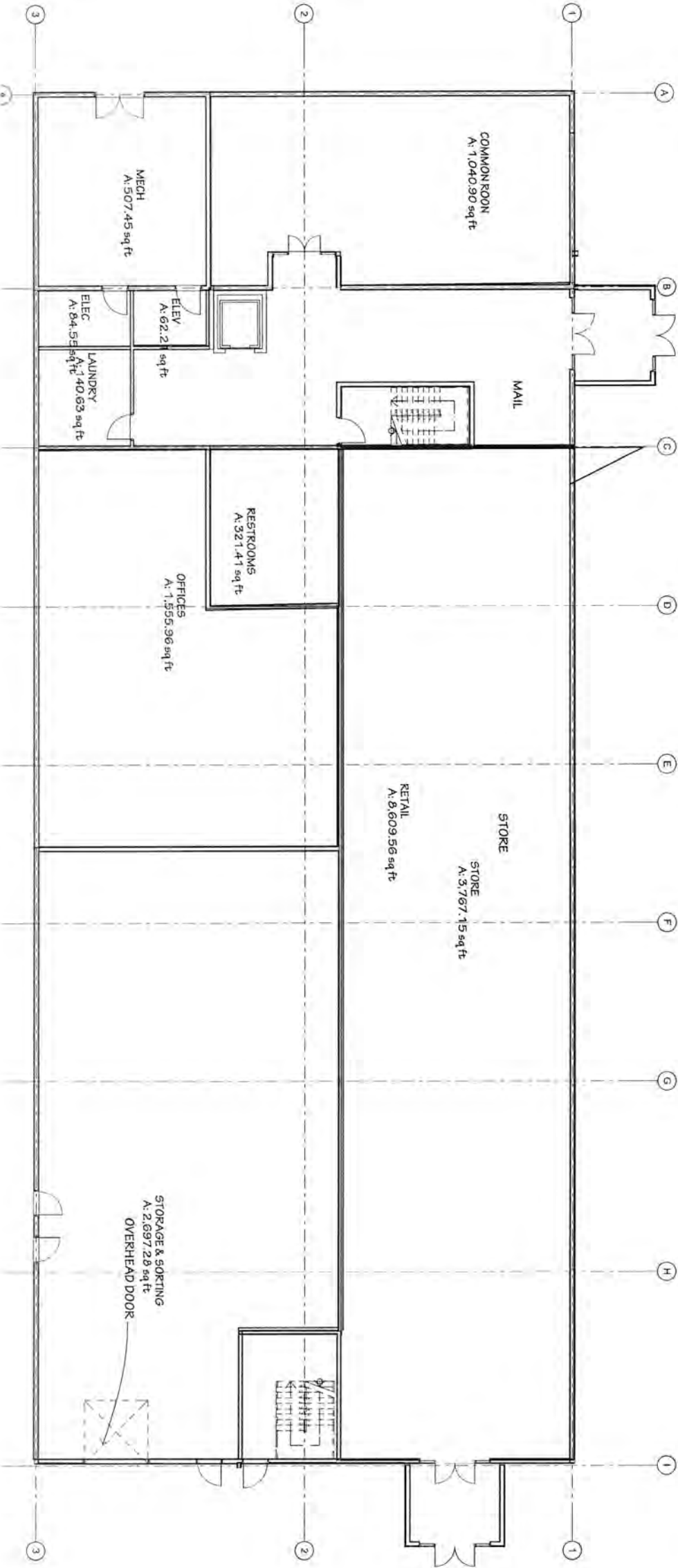
49.70.310 HABITAT

- (a), (4) - Development restricted within 50' of the bank of streams...
- (b), (1) - No disturbance within 25' of bank of stream...

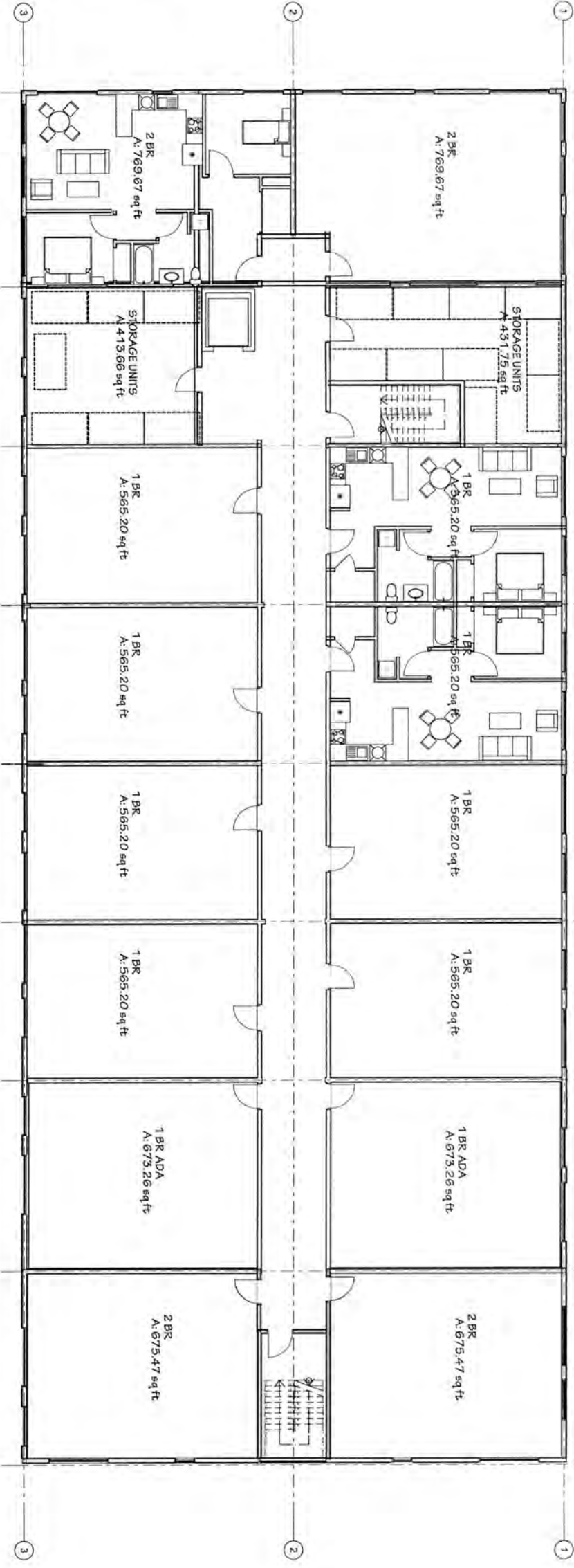


RECEIVED
JUL 28 2014
PERMIT CENTER/CDD

1 1ST FLOOR
SCALE: 1/8" = 1'-0"



2 2ND FLOOR
SCALE: 1/8" = 1'-0"



Home Run Complex St. Vincent de Paul

*NWA 1405
#Site City, #Site State

SHEET TITLE
FLOOR PLANS

DATE** DATE OF ISSUE ***

REVISION:

CHECKED BY:

DRAWN:

SHEET #

A02

PLT DATE: 7/17/2014

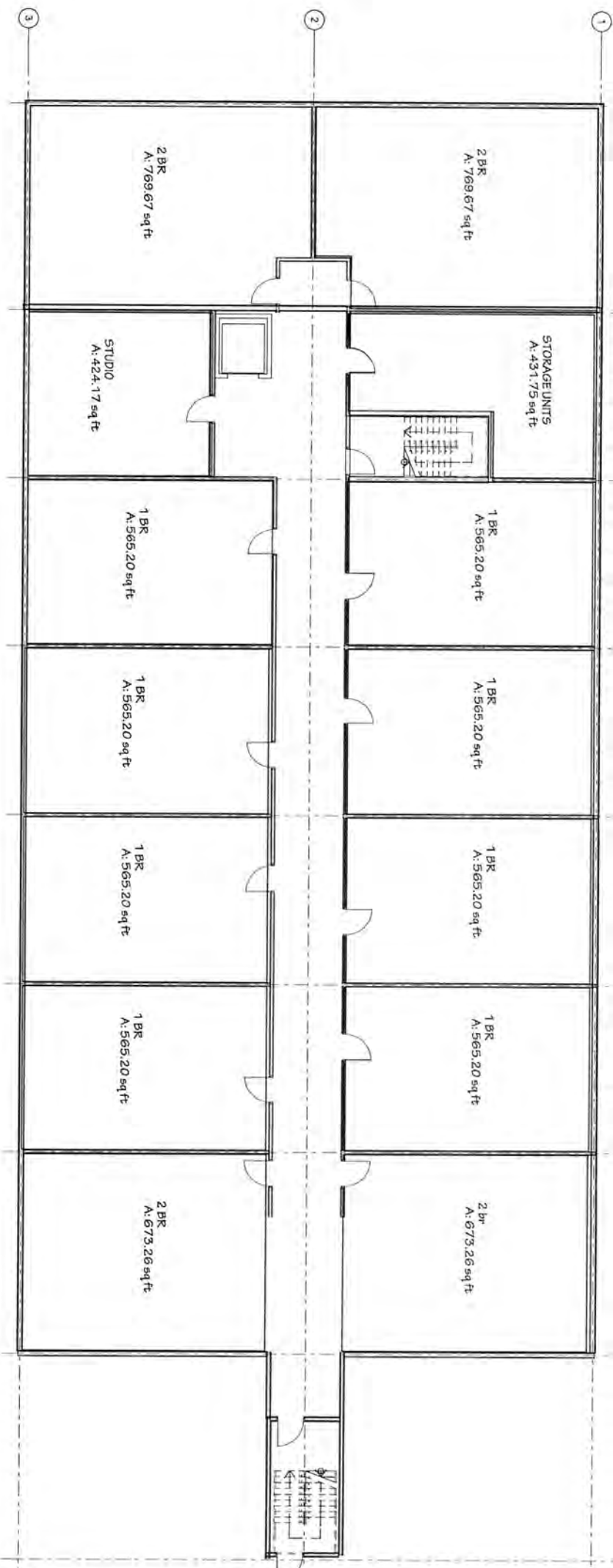


NorthWind
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126 Seward St
Juneau, AK 99801
Ph #907.586.6150
Fx #907.586.6181
www.northwindarch.com
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IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE (1) EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED, AFFECTING
ALL DIMENSIONS.

RECEIVED
JUL 28 2014
PERMIT CENTER/CDD

2 4TH FLOOR
SCALE: 1/8" = 1'-0"



1 3RD FLOOR
SCALE: 1/8" = 1'-0"



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE (1) EXACTLY, THE DIMENSIONS SHALL BE ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

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Home Run Complex St. Vincent de Paul

*NWA 1405
#Site City, #Site State

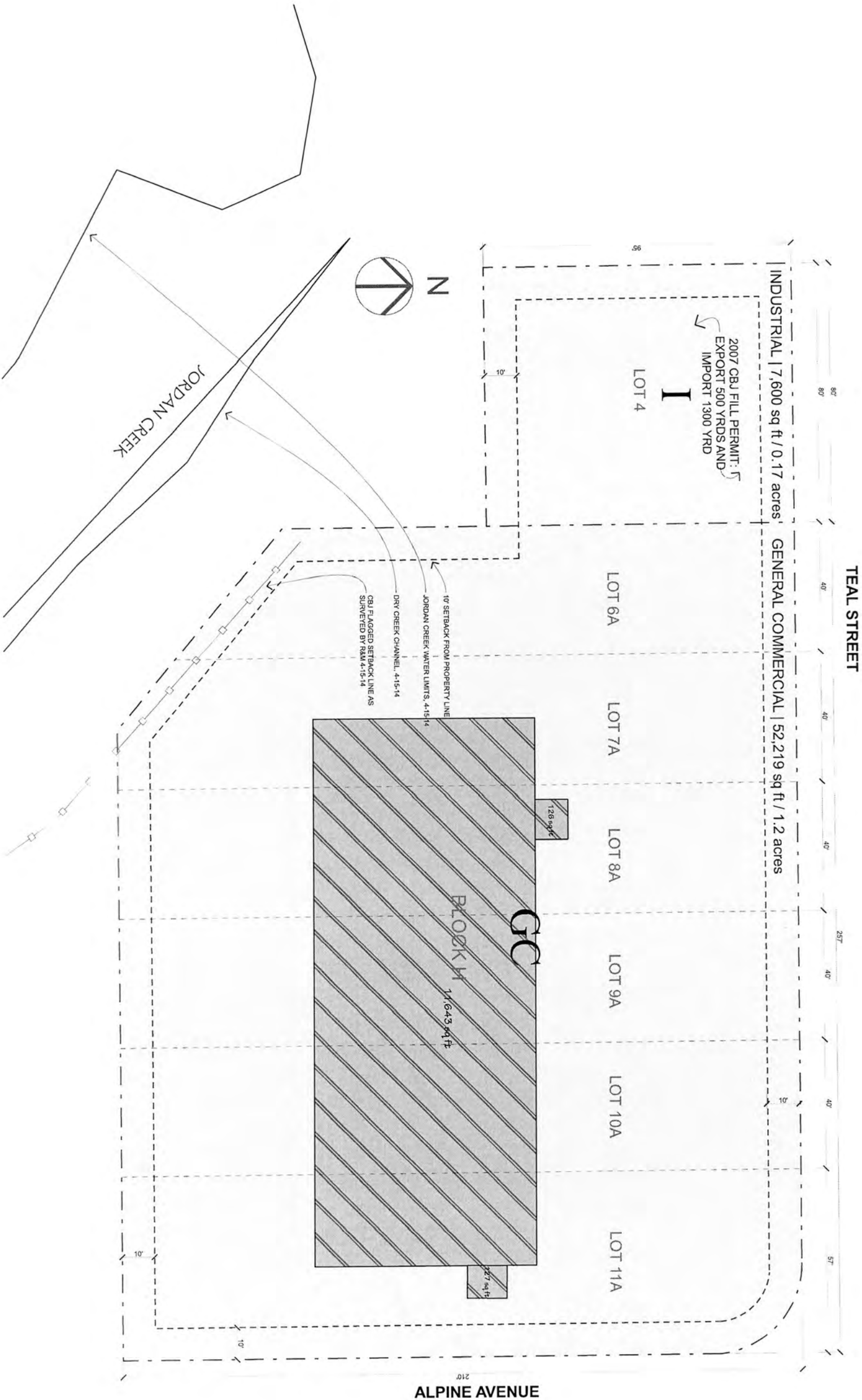
SHEET TITLE:
FLOOR PLANS

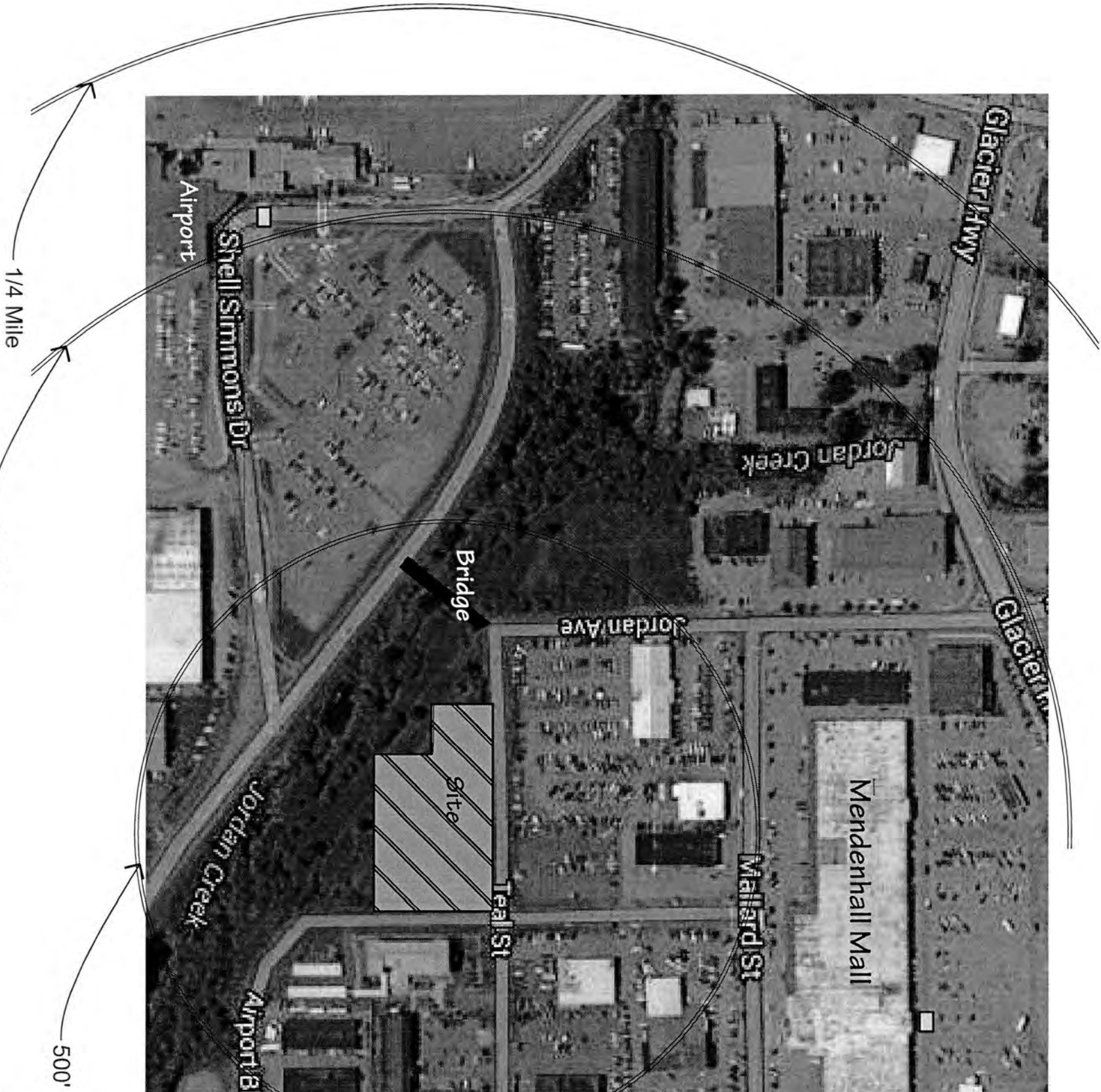
DATE: ** DATE OF ISSUE **
REVISION:
CHECKED BY:
DRAWN:
SHEET #
A03
PLOT DATE: 7/17/2014



8/7/2014

SITE PLAN / ZONING





1 AREA MAP

SCALE: 1" = 200'



AREA MAP

Home Run Complex St. Vincent de Paul
*NWA 1405

#Site City, #Site State
NOT DATE 8/7/2014



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, ALASKA 99802-2270

July 7, 2014

Regulatory Division
POA-1985-281

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) jurisdictional 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 58.360244° N., Longitude -134.57754° W.; Borough; Valley Centre 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.

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.poa.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,

BRODY.MATTHEW
.T.1383923111

Digitally signed by
BRODY.MATTHEW.T.1383923111
DN: c=US, o=U.S. Government, ou=DoD, ou=PKO,
ou=USA, cn=BRODY.MATTHEW.T.1383923111
Date: 2014.07.07 14:37:17 -08'00'

Matthew Brody
Regulatory Specialist

Enclosures



Legend

Review Area
Uplands 1.32 acres

0 25 50 100 Feet

Beth McKibben

From: Ken Nichols
Sent: Wednesday, September 03, 2014 10:46 AM
To: Beth McKibben
Cc: Patricia deLaBruere
Subject: FW: Review Requested -USE20140013 and VAR20140019
Attachments: APP_USE14-13.pdf; APP_VAR14-19.pdf

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 the 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://oeaaa.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

Beth McKibben

From: Emily Breidenbach <emily@gmddev.net>
Sent: Monday, September 08, 2014 8:36 AM
To: Beth McKibben
Cc: Rebecca Ralston
Subject: Home Run Variance Application Clarification
Attachments: Home Run Floor Plan_Retail Amended.pdf

Hi Beth,

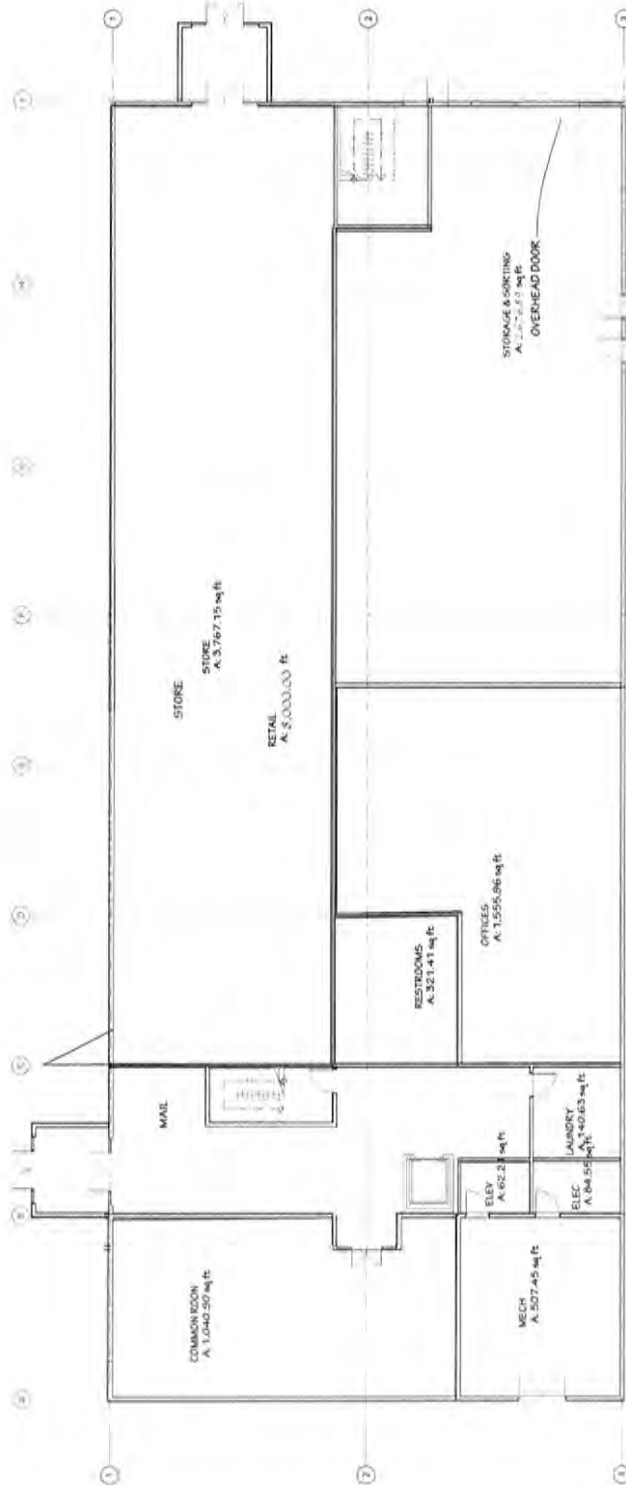
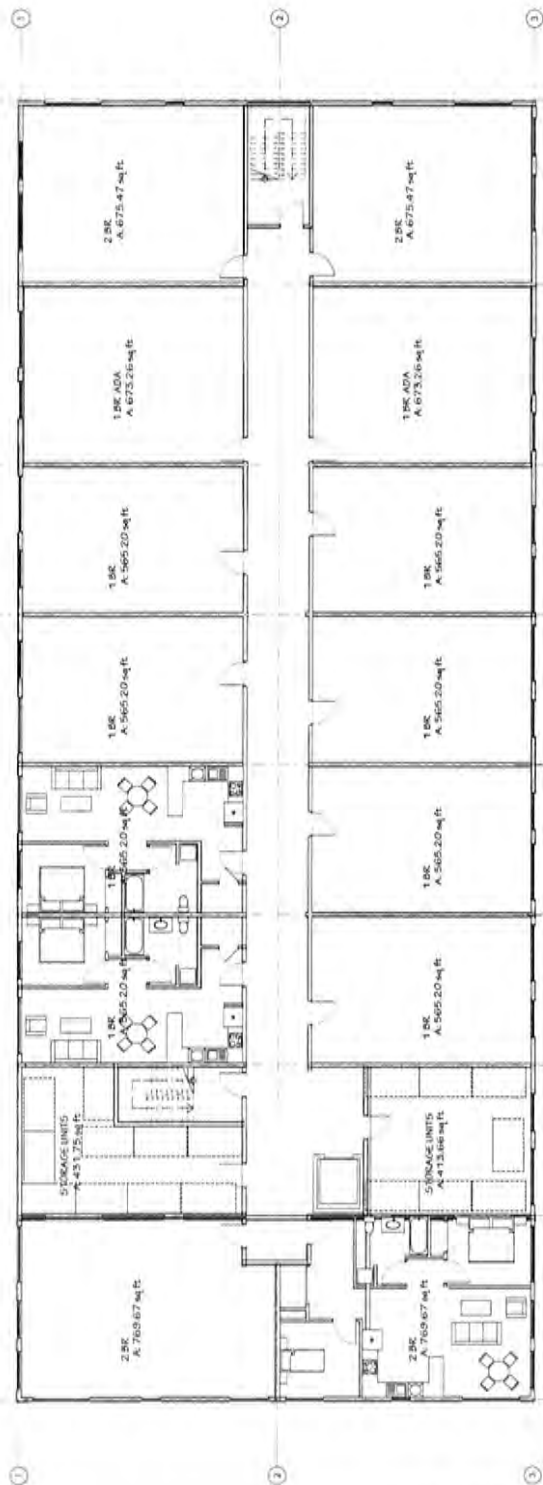
Per our conversation on Friday, please accept this email as a clarification that the total commercial retail (for rent) space at the Home Run development will not exceed 8,000SF. See attached updated floor plan consistent with this request. The internal divisions will likely change as the space is further 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
1601 Second Avenue, Suite 1080
Seattle WA 98101
O. 206-745-3698
C. 206-399-7526



Home Run Complex St. Vincent de Paul

*NWA 1405
#Site City, #Site State

FLOOR

DATE OF ISSUE ***

REFERENCES

One could say

Full number

APPENDIX 6

102

7/17/2014

W
N
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