

# MEMORANDUM

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

**DATE:** September 11, 2014

**TO:** Board of Adjustment

**FROM:** Beth McKibben, Planner *BMC*  
Community Development Department

**FILE NO:** VAR2014 0019

**PROPOSAL:** A Variance request to reduce the parking from 93 to 62 spaces for a new four-story building with 42 units of affordable senior housing and 8,000 square feet of retail/office 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

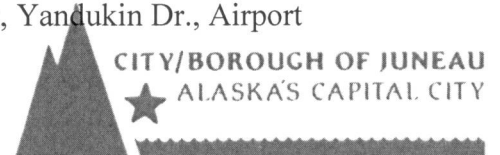
**Utilities:** City water & sewer

**Access:** Teal Street & Alpine Avenue

**Existing Land Use:** Vacant

**Surrounding Land Use:**

North	- (GC) Glacier Seafoods Value Added Processing
South	- (I) Vacant, Jordan Creek, Yandukin Dr., Airport
East	- (GC) Alpine Ave, St. Vincent de Paul multifamily housing, retail, office
West	- (I) Vacant, Jordan Creek, Yandukin Dr., Airport



**VICINITY MAP**



## **PROJECT DESCRIPTION**

The applicant is requesting a parking variance for the reduction of required parking spaces from 93 spaces to 62 spaces for the development of a new building which will 42 units of affordable senior housing and 8,000 square feet of retail/office space. Staff notes there was a rounding error in the application materials for the retail/office space calculations. A revised public notice was mailed to adjacent property owners with the correct number.

The site is located on the corner of Teal Street and Alpine Avenue. This variance proposal is in conjunction with the Conditional Use application, USE2014 0013.

The project consists of one four story building 43,620 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. 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 residential units will be restricted by deed as affordable housing for a minimum of 30 years. They will be made available to low income seniors who earn less than 60% of area median income. The retail space and associated office space will house the St. Vincent de Paul Thrift store which currently is located in the existing St. Vincent de Paul facility on Alpine Avenue.

Staff notes the conditional use proposed cannot be approved as presented unless VAR2014 0019 is approved.

## **BACKGROUND**

In 2005 the St. Vincent de Paul thrift store and non-profit facility received approval by the Planning Commission with USE2005-00026 for this site. 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 the US Army Corps of Engineers who has since determined the site is not wetlands and no fill permit is required. A copy of this letter is found as Attachment A to staff report USE2014 0013.

## **ANALYSIS**

Using CBJ49.40.210, Table (a), Minimum Space and Dimensional Standards for Parking, a total of 93 parking spaces are required (see table below). CBJ 49.40.200(2) requires that when two or more uses take place on the same lot the required parking is the sum of the requirements for each use.

	Per Table (a)	Required
Parking Calculations		
Retail/office	1 per 300 square feet of gross floor area	27
Studio apartment	1.5 per unit	3
1 bedroom apartment	1.5 per unit	42
2 bedroom	1.75 per unit	21
<b>Total Parking</b>		<b>93</b>

The applicant is able to provide 62 parking spaces on site four of which will be van accessible, and one loading space. Four van accessible spaces are the number required by the full 93 parking spaces.

## **Variance Requirements**

Under CBJ 49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

- 1. That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

The relaxation requested, for the reduction of required parking spaces, would give substantial relief to the owner of the property involved. The cost of land and the cost of constructing parking spaces is very high. The applicant has stated reducing the footprint of the building will make development of the building economically unviable. The existing St. Vincent de Paul facility on Alpine Avenue received a reduction in the required parking in 1993. Also in 1993 Fireweed Place, a senior affordable multi-family housing development on Willoughby Avenue received a variance to reduce

the required on-site parking. Therefore granting the variance to parking is consistent to justice to other property owners.

**Yes.** Staff finds that criterion 1 is met.

**2. *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

The intent of Title 49 is to ensure that growth and development is in accord with the values of Juneau residents; to identify and secure the beneficial impacts of growth while minimizing negative impacts; to ensure that future growth is of appropriate type, design, and location; to provide adequate open space for light and air; and to recognize the economic value of land and encourage its proper and beneficial use. The requested variance bases the parking requirement on the nature of the use, rather than requiring a parking requirement rate that applies to more general retail uses. This variance meets the purpose and intent of the Land Use Code, specifically 49.05.100(6), to *recognize the economic value of land and encourage its proper and beneficial use*.

Chapter 8 of the 2013 Comprehensive Plan addresses Transportation. Implementing Action 8.5.1A6 lists a variety of actions all aimed towards reducing the demand for “land consuming parking spaces”.

No evidence has been presented indicating that the requested variance will have a negative impact on public safety and welfare.

**Yes.** Staff finds that criterion 1 is met.

**3. *That the authorization of the Variance will not injure nearby property.***

No evidence has been presented showing the granting of the Variance will injure nearby property. A primary function of minimum parking standards is to prevent overflow parking from impacting adjacent property owners. The applicant has provided information that indicates the average parking demand for seniors is less than what CBJ requires. Additionally, other communities provide reduced parking requirements for senior housing based on the reduced demand. This housing will be restricted to low income seniors, who may have an even further reduced need for on-site parking.

**Yes.** Staff finds that criterion 1 is met.

**4. *That the Variance does not authorize uses not allowed in the district involved.***

The proposed use is appropriate according to the Table of Permissible Uses. The proposed uses are listed at CBJ 49.25.300, Section 1.300 and 2.200 for the General Commercial zoning district.

**Yes.** Staff finds that criterion 1 is met.

**5. *That compliance with the existing standards would:***

**(A) *Unreasonably prevent the owner from using the property for a permissible principal use;***

The proposed building, a mixed use facility with 42 units of senior housing and 8,000 square feet of retail/office space, is a permitted use in the GC district. The applicant is seeking a Conditional Use permit for the building. The applicant could build a smaller facility that would have a smaller parking demand.

**No.** Staff finds that sub-criterion 5(A) is not met.

**(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;***

The subject property is one of the largest sites in the neighborhood; undue restraints apply to this property due to its location along Jordan Creek (50' setback required). It has been typical of properties in the area that variances for parking reductions and off-site parking have been requested and approved.

**Yes.** Staff finds that sub-criterion 5(B) is met.

**(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;***

The property is subject to setbacks from Jordan Creek. The site plan proposes to develop the site to further protect Jordan Creek by providing green space between the building and the creek. Jordan Creek is identified as an impaired water body. Protecting the creek requires the building to be located away from the creek and leaves less space available for parking. The only choice of the applicant is to construct a parking garage or purchase additional off-site property. Both are very expensive.

**Yes.** Staff finds that sub-criterion 5(C) is met.

**OR**

**(D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.***

There are no non-conforming conditions associated with this site.

N/A

**Criteria B and C are met, therefore Criterion 5 is met.**

**6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.***

The granting of this Variance will allow the project to be constructed as proposed, bringing development with a mixture of housing and retail/office uses to area. In granting this Variance, it will allow for the development of 42 units of low income senior housing, which is a well-documented need in Juneau. Furthermore, it would allow for the expansion of the St. Vincent de Paul thrift store, which helps to fund other non-profit organizations, as well as provides jobs and training for the community. Reduced parking allows for more green space, providing a more vegetated buffer between the parking lot and Jordan Creek, and reducing the impervious cover of the lot, both of which protect the creek from parking lot runoff. This development conforms to the existing uses of the neighborhood.

**Yes.** Staff finds that criterion 6 is met.

**FINDINGS**

**1. *Is the application for the requested Variance 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.

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

**2. *Will the proposed development comply with the Juneau Coastal Management Programs?***

N/A. The JCMP does not apply to the development.

**3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?***

**Yes.** Based on the analysis above, staff has determined that the applicant has presented an argument that justifies the grounds for this Variance.

Criterion 1, 2, 3, 4, 5 and 6 are met.

**RECOMMENDATION**

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR2014 0019. The Variance permit would allow for the reduction in required parking spaces from 93 to 62 for 42 units of low income senior housing and 8,000 square feet of retail/office space.



# DEVELOPMENT PERMIT APPLICATION

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

INFORMATION	<b>Project Description</b> Proposed 40 unit residential senior units and 8,000 SF		
	<b>PROPERTY LOCATION</b>		
	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 <b>5B1501010030 - 90</b>		
	<b>LANDOWNER/ LESSEE</b>		
	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	<b>LANDOWNER/ LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/ Engineering Permits****	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		<b>7/29/14</b>	
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.			
<b>APPLICANT</b> 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: Fax Number:	
Other Contact Phone Number(s): (260) 399-7526 mobile			
X		<b>7/29/14</b>	
		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)			
	X	Variance Case (De Minimis and all other Variance case types)		<b>8/8/14</b>	<b>var 14-019</b>
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments:				Permit Intake Initials 

# VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>Var 14-019</i>	Date Received <i>8/8/14</i>																				
<b>TYPE OF VARIANCE REQUESTED:</b>																							
<input type="checkbox"/> Variance to the Sign Standard (VSG)		<input type="checkbox"/> Variance to Dimensional Standards (VDS)																					
<input type="checkbox"/> Variance to Habitat Setbacks (VHB)		<input checked="" type="checkbox"/> Variance to Parking Requirements (VPK)																					
<input type="checkbox"/> Variance to Setback Requirements (VSB)																							
<b>DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:</b> <i>See attached</i>																							
<b>Previous Variance Applications?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 Date of Filing: _____																							
Previous Case Number(s): _____																							
Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO																							
<b>UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):</b> <i>See attached</i>																							
<b>UTILITIES AVAILABLE:</b> WATER: <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> On Site <i>street</i> SEWER: <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> On Site <i>street</i>																							
<b>WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?</b> <i>See attached</i>																							
<b>WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?</b> <i>See attached</i>																							
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.  If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	<b>VARIANCE FEES</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 15%;">Fees</th> <th style="width: 15%;">Check No.</th> <th style="width: 15%;">Receipt</th> <th style="width: 15%;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td>\$ <i>400</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Adjustment</td> <td>\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Fee</td> <td>\$ <i>400</i></td> <td><i>05387</i></td> <td><i>6615586</i></td> <td><i>8/8/14</i></td> </tr> </tbody> </table>				Fees	Check No.	Receipt	Date	Application Fees	\$ <i>400</i>				Adjustment	\$ _____				Total Fee	\$ <i>400</i>	<i>05387</i>	<i>6615586</i>	<i>8/8/14</i>
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**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

## VARIANCE APPLICATION INFORMATION

For:

### Home Run

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

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#### **Description of the activity which requires a variance:**

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 proposed development requires 92 parking spaces per CBJ Title 49. The applicant is requesting a parking variance that will allow for the development of 62 spaces.

CBJ parking standards for this property are higher than that of the downtown Juneau and Douglas core. However, based on experience with other similar senior housing projects, the applicant expects a much lower parking demand.

In 2007 Stephen Corcoran of the Institute of Transportation Planners published a document called Senior Housing Trip Generation and Parking Demand Characteristics. It concluded that the average parking demand for seniors was 0.404 spaces per unit as opposed to the 1.21 required for a standard low rise multi-family complex. The population studied was in suburban Illinois. Though the specific relief varies, as populations around the country age, many municipalities are adopting lower parking requirements for senior housing developments. The State of Pennsylvania, for example, recommends 0.4 spaces per resident, while Pasadena and Los Angeles require 0.5 spaces per resident. Other jurisdictions provide a defined percentage reduction for senior housing.

The 2012 Juneau Housing Needs Assessment estimates that between 2010 and 2030 the number of households aged 60+ in Juneau will almost double, from 4,532 to 8,769. At their February 2014 Housing Forum, CBJ noted the need for senior independent living facilities. The 42 units provided by this proposed development will only just begin to address that demand. It is the housing that is in short supply, not the parking.

#### **Unique characteristics of land or building:**

The property is uniquely situated between commercial, multi-family residential, and protected open space. Due to the nature of its location at the intersection of three different land uses, the proposed mixed-use development is an appropriate transition. The residential units have been pulled up above the street level offering views of Jordon Creek, while the ground-floor retail space is compatible with adjacent commercial uses across Teal Street.

Unlike so many of the undeveloped land parcels in Juneau encumbered by slopes, wetlands, and other cost-prohibitive development challenges, this property is flat rendering it ideal for immediate development. Furthermore the parcel is well located to nearby goods and services as well as public transit.



**Why would this variance be needed for this property regardless of the owner?**

In an effort to maximize the property's development potential, a parking variance is the primary tool available when considering appropriate density for a mixed-use development. The CBJ comprehensive plan policy promotes compact development within and adjacent to existing urban areas to insure efficient utilization of land resources and facilitate economic provision of urban facilities and services. That policy directly supports a higher density development which is only attainable through the granting of a parking variance.

**What hardship would result if the variance were not granted?**

Not granting the variance represents a missed opportunity for the City of Juneau to address the demand for much needed affordable, senior housing by supporting a proposed development appropriate to the context.

In addition, the current St Vincent de Paul thrift store has outgrown its current facility. The subject property was purchased by St Vincent de Paul in 2007 with the primary goal of constructing a new thrift store that will allow it to meet the needs of the community. In addition to providing a symbiotic relationship, the co-development of the commercial and affordable, senior units creates the economic feasibility for St. Vincent de Paul to recognize its goals in relocating the thrift store. If the parking variance is not granted, and the number of residential units are reduced to meet the parking requirements, the economic feasibility for the thrift store development is eliminated. In order to accommodate both residential and commercial parking on-site per code, 30 parking spots would need to be eliminated. That represents 20 one-bedroom units. If those units were eliminated, St Vincent de Paul could not develop the site at this time, continuing to strain current operations, and leaving the parcel undeveloped.

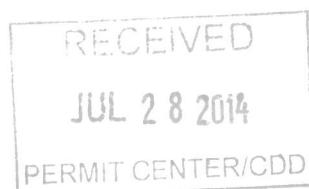
For twenty years the commercial success of the Thrift Store has supported the housing and charitable activities of the St. Vincent de Paul Society. The store and housing are inextricably linked. Income from the retail operations has successfully funded the family homeless shelter and the permanent affordable housing projects of the St. Vincent de Paul Society.

**VARIANCE APPROVAL CRITERIA**

- 1. The relaxation applied for or a lesser relaxation specified by the board of adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;**

The primary justification for granting the parking variance is that evidence has shown low income seniors are less likely to own a car and drive than the general population. An allowable use permit was granted for the development of Fireweed Place, a senior affordable multi-family property on Willoughby Avenue, in 1993 with a parking variance that provided 52 spaces for the 67-unit property. 42 of those spaces are dedicated for resident use, and 10 remain for visitors. Justification provided to reduce the parking standards was Applicant provided data that similar developments located elsewhere, as well as senior citizen facilities in Juneau similarly require less parking.

Based on the Staff Report, it appears the required parking at that time was 77 spaces. Presuming that is accurate, a 32% relief was granted. Home Run, by comparison, is asking for a 33% parking total relief. A reduction for the subject property would be consistent with the relief granted to Fireweed Place, and others.



See attached letter from Fireweed Place, noting that reduced parking has been sufficient for the needs of the residents.

**2. Relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved;**

The intent of this title is both observed and supported by the parking reduction requested. Purpose 1 of Title 49 is "to achieve the goals and objectives, implement the policies, of the Juneau comprehensive plan, and coastal management plan;". There are many policies within the Comprehensive Plan that support a dense, mixed-use development of this site with commercial and affordable housing.

Policy 5.1 of the Comprehensive Plan reads "It is the policy of the City and Borough of Juneau to encourage and facilitate provision of a variety of housing opportunities in sufficient quantities and at affordable prices, to meet the housing needs of its residents. Provision of an adequate supply of housing for low and moderate income families is a top priority." The 42 units of affordable housing proposed for this site directly reflect meeting that priority. They will be deed restricted for a minimum of 30 years, so the use will benefit Juneau for many years to come.

Purpose 6 of Title 49 is "to recognize the economic value of land and encourage its proper and beneficial use". The subject property is a flat piece of property, close to goods, services and transit. Juneau has increasingly few of these parcels; the relief granted in the parking variance will allow the applicant to leverage the development of the parcel, maximizing the long-term benefit to Juneau by providing additional needed, affordable senior housing units.

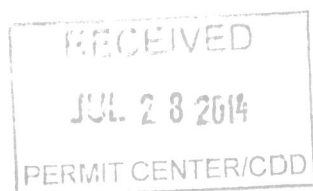
The relief granted by this parking variance enhances public safety and welfare by providing affordable senior apartments, and providing additional opportunities for job training and employment at an enlarged Thrift Store, expanding the St. Vincent de Paul mission. Further, while it is not anticipated that the demand for parking would create a need for off-site parking, Applicant anticipates working with CBJ on street improvements along Alpine and Teal Streets that would improve pedestrian safety and formalize street parking and accessibility.

**3. The authorization of the variance will not injure nearby property;**

There are two primary nearby property owners, with the balance of the site bounded by public land.

To the east are the Smith Hall apartments in one building, and the St Vincent de Paul homeless shelter and Thrift Store in another. The St Vincent de Paul purchase of the subject property across the street was a strategic move to improve and expand the services provided in its current location. The granting of the variance would support the goal for the strategic vision, providing a better commercial location for the Thrift Store and the development additional housing units on the subject property.

The property to the north is part of the Mendenhall Auto Mall, and is home to Stanley Ford. The "front" of these properties abuts Alpine and Mallard Streets, the "back" of these properties face the subject property across Teal Street. The "back" of the Stanley Ford property is primarily used



as a parking lot and informal storage, both paved and unpaved. The additional development enabled by the parking variance will not injure these lots or uses.

The property to the west and south is city-owned Jordon Creek. This is a creek/wetland that will not be developed. Development on the subject property will not injure or interfere with Jordon Creek in any way. Applicant has mapped the required stream buffer, and has included additional setback.

**4. The variance does not authorize uses not allowed in this district;**

The variance request is for parking and does not facilitate the development of any uses not allowable by the current land use designation.

**5. Compliance with the existing standards would:**

**a. Unreasonably prevent the owner from using the property for permissible principle use.**

The commercial and residential uses proposed for the site are both permissible uses, however, there are limited funding opportunities for its development. Without the variance, St. Vincent de Paul will be unable to leverage the development potential of the site through the additional residential units which ultimately provides a path for development of the Thrift Store.

**b. Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;**

Compliance with the existing standards would unreasonable prevent the Applicant from using the property in a manner which is consistent to the scale of the neighborhood, because as CBJ staff noted in a 2007 Variance Request Report for this site, it has been typical of properties in the area to request variances for parking reductions and off-site parking due to the proximity to Jordon Creek and wetlands.

**c. Be unnecessarily burdensome because unique physical features of the property render compliance with standards unreasonable expensive; or**

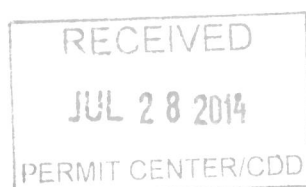
Compliance with the existing standards would be unnecessarily burdensome because the subject property backs up to Jordon Creek and it's protected green space. In trying to maintain a setback from Jordon Creek and minimize development impact on that green space, Applicant is left with less land for parking. Building a parking garage or purchasing additional land for off-site parking is cost prohibitive and unnecessarily burdensome.

**d. Because preexisting nonconforming conditions on the subject parcel, the grant of the variance would not result in a net decrease in the overall compliance with the land use code, title 49, or the building code, title 19 or both; and**

n/a, see (c)

**6. A grant of the variance would result in more benefits to the neighborhood.**

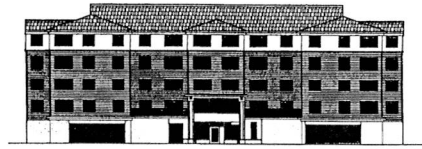
The addition of these housing units and commercial space are a benefit to the neighborhood. The resident and retail shoppers will support the demand for public services already in the





neighborhood, such as transit. An approved variance would bring needed affordable housing for seniors plus increased capacity for the Thrift Store to provide added jobs, training and services to the community. An approved variance would add vibrancy and economic activity to the neighborhood a more attractive alternative than undeveloped land.





## *Fireweed Place*

Tlingit-Haida Regional Housing Authority  
"Housing Designed by Seniors for Seniors"  
415 Willoughby Avenue Juneau, Alaska 99801  
(907) 586-5000 • Fax (907) 586-5001

July 23, 2014

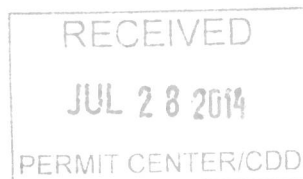
To Whom It May Concern:

Fireweed Place, located at 415 Willoughby Avenue, Juneau, Alaska was built in 1994 and 1995. It opened for occupancy in August of 1995. It is a Senior Housing Apartment Complex for Seniors 60 years of age or older.

Fireweed Place has 67 apartments and has parking available for 40 vehicles plus an additional 9 parking spaces for visitor parking. The 40 tenant parking spaces are individually assigned to those living full time at Fireweed Place. These 40 parking spaces have in the past 19 years of occupancy been more than adequate to meet the parking requirements of our tenants.

Sincerely,  
Fireweed Place

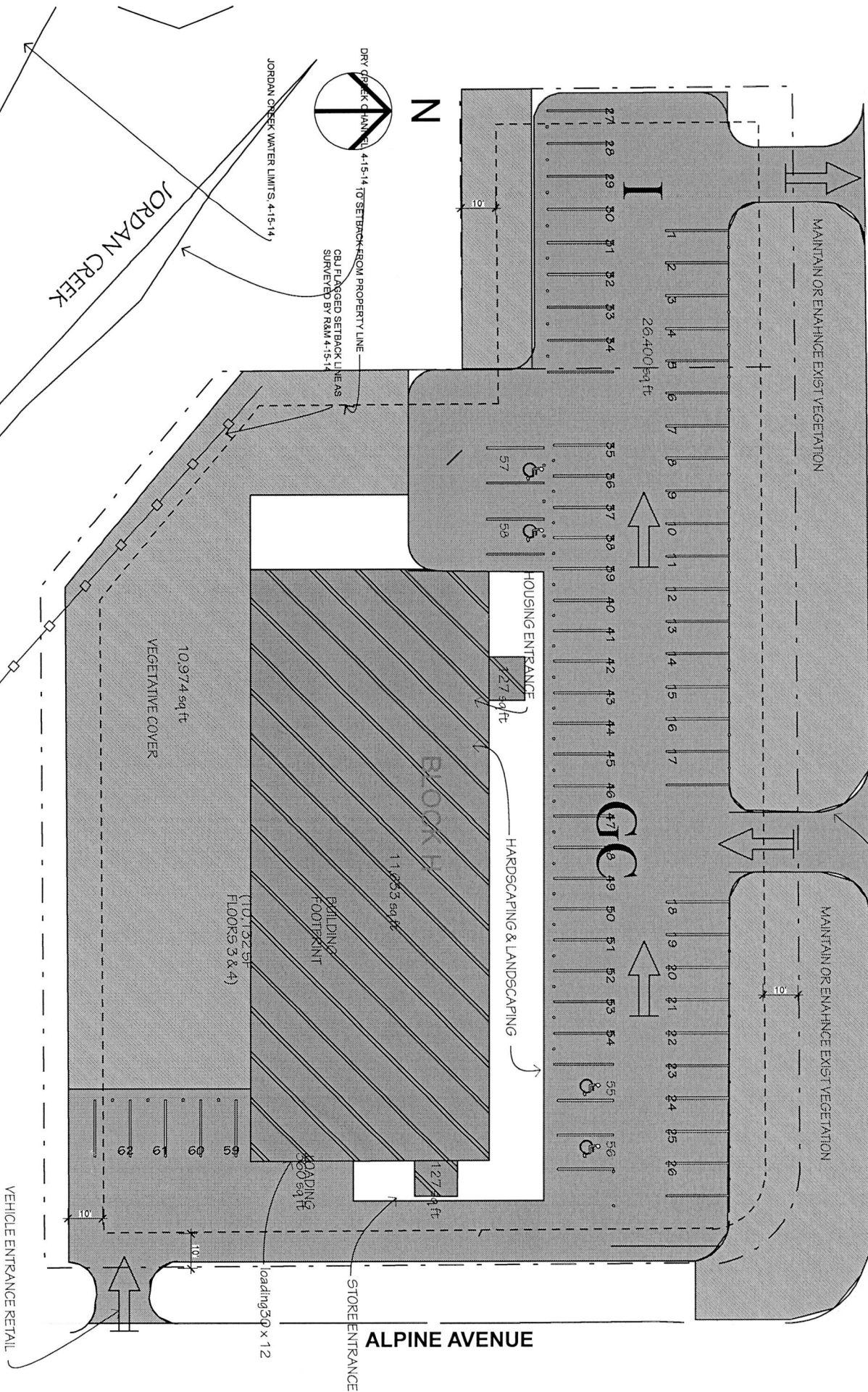
Lorilyn E. Swanson, Manager





TEAL STREET

VEHICLE ENTRANCE HOUSING



INDUSTRIAL | 7,600 sq ft / 0.17 acres  
GENERAL COMMERCIAL | 52,219 sq ft / 1.2 ac  
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.  
Conditional use permit requires planning commission approval.

Note 3:

49.25.400 TABLE OF DIMENSIONAL STANDARDS

Height: 55'

GC Unlimited

Maximum lot coverage permissible/ 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 REQUIRED/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 30x12, 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 39 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....



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IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1"=1/32") ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Home Run Complex St. Vincent de Paul

\*NWA 1405  
#Site City, #Site State

SHEET TITLE:

SITE PLAN 4  
STORY

DATE\*\* DATE OF ISSUE \*\*\*

REVISION:

CHECKED BY:

DRAWN:

SHEET #

G05

PLOT DATE: 7/22/2014

SITE MAP

1

SCALE: 1" = 20'

RECEIVED

JUL 28 2014

PERMIT CENTER/CDD