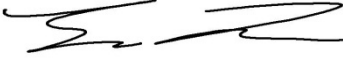


# MEMORANDUM

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

**DATE:** October 13, 2014

**TO:** Planning Commission

**FROM:** Eric Feldt, Planner   
Community Development Department

**FILE NO.:** CSP2014 0018

**PROPOSAL:** A City Consistency permit for temporary parking at the 'Bridge Park' under the Juneau-Douglas Bridge.

## GENERAL INFORMATION

**Applicant:** City and Borough of Juneau (CBJ)

**Property Owner:** CBJ

**Property Address:** N/A

**Legal Description:** Block 87 Tidelands Addition fraction of ATS 3

**Parcel Code No.:** 1-C10-0-K83-003-2 and 1-C06-0-K58-006-0

**Site Size:** Approximately ½ Acre

**Comprehensive Plan Future Land Use Designation:** CBJ Recreational Service Park

**Zoning:** Waterfront Commercial (WC)

**Utilities:** CBJ Water & Sewer

**Access:** West Ninth Street

**Existing Land Use:** Vacant (Previous CBJ Public Works facility)

**Surrounding Land Use:** North - Juneau Hotel; WC; W. Ninth St.  
South - Gastineau Channel  
East - T & H Regional Housing Authority; WC; W. Ninth St  
West - Gastineau Channel



## Vicinity Map



**ATTACHMENTS**

Attachment	A	Site Plan
Attachment	B	Public Letter

**PROPOSAL**

The applicant seeks to provide temporary parking at the Bridge Park (previous CBJ Public Works Facilities) for temporary staff parking at the nearby State Department of Labor building (DOL). See Figure 1.



Figure 1: The proposed parking area is shown in the picture. The Juneau-Douglas Bridge is beyond the left side of the picture, the DOL building is in the background. Photograph taken 9-16-14 by CDD staff.

The State Department of Transportation/ Public Facilities (DOT/ PF) building in Salmon Creek will soon be under construction. The displaced staff will be temporarily moved to the DOL building and will use the proposed parking lot. The owner of the DOL (Juneau I LLC) seeks to install and lease 50 parking spaces from the CBJ for 10 months. The parking spaces are shown in Attachment A.

Since the CBJ is leasing the land, a City Consistency Permit is required per 49.10.170 (c).

According to CBJ Lands & Resources Assistant Director, Dan Bleidorn, this proposal will qualify and be reviewed through a CBJ Lands & Resources Department temporary use permit per 53.09.310 (c). This code citation allows the CBJ Manager to approve projects on CBJ land which are temporary in nature (12 month maximum) and do not involve substantial improvements/ changes to the site. Through this temporary use permit, the Planning Commission shall provide comments to the Manager to ensure all applicable codes are met.

### **BACKGROUND**

The site was the previous location of a CBJ Public Works facility, consisting of a large multi-story building, parking, and outdoor storage. The building was demolished several years ago. A small gravel pile is the only remains of this facility; the site is cleared of any buildings or structures.

### **ANALYSIS**

The site (known as the Bridge Park site) is currently vacant of buildings, consists of a dirt surface, and is non-lighted. Access to the site is through West Eighth and Ninth Streets. Figure 1 shows a current picture of the site. There are large parking areas adjacent to the site servicing nearby hotels and office buildings.

Speaking with Mr. Bleidorn, the proposed parking lot will not be paved nor illuminated. The CBJ will determine whether the snow plowing will be accomplished by either CBJ Public Works or the lessee of the parking lot. Wheel stops will need to be placed at each parking stall since the lot will not be striped. Though parking lots in general must be illuminated, the subject lot will not be due to its temporary use. Staff finds that requiring permanent infrastructure such as lighting for this temporary project is unreasonable, as it may conflict with future Bridge Park design plans. CBJ Engineering suspects that the construction of the Bridge Park may begin as early as next fall (2015).

Since there is no external expansion of the DOL building with the new staff, there is no new parking requirement. Therefore, the 50 space count is desired not required for DOT/ PF staff. If more spaces are needed, the applicant shall first seek CDD approval to determine if additional permits are warranted.

Both CBJ Parks & Recreation and CBJ Lands & Resources Department will ensure that the temporary parking area will not interfere with the future whale sculpture or bridge park.

The site will continue to be used by CBJ Public Works as a temporary, small gravel storage area.

Therefore, the layout of the parking spaces will need to be clear for gravel trucks.

## **CONFORMITY WITH ADOPTED PLANS**

### **Title 49, Land Use Code**

The Waterfront Commercial zoning district allows uses associated with water-based activities, such as boat harbors, seafood processing, etc. A stand-alone parking lot that is not associated with a water-based use is not allowed by the Land Use Code. However, a parking lot that is associated with a use or building located on a different lot is allowed per 49.40.200(4). Further, the off-site parking lot serving uses other than residential and hospitals can be located up to 500 feet away from the building/ use it's associated with. The proposed parking area is within this distance to the DOL.

Through 49.40.220(a) parking areas shall be properly drained, lighted, and landscaped. Installing permanent drainage, lighting, and landscape infrastructure for a temporary parking lot would not be appropriate for this project. Further, since the Bridge Park design has not yet been finalized, installing infrastructure at this time may need to be removed for later for the future park elements. Therefore, installing permanent infrastructure according to 49.40.220(a) isn't appropriate for this project. With that said, staff finds that cars parked along the shoreline may leak oils, coolants, and other toxins into the ocean and harm aquatic habitat. The applicant shall submit a drainage plan that ensures proper filtration of toxins before drainage enters the ocean.

Through 49.40.220(e) parking stalls and access aisles shall be clearly marked. Since the parking area won't be paved, wheel stops should be utilized to mark each parking stalls.

### **2004 Long Range Waterfront Plan**

This Plan shows the future of the site designated as a terminus of the downtown seawalk. After the publication of this plan, the idea of a new park at the site has gained traction. The park and a replica of a life-sized whale sculpture. The temporary parking will not interfere with construction of the park or whale sculpture.

### **2013 Comprehensive Plan**

The Comprehensive Plan designates the site as Recreation Service Park. This is defined below.

Recreation Service Parks include CBJ-owned lands with parks developed for active recreation, programmed use, and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park development. The CBJ should retain ownership of these lands. As many of the

existing RS-designated lands are smaller than the minimum area required for a unique zone, these lands must be within the zoning district that surrounds or abuts them.

Though temporary parking is not listed listed above, a permanent parking lot at the site will likely be created in its place for the future Bridge Park.

In summary, the proposed parking lot will not interfere with the future bridge park or whale sculpture, will be designed to filter toxic liquids from cars, and provide extra parking for future staff at the DOL.

### **HABITAT**

Per 49.70.925(g), parking along the shoreline must be setback at least 10-feet whereby a vegetated buffer shall be installed to filter water run-off from the parking lot. The submitted parking plan show parking stalls next to the edge of the shoreline. To meet the purpose of 49.70.925(g), staff finds that in addition to ensuring proper drainage the parking stalls shall be moved away from the edge of the shoreline at least 10 feet. There is ample space on the site to locate spaces away from the shoreline edge, as well as keeping clear of CBJ Public Works' gravel trucks.

### **PUBLIC COMMENT**

Staff received a letter from the public indicating the group managing the whale sculpture is supportive of the proposal. See Attachment B.

### **FINDINGS**

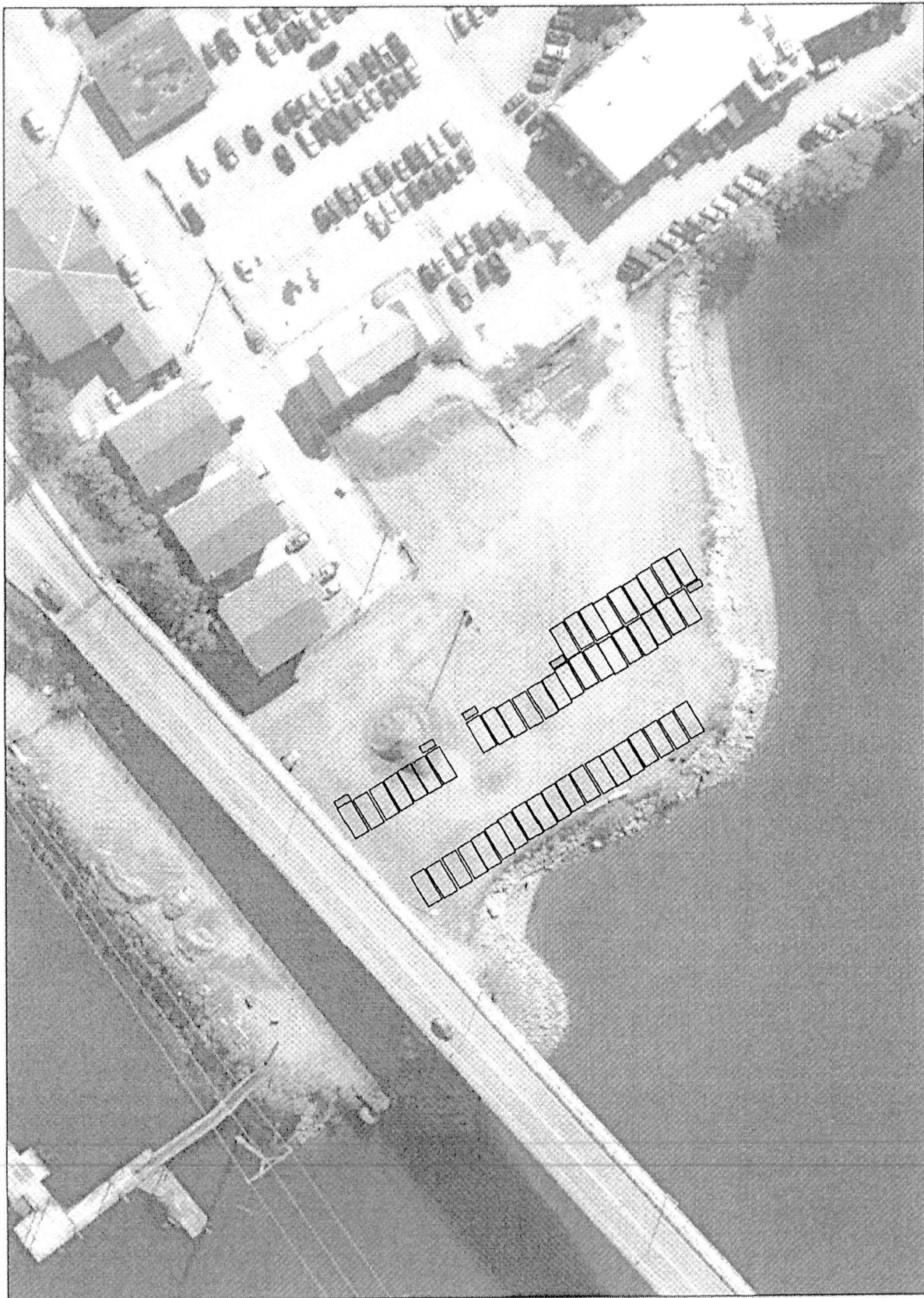
Since the project is temporary and will not interfere with the future Bridge Park or whale sculpture and that the applicant will install wheel stops and properly address drainage, the project is consistent with adopted CBJ plans and regulations.

Staff finds that the inadequate parking lot infrastructure may make the use of the parking lot less comfortable and safe. Therefore, if the use of the parking lot extends past the 12 month duration (past the 'Temporary Use Permit' duration), another CSP will be required and all parking lot infrastructure and landscaped buffers must be installed, unless determined otherwise by the CDD Director.

### **RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's findings and analysis and recommend approval of the City Consistency Review for a proposed temporary parking lot with the following items to ensure consistency with adopted plans:

- 1) The approval of the subject CSP shall expire at the end of the CBJ's Lands & Resources Dept. temporary use permit or the discontinuation of the parking lot, whichever is sooner.
- 2) Prior to construction, a drainage plan shall be submitted to the CDD that indicates how surface water run-off will be adequately addressed.
- 3) Prior to final inspection, wheel stops shall be placed at each parking stall.
- 4) Full parking lot infrastructure and landscaped buffer must be installed if the parking lot is approved for use past its expiration, unless determined otherwise by the CDD Director.
- 5) The parking stalls shall be at least 10 feet away from the top edge of the bank of shoreline, where feasible.



ATTACHMENT A



**LAW OFFICE OF JAMES F. CLARK**  
**1109 C Street**  
**Juneau, Alaska 99801**  
**Telephone: 907-586-0122 Fax: 907-586-1093**

Greg Chaney  
Lands and Resources Manager  
City & Borough of Juneau  
155 S. Seward Street  
Juneau, AK 99801

September 10, 2014

Dear Greg,

This is to let you know that the Whale Project is a strong supporter of the proposed parking agreement between The City & Borough of Juneau and Juneau I LLC. We do not anticipate the agreement will cause us any problem with our planning. In fact, the donation of at least \$100,000 from Juneau I LLC will take us significantly closer to our fundraising goal and completion of both phases of the Whale Project.

Please feel free to contact me directly (723-6952) if you have any questions.

Yours truly,

James F. Clark

ATTACHMENT B