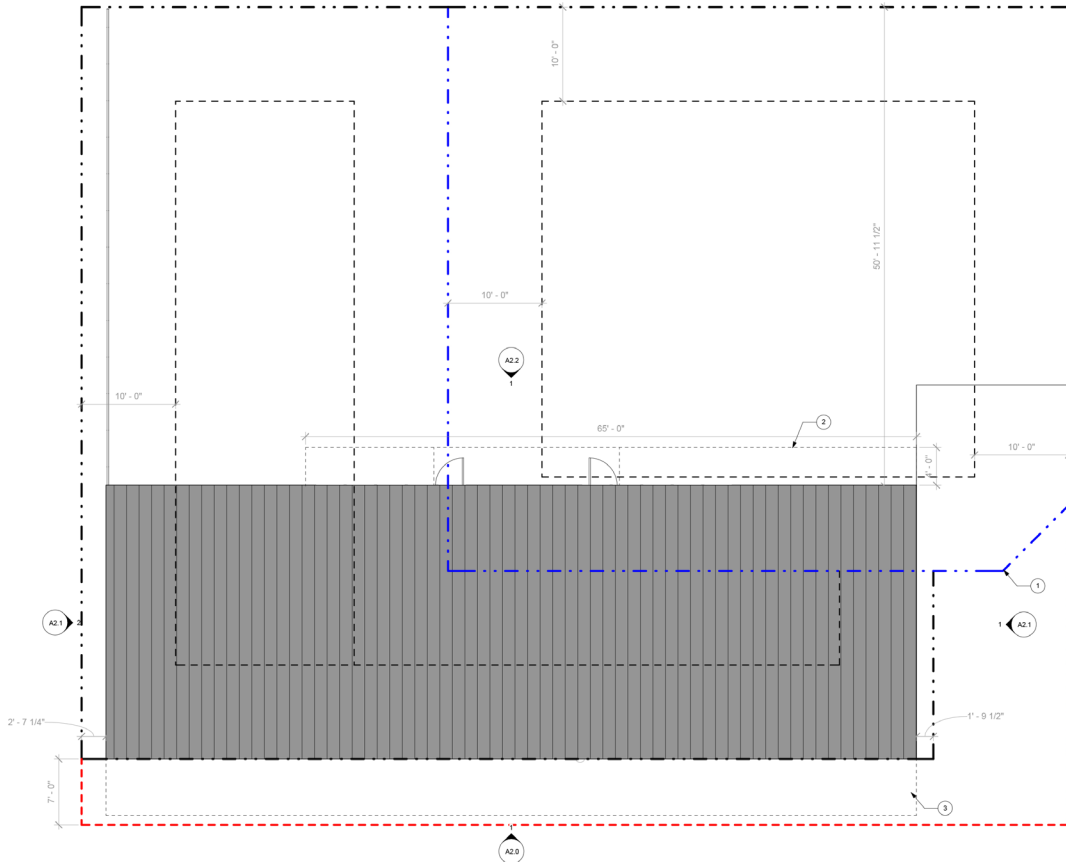




TIDELANDS ADDITION BL 51 LT 5 & LEASE TIDELANDS ADDITION BL 5 LOT CONSOLIDATION



1 SITE PLAN
3/16" = 1'-0"



CODE ANALYSIS:

AUTHORITY HAVING JURISDICTION:
CITY AND BOROUGH OF JUNEAU

DESCRIPTION:

THE PROPOSED PROJECT IS A RENOVATION OF AN EXISTING COMMERCIAL BUILDING WITH ABATEMENT AT THE EXTERIOR WALLS, EXTERIOR SIDING REPLACEMENT, WINDOW REPLACEMENT, ADDITIONAL GLAZING, AWNING REPLACEMENT AND INTERIOR RENOVATION WORK.

ADDRESS:

1000 HARBOR WAY
JUNEAU, ALASKA 99801

BUILDING OWNERS:

HARBOR LIGHTS ENTERPRISES LLC
1000 HARBOR WAY, SUITE 201
JUNEAU, ALASKA 99801
P: 907.463.6900

APPLICABLE CODES:

2012 INTERNATIONAL FAMILY OF CODES
2014 NATIONAL ELECTRICAL CODE (NEC)
2009 ANSI A117-1 STANDARDS FOR ACCOMMODATING INDIVIDUALS WITH DISABILITIES
ALL OTHER CODES AND ORDINANCES AS AMENDED AND ADOPTED BY THE CITY AND BOROUGH OF JUNEAU BUILDING DEPARTMENT (AUTHORITY HAVING JURISDICTION)

BUILDING SQUARE FOOTAGE:

GROSS BUILDING AREA: 4928 SF
GROSS 1ST FLOOR AREA: 2512 SF
GROSS 2ND FLOOR AREA: 2416 SF

OCCUPANCY:

PRIMARY OCCUPANCY: BUSINESS (B)
SECONDARY OCCUPANCY: MODERATE-HAZARD STORAGE (S-1)
SPRINKLER SYSTEM: YES
NO FIRE SEPARATIONS NECESSARY
BUSINESS: 408 SF/ 100 = 46
ACCESSORY STORAGE: 292 SF/ 300 = 1

TYPES OF CONSTRUCTION:

TYPE V-B, TWO-STORY
AUTOMATIC SPRINKLER SYSTEMS: PROVIDED
FIRE STROBE/ALARM: PROVIDED

ZONING AND LAND USE SUMMARY:

WATERFRONT COMMERCIAL (WC)
PROPERTY IS COMPRISED OF TWO LOTS THAT SHALL BE CONSOLIDATED, AS SOON AS PROPERTY OWNERSHIP IS OBTAINED BY THE SAME PARTY
FRONT SETBACK: 10'-0"
SIDE YARD SETBACK: 10'-0"
REAR YARD SETBACK: 10'-0"
EXISTING PARKING LAYOUT TO REMAIN

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.

SHEET NOTES:

1. SITE PLAN INDICATES PROPOSED PROPERTY LINES. CURRENT LINES ARE PROHIBITIVE OF DEVELOPMENT AND CREATE A NON CONFORMING CONDITION BY PASSING THROUGH AN EXISTING BUILDING
2. PROPOSED EXPANSION OF EXISTING CANOPY OVER ENTRIES
3. FUTURE PHASE: PROPOSED DEVELOPMENT AFTER PARCEL CONSOLIDATION

LEGEND

- PROPERTY LINE
- SETBACK
- PROPOSED PROPERTY LINE
- PROPOSED ELIMINATED PROPERTY LINE
- EXISTING BUILDING



02/15/2020



**NorthWind
Architects, LLC**

138 Seward St
Juneau, AK 99801
Ph 907.588.6150
www.northwindarch.com

IF THE ARCHIVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABEL SCALES.

HANSEN GRESS RENOVATION

1000 HARBOR WAY
JUNEAU, ALASKA

SHEET TITLE:
SITE PLAN

CHECKED	JB
DRAWN	SCC
Issue	date description

SHEET # **A0.1**

ISSUE DATE 08.22.22

Why is this property consolidation important?

As a community, we all want to see this building improved. The property line issue will impact this project and all future building permits for the property, and now is the time to correct improper building practices that allowed the building to be initially built.



Could HG pursue a variance?

Unfortunately, no.

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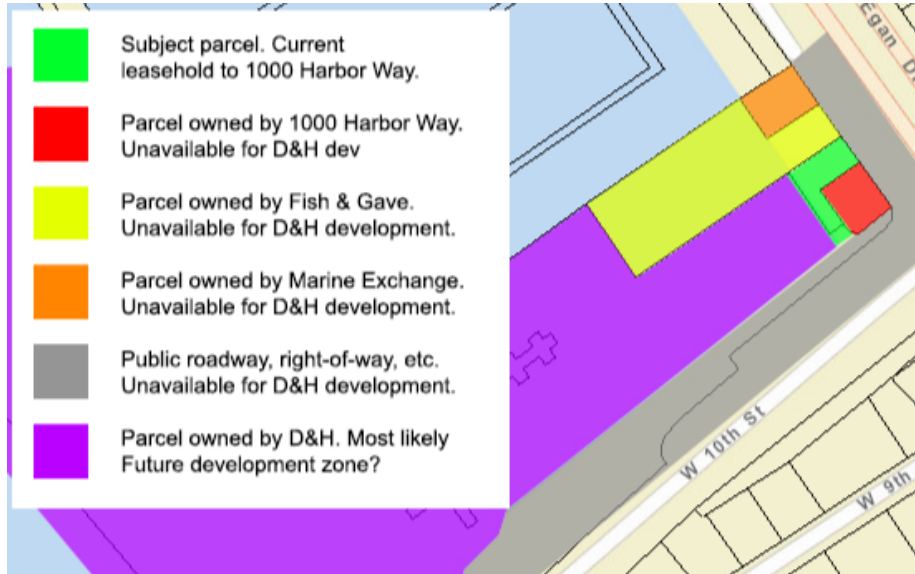
In general, the Planning Commission does not have authority to grant a variance for a building that crosses a property line, especially in this circumstance. In other words, a building cannot cross a property line. CBJC 49.15.110 & 49.15.120. For argument sake, assume the Planning Commission grants a variance that burdens CBJ property (i.e. D&H managed property). That variance would be a nullity because the Assembly would also need to agree to sell that chunk of property (via a lot line adjustment, CBJC 49.15.401(a)(4), assuming the resulting lots are compliant with Title 49) at which time there is no need for a variance because the property line would shift.

-Robert Palmer, City Attorney

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Can D&H deny this request?

Yes, of course!



But why? The parcel is locked up in a lease for 58 more years.

- How does being a landlord for 58 years further the D&H mission?
- Is this all about D&H development options in the year 2080?

D&H development options in 58 years



Private land and/or setback,
unavailable for CBJ use.



Available for CBJ development
in all scenarios.

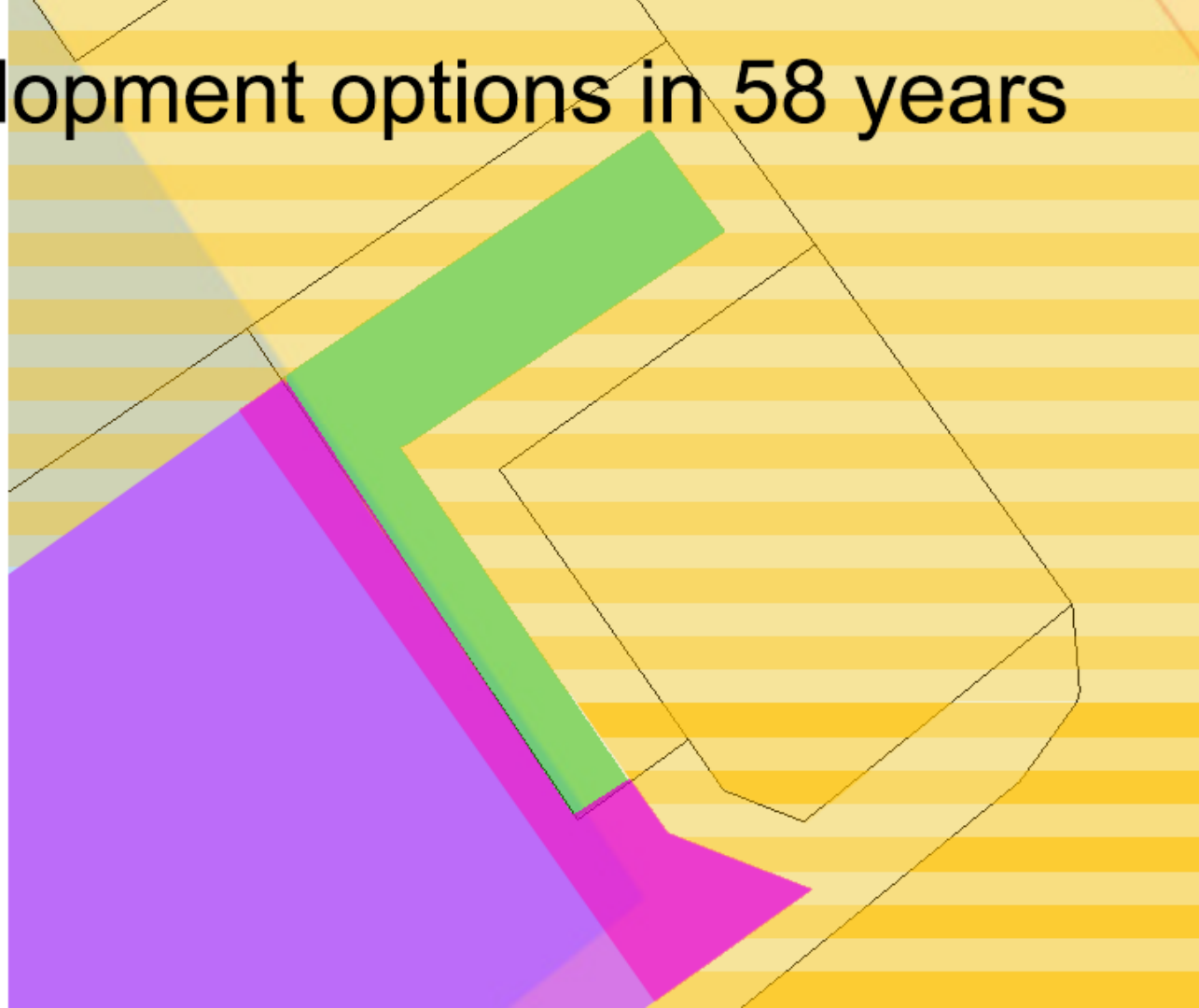
*This all comes down to possible D&H
use of ~16 feet of tidelands in 58 years.*



Current leasehold parcel less
setbacks. ~9 feet of tidelands.



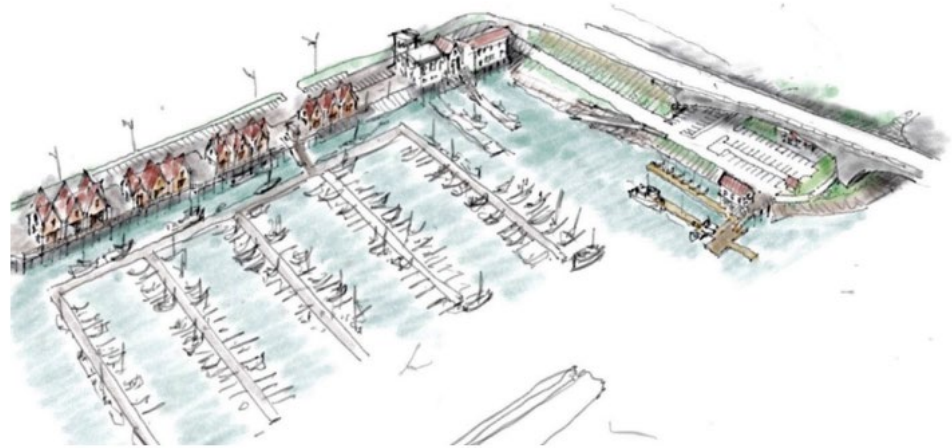
Additional footprint requested
to conform piles and future deck.
7 more feet of tidelands.



A Development Opportunity for D&H

Today, D&H has no access to develop on this location for 58 years.

- HG is willing to write in an easement for a future D&H development. This will fit into the masterplanning efforts by CBJ to continue the seawalk.
- HG is willing to write in first right of refusal on consolidated parcel of land.
- This transaction gives D&H more real options



Our Proposal

The Lands committee does not need specifics today. This will come back to negotiation before it goes to the assembly. A simple motion will move this forward.

“

A motion of support for disposing of City property to Hansen Gress.

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