

Irene Gallion

From: Michele Elfers
Sent: Thursday, September 7, 2023 12:02 PM
To: Irene Gallion
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023
Attachments: Agency Comments Form P&R.pdf

Hi Irene,

Thanks so much for the opportunity to comment on this important project. Please see the attached comments from the Parks and Recreation Department. Let George and I know if you have any questions.

Michele

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 11:29 AM
To: General Engineering <General_Engineering@juneau.gov>; Michele Elfers <Michele.Elfers@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; David Campbell <dscampbell@juneaupolice.com>; Dan Jager <Dan.Jager@juneau.gov>
Cc: George Schaaf <George.Schaaf@juneau.gov>; Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Hello all,

The Douglas Island Indian Association is proposing a 4,000 square foot culture and learning center on Saint Ann's Avenue, a lot near the Treadwell park lot and turn around:



They are also requesting a parking waiver that will allow back-out parking onto Saint Anns (usually we only allow back-out parking for residences). If that does not work, they'll ask for a parking waiver from six spaces to five.

If you can review the project and have any feedback to me by **September 28, 2023**, that would be great. If you need more time please let me know. I'll be out of the office, so if you need more information in the meantime, please contact my colleague, Forrest Courtney, cc'ed on this e mail.

There is an "Agency Comments Form" attached for your use. Project information is also available at our web site: <https://juneau.org/community-development/short-term-projects>

Thank you!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



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155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Parks and Recreation

STAFF PERSON/TITLE: George Schaaf, Director and Michele Elfers, Deputy Director

DATE: 9-7-23

APPLICANT:

TYPE OF APPLICATION: Conditional Use Permit, Variance, and Parking Waiver.

PROJECT DESCRIPTION:

Up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.

Reduce required off-street parking from six spaces to five.

Variance to allow nine off-street backout parking spaces for a learning facility.

LEGAL DESCRIPTION: USMS 164 SE FR

PARCEL NUMBER(S): 2D040T480011

PHYSICAL ADDRESS: Not Assigned.*

SPECIFIC QUESTIONS FROM PLANNER:

Note: This is right next to the St. Ann's parking lot and emergency vehicle turn around in Treadwell.

AGENCY COMMENTS:

The Parks and Recreation Department (P&R) recognizes this project will be a great benefit to the community. P&R manages the land to the north and east of this property and has two concerns regarding the proposed plan, adequate parking facilities and sedimentation and erosion impacting parkland.

The forested area and trails surrounding the property are part of Savikko Park and Treadwell Historic Park. The department maintains the trail head at the end of St. Ann's Avenue located at the eastern end of the cul-de-sac. The small parking area at the trail head is well used by park and trail users and P&R anticipates this use will grow in the next two years as the Mt. Jumbo/Bradley trail head is relocated to this area. CBJ received Federal Lands Access Program grant funding from the Federal Highway Administration to relocate the trail head from 5th St to Savikko Park/Treadwell Historic area and construction begins in September 2023. This trail section will be the southern terminus of the Treadwell Ditch trail and the reconstruction of the Ditch trail will be complete at the end of the 2023 season. While the Savikko Park main parking lot will be the official trail head parking area for the new trail, P&R anticipates increased usage of the parking area on St. Ann's as well. For this reason, P&R is very interested in DIA providing as much parking on their property as possible for their facility.

AGENCY COMMENTS (CONTINUED):

If sufficient parking is not provided, facility users will first park in the trail head public parking area and then park along the road or cul-de-sac which will impede pedestrian, bike and vehicular traffic flow. P&R believes that the applicant's proposal to add 9 back out spaces is the best option and will result in safer public use of the Right of Way and trail head. Vehicular traffic drives very slowly in this area and cars are already backing out of the existing spaces in the trail head parking lot, this has not been a problem historically.

P&R is also concerned with sedimentation and erosion that may occur during or after construction on park land. At the base of the slope are wetlands on CBJ parkland. Any erosion, stormwater, construction debris, or other materials that are not contained on the project site will end up in the wetlands. P&R suggests conditions on the permit that require adequate barriers around the construction site to prevent any sediment or construction materials from leaving the site, this could be a silt fence or other barrier. If any materials end up on CBJ land, the property owner should be required to remove them and revegetate as needed to restore the park land to original condition or better. Additionally, stormwater should be effectively managed prior to leaving the site so that it does not carry sediment onto park property. This will be difficult given the steep slopes and small site, a temporary detention pond on their property may be required or another method of settling or dewatering considered.

Thank you for the opportunity to comment on this project.

Irene Gallion

From: Chris Gifford <CMGifford@juneaupolice.com>
Sent: Tuesday, October 17, 2023 3:03 PM
To: Irene Gallion
Cc: Cindy Ruby
Subject: St. Ann's parking questions

Hi Irene-

Can you tell me what issues specifically you are asking about? Off of the top of my head, I can think of occasions in which large vehicles are unable to use the turn-around area at the end of the street, due to overparking in the turnaround area. Those vehicles have been ticketed and sometimes towed. There are parking spots in the middle of the turn-around for use by people with cabins in the Lucky Me area. I really can't think of other problems though. Chris

Sgt. Chris Gifford
Juneau Police Department
Administration
907-500-0850
cgifford@juneaupolice.com



From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Tuesday, October 17, 2023 10:39 AM
To: Cindy Ruby <CMRuby@juneaupolice.com>
Subject: Saint Anne's Parking - information request

Hi Cindy,

Who do I need to talk to about getting information regarding parking enforcement on Saint Ann's Avenue?

The Planning Commission is hearing a proposal for a learning center at the end of Saint Ann's. I've heard anecdotally of parking problems and ticketing, but thought it would be helpful for the Commission to understand impacts to policing.

Thank you!

Irene Gallion | Senior Planner

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Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



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Irene Gallion

From: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Sent: Wednesday, September 6, 2023 3:21 PM
To: Irene Gallion; Schuler, Michael K (DOT)
Cc: Forrest Courtney
Subject: RE: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

Good afternoon Irene,

St. Ann's as you know is a City street and the traffic flow for 5 to 6 parking spots for a small cultural center in a residential neighborhood does not appear to cultivate any comment from DOT. As I understand it, the avalanche control on Thane is all helicopter based moving toward possibly drone operations in the near future, so no parking lot use other than possible observation there at the end of St. Ann's.

No Comment.

Thank you for sending this our way.

Arthur Drown

Right of Way Agent
Property Management, Right of Way
Department of Transportation & Public Facilities
Southcoast Region
6860 Glacier Hwy, Juneau, AK 99801
(907)465-4517

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, September 6, 2023 12:14 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>; Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Cc: Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: USE23-13, VAR23-02, PWP23-03: DIA proposed Learning and Culture Center, review requested by 9/28/2023

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael and Arthur,

I am unsure if this will impact ADOT&PF operations, so thought I'd run it past you. I recall M&O uses the St Anne's Avenue to access their howitzer pad for avalanche control, but I am unsure this would particularly impact that.

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