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155 Heritage Way • Juneau, AK 99801

June 12, 2024

MEMO

To: Mandy Cole, Chair, Planning Commission

From: Irene Gallion, Senior Planner

Through: Jill Lawhorne, AICP, Director

Parcel No.: 5B1401010010

Legal Description: USS 1568 TR B1

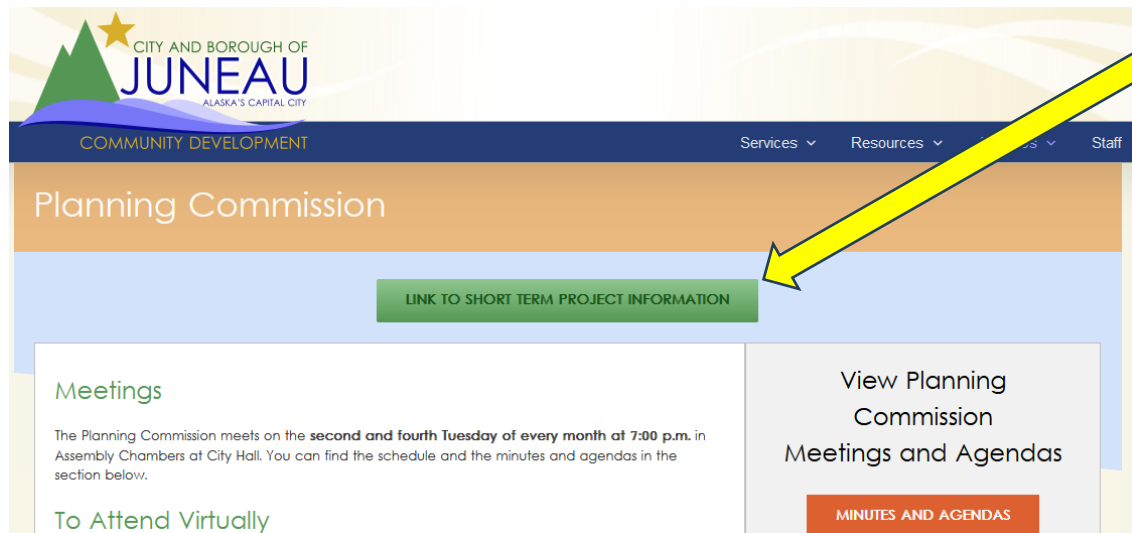
Case Number: ARF2024 0001

RE: Final plan modification #3 for the Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone.

Ridgeview Building B: Shift east and provide underground parking.

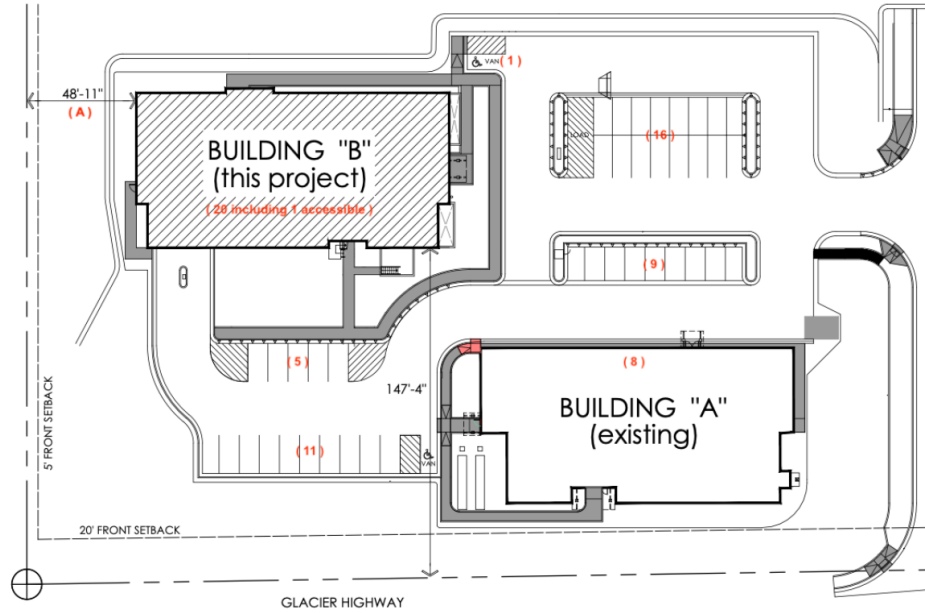
NOTE: In an effort to reduce packet volume and distraction, attachments for this memo have been posted at: <https://juneau.org/community-development/short-term-projects>

Commissioners can also access this link through the Planning Commission website:



Proposal (Attachment A, project web page)

- Setback from Vista del Sol lot line is increased by approximately 19 feet.
- Unit bedroom configuration changes do not change parking requirements.
- Parking provided exceeds requirements.
- Underground parking increases green space.



Summary of changes for development of A and B buildings:

Feature	Currently Approved	Proposed
Setback from west lot line (Vista del Sol Neighborhood)	30 feet	48 feet 11 inches
Bedroom mix in Building B	24 units	24 units
<i>One bedroom unit</i>	10	12
<i>Two bedroom unit</i>	8	4
<i>Three bedroom unit</i>	6	8
Parking required	62	62
<i>Building B (not constructed)</i>	34	34
<i>Building A (complete)</i>	28	
ADA	3	3
Parking provided	62	70
<i>Building B garage</i>	0	20
<i>Building B surface</i>	34	14
<i>Building A garage</i>	8	
<i>Building A surface</i>	20	
ADA	3	3

The new design for Building B includes elevator service. The Juneau Commission on Aging includes elevators on its list of Senior Friendly Construction Choices (**Attachment B**, project web page).

Planning Commission Authority

A reminder that there are two elements to an Alternative Residential Subdivision – the *plan* and the *plat*. If the Commission approves amending the *plan* to relocate Unit Lot B, the final *plat* (number not yet assigned) will reflect the change.

Because the Planning Commission approved the original plan, the Commission must approve modifications unless otherwise conditioned to provide the Director the authority.

As this site is developed, the Commission has been asked to review three modifications, plus a subdivision. Additional modifications and subdivision updates are likely as lot conditions are discovered. The Director has provided a memo under separate cover that proposes some considerations for which the Commission may wish to grant the Director authority for approval in the future.

Background

A comment from neighbors was inadvertently left out of the final plat approval packet and process (**Attachment C**, project web page). The comment requests more definition regarding the 15 foot vegetative buffer and/or five-foot sound- and light-mitigating fence, or expansion of the buffer between the developments.

Attachments can be found on the project web page.

Date	Case	Approval
November 8, 2022	ARP2022 0001	Preliminary plan approval of up to 444 dwellings on 19.71 acres (Attachment D).
December 13, 2022	SMP2022 0001	Preliminary subdivision approval into three parent lots (Attachment E).
December 12, 2022	ARF2022 0001	FINAL PLAN APPROVAL (Attachment F).
	JAHF	Juneau Affordable Housing Fund loan for 1,200,000 for 24 market-rate units. https://juneau.org/community-development/grants-juneau-affordable-housing-fund
	BLD2023 0333	Grading permit for entire development.
	BLD2023 0376	New 24-plex
February 28, 2023	ARF2023 0001	Modification #1: Relocate and reorient Building D (Attachment G).
February 27, 2024	ARF2023 0002	Modification #2: Increase surface parking and modify open space – includes requirement for 15’ vegetative buffer, reducible to 5’ with a visual/acoustic buffer fence (Attachment H).
April 23, 2024	SMF2024 0001	Final plat approval for Lot 1 and Lot 2. Unit Lot A was approved on Lot 1 (Attachment I).
THIS APPLICATION	ARF2024 0001	Modification #3: Relocate Building B (Attachment A – this application).

CDD conducted a public comment period between June 10, 2024 and June 21, 2024. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment J**). A public notice sign was posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted by June 25, 2024 at noon will be forwarded to the Commission, and included in the “Additional Materials” for the hearing.

Findings:

This modification does not change the findings from ARF2022 0001 and subsequent modifications.

Recommendation:

Staff recommends the Planning Commission adopt the director's analysis and findings and **APPROVE** the final plan modification #3 for the Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. The modification shifts Building B east and provides for underground parking.

The conditions in previous actions are retained.

ATTACHMENTS

Item	Description
Attachment A	Project Application
Attachment B	Senior Friendly Construction Choices – Juneau Commission on Aging
Attachment C	Comment from Vista del Sol Neighborhood Association
Attachment D	ARP2022 0001
Attachment E	SMP2022 0001
Attachment F	ARF2022 0001
Attachment G	ARF2023 0001
Attachment H	ARF2023 0002
Attachment I	SMF2024 0001
Attachment J	Abutters
Attachment K	Public Notice Sign