

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers

7:00pm

Meeting Date: December 12, 2023

1. USE2023 0008:

- a. Cover Memo: Jennifer Shields; Planner II



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

December 8, 2023

MEMO

From: Jennifer Shields, Planner II

To: Michael Levine, Chair, Planning Commission

Through: Jill Maclean, AICP, Director of Community Development

Parcel No.: 1C070H020120

Legal Description: PACIFIC COAST ADDITION BL 2 LT 12, 13, 14

Case Number: USE2023 0008 – Gastineau Lodge Apartments

Re: Additional Materials

The Planning Commission, at its regular public meeting on October 24, 2023, continued the hearing on USE 2023 0008 and requested additional information from CDD staff and the applicant. In addition to materials submitted with a memo dated December 1, 2023 (Attachments A-D), the following additional materials have been submitted regarding the project:

- 1) Public Comment by Nancy Waterman on December 6, 2023 (Attachment E).
- 2) Letters, elevation drawings, and site level diagrams submitted by the applicant, Steve Soenksen, on December 8, 2023 (Attachment F).

From: weighty@ptialaska.net
To: [Jennifer Shields](#)
Subject: Public Comment USE2023-0008, Planning Commission Meeting December 12, 2023
Date: Wednesday, December 6, 2023 1:23:02 PM
Attachments: [2023December 6 letter to Plan. Commission 72 apt development.docx](#)

Hello Jennifer,
I will not be able to attend the 12December, 2023 Planning Commission Meeting.
Thanks for accepting the attached comments and passing them along to the Commissioners.
Nancy

December 6, 2023

From: Nancy Waterman, Public Comment for Planning Commission

To: Jennifer Shields for Dec 12 Planning Commission Meeting

Parcel No.: 1C070H020120

Legal Description: PACIFIC COAST ADDITION BL 2 LT 12, 13, 14

Case Number: USE2023 0008 – Gastineau Lodge Apartments


Thank you for the Additional Materials regarding USE2023 0008 – Gastineau Apartments

1. The Fire Chief's letter of November 7, 2023 answers my original questions about emergency services access and public safety now, and in regard to the proposed development under consideration. Specifically, Mr Etheridge's Pertinent Fire Code Section and his conclusion: "...unable to support the proposed development project..."
2. The analysis of Public Works Streets & Fleets also supports staffs findings and recommendation of denial: "A realistic number of added vehicles that will impact parking and traffic on Gastineau Ave year-round is something we need to know." Specifically, Mr. Scott says: "I cannot see this happening due to the safety concerns that are outlined in the staff report."
3. A. I support staff's suggestion that a Traffic Impact Study on the dead-end, varying-width Gastineau Ave be done.
B. I support following the CIP (2028 project) for an adequate turn-around at the south-end of Gastineau Ave. After completion of A. and B. above, please give consideration/study to potential access projects that would improve public safety, and then potential residential development with access from Gastineau Ave./Thane Rd, or the stairway connections from Gastineau Ave to South Franklin St.
4. Please accept staff's analysis and findings and deny Conditional Use Permit USE2023 0008.

Sincere appreciation for your work.

Nancy Waterman

227 Gastineau Ave Juneau, AK 99802

Gastineau Lodge Apartments
Steven Soenksen, Manager 
Planning Commission Comments - notes
Written response to questions.
11-29-2023

Consideration of Hillside endorsement and Conditional Use Permit

What are the factors and criteria necessary for granting a hillside endorsement and conditional use permit? Address public safety through building and site design.

List below includes information items requested by the Planning Commission at October 24, 2023 meeting and preparation before December 12, 2023 meeting, (Dec 8 deadline for submittals)

1. ** Pedestrian access to South Franklin from Bulger way. Construction of stairway could be incorporated into the project and provide second access to the site. This can serve for emergency and normal egress (Northwind/PND/Verde). We would like two access points to Bulger way, one at the first floor level and another at level 2. We would install a key card reader to allow tenant access the site/building.

Project narrative and conceptual sketch of how and where this connection will be made. See level 1 and level 2 diagram.

"We agree to construct this improvement in (the public) Bulger way to CBJ specifications and standards. We understand after these improvements are made and approved, CBJ will agree to maintain the stairs for public use." Gastineau Lodge Apartments, LLC

2. Stability Mitigation measures - site stability strategy (Northwind/PND/Verde)

Superblock and site drainage (Tony conceptual pre-design elevations)

First two levels of building assist in site slope stability (pre-design engineering)

Professional civil/structural/architectural to develop design concept and include a letter regarding the specific measures that will contribute to site and slope stability.

Architects letter.

Engineers letter

3. Address Slope stability_ - (Northwind/PND/Verde)

Include site visit and analysis. Include a letter of findings regarding the specific measures by this project that will contribute to site and slope stability. Include drainage strategy, base floors 1 and 2 supported by bedrock. Include the benefit to CBJ by backfilling to Gastineau Avenue as the street is failing and there is no edge or rail on that side. We will improve public safety by completing our property connection through the edge of the traveled way. Perform Contextual Analysis per professional standards.

4. ****Potential extension of Gastineau Avenue (Northwind/PND/Verde)**

- a. Project narrative: Possible: foot path, Evacuation Route
haul road for construction, and
emergency services access to Thane
Letters of interest and consent, verbal non-objection.

5. **Lighting plan (Tony Walker/ Northwind/Verde)**

- See Layout of Building – Lighting Design by Diagram level

6. **Snow removal plan (Tony Walker/Northwind/Verde)**

- Snow removal will be completed by pushing snow up to the north side of the parking area to stockpile. When Stockpile gets too large, a snow removal contract will remove accumulated snow from the site.

7. ****Additional Parking potential - (Verde) - Project is considering getting 4 smart cars for tenant rentals. These would fit in two parking spaces if parked in tandem**

The site is Less than 500' away is CBJ Parking garage, (approx. 235'). This facility sits mostly empty in the evenings and vacant on weekends. If project development permits are approved, we will enter into a cooperative agreement for parking space rental for up to 10 spaces.

**** Involves negotiation and agreements between Gastineau Lodge Apartments, LLC and City and Borough of Juneau.**



CBJ Community Development Department
230 S. Franklin Street
Juneau, Alaska. 99801

Re: USE2023 0008 Conditional Use Permit for a new (6) story, 72 Unit Multi-Family Housing Development

Community Development Staff and Planning Commission Members:

The purpose of this Architectural Letter is support the request for supplemental information brought forth during our primary Planning Commission hearing to address a number of items informing your review and decision.

Following is an overview of our project delivery providing a description of the design, permitting, and construction process.

There is a supplemental note addressing general hillside stability noting that building is almost the entirety of the site whereas it will by nature, be a stabilizing mechanism. Surface water drainage and runoff will go into pipes and be controlled away from others' properties and retaining wall structures will be design by licensed professionals for all loads applicable by code per the following project design team and process described as follows:

Project Design and Design Build Team:

Pre-design and Conditional Use permitting is being managed and coordinated by Gastineau Lodge Apartments with support from both by local design consultants NorthWind Architects and PN&D Engineering, Inc.

As soon as the preliminary permitting has been issued, our project delivery will be structured around a design-build format where the General Contractor provides over-all project management responsibilities ensuring that the project meets both budget and schedule requirements.

Our team represents sound local knowledge of both the permitting, design and construction process. The team on the whole provides capability to make sure this project is successful meaning that it will be our responsibility to conform to all permit conditions imposed during this review process. There will be control and execution of site development, protection of adjacent properties and successful completion of the project.

Following is our proposed Team:

General Contractor - Dawson Construction, Inc.

Dawson Construction has been selected for the General Contractor overseeing both the Phase 1 and Phase 2 project management and construction. Dawson Construction will coordinate with the with the design team and CBJ Community Development review for of over-all project delivery and ensure that the project meets design criteria including conformance to conditional-use requirements and to ensure a successful project completion.

Design Team Lead, Architectural Lead - NorthWind Architects LLC

NorthWind Architects will be responsible for the coordination of the design team including Site Civil, Architectural, Structural, Mechanical, and Electrical consultants. NorthWind will be responsible for pre-design permitting follow through, permitting and over-all design team coordination and performance.

PN&D Engineering Inc. here in Juneau will provide site civil, structural engineering. The mechanical and electrical team members have not been selected however they will consists of local design firms.

Sean M Boily AIA
Principal Architect

James FS Bibb AIA
Principal Architect

E. David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

Project Process

A project of this scale requires a lengthy pre-design, permitting and design process and therefore, we have split the project into two distinct phases; phase 1 Sitework and Phase 2 Building Construction.

Phase I Sitework –

Phase 1 Sitework will concentrate on the site preparation including removal and development of the sub-surface material in preparation for site foundations and retaining walls. During this process, efforts to control site erosion will be a primary concern as well as ensuring that the existing properties including Gastineau Avenue is secure and protected.

During this process, sub-surface utilities will be prepared and primary site retaining walls will be constructed to support future building substructure and the upper Gastineau Avenue driveway and parking pad. Circulation easements will be developed for Bulger Way during this phase with careful coordination with CBJ Community Development and the CBJ Engineering Department. We expect this phase of construction to take 6 months.

Phase 2 Building Construction -

The Phase 2 Building Construction Phase will proceed from Phase 1 work where final substructure and building superstructure will be constructed. This phase will extend to final completion and final occupancy. We expect this phase to take approximately 18 months.

Project Schedule

Design Schedule –

The design schedule for this project will be from December 2023 through June 2024 with Phase 1 Sitework design submitted for permit by April 1, 2024. The Phase 2 Permitting will start along with the Phase 1 Sitework effort where we will require a 35% completed building design package to inform the Phase 1 Sitework site retaining, site utilities and preparation for the building substructure footings.

Phase 1 Design:

December 2023 – April 1, 2024

Phase 2 Design:

April 1, 2023 – June 30, 2024

Construction Schedule –

The Sitework phase 1 construction will start as soon as permits are received.

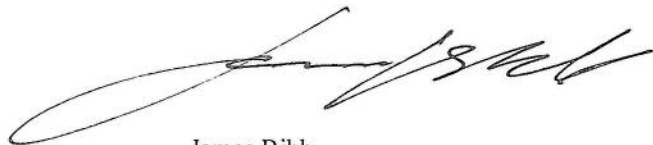
Phase 1 Sitework:

April 30, 2023 - October 30, 2024

Phase 1 Building Construction:

November 1, 2024 – May 30, 2025

Thank you,



James Bibb

NorthWind Architects

119A 2nd Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181



ENGINEERS, INC.

MEMORANDUM

PROJECT NO. N/A

DATE: DECEMBER 8, 2023

PROJECT: Gastineau Lodge Apartments

TO: Steve Soenksen

CC: James Bibb, AIA

FROM: Sean Sjostedt, P.E.

SUBJECT: Gastineau Lodge Apartments – Summary of Site Investigations

This memorandum summarizes the findings of three investigations that have bearing on the proposed project ("Project"). This is not an endorsement or verification of the investigation findings or recommendations. The reports are discussed chronologically in the order that they were prepared, starting with the earliest. All reports in their entirety are included with the application packet.

Report by Douglas N. Swanston, dated December 3, 1989

This report summarizes an inspection conducted by Mr. Swanston and, presumably, the consultant to which the letter was addressed (Bill Baxandall). The report notes that a gulley near the Project is "clear of significant quantities of debris and is partially stabilized by a substantial cover of 50+ year-old alder." The report also notes that, despite the lack of substantial debris, characteristics of the slope and limited remaining debris may still pose a threat to unprotected structures below. The report goes on to detail debris flow velocity, impact force, and pressure calculations should the limited debris observed mobilize.

Report by Baxandall Associates, dated August 3, 2012

This report can be described as a site-specific hazard assessment and summarizes a review of hazard classifications at the time of the report for several properties including the property on which the Project is located. The report ultimately requests that the properties in question be removed from the "Severe" hazard zone and incorporated into the "Moderate" hazard zone. The report cites the following factors as reasons for the hazard zone reassignment:

- apparent patterns in debris flow based on debris accumulation time (roughly 100-year cycles with the last occurring in 2009);
- lack of significant overburden since the large slide in 1920;
- inactive prior contributing factors such as the overflowing A.J. water flume which reportedly was a significant cause of the 1920 slide;
- re-forestation of the hillside;
- the remnants of the A.J. Mining Company building foundation on the uphill side of Gastineau Avenue which acts as both stabilization and a barrier.

Report by PND Engineers, dated November 28, 2021

This report can be described as an engineering geology report and summarizes the findings of a geotechnical investigation at the Project site and general design recommendations for the Project, based on known scope at the time. The report provides criteria for successfully building on the site. In general, building foundations should be founded on bedrock and anchored to rock when necessary, as determined by project designers. Alternatively, the existing overburden could be removed and replaced with structural fill pending favorable engineering analyses. The report further details the importance of drainage and control of water for both construction and long-term site stabilization. Recommendations and criteria are provided for parking lots, utilities, retaining structures, and various construction materials. The report stipulates that all designs shall follow standards of practice and local, state, and federal codes and laws.

Gastineau Lodge Apartments, LLC

Tony Walker, Archt. & Assoc., LLC

PROJECT & SHEET INFORMATION

UNIT COUNTS & SIZES*

UNIT	*OA	*SF
A=41	12 x 20	240
A-T=1	12 x 26	227
A-L=2	17 x 20	277
B=11	12 x 26	312
B-L=2	12 x 26	294
B-T=1	18 x 26	389
B-WL1=2	18 x 26	387
B-WL2=1	18 x 26	371
C=2	18 x 23	432
D=1	18 x 26	478
HC=8	14 x 25	343
UNITS=72		

SYMBOLS



TREE (TBD)

TREE LOCATION
(ABOVE OR BELOW,
FOR REFERENCE)



EXTERIOR LIGHT
FIXTURE

POT PLANTER

*NOTE: "OA" INDICATES OVERALL
DIMENSIONS. THERE'S NO
DISTINCTION FOR ODD-SHAPED
AREAS. "SF" (SQUARE FOOT) IS
AN APPROXIMATION OF THE
AREA WITHIN THE SPACE.

UNIT DESCRIPTIONS

A	STUDIO
A-T	STUDIO, T-SHAPE
A-L	STUDIO, L-SHAPE (DISCOUNTING HALL ENTRY)
B	LONG STUDIO
B-L	LONG STUDIO, L-SHAPE
B-T	LONG STUDIO, T-SHAPE
B-WL1	LONG STUDIO, WIDE, L-SHAPE-1
B-WL2	LONG STUDIO, WIDE, L-SHAPE-2
C	LARGE
D	EXTRA LARGE

ABBREVIATIONS

ALT	ALTERNATE	NIC	NOT IN CONTRACT
BLOG	BUILDING	O/H	OVERHEAD
CONC	CONCRETE	PLTR	PLANTER
CORR	CORRIDOR	PP	POWER POLE
ENCL	ENCLOSURE	PSNGR	PASSENGER
ELEV	ELEVATOR	PVC	POLY VINYL CHLORIDE
EL	ELEVATION	RECEP	RECEPTION (IST)
E	EXISTING	RET	RETAINING
FT	FOOT/FEET	ROW	RIGHT OF WAY
FP	FIREPLACE	STRL	STRUCTURAL
FFE	FINISH FLOOR ELEVATION	STOR	STORAGE
FRT	FREIGHT	TLT	TOILET
FDN	FOUNDATION	TBD	TO BE DETERMINED
GARB	GARBAGE	U/G	UNDERGROUND
HC	HANDICAP	VESTIB	VESTIBULE
JAN	JANITOR	VER	VERIFY
		WWW	BUSINESS/COMPUTER

GENERAL NOTES

1. All development on hillsides shall be pursuant to a hillside development endorsement. (49.70.220, (a)).
2. The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration. (49.70.220, (b)).
3. The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems, cross sections, and road elevations (49.70.240, (4)).
4. A description of the source and type of any off-site fill and the site for depositing excess fill. (49.70.240, (5)).
5. A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations, temporary slope protection measures, erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes. (49.70.240, (6)).
6. An engineering geology report, including summary of the relevant surface and bedrock geology of the site, a discussion of the active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures, design criteria for corrective measures, as necessary, and recommendations covering the suitability of the site for the proposed development. (49.70.240, (7)).

Standards for Approval

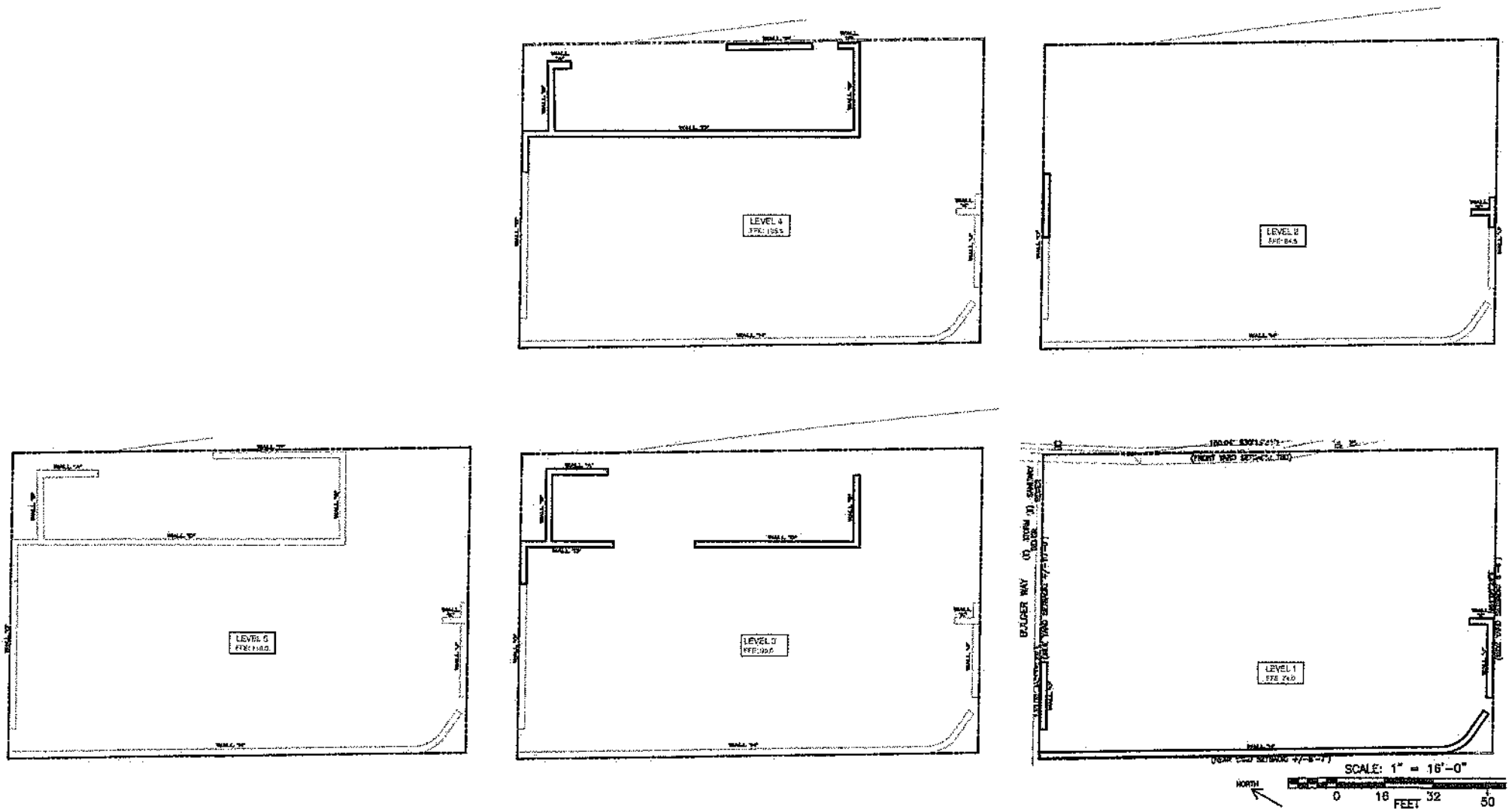
7. A work schedule by phase. (49.70.240, (8)).
--- This project will be permitted and constructed in two phases. Phase 1 will include all sitework, grading and drainage, and phase 2 will be for the construction of the building.
8. A secondary access to the proposed development exists or will be developed as part of the project. (49.70.250, (a), (v)).
--- This project proposes provide secondary access to the site for pedestrians to connect to Bulger way for pedestrian access and parking garage access within 200' of the site.
--- This project will seek to obtain permission for secondary access to the site through AEL&P, AJT and CBJ lands for the right-of-way.
9. Weather. The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case shall be extended by a like period. (49.70.250, (2)) Sediment. The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody. (49.70.250, (3))
10. Peak discharge. The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation. (49.70.250, (4)).

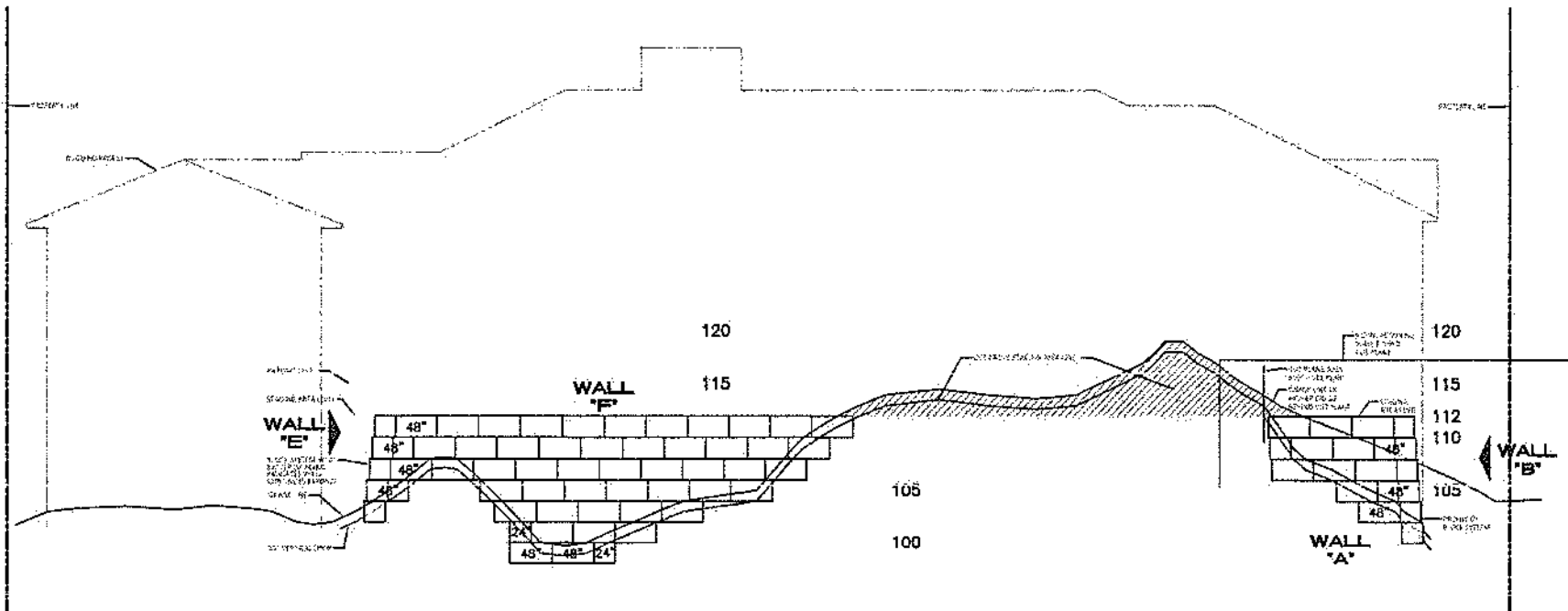
Criteria

11. Soil Erosion. Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated. (49.70.260, (1)).
12. Existing vegetation. Depletion of existing vegetation shall be minimized. (49.70.260, (2)).
13. Contours. The developer shall re-contour the finish grade to natural-appearing contours which are at or below 50 percent, or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation. (49.70.260, (3)).
14. Time of exposure and soils retention. The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention. (49.70.260, (4)).
15. Replanting. The developer shall not, where necessary, and plant all exposed soil in grass or other soil retaining vegetation and shall maintain the vegetation for one full growing season after planting. (49.70.260, (5)).
16. Drainage. The developer shall minimize disturbances to the natural course of streams and drainage ways, where disturbances is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain and enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways. (49.70.260, (6)).
17. Foundations. The developer shall ensure that buildings will be constructed on geologically safe terrain. (49.70.260, (7)).
18. Very steep slopes. The developer shall minimize excavation on slopes over 30%. (49.70.260, (8)).
19. Soil Retention features. The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of façade, replanted terraces and the like. (49.70.260, (9)).
20. Wet weather periods. The developer shall minimize exposure of soil during the periods of September 1-November 30, and March 1-May 1. (49.70.260, (10)).

Conditions on Approval

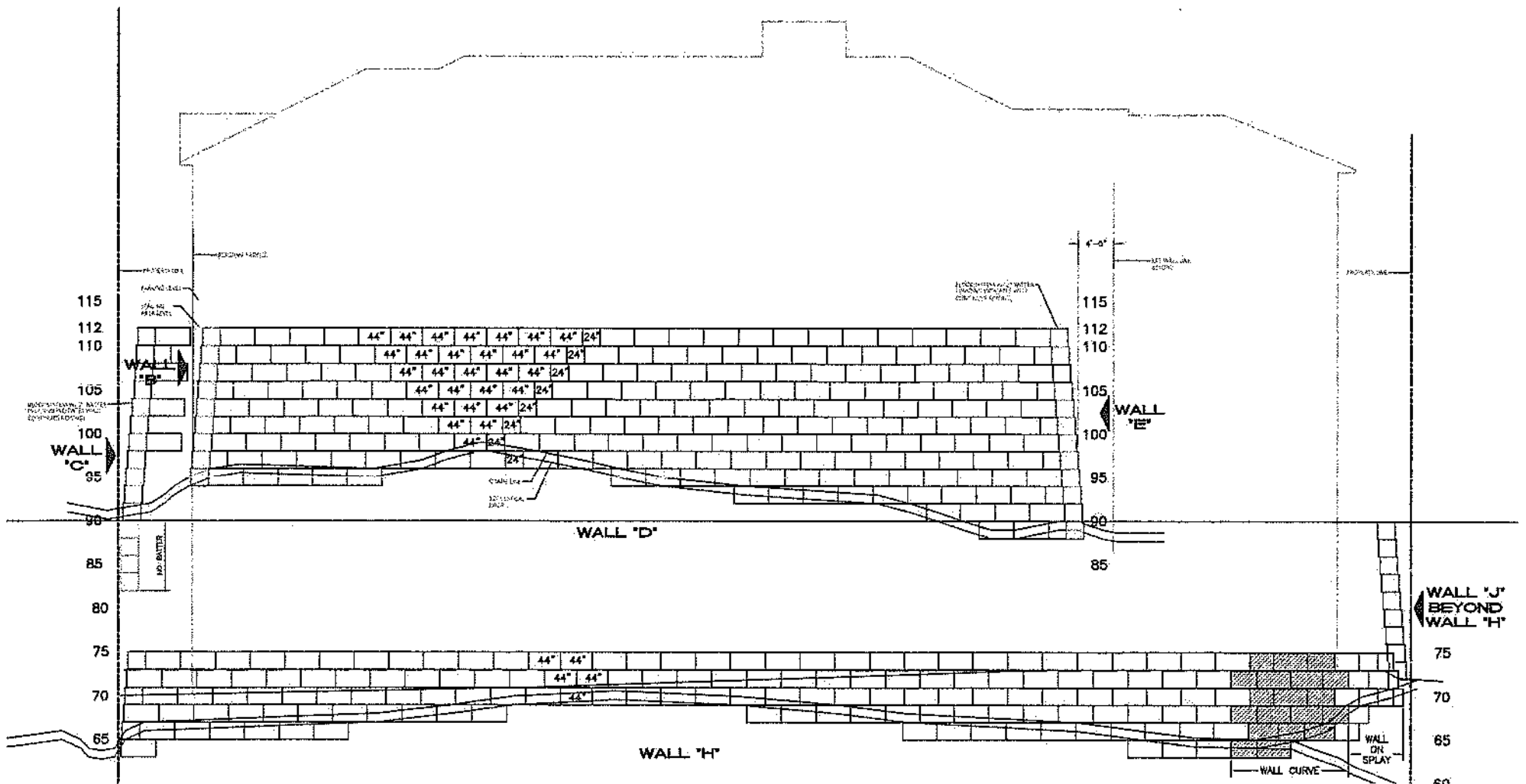
21. Development Schedule. The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion or required improvements. (49.70.270, (1)).





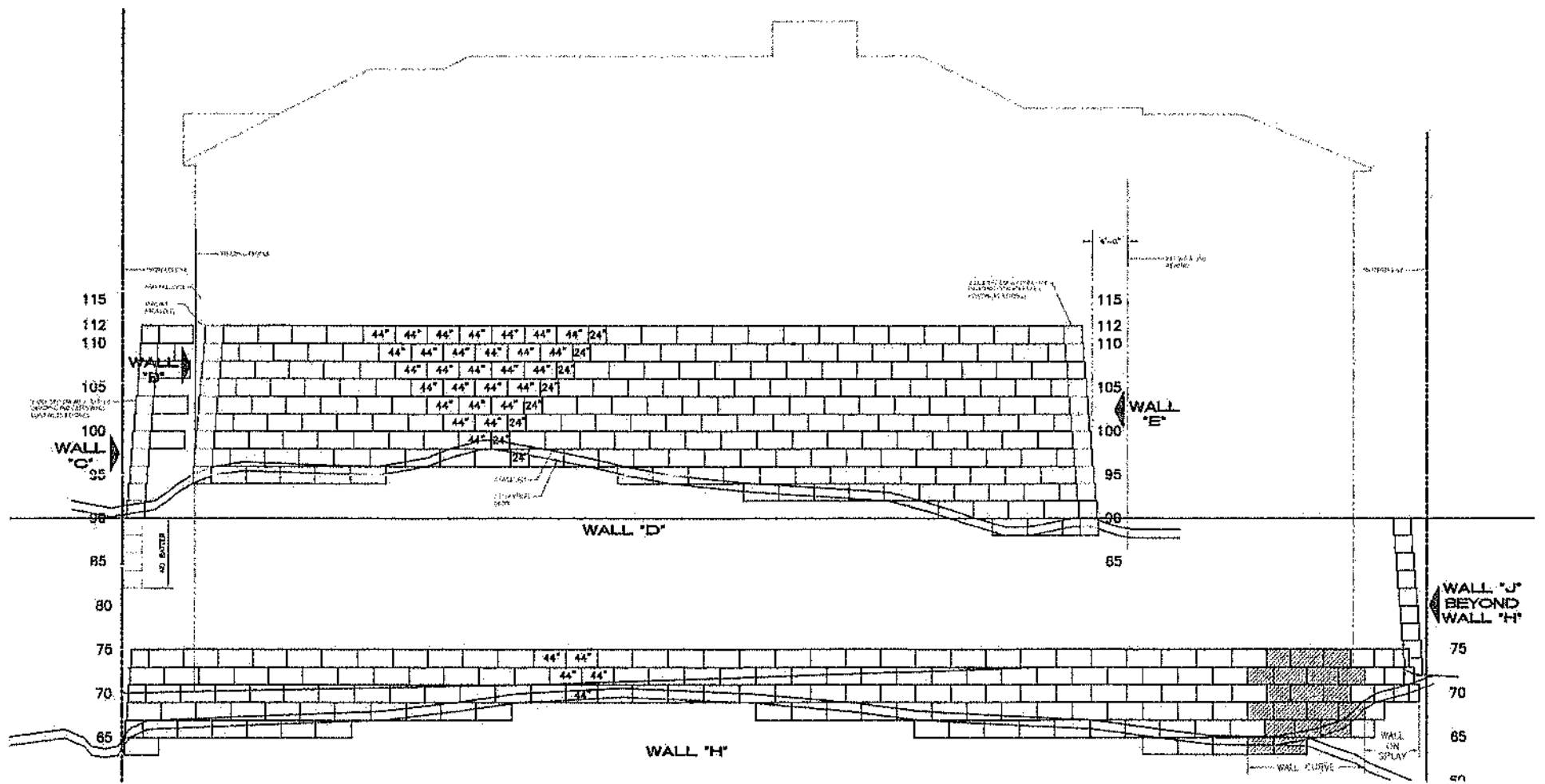
WORLDBLOCK WALL - EAST (STREETSIDE) ELEVATION
scale: 3/32" = 1'-0"

Gastineau Lodge
Apartments, LLC
TWA (c) 11/28/2023



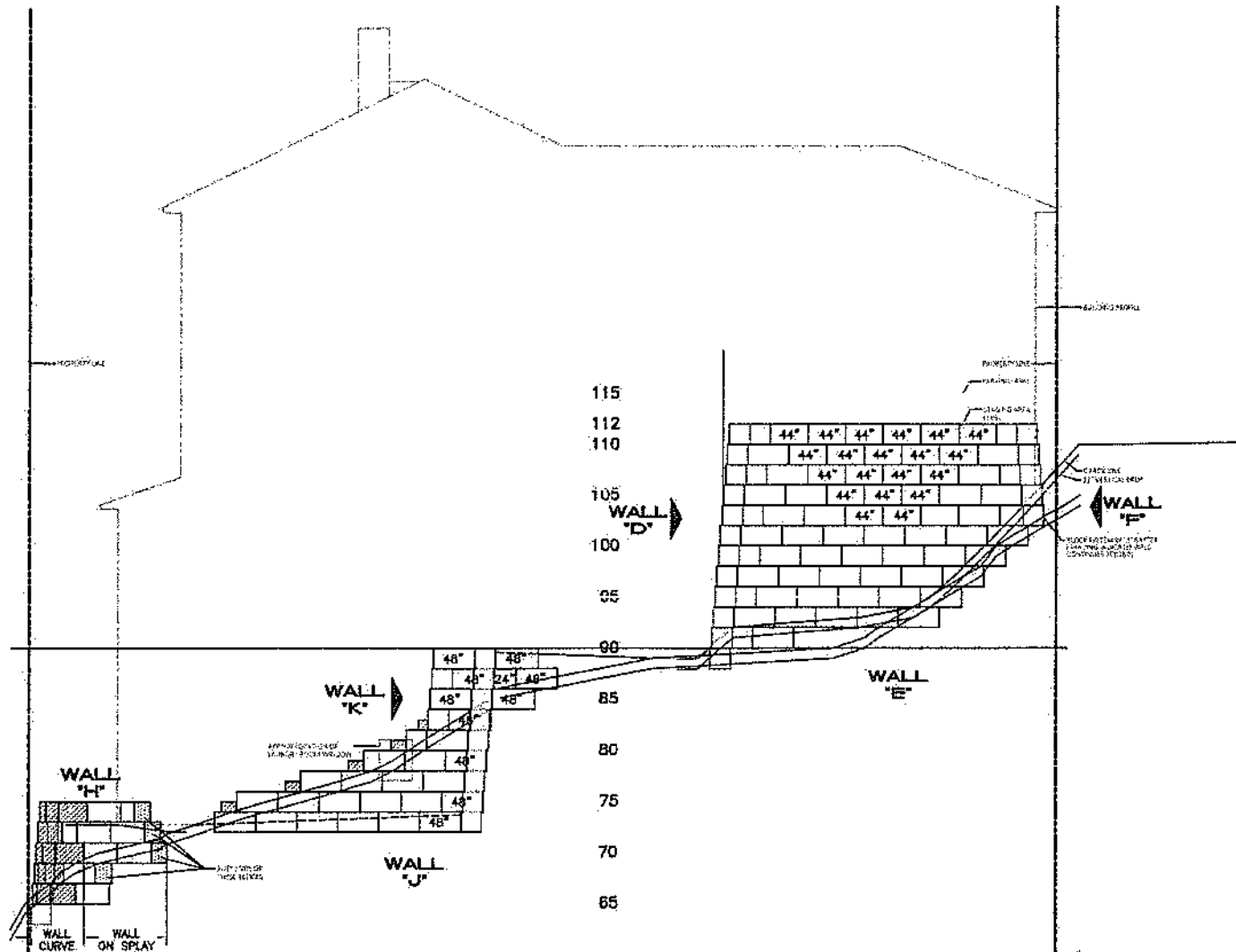
WORLDBLOCK WALL - WEST (OCEANSIDE) ELEVATION
scale: 3/32" = 1'-0"

Costineau Lodge
Apartments, LLC
TWA (c) 11/28/2023

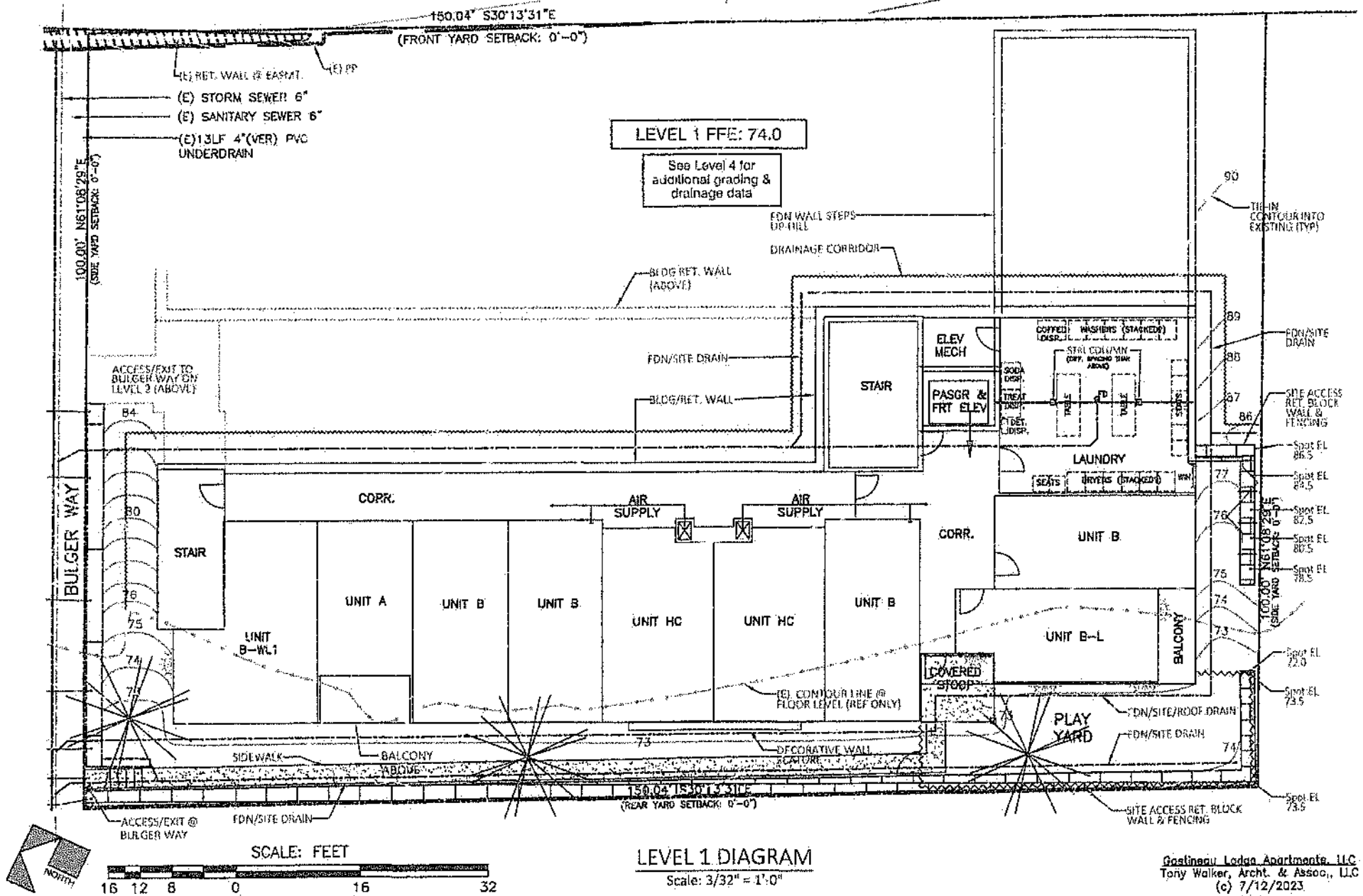


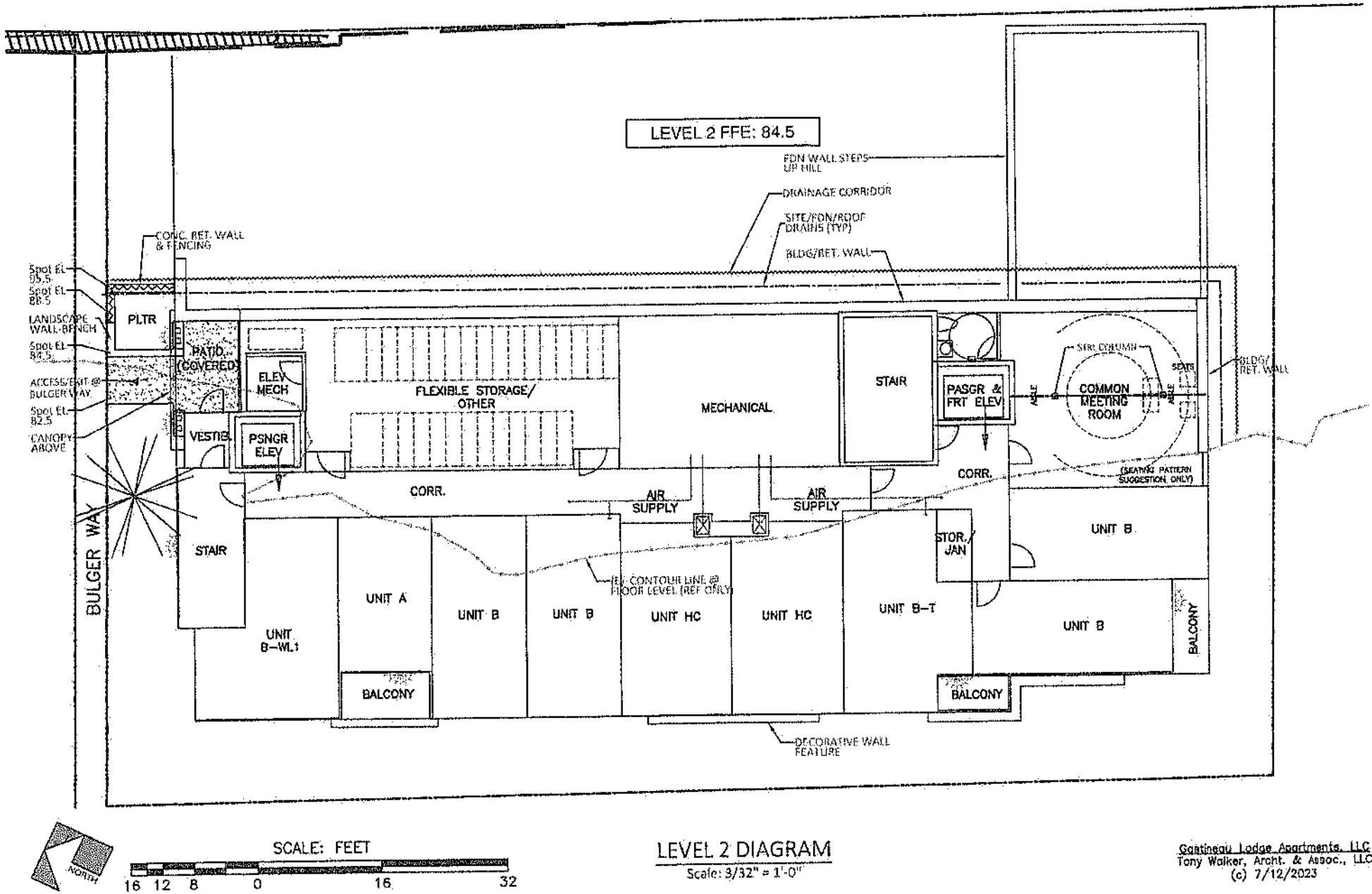
WORLDBLOCK WALL SYSTEM -
WEST ELEVATION (OCEANSIDE)
scale: 3/32" = 1'-0"

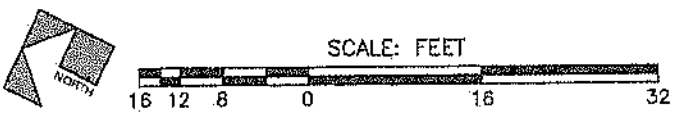
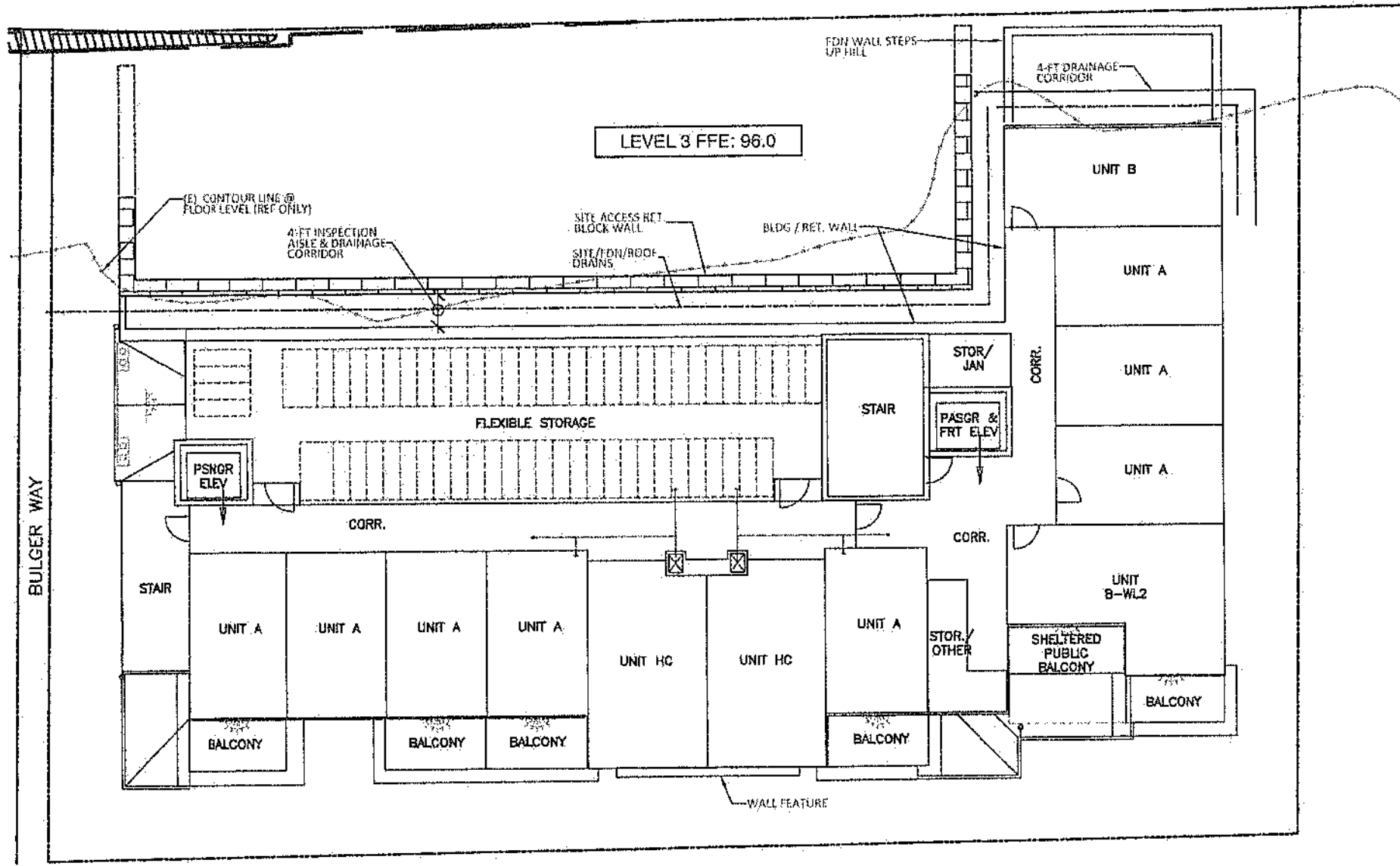
Gastineau Lodge Apartments, LLC
TWA (c) 12/06/2023



WORLDBLOCK WALL - SOUTH ELEVATION
scale: 3/32" = 1'-0"







LEVEL 3 DIAGRAM
Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023

