

# MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

**DATE:** November 12, 2003

**TO:** Planning Commission

**FROM:** Greg Chaney, Planner  
Community Development Department



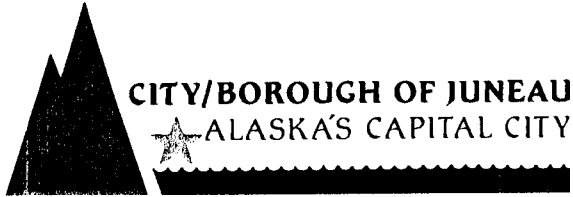
**RE:** USE2003-00044

Attached to this memo are some additional items for USE2003-00044.

- ◆ Modified project plans submitted by the applicant with the following modifications:
  - ◆ Maid spaces have been labeled
  - ◆ New shared loading zone
  - ◆ Lobby labeled
  - ◆ Fire escape only rear access
  
- ◆ Staff letter in response to modified plans.
  
- ◆ Comments received from:
  - ◆ A Lee Liberte
  - ◆ Becky Reiche – State of Alaska, Department of Administration
  - ◆ Michael Scott – CBJ Streets Superintendent



CITY & BOROUGH OF JUNEAU  
ALASKA'S CAPITAL CITY



**CITY/BOROUGH OF JUNEAU**

**ALASKA'S CAPITAL CITY**

Date: October 13, 2003

File No.: USE2003-00044

Brian Donahue  
C/O Madsen Construction  
P.O. BOX 32399  
Juneau, AK 99803-2399

Subject: Parking condition for USE2003-00044.

Staff has reviewed the modifications which you provided to help clarify the status of the building proposed for USE2003-00044. The revised Loading Zone proposal addresses staff's concerns regarding access to the loading zone.

Revisions to the plans for the structure nominally address the issues concerning classification of the structure as a hotel or motel.

A Conditional Use Permit is a discretionary permit that may be approved with conditions, or denied based on site-specific considerations. It is important to address off site impacts which may be associated with a development under consideration. In this case 3 hotels have been approved in the vicinity for a total of 36 units.

After receiving notice of the current application (USE2003-00044), the Alaska Department of Administration has contacted Planning staff concerning the current parking patterns of the existing hotel. They did not contact staff until after the written staff report was final and so it does not reference this information. They said that the one hotel which is currently operating has created a parking demand that overflows onto the State's parking lot. We have not received written correspondence concerning this but they indicated that they will provide more information at the hearing.

Parking to be provided for the 3 approved hotels is minimal considering the demonstrated demand for the existing hotel exceeds the minimum 3 parking spaces required. By adding a fourth hotel, for a total of 48 units, parking demand is projected to exceed the minimum parking requirement of 12 parking spaces.

After consideration of the above information, staff has determined that this development should supply parking at the rate of demand created by similar nearby hotels. In consideration of that demand, staff will be recommending a condition requiring one parking space per unit.

Please feel free to contact me at the phone number or e-mail address below, if you have any questions regarding this matter.

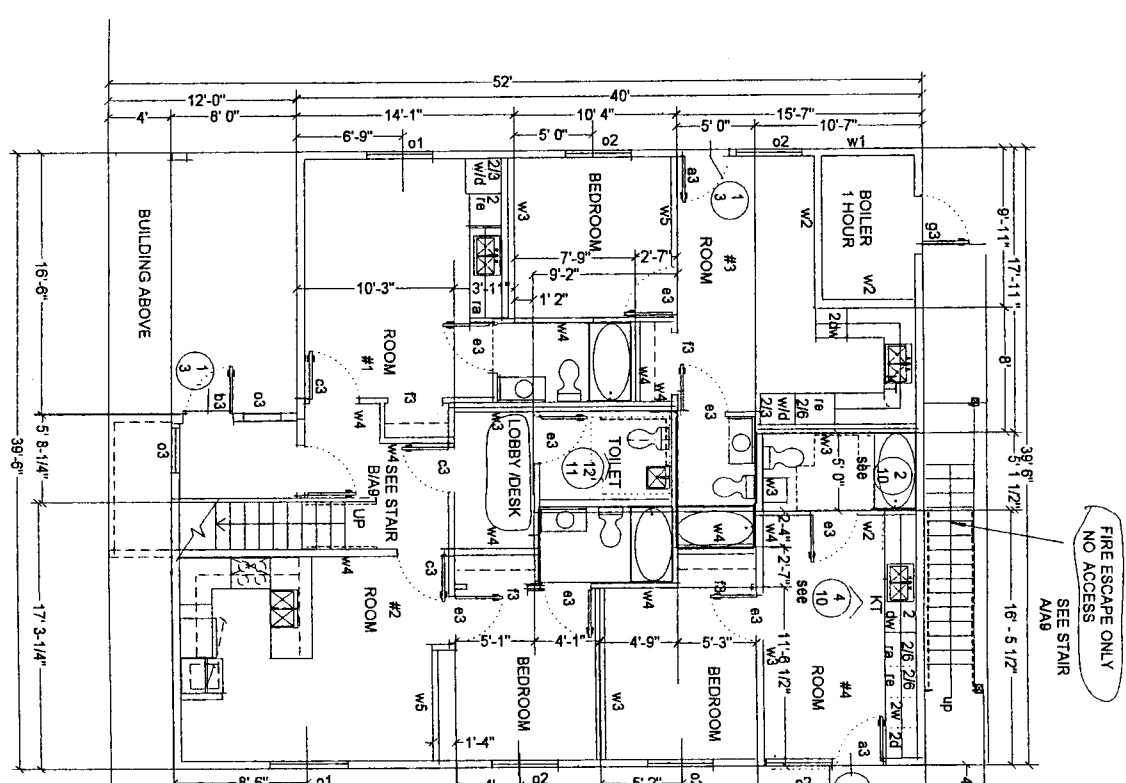
Sincerely,

Greg Chaney, Planner  
Community Development Department  
(907) 586-0761, Greg\_Chaney@ci.juneau.ak.us

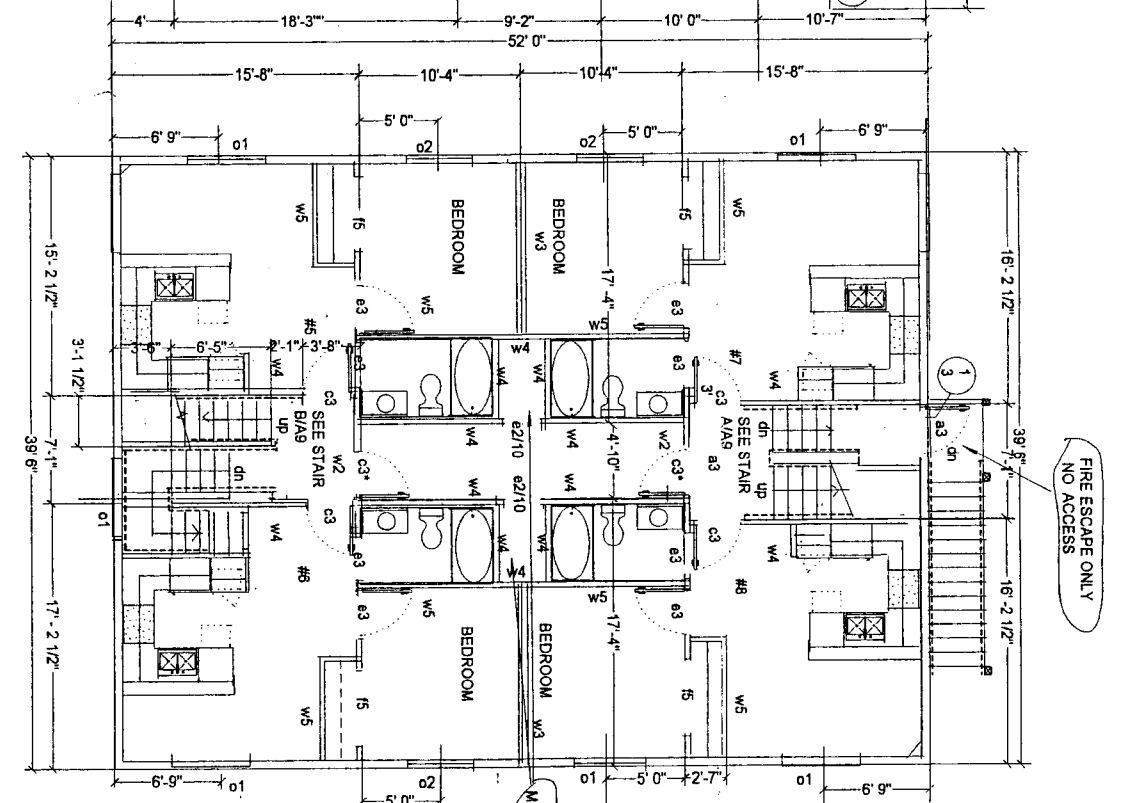
CC: CBJ Planning Commission



FIRST FLOOR PLAN 1/8"=1'-0"



SECOND FLOOR PLAN 1/8"=1'-0"



RECEIVED  
OCT 1 0 2003  
PERMIT CENTER / CDD

**JUNEAU HOTEL**  
WEST NINTH STREET  
JUNEAU ALASKA  
JUNEAU HOTEL PROPERTIES-POST OFFICE BOX 52599  
JUNEAU, AK 99805-25999-709-7206 FAX 71

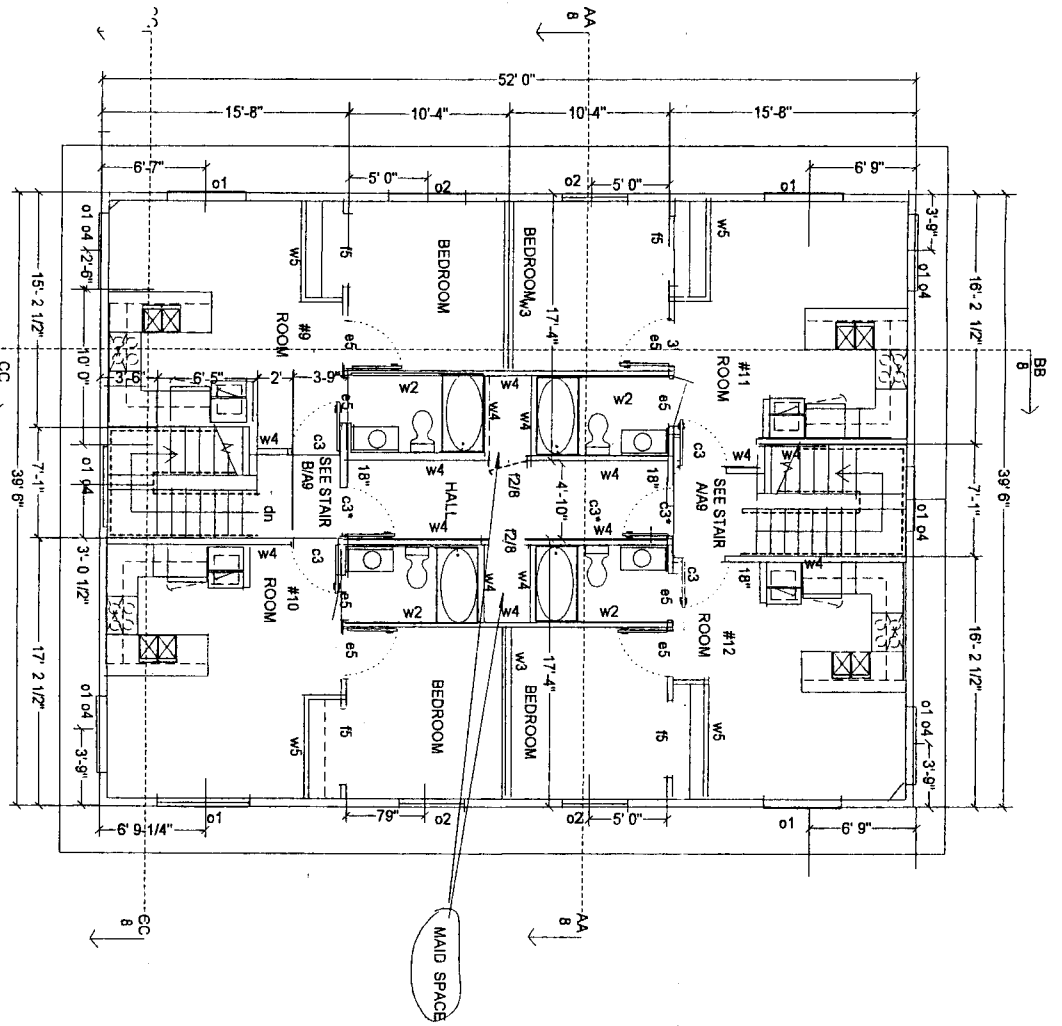


**ABC**  
ALASKA BUILDING CONSULTANTS  
2314 Douglas Highway  
Douglas, AK 99824  
907-584-3636 & FAX  
BUILDMK@AOL.COM

A2  
6.12.03  
R 10.09.03  
OF 3

THIRD FLOOR PLAN

1/8"=1'-0" 2,054 SF



RECEIVED  
OCT 10 2003  
PERMIT CENTER / CDD

6.12.03  
R.10.08.03  
A3 OF 3

JUNEAU HOTEL  
WEST NINTH STREET  
JUNEAU ALASKA  
JUNEAU HOTEL PROPERTIES-POST OFFICE BOX 52399  
JUNEAU, AK 99803-23999-789-7206 FAX 789-2171



ALASKA  
BUILDING  
CONSULTANTS  
2314 Douglas Hwy  
Douglas, AK 99824  
907-364-3536 & FAX  
IBUILDING@AOL.COM

ABC

**Greg Chaney**

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**From:** A Lee Liberte' [lee\_liberte'@revenue.state.ak.us]

**Sent:** Tuesday, October 14, 2003 7:23 AM

**To:** Greg Chaney

**Subject:** Conditional Use Permit by Juneau Hotel

At this time I am opposed to CBJ granting this permit for the following reasons:

- There are already two hotels in this small area.
- There are not enough parking areas in this location as it is. You have state parking, and hotel parking. I understand that hotel guests park in state parking lots and not at the hotel(s) designated parking areas.
- There is too much traffic at this small location.
- If another hotel is built, then Juneau Hotel Properties, should pave the road leading to their hotels as it is their traffic that is causing pot holes, etc. in front of existing homes. State traffic also is adding to the road condition(s).
- Juneau Hotel Properties need to plan for much more parking at their hotels then has been previously.
- CBJ should require Juneau Hotel Properties to beautify their hotel surroundings.

A. Lee Liberte'

## Greg Chaney

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**From:** Becky Reiche [becky\_reiche@admin.state.ak.us]  
**Sent:** Thursday, October 09, 2003 3:09 PM  
**To:** Greg Chaney  
**Cc:** Tanci M Mintz  
**Subject:** Proposed Hotel Juneau/Douglas Bridge

Hello Greg:

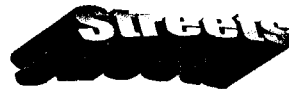
I work for the State of Alaska, Department of Administration, Division of General Services, I would like to talk to you concerning my questions regarding the proposed hotel, applicant Juneau Hotel Properties, at 1230 W. Ninth Street.

Please call me as soon as possible as I am gathering information as to its potential impact regarding the State of Alaska's adjacent office space and parking.

You may reach me direct (Anchorage) at 269-0302.



Phone: 586-5256 Fax 586-5364



City & Borough of Juneau

1300 W. 9th Street, Juneau AK 99801

## Memorandum

**To:** Greg Channey, Planner

**From:** Michael Scott, Streets Superintendent

**CC:**

**Date:** 11/4/03

**Re:** Issues Re. 9<sup>th</sup> Street Development

The current and potential future development of W. 9<sup>th</sup> Street is raising some issues that concern my operations of the Downtown City Shop. If development continues as it has, these impacts will affect us negatively.

For years, parking at the State of Alaska facilities on W. 8<sup>th</sup> Street has been at capacity. The overflow, on occasion, places vehicles in our storage and snow dumping areas creating a conflict. This is generally resolved quickly with the cooperation of the State's management and employees.

The introduction of "hotels" in the area will create more of a problem. In particular, they seem to be rented on a weekly or monthly basis. This means they are essentially used as housing and residents have vehicles requiring parking spaces. As of now, the impact is predominately on W. 9<sup>th</sup> Street. Parking is now occurring along the entire length of the street. New construction will further reduce road frontage, just increasing the parking problems. The State lot continues to be full and public parking at our facility is unacceptable. Unless new building sites incorporate adequate parking, it can only get worse.

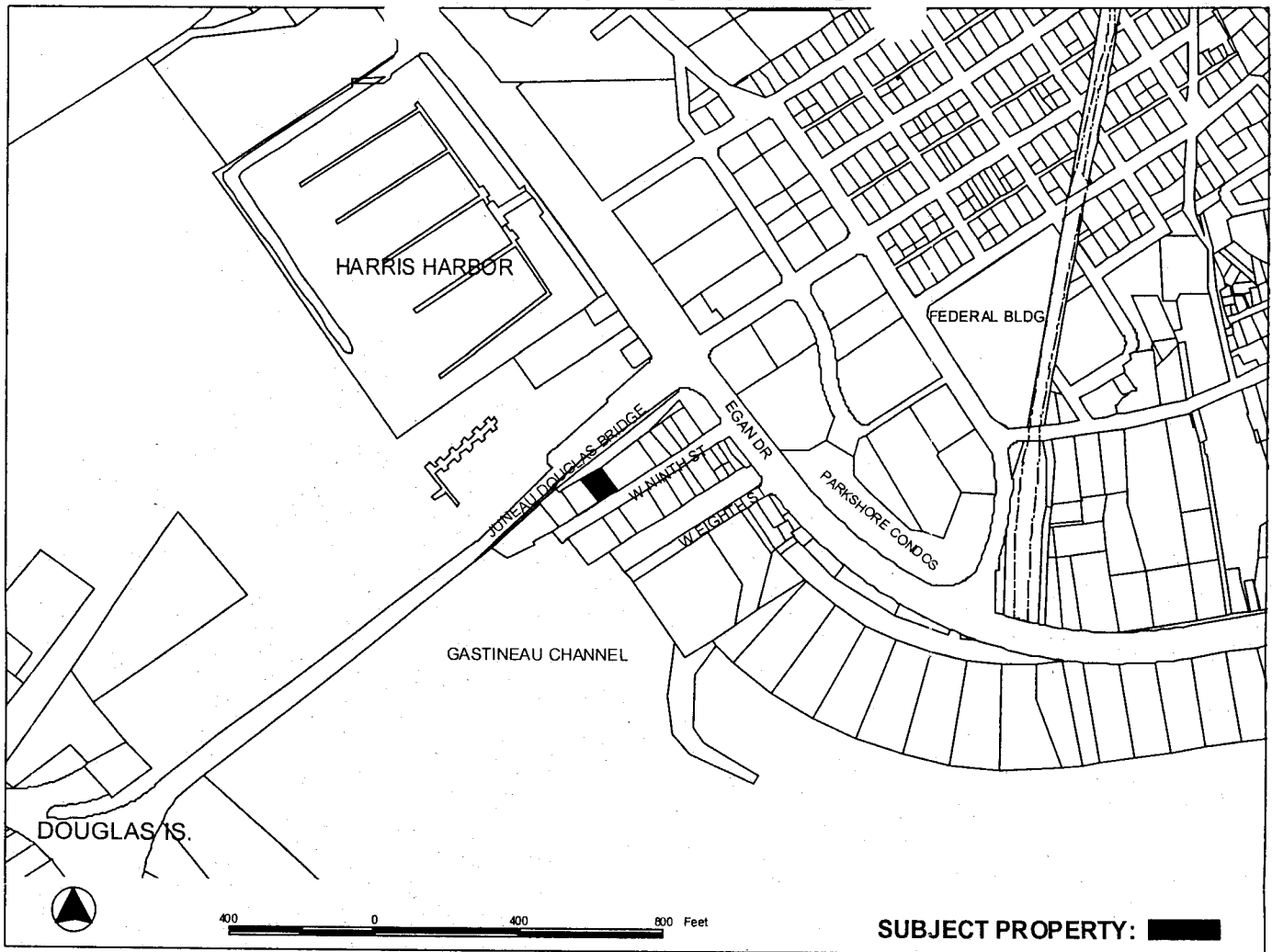
Traffic flow around and through our facility is also getting worse. Any one who wishes to travel to Douglas or north from W. 9<sup>th</sup> Street will most likely use our property to access either Harbor Way or W. 8<sup>th</sup> Street. The growing use of this route is of concern, specifically because there is no public right of way to accommodate it. It puts our operations in conflict with the public, a significant hazard for all of us. Many also use our site as a de facto park. It's not unusual to see folks walking their dogs here.

Next spring I am planning to erect a security fence to enclose our shop location. Ninth Street will become a dead end (with out a cull-de-sac) and this route will no longer exist. Traffic then, will have to either exit on Egan south or cut through the State's parking lot to travel north.

The old is not mixing well with the new in this case. Planning and Zoning have not adequately addressed how to accomplish this here. We violate our own plans by continuing to occupy this spot. While we are working on a plan to relocate our shop, it is not a sure thing. At best, it will be a couple of years before we can start the transition.



# NOTICE OF PUBLIC HEARING



**PROPOSAL:** A Conditional Use permit to allow a Hotel with 12 one-bedroom suites in a Waterfront Commercial zone.

<b>FILE NO:</b>	USE2003-00044	<b>APPLICANT:</b>	JUNEAU HOTEL PROPERTIES
<b>TO:</b>	Adjacent Property Owners	<b>PROPERTY OWNER:</b>	JUNEAU HOTEL PROPERTIES
<b>HEARING DATE:</b>	November 18, 2003	<b>PROPERTY ADDRESS:</b>	1230 W NINTH ST
<b>HEARING TIME:</b>	7:00 P.M.	<b>PARCEL CODE NUMBER:</b>	1-C06-0-K58-005-3
<b>PLACE:</b>	<b>ASSEMBLY CHAMBERS</b> Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	<b>SITE SIZE:</b>	4,536 Square Feet
		<b>ZONING:</b>	Waterfront Commercial
		<b>ACCESS:</b>	W NINTH ST

## PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Greg Chaney at 586-0761 or e-mail: [Greg\\_Chaney@ci.juneau.ak.us](mailto:Greg_Chaney@ci.juneau.ak.us)

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: November 4, 2003

