

Additional Materials

Regular Planning Commission Meeting

7:00pm, Assembly Chambers

Meeting Date: January 8, 2019

1. USE2018 0016:

- a. Memo from applicants, The Jetty LLC
- b. Public comment from Greg & Patty Winegar
- c. Memo from staff: Correction to staff report



MEMORANDUM

To: Planning Commission

From: Garrett Schoenberger and Paul Simpson – The Jetty LLC

Date: January 3, 2019

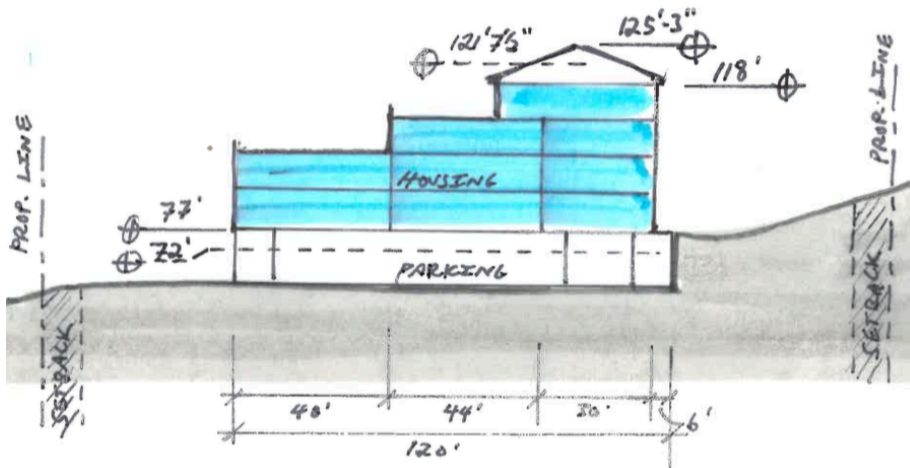
RE: Case Number USE2018 0016

We've crafted this memo in an effort to summarize our position on this case.

While we respect the notion of being friendly neighbors, and that we intend to be, we strongly encourage the Commission to look at the facts and approve our development as submitted:

Allowable Height

Our most recent engineered drawings put the calculated height of our development at 49' – 10 7/8" (calculated per **CBJ 49.25.420**). This is well under the 55' height limit allowable in General Commercial zoning -- per **CBJ 49.25.400**.



Podium Height

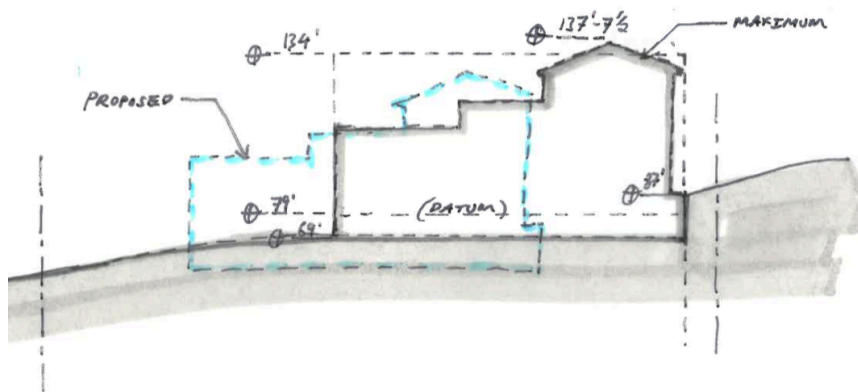
Our building site is very complicated. Extremely soft soils, sloping bedrock, and the need for a retaining wall with tie backs all play major factors in the scope of our project. When you calculate these costs associated with developing our project, it's only financially feasible if all units have great views. The height of our proposed podium is due to one primary factor: First floor condo units (10 units → 31.25% of total units) and the common central courtyard area must be at this elevation in order to see over the building in front of it (former UAS building/future Forbidden Peak Brewery). The elevation of the existing building, including rooftop mechanical units, currently sits at $\pm 75'$. The base elevation of our podium will sit at $77'$. This gives us just enough room to see over the building and have the desired views of Auke Bay.

It is important to note that if we don't need to build the podium as high in order to maximize the view and value of our units, we will not do so. As a developer, our goal is simple, build the best possible product for the least amount of money. The development behind our lot believes our building does not need to be as tall as we've proposed and we firmly disagree. If, during the actual building process, we discover that there is a way to reduce the podium height without affecting our units, we will do so. We would do so because it would save us money on construction costs (less piling length, less materials, etc..).

Height Concession

Currently, our proposed building, including roof, is set to reach a total elevation of $125' - 3"$ (as a reminder this entails us building a structure to $49' - 10 \frac{7}{8}"$)...well below the allowable $55'$ height limit in GC zoning.

It is important for the Planning Commission to know that if we were to build further up the slope, at our legal setback of $10'$ (per **CBJ 49.25.400 – Table of Dimensional Standards**), our total peak elevation would be $137' 7 \frac{1}{2}"$. Given the neighboring property's view line is $134.5'$, theoretically we could completely block their views. While the higher elevation would clearly benefit our project's views, we made a conscious decision ahead of time not to do that due to the impact it would have to the Auke Bay Station project. A concession on our part.



Our proposed elevation of 125'3" still gives Auke Bay Station beautiful views of Auke Bay, the islands, and the Chilkat mountain range.

View from Auke Bay Station unit deck with estimated outline of Jetty Condo structure:



It is our belief that placing a height restriction at this juncture represents a taking of property. This property was recently purchased and the price we paid was substantially dependent on it's General Commercial zoning, which allows a buildable height of 55' and a density of 50 units per acre. An arbitrary height restriction means that we have no room to make any changes or pivot should we run into new issues. For example, we initially thought we could build a flat roof and stay under a certain elevation, yet upon further engineering both our elevator shafts must protrude above that elevation by 4.5 feet (an unforeseen event). Right now, our condo units have 8'6" interior ceilings. But we have been discussing changing that to 9', which we could and still be under our 55' allowable height, but not if the Planning Commission chooses to place a limit on our peak elevation.

This project is thought out, well within it's height and density requirements, and will add considerable value to the neighborhood. In light of this new information, and a understanding of what's at stake for the applicant, we ask that the Planning Commission to not place a height restriction below the inherent allowable 55'.

Regards,



Garrett Schoenberger
602.790.6144
garrett@alaskalegacypartners.com



Paul Simpson
949.244.2924
paul@alaskalegacypartners.com

From: Patty Winegar <gwinegar@gci.net>
Sent: Wednesday, January 02, 2019 10:03 AM
To: PC_Comments
Subject: Auke Bay condos

Greetings,

We are in favor of approving the development of 32 condominiums in Auke Bay. This will be a great location for young families starting out and folks who are downsizing. There is a school close by, restaurants, and even the university. This will be a positive addition to the Auke Bay community.

Thanks for your time,
Greg & Patty Winegar

Sent from my iPad



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

MEMORANDUM

DATE: January 4, 2019
TO: Planning Commission
FROM: Allison Eddins, Planner *A. Eddins*
Community Development Department
CASE NO.: USE2018-0016
SUBJECT: Correction to supplemental staff report

The supplemental staff report dated December 31, 2018, states that the building's overall height will be 55 feet. This is incorrect. The overall height of the building will be 50 feet.

The slope of the roof was miscalculated which resulted in the height calculation of 55 feet. This does not change staff's analysis and recommendation. Staff is still recommending approval with six conditions.