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155 S. Seward Street • Juneau, AK 99801

**DATE:** June 2, 2017

**TO:** Planning Commission 

**FROM:** Chrissy Steadman, Planner II  
Community Development Department

**FILE NO.:** CSP2017 0009

**PROPOSAL:** CBJ acquisition of a portion of the Auke Bay Marine Station from the federal government.

**GENERAL INFORMATION**

**Applicant:** City & Borough of Juneau

**Property Owner:** National Oceanic and Atmospheric Administration (NOAA)

**Property Address:** 11305 Glacier Highway

**Legal Description:** USS 1500 Fraction

**Parcel Code No.:** 4-B23-010-500-4-0

**Site Size:** 161,172 square feet (3.7 acres)

**Comprehensive Plan Future Land Use Designation:** Marine Mixed Use

**Zoning:** Waterfront Commercial (WC)

**Utilities:** Public water & sewer

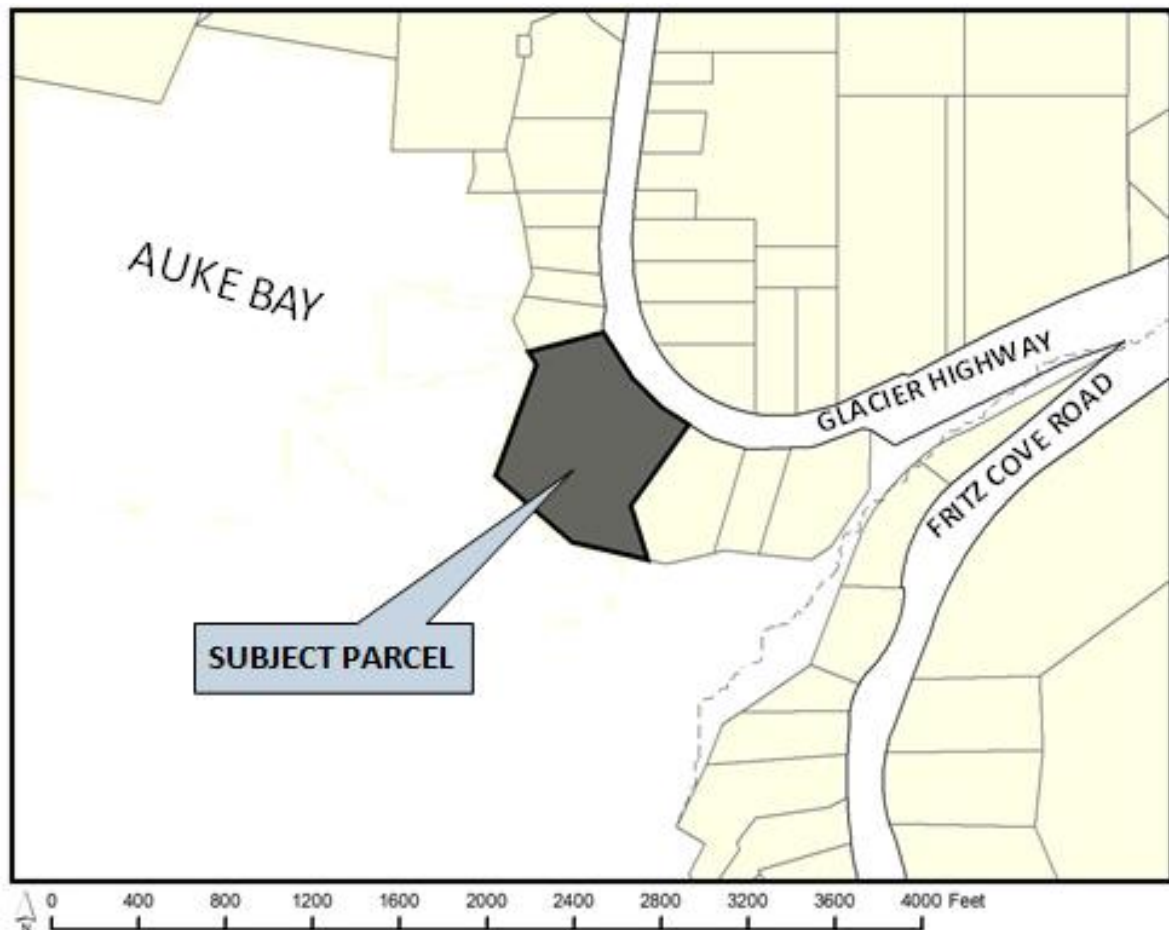
**Access:** Glacier Highway

**Existing Land Use:** Coast Guard office

Surrounding Land Use:

North	-	University of Alaska Southeast
South	-	Auke Bay/Fritz Cove
East	-	University of Alaska Southeast Anderson Building
West	-	Auke Bay/Statter Harbor

### VICINITY MAP



### ATTACHMENTS

Attachment A: CSP Application  
Attachment B: Statter Harbor Expansion Conceptual Plan  
Attachment C: CBJ/UAS Subdivision Proposal

## **PROPOSAL**

The federal government is disposing of the former NOAA Auke Bay Lab property. The CBJ Docks & Harbors applied to the federal government to acquire the land for the purposes of expanding the Statter Harbor port facility.

CBJ 49.10.170 describes the duties of the Planning Commission including the review and recommendation to the assembly of land disposals as described in Title 53.

***(c) City and borough land acquisitions, disposals and projects.** The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

Title 53 requires that all negotiated land leases undergo a review by the Planning Commission before final authorization by the City Assembly.

### ***53.09.260 - Negotiated sales, leases, and exchanges.***

*(b) Planning commission review, final assembly approval. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, or exchange or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

## **BACKGROUND**

The subject property is located to the west of Fritz Cove Road. The Auke Bay Marine Station was originally the site of NOAA Auke Bay Laboratories built in 1960. In 2007, the Auke Bay Laboratories moved out to the Ted Stevens Marine Research Center at Lena Point. The property was then a joint United States Coast Guard (USCG) and NOAA facility and now only houses USCG offices.

The United States General Services Administration (GSA) is the governing authority for disposing of the property. The property is being disposed of at no cost to qualifying applicants. The CBJ Docks & Harbors and the University of Alaska Southeast (UAS) applied to the federal

government to acquire the property. The GSA requested UAS and CBJ negotiate an agreement to divide the property in a mutually beneficial manner. The GSA is allowing the subdivision of the property so that both entities acquire the portion of the land that is of interest to their respective organizations. The proposed subdivision can be found in attachment C. CBJ Docks & Harbors would acquire the northern half of the parcel.

## **ANALYSIS**

The project site is located in the Waterfront Commercial (WC) zoning district. The site is 3.7 acres. The proposed harbor expansion is a use allowed in the WC zoning district. The portion of the property that CBJ Docks & Harbors seeks to acquire contains two buildings that would be used for port offices and marine related support services. The USCG occupies a third building and will remain a tenant of that building. There are two buildings that are proposed for demolition.

### **Conformity with Adopted Plans**

The subject property has a Comprehensive Plan land use designation of Marine Mixed Use (M/MU) and Institutional Public Use (IPU). These land use designations are defined as follows;

#### **M/MU**

*These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Typically, neighborhood-serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium and high density residential uses at densities ranging from 10 to 60 residential units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing location, are appropriate for these areas.*

#### **IPU**

*Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state, and federal government uses; and for such public facilities as community gardens, schools, libraries, fire station, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors . . .*

The Comprehensive Plan addresses supporting water-dependent uses in Chapter 5, *Economic Development*. Policy 5.9 states;

To facilitate availability of sufficient and suitable water-based facilities and associated land-based acreage to support water-dependent uses, and to work closely with the

public and private sectors to facilitate sustainable marine commerce, commercial fishing, seafood processing, recreation, public access to the shoreline, and enjoyment of the waterfront through development of well-designed port facilities.

Standard operating procedure 2 of Policy 5.9 also supports CBJ acquisition of the site;

**5.9 – SOP2** Encourage the expanded use of, and home porting in Juneau by state and federal government vessels, including NOAA oceanographic and fisheries research vessels, and cooperate with those agencies in the development of adequate water dependent port and related upland facilities to meet present and future needs.

The proposed use of the site is consistent with the Comprehensive Plan land use designations.

The Auke Bay Area Plan includes the subject property but does not specifically address the site aside from expanding a seawalk to the UAS Anderson building to the west of the subject property.

### **Habitat**

The proposed land acquisition does not affect any mapped habitats regulated by the CBJ Land Use Code.

### **FINDINGS**

Staff finds the proposed land acquisition of the Auke Bay Marine Station to be consistent with CBJ adopted plans. The project will allow for additional access to the water front and expansion of Statter Harbor.

### **RECOMMENDATION**

Staff recommends that the Planning Commission find CSP2017 0009 to be consistent with adopted local plans and policies, as required by CBJ 49.10.170(c), CBJ 49.15.580 and AS 35.30.010 and forward to the Assembly a recommendation for approval to allow for the acquisition of a fraction of USS 1500 from the federal government.

# DEVELOPMENT PERMIT APPLICATION

Project Number	CSP17-09	CITY and BOROUGH of JUNEAU	Date Received:	4/21/17
Project Name (City Staff to Assign Name)				

<b>Project Description</b> CBJ Docks and Harbors is seeking to acquire a portion of the Auke Bay Marine Station (formerly NOAA Lab).			
<b>PROPERTY LOCATION</b>			
Street Address 11305 Glacier Highway		City/Zip Juneau, Alaska 99801	
Legal Description of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 1500 FR		USS 1500 FR 4B2301050040	
Assessor's Parcel Number(s) 4B2301050040			
<b>LANDOWNER/LESSEE</b>			
Property Owner's Name Federal Government		Contact Person Andrew Schwartz	
Mailing Address 400 15th St. SW, Room 1161, Auburn, WA 98001		Work Phone: 253-931-7556	
E-mail Address andrew.schwartz@gsa.gov		Home Phone: Fax Number:	
		Other Contact Phone Number(s):	
<b>LANDOWNER/LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/Engineering Permits****			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>Blaine Hastings</u> Landowner/Lessee Signature		<u>4/24/2017</u> Date	
<u>Blaine Hastings, Contracting Officer</u> Landowner/Lessee Name/Title		Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below.			
Applicant's Name CBJ Docks and Harbors		Contact Person Gary Gillette	
Mailing Address 155 S. Seward St. Juneau, AK 99801		Home Phone: Work Phone: 907-586-0398	
E-mail Address gary.gillette@juneau.org		Fax Number: Other Contact Phone Number(s):	
X <u>[Signature]</u> Applicant's Signature		<u>19 APR 17</u> Date of Application	

OFFICE USE ONLY BELOW THIS LINE			
STAFF APPROVALS	Permit Type	Date Received	Application Number(s)
✓	Building/Grading Permit		
✗	City/State Project Review and City Land Action	4/21/17	CS P. 17-CC 9
	Inquiry Case (Fee-In-Lieu, Letter of ZC, Use Not Listed)		
	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	Sign Approval (If more than one, fill in all applicable permit #'s)		
	Subdivision (Minor, Major, RUD, St. Vacation, St. Name Change)		
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
	Variance Case (De Minimis and all other Variance case types)		
	Wetlands Permits		
	Zone Change Application		
	Other (Describe)		

\*\*\*Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials

CS

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

## Attachment A: Application

# CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 20170009	Date Received 4/21/17
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**TYPE OF PROJECT REVIEW:**

☐ City Project Review
 ☒ City Land Acquisition /Disposal
 ☐ State Project Review

**DESCRIPTION OF PROJECT** Acquisition of a portion of the Anake Bay Marine Station (former NOAA Lab) from the Federal Government. CBJ acquisition shown as LOT 1 on attached drawing. Lot 2 would be transferred to the University of Alaska.

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

**CURRENT USE OF LAND OR BUILDING(S):** US Coast Guard

**PROPOSED USE OF LAND OR BUILDING(S):** CBJ Docks & Harbors

**PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:**

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: \_\_\_\_\_

Capital Improvement Program # (CIP) \_\_\_\_\_

Local Improvement District # (LID) \_\_\_\_\_

State Project # \_\_\_\_\_

**ESTIMATED PROJECT COST:** \$ GSA is transferring land for no cost.

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.  If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	<b>CITY/STATE PROJECT FEES</b>				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u>0</u>	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____	

TO BE COMPLETED BY THE APPLICANT

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM &**

**EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT**



## Edward Quinto

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**From:** Gary Gillette  
**Sent:** Friday, April 21, 2017 11:17 AM  
**To:** Edward Quinto  
**Subject:** CSP Application for Docks and Harbors  
**Attachments:** ABMS Dev Permit Application-Signed-4-19-21.pdf; ABMS CSP Application-4-21-17.pdf; ABMS CSP Application.pdf

Hi Eddie

Attached is Development App; Project Narrative; CSP App.

The project is to acquire land (Auke Bay Marine Station) from the Federal Government for Port facilities expansion in Statter Harbor.

Please let me know if you need anything else.

Thanks



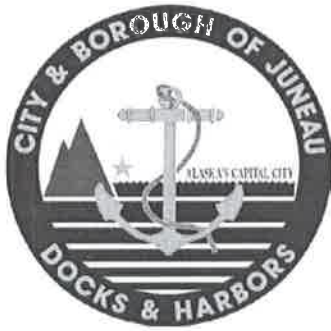
**Gary H Gillette, Architect**  
**Port Engineer**

155 S. Seward Street  
Juneau, Alaska 99801  
907-586-0398  
907-586-0295 (fax)

[gary.gillette@juneau.org](mailto:gary.gillette@juneau.org) **Please Note New E-Mail Address**

RECEIVED  
APR 21 2017  
PERMIT CENTER/CDD





# Port of Juneau

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155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

RECEIVED  
APR 21 2017  
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*Application for a  
City/State Project Review*  
for  
**Acquisition of a Portion of the  
Auke Bay Marine Station**

## PROJECT NARRATIVE

Submitted by:  
Gary Gillette, Port Engineer  
On Behalf of the Applicant  
CBJ Docks and Harbors  
Phone: 907-586-0398  
Fax: 907-586-0295  
[gary.gillette@juneau.org](mailto:gary.gillette@juneau.org)

April 21, 2017

## **INTRODUCTION**

The federal government determined that the Auke Bay Marine Station (ABMS), locally known as the NOAA Auke Bay Lab, is no longer of use to them and began a process to dispose of the property. The City and Borough of Juneau (CBJ) Docks and Harbors (D&H) applied to the federal Department of Transportation through its Maritime Administration (MARAD) to acquire ABMS for the purposes of developing expanded port facilities at Statter Harbor. The University of Alaska (UA) also applied for the surplus property through the federal Department of Education. The Government Services Administration (GSA), who administers land disposal actions, will allow the ABMS property to be partitioned such that D&H would receive a portion of the property while UA would receive the other portion. D&H and UA have agreed upon a partitioning line as generally depicted in the drawing of Attachment A. D&H would receive Lot 1 and UA would receive Lot 2.

## **BACKGROUND**

Title 49 of the City Code requires the Planning Commission review all city land acquisitions and make recommendation to the Assembly. The ABMS property is located in lands designated as Marine Mixed Use of the Comprehensive Plan and the Waterfront Commercial zoning district.

## **CONCEPTUAL PLAN**

D&H has developed a conceptual plan as shown in Attachment B. The plan would significantly expand the Statter Harbor facilities to accommodate an increasing demand for moorage space in Auke Bay.

The D&H portion of the property contains three useable buildings. In the short term, the buildings would be used for port operations and other marine related support services. Currently one of the buildings is occupied by the U.S. Coast Guard who would remain a tenant for the immediate future. In the long term the buildings might be razed and new facilities developed to support the expanded harbor plan.

## **REQUESTED ACTION**

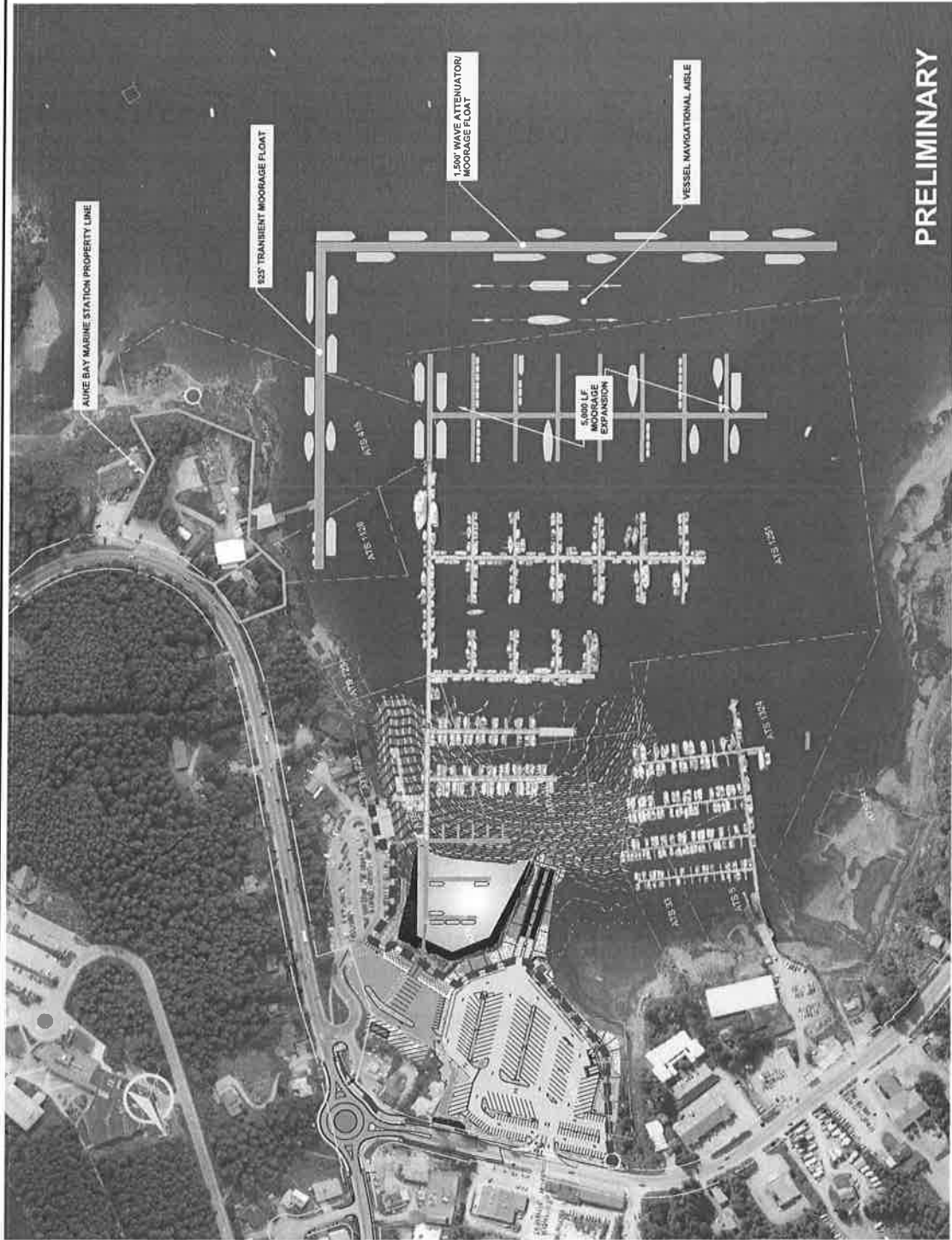
D&H asks that the Planning Commission make a favorable recommendation to the Assembly to acquire this property allowing development of expanded port facilities in Auke Bay.

## **ATTACHMENTS**

- A. ABMS Partition
- B. ABMS Conceptual Plan

**ATTACHMENT A**

Auke Bay Marine Station Partition between University of Alaska and CBJ Docks & Harbors



PRELIMINARY

- LEGEND
- GATEWAY TO "HARBOR WALK"
  - EXISTING "HARBOR WALK"
  - FUTURE "HARBOR WALK"
  - "HARBOR WALK" TERMINUS PARK AND SHORESIDE FISHERY AREA

**CITY & BOROUGH OF JUNEAU, ALASKA**  
**AUKE BAY MARINE STATION**

**SHEET TITLE: PORT FACILITY REDEVELOPMENT PLAN**

SHEET NO. 1 OF 1

DATE: JULY 2018

SCALE: 1" = 300 FT

DESIGN: P, N, D  
ENGINEERS, INC.

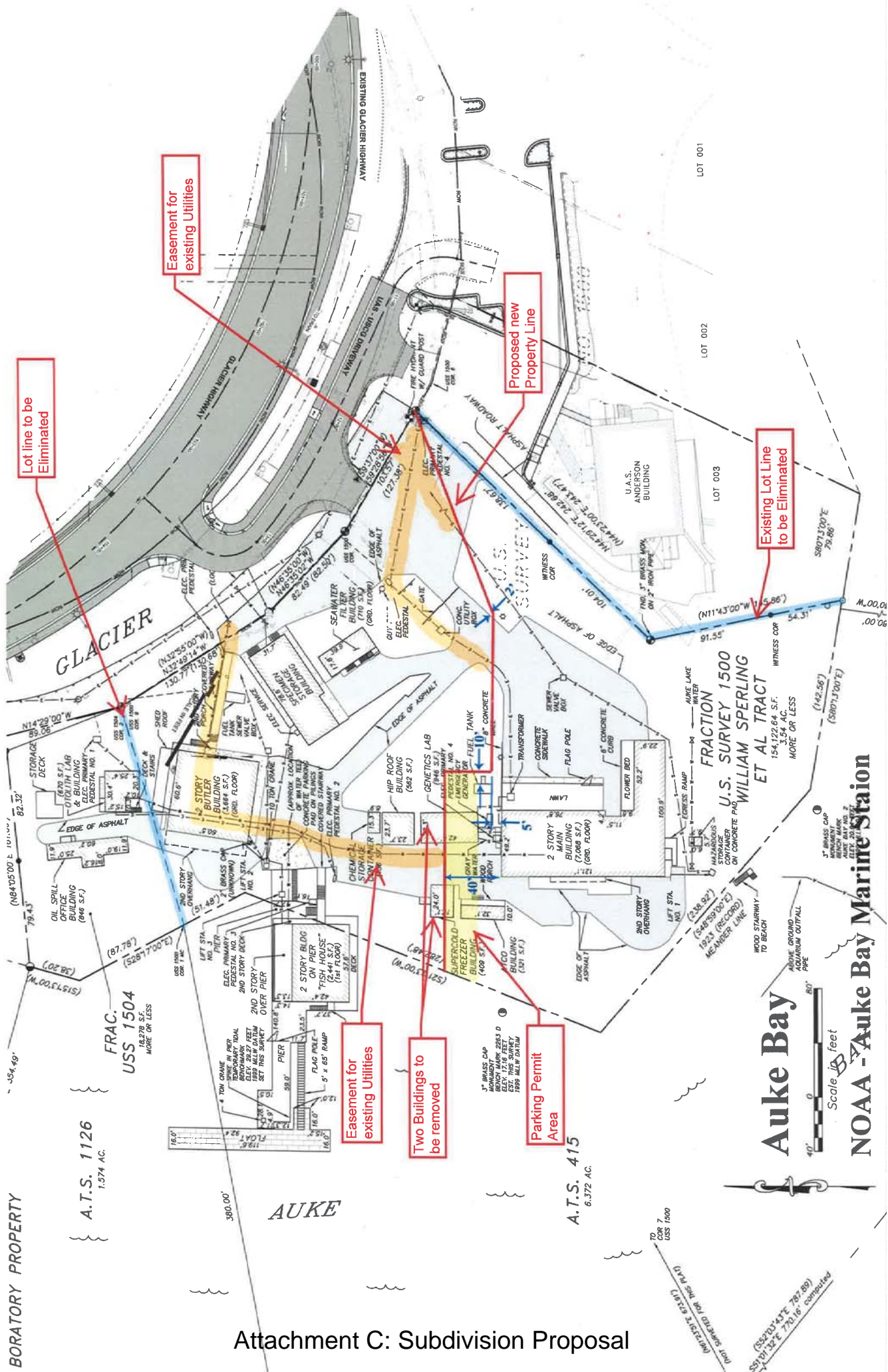
REVISIONS

REV	DATE	DESCRIPTION

1500 Glacier Highway Ste. 100  
Juneau, Alaska 99801  
Phone: (907) 586-2000  
Fax: (907) 586-2001  
www.pndesigns.com

1500 Glacier Highway Ste. 100  
Juneau, Alaska 99801  
Phone: (907) 586-2000  
Fax: (907) 586-2001  
www.pndesigns.com

Attachment B: Conceptual Plan



Attachment C: Subdivision Proposal