



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

October 27, 2020

MEMO

From: Irene Gallion, Senior Planner, Community Development Department

Through: Jill Maclean, AICP, Director, Community Development Department

To: Nathaniel Dye, Chair, Title 49 Committee

RE: October 29, 2020 meeting back-up materials

Mission:

Consider global parking code amendments with the opportunity for the public to comment and ask them to prioritize this issue due to time constraints.

The purpose of this meeting is to review some of the options available for modifying parking requirements to encourage development, and brainstorm additional options.

Options to Consider – *Ideas since the last meeting have been added in italics.*

- No change
- Modify PD-2 standards to PD-1
- Develop a new standard
- Modify or eliminate fee-in-lieu
- Eliminate parking minimums for a geographic area
- *Currently, you cannot get a parking waiver in a PD-1, PD-2, or fee-in-lieu area. Should we change that?*
- *Should we consider no parking requirement for residential development?*
- *Should we consider parking reductions for mixed use developments in the downtown area?*
- *If / when parking management is discussed, Parks and Recreation must be looped into the discussion, as they manage parking.*

Below is a summary of parking information requested at the last meeting, and attached is the raw data.

Fee-in-lieu (Attachment A, B and C)

- 5 cases (there are 6 in the table, but 1 was withdrawn)
- 23 parking spaces paid for
- \$180,164
- In 2008, the Assembly's Public Works and Facilities Committee was updated on fee-in-lieu. The agenda, draft minutes, and staff memo are included in this packet (**Attachment B**).

Attachment C includes the parking district maps: fee-in-lieu and PD-1/PD-2. Note that the Downtown Parking Management Plan has a Parking Payment Area Map on the last page, which might also inform applicable area.

Parking Variance Data (Attachment D & E)

Each variance was categorized by type (**Attachment D**):

- Location: Parking can be provided off-site within a certain distance of the lot. These variances requested farther distances to off-site parking than allowed in code.
- Number: Request to reduce the number of spaces required.
- Type: Variance to the back-out parking prohibition for nonresidential development.
- Size: Variance to the size of the space or size of an access aisle.
- PD-1/PD-2: A variance request to give the PD-1 reduction (60%) to a lot that should have gotten a PD-2 reduction (40%).
- There are a few variances that ask for multiple things, so those are their own category.

Summarizing variance activity (**Attachment E**):

- 141 cases created
- 84 parking variances approved
- 19 parking variances denied
- 38 cases withdrawn

Parking Waivers (Attachment F)

Total of 116 parking spaces waived, primarily for residential purposes, but some mixed use.

- 9 cases created
- No parking waivers denied

Staff Report Attachments

Item	Description
Attachment A	Fee-in-lieu Cases
Attachment B	Fee-in-lieu: 1-year Report to Assembly Public Works & Facilities Committee
Attachment C	Parking Maps
Attachment D	Parking Variance - Categorized
Attachment E	Parking Variance Cases (for reference, if curious)
Attachment F	Waiver Cases

Case Number	Parcel Number	Address	Project Description	Status	Use	Number of spaces	Cost \$	Notes	PD1 or PD2
INQ200600083 FIL2006-00001	1C070B0N0012	263 S Franklin St	Request to waive the requirement for 12 parking spaces through the Fee In Lieu of Parking program. File # FIL2006-00001 Request to waive the requirement for 12 parking spaces through the Fee In Lieu of Parking program.	Approved	Residential and Commercial	12	93,500	10 parking spaces for commercial and 2 parking spaces for residential.This waiver covered 12 parking spaces previously provided off-site.	PD1
INQ20070018 FIL20070001	1C070H020020	307 S Franklin St	Request to waive the requirement for 1 parking space through the Fee-In-Lieu of Parking Program. Associated with FIL2007-00001. A fee in lieu of parking agreement for one residential space.	Approved	Residential	1	4,250	Redevelopment and expansion of an unoccupied building.	PD1
INQ200700019 FIL2007-0002	1C070A030060	112 N Franklin St	A fee-in-lieu application for 1 residential space and three non-residential spaces. File No. FIL2007-00002 Fee-in-Lieu application received.	Approved	Residential and Commercial	4	29,750	Created 3 new residential units and two new commercial spaces.	PD1
FLD20140001	1C070K830040	406 S Franklin St	Fee in Lieu of parking for five spaces at Alaska Pacific Pier.	Approved	Residential - 1 apartment and Commercial restaurant	5	41,859	This lot also received a variance to allow some of the required parking spaces to be located more than 500 feet from the lot. (VAR2004-00013). 11 total spaces were required - FIL for 5 spaces, the rest are provided off-site	PD2
FLD20190001	1C070A130011	127 S Franklin St	Deckhand Dave parking waiver of 2 spaces. This case was withdrawn, but it's included for context.	Withdrawn	Commercial			2 FIL spaces would have been required. \$21,610 would have been the fee	PD1
FLD20190002	1C070B0K0011	207 S Franklin St	Fee in Lieu of Parking for 1 required parking space	Approved	Commercial	1	10,805	This was for an addition to an existing building. Parking requirements do not apply to the existing building, only the addition. 1 space was required for the expansion	PD1

AGENDA
Public Works and Facilities Committee Meeting
Wednesday – May 6, 2008 – 1:30 p.m.
Conference Room 224

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. April 7, 2008 – Regular Meeting

III. PUBLIC PARTICIPATION

IV. ITEMS FOR ACTION

V. INFORMATION ITEMS

- A. Stormwater Standards and Technical Guidelines
- B. FY 09 – 14 CIP
- C. State Highway Bids – Recent Trends
- D. Fee-in-Lieu of Parking – One Year Report

VI. NON-AGENDA ITEMS

- A. Contracts Division Activity

VII. ADJOURNMENT

DRAFT MINUTES
Public Works and Facilities Committee Meeting
Tuesday – May 6, 2008 – 1:30 p.m.
Conference Room 224

I. CALL TO ORDER

Attendees

Committee Members: Jonathan Anderson, Bob Doll, Merrill Sanford, and Randy Wanamaker

Staff Members: John Bohan, Michele Elfers, Nancy Gifford, Roger Healy, Ron King, Ben Lyman, Mike Scott, and Rorie Watt

Other(s): Vick Scarano – Planning Commissioner

II. APPROVAL OF MINUTES

A. April 7, 2008 – Regular Meeting

Doll – Are there any objections to the minutes being adopted as presented? Hearing none, the minutes are adopted.

III. PUBLIC PARTICIPATION

None.

IV. ITEMS FOR ACTION

V. INFORMATION ITEMS

B. Stormwater Standards and Technical Guidelines

Elfers – We came to you a few months ago asking if we could apply for this grant. We were awarded the full amount that we applied for. We'll get the money in July '08 and that's when the match will be available. We're going to use that money to hire consultants for a nine-month period. They will analyze precipitation and come up with scientific and technical standards for sizing storm water facilities. At the same time we'll be going through an internal process within the city to figure out how we want to implement this and what the ordinance or regulation is going to look like.

Sanford – We may want to include ADEC and Fish & Wildlife. I want to make sure that when you say that the consultants will work with many different people including contractors, that we come up with standards and guidelines that are practical. At the same time we don't want to go overboard. I'm looking for a balance.

Healy – I would envision that this will be our manual developed under CBJ's name. As such it will undergo the usual public process and we'll bring it back to this Committee for review.

Doll – Can you give me an idea of what we are talking about? Are we talking about piped systems underground, surface runoff, or a combination of both?

Elfers – It's not specifically defined. It might include aboveground swales, improvement of standards for oil and water separators, and sand filters. If we don't have uniform standards, there's a chance that these might not be built to the right size.

Doll – Presumably, whatever comes out in this handbook would be referred to in a construction permit as a requirement. How will we use this book?

Healy – I think the final document would contain a number of guidelines. In the past people wanted to do the right thing, but they didn't know that the right thing was. This document would address ideas of what a contractor could do if for instance he's building a one-acre parking lot. Instead of constructing a standard curb design, he might want to use a sunken curb design with interior swales.

Elfers – As part of the grant, we need some type of ordinance that would implement this. We need to figure out what it will say, whether it's "Here, look at this," or, "You're required to size it in this way."

Watt – We might get something from the Wetlands Review Board, through a use permit that requires the implementation of Best Management Practices (BMP). We might put out a CIP contract and say, "Use BMP to control sediment."

Scott – I would envision that part of this manual will have BMP to point to for building contractors working on a specific development. They can peruse it for a variety of choices they can make. This should be a helpful guide to the city.

C. Draft FY09-14 CIP

Review of attachment in packet and discussion by Staff and Committee members.

D. State Highway Bids – Recent Trends

Healy – Periodically I'll go through and examine trends of ADOT's bids. The local project noted in the memo pertains to the stoplight at Whittier and Egan. Originally there was a traffic light that was a complete redesign from Whittier to Main but that required a Right-of-Way so ADOT scaled it back.

Scott – This is a totally separate project. It's with FSA and Facilities. It's a safety project with safety funds eliminating left-hand turns from Willoughby Avenue onto Egan Drive southbound into downtown. State Office workers will be able to get onto Egan Drive northbound at the end of the day and they'll be able to come in on Egan Drive and make a left on Willoughby to get into the State Office Building, but they won't be able to leave the State Office Building on Willoughby and make a left into downtown. The light at Whittier and Egan will accommodate that traffic. The problem is that they ran the conduit across when they rebuilt either Whittier or Egan, but they only did it off two sides. They'll have to do a lot of digging in order to put in the other two conduits, before putting in the stop lights, and reconstructing the island at Willoughby and Egan.

Doll – Any idea where it stands now?

Healy – **I was meaning to call Bob Saviers but didn't get to it.** In any case there are two other Southeast projects (Petersburg-South Mitkof Highway Upgrade Phase II and South Mitkof Island Terminal Paving, and Sitka Airport Access Improvements) that are included here for your information.

E. Fee-in-Lieu of Parking – One Year Report

Anderson – Mr. Lyman, have you received feedback that occupants of the buildings have enough parking?

[Wanamaker exits meeting.]

Lyman – I have not heard from most of the owners/tenants. The first to use the FIL program was the owner of the Sengul Building, Mr. Samuel Sengul. Soon after the FIL was applied for and granted, the business manager voiced her concern about a designated parking space for her as part of the FIL program. I gave her the bad news first: parking would not be provided for her. The good news was that the company would not be required to provide parking spaces for employees or patrons. I recommended that she consider obtaining a parking pass at the Marine Park Parking Garage, right across the street from the Sengul Building.

I've talked to residents of the Gross Building who live there year round and have cars and get spaces in the parking garage or park elsewhere and walk. It's like anywhere else in downtown; you don't necessarily get to park right next to your residence or your place of business. Essentially you're putting in these new developments on an equal footing with historical developments in terms of access to parking. One of the important things about this is

that it's a great affordable housing tool. If you have to build a parking garage to go with a building, then the cost of that garage has to be paid for in the rent whether or not you own a car. And people who live downtown have the option of not owning a car. If they don't own a car they don't have to pay rent for a parking place that they're not using.

In the Tripp Commercial Building all three of the upstairs residents rent one bedroom studio apartments, with one and a half bath. They're paying ~\$14K a month, for a brand new apartment and no parking. In contrast, residents of the Evergreen Building, which is the old Akiyama Medical Clinic across from Harborview Elementary School, have three bedroom apartments, ample parking, and no off-gassing, all natural light, and very green. They too are paying ~\$14K a month. The Evergreen Building was the first private commercial lead certified building in Juneau.

Doll – You mentioned something that spiked my curiosity; you said that the occupant of one of the buildings could get a pass for the Marine Park Parking Garage.

Lyman – Any individual, a city employee or a downtown resident, can come to the Parks and Recreation Department and pay \$63 a month for a Marine Park Parking Garage pass.

Doll – So it's not free. How did we arrive at \$63 a month?

Lyman – That's managed by Parks and Rec. I don't know if that's a fee that the Assembly approves or not.

Sanford – It does, and the Assembly every once in a while suggests an increase so that's how it got up to \$63.

Anderson – Potentially there could be some pressure to lower it if it gets emptier once we have the new garage.

Sanford – We've never had that problem. We've always been renting 130% to 160% of the spaces.

Lyman – The current garage lost a lot of occupancy when it was closed for renovation. I haven't talked to them in a few months, but the last time I talked to Maggie Ford, Parks and Rec still hadn't recovered the same sales of passes that they had before.

Doll – You said we have passes out for 160% of the Marine Park spaces.

Sanford – They run between 130% and 160% capacity.

Doll – So that means not everyone is using the pass everyday and there must be times when they've found that they can't get in there.

Sanford – As far as I know, we haven't heard any complaints like that.

Lyman – They sell hourly parking passes. A security agent goes through and every hour he writes down how many spaces there are. The year before last, the busiest hour of the busiest day had over twenty empty parking spaces available in the garage. So even if they're selling at 160%, there are still empty spaces at all times.

Doll – What happens with the new garage if somebody has a pass at Marine Park Parking Garage?

Sanford – That hasn't been determined yet.

Doll – There will undoubtedly be those who want to move from the Marine Park Parking Garage to the new garage.

Lyman – That's something that has been talked about a lot by the Planning Commission and Community Development Department, as well as by Mr. Watt, Ms. Gladziszewski, and me. We've been looking at parking management downtown. In order for the new garage to be successful and to improve the success of our current garage, we have to work on how we manage downtown parking. There's a reason why those who pay for passes in a parking structure choose to park on the street. They keep their parking pass as a backup. Street parking is both convenient and free. Paid parking inside a parking facility requires a person to drive their vehicle into a building, and around in a circle. Their space is farther from their destination and thus inconvenient.

VI. NON-AGENDA ITEMS

A. Contracts Division Activity

VII. ADJOURNMENT

Healy – The next regularly scheduled meeting will take place at noon on Monday, May 19, 2008. Before that meeting, at 11 a.m., the ground breaking for the North Douglas Sewer will take place. Invitations will be sent to Assembly members soon.

This meeting was adjourned at 3 p.m.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: May 1, 2008

TO: Public Works & Facilities Committee, and
Planning Commission

FROM: Ben Lyman, Senior Planner
Community Development Department



SUBJECT: Status Report for Fee In Lieu of Parking Program, §49.40.210(d)(5)

Since its creation with the adoption of Ordinance No. 2006-33am on October 30, 2006, the Fee In Lieu of Parking (FIL) program has been used by the owner or developer of three separate projects. A fourth application for participation in the program was received by the Community Development Department on Friday, April 25, 2008 and is currently under review. The projects/properties that have used or applied to use the FIL program (with CDD case numbers and Assessor's Parcel Numbers) are:

Approved FIL Parking Requirement Waivers:

INQ2006-00083/FIL2006-00001 1C070B0N0012

Sengul Building, 265 S. Franklin St. Granting this waiver covered 12 parking spaces previously provided through a long-term lease of an Industrial lot on the rock dump. The Industrial-zoned lot is no longer encumbered by an off-site parking requirement, and can be developed for industrial use. The fee of \$93,500 has been paid in full.

INQ2007-00018/FIL2007-00001 1C070H020020

Gross Building, 307 S. Franklin St. Granting this waiver for one parking space allowed the redevelopment and expansion of an existing unoccupied building. The fee of \$4,250 has been paid in full.

INQ2007-00019/FIL2007-00002 1C070A030060

Tripp Commercial Building, 112 N. Franklin St. Four parking spaces would have been required for this new construction, but the small lot size and lack of available off-site parking available for lease would have effectively prevented this project from taking place. Three new residences and two new commercial spaces are now available and/or occupied. The fee of \$29,750 has been paid in full.

Although all three of these waivers have had their fees paid in full, the Sengul and Tripp waivers were initially secured through liens on the properties, and have since been paid.

To date, \$127,500 has been collected through the FIL program.



Application for FIL Parking Requirement Waiver:

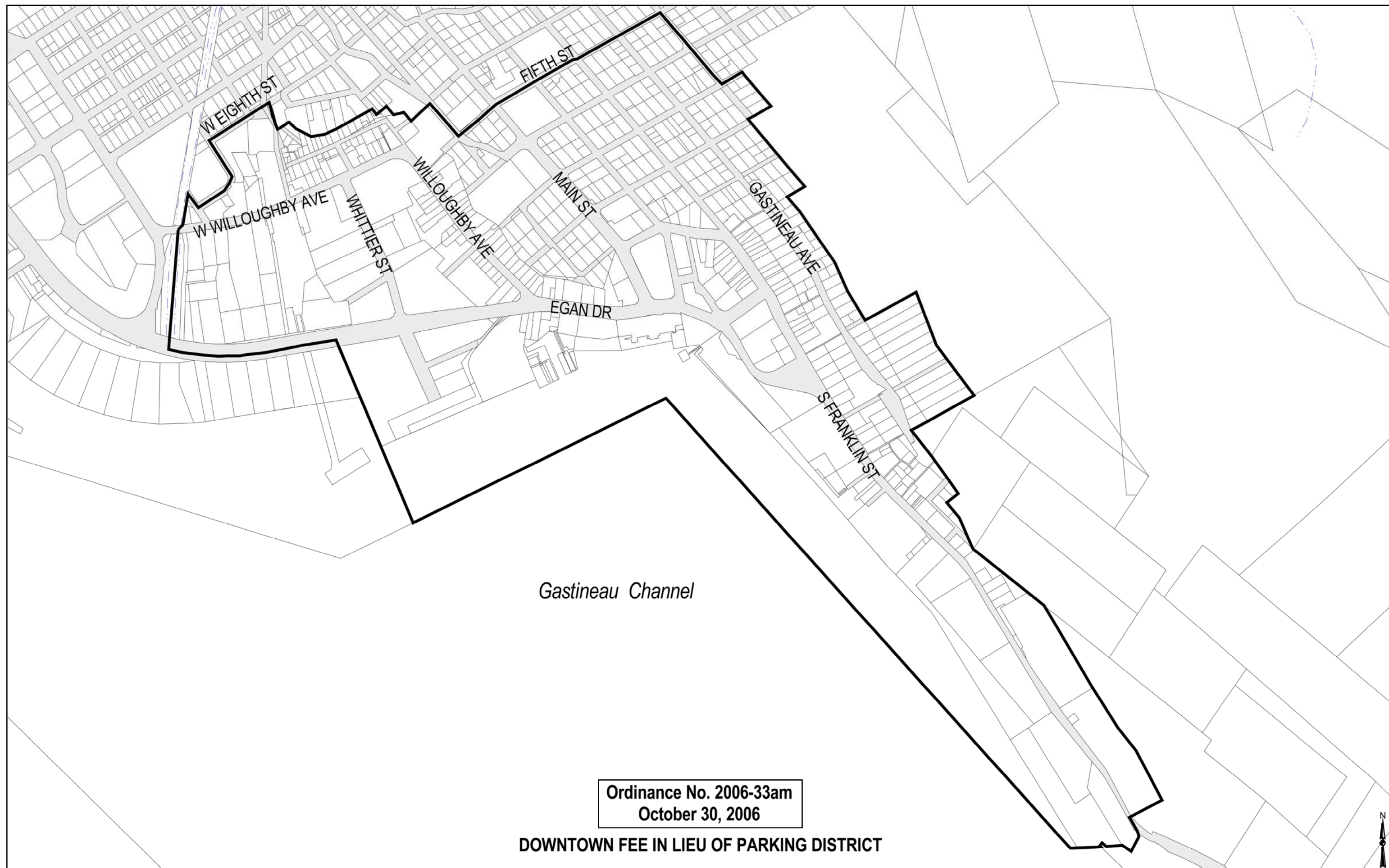
INQ2008-00015/FIL2008-00001 1C060K680070

Proposed Café/Coffee Shop, 324 Willoughby Ave. Two parking spaces are required for the proposed use. The subject lot has no road frontage, and therefore no vehicular access; furthermore, the lot has no space for parking, as it is entirely occupied by an existing structure. The applicant has attempted to secure off-site parking, but has been unable to do so. The fee for this waiver, if it is approved, will be \$17,000.

Although the number of projects utilizing this program annually is very small, and the cumulative number of projects using the program is also small to date, staff considers this program a success. The FIL program has allowed two otherwise impermissible projects to proceed, and has made a previously encumbered Industrially-zoned lot available for development.

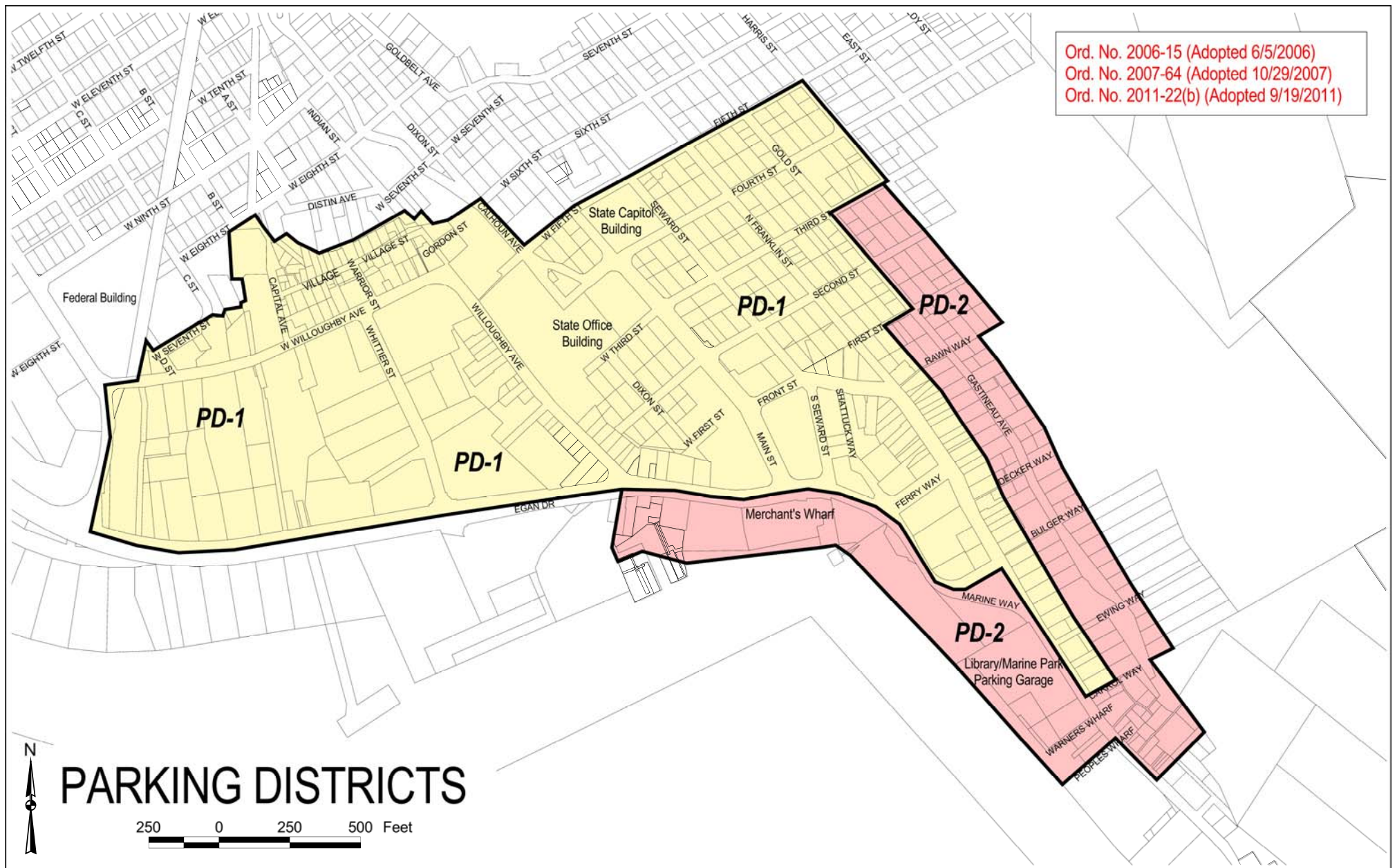
Staff recommends that the program continue indefinitely; no changes to the program are suggested at this time.

CC: Rorie Watt, Deputy Director of Engineering



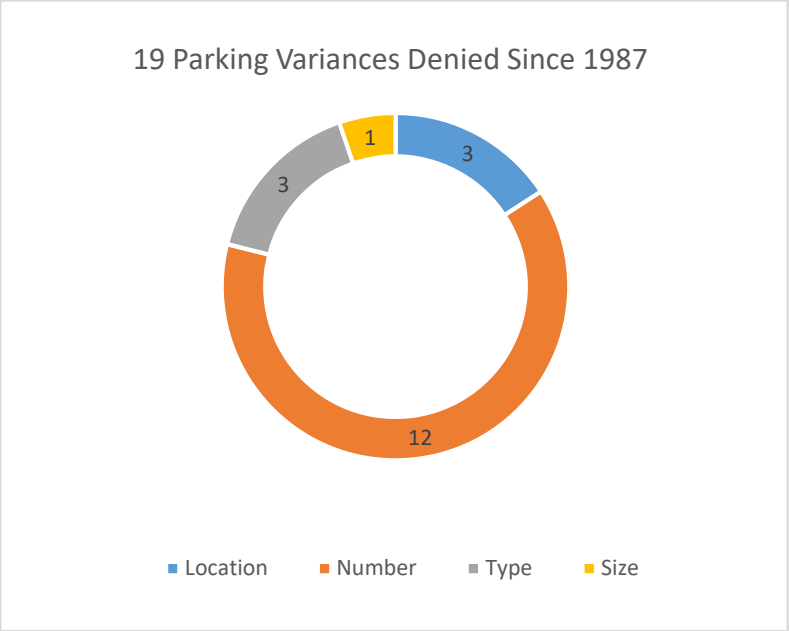
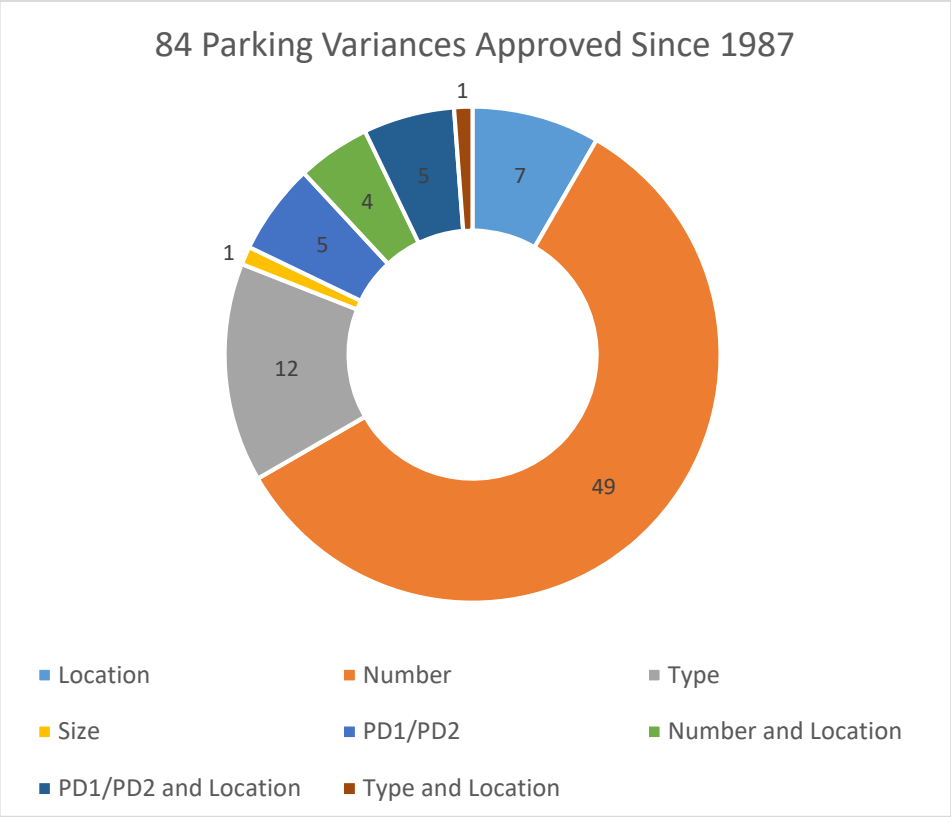
Ordinance No. 2006-33am
October 30, 2006

DOWNTOWN FEE IN LIEU OF PARKING DISTRICT



Total Variances Approved	84
Location	7
Number	49
Type	12
Size	1
PD1/PD2	5
Number and Location	4
PD1/PD2 and Location	5
Type and Location	1

Total Variances Denied	19
Location	3
Number	12
Type	3
Size	1
PD1/PD2	
Number and Location	
PD1/PD2 and Location	
Type and Location	



Attachment D - Parking Variance Categorized

Case Number	Parcel Number	House #	Street	Status	Type	Description	Legal Info	Received Date	Sub Type	Last Event
VAR1996-00004	1C070H030030	0		Approved	Location	A variance to the parking standard to provide parking at a distance greater than 500 feet from the proposed commercial development.	PACIFIC COAST ADDITION BL 3 LT 3	10/28/1996	PK	Notice of Decision
VAR1996-00009	1C030F010090	909	GOLDBELT	Approved	Number	Parking for Accessory Apartment	GOLDEN BELT ADDITION BL 1 LT 8	12/4/1996	PK	Notice of Decision
VAR1996-00011	8B3601040130	18125	GLACIER	Withdrawn	Number	Request for zero parking on lot for accessory apt., parking proposed along edge of R-O-W with DOT/PF permit.	USS 3057 LT 2B	12/12/1996	PK	Application WITHDRAWN
VAR1997-00014	1C060V040190	434	WILLOUGHBY	Withdrawn	Number and Type	Three parking variances for a proposed commercial/residential use to: 1) reduce the residential requirement from 4 spaces to 3 spaces, 2)reduce the commercial requirement from 11 spaces to 6 spaces, and 3)allow 3 back-out spaces onto Capitol Avenue.	JUNEAU INDIAN VILLAGE BL 4 LT 18	4/9/1997	PK	Application WITHDRAWN
VAR1997-00015	4B3201000070	15285	PT LOUISA	Approved	Number	A variance to requirement for on-lot parking for new single family home construction.	USS 3052 LT 18	4/11/1997	PK	Notice of Decision
VAR1997-00019	1C040A280060	213	SEVENTH	Approved	Location	A variance to provide off-street parking 220 feet further than the allowed distance of 500 feet.	JUNEAU TOWNSITE BL 28 LTS 8 6 & 7 FR	5/1/1997	PK	Notice of Decision
VAR1997-00027	1C030F010130	965	GOLDBELT	Withdrawn	Number	Variance for off-site parking.	GOLDEN BELT ADDITION BL 1 LT 12 FR & USMS 761 FR	6/4/1997	PK	Application WITHDRAWN
VAR1997-00028	1C100I050010	489	FRANKLIN	Approved	Number	A variance to reduce the parking requirement from 74 spaces to 52 and to allow off-site parking greater than 500 feet distance from the proposed development, the Tram Plaza Building.	7 A ADDITION BL 5 LTS 1 2 & 3 FR	6/4/1997	PK	Notice of Decision
VAR1997-00032	1C060K700010	0	WILLOUGHBY	Withdrawn	Number	A variance to reduce the parking requirement from 18 spaces to 9 spaces for a proposed retail use.	WAS TIDELANDS ADDITION BL 70 LTS 1 - 3	6/17/1997	PK	Application WITHDRAWN
VAR1997-00038	1C070H020040	317	FRANKLIN	Withdrawn	Number and Location	A variance to reduce the required parking for the Fur Gallery Building from 12 to 5 spaces, to be located adjacent to the building. Also includes a request to allow an aisle width of 12.5 feet behind the vehicles.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	7/22/1997	PK	Schedule for Brd of Adjustment
VAR1997-00044	7B0901040110	3225	HOSPITAL	Approved	Number	A variance to reduce the parking requirement from 12 spaces to 6 spaces for a birthing center. Variance was approved for 7 spaces not 6 as requested.	USS 1075 FR	9/8/1997	PK	Notice of Decision
VAR1997-00057	1C070B0L0010	219	FRANKLIN	Approved	Number	A variance to reduce the required number of parking spaces from four to zero for an approximate 2000 square foot addition to the Galligaskins retail store.	JUNEAU TOWNSITE BL L LT 2 & BL K LT 1 FR (SE 1/2)	12/12/1997	PK	Notice of Decision
VAR1998-00011	1C070K830070	108	PEOPLE'S WHARF	Approved	Number	A variance to reduce the parking requirement from three spaces to zero to accommodate the development of commercial retail space at Peoples' Wharf.	TIDELANDS ADDITION BL 83 LTS 9 FR & 12	3/9/1998	PK	Notice of Decision
VAR1998-00013	1C070B0N0011	259	FRANKLIN	Denied	Number	A variance to reduce the required parking from 8 spaces to 5 spaces for a retail/residential building.	JUNEAU TOWNSITE BL N TR A	3/11/1998	PK	Notice of Decision
VAR1998-00016	1C070I010060	0		Approved	Number and Location	A variance to reduce required parking from 8 spaces to 5, and to provide parking at a distance greater than 500 feet from a proposed commercial retail use in a combined development.	WAS 7 A ADDITION BL 1 LT 5	3/19/1998	PK	Notice of Decision
VAR1998-00017	1C070B0U0010	255	GASTINEAU	Denied	Type	A variance to allow back-out parking onto Gastineau Avenue for a parking lot related to a new retail/residential building at 259 S. Franklin Street.	JUNEAU TOWNSITE BL n LT 2 FR	3/24/1998	PK	Notice of Decision
VAR1998-00025	1C070A220010	129	SIXTH	Approved	Location	A variance to increase the permissible walking distance to off-street parking locations to 885-1350 feet for an office in Capitol School use where the maximum distance allowed is 500 feet.	JUNEAU TOWNSITE BL 22 LTS 2 -4 & 6	6/4/1998	PK	Notice of Decision
VAR1998-00029	1C070B0N0011	259	FRANKLIN	Approved	Type and Location	A variance to allow back-out parking onto Gastineau Ave. from two parking lots related to a new retail/residential building and to allow parking greater than 100 feet from the residential use and 500 feet from the retail use.	JUNEAU TOWNSITE BL N TR A	7/7/1998	PK	Miscellaneous Action
VAR1998-00030	1C070H020060	0		Withdrawn	Number	A variance to reduce the required parking from 7 spaces to 4 spaces for a new retail/residential building.(SEE CASE NOTES)	WAS PACIFIC COAST ADDITION BL 2 LT 7 FR	6/22/1998	PK	Schedule for Brd of Adjustment
VAR1998-00034	1C070H020040	317	FRANKLIN	Withdrawn	Number	A variance to reduce the required parking from 12 spaces to 8 spaces for an existing building. (SEE CASE NOTES)	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	7/14/1998	PK	Schedule for Brd of Adjustment
VAR1998-00037	1C070H020040	317	FRANKLIN	Denied	Location	A variance to increase the allowable distance to required parking, for an existing mixed use building, from 500 feet for the non-residential use and 100 feet for the residential use to approximately 6,200 feet.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	7/24/1998	PK	Notice of Decision
VAR1998-00038	1C070H020040	317	FRANKLIN	Denied	Location	A variance to increase the allowable distance to required parking, for a new mixed use building, from 500 feet for the non-residential use and 100 feet for the residential use to approximately 6,200 feet.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	7/24/1998	PK	Notice of Decision
VAR1998-00039	1C070H020040	317	FRANKLIN	Denied	Location	A variance to increase the allowable distance to required parking, for a new mixed use building, from 100 feet for the residential use to approximately 6,200 feet.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	7/24/1998	PK	Notice of Decision
VAR1998-00054	7B0901020110	3262	HOSPITAL	Withdrawn	Number	Variance to reduce the number of parking spaces. [3/19/99 KJB. Withdrawn 1/26/99. Per GHG, they can provide the required parking, PC may allow parking built in phases.]	WAS USMS 968	12/18/1998	PK	Application WITHDRAWN
VAR1999-00015	1C060V040150	358	WILLOUGHBY	Withdrawn	Number and Type	A variance to allow 10 parking spaces, associated with an office use, to back out onto the Whittier Street right-of-way.	JUNEAU INDIAN VILLAGE BL 4 LT 14	3/31/1999	PK	Schedule for Brd of Adjustment
VAR1999-00018	1C070H020060	0		Denied	Number	A variance to reduce the parking requirement from 7 spaces to zero spaces for development of a 2932 square foot retail building with two residential units.	WAS PACIFIC COAST ADDITION BL 2 LT 7 FR	4/27/1999	PK	Notice of Decision
VAR1999-00021	1C100K830030	700	FRANKLIN	Approved	PD1/PD2	A variance request to apply the PD-1 parking district standard for a retail commercial building.	FRANKLIN DOCK ENTERPRISES 2 LT 1A	5/4/1999	PK	Notice of Decision
VAR1999-00040	5B1601440210	3031	CLINTON	Approved	Location	A variance to allow the loading zone requirement to be met with a loading zone along Clinton Drive rather than on the lot.	VINTAGE II BL C LT 21	10/5/1999	PK	Notice of Decision
VAR2000-00022	1C070K830060	428	FRANKLIN	Approved	Number and Location	A variance to reduce the required number of parking spaces, and increase the allowed distance for off-site parking, for a proposed commercial retail/office building (Pioneer Jewelers).	TIDELANDS ADDITION BL 83 LT 11	4/17/2000	PK	Notice of Decision
VAR2000-00024	5B1601430022	3033	VINTAGE	Withdrawn	Number	A variance for parking requirement.	CARRS TR B1A	4/18/2000	PK	Application WITHDRAWN
VAR2000-00038	1C070H020040	317	FRANKLIN	Withdrawn	Number	A variance request to reduce the parking requirement from 16 to 7 for a 22-unit apartment building for special needs residents.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	8/7/2000	PK	Application WITHDRAWN
VAR2000-00046	1C100K830030	700	FRANKLIN	Approved	Number	An extension of VAR1999-00021 to allow reduction of required parking from 60 to 24 spaces for a new commercial/retail building.	FRANKLIN DOCK ENTERPRISES 2 LT 1A	11/15/2000	PK	Notice of Decision
VAR2000-00047	1C070K830060	428	FRANKLIN	Denied	Number	A variance request to reduce the required number of parking spaces for a residential use from one to zero.	TIDELANDS ADDITION BL 83 LT 11	11/16/2000	PK	Notice of Decision
VAR2000-00049	1C070K830060	428	FRANKLIN	Approved	Location	A variance request to provide required parking at the Rock Dump which is greater than 100 feet from a residential use.	TIDELANDS ADDITION BL 83 LT 11	12/19/2000	PK	Notice of Decision
VAR2001-00001	4B2301030040	11090	AUKE LAKE	Withdrawn	Number	A variance to reduce the number of required parking spaces for a classroom addition from 79 spaces to 69 spaces.	USS 2391 FR	1/9/2001	PK	Application WITHDRAWN
VAR2001-00002	4B1601010023	2490	INDUSTRIAL	Withdrawn	Number	A variance to reduce the number of required parking spaces.	MENDENHALL VALLEY INDUSTRIAL PARK 3 LT 2AB	1/12/2001	PK	Application WITHDRAWN
VAR2001-00004	1C070K830060	428	FRANKLIN	Approved	Number and Location	A variance request to reduce the required number of parking spaces, and increase the allowed distance for off-site parking, for a proposed retail use.	TIDELANDS ADDITION BL 83 LT 11	1/24/2001	PK	Notice of Decision
VAR2001-00009	1C070I010061	301	CARROL	Approved	Location	A variance to allow parking to be greater than 100 feet from a residential use.	7 A ADDITION BL 1 LT 5A	2/28/2001	PK	Notice of Decision
VAR2001-00010	1C070H020040	317	FRANKLIN	Withdrawn	Type	A variance to allow back out parking for three parking spaces for apartment building.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	3/5/2001	PK	Application WITHDRAWN
VAR2001-00015	7B0901040083	1200	SALMON CREEK	Approved	Number	Reduction of parking from 150 to 100 spaces for medical facility.	SALMON FALLS LT 6A	5/23/2001	PK	Schedule for Brd of Adjustment
VAR2001-00027	1C070I010011	411	FRANKLIN	Approved	PD1/PD2	A variance to reduce parking requirement to PD-1 district which is 40 percent of standard.	7 A ADDITION BL 1 LT 1A	9/28/2001	PK	Notice of Decision
VAR2001-00028	1C070I010011	411	FRANKLIN	Withdrawn	Location	A variance to allow 14 of the required spaces to be provided at the Channel View Apartments Parking Structure.	7 A ADDITION BL 1 LT 1A	9/28/2001	PK	Schedule for Brd of Adjustment
VAR2001-00029	1C070I010011	411	FRANKLIN	Approved	Number	A variance to delete requirement for on-site loading zone.	7 A ADDITION BL 1 LT 1A	9/28/2001	PK	Notice of Decision
VAR2001-00033	5B1501000020	8181	GLACIER	Approved	Number	A parking variance to reduce parking lot capacity by approximately 7 percent to allow construction of a five pump fuel station.	USS 1195 TR 1	11/21/2001	PK	Notice of Decision
VAR2002-00001	5B1601430022	3033	VINTAGE	Withdrawn	Number	Project will affect 12 parking spaces for present minimum standards. Existing store does not utilize all parking spaces currently required by code. Request variance for 12 parking spaces.	CARRS TR B1A	1/2/2002	PK	Application WITHDRAWN
VAR2002-00002	1C070H020040	317	FRANKLIN	Denied	Number	Variance to reduce retail parking for the Fur Gallery I and II and the H & H building to zero.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	1/7/2002	PK	Notice of Decision
VAR2002-00004	5B1201300030	5441	COMMERCIAL	Approved	Size	A request to reduce the loading zone size requirement from 12'x30' to 12' x 17'.	GLACIER INDUSTRIAL II LT 3A	2/1/2002	PK	Notice of Decision
VAR2002-00005	7B0901020041	2000	SALMON CREEK	Withdrawn	Number	A variance to reduce the required amount of loading zones.	HOSPITAL LT 1	2/14/2002	PK	Application WITHDRAWN
VAR2002-00008	5B1201350010	5332	SHAUNE	Withdrawn	Number	A variance to reduce the required parking from 1 space per 1000 sf to 1 space per 5000 sf for self storage use.	SSG III LT 33	3/11/2002	PK	Application WITHDRAWN
VAR2002-00017	5B1201260062	1962	LEMON CREEK	Approved	Number	A variance to reduce the parking requirement from 6 existing spaces to 3 due to remodel of a 4-plex into two-5 bed group homes and one 2-bedroom apartment.	GLACIERVIEW BL D LT 21	5/3/2002	PK	Notice of Decision
VAR2002-00019	8B3701020030	19653	GLACIER	Approved	Number	A variance to reduce parking requirement for a single family home from two spaces to zero.	TEE HARBOR ALASKA BL 2 LT 3	5/9/2002	PK	Schedule for Brd of Adjustment
VAR2002-00022	5B1201320070	2000	ANKA	Approved	Number	Variance to reduce the parking standards for a furniture store/warehouse	RSH III LT 23	5/29/2002	PK	Notice of Decision
VAR2002-00028	4B2801030131	12300	MENDENHALL LOOP	Approved	Number	A variance request to reduce parking requirement from 168 to 108 spaces for the Joint Use Facility, including UAS exercise/activities center and Alaska Army National Guard Readiness Center.	USS 3820 LT 3A1	6/12/2002	PK	Notice of Decision
VAR2002-00035	5B1201350010	5332	SHAUNE	Approved	Number	A variance to the required parking from 1 per 1,000 square feet to 1 per 5,000 square feet, and no loading zone	SSG III LT 33	7/11/2002	PK	Notice of Decision
VAR2002-00046	7B0901040110	3225	HOSPITAL	Approved	Number	A variance to reduce the number of required parking spaces for a 5,300 sf orthopedic clinic remodel from 35 to 26 and to reduce the width of a loading area from 12 to 11 feet wide. Parking spaces will be provided both on and off-site, with approval of shared parking agreement on adjacent property proposed by USE2002-00039.	USS 1075 FR	10/11/2002	PK	Notice of Decision

Attachment E - Parking Variance Cases (for reference, if curious)

VAR2002-00049	5B1601440260		0	VINTAGE	Withdrawn	Number	A variance to reduce the required parking based on expected parking need from 74 to 54.	VINTAGE II BL C LT 26	11/21/2002	PK	Application WITHDRAWN
VAR2003-00019	4B2301030040		11090	AUKE LAKE	Withdrawn	Number	A Variance request to reduce the parking requirement from 69 to 55 spaces.	USS 2391 FR	5/13/2003	PK	Schedule for Brd of Adjustment
VAR2003-00020	5B1501000032		8231	GLACIER	Approved	Number	A Variance request to reduced the parking requirement from 39 to 32 spaces for the SE Veterinary Clinic with 2 apartments.	USS 1195 TR 2A LT 2	5/14/2003	PK	Notice of Decision
VAR2003-00022	1C030C270010		705	TWELFTH	Withdrawn	Number	A Variance to reduce the amount of required parking spaces from 2 to 1, in order to allow a one-bedroom basement Accessory Apartment.	CASEY SHATTUCK BL 227 LT 1	5/21/2003	PK	Schedule for Brd of Adjustment
VAR2003-00026	2D040T380030		609	5TH	Denied	Number	A Variance request to reduce the parking requirement from 2 parking spaces to zero, in order to allow an Accessory Apartment.	TYEE ADDITION TO DOUGLAS TOWNSITE BL 38 LT 4	6/18/2003	PK	Notice of Decision
VAR2003-00032	1C060K700020		607	SEVENTH	Approved	Number	A request to reduce required parking from 2 to zero to allow a change of use from warehouse to allow retail sales catering kitchen for off site consumption.	TIDELANDS ADDITION BL 70 LT 4	7/14/2003	PK	Notice of Decision
VAR2003-00036	5B1201330081		1901	ANKA	Withdrawn	Number	A Variance request to reduce the number of required parking spaces for a non-customer service office from 3 spaces to 2. Withdrawn since applicant was able to meet parking requirement on site.	RIVERFRONT COMMERCIAL AND MARINE CONDOMINIUM UNIT D1	8/15/2003	PK	Application WITHDRAWN
VAR2003-00041	5B1601130042		2201	DUNN	Approved	Type	A Variance to allow back-out parking onto Dunn St ROW for commercial parking.	J W MCKINLEY BL 32 LT 7A	10/2/2003	SB	Notice of Decision
VAR2003-00046	1C070H020040		317	FRANKLIN	Approved	Number	A Variance request to reduce the number of parking spaces required for the Alaska Fur Gallery I building at 317 S. Franklin from 10 to 4 spaces for retail uses. Companion to VAR2003-00049.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	11/19/2003	PK	Notice of Decision
VAR2003-00049	1C070H020040		317	FRANKLIN	Approved	Number	A Variance request for the reduction of the parking requirement for the Alaska Fur Gallery II Building at 359 S. Franklin Street from 5 to 2 spaces for retail uses. Companion to case no.: VAR2003-00046.	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	12/8/2003	PK	Notice of Decision
VAR2004-00008	1C060K580030		1200	NINTH	Denied	Type	A Variance request to allow back-out parking for a 36-unit hotel in the waterfront commercial zone.	TIDELANDS ADDITION BL 58 LT 2	3/30/2004	PK	Notice of Decision
VAR2004-00013	1C070K830040		406	FRANKLIN	Approved	PD1/PD2 and Location	A Variance request to reduce the parking requirement to the PD-1 standard and to allow all but four of the required parking spaces to be greater than 500 feet distant.	TIDELANDS ADDITION BL 83 LT 8	4/13/2004	PK	Notice of Decision
VAR2004-00016	5B1201030001		5403	COMMERCIAL	Approved	Number	A Variance request to reduce the number of required parking spaces from 41 spaces, to 10 spaces.	SSG IV TR E1B	4/14/2004	PK	Notice of Decision
VAR2004-00036	1C100K830030		700	FRANKLIN	Approved	PD1/PD2	A Variance request to reduce the parking requirement by 60% similar to PD-1 parking district. Previous approvals VAR1999-00021 and VAR2000-00046.	FRANKLIN DOCK ENTERPRISES 2 LT 1A	7/20/2004	PK	Notice of Decision
VAR2004-00049	1C070K830050		422	FRANKLIN	Approved	PD1/PD2 and Location	A Variance request to allow reduction from the PD-2 to PD-1 parking standard, and to allow 16 of the required 17 parking spaces to be greater than 500 feet distant.	TIDELANDS ADDITION BL 83 LT 10	11/22/2004	PK	Notice of Decision
VAR2005-00010	5B1501000020		8181	GLACIER	Approved	Number	A Variance request to allow a reduction to the minimum number of parking stalls from five per 1000 to four per 1000.	USS 1195 TR 1	3/8/2005	PK	Notice of Decision
VAR2005-00013	1C060V020000		42	GORDON	Approved	Type	A Variance request to allow 5 backout parking spaces on Gordon Street and 1 backout parking space on Village Street with a reduction of a front yard setback from 5' to 3' for one corner of proposed building and associated roofline with 16" overhangs	JUNEAU INDIAN VILLAGE BL 2 LT 9A [PATAGONIA CONDO LAND]	3/10/2005	PK	Notice of Decision
VAR2005-00018	5B1201330121		1961	ANKA	Denied	Number	A Variance request to reduce the number of parking spaces required for a drive-through restaurant from 8 spaces to 5 spaces.	RSH III LT 12	3/29/2005	PK	Notice of Decision
VAR2005-00027	1C070B0N0012		263	FRANKLIN	Approved	Number and Location	A Variance request to reduce the onsite parking requirement to 0 and to allow off-site parking.	JUNEAU TOWNSITE BL N TR B	5/12/2005	PK	Notice of Decision
VAR2005-00028	1D050L400000		2589	DAVID	Approved	Type	A Variance request to allow backout parking onto a newly dedicated ROW.	USS 1900 TR A2A	5/16/2005	PK	Notice of Decision
VAR2005-00031	7B0901020145		1701	SALMON CREEK	Approved	Number	A Variance request to calculate the parking requirement for the records storage area of the new Valley Medical Clinic at the warehouse rate (1 space per 1000 sq. ft.) instead of at the medical clinic rate (1 space per 150 sq. ft.)	WAS SALMON FALLS OVERLOOK 3 LT 2	6/2/2005	PK	Notice of Decision
VAR2005-00035	5B1601130040		2221	DUNN	Approved	Type	A Variance request to allow back-out parking for Lot 8 on to the Dunn St ROW for a commercial building.	WAS J W MCKINLEY BL 32 LTS 8 - 10	6/14/2005	PK	Notice of Decision
VAR2005-00039	5B1601130040		2221	DUNN	Approved	Type	A Variance request to allow back-out parking from Lot 9 onto the Dunn Street ROW for commercial parking.	WAS J W MCKINLEY BL 32 LTS 8 - 10	6/14/2005	PK	Notice of Decision
VAR2005-00041	5B1601130040		2221	DUNN	Withdrawn	Size	A Variance request to reduce the dimensional standards requirement for a parking lot on Lot 9 for a commercial/residential building.	WAS J W MCKINLEY BL 32 LTS 8 - 10	6/14/2005	PK	Application WITHDRAWN
VAR2005-00052	5B1501060090		0	TEAL	Approved	Number	A Variance request to reduced the number of required parking spaces from 76 to 69 spaces.	VALLEY CENTRE GREENBELT BL H LT 11A	8/1/2005	PK	Notice of Decision
VAR2005-00054	5B1201060151		5726	CONCRETE	Approved	Number	A Variance request to calculate parking at the convenience store overlay rate outside of the overlay district for the new Lemon Creek Breeze In building.	JRM LT 11A	8/30/2005	PK	Notice of Decision
VAR2005-00058	7B0901020144		1601	SALMON CREEK	Withdrawn	Number	A Variance request to reduce the number of required parking spaces from 58 to 32.	SALMON FALLS OVERLOOK 3 LT 1	11/1/2005	PK	Application WITHDRAWN
VAR2005-00059	5B1201040031		5201	COMMERCIAL	Approved	Number	A Variance request to reduce the off street parking requirements to, 1-space per 213-square feet of store area (481-spaces), from 1-space per 200-square feet of store area (512-spaces).	WAS USS 5504 LT 4 FR	11/2/2005	PK	Variance APPROVED
VAR2005-00061	1C070K830050		422	FRANKLIN	Approved	PD1/PD2 and Location	A Variance request to reduce the number of required parking spaces to the PD-1 standard, to allow the parking location to be more than 500' from site, and to allow shared parking and loading with AK Pacific Pier building across Warner's Way.	TIDELANDS ADDITION BL 83 LT 10	11/2/2005	PK	Notice of Decision
VAR2006-00002	1C070K830050		422	FRANKLIN	Approved	PD1/PD2 and Location	A modification of VAR2005-61: a Variance request to reduce parking to the PD-1 standard, and to allow an off-site parking location beyond 500' from site.	TIDELANDS ADDITION BL 83 LT 10	1/9/2006	PK	Notice of Decision
VAR2006-00013	5B1201060242		5711	CONCRETE	Approved	Number	A Variance request to require parking at the Convenience Store rate in an area not within a Convenience Store Overlay.	JRM LT 1A	3/15/2006	PK	Notice of Decision
VAR2006-00014	1C070K830040		406	FRANKLIN	Withdrawn	PD1/PD2 and Location	A Variance request to reduce the required parking for a proposed apartment from the PD-2 standard to the PD-1, and to allow one additional space to be located off site at a distance greater than 500' at the Mill Street property.	TIDELANDS ADDITION BL 83 LT 8	3/22/2006	PK	Schedule for Brd of Adjustment
VAR2006-00015	1C070B0N0012		263	FRANKLIN	Withdrawn	Number	A Variance request to reduce the parking requirement to 0 and allow bus passes for all employees/tenants to replace parking.	JUNEAU TOWNSITE BL N TR B	3/23/2006	PK	Application WITHDRAWN
VAR2006-00031	1C070K830070		108	PEOPLE'S WHARF	Approved	PD1/PD2 and Location	A Variance request to reduce the parking requirement to the PD-1 standard, and to allow the required parking to be located off site at a distance greater than 500 feet.	TIDELANDS ADDITION BL 83 LTS 9 FR & 12	6/30/2006	PK	Notice of Decision
VAR2006-00045	1C070A180090		437	SEWARD	Approved	Number	A Variance request to reduce the parking requirement from two parking spaces to one parking space for a duplex in the PD-1 parking district.	JUNEAU TOWNSITE BL 18 LTS 8 & 7 FR	10/19/2006	PK	Notice of Decision
VAR2007-00006	5B1501010011		8390	AIRPORT	Approved	Type	Variance to allow back-out parking into a right-of-way.	WAS VALLEY CENTRE BL G LT 31B	1/29/2007		Notice of Decision
VAR2007-00009	5B1501060030		0	TEAL	Approved	Number	A Variance request to reduce the minimum parking requirement from 115 spaces to 89 spaces for a thrift store and non-profit offices.	VALLEY CENTRE BL H LT 4	4/4/2007	PK	Notice of Decision
VAR2007-00015	5B1401000021		7100	GLACIER	Approved	Number	A Variance request to reduce the number of required parking spaces for the Consolidated Public Works Facility.	USS 3258 LT 2A	5/7/2007	O	Notice of Decision
VAR2007-00018	5B1201350010		5332	SHAUNE	Withdrawn	Number	A Variance request for parking requirements for a self-storage facility.	SSG III LT 33	5/17/2007	PK	Review - Planning
VAR2007-00022	1C040A240050		305	SIXTH	Approved	Number	A Variance to relieve the parking requirement for a Change of Use from a 6-plex Multi-family Dwelling to a Bed and Breakfast.	JUNEAU TOWNSITE BL 24 LT 8A	6/29/2007	PK	Notice of Decision
VAR2008-00001	1C070A050021		201	MAIN	Denied	Number	A Variance request to reduce the required amount of parking spaces from 10 to 8.	JUNEAU TOWNSITE BL 5 LT 2A	1/8/2008	PK	Notice of Decision
VAR2008-00012	5B1501030011		2075	JORDAN	Withdrawn	Number	A Variance request to reduce the number of required parking spaces for Juneau Youth Services Offices from 42 to 29.	VALLEY CENTRE BL A LTS 6 - 8	5/14/2008	PK	Application WITHDRAWN
VAR2008-00015	1C070A050021		201	MAIN	Approved	Number	A Variance request to reduce parking from the required 9 stalls to 7 for the NEA Alaska Building.	JUNEAU TOWNSITE BL 5 LT 2A	6/10/2008	PK	Notice of Decision
VAR2009-00015	5B1601130071		2220	DUNN	Approved	Type	A Variance Request to allow back-out parking of 10 spaces onto Dunn Street for a proposed Dental Clinic.	J W MCKINLEY BL 32 LT 14A	5/19/2009	PK	Notice of Decision
VAR2009-00017	1C060K010032		300	EGAN	Approved	PD1/PD2	A Variance Request to reduce the parking to PD-2 standards and reduce loading zones to PD-1 standards for a new four-story commercial building.	JUNEAU SUBPORT LT C2	5/21/2009	PK	Notice of Decision
VAR2009-00027	5B1501010011		8390	AIRPORT	Withdrawn	Location	A Variance request to allow the Aspen Restaurant to use an off-site jointly-used loading facility, located 55-feet from the restaurant.	WAS VALLEY CENTRE BL G LT 31B	8/14/2009	PK	Application WITHDRAWN
VAR20100009	4B3101000011		13555	GLACIER	Withdrawn	Location	Variance to allow offsite parking with shuttle service for AK Glacier Seafoods.	ATS 357 LT 2	4/16/2010		
VAR20100012	3B1601000010		1873	SHELL SIMMONS	Approved	Type	A Variance request to allow back-out parking into Robertson Court right-of-way for a new Airport Dike Trail parking lot	AIRPORT TRS A & B	4/19/2010		
VAR20100016	2D040T320091		824	FRONT	Denied	Number	Variance to reduce the required number of parking spaces for a new three story building to be used as boat condominiums, storage, and a caretaker's residence.	DOUGLAS TOWNSITE BL 32 TR A	5/21/2010		
VAR20100022	2D040T320091		824	FRONT	Denied	Type	A Variance Request for one parking space to be able to back-up into the Dock Street right-of-way.	DOUGLAS TOWNSITE BL 32 TR A	6/29/2010		
VAR20100032	1B0201070074		5805	THANE	Withdrawn	Number	Variance to change parking requirements from four spaces to two spaces	USS 3271 LT 27B1	9/10/2010		
VAR20100033	1C060K010032		300	EGAN	Approved	PD1/PD2	A Variance Request for the extension of VAR2009-00017 - a variance to reduce the parking to PD-2 standard and reduce loading zones to PD-1 standards for a new four-story commercial building.	JUNEAU SUBPORT LT C2	10/20/2010		
VAR20110006	1C070A200050		430	MAIN	Withdrawn	Number	Variance request to reduce required on-site parking from 8 spaces to 0 spaces.	JUNEAU TOWNSITE BL 20 LT 5 FR	4/1/2011		
VAR20110021	1C060K510020		1050	HARBOR	Approved	Type	A Variance Request to allow back out parking in the Waterfront Commercial Zoning District.	TIDELANDS ADDITION BL 51 LT 4	7/27/2011		

Attachment E - Parking Variance Cases (for reference, if curious)

VAR20120017	3B1601000010	1873	SHELL SIMMONS	Approved	Number	Variance for parking reduction for proposed Snow Removal Equipment Facility assoc. w/ USE2012-07.	AIRPORT TRS A & B	8/24/2012		
VAR20120019	5B2101600090	8493	FOREST	Withdrawn	Number	A variance request to reduce the parking requirement from 22 to 12 spaces.	BETHANY BAPTIST LT 1	9/27/2012		
VAR20120032	1C040A140020	415	EAST	Approved	Number	Variance to reduce on-site parking from 2 to 0 for a new single family dwelling.	JUNEAU TOWNSITE BL 114 LT 2	12/17/2012		
VAR20140019	5B1501060090	0	TEAL	Approved	Number	A Variance request to reduce the parking from 93 to 62 spaces for a new four-story building with 42 units of affordable senior housing and 8,000 square feet of retail/office space.	VALLEY CENTRE GREENBELT BL H LT 11A	8/8/2014		
VAR20140021	1C060A330060	725	DIXON	Approved	Number	A request for a Variance to the parking requirement for an accessory apartment on Dixon Street in Downtown Juneau.	JUNEAU TOWNSITE BL 33 LT 8	9/25/2014		
VAR20140023	1C060K510020	1050	HARBOR	Withdrawn	Size	A variance to reduce the parking aisle width from 24' to 19' for a new office building.	TIDELANDS ADDITION BL 51 LT 4	9/26/2014		
VAR20150018	1C060C170040	617	ELEVENTH	Final	Number	Variance request to the parking requirement for an existing single family dwelling.	CASEY SHATTUCK BL 217 LT 3 FR	6/29/2015		
VAR20150023	4B2801030070	12410	MENDENHALL LOOP	Final	Type	A variance to allow back out parking in a commercial zoning district for a future common-wall development in the Auke Bay area.	USS 2391 LT U	7/6/2015		
VAR20190005	1C070K830022	356	FRANKLIN	Denied	Number	A non-administrative variance to reduce the parking requirement to zero in association with a proposed two (2) two-story commercial mixed-use development		11/7/2019		
VAR-VR87-05	1D060L010050	3370	DOUGLAS	Approved	Number	A variance request to reduce the required number of parking spaces from 143 to 83, to allow a retail and office development.	ATS 339 FR & USMS 66B BOSTON MILL	4/23/1987	PK	Application intake
VAR-VR87-08	8B3601030050	0		Approved	Number	A variance request to waive the one on-lot parking requirement for a proposed single family dwelling.	WAS HARBOR LITES LT 8	8/21/1987	PK	Notice of Decision
VAR-VR87-10	1C070K820040	276	FRANKLIN	Approved	Number	Request to reduce required parking spaces for a commercial building to ten (10) spaces.	TIDELANDS ADDITION BL 82 LT 5 FR	8/7/1987	PK	Application intake
VAR-VR89-14	1C070I020110	445	FRANKLIN	Approved	Location	A variance to allow the provision of two required parking spaces further than 500 feet away from the subject property.	7 A ADDITION BL 2 LT 11 FR	3/4/2002	PK	Notice of Decision
VAR-VR89-15	1C070B0M0010	241	FRANKLIN	Denied	Number	Parking variance to reduce the minimum number of required off-street parking spaces from one to zero.	JUNEAU TOWNSITE BL M LT 2 FR	11/22/1989	PK	Notice of Decision
VAR-VR89-16	1C070B0T0020	231	GASTINEAU	Approved	Type	A variance request for backout parking for a proposed four-unit residential building.	JUNEAU TOWNSITE BL M LT 1	1/0/1900	PK	Notice of Decision
VAR-VR90-02	8B3601030080	0		Approved	Number	A variance to waive the requirement for off-street (on-lot) parking associated with the construction of a single-family dwelling.	WAS HARBOR LITES LT 11	1/1/1900	PK	Notice of Decision
VAR-VR90-03	1C070K760030	0	EGAN	Withdrawn	Number	A variance to the amount of required parking spaces.	TIDELANDS ADDITION BL 76 LT 6A	1/22/2002	PK	Application WITHDRAWN
VAR-VR90-19	1C070K760030	0	EGAN	Withdrawn	Number	A variance to reduce the number of required parking spaces.	TIDELANDS ADDITION BL 76 LT 6A	1/18/2002	PK	Application WITHDRAWN
VAR-VR91-23	1C060K680010	410	WILLOUGHBY	Denied	Size	A variance to allow up to 71 percent of required parking to be provided as compact parking spaces, rather than the 20 percent maximum as provided by CBJ code for parking required for an office building.	KASAAN CITY LT 2	1/16/2002	PK	Notice of Decision
VAR-VR91-26	1B0201010111	5271	THANE	Approved	Number	A variance to waive the requirement to provide two on-lot parking spaces.	USS 3269 LT 13A	10/31/1991	PK	Notice of Decision
VAR-VR92-12	2D04020E0020	1760	CAPITAL VIEW	Approved	Number	A variance to waive the requirement to provide four on-lot parking spaces associated with the construction of a single-family dwelling with apartmentt. The applicant proposes to provide other parking in the vicinity.		1/15/2002	PK	Notice of Decision
VAR-VR92-28	5B1501070071	8617	TEAL	Withdrawn	Number	PARKING REDUCTION	VALLEY CENTRE BL I TR A	7/6/1992	PK	Application WITHDRAWN
VAR-VR92-34	1C040A140061	0	EAST	Approved	Number	A variance to waive the requirement to provide two on-lot parking spaces associated with the construction of a single family dwelling.	JUNEAU TOWNSITE BL 114 LT 8A	1/0/1900	PK	Notice of Decision
VAR-VR93-05	4B1701070010	10025	DAWSON	Approved	Number	A variance to waive the loading/unloading space and to reduce the required area for vegetative cover from approximately 1300 square feet to approximately 580 square feet for a proposed storage building.	MENDENHALL VALLEY INDUSTRIAL PARK 2 BL 4 LTS 1 - 4	2/22/1993	VC	Notice of Decision
VAR-VR93-22	8B3701020020	19601	GLACIER	Approved	Number	A variance to waive the requirement for two on-lot parking spaces for a proposed single-family dwelling.	TEE HARBOR ALASKA BL 2 LT 2	5/10/1993	PK	Notice of Decision
VAR-VR94-04	1C070H020040	317	FRANKLIN	Denied	Number	PARKING	PACIFIC COAST ADDITION BL 2 LTS 5 & 6	1/31/1994	PK	Notice of Decision
VAR-VR95-03	2D050B030140	0		Approved	Type	Variances to 1) streamside reduced to 38 ft.; 2) back-out parking for 15 spaces onto Great Western; & 3) driveway separation from 50' to minimum of 28'.	WAS HAM DY ACRES LT 14	1/31/1995	SW	Notice of Decision
VAR-VR96-12	1D050L050130	2460	DOUGLAS	Denied	Number	Variance request to reduce the onsite parking from 15 spaces to 6 spaces for a 15 unit apartment complex. See also VAR-VR96-30.	ATWATER ESTATES LT 13A1	4/11/1996	PK	Notice of Decision
VAR-VR96-13	5B1501000000	8251	GLACIER	Approved	Number	PARKING & HEIGHT FOR FURNITURE STORE/WAREHOUSE	USS 1195 TR 2A LT 1 (SOUTHEAST INSURANCE CONDO LAND)	3/11/1996	PK	Notice of Decision
VAR-VR96-16	7B0801010090	1401	GLACIER	Approved	Number	PARKING & SETBACK FRONT	USS 593 FR	3/24/1996	SB	Notice of Decision
VAR-VR96-37	1C100K830032	1301	NINTH	Approved	Number	PARKING, RETAIL AND COMMERCIAL OFFICE BLDG	ATS 3 FR & TIDELANDS ADDITION BL 87	7/1/1996	PK	Notice of Decision
VAR-VR96-39	1C070B0U0010	255	GASTINEAU	Withdrawn	Type	PARKING BACKOUT	JUNEAU TOWNSITE BL n LT 2 FR	7/11/1996	PK	Application WITHDRAWN

Case Number	Parcel Number	Address	Project Description	Status	Use	Number of Spaces Waived	Notes	PD1 or PD2
PWD20170001	1C070A240010	505 N FRANKLIN ST	A parking waiver of two on-site parking spaces to allow for the conversion of a garage to a 2 bedroom apartment	Approved	Residential	2		No
PWD20180002	2D040T140022	1112 3RD ST	A Parking Waiver of five (5) spaces for one child care home, one studio, and one single bedroom apartment	Approved	Mixed Use - Daycare and residential	5		No
PWP20180001	2D040T310020	811 4TH ST	Parking waiver for 1 residential space	Approved	Residential	1		No
PWP20180002	5B1201010091	1944 Allen CT	A parking waiver for Housing First to reduce parking from 112 to 37 spaces	Approved	Residential and office space	75	Includes offices and clinical spaces	No
PWP20180004	1C060K600110	1255 W NINTH ST	Parking waiver for transitional housing to reduce the required 6 parking spaces to 3 parking	Approved	Residential	3		No
PWP20190001	5B1501070071	8617 TEAL ST	CCFR Sleep Off Center	Approved		6		No
PWP20200001	1C030C060040	407 Irwin ST	Parking waiver for 1 space for an accesory apartment	Approved	Residential	1		No
PWP20200002	5B1501060041	Teal ST	Parking waiver to reduce required parking from 56 spaces to 42 spaces for the new Glory Hall	Approved	Assisted Living/Offices	14		No
PWP20200003	5B1201010150	1921 Allen CT	Parking waiver for Allen Ct transitional housing project	Approved	Residential	9		No

Meeting Agenda of the City and Borough of Juneau
Title 49 Committee of the Planning Commission

Thursday, October 29, 2020
Community Development Department
Virtual & Telephonic Meeting

Members Present: Nathaniel Dye, Erik Pedersen, Travis Arndt, Weston Eiler

Members Absent: Joshua Winchell

Commissioners Present: Paul Voelckers and Ken Alper

Staff Present: Jill Maclean (CDD Director), Alexandra Pierce (CDD Planning Manager), Irene Gallion (CDD Senior Planner), Laurel Christian (CDD Planner), Joseph Meyers (CDD Planner)

I. Call to Order

The meeting was called to order at 12:02 P.M.

II. Approval of Agenda

MOTION: *Mr. Dye asked for changes to the agenda, none were requested.*

The motion passed with no objection

III. Approval of Minutes

A. Draft Minutes October 8, 2020 Title 49 Committee Meeting

MOTION: *by Mr. Arndt to approve the October 8, 2020 minutes with minor edits made by staff.*

The motion passed with no objection.

IV. Agenda Topics

A. Downtown Juneau Parking

Ms. Gallion presented the memo provided to the Committee and recommended discussing the options in the memo. She asked if there were any options in the memo that the Committee did not wish to consider.

Mr. Arndt replied that he does not want to eliminate Fee-in-lieu of parking (FIL), but would be interested in discussing it. He also added that he is not inclined to eliminate parking minimums for downtown for residential or mixed use developments due to on-street parking constraints.

Ms. Gallion stated that there is a code provision for allowing shared parking and asked if it was adequate.

Mr. Arndt stated developments may not know they can pair up with each other for shared parking. He recommended a "parking bank" where developers can volunteer to allow shared parking and make that parking public.

Ms. Gallion questioned if this was completely regulatory, or if there would be management associated with it.

Mr. Voelckers expressed interest in allowing parking waivers in PD1 and PD2 parking districts and keeping FIL with different requirements. He also suggested eliminating PD1 and PD2 and allowing parking waivers downtown.

Mr. Dye stated parking waivers were intended to replace parking variances and asked what the differences in criteria are.

Ms. Maclean stated the code does not prohibit applying for a variance to parking. She noted they have different approval criteria and the variance approval criteria are tighter. Waivers run with the use; variances run with the land.

Mr. Dye asked if the variance code does not prohibit applications for variances to parking.

Ms. Maclean said the code allows it.

Mr. Voelckers stated that variances are not for economic hardship, so it must be for a unique feature of the site. In the downtown core, it is difficult to find a geometry based variance.

Mr. Dye agreed that variances were too difficult for parking, so waivers were created.

Mr. Pedersen stated that, in his perspective, making no changes to the code is not an option based on the Assembly's direction.

Mr. Voelckers agreed.

Mr. Arndt questioned what the Assembly's direction was and how the Assembly envisioned the path forward. He asked if there is a specific problem the Committee is trying to solve.

Ms. Maclean replied that the Assembly has seen that providing parking downtown is a challenge to development and it is stopping development. Staff can bring forward options to the Committee and the Committee needs to make recommendations to the Assembly. The Assembly needs the Committee to review options to solve the development challenges downtown faces. The goal is to remove any obstacles to development that are within control of the Land Use Code.

Mr. Arndt questioned this and wasn't sure what the Assembly wanted to see, because there are so many variables. He noted that on-street parking is an issue and that off-street parking hinders development, but there needs to be a balance. He doesn't want to fix the number of spots; if FIL is the issue, they should focus on that.

Mr. Eiler echoed Ms. Maclean and stated the Assembly operates at a high level and is not as familiar with all of the specifics to parking and Title 49. He stated that the Committee needs to respect the diversity and differences in downtown from other geographic areas. He thought the Assembly would appreciate the Committee coming up with the specific proposals. Mr. Eiler wanted to consolidate the PD1 and PD2 parking districts and questioned the parking ratios. He agreed that downtown is significantly different and needs separate requirements.

Ms. Pierce agreed with Mr. Eiler's points. She stated that the Assembly was looking at high-level points for parking downtown. The Assembly sees inequity in development and parking downtown; they see FIL as unreasonable. There is also a concern for available spaces and managing workforce parking. When looking at the development side, the Committee needs to review how current regulations negatively impact new development downtown and then come up with a strategy for addressing the regulations. Lastly, the Committee can have a discussion about parking management, but that authority lies largely with the Parks and Recreation Department.

Mr. Alper generally agreed that the parking code requires too much parking across the board. He also agrees with having parking districts downtown. Mr. Alper felt that some types of development may be okay with no parking, but other types of development need parking, such as residential and the numbers need to be reasonable. He also questioned the long-term needs for parking, if autonomous vehicles are a thing of the future.

Mr. Dye replied that parking is interesting, because there are many differences in opinions. He disagrees that residential workforce housing may need parking. He stated that when parking requirements are changed, parking management would need to be discussed.

Mr. Arndt recommended no parking requirements downtown, changing to 1-hour, on-street parking downtown, instead of 2-hour, on-street parking, and CBJ finds a lot off-site with busses running a loop between the parking lot and locations downtown.

Mr. Dye doesn't think that this would be practical to enforce through Title 49. The requirements may be, but not the circulator portion.

Mr. Arndt replied that there could be a fee required for utilizing the service that could live in Title 49. Operations would not be Title 49.

Ms. Pierce stated that there has been a downtown circulator concept discussed a lot in plans for downtown. There are mixed feelings from the community on what need the circulator would fill. She said that it is largely a management issue. Mr. Arndt's concept is still a FIL concept; it's just buying into something different.

Mr. Voelckers replied that the purview of Title 49 can be a bit more casual since the Assembly is looking for ideas and there will be a holistic solution that the Committee needs to look at. The Committee should look at how the items work together. He agreed with Mr. Eiler, and believes eliminating parking, or reducing parking requirements for types of developments, are reasonable paths forward. However, if the Committee tries to go down that path, there will be management issues. Mr. Voelckers felt the Committee should look at other land-constrained communities as examples.

Mr. Eiler suggested a half step to solve issues now rather than long-term solutions. He is not sure the Committee can tackle all of the parking issues in one swoop and he wants to use immediate levers to alleviate pressures. Management may be connected to Title 49, but management is more of a planning for area plans exercise. Near-term discussion should start at why Juneau has the parking districts where they are located, why the percentages are what they are, and should FIL continue to exist. The Committee could change those and make broader recommendations to the Assembly.

Mr. Arndt asked if Parks and Recreation or the Police Department has number of spaces versus number of spaces filled and how the existing parking is being used in terms of hours. Are there specific areas the Committee needs to tweak rather than the numbers?

Ms. Maclean replied that the Parks and Recreation director was not able to join the meeting. Staff can look into the numbers and provide them back to the Committee at a later date.

Ms. Gallion replied that there was a 2-year study included in the previous packet and it could be a starting point to look at. This was in addition to the parking management plan.

Mr. Voelckers said working incrementally may work, but he is stuck on the Archipelago development as an example. The development stopped immediately. There is no incremental adjustment that would have worked for that development. He's not sure if the Committee can solve it incrementally, if that doesn't work for large developments that are being stalled.

Ms. Maclean responded that she likes the idea of using waivers in the PD1 and PD2 parking districts with different criteria. She said she found Juneau is different from many parts of the country and waivers could be

tailored for specific uses. She recommended that developers prove what the real need for parking is, and the spaces could be waived down to that number. It puts some burden on the developer to prove their parking need, but it may pay off in the end.

Mr. Dye responded that parking drives development. Developers need to know what the parking requirements are before site development. If parking waivers have some criteria where there is a proof of need, this could also stop development because of uncertainty.

Mr. Voelckers agreed with Ms. Maclean's instinct to work on waiver flexibility. It creates a front-end uncertainty for development, but there may not be a way around it. The developer needs to do their homework and come up with a credible proposal. Parking waivers may need to come to the commission earlier. This could allow for assurances before they develop their entire site plan and determine if it was feasible. He agreed that a waiver process is critical.

Ms. Pierce agreed with Mr. Voelckers. Part of the challenge with current parking requirements is that they are one size fits all. If the developer can lay out the characteristics of a development, it may be more of a burden, but if we have clear guidelines in place, developers will understand what the requirement may or may not be early on. Different criteria for different types of development is important.

Ms. Maclean asked the Committee what options should be explored further.

Mr. Voelckers recommended allowing parking waivers downtown.

Mr. Arndt recommended the Committee get the parking waiver moving quickly while they try to determine if changes should be made to other variables such as ratios or FIL. The two step process creates the opportunity for a relief valve quickly.

Mr. Dye agreed with Mr. Arndt. He also recommended eliminating the parking districts if parking waivers are allowed. Instead, he felt the Committee should encourage waivers.

Mr. Voelckers replied that the Assembly has increased the parking district areas, and agrees that they are not needed.

Mr. Arndt replied that parking districts as they are might solve the problem without needing a waiver. So, they should stay, since it is a degree of certainty.

Mr. Dye asked the Committee if they wanted to have one parking district instead of two parking districts.

Ms. Gallion replied she could come back with more information on why parking districts are the way they are.

Mr. Eiler replied that waivers can be a tool. He wanted to have parking requirements and a waiver process with a high threshold that is reviewed early. He agreed the parking districts should exist, so there is a built-in reduction in parking requirements that is understood. Mr. Eiler doesn't think waivers should be too readily available, and there needs to be some innovation, since there is a need for parking downtown, but realizing there are spatial limits. He would like to know the historical background for the parking districts, but wants waivers to be narrowly tailored.

Mr. Pedersen responded that he is in support of a modified and blended PD1 and PD2, merged into one zone that allows for some reduction. He is also in support of FIL to give another option and allowing waivers in the new parking district.

Ms. Maclean asked if the Committee was interested in a sliding scale for residential development. Residential would be a percentage, mixed use is another percentage, and commercial is a different percentage. It would be a way to incentivize residential and mixed use development that is a goal in community plans.

Mr. Dye agreed with the concept within one parking district and a sliding scale for development.

Mr. Arndt also agreed, but thought the Committee should focus on immediately crafting waiver language in the meantime.

Mr. Voelckers agreed with Mr. Arndt. He believes a waiver process tailored to the uses is needed, and this needs to be carefully crafted language. For housing specifically, the waiver process is critical.

Mr. Dye asked what more direction was needed.

Ms. Gallion recapped that she will work on waiver language and may present strategies on different uses. She will research the history of parking districts and that Fil will stay in place.

Mr. Dye asked if the Committee could get the cost of construction of parking spaces. He is not in favor of eliminating FIL. He is curious how the number relates to what can reasonably be built with the fee.

Ms. Pierce replied that the cost of structured parking is \$50,000 per space, according to CBJ Engineering and Public Works. Mr. Voelckers agreed and thinks FIL is a bargain compared to constructing a parking structure.

Ms. Gallion asked the Committee what type of public comment they would like to see, and if a public meeting should be held or only Title 49 meetings.

Mr. Dye stated it was dependent on how the Committee moves forward. If a quick fix on parking waivers is made, the Planning Commission review and public process associated with that might be adequate. For the longer-term larger concepts, what would CDD recommend?

Ms. Maclean recommending touching back on this in a few weeks depending on the information gathered for the next meeting.

V. Committee Member Comments and Questions

The next meeting is set for November 24, 2020 at 12 P.M.

VI. Adjournment

The meeting adjourned at 1:16 P.M.