



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>									
	Physical Address <b>O Egan Drive</b>									
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Juneau Subport Lot C1 Tidelands</b>									
	Parcel Number(s) <b>n/a</b>									
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>No</b>									
	<b>LANDOWNER/ LESSEE</b>									
	Property Owner <b>Huna Totem Corporation</b>	Contact Person <b>Fred Parady</b>								
	Mailing Address <b>9301 Glacier Highway, Suite 200, Juneau 99801</b>	Phone Number(s) <b>907.789.8504</b>								
	E-mail Address <b>fparady@hunatotem.com</b>	<b>907.723.3903</b>								
	<b>LANDOWNER/ LESSEE CONSENT</b>									
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.										
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.										
<table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;">_____</td> <td style="width:50%; border:none;">_____</td> </tr> <tr> <td style="border:none;">Landowner/Lessee (Printed Name)</td> <td style="border:none;">Title (e.g.: Landowner, Lessee)</td> </tr> </table>			_____	_____	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)				
_____	_____									
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)									
<table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;">X _____</td> <td style="width:50%; border:none;">_____</td> </tr> <tr> <td style="border:none;">Landowner/Lessee (Signature)</td> <td style="border:none;">Date</td> </tr> <tr> <td style="border:none;"><b>Russell Dick, Pres. &amp; CEO</b></td> <td style="border:none;"><b>Landowner</b></td> </tr> <tr> <td style="border:none;">Landowner/Lessee (Printed Name)</td> <td style="border:none;">Title (e.g.: Landowner, Lessee)</td> </tr> </table>			X _____	_____	Landowner/Lessee (Signature)	Date	<b>Russell Dick, Pres. &amp; CEO</b>	<b>Landowner</b>	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
X _____	_____									
Landowner/Lessee (Signature)	Date									
<b>Russell Dick, Pres. &amp; CEO</b>	<b>Landowner</b>									
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)									
<table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;">X _____</td> <td style="width:50%; border:none;">_____</td> </tr> <tr> <td style="border:none;">Landowner/Lessee (Signature)</td> <td style="border:none;">Date</td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"><b>7/22/2023</b></td> </tr> </table>			X _____	_____	Landowner/Lessee (Signature)	Date		<b>7/22/2023</b>		
X _____	_____									
Landowner/Lessee (Signature)	Date									
	<b>7/22/2023</b>									
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.										
<b>APPLICANT</b> <span style="float:right; font-size:small;">If same as LANDOWNER, write "SAME"</span>										
Applicant (Printed Name) <b>Huna Totem Application</b>		Contact Person <b>Fred Parady</b>								
Mailing Address <b>Same</b>		Phone Number(s) <b>907.789.8504</b>								
E-mail Address <b>Same</b>		<b>907.723.3903</b>								
X _____		_____								
Applicant's Signature		Date of Application								

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials	
Case Number <b>USE23-010</b>	Date Received

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

<b>PROPERTY LOCATION</b>	
Physical Address <b>O Egan Drive</b>	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Juneau Support Lot C1 Tidelands</b>	
Parcel Number(s) <b>n/a</b>	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>No</b>	
<b>LANDOWNER/ LESSEE</b>	
Property Owner <b>Huna Totem Corporation</b>	Contact Person <b>Fred Parady</b>
Mailing Address <b>9301 Glacier Highway, Suite 200, Juneau 99801</b>	Phone Number(s) <b>907.789.8504</b>
E-mail Address <b>fparady@hunatotem.com</b>	<b>907.723.3903</b>
<b>LANDOWNER/ LESSEE CONSENT</b>	
Required for Planning Permits, not needed on Building/ Engineering Permits.	
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
_____	
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
X _____	
Landowner/Lessee (Signature)	Date
<b>Russell Dick, Pres. &amp; CEO</b>	<b>Landowner</b>
_____	
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
X	
Landowner/Lessee (Signature)	Date
<b>7/22/2023</b>	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>	
Applicant (Printed Name) <b>Huna Totem Application</b>	Contact Person <b>Fred Parady</b>
Mailing Address <b>Same</b>	Phone Number(s) <b>907.789.8504</b>
E-mail Address <b>Same</b>	<b>907.723.3903</b>
X	
Applicant's Signature	Date of Application

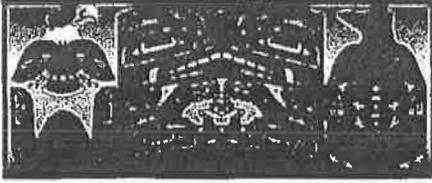
To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials
Case Number <b>USE 23-010</b>	Date Received



# Huna Totem Corporation

WOOSH-JEE-EEN • PULLING TOGETHER

July 24, 2023

Ms. Irene Gallion  
Senior Planner  
Community Development Division  
City and Borough of Juneau  
4th Floor – Marine View Center  
230 South Franklin Street  
Juneau, Alaska 99801

Dear Ms. Gallion:

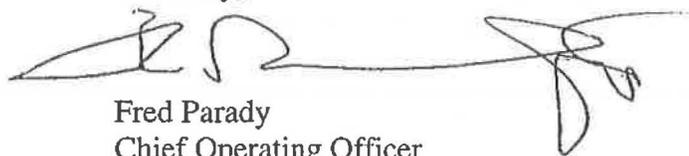
The challenge with this submittal is to efficiently reflect the Planning Commission's decision from the July 11<sup>th</sup> meeting with the materials necessary to bring the full project application to fruition. We have worked diligently to accomplish that purpose herein.

Attached please find the following materials for Huna Totem Corporation's Conditional Use Permit Application for the uplands at the Aak'w Landing project:

1. The Development Permit Application as required.
2. An email attachment from the additional landowner for the relevant tidelands of the State of Alaska is incorporated by reference as previously submitted.
3. A new Conditional Use Permit Application with an updated project summary description.
4. A single sheet project summary description.
5. A copy of the Planning Commission's Notice of Decision dated July 20, 2023.
6. An updated Architectural Narrative dated 7.22.2023.
7. The Zoning and Parking Study dated 6.19.2023 which updated the Site and Building specifics numbers to reflect our modified submittal plans as of that date and is still applicable,
8. The completed Traffic Impact Analysis dated 5.12.2023 which is still applicable and is incorporated by reference due to its length.

We would appreciate your review of these materials and their inclusion in the packet for the August 8th meeting of CBJ's Planning Commission. Please contact me with any questions.

Cordially,



Fred Parady  
Chief Operating Officer



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

<b>PROPERTY LOCATION</b>	
Physical Address <b>O Egan Drive</b>	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Juneau Subport Lot C1 Tidelands</b>	
Parcel Number(s) <b>n/a</b>	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>No</b>	
<b>LANDOWNER/ LESSEE</b>	
Property Owner <b>Huna Totem Corporation</b>	Contact Person <b>Fred Parady</b>
Mailing Address <b>9301 Glacier Highway, Suite 200, Juneau 99801</b>	Phone Number(s) <b>907.789.8504</b> <b>907.723.3903</b>
E-mail Address <b>fparady</b>	
<b>LANDOWNER/ LESSEE CONSENT</b>	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
<b>Dan Bleidorn</b>	<b>CBJ Lands Manager</b>
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
X _____	_____
Landowner/Lessee (Signature)	Date
_____	_____
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
X _____	_____
Landowner/Lessee (Signature)	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
<b>APPLICANT</b> <span style="float: right;">if same as LANDOWNER, write "SAME"</span>	
Applicant (Printed Name) <b>Huna Totem Application</b>	Contact Person <b>Fred Parady</b>
Mailing Address <b>Same</b>	Phone Number(s) <b>907.789.8504</b> <b>907.723.3903</b>
E-mail Address <b>Same</b>	
X _____	<b>5.26.2023</b>
Applicant's Signature	Date of Application

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials	
Case Number <b>USE23-010</b>	Date Received

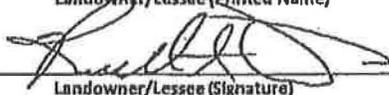
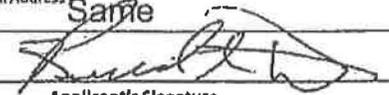
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.



# DEVELOPMENT PERMIT APPLICATION

**NOTE:** Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

<b>PROPERTY LOCATION</b>	
Physical Address <b>0 Egan Drive</b>	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Juneau Subport Lot C1</b>	
Parcel Number(s) <b>Parcel: 1C060-K01-0031 (C-1)</b>	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>No</b>	
<b>LANDOWNER/LESSEE</b>	
Property Owner <b>Huna Totem Corporation</b>	Contact Person <b>Fred Parady</b>
Mailing Address <b>9301 Glacier Highway, Suite 200, Juneau, AK 99801</b>	Phone Number(s) <b>907.789.8504 (office) 907.723.3903 (cell)</b>
E-mail Address <b>fparady@hunatotem.com</b>	
<b>LANDOWNER/LESSEE CONSENT</b>	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
<b>Russell Dick</b> Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)	<b>Landowner</b> Title (e.g.: Landowner, Lessee)  <b>1/24/23</b> Date
X  Landowner/Lessee (Printed Name)  Landowner/Lessee (Signature)	Title (e.g.: Landowner, Lessee)  Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
<b>APPLICANT</b>	
If same as LANDOWNER, write "SAME"	
Applicant (Printed Name) <b>Same</b>	Contact Person <b>Same</b>
Mailing Address <b>Same</b>	Phone Number(s) <b>Same</b>
E-mail Address <b>Same</b>	
X  Applicant's Signature	<b>01.24.2023</b> Date of Application

To be completed by Applicant.

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials 
----------------------------------------------------------------------------------------------------------

Case Number <b>USE23-003</b>	Date Received <b>1-25-23</b>
---------------------------------	---------------------------------

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.



# DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	<b>PROPERTY LOCATION</b>																						
	Physical Address <b>0 Egan Drive</b>																						
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Juneau Subport Lot C1</b>																						
	Parcel Number(s) <b>Parcel: 1C060-K01-0031 (C-1)</b>																						
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>No</b>																						
	<b>LANDOWNER/ LESSEE</b>																						
	Property Owner <b>Huna Totem Corporation</b>	Contact Person <b>Fred Parady</b>																					
	Mailing Address <b>9301 Glacier Highway, Suite 200, Juneau, AK 99801</b>	Phone Number(s) <b>907.789.8504 (office) 907.723.3903 (cell)</b>																					
	E-mail Address <b>fparady@hunatotem.com</b>																						
	<b>LANDOWNER/ LESSEE CONSENT</b>																						
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.																							
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.																							
<table style="width:100%; border:none;"> <tr> <td style="width:50%;"><b>Russell Dick</b></td> <td style="width:50%;"><b>Landowner</b></td> </tr> <tr> <td style="font-size:small;">Landowner/Lessee (Printed Name)</td> <td style="font-size:small;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="text-align:center;"></td> <td style="text-align:right;"><b>1/24/23</b></td> </tr> <tr> <td style="text-align:center;">X Landowner/Lessee (Signature)</td> <td style="text-align:right;">Date</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<b>Russell Dick</b>	<b>Landowner</b>	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)		<b>1/24/23</b>	X Landowner/Lessee (Signature)	Date														
<b>Russell Dick</b>	<b>Landowner</b>																						
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)																						
	<b>1/24/23</b>																						
X Landowner/Lessee (Signature)	Date																						
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.																							
<b>APPLICANT</b>																							
Applicant (Printed Name) <b>Same</b>	If same as LANDOWNER, write "SAME" Contact Person <b>Same</b>																						
Mailing Address <b>Same</b>	Phone Number(s) <b>Same</b>																						
E-mail Address <b>Same</b>																							
X	<b>01.24.2023</b>																						
Applicant's Signature	Date of Application																						

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials 	<b>1/25/23</b>
Case Number <b>USE23-003</b>	Date Received <b>1-25-23</b>

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

<b>PROPERTY LOCATION</b>		
Physical Address <b>O Egan Drive</b>		
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Juneau Subport Lot C1 Tidelands</b>		
Parcel Number(s) <b>n/a</b>		
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <b>No</b>		
<b>LANDOWNER/ LESSEE</b>		
Property Owner <b>Huna Totem Corporation</b>	Contact Person <b>Fred Parady</b>	
Mailing Address <b>9301 Glacier Highway, Suite 200, Juneau 99801</b>	Phone Number(s) <b>907.789.8504</b> <b>907.723.3903</b>	
E-mail Address <b>fparady</b>		
<b>LANDOWNER/ LESSEE CONSENT</b>		
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
<b>Dan Bleidorn</b>		<b>CBJ Lands Manager</b>
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)
X	_____	_____
	Landowner/Lessee (Signature)	Date
	_____	_____
	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
X	_____	_____
	Landowner/Lessee (Signature)	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.		
<b>APPLICANT</b> <span style="float: right;">if same as LANDOWNER, write "SAME"</span>		
Applicant (Printed Name) <b>Huna Totem Application</b>	Contact Person <b>Fred Parady</b>	
Mailing Address <b>Same</b>	Phone Number(s) <b>907.789.8504</b> <b>907.723.3903</b>	
E-mail Address <b>Same</b>		
X		<b>5.26.2023</b>
	Applicant's Signature	Date of Application

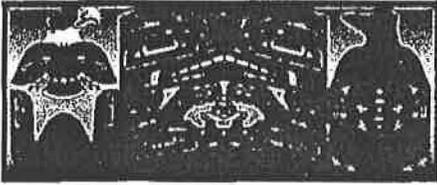
To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

	Intake Initials
	Date Received

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.



# Huna Totem Corporation

WOOSH-JEE-EEN • PULLING TOGETHER

July 24, 2023

Ms. Irene Gallion  
Senior Planner  
Community Development Division  
City and Borough of Juneau  
4th Floor – Marine View Center  
230 South Franklin Street  
Juneau, Alaska 99801

Dear Ms. Gallion:

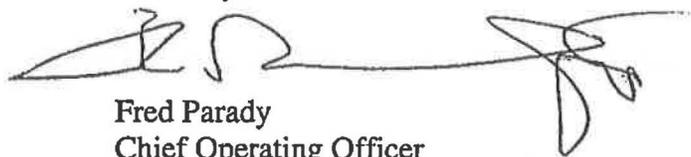
The challenge with this submittal is to efficiently reflect the Planning Commission's decision from the July 11<sup>th</sup> meeting with the materials necessary to bring the full project application to fruition. We have worked diligently to accomplish that purpose herein.

Attached please find the following materials for Huna Totem Corporation's Conditional Use Permit Application for the uplands at the Aak'w Landing project:

1. The Development Permit Application as required.
2. An email attachment from the additional landowner for the relevant tidelands of the State of Alaska is incorporated by reference as previously submitted.
3. A new Conditional Use Permit Application with an updated project summary description.
4. A single sheet project summary description.
5. A copy of the Planning Commission's Notice of Decision dated July 20, 2023.
6. An updated Architectural Narrative dated 7.22.2023.
7. The Zoning and Parking Study dated 6.19.2023 which updated the Site and Building specifics numbers to reflect our modified submittal plans as of that date and is still applicable,
8. The completed Traffic Impact Analysis dated 5.12.2023 which is still applicable and is incorporated by reference due to its length.

We would appreciate your review of these materials and their inclusion in the packet for the August 8th meeting of CBJ's Planning Commission. Please contact me with any questions.

Cordially,



Fred Parady  
Chief Operating Officer

- A large stair and elevator are located at the open SW corner of the Upper Plaza to take pedestrians down towards the dining Deck and Seawalk-level retail below. This corner of the site is open to the Tidelands and is one of the only portions of the site which will always have open waterfront views.
- The large (75- 95' deep) dining Deck is located on the "flagpole" portion of the site and will also always be open to the waterfront to the south.
- Adjacent to the dining Deck, a 16' wide Seawalk will take pedestrians along retail spaces as they walk east towards Whittier. The corner retail space at the SE corner of the site will have stairs and elevators which can take visitors back up to the Upper Plaza Level.
- Pedestrians on Whittier can proceed either to the wide sidewalks and signalized intersection / pedestrian crossing at Whittier/Egan, or they can proceed down Heat Street towards downtown. CBJ improvements to Heat Street to create an attractive extension of the Seawalk from downtown would enhance the visitor's walking experience but are not seen as a critical or immediate need.
- A portion of 16'+ Seawalk is planned at the SW corner of the project along the adjacent Tidelands property. The Seawalk is shown as a possible future project along the west side of the project on CBJ Lot 1A, but this project will depend on CBJ plans for this property. A Seawalk here would link the Seawalk near the SW dining Deck back to Egan, but is not required since pedestrians can route up to the Upper Plaza and along the west side of the Park down to Egan.

#### **Emergency Access**

- Emergency vehicles can access the site from Egan and Whittier and will have complete access to the parking levels.
- A controlled vehicle access lane through the parking level, onto the SW Seawalk and to an at-grade vehicle bridge to the cruise ship dock will allow for emergency vehicle access to the entire dock. This route is not anticipated to be used for non-emergency vehicles.
- It is hoped to develop the Park access ramps and walkways such that food trucks and service vehicles could be brought to the Upper Plaza level without needing a driveway off Egan. Such access ramps would allow for emergency vehicle access to the Upper Plaza, although such access is not required by code.

**Snow Storage and Drainage:** All vehicle traffic on the site is inside the covered parking garage, with covered canopies over the access drive lanes from Whittier. Canopies over the south-facing Seawalk protect walking traffic and the majority of the retail spaces are accessible directly from the interior parking garage. Snow removal at the non-canopy covered Seawalks and at the Park / Upper Plaza is anticipated to be intermittent with no off-site snow storage required. Snow will not be pushed off the site into the water.

Drainage off the site will be internally collected and routed to the channel. Catch basins in vehicle traffic areas will have oil-water separators as required.

**FEMA and Floodplain Requirements:** All retail and permanently-occupied spaces at the lower Seawalk Level have floors above the flood plain level. The rear portion of the parking garage slopes below the floodplain and this portion of the garage will be engineered to withstand flooding and tidally-caused uplift pressures.

**Lighting:** Exterior lighting—both on the buildings and in the exterior spaces--will comply with code requirements.

## **Dock Portion of Project**

Parcel: 1C100-K83-0032 (CBJ Tidelands) and unlabeled adjacent Alaska State Tidelands

Project Area: 350,000 sf (125,000 sf on CBJ Tidelands, 225,000 sf on State Tidelands).

*Discussion: Project Area is only a portion of the much larger CBJ- and State-owned parcels. Project Area includes area physically occupied by the Dock structures, the "shadow" of the 360-meter long cruise ship floating above, and approximately 20% additional space around the dock and ship to ensure compliance.*

Property Zoning: MU2 (taken from adjacent C-1 Lot Zoning)

Maximum Lot Coverage: 80% (280,000 sf)

Minimum Vegetative Cover: 5% (17,500 sf)

Maximum Height (Permissible Uses): 45'

Minimum Setbacks: 5' (0' where property line is adjacent to tidelands)

*Discussion: Dimensional standards and requirements listed are for MU2 zoning. Not clear how all standards—particularly vegetative cover—apply to tideland lots which are entirely over water. However, the project will comply with a strict reading of all requirements:*

- *The constructed Dock takes up an area much smaller than the allowable Maximum Lot Coverage (143,960 sf vs the allowable 280,000 sf)*
- *The Park on the Uplands is large enough to fulfill Minimum Vegetative Cover requirements (50,000 sf vs. the required 23,769 sf for the Uplands and Dock together)*
- *The Dock height will be lower than the 45' Maximum Height as determined from the datum on the Uplands.*

Allowable Uses:

- Private Moorage: 1,3 (49.25.300, 10.520)

*(1, 3. Department approval required if minor dev., conditional use permit required if major development.)*

**Proposed Development:** Floating Dock with access ramps to the adjacent C-1 parcel. No occupiable buildings are proposed in this portion of the development.

**Parking:** As noted above, all parking is being provided on the Uplands portion of the project.

*Discussion: Parking requirements for the project have been determined by the Uplands development areas without modifiers—i.e., the parking calculations assume that all visitors to the Uplands facilities—even the Welcome Center—arrive via personal vehicle and not on the cruise ship. As noted above, the project provides 172 parking stalls for a total build-out requirement of 70-110 stalls.*

*Parking requirements for the vehicles serving the cruise ship and dock itself are not defined by code. The project includes more parking areas for buses, vans, and coaches than are currently provided at the other cruise ship docks. (For example, the AJ Dock facility provides 21 dedicated coach and bus stalls, the proposed Aak'w Landing project proposes 24 dedicated coaches and bus stalls).*



Jensen  
Yorba  
Wall  
Inc.

522 West 10th Street, Juneau, Alaska 99801 907.586.1070 jensenyorbawall.com

*Designing Community Since 1935*

Date: June 19, 2023  
Re: Aak'w Landing (JYW No. 21021)  
**Zoning and Planning Study**

### **Total Project Area**

475,377 sf.

*Discussion: Area of Uplands and Dock are combined for the Conditional Use Permit and to show the total size of the project. The two portions of the project are considered individually below.*

### **Uplands Portion of Project**

Parcel: 1C060-K01-0031 (C-1)

Area: 125,377 sf (2.88 Acres)

Property Zoning: MU2

Maximum Lot Coverage: 80% (100,302 sf)

Minimum Vegetative Cover: 5% (6,269 sf)

Maximum Height (Permissible Uses): 45'

Minimum Setbacks: 5' (0' where property line is adjacent to tidelands)

Allowable Uses:

- Phase 1:
  - Visitor, Cultural Facilities Related to the Site: 3
  - Storage and Display of Goods with greater than 5,000 sf: 1,3
  - Restaurants & Bars without Drive-Through Service: 3
  - Seasonal Open Air Food Service: 1,3
  - Open Space: 1
  - Automobile Parking Garage: 1,3
- Future Phases:
  - Offices Greater than 2,500 sf: 1,3
  - Libraries, Museums, Art Galleries: 1,3
  - Theaters from 201 – 1,000: 1

*(1. Department approval requires the department of community development approval only.*

*1, 3. Department approval required if minor dev., conditional use permit required if major development.*

*3. Conditional use permit requires planning commission approval.)*

*Discussion: The project will comply with all zoning requirements, including the height restriction. The footprint of the building is larger than the Maximum Lot Coverage area by approximately 2,800 sf, but since almost 50,000 sf of the building is to be covered in a landscaped and publicly-accessible Park, it is believed this will comply with requirements.*

wrapped in graphics and art to recall traditional house posts and totems. Other smaller items such as railings and guards will incorporate art and sculpture.

- Shop and Cultural buildings on the Plaza will be designed in conjunction with local artists to incorporate Alaskan Native forms and materials. Art will be integrated into the architecture and structure as well as displayed on the buildings.
- Local Indigenous Native art will inform the macro layout of the landscaped Park as well as the specific planting and landscaping. An initial idea being worked out by the artists and designers on our team is to have the plan of the walkways, landscaping and hardscaping form an image of Raven Stealing the Sun.

#### Cruise Ship Dock (already approved in USE23-0030)

- 500' x 70' steel floating dock of similar construction to that utilized at Icy Strait Point Berth II and Ward Cove Cruise Facility with an 8-foot-high constant freeboard.
- Able to accommodate a single 240,000 Gross Tons, 360-meter-long design vessel during cruise season weather conditions.
- The dock will be fitted with foam filled floating fenders suitably designed for the cruise fleet.
- The floating berth shall be accessed with a 140-foot-long gangway rated for port of call standard equipment.
- Mooring locations to be equipped with electric capstans for line handling and will be accessible by catwalks.
- The dock includes basic facility lighting, electrical service, and wash down water from the abutment seaward.
- The proposed design includes the cable trays and structure for integrating future shore power connections once the municipal feed is available.

- Passengers descending West Stair will be routed to the wide curving Seawalk across the south-facing side of the building. This walk will provide 300' of south-facing waterfront Restaurant and Retail frontage.

Efficient, Ample, Safe, and Hidden Vehicular Traffic. We recognize that maximizing vehicular access and parking will be key to successfully moving visitors to and through Aak'w Landing. Our concept proposes a parking and bus staging plan focusing on efficiency and safety.

- Bus and vehicle parking is maximized while still remaining hidden. By raising the Plaza to 20' above grade, two levels of passenger vehicles totaling about 93 stalls are available in the Garage. Two separate pedestrian islands surrounded by angled loading stalls will allow for up to 24 coaches and busses in the Bus Staging area. Preliminary design includes: (13) 45' coaches, (7) 35' busses, (3) 25' busses, and a large Circulator trolley/bus.
- Bus Staging access lanes and the lower level of the parking Garage are level with Whittier Ave. This will provide easy and friendly vehicular access to the building and eliminate steep ramp transitions. The level access lanes will also allow vehicle passage through the building to the CBJ Tideland Lots to the west if this is desired in the future.
- The entire Bus Staging area descends downward from the level access lane towards the rear of the building. This will allow the Park above to slope down towards Egan Drive while still providing easy-to-navigate and accessible walking and driving paths in the Bus Staging area.
- Visitor pedestrian traffic flows never cross the vehicle traffic lanes. Visitors descend stairs/escalators directly to protected islands in Bus Staging, or out to the Seawalk away from the vehicle area altogether.
- Bus and passenger vehicle traffic are entirely separated. Individual entrances to Bus Staging and the vehicle parking Garage are located off Whittier Ave.
- The vehicle areas are entirely hidden from view from most pedestrians. Grade-level Retail spaces front the building along Whittier Ave. and the Seawalk, while the sloping Park and flat Plaza roof the entire vehicle areas below.

A Vibrant, Engaging, Landmark Park and Plaza. The preliminary design includes 1.14 acres (49,513sf) of landscaped park and public performance area, as well as .68 acres (29,694sf) of public plaza at the upper (Park) elevation, and .48 acres (22,559sf) of public area at the lower (Seawalk) elevation.

- The Park gently climbs from the north edge along Egan Drive with a series of flat hardscaped outdoor spaces throughout for year-round activities. Wide walkways with vehicle-control bollards will allow food trucks and equipment access to activate the park with pop-up activities and events.
- After the Park rises to the Upper Plaza elevation, it levels out to become a wide Plaza where the Welcome Center will be located. Visitors at this level can get unimpeded views out over Gastineau Channel to the south and west as well as access to and from the Gangway to the ship.

Art Integration Throughout the Project. Because of our team's cultural focus, we view art as an opportunity to tell the story of Aak'w Landing both subtly and overtly throughout the project.

- From the moment they step off the ship, visitors will be shown they are in a special and unique place. Art will be integrated with the dock structure itself with large dock supports and pilings



522 West 10th Street, Juneau, Alaska 99801 907.586.1070 jensenyorbawall.com

*Designing Community Since 1935*

Date: July 22, 2023  
Re: Aak'w Landing (JYW No. 21022)  
**Architectural Narrative for CBJ Conditional Use Application**

The project proposed development of mixed use, including retail, community park, cultural/science center, and associated parking includes a total of 24,800 square feet of retail, and approximately 60,000 square feet of City park area.

The Aak'w Landing uplands project will be a concrete Bus Staging and vehicle Garage topped by a landscaped Park sloping up from Egan Drive. The project will include 34,000 sf of Retail spaces initially, adding 9,000 sf of additional Retail and 40,000 sf of facilities for a cultural/science center. Total square footages are approximate at this initial design stage, but as shown on the Zoning and Parking Study, the target square footages are well below what would be allowed on the site by zoning or parking.

Exceptional Cruise Ship Visitor Pedestrian Traffic Flow. The Aak'w Landing concept provides the surges of pedestrian traffic flow off the cruise ships with a unique and greatly enhanced experience—an experience we believe will set our facility apart from any other cruise ship port. The dock, architecture and landscape will all be designed to guide visitors efficiently through the site while providing an abundance of opportunities for views, shopping, and cultural activities.

- The passenger Gangway from the ship will gently ascend so visitors will enter the site at the Upper Plaza elevation, 20' above grade and the Seawalk below. By bringing the visitors onto the site at this elevation, we will be able to curate and direct their initial experience on the Plaza. The length of the Gangway will allow this elevation gain to occur gradually, without becoming a full ADA ramp requiring landings and constricting guardrails.
- The Gangway will curve around the bow of the ship with view areas providing unique perspectives and photo opportunities during embarking and disembarking.
- The Gangway will arc over the dining and activities on the Seawalk below, enticing visitors to further explore the entire Aak'w Landing area.
- The Gangway and Welcome Center building will direct the flow of passengers around the southeast corner of the Plaza. The flow will be efficient and clear, but will not directly lead to an exit, providing a large amount of retail frontage and opportunities.
- Large Canopies around the Welcome Center and Retail buildings will provide pooling locations for the visitors where orientation and sorting will occur. Once on the north side of the Welcome Center, passengers will be directed towards one of two large stair/escalators to the Bus Staging below, or down further into the Park to cultural events and walking tours, or down the large West Stair to independent exploration of the Seawalk.

Huna Totem Corporation  
File No: USE2023 0003  
July 20, 2023  
Page 3 of 3

Expiration Date: The permit will expire 18 months after the effective date, or January 11, 2025, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



\_\_\_\_\_  
Michael LeVine, Chair  
Planning Commission

\_\_\_\_\_  
July 19, 2023  
Date

\_\_\_\_\_  
*Alsa Lund*  
Filed With City Clerk

\_\_\_\_\_  
July 20, 2023  
Date

cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

Huna Totem Corporation  
File No: USE2023 0003  
July 20, 2023  
Page 2 of 3

- lot. The easement will be comparable to such easements in place for other dock owners.
4. The Applicant will maintain and operate paths, parks, landscaping, and other amenities (other than the seawalk) for year-round use.
  5. The dock owner will, at their own expense, provide shore power within 24 months after an appropriately-sized power line is within 25 feet of the property line. When shore power is provided, large ships using the dock will be required to use shore power instead of ship power.
  6. Prior to issuance of a building permit, the Applicant must provide a navigability study that includes explicit consideration of access impacts to:
    - Alaska Steam Dock.
    - Cruise Ship Terminal.
    - USCG/NOAA docks.
    - Large traffic, such as material or fuel barges, transiting Gastineau Channel under the bridge.
    - The AJT Mining Properties, Inc. dock.
    - Aircraft using the area for landing and taxiing to the float plane docks.
  7. The dock is limited to one (1) large cruise ship (750 feet or more in length OR 950 or more passengers) each 24 hour period beginning at midnight.
  8. The dock will not accommodate hot berthing.
  9. The dock will not accommodate lightering from a cruise ship at anchor if that ship is over 750 feet in length or accommodates more than 950 passengers at full capacity.

The Commission (Commission) did not adopt the analysis and findings that relate to the uplands portion of the application. The Commission found that the uplands portion of the application did not contain sufficiently specific information, particularly about the portion designated Phase 3, to support a conclusion that the project as a whole would comport with Title 49, including the MU2 land use designation.

Attachments: June 29, 2023 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2023 0003.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, July 11, 2023.



**Planning Commission**

(907) 586-0715

PC\_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: July 20, 2023  
Case No.: USE2023 0003

Huna Totem Corporation  
9301 Glacier Hwy, Ste. 200  
Juneau, AK 99801

Proposal: Conditional Use Permit for mixed use development: Up to 50,000 square feet of retail and related uses, underground bus staging and vehicle parking, and a park. Includes floating steel dock up to 70 feet wide and 500 feet long.

Property Address: O Egan Drive

Legal Description: Juneau Subport Lot C1

Parcel Code No.: 1C060K010031

Hearing Date: July 11, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 29, 2023 as they pertain to the floating dock. The Commission approved a Conditional Use Permit for a floating steel dock up to 70 feet wide and 500 feet long. The project is to be conducted as described in the project description and project drawings submitted with the application, and with the following conditions:

1. A Temporary Certificate of Occupancy will not be issued for the dock until the tidelands lease is recorded.
2. The minimum width of the Applicant – constructed seawalk on the south side of the lot will be 16 feet wide. The minimum width of the Applicant-constructed seawalk on the west side of the lot will be 20 feet.
3. Before Temporary Certificate of Occupancy for any phase or element of the project, the Applicant will record an easement for CBJ maintenance and management of the seawalk. The easement will be at least 16 feet wide on the south side of the lot, and 20 feet wide on the west side of the

Huna Totem Corporation

Aak'w Landing Project

O Egan Drive, Juneau, AK 99802

### Project Summary

The project proposed development of mixed use, including retail, community park, docking, and associated parking includes a total of 24,800 square feet of retail, and approximately 60,000 square feet of City park area. Tourist season parking includes 124 stalls for buses and cars. In the off-season the parking area will be able to accommodate 117 cars.

External lighting to be developed.

The Aak'w Landing uplands project will be a concrete Bus Staging and vehicle Garage topped by a landscaped Park sloping up from Egan Drive. The project will include 34,000 sf of Retail spaces initially, adding 9,000 sf of additional Retail and 40,000 sf of facilities for a cultural/science center. Total square footages are approximate at this initial design stage, but as shown on the Zoning and Parking Study, the target square footages are well below what would be allowed on the site by zoning or parking.

## Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

**Pre-Application Conference:** A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at [permits@juneau.org](mailto:permits@juneau.org).

**Application:** An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
  - A. Site plan, floor plan and elevation views of existing and proposed structures
  - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
  - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
  - D. Existing and proposed lighting (including cut sheets for each type of lighting)
  - E. Existing and proposed vegetation with location, area, height and type of plantings
  - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

**Public Notice Responsibilities:** Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

**The Community Development Department** will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

## PROJECT SUMMARY

The project proposed development of mixed use, including retail, community park, cultural/science center, and associated parking on an approximately 3-acre waterfront site.

The Ask: - Landing uplands project will be a concrete Bus Staging and vehicle Garage topped by a landscaped Park sloping up from Egan Drive. Total square footages are approximate at this initial design stage, but as shown on the Zoning and Parking Study, the target square footages are well below what would be allowed on the site by zoning or parking.

## TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment – Accessory Apartment Application (AAP)  
 Use Listed in 49.25.300 – Table of Permissible Uses (USE)  
 Table of Permissible Uses Category: See attachment

## IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

- YES – Case # \_\_\_\_\_  NO

## UTILITIES PROPOSED

WATER:  Public  On Site

SEWER:  Public  On Site

## SITE AND BUILDING SPECIFICS

Total Area of Lot 125,377 square feet Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 150,000 (incl. park roof) square feet

## EXTERNAL LIGHTING

Existing to remain  
Proposed

- No  Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures  
 No  Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

## ALL REQUIRED DOCUMENTS ATTACHED

### Narrative including:

- Current use of land or building(s)
- Description of project, project site, circulation, traffic etc.
- Proposed use of land or building(s)
- How the proposed use complies with the Comprehensive Plan

*If this is a modification or extension include:*

- Notice of Decision and case number
- Justification for the modification or extension
- Application submitted at least 30 days before expiration date

### Plans including:

- Site plan
- Floor plan(s)
- Elevation view of existing and proposed buildings
- Proposed vegetative cover
- Existing and proposed parking areas and proposed traffic circulation
- Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

### ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received

These are not ready for submittal are very descriptive. Please note the last slide of the 2022.11.22 pdf where the dotted line shows the boundary between CBJ and state tidelands.

Fred

Fred Parady  
Chief Operating Officer  
Huna Totem Corporation  
907.789.8504 (w)  
907.723.3903 (c)



## Fred Parady

---

**From:** Hillgartner, Megan G (DNR) <megan.hillgartner@alaska.gov>  
**Sent:** Friday, April 21, 2023 3:14 PM  
**To:** Fred Parady  
**Subject:** RE: Aak'w Landing Tidelands  
**Attachments:** Aak'w Landing Concept Plans 2022.11.22.pdf; 2023 04 17 HTC CBJ Tidelands DEVELOPMENT PERMIT APPLICATION.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Fred,

Just gave you a call back but appears I've missed you, so figured I'd follow up via email.

As we discussed on the phone last week, it seems premature for DNR to sign the CBJ Development Permit Application (attached) as we have not seen or reviewed any application requesting use of state land for this proposal. The preliminary drawings you sent on April 17<sup>th</sup> were helpful in determining the location of the proposed tideland lease we discussed over the phone, however, I cannot sign any document granting "complete understanding and permission" for an activity until we've received, reviewed, adjudicated, and approved a complete tideland lease application from the entity requesting the use of state tidelands (whether that be CBJ or Huna Totem Corporation – as it is still unclear who is requesting this use).

The CBJ Development Permit Application does, however, note that alternative written approval may be accepted. I would like to offer this email as a proof that we have received the tentative drawings ("Aak'w Landing Concept Plans 2022.11.22") and have confirmed that this proposal, as indicated on PDF page 6, involves use of state-owned, DMLW-managed submerged lands. Placement of permanent infrastructure and long-term, commercial use of state-managed lands requires written authorization from DNR -DMLW. We look forward to receiving and reviewing your tideland lease application for this requested activity.

I hope this email will sufficiently address your needs to move forward with the City in obtaining your preliminary approvals for this project. Please feel free to give me a call if you have any questions.

Thank you,

**Megan G. Hillgartner**  
Southeast Regional Manager  
Department of Natural Resources  
Division of Mining, Land and Water  
P: (907) 465-3406

---

**From:** Fred Parady <FParady@hunatotem.com>  
**Sent:** Monday, April 17, 2023 11:27 AM  
**To:** Hillgartner, Megan G (DNR) <megan.hillgartner@alaska.gov>  
**Subject:** Aak'w Landing Tidelands

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

