



August 1, 2023

PAC23-20
Anax Yaa Andagan Yé Daakahidi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas Alaska lot USMS 164 SE FR

RE: Permitting package

Please find with this cover:

- 0) A copy of the pre-application conference report.
- 1) Development permit application, signed (digitally)
- 2) Allowable-Conditional-Use application
- 3) Design Narrative – this will describe purpose, land use items, site development and purpose for phasing of parts to the single project.
- 4) Updated 35% drawing set -this will illustrate building plan details and some site development information.
- 5) Geotechnical memo – this is provided by the structural engineer as a part of the **Hillside Endorsement**.
- 6) Civil site work plans: Civil engineering drawing outline the phase 1 and phase 2 site development scope. These illustrate the topo survey we are working from. This is provided as a part of the **Hillside Endorsement**. Per Civil engineer, Structural Fill shall be installed and meet the requirements of CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements December 2003 and Errata 1-16, Section 02202 – Excavation and Embankment, Shot Rock Borrow.

Note: we do not have a Landscape plan developed yet, so please see notation on architectural site plan illustrating extent of vegetated cover. The finish slopes of the phase 2 work will be engineered by the civil engineer and overlain with soil to support plant growth. Non-sloped planting area will be vegetated per landscape architect. Hard scaped areas will have controlled stormwater drainage to established drainage avenues.

- 7) **Parking Waiver:** At 1 space per 600 gsf of building area we have calculated this plan will require a total of 6 parking spaces, one accessible, to serve the limited facility scale. Due to challenges in site development and subsequent cost. We have developed a site plan that accommodated 5 parking spaces and would like to approach a Parking Waiver in two ways:
 - A) The simplest is to reduce the parking count required by one space, allowing this facility to operate with 5 off-street parking spaces consistent with the provided site plans. See Parking exhibit A. A PWD application is attached.

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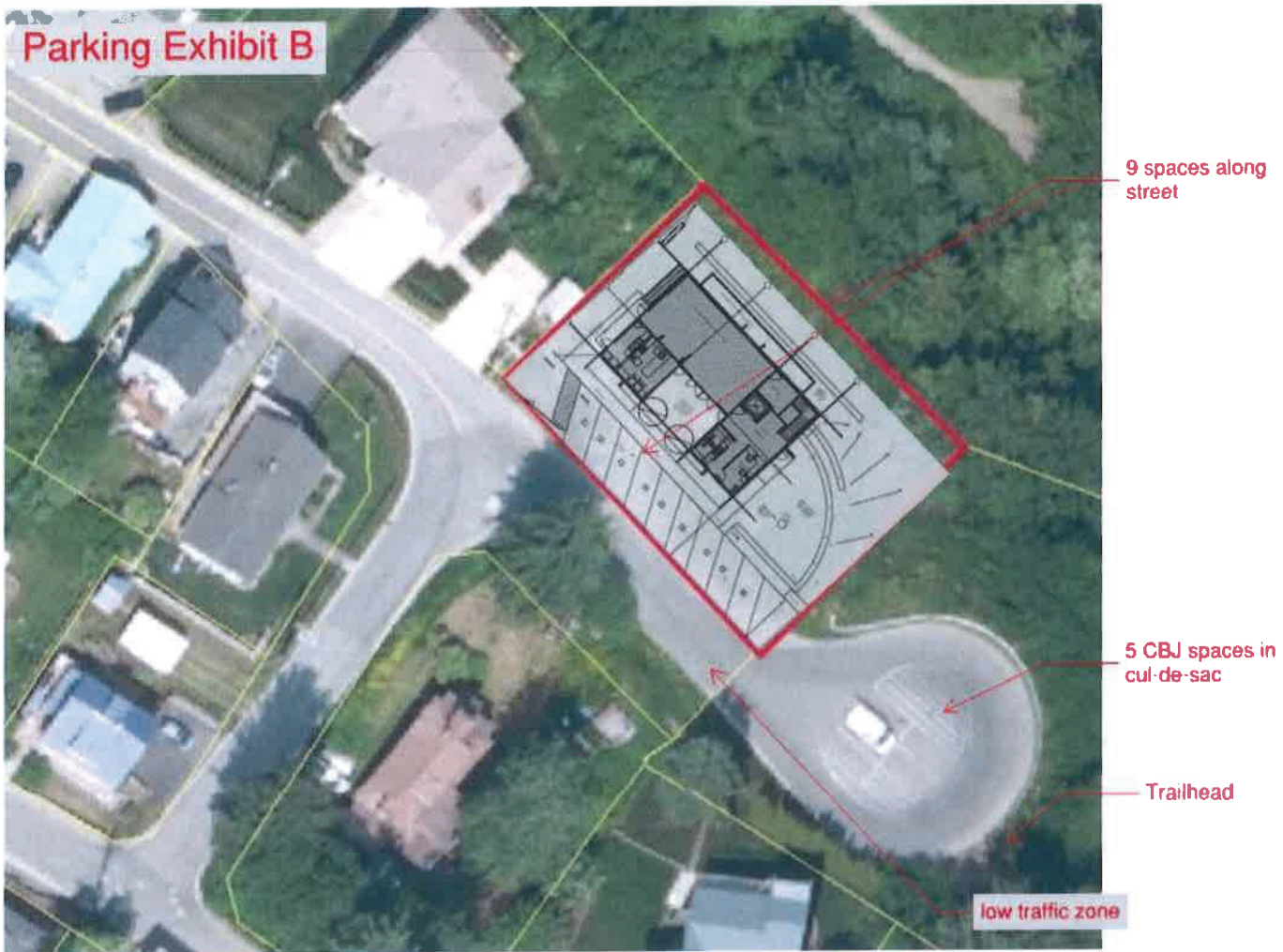
Parking Exhibit A



- B) A more favorable solution is to get a variance that will allow back-out angled parking directly onto the short, low-traffic, section of St. Anns that serves the small cul-de-sac parking area and Treadwell access point. If back-out angled parking not this portion of St Anns is allowed without the 13' wide drive aisle stipulated in the land use code, this site can accommodate 9 spaces. The DIA would consider posting some of these spaces as shared for public use, thereby expanding public access capacity at the trailhead at no cost to the City. Understanding the Planning Department does not find this favorable as it would allow backout parking onto a street, a potentially dangerous condition in high traffic streets, but not uncommon in Juneau in low traffic areas such as this. I believe this will require Planning Commission approval. See Parking Exhibit B.

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Prior to processing the PWD, we would like this second option to be discussed with the Planning Commission. As this is Phase 2 work we feel this may be considered on the Phase 2 development schedule.

- 8) **Site survey with existing conditions:** The finalized topographic survey will be forthcoming (draft provided). We understand the concern over hillside conditions. Please note that the hillside condition is not natural or original to the site, but created by a large quantity of fill deposited on top of an existing hillside that appears to have been at less than an 18% slope. This project is effectively going to remove the hillside condition and build back an engineered fill profile. Draft survey attached. Will be updated with final including slope grade in %.

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