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 155 S. Seward Street • Juneau, AK 99801

247 S Franklin conversion to apartments

Case Number: PAC20210072

Applicant: Mariya Lovischuk

Property Owner: Juneau Coop Christian Ministry

Property Address: 241, 243, 247 S Franklin St

Parcel Code Number: 1C070BOM0010

Site Size: 3,196 Square Feet

Zoning: MU (Mixed Use)

Existing Land Use: Shelter

Conference Date: 11/9/2021

Report Issued: 11/17/2021

DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Mariya Lovischuk	Applicant	
Allison Eddins	Planning	Allison.eddins@juneau.org
Dan Jager	Fire Marshal	Dan.jager@juneau.org
Edward Quinto	Permit Specialist	Edward.quinto@juneau.org
Sydney Hawkins	Permit Tech	Sydney.hawkins@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The applicant, TGH, would like to redevelop the old Glory Hall shelter into a seven unit apartment building. The proposed floor plans show one (1) one bedroom unit and six (6) studio units. The Assembly has expressed an interest in increasing the number of dwelling units downtown.

The structure is in a mapped severe avalanche area according to the adopted Landslide/Avalanche Maps adopted in 1987. CBJ 49.40.300 (b) (1) does not allow development larger than one dwelling unit per lot in the severe avalanche area. Converting the shelter that slept up to 50 people into seven separate dwelling units is not allowed under the current code restrictions.

CBJ 49.70.300 – Landslide and avalanche areas.

b) Severe avalanche areas.

(1) Notwithstanding any other provision, no development or any part of a development, which is within a severe avalanche area shall, by the addition of bedrooms, conversions of buildings, or otherwise, increase the density of that parcel; provided, however, that a single-family house may be constructed on a vacant lot.

New hazard maps were developed (AME2021-0008). The new maps indicate that the lot is outside of the severe avalanche area but still within the severe landslide area. Current interpretation of CBJ 49.40.300 (b) (1) is that this development restriction also applies to severe landslide areas.

The Assembly has yet to adopt the new hazard maps. More public outreach is needed. If/when the new hazard maps are adopted they will likely be accompanied with new regulations. At this point, it is unknown what the new regulations will be.

The option to redefine the term "dwelling unit" was discussed at the pre-application meeting. After the meeting, the CBJ Fire Marshal contacted the planner and explained that the definition of dwelling unit in the Building Code and Fire Code comes from state statute and cannot be changed without a new state statute.

The applicant can hire an engineer to conduct a site specific survey to determine if the lot is outside of a severe hazard zone. The engineer can use the CBJ draft hazard maps for reference but a further analysis of this particular lot must be conducted in order to request the lot be removed.

Planning Division

1. **Zoning** – The lot is in the Mixed Use (MU) zoning district, the Downtown Historic District and the Alternative Development Overlay District (ADOD).

The ADOD would allow future additions to take advantage of reduced setbacks and lot coverage. However, the MU zoning district already has 0' setbacks along all property lines and no maximum lot coverage.

Any development project that will alter the exterior of the structure will need review by the Historic Resources Advisory Committee (HRAC) before building permit approval.

2. **Subdivision** – No subdivision is being proposed.
3. **Setbacks and Height** – No maximum building height; no setbacks.
4. **Access** – Pedestrian access from South Franklin and Decker Way; no vehicular access is available.
5. **Parking & Circulation**– The lot is within the PD-1 Downtown Parking District. Parking will not be required unless there is an addition/expansion of the existing building. On-site parking would be required for the addition/expansion only and that requirement would be reduced by 60 percent.
6. **Lot Coverage** – No maximum lot coverage.
7. **Vegetative Coverage** – No minimum vegetative coverage.
8. **Lighting** – Any exterior lighting added must be of full cut-off design. A site plan showing locations of exterior lights and light fixture specs must be submitted with the building permit application.
9. **Noise** – Not applicable at this time.
10. **Flood** – Property is not in a Special Flood Hazard Area.

Hazard/Mass Wasting/Avalanche/Hillside Endorsement – Under current code and maps, the lot falls within the Severe Landslide and Avalanche Area, represented by the heavy line. The maps that are currently adopted do not differentiate landslide and avalanche hazards. No lot in a severe avalanche area can increase density on that lot.

<https://juneau.org/community-development/special-projects/landslide-avalanche-assessment>

The draft maps separate landslide and avalanche. The draft maps show the lot outside of the severe avalanche area. Current code does not explicitly restrict development in a severe landslide zone. However, code was drafted after combined maps were adopted. The current policy is the intent was to restrict density increase in either severe hazard area.

11. **Plat or Covenant Restrictions** – The original 1934 plat does not include any plat notes.
12. **Traffic** – A seven unit apartment building is expected to generate 46.5 average daily trips. A Traffic Impact Analysis is not required.
13. **Nonconforming situations** – None known.

Building Division

14. **Outstanding Permits** –
 - a. **BLD20120124** – Major renovation and façade improvements Modified 11/9/2012 to include electrical work
 - b. **BLD20180084** – Create opening in wall to connect mens dorms
 - c. **BLD-17431** – Remove a bathtub and replace it with a shower stall
 - d. **BLD-0978701** – Add new floor area to existing 2nd floor
 - e. **BLD-0097301** – Remodel bathroom at glory hall
 - f. **BLD-0492901** – Demolition / removal
 - g. **BLD2006-00407** – Construct 36' x 48" deck addition to existing landing to house a trash receptacle

Fire Marshal

15. **Fire Items/Access** – No additional comments.

Other Applicable Agency Review

16. Not applicable.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Building Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. A site specific study prepared by a licensed civil engineer experienced in avalanche and landslide analysis demonstrating the need for a hazard boundary relocation.

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. Not applicable.

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Building Permit fees are based on the cost of the project.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application

You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/cdd