Agenda

Planning Commission - Regular Meeting
City and Borough of Juneau

August 25, 2020
Virtual Meeting Only
7:00 PM

This virtual meeting will be by video and telephonic participation only. To join the webinar, paste this URL into your browser: https://juneau.zoom.us/j/92791557825. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 927 9155 7825.

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. July 28, 2020 Draft Minutes, Regular Planning Commission - APPROVED

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

A. SMF2020 0002: Final plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total) - APPROVED

VIII. UNFINISHED BUSINESS

A. USE2020 0018: A Conditional Use Permit for Transitional Housing - APPROVED AS AMENDED

B. PWP2020 0003: A Parking Waiver to reduce the number of required spaces from 13 to 4 - APPROVED AS AMENDED

IX. REGULAR AGENDA

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. SUPPLEMENTAL MATERIALS

A. Additional Materials Packet from August 11, 2020 Planning Commission Meeting - Comments Received July 28 through Public Hearing at August 11 Planning Commission Meeting

XIX. ADJOURNMENT

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

July 28, 2020 Draft Minutes, Regular Planning Commission - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
	July 28, 2020 Draft Minutes, Regular Planning Commission	8/13/2020	Minutes

Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
July 28, 2020

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:08 p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Assistant Clerk; Ken Alper; Dan Hickok; Weston Eiler; Josh Winchell; Erik Pedersen

Commissioners absent: None

Staff present: Jill Maclean, CDD Director; Emily Wright, Law; Allison Eddins, CDD; Laurel Christian, CDD

Assembly members: None

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA - None

III. APPROVAL OF MINUTES

A. June 23, 2020 Draft Minutes – Planning Commission Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission June 23, 2020, Planning Commission Committee of the Whole Meeting minutes.*

The motion passed with no objection.

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – Mr. LeVine explained the rules and process for public participation.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

VI. ITEMS FOR RECONSIDERATION - None

VII. CONSENT AGENDA

Mr. Pedersen announced a conflict of interest as he is employed by the Applicant and has worked on the project. He did not participate in the vote for CSP2020 0005.

CSP2020 0005:	Asphalt rehabilitation and reconstruction of the Juneau Douglas Bridge, roundabout, and a portion of the South Douglas Highway
Applicant:	State of Alaska Department of Transportation & Public Facilities
Location:	Juneau Douglas Bridge, Douglas Roundabout, a little ways south on Douglas Highway

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the proposed asphalt rehabilitation and reconstruction of the Juneau Douglas Bridge, roundabout, and a portion of South Douglas Highway.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve CSP2020 0005. Mr. Dye recognized a comment had been received regarding new construction of bicycle facilities. Mr. Dye felt comfortable with the motion since new construction was outside of the scope of the project.*

The motion passed with no objection.

CSP2020 0006 moved to Regular Agenda by Mr. Dye

~~**CSP2020 0006:**~~	~~Land disposal and sale of land to Taku Terrace Condos~~
~~**Applicant:**~~	~~City & Borough of Juneau~~
~~**Location:**~~	~~1220 Glacier Avenue~~

~~**Staff Recommendation**~~

~~Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of **APPROVAL** with one advisory condition to the CBJ Assembly for the sale of CBJ-owned land (1-C03-0-J01-000-1) to the Taku Terrace Condo Association.~~

~~Advisory Condition:~~

1. ~~If any human remains are discovered during development activity, the individual responsible for managing the property should immediately notify the State Historic Preservation Officer at the Department of Natural Resources and all work should cease~~

~~until work is authorized by the agency with jurisdiction. Destruction or removal of human remains may be a crime.~~

SMF2020 0001:	Final Plat approval for a phased major subdivision creating 14 lots and 1 large tract for future development (15 total parcels)
Applicant:	William & Michael Heumann
Location:	4506 Hillcrest Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested final plat. The final plat approval allows for the Chilkat Vistas Subdivision Phase I – a phased major subdivision – creating 14 lots and 1 large tract for future development (15 lots total). This approval allows the applicant to record the final plat with the State Recorder's Office.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve SMF2020 0001.*

The motion passed with no objection.

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA

CSP 2020 0006 moved from Consent Agenda by Mr. Dye

CSP2020 0006:	Land disposal and sale of land to Taku Terrace Condos
Applicant:	City & Borough of Juneau
Location:	1220 Glacier Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of **APPROVAL** with one advisory condition to the CBJ Assembly for the sale of CBJ-owned land (1-C03-0-J01-000-1) to the Taku Terrace Condo Association.

Advisory Condition:

1. If any human remains are discovered during development activity, the individual responsible for managing the property should immediately notify the State Historic Preservation Officer at the Department of Natural Resources and all work should cease

until work is authorized by the agency with jurisdiction. Destruction or removal of human remains may be a crime.

Staff Presentation

Ms. Eddins presented CSP2020 0006.

Questions from Commissioners

Commissioners and staff discussed concerns that the CBJ would have no way to enforce the Advisory Condition regarding human remains. Mr. Voelckers asked why the CBJ had added the Advisory Condition regarding human remains. Ms. Eddins explained that adding it as a Condition allows it to be displayed on the first page of the packet and ensures applicant awareness that there may be unknown or unmarked graves on the property.

Mr. Dye asked whether a replat of the lot would be an option to get rid of the nonconforming situation as the property is nonconforming for setbacks. Ms. Eddins explained that the property is nonconforming for several items including density, parking and access as well as setbacks and a replat would not correct all of those. Overall, she said, nonconforming for setback is not a big deal.

Commissioners noted the 2016 Lands Management Plan map is mislabeled. Mr. LeVine had concerns that since the Land Management plan was mislabeled, they could not actually say it is in accordance with the Comprehensive Plan. Ms. Wright confirmed that in order to make things as clear as possible, the Commission should make a two-part recommendation to correct the Plan and then to approve the CSP.

Applicant Testimony

Mr. Bleidorn, CBJ Lands Manager, spoke to Commission concerns regarding an easement for the utilities on the property and explained that there would be one when the land sold. Mr. Dye asked whether CBJ would be willing to sell more land with this parcel to remove the nonconforming setback situation. Mr. Bleidorn said he could look into that but did not know if it would encroach on any graves. He added that there would likely be resistance from the Parks department if they did attempt to enlarge the parcel.

Public Testimony

Tom Locher, 933 C Street, told the Commission he has served on the Home Owners Association Board and he said he thinks they have covered the subject well.

Martin Stepetin, W Juneau, urged the Commission to take care to ensure any remains are protected.

Questions for Staff

Mr. Dye asked for clarification as to why the Advisory Condition was included and asked what was CBJ intent in including it. Ms. Maclean explained that it was included as a notice to inform the purchaser of the process to be followed in case human remains or undocumented gravesites were discovered. Mr. Dye felt that the notice was made by including it in the staff report and by documentation of the discussion in the minutes of this meeting.

Mr. Pedersen asked whether the sale would be accomplished via quit-claim deed or a warranty deed. Ms. Wright answered that would be a decision made by the Lands Department. She added the Lands Department tends to use quit-claim deeds.

At approximately 8:00 p.m. it was noted that Mr. Winchell was no longer in the Zoom meeting and it was unclear when the connection had been lost.

MOTION: *by Mr. Voelckers to accept staff's findings, analysis and recommendations and approve CSP2020 0006 with 2 recommendations the first being to correct the 2016 Lands Management Plan and the second to approve the sale of the property.*

MOTION to Amend Original Motion: *by Mr. Dye to amend by removing the Advisory Condition and make it a Condition.*

Mr. Voelckers asked for Legal advice from Ms. Wright who explained that it is cleaner to leave it as an advisory condition.

Roll Call Vote: Yes: Mr. Dye, Mr. Alper, Mr. LeVine; No: Mr. Hickok, Mr. Pedersen, Mr. Eiler, Mr. Arndt, Mr. Voelckers

The motion to amend failed.

MOTION to Amend Original Motion: *by Mr. LeVine to amend the finding to read: In accordance with CBJ 49.15.580, staff finds the proposed land sale to the Taku Terrace Condo Association complies with the Title 49 Land use Code and is in general conformity with* ***the intent of*** *adopted plans, specifically the 2013 Compr*ehensive Plan and the goals and objectives in the 2016 Lands Management Plan. ***Based on staff assurances, the Planning Commission is confident that the retain designation for the subject parcel is in error.***

Roll Call Vote: Yes: Mr. LeVine, Mr. Arndt, Mr. Eiler, Mr. Pedersen, Mr. Hickok, Mr. Alper, Mr. Voelckers, Mr. Dye

The motion to amend passed.

MOTION to Amend Original Motion: ~~*by Mr. LeVine to strike the advisory condition and make it a finding adding the clause* ***the Planning Commission emphasizes the fact that*** *to the beginning of it.*~~

~~*Mr. Arndt was concerned that removing the advisory condition would remove it from the letter. Ms. MacLean said that in this particular case, since it would be an amendment to findings, it would appear on the face of the letter. Normally, however, findings are not included in the letter of recommendation.*~~

Mr. LeVine rescinded the amendment*.*

Mr. Voelckers asked if there was particular concern with the term 'advisory condition' that was causing them to struggle with CSP. Mr. Dye answered that advisory conditions often don't work well because there is no enforceability and they can be ignored. If the Commission feels strongly that it should be stated then it should be a condition and it should be justified. Mr. Arndt added that the reasoning given for including the advisory condition was to inform the purchaser. However, the recommendation will go to the Lands Department as the applicant and to the Assembly but will not be given directly to the purchaser.

MOTION to Amend Original Motion: *by Mr. Arndt to amend to strike the advisory condition and to add* ***The Planning Commission recommends notifying to the end user that if any human remains are discovered during development activity, the individual responsible for managing the property should immediately notify the State Historic Preservation Officer at the Department of Natural Resources and all work should cease until work is authorized by the agency with jurisdiction. Destruction or removal of human remains may be a crime*** *as a third recommendation to the Assembly.*

Roll Call Vote: Yes: Mr. Arndt, Mr. Eiler, Mr. Pedersen, Mr. Dye, Mr. Voelckers, Mr. Alper, Mr. Hickok, Mr. LeVine

The motion to amend passed.

AMENDED MOTION: to *accept staff's findings, analysis and recommendations and approve CSP2020 0006 with three (3) recommendations and a finding to read:*

Finding: In accordance with CBJ 49.15.580, staff finds the proposed land sale to the Taku Terrace Condo Association complies with the Title 49 Land use Code and is in general conformity with the intent of adopted plans, specifically the 2013 Comprehensive Plan and the goals and objectives in the 2016 Lands Management Plan. Based on staff assurances, the Planning Commission is confident that the retain designation for the subject parcel is in error.

Recommendations:

1) *Correct the 2016 Lands Management Plan*
2) *Approve the sale of the property*
3) *The Planning Commission recommends notifying to the end user that if any human remains are discovered during development activity, the individual responsible for managing the property should immediately notify the State Historic Preservation Officer at the Department of Natural Resources and all work should cease until work is authorized by the agency with jurisdiction. Destruction or removal of human remains may be a crime.*

The motion as amended passed with no objection.

X. BOARD OF ADJUSTMENT – None

XI. OTHER BUSINESS None

XII. STAFF REPORTS

- Ms. Wright reported on the status of pending appeals.

Ms. Maclean reported:

- She is working to schedule Title 49 meeting.
- She will join the CBJ Chief Housing Officer in presenting to the Assembly Public Works Committee on August 10th.
- She will also be presenting to Lands Committee on August 10th.
- The next Blue Print meeting will be August 13th.
- Tim Felstead has resigned from CDD and interviewing for his replacement will begin in upcoming weeks.
- She will be scheduling to meet with the Governance committee soon.
- The next Planning Commission meeting will be August 11thand it will be a full agenda.

At 8:48 P.M., Mr. LeVine noted for the record that Mr. Winchell had contacted him and was been unable to reconnect with the Zoom meeting. Mr. LeVine stated this should not count toward the count of absences allowed.

XIII. COMMITTEE REPORTS – None

XIV. LIAISON REPORTS – None

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS –None

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Voelckers complimented Mr. LeVine on another successful Zoom meeting.

Mr. Arndt spoke to the need to find an alternate way to convey information to applicants other than through the use of conditions. Mr. LeVine agreed with Mr. Arndt and suggested there could be other ways to inform applicants.

XVII. **EXECUTIVE SESSION** – None

XVIII. **ADJOURNMENT** – 8:55 P.M.

DRAFT

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

SMF2020 0002: Final plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total) - APPROVED

AGENDA ITEM:

Case No.: SMF2020 0002
Applicant: Bicknell, INC.
Location: Yandukin Drive
Proposal: Final plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total)

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The notice of decision would allow the final plat approval for a phased major subdivision creating 14 lots and 1 large tract (15 lots total).

ATTACHMENTS:

Description	Upload Date	Type
Staff Report for SMF2020 0002 - Part 1	8/26/2020	Staff Report
Staff Report for SMF2020 0002 - Part2	8/26/2020	Staff Report
Staff Report for SMF2020 0002 - Part 3	8/26/2020	Staff Report

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION FINAL PLAT REVIEW
SMF2020 0002
HEARING DATE: AUGUST 25, 2020

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

DATE: August 14, 2020

TO: Michael LeVine, Chair, Planning Commission

BY: Laurel Christian, Planner II

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a final plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Preliminary plat was approved February 2020 through SMP20190003.
- Conditions of preliminary plat approval have been met.
- Applicant has provided a financial guarantee for the cost of the required improvements.

GENERAL INFORMATION	
Property Owner	Bicknell, Inc.
Applicant	Bicknell, Inc.
Property Address	Not Assigned
Legal Description	USS 1568 B1
Parcel Number	5B1401020071
Zoning	Rural Reserve and Industrial (upon satisfying rezone conditions – see below for detail)
Land Use Designation	Resource Development
Lot Size	50.5293 Acres (2,201,056 square feet)
Water/Sewer	Public
Access	Honsinger Drive
Existing Land Use	Vacant
Associated Applications	SMP2019 0003

ALTERNATIVE ACTIONS:

1. **Amend:** amend the approval to require conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-3 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

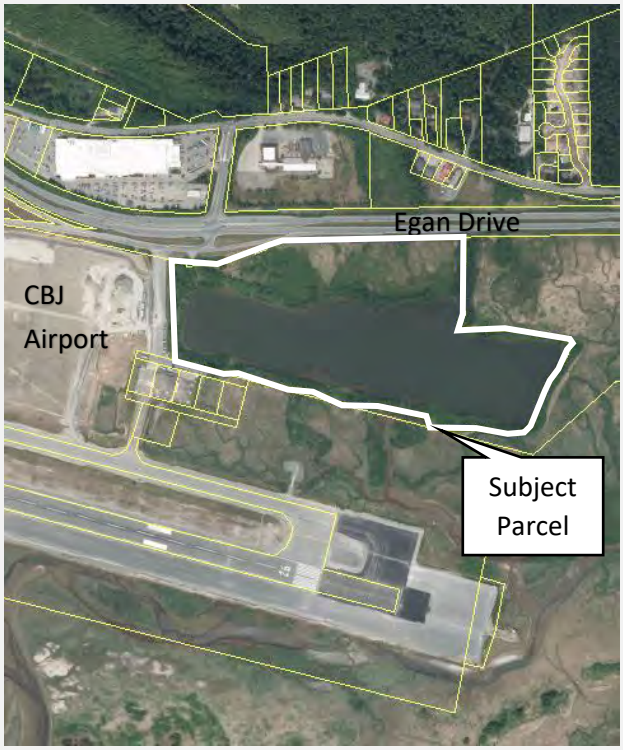
STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.15.402
  - 49.15.412
  - 49.80

The Commission shall hear and decide the case per *49.15.400(a) - Purpose and applicability.* *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per 49.15.402(a) *A major subdivision permit is required for subdivisions resulting in 14 or more lots.*

SITE FEATURES AND ZONING



SURROUNDING LAND USES / ZONING	
North	Egan Drive
South	CBJ Airport / Industrial
East	Vacant / Rural Reserve
West	CBJ Airport / Industrial

SITE FEATURES	
Anadromous	N/A
Flood Zone	Yes
Hazard	N/A
Hillside	N/A
Wetlands	Yes
Parking District	N/A
Historic District	N/A
Overlay Districts	N/A

BACKGROUND INFORMATION

Project Description – The Applicant requests a final plat approval for a phased major subdivision creating 14 lots and 1 large tract (15 lots total). This approval is for the Honsinger Pond Subdivision, Phase I.

Background – The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
AME2016 0007	In 2017, a portion of the subject parcel was conditionally approved for a rezone from the Rural Reserve to the Industrial zoning district. Conditional approval was granted that required the property owner to obtain and develop legal access to the parcel. Legal access has been obtained through land designated an Alaska Department of Transportation & Public Facilities (ADOT&PF) right-of-way (ROW), as shown on the plat. The final plat approval designating Honsinger Drive as a public ROW satisfies the rezone condition.
SMP2019 0003	Preliminary plat approval was granted in February 2020.

ANALYSIS

Compliance with Title 49 – The final plat complies with CBJ 49.15.412, Final Plat Requirements. The proposed lots meet dimensional requirements listed in CBJ 49.25.400. Minor revisions were made to the final plat and staff finds the plat remains in general conformity with the preliminary plat. Minor revisions include:

- A CBJ right-of-way label was added to the portion of Honsinger Drive being accepted by CBJ;

- An ADOT&PF right-of-way label was added to the portion of Honsinger Drive on land owned by Alaska Department of Natural Resources and maintained by ADOT&PF.
- A signature block was added for ADOT&PF to approve the access and the right-of-way.
- Plat Note #11 was amended to state that access to the subdivision is through Honsinger Drive in an ADOT&PF right-of-way. Access directly onto Egan drive is still prohibited.

Preliminary Plat Conditions of Approval –

Condition	Status	Summary
Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.	☒Met ☐Unmet ☐On-going	Lighting is included in approved construction drawings (Attachment D).
Prior to final plat approval, certification from the CBJ Treasurer is required demonstrating that all real property taxes and special assessments levied against the property for the year of recording have been paid.	☒Met ☐Unmet ☐On-going	The taxes for 2020 have been paid. The Certificate of Taxes Paid can be found in Attachment E.
Prior to final plat approval, the applicant shall submit a complete set of construction plans for all required improvements to the CBJ Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.	☒Met ☐Unmet ☐On-going	Construction drawings for the required improvements have been approved by CBJ Engineering and Public Works (Attachment D).
Prior to final plat approval, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.	☒Met ☐Unmet ☐On-going	The applicant has submitted a construction estimate (Attachment F) that has been approved by CBJ Engineering and Public Works. The applicant has also submitted a corporate surety bond that covers the cost of the improvement (Attachment G).
Prior to final plat approval, the Memorandum of Agreement for the USS 3800 Accretions, which demonstrates that publically maintained access is provided to the subject property, shall be signed by all applicable parties and a fully executed copy must be provided to the Community Development Department.	☒Met ☐Unmet ☐On-going	The ADOT&PF is accepting the ROW by signing the plat for access/ROW approval. A memorandum of agreement is no longer required. Staff has deemed this method a suitable alternative to the MOA, satisfying the requirements of rezone and the preliminary plat approval.
Prior to final plat approval, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaska licensed engineer in accordance with CBJ 49.35.510.	☒Met ☐Unmet ☐On-going	Approved construction drawings include grading and drainage (Attachment D). The final grading and drainage plan has been reviewed and accepted by CBJ Engineering and Public Works (Attachment D).
The developer shall utilize Best Management Practices to treat or reduce	☐Met ☐Unmet	On-going

Condition	Status	Summary
any harmful particulates that may arise from the development.	☒On-going	
The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.	☐Met ☐Unmet ☒On-going	On-going

AGENCY REVIEW

No agency review comments have been received at the time of writing this staff report. CBJ Engineering and Public Works, the CBJ GIS Analyst, Capital City Fire & Rescue, and the ADOT&PF have endorsed the final plat for recording.

PUBLIC COMMENTS

At time of writing this staff report, no public comments have been received.

FINDINGS

Final plat approval criteria – Per CBJ 49.15.402(f)(3), the Director makes the following findings:

1. ***Has the applicant complied with any conditions or plat notes as required in the notice of decision approving the preliminary plat?***

   Analysis: The above table demonstrates that all preliminary plat conditions of approval are on-going or have been met.

   Finding: Yes. Staff finds that all conditions of preliminary plat approval have been met.

2. ***Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010?***

   Analysis: The applicant has begun construction on the required improvements and provided a corporate surety bond for the cost of the improvements.

   Finding: Yes. Staff finds that the applicant has provided a financial guarantee.

3. ***Does the final plat meet the standards set forth in CBJ 49.15.412 for final plats?***

   Analysis: No additional analysis required.

   Finding: Yes. Staff finds that the final plat complies with CBJ 49.15.415 Final Plat Standards.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The notice of decision would allow the final plat approval for a phased major subdivision creating 14 lots and 1 large tract (15 lots total).

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice
Attachment C	SMP2019 0003 Preliminary Plat Notice of Decision and Staff Report
Attachment D	Construction Drawings
Attachment E	Certificate of Taxes Paid
Attachment F	Construction Estimate
Attachment G	Financial Guarantee
Attachment H	Final Plat and Closure Report

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
Yandukin Drive

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
USS 1568 B1

Parcel Number(s)
5B1401020071

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner Bicknell, Inc.	Contact Person David Blommer
Mailing Address P.O. Box 33517	Phone Number(s) 907-789-5727
E-mail Address dblommer@bicknellinc.com	

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — 5/15 2020 Date

X _____ Landowner/Lessee Signature — _____ Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant SAME Roscoe G Bicknell II	Contact Person SAME
Mailing Address SAME	Phone Number(s)
E-mail Address SAME	

X _____ Applicant's Signature — 5/15/2020 Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

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.

Intake Initials	
LEC	
Case Number	Date Received
SMF 20200002	5/20/2020

SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

See subdivision hand-outs 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.

To be completed by Applicant

PROJECT SUMMARY

A subdivision of Tract B1 within U.S. Survey 1568 into Honsinger Pond Subdivision Phase 1 comprised of 15 lots.

Number of Existing Parcels 1 Total Land Area 50.53 acres Number of Resulting Parcels 15

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

NO YES Case Number MIP2018-0007

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT (changing or creating 13 or fewer lots)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
Preliminary Plat (MIP)	Preliminary Plat (SMP)
Final Plat (MIF)	Final Plat (SMF)
Panhandle Subdivision	Preliminary Development Plan – PUD (PDP)
Accretion Survey	Final Development Plan – PUD (PDF) Preliminary
Boundary Adjustment	Development Plan – ARS (ARP) Final
Lot Consolidation (SLC)	Development Plan – ARS (ARF)
Bungalow Lot Subdivision	Bungalow Lot Subdivision
Common Wall/Zero Lot Subdivision	Common Wall/Zero Lot Subdivision
Other _____	Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☑ **Pre-application conference notes and Planning Commission NOD**
- ☑ **Narrative including:**
  - ☑ Legal description(s) of property to be subdivided
  - ☑ Existing structures on the land
  - ☑ Zoning district
  - ☑ Density
  - ☑ Access
  - ☑ Current and proposed use of any structures
  - ☑ Utilities available
  - ☑ Unique characteristics of the land or structure(s)
- ☑ ~~**Preliminary Plat checklist**~~ **Final Plat Checklist**

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	$_____			
Admin. of Guarantee	$_____			
Adjustment	$_____			
Total Fee	$_____			

Final plat fees:
$70.00 per lot
$50.00 public notice sign fee
$100.00 sign deposit.

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
SMF 20200002	5/20/20 LEC

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Bicknell Major Subdivision next to airport runway.

Case Number: PAC20190019

Applicant: David Blommer

Property Owner: Bicknell INC

Property Address: Yandukin Drive

Parcel Code Number: 5B1401020071

Site Size: 2,201,056 Square Feet

Zoning: Multiple zones on lot.

Existing Land Use: Vacant

Conference Date:	1:30pm 03/20/2019
Report Issued:	3/26/2019

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
David Blommer	Applicant	Dblommer@bicknellinc.com
Allison Eddins Laurel Bruggeman	Planning	Allison.eddins@juneau.org Laurel.bruggeman@juneau.org
Autumn Sapp	General Engineering	Autumn.sapp@juneau.org
Jason Langen	Surveyor	Jasonlangen@pdceng.com
Eddie Quinto	Permit Specialist	Edward.quinto@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.

Planning Division:

1. **Zoning** – In 2017, the CBJ Assembly approved a re-zone for this property (Ordinance 2017-09(b)) to go from Rural Reserve to Industrial with the condition that prior to a zone change the property owner shall obtain and develop legal access from Maplesden Way or an alternate access approved by the CBJ Community Development Director. The applicant, Bicknell, Inc., has obtained a driveway permit from DOT to construct an access from Yandukin Way. After reviewing the DOT permit, the CDD Director has approved the access. The 24 lots subdivision is a major subdivision and the applicants are anticipating phased development. Major subdivision requirements in CBJ 49.15 will apply.
2. **Access –** DOT has approved a new driveway to the subject lot that will allow access directly from Yandukin Way. The driveway is approved to be 29 feet wide, to serve a total of 24 lots with a maximum of 135 vehicle trips per hour. Traffic counts will be based on the future uses of each lot.
3. **Wetlands** – A large portion of the subject lot is currently Honsinger Pond. The applicants have received a fill permit from the Army Corp of Engineers (ACOE) and a grading permit from CBJ (see below).

Building Division:

4. **Building** – N/A
5. **Outstanding Permits** – BLD20130252 – Grading permit to fill 150,000 cubic yards

General Engineering/Public Works:

6. **Engineering** –
    a. To adhere to 49.15.402 (C) (4) (E) we are requesting a submittal of a preliminary construction plan with typical section of the streets, pedestrian ways, and storm water management proposed. At the preliminary phase, these items do not need to be designed by an engineer.
    b. At the time of preliminary plat submittal, submit an erosion control report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.
    c. Construction plans to be submitted after the approval of the preliminary plat and before final plat submission. Construction plans must adhere to 49.35.140 and must be signed and stamped by Alaskan licensed engineers for each discipline. Construction plans for this layout of development does not need to include all phases of full buildout of development. For specific requirements, please refer to CBJ code by visiting: http://www.juneau.org/cddftp/ordinances.php and referencing chapter 49.35 – Public and Private Improvements.
    d. Prior to final plat, an Engineer's estimate for the installation of public improvements must be submitted. Once this is received, a performance bond amount will be determined and must be paid/posted prior to recording of the final plat. Further

discussion regarding the bond can take place once the project phasing is determined. For all options regarding the financial guarantee please refer to 49.55 – Financial Responsibility.

e. Dependent on the construction plan and schedule an inspection deposit will be required and a private inspector may be hired and managed by CBJ.

f. Street lighting is required and shall not exceed 250' between poles.

7. **Drainage** –

   a. Drainage report with the submittal of the preliminary plat does not need to be engineered. At time of construction plan submittals a drainage plan must be submitted and must be signed and stamped by an Alaskan licensed engineer.

   b. Preliminary plat requirements do need to be followed see 49.15.411 - Preliminary plat requirements for full listing. Please do note that topographic information shall be shown as outlined under 48.15.411, (6) – Topographic information.

8. **Utilities** – (water, power, sewer, etc.) –

   a. At time of preliminary plat, a draft plan for the proposed water and sewer lines shall be submitted showing existing installed utilities including line sizing and connection points with elevations.

   b. A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, article III.

Fire Marshal:

9. **Fire Items/Access** – No comment at this time, will re-evaluate if the plan changes.

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. Development Permit Application - http://www.juneau.org/cddftp/documents/DPA.pdf
2. Subdivision platting application - http://www.juneau.org/cddftp/documents/SubdivisionApplication.pdf
   a. To include all documents listed - http://www.juneau.org/cddftp/documents/SubdivisionPreliminaryPlatChecklisttoaccompanyapplication2018.pdf

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.

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. Major subdivision –
    a. Preliminary plat $110 per lot
    b. Final plat $70 per lot

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 to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT

May 14, 2020

City and Borough of Juneau
Community Development Department
155 S. Seward St.
Juneau, AK 99801

SUBJECT: PDC #19084JN
Project Narrative and Preliminary Plat NOD Condition Compliance for Honsinger Pond Subdivision Phase 1

To whom it may concern:

Project Narrative

PDC Engineers is submitting this project narrative on behalf of the developer Bicknell, Inc. The property to be subdivided is Tract B1 within U.S. Survey 1568. Currently there are no structures on the property. The property is split zoned with 23 acres of the parcel zoned as Industrial (I) and the remaining 27.53 acres zoned as Rural Reserve (RR). The proposed Honsinger Pond Subdivision Phase 1 will consist of 15 lots with a total of 50.53 acres providing an average lot size exceeding 3 acres, the minimum lot size will be 0.5 acres. The existing parcel has a driveway access directly onto Yandukin Drive. The proposed subdivision has been permitted (ADOT&PF Permit No. 28208) to construct an approach road within the ROW of the U.S. Survey 3800 accretions. This permit includes the removal of the existing driveway access. The proposed use of structures developed within the subdivision will meet the permissible uses as outlined for their zoning district. There are currently no public utilities available to this parcel. The proposed subdivision improvements would include the installation of water, wastewater, storm drainage, cable TV, telephone and power to each of the proposed lots. There is an existing pond covering a large portion of the original parcel. The pond has been permitted (USACE POA-2012-750-M1) to be dredged and subsequently filled to provide for additional land development.

Preliminary Plat NOD Condition Compliance

1. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.

   Response: lighting plan submitted with construction plan on 4/16/20 see electrical drawings sheets E203 to E206.

Anchorage | Fairbanks | Juneau | Palmer | Soldotna
9109 Mendenhall Mall Road, Suite 4, Juneau, Alaska 99801
907.780.6060
www.PDCENG.com

2. Prior to final plat approval, certification from the CBJ Treasurer is required demonstrating that all real property taxes and special assessments levied against the property for the year of recording have been paid.

   Response: Bicknell, Inc. will pay the required property taxes once a date has been set for the final plat approval.

3. Prior to final plat approval, the applicant shall submit a complete set of construction plans for all required improvements to the CBJ Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

   Response: Construction plans submitted to CBJ on 4/16/20. CBJ has approved the plat review without the construction plan approval so that both reviews can occur concurrently.

4. Prior to final plat approval, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

   Response: Bicknell, Inc. will provide a bond for completion as required by CBJ.

5. Prior to final plat approval, the Memorandum of Agreement for the USS 3800 Accretions, which demonstrates that publicly maintained access is provided to the subject property, shall be signed by all applicable parties and a fully executed copy must be provided to the Community Development Department.

   Response: Bicknell, Inc. will provide a signed MOA before final plat.

6. Prior to final plat approval, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaska licensed engineer in accordance with CBJ 49.35.510.

   Response: Hydraulic design technical memorandum and drainage plan submitted to CBJ on 4/16/20.

7. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise form the development.

   Response: Bicknell, Inc. will utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development. Erosion and sediment control plan and details submitted to CBJ on 4/16/20 see civil drawings sheets C500 and C501.

8. The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.

   Response: Bicknell, Inc. will utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies. Erosion and sediment control plan and details submitted to CBJ on 4/16/20 see civil drawings sheets C500 and C501.

Should you have any questions or require any additional information, please do not hesitate to contact me at your convenience.

Sincerely,

J. Mark Pusich, PE
Principal | Civil/Structural Engineer
PDC Engineers

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: February 28, 2020
File No.: SMP2019 0003

Bicknell Inc.
ATTN: David Blommer
P.O. Box 33517
Juneau, AK 99803

Proposal:	Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).
Property Address:	Not Assigned
Legal Description:	USS 1568 Tract B1
Parcel Code No.:	5B1401020071
Hearing Date:	February 25, 2020

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 10, 2020, as amended at the hearing, and **APPROVED** the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following findings and conditions as amended:

Findings:

(A) Does the preliminary plat comply with CBJ 49.15.411?

Yes. Staff finds the preliminary plat received September 17, 2019 complies with CBJ 49.15.411.

(B) Can the applicable subdivision development standards of this title be met, or can reasonably be met with conditions?

Yes. Staff finds the applicable subdivision development standards of this title are met, or can reasonably be met with conditions**.**

(C) Will the proposed subdivision will provide building sites suitable for the zoning district?

Yes. Staff finds the proposed subdivision will provide building sites suitable for the zoning district.

(D) Are the proposed street names unique in the City and Borough of Juneau, or continuations of existing streets and otherwise acceptable?

Yes. Staff finds street names within the proposed subdivision are unique and are acceptable.

(E) Has the director of Engineering & Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

Yes. The proposed preliminary drainage plan is feasible according to CBJ Engineering and Public Works (Attachment I). The developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works prior to final plat approval. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

Yes. CBJ Engineering and Public Works has determined that the proposed street and sidewalk plan is acceptable (Attachment I). Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

Yes. CBJ Engineering & Public Works has determined that the proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49 (Attachment I).

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

Not Applicable.

Conditions:

1. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.
2. Prior to final plat approval, certification from the CBJ Treasurer is required demonstrating that all real property taxes and special assessments levied against the property for the year of recording have been paid.
3. Prior to final plat approval, the applicant shall submit a complete set of construction plans for all required improvements to the CBJ Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.
4. Prior to final plat approval, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
5. Prior to final plat approval, the Memorandum of Agreement for the USS 3800 Accretions, which demonstrates that publically maintained access is provided to the subject property, shall be signed by all applicable parties and a fully executed copy must be provided to the Community Development Department.
6. Prior to final plat approval, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaska licensed engineer in accordance with CBJ 49.35.510.
7. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
8. The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies

Attachment: February 10, 2020 memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding SMP2019 0003.

This Notice of Decision does not authorize any construction. 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 to 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, February 25, 2020.

Expiration Date: The permit will expire five (5) years after the effective date, or February 25, 2025, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: _____ _____

Laurel Christian, Planner
Community Development Department

Michael LeVine, Chair
Planning Commission

_____ 3/2/2020

Filed With Municipal Clerk

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

FINAL PLAT CHECK LIST

Name of Proposed Subdivision: Honsinger Pond Subdivision Phase 1

The following items must be included with the initial submittal of a Final Plat:

- [x] Application, filled out completely
- [ ] Application fee (see fee schedule)
- [x] Preliminary Plat Notice of Decision
- [x] Three (3) – 24" by 36" Copies
- [x] Project Narrative explaining compliance with Notice of Decision preliminary plat conditions
- [ ] Lot Closure Report if any change to lots
- [ ] Draft improvement guarantee, if applicable
- [ ] Proof of construction plan approval
- [ ] Certificates of approval for water and sanitary systems
- [x] Final Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.

Signature: _____ Date: 5/14/20

Print Name: Craig Ranson, PLS

GENERAL REQUIREMENTS

- [x] The final plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- [x] The final plat shall be submitted on 22 by 34 inch sheets.
- [x] The final plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- [x] The final plat shall be oriented with north toward the top of the sheet.
- [x] A vicinity map shall be located in the upper right-hand corner of the sheet
- [x] The vicinity map shall be oriented in the same direction as the plat
- [x] A suitable north arrow shall be shown for the plat and vicinity map
- [x] All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A final plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- [x] The proposed name of the subdivision
- [x] The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- [x] "City and Borough of Juneau, Alaska"
- [x] "State Recorder's Office at ~~Juneau~~" Anchorage
- [x] The date the plat was prepared and revised
- [x] The horizontal scale
- [x] The name and address of the owner of record
- [x] The name, address, and telephone number of the surveyor preparing the plat

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

FINAL PLAT CHECK LIST

Lot, block, and street information:

- ☒ The area of each lot
- ☒ The dimensions in feet and hundredths of a foot
- ☒ An identifying number and letter for lots and blocks
- ☒ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number CBJ review comment 8/16/19
- ☐ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☒ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
    - ☒ The minimum data shown for each curve shall be as follows:
        - ☒ Length
        - ☒ Central angle
        - ☒ Radius
        - ☒ Bearing and distance of long chord

Boundary lines:

- ☒ All boundary lines of the subdivision with bearings and distances described
- ☒ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☒ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☒ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☒ The monuments used to establish the basis of bearing
- ☒ Each monument found or set shall be identified on the plat by a symbol
- ☒ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☒ A legend showing the symbols for all the types of monuments
- ☐ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☒ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☒ Proposed rights-of-way, including their widths and proposed names
- ☒ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☒ The width, ownership, and use of all proposed easements
- ☒ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☒ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements

FINAL PLAT CHECK LIST

- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Multisheet plats:

- ☒ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
  - ☒ North arrow
  - ☒ Legend
  - ☒ Surveyor's seal and signature
  - ☒ Title block
  - ☒ Sheet _____ of _____
  - ☒ Scale
  - ☒ All plat notes
  - ☒ Vicinity map

ADDITIONAL MAPPING OR REPORTS- If required, the following additional mapping or reports shall be submitted:

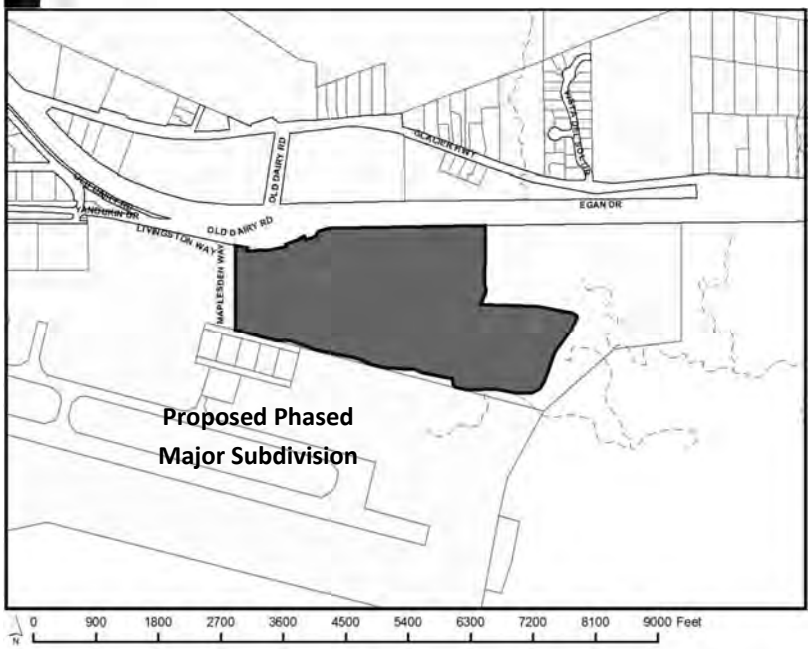
Shadow plats:

- ☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for final plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total) located on **Yandukin Drive.**

TIMELINE

Staff Report expected to be posted **Monday, July 20, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through 12 noon, August 21

Comments received during this period will be sent to the Planning Commission to read over the weekend in preparation for the hearing. The planner handling this case, Laurel Christian, will also read any written comments that are received. You may also contact her via the phone number listed below.

HEARING DATE & TIME: 7:00 pm, August 25, 2020

This virtual meeting will be by video and telephonic participation only. To join the webinar, visit http://juneau.zoom.us/j/91479438879. The Webinar ID is: 914 7943 8879. to join by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 and enter the Webinar ID.

August 26

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Case No.: SMP2019 0003; SMF2020 0002
Parcel No.: 5B1401020071
CBJ Parcel Viewer: http://epv.juneau.org

Printed July 31, 2020

Planning Commission
(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: February 28, 2020
File No.: SMP2019 0003

Bicknell Inc.
ATTN: David Blommer
P.O. Box 33517
Juneau, AK 99803

Proposal:	Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).
Property Address:	Not Assigned
Legal Description:	USS 1568 Tract B1
Parcel Code No.:	5B1401020071
Hearing Date:	February 25, 2020

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 10, 2020, as amended at the hearing, and **APPROVED** the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following findings and conditions as amended:

Findings:

(A) Does the preliminary plat comply with CBJ 49.15.411?

Yes. Staff finds the preliminary plat received September 17, 2019 complies with CBJ 49.15.411.

(B) Can the applicable subdivision development standards of this title be met, or can reasonably be met with conditions?

Yes. Staff finds the applicable subdivision development standards of this title are met, or can reasonably be met with conditions**.**

(C) Will the proposed subdivision will provide building sites suitable for the zoning district?

Yes. Staff finds the proposed subdivision will provide building sites suitable for the zoning district.

(D) Are the proposed street names unique in the City and Borough of Juneau, or continuations of existing streets and otherwise acceptable?

Yes. Staff finds street names within the proposed subdivision are unique and are acceptable.

(E) Has the director of Engineering & Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

Yes. The proposed preliminary drainage plan is feasible according to CBJ Engineering and Public Works (Attachment I). The developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works prior to final plat approval. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

Yes. CBJ Engineering and Public Works has determined that the proposed street and sidewalk plan is acceptable (Attachment I). Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

Yes. CBJ Engineering & Public Works has determined that the proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49 (Attachment I).

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

Not Applicable.

Conditions:

1. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.
2. Prior to final plat approval, certification from the CBJ Treasurer is required demonstrating that all real property taxes and special assessments levied against the property for the year of recording have been paid.
3. Prior to final plat approval, the applicant shall submit a complete set of construction plans for all required improvements to the CBJ Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.
4. Prior to final plat approval, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
5. Prior to final plat approval, the Memorandum of Agreement for the USS 3800 Accretions, which demonstrates that publically maintained access is provided to the subject property, shall be signed by all applicable parties and a fully executed copy must be provided to the Community Development Department.
6. Prior to final plat approval, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaska licensed engineer in accordance with CBJ 49.35.510.
7. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
8. The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies

Attachment: February 10, 2020 memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding SMP2019 0003.

This Notice of Decision does not authorize any construction. 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 to 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, February 25, 2020.

Expiration Date: The permit will expire five (5) years after the effective date, or February 25, 2025, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: _____

Laurel Christian, Planner
Community Development Department

_____

Michael LeVine, Chair
Planning Commission

_____

Filed With Municipal Clerk

3/2/2020

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: February 10, 2020

TO: Planning Commission

FROM: Laurel Christian, Planner I
Community Development Department

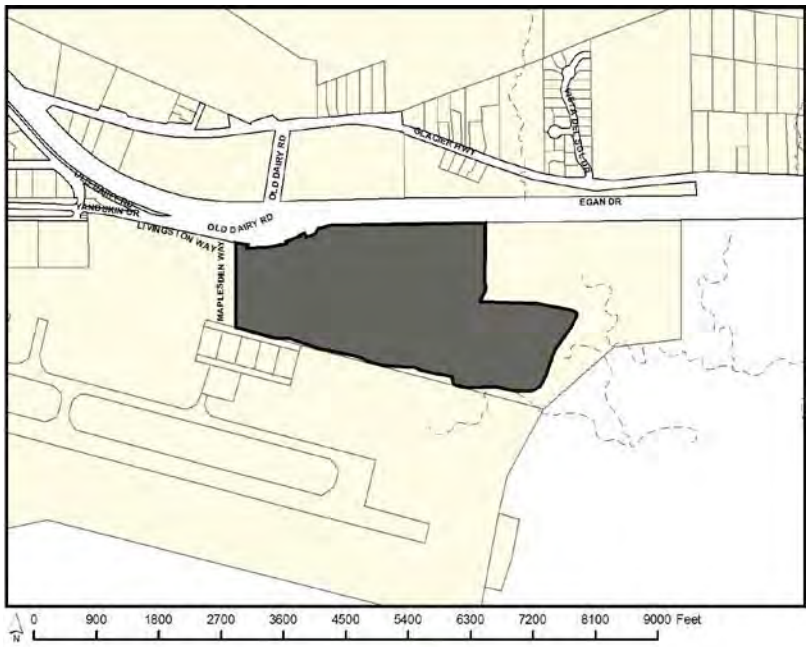
FILE NO.: SMP2019 0003

PROPOSAL: Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

GENERAL INFORMATION

Applicant:	Bicknell Inc.
Property Owner:	Bicknell Inc.
Legal Description:	USS 1568 Tract B1
Parcel Code No.:	5B1401020071
Site Size:	50.5293 Acres (2,201,056 sq. ft.)
Comprehensive Plan Future Land Use Designation:	Resource Development (RD)
Zoning:	Rural Reserve and Industrial (when rezone condition is met)
Utilities:	Public Water & Sewer
Access:	Yandukin Drive
Existing Land Use:	Vacant
Surrounding Land Use:	North – Egan Drive South – CBJ Airport (Industrial Zoning) East – Rural Reserve West – CBJ Airport (Industrial Zoning)

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Preliminary Plat
Attachment C – ACOE Permit
Attachment D – Zoning Map and Comprehensive Plan Future Land Use Designation Map
Attachment E – Preliminary Drainage Plan and Erosion Control Report
Attachment F – DOT&PF ROW Permit
Attachment G – Preliminary Construction Drawings
Attachment H – Wetlands Delineation Drawing
Attachment I – Agency Comments

BACKGROUND

The applicant requests preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 parcels total). This approval would be for Phase 1 of the proposed major subdivision. The entire subdivision will create 30 parcels over 3 phases. The application can be found in Attachment A and the preliminary plat can be found in Attachment B.

Since 1966, four (4) conditional use permits have been issued to allow sand and gravel extraction operations on the subject parcel, which created the large pond that exists today (USE-CU66-04; USE-CU85-33; USE97-00023; USE2007-00013). In 2013, CBJ issued a grading permit to fill a portion

of the existing site (BLD20130252). This grading permit included filling a portion of the existing pond. An Army Corps of Engineers (ACOE) permit was issued in 2018 to dredge the existing pond and use that material to fill wetlands north of the existing pond and south of Egan Drive, for the development of industrial lots (Attachment C).

In 2017, a portion of the subject parcel was approved to be rezoned from the Rural Reserve to the Industrial zoning district (AME20160007) with the following condition:

> *Prior to a zone change from Rural Reserve to Industrial, the property owner shall obtain and develop legal access to the subject parcel from Maplesden Way or an alternative access approved by the CBJ Community Development Department Director, in conformance with CBJ Code 49.15.424 (Ordinance 2017-09(b)).*

Access to the subdivision has been granted through an Alaska Department of Transportation and Public Facilities Right-of-Way Permit, which will be discussed later in this report. A zoning map, which shows the area affected by the rezone, can be found in Attachment D. Phase 1 of the proposed major subdivision, is completely within the Industrial zoning district. Future phases will include Industrial and Rural Reserve zoning.

ANALYSIS

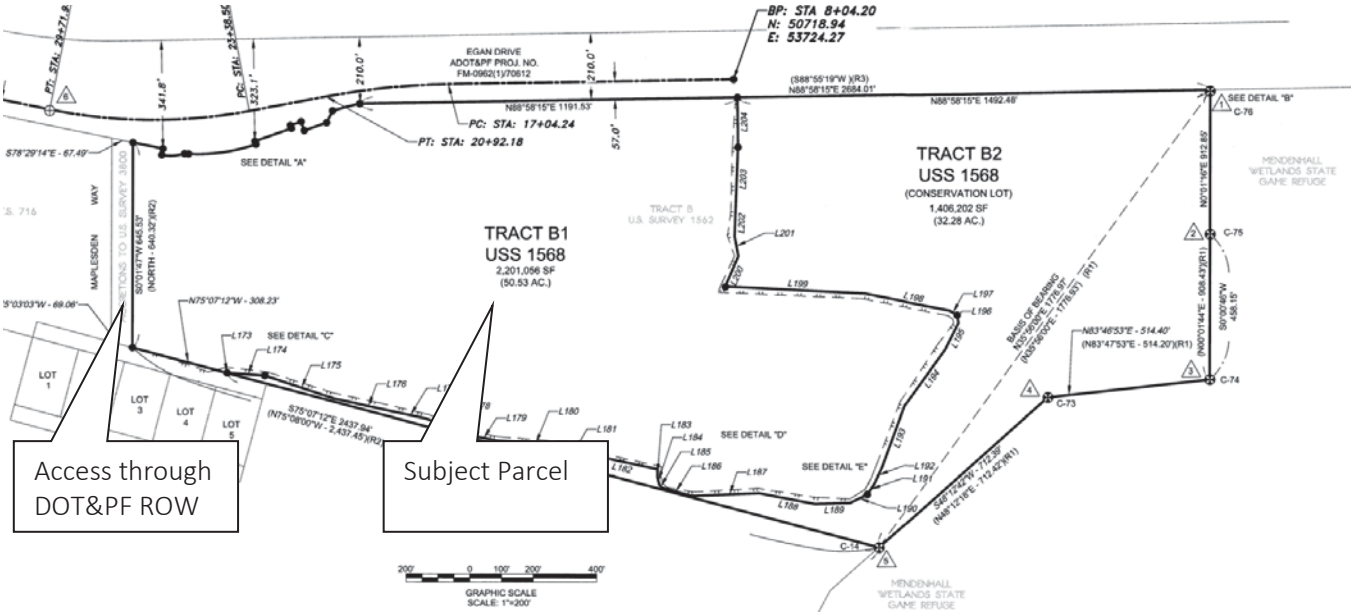
Zoning – CBJ 49.25.400 Dimensional Standards for the Rural Reserve and Industrial zoning districts are summarized in the following table:

Standard		Rural Reserve	Industrial
Minimum Lot Size		36,000 sq. ft.	2,000 sq. ft.
Minimum Lot Width		150’	20’
Minimum Lot Depth		150’	60’
Minimum Setbacks **			
	Front Yard	25’	10’
	Rear Yard	25’	10’
	Side Yard	15’	0’
	Street Side Yard	17’	10’
Maximum Height Permissible Uses		45’	None

** CBJ 49.25.400 Note 3. *Where one district abuts another the greater of the two setbacks is required for both uses on the common property line*. This note would apply to all common property lines between the Rural Reserve and Industrial zoning districts.

The lots created through Phase 1 of the proposed subdivision will meet the Industrial zoning district standards. Future phases will be required to meet the Rural Reserve and/or the Industrial zoning district standards. The sketch plat shows this can feasibly be done.

Access – Access will be provided to the subdivision through an Alaska Department of Transportation and Public Facilities (DOT&PF) right-of-way (ROW). A ROW permit has been granted by DOT&PF to the applicant for the construction of an approach road (Attachment F). This access is within the "Accretions to US Survey 3800" as shown on the below image. US Survey 3800 was an original survey for Glacier Highway; because the land was accreted to that survey, it became ROW.



According to CBJ 49.35.250(a): *The department shall designate one right-of-way as principal access to the entire subdivision. Such access, if not already accepted for public maintenance, it shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the subdivider to pay the cost of the right-of-way improvements.* The developer will construct Honsinger Drive within the DOT&PF ROW and within the subdivision to satisfy this requirement. Honsinger Drive within the DOT&PF ROW shall be constructed to standards for public acceptance and maintenance by CBJ. Preliminary construction drawings can be found in Attachment G.

Once the road within the DOT&PF ROW is constructed, DOT&PF will quitclaim deed the land to CBJ. The ROW will then be accepted and maintained by CBJ. The CBJ, DOT&PF, and the applicant are working on a Memorandum of Agreement (MOA) to accomplish this. This MOA shall be signed prior to final plat approval; this is a recommended condition of approval. The intent of this memorandum is to ensure publically maintained access is provided to the proposed subdivision.

Access within the subdivision will be provided through Honsinger Drive, a 60' ROW, which will be constructed to CBJ standards for maintenance and acceptance. As shown in the preliminary construction drawings, the roadway is proposed to have a 25-foot paved travel way with curb and gutter on one side and a 5-foot-wide sidewalk on one side of the street (Attachment G). These

construction standards are consistent with the CBJ 49.35.240 Table of Roadway Construction Standards for a roadway experiencing 212 to 499 average daily trips. Streetlights will be required at all intersections. Final construction plans will be submitted after preliminary plat approval and approved by the Community Development Department and Engineering & Public Works Department; this has been added as a recommended condition of approval.

CBJ Engineering and Public Works has reviewed the request to place sidewalks on one side of the street and approved the request in accordance with CBJ 49.35.130(b) per the following:

> *The applicant has requested to place sidewalks on one side of the street for this development, rather than two. Because there are many uses allowed in the Industrial zoning district, the ADTs that could be generated by this subdivision vary greatly. The safest approach to the 49.35.240 Table of Roadway Construction standards would be to require road construction standards for the highest buildable standards, however; this does not seem practical in this case. The potential for these streets to be extended outside of this subdivision is limited by the Mendenhall Wetlands and the Airport as neighbors to the parcel. Additionally, much of this subdivision actually is zoned Rural Reserve rather than Industrial. (Attachment X)*

Similarly zoned industrial areas such as Anka Street, Industrial Boulevard, and Sherwood Lane are constructed to various standards. Some portions of Anka Street have sidewalks on both sides of the street while some portions have no sidewalk. Industrial Boulevard was recently reconstructed and has sidewalks on one side of the street. Sherwood Lane has no sidewalks. It is not likely that Honsinger Drive would ever become a through street, due to it being surrounded by the Juneau International Airport and the Mendenhall Wetlands State Game Refuge; traffic generation is constrained.

Some lots created through this subdivision will have frontage on Honsinger Drive and on Egan Drive. This portion of Egan Drive is classified as an arterial by CBJ. CBJ 49.35.210(b) establishes standards for subdivisions which involve frontage on arterials. Specifically, this section prohibits access directly onto the arterial and requires access to be through an interior access or frontage road. The construction of Honsinger Drive within the subdivision satisfies this requirement. Additionally, a plat note has been added:

> ACCESS TO THIS SUBDIVISION IS THROUGH THE ACCRETIONS TO U.S. SURVEY 3800, AS PER ADOT&PF PERMIT No. 28208. NO LOTS CREATED THIS SUBDIVISION SHALL ACCESS DIRECTLY ONTO EGAN DRIVE *[sic]*.

<u>Traffic Analysis</u> – The future use of the lots created by this subdivision is not known at this time. There are many different uses allowed in the Industrial zoning districts; it is not possible for staff to project how many average daily trips will be generated by the proposed subdivision. Staff reviewed the International Traffic Engineers (ITE) Trip Generation Manual and found significant variability in

the ADTs generated by various uses that would be allowed in the Industrial zoning district. For example, the ITE Trip Generation Manual use General Heavy Industrial generates 6.75 ADTs per acre while General Light Industrial Generates 51.80 ADTs per acre. Most uses in the ITE Trip Generation Manual also include a trip generation estimation based on employees within the facility or square footage of the building dedicated to the use. Because there is so much variability staff cannot estimate how many ADTs this subdivision would generate.

At this time, staff does not recommend requiring a Traffic Impact Analysis (TIA) due to the variability in the uses allowed and the trips generated from those uses. The Alaska Department of Transportation and Public Facilities (DOT&PF) also stated that "at this point in the process, it isn't possible for us to determine whether a TIA will be required" (Attachment X). ADTs within the subdivision will be monitored by CBJ and DOT&PF when specific uses are proposed for each parcel.

Non-motorized Access – Per CBJ 49.35.610(b) the developer is required to install sidewalks in any commercial subdivision within the urban service boundary or in all streets furnished with curbs and gutters. The minimum width of the sidewalk is 5 feet. Pedestrian access to the subdivision is provided by the developer installing sidewalks on one side of the street, as shown in the preliminary construction drawings (Attachment G).

Street Lighting – CBJ Engineering & Public Works Standard Detail 118 requires street lighting at all intersections with spacing between lights, not to exceed 250 feet. This is reviewed as part of the construction drawings, after preliminary plat approval.

Drainage – A Drainage Report and an Erosion Control Report were submitted as part of the application for the proposed subdivision (Attachment E). These reports identify that Best Management Practices will be utilized within the project. CBJ Engineering & Public Works has reviewed these reports and has determined that the preliminary drainage plan is acceptable (Attachment I). More detailed construction drawings are required prior to final plat approval. Three recommended conditions of approval have been added:

> The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
>
> The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.
>
> The developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works prior to final plat approval. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

Wetlands – The subject parcel contains wetlands. In 2018 the Army Corps of Engineers issued a permit to the applicant to dredge the existing pond and use the material to fill wetlands

(Attachment C). A wetlands delineation was completed in 2013 (Attachment H). The rezone of the subject parcel was reviewed by the Wetlands Review Board on October 20, 2016. The filling of the pond, and the use as industrial land was discussed at this meeting. The Board concluded that there was no need to make a motion on the proposal, noting that the Board would review specific developments in the future as needed. Staff did not take this application to the Wetlands Review Board for review, as no specific uses of the parcel have been identified. When specific uses are identified for the parcels, a Wetlands Review Board review may be required to ensure those uses are not negatively affecting neighboring wetlands.

A plat note has been added identifying wetlands existing on the parcel:

> WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Habitat – There are no known anadromous waterbodies on the subject parcel. There is an anadromous waterbody which runs north to south on an adjacent parcel to the east. Phase one of the proposed subdivision is not within the 50-foot anadromous waterbody buffer, future phases may be affected by the required 50-foot buffer.

The Mendenhall Wetlands State Game Refuge is in close proximity to the subject parcel. According to the Alaska Department of Fish and Game (ADF&G) in 2012, a study was completed which showed that the existing Honsinger Pond does not support salmon. The report did, however, document the use of Honsinger Pond by many species of birds, coyotes, and deer. Comments received from ADF&G cited erosion and run-off from the subdivision entering the wetlands as main concerns. They stated that the "the current plan of routing all runoff from the project into Honsinger Pond and installation of an oil/water separator at the pond's outlet into the Mendenhall wetlands addresses this concern for this phase of the development." For future phases of development comments from ADF&G should be requested. Comments received from ADF&G can be found in Attachment I.

Flood Hazard Zones – The subject parcel is within the Flood Zone AE with an elevation of 25 feet, according to the 2013 CBJ Adopted Flood Insurance Rate Maps (FIRM) panel 02110C1531D. A plat note has been added:

> PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110C1531D, DATED AUGUST 19, 2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.

AGENCY & PUBLIC COMMENT

Agency Comment – Staff requested comments from Capital City Fire & Rescue, CBJ Engineering & Public Works, the CBJ Airport, the Alaska Department of Transportation and Public Facilities, the Alaska Department of Fish and Game, the CBJ Building Code Official, AEL&P, and the Federal Aviation Administration. Comments received at time of writing this report are summarized below and can be found in Attachment I.

Capital City Fire & Rescue (CCFR) – There were no fire code issues at this time. The temporary cul-de-sac shown for Phase 1 meets fire code apparatus turn around requirements.

Engineering & Public Works – The preliminary drainage plan and the street and sidewalk plan are acceptable; the proposed improvements can feasibility be constructed in accordance with Title 49.

Juneau International Airport and Federal Aviation Administration (FAA) – Access to the subject parcel and compliance with FAA guidelines for the future development of the parcel are primary concerns. The Juneau International Airport and the FAA has stated that there may be future limitations on the use of the parcels due to its location adjacent to the airport, per FAA Land Use Compatibility. This will be reviewed when a specific use is proposed for the site. The Juneau International Airport and FAA should be invited to comment on all future use proposals for the site to ensure they can comply with FAA regulations to ensure safe, efficient use, and preservation of navigable airspace. The Airport had previously stated that the developer could not use Maplesden Drive, a private airport road, as access to the parcel. The applicant has received a ROW permit for access through a DOT&PF ROW, so there is no need for access through Airport property.

Alaska Department of Transportation and Public Facilities (DOT&PF) – No concerns with the proposed subdivision at this time. A DOT&PF ROW permit has been issued to provide access to the parcel. No Traffic Impact Analysis is required at this time by DOT&PF, as use of the area has not yet been determined.

Alaska Department of Fish and Game (ADF&G) – Comments are discussed in the Habitat section of this report.

CBJ Building Code Official – No issues at this time.

AEL&P – No objections to the proposed subdivision. Some comments have been provided for the applicant in planning for electrical facilities.

Public Comment – At time of writing this staff report, staff has received no public comments regarding the proposed subdivision.

FINDINGS

CBJ 49.15.402(4) Major Subdivisions states the Director shall prepare and submit a report to the Planning Commission noting any conditions of approval or plat notes recommended and addressing the following criteria:

(A) Does the preliminary plat comply with CBJ 49.15.411?

Yes. Staff finds the preliminary plat received September 17, 2019 complies with CBJ 49.15.411.

(B) Can the applicable subdivision development standards of this title be met, or can reasonably be met with conditions?

Yes. Staff finds the applicable subdivision development standards of this title are met, or can reasonably be met with conditions**.**

(C) Will the proposed subdivision will provide building sites suitable for the zoning district?

Yes. Staff finds the proposed subdivision will provide building sites suitable for the zoning district.

(D) Are the proposed street names unique in the City and Borough of Juneau, or continuations of existing streets and otherwise acceptable?

Yes. Staff finds street names within the proposed subdivision are unique and are acceptable.

(E) Has the director of Engineering & Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

Yes. The proposed preliminary drainage plan is feasible according to CBJ Engineering and Public Works (Attachment I). The developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works prior to final plat approval. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

Yes. CBJ Engineering and Public Works has determined that the proposed street and sidewalk plan is acceptable (Attachment I). Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

Yes. CBJ Engineering & Public Works has determined that the proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49 (Attachment I).

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

Not Applicable.

CBJ 49.15.402(5) Major Subdivisions states that, in issuing its notice of decision on a preliminary plat, the Commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the Preliminary Plat for Honsinger Pond Subdivision Phase 1. This approval would allow the applicant to submit for the Final Plat Application. The approval is subject to the following conditions:

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
2. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

3. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
4. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
5. The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.
6. The developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works prior to final plat approval. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
7. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.
8. Prior to final plat approval, the Memorandum of Agreement for the USS 3800 Accretions, which demonstrates that publically maintained access is provided to the subject property, shall be signed by all applicable parties and a fully executed copy must be provided to the Community Development Department.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
Tract B1, U.S. Survey 1568

PROPERTY LOCATION

Street Address: Yandukin Drive	City/Zip: Juneau 99801
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): Tract B1, U.S. Survey 1568	
Assessor's Parcel Number(s): 5B1401020071	

LANDOWNER/ LESSEE

Property Owner's Name: Bicknell, Inc.	Contact Person: David	Work Phone: 789-5727
Mailing Address: P.O. Box 33517	Home Phone:	Fax Number: 789-2644
E-mail Address: dblommer@bicknellinc.com	Other Contact Phone Number(s):	

LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date: July 1 2019

X _____ Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
Mailing Address	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	

X _____ Applicant's Signature — Date of Application: July 1 2019

---OFFICE USE ONLY BELOW THIS LINE---

STAFF APPROVALS

✓	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		7/12/19	SMP19-003
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

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

Comments:

Permit Intake Initials: BME

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

I:\FORMS\2010 Applications — Revised November 2009

SUBDIVISION OR PLATTING APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		SMP19-003	7/12/19

TO BE COMPLETED BY THE APPLICANT

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

(see submittal requirements on reverse)

MINOR SUBDIVISION
(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR SUBDIVISION
(changing or creating 14 or more lots)

- ☑ Preliminary Plat (SMP)
- ☐ Final Plat (SMF)
- ☐ Preliminary Development Plan - PUD (PDP)
- ☐ Final Development Plan – PUD (PDF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

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

LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:

Tract B1, U.S.Survey 1568

Number of Existing Parcels 1 Total Land Area 50.53 ac Number of Resulting Lots or Parcels 14

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS:

☐ NO ■ YES If Yes, provide the Case Number MIP20180007

EXISTING BUILDING(S) OR STRUCTURES ON THE LAND:

~~■ YES~~ ☑ NO

CURRENT USE OF LAND OR BUILDING(S):

Vacant

PROPOSED USE OF LAND OR BUILDING(S):

Industrial subdivision

UTILITIES AVAILABLE:

WATER: ■ Public ☐ On Site SEWER: ■ Public ☐ On Site

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

Adjacent to airport, very good location for industrial subdivision

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

SUBDIVISION/PLATTING FEES

	Fees	Check No.	Receipt	Date
Application Fees	$			
Admin. of Guarantee	$			
Adjustment	$			
Total Fee	$			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

PDC ENGINEERS

PLAN • DESIGN • CONSTRUCT

July 2, 2019

Community Development Department
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

Re: Honsinger Pond Subdivision, Tract B, U.S. Survey 1568
Preliminary Plat Submittal
PDC Project No. 19084JN

To Whom It May Concern:

On behalf of the developer, Bicknell Inc., PDC Engineers is submitting preliminary plat information for the development of Tract B, U.S. Survey 1568. A pre-application meeting for this subdivision was held on March 20, 2019 at CBJ offices to discuss this project. Bicknell, Inc. is currently filling the subject property under a CBJ grading permit to create approximately 30 Industrial/ Rural Reserve lots at future build out. This major subdivision is planned to be phased in three (3) phases. Phase I is to contain fourteen (14) industrial zoned lots and is what is being applied for at this time. All phasing is indicated with preliminary line work on the preliminary plat for future phase lots. The subdivision name is Honsinger Pond Subdivision and it includes three (3) phases with phase 1 being applied for at this time. Phase I contains 14 lots that are located on property that is zoned Industrial by CBJ. Public water and sanitary sewer systems will be extended this subdivision for serving the individual lots. Attached are the following documents for the preliminary plat submittal:

- CBJ Development Permit Application,
- CBJ Major Subdivision Application,
- Preliminary Plat Check List,
- Pre-application conference Report,
- Preliminary Subdivision Plat for Phase I (22"x34", 5 paper copies),
- Lot Closure Summary Reports for Phase I,
- Water and Sanitary Sewer Masterplan,
- Subdivision Grading Plan,
- Current FEMA FIRM map,
- ADOT&PF permit for access across Accretions to U.S. Survey 3800,
- Preliminary construction plans (including underground utilities and drainage plans)

Anchorage | Fairbanks | Juneau | Palmer | Soldotna
6205 Glacier Hwy., Juneau, Alaska 99801
907.780.6060
www.pdceng.com

Honsinger Pond Subdivision
Preliminary Plat Submittal
July 2, 2019

PDC ENGINEERS
PLAN · DESIGN · CONSTRUCT

- Check in the amount of $2,290.00 which includes $750.00 fee for Major Subdivision, Class III, per CBJ code section 49.85 and the Major Subdivision individual lot fee for preliminary plat of $110 per lot x ~~14~~ 5 lots = $1,540.00.

Should you have any questions regarding this preliminary plat submittal please do not hesitate to contact me at your convenience.

Sincerely,

PDC Engineers, Juneau Office

Jason Langen, PLS

Jason Langen, PLS
Juneau Land Survey Manager
jasonlangen@pdceng.com

Attachments

P:\2019\19084JN-Bcknll_Honsngr\1Corrspnd\Agency_CBJ\Honsinger Pond Subdivision Preliminary Plat Submittal 7-2-19.docx

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Bicknell Major Subdivision next to airport runway.

Case Number: PAC20190019

Applicant: David Blommer

Property Owner: Bicknell INC

Property Address: Yandukin Drive

Parcel Code Number: 5B1401020071

Site Size: 2,201,056 Square Feet

Zoning: Multiple zones on lot.

Existing Land Use: Vacant

Conference Date:	1:30pm 03/20/2019
Report Issued:	3/26/2019

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
David Blommer	Applicant	Dblommer@bicknellinc.com
Allison Eddins Laurel Bruggeman	Planning	Allison.eddins@juneau.org Laurel.bruggeman@juneau.org
Autumn Sapp	General Engineering	Autumn.sapp@juneau.org
Jason Langen	Surveyor	Jasonlangen@pdceng.com
Eddie Quinto	Permit Specialist	Edward.quinto@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.

Planning Division:

1. **Zoning –** In 2017, the CBJ Assembly approved a re-zone for this property (Ordinance 2017-09(b)) to go from Rural Reserve to Industrial with the condition that prior to a zone change the property owner shall obtain and develop legal access from Maplesden Way or an alternate access approved by the CBJ Community Development Director. The applicant, Bicknell, Inc., has obtained a driveway permit from DOT to construct an access from Yandukin Way. After reviewing the DOT permit, the CDD Director has approved the access. The 24 lots subdivision is a major subdivision and the applicants are anticipating phased development. Major subdivision requirements in CBJ 49.15 will apply.
2. **Access –** DOT has approved a new driveway to the subject lot that will allow access directly from Yandukin Way. The driveway is approved to be 29 feet wide, to serve a total of 24 lots with a maximum of 135 vehicle trips per hour. Traffic counts will be based on the future uses of each lot.
3. **Wetlands** – A large portion of the subject lot is currently Honsinger Pond. The applicants have received a fill permit from the Army Corp of Engineers (ACOE) and a grading permit from CBJ (see below).

Building Division:

4. **Building** – N/A
5. **Outstanding Permits** – BLD20130252 – Grading permit to fill 150,000 cubic yards

General Engineering/Public Works:

6. **Engineering –**
   a. To adhere to 49.15.402 (C) (4) (E) we are requesting a submittal of a preliminary construction plan with typical section of the streets, pedestrian ways, and storm water management proposed. At the preliminary phase, these items do not need to be designed by an engineer.
   b. At the time of preliminary plat submittal, submit an erosion control report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.
   c. Construction plans to be submitted after the approval of the preliminary plat and before final plat submission. Construction plans must adhere to 49.35.140 and must be signed and stamped by Alaskan licensed engineers for each discipline. Construction plans for this layout of development does not need to include all phases of full buildout of development. For specific requirements, please refer to CBJ code by visiting: http://www.juneau.org/cddftp/ordinances.php and referencing chapter 49.35 – Public and Private Improvements.
   d. Prior to final plat, an Engineer's estimate for the installation of public improvements must be submitted. Once this is received, a performance bond amount will be determined and must be paid/posted prior to recording of the final plat. Further

discussion regarding the bond can take place once the project phasing is determined. For all options regarding the financial guarantee please refer to 49.55 – Financial Responsibility.

e. Dependent on the construction plan and schedule an inspection deposit will be required and a private inspector may be hired and managed by CBJ.

f. Street lighting is required and shall not exceed 250' between poles.

7. **Drainage** –

   a. Drainage report with the submittal of the preliminary plat does not need to be engineered. At time of construction plan submittals a drainage plan must be submitted and must be signed and stamped by an Alaskan licensed engineer.

   b. Preliminary plat requirements do need to be followed see 49.15.411 - Preliminary plat requirements for full listing. Please do note that topographic information shall be shown as outlined under 48.15.411, (6) – Topographic information.

8. **Utilities** – (water, power, sewer, etc.) –

   a. At time of preliminary plat, a draft plan for the proposed water and sewer lines shall be submitted showing existing installed utilities including line sizing and connection points with elevations.

   b. A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, article III.

Fire Marshal:

9. **Fire Items/Access –** No comment at this time, will re-evaluate if the plan changes.

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. Development Permit Application - http://www.juneau.org/cddftp/documents/DPA.pdf
2. Subdivision platting application - http://www.juneau.org/cddftp/documents/SubdivisionApplication.pdf
   a. To include all documents listed - http://www.juneau.org/cddftp/documents/SubdivisionPreliminaryPlatChecklisttoaccompanyapplication2018.pdf

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.

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. Major subdivision –
    a. Preliminary plat $110 per lot
    b. Final plat $70 per lot

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 to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

$1650
+
$100 sign depo
$50 sign fee

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PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Honsinger Pond Subdivision, Phase I

The following items must be included with the initial submittal of a Preliminary Plat:

- ☑ Application, filled out completely
- ☑ Application fee (see fee schedule)
- ☑ Project Narrative
- ☑ Five (5) – 22" by 34" Copies
- ☑ Pre-application Conference Report
- ☑ Lot Closure Report
- ☐ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☑ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.

Signature — Date: 7/1/2019

Jason Langen, PLS

Print Name

GENERAL REQUIREMENTS

- ☑ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☑ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☑ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☑ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☑ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☑ The vicinity map shall be oriented in the same direction as the plat
- ☑ A suitable north arrow shall be shown for the plat and vicinity map
- ☑ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☑ The proposed name of the subdivision
- ☑ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☑ "City and Borough of Juneau, Alaska"
- ☑ "State Recorder's Office at Juneau" Changed to Anchorage, due to JNU DNR office closure
- ☑ The date the preliminary plat was prepared and revised
- ☑ The horizontal scale
- ☑ The name and address of the owner of record
- ☑ The name, address, and telephone number of the surveyor preparing the preliminary plat

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PRELIMINARY PLAT CHECK LIST

Lot, block, and street information:

- ☑ The area of each lot
- ☑ The dimensions in feet and hundredths of a foot
- ☑ An identifying number and letter for lots and blocks
- ☑ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☑ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☑ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
  - ☑ The minimum data shown for each curve shall be as follows:
    - ☑ Length
    - ☑ Central angle
    - ☑ Radius
    - ☑ Bearing and distance of long chord
  - ☑ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☑ All boundary lines of the subdivision with bearings and distances described
- ☑ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☑ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☑ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☑ The monuments used to establish the basis of bearing
- ☑ Each monument found or set shall be identified on the plat by a symbol
- ☑ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☑ A legend showing the symbols for all the types of monuments
- ☐ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☑ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☑ Proposed rights-of-way, including their widths and proposed names
- ☑ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☑ The width, ownership, and use of all proposed easements

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PRELIMINARY PLAT CHECK LIST

- ☑ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☐ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☑ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☑ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☐ For slopes greater than ten percent, show five foot contour lines
- ☑ Every fifth elevation contour shall be distinctive and clearly labeled
- ☑ Dashed lines shall represent existing contours
- ☑ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☐ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
  - ☐ Pad elevations and drainage patterns for each lot
  - ☐ Tops and toes of all manufactured slopes, including daylight lines
  - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☑ Existing sewer and water mains within the tract with pipe sizes and grades
- ☑ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☑ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
  - ☑ North arrow
  - ☑ Legend
  - ☑ Surveyor's seal and signature
  - ☑ Title block
  - ☑ Sheet _____ of _____
  - ☑ Scale
  - ☑ All plat notes
  - ☑ Vicinity map

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PRELIMINARY PLAT CHECK LIST

ADDITIONAL MAPPING OR REPORTS- If required, the following additional mapping or reports shall be submitted:

Hazard and Special Habitat Areas:

- ☑ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
  - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
  - ☐ The location and size of drain fields for each lot
  - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
  - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
  - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
  - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
  - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
  - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
  - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
  - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used
  - ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III

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PRELIMINARY PLAT CHECK LIST

☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

☐ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

☑ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Parcel Name: BLOCK A - LOT 1
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,072.3697'

Segment# 1: Line
Course: N89°58'13"W
Length: 306.15'
North: 52,072.5283'
East: 52,736.6631'

Segment# 2: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: N44° 58' 13.09"W
Course In: N0° 01' 46.90"E
Course Out: N89° 58' 13.09"W
RP North: 52,097.5283'
East: 52,736.6761'
End North: 52,097.5413'
East: 52,711.6761'

Segment# 3: Line
Course: N0°01'47"E
Length: 246.86'
North: 52,344.3983'
East: 52,711.8040'

Segment# 4: Line
Course: S78°29'14"E
Length: 97.42'
North: 52,324.9551'
East: 52,807.2610'

Segment# 5: Line
Course: S11°26'14"W
Length: 20'
North: 52,305.3503'
East: 52,803.2948'

Segment# 6: Curve
Length: 72.674'
Radius: 142.000'
Delta: 29°19'24"
Tangent: 37.151'
Chord: 71.883'
Course: N86° 46' 42.41"E
Course In: N11° 26' 24.40"E
Course Out: S17° 52' 59.58"E
RP North: 52,444.5291'
East: 52,831.4595'
End North: 52,309.3900'
East: 52,875.0646'

Segment# 7: Line
Course: S86°19'48"E
Length: 12.6'

Parcel Map Check Report

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Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,308.5833'

East: 52,887.6408'

Segment# 8: Curve
Length: 156.462'
Delta: 16°21'8"
Chord: 155.931'
Course In: N3° 01' 48.71"E
RP North: 52,856.0368'
End North: 52,322.5691'

Radius: 548.220'
Tangent: 78.766'
Course: N84° 51' 14.81"E
Course Out: S13° 19' 19.09"E
East: 52,916.6209'
East: 53,042.9433'

Segment# 9: Line
Course: S0°01'47"W
North: 52,072.3701'

Length: 250.2'
East: 53,042.8137'

Perimeter: 1,201.633'
Error Closure: 0.0006
Error North : 0.00042

Area: 80,726.41Sq.Ft.
Course: N44° 27' 07.15"W
East: -0.00041

1.85 ac.

Precision 1: 2,002,723.333

Parcel Name: BLOCK A - LOT 10
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,059.9312'

East:53,522.1353'

Segment# 1: Line
Course: N1°01'45"W
North: 52,234.7100'

Length: 174.81'
East: 53,518.9953'

Segment# 2: Line
Course: N88°58'15"E
North: 52,236.9479'

Length: 124.59'
East: 53,643.5652'

Segment# 3: Line
Course: S1°01'45"E
North: 52,062.1691'

Length: 174.81'
East: 53,646.7052'

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Date: 7/1/2019 4:18:47 PM

Prepared by:
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6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Segment# 4: Line
Course: S88°58'15"W
Length: 124.59'
North: 52,059.9312'
East: 53,522.1353'

Perimeter: 598.794'
Area: 21,779.21Sq.Ft.
0.5 ac.
Error Closure: 0.0000
Course: N0° 00' 00.00"E
Error North : 0.00000
East: 0.00000

Precision 1: 598,794,000.000

Parcel Name: BLOCK A - LOT 11
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,033.4349'
East:53,394.3153'

Segment# 1: Line
Course: N1°01'45"W
Length: 151.1'
North: 52,184.5085'
East: 53,391.6012'

Segment# 2: Line
Course: N58°49'38"E
Length: 46.99'
North: 52,208.8320'
East: 53,431.8072'

Segment# 3: Curve
Length: 92.065'
Radius: 170.271'
Delta: 30°58'47"
Tangent: 47.188'
Chord: 90.947'
Course: N73° 28' 08.08"E
Course In: S32° 01' 15.15"E
Course Out: N1° 02' 28.68"W
RP North: 52,064.4669'
East: 53,522.0897'
End North: 52,234.7098'
East: 53,518.9953'

Segment# 4: Line
Course: S1°01'45"E
Length: 174.81'
North: 52,059.9310'
East: 53,522.1353'

Segment# 5: Line
Course: S78°17'20"W
Length: 130.54'

Parcel Map Check Report

Client:
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P.O. Box 33517
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,033.4348'

East: 53,394.3157'

Perimeter: 595.499'
Error Closure: 0.0004
Error North : -0.00013

Area: 21,819.31Sq.Ft.
Course: S70° 29' 59.99"E
East: 0.00036

0.5 ac.

Precision 1: 1,488,745.000

Parcel Name: BLOCK A - LOT 12
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:51,993.6193'

East:53,202.2422'

Segment# 1: Line
Course: N1°01'45"W
North: 52,069.1312'

Length: 75.52'
East: 53,200.8856'

Segment# 2: Line
Course: N58°49'38"E
North: 52,184.5087'

Length: 222.9'
East: 53,391.6012'

Segment# 3: Line
Course: S1°01'45"E
North: 52,033.4351'

Length: 151.1'
East: 53,394.3153'

Segment# 4: Line
Course: S78°17'20"W
North: 51,993.6196'

Length: 196.16'
East: 53,202.2426'

Perimeter: 645.679'
Error Closure: 0.0005
Error North : 0.00028

Area: 21,841.56Sq.Ft.
Course: N56° 47' 11.27"E
East: 0.00042

0.5 ac.

Precision 1: 1,291,356.000

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Parcel Name: BLOCK A - LOT 13
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:51,993.6193' East:53,202.2422'

Segment# 1: Line
Course: S1°01'45"E Length: 153.48'
North: 51,840.1631' East: 53,204.9991'

Segment# 2: Line
Course: N74°10'40"W Length: 223.65'
North: 51,901.1404' East: 52,989.8264'

Segment# 3: Curve
Length: 32.366' Radius: 25.000'
Delta: 74°10'40" Tangent: 18.900'
Chord: 30.153' Course: N37° 05' 20.25"W
Course In: N15° 49' 19.51"E Course Out: N90° 00' 00.00"W
RP North: 51,925.1933' East: 52,996.6427'
End North: 51,925.1933' East: 52,971.6427'

Segment# 4: Line
Course: N0°01'47"E Length: 62.21'
North: 51,987.4073' East: 52,971.6749'

Segment# 5: Curve
Length: 39.270' Radius: 25.000'
Delta: 90°0'0" Tangent: 25.000'
Chord: 35.355' Course: N45° 01' 46.91"E
Course In: S89° 58' 13.09"E Course Out: N0° 01' 46.91"E
RP North: 51,987.3943' East: 52,996.6749'
End North: 52,012.3943' East: 52,996.6879'

Segment# 6: Line
Course: S89°58'13"E Length: 46.1'
North: 52,012.3704' East: 53,042.7829'

Segment# 7: Curve
Length: 125.255' Radius: 230.000'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Delta: 31°12'9"
Chord: 123.713'
Course In: N0° 01' 46.91"E
RP North: 52,242.3704'
End North: 52,045.5800'

Tangent: 64.222'
Course: N74° 25' 42.50"E
Course Out: S31° 10' 21.92"E
East: 53,042.9021'
East: 53,161.9547'

Segment# 8: Line
Course: N58°49'38"E
North: 52,069.1322'

Length: 45.5'
East: 53,200.8859'

Segment# 9: Line
Course: S1°01'45"E
North: 51,993.6204'

Length: 75.52'
East: 53,202.2425'

Perimeter: 803.350'
Error Closure: 0.0011
Error North : 0.00104

Area: 35,058.03Sq.Ft.
Course: N14° 17' 47.13"E
East: 0.00027

0.8 ac.

Precision 1: 730,320.000

Parcel Name: BLOCK A - LOT 14
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,012.4507'

East:52,886.6882'

Segment# 1: Curve
Length: 39.270'
Delta: 90°0'0"
Chord: 35.355'
Course In: S0° 01' 46.72"W
RP North: 51,987.4507'
End North: 51,987.4378'

Radius: 25.000'
Tangent: 25.000'
Course: S44° 58' 13.20"E
Course Out: S89° 58' 13.12"E
East: 52,886.6753'
East: 52,911.6753'

Segment# 2: Line
Course: S0°01'47"W
North: 51,925.1928'

Length: 62.25'
East: 52,911.6431'

Parcel Map Check Report

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P.O. Box 33517
Juneau, Alaska 99803
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Segment# 3: Curve
Length: 56.337'
Delta: 37°58'52"
Chord: 55.312'
Course In: S89° 59' 49.45"E
RP North: 51,925.1884'
End North: 51,872.8908'

Radius: 84.987'
Tangent: 29.248'
Course: S18° 59' 15.41"E
Course Out: S52° 01' 18.63"W
East: 52,996.6301'
East: 52,929.6394'

Segment# 4: Line
Course: N89°58'13"W
North: 51,873.0038'

Length: 218.08'
East: 52,711.5595'

Segment# 5: Line
Course: N0°02'10"E
North: 51,987.5417'

Length: 114.54'
East: 52,711.6318'

Segment# 6: Curve
Length: 39.270'
Delta: 90°0'0"
Chord: 35.355'
Course In: S89° 58' 13.16"E
RP North: 51,987.5288'
End North: 52,012.5288'

Radius: 25.000'
Tangent: 25.000'
Course: N45° 01' 46.81"E
Course Out: N0° 01' 46.79"E
East: 52,736.6318'
East: 52,736.6448'

Segment# 7: Line
Course: S89°58'13"E
North: 52,012.4511'

Length: 150.04'
East: 52,886.6877'

Perimeter: 679.782'
Error Closure: 0.0007
Error North : 0.00042

Area: 27,945.74Sq.Ft.
Course: N50° 20' 55.84"W
East: -0.00050

0.64 ac.

Precision 1: 971,118.571

Parcel Name: BLOCK A - LOT 2
Description:
Counterclockwise order: False
Cross-chord enabled: False

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North:52,322.5683'
East:53,042.9437'

Segment# 1: Curve
Length: 59.708'
Radius: 548.220'
Delta: 6°14'25"
Tangent: 29.884'
Chord: 59.678'
Course: N73° 33' 28.51"E
Course In: N13° 19' 19.09"W
Course Out: S19° 33' 43.88"E
RP North: 52,856.0360'
East: 52,916.6213'
End North: 52,339.4600'
East: 53,100.1817'

Segment# 2: Line
Course: N19°36'33"W
Length: 10'
North: 52,348.8810'
East: 53,096.8253'

Segment# 3: Line
Course: N70°26'17"E
Length: 121.89'
North: 52,389.6928'
East: 53,211.6799'

Segment# 4: Line
Course: S19°32'8"E
Length: 213.07'
North: 52,188.8902'
East: 53,282.9280'

Segment# 5: Line
Course: S58°49'38"W
Length: 177.02'
North: 52,097.2626'
East: 53,131.4704'

Segment# 6: Curve
Length: 93.220'
Radius: 172.148'
Delta: 31°1'34"
Tangent: 47.783'
Chord: 92.085'
Course: S74° 18' 59.07"W
Course In: N31° 11' 48.16"W
Course Out: S0° 10' 13.70"E
RP North: 52,244.5170'
East: 53,042.3015'
End North: 52,072.3698'
East: 53,042.8137'

Segment# 7: Line
Course: N0°01'47"E
Length: 250.2'
North: 52,322.5687'
East: 53,042.9434'

Perimeter: 925.102'
Area: 52,007.36Sq.Ft.
1.19 ac.
Error Closure: 0.0006
Course: N38° 21' 30.79"W

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Error North : 0.00047

East: -0.00037

Precision 1: 1,541,838.333

Parcel Name: BLOCK A - LOT 3
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,382.8958'

East:53,252.3052'

Segment# 1: Line
Course: N70°29'11"E
North: 52,407.8265'

Length: 74.64'
East: 53,322.6542'

Segment# 2: Line
Course: N26°32'8"E
North: 52,445.5005'

Length: 42.11'
East: 53,341.4670'

Segment# 3: Curve
Length: 88.396'
Delta: 5°0'22"
Chord: 88.368'
Course In: S17° 11' 14.50"E
RP North: 51,478.9412'
End North: 52,467.9014'

Radius: 1,011.740'
Tangent: 44.226'
Course: N75° 18' 56.26"E
Course Out: N12° 10' 52.98"W
East: 53,640.4335'
East: 53,426.9490'

Segment# 4: Line
Course: N88°58'15"E
North: 52,469.4793'

Length: 87.84'
East: 53,514.7779'

Segment# 5: Line
Course: S1°01'45"E
North: 52,294.7005'

Length: 174.81'
East: 53,517.9178'

Segment# 6: Curve
Length: 121.004'
Delta: 30°8'37"
Chord: 119.613'

Radius: 230.000'
Tangent: 61.937'
Course: S73° 53' 56.42"W

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Course In: S1° 01' 45.24"E
RP North: 52,064.7377'
End North: 52,261.5281'

Course Out: N31° 10' 21.92"W
East: 53,522.0492'
East: 53,402.9966'

Segment# 7: Line
Course: S58°49'38"W
North: 52,188.8899'

Length: 140.33'
East: 53,282.9279'

Segment# 8: Line
Course: N19°32'8"W
North: 52,389.6925'

Length: 213.07'
East: 53,211.6798'

Segment# 9: Line
Course: N19°32'8"W
North: 52,399.1102'

Length: 9.99'
East: 53,208.3382'

Segment# 10: Line
Course: N70°26'17"E
North: 52,411.1640'

Length: 36'
East: 53,242.2603'

Segment# 11: Line
Course: S19°33'43"E
North: 52,382.8956'

Length: 30'
East: 53,252.3051'

Perimeter: 1,018.188'
Error Closure: 0.0002
Error North : -0.00021

Area: 53,467.76Sq.Ft.
Course: S23° 14' 48.06"W
East: -0.00009

1.23 ac.

Precision 1: 5,090,940.000

Parcel Name: BLOCK A - LOT 4
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,296.9383'

East:53,642.4875'

Segment# 1: Line
Course: S88°58'15"W

Length: 124.59'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,294.7004'
East: 53,517.9176'

Segment# 2: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,469.4792'
East: 53,514.7776'

Segment# 3: Line
Course: N88°58'15"E
Length: 124.59'
North: 52,471.7171'
East: 53,639.3475'

Segment# 4: Line
Course: S1°01'45"E
Length: 174.81'
North: 52,296.9383'
East: 53,642.4875'

Perimeter: 598.794'
Area: 21,779.21Sq.Ft.
0.5 ac.
Error Closure: 0.0000
Course: N0° 00' 00.00"E
Error North : 0.00000
East: 0.00000

Precision 1: 598,794,000.000

Parcel Name: BLOCK A - LOT 5
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,301.4142'
East:53,891.6273'

Segment# 1: Line
Course: S88°58'15"W
Length: 249.18'
North: 52,296.9383'
East: 53,642.4875'

Segment# 2: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,471.7171'
East: 53,639.3475'

Segment# 3: Line
Course: N88°58'15"E
Length: 249.18'
North: 52,476.1930'
East: 53,888.4873'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Segment# 4: Line
Course: S1°01'45"E
North: 52,301.4142'

Length: 174.81'
East: 53,891.6273'

Perimeter: 847.974'
Error Closure: 0.0000
Error North : 0.00000

Area: 43,558.43Sq.Ft.
Course: N0° 00' 00.00"E
East: 0.00000

1 ac.

Precision 1: 847,974,000.000

Parcel Name: BLOCK A - LOT 6
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,305.4411'

East:54,115.7711'

Segment# 1: Line
Course: S88°58'15"W
North: 52,301.4142'

Length: 224.18'
East: 53,891.6273'

Segment# 2: Line
Course: N1°01'45"W
North: 52,476.1930'

Length: 174.81'
East: 53,888.4873'

Segment# 3: Line
Course: N88°58'15"E
North: 52,480.2199'

Length: 224.18'
East: 54,112.6311'

Segment# 4: Line
Course: S1°01'45"E
North: 52,305.4411'

Length: 174.81'
East: 54,115.7711'

Perimeter: 797.974'
Error Closure: 0.0000
Error North : 0.00000

Area: 39,188.25Sq.Ft.
Course: N0° 00' 00.00"E
East: 0.00000

0.9 ac.

Precision 1: 797,974,000.000

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Parcel Name: BLOCK A - LOT 7
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,333.2442' East:54,620.3188'

Segment# 1: Line
Course: S2°02'46"W Length: 253.91'
North: 52,079.4981' East: 54,611.2530'

Segment# 2: Line
Course: S88°58'15"W Length: 406.34'
North: 52,072.1992' East: 54,204.9756'

Segment# 3: Line
Course: N1°01'45"W Length: 149.81'
North: 52,221.9820' East: 54,202.2847'

Segment# 4: Curve
Length: 133.518' Radius: 85.000'
Delta: 90°0'0" Tangent: 85.000'
Chord: 120.208' Course: N46° 01' 45.24"W
Course In: S88° 58' 14.76"W Course Out: N1° 01' 45.24"W
RP North: 52,220.4552' East: 54,117.2984'
End North: 52,305.4415' East: 54,115.7716'

Segment# 5: Line
Course: N1°01'45"W Length: 174.81'
North: 52,480.2203' East: 54,112.6316'

Segment# 6: Line
Course: N88°58'15"E Length: 505.74'
North: 52,489.3046' East: 54,618.2890'

Segment# 7: Line
Course: S0°44'43"E Length: 156.07'
North: 52,333.2448' East: 54,620.3192'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Perimeter: 1,780.196'
Error Closure: 0.0007
Error North : 0.00061

Area: 186,766.43Sq.Ft.
Course: N34° 15' 08.94"E
East: 0.00041

4.29 ac.

Precision 1: 2,543,135.714

Parcel Name: BLOCK A - LOT 8
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,066.6450'
East:53,895.8450'

Segment# 1: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,241.4238'
East: 53,892.7050'

Segment# 2: Line
Course: N88°58'15"E
Length: 224.18'
North: 52,245.4507'
East: 54,116.8489'

Segment# 3: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: S46° 01' 45.24"E
Course In: S1° 01' 45.24"E
Course Out: N88° 58' 14.76"E
RP North: 52,220.4547'
East: 54,117.2979'
End North: 52,220.9038'
East: 54,142.2939'

Segment# 4: Line
Course: S1°01'45"E
Length: 149.81'
North: 52,071.1210'
East: 54,144.9848'

Segment# 5: Line
Course: S88°58'15"W
Length: 249.18'
North: 52,066.6450'
East: 53,895.8450'

Perimeter: 837.244'
Error Closure: 0.0000

Area: 43,424.30Sq.Ft.
Course: N0° 00' 00.00"E

1 ac.

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Error North : 0.00000 East: 0.00000

Precision 1: 837,244,000.000

Parcel Name: BLOCK A - LOT 9
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,062.1691' East:53,646.7052'

Segment# 1: Line
Course: N1°01'45"W Length: 174.81'
North: 52,236.9479' East: 53,643.5652'

Segment# 2: Line
Course: N88°58'15"E Length: 249.18'
North: 52,241.4238' East: 53,892.7050'

Segment# 3: Line
Course: S1°01'45"E Length: 174.81'
North: 52,066.6451' East: 53,895.8450'

Segment# 4: Line
Course: S88°58'15"W Length: 249.18'
North: 52,062.1691' East: 53,646.7052'

Perimeter: 847.974' Area: 43,558.43Sq.Ft. 1 ac.
Error Closure: 0.0000 Course: N0° 00' 00.00"E
Error North : 0.00000 East: 0.00000

Precision 1: 847,974,000.000

Parcel Name: HONSINGER POND SUBDIVISION
Description:
Counterclockwise order: False
Cross-chord enabled: False

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North:51,872.8908'
East:52,929.6395'

Segment# 1: Line
Course: N89°58'13"W
Length: 218.08'
North: 51,873.0038'
East: 52,711.5595'

Segment# 2: Line
Course: N0°01'47"E
Length: 471.39'
North: 52,344.3977'
East: 52,711.8039'

Segment# 3: Line
Course: S78°29'14"E
Length: 97.42'
North: 52,324.9546'
East: 52,807.2609'

Segment# 4: Line
Course: S11°26'14"W
Length: 20'
North: 52,305.3498'
East: 52,803.2946'

Segment# 5: Curve
Length: 72.674'
Radius: 142.000'
Delta: 29°19'24"
Tangent: 37.151'
Chord: 71.883'
Course: N86° 46' 42.41"E
Course In: N11° 26' 24.40"E
Course Out: S17° 52' 59.58"E
RP North: 52,444.5286'
East: 52,831.4594'
End North: 52,309.3894'
East: 52,875.0644'

Segment# 6: Curve
Length: 228.772'
Radius: 548.339'
Delta: 23°54'15"
Tangent: 116.074'
Chord: 227.116'
Course: N82° 23' 29.50"E
Course In: N4° 20' 37.22"E
Course Out: S19° 33' 38.22"E
RP North: 52,856.1534'
East: 52,916.5950'
End North: 52,339.4603'
East: 53,100.1810'

Segment# 7: Line
Course: N19°36'33"W
Length: 10'
North: 52,348.8813'
East: 53,096.8247'

Segment# 8: Line
Course: N70°26'17"E
Length: 121.89'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
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Date: 7/1/2019 4:18:47 PM

Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,389.6931'
East: 53,211.6792'

Segment# 9: Line
Course: N19°32'8"W
Length: 9.99'
North: 52,399.1108'
East: 53,208.3376'

Segment# 10: Line
Course: N70°26'17"E
Length: 36'
North: 52,411.1646'
East: 53,242.2597'

Segment# 11: Line
Course: S19°33'43"E
Length: 30'
North: 52,382.8962'
East: 53,252.3045'

Segment# 12: Line
Course: N70°29'11"E
Length: 74.64'
North: 52,407.8269'
East: 53,322.6535'

Segment# 13: Line
Course: N26°32'8"E
Length: 42.11'
North: 52,445.5009'
East: 53,341.4663'

Segment# 14: Curve
Length: 88.396'
Radius: 1,011.740'
Delta: 5°0'22"
Tangent: 44.226'
Chord: 88.368'
Course: N75° 18' 56.26"E
Course In: S17° 11' 14.50"E
Course Out: N12° 10' 52.98"W
RP North: 51,478.9416'
East: 53,640.4328'
End North: 52,467.9018'
East: 53,426.9483'

Segment# 15: Line
Course: N88°58'15"E
Length: 1191.53'
North: 52,489.3048'
East: 54,618.2881'

Segment# 16: Line
Course: S0°44'43"E
Length: 156.07'
North: 52,333.2450'
East: 54,620.3183'

Segment# 17: Line
Course: S2°02'46"W
Length: 253.91'

Parcel Map Check Report

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Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,079.4989'
East: 54,611.2525'

Segment# 18: Line
Course: S88°58'15"W
Length: 1089.29'
North: 52,059.9324'
East: 53,522.1353'

Segment# 19: Line
Course: S78°17'20"W
Length: 326.69'
North: 51,993.6205'
East: 53,202.2420'

Segment# 20: Line
Course: S1°01'45"E
Length: 153.48'
North: 51,840.1643'
East: 53,204.9989'

Segment# 21: Line
Course: N74°10'40"W
Length: 223.65'
North: 51,901.1416'
East: 52,989.8262'

Segment# 22: Curve
Length: 32.366'
Radius: 25.000'
Delta: 74°10'40"
Tangent: 18.900'
Chord: 30.153'
Course: N37° 05' 20.25"W
Course In: N15° 49' 19.51"E
Course Out: N90° 00' 00.00"W
RP North: 51,925.1945'
East: 52,996.6425'
End North: 51,925.1945'
East: 52,971.6425'

Segment# 23: Line
Course: N0°01'47"E
Length: 62.21'
North: 51,987.4085'
East: 52,971.6747'

Segment# 24: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: N45° 01' 46.91"E
Course In: S89° 58' 13.09"E
Course Out: N0° 01' 46.91"E
RP North: 51,987.3955'
East: 52,996.6747'
End North: 52,012.3955'
East: 52,996.6877'

Segment# 25: Line
Course: N89°58'13"W
Length: 110'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,012.4527'
East: 52,886.6877'

Segment# 26: Line
Course: N89°58'13"W
Length: 0'
North: 52,012.4527'
East: 52,886.6877'

Segment# 27: Line
Course: S89°58'13"E
Length: 0'
North: 52,012.4527'
East: 52,886.6877'

Segment# 28: Curve
Length: 39.270'
Radius: 25.000'
Delta: 89°59'59"
Tangent: 25.000'
Chord: 35.355'
Course: S44° 58' 12.73"E
Course In: S0° 01' 47.67"W
Course Out: S89° 58' 13.12"E
RP North: 51,987.4527'
East: 52,886.6747'
End North: 51,987.4397'
East: 52,911.6746'

Segment# 29: Line
Course: S0°01'47"W
Length: 62.25'
North: 51,925.1947'
East: 52,911.6424'

Segment# 30: Curve
Length: 56.337'
Radius: 84.987'
Delta: 37°58'52"
Tangent: 29.248'
Chord: 55.312'
Course: S18° 59' 15.41"E
Course In: S89° 59' 49.45"E
Course Out: S52° 01' 18.63"W
RP North: 51,925.1904'
East: 52,996.6294'
End North: 51,872.8927'
East: 52,929.6388'

Perimeter: 5,317.695'
Area: 795,041.46Sq.Ft.
18.25 ac.
Error Closure: 0.0020
Course: N21° 04' 56.31"W
Error North : 0.00188
East: -0.00072

Precision 1: 2,658,847.000

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/16/2019 3:09:48 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Parcel Name: LOT REMAINDER
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:50,232.7740'

Segment# 1: Line
Course: N88°58'15"E Length: 1089.29'
North: 50,252.3405' East: 53,729.6517'

Segment# 2: Line
Course: S1°47'14"W Length: 27.74'
North: 50,224.6120' East: 53,728.7865'

Segment# 3: Line
Course: S10°37'13"E Length: 63.62'
North: 50,162.0808' East: 53,740.5118'

Segment# 4: Line
Course: S23°18'34"W Length: 103.36'
North: 50,067.1589' East: 53,699.6133'

Segment# 5: Line
Course: S87°12'46"E Length: 441.05'
North: 50,045.7130' East: 54,140.1386'

Segment# 6: Line
Course: S78°54'49"E Length: 270.73'
North: 49,993.6547' East: 54,405.8163'

Segment# 7: Line
Course: S60°33'10"E Length: 28.18'
North: 49,979.8022' East: 54,430.3531'

Segment# 8: Line
Course: S10°12'58"E Length: 25.4'
North: 49,954.8049' East: 54,434.8580'

Segment# 9: Line
Course: S26°30'25"W Length: 94.16'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/16/2019 3:09:48 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 49,870.5475'
East: 54,392.8361'

Segment# 10: Line
Course: S35°34'11"W
Length: 218.07'
North: 49,693.1657'
East: 54,265.9853'

Segment# 11: Line
Course: S19°53'60"W
Length: 205.33'
North: 49,500.1010'
East: 54,196.0970'

Segment# 12: Line
Course: S25°02'38"W
Length: 59.02'
North: 49,446.6335'
East: 54,171.1147'

Segment# 13: Line
Course: S32°55'3"W
Length: 40.2'
North: 49,412.8916'
East: 54,149.2716'

Segment# 14: Line
Course: S63°51'59"W
Length: 61.58'
North: 49,385.7666'
East: 54,093.9842'

Segment# 15: Line
Course: S88°25'15"W
Length: 110.85'
North: 49,382.7119'
East: 53,983.1773'

Segment# 16: Line
Course: N79°07'46"W
Length: 177.9'
North: 49,416.2622'
East: 53,808.4695'

Segment# 17: Line
Course: S87°42'1"W
Length: 213.01'
North: 49,407.7152'
East: 53,595.6311'

Segment# 18: Line
Course: N75°07'12"W
Length: 97.58'
North: 49,432.7728'
East: 53,501.3253'

Segment# 19: Line
Course: N40°56'20"W
Length: 12.32'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/16/2019 3:09:48 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 49,442.0756'
East: 53,493.2558'

Segment# 20: Line
Course: N13°53'47"W
Length: 24.11'
North: 49,465.4800'
East: 53,487.4654'

Segment# 21: Line
Course: N0°38'43"W
Length: 25.85'
North: 49,491.3293'
East: 53,487.1743'

Segment# 22: Line
Course: N77°56'53"W
Length: 245.05'
North: 49,542.4947'
East: 53,247.5295'

Segment# 23: Line
Course: N60°51'34"W
Length: 48.13'
North: 49,565.9314'
East: 53,205.4924'

Segment# 24: Line
Course: N86°20'38"W
Length: 226.48'
North: 49,580.3731'
East: 52,979.4753'

Segment# 25: Line
Course: N78°53'11"W
Length: 95.56'
North: 49,598.7917'
East: 52,885.7122'

Segment# 26: Line
Course: N68°21'51"W
Length: 139.18'
North: 49,650.1085'
East: 52,756.3381'

Segment# 27: Line
Course: N78°22'35"W
Length: 107.65'
North: 49,671.7988'
East: 52,650.8918'

Segment# 28: Line
Course: N77°37'26"W
Length: 191.16'
North: 49,712.7693'
East: 52,464.1760'

Segment# 29: Line
Course: N71°40'58"W
Length: 228.05'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/16/2019 3:09:48 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 49,784.4393'
East: 52,247.6839'

Segment# 30: Line
Course: N85°55'58"W
Length: 118.54'
North: 49,792.8475'
East: 52,129.4384'

Segment# 31: Line
Course: S80°20'20"W
Length: 1.7'
North: 49,792.5626'
East: 52,127.7645'

Segment# 32: Line
Course: N75°07'12"W
Length: 308.23'
North: 49,871.7157'
East: 51,829.8669'

Segment# 33: Line
Course: N0°01'47"E
Length: 174.13'
North: 50,045.8467'
East: 51,829.9572'

Segment# 34: Line
Course: S89°58'13"E
Length: 218.08'
North: 50,045.7337'
East: 52,048.0372'

Segment# 35: Curve
Length: 56.337'
Radius: 84.987'
Delta: 37°58'52"
Tangent: 29.248'
Chord: 55.312'
Course: N18° 59' 15.41"W
Course In: N52° 01' 18.63"E
Course Out: N89° 59' 49.45"W
RP North: 50,098.0314'
East: 52,115.0278'
End North: 50,098.0357'
East: 52,030.0408'

Segment# 36: Line
Course: N0°01'47"E
Length: 62.25'
North: 50,160.2807'
East: 52,030.0730'

Segment# 37: Curve
Length: 39.270'
Radius: 25.000'
Delta: 89°59'59"
Tangent: 25.000'
Chord: 35.355'
Course: N44° 58' 12.76"W
Course In: N89° 58' 13.12"W
Course Out: N0° 01' 47.59"E
RP North: 50,160.2937'
East: 52,005.0730'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/16/2019 3:09:48 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

End North: 50,185.2937'
East: 52,005.0861'

Segment# 38: Line
Course: S89°58'13"E
Length: 110'
North: 50,185.2365'
East: 52,115.0860'

Segment# 39: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: S45° 01' 46.91"W
Course In: S0° 01' 46.91"W
Course Out: N89° 58' 13.09"W
RP North: 50,160.2365'
East: 52,115.0731'
End North: 50,160.2495'
East: 52,090.0731'

Segment# 40: Line
Course: S0°01'47"W
Length: 62.21'
North: 50,098.0355'
East: 52,090.0408'

Segment# 41: Curve
Length: 32.366'
Radius: 25.000'
Delta: 74°10'40"
Tangent: 18.900'
Chord: 30.153'
Course: S37° 05' 20.25"E
Course In: N90° 00' 00.00"E
Course Out: S15° 49' 19.51"W
RP North: 50,098.0355'
East: 52,115.0408'
End North: 50,073.9827'
East: 52,108.2246'

Segment# 42: Line
Course: S74°10'40"E
Length: 223.65'
North: 50,013.0053'
East: 52,323.3973'

Segment# 43: Line
Course: N1°01'45"W
Length: 153.48'
North: 50,166.4616'
East: 52,320.6404'

Segment# 44: Line
Course: N78°17'20"E
Length: 326.69'
North: 50,232.7734'
East: 52,640.5336'

Perimeter: 6,596.783'
Area: 1,406,044.05Sq.Ft.
32.28 ac.
Error Closure: 0.0010
Course: S51° 39' 58.52"W

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/16/2019 3:09:48 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Error North : -0.00061

East: -0.00077

Precision 1: 6,596,784.000

Attachment A - Application

NOTES TO USERS

[illegible]

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' Mean Lower Low Water (MLLW) Tidal Datum. Users of this FIRM should be [illegible] shown in the Summary of [illegible] and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

[illegible] not [illegible]

[illegible] Datum. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

[illegible]
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To **obtain** current elevation, [illegible] or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by City and Borough of Juneau, AK DNR, BLM, U.S. Forest Service, and U.S. Geological Survey. This information was compiled at various map scales during the time period 1989-2008.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

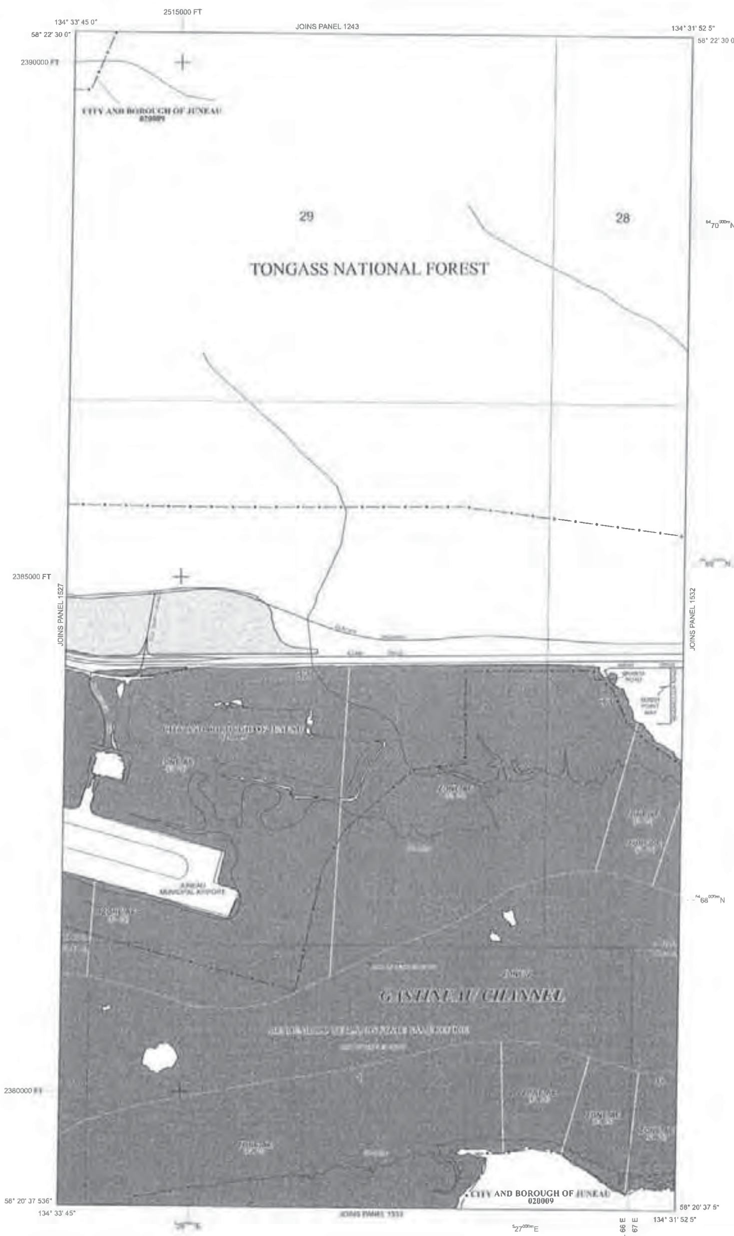
Based on **updated** topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

[illegible]

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center** (MSC) website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at [illegible]



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	[illegible]
ZONE AE	[illegible]
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood

OTHER AREAS

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- ~513~ [illegible]
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the Mean Lower Low Water (MLLW) Tidal Datum

- (A)—(A) Cross section line
- (23)- - - -(23) Transect line
- Culvert
- Bridge
- 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT [illegible] (FIPS Zone 5001), Hotine Oblique Mercator Azimuth Natural Origin
- $^{48}89^{000m}$ N [illegible]
- DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)
- • M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 19, 2013

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

[illegible] this community, contact your insurance agent [illegible] at 1-800-638-6620.

MAP SCALE 1" = 500'

250	0	500	1000	FEET
150	0	150	300	METERS

NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 1531D

FIRM

FLOOD INSURANCE RATE MAP

CITY AND BOROUGH OF JUNEAU, ALASKA

PANEL 1531 OF 2700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

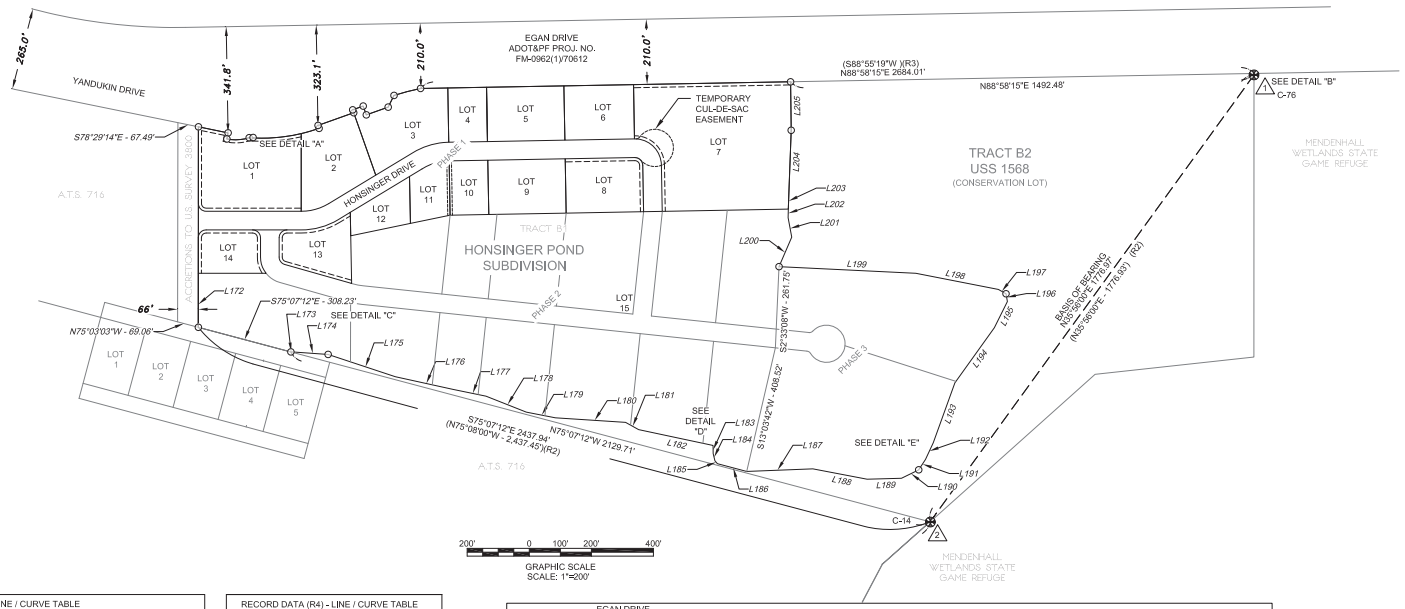
COMMUNITY	NUMBER	PANEL	SUFFIX
JUNEAU, CITY AND BOROUGH OF	020009	1531	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

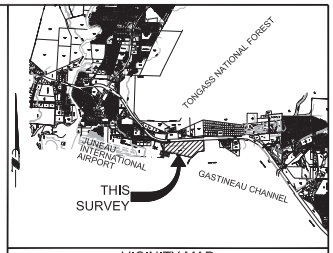
MAP NUMBER 02110C1531D

EFFECTIVE DATE AUGUST 19, 2013

Federal Emergency Management Agency



SOURCE: N.O.A.A.
MAGNETIC DECLINATION 19°11'E
NOVEMBER 14, 2017 CHANGING BY
0°17' W/YEAR



VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"= 1 MILE

LEGEND

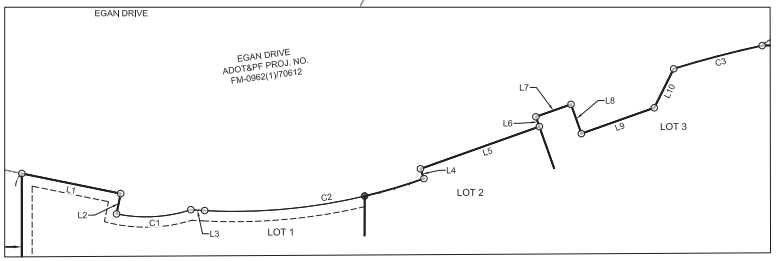
⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	UNSURVEYED LINE
(R1)	PLAT No. 2018-60, JRD
(R2)	PLAT No. 85-83, JRD
(R3)	DOC. No. 2011-006551-0
(R4)	PLAT No. 93.29, JRD

EGAN DRIVE ROW LINE / CURVE TABLE					
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	72.67'	29° 19' 24"	142.00'	S86°46'42"W	71.88'
C2	216.17'	22° 35' 33"	548.22'	S81°44'02"W	214.77'
C3	88.40'	5° 00' 22"	1011.74'	S75°18'56"W	88.37'
L1	97.42'	N78° 29' 14"W			
L2	20.00'	N11° 26' 14"E			
L3	12.60'	N86° 19' 48"W			
L4	10.00'	S19° 36' 33"E			
L5	121.89'	S70° 26' 17"W			
L6	9.99'	S19° 32' 08"E			
L7	36.00'	S70° 26' 17"W			
L8	30.00'	N19° 33' 43"W			
L9	74.64'	S70° 29' 11"W			
L10	42.11'	S26° 32' 08"W			

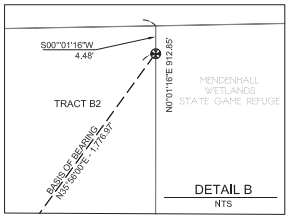
RECORD DATA (R4) - LINE / CURVE TABLE		
LINE #/CURVE #	LENGTH	BEARING/RADIUS
C1	72.87'	142.00'
C2	216.16'	548.22'
C3	88.40'	1011.74'
L1		
L2	20.00'	N11° 23' 27"E
L3	12.61'	
L4	10.00'	S19° 36' 33"E
L5	121.89'	S70° 23' 21"W
L6	10.00'	N19° 36' 33"W
L7	36.00'	S70° 23' 21"W
L8		
L9		
L10		

CONSERVATION LOT MEANDERS LINE & BEARING TABLE		
LINE #	LENGTH	BEARING
L172	174.13'	S0° 01' 47"W
L173	1.70'	S80° 20' 20"W
L174	118.54'	S85° 55' 58"E
L175	228.05'	S71° 40' 58"E
L176	191.16'	S77° 37' 26"E
L177	107.65'	S78° 22' 35"E
L178	139.18'	S68° 21' 51"E
L179	95.55'	S78° 53' 11"E
L180	226.48'	S86° 20' 38"E
L181	48.13'	S60° 51' 34"E
L182	245.05'	N77° 56' 53"W
L183	25.85'	S0° 38' 43"E
L184	24.11'	S13° 53' 47"E
L185	12.31'	S40° 56' 20"E
L186	97.58'	S75° 07' 12"E
L187	213.01'	N87° 42' 01"E
L188	177.90'	S79° 07' 46"E

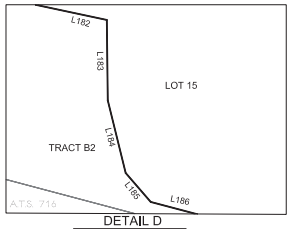
CONSERVATION LOT MEANDERS LINE & BEARING TABLE		
LINE #	LENGTH	BEARING
L189	110.85'	N88° 25' 15"E
L190	61.58'	N63° 51' 59"E
L191	40.20'	N32° 55' 03"E
L192	59.02'	N25° 02' 38"E
L193	205.32'	N19° 54' 00"E
L194	218.07'	N35° 34' 11"E
L195	94.15'	N26° 30' 25"E
L196	25.40'	N10° 12' 57"W
L197	28.18'	N60° 33' 10"W
L198	270.73'	S78° 54' 49"E
L199	441.05'	N87° 12' 46"W
L200	103.36'	N23° 18' 34"E
L201	63.62'	N10° 37' 13"W
L202	27.74'	N1° 47' 14"E
L203	51.89'	N1° 47' 14"E
L204	202.02'	N2° 06' 46"E
L205	156.07'	N0° 44' 43"W



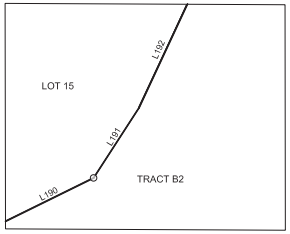
DETAIL A
NTS



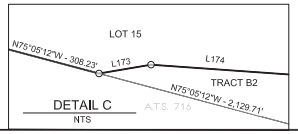
DETAIL B
NTS



DETAIL D
NTS



DETAIL E
NTS



DETAIL C
NTS

RECEIVED
By Laurel Bruggeman at 11:09 am, Sep 17, 2019

SURVEYOR'S CERTIFICATE

I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA 49TH
JASON S. LANGEN NO. 11759 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 09/17/19

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

A PLAT OF
HONSINGER POND SUBDIVISION PHASE 1
A SUBDIVISION OF
TRACT B1
WITHIN U.S. SURVEY NO. 1568
WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER:
BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

SMP2019003

DATE: September 17,2019 SCALE: 1"=200' SHEET 1 OF 2 PDC PROJ. No. 1[illegible]

GENERAL NOTES

1. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
3. BASIS OF BEARING
   THE BASIS OF BEARING FOR THIS PLAT IS THE COMPUTED BEARING OF N 35° 56' 00" E, AS COMPUTED FROM THE OFFICIAL PLAT OF THE MENDENHALL WETLANDS STATE GAME REFUGE, DATED JULY 9, 1985, BETWEEN THE RECOVERED MONUMENTS C-76 AND C-14, AS SHOWN ON THIS PLAT.
4. COORDINATES
   THE COORDINATES USED WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) USING CORS STATION JNU1, JUNEAU WAAS 1 CORS ARP, AB48 PORT ALEXANDER AK 2005 CORS ARP AND WHIT WHITEHORSE CORS ARP.
5. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCES IS SHOWN WITHIN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
6. THE PRELIMINARY FIELD SURVEYING WAS PERFORMED ON APRIL 3, 2019 THROUGH JUNE 10, 2019, UTILIZING TRIMBLE R8-2 GNSS RECEIVERS AND A TRIMBLE S7 ROBOTICS TOTAL STATION WITH STANDARD LASER RANGING MEASUREMENTS.
7. RECORD INFORMATION*
   THE RECORD INFORMATION USED FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS; PLAT No. 2018-60, JUNEAU RECORDING DISTRICT, DATED DECEMBER 20, 2018 (R1); "MENDENHALL WETLANDS STATE GAME REFUGE", PLAT No. 85-83 BS, JUNEAU RECORDING DISTRICT, DATED JULY 9,1985 (R2); WARRANTY DEED, DOC No. 2011-006551-0, JUNEAU RECORDING DISTRICT, DATED NOVEMBER 3, 2011 (R3); ADOT & PF YANDUKIN/EGAN INTERSECTION IMPROVEMENTS FM-0962 (1) 70612, PLAT No. 93-29, JUNEAU RECORDING DISTRICT, DATED MARCH 31, 1992 (R4); SUPPLEMENTAL PLAT OF U.S.S. 3800, PLAT NO. 83-56W, JUNEAU RECORDING DISTRICT, DATED APRIL 15, 1983 (R5), U.S. SURVEY No. 1568, 1925,ON FILE WITH BLM, DATED MAY 29, 1925 (R6); U.S. SURVEY No. 1852, DATED JANUARY 20, 1927, ON FILE WITH BLM (R7).
8. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, AND HAVE BEEN REDUCED TO THEIR HORIZONTAL EQUIVALENTS.
9. DOMESTIC WATER AND SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
10. THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
11. ACCESS TO THIS SUBDIVISION IS THROUGH THE ACCRETIONS TO U.S. SURVEY 3800, AS PER ADOT&PF PERMIT No. 28208. NO LOTS CREATED THIS SUBDIVISION SHALL ACCESS DIRECTLY ONTO EGAN DRIVE.
12. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
13. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110C1531D, DATED AUGUST 19, 2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
14. TEMPORARY CUL-DE-SAC EASEMENT SHALL BE VACATED UPON EXTENSION OF HONSINGER DRIVE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C4	39.27'	090° 00' 00"	25.00'	S44° 58' 13"E	35.36'
C5	93.22'	031° 01' 34"	172.15'	S74° 18' 59"W	92.08'
C6	121.00'	030° 08' 37"	230.00'	S73° 53' 56"W	119.61'
C7	133.52'	090° 00' 00"	85.00'	N46° 01' 45"W	120.21'
C8	39.27'	090° 00' 00"	25.00'	S46° 01' 45"E	35.36'
C9	92.06'	030° 58' 46"	170.27'	N73° 28' 08"E	90.95'
C10	125.25'	031° 12' 09"	230.00'	N74° 25' 42"E	123.71'
C11	39.27'	090° 00' 00"	25.00'	N45° 01' 47"E	35.36'
C12	32.37'	074° 10' 40"	25.00'	N37° 05' 20"W	30.15'
C13	56.34'	037° 58' 52"	84.99'	S18° 59' 15"E	55.31'
C14	39.27'	090° 00' 00"	25.00'	S44° 58' 13"E	35.36'
C15	39.27'	090° 00' 00"	25.00'	N45° 01' 47"E	35.36'
C16	156.46'	016° 21' 08"	548.22'	S84° 51' 15"W	155.93'
C17	59.71'	006° 14' 25"	548.22'	N73° 33' 29"E	59.68'

TYPICAL SECONDARY MONUMENT MARKINGS

(RECOVERED AND ESTABLISHED THIS SURVEY)

1" DIA. ORANGE SURVEY CAP ON 5/8" DIA. x 30" REBAR

OWNERSHIP CERTIFICATE

BICKNELL, INC. HEREBY CERTIFIES THAT BICKNELL, INC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

OWNER _____ DATE: _____ 2019
ROSCOE V. BICKNELL, IV
BICKNELL, INC.

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

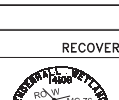
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR ALASKA

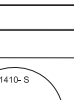
MY COMMISSION EXPIRES: _____

SOURCE: N.O.A.A.
MAGNETIC DECLINATION 19°11'E
NOVEMBER 14, 2017 CHANGING BY
0°17' W/YEAR

RECOVERED MONUMENTS

1. 

3" ALUMINUM PRIMARY ON 2-1/2" IRON PIPE

2. 

3-1/2" ALUMINUM PRIMARY ON 3" IRON PIPE

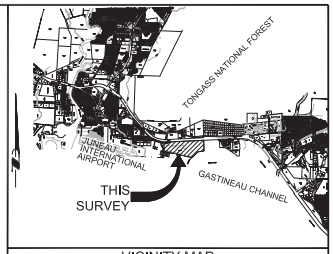
PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2019, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT.

_____
CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

DATED _____, 2019

ATTEST: _____
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1" = 1 MILE

LEGEND

⊕	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
———	UNSURVEYED LINE
- - - - -	EASEMENT
(R1)	PLAT No. 2018-60, JRD
(R2)	PLAT No. 85-83, JRD
(R3)	DOC. No. 2011-006551-0
(R4)	PLAT No. 93.29, JRD

SURVEYOR'S CERTIFICATE

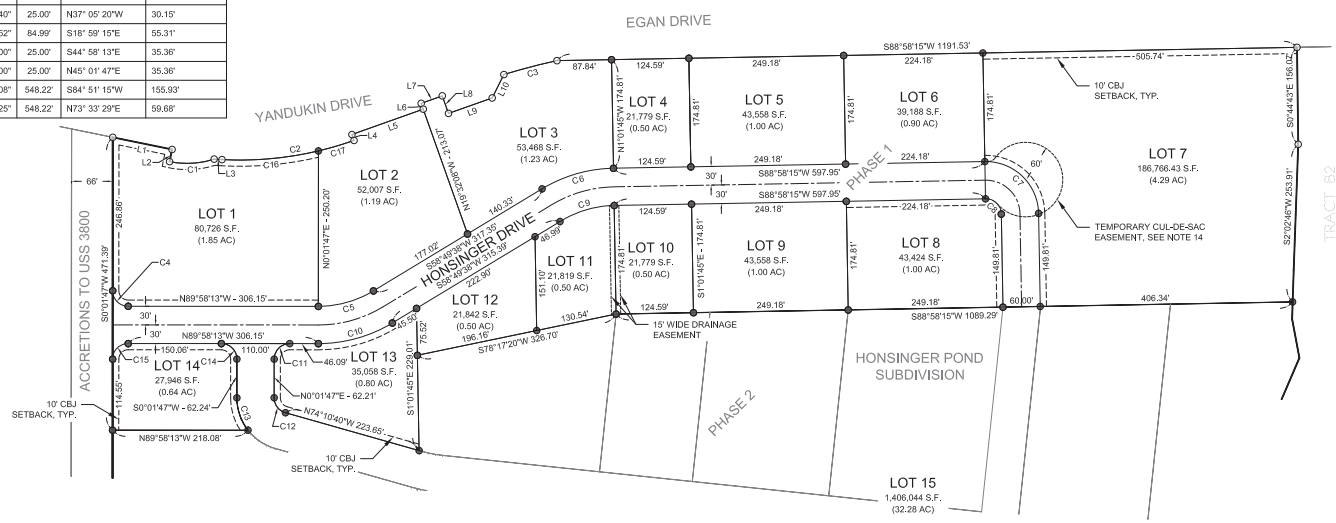
I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 09/17/19

STATE OF ALASKA 49TH JASON S. LANGEN NO. 11759 REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
By Laurel Bruggeman at 11:10 am, Sep 17, 2019

100 0 50 100 200
GRAPHIC SCALE



SMP2019003

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

A PLAT OF
HONSINGER POND SUBDIVISION PHASE 1
A SUBDIVISION OF
TRACT B1
WITHIN U.S. SURVEY NO. 1568
WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER:
BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

SURVEYOR:
PDC ENGINEERS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 780-6060

DATE: September 17,2019 SCALE: 1"=100' SHEET 2 OF 2 PDC PROJ. No. 1[illegible]

DEPARTMENT OF THE ARMY PERMIT

RECEIVED
AUG 09 2019
PERMIT CENTER/CDD

Permittee: Mr. Roscoe Bicknell IV, Bicknell, Inc.

Permit No.: POA-2012-750-M1

Issuing Office: U.S. Army Engineer District, Alaska

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Dredge up to 134,000 cubic yards (cy) of sand and gravel from an area 250 feet wide, by 1450 feet long, by 10 feet deep, to a new bottom elevation of -10 feet below the 0.0 foot contour of Honsinger's Pond a tidally influenced waters of the U.S.
The discharge of 30,734 cy of dredged material into 3.8 acres of palustrine wetlands north of the existing pond and south of Egan Drive, for the development of industrial lots.
The placement of 221,126 cy of non-frost susceptible dredged and fill material to raise the fill elevation from 21' to 25' above the 0.0' contour to cap the 27 acres of unclassified fill in the lacustrine waters that were previously authorized. The capping of the previously authorized fill will allow for the site to be graded for future industrial development.

All work will be performed in accordance with the attached plan, sheets **1-10**, dated **June 18, 2018**.

Project Location:

Section 32, T. 40 S., R. 66 W., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3552° N., Longitude 134.5542° W.; located at the Honsinger Pond along Glacier Highway, in Juneau, Alaska

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on **December 31, 2028**.

If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. Your use of the permitted activity must not interfere with the public's right to free navigation on all navigable waters of the United States.

2. You must install and maintain, at your expense, any safety lights and signals prescribed by the United States Coast Guard (USCG), through regulations or otherwise, on your authorized facilities. The USCG may be reached at the following address and telephone number: Commander (dpw), 17th Coast Guard District, Post Office Box 25517, Juneau, Alaska 99802; or by telephone at (907) 463-2272.

3. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers (Corps), to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

4. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Attachment C) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

5. The Permittee shall use only clean fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete blocks with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

(X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a revaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

(PERMITTEE) AND TITLE

Dec 7 2018
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

FOR (DISTRICT COMMANDER)
Colonel Phillip J. Borders
John A. Mitzel, Project Manager
South Branch, Regulatory Division

Dec. 13, 2018
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

(TRANSFEREE)

(DATE)

Attachment A
Drawings

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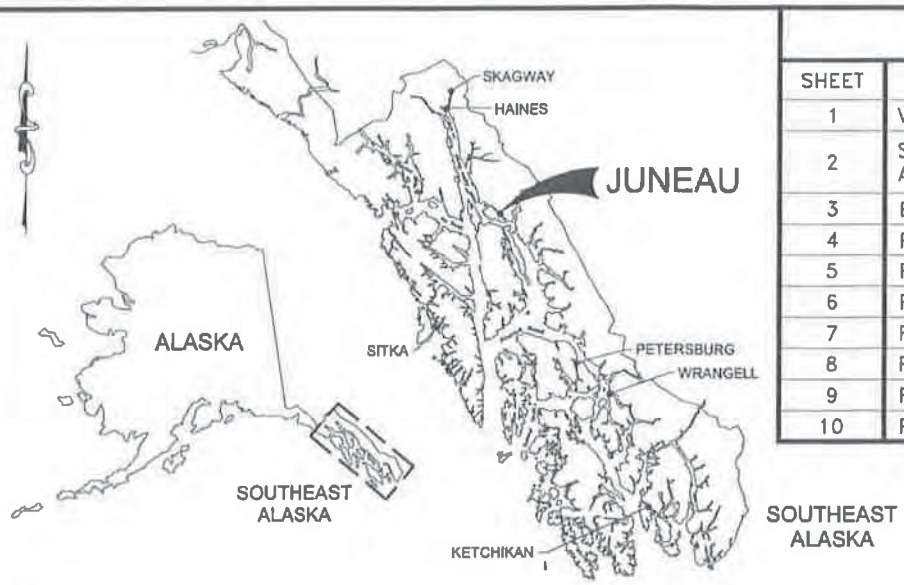
Figure 1. Vicinity Map



SHEET INDEX

SHEET	DESCRIPTION
1	VICINITY MAP
2	SITE LOCATION, ZONING, AND ADJACENT PROPERTY OWNERS
3	EXISTING CONDITIONS
4	PROPOSED ACTIVITIES
5	PROPOSED ACTIVITIES TYPICAL SECTIONS
6	PROPOSED ACTIVITIES TYPICAL SECITONS
7	FILL PHASING PLAN
8	PROPOSED MITIGATION PLAN
9	PROPOSED LOT LAYOUT
10	PROPOSED LOT DEVELOPMENT PLAN

JUNEAU, GASTINEAU CHANNEL, STEPHENS PASS, ALASKA
(PUBLICATION DATED 7/05/2017)
TIDAL DATUM

HTL	24.00'
MHW	15.34'
MLLW	0.00'

Vicinity Map

APPROXIMATE SCALE
0 MILE 1/4 MILE 1/2 MILE 3/4 MILE

PROJECT PURPOSE:
PLACE FILL, CONSTRUCT ACCESS ROAD AND SUBDIVIDE FOR INDUSTRIAL DEVELOPMENT

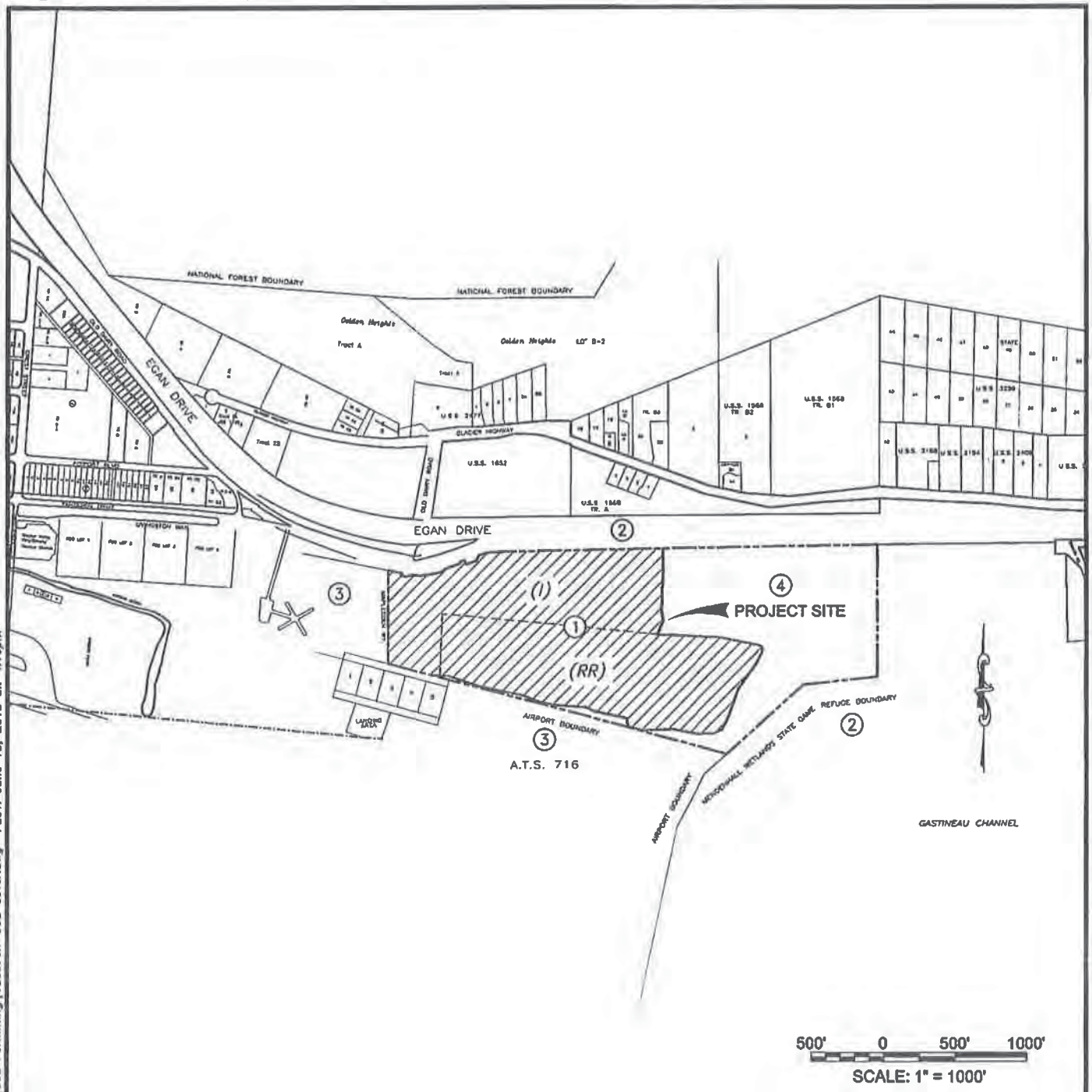
HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL
AT: JUNEAU, ALASKA
APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: *June 18, 2018* SHEET 1 OF 10
PDC PROJ. No. 18037JN

P:\2018\18037JN-Bicknll_Honsgnerl\C\SheetSet\COE Permitting\18037JN-COE Cover.dwg PLOT: June 15, 2018 at: 4:13pm

Figure 2. Site Map



Site Location, Zoning, and Adjacent Property Owners

N.T.S

Property Owners

1. BICKNELL, INC., REMAINDER OF TRACT B: 50.53 ACRES
   INDUSTRIAL ZONING (I): 23.0 ACRES
   RURAL RESERVE ZONING (RR): 27.53 ACRES
2. STATE OF ALASKA
3. CITY & BOROUGH OF JUNEAU
4. SOUTHEAST ALASKA LAND TRUST: 32.28 ACRES (SALE PENDING)

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: *June 18, 2018* SHEET 2 OF 10

PDC PROJ. No. 18037JN

P:\2018\18037JN-Bicknll_Honsgnsr\C\SheetSet\COE Permitting\18037JN-COE Cover.dwg PLOT: June 15, 2018 at: 4:15pm

Figure 3. Existing Conditions

EXISTING CONDITIONS

WETLAND DELINEATION (2017)
NON-TIDAL WETLANDS (3.81 ACRES)

POA-2012-750 (2015)
PERMITTED DREDGE POND FILL AREA (27.0 ACRES)

AREAS FILLED UNDER FOA-2012-750
UPLANDS AND DREDGE POND

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL
AT: JUNEAU, ALASKA
APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: *June 18, 2018* SHEET 3 OF 10

PDC PROJ. No. 18037JN

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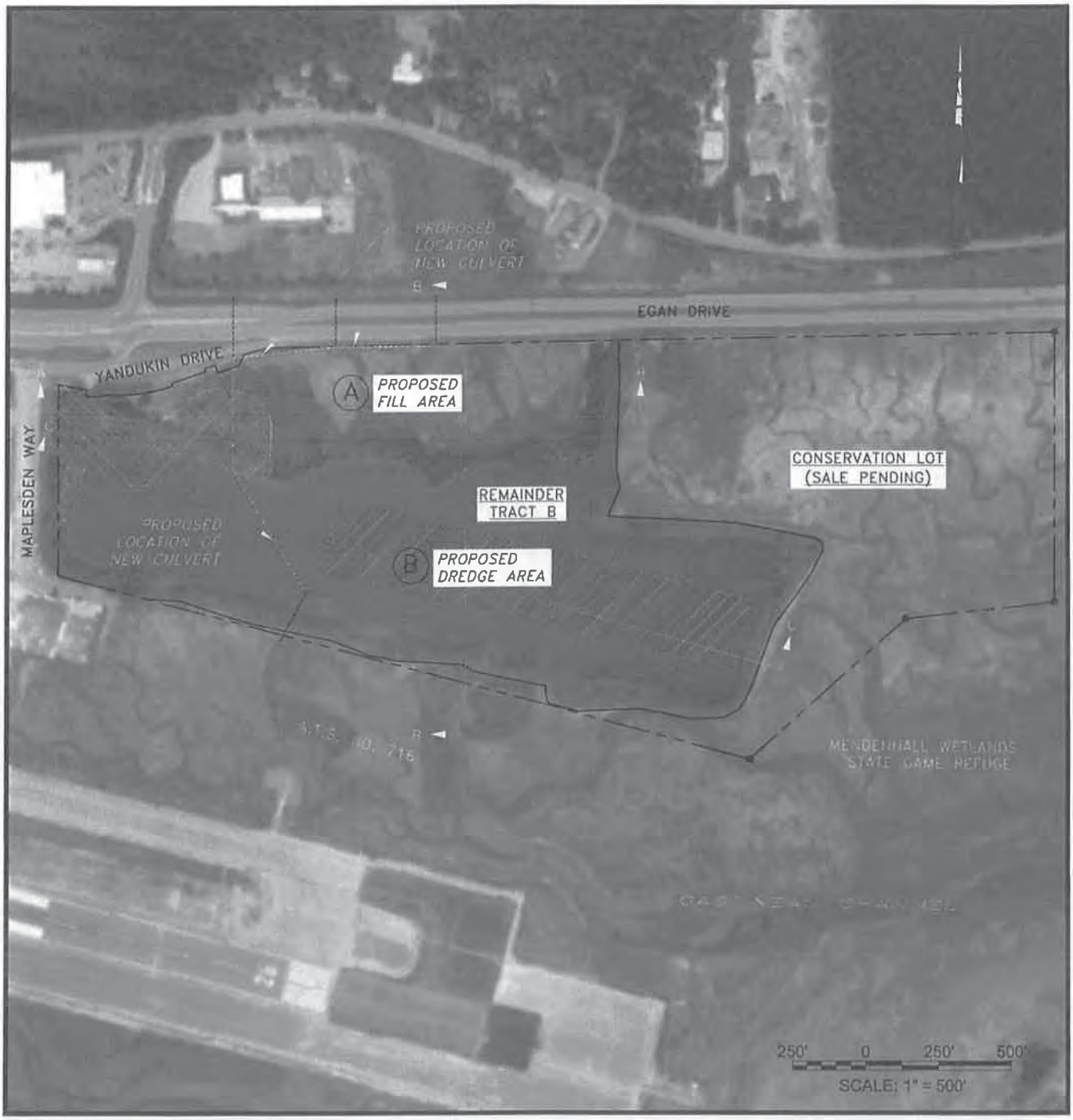
Figure 4. Proposed Activities



PROPOSED ACTIVITIES

(A) PROPOSED FILL AREA

TOTAL AREA: 14.0 ACRES
WETLAND AREA: 3.81 ACRES
APPROXIMATE VOLUME: 113,000 CY

(B) PROPOSED DREDGE AREA

250'(WIDTH)x1,450'(LENGTH)x10'(DEPTH)
AREA: 8.32 ACRES
APPROXIMATE VOLUME: 134,000 CY

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: *June 18, 2018* SHEET 4 OF 10

PDC PROJ. No. 18037JN

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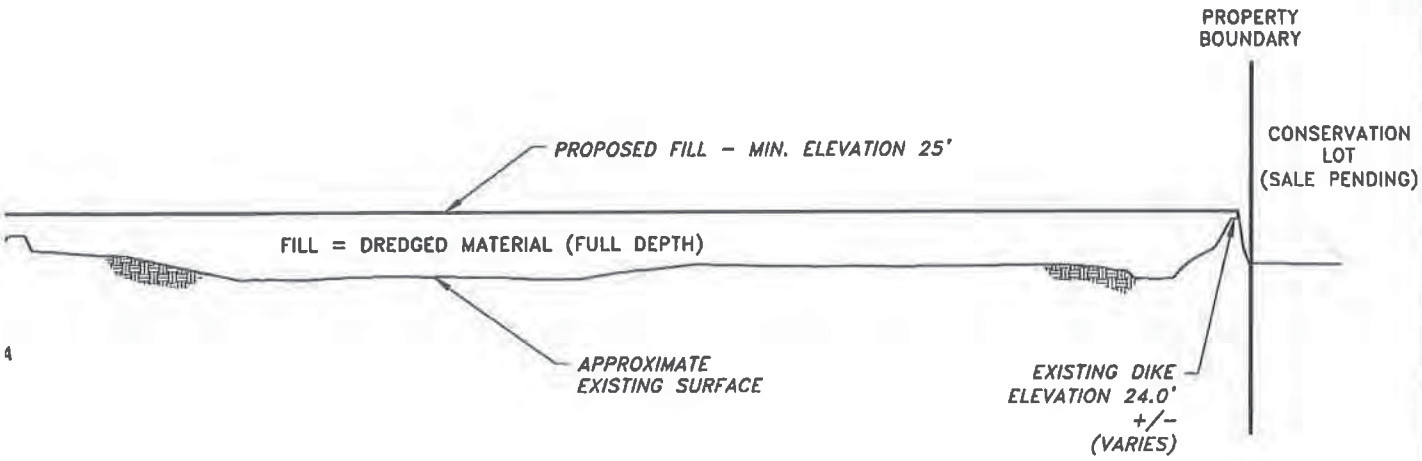
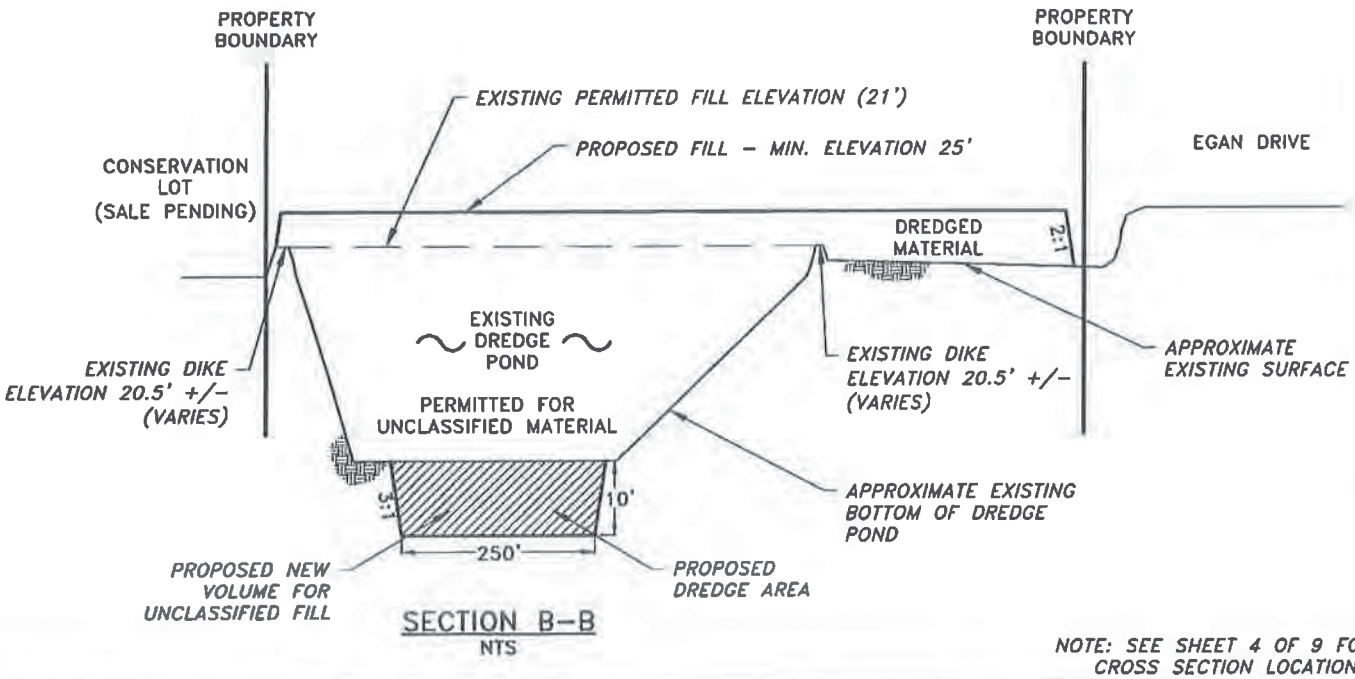
PROPOSED ACTIVITIES



SECTION A–A
NTS



SECTION B–B
NTS

NOTE: SEE SHEET 4 OF 9 FOR CROSS SECTION LOCATIONS

Figure 5. Proposed Fill Area Cross Sections

Figure 6. Proposed Dredge Area Cross Section

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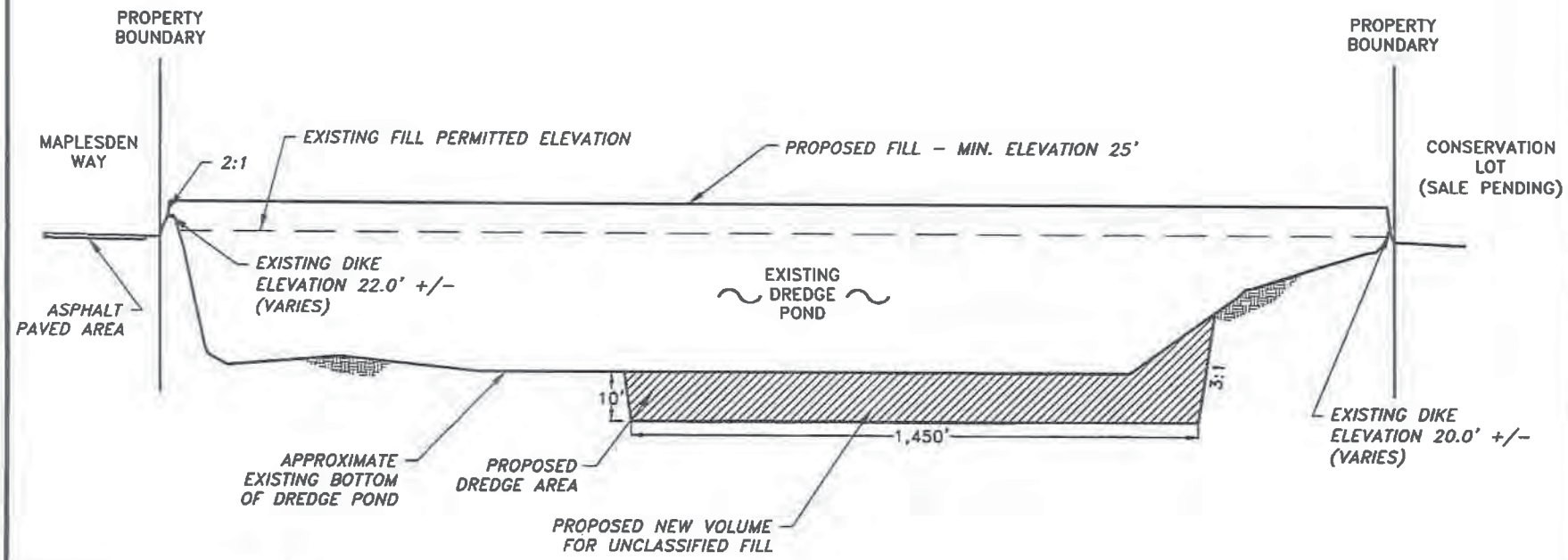
PROPOSED ACTIVITIES



SECTION C–C
NTS

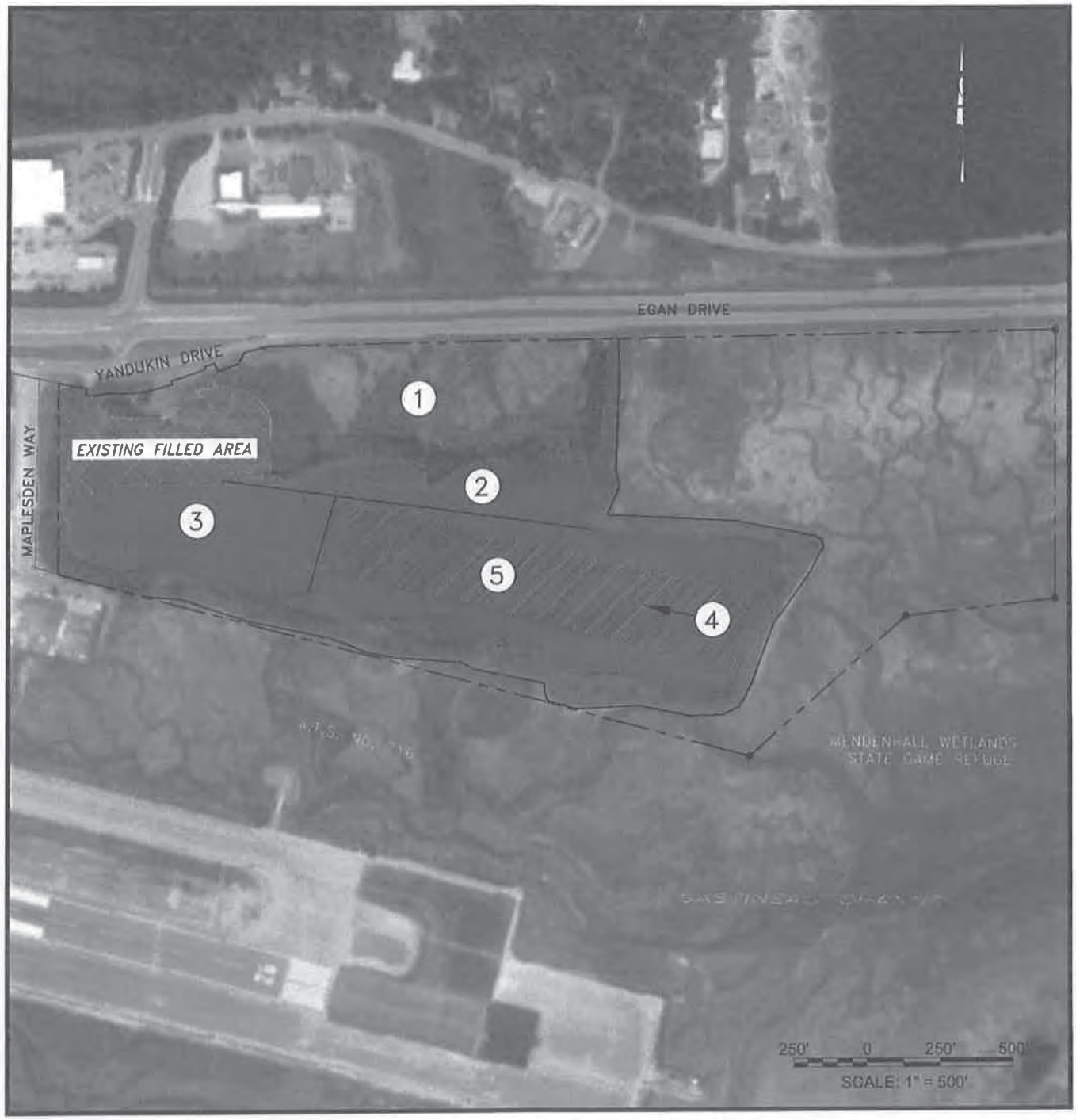
NOTE: SEE SHEET 4 OF 9 FOR CROSS SECTION LOCATIONS

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL
AT: JUNEAU, ALASKA
APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803
DATE: June 18, 2018 SHEET 6 OF 10

PDC PROJ. No. 18037JN

Figure 7. Fill Phasing Plan



FILL PHASING PLAN

FILL AREA PHASING

- EXISTING FILLED AREA (UPLANDS AND PERMITTED POND AREA)
- FILL AREA 1: DURING DREDGING (YEAR 1)
- FILL AREA 2*: STOCKPILED DREDGED MATERIAL OVER UNCLASSIFIED FILL (YEAR 1–2)
- FILL AREA 3*: STOCKPILED DREDGED MATERIAL OVER UNCLASSIFIED FILL (YEAR 1–2.5)
- FILL AREA 4*: NFS/STRUCTURAL FILL OVER UNCLASSIFIED FILL (YEAR 10)
- FILL AREA 5: NFS/STRUCTURAL FILL OVER UNCLASSIFIED FILL (YEAR 15)

*FILL AREAS 2, 3 & 4 ALREADY PERMITTED TO ELEVATION 21.0' UNDER POA-2012-750

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: June 18, 2018 SHEET 7 OF 10

PDC PROJ. No. 18037JN

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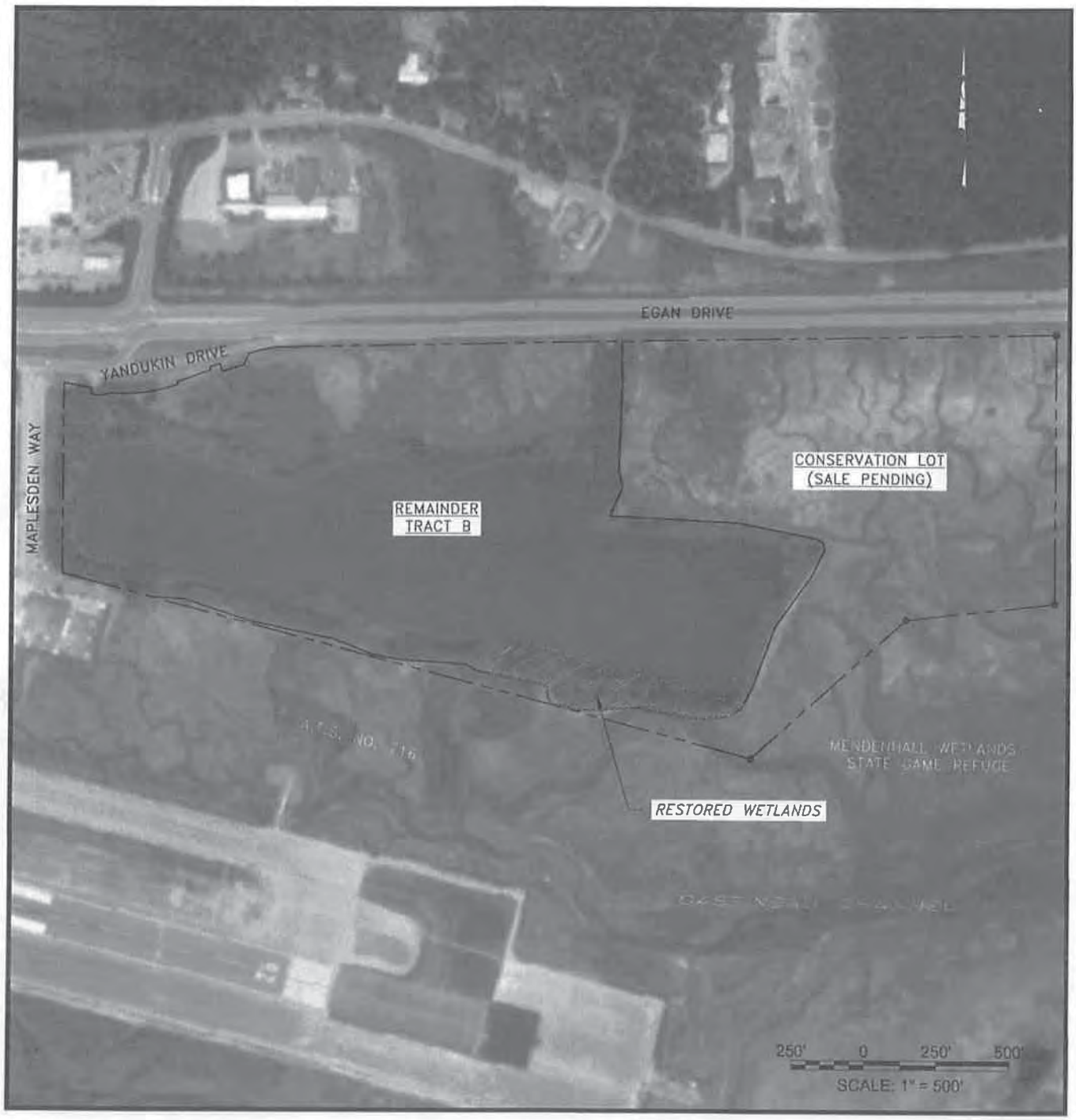
Figure 8. Mitigation Plan



MITIGATION PLAN

PROPOSED TIDAL FINGERS

RESTORED WETLAND AREA = 2.1 ACRES

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: June 18, 2018 SHEET 8 OF 10

PDC PROJ. No. 18037JN

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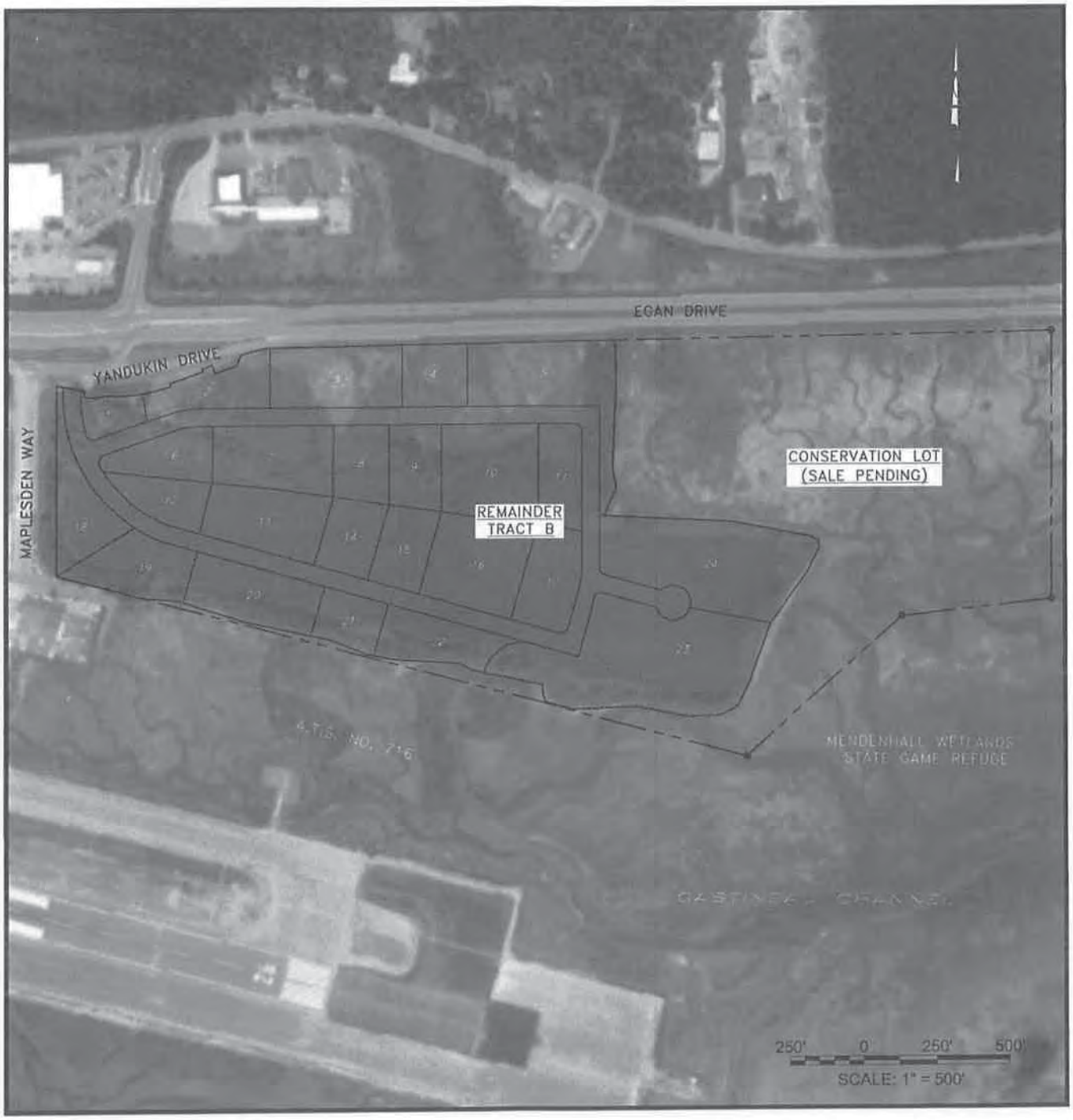
Figure 9. Proposed Lot Layout



PROPOSED LOT LAYOUT

LOT SUMMARY

TOTAL NUMBER OF LOTS = 24
TOTAL SUBDIVISION AREA = 50.53 ACRES

NOTE:

PROPOSED LOT AND STREET LAYOUT IS A PROJECTION OF THE MOST LIKELY USE OF THE PROPERTY. FINAL LAYOUT MAY DIFFER FROM PROPOSED LAYOUT IN SOME DETAILS; HOWEVER, ALL LOTS AND STREETS IN FINAL LAYOUT WILL MEET CBJ DEVELOPMENT AND PERFORMANCE STANDARDS FOR INDUSTRIAL USE.

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: *June 18, 2018* SHEET 9 OF 10

PDC PROJ. No. 18037JN

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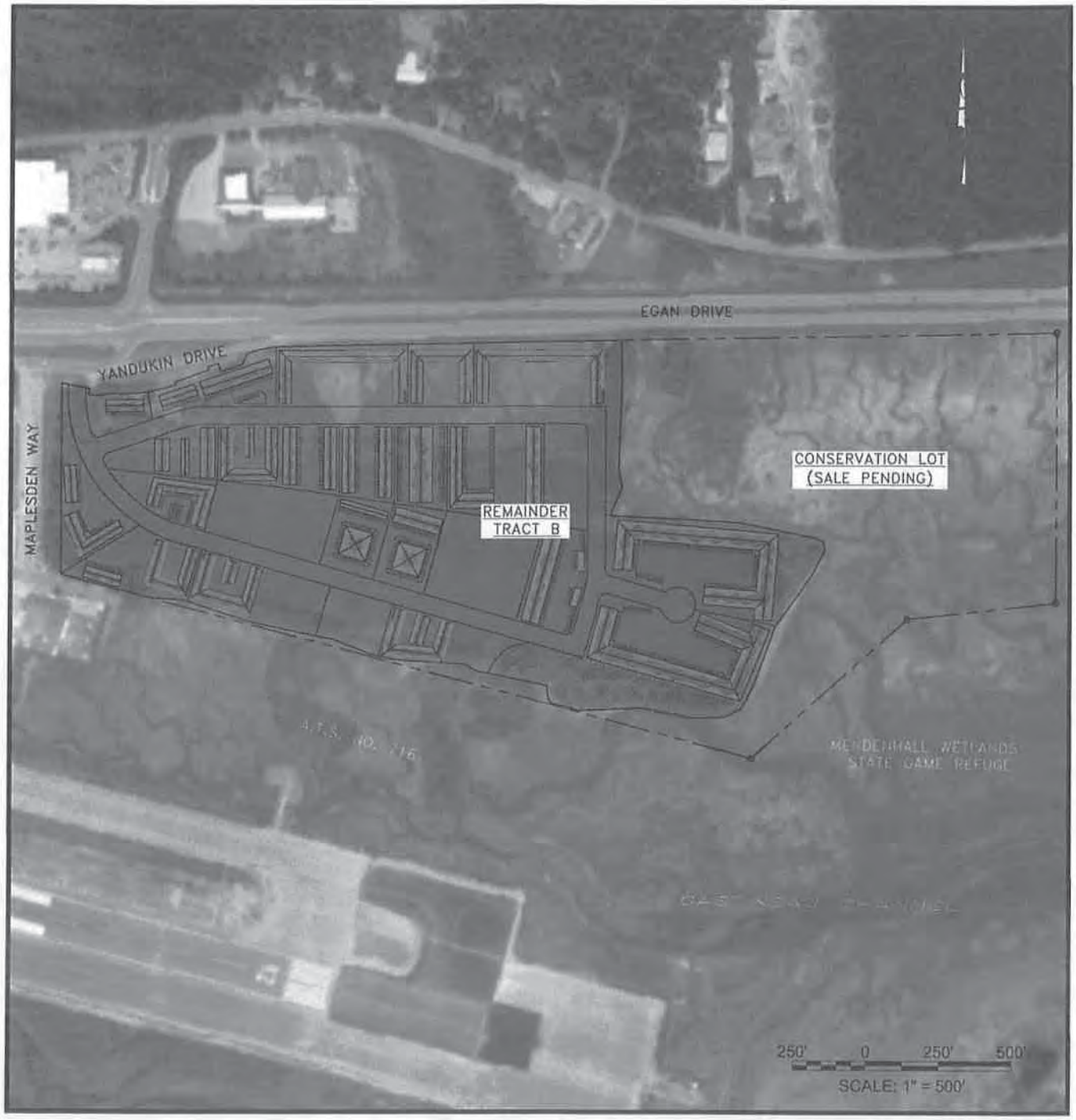
Figure 10. Proposed Lot Development Plan



PROPOSED LOT DEVELOPMENT PLAN

LOT SUMMARY

TOTAL NUMBER OF LOTS = 24
TOTAL SUBDIVISION AREA = 50.53 ACRES

NOTE:

PROPOSED LOT AND STREET LAYOUT IS A PROJECTION OF THE MOST LIKELY USE OF THE PROPERTY. FINAL LAYOUT MAY DIFFER FROM PROPOSED LAYOUT IN SOME DETAILS; HOWEVER, ALL LOTS AND STREETS IN FINAL LAYOUT WILL MEET CBJ DEVELOPMENT AND PERFORMANCE STANDARDS FOR INDUSTRIAL USE.

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: *June 18, 2018* SHEET 10 OF 10

PDC PROJ. No. 18037JN

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Attachment B
401 Water Quality Certification

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THE STATE of ALASKA

GOVERNOR BILL WALKER

Department of Environmental Conservation

DIVISION OF WATER
Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/water/wwdp

September 24, 2018

Bicknell Inc.
Mr. Roscoe Bicknell IV
P.O. Box 33517
Juneau, AK 99803

Re: Bicknell Inc., Honsinger Pond Fill for Commercial Development
POA-2012-750-M1, Gastineau Channel

Dear Mr. Bicknell:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed Certificate of Reasonable Assurance for placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the development of industrial lots by filling a portion of the man-made Honsinger's Pond, in Juneau, Alaska.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 20 days of the permit decision. Visit http://dec.alaska.gov/commish/ReviewGuidance.htm for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, PO Box 111800, Juneau, AK 99811-1800, within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

James Rypkema
Program Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)
Andy Mitzel, USACE, Soldotna
Sigrid Dahlberg, Dahlberg Designs
Jackie Timothy, ADF&G
USFWS Field Office Juneau
Mark Douglas, EPA Operations, Anchorage

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CERTIFICATE OF REASONABLE ASSURANCE

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a Certificate of Reasonable Assurance, is issued to Bicknell Inc., Attention: Mr. Roscoe Bicknell IV, at 2275 Brandy Lane, Suite 1, Juneau, AK 99801, for placement of dredged and/or fill material in waters of the U.S. including wetlands and streams in association with the development of industrial lots by filling a portion of the man-made Honsinger's Pond, in Juneau, Alaska.

The applicant plans to conduct the following work:

- Use a one inch suction dredge to excavate 134,000 cubic yards (CY) of sand and gravel from an area 250 feet wide, x 1450 feet, x 10 feet deep, to a new bottom elevation of -10 feet below the 0.0 foot contour of Honsinger's Pond that would provide a stockpile of suitable material for grading and for use during future development and additional capacity for dumping of unclassified material.

- Discharge 30,734 CY of dredged material into 3.81 acres of palustrine wetlands north of the existing pond and south of Egan Drive for the development of commercial and industrial lots.

- The placement of 221,126 CY of non-frost susceptible dredged and fill material to raise the fill elevation from 21 feet to 25 feet above the 0.0' contour to cap the 27 acres of unclassified fill in the lacustrine waters that were previously authorized. The capping of the previously authorized fill would allow for the site to be graded for future commercial development.

The area was first permitted for gravel extraction by the City & Borough of Juneau (CBJ) in 1965, with extraction beginning in 1966. United States Corps of Engineers (USACE) jurisdiction was established in the mid-1970's and extraction continued under an additional permit through USACE (Gastineau Channel #292), with fill largely being used for the construction of Glacier Highway improvements, Egan Drive, the Fred Meyer store, along with other nearby projects. CBJ and USACE permits were kept current up to 2007. Removal of an additional 275,000 CY of material was approved by the Juneau Planning Commission, but no extraction has taken place under that permit.

In December 2015 the Corps of Engineers (Corps) authorized the use of an existing pond, commonly referred to as "Honsinger Pond", as a disposal site for unclassified fill material. The work included the placement of 953,000 CY of fill material into 27 acres of lacustrine waters of the U.S. for disposal purposes. The material disposed of consists of unclassified land clearing waste such as: stumps, organic overburden, and frost-susceptible soils.

Honsinger Pond is man-made, located on the northwest fringe of the Gastineau Channel tidal flats adjacent to the Juneau International Airport.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-2012-750-M1) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity.

Public notice of the application for this certification was given as required by 18 AAC 15.180 in the Corps Public Notice POA-2012-750-M1 posted from August 14, 2018 to September 13, 2018.

The proposed activity is located within Section 32, T. 40 S., R. 66 W., Copper River Meridian; Latitude 58.3552° N., Longitude -134.542° W.; in Juneau, Alaska.

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result, will comply with applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

1. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products or other hazardous substances. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.
2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska (907) 465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (AKR100000). This permit requires a Storm Water Pollution Prevention Plan (SWPPP).
4. Construction equipment shall not be operated below the ordinary high water mark or the high tide line if equipment is leaking fuel, oil, hydraulic fluid, or any other hazardous material. Equipment shall be inspected and recorded in a log on a daily basis for leaks. If leaks are found, the equipment shall not be used and pulled from service until the leak is repaired.
5. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be clearly delineated and marked in such a way that equipment operators do not operate outside of the marked areas.
6. Natural drainage patterns shall be maintained, to the extent practicable, without introducing ponding or drying.
7. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include: gullying, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.

8. Include the following BMPs to handle storm water and total storm water volume discharges as they apply to the site:
   a. Divert storm water from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils;
   b. Slow down or contain storm water that may collect and concentrate within a site and cause erosion of exposed soils;
   c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a water course to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.
9. Fill material must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts.
10. Any disturbed ground and exposed soil not covered with fill must be stabilized and re-vegetated with endemic species, grasses, or other suitable vegetation in an appropriate manner to minimize erosion and sedimentation, so that a durable vegetative cover is established in a timely manner.

This certification expires five (5) years after the date the certification is signed. If your project is not completed by then and work under U.S. Army Corps of Engineers Permit will continue, you must submit an application for renewal of this certification no later than 30 days before the expiration date (18 AAC 15.100).

Date: September 24, 2018

James Rypkema, Program Manager
Storm Water and Wetlands

Attachment C
Self-Certification Form

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SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Permit Number: POA-2012-750-M1

Permittee's Name & Address (please print or type):_____

_____

_____

Telephone Number:_____

Location of the Work:_____

_____

Date Work Started:_____ Date Work Completed:_____

PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES _____ NO_____
TO SCHEDULE AN INSPECTION PLEASE CONTACT _____
AT _____

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.):_____

_____

_____

Acreage or Square Feet of Impacts to Waters of the United States: _____

Describe Mitigation completed (if applicable): _____

_____

_____

Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

_____

_____

I certify that all work and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

_____
Signature of Permittee

_____
Full Name of Permittee (printed or typed)

_____
Date

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Attachment D
Notice of Appeal

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NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Roscoe Bicknell IV		File Number: POA-2012-750-M1	Date: Dec 11, 2018
Attached is:			See Section below
X	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

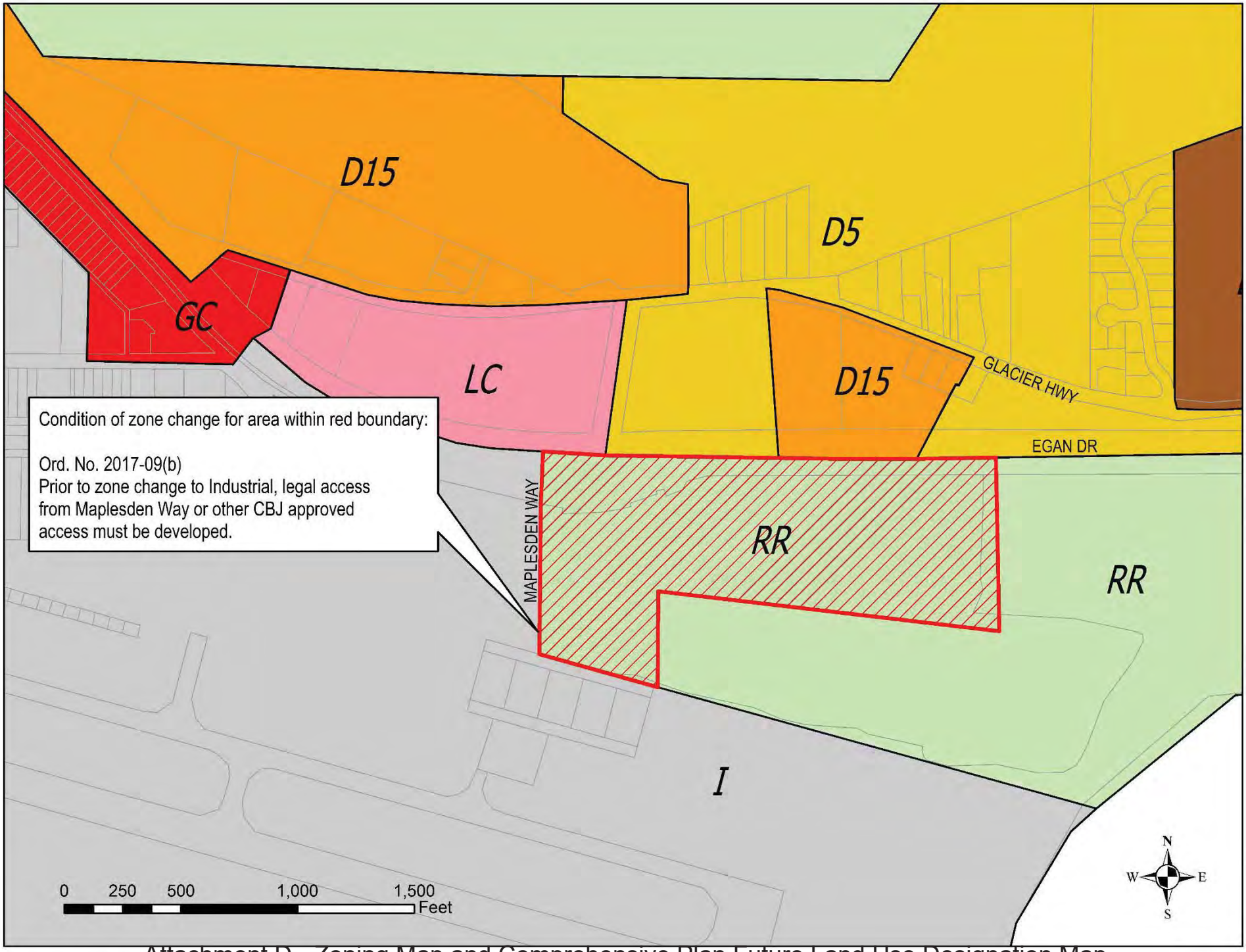
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

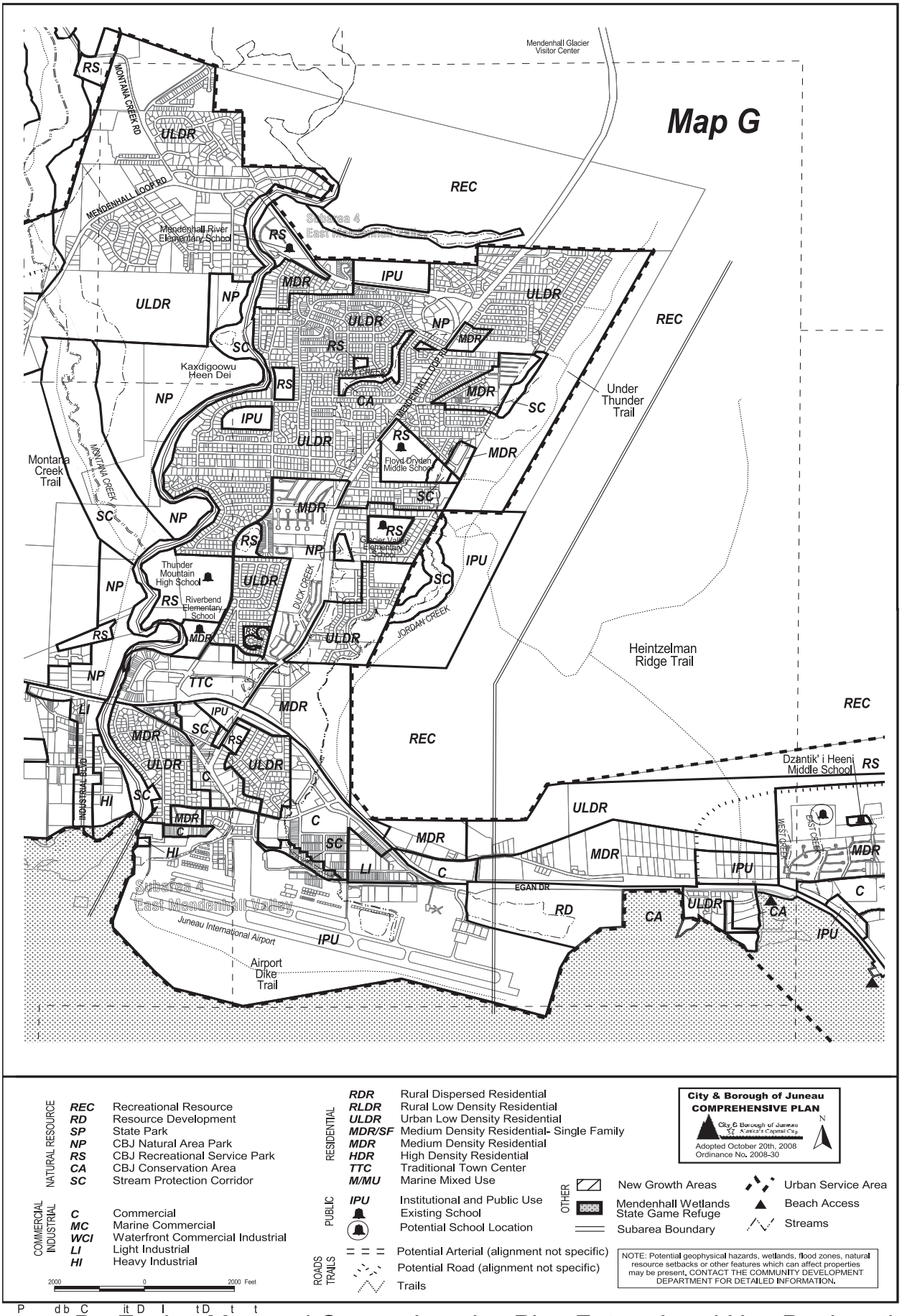
If you have questions regarding this decision and/or the appeal process you may contact: **John A. Mitzel** Alaska District Corps of Engineers Kenai Regulatory Field Office (CEPOA-RD-S-K) 44669 Sterling Highway, Suite B Soldotna, Alaska 99669-7915 (907) 753-2673	If you only have questions regarding the appeal process you may also contact: Regulatory Program Manager U.S. Army Corps of Engineers, Pacific Ocean Division CEPOD-PDC, Bldg 525 Fort Shafter, HI 96858-5440

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:



Attachment D - Zoning Map and Comprehensive Plan Future Land Use Designation Map



NATURAL RESOURCE	REC	Recreational Resource
	RD	Resource Development
	SP	State Park
	NP	CBJ Natural Area Park
	RS	CBJ Recreational Service Park
	CA	CBJ Conservation Area
	SC	Stream Protection Corridor
COMMERCIAL INDUSTRIAL	C	Commercial
	MC	Marine Commercial
	WCI	Waterfront Commercial Industrial
	LI	Light Industrial
	HI	Heavy Industrial
RESIDENTIAL	RDR	Rural Dispersed Residential
	RLDR	Rural Low Density Residential
	ULDR	Urban Low Density Residential
	MDR/SF	Medium Density Residential- Single Family
	MDR	Medium Density Residential
	HDR	High Density Residential
	TTC	Traditional Town Center
	M/MU	Marine Mixed Use
PUBLIC	IPU	Institutional and Public Use
		Existing School
		Potential School Location
ROADS TRAILS		Potential Arterial (alignment not specific)
		Potential Road (alignment not specific)
		Trails
OTHER		New Growth Areas
		Mendenhall Wetlands State Game Refuge
		Subarea Boundary
		Urban Service Area
		Beach Access
		Streams

2000 0 2000 Feet

City & Borough of Juneau
COMPREHENSIVE PLAN
City & Borough of Juneau
America's Capital City
Adopted October 20th, 2008
Ordinance No. 2008-30

N

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present, CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Map 11.8

Attachment D - Zoning Map and Comprehensive Plan Future Land Use Designation Map

Attachment C - SMP2019 0003 Preliminary Plat Notice of Decision & Staff Report

DRAINAGE REPORT
FOR
HONSINGER POND SUBDIVISION
JUNEAU, ALASKA

Prepared For:

Bicknell Development
2275 Brandy Lane, Suite 1
Juneau, AK 99801

Prepared By:

PDC Engineers
6205 Glacier Highway
Juneau, AK 99801

Date: July 10, 2019
PDC Project No. 19084JN

Attachment E - Preliminary Drainage Plan and Erosion Control Report

1.0 PROJECT OVERVIEW

1.1 Project Description

Bicknell Inc., is proposing to develop industrial and residential reserve zoned property located on Tract B, U.S. Survey 1568. This site is known more informally as the Honsinger Pond location. The tract under development contains approximately 50 acres of which approximately 36 acres is water area (pond). The pond was created from previous dredging operations for upland development projects. The pond is encompassed on the south and east sides by a manmade earthen dike to contain the pond water. The subdivision will be phased into three (3) separate phases with the first phase consisting of 14 lots. Permitted lot filling for Phase I is currently underway with suction dredge operations filling the Phase I lot area. Under the approved permit the pond will be filled and the project subdivided to provide much needed industrial lots. The project location is east of the intersection of Yandukin Way and Maplesden Drive.

1.2 Project Duration

Currently the developer (Bicknell) is dredging clean sand and gravels from Honsinger Pond to fill the proposed Phase I subdivision area. This activity has been permitted under US Army Corps of Engineers permit approval and CBJ grading permit approval. The subdivision development of all phases is anticipated to occur over a period of 15 years.

2.0 SOIL INFORMATION

Soil present in the project area consist of a vegetated surface layer underlain by a soil matrix of sand, gravels and silt material. The soils exhibit good drainage characteristics as evidenced by very little standing water present after precipitation events. The site is fairly level with a slight gradient toward the existing Honsinger Pond area. Honsinger Pond has been used historically in the past to provide fill materials for development projects. These projects include portions of Egan Expressway, Juneau International Airport taxiways and apron areas, and Fred Meyer store. There does not appear to be any limitations associated with this soil type.

3.0 STORM WATER SYSTEM

The only drainage structure on the subdivision property is an 18" CMP culvert that is used to control the water elevation of the pond. The control culvert is located within the southern perimeter dike system.

Egan Drive has existing cross culverts that discharge storm water to the south with storm water discharge locations located on State DOT/PF right of way. DOT/PF has stated they have no concerns with the lot development and their culvert discharge

The proposed subdivision lots will be graded at 0.5% to 1.0% from the rear to the front of the lot where the dedicated right of way would be located. Storm drainage will be collected in storm water ditches on one side of the roadway and underground drain system on the opposite of the roadway. Drainage easement has been included in the Phase I subdivision preliminary plat to allow a storm water to discharge to the south towards the existing pond area. The pond will act as a large storm water settling basin allowing any suspended sediment to settle out. The roadway centerline profile grade will be rolled to allow the surface storm water to be collected in strategic locations and then routed to the existing pond location. After the pond has been filled the storm water would be discharge at various locations to the intertidal areas of Gastineau Channel. This is consistent with other developments that are adjacent the intertidal areas of Gastineau Channel. A CBJ oil/water separator would be installed at the terminus outfall structure prior to discharging.

Storm drain structures and piping would follow CBJ Standard Specifications and Standard Drawings for the development.

EROSION CONTROL REPORT
FOR
HONSINGER POND SUBDIVISION
JUNEAU, ALASKA

Prepared For:

Bicknell Development
2275 Brandy Lane, Suite 1
Juneau, AK 99801

Prepared By:

PDC Engineers
6205 Glacier Highway
Juneau, AK 99801

Date: July 10, 2019
PDC Project No. 19084JN

Attachment E - Preliminary Drainage Plan and Erosion Control Report

1.0 PROJECT OVERVIEW

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3.0 DRAINAGE FACILITIES

The only drainage structure on the property is an 18" CMP culvert that is used to control the water elevation of the pond. The control culvert is located within the southern perimeter dike system.

4.0 TEMPORARY AND PERMANENT CONTROL MEASURES

The purpose of this plan is to provide effective erosion and sedimentation pollution control procedures to minimize erosion under normal conditions and shall be construed in whole or in part to be adequate for soil stabilization during construction. The developer will disturb the minimum area required for construction activities to occur.

The primary erosion control measure for the site development for the subdivision development will be Honsinger Pond. All surface water flows and runoff from dredging discharge will be recycled back to the pond through surfaced controlled drainage ditches which will capture all sediment and control it on site. With pumping of sand and gravel materials from the existing pond there is no need to truck imported fill materials onto the site which reduces any tracked material from getting on Yandukin Drive.

For offsite work along Yandukin Drive various temporary control measures may be used including but not limited to straw wattles, silt barrier fence (18" high), sediment filter bags, erosion control mulch blanket, and rock check dams. See plan sheet C500 for other erosion and sediment control details. CBJ Standard Details for erosion and sediment control would apply. Until the site is stabilized all erosion and sedimentation BMP's must be maintained properly.

Any sediment removed from BMP's during construction will be returned to upland areas on site and incorporated into the site grading.

5.0 MAINTENANCE PROGRAM

The Contractor is responsible for installation, maintenance and disposal of erosion and sediment pollution control devices. All sediment and pollution control devices must be properly maintained including inspection and repair weekly and after storm events. Maintenance includes removal of debris and sediment from dewatering basins, repair and replacement of silt barrier fence disturbed during construction and the regrading and reseeding of washed out areas. If erosion and sediment pollution control devices do not function as intended, replacement or modification of those installed may be required.

Permit No. 28208

State of Alaska
Department of Transportation and Public Facilities
PROVISIONAL
Permit to Construct an Approach Road

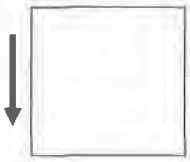
This permit allows the permittee to construct an approach road within a State owned highway Right of Way.

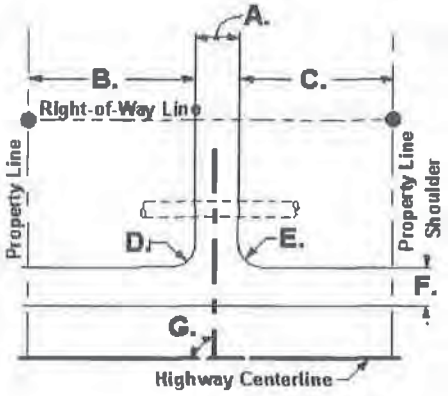
[ ] Residential/Private	[X] Commercial	[ ] Government Agency
Applicant:	**Bicknell Inc.**	
Mailing Address:	PO Box 33517 Juneau, AK 99803	
Contact Name:	David Blommer	
E-mail Address:	dblommer@bicknellinc.com	
Phone:	(907) 789-5727	Fax: _____
Driveway or Approach Road location (highway, subdivision, legal description milepost, etc.) Yandukin Drive Juneau 99801 1568 Tract B		
Proposed or Existing: PROPOSED	Anticipated Completion Date: 10/30/2018	
Number of lots served: 24	Max. number of vehicles in any 1 hour: 135	
Zoning Designation: Industrial	Proposed Land Use: Industrial	

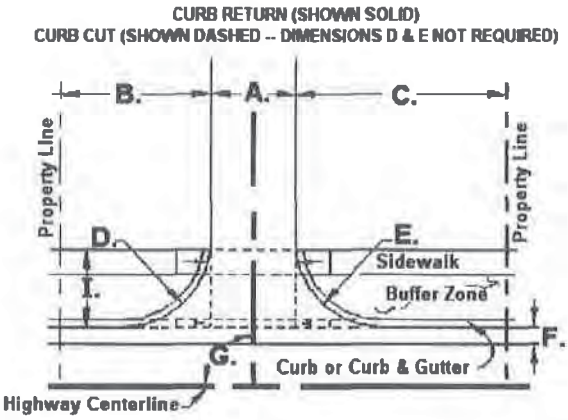
Permit No. 28208

Driveway Specifications

Direction of North in relation to the drawing.



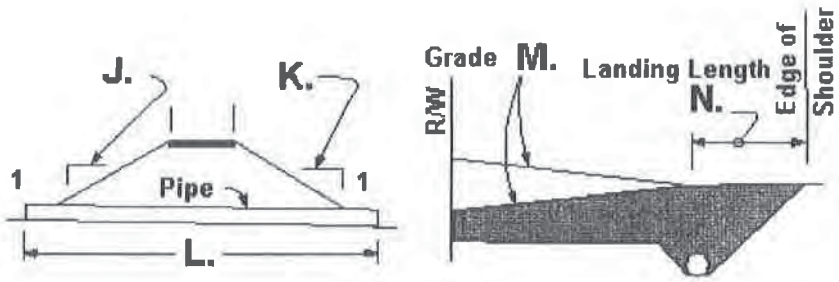




A.	Driveway width	29	feet
B.	Left edge clearance	3334	feet
C.	Right edge clearance	40	feet
D.	Left return radius	40	feet
E.	Right return radius	40	feet
F.	Shoulder width	1	feet
G.	Approach angle	90	degrees
H.	Curb type	None	
I.	Curb to sidewalk distance	2	feet

Attachment F - DOT&PF ROW Permit

Permit No. 28208



J.	Left driveway foreslope		2	:1
K.	Right driveway foreslope		2	:1
L.	Culvert length			Feet
M.	Landing grade		2	Percent
N.	Landing length		30	Feet
O.	Culvert size			inches
P.	Culvert type	None		
Q.	Ditch depth			feet
R.	Shoulder type	Gravel		
S.	Pavement type	Paved		
T.	Driveway surface type	Asphalt		

Permittee upon signing this permit acknowledges and agrees to the following provisions:

This permit applies only to the State right of way.

This permit grants permission for a driveway allowing access to and from your property onto a State maintained highway. It does not permit the following within the right of way or within that portion of a driveway that is within the right of way: (1) Parking of vehicles "for sale"; (2) Obstructions of any kind (i.e. logs, cables, fencing, etc.); (3) Advertising signs or banners/flags; (4) Parking vehicles with signs/advertising on the side.

A driveway or approach road constructed under permit within a highway right-of-way is the property of the State, but all cost and liability arising from the construction, operation, or maintenance of a driveway or approach road is at the sole expense of those lands served. The Department is not obligated to change its maintenance practices to accommodate a driveway or approach road constructed under a permit, or to incur any additional expense removing snow berms or other obstructions from a driveway or approach road within a right of way resulting from the Department's activities, or activities under a permit issued under 17 AAC 15.

Permittee is responsible for adjusting or relocating the driveway or approach road without cost or liability to the Department if the use or safety of the highway requires that the driveway or approach road be adjusted or relocated.

Permit No. 28208

This permit is not a property right but a temporary authorization, revocable by the State upon violation of any permit terms or conditions, or for other reasons. All reasonable attorney's fees and costs associated with legal or enforcement actions related to the terms and conditions of this permit will be borne by the Permittee.

Any survey monument or monument accessory that is disturbed or destroyed during construction or maintenance of the driveway will be restored or replaced by a Land Surveyor licensed in the State of Alaska.

The Permittee will be responsible for all necessary Federal, State, and Municipal permits and licenses required by law, pay all taxes and special assessments lawfully imposed upon the permitted area, and pay other fees and charges assessed under applicable law.

Placement of fill material in waters of the U.S., including wetlands and streams, requires prior authorization from the U.S. Army Corps of Engineers. It is the responsibility of the owner to contact the Corps before filling activities take place.

The Permittee shall construct and maintain a driveway in such a manner that the highway, and all of the highway's appurtenances or facilities, including drainage facilities, pipes, culverts, ditches, traffic control devices, street lights, pathways, and sidewalks are not impaired or endangered in any way by the construction or maintenance. (17 AAC 10.020(b) If you damage any improvements within the State owned right of way, you will be responsible for returning them to their previous condition. The Department will inspect and approve the restored improvements. (17 AAC 10.065)

Permittee shall indemnify, defend and hold harmless the State, and its officers, employees, and contractors, from any and all claims or actions resulting from injury, death, loss, or damage sustained by any person or personal property resulting directly or indirectly from Permittee's use of or activities in the permitted area.

Landings from all paved roads must be paved and maintained from edge of the road to the length of the landing as stipulated in this permit.

If a culvert is required by this driveway permit, culvert ends must be installed at the time of installation and maintained continuously by the owner.

No person shall place, leave or deposit upon any street, avenue, alley, sidewalk or other public right of way any snow or ice which has been removed from a private driveway, private parking area, or the adjacent property. Permittee is responsible for his snow removal contractor's actions concerning placement of snow from Permittee's property.

If driveway construction or maintenance interferes with the public's safety and/or use of facilities within State owned right of way, you will be directed to stop work until adjustments are made.

While doing construction or maintenance activities do not park equipment or stockpile material on the shoulder during non-working hours.

Permittee is responsible for sight distance clearing of brush and obstructions adjacent to their property.

Driveway landings as stipulated in the permit must be paved and maintained from pavement edge on all paved roads.

Permit No. 28208

Please contact the Department for information about acceptable driveway markers (i.e., size, materials, distance, etc.) for placement within the right of way.

The State will not change its maintenance practices to accommodate your driveway or incur additional expense to clear snow berms or other obstacles resulting from the Department's activities.

Permittee upon signing this permit acknowledges and agrees to the following conditions:

*** This permit is to allow access to the property as guaranteed in Book 101, Page 168, Juneau Recording District. The intent of this permit is to satisfy regulations for access prior to platting of a subdivision.**

*** In the event an appropriate agreement can be reached between Bicknell Inc., and the Alaska Department of Transportation for an alternative access into the Bicknell parcel, Bicknell Inc. agrees to abandon the access granted by this permit and remove the access from the right of way within a period of two years.**

A 36" x 36" W8-6 TRUCK CROSSING warning sign will be placed by the applicant 175' West of Maplesden Way to enhance driver awareness of potential turning vehicles.

A 30" R1-1 STOP sign will be placed at the road intersection with Yandukin Drive.

Alaska DOT&PF will not be responsible for maintenance of the permittee constructed improvements within the ROW of the USS 3800 Accretions.

The existing access into the property near the on-off ramp island to Egan Drive will be removed and returned to as near "original ground" as possible, including saw-cutting and removing the paved approach.

Attachments included as part of this permit are:

REQUIRED for ALL DRIVEWAYS:

[X] Plat including notes of the placement of the driveway.
[X] Site plan.
[X] Proof of ownership.
[X] Traffic control plan.

REQUIRED for ALL APPROACH ROADS:

[X] Construction plans.
[X] Recorded plat or waiver including notes of the placement of the approach road.
[X] Traffic control plan.

Permit No. 28208

I, ____Spike Bicknell___, acknowledge that I am acting on behalf of the above named organization with the full authority to do so. I further acknowledge and accept that __Bicknell Inc.___ shall comply with all the provisions and conditions that the Department of Transportation and Public Facilities has included as a condition of issuing this permit.

Permittee Signature
Spike Bicknell

March 14 2019
Date

DOT&PF Signature
Michael K. Schuler

3-14-2019
Date

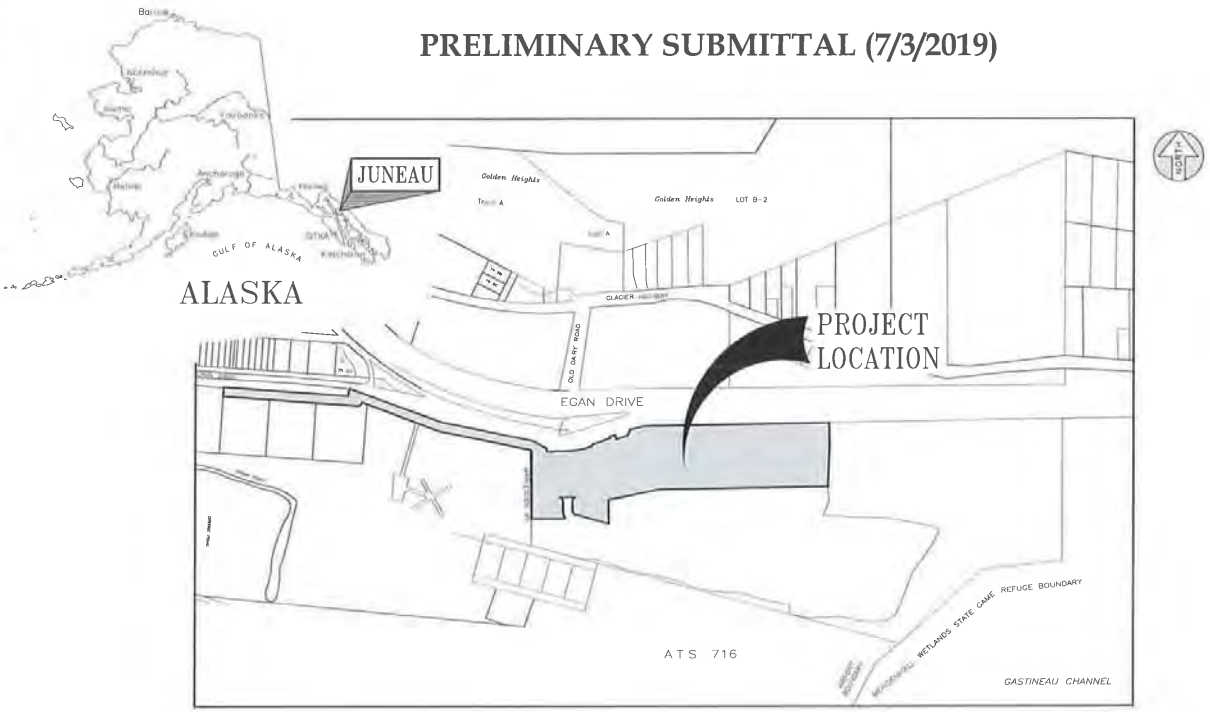
SHEET INDEX

SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	GENERAL NOTES ABBREVIATIONS AND SYMBOLS
C100	TYPICAL SECTIONS
C101-C103	CONSTRUCTION DETAILS
C104	CORROSION PROTECTION DETAILS
C200	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C201	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C202	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C203	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C204	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C205	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C206	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C207	PLAN VIEW - STA "X" XX+XX to STA "X" XX+XX
C300	PROFILE VIEW - STA "X" XX+XX to STA "X" XX+XX
C301	PROFILE VIEW - STA "X" XX+XX to STA "X" XX+XX
C302	PROFILE VIEW - STA "X" XX+XX to STA "X" XX+XX
C303	PROFILE VIEW - STA "X" XX+XX to STA "X" XX+XX
C500	SUBDIVISION GRADING PLAN

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PRELIMINARY SUBMITTAL (7/3/2019)



PROJECT LOCATION MAP

GRAPHIC SCALE
0' 200' 400' 800' 1600'

DESIGN ECR		BICKNELL INC. QUALITY CONSTRUCTION	PDC ENGINEERS PLAN • DESIGN • CONSTRUCT 6205 Glacier Highway, Juneau, Alaska 99801 907.780.6060 | AECC605
DRAWN ECR			
CHECK JMP			
APPROVED JMP	No. DATE REVISION		

PRELIMINARY SUBMITTAL

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

COVER SHEET

DATE: July 3, 2019
PDC No. 19084JN
SHEET 001

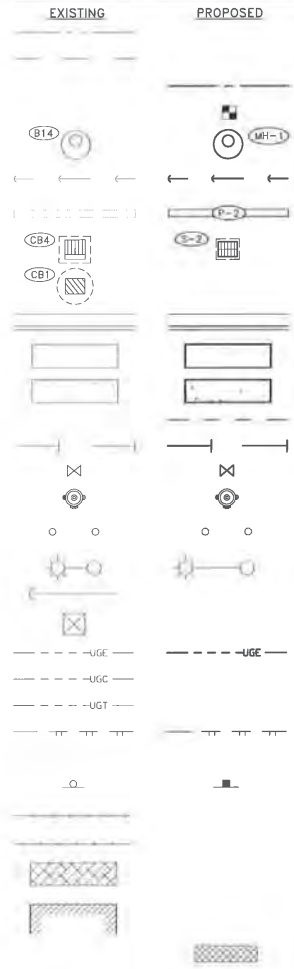
GENERAL CONSTRUCTION NOTES

1. CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, WITH CURRENT REVISIONS AS APPLICABLE.
2. LARGE BOULDERS, HARDPAN, STUMPS, LOGS, ORGANICS AND GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING, DITCHING AND ROADWAY EXCAVATION OPERATIONS. THESE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY THE ENGINEER.
3. GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
4. LOCATION OF WATER SYSTEM IMPROVEMENTS, SANITARY SEWER MANHOLES, STORM DRAIN STRUCTURES, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
5. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, TELEPHONE, CABLE TELEVISION, AND POWER UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM CBJ AS-BUILTS OR FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" @ 586-1333 FOR UNDERGROUND UTILITY LOCATES AND 811 ALASKA DIG LINE FOR ACS AND GCI PRIOR TO ANY EXCAVATION ACTIVITIES.
6. PROPERTY LINE LOCATIONS USED IN THESE PLANS WERE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A SUBDIVISION BOUNDARY SURVEY
7. ALL SIGN INSTALLATIONS OR RELOCATIONS SHALL BE PERFORMED ACCORDING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) WITH THE ALASKA SUPPLEMENT.
8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS
9. PROVIDE KNOCKOUTS IN PRECAST STORM DRAIN STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
10. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS
11. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES OPERATOR LONI VANKIRK (723-4975) OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (COSIGNED BY THE ENGINEER) AT LEAST 48-HOURS PRIOR TO SHUTDOWN OR FLUSHING OF MAINLINE WATER PIPE. NO WATER SERVICE INTERRUPTION MAY PROCEED UNTIL THIS APPROVAL IS OBTAINED.
12. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS OR CHISELED X'S) PRIOR TO CONSTRUCTION THAT WILL BE DISTURBED DURING HIS WORK, AND REMONUMENT AFTER CONSTRUCTION OPERATIONS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR. ALL EXISTING PROPERTY CORNERS ARE NOT NECESSARILY SHOWN ON THE PLANS.
13. THE PLAN DRAWINGS DO NOT NECESSARILY SHOW ALL TREES AND SHRUBS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO TREES, SHRUBS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
14. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18-INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES, CATCH BASINS AND MANHOLES.
15. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE CBJ STANDARD SPECIFICATIONS, SECTION 02502 – STORM SEWER MANHOLES, INLETS AND CATCH BASINS AND THE DRAWINGS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS SANITARY SEWER MANHOLES SHALL BE ADJUSTED PER CBJ STANDARD SPECIFICATIONS 02402 – SANITARY SEWER MANHOLES AND CLEANOUTS.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ENGINEER APPROVED EROSION CONTROL DEVICES DURING CONSTRUCTION PER CBJ STANDARD SPECIFICATIONS SECTION 01570 REQUIREMENTS.
17. WATER PIPES WILL REQUIRE MORE THAN 60-INCHES OF COVER IN AREAS WHERE STORM DRAINAGE PIPES ARE CLOSE TO OR BELOW A DEPTH OF 60-INCHES TO INVERT. DEPTHS OF ALL STORM DRAINAGE PIPES SHALL BE DETERMINED PRIOR TO INSTALLING WATER PIPES TO ENSURE CONFLICTS BETWEEN THESE PIPES DO NOT OCCUR. A MINIMUM CLEARANCE OF 8-INCHES SHALL BE OBTAINED BETWEEN WATER AND OTHER PIPES.
18. FINISHED PROFILE ELEVATIONS SHOWN ARE TO THE TOP OF ASPHALT PAVEMENT AT THE ROADWAY CENTERLINE. OTHER FINISH GRADE ELEVATIONS SHOWN ARE TO TOP OF ASPHALT PAVEMENT AT EDGE OF PAVEMENT
19. ALL CUT AND FILL SLOPES SHALL BE SEEDED BY THE HYDROSEEDING METHOD. PLACE 2" MIN. TOPSOIL PRIOR TO SEEDING WHERE INSUFFICIENT ORGANIC MATERIAL EXISTS.
20. ALL ELECTRICAL LIGHT STANDARDS POSITIONS ARE SUBJECT TO APPROVAL/ RELOCATION BY CBJ ENGINEER AND /OR AEL&P.
21. AEL&P ELECTRIC, UTILITY AND CABLE SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CONTRACTOR AND CBJ ENGINEERING DEPARTMENT.
22. TELEPHONE AND CABLE UTILITIES SHALL COORDINATE THEIR UTILITIES' LOCATION & INSTALLATION WITH AEL&P AND CBJ'S ENGINEERING DEPARTMENT
23. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
24. BEGIN SUBCUT AT 24 INCHES FROM PAVEMENT SAWCUT LINE AT STREET CONNECTIONS. REMOVE AND REPLACE BASE COURSE WITH 6-INCHES OF D-1 TO 12-INCHES FROM PAVEMENT SAWCUT LINE.
25. THE MATERIALS USED FOR THIS PROJECT SHALL COMPLY WITH THE NEW LEAD FREE REQUIREMENTS INCLUDING NOT CONTAINING MORE THEN 0.2 PERCENT PLED WHEN USED WITH RESPECT TO SOLDER AND FLUX AND NOT MORE THAN A WEIGHTED AVERAGE OF 0.25 PERCENT LEAD WHEN USED WITH RESPECT TO THE WETTED SURFACES OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND FIXTURES.
26. ALL MATERIALS PROPOSED FOR THE WATER SYSTEM THAT COME IN DIRECT CONTACT WITH THE WATER SHALL BE CERTIFIED BY AN ANSI ACCREDITED ORGANIZATION TO CONFORM WITH ANSI/NSF STANDARD 61 OR AN ANSI/NSF STANDARD WITH EQUIVALENT HEALTH REQUIREMENTS.

ABBREVIATIONS

AC	ASBESTOS CEMENT
ACS	ALASKA COMMUNICATIONS SYSTEMS
AEL&P	ALASKA ELECTRIC LIGHT & POWER
APPROX	APPROXIMATE
AST	ABOVEGROUND STORAGE TANK
BC	BACK OF CURB
BLVD	BOULEVARD
BOP	BEGINNING OF PROJECT
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
CHB	CHORD BEARING
CHL	CHORD LENGTH
C/L	CENTERLINE
CI	CAST IRON
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONT	CONTINUOUS
CPP	CORRUGATED POLYETHYLENE PIPE
CTE	CONNECT TO EXISTING
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
E	EASTING
EG	EXISTING GRADE
EJIW	EAST JORDAN IRON WORKS
EL	ELEVATION
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
EXIST	EXISTING
EXP	EXPANSION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GCI	GENERAL COMMUNICATION INC.
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH PRESSURE
IE	INVERT ELEVATION
L	LENGTH
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTE	MATCH TO EXISTING
N	NORTHING
N/A	NOT APPLICABLE
NF	NEENAH FOUNDRY COMPANY
NFS	NON-FROST SUSCEPTIBLE
NTS	NOT TO SCALE
NVC	NO VERTICAL CURVE
OC	ON CENTER
OFCO	OLYMPIC FOUNDRY CO.
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PERF	PERFORATED
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POC	POINT ON CURVE
POL	POINT ON LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT-OF-WAY
RP	RADIUS POINT
RT	RIGHT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	TANGENT
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCH MARK
TC	TOP OF CONCRETE
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP	TYPICAL
UD	UNDERDRAIN
UON	UNLESS OTHERWISE NOTED
UST	UNDERGROUND STORAGE TANK
VC	VERTICAL CURVE
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W/	WITH

SYMBOLS



PROPERTY / BOUNDARY LINE
EASEMENT LINE
PROJECT BASELINE
TEMPORARY BENCH MARK
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
STORM DRAIN PIPE
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
CURB & GUTTER, TYPE I
ASPHALT SURFACE
CONCRETE SURFACE
SAWCUT AND MTE
WATER LINE
WATER VALVE/CURB STOP
FIRE HYDRANT
PROTECTION BOLLARDS
UTILITY POLE WITH LIGHT
UTILITY POLE ANCHOR WIRE
ELECTRIC TRANSFORMER
UNDERGROUND ELECTRICAL
UNDERGROUND CABLE TV
UNDERGROUND PHONE
TOP OF BANK
TOE OF SLOPE
SIGN
WOOD FENCE
CHAIN LINK FENCE
MISCELLANEOUS LANDSCAPING
STRUCTURE
RIGID BOARD INSULATION

DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

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907.780.6060 | AECC605

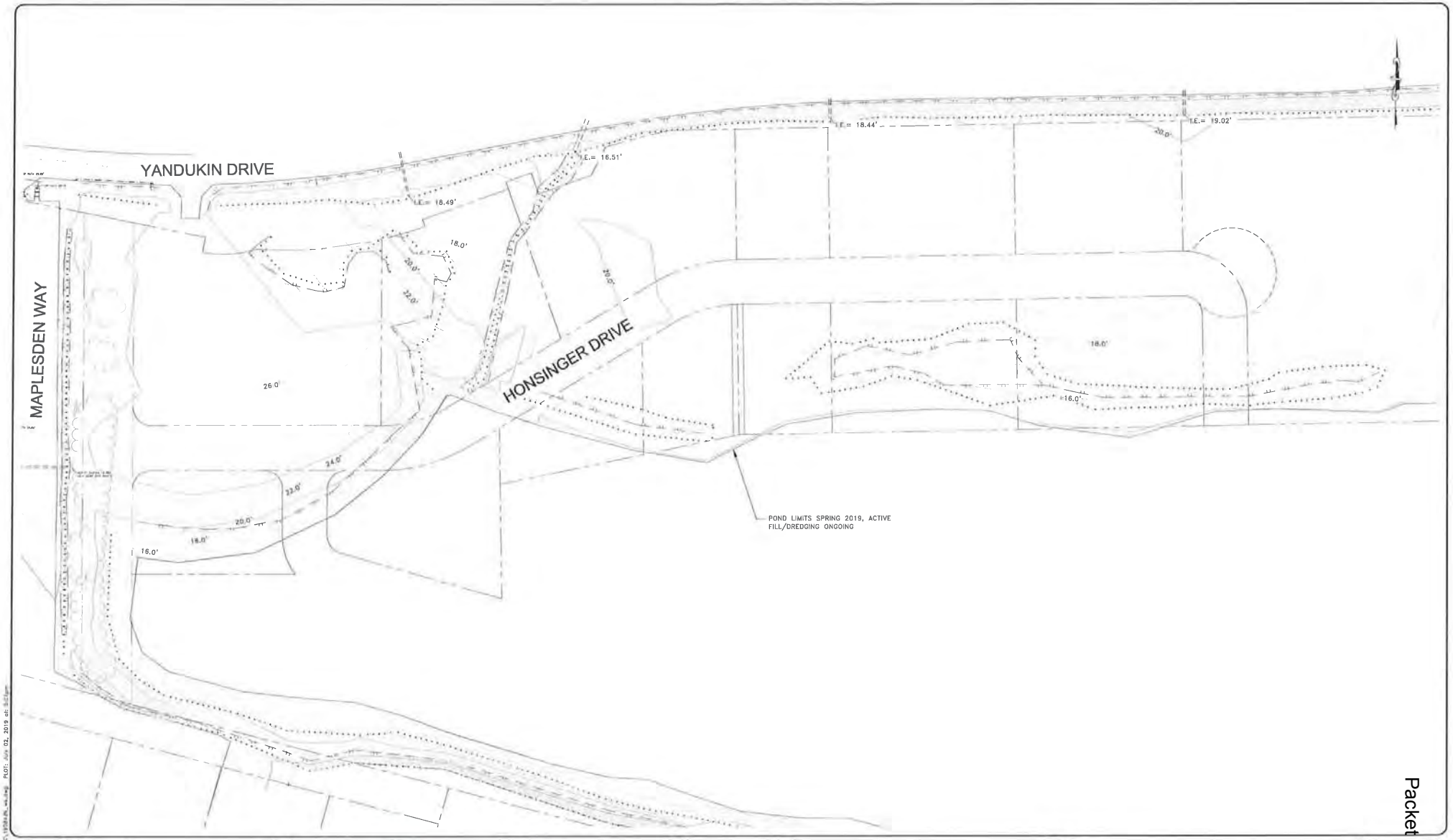
HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

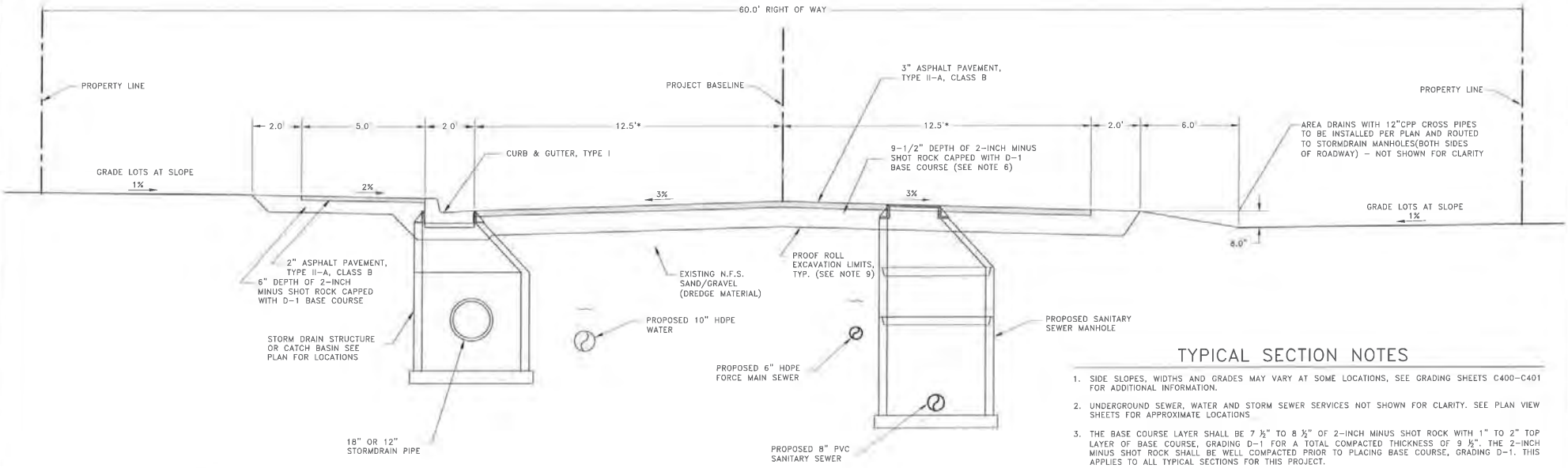
GENERAL NOTES ABBREVIATIONS AND SYMBOLS

DATE: July 3, 2019
PDC No. 190844N
SHEET 002

Attachment G - Preliminary Construction Drawing



DESIGN ECR DRAWN ECR CHECK JMP APPROVED JMP	No. DATE REVISION	BICKNELL INC. QUALITY CONSTRUCTION	PDC ENGINEERS PLAN • DESIGN • CONSTRUCT 6205 Glacier Highway, Juneau, Alaska 99801 907.780.6060 | AECC605	HONSINGER POND SUBDIVISION PHASE 1 CITY & BOROUGH OF JUNEAU, ALASKA	EXISTING TOPOGRAPHIC CONDITIONS GRAPHIC SCALE 0' 30' 60' 120' 240' 1' CONTOUR INTERVAL	DATE: July 3, 2019 PDC No. 9084JN SHEET C003



NOTE:

CONTRACTOR TO PROVIDE TEMPORARY SHORING, SHEETING AND BRACING AND DEWATERING NECESSARY TO INSTALL STORM DRAIN, WATER SYSTEM AND SANITARY SEWER SYSTEM.

TYPICAL SECTION - HONSINGER SUBDIVISION STA. 10+10 to STA. 17+60

1

(VIEW LOOKING NORTH)
N.T.S.
* WIDTH WILL VARY NEAR YANDUKIN DRIVE INTERSECTION TO 29' PER DOT PERMIT ACROSS

TYPICAL SECTION NOTES

1. SIDE SLOPES, WIDTHS AND GRADES MAY VARY AT SOME LOCATIONS, SEE GRADING SHEETS C400–C401 FOR ADDITIONAL INFORMATION.
2. UNDERGROUND SEWER, WATER AND STORM SEWER SERVICES NOT SHOWN FOR CLARITY. SEE PLAN VIEW SHEETS FOR APPROXIMATE LOCATIONS
3. THE BASE COURSE LAYER SHALL BE 7 ½" TO 8 ½" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE, GRADING D-1 FOR A TOTAL COMPACTED THICKNESS OF 9 ½". THE 2-INCH MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING BASE COURSE, GRADING D-1. THIS APPLIES TO ALL TYPICAL SECTIONS FOR THIS PROJECT.
4. THE LIMITS OF USABLE MATERIAL AND 3" DEPTH OF TOPSOIL PLACEMENT OUTSIDE THE STRUCTURAL SECTION WILL VARY IN DISTANCE FROM RIGHT-OF-WAY LINES. PLACE AND GRADE THESE MATERIALS TO PROVIDE A SMOOTH, WELL-DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER
5. PROOF ROLLING BOTTOM OF SUBCUT EXCAVATION SHALL BE PERFORMED USING A MINIMUM 10-TON SELF-PROPELLED VIBRATORY COMPACTOR. A MINIMUM OF TWO (2) PASSES (ONE PASS EQUALS DOWN AND BACK) SHALL BE MADE OVER THE SUBCUT SOILS AND AS APPROVED BY THE ENGINEER.
6. CATCH LINES FOR TOPSOIL AND SEEDING WILL VARY IN DISTANCE FROM RIGHT-OF-WAY LINES, PLACE AND GRADE TOPSOIL TO PROVIDE A SMOOTH, WELL DRAINED TRANSITION TO EXISTING GRADES.

PAVING SEQUENCE REQUIREMENTS

1. LAYDOWN OPERATIONS SHALL BE CONDUCTED IN A MANNER WHICH ENSURES THAT THE MINIMUM TEMPERATURE ALONG THE CENTERLINE EDGE OF THE FIRST PAVED LANE DOES NOT FALL BELOW 200°F BEFORE THE SECOND LANE IS PAVED.
2. THE CONTRACTOR SHALL MONITOR THE TEMPERATURE OF THE CENTERLINE EDGE OF THE FIRST PAVED LANE AND MOVE THE LAYDOWN OPERATIONS TO THE SECOND LANE ALLOWING SUFFICIENT TIME FOR THE PAVEMENT OF THE SECOND LANE TO COVER THE CENTERLINE EDGE OF THE FIRST LANE PRIOR TO COOLING TO LESS THAN 200°F.

DESIGN ECR
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No.	DATE	REVISION

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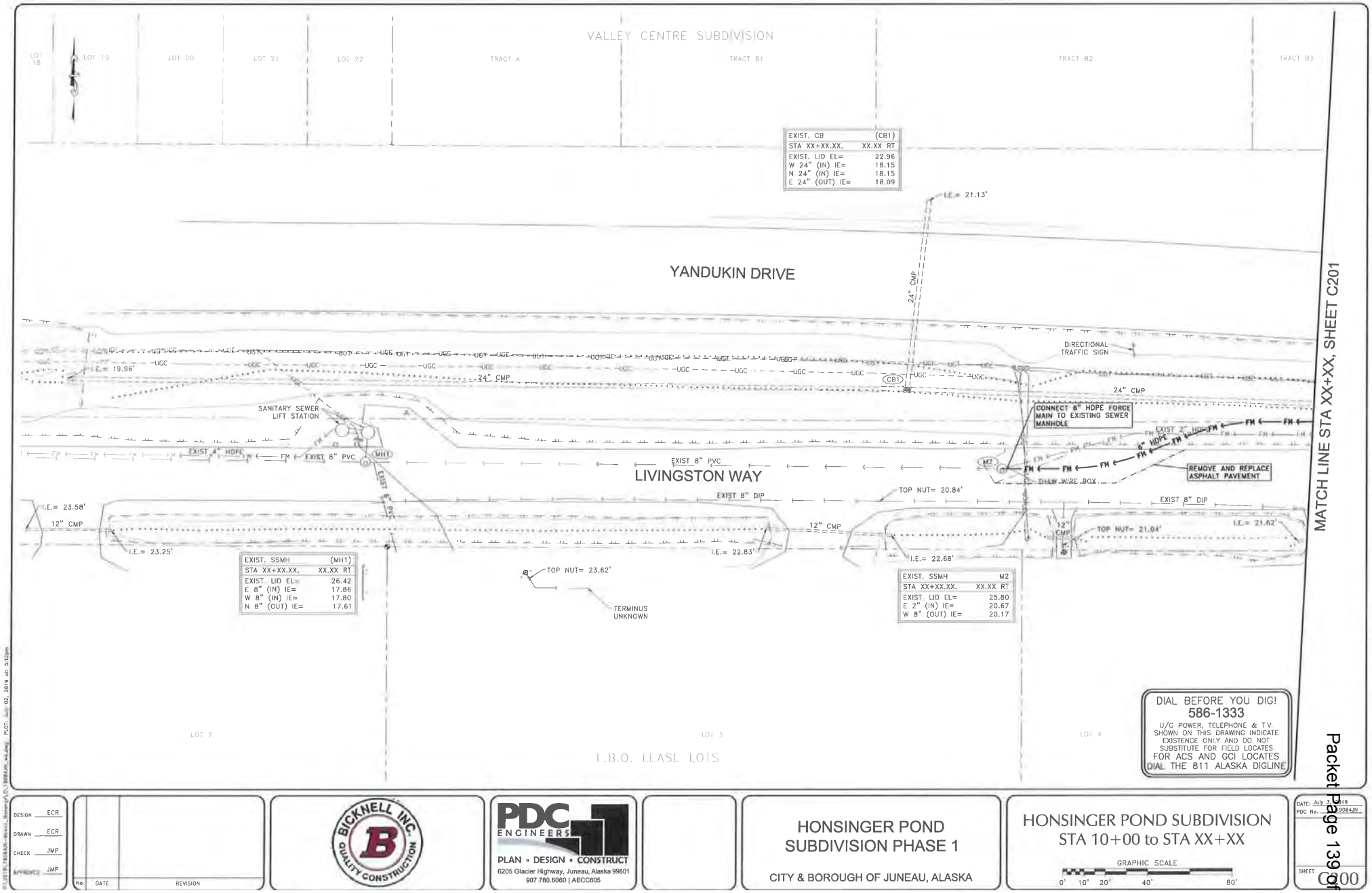
HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

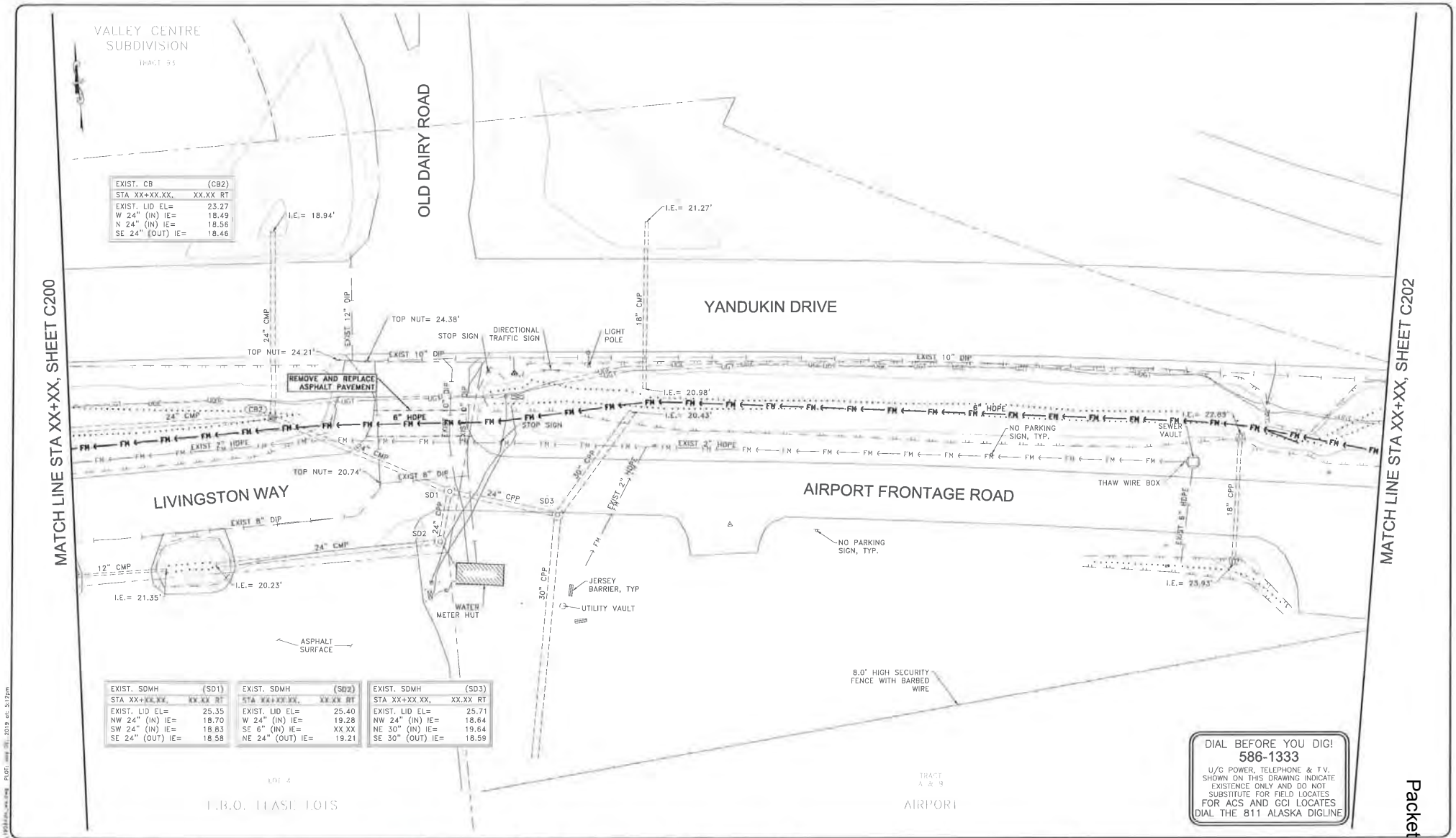
TYPICAL SECTIONS

DATE: July 3, 2019
PDC No. 9084JN
SHEET 100

Attachment G - Preliminary Construction Drawing



Attachment G - Preliminary Construction Drawing



DESIGN ECR
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APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

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HONSINGER POND SUBDIVISION PHASE 1

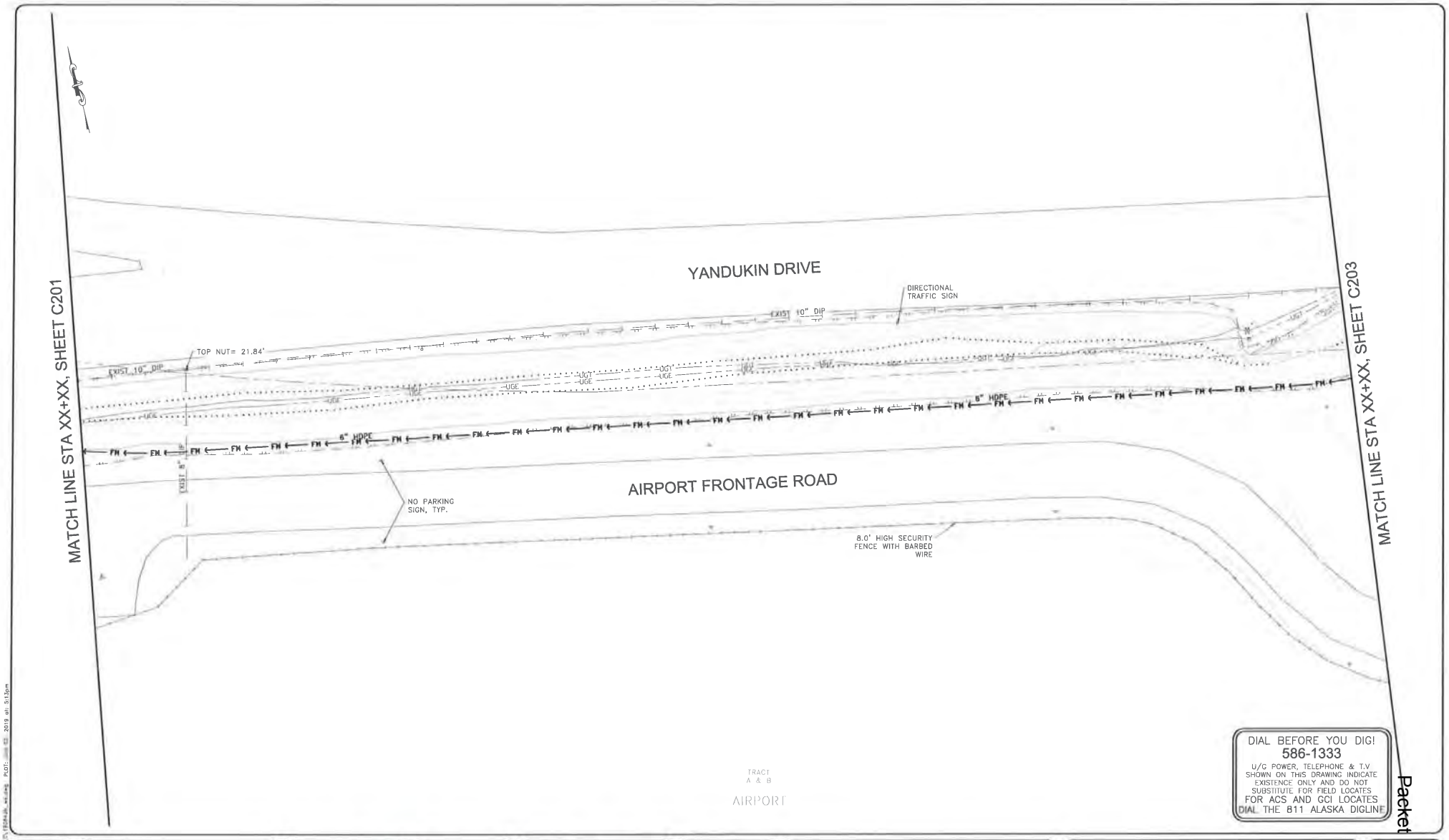
CITY & BOROUGH OF JUNEAU, ALASKA

HONSINGER POND SUBDIVISION
STA XX+XX to STA XX+XX

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: July 30, 2019
PDC No. 190084JN

SHEET C201



DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

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HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

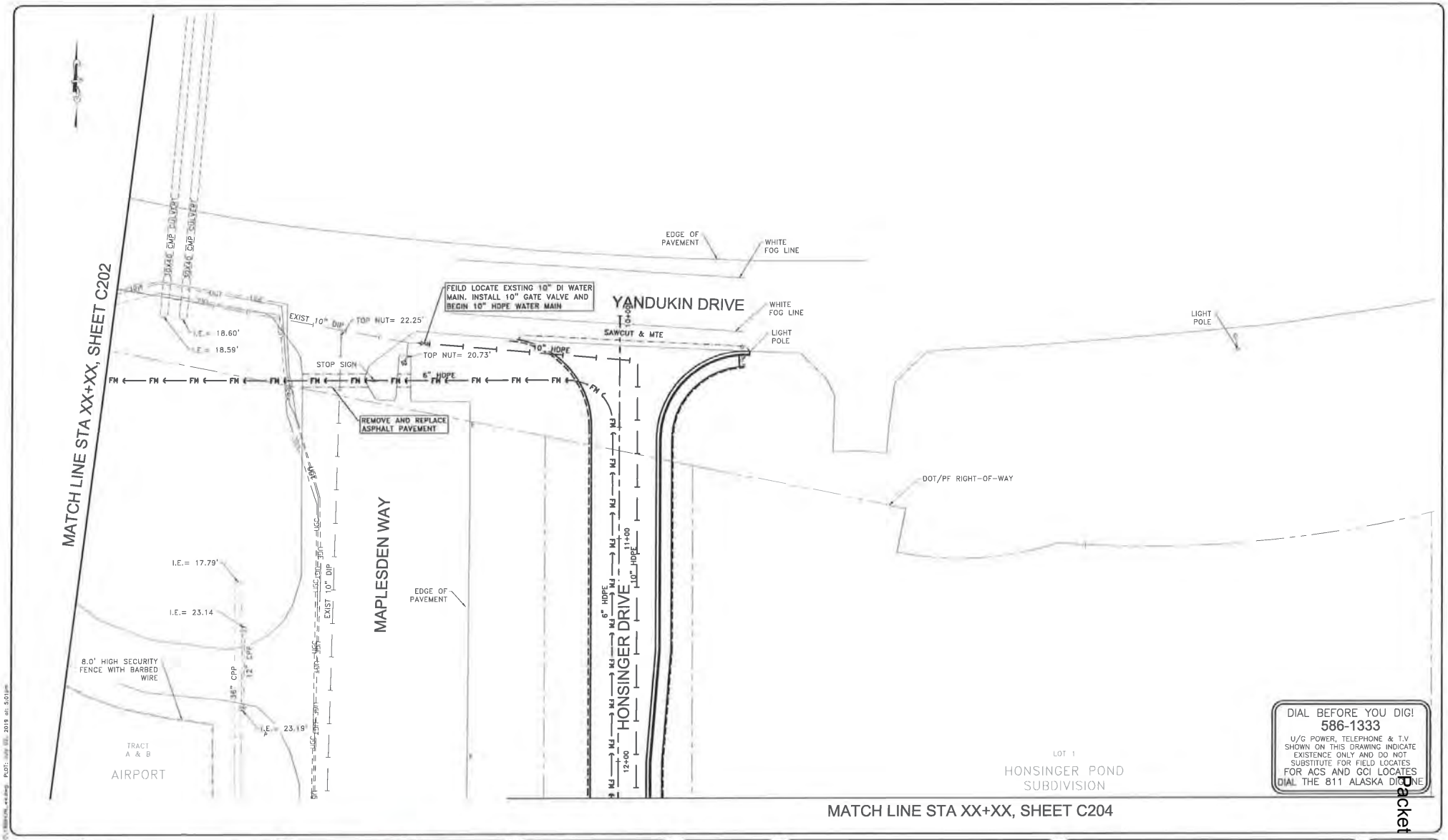
HONSINGER POND SUBDIVISION
STA XX+XX to STA XX+XX

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: July 2019
PDC No. 19084JN

SHEET C202

Attachment G - Preliminary Construction Drawing



DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

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HONSINGER POND SUBDIVISION PHASE 1

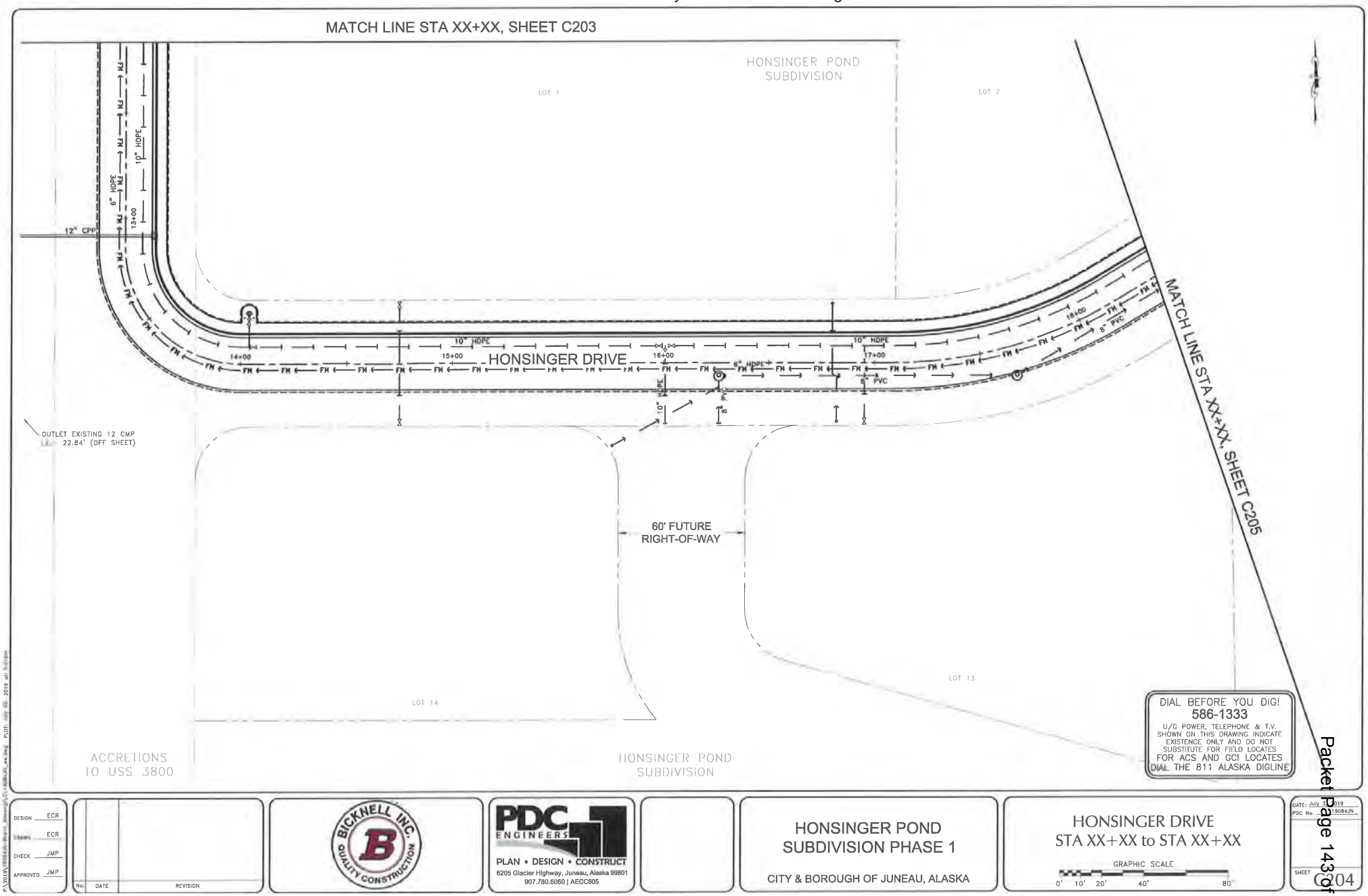
CITY & BOROUGH OF JUNEAU, ALASKA

HONSINGER DRIVE
STA XX+XX to STA XX+XX

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: July 1, 2019
PDC No. 190084JN
SHEET C203

Attachment G - Preliminary Construction Drawing



DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

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HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

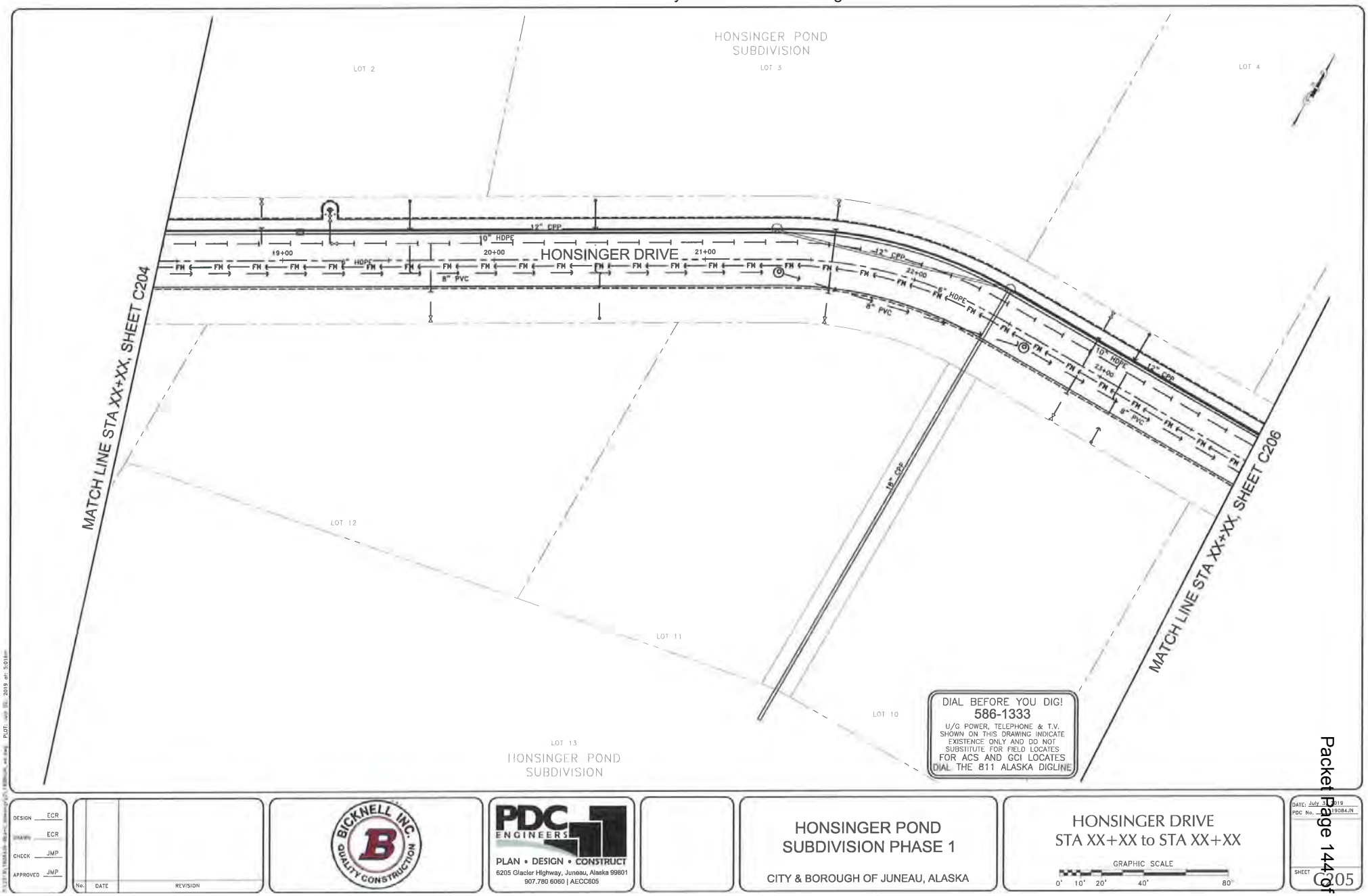
HONSINGER DRIVE
STA XX+XX to STA XX+XX

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: July 1, 2019
PDC No. 19084JN

SHEET C204

Attachment G - Preliminary Construction Drawing



DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

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HONSINGER POND SUBDIVISION PHASE 1

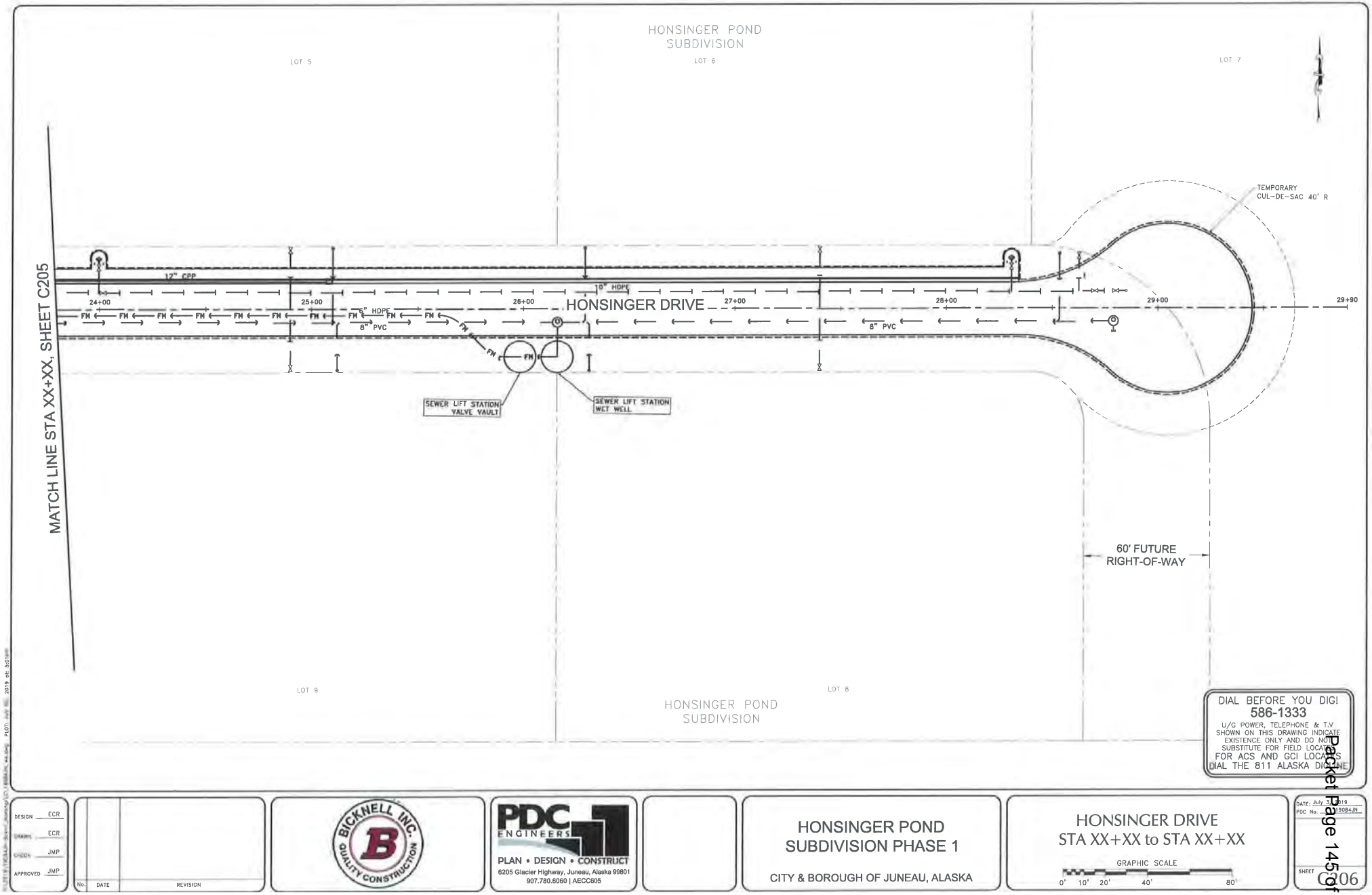
CITY & BOROUGH OF JUNEAU, ALASKA

HONSINGER DRIVE
STA XX+XX to STA XX+XX

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: July 19, 2019
PDC No. 19084JN
SHEET C205

Attachment G - Preliminary Construction Drawing



DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

PDC ENGINEERS
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907.780.6060 | AECC605

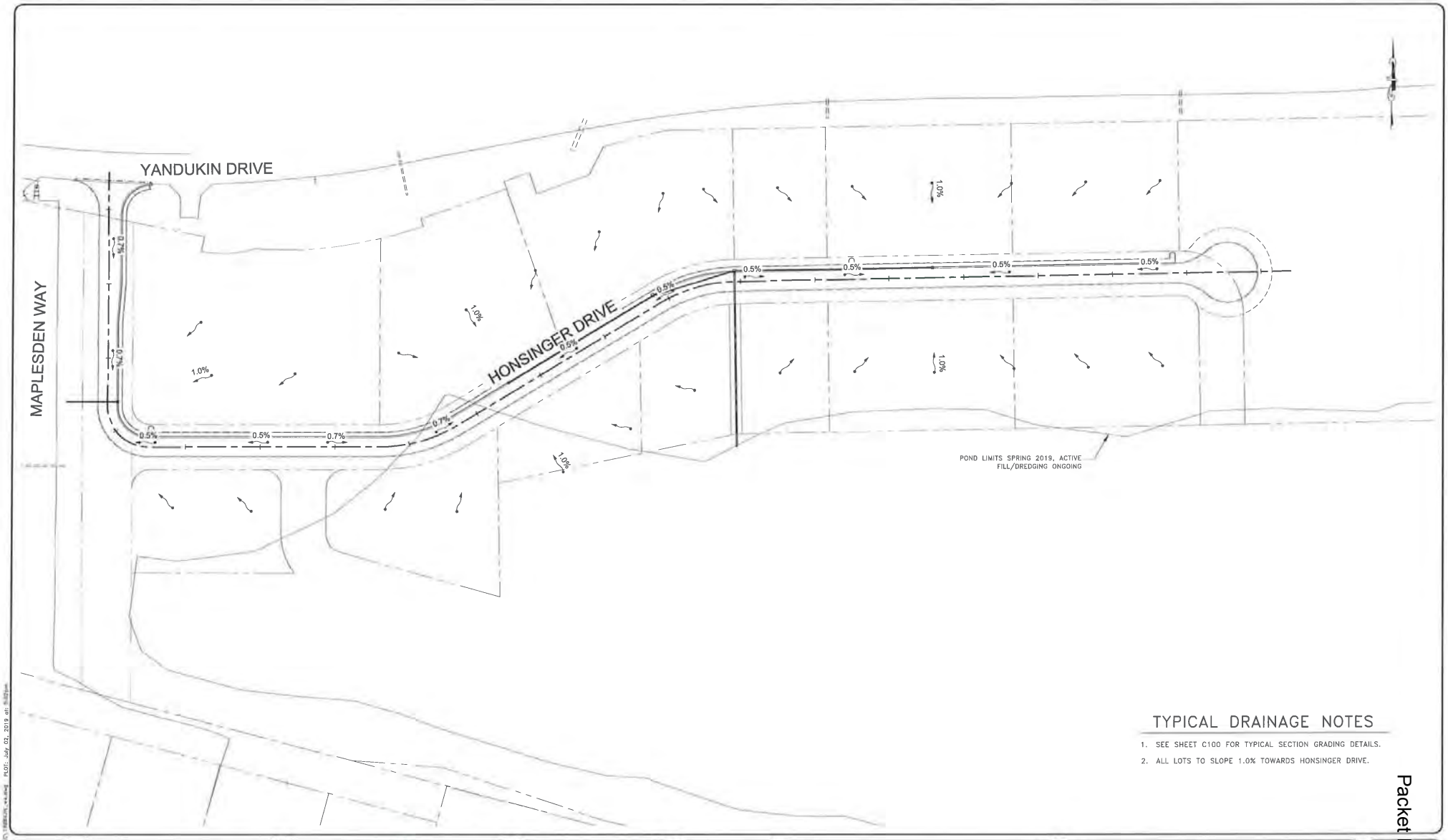
HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

HONSINGER DRIVE
STA XX+XX to STA XX+XX

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: July 3, 2019
PDC No. 19084JN
SHEET C206



TYPICAL DRAINAGE NOTES

1. SEE SHEET C100 FOR TYPICAL SECTION GRADING DETAILS.
2. ALL LOTS TO SLOPE 1.0% TOWARDS HONSINGER DRIVE.

DESIGN	ECR	No.	DATE	REVISION
DRAWN	ECR			
CHECK	JMP			
APPROVED	JMP			

BICKNELL INC. QUALITY CONSTRUCTION

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HONSINGER POND SUBDIVISION PHASE 1

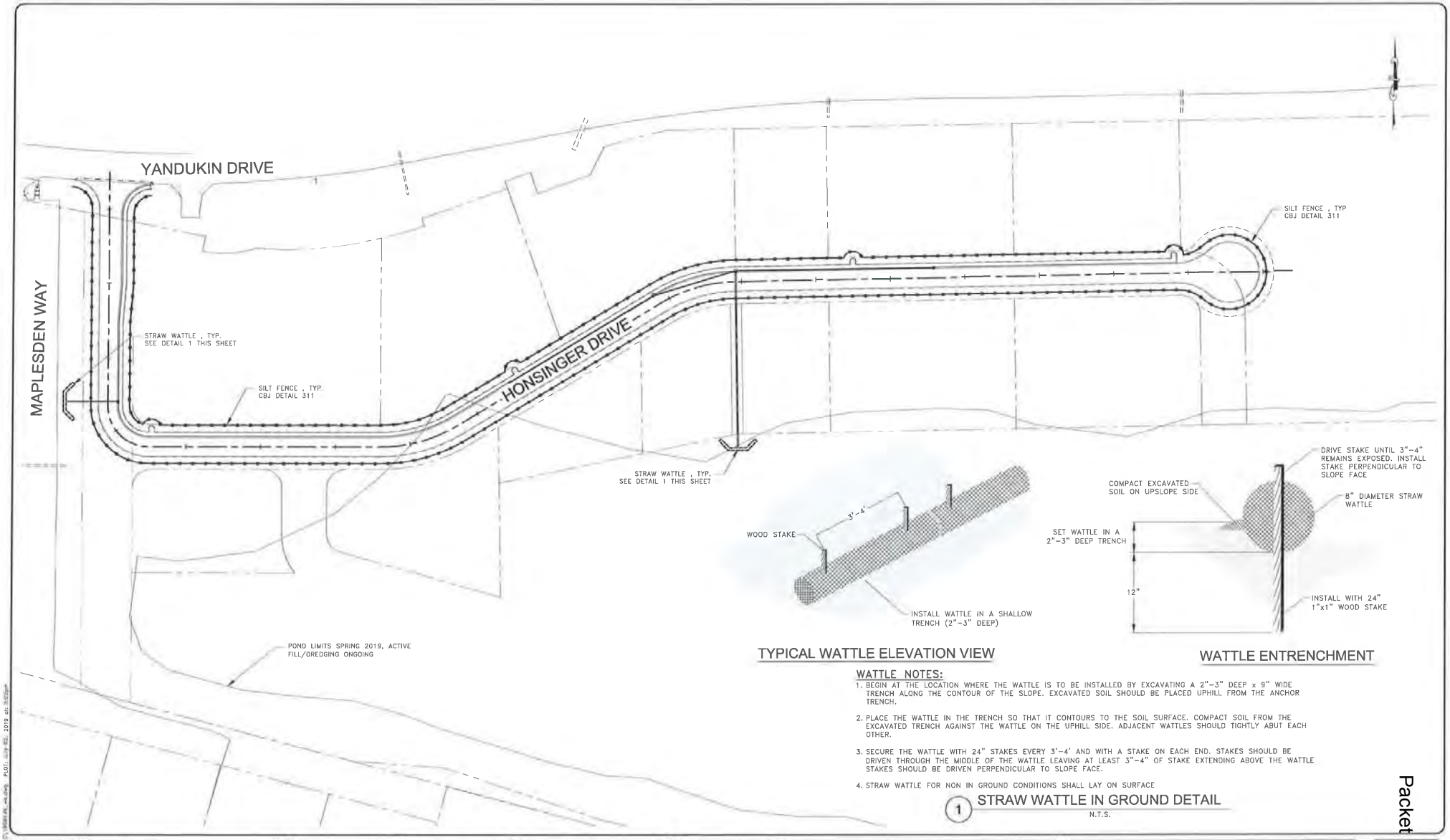
CITY & BOROUGH OF JUNEAU, ALASKA

SUBDIVISION DRAINAGE PLAN

GRAPHIC SCALE
0' 30' 60' 120' 240'

DATE: July 2019
PDC No. 19084JN
SHEET C400

Attachment G - Preliminary Construction Drawing



WATTLE NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPHILL FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT EACH OTHER.
3. SECURE THE WATTLE WITH 24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 3"-4" OF STAKE EXTENDING ABOVE THE WATTLE STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. STRAW WATTLE FOR NON IN GROUND CONDITIONS SHALL LAY ON SURFACE

1 STRAW WATTLE IN GROUND DETAIL
N.T.S.

DESIGN	ECR
DRAWN	ECR
CHECK	JMP
APPROVED	JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

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907.780 6060 | AECC605

HONSINGER POND
SUBDIVISION PHASE 1

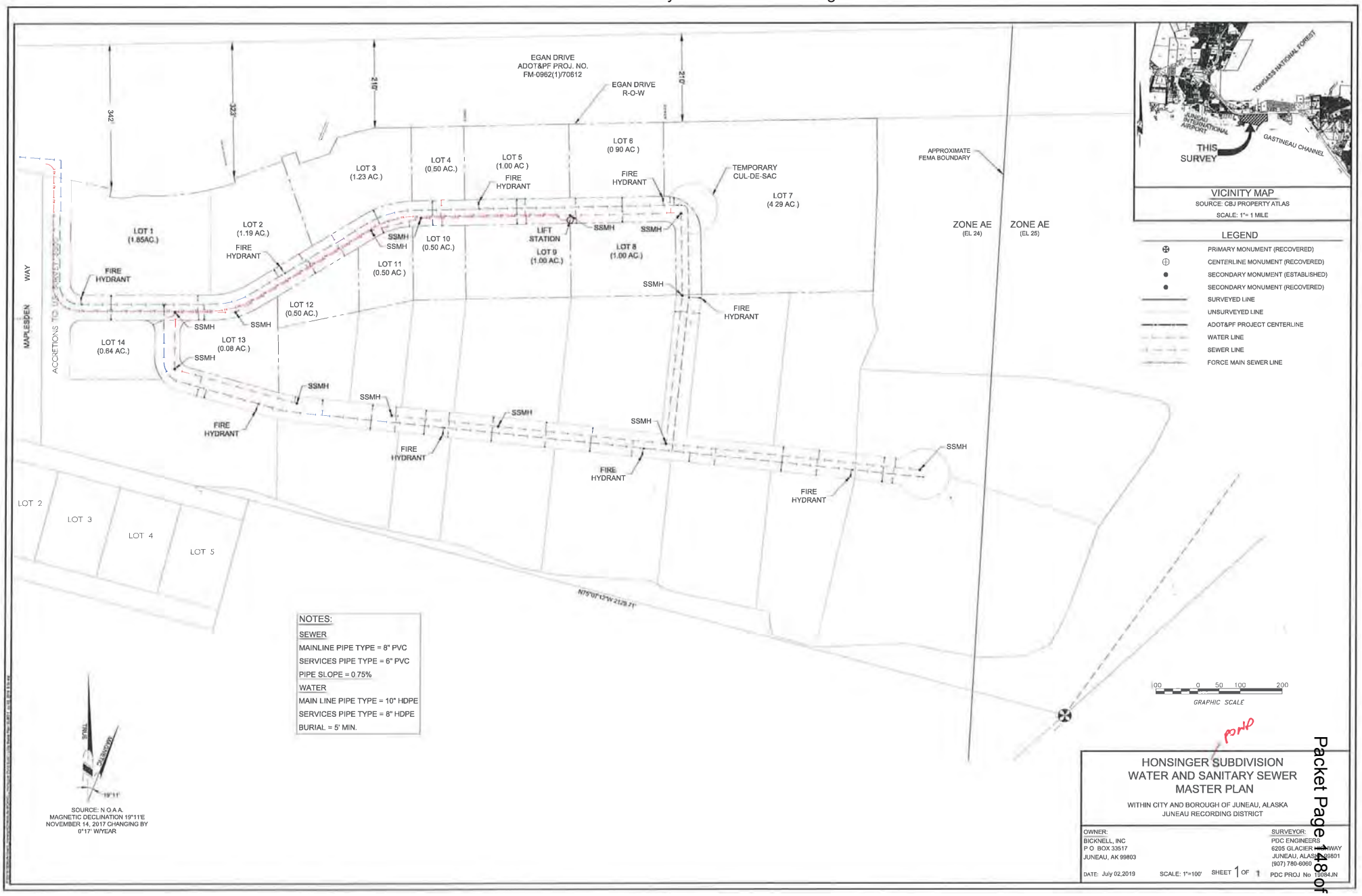
CITY & BOROUGH OF JUNEAU, ALASKA

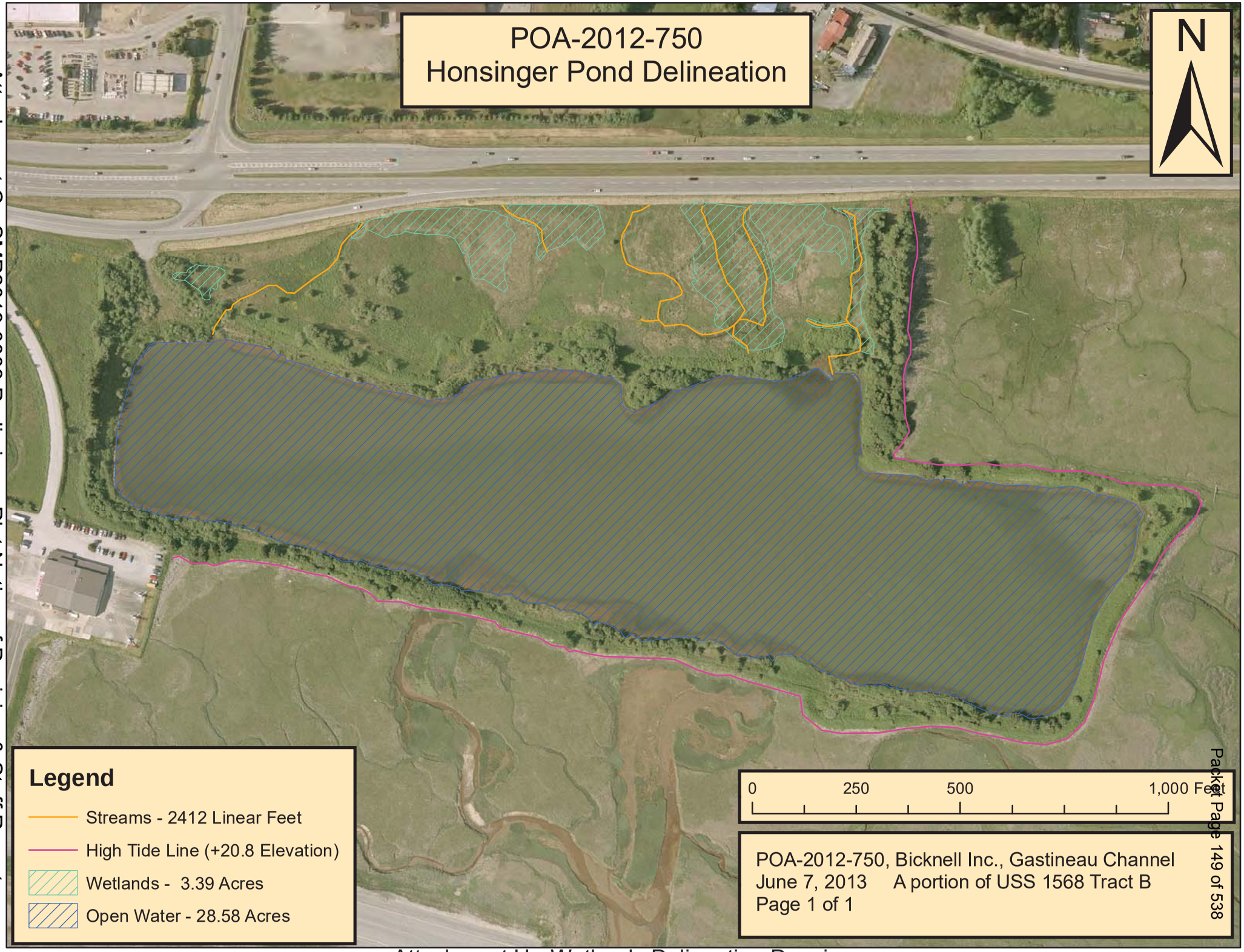
EROSION AND SEDIMENT
CONTROL PLAN

GRAPHIC SCALE
0' 30' 60' 120' 240'

DATE: July 2019
PDC No. 19084JN
SHEET G-500

Attachment G - Preliminary Construction Drawing





Attachment H - Wetlands Delineation Drawing

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: ADF&G

STAFF PERSON/TITLE: Adam DuBour/Habitat Biologist

DATE: 8/01/2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

The Alaska Department of Fish and Game (ADF&G) has reviewed the preliminary plat submitted by PDC Engineers, on the behalf of Bicknell Inc., for a major subdivision and development of Tract B1, U.S. Survey 1568, located within Section 32, T40S, R66E, CRM. The parcel is approximately 50 acres and will be subdivided in three phases to be known as Honsinger Pond Subdivision. The current review is focused on phase 1 which will create 14 industrial zoned lots.

The subdivision is in proximity to the 3,800-acre Mendenhall Wetlands State Game Refuge (MWSGR), which was established in 1976 to protect fish and wildlife habitat as well as to provide opportunities for public recreation. MWSGR is particularly important habitat for migrating and wintering waterfowl and is one of the premiere waterfowl hunting areas in the state. Additionally, all five species of pacific salmon, Dolly Varden, cutthroat and steelhead trout are supported by the Mendenhall wetlands and the numerous freshwater streams that flow into them. Juvenile salmonids from local systems and hatchery releases important for both sport and commercial fisheries utilize the Mendenhall wetlands in the early stages of their development.

AGENCY COMMENTS (CONTINUED):

The development plans call for the filling of Honsinger Pond, an approximately 30-acre man-made water body resulting from gravel extraction, which gives the subdivision its name. In 2012, Bicknell Inc. requested assistance from ADF&G Habitat Division Biologists to determine the potential for juvenile salmonid overwintering in Honsinger Pond. See attached report. This investigation suggested that Honsinger Pond does not support overwintering juvenile salmonids. However, an anadromous stream (AWC # 111-50-10625), does flow around the southeast end of the pond within Tract B2, which was recently sold by Bicknell to the Southeast Alaska Land Trust with the intention of being conserved. Additionally, ADF&G Habitat Biologists documented use of Honsinger Pond and surroundings by trumpeter swans, Canada geese, various dabbling and diving ducks, bald eagles, ravens, crows, river otters, coyotes and Sitka black-tailed deer.

Our main comments and concerns with this development are regarding the potential for erosion and runoff entering the wetlands. Runoff contaminated with petroleum products from the heavy equipment utilized in development, and from the eventually completed roads and residences/business that will be built in the area could lead to degradation of habitat quality for fish and wildlife. The current plan of routing all runoff from the project into Honsinger Pond and installation of an oil/water separator at the pond's outlet into the Mendenhall wetlands addresses this concern for this phase of the development. Additionally, ADF&G would be in support of including vegetated buffers or setbacks along the subdivision boundary, particularly along lots on the east end of the subdivision that are in proximity to the anadromous stream (AWC # 111-50-10625) in Tract B2. Although not part of this review, it should be noted that Lot 1, Phase 3 is within approximately 20 feet of this stream.

Additionally, the parcel appears to receive moderate public use, albeit in trespass, as an access point to MWSGR. There is potential for this site to provide legal public access to the refuge via Tract B2, owned by Southeast Alaska Land Trust. ADF&G would support the inclusion in the plat of public access easements which would provide legal public access to MWSGR for hunting, wildlife viewing and general recreation.

Thank you for the opportunity to review and comment on this preliminary plat. Please feel free to contact me regarding these comments.

Adam DuBour
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
(907)267-2292
adam.dubour@alaska.gov

STATE OF ALASKA

DEPARTMENT OF FISH AND GAME

DIVISION OF HABITAT

SEAN PARNELL, GOVERNOR

P.O. Box 110024
802 West 3rd Street
Douglas, AK 99811-0024
PHONE: (907) 465-4105
FAX: (907) 465-4759

MEMORANDUM

TO: File

DATE: May 16, 2012

FILE NO: Honsinger Pond Investigation

THRU:

SUBJECT: Trip Report

FROM: Jackie Timothy
Southeast Regional Supervisor

TELEPHONE NO: 907.465.4275

In 1976, Fred Honsinger and Theodore Smith received permission from State and federal agencies to mine gravel from their private property located between the east end of the Juneau International Airport and Egan Drive, in Juneau, Alaska (Figure 1). Over time, the property changed hands and agencies modified permits to allow gravel extraction through 2007. The gravel pit is known locally as Honsinger Pond.

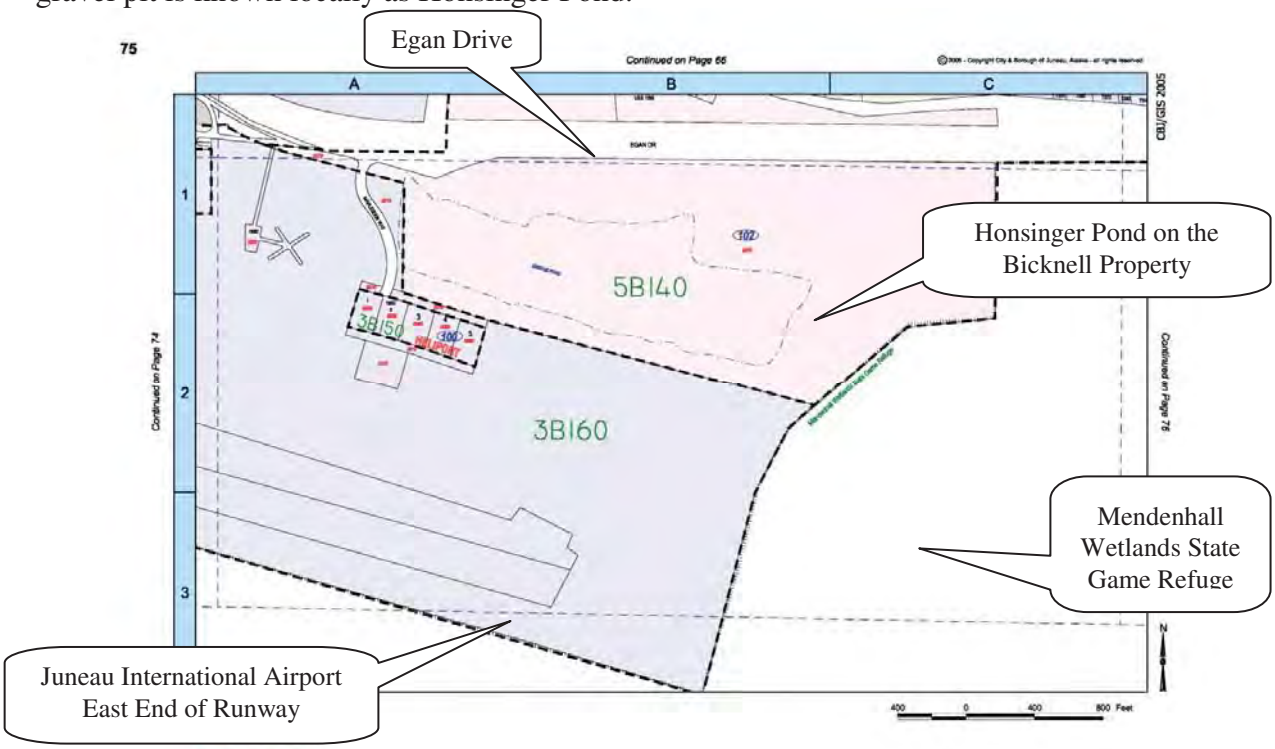


Figure 1. 2005 City and Borough of Juneau Street and Property Atlas, page 75.

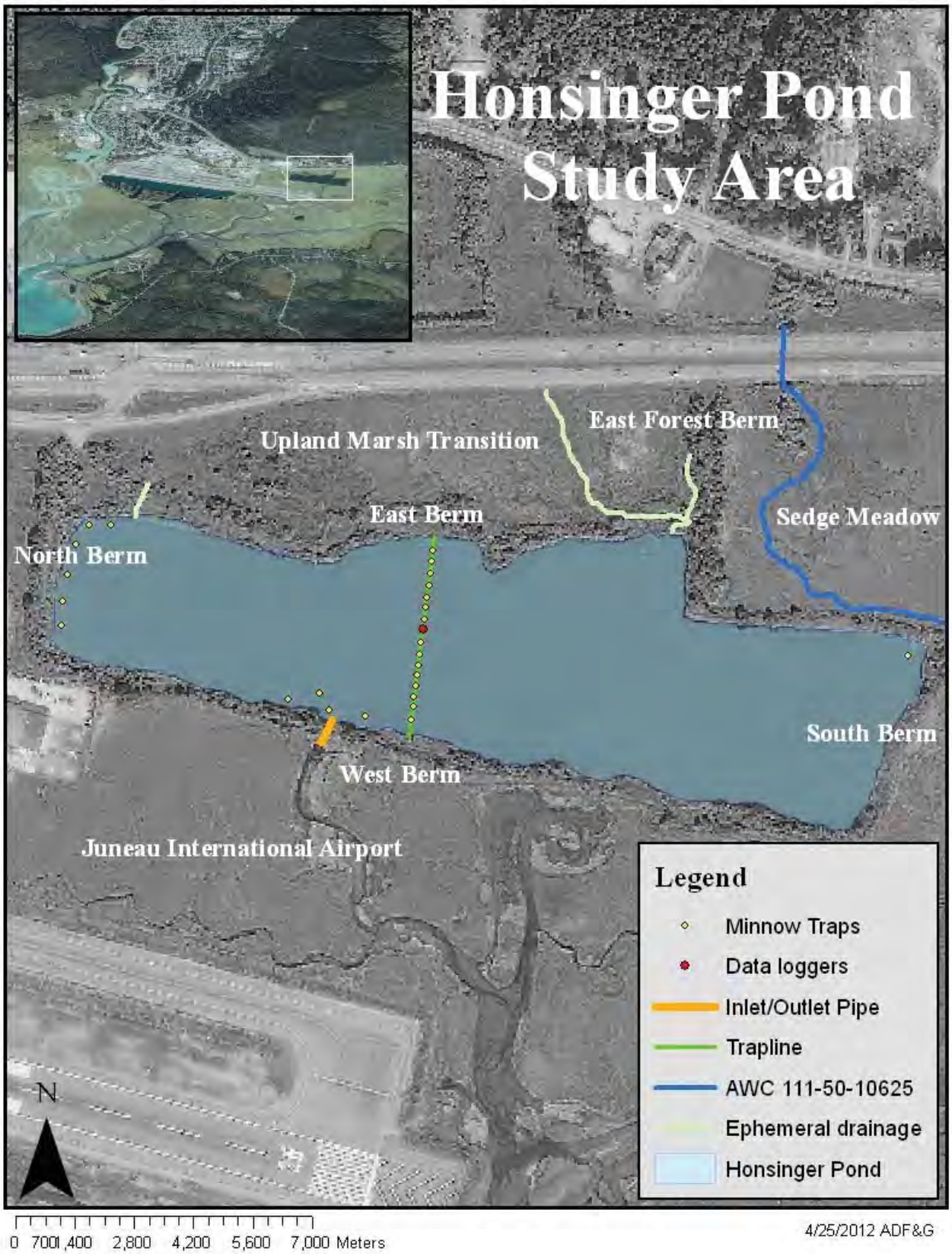


Figure 2. Honsinger Pond study area.

On March 6, 2012, Mr. Murray Walsh, the agent for property owner Mr. Roscoe Bicknell of Bicknell Inc., asked the Alaska Department of Fish and Game (ADF&G) Division of Habitat (Habitat) to determine the potential for juvenile salmonid overwintering in Honsinger Pond. Mr. Bicknell is considering options for private property development and seeking opportunities for wetland impact mitigation. Mr. Walsh sought our assistance as we previously collaborated to develop a Miller Construction mitigation project; the Casa Del Sol[1] salmonid overwintering pond that supports juvenile coho salmon *Oncorhynchus kisutch,* and Dolly Varden char *Salvelinus malma*.

Study Area

Honsinger Pond (Figure 2) is on the on the northwest side of the Bicknell property which shares a common boundary on the south with the Mendenhall Wetlands State Game Refuge, established by the Alaska Legislature in 1976 to protect natural habitat, game and waterfowl populations, and to provide recreational opportunities.

The property south of Honsinger Pond is a salt tolerant sedge meadow, primarily *Carex sp., Elocharis acicularis, Eriophorum russeolum,* rose *Potentilla sp.,* and plaintain *Plantago sp.* We observed Canadian geese *Branta Canadensis sp.,* and a variety of dabbling ducks and shorebirds in this area (Figure 3).

The property east of Honsinger Pond is upland marsh transition with sedges, alder *Alnus sp.*, willow *Salix sp.,* cow parsnip *Heracleum lanatum,* and most notably, fireweed *Epilobium sp.* (Figure 4). We occasionally observed Canadian geese and dabbling ducks in this area.

Figure 3. Sedge meadow south of pond.

Figure 4. Upland marsh transition east of pond.

[1] Stream No. 111-50-10490-2020.

In the pond, we observed up to seven Trumpeter swans *Cygnus buccinators* at a time (Figure 5), Canadian geese *Branta Canadensis sp.,* mallards *Anas platyrhynchos*, mergansers *Mergus sp.*, buffleheads *Bucephala albeola* and river otters *Lutra canadensis*. Threespine stickleback *Gasterosteus aculeatus* (Figure 6), sculpin *Cottus sp.*, and crustaceans of the Order *Amphipoda* are year round pond inhabitants. Some areas in the pond have deposits of iron flocculate which is present in ground water in dissolved form.

Figure 5. Trumpeter swans in pond.

Figure 6. Threespine stickleback in pond.

The berms that surround the Honsinger Pond, and divide the property north/south on the east side, transition between sedge meadow and spruce *Picea sitchensis* forest. Occasional hemlock *Tsuga heterophylla* and cottonwood *Populus balsamifera* contribute to the overstory for a variety of shrubs and forbs, with alder, willow, cow parsnip, and fireweed occupying the most recently disturbed areas. Bald eagle *Haliaeetus leucocephalus*, raven *Corvus corax*, crow *Corvus caurinus,* and gull *Larus sp.* feathers demonstrate use of the area by these species. We found waterfowl feathers and droppings on the berms. We observed a river otter latrine, probable coyote *Canis latrans* scat, and Sitka black-tailed deer *Odocoileus hemionus sitkensis* bones and hair but the origin is unknown.

Inside the berm we observed concrete slabs and other remants of historical human use, including styrofoam floats pushed over the berm by storm surge and high tide. Shotgun cartridges are everywhere (Figure 7), though the private property is posted (Figure 8). We discovered a tidy camping spot on the east side of the pond where a spruce forested buffer separates the south sedge meadow from the east upland marsh transition area.

Figure 7. Shotgun casings.

Figure 8. Private property sign near Temsco.

There is an old 0.60 m pipe that pierces the west side of the berm (Figure 9); intended to let ground water from the pond move into the estuary while stopping tidewater from entering the pond during gravel extraction. The pipe is at about 4 m in elevation and a pond formed at the outlet contains water throughout the tide cycle (Figure 10).

Figure 9. West berm culvert inlet at low tide.

Figure 10. West berm culvert outlet at 1.8 m tide.

The pipe flap is partially rusted away and anadromous fish passage into and out of the pond is possible (Figure 11). We observed spruce tree trunks submerged at pond margins (Figure 12).

Figure 11. West berm failed culvert flap.

Figure 12. Spruce trunks rooted in pond margins.

An anadromous stream, No. 111-50-10625, flows around the southeast end of the pond berm (Figure 13). An ephermal drainage trickles into the pond on the north side of the east forest berm. Rust staining on spruce suggests in addition to some ground water input, flashy flow from the upland marsh transition area and from the hillside drainage above Egan Drive and Glacier Highway enters the pond during storm events. There appears to be an ephemeral drainage through the east berm on the north side of the pond, south of the historical road entrance, though the drainage remained dry during our time there, March 13th through April 13th, 2012. The swans departed in pairs during our study, with the final lone swan and all other waterfowl absent on our April 13th visit to remove the trapline.

Figure 13. Anadromous Stream No. 111-50-10625.

Figure 14. Rust stains from flashy drainage.

Purpose

The purpose of this investigation is to gather water quality and fish data during winter in Honsinger Pond. These data will be used, in part, to determine what might be done with the property.

Methods

Since this project was not in our field schedule, Habitat staff worked opportunistically (Table 1). Habitat biologists Benjamin Brewster, Greg Albrecht, Kate Kanouse, Matt Kern, Tess Quinn, Gordon Willson-Naranjo, and Johnny Zutz assisted with this project.

Table 1. Honsinger Pond monitoring schedule.

Date	Fish Trapping	Water Quality	Tide
3/13/2012	X	X	Outgoing
3/14/2012	X	X	Outgoing
3/15/2012		X	Outgoing
3/16/2012	X	X	Outgoing
3/19/2012	X		Outgoing
3/22/2012		X	Incoming
3/24/2012	X		Outgoing
3/27/2012	X	X	Outgoing
3/30/2012	X		Incoming
4/02/2012	X		Outgoing
4/05/2012	X		Outgoing
4/10/2012	X		Incoming
4/13/2012	X		Outgoing

We began March 13th, 2012, when the pond was frozen except at the margins. On March 15th, 2012, we attempted to install a trapline by shooting a bow and arrow attached to monofilament line across Honsinger Pond from east to west, planning to tie the monofilament to leadline to pull

it across the thin ice (Figure 15). The monofilament kept breaking, so we tied a safety line to a biologist in a drysuit with a life preserver who walked the leadline, three buoys and an anchor across the ice (Figure 16).

Figure 15. Johnny Zutz takes aim.

Figure 16. Jackie Timothy and Ivy dog cross ice.

We secured the 182 m leadline to trees on both sides of the pond. We used a chainsaw lubed with canola oil to cut holes through the 6 cm thick ice at about 9 m intervals (Figure 17). As the weather warmed and ice thinned, we paddled a Livingston across the pond, which was ice free by April 3rd (Figure 18). We set minnow traps along the trapline from the west to the east bank.

Figure 17. Tess Quinn cuts holes through ice.

Figure 18. Honsinger Pond, ice free April 3rd, 2012.

We removed our trapline from the water on April 13th, 2012 when we had information sufficient to document juvenile salmonid overwintering in Honsinger Pond and determine the potential for juvenile salmonid overwintering in Honsinger Pond.

Fish Sampling

We sampled fish at the Honsinger pond from March 14th to April 13th, 2012, capturing fish with 0.635 cm and 0.317 cm wire mesh minnow traps baited with whirl packs containing sterilized

salmon roe (Magnus 2006). We placed the traps throughout the water column, between the surface and about 9 m. We checked and re-baited the traps every few days.

On March 14th and March 27th we set and pulled 4 minnow traps near the west berm culvert inlet. We set six traps at the north berm nearshore surface March 27th through April 5th, 2012. On March 15th, we attached 16 minnow traps to the leadline, dropping them through the holes in the 6 cm ice, and suspending them at various depths. We removed all gear from the water on April 13th, 2012.

We present a fish sampling summary in the Results section. Fish sampling data are in Attachment A. Trapline distances in the data tables are from the east to the west bank and fish are identified by the following abbreviations:

CO = Coho salmon, *Oncorhynchus kisutch*
DV = Dolly Varden char, *Salvelinus malma*
SC = Sculpin, *Cottus sp.*
ST = Threespine stickleback, *Gasterosteus aculeatus*

Water Quality Sampling

We sampled water quality at Honsinger Pond from March 13th through March 27th 2012, taking water quality measurements in the center of the pond at the surface, mid-water column, and at the bottom with an YSI 85 meter for conductivity µS, salinity ppt, dissolved oxygen mg/L, and temperature ^{o}C. We used an Oakton meter to measure dissolved oxygen, pH, and temperature and an Extech Exstick II field meter to measure temperature and conductivity in the pond margins. We used the Oakton to measure pH in the center of the pond at the surface and mid-water column.

We calibrated all equipment according to the manufacturer's instructions and kept the membranes moist, checking for punctures, tears, or corrosion. We jiggled the probe in the water column when measuring dissolved oxygen to prevent localized depletion of oxygen from the membrane. We sent the YSI 85 out for servicing and ended water quality sampling on March 27th, 2012.

We used a Hach Iron and Manganese Test Kit Model IR-20 test kit to check dissolved iron concentrations on the east and west sides of the pond. We dissolved a packet of iron indicator in 5 ml of water and placed the sample with another 5 ml sample of water in an indicator box. The iron concentration is read off of a color wheel.

We accessed the air temperature recorded at the Juneau International Airport at 4 m elevation on the weather underground website (Wunderground 2012).

We present a water quality summary in the Results section. Water quality data are in Attachment B. We also include a water quality summary of Casa Del Sol juvenile salmonid overwintering pond in Attachment B for comparison (Moselle 2008, Moselle 2008, Kanouse 2009, Jezierski 2010, Hitselberger 2010, and Kern 2012).

Results

Fish Sampling

Threespine sticklebacks inhabit marine, brackish and fresh waters in both anadromous and resident fresh water forms. They are found in shallow vegetated areas of water bodies, usually over mud or sand, to a depth of 27 m (Mecklenburg 2002). We captured 386 threespine sticklebacks, including 154 unexplained mortalities in Honsinger Pond. The average fork length of our captives is about 25-60 mm, representing immature and mature individuals. The orange belly and throat colors of breeding males were showing near the end of our study.

Pacific staghorn sculpin, *Leptocottus armatus,* inhabit tidepools and intertidal to subtidal silt, sand, broken shell bottoms and eelgrass beds. They tolerate fresh water, and are often found in lower reaches of rivers and streams (Mecklenburg 2002). We captured 15 Pacific staghorn sculpin and 1 sculpin that we could not identify to species, in Honsinger Pond.

We did not capture any juvenile coho salmon or Dolly Varden char, which suggests Honsinger Pond does not support overwintering juvenile salmonids.

Water Quality

Water temperature is lowest when taken at the pond surface in recently thawed areas. The temperature at the pond center surface, mid-water column, and bottom increases as the ice thaws. The pH ranges from 7.6 to 8.8. Dissolved oxygen concentrations ranged from 5.2 to 14.6 mg/L.

Fresh water[2] has lower conductivity than salt water[3]. For instance, the conductivity[4] of drinking water in the United States ranges from 50 to 1,500 µS/cm (APHA 2012). Comparatively, the conductivity of seawater, depending on salinity, temperature and pressure, is about 54,000 µS/cm. The conductivity in Honsinger Pond for samples collected from surface waters near the pond margins on March 13th and 15th fall within the range of those found in fresh water. However, all other conductivity samples suggest brackish water[5], the range of which falls between fresh water and salt water.

The dissolved iron concentration for the sample taken on the west side of the pond exceeds the DEC standard for dissolved iron (DEC 2008)[6]. However, layers of iron-containing soils are found throughout the Mendenhall Valley and contribute to iron-rich ground water. Many anadromous streams in the Mendenhall Valley exceed the DEC Standards for dissolved iron because of this naturally occurring iron source (Savell 2006).

The concentration of one dissolved salt sample taken at the surface falls within the fresh water range. Fresh water input is supported by our visual observations of iron floc, the dissolved iron

[2] Fresh water has less than 5 parts per thousand dissolved salts.

[3] Salt water has more than 30 parts per thousand dissolved salts.

[4] The ability of water to conduct electricity.

[5] Brackish water has between 5 and 30 parts per thousand dissolved salts.

[6] Page 18.

concentration in the sample taken from the west side of the pond, the March 13th and 15th conductivity sampless, and the healthy spruce growing in the pond margins. Fresh water enters Honsinger Pond through ground water, precipitation, two ephemeral drainages, and ice melt. Nevertheless, Honsinger Pond is brackish. The salinity at the bottom of the pond is greater than at the surface as colder, salty water sinks below warmer, less salty water.

The dissolved salt concentration of all Honsinger Pond samples, except the one mentioned above, are too high to support overwintering juvenile salmonids (Quinn 2005).

Email cc:

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Al Ott, ADF&G Habitat, Fairbanks
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Ryan Scott, ADF&G WC, Douglas
Brian Glynn, ADF&G SF, Douglas
Kevin Monagle, ADF&G CF, Douglas
Teri Camery, CBJ, Juneau
Heidi Firstencel, USACE, Juneau
Steve Brockmann, USFWS, Juneau
Mary Goode, USFWS, Juneau
Diane Mayer, SEAL Trust, Juneau

Trumper Swan at Honsinger Pond. Trumpeter swans require 100 m of unobstructed water for takeoff. Photo by Benjamin Brewster.

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Attachment A

Fish Sampling Data

West berm culvert nearshore trapping March 14th and March 27th, 2012.

Trap #	3/14/2012				3/27/2012			
	CO	DV	SC	ST	CO	DV	SC	ST
1								
2								
3			1					
4				50+				

North berm nearshore trapping March 27th through April 5th, 2012.

Trap #	3/27/2012				3/30/2012				4/5/2012			
	CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST
1			1								3	3
2							1	1				
3				1								
4				2								
5				3				1				
6				5			1					

Trapline March 16th through March 24th, 2012.

Trap #	Distance Across m	Water Depth m	Trap Depth m	3/16/2012				3/19/2012				3/24/2012			
				CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST
1	155	2.8	1.5												
2	146	3	2.4												
3	137	3	.3				1								
4	128	3	2.7								26				
5	119	3	3												
6	110	3	3							1	1				
7	101	5.8	5.1												
9	82	6	6												
10	73	7.9	5.1												7
11	64	8.2	8.2												
12	55	7.9	5.1												
13	46	7.6	3.6												
14	37	7.9	3.6												
15	27	5.1	3.6												
16	18	1.9	1.8												

Trapline March 27th through April 2nd, 2012.

Trap #	Distance Across m	Water Depth m	Trap Depth m	3/27/2012				3/30/2012				4/2/2012			
				CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST
1	155	2.8	1.5								5				1
2	146	3	2.4												
3	137	3	.3												2
4	128	3	2.7												
5	119	3	3				1								6
6	110	3	3			1					1			1	3,5*
7	101	5.8	5.1												
9	82	6	6												3*
10	73	7.9	5.1							1	5*				4
11	64	8.2	8.2												
12	55	7.9	5.1								1				
13	46	7.6	3.6								1				
14	37	7.9	3.6								8				
15	27	5.1	3.6												1
16	18	1.9	1.8								1				

Trapline April 5th through April 13th, 2012.

Trap #	Distance Across m	Water Depth m	Trap Depth m	4/5/2012				4/10/2012				4/13/2012			
				CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST
1	155	2.8	1.5				1								
2	146	3	2.4			1	2								
3	137	3	.3				1				4				
4	128	3	2.7								1				2
5	119	3	3				3			2	1			3	6
6	110	3	3				9*								
7	101	5.8	5.1												
9	82	6	6								12				
10	73	7.9	5.1								1			1	6
11	64	8.2	8.2												
12	55	7.9	5.1												1*
13	46	7.6	3.6												57*
14	37	7.9	3.6												59*
15	27	5.1	3.6												12*
16	18	1.9	1.8												

*mortalities

Attachment B

Water Quality Data

Water quality at Honsinger Pond from March 13th through March 27th 2012.

Legend	Extech	Oakden	YSI 85	Tossed Result T	Out of Range OR	No Attempt

Date	Location	Depth m	H20 Temp °C	pH	DO mg/L	Conductivity µS/cm	Iron mg/L	Salinity ppt	2012 Tide	Air Temp °C	Ice cm
3/13	West	surface	0.6	8.8	14.6	T	1.35	T	Out	-1.1	0
3/13	East	surface	0.9	7.65	OR	1583	0.8	T	Out	-1.1	0
3/14	West	surface	1.9	7.98	OR	12500		6.6	Out	.5	0
3/15	East	surface	1.2	8.4	OR	1430			Out	2.8	0
3/16	East	surface	1.5			5000		2.5	Out	0	0
3/19	Center	2.7	2.7	7.6	12.2	11000	na	11.4	Out	5.5	6.3
3/19	Center	8.5	2.7		10.5	11020	na	11.4	Out	5.5	6.3
3/22	Center	8.5	3		T	19630	na	11.6	In	2.7	5.08
3/22	Center	surface	5.2	8.3	T	10390	na	5.2	In	2.7	5.08
3/27	Center	8.5	4		5.2	12040	na	11.9	In	7.7	2.54
3/27	Center	2.7	3.5		10.6	11380	na	11.3	In	7.7	2.54
3/27	Center	surface	8		11.3	10280	na	8.2	In	7.7	2.54
Fish Friendly			< 15	6.5-8.5		< 5000	< 1	< 5			

Water quality data for Casa Del Sol Pond from April 25th, 2008 through December 21st, 2012.

We have captured hundreds of overwintering juvenile coho salmon and Dolly Varden char in Casa Del Sol pond since we started sampling in 2008 (Moselle 2008, Moselle 2008, Kanouse 2009, Jezierski 2010, Hitselberger 2010, and Kern 2012). Dissolved salt concentrations are within the fresh water range required by overwintering juvenile coho salmon and Dolly Varden char.

Date	Location	Depth m	H20 Temp °C	pH	DO mg/L	Conductivity µS/cm	Iron mg/L	Salinity ppt	Turbidity NTU	Ice cm
04/25/08	edge	surface	5.5		2.2			0.1		
04/28/08	edge	surface	7.4		6.35			0.1		
04/29/08	edge	surface	8.1		5.8		>5.0	0.1		
04/30/08	edge	surface	13.1		6.05		>5.0	0.1		
05/01/08	edge	surface	11.8		7.35		>5.0	0.1		
05/02/28	edge	surface	12.8		7.03		>5.0	0.1		
06/02/28	edge	surface	13.3		13.5		2	0.1		
01/08/09	middle	surface bottom	0		13.11 6.50			0		58
08/27/10	inlet	middle	11.6		7.25		>5.0	0.1	9.13	
08/27/10	outlet	middle	11.8		7.31		>5.0	0.1	7.49	
09/02/10	inlet	middle	11.2		9.90			0	32.3	
09/02/10	outlet	middle	11.1		8.35			0	29.3	
12/28/10	inlet	surface middle bottom			9.72 8.60 7.94					30
12/28/10	outlet	surface middle bottom			8.06 7.84 7.15					25
12/21/12	inlet	surface middle	2.0 1.6	7.07 7.01	13.46 12.54	83.45 -	3.1 -	< 0.4 -		
12/21/12	outlet	surface middle	1.2 1.2	7.49 7.23	13.86 15.16	77.65 -	2.5 -	< 0.4 -		
Fish Friendly			< 15	6.5-8.5		< 5000	< 1	< 5		

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: AEL&P

STAFF PERSON/TITLE: Darrell Wetherall, PE

DATE: July 17, 2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

AEL&P has no objections to the project.
A few comments:
1. Electrical including utilities at lot corners isn't shown (while water/sewer main and services are).

2. On sheet C203, the single phase jbox that was installed for the straightening of Mapelesden appears to be on the airport side of the DOT ROW line. It probably was not eased since it was a dedicated line to Temsco and the airport JAWS. This would be the closest location for continuing primary cable to the sub. A couple of options:

a. This jbox on the airport property should be eased to protect the subdivisions interest in the equipment location for continued service. It looks to be just a few feet encroachment. I see that the FM appears to be entering airport property here too so acquiring an easement from JIA may not be an issue.

b. Alternatively, the jbox would need to be relocated to the DOT ROW (Yandukin side of the FM) which would require some conduit rework and require pulling in new conductor to the jbox down by Temsco (there would be a few hour outage associated with this).

AGENCY COMMENTS (CONTINUED):

3. Who owns the ACCRETIONS TO USS 3800 parcel? Note 11 on sheet 2 of plat says “Access through Accretions”. Need to ensure this is eased/permitted for electrical utility installation. I don’t want to assume because FM, H20 and road are shown here that all utilities are eased. CBJ parcel viewer doesn’t show this lot and includes it with the Honsinger parcel. If this is becoming CBJ ROW then would fall under that process.

4. The existing single phase line starting from the jbox at the old Wings (near airport water meter hut) to Temsco is single phase and this being an industrial sub would expect to be developed for 3 phase. Ie, all of the existing single phase junction boxes would need to be upgraded to 3 phase junction boxes. All of the single phase conductor will need to be replaced with 3 phase. I’m unclear of the property status for the land between Yandukin Drive and Airport Frontage that our line follows. On the Temsco end it appears to be DOT ROW based on the note, but on sheet C202 that linework crosses Yandukin. Which makes me wonder if from this transition towards Wings we are on airport property or a CBJ ROW. If this is not CBJ ROW or DOT ROW, and there is no easement (other than prescriptive), then we would also ask JIA for an easement here.

Thanks,
Darrell A. Wetherall, PE
Alaska Electric Light & Power Co.
5601 Tonsgard Court
Juneau, AK 99801
(907) 463-6316 Office
(907) 723-2602 Cell

CITY AND BOROUGH OF JUNEAU
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COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Juneau International Airport

STAFF PERSON/TITLE: Patty Wahto, Airport Manager

DATE: July 17, 2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

The airport has a couple of comments.
1. Access to site (ensure it has been legally worked out with ADOT on the on-ramp. ??A ccretion rights to west of honsigner pond….is that State? It appears the road simply ends at the property line.
2. As stated in the rezone comments from the airport, all properties developed must comply with FAA land compatibility use adjacent to an airport, as well as airspace restrictions and wildlife attractant, etc; and that covenant should be stated for each property if it is sold.
3. Please see attachments which reference the FAA Orders, Guidance and ACs as well as the RNP approach corridor for Alaska and Delta to RWY 26. There will be an FAA process for development in this area since is on the approach safety corridor as well as restrictions for type of development and height.
I have included FAA compliance on this email. The original attachments from the email are in the attached file folder for reference.
Patty
Patty Wahto
Airport Manager
Juneau International Airport

Juneau International Airport
November 18, 2016:
Comments on Bicknell Property, aka Honsinger Pond, A Fraction of Tract B, USS 1568 & USS 1852, Adjacent to NE Quadrant of Juneau International Airport.

The Airport's comments on the above property are two-fold: Bicknell's request to Rezone and Access to the property (if rezoned). It is the Airport's understanding that the property owner is in the process of requesting a condition use permit and rezone from Rural Reserve to Industrial.

The Airport contends there are potential restrictions to this parcel due to its location adjacent to the Airport. Granting a conditional use and/or rezone is premature. The City and the property owner should be put on notice about the restrictions to established flight paths and use that is compatible with airport and safe flight operations.

Conditional Use/Rezone:
Any steps to rezone this property must take into consideration future use in proximity to the Airport per FAA Land Compatibility Use . The property is situated in an established flight corridor for the adjacent heliport. TEMSCO has been operating from the heliport since 1983. Flight patterns require helicopters to stay north of the runway and typically fly over the 'Pond' area. This flight pattern keeps helicopters away from the runway corridor, and out of the '*missed*' approach path for Instrument (IFR) traffic from either direction on the runway (Runway 8 or 26). Airport grant assurances require airports to maintain these flight corridors/airspace (not allow building into established flight paths). Obstructions to airspace and/or navigation are prohibited. See attached TEMSCO Flight Paths.

TEMSCO Route 1: The Routes 1 depicts arrival and departure routes for steep creek in red and blue. The green and yellow would be Auke bay and Mendenhall departures and arrivals. Routes would be revered for wind direction i.e. East/West flow.

TEMSCO Route 2: The Routes 2 depicts departures to the downtown Egan area or lemon creek/Blackerby in red and blue. Departures south of the runway are depicted in green and yellow.
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As such, Federal Aviation Administration (FAA) requires protection of airspace around airports under 14 CFR Part 77—SAFE EFFICIENT USE, AND PRESERVATION OF THE NAVIGABLE AIRSPACE. Proposed development (now or future) requires assessment. Any conditional use or rezone should stipulate established and future aeronautical need to preserve airspace and instrument approaches. This includes the Airport's future goal of extending the east Runway 26 Airport approach lighting system for the Medium Intensity Approach Lighting System with Runway Alignment Indicator (MALSR).

FAA strongly recommends that any development near aircraft approach and departure paths be for low level concentration of people. The FAA does not recommend developing churches, schools, sporting event areas (football, baseball, racetracks, etc.), parks, etc. Accident data shows that majority of crashes tend to occur near runway ends (fixed wing aircraft), as well as below and adjacent to approach and departure flight paths (helicopter, fixed wing) therefore discourage development in those areas.

The Airport currently has an abbreviated Medium Intensity Approach Lighting System (MALS). While the installation of the equipment itself does not impact the Bicknell property, the property is within the aircraft instrument containment area. The Required Navigation Procedures (RNP) developed by both Alaska Airlines and Delta Air Lines for landing with reduced minimums (ceilings and visibility) specifies a containment area that extends north of the runway and penetrates the eastern portion of the pond and property. Development in this area must be assessed for the impact to the containment area for this approach. When the approach lighting system expands to a full MALSR, the air carrier minimums are reduced further; and the containment area for the RNP increases, and would further impact the

pond/property for development. It does not mean that the property cannot be 'developed' due to RNP, but it would need further assessment by FAA and air carriers and may have limitations.

Certain types of new development adjacent to airports are prohibited by the FAA. Development near an airport/approach corridors prohibit development or activity which would attract wildlife (AC 150/5200-33B) and become a hazard to aircraft operations. Again, a stipulation on a conditional use or rezone should require full disclosure on exact development or use so that the Airport and FAA may assess hazardous or wildlife attractant conditions.

For example: The Airport understands that there is a proposed motocross for the property. Dust associated with this type of activity is considered hazardous for large air carrier operations, helicopters in this area. When airports are under construction, the airport or contractors are tasked with applying dust palliative to prevent ingestion to aircraft and wing flaps. A dust palliative should be required to keep dust from drifting to the airport/aircraft; as well as keep a 'dust haze' abated (Soldotna Airport). The Airport experienced dust issues during the Runway Safety Area project and dust control measures were required for safety. While the dust may also impact Egan, the consideration is beyond the discussion for the Airport, but should be considered overall. Dust is a concern for motocross activities nationwide, but especially at airports.

Additionally, the Airport is finalizing the updated 20-year Sustainability Master Plan (Spring 2017). As a part of that plan, the Airport must update their Noise Contour mapping. The baseline of 65dB and higher (70 and 75 dB) is detailed on the 2015 Draft Noise Contour Model; and for future planning, the 2035 Draft Noise Contour Model. Development in the area will need to consider the Noise Contour mapping for noise sensitive improvements (hotels, etc). Also refer to 14 CFR Part 150.

Use and/or rezone should require the owner to complete an aviation compatibility use study. This 'step' is required for anything related to the airport especially because of its location. The property lies within noise sensitive areas, RNP containment for instrument approaches, flight paths for helicopters and height restrictions on improvements. Consideration of wildlife attractants, dust control measures and non-compatible use in the vicinity of an airport need to be assessed. Additionally, any development on the adjacent parcel would require the appropriate airspace determinations and consideration of wildlife hazards/height/obstructions on any planned development.

Access:

Bicknell's property (Honsinger Pond) currently has driveway access along the on-ramp to Egan. If the owner proposes different use/rezone, the State of Alaska will not allow a public entry at the driveway location due to traffic. (Note that the entrance to Maplesden off Yandukin is as close to the on-ramp of Egan as the State/Alaska will allow.) There is a request to use Maplesden Road for access to the Bicknell property. Maplesden Road is Airport property; not a public right-of-way. The property tract containing Maplesden is subject to FAA rules for land use (refer to FAA Order 5190.6B FAA Airport Compliance Manual for Federally Obligated airports). Masplesden Road was built by TEMSCO Helicopter in 1983 in exchange for rent credit. In 2009-2011, Maplesden Road was relocated (and straightened) with FAA Airport Improvement Program (AIP) funding. The purpose of AIP funding is to support aviation

development and Maplesden provides access to existing aviation users as well as to areas intended for future aviation growth and build up the Northeast quadrant of the airport. This is an aviation-use road maintained by the Airport and Airport funds.

The FAA would consider access from Maplesden to an off-airport, non-aeronautical user without reimbursement, to be a violation of the Airport's grant assurances. Non-aeronautical lease and rates could apply for a portion of the area (to allow access), so long as it is under lease with the Airport and the Airport could terminate at any time. The Airport is obligated to protect its assets as well as airspace.

- Maplesden Road was reconstructed with AIP funds as an airport road. Refer to **Table P-3 of the AIP handbook (Order 5100.38D)** which stipulates eligibility criteria for access roads. If the Airport allows the proposed access without benefit back to the Airport , FAA may consider a portion of Maplesden Road to be ineligible and require reimbursement of the AIP funds. Benefits may include a limited non-aeronautical lease/rate, a land trade for the access area, or sale of land (requires federal process and costs).

- As outlined in FAA Order 5190.6B, Maplesden Road is part of Tract 14 (conveyed via Quit Claim Deed in 1975) of the Juneau International Airport Exhibit 'A' Land Map (FAA legal land ownership document) and part of the Airport Layout Plan (ALP), which designates ownership of the Tracts/how obtained, etc. This is an official FAA –Airport signed document. With each federal grant, the Airport and CBJ Attorney sign acknowledging that they abide by the FAA AIP Grant Assurances. This includes the preservation of airport land for aviation purposes, air space etc. See airport-sponsor-assurances attachments section 5, 21, 31. All Airport land is subject to Federal land use, obligations and grant assurances regardless of how it was originally acquired. Please refer to Exhibit A/Airport Layout Plan.

The Airport has outlined the following 'choices' on Honsigner Pond access:

1) Do nothing; no rezone. Property used as-is.
2) *Allow Public Access through property transfer/disposal of property. This is a federal process that takes time through Federal Register and assess value of property loss (as well as reimbursement of AIP funds to the FAA).
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4) *Airport would purchase Honsinger Pond land outright (need a financial plan)
5) *Combination: Airport purchase Honsinger Pond through partial cash + Bicknell use of land for dumping (stumps and unsuitable material) for a period of time or to make up difference in total cost $.
6) Aviation Compatibility Use Study (regardless, all the * items 2-5 would require this process), another updated appraisal on the property is required since the current one is too old for FAA, and separate from the Use Study.
    a. Identify Aviation current/future use & impact
    b. FAA rules for adjacent to airport
    c. FAA funding rules/operations in area (NOTE: new noise compatibility contours in draft; extends noise area further out)
    d. Liabilities/opportunities for the Airport.

It is in the best interest of the Airport to protect its land assets and a requirement to protect airspace and navigation.

Some Additional References:

Order 5190.6B
AIP Handbook (Order 5100.38D)
The below are the main resources used for justification:

1. FAA Order 5190.6B Airport Compliance Manual (Ch. 20, Compatible Land Use and Airspace Protection
2. ACRP Report 27. Enhanced Airport Land Use Compatibility, Volume 1: Land Use Fundamentals and Implementation Resources.

b. Guidance. There are a number of sources that can assist an airport sponsor in dealing with noise, obstructions, and other incompatible land uses. Some of these are:

(1). *A Model Zoning Ordinance to Limit Height of Objects Around Airports*, Advisory Circular (AC) 150/5190-4A.

(2). *Citizen Participation in Airport Planning,* AC 150/5050-4.

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(4). *Hazardous Wildlife Attractants on or Near Airports*, AC 150/5200-33B, August 28, 2007.

(5). *Noise Control Planning,* FAA Order 1050.11A, January 13, 1986.

(6). *Noise Control and Compatibility Planning for Airports*, AC 150/5020-1.

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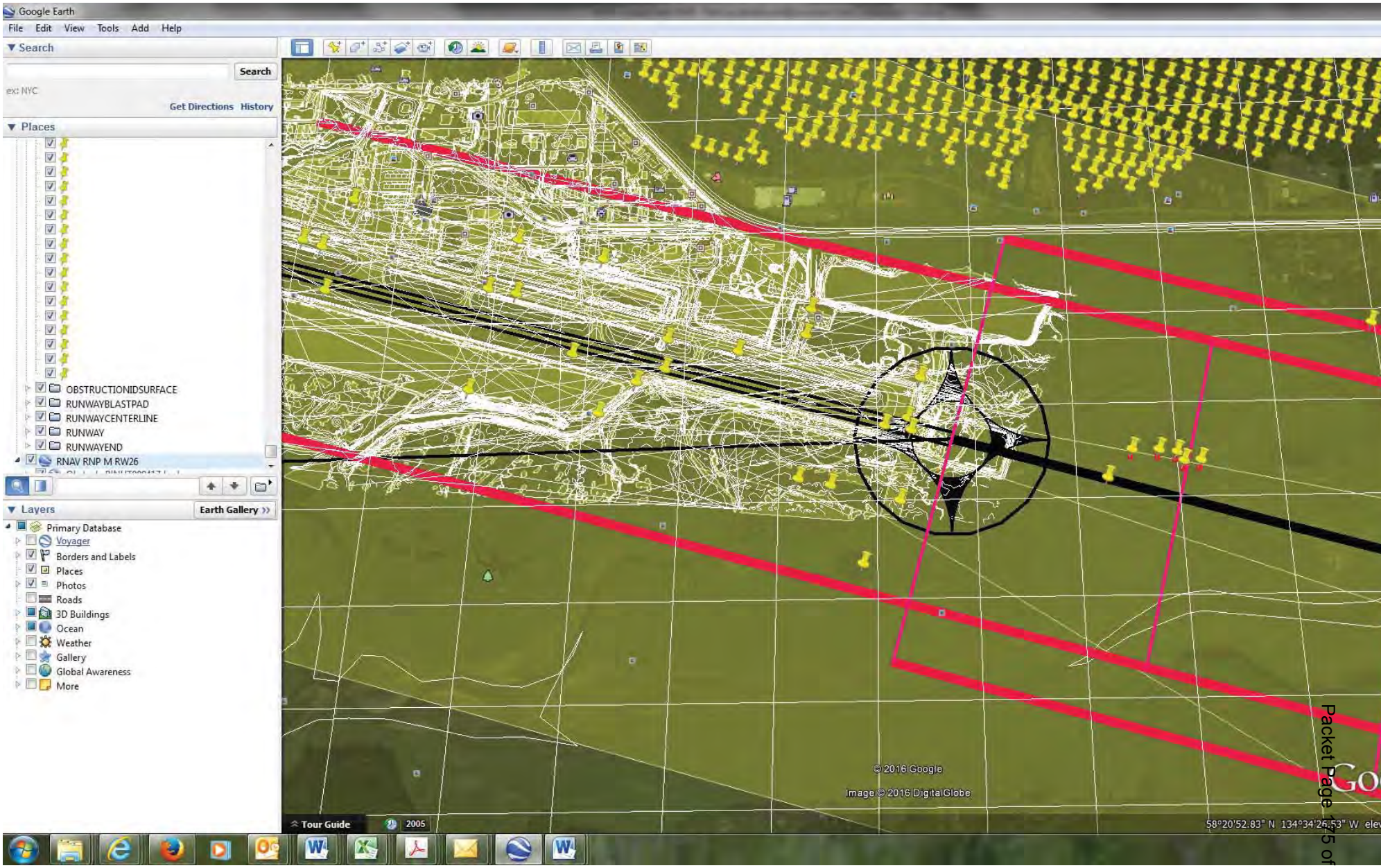
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Layers
Earth Gallery
Primary Database
Voyager
Borders and Labels
Places
Photos
Roads
3D Buildings
Ocean
Weather
Gallery
Global Awareness
More
© 2016 Google
Image © 2016 DigitalGlobe
Tour Guide
2005
58°20'52.83" N 134°34'26.53" W

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Juneau International Airport

STAFF PERSON/TITLE: Patty Wahto, Airport Manager

DATE: October 10, 2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Good Morning.
The following are comments referencing SMP 20190003.
Some of these were included in the packet the Airport submitted during the rezone comment period, but are relevant to this property parceling.

1. Has the access (rezone was contingent upon access) been resolved? What has the State of AK (ADOT) determined; where is the access going to be? If this IOU has not been resolved, the parceling (and rezone) cannot move forward. If the state owns a sliver of property between the private property (Bicknell) and the Airport (Maplesden), legal access cannot be attained on that on-ramp. The Airport had to relocate Maplesden Rd due to its location on the on-ramp (had to shift west). Rezone of this property was contingent upon establishing legal access. Has this been done?

AGENCY COMMENTS (CONTINUED):

2. Has a traffic study been completed for development of this area and the access?
3. Each parcel requires covenants regarding the restricted use at the approach end of an airport and adjacent to an airport. Use may be restricted; see Land Compatibility Use near airports as well as other regulations/orders (listed in rezone packet, attached for reference). There may be multiple restrictions to be assessed such as height restrictions, lighting, wildlife attractant, use, etc. These restrictions may apply to approach ends of a runway (RNP containment area), distance from operations such as helicopter approach paths or simply being adjacent to airport property/vicinity. FAA regulations may control development adjacent to airports. See attachments. Note that the 'draft' noise contour maps are now final. Future land owners need to know there are restrictions on use of the property.

Regards,
Patty

Patty Wahto
Airport Manager
Juneau International Airport
(907) 789-7821

EMAIL: Patty.Wahto@jnuairport.com

Juneau International Airport
November 18, 2016:
Comments on Bicknell Property, aka Honsinger Pond, A Fraction of Tract B, USS 1568 & USS 1852, Adjacent to NE Quadrant of Juneau International Airport.

The Airport's comments on the above property are two-fold: Bicknell's request to Rezone and Access to the property (if rezoned). It is the Airport's understanding that the property owner is in the process of requesting a condition use permit and rezone from Rural Reserve to Industrial.

The Airport contends there are potential restrictions to this parcel due to its location adjacent to the Airport. Granting a conditional use and/or rezone is premature. The City and the property owner should be put on notice about the restrictions to established flight paths and use that is compatible with airport and safe flight operations.

Conditional Use/Rezone:
Any steps to rezone this property must take into consideration future use in proximity to the Airport per FAA Land Compatibility Use . The property is situated in an established flight corridor for the adjacent heliport. TEMSCO has been operating from the heliport since 1983. Flight patterns require helicopters to stay north of the runway and typically fly over the 'Pond' area. This flight pattern keeps helicopters away from the runway corridor, and out of the '*missed*' approach path for Instrument (IFR) traffic from either direction on the runway (Runway 8 or 26). Airport grant assurances require airports to maintain these flight corridors/airspace (not allow building into established flight paths). Obstructions to airspace and/or navigation are prohibited. See attached TEMSCO Flight Paths.

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(6). *Noise Control and Compatibility Planning for Airports*, AC 150/5020-1.

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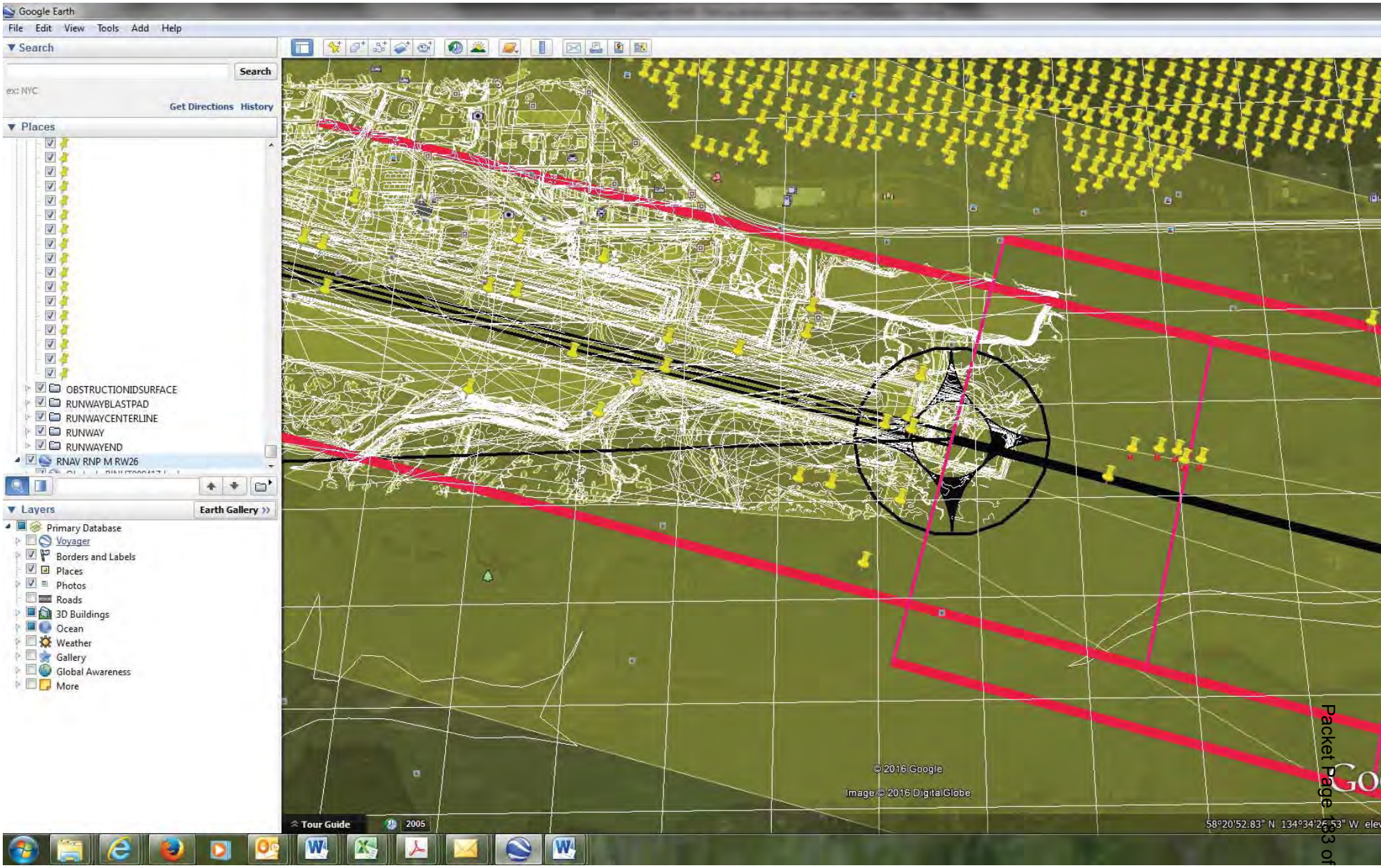
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Voyager
Borders and Labels
Places
Photos
Roads
3D Buildings
Ocean
Weather
Gallery
Global Awareness
More
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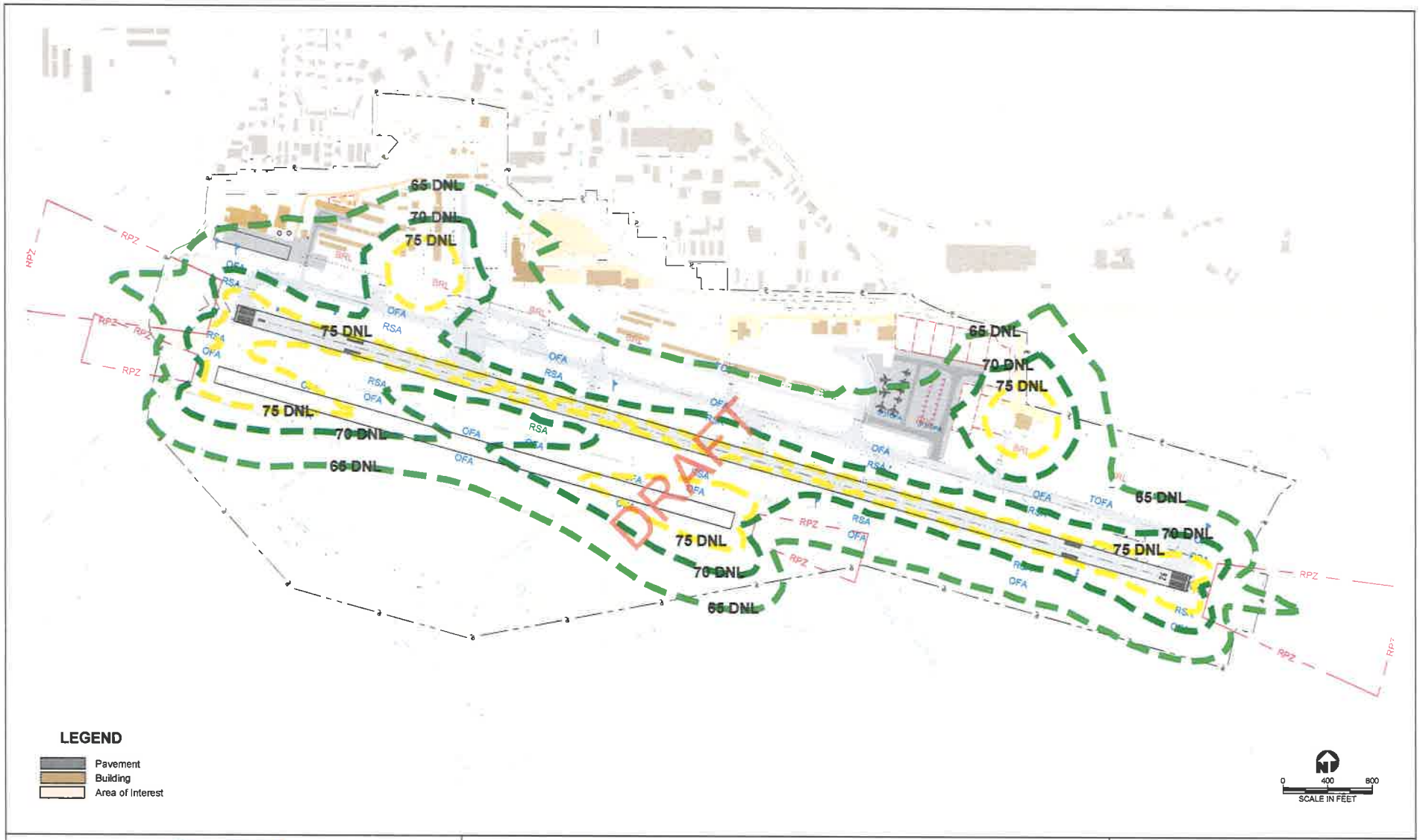
Image © 2016 DigitalGlobe
Tour Guide
2005
58°20'52.83" N 134°34'25.53" W

AECOM
1501 4TH AVENUE, SUITE 1400
SEATTLE, WA 98101
PHONE: (206) 438-2700

JUNEAU INTERNATIONAL AIRPORT
AIRPORT SUSTAINABILITY MASTER PLAN

INM Noise Model - Year 2015

SCALE:



AECOM
1501 4TH AVENUE, SUITE 1400
SEATTLE, WA 98101
PHONE: (206) 438-2700

JUNEAU INTERNATIONAL AIRPORT
AIRPORT SUSTAINABILITY MASTER PLAN

INM Noise Model - Year 2035

SCALE:

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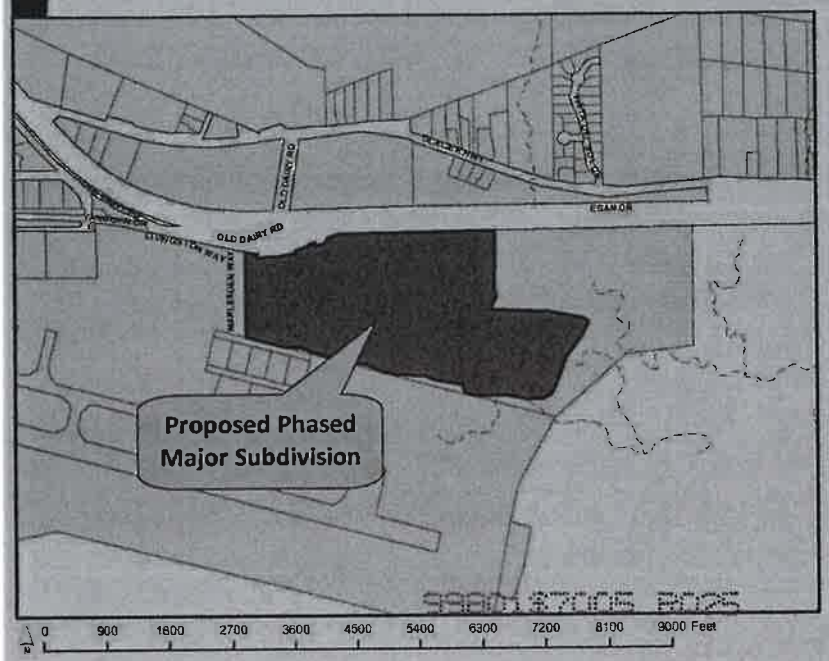
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

CITY AND BOROUGH OF JUNEAU AIRPORT
1873 SHELL SIMMONS DR STE 200
JUNEAU, AK 99801

An application has been submitted for consideration and public hearing by the Planning Commission for a **preliminary plat approval** for a **phased major subdivision creating fourteen (14) lots and one (1) large tract (15 lots total)** located at **Yandukin Drive.**

TIMELINE

Staff Report expected to be posted **Monday, October 21, 2019** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through October 7, 2019

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included in the staff report.

October 8 through 12 noon, October 25

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, October 29, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

October 30

The results of the hearing will be posted online.

Phone: **(907)586-0715** • Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Case No.: SMP2019 0003
Parcel No.: 5B1401020071
CBJ Parcel Viewer: http://epv.juneau.org

Printed September 23, 2019

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Fire

STAFF PERSON/TITLE: Daniel Jager, Fire Marshal

DATE: 8-5-19

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

N/A

AGENCY COMMENTS:

There are no fire code issues at this time. The first phase of this shows a temporary cui de sac which meets fire code for apparatus turn around. We can re-evaluate if there are additional fire code requriemtns after the first phase is compelted.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Alaska Department of Transportation & Public Facilities

STAFF PERSON/TITLE: Verne Skagerberg, Chief of Planning, Southcoast Region

DATE: August 2, 2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

We've reviewed the application and offer the following comments:

• While the department has issued a permit for access, we would much prefer that CBJ plat Maplesden Way and have it permitted so that access to the proposed development could be provided from a single drive connecting with Yandukin. This would be a much better solution with regard to traffic and safety.
• At this point in the process, it isn't possible for us to determine whether a TIA will be required. As the applicant's plans for the development and use of the area become more certain and the volumes of traffic using the driveway can be better predicted a traffic impact analysis may be required.

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COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: CBJ Engineering & Public Works

STAFF PERSON/TITLE: Autumn Sapp, Business Manager and John Bohan, Chief CIP Engineer

DATE: November 7, 2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Per Engineering's review the following has been determined:

After reviewing the preliminary plat for Honsinger Pond Subdivision, I concur with the applicant's request to install sidewalks on one side of the street. This request is consistent with the other recent subdivisions. As this development is an industrial subdivision of limited size, a single continuous sidewalk is a reasonable request. As expansion of this subdivision is limited by Honsinger Pond, Mendenhall Wetlands and JNU property, the only pedestrian traffic will be generated within the industrial subdivision and as such there is not public access to the Mendenhall Wetlands. The adjacent ADOT ROWs (Egan Drive Yandukin Drive and Old Dairy Road) do not have any sidewalks, nor significant local foot traffic destinations making the requirement for two sidewalks within the new development an unnecessary redundancy.
Let me know if you need anything additional addressed.

Thank you,
Autumn Sapp
City and Borough of Juneau

AGENCY COMMENTS (CONTINUED):

Engineering & Public Works
Business Manager
907-586-0917

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: CBJ Engineering & Public Works

STAFF PERSON/TITLE: Autumn Sapp, Business Manager

DATE: September 17, 2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Engineering and Public Works Department has completed a preliminary review of the proposed Honsinger Pond Subdivision to create a total of 15 lots. The following has been determined as required by CBJ code 49.15.402(c)(4)(e):

1. The proposed preliminary drainage plan is feasible. More detailed construction drawings are required to be submitted and approved prior to the recording of the final plat..
2. The Honsinger Pond Subdivision proposed street and sidewalk plan is acceptable.
3. The proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49.

Other concerns-
4. Permanent access and maintenance for the portion of Honsinger Drive through the property identified as Accretions to USS 3800 are of concern and should be resolved prior to further submittals or preliminary plat approval.

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ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Federal Aviation Administration

STAFF PERSON/TITLE: Molly Lamrouex, Compliance Program Manager

DATE: July 18, 2019

APPLICANT: Bicknell, Inc.

TYPE OF APPLICATION: Major Subdivision

PROJECT DESCRIPTION:

Preliminary plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total).

LEGAL DESCRIPTION: USS 1568 Tract B1

PARCEL NUMBER(S): 5B1401020071

PHYSICAL ADDRESS: Yandukin Drive

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Good morning,
To facilitate the Federal Aviation Administration's (FAA) review of the City and Borough of Juneau's (CBJ) subdivision plat proposal, the following information is requested.

1. Please provide a copy of the driveway permit issued by the Alaska Dept. of Transportation providing access from Yandukin. The developer previously sought access to the airport owned and FAA funded, Maplesden. The FAA seeks to clarify that via issuance of the driveway permit to Yandukin, no use of airport property is required.

Be aware that FAA has previously advised the developer (Mr. Bicknell); the CBJ; and the Juneau Airport that use of airport property requires a land release approved the FAA.

2. We have noted the prelim plat depicts an area shown as 'accretions to US survey 3800'. The area shown has not been previously shown on any property information provided to the FAA. It appears the accretion area may be shown as airport property on the airport layout plan (see attached). Please provide the property ownership documentation for this area.

AGENCY COMMENTS (CONTINUED):

3. Via acceptance of FAA grants for your airport, the CBJ has agreed to FAA grant obligations to "take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft…." Please refer to chapter 20 of the FAA's compliance Order 5190.6b available at: https://www.faa.gov/airports/resources/publications/orders/compliance_5190_6/

As indicated by your airport manager, to avoid a conflict with airport operations, the CBJ will need to clarify land use restrictions (specifically related to height) as part of their consideration for the subdivision plat.

The FAA appreciates the opportunity to comment on this proposal. The FAA has invested nearly $200 million dollars in the Juneau International Airport and we encourage the CBJ's efforts to implement land use planning decisions which support continued federal investment in your airport.

Molly Lamrouex
Compliance Program Manager

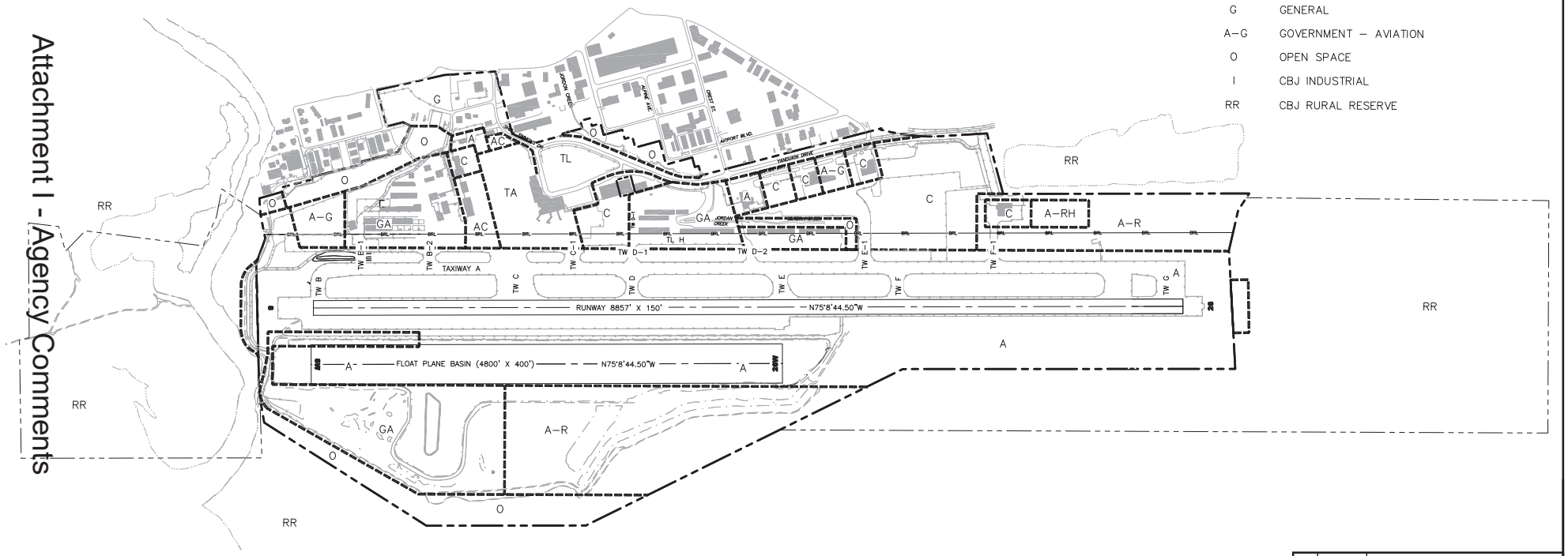
Attachment I - Agency Comments

LEGEND

- EXISTING PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING TRACT LINE
- LAND USE BOUNDARY
- BRL — BUILDING RESTRICTION LINE

ON–AIRPORT LAND USE

A	AVIATION
TA	TERMINAL AREA (AIRSIDE)
TL	TERMINAL AREA (LANDSIDE)
C	COMMERCIAL (AVIATION)
GA	GENERAL AVIATION
AC	AIR CARGO
A–R	AIRPORT RESERVE
A–RH	AIRPORT RESERVE – HELICOPTER
G	GENERAL
A–G	GOVERNMENT – AVIATION
O	OPEN SPACE
I	CBJ INDUSTRIAL
RR	CBJ RURAL RESERVE



BY	DATE	REVISION
DOWL	4/26/16	FUTURE APRON AND LAND USE UPDATE
DOWL	2/20/14	ASBUILT UPDATE

JUNEAU AIRPORT
JUNEAU, ALASKA
AIRPORT LAYOUT PLAN

AIRPORT LAND USE

DATE 07/2/2010
SHEET 11

Date Plotted: 4/26/2016, 1:35 PM
Layout Name: LAND USE (11)
File Name: P:\Projects\D60633\VLP\JNU-ALP.dwg

Designed By: Jones
Drawn By: Gaffney
Checked By: Brandson

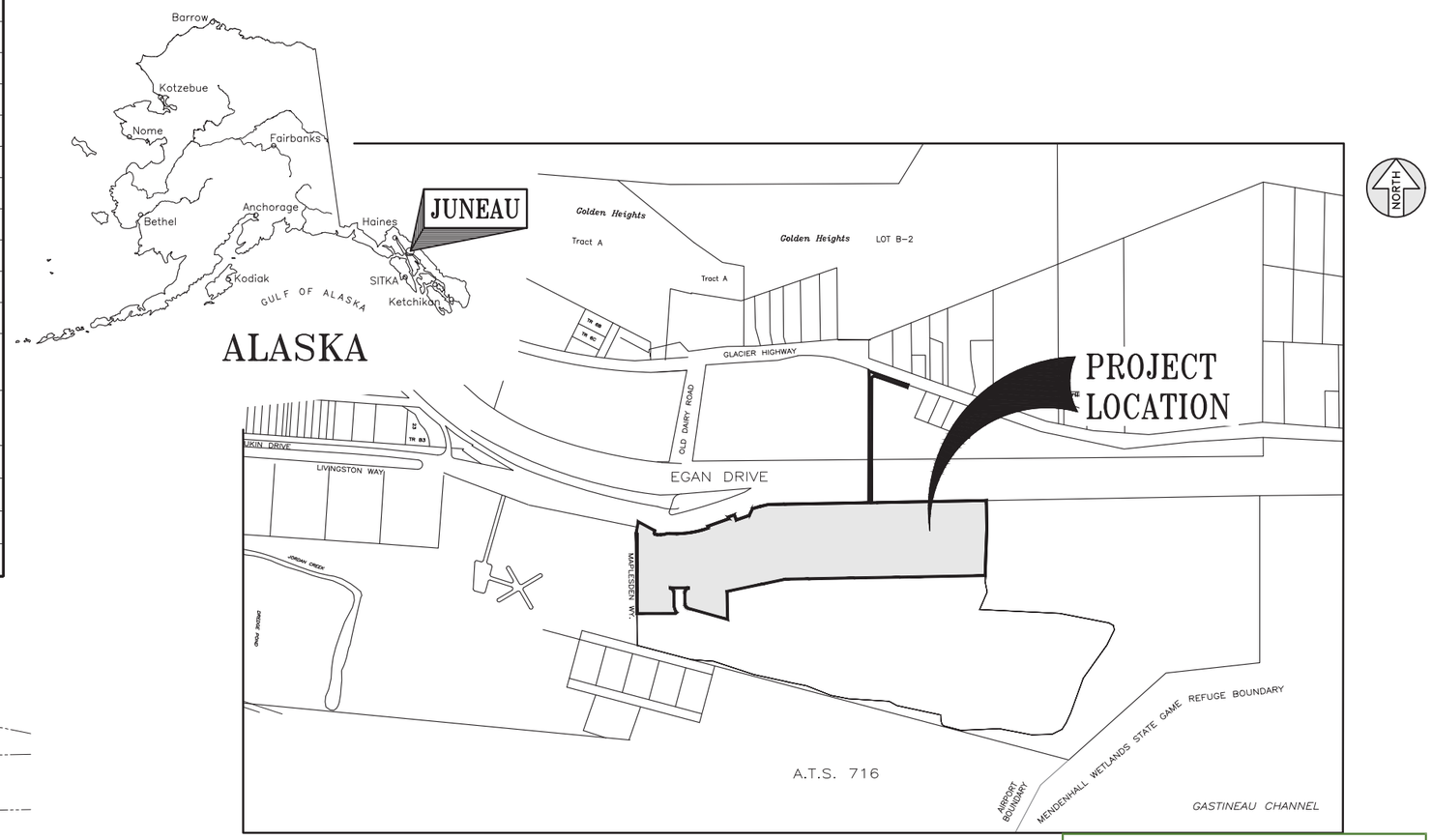
DOWL FILE No.: 232-89

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

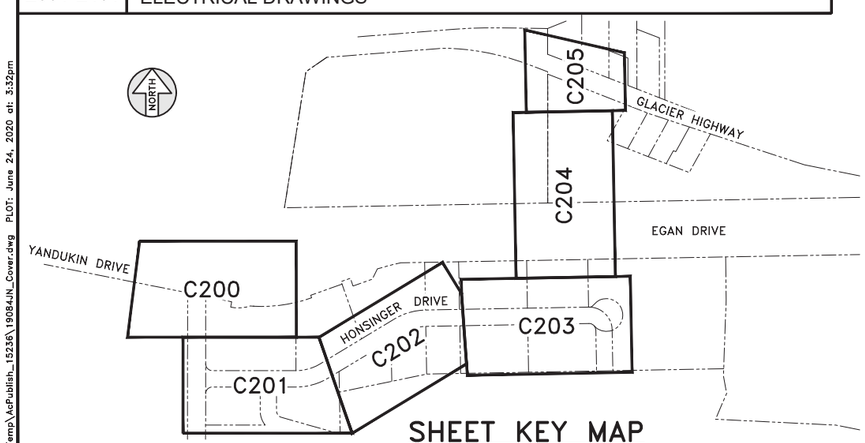
SHEET INDEX

SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	GENERAL NOTES ABBREVIATIONS AND SYMBOLS
C003	SURVEY CONTROL MAP
C004-C005	SUMMARY TABLES
C100-C102	TYPICAL SECTIONS
C103-C106	CONSTRUCTION DETAILS
C107	UTILITY BORING DETAILS
C200	PLAN VIEW - HONSINGER DRIVE STA "H" 10+00 to STA "H" 12+16
C201	PLAN VIEW - HONSINGER DRIVE STA "H" 12+16 to STA "H" 18+42
C202	PLAN VIEW - HONSINGER DRIVE STA "H" 18+42 to STA "H" 23+80
C203	PLAN VIEW - HONSINGER DRIVE STA "H" 23+80 to STA "H" 29+80
C204	PLAN VIEW - FORCE MAIN SEWER STA "FM" 11+89 to STA "FM" 18+72
C205	PLAN VIEW - FORCE MAIN SEWER STA "FM" 18+72 to STA "FM" 21+38
C300	PROFILE VIEW - HONSINGER DRIVE STA "H" 10+00 to STA "H" 15+95
C301	PROFILE VIEW - HONSINGER DRIVE STA "H" 15+95 to STA "H" 21+95
C302	PROFILE VIEW - HONSINGER DRIVE STA "H" 21+95 to STA "H" 27+95
C303	PROFILE VIEW - HONSINGER DRIVE STA "H" 27+95 to STA "H" 29+85
C304	PROFILE VIEW - FORCE MAIN SEWER STA "FM" 10+00 to STA "FM" 15+95
C305	PROFILE VIEW - FORCE MAIN SEWER STA "FM" 15+95 to STA "FM" 21+38
C400	PAVEMENT AND GUTTER LAYOUT HONSINGER DRIVE STA "H" 10+00 to STA "H" 19+80
C401	PAVEMENT AND GUTTER LAYOUT HONSINGER DRIVE STA "H" 19+80 to STA "H" 29+80
C500	EROSION AND SEDIMENT CONTROL PLAN
C501	EROSION AND SEDIMENT CONTROL DETAILS
C502	SUBDIVISION GRADING PLAN
E001-E401	ELECTRICAL DRAWINGS



PROJECT LOCATION MAP

GRAPHIC SCALE
0' 200' 400' 800' 1600'



SHEET KEY MAP
N.T.S.

APPROVED FOR CONSTRUCTION
7/2/2020

DESIGN	ECR
DRAWN	ECR
CHECK	JMP
APPROVED	JMP

No.	DATE	REVISION

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
9109 Mendenhall Mall Road Suite 4
Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49TH
Joseph M. Pusich
CE 8152
REGISTERED PROFESSIONAL ENGINEER
6/24/2020

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

COVER SHEET

DATE: June 24, 2020
PDC No. 19084JN

SHEET C001

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_Cover.dwg PLOT: June 24, 2020 at: 3:32pm

GENERAL CONSTRUCTION NOTES

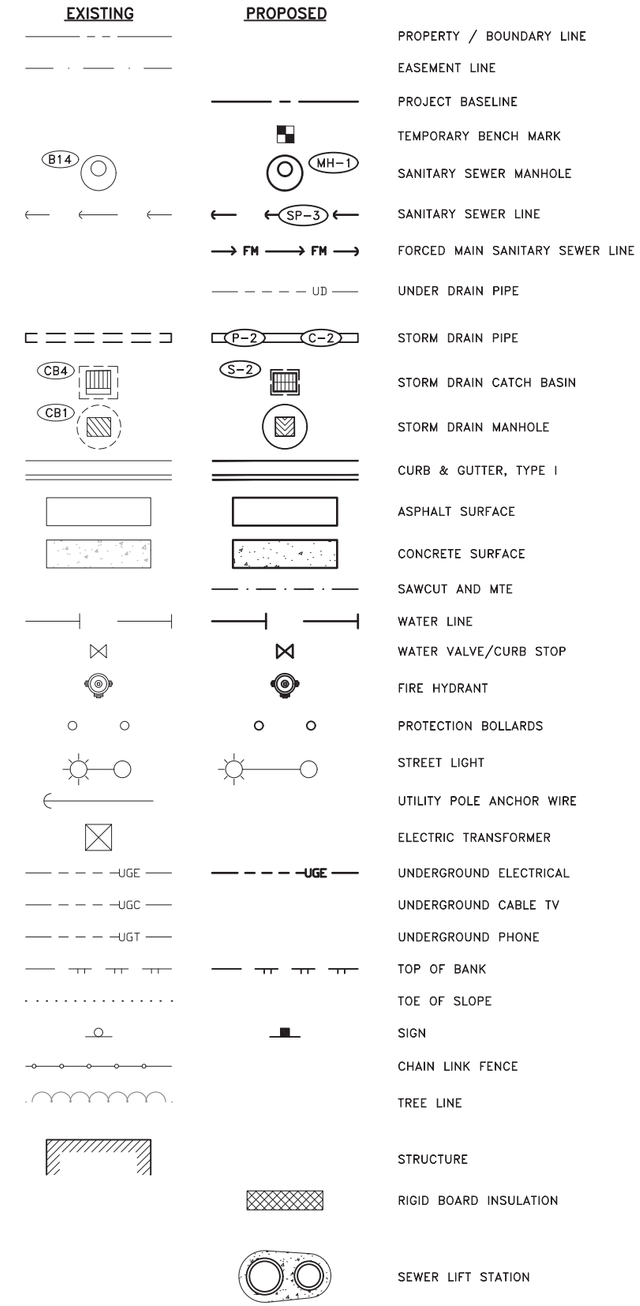
1. CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, WITH CURRENT REVISIONS AS APPLICABLE.
2. GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING UTILITY TRENCHING. THE CONTRACTOR SHALL USE DEWATERING METHODS AS REQUIRED TO CONTROL GROUND WATER.
3. GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
4. LOCATION OF WATER SYSTEM IMPROVEMENTS, SANITARY SEWER MANHOLES, STORM DRAIN STRUCTURES, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
5. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, TELEPHONE, CABLE TELEVISION, AND POWER UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM CBJ AS-BUILTS OR FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" @ 586-1333 FOR UNDERGROUND UTILITY LOCATES AND 811 ALASKA DIG LINE FOR ACS AND GCI PRIOR TO ANY EXCAVATION ACTIVITIES.
6. PROPERTY LINE LOCATIONS USED IN THESE PLANS WERE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A SUBDIVISION BOUNDARY SURVEY.
7. ALL SIGN INSTALLATIONS OR RELOCATIONS SHALL BE PERFORMED ACCORDING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) WITH THE ALASKA SUPPLEMENT.
8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
9. PROVIDE KNOCKOUTS IN PRECAST STORM DRAIN STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
10. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
11. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES OPERATOR LONI VANKIRK (723-4975) OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (COSIGNED BY THE ENGINEER) AT LEAST 48-HOURS PRIOR TO SHUTDOWN OR FLUSHING OF MAINLINE WATER PIPE. NO WATER SERVICE INTERRUPTION MAY PROCEED UNTIL THIS APPROVAL IS OBTAINED.
12. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS OR CHISELED X'S) PRIOR TO CONSTRUCTION THAT WILL BE DISTURBED DURING HIS WORK, AND REMONUMENT AFTER CONSTRUCTION OPERATIONS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR. ALL EXISTING PROPERTY CORNERS ARE NOT NECESSARILY SHOWN ON THE PLANS.
13. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18-INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES, CATCH BASINS AND MANHOLES.
14. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE CBJ STANDARD SPECIFICATIONS, SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS AND THE DRAWINGS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS. SANITARY SEWER MANHOLES SHALL BE ADJUSTED PER CBJ STANDARD SPECIFICATIONS 02402 - SANITARY SEWER MANHOLES AND CLEANOUTS.
15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ENGINEER APPROVED EROSION CONTROL DEVICES DURING CONSTRUCTION PER CBJ STANDARD SPECIFICATIONS SECTION 01570 REQUIREMENTS.
16. WATER PIPES WILL REQUIRE MORE THAN 60-INCHES OF COVER IN AREAS WHERE STORM DRAINAGE PIPES ARE CLOSE TO OR BELOW A DEPTH OF 60-INCHES TO INVERT. DEPTHS OF ALL STORM DRAINAGE PIPES SHALL BE DETERMINED PRIOR TO INSTALLING WATER PIPES TO ENSURE CONFLICTS BETWEEN THESE PIPES DO NOT OCCUR. A MINIMUM CLEARANCE OF 18-INCHES SHALL BE OBTAINED BETWEEN WATER AND OTHER PIPES.
17. FINISHED PROFILE ELEVATIONS SHOWN ARE TO THE TOP OF ASPHALT PAVEMENT AT THE ROADWAY CENTERLINE. OTHER FINISH GRADE ELEVATIONS SHOWN ARE TO TOP OF ASPHALT PAVEMENT AT EDGE OF PAVEMENT.
18. ALL CUT AND FILL SLOPES SHALL BE SEEDED BY THE HYDROSEEDING METHOD. PLACE 3" MIN. TOPSOIL PRIOR TO SEEDING WHERE INSUFFICIENT ORGANIC MATERIAL EXISTS.
19. ALL ELECTRICAL LIGHT STANDARDS POSITIONS ARE SUBJECT TO APPROVAL/ RELOCATION BY CBJ ENGINEER AND /OR AEL&P.
20. AEL&P ELECTRIC, UTILITY AND CABLE SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CONTRACTOR AND CBJ ENGINEERING DEPARTMENT.
21. TELEPHONE AND CABLE UTILITIES SHALL COORDINATE THEIR UTILITIES' LOCATION & INSTALLATION WITH AEL&P AND CBJ'S ENGINEERING DEPARTMENT.
22. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
23. BEGIN SUBCUT AT 24 INCHES FROM PAVEMENT SAWCUT LINE AT STREET CONNECTIONS. REMOVE AND REPLACE BASE COURSE WITH 6-INCHES OF D-1 TO 12-INCHES FROM PAVEMENT SAWCUT LINE.
24. THE MATERIALS USED FOR THIS PROJECT SHALL COMPLY WITH THE NEW LEAD FREE REQUIREMENTS INCLUDING NOT CONTAINING MORE THEN 0.2 PERCENT PLED WHEN USED WITH RESPECT TO SOLDER AND FLUX AND NOT MORE THAN A WEIGHTED AVERAGE OF 0.25 PERCENT LEAD WHEN USED WITH RESPECT TO THE WETTED SURFACES OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND FIXTURES.
25. ALL PIPE, FITTING, JOINT AND GATE VALVE MATERIALS PROPOSED FOR THE WATER SYSTEM THAT COME IN DIRECT CONTACT WITH THE WATER SHALL BE CERTIFIED BY AN ANSI ACCREDITED ORGANIZATION TO CONFORM WITH ANSI/NSF STANDARD 61 OR AN ANSI/NSF STANDARD WITH EQUIVALENT HEALTH REQUIREMENTS.

APPROVED FOR CONSTRUCTION
7/2/2020

ABBREVIATIONS

AC	ASBESTOS CEMENT
ACS	ALASKA COMMUNICATIONS SYSTEMS
AEL&P	ALASKA ELECTRIC LIGHT & POWER
APPROX	APPROXIMATE
AST	ABOVEGROUND STORAGE TANK
BC	BACK OF CURB
BLVD	BOULEVARD
BOP	BEGINNING OF PROJECT
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
CHB	CHORD BEARING
CHL	CHORD LENGTH
C/L	CENTERLINE
CI	CAST IRON
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONT	CONTINUOUS
CPP	CORRUGATED POLYETHYLENE PIPE
CTE	CONNECT TO EXISTING
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
E	EASTING
EG	EXISTING GRADE
EJIW	EAST JORDAN IRON WORKS
EL	ELEVATION
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
EXIST	EXISTING
EXP	EXPANSION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GCI	GENERAL COMMUNICATION INC.
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH PRESSURE
IE	INVERT ELEVATION
L	LENGTH
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTE	MATCH TO EXISTING
N	NORTHING
N/A	NOT APPLICABLE
NF	NEENAH FOUNDRY COMPANY
NFS	NON-FROST SUSCEPTIBLE
NTS	NOT TO SCALE
NVC	NO VERTICAL CURVE
OC	ON CENTER
OFCO	OLYMPIC FOUNDRY CO.
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PERF	PERFORATED
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POC	POINT ON CURVE
POL	POINT ON LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT-OF-WAY
RP	RADIUS POINT
RT	RIGHT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	TANGENT
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCH MARK
TC	TOP OF CONCRETE
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP	TYPICAL
UD	UNDERDRAIN
UON	UNLESS OTHERWISE NOTED
UST	UNDERGROUND STORAGE TANK
VC	VERTICAL CURVE
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W/	WITH

SYMBOLS



PROPERTY / BOUNDARY LINE
EASEMENT LINE
PROJECT BASELINE
TEMPORARY BENCH MARK
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
FORCED MAIN SANITARY SEWER LINE
UNDER DRAIN PIPE
STORM DRAIN PIPE
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
CURB & GUTTER, TYPE I
ASPHALT SURFACE
CONCRETE SURFACE
SAWCUT AND MTE
WATER LINE
WATER VALVE/CURB STOP
FIRE HYDRANT
PROTECTION BOLLARDS
STREET LIGHT
UTILITY POLE ANCHOR WIRE
ELECTRIC TRANSFORMER
UNDERGROUND ELECTRICAL
UNDERGROUND CABLE TV
UNDERGROUND PHONE
TOP OF BANK
TOE OF SLOPE
SIGN
CHAIN LINK FENCE
TREE LINE
STRUCTURE
RIGID BOARD INSULATION
SEWER LIFT STATION

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:32pm

DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
9109 Mendenhall Mall Road Suite 4
Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

GENERAL NOTES
ABBREVIATIONS AND
SYMBOLS

DATE: June 24, 2020
PDC No. 19084JN

SHEET C002

TABLE OF VERTICAL CONTROL

TBM	NORTHING	EASTING	ELEVATION	DESCRIPTION
500	50542.06	51726.60	26.51	SURVEY MAG AT MAPLESDEN WAY
1010	50677.81	52893.55	25.22	SW BOLT ON LUMIN BASE
1011	50601.22	52275.01	24.52	SW BOLT ON LUMIN BASE
3281	51325.01	53295.26	31.36	N BOLT ON FIRE HYDRANT

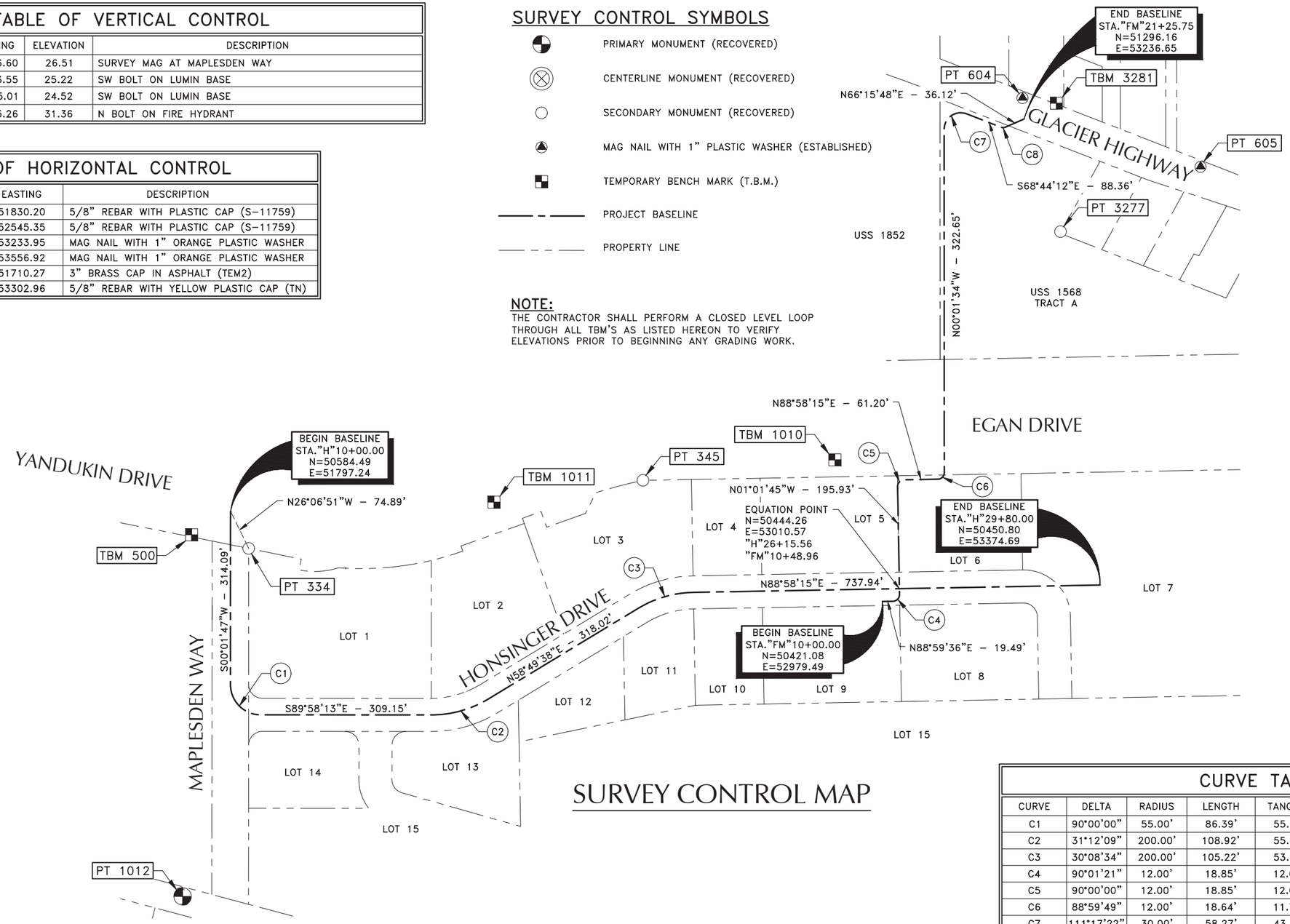
TABLE OF HORIZONTAL CONTROL

POINT #	NORTHING	EASTING	DESCRIPTION
334	50517.24	51830.20	5/8" REBAR WITH PLASTIC CAP (S-11759)
345	50640.74	52545.35	5/8" REBAR WITH PLASTIC CAP (S-11759)
604	51334.31	53233.95	MAG NAIL WITH 1" ORANGE PLASTIC WASHER
605	51209.48	53556.92	MAG NAIL WITH 1" ORANGE PLASTIC WASHER
1012	49886.03	51710.27	3" BRASS CAP IN ASPHALT (TEM2)
3277	51091.99	53302.96	5/8" REBAR WITH YELLOW PLASTIC CAP (TN)

SURVEY CONTROL SYMBOLS

- PRIMARY MONUMENT (RECOVERED)
- CENTERLINE MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- MAG NAIL WITH 1" PLASTIC WASHER (ESTABLISHED)
- TEMPORARY BENCH MARK (T.B.M.)
- PROJECT BASELINE
- PROPERTY LINE

NOTE:
THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH ALL TBM'S AS LISTED HEREON TO VERIFY ELEVATIONS PRIOR TO BEGINNING ANY GRADING WORK.



SURVEY CONTROL MAP

APPROVED FOR CONSTRUCTION
7/2/2020

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	55.00'	86.39'	55.00'	S44°58'13"E	77.78'
C2	31°12'09"	200.00'	108.92'	55.85'	N74°25'42"E	107.58'
C3	30°08'34"	200.00'	105.22'	53.86'	N73°53'56"E	104.01'
C4	90°01'21"	12.00'	18.85'	12.00'	N43°58'55"E	16.97'
C5	90°00'00"	12.00'	18.85'	12.00'	N43°58'15"E	16.97'
C6	88°59'49"	12.00'	18.64'	11.79'	N44°28'20"E	16.82'
C7	111°17'22"	30.00'	58.27'	43.89'	N55°37'07"E	49.53'
C8	45°00'00"	12.00'	9.42'	4.97'	N88°45'48"E	9.18'

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BICKNELL INC. QUALITY CONSTRUCTION

PDC ENGINEERS
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907.780.6060 | AECC605

STATE OF ALASKA 49TH
Joseph M. Pusich
CE 8152
REGISTERED PROFESSIONAL ENGINEER
6/24/2020

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

SURVEY CONTROL MAP

100' 0 50' 100' 200'
SCALE: 1"=100'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C003

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WATER SERVICE SUMMARY

LOT	STATION & OFFSET	SIZE/TYPE	REMARKS
LOT 1	STA "H" 14+72.2, 29.0 LT	8" HDPE	SEE NOTES 1
LOT 2	STA "H" 18+89.7, 29.0 LT	8" HDPE	SEE NOTES 1
LOT 3	STA "H" 21+57.1, 29.0 LT	8" HDPE	SEE NOTES 1
LOT 4	STA "H" 22+92.2, 29.0 LT	8" HDPE	SEE NOTES 1
LOT 5	STA "H" 24+87.2, 29.0 LT	8" HDPE	SEE NOTES 1
LOT 6	STA "H" 27+37.2, 29.0 LT	8" HDPE	SEE NOTES 1
LOT 7	STA "H" 28+67.2, 24.0 LT	8" HDPE	SEE NOTES 1
LOT 8	STA "H" 27+39.7, 29.0 RT	8" HDPE	SEE NOTES 1
LOT 9	STA "H" 24+89.7, 29.0 RT	8" HDPE	SEE NOTES 1
LOT 10	STA "H" 22+89.7, 29.0 RT	8" HDPE	SEE NOTES 1
LOT 11	STA "H" 21+59.7, 29.0 RT	8" HDPE	SEE NOTES 1
LOT 12	STA "H" 19+69.7, 29.0 RT	8" HDPE	SEE NOTES 1
LOT 13	STA "H" 16+94.9, 29.0 RT	8" HDPE	SEE NOTES 1
LOT 14	STA "H" 14+74.7, 29.0 RT	8" HDPE	SEE NOTES 1

NOTES:
1. INSTALL NEW WATER SERVICE AND VALVE BOX PER CBJ STANDARD DETAILS. STATION AND OFFSET ARE GIVEN TO THE CENTER OF VALVE BOX. AT EACH WATER SERVICE LOCATION A 10X8X10 HDPE TEE ASSEMBLY SHALL BE HEAT FUSED.

SEWER SERVICE SUMMARY

LOT	STATION & OFFSET	SIZE/TYPE	REMARKS
LOT 1	STA "H" 16+79.7, 29.0 LT	6" PVC	SEE NOTES 1 & 2
LOT 2	STA "H" 18+64.7, 29.0 LT	6" PVC	SEE NOTES 1 & 2
LOT 3	STA "H" 21+07.6, 29.0 LT	6" PVC	SEE NOTES 1 & 2
LOT 4	STA "H" 23+09.7, 29.0 LT	6" PVC	SEE NOTES 1 & 2
LOT 5	STA "H" 24+64.6, 29.0 LT	6" PVC	SEE NOTES 1 & 2
LOT 6	STA "H" 27+15.2, 29.0 LT	6" PVC	SEE NOTES 1 & 2
LOT 7	STA "H" 28+58.0, 28.0 LT	6" PVC	SEE NOTES 1 & 2
LOT 8	STA "H" 27+22.2, 29.0 RT	6" PVC	SEE NOTES 1 & 2
LOT 9	STA "H" 24+66.6, 29.0 RT	6" PVC	SEE NOTES 1 & 2
LOT 10	STA "H" 23+11.7, 29.0 RT	6" PVC	SEE NOTES 1 & 2
LOT 11	STA "H" 21+74.2, 29.0 RT	6" PVC	SEE NOTES 1 & 2
LOT 12	STA "H" 19+84.7, 29.0 RT	6" PVC	SEE NOTES 1 & 2
LOT 13	STA "H" 16+81.8, 29.0 RT	6" PVC	SEE NOTES 1 & 2
LOT 14	STA "H" 15+74.7, 39.8 RT	6" PVC	SEE NOTES 1 & 2

NOTES:
1. INSTALL NEW 6" PVC SEWER SERVICE AND CLEANOUT PER CBJ STANDARD DETAIL 213. STATION AND OFFSET ARE GIVEN TO THE CENTER OF CLEAN OUT LID.
2. ADJUST SEWER SERVICE SLOPE TO PROVIDE MAXIMUM SEPARATION BETWEEN UTILITY CROSSINGS, INSTALL SWEEPS AS REQUIRED UPON APPROVAL OF THE ENGINEER.

STORM DRAIN STRUCTURE FRAME & GRATE SUMMARY

STRUCTURE No.	EAST JORDAN, OLYMPIC FOUNDRY CO., NEENAH FOUNDRY, CBJ STANDARD No., OR APPROVED EQUAL.
S-1	EJ 7701, T2 HOOD 7700 M3 GRATE
S-2	OLYMPIC FOUNDRY MH34SC
S-3	EJ 7701, T2 HOOD 7700 M3 GRATE
S-4	EJ 7701, T2 HOOD 7700 M2 GRATE
S-5	EJ 7701, T2 HOOD 7700 M2 GRATE
S-6	EJ 7701, T2 HOOD 7700 M3 GRATE
S-7	EJ 7701, T2 HOOD 7700 M2 GRATE

NOTES:
1. CATCH BASIN TOP SLAB OPENINGS SHALL BE DIMENSIONED TO FIT THE FRAME DIMENSIONS. ALL GRATES SHALL BE HEAVY DUTY CONSTRUCTION AND BICYCLE SAFE. ALL FRAMES AND GRATES TO BE DUCTILE IRON.

GALVANIC ANODE SUMMARY

LOCATION	DESCRIPTION
"H" 10+12.2, 87.6'RT	EXISTING 10" DI WATER PIPE
"H" 14+03.8, 23.5'RT	FIRE HYDRANT ASSEMBLY
"H" 19+22.1, 23.5'RT	FIRE HYDRANT ASSEMBLY
"H" 23+99.4, 23.5'RT	FIRE HYDRANT ASSEMBLY
"H" 28+30.1, 23.5'RT	FIRE HYDRANT ASSEMBLY

SIGN ASSEMBLY TABLE

SIGN No.	LOCATION	MUTCD DESIGNATION	LEGEND AND REMARKS
1	STA "H" 10+33.24, 33.2 LT	R1-1	"STOP" (30"X30")
2	STA "H" 10+75.00, 13.5 RT	W14-2	"NO OUTLET" (30"X30")
3	STA "H" 11+00.00, 13.5 RT	R21	"SPEED LIMIT 20 MPH" (20"X30")
4	175' WEST MAPLESDEN WAY*	W8-6	"TRUCK CROSSING" (36"X36")

NOTES:
1. ALL SIGNS AND POSTS TO BE CONSTRUCTED IN ACCORDANCE WITH CBJ STANDARD DETAIL 127A.
2. ALL SIGNS SHALL BE HIGH INTENSITY AND LOCATED AS DIRECTED BY THE ENGINEER.
3. INSTALL NEW LOWER BRACKETS FOR STREET IDENTIFICATION PANELS. INSTALL NEW STREET NAME SIGNS ON NEW SIGN BRACKETS.
4. ALL NEW POSTS SHALL BE "TELSPAR", OR APPROVED EQUAL AND SHALL BE PRE-PUNCHED WITH ALL KNOCKOUTS REMOVED.

* COORDINATE EXACT LOCATION WITH ADOT&PF

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7/2/2020

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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1
CITY & BOROUGH OF JUNEAU, ALASKA

SUMMARY TABLES

DATE: June 24, 2020
PDC No. 19084JN
SHEET C004

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PERMITS

DRINKING WATER PERMIT – PR#16493 (APRIL 7, 2020)

- A MINIMUM SEPARATION DISTANCE OF 10 FEET MUST BE MAINTAINED BETWEEN ALL DRINKING WATER LINES AND WASTEWATER SEWER LINES AND APPURTENANCES, AS MEASURED FROM THE CLOSEST EDGE OF EACH COMPONENT.
- CROSSINGS OF WATER AND SEWER MAINS (SANITARY OR STORM WATER) MUST MEET THE REQUIREMENTS OF DRINKING WATER REGULATIONS, 18AAC80.020(f)
- DURING CONSTRUCTION, IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT DEC.
- DEVIATIONS FROM APPROVED PLANS MUST BE APPROVED IN WRITING BY DEC PRIOR TO IMPLEMENTATION.
- FOLLOWING CONSTRUCTION, THE SYSTEM SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH DEC APPROVED METHODS. THE SYSTEM MUST BE PROPERLY DISINFECTED AND VERIFIED TO BE FREE OF COLIFORM BACTERIA IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR METHODS APPROVED BY DEC PRIOR TO CONSTRUCTION.
- THIS PROJECT REQUIRES 8 TOTAL SATISFACTORY ANALYTICAL RESULTS AS FOLLOWS:
  - 2 SETS OF 2 SAMPLES EVERY 1200 FEET OF WATER MAIN AND AT THE END OF THE WATER MAIN.
  - SETS TO BE TAKEN 16 HOURS APART OR 15 MINUTES APART IF THE PIPE HAS BEEN FILLED FOR 16 HOURS.
  - SAMPLES TO BE TAKEN AT NEW WATER SERVICES OR NEW FIRE HYDRANT LOCATIONS, AND THE END OF THE REPLACED WATER LINE.
- PRIOR TO SERVING WATER UPON COMPLETION OF CONSTRUCTION AN INTERIM APPROVAL TO OPERATE MUST BE OBTAINED.
- FINAL APPROVAL TO OPERATE MUST BE REQUESTED 30 DAYS PRIOR TO THE EXPIRATION OF THE INTERIM APPROVAL TO OPERATE.

WASTEWATER PERMIT – PT#28385 (MAY 20, 2020)

- THIS PERMIT INCLUDES A 90 DAY INTERIM APPROVAL TO OPERATE.
- FINAL APPROVAL TO OPERATE MUST BE REQUESTED WITHIN 60 DAYS OF THE COMPLETION OF THIS PROJECT.

ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PERMITS

ROW APPROACH ROAD PERMIT – No. 28208 (MARCH 14, 2019)

- A 36"x36" W8-6 TRUCK CROSSING WARNING SIGN WILL BE PLACED BY THE APPLICANT 175' WEST OF MAPLESDEN WAY TO ENHANCE DRIVER AWARENESS OF POTENTIAL TURNING VEHICLES.
- A 30" R1-1 STOP SIGN WILL BE PLACED AT THE ROAD INTERSECTION WITH YANDUKIN DRIVE.
- ALASKA DOT&PF WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE PERMITTEE CONSTRUCTED IMPROVEMENTS WITHIN THE ROW OF THE USS 3800 ACCRETIONS.
- THE EXISTING ACCESS TO THE PROPERTY NEAR THE ON-OFF RAMP ISLAND TO EGAN DRIVE WILL BE REMOVED AND RETURNED TO AS NEAR "ORIGINAL GROUND" AS POSSIBLE, INCLUDING SAW-CUTTING AND REMOVING THE PAVED APPROACH.

SEWER UTILITY PERMIT (EGAN DRIVE) – No. 3-296000-20-41 (MAY 19, 2020)

- AT NO TIME MAY ANY PERSON OR PERSONS ENTER OR CROSS A CONTROLLED ACCESS AREA OF EGAN DRIVE WITHOUT AN APPROVED TRAFFIC CONTROL PLAN (TCP).
- NO VEHICLES, EQUIPMENT OR SUPPLIES ARE TO BE PARKED OR STORED WITHIN THE CONTROLLED ACCESS AREA OF EGAN DRIVE WITHOUT AN APPROVED TRAFFIC CONTROL PLAN (TCP).
- RIGHT OF WAY LINE AND BORE PIT LOCATIONS MUST BE STAKED BY THE PERMITTEE AND INSPECTED BY THE UTILITY PERMITS OFFICER BEFORE THE START OF EXCAVATION.
- BORE PITS MUST ME PROPERLY STABILIZED BY SHEETING AND SHORING TO ASSURE THAT NO DAMAGE OCCURS TO THE ROADWAY PRISM AS A RESULT OF SLUFFING OR MIGRATION OF SURROUNDING MATERIALS.
- BORING, JACKING, INSERTION, OR RECEIVING PITS SHALL BE LOCATED AND CONSTRUCTED OUTSIDE THE ROADWAY CLEAR ZONE AND OUTSIDE THE STRUCTURAL SECTION OF THE EMBANKMENT.
- MARKERS ARE TO BE USED TO INDICATED THE LOCATION OR ROUTE OF UNDERGROUND UTILITY. REFERENCE MARKERS MUST BE VISIBLE FROM THE ROADWAY AND MAINTAINED FOR THE LIFE OF THE UTILITY CROSSING. MARKERS WILL BE PLACED AT 1 FOOT INSIDE THE RIGHT OF WAY LINE AND MARKED WITH TYPE OF UTILITY.
- PERMITTEE SHALL NOTIFY THE DEPARTMENT'S REGIONAL UTILITY PERMIT OFFICER TEN (10) DAYS PRIOR TO BEGINNING WORK: SOUTHEAST REGION (907)465-4544.

SEWER UTILITY PERMIT (GLACIER HIGHWAY)– No. 3-296229-20-42 (MAY 18, 2020)

- TRAFFIC CONTROL DURING UTILITY WORK WITHIN THE DEPARTMENT'S RIGHT-OF-WAY MUST CONFORM TO THE ALASKA TRAFFIC MANUAL (ATM) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- OPEN CUTS AND TRENCHING IN THE RIGHT OF WAY MUST BE STABILIZED BY SHEETING AND SHORING TO ASSURE THAT NO DAMAGE OCCURS TO THE ROADWAY PRISM AS A RESULT OF SLUFFING OR MIGRATION OF SURROUNDING MATERIALS.
- MARKERS ARE TO BE USED TO INDICATED THE LOCATION OR ROUTE OF UNDERGROUND UTILITY. REFERENCE MARKERS MUST BE VISIBLE FROM THE ROADWAY AND MAINTAINED FOR THE LIFE OF THE UTILITY CROSSING. MARKERS WILL BE PLACED AT 1 FOOT INSIDE THE RIGHT OF WAY LINE AND MARKED WITH TYPE OF UTILITY.
- PERMITTEE SHALL NOTIFY THE DEPARTMENT'S REGIONAL UTILITY PERMIT OFFICER TEN (10) DAYS PRIOR TO BEGINNING WORK: SOUTHEAST REGION (907)465-4544.

WATER UTILITY PERMIT (YANDUKIN DRIVE)– No. 3-296327-20-43 (MAY 18, 2020)

- AT NO TIME MAY ANY PERSON OR PERSONS ENTER OR CROSS A CONTROLLED ACCESS AREA OF EGAN DRIVE WITHOUT AN APPROVED TRAFFIC CONTROL PLAN (TCP).
- NO VEHICLES, EQUIPMENT OR SUPPLIES ARE TO BE PARKED OR STORED WITHIN THE CONTROLLED ACCESS AREA OF EGAN DRIVE WITHOUT AN APPROVED TRAFFIC CONTROL PLAN (TCP).
- MARKERS ARE TO BE USED TO INDICATED THE LOCATION OR ROUTE OF UNDERGROUND UTILITY. REFERENCE MARKERS MUST BE VISIBLE FROM THE ROADWAY AND MAINTAINED FOR THE LIFE OF THE UTILITY CROSSING. MARKERS WILL BE PLACED AT 1 FOOT INSIDE THE RIGHT OF WAY LINE AND MARKED WITH TYPE OF UTILITY.
- PERMITTEE SHALL NOTIFY THE DEPARTMENT'S REGIONAL UTILITY PERMIT OFFICER TEN (10) DAYS PRIOR TO BEGINNING WORK: SOUTHEAST REGION (907)465-4544.

UNITED STATES ARMY CORPS OF ENGINEERS PERMIT

NATIONWIDE PERMIT No. 12 – POA-2012-00750 (APRIL 7, 2020)

- ACCESS MATS WILL BE USED TO MINIMIZE THE EFFECTS OF THE EXCAVATOR ACTIVITIES.
- STRAW WATTLES WILL BE USED TO MINIMIZE ANY TURBIDITY THAT MIGHT BE INTRODUCED TO EXISTING DRAINAGE.

ALASKA DEPARTMENT OF FISH AND GAME PERMIT

FISH HABITAT PERMIT – FH20-I-0019 (APRIL 8, 2020)

- IN WATER WORK TO OCCUR DURING LOW-WATER WHEN STREAMFLOW IS LOW AND HIGH-WATER CHANNELS ARE DRY.
- ADF&G HABITAT SECTION WILL BE NOTIFIED 3 DAYS PRIOR TO IN-WATER WORK SO A HABITAT BIOLOGIST MAY OBSERVE CONSTRUCTION AND ASSIST WITH INSTALLING FENCES AND REMOVING FISH FROM THE WORK ARE.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE FISH FENCES DURING THE PROJECT TO ENSURE FISH DO NOT ENTER THE WORK AREA.
- PUMPS USED TO DIVERT WATER TO BE ENCLOSED IN A SCREENED STRUCTURE HAVING 1/4 INCH MESH OR LESS.
- ACCESS MATS WILL BE USED TO MINIMIZE DISTURBANCE TO STREAMBANKS
- NATIVE STREAMBED SUBSTRATE AND VEGETATIVE MATS TO BE SALVAGED FOR USE DURING RECONSTRUCTION OF CHANNELS, POND, AND STREAM BANKS INKIND TO MAINTAIN FISH PASSAGE.
- PERMITTEE SHALL NOTIFY THE DEPARTMENT'S HABITAT BIOLOGIST PRIOR TO PERFORMING PERMITTED WORK.

NOTE:

THE NOTES PROVIDED ARE NOT INCLUSIVE OF ALL PERMIT REQUIREMENTS. SEE FULL PERMIT DOCUMENTS FOR COMPLETE PERMIT REQUIREMENTS AND CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR READING AND UNDERSTANDING AND CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL ASSOCIATED PERMITS. LANGUAGE IN THE PERMIT DOCUMENTS SUPERSEDES THE LANGUAGE LISTED IN THESE DOCUMENTS. COORDINATE WITH THE ENGINEER FOR ANY PERMIT RELATED QUESTIONS.

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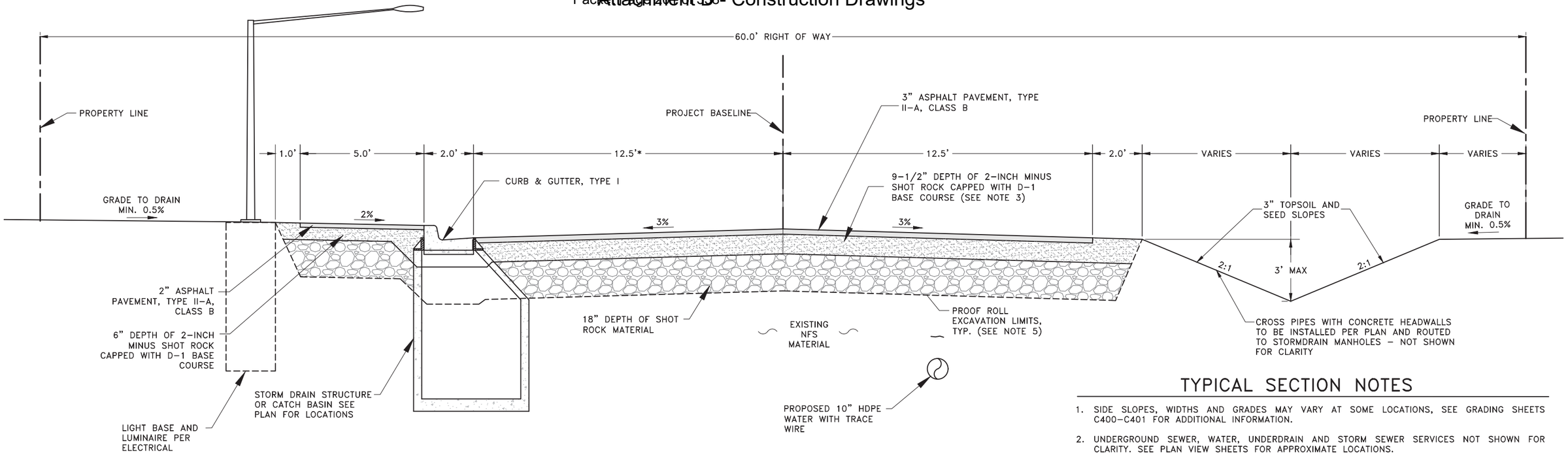
STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

SUMMARY TABLES

DATE: June 24, 2020
PDC No. 19084JN
SHEET C005



NOTE:

CONTRACTOR TO PROVIDE TEMPORARY SHORING, SHEETING AND BRACING AND DEWATERING NECESSARY TO INSTALL STORM DRAIN, WATER SYSTEM AND SANITARY SEWER SYSTEM.

TYPICAL SECTION - HONSINGER DRIVE STA. "H" 10+10 to STA. "H" 14+00

1

(VIEW LOOKING SOUTH)
N.T.S.
* WIDTH WILL VARY NEAR YANDUKIN DRIVE INTERSECTION TO 22' TO ALLOW FOR TWO 11' EGRESS LANES

PAVING SEQUENCE REQUIREMENTS

1. LAYDOWN OPERATIONS SHALL BE CONDUCTED IN A MANNER WHICH ENSURES THAT THE MINIMUM TEMPERATURE ALONG THE CENTERLINE EDGE OF THE FIRST PAVED LANE DOES NOT FALL BELOW 200°F BEFORE THE SECOND LANE IS PAVED.
2. THE CONTRACTOR SHALL MONITOR THE TEMPERATURE OF THE CENTERLINE EDGE OF THE FIRST PAVED LANE AND MOVE THE LAYDOWN OPERATIONS TO THE SECOND LANE ALLOWING SUFFICIENT TIME FOR THE PAVEMENT OF THE SECOND LANE TO COVER THE CENTERLINE EDGE OF THE FIRST LANE PRIOR TO COOLING TO LESS THAN 200°F.

TYPICAL SECTION NOTES

1. SIDE SLOPES, WIDTHS AND GRADES MAY VARY AT SOME LOCATIONS, SEE GRADING SHEETS C400-C401 FOR ADDITIONAL INFORMATION.
2. UNDERGROUND SEWER, WATER, UNDERDRAIN AND STORM SEWER SERVICES NOT SHOWN FOR CLARITY. SEE PLAN VIEW SHEETS FOR APPROXIMATE LOCATIONS.
3. THE BASE COURSE LAYER SHALL BE 7 ½" TO 8 ½" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE, GRADING D-1 FOR A TOTAL COMPACTED THICKNESS OF 9-½". THE 2-INCH MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING BASE COURSE, GRADING D-1. THIS APPLIES TO ALL TYPICAL SECTIONS FOR THIS PROJECT.
4. THE LIMITS OF USABLE MATERIAL OUTSIDE THE STRUCTURAL SECTION WILL VARY IN DISTANCE FROM RIGHT-OF-WAY LINES. PLACE AND GRADE THESE MATERIALS TO PROVIDE A SMOOTH, WELL-DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER.
5. PROOF ROLLING BOTTOM OF SUBCUT EXCAVATION SHALL BE PERFORMED USING A MINIMUM 10-TON SELF-PROPELLED VIBRATORY COMPACTOR. A MINIMUM OF TWO (2) PASSES (ONE PASS EQUALS DOWN AND BACK) SHALL BE MADE OVER THE SUBCUT SOILS AND AS APPROVED BY THE ENGINEER.
6. TOP OF PAVEMENT GRADES GIVEN ON THE PLANS ARE ACTUAL FINISHED PAVEMENT SURFACE ELEVATIONS. TOP OF A.C. PAVEMENT ALONG NEW CONCRETE GUTTERS SHALL BE FINISHED 1/4-INCH ABOVE THE LIP OF GUTTER.
7. MANHOLE FRAME AND COVERS AND WATER VALVE BOXES SHALL BE SET TO FINAL GRADE IN ACCORDANCE TO CBJ STANDARD 205 - MANHOLE HEIGHTS, PRIOR TO PAVING OPERATIONS. IF THE COVER LUGS OR FRAME, WHICHEVER IS HIGHER, DOES NOT MEET THE REQUIRED DEPRESSION RANGE FOLLOWING THE FINISH PAVING OPERATIONS, THE CONTRACTOR SHALL CONSTRUCT A TRANSITION SLAB WITH ASPHALT PAVEMENT OVERLAY, PER CBJ STANDARD 126 - CONCRETE COLLAR OR AS APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
8. UTILITY ACCESS EASEMENTS WITHIN SUBDIVISION TO BE CAPPED WITH 4" OF D-1 TO PROVIDE DRIVABLE SURFACE FOR MAINTENANCE VEHICLES.

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HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

TYPICAL SECTIONS

DATE: June 24, 2020
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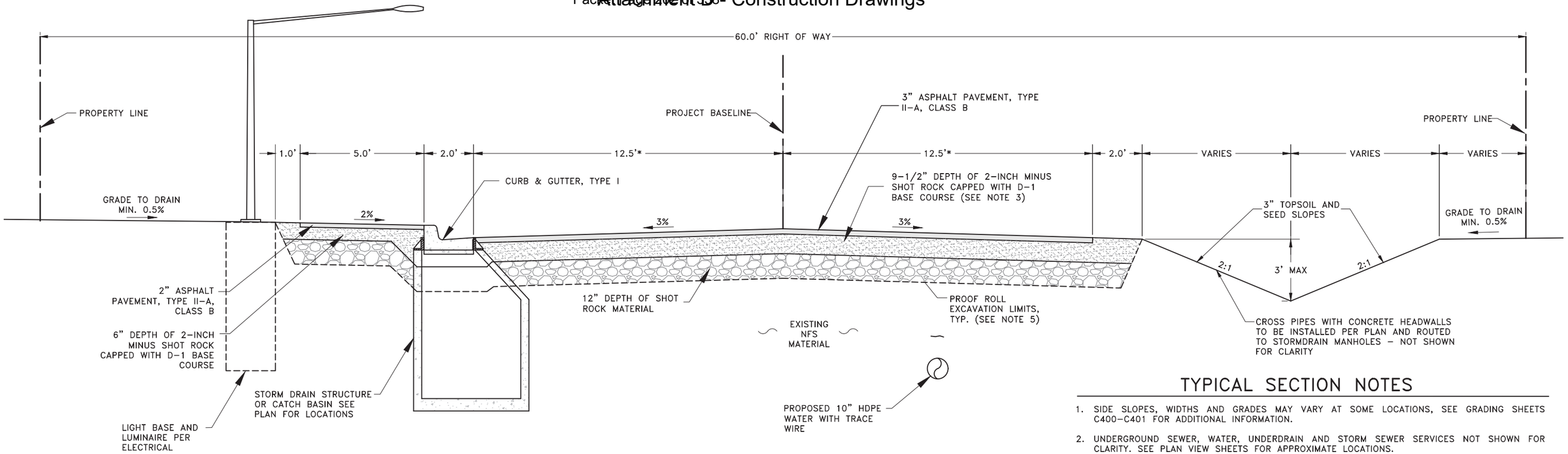
SHEET C100



NOTE:

CONTRACTOR TO PROVIDE TEMPORARY SHORING, SHEETING AND BRACING AND DEWATERING NECESSARY TO INSTALL STORM DRAIN, WATER SYSTEM AND SANITARY SEWER SYSTEM.

TYPICAL SECTION - HONSINGER DRIVE
STA. "H" 14+00 to STA. "H" 16+26

1

(VIEW LOOKING EAST)
N.T.S.

PAVING SEQUENCE REQUIREMENTS

1. LAYDOWN OPERATIONS SHALL BE CONDUCTED IN A MANNER WHICH ENSURES THAT THE MINIMUM TEMPERATURE ALONG THE CENTERLINE EDGE OF THE FIRST PAVED LANE DOES NOT FALL BELOW 200°F BEFORE THE SECOND LANE IS PAVED.
2. THE CONTRACTOR SHALL MONITOR THE TEMPERATURE OF THE CENTERLINE EDGE OF THE FIRST PAVED LANE AND MOVE THE LAYDOWN OPERATIONS TO THE SECOND LANE ALLOWING SUFFICIENT TIME FOR THE PAVEMENT OF THE SECOND LANE TO COVER THE CENTERLINE EDGE OF THE FIRST LANE PRIOR TO COOLING TO LESS THAN 200°F.

TYPICAL SECTION NOTES

1. SIDE SLOPES, WIDTHS AND GRADES MAY VARY AT SOME LOCATIONS, SEE GRADING SHEETS C400-C401 FOR ADDITIONAL INFORMATION.
2. UNDERGROUND SEWER, WATER, UNDERDRAIN AND STORM SEWER SERVICES NOT SHOWN FOR CLARITY. SEE PLAN VIEW SHEETS FOR APPROXIMATE LOCATIONS.
3. THE BASE COURSE LAYER SHALL BE 7 ½" TO 8 ½" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE, GRADING D-1 FOR A TOTAL COMPACTED THICKNESS OF 9-½". THE 2-INCH MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING BASE COURSE, GRADING D-1. THIS APPLIES TO ALL TYPICAL SECTIONS FOR THIS PROJECT.
4. THE LIMITS OF USABLE MATERIAL OUTSIDE THE STRUCTURAL SECTION WILL VARY IN DISTANCE FROM RIGHT-OF-WAY LINES. PLACE AND GRADE THESE MATERIALS TO PROVIDE A SMOOTH, WELL-DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER.
5. PROOF ROLLING BOTTOM OF SUBCUT EXCAVATION SHALL BE PERFORMED USING A MINIMUM 10-TON SELF-PROPELLED VIBRATORY COMPACTOR. A MINIMUM OF TWO (2) PASSES (ONE PASS EQUALS DOWN AND BACK) SHALL BE MADE OVER THE SUBCUT SOILS AND AS APPROVED BY THE ENGINEER.
6. TOP OF PAVEMENT GRADES GIVEN ON THE PLANS ARE ACTUAL FINISHED PAVEMENT SURFACE ELEVATIONS. TOP OF A.C. PAVEMENT ALONG NEW CONCRETE GUTTERS SHALL BE FINISHED 1/4-INCH ABOVE THE LIP OF GUTTER.
7. MANHOLE FRAME AND COVERS AND WATER VALVE BOXES SHALL BE SET TO FINAL GRADE IN ACCORDANCE TO CBJ STANDARD 205 - MANHOLE HEIGHTS, PRIOR TO PAVING OPERATIONS. IF THE COVER LUGS OR FRAME, WHICHEVER IS HIGHER, DOES NOT MEET THE REQUIRED DEPRESSION RANGE FOLLOWING THE FINISH PAVING OPERATIONS, THE CONTRACTOR SHALL CONSTRUCT A TRANSITION SLAB WITH ASPHALT PAVEMENT OVERLAY, PER CBJ STANDARD 126 - CONCRETE COLLAR OR AS APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
8. UTILITY ACCESS EASEMENTS WITHIN SUBDIVISION TO BE CAPPED WITH 4" OF D-1 TO PROVIDE DRIVABLE SURFACE FOR MAINTENANCE VEHICLES.

APPROVED FOR CONSTRUCTION
7/2/2020

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BICKNELL INC. QUALITY CONSTRUCTION

PDC ENGINEERS
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9109 Mendenhall Mall Road Suite 4
Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

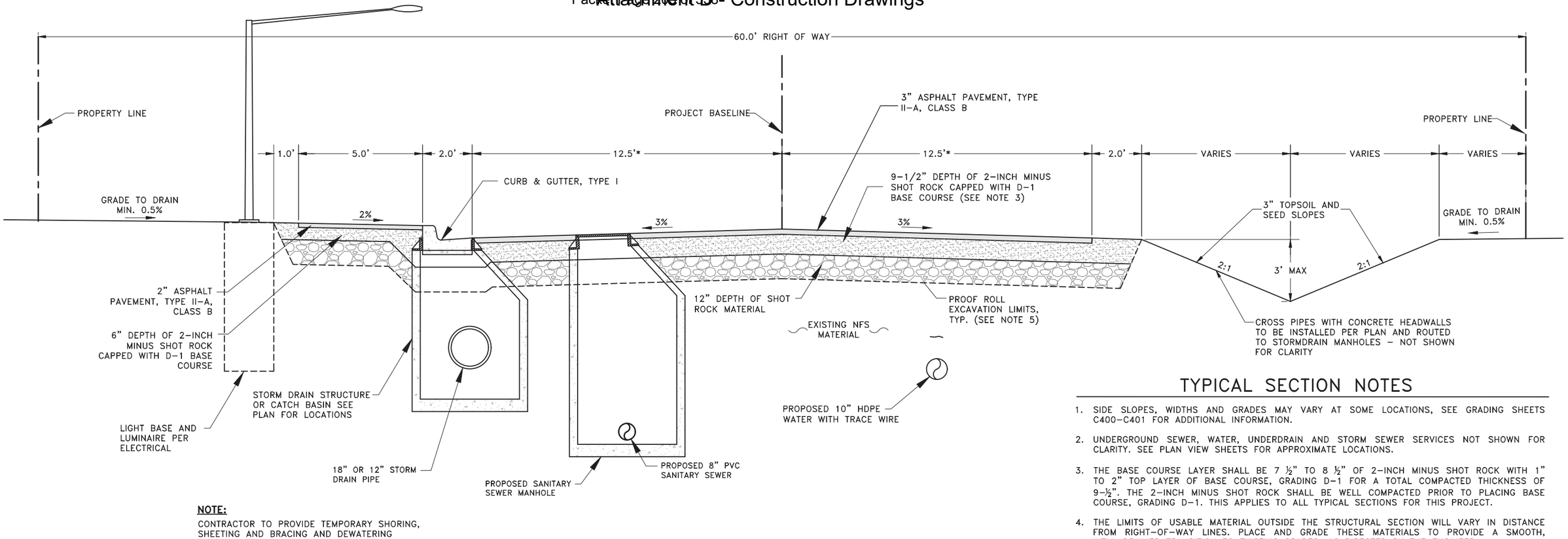
HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

TYPICAL SECTIONS

DATE: June 24, 2020
PDC No. 19084JN

SHEET C101



NOTE:

CONTRACTOR TO PROVIDE TEMPORARY SHORING, SHEETING AND BRACING AND DEWATERING NECESSARY TO INSTALL STORM DRAIN, WATER SYSTEM AND SANITARY SEWER SYSTEM.

TYPICAL SECTION - HONSINGER DRIVE STA. "H" 16+26 to STA. "H" 28+50

1

(VIEW LOOKING EAST)
N.T.S.
* WIDTH WILL VARY WITHIN CUL-DE-SAC, SEE SHEET C401 FOR LAYOUT

PAVING SEQUENCE REQUIREMENTS

1. LAYDOWN OPERATIONS SHALL BE CONDUCTED IN A MANNER WHICH ENSURES THAT THE MINIMUM TEMPERATURE ALONG THE CENTERLINE EDGE OF THE FIRST PAVED LANE DOES NOT FALL BELOW 200°F BEFORE THE SECOND LANE IS PAVED.
2. THE CONTRACTOR SHALL MONITOR THE TEMPERATURE OF THE CENTERLINE EDGE OF THE FIRST PAVED LANE AND MOVE THE LAYDOWN OPERATIONS TO THE SECOND LANE ALLOWING SUFFICIENT TIME FOR THE PAVEMENT OF THE SECOND LANE TO COVER THE CENTERLINE EDGE OF THE FIRST LANE PRIOR TO COOLING TO LESS THAN 200°F.

TYPICAL SECTION NOTES

1. SIDE SLOPES, WIDTHS AND GRADES MAY VARY AT SOME LOCATIONS, SEE GRADING SHEETS C400-C401 FOR ADDITIONAL INFORMATION.
2. UNDERGROUND SEWER, WATER, UNDERDRAIN AND STORM SEWER SERVICES NOT SHOWN FOR CLARITY. SEE PLAN VIEW SHEETS FOR APPROXIMATE LOCATIONS.
3. THE BASE COURSE LAYER SHALL BE 7 ½" TO 8 ½" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE, GRADING D-1 FOR A TOTAL COMPACTED THICKNESS OF 9-½". THE 2-INCH MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING BASE COURSE, GRADING D-1. THIS APPLIES TO ALL TYPICAL SECTIONS FOR THIS PROJECT.
4. THE LIMITS OF USABLE MATERIAL OUTSIDE THE STRUCTURAL SECTION WILL VARY IN DISTANCE FROM RIGHT-OF-WAY LINES. PLACE AND GRADE THESE MATERIALS TO PROVIDE A SMOOTH, WELL-DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER.
5. PROOF ROLLING BOTTOM OF SUBCUT EXCAVATION SHALL BE PERFORMED USING A MINIMUM 10-TON SELF-PROPELLED VIBRATORY COMPACTOR. A MINIMUM OF TWO (2) PASSES (ONE PASS EQUALS DOWN AND BACK) SHALL BE MADE OVER THE SUBCUT SOILS AND AS APPROVED BY THE ENGINEER.
6. TOP OF PAVEMENT GRADES GIVEN ON THE PLANS ARE ACTUAL FINISHED PAVEMENT SURFACE ELEVATIONS. TOP OF A.C. PAVEMENT ALONG NEW CONCRETE GUTTERS SHALL BE FINISHED 1/4-INCH ABOVE THE LIP OF GUTTER.
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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

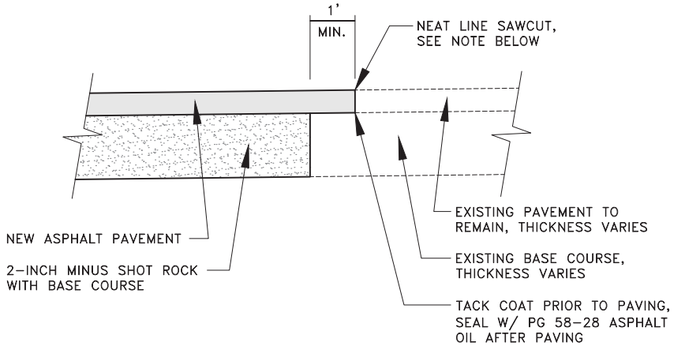
HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

TYPICAL SECTIONS

DATE: June 24, 2020
PDC No. 19084JN

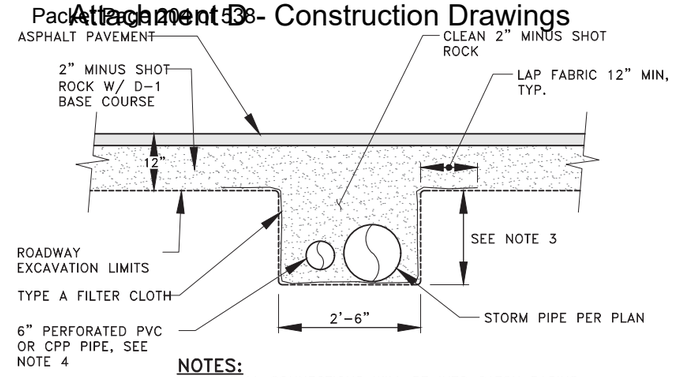
SHEET C102



NOTE:
SAWCUT OF EXISTING PAVEMENT SHALL NOT BE MADE UNTIL 24 HOURS PRIOR TO FINAL PAVING.

1 PAVEMENT MATCH JOINT DETAIL

N.T.S.

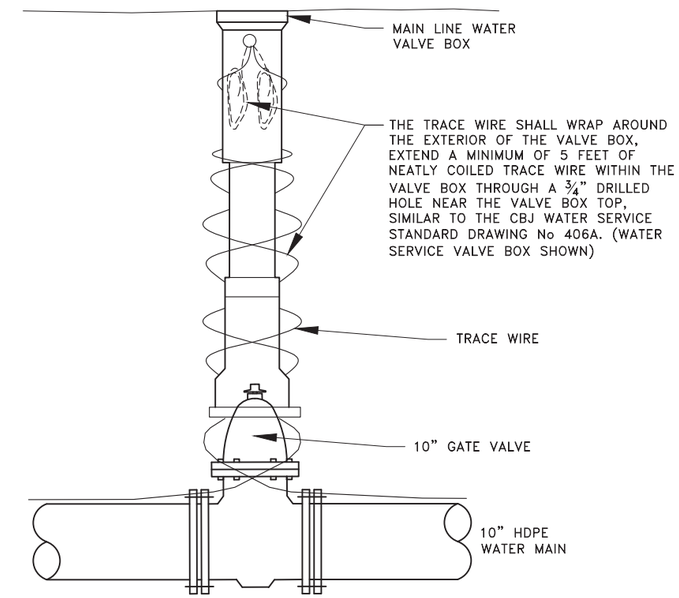


NOTES:

1. OUTFALL CONNECTIONS WILL BE INTO CATCH BASINS.
2. BOTH ENDS OF PIPES SHALL BE CONNECTED IN STORM DRAIN STRUCTURES AND THE FILTER CLOTH FOLDED AND OVERLAPPED TO SEAL END OF DRAINAGE ROCK SECTION.
3. DEPTH VARIES, SEE PLAN VIEWS.
4. MINIMUM PIPE SLOPE SHALL BE 1%. PLACE ON UPHILL SIDE OF STORM PIPE.

2 6" UNDERDRAIN DETAIL

N.T.S.



3 MAIN LINE VALVE TRACE WIRE TERMINATION DETAIL

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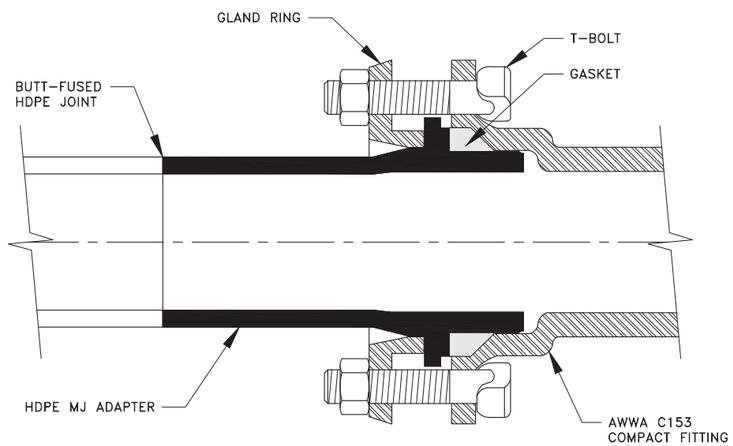
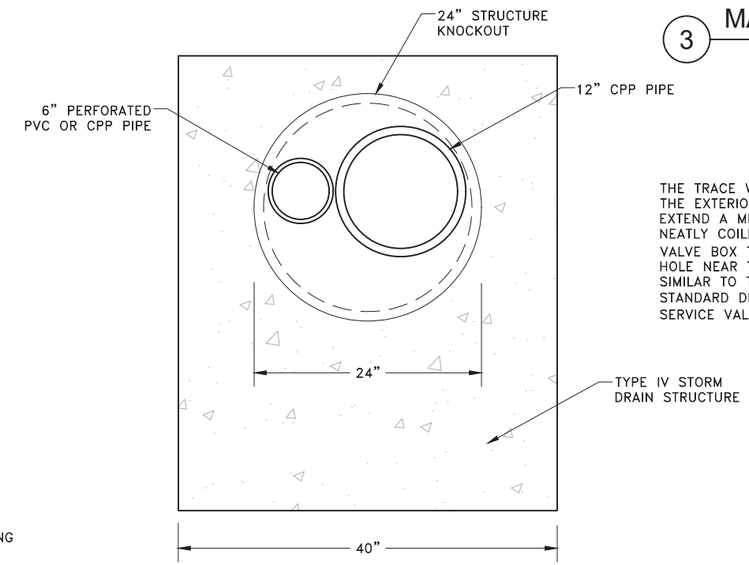


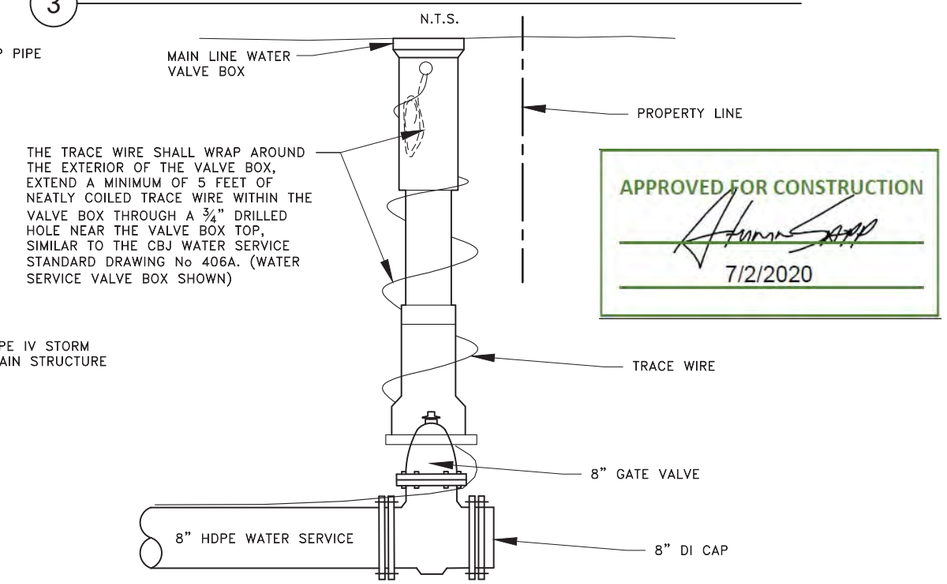
4 TYPICAL HDPE MJ CONNECTION TO DI FITTING

N.T.S.



5 TYPE IV CATCH BASIN W/ STORM PIPE AND UNDERDRAIN DETAIL

N.T.S.



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6 WATER SERVICE VALVE TRACE WIRE TERMINATION DETAIL

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907.780.6060 | AECC605

STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

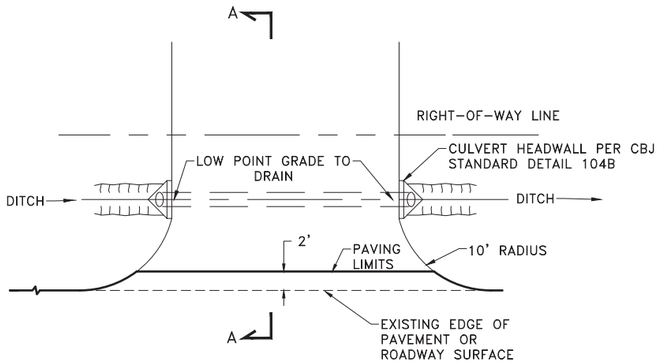
HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

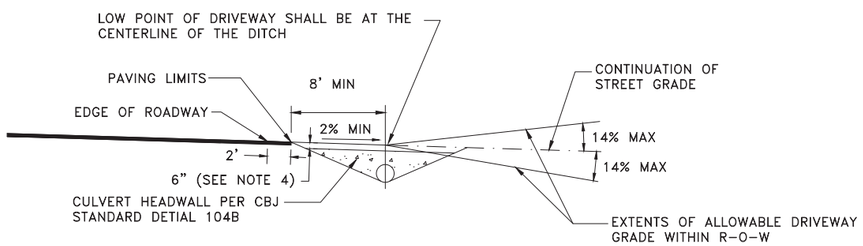
CONSTRUCTION DETAILS

DATE: June 24, 2020
PDC No. 19084JN

SHEET C103



PLAN VIEW



SECTION A-A

NOTES:

1. CULVERT MUST SLOPE TO MATCH FLOWLINE OF THE DITCH OR AS APPROVED BY THE ENGINEER.
2. PAVING LIMIT FOR DRIVEWAYS SHALL BE 2' FROM THE EDGE OF ROADWAY OR AS APPROVED BY THE ENGINEER.
3. DRIVEWAY SHALL BE GRADED TO DRAIN INTO DITCH.
4. ON PAVED DRIVEWAYS, EXTEND HEADWALL TO MEET PAVING. ON UNPAVED DRIVEWAYS TOP OF HEADWALL SHALL BE A MINIMUM OF 6" BELOW THE DRIVEWAY SURFACE.
5. SUBBASE MATERIAL AND DEPTH WITHIN THE ROW SHALL CONFORM TO STANDARD 102C.
6. STANDARD CULVERT DIAMETER IS A MINIMUM OF 12" WITH A MIN OF 12" COVER TO FINISHED SURFACE.

1 TYPICAL DRIVEWAY DETAIL

N.T.S.

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CITY & BOROUGH OF JUNEAU, ALASKA

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CORROSION PROTECTION SPECIFICATIONS AND NOTES:

ANODES

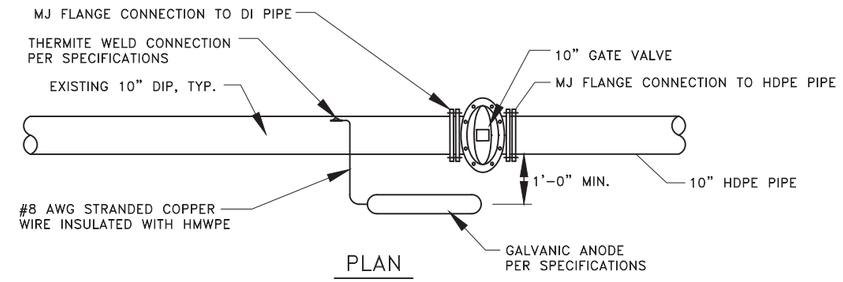
1. ANODES SHALL BE 18# BARE WEIGHT ZINC WITH PREPACKAGED ANODE BACKFILL.
2. ACCEPTABLE ANODE MODELS ARE:
   a. MODEL NO. ZUR-18 FROM FARWEST INDUSTRIES
   b. MODEL S18 FROM MESA PRODUCTS
   c. APPROVED EQUAL
3. INSTALL TYPE, SIZE AND NUMBER OF ANODES SPECIFIED.
4. INSTALL 2 ANODES TO ALL CONNECTIONS TO EXISTING CAST IRON OR DUCTILE IRON PIPE 12-INCH DIAMETER AND LARGER. THIS PROJECT WILL REQUIRE 1 ANNODE AT EACH WATER LINE CONNECTION LOCATION.
5. CONDUCTOR WIRE SHALL BE A MINIMUM SIZE OF #8 AWG, INSULATED WITH HMWPE AND SHALL BE A MINIMUM OF 10-FEET LONG.
6. PREPACKAGED ANODE SHALL BE SATURATED WITH WATER PRIOR TO BACKFILL.
7. ANODES SHALL BE PLACED IN NATIVE EARTH BACKFILL. DO NOT PLACE IN PIPE BEDDING MATERIAL.

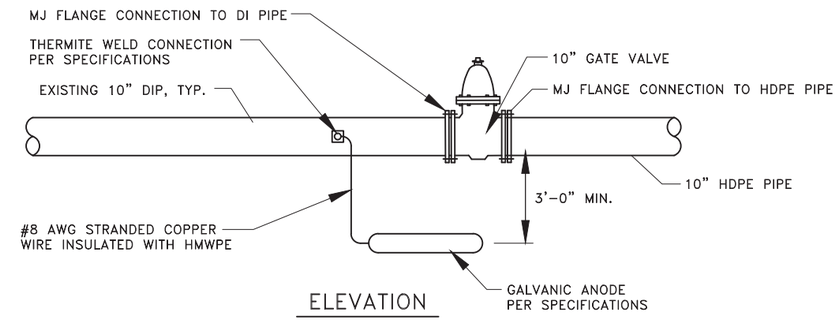
THERMITE (EXOTHERMIC) WELDING

1. THERMITE WELD MATERIALS SHALL BE DESIGNED FOR CONNECTION OF COPPER TO DUCTILE IRON AND CAST IRON SURFACES AND SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
2. ACCEPTABLE MANUFACTURERS OF THERMITE WELD PRODUCTS ARE:
   a. CADWELD BY ERICO PRODUCTS INC.
   b. THERMOWELD BY CONTINENTAL INDUSTRIES INC.
   c. APPROVED EQUAL
3. A 2-INCH MINUS SQUARE AREA IN THE PIPE SURFACE SHALL BE GROUND CLEAN PER MANUFACTURERS RECOMMENDATIONS PRIOR TO THERMITE WELDING.
4. WIRE ENDS SHALL HAVE PROPER ADAPTER SLEEVES TO ENSURE PROPER BOND. #8 AWG SHALL HAVE ADAPTER SLEEVES SPECIFIED BY THERMITE WELD MANUFACTURER. FIELD INSTALLED SLEEVES SHALL HAVE WIRE CONDUCTOR EXTEND 1/4-INCH BEYOND ENDS OF SLEEVE.
5. WIRE CONNECTION SHALL BE TESTED FOR INTEGRITY PRIOR TO COATING.
6. CONTINUITY STRAPS SHALL BE #2 AWG COPPER STRANDED WIRE WITH THW INSULATION AND SHALL BE ATTACHED TO THE PIPE BY THERMITE WELDING AND COATED AND SEALED AS DESCRIBED BELOW.

COATING AND SEALING

1. ALL THERMITE WELDS SHALL BE PROTECTED AND SEALED BY:
   a. PREFABRICATED THERMITE WELD CAPS, SIZED ACCORDING TO WIRE SIZE, MINIMUM DIMENSIONS OF 4-INCH BY 4-INCH FILLED WITH ELASTOMERIC MASTIC COATING OR,
   b. HEAT SHRINK SLEEVE PIPE ENCASEMENT AFTER COATING THERMITE WELD WITH ELASTOMERIC MASTIC COATING - HEAT SHRINK SLEEVE SHALL BE CANUSA AQUA OR APPROVED EQUAL.
2. ALL PIPE SURFACE COATING DAMAGED BEYOND THE WELD CAPS OR HEAT SHRINK SHALL BE COATED WITH PROTAL 7125 FROM DENSO NORTH AMERICA OR APPROVED EQUAL.





GALVANIC ANODE INSTALLATION FOR EXISTING METALLIC PIPE CONNECTIONS OR LEAK REPAIR LOCATIONS DETAIL

1

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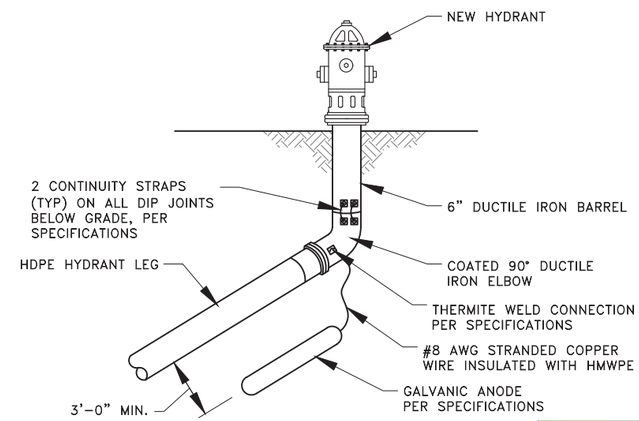

GALVANIC ANODE INSTALLATION AT HYDRANT ASSEMBLIES WITH HDPE

2

N.T.S.

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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

CONSTRUCTION DETAILS

DATE: June 24, 2020
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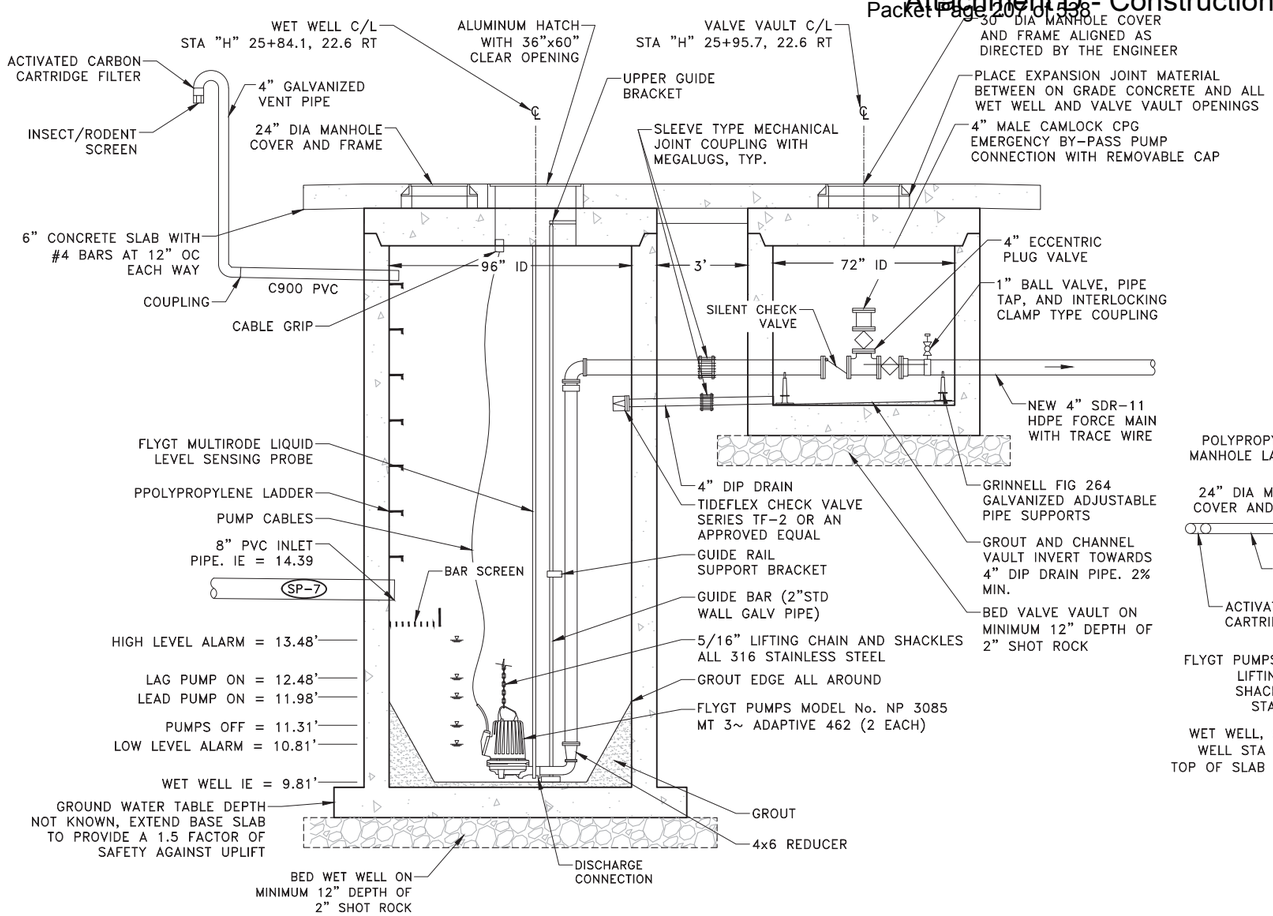

1 SANITARY SEWER LIFT STATION SECTION

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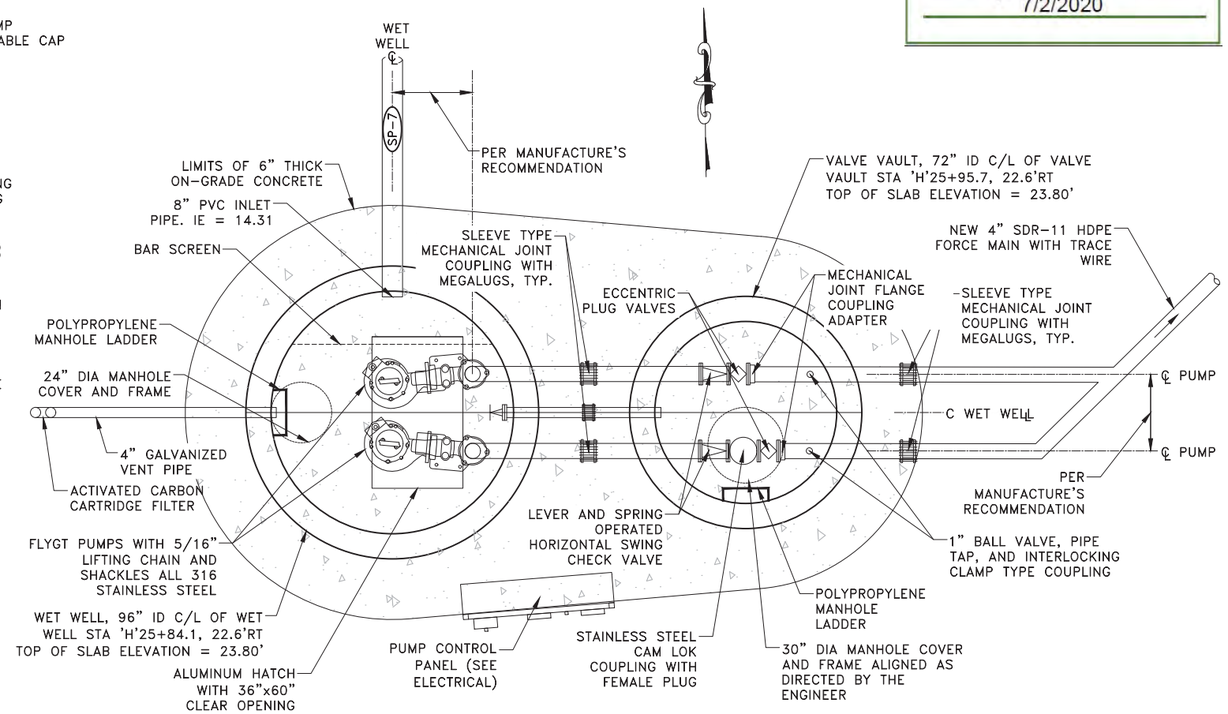

2 SANITARY SEWER LIFT STATION PLAN

N.T.S.

SEWER LIFT STATION NOTES:

1. FOR ADDITIONAL DETAIL OR CLARIFICATION SEE CBJ STANDARD DETAILS 220-1 THROUGH 220-10.
2. WET WELL AND VALVE VAULT WALLS SHALL BE A MINIMUM OF 10" THICK AND WET WELL BASE SHALL BE A MINIMUM OF 12" THICK. MANHOLE EXTERIOR JOINT WATERPROOFING SHALL BE THE MIRADRI SYSTEM BY MIRIFI, INC. OR AN APPROVED EQUAL.
3. WET WELL AND VALVE VAULT PENETRATIONS SHALL BE 100% WATERTIGHT. PROVIDE ALL PIPE PENETRATIONS WITH RUBBER "KOR-N-SEAL" BOOTS, OR AN APPROVED EQUAL.
4. ALL HARDWARE AND BRACKETS ARE TO BE 316 STAINLESS STEEL.
5. CONTRACTOR WILL INSTALL AND TEST THESE PUMPS USING A PUMP MANUFACTURER REPRESENTATIVE THAT WILL CERTIFY THE INSTALLATION FOR WARRANTY PURPOSES. CONTRACTOR SHALL PROVIDE AT LEAST 72 HOURS NOTICE TO THE CBJ WASTEWATER UTILITY DIVISION PRIOR TO BEGINNING THE PUMP TEST.
6. CONTRACTOR WILL FURNISH AND INSTALL NEW VALVE VAULT AND WET WELL, UNDERGROUND PIPING, HATCHES, VALVES, ETC. AS INDICATED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL DIMENSIONS AND INSTALLATION DETAILS OF THE PUMPS IN NEW WET WELL TO ENSURE THE FINAL INSTALLATION IS FULLY FUNCTIONING.
7. WET WELL AND VALVE VAULT SHALL BE EXFILTRATION TESTED FOR A MINIMUM OF 2 HOURS WITH NO LEAKAGE.
8. USE REINFORCED FITTINGS AS MANUFACTURED BY HIGH COUNTRY FUSION, OR APPROVED EQUAL.

LIFT STATION OPERATIONS

PARAMETER	
PEAK FLOW (GPM)	86
PUMP DESIGN FLOW RATE (GPM)	90
ELEVATION OF BOTTOM OF WET WELL (FT)	9.81
LOW LEVEL ALARM (FT)	10.81
LOW LEVEL PUMPS OFF (FT)	11.31
ELEVATION OF LOWEST PIPE INLET (FT)	14.39
ACTIVE VOLUME (GALLONS)	252
LEAD PUMP LEVEL ON (FT)	11.98
LAG PUMP LEVEL ON (FT)	12.48
HIGH LEVEL ALARM (FT)	13.48

NOTE: THIS IS THE INITIAL OPERATIONAL SCHEME FOR THE LIFT STATION. THE CONTRACTOR SHALL MEASURE ACTUAL PUMP FLOW RATES FOLLOWING INSTALLATION AND ADJUST THE OPERATIONS AS NECESSARY TO OPTIMIZE OPERATIONS. THE CONTRACTOR WILL TRANSMIT THE OPERATIONAL SCHEME FOLLOWING STARTUP TO THE LIFT STATION OWNER.

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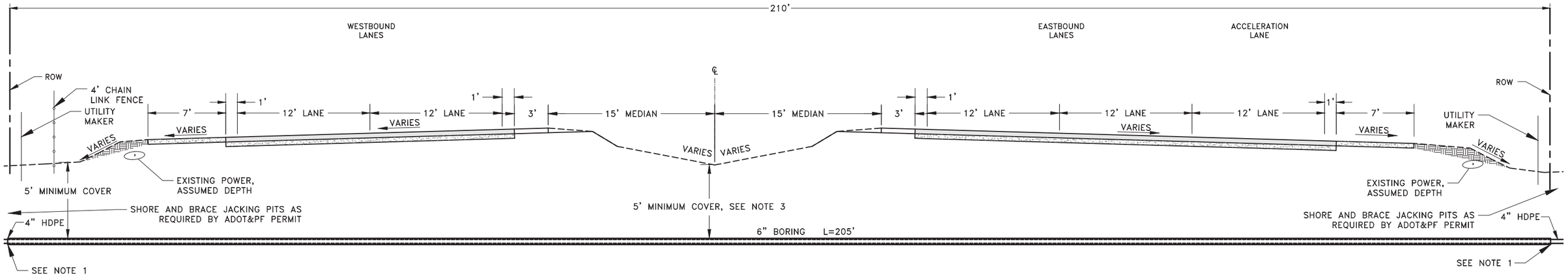
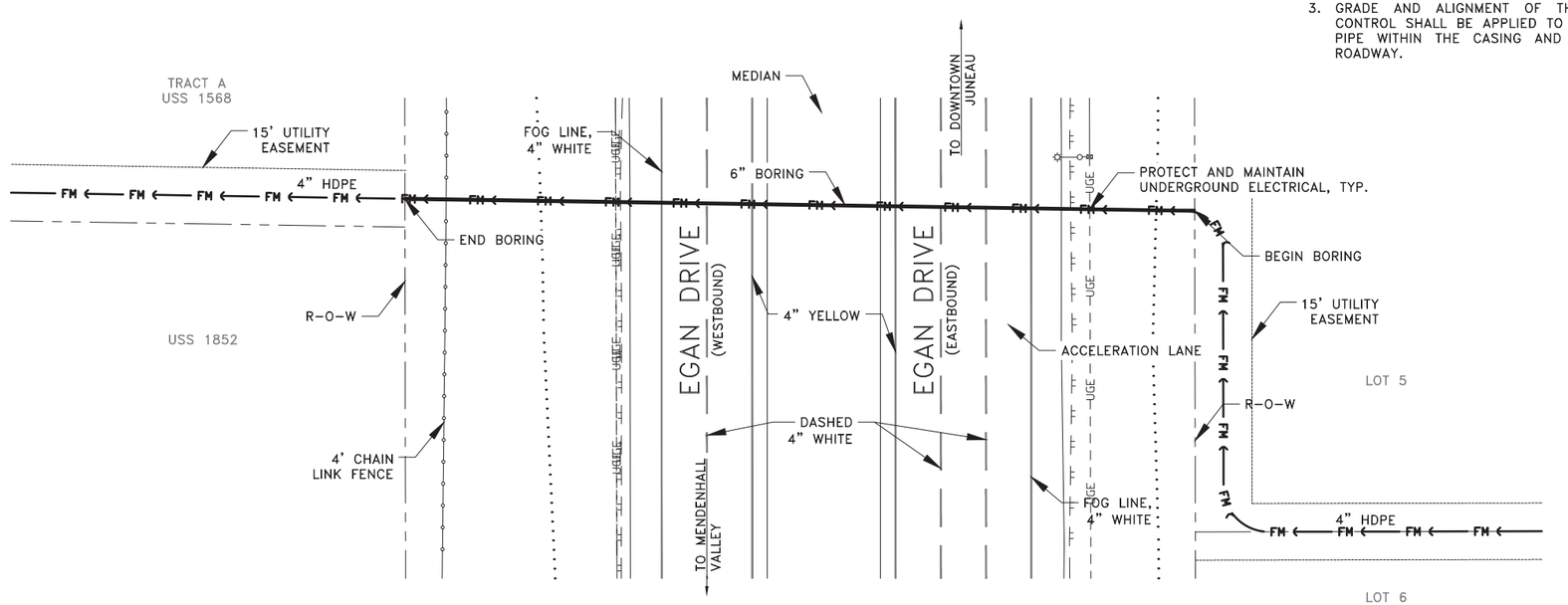


1 EGAN DRIVE UTILITY BORING - SECTION VIEW

(VIEW LOOKING EAST)
N.T.S.



2 EGAN DRIVE UTILITY BORING - PLAN VIEW

N.T.S.

UTILITY BORING NOTES

1. THE METHOD OF ARGUING OR JACKING A CASING SHALL BE THE CONTRACTOR'S OPTION EXCEPT THAT JETTING WILL NOT BE PERMITTED. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE ALASKA DOT&PF UTILITY PERMIT, SEE NOTES SHEET C005.
2. PRIOR TO COMMENCING JACKING OR AUGURING OPERATIONS, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN OF OPERATIONS TO THE ENGINEER FOR APPROVAL. THE PLAN SHALL BE SUBMITTED TO THE ENGINEER AT LEAST SEVEN DAYS PRIOR TO THE DATE APPROVAL IS DESIRED.
3. GRADE AND ALIGNMENT OF THE CASING PIPE IS CRITICAL. UTMOST CARE AND QUALITY CONTROL SHALL BE APPLIED TO ASSURE THE REQUIRED GRADE AND ALIGNMENT OF THE SEWER PIPE WITHIN THE CASING AND THE GRADE AND ALIGNMENT OF THE CASING BENEATH THE ROADWAY.

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HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

UTILITY BORING DETAILS

GRAPHIC SCALE
0' 10' 20' 40' 80'

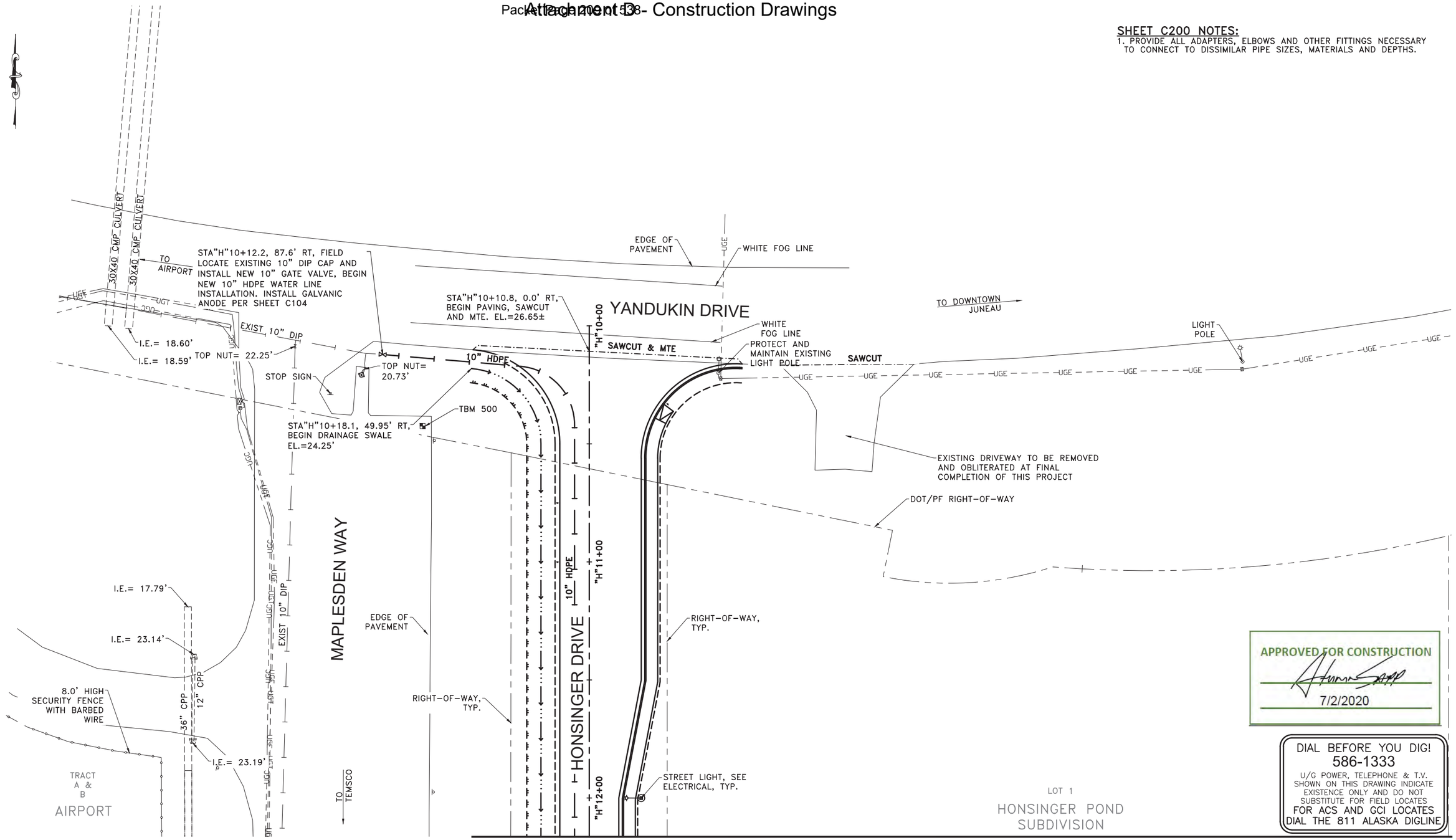
DATE: June 24, 2020
PDC No. 19084JN

SHEET C107

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:33pm

SHEET C200 NOTES:

1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.



MATCH LINE STA "H"12+16, SHEET C201

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:35pm

DESIGN	ECR
DRAWN	ECR
CHECK	JMP
APPROVED	JMP

No.	DATE	REVISION

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Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PLAN VIEW - HONSINGER DRIVE
STA "H"10+00 to STA "H"12+16

GRAPHIC SCALE
0' 10' 20' 40' 80'

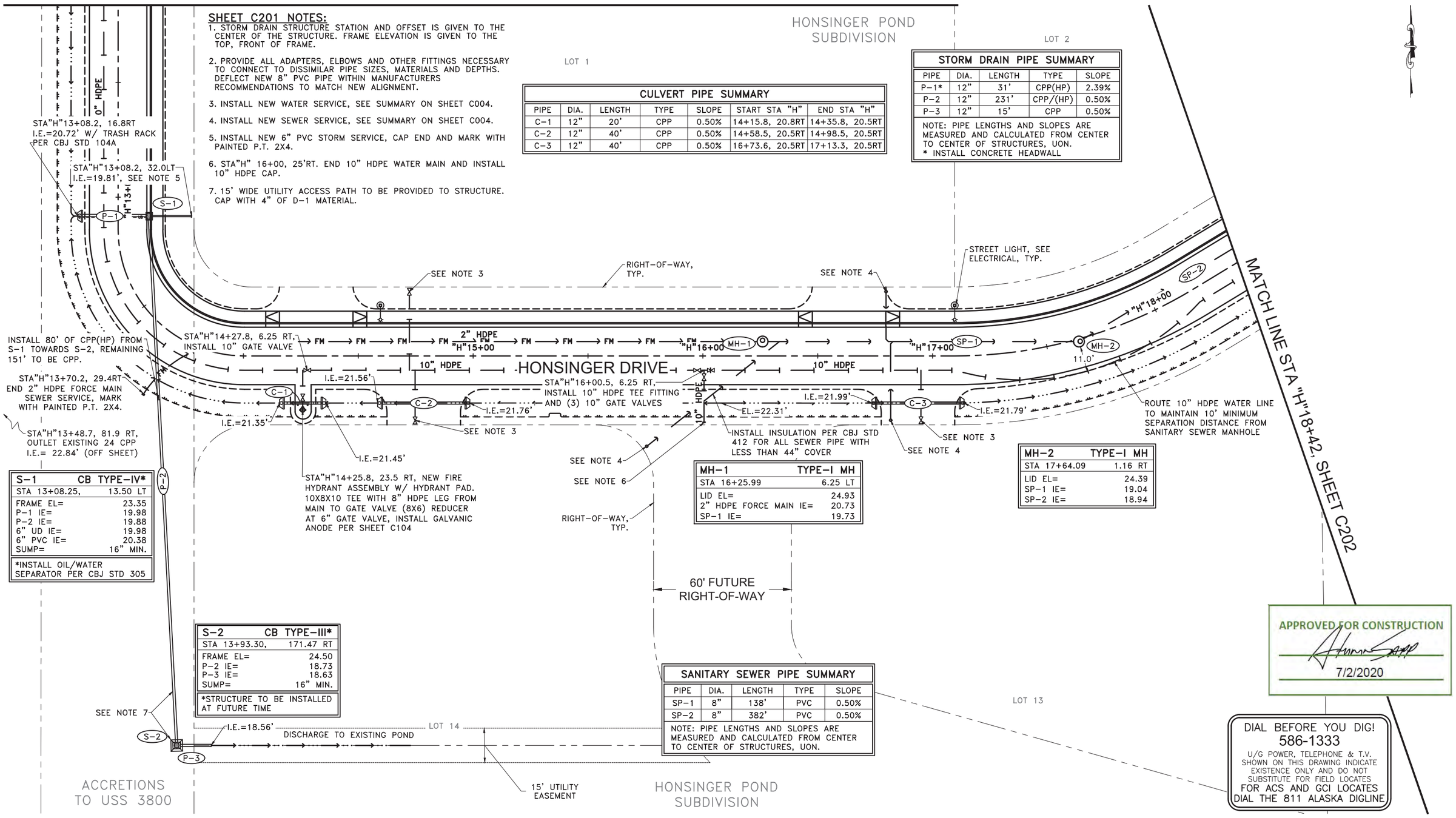
DATE: June 24, 2020
PDC No. 19084JN

SHEET C200

MATCH LINE STA "H"12+16, SHEET C200

SHEET C201 NOTES:

1. STORM DRAIN STRUCTURE STATION AND OFFSET IS GIVEN TO THE CENTER OF THE STRUCTURE. FRAME ELEVATION IS GIVEN TO THE TOP, FRONT OF FRAME.
2. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. DEFLECT NEW 8" PVC PIPE WITHIN MANUFACTURERS RECOMMENDATIONS TO MATCH NEW ALIGNMENT.
3. INSTALL NEW WATER SERVICE, SEE SUMMARY ON SHEET C004.
4. INSTALL NEW SEWER SERVICE, SEE SUMMARY ON SHEET C004.
5. INSTALL NEW 6" PVC STORM SERVICE, CAP END AND MARK WITH PAINTED P.T. 2X4.
6. STA"H" 16+00, 25'RT. END 10" HDPE WATER MAIN AND INSTALL 10" HDPE CAP.
7. 15' WIDE UTILITY ACCESS PATH TO BE PROVIDED TO STRUCTURE. CAP WITH 4" OF D-1 MATERIAL.



CULVERT PIPE SUMMARY						
PIPE	DIA.	LENGTH	TYPE	SLOPE	START STA "H"	END STA "H"
C-1	12"	20'	CPP	0.50%	14+15.8, 20.8RT	14+35.8, 20.5RT
C-2	12"	40'	CPP	0.50%	14+58.5, 20.5RT	14+98.5, 20.5RT
C-3	12"	40'	CPP	0.50%	16+73.6, 20.5RT	17+13.3, 20.5RT

STORM DRAIN PIPE SUMMARY				
PIPE	DIA.	LENGTH	TYPE	SLOPE
P-1*	12"	31'	CPP(HP)	2.39%
P-2	12"	231'	CPP/(HP)	0.50%
P-3	12"	15'	CPP	0.50%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.
* INSTALL CONCRETE HEADWALL

S-1	CB TYPE-IV*
STA 13+08.25,	13.50 LT
FRAME EL=	23.35
P-1 IE=	19.98
P-2 IE=	19.88
6" UD IE=	19.98
6" PVC IE=	20.38
SUMP=	16" MIN.

*INSTALL OIL/WATER SEPARATOR PER CBJ STD 305

MH-1	TYPE-I MH
STA 16+25.99	6.25 LT
LID EL=	24.93
2" HDPE FORCE MAIN IE=	20.73
SP-1 IE=	19.73

MH-2	TYPE-I MH
STA 17+64.09	1.16 RT
LID EL=	24.39
SP-1 IE=	19.04
SP-2 IE=	18.94

S-2	CB TYPE-III*
STA 13+93.30,	171.47 RT
FRAME EL=	24.50
P-2 IE=	18.73
P-3 IE=	18.63
SUMP=	16" MIN.

*STRUCTURE TO BE INSTALLED AT FUTURE TIME

SANITARY SEWER PIPE SUMMARY				
PIPE	DIA.	LENGTH	TYPE	SLOPE
SP-1	8"	138'	PVC	0.50%
SP-2	8"	382'	PVC	0.50%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.

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7/2/2020

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FOR ACS AND GCI LOCATES DIAL THE 811 ALASKA DIGLINE

DESIGN ECR
DRAWN ECR
CHECK JMP
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No.	DATE	REVISION

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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PLAN VIEW - HONSINGER DRIVE
STA "H"12+16 to STA "H"18+42

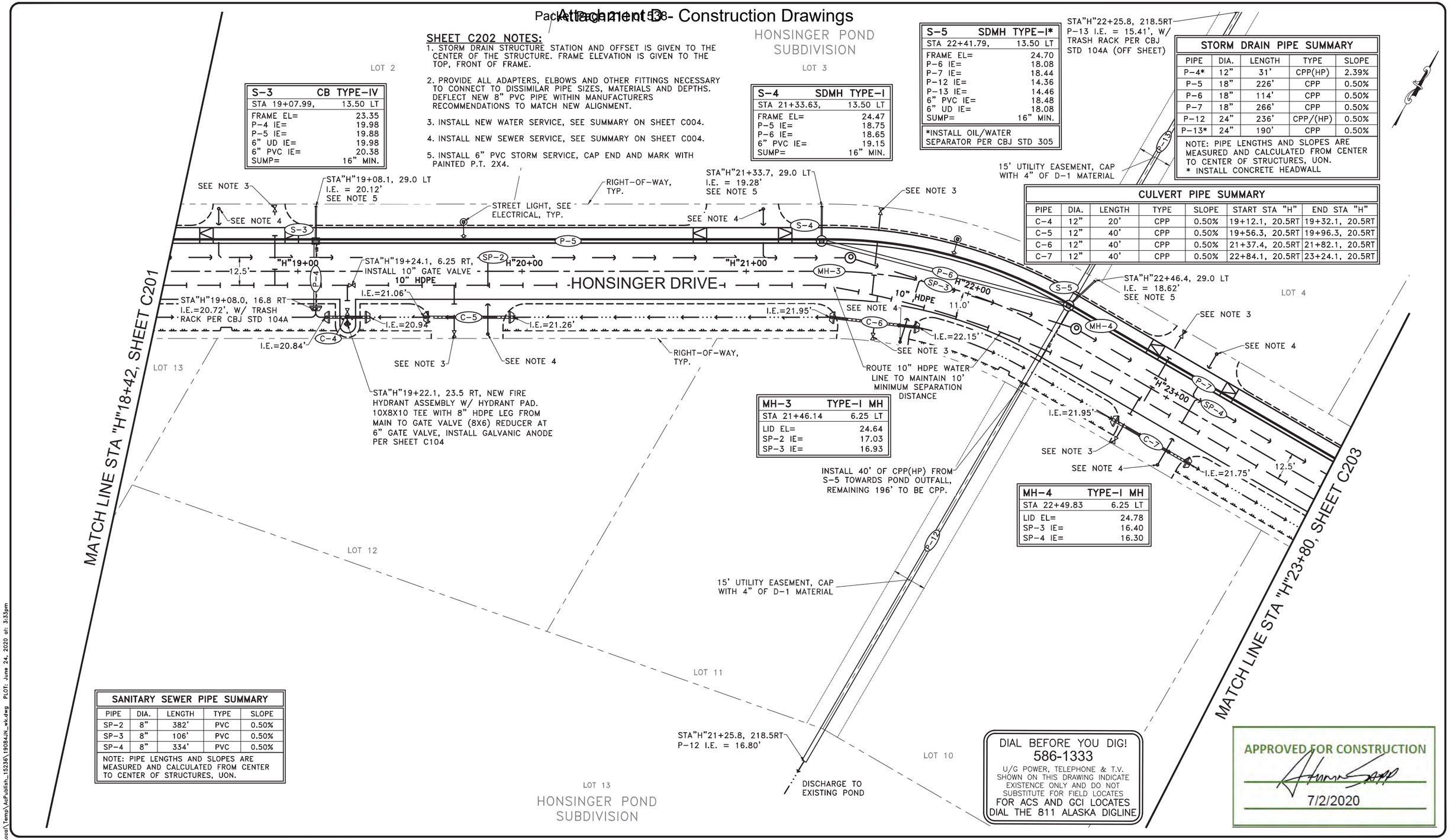
GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: June 24, 2020
PDC No. 19084JN
SHEET C201

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:33pm

SHEET C202 NOTES:

1. STORM DRAIN STRUCTURE STATION AND OFFSET IS GIVEN TO THE CENTER OF THE STRUCTURE. FRAME ELEVATION IS GIVEN TO THE TOP, FRONT OF FRAME.
2. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. DEFLECT NEW 8" PVC PIPE WITHIN MANUFACTURERS RECOMMENDATIONS TO MATCH NEW ALIGNMENT.
3. INSTALL NEW WATER SERVICE, SEE SUMMARY ON SHEET C004.
4. INSTALL NEW SEWER SERVICE, SEE SUMMARY ON SHEET C004.
5. INSTALL 6" PVC STORM SERVICE, CAP END AND MARK WITH PAINTED P.T. 2X4.



S-3	CB TYPE-IV
STA 19+07.99,	13.50 LT
FRAME EL=	23.35
P-4 IE=	19.98
P-5 IE=	19.88
6" UD IE=	19.98
6" PVC IE=	20.38
SUMP=	16" MIN.

S-4	SDMH TYPE-I
STA 21+33.63,	13.50 LT
FRAME EL=	24.47
P-5 IE=	18.75
P-6 IE=	18.65
6" PVC IE=	19.15
SUMP=	16" MIN.

S-5	SDMH TYPE-I*
STA 22+41.79,	13.50 LT
FRAME EL=	24.70
P-6 IE=	18.08
P-7 IE=	18.44
P-12 IE=	14.36
P-13 IE=	14.46
6" PVC IE=	18.48
6" UD IE=	18.08
SUMP=	16" MIN.

*INSTALL OIL/WATER SEPARATOR PER CBJ STD 305

MH-3	TYPE-I MH
STA 21+46.14	6.25 LT
LID EL=	24.64
SP-2 IE=	17.03
SP-3 IE=	16.93

MH-4	TYPE-I MH
STA 22+49.83	6.25 LT
LID EL=	24.78
SP-3 IE=	16.40
SP-4 IE=	16.30

STORM DRAIN PIPE SUMMARY

PIPE	DIA.	LENGTH	TYPE	SLOPE
P-4*	12"	31'	CPP(HP)	2.39%
P-5	18"	226'	CPP	0.50%
P-6	18"	114'	CPP	0.50%
P-7	18"	266'	CPP	0.50%
P-12	24"	236'	CPP/(HP)	0.50%
P-13*	24"	190'	CPP	0.50%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.
* INSTALL CONCRETE HEADWALL

CULVERT PIPE SUMMARY

PIPE	DIA.	LENGTH	TYPE	SLOPE	START STA "H"	END STA "H"
C-4	12"	20'	CPP	0.50%	19+12.1, 20.5RT	19+32.1, 20.5RT
C-5	12"	40'	CPP	0.50%	19+56.3, 20.5RT	19+96.3, 20.5RT
C-6	12"	40'	CPP	0.50%	21+37.4, 20.5RT	21+82.1, 20.5RT
C-7	12"	40'	CPP	0.50%	22+84.1, 20.5RT	23+24.1, 20.5RT

SANITARY SEWER PIPE SUMMARY

PIPE	DIA.	LENGTH	TYPE	SLOPE
SP-2	8"	382'	PVC	0.50%
SP-3	8"	106'	PVC	0.50%
SP-4	8"	334'	PVC	0.50%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.

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7/2/2020

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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

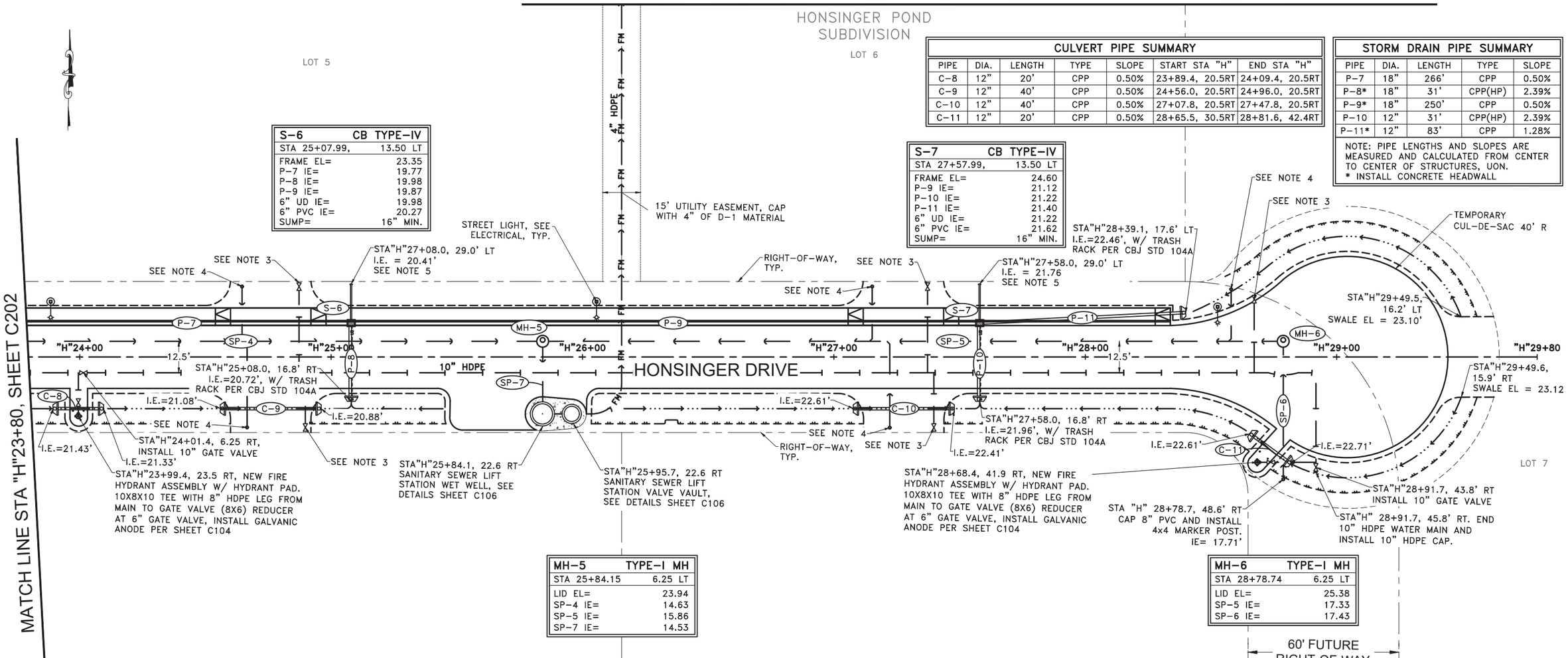
PLAN VIEW - HONSINGER DRIVE
STA "H"18+42 to STA "H"23+80

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C202

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:35pm



S-6	CB TYPE-IV
STA 25+07.99,	13.50 LT
FRAME EL=	23.35
P-7 IE=	19.77
P-8 IE=	19.98
P-9 IE=	19.87
6" UD IE=	19.98
6" PVC IE=	20.27
SUMP=	16" MIN.

S-7	CB TYPE-IV
STA 27+57.99,	13.50 LT
FRAME EL=	24.60
P-9 IE=	21.12
P-10 IE=	21.22
P-11 IE=	21.40
6" UD IE=	21.22
6" PVC IE=	21.62
SUMP=	16" MIN.

MH-5	TYPE-I MH
STA 25+84.15	6.25 LT
LID EL=	23.94
SP-4 IE=	14.63
SP-5 IE=	15.86
SP-7 IE=	14.53

MH-6	TYPE-I MH
STA 28+78.74	6.25 LT
LID EL=	25.38
SP-5 IE=	17.33
SP-6 IE=	17.43

CULVERT PIPE SUMMARY

PIPE	DIA.	LENGTH	TYPE	SLOPE	START STA "H"	END STA "H"
C-8	12"	20'	CPP	0.50%	23+89.4, 20.5RT	24+09.4, 20.5RT
C-9	12"	40'	CPP	0.50%	24+56.0, 20.5RT	24+96.0, 20.5RT
C-10	12"	40'	CPP	0.50%	27+07.8, 20.5RT	27+47.8, 20.5RT
C-11	12"	20'	CPP	0.50%	28+65.5, 30.5RT	28+81.6, 42.4RT

STORM DRAIN PIPE SUMMARY

PIPE	DIA.	LENGTH	TYPE	SLOPE
P-7	18"	266'	CPP	0.50%
P-8*	18"	31'	CPP(HP)	2.39%
P-9*	18"	250'	CPP	0.50%
P-10	12"	31'	CPP(HP)	2.39%
P-11*	12"	83'	CPP	1.28%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.
* INSTALL CONCRETE HEADWALL

SANITARY SEWER PIPE SUMMARY

PIPE	DIA.	LENGTH	TYPE	SLOPE
SP-4	8"	334'	PVC	0.50%
SP-5	8"	295'	PVC	0.50%
SP-6	8"	55'	PVC	0.50%
SP-7	8"	29'	PVC	0.50%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.

SHEET C203 NOTES:

1. STORM DRAIN STRUCTURE STATION AND OFFSET IS GIVEN TO THE CENTER OF THE STRUCTURE. FRAME ELEVATION IS GIVEN TO THE TOP, FRONT OF FRAME.
2. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. DEFLECT NEW 8" PVC PIPE WITHIN MANUFACTURERS RECOMMENDATIONS TO MATCH NEW ALIGNMENT.
3. INSTALL NEW WATER SERVICE, SEE SUMMARY ON SHEET C004.
4. INSTALL NEW SEWER SERVICE, SEE SUMMARY ON SHEET C004.
5. INSTALL 6" PVC STORM SERVICE, CAP END AND MARK WITH PAINTED P.T. 2X4.

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7/2/2020

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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

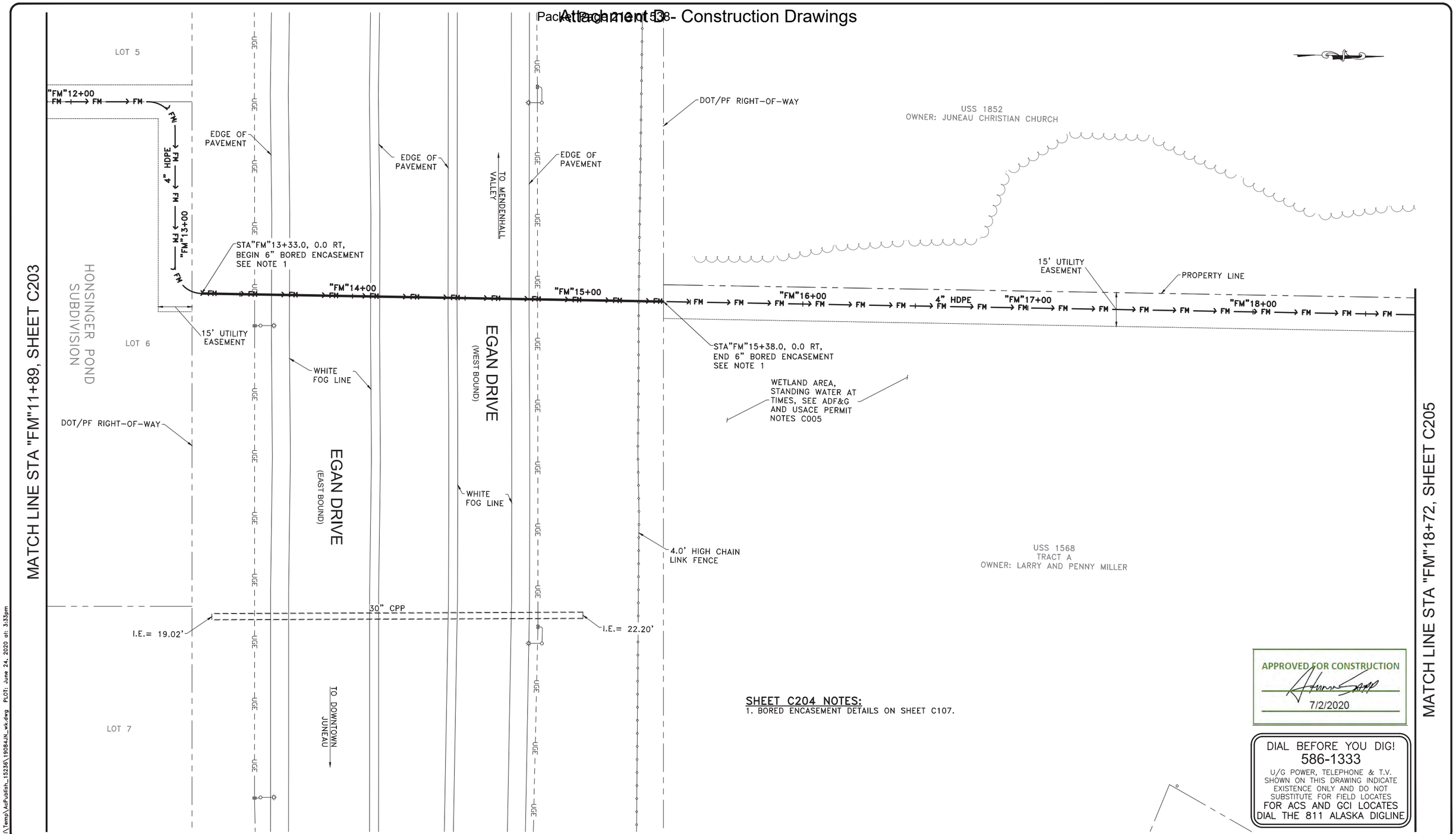
HONSINGER POND SUBDIVISION PHASE 1
CITY & BOROUGH OF JUNEAU, ALASKA

PLAN VIEW - HONSINGER DRIVE
STA "H"23+80 to STA "H"29+80

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: June 24, 2020
PDC No. 19084JN
SHEET C203

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:33pm



SHEET C204 NOTES:
1. BORED ENCASEMENT DETAILS ON SHEET C107.

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7/2/2020

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FOR ACS AND GCI LOCATES DIAL THE 811 ALASKA DIGLINE

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DESIGN	ECR
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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1

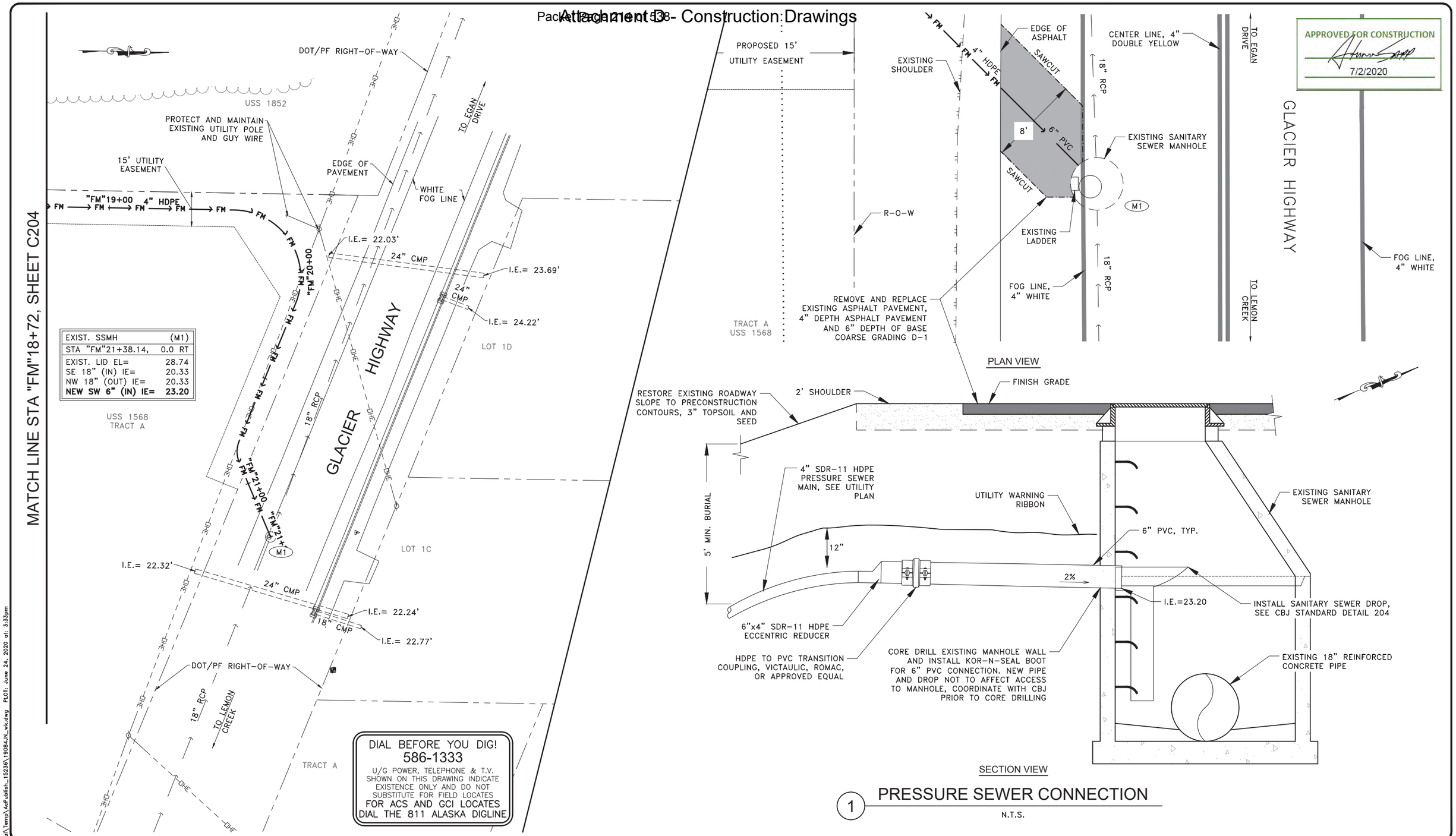
CITY & BOROUGH OF JUNEAU, ALASKA

PLAN VIEW - FORCE MAIN SEWER
STA "FM"11+89 to STA "FM"18+72

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C204



1 PRESSURE SEWER CONNECTION

N.T.S.

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DESIGN	ECR
DRAWN	ECR
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APPROVED	JMP

No.	DATE	REVISION

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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND SUBDIVISION PHASE 1

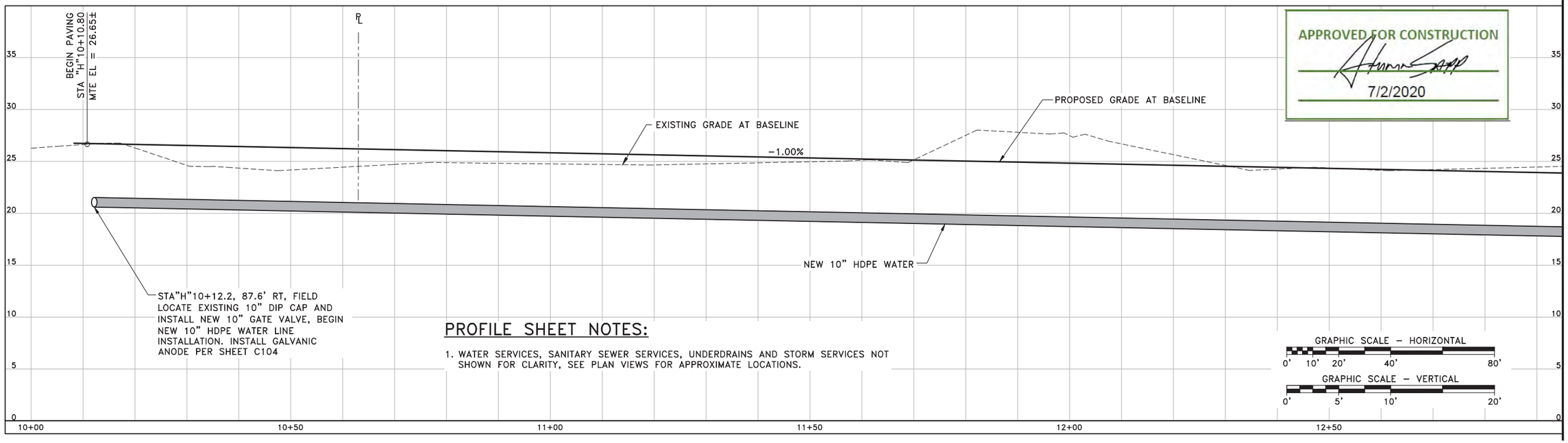
CITY & BOROUGH OF JUNEAU, ALASKA

PLAN VIEW - FORCE MAIN SEWER
STA "FM"18+72 to STA "FM"21+38

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C205



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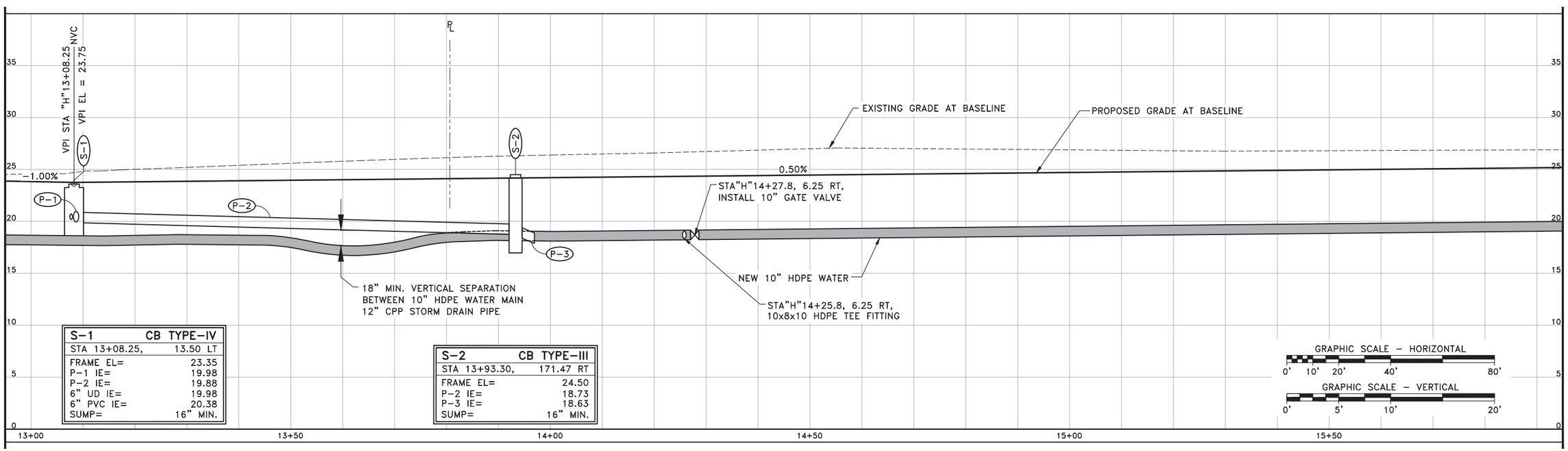
7/2/2020

PROFILE SHEET NOTES:

1. WATER SERVICES, SANITARY SEWER SERVICES, UNDERDRAINS AND STORM SERVICES NOT SHOWN FOR CLARITY, SEE PLAN VIEWS FOR APPROXIMATE LOCATIONS.



S-1	CB TYPE-IV
STA 13+08.25,	13.50 LT
FRAME EL=	23.35
P-1 IE=	19.98
P-2 IE=	19.88
6" UD IE=	19.98
6" PVC IE=	20.38
SUMP=	16" MIN.

S-2	CB TYPE-III
STA 13+93.30,	171.47 RT
FRAME EL=	24.50
P-2 IE=	18.73
P-3 IE=	18.63
SUMP=	16" MIN.

DESIGN	ECR
DRAWN	ECR
CHECK	JMP
APPROVED	JMP

No.	DATE	REVISION

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HONSINGER POND SUBDIVISION PHASE 1

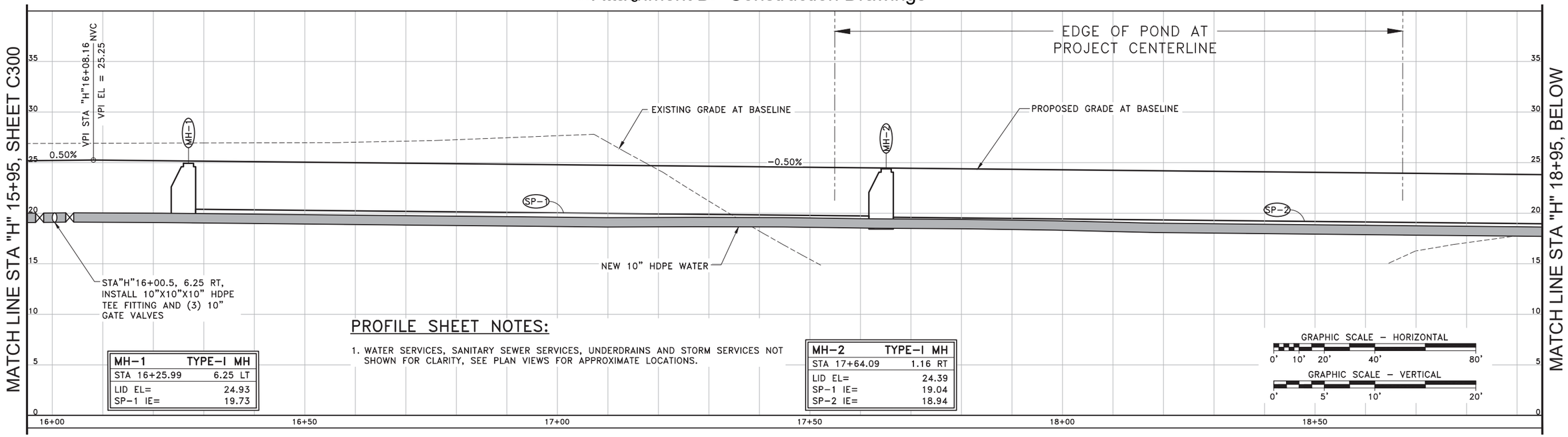
CITY & BOROUGH OF JUNEAU, ALASKA

PROFILE VIEW - HONSINGER DRIVE
STA "H"10+00 to STA "H"15+95

DATE: June 24, 2020
PDC No. 19084JN

SHEET C300

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:35pm



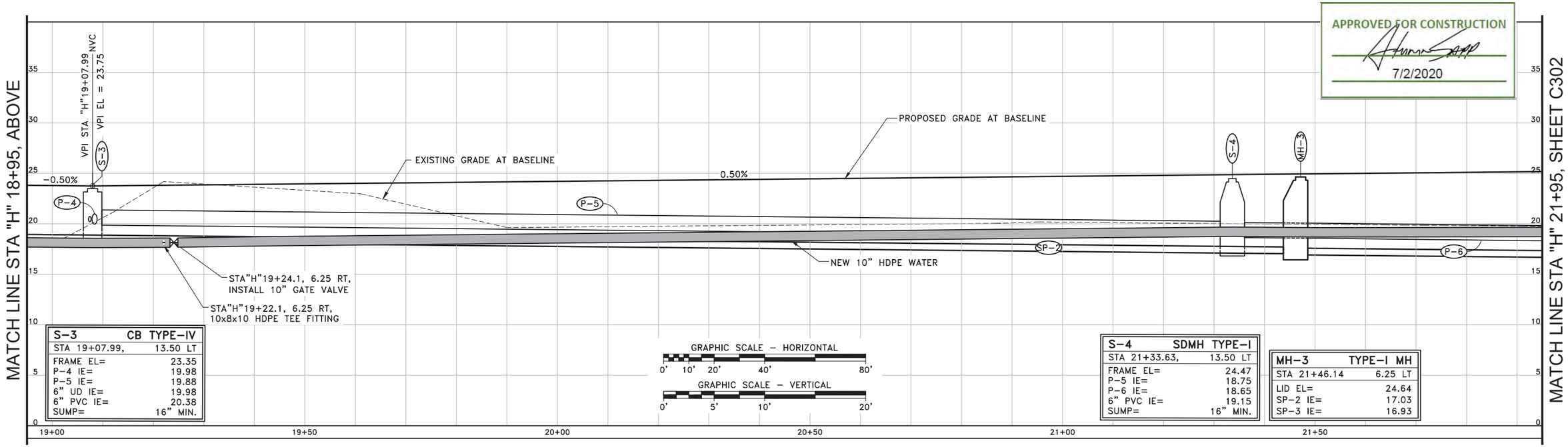
PROFILE SHEET NOTES:

1. WATER SERVICES, SANITARY SEWER SERVICES, UNDERDRAINS AND STORM SERVICES NOT SHOWN FOR CLARITY, SEE PLAN VIEWS FOR APPROXIMATE LOCATIONS.

MH-1	TYPE-I MH
STA 16+25.99	6.25 LT
LID EL=	24.93
SP-1 IE=	19.73

MH-2	TYPE-I MH
STA 17+64.09	1.16 RT
LID EL=	24.39
SP-1 IE=	19.04
SP-2 IE=	18.94

GRAPHIC SCALE – HORIZONTAL
0' 10' 20' 40' 80'
GRAPHIC SCALE – VERTICAL
0' 5' 10' 20'



S-3	CB TYPE-IV
STA 19+07.99,	13.50 LT
FRAME EL=	23.35
P-4 IE=	19.98
P-5 IE=	19.88
6" UD IE=	19.98
6" PVC IE=	20.38
SUMP=	16" MIN.

GRAPHIC SCALE – HORIZONTAL
0' 10' 20' 40' 80'
GRAPHIC SCALE – VERTICAL
0' 5' 10' 20'

S-4	SDMH TYPE-I
STA 21+33.63,	13.50 LT
FRAME EL=	24.47
P-5 IE=	18.75
P-6 IE=	18.65
6" PVC IE=	19.15
SUMP=	16" MIN.

MH-3	TYPE-I MH
STA 21+46.14	6.25 LT
LID EL=	24.64
SP-2 IE=	17.03
SP-3 IE=	16.93

DESIGN ECR
DRAWN ECR
CHECK JMP
APPROVED JMP

No.	DATE	REVISION

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HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PROFILE VIEW - HONSINGER DRIVE
STA "H"15+95 to STA "H"21+95

DATE: June 24, 2020
PDC No. 19084JN

SHEET C301

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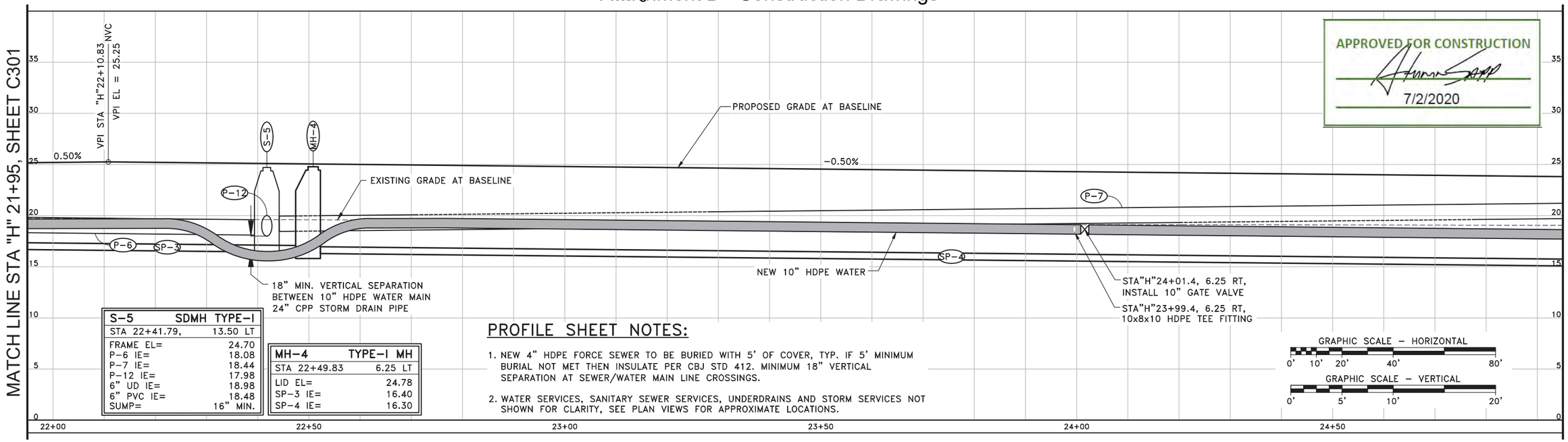


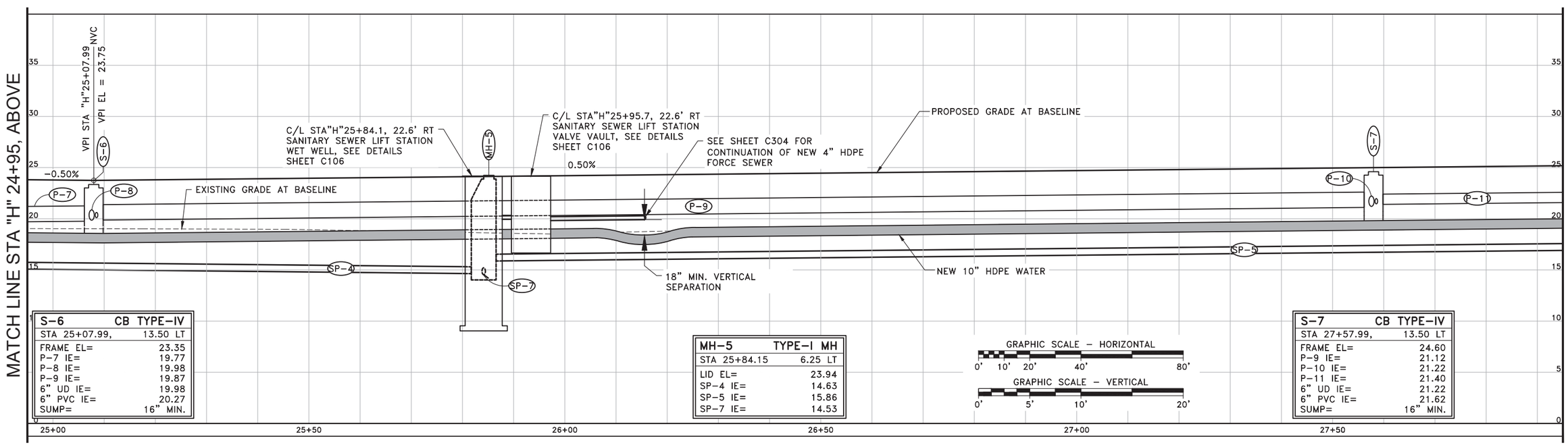
APPROVED FOR CONSTRUCTION
7/2/2020

S-5	SDMH TYPE-I
STA 22+41.79,	13.50 LT
FRAME EL=	24.70
P-6 IE=	18.08
P-7 IE=	18.44
P-12 IE=	17.98
6" UD IE=	18.98
6" PVC IE=	18.48
SUMP=	16" MIN.

MH-4	TYPE-I MH
STA 22+49.83	6.25 LT
LID EL=	24.78
SP-3 IE=	16.40
SP-4 IE=	16.30

PROFILE SHEET NOTES:

1. NEW 4" HDPE FORCE SEWER TO BE BURIED WITH 5' OF COVER, TYP. IF 5' MINIMUM BURIAL NOT MET THEN INSULATE PER CBJ STD 412. MINIMUM 18" VERTICAL SEPARATION AT SEWER/WATER MAIN LINE CROSSINGS.
2. WATER SERVICES, SANITARY SEWER SERVICES, UNDERDRAINS AND STORM SERVICES NOT SHOWN FOR CLARITY, SEE PLAN VIEWS FOR APPROXIMATE LOCATIONS.



S-6	CB TYPE-IV
STA 25+07.99,	13.50 LT
FRAME EL=	23.35
P-7 IE=	19.77
P-8 IE=	19.98
P-9 IE=	19.87
6" UD IE=	19.98
6" PVC IE=	20.27
SUMP=	16" MIN.

MH-5	TYPE-I MH
STA 25+84.15	6.25 LT
LID EL=	23.94
SP-4 IE=	14.63
SP-5 IE=	15.86
SP-7 IE=	14.53

S-7	CB TYPE-IV
STA 27+57.99,	13.50 LT
FRAME EL=	24.60
P-9 IE=	21.12
P-10 IE=	21.22
P-11 IE=	21.40
6" UD IE=	21.22
6" PVC IE=	21.62
SUMP=	16" MIN.

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DESIGN ECR
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APPROVED JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
9109 Mendenhall Mall Road Suite 4
Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

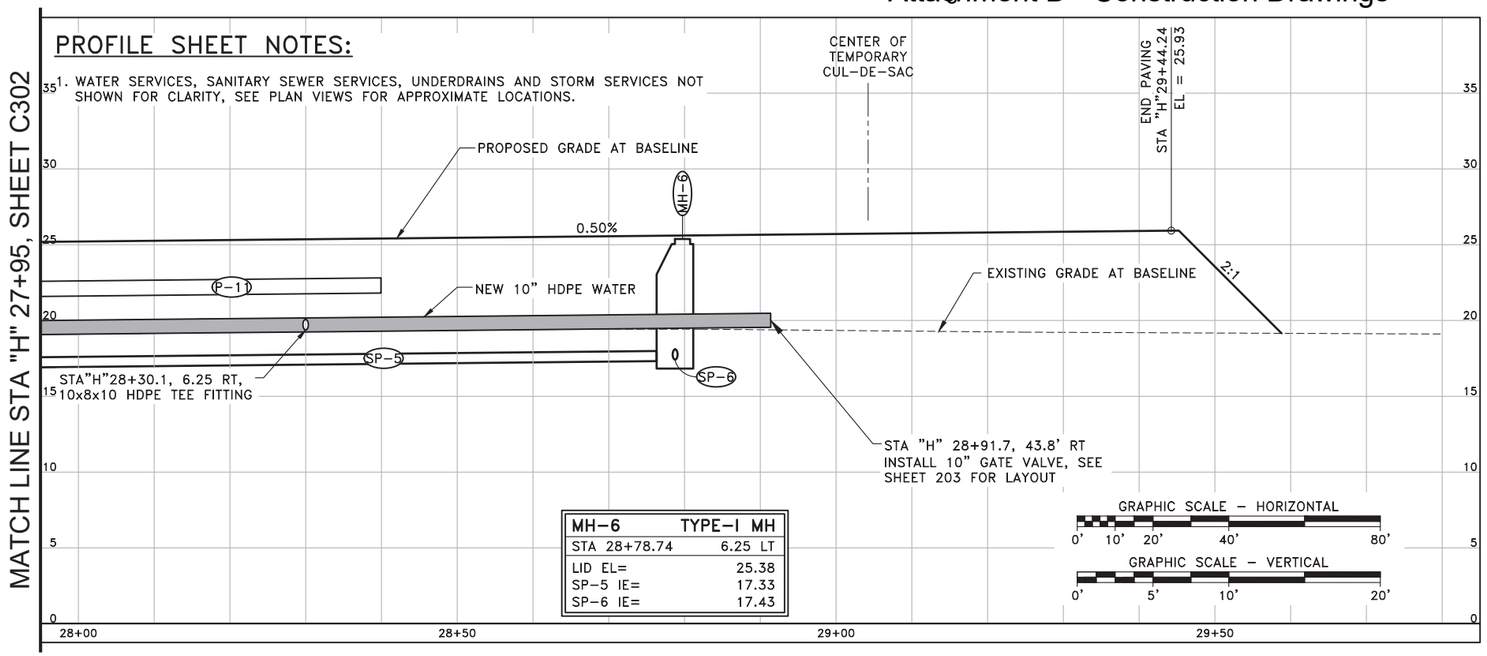
HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PROFILE VIEW - HONSINGER DRIVE
STA "H"21+95 to STA "H"27+95

DATE: June 24, 2020
PDC No. 19084JN

SHEET C302



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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PROFILE VIEW - HONSINGER DRIVE
STA "H"27+95 to STA "H"29+85

DATE: June 24, 2020
PDC No. 19084JN

SHEET C303

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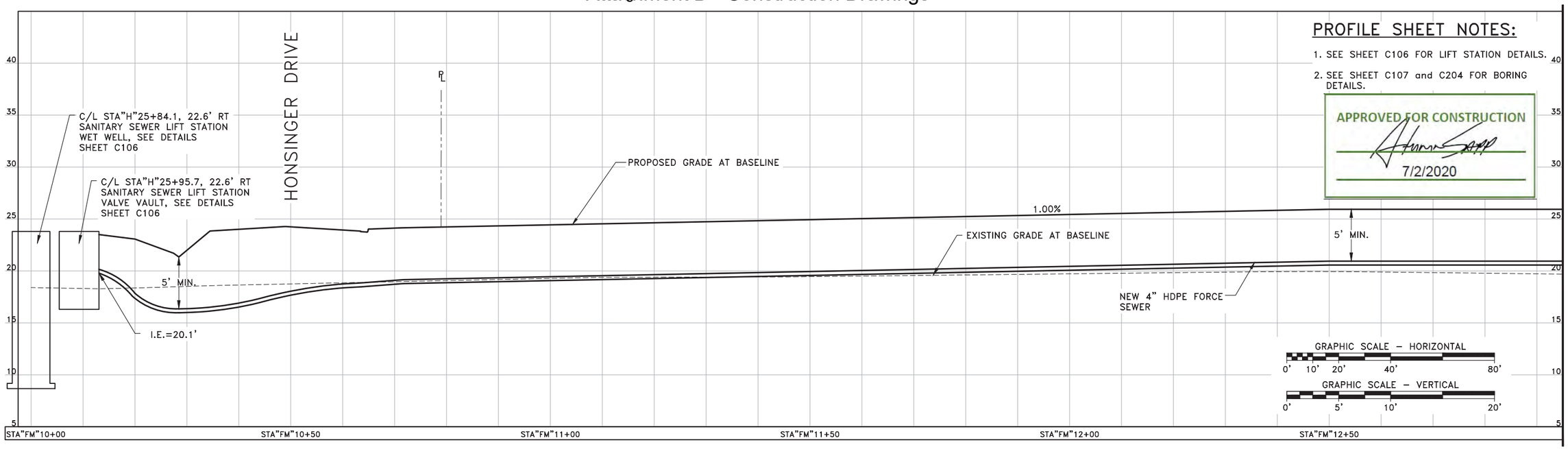

PROFILE SHEET NOTES:

1. SEE SHEET C106 FOR LIFT STATION DETAILS.
2. SEE SHEET C107 and C204 FOR BORING DETAILS.

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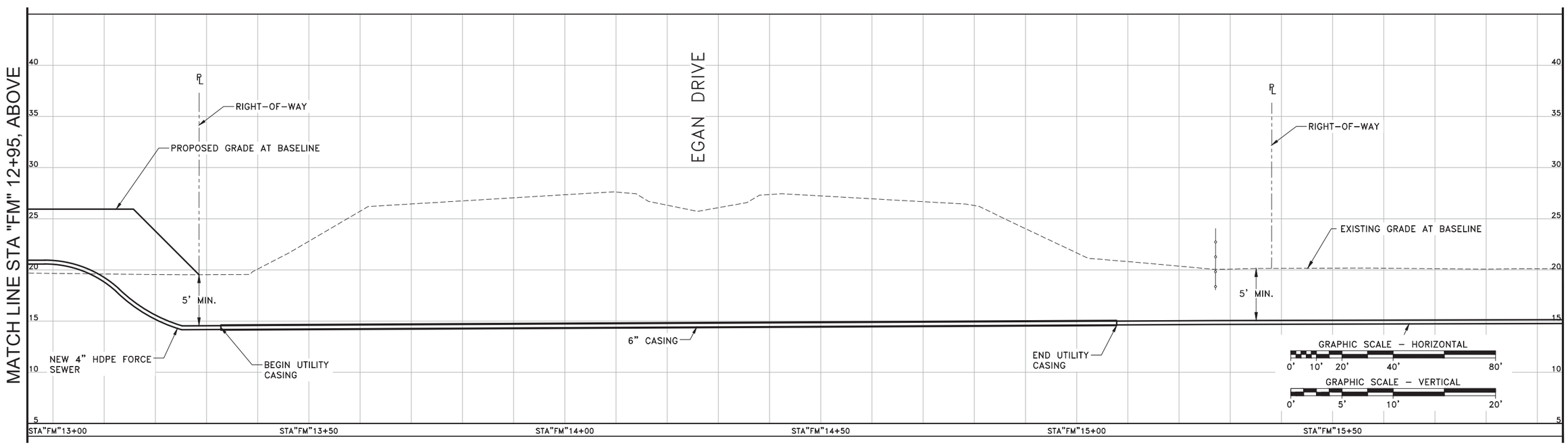
7/2/2020



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HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PROFILE VIEW - FORCE MAIN SEWER
STA "FM"10+00 to STA "FM"15+95

DATE: June 24, 2020
PDC No. 19084JN

SHEET C304

PROFILE SHEET NOTES:

1. SEE SHEET C205 FOR FORCE MAIN SEWER CONNECTION DETAILS.

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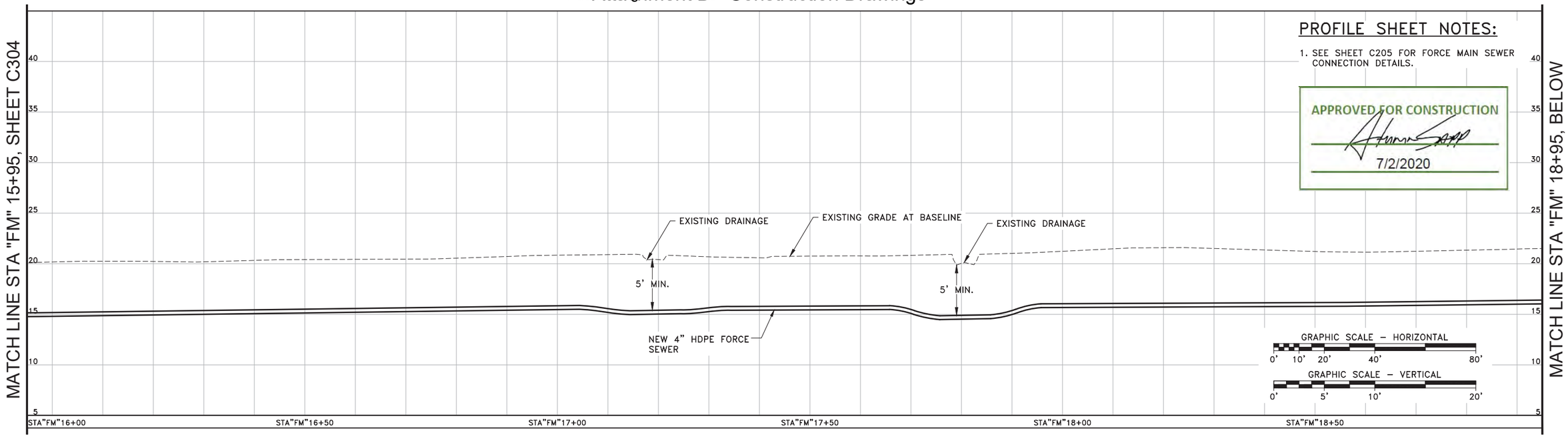
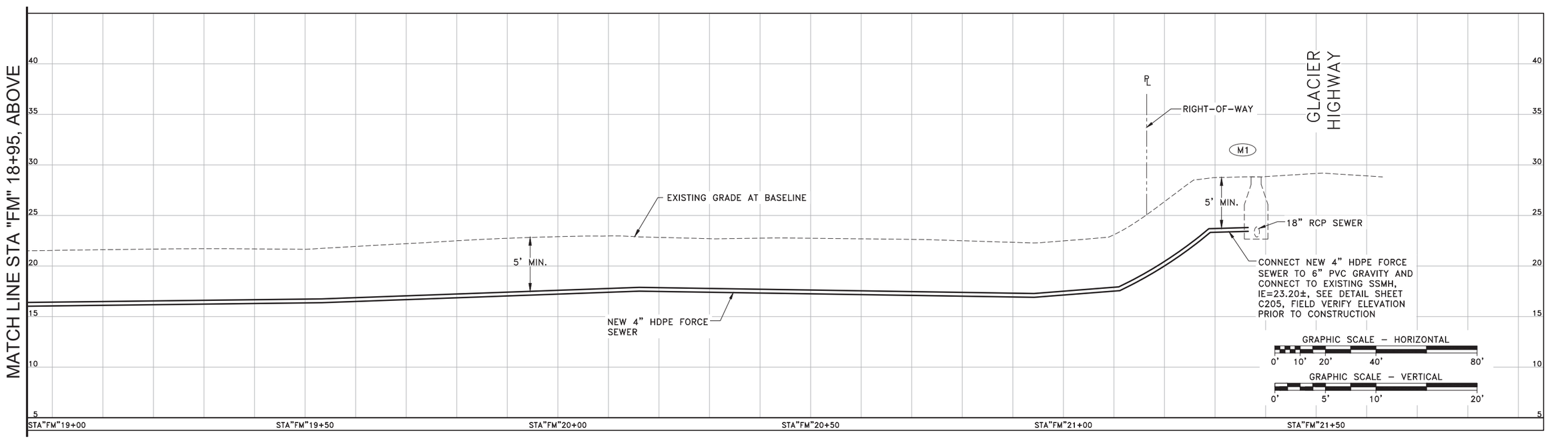
7/2/2020





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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

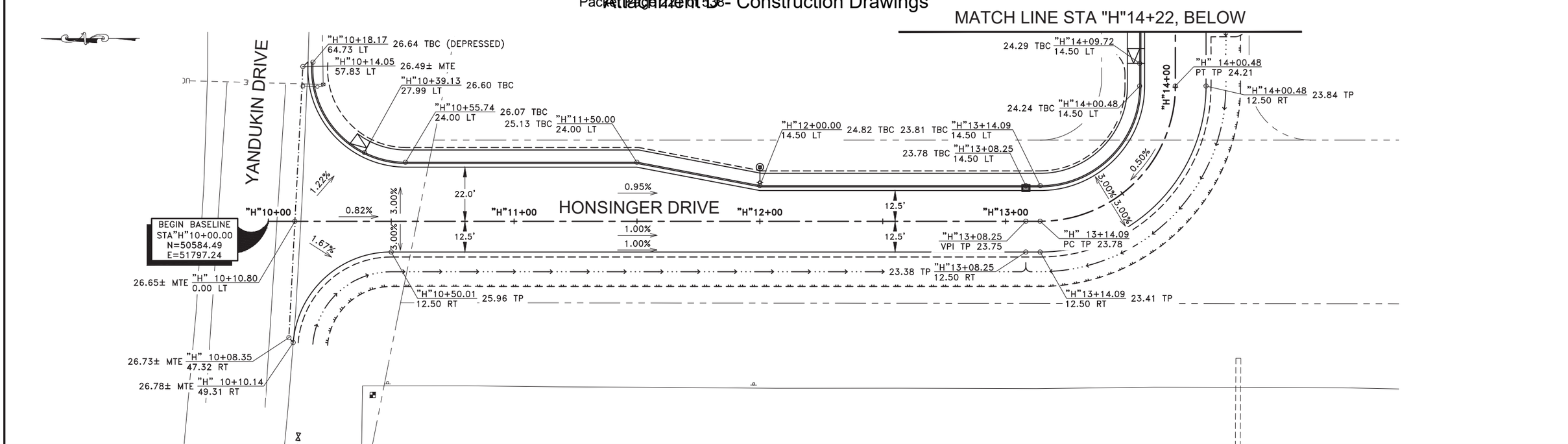
HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PROFILE VIEW - FORCE MAIN SEWER
STA "FM"15+95 to STA "H"21+38

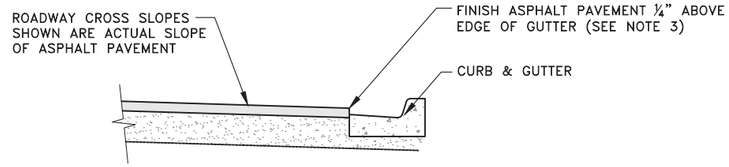
DATE: June 24, 2020
PDC No. 19084JN

SHEET C305



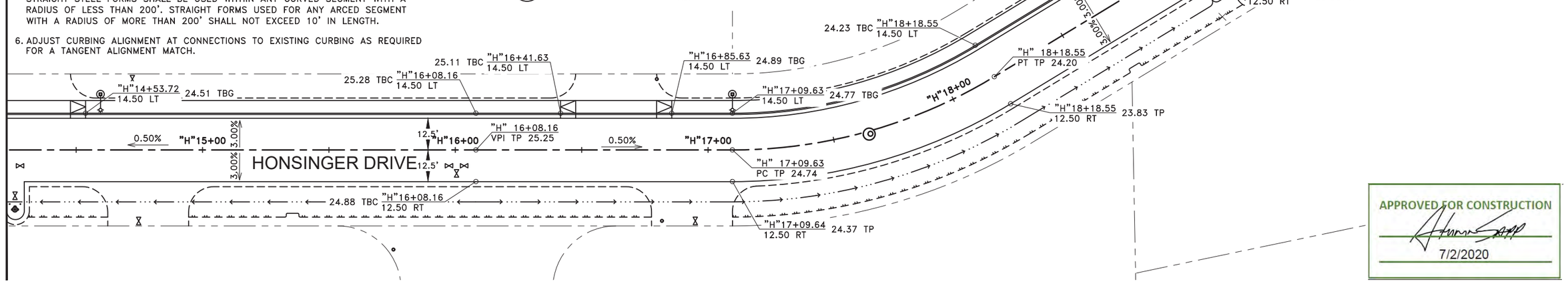
LAYOUT & GRADING NOTES:

1. SEE TYPICAL SECTION SHEETS C100, C101 & C102 FOR ADDITIONAL GRADING INFORMATION. SEE SHEETS C300 – C303 FOR CENTERLINE PROFILE INFORMATION.
2. SLOPES SHOWN ARE FOR LIP OF GUTTER AND FINISHED PAVEMENT.
3. STATIONS, OFFSETS, ELEVATIONS AND CURVE INFORMATION ALONG CURBING ARE TO TOP BACK OF CURB (TBC), UNLESS OTHERWISE NOTED. TOP OF ASPHALT PAVEMENT ARE TP. TOP OF ASPHALT PAVEMENT ALONG NEW GUTTERS SHALL BE FINISHED 1/4–INCH ABOVE THE EDGE OF GUTTER.
4. ESTABLISH VERTICAL CURVES AS NECESSARY FOR A SMOOTH ALIGNMENT (NO ANGLE POINTS) BY VISUALLY ALIGNING TOP OF CURB THROUGH VERTICAL CONTROL POINTS.
5. ALL FORMS FOR CONCRETE SEGMENTS BETWEEN PC'S AND PT'S WITH A RADIUS LESS THAN 200' SHALL BE ARCED TO MATCH THE REQUIRED CURVATURE. NO STRAIGHT STEEL FORMS SHALL BE USED WITHIN ANY CURVED SEGMENT WITH A RADIUS OF LESS THAN 200'. STRAIGHT FORMS USED FOR ANY ARCED SEGMENT WITH A RADIUS OF MORE THAN 200' SHALL NOT EXCEED 10' IN LENGTH.
6. ADJUST CURBING ALIGNMENT AT CONNECTIONS TO EXISTING CURBING AS REQUIRED FOR A TANGENT ALIGNMENT MATCH.



1 GRADE CLARIFICATION DETAIL

N.T.S.



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7/2/2020

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STATE OF ALASKA 49TH Joseph M. Pusich CE 8152 REGISTERED PROFESSIONAL ENGINEER 6/24/2020

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PAVEMENT AND GUTTER LAYOUT
HONSINGER DRIVE
STA "H"10+00 to STA "H"19+80

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C400

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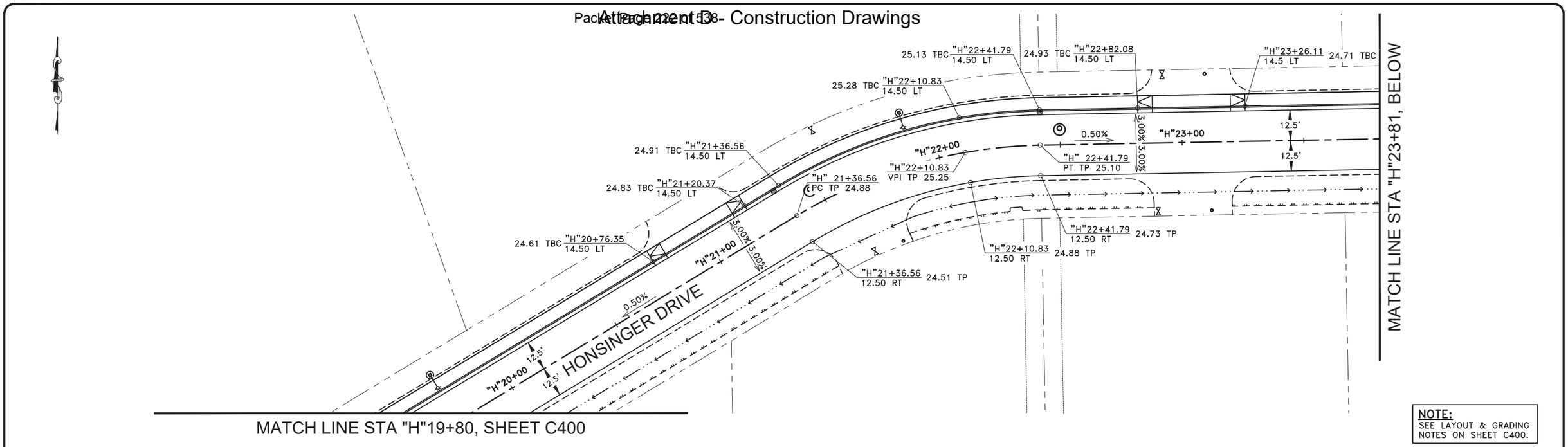
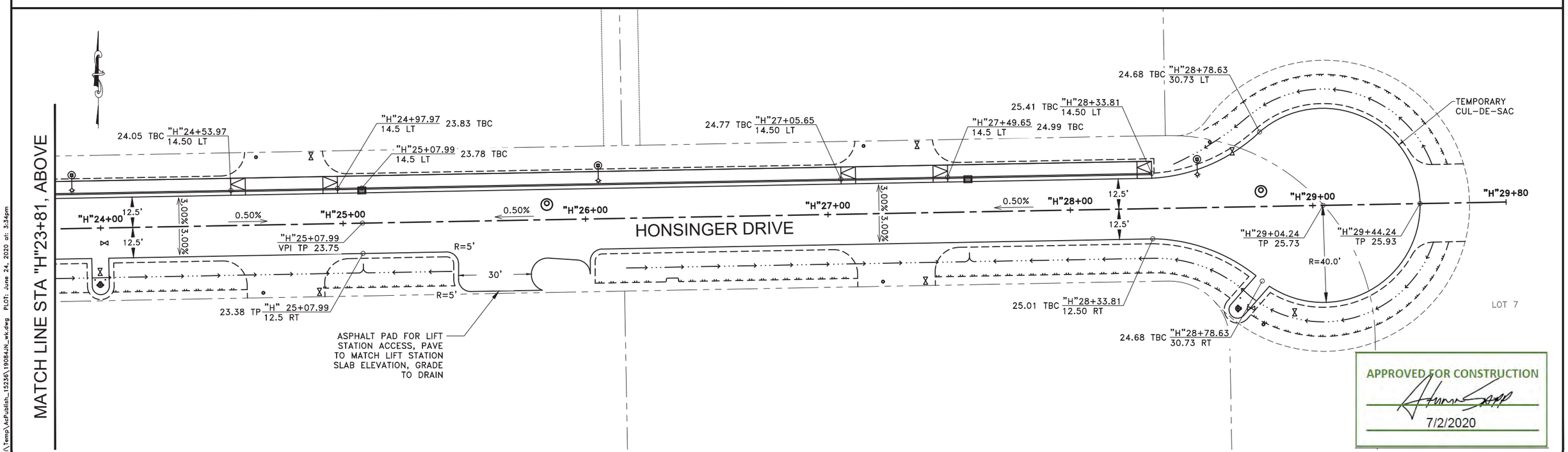


NOTE:
SEE LAYOUT & GRADING NOTES ON SHEET C400.



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HONSINGER POND
SUBDIVISION PHASE 1

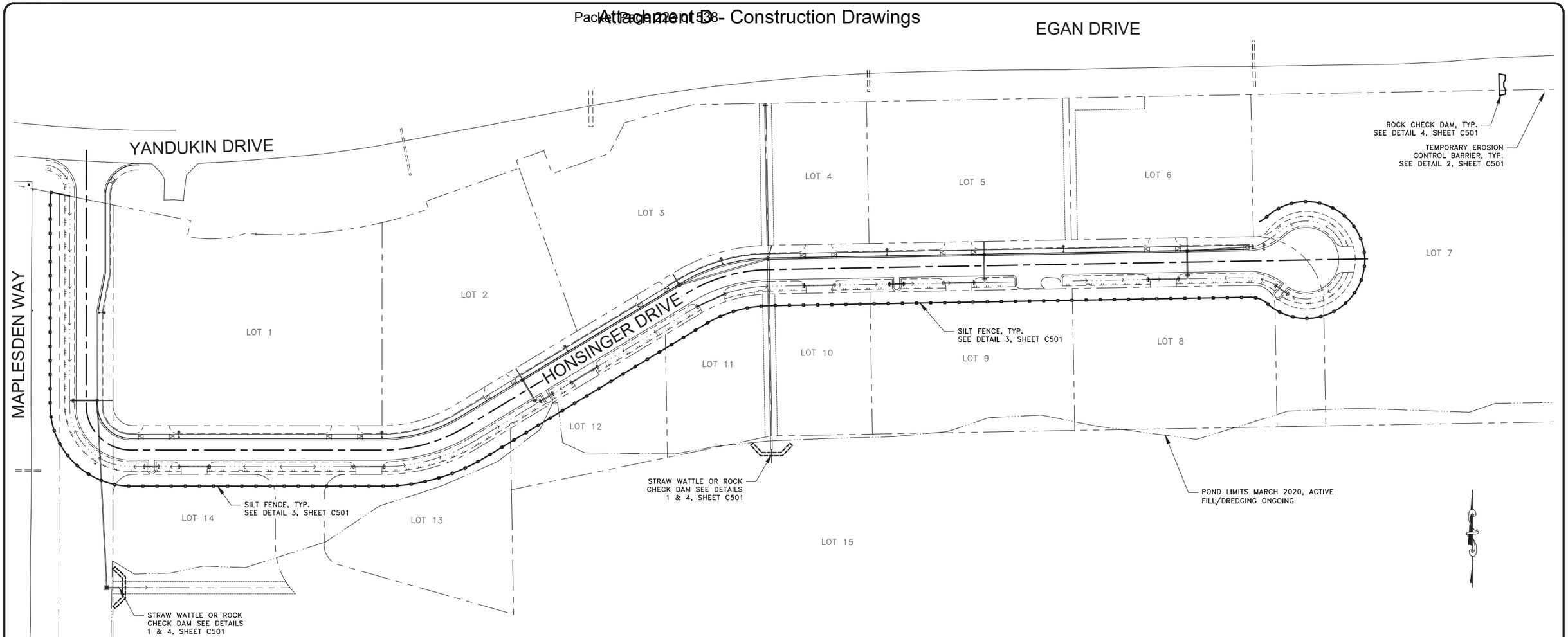
CITY & BOROUGH OF JUNEAU, ALASKA

PAVEMENT AND GUTTER LAYOUT
HONSINGER DRIVE
STA "H"19+80 to STA "H"29+80

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C401



SYMBOLS

- SILT FENCE
- STRAW WATTLE
- TEMPORARY EROSION CONTROL BARRIER
- ROCK CHECK DAM

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL BARRIERS SHALL BE PLACED BEFORE ANY CONSTRUCTION ACTIVITIES PER THE MOST CURRENT VERSION OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE".
2. BARRIERS WILL BE MAINTAINED AND SERVICED THROUGH-OUT CONSTRUCTION.
3. COLLECTED SEDIMENT WILL BE DISPOSED OF OFFSITE AT AN APPROVED DUMP SITE.
4. ALL CONSTRUCTION SHALL ADHERE TO THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE.
5. A WEEKLY SUMMARY DETAILING "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) SHALL BE PROVIDED TO CBJ ENGINEERING.
6. TEMPORARY EROSION & SEDIMENT CONTROL BMP SHALL BE CONSTRUCTED PER DETAILS ON SHEET C501 OR AS DIRECTED BY THE ENGINEER. ACTUAL LOCATION MAY VARY AND MAY BE RELOCATED AS DIRECTED BY THE ENGINEER.
7. EROSION CONTROL TO COMPLY WITH THE MOST CURRENT VERSION OF THE CBJ "MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES".

APPROVED FOR CONSTRUCTION
7/2/2020

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HONSINGER POND
SUBDIVISION PHASE 1

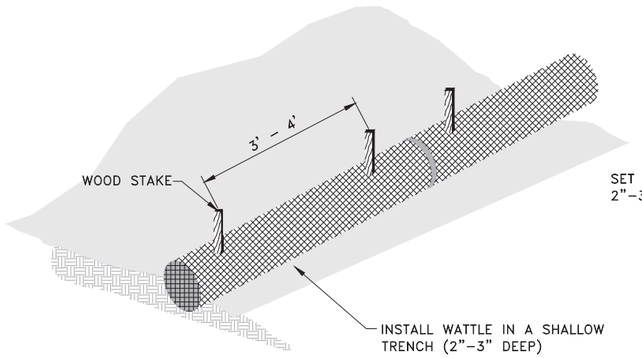
CITY & BOROUGH OF JUNEAU, ALASKA

EROSION CONTROL PLAN

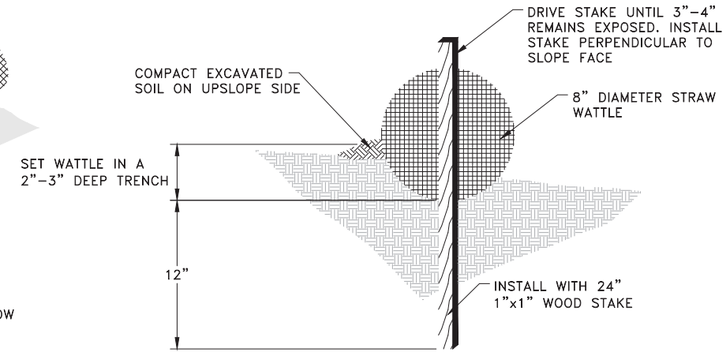
60' 0 30' 60' 120'
SCALE: 1"=60'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C500



TYPICAL WATTLE ELEVATION VIEW



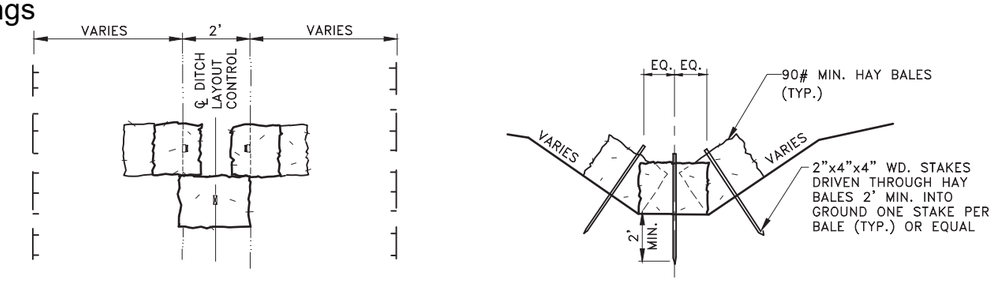
WATTLE ENTRENCHMENT

WATTLE NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT EACH OTHER.
3. SECURE THE WATTLE WITH 24" STAKES EVERY 3-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 3-4" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

1 STRAW WATTLE IN GROUND DETAIL

N.T.S.



PLAN

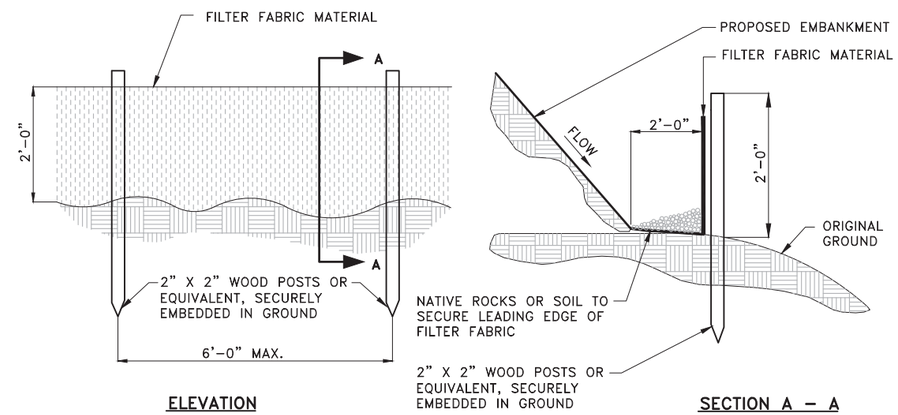
SECTION

NOTE:

TEMPORARY EROSION & SEDIMENTATION CONTROL BARRIER CONSISTING OF HAY BALES AND 2"X4"X4" WD. STAKES SHALL BE CONSTRUCTED AS SHOWN IN THIS DETAIL AND/OR AS DIRECTED BY THE ENGINEER. ACTUAL LOCATIONS MAY VARY AND MAY BE RELOCATED AS DIRECTED BY THE ENGINEER.

2 TEMPORARY EROSION CONTROL BARRIER

N.T.S.



ELEVATION

SECTION A - A

3 TEMPORARY SILT FENCE DETAIL

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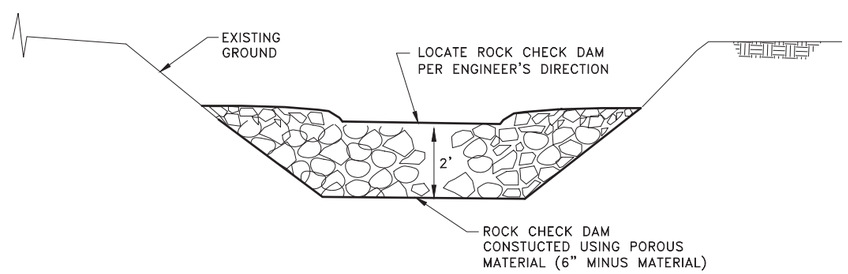
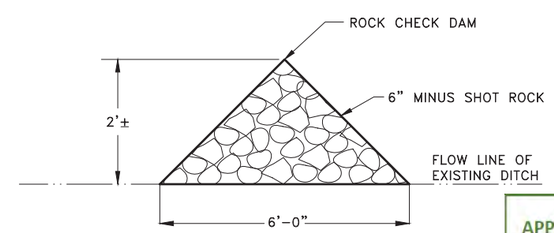


SECTION A



SECTION B

NOTE:

MAINTENANCE OF ROCK CHECK DAMS SHALL INCLUDE BAILING WHEN HALF FULL.

4 ROCK CHECK DAM DETAIL

N.T.S.

APPROVED FOR CONSTRUCTION
7/2/2020

EROSION AND SEDIMENT CONTROL NOTES:

1) EROSION AND SEDIMENT CONTROL PLANS SHOWN ARE INTENDED AS A MINIMUM LEVEL OF EROSION CONTROL ONLY. ALL SEDIMENTATION FROM ON SITE DRAINAGE AND GRADING SHALL BE CONTAINED ON SITE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND STREAMS FROM CONSTRUCTION RELATED EROSION AND SILTATION DURING THE COURSE OF WORK. ANY DAMAGE RESULTING FROM SUCH EROSION AND SILTATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

2) ALL EROSION CONTROL/SEDIMENTATION CONTROL BARRIERS SHALL BE IN PLACE PRIOR TO COMMENCING EXCAVATION OR FILLING OPERATIONS.

3) COLLECTED SEDIMENT WILL BE DISPOSED OF OFF SITE AT AN EXISTING APPROVED DUMPSITE. COLLECTED SEDIMENT MAY NOT BE USED AS EMBANKMENT.

4) DEWATERING OF WORK AREAS BY PUMPING SHALL BE IMPLEMENTED WHEREVER POSSIBLE TO REDUCE THE PROJECTS WATER QUALITY IMPACTS. THE PUMP DISCHARGE NEEDS TO BE FILTERED THROUGH SEDIMENT CONTROL DEVICES SUCH AS "DIRT BAG" OR SEDIMENT CONTROL STRUCTURES BEFORE IT CAN ENTER FISH HABITAT DOWNGRADIENT. THE PUMP DISCHARGE SHOULD BE DIRECTED TO THE UPPER SEDIMENT CONTROL BARRIER TO MAXIMIZE RETENTION OF SEDIMENT.

5) CONTRACTOR SHALL KEEP CLEAN AND DISPOSE OF ALL EARTHEN MATERIAL TRACKED ON YANDUKIN DRIVE DAILY FLUSHING OF STREETS WITH WATER AND/OR SWEEPING OF THESE STREETS CLEAN OF TRACKED MATERIAL MAY BE REQUIRED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.

6) DUST CAUSED BY EXCAVATION, TRUCK HAULING, AND OTHER ASPECTS OF THE OPERATION SHALL BE CONTROLLED BY DAMPENING ROAD SURFACES AND OPERATION AREAS AND SHALL TAKE OTHER MEASURES AS NEEDED TO CONTROL DUST IMPACTS OFF-SITE.

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HONSINGER POND SUBDIVISION PHASE 1

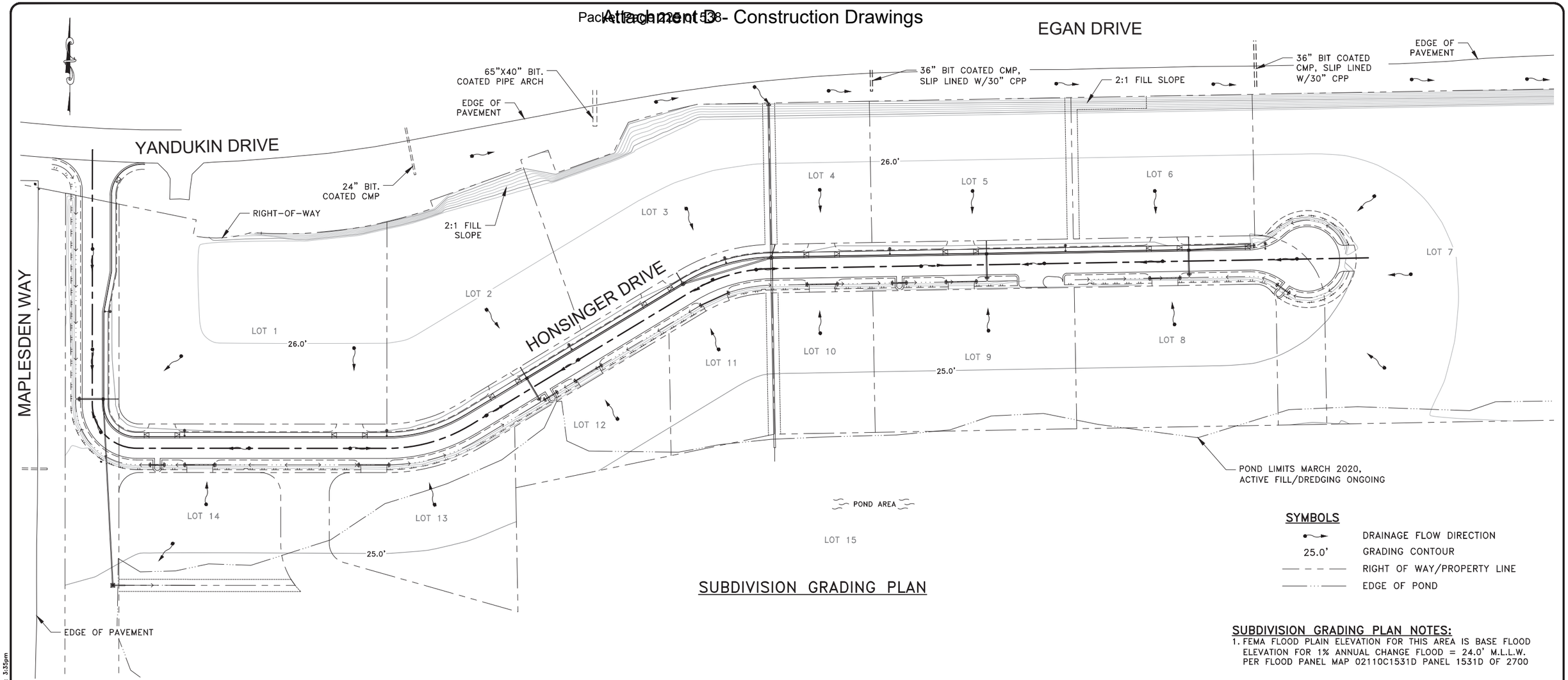
CITY & BOROUGH OF JUNEAU, ALASKA

EROSION AND SEDIMENT CONTROL DETAILS

GRAPHIC SCALE
0' 30' 60' 120' 240'

DATE: June 24, 2020
PDC No. 19084JN

SHEET C501



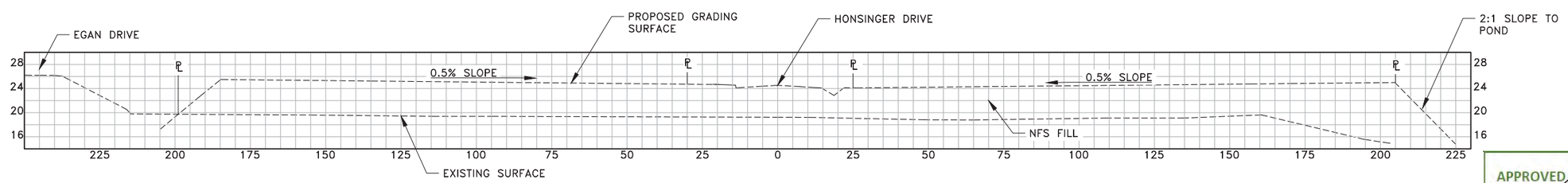
SUBDIVISION GRADING PLAN

SYMBOLS

- DRAINAGE FLOW DIRECTION
- 25.0' GRADING CONTOUR
- RIGHT OF WAY/PROPERTY LINE
- EDGE OF POND

SUBDIVISION GRADING PLAN NOTES:

1. FEMA FLOOD PLAIN ELEVATION FOR THIS AREA IS BASE FLOOD ELEVATION FOR 1% ANNUAL CHANGE FLOOD = 24.0' M.L.L.W. PER FLOOD PANEL MAP 02110C1531D PANEL 1531D OF 2700



SITE SECTION

APPROVED FOR CONSTRUCTION
7/2/2020

DESIGN	ECR
DRAWN	ECR
CHECK	JMP
APPROVED	JMP

No.	DATE	REVISION

BICKNELL INC. QUALITY CONSTRUCTION

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
9109 Mendenhall Mall Road Suite 4
Juneau, Alaska 99801
907.780.6060 | AECC605

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

SUBDIVISION GRADING PLAN

60' 0 30' 60' 120'
SCALE: 1"=60'

DATE: June 24, 2020
PDC No. 19084JN

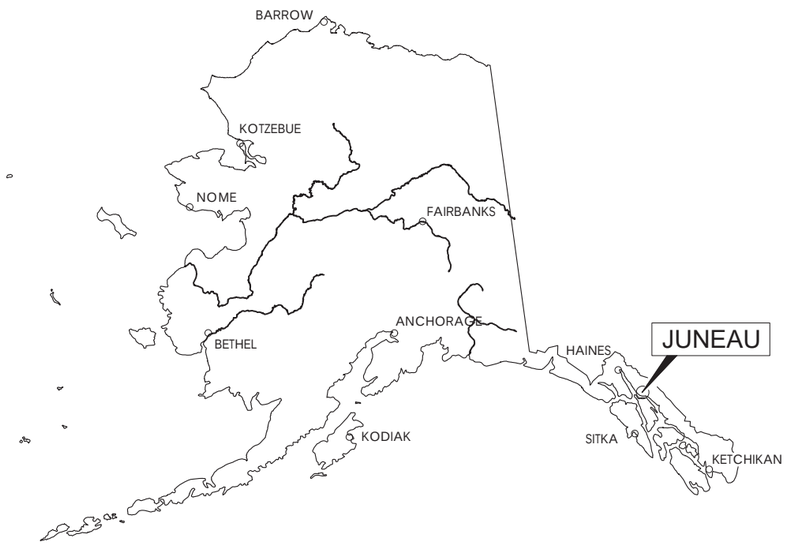
SHEET C502

C:\Users\ethanroemeling\AppData\Local\Temp\AcPublish_15236\19084JN_wk.dwg PLOT: June 24, 2020 at: 3:35pm

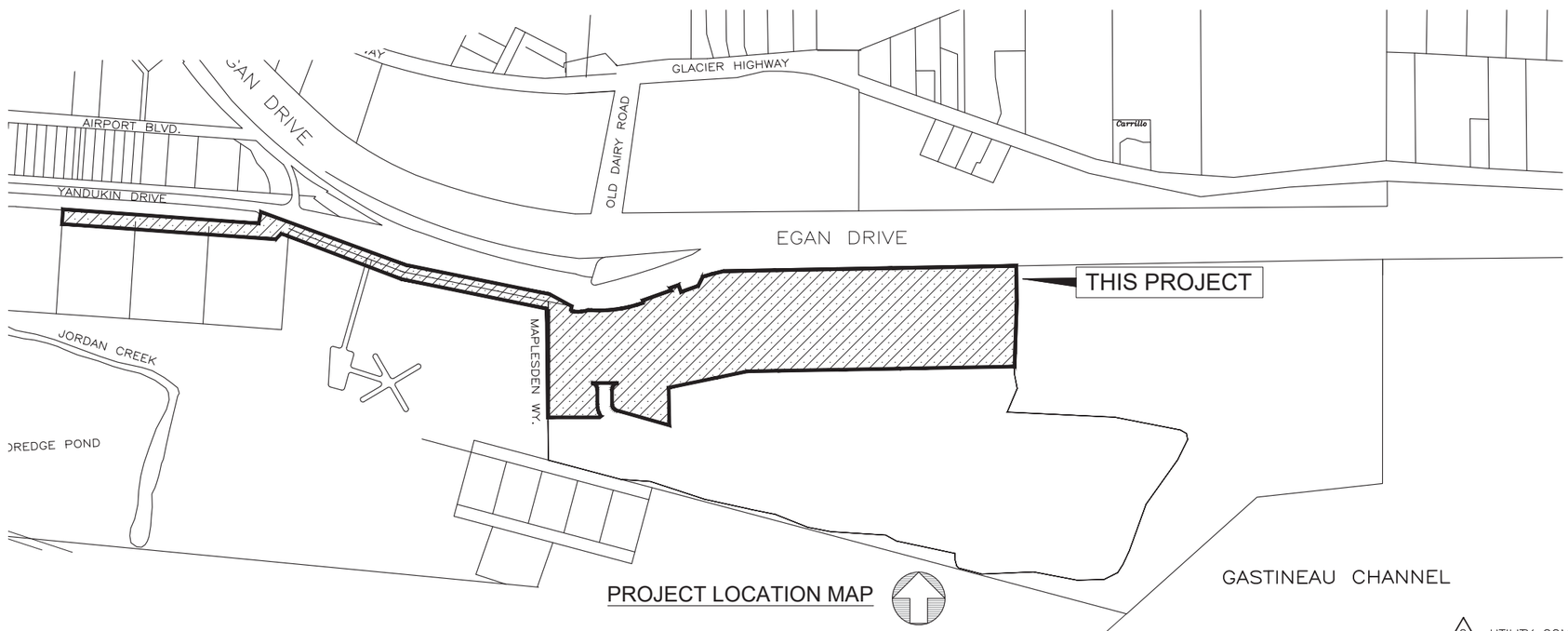
HONSINGER POND SUBDIVISION

PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA



ELECTRICAL DRAWING INDEX	
E001	COVER SHEET
E002	LEGEND, ABBREVIATIONS, AND LIGHT POLE SUMMARY TABLE
E201	ELECTRICAL PLAN – YANDUKIN DRIVE WEST
E202	ELECTRICAL PLAN – YANDUKIN DRIVE EAST
E203	ELECTRICAL PLAN – HONSINGER DRIVE STA "H"10+00 TO STA "H"12+16
E204	ELECTRICAL PLAN – HONSINGER DRIVE STA "H"12+16 TO STA "H"18+42
E205	ELECTRICAL PLAN – HONSINGER DRIVE STA "H"18+42 TO STA "H"23+80
E206	ELECTRICAL PLAN – HONSINGER DRIVE STA "H"23+80 TO STA "H"29+80
E301	SINGLE LINE DIAGRAMS
E302	SINGLE LINE DIAGRAMS
E401	DETAILS



PROJECT LOCATION MAP

APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6–29–20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

EGENYI ENGINEERING, LLC
217 2nd ST, STE 208, JUNEAU, AK 99801
PH: (907) 586-5900 / FAX: (907) 586-5901

BICKNELL INC. 789-5727

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begnoni CE 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

COVER SHEET

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E001

LEGEND

SYMBOL	DESCRIPTION
LUMINAIRE TYPE — POLE NUMBER — A11	POLE MOUNTED LUMINAIRE
	SPECIAL PURPOSE RECEPTACLE
	MOTOR CONNECTION
J	JUNCTION BOX
H	HANDHOLE
20/1	CIRCUIT BREAKER
M	UTILITY METER
	CONNECTION TO GROUND
	TRANSFORMER

ABBREVIATIONS

A	AMPERES
AC	ALTERNATING CURRENT
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HP	HORSEPOWER
HZ	HERTZ
KW	KILOWATTS
KVA	KILOVOLT–AMPERES
N	NEUTRAL (GROUNDED CONDUCTOR)
NEC	NATIONAL ELECTRICAL CODE
NID	NETWORK INTERFACE DEVICE
PH	PHASE
TYP	TYPICAL
UL	UNDERWRITERS LAB
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLT–AMPERES
W	WATT
WP	WEATHERPROOF
XFMR	TRANSFORMER

REFERENCE SYMBOLS

SYMBOL	DESCRIPTION
1 / E201	DETAIL REFERENCE
(E)	EXISTING
(F)	FUTURE
(RL)	RELOCATE

GENERAL NOTES:

1. REFER TO THE CIVIL DRAWING C002 FOR GENERAL CIVIL CONSTRUCTION NOTES. REFER TO CIVIL PLAN DRAWINGS C200 THROUGH C206 FOR FOR DETAILED INFORMATION REGARDING EXISTING UTILITIES AND FINISHED SURFACES.
2. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CBJ ENGINEERING STANDARDS. STANDARDS ARE AVAILABLE ON THE CBJ ENGINEERING DEPARTMENT WEBSITE. REFERENCE STANDARD 118 FOR STREET LIGHTING, AND STANDARDS 220–1 THROUGH 220–10 FOR THE SEWER LIFT STATION.
3. THE PRIMARY POWER, TELEPHONE, AND TELEVISION UTILITIES ARE SHOWN FOR COORDINATION, ONLY. COORDINATE EXACT REQUIREMENTS WITH THE SERVING UTILITY COMPANIES.
4. TYPE A LIGHT POLE: VALMONT DS32 R800A286 8S GV, OR APPROVED EQUAL.
5. TYPE A LIGHT FIXTURE: CREE LIGHTING RSWL A HT 2ME 14L 40K7 UH GY N Q1 SS, OR APPROVED EQUAL.
6. SPLICE LIGHTING CIRCUITS INSIDE THE POLE BASE, ONLY. UTILIZE SEC DOUBLE–FUSED CONNECTOR KIT MODEL 1791–DF, OR SIMILAR.
7. THE LIGHTING SYSTEM SERVICE EQUIPMENT SHALL BE SIMILAR TO CBJ STANDARD SPECIFICATIONS FOR THE SEWER LIFT STATION.

LIGHT POLE SUMMARY TABLE

POLE	STATION	OFFSET	ELEVATION (TOP OF FOUNDATION)
A1	12+00.0	22.00 Lt	25.00
A2	14+59.6	22.00 Lt	24.67
A3	17+09.6	22.00 Lt	24.91
A4	19+73.9	22.00 Lt	23.92
A5	21+89.2	22.00 Lt	25.31
A6	23+88.4	22.00 Lt	24.63
A7	26+05.6	22.00 Lt	24.40
A8	28+52.6	22.00 Lt	25.53
*NOTE STATION AND OFFSET GIVEN TO CENTER OF LIGHT POLE			

APPROVED FOR CONSTRUCTION
7/2/2020

1 REVISED LIGHT POLE SUMMARY TABLE 5–12–20
2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6–29–20

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907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begeny LE 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

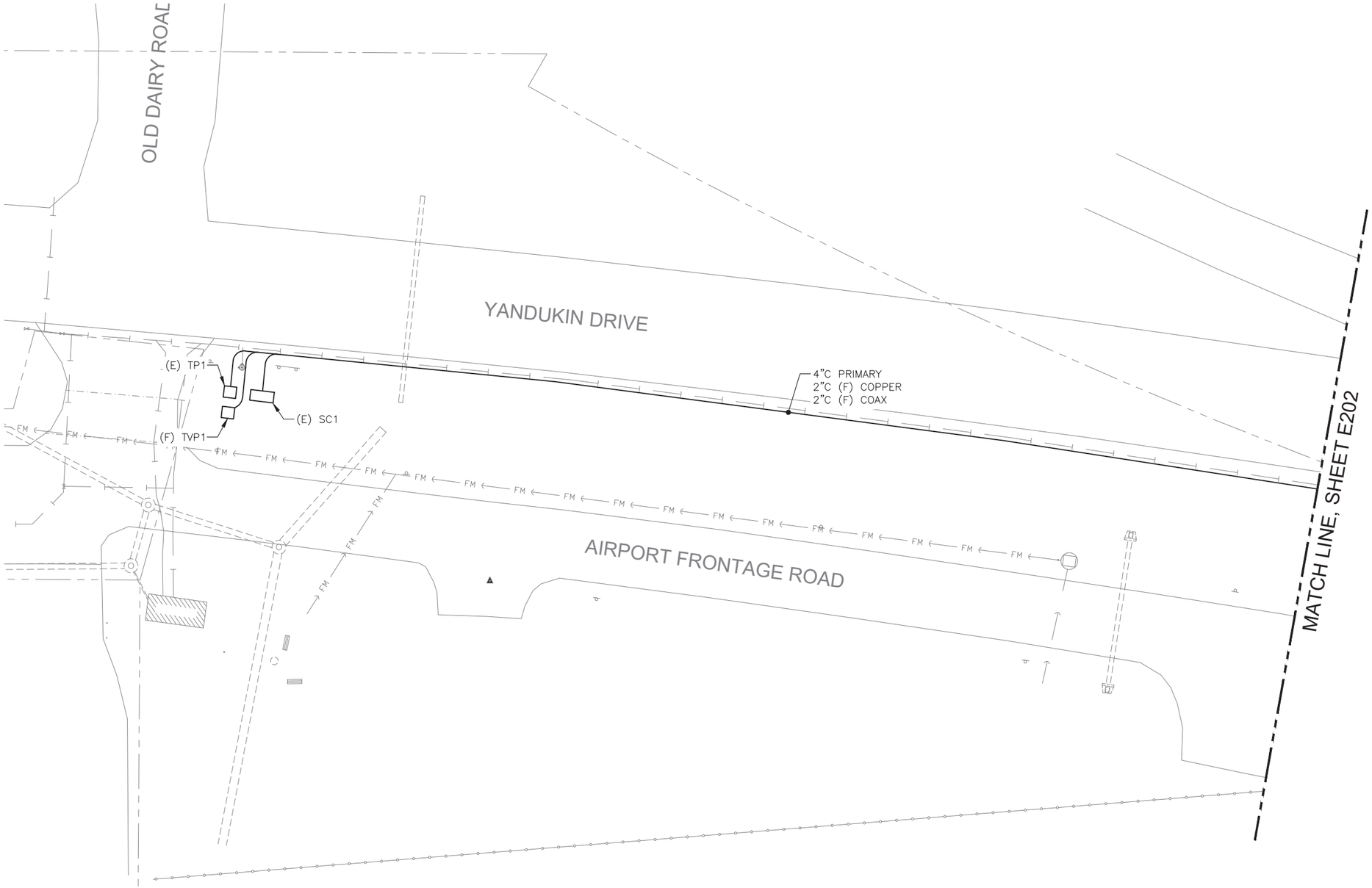
HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

LEGEND, ABBREVIATIONS, AND
LIGHT POLE SUMMARY TABLE

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E002



1 PARTIAL SITE PLAN
SCALE: 1" = 20'

APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

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STATE OF ALASKA 49th Barry J. Begenyi AK 7045 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND SUBDIVISION PHASE 1

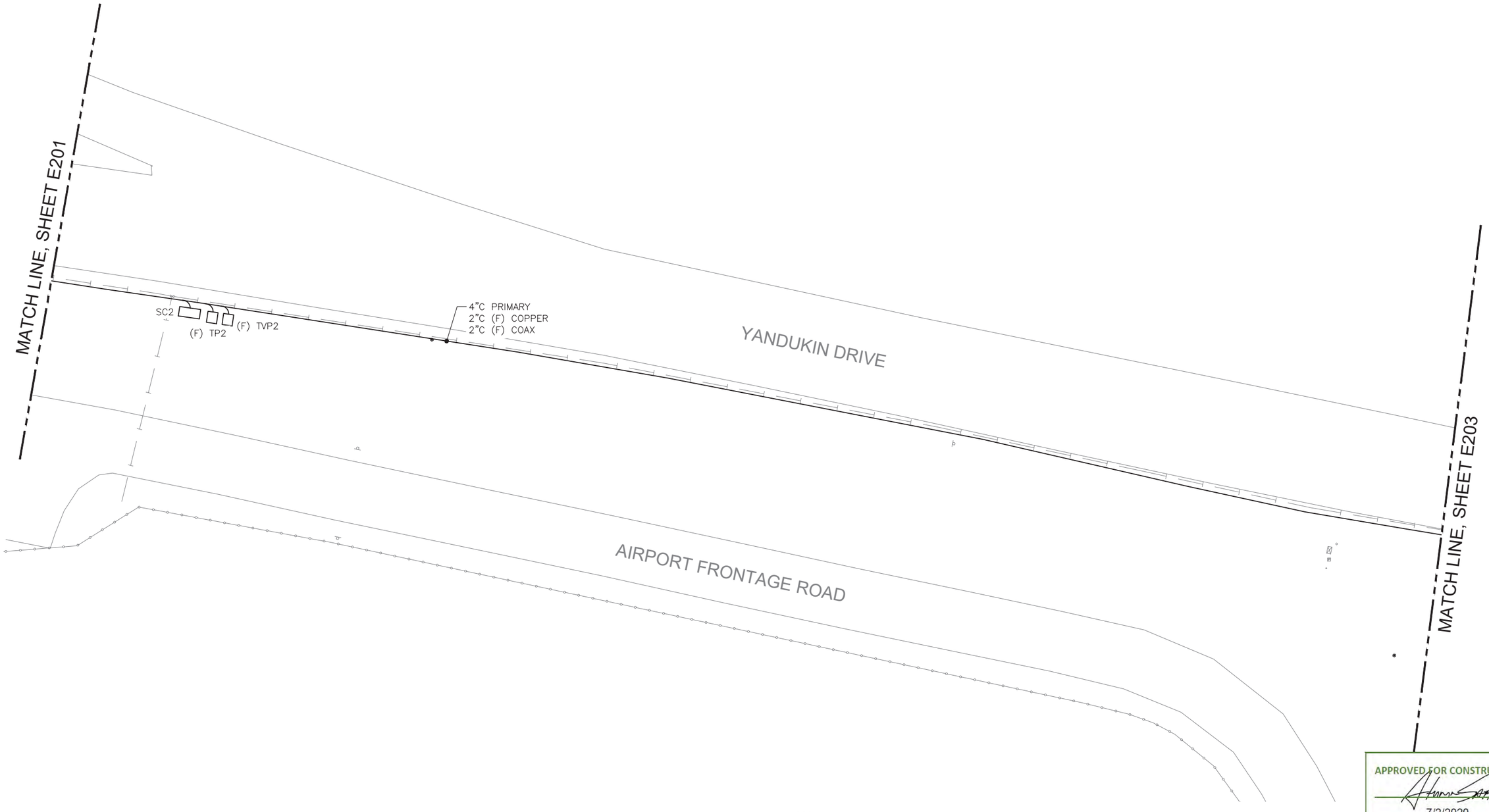
CITY & BOROUGH OF JUNEAU, ALASKA

ELECTRICAL PLAN - YANDUKIN DRIVE WEST

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E201



APPROVED FOR CONSTRUCTION
7/2/2020

1 PARTIAL SITE PLAN
SCALE: 1" = 20'

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

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PH: (907) 586-5900 / FAX: (907) 586-5901

BICKNELL INC. 789-5721

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begenyi AE 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND SUBDIVISION PHASE 1

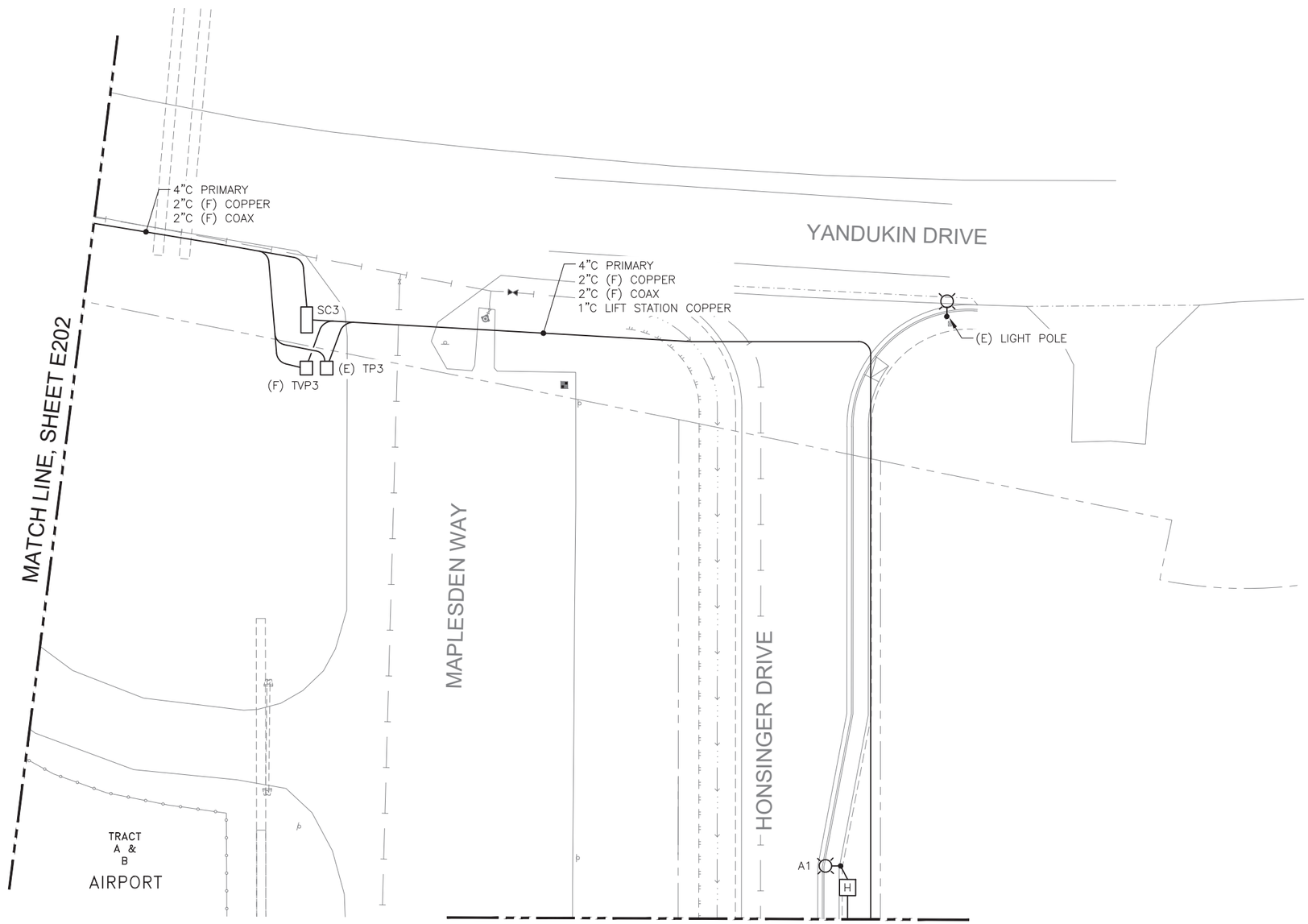
CITY & BOROUGH OF JUNEAU, ALASKA

ELECTRICAL PLAN - YANDUKIN DRIVE EAST

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E202



1 PARTIAL SITE PLAN
SCALE: 1" = 20'

APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

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BICKNELL INC. 789-5727

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907.780.6060 | AECC605

STATE OF ALASKA 49th
Barry J. Begeny
EE 10453
REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND
SUBDIVISION PHASE 1

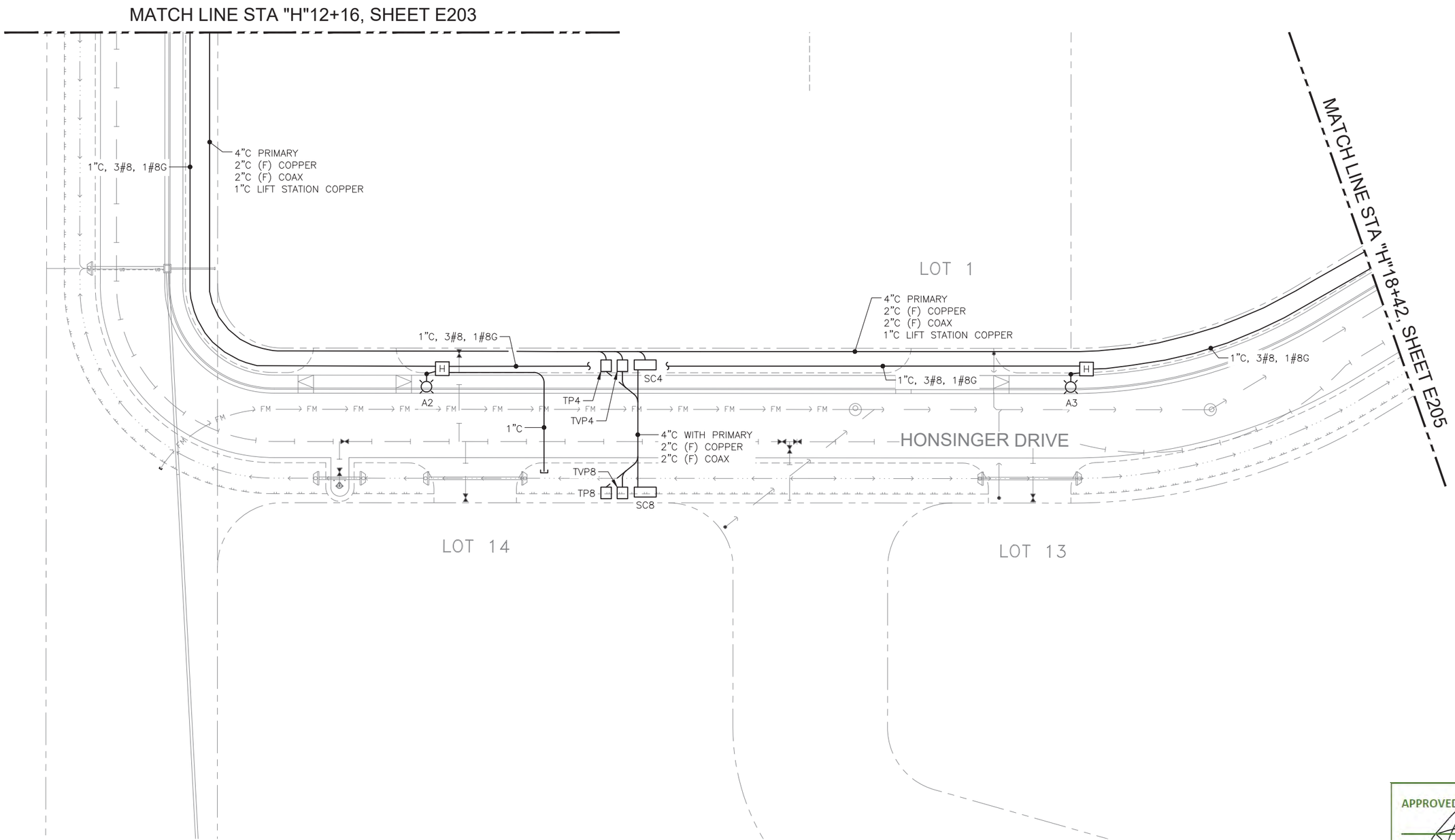
CITY & BOROUGH OF JUNEAU, ALASKA

ELECTRICAL PLAN - HONSINGER DRIVE
STA"H"10+00 to STA "H"12+16

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E203



APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

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PH: (907) 586-5900 / FAX: (907) 586-5901

BICKNELL INC. 789-5727

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907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begeny PE 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND
SUBDIVISION PHASE 1

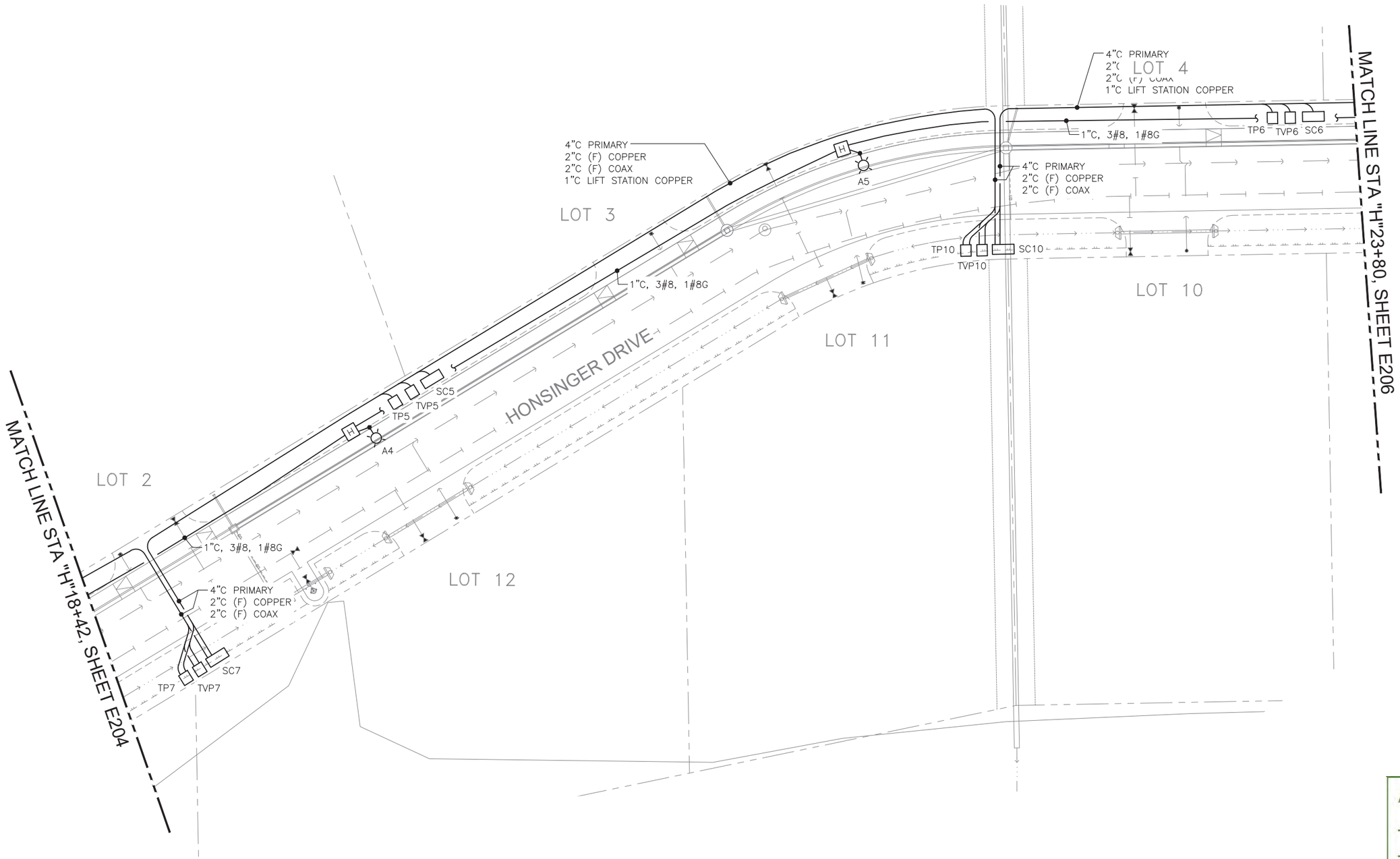
CITY & BOROUGH OF JUNEAU, ALASKA

ELECTRICAL PLAN - HONSINGER DRIVE
STA "H"12+16 to STA "H"18+42

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E204



APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

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217 2nd ST, STE 208, JUNEAU, AK 99801
PH: (907) 586-5900 / FAX: (907) 586-5901

BICKNELL, INC. 789-5727

PDC ENGINEERS
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6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begeny LE 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND
SUBDIVISION PHASE 1

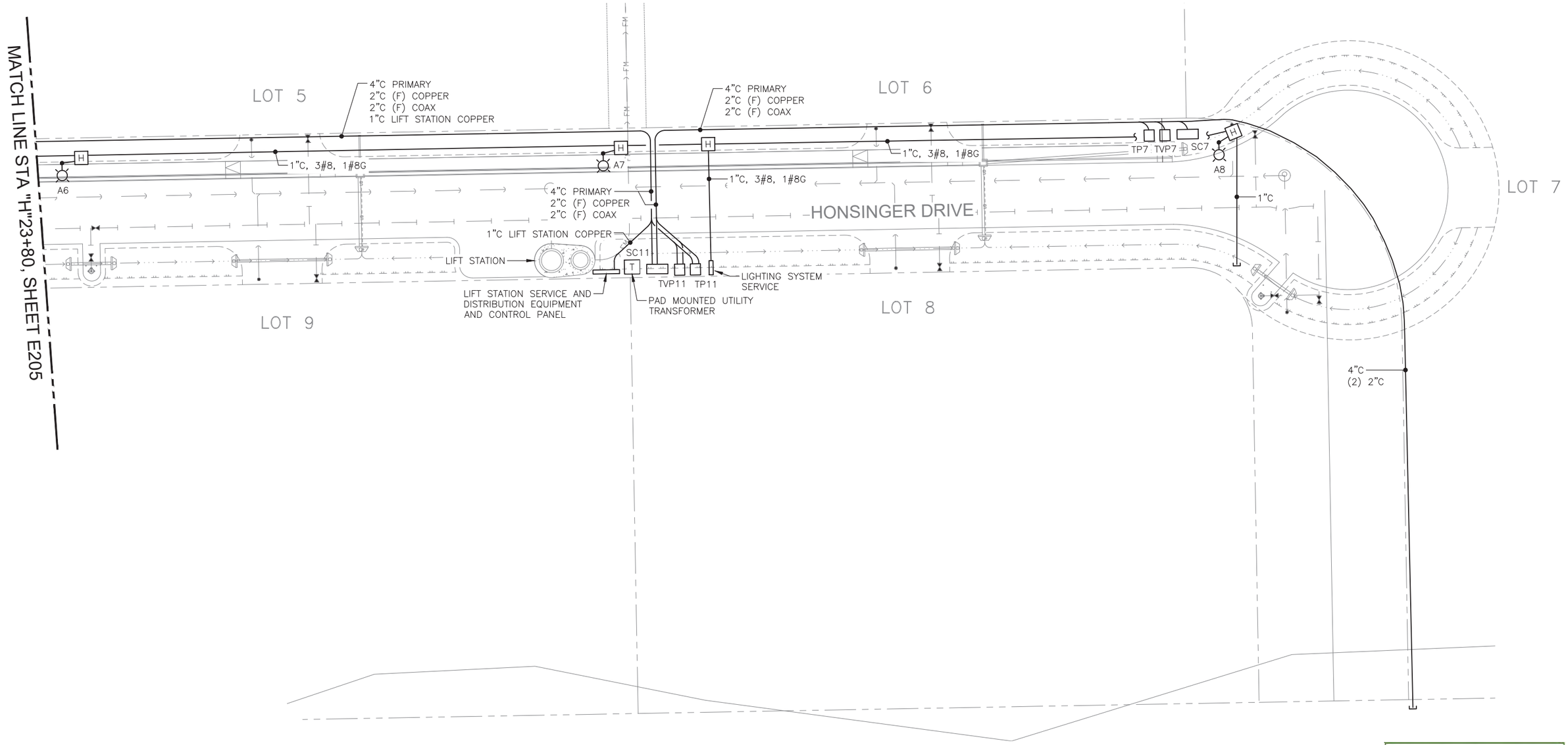
CITY & BOROUGH OF JUNEAU, ALASKA

ELECTRICAL PLAN - HONSINGER DRIVE
STA "H"18+42 to STA "H"23+80

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E205



APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

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PH: (907) 586-5900 / FAX: (907) 586-5901

BICKNELL INC. 789-5727

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begenyi AK 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND
SUBDIVISION PHASE 1

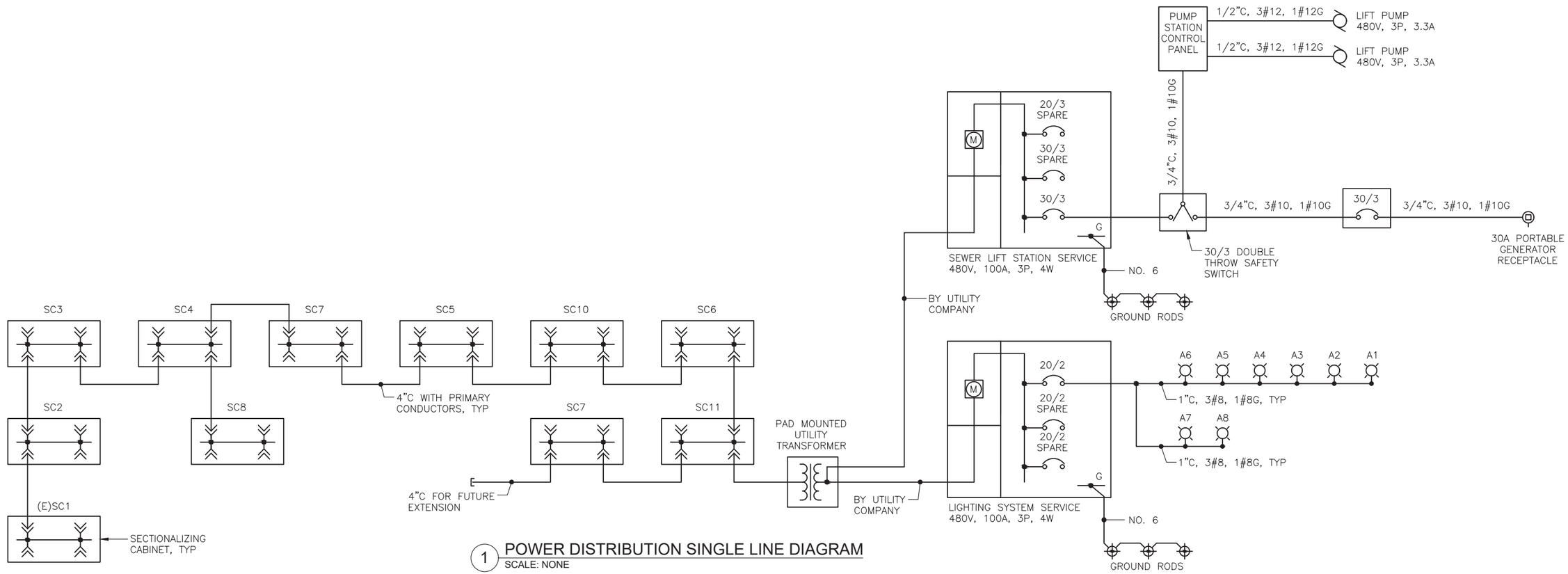
CITY & BOROUGH OF JUNEAU, ALASKA

ELECTRICAL PLAN - HONSINGER DRIVE
STA "H"23+80 to STA "H"29+80

GRAPHIC SCALE
0' 10' 20' 40' 80'

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E206



1 POWER DISTRIBUTION SINGLE LINE DIAGRAM
SCALE: NONE

APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

BEGENYI ENGINEERING, LLC
217 2nd ST, STE 208, JUNEAU, AK 99801
PH: (907) 586-5900 / FAX: (907) 586-5901

BICKNELL INC. 789-5721

PDC ENGINEERS
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6205 Glacier Highway, Juneau, Alaska 99801
907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begenyi CE 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

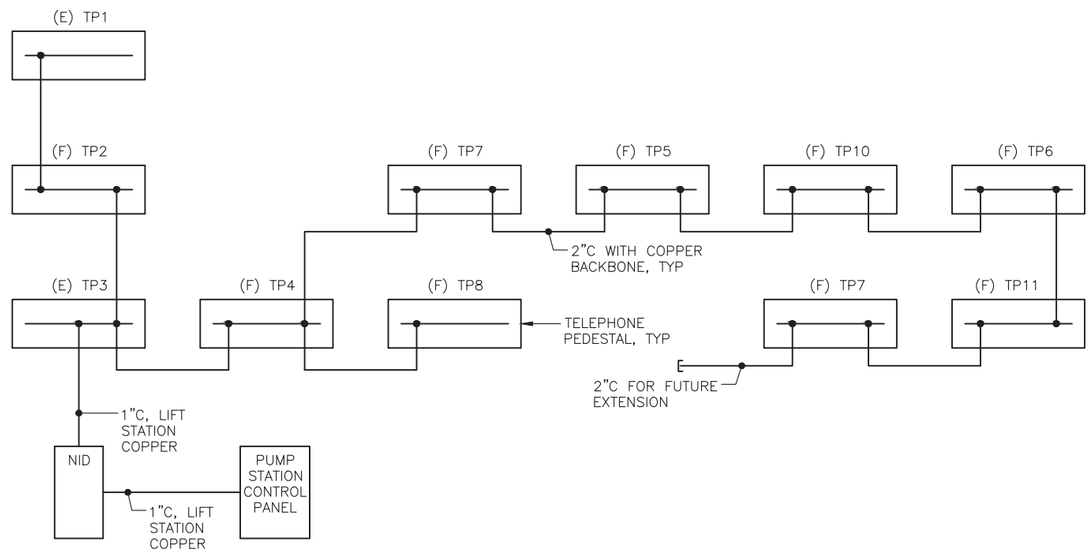
HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

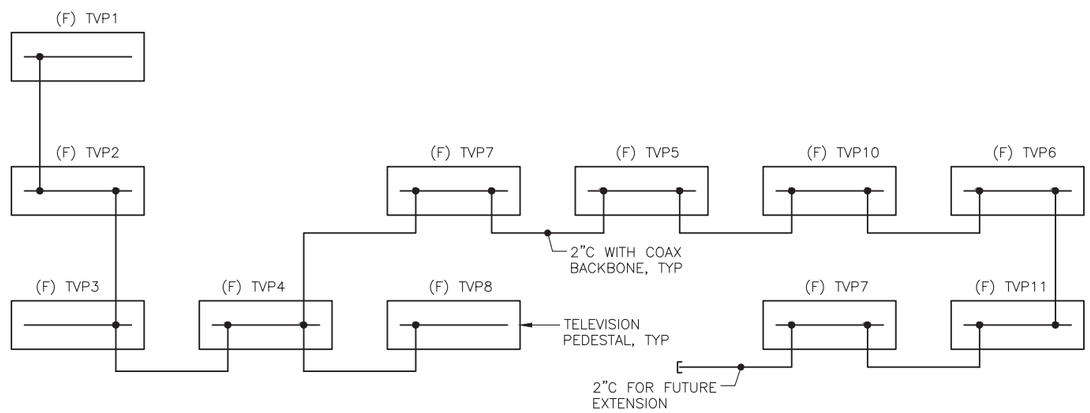
SINGLE LINE DIAGRAMS

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E301



1 TELEPHONE SINGLE LINE DIAGRAM
SCALE: NONE



2 TELEVISON SINGLE LINE DIAGRAM
SCALE: NONE

APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
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STATE OF ALASKA 49th Barry J. Begnoni CE-10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND
SUBDIVISION PHASE 1

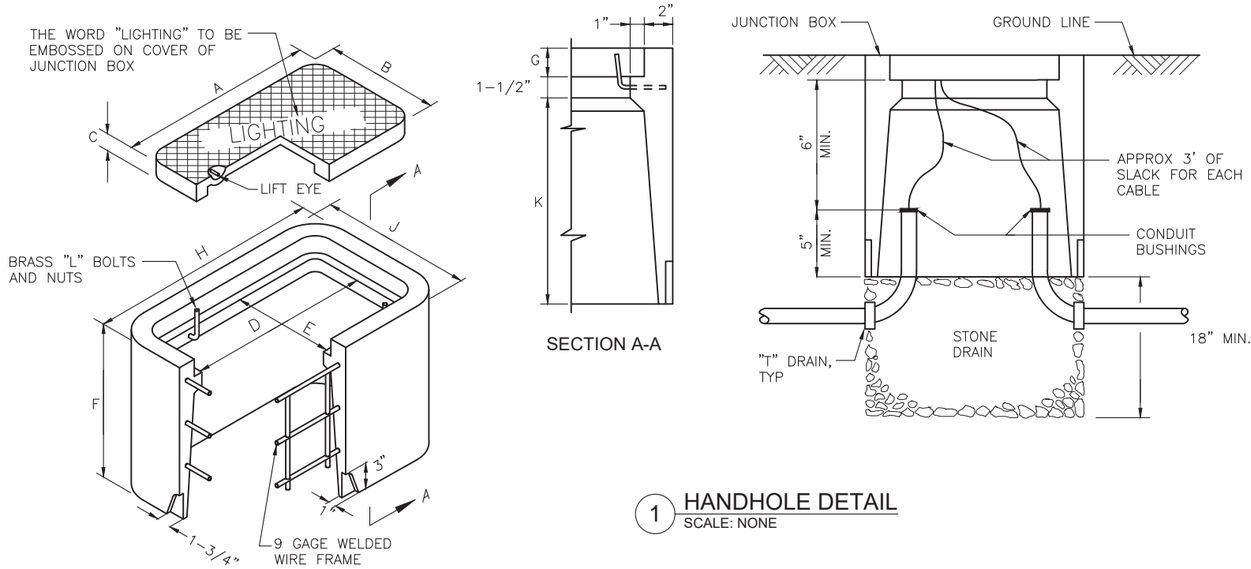
CITY & BOROUGH OF JUNEAU, ALASKA

SINGLE LINE DIAGRAMS

DATE: MARCH 23, 2020
PDC No. 19084JN

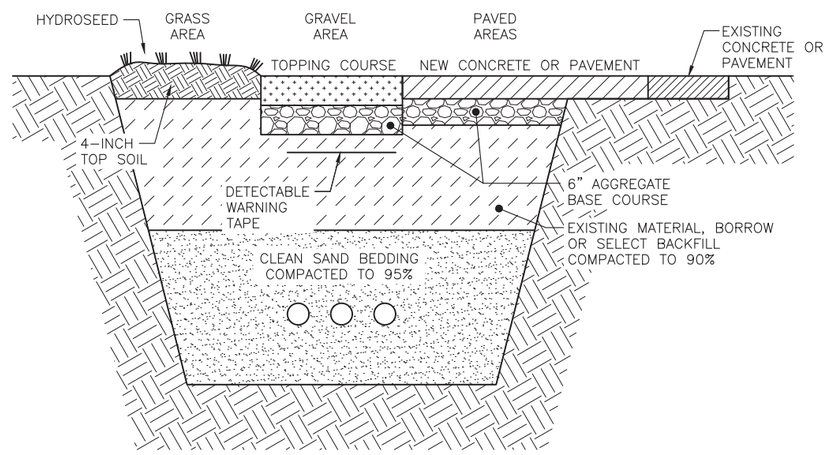
SHEET E302

Attachment B- Construction Drawings



	DIMENSIONS (IN.)	
	TYPE I	TYPE I-A
A	15	22-3/4
B	10	13-1/4
C	1-3/4	2
D	13-1/2	21-1/4
E	8-1/2	11-3/4
F	12	18
G	1-3/4	2
H	19-1/2	27-1/4
J	14-1/2	17-3/4
K	8-3/4	14-1/2

1 HANDHOLE DETAIL
SCALE: NONE



NOTE:
PAVEMENT THICKNESS SHALL BE 3" OR MATCH EXISTING, WHICHEVER IS GREATER. CONCRETE THICKNESS SHALL BE 4" OR MATCH EXISTING, WHICHEVER IS GREATER.

2 TYPICAL TRENCH SECTION
SCALE: NONE

APPROVED FOR CONSTRUCTION
7/2/2020

2 UTILITY COMPANY REVISIONS, DRAWINGS REISSUED 6-29-20

DESIGN BJB
DRAWN BJB
CHECK BJB
APPROVED BJB

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PH: (907) 586-5900 / FAX: (907) 586-5901

BICKNELL INC. 789-5721

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907.780.6060 | AECC605

STATE OF ALASKA 49th Barry J. Begenyi PE 10453 REGISTERED PROFESSIONAL ENGINEER
MARCH 23, 2020

HONSINGER POND
SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

DETAILS

DATE: MARCH 23, 2020
PDC No. 19084JN

SHEET E401

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Bicknell Inc
Current Owner

USS 1568 TR B1
Legal Description

5B1401020071
Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2020.

Cheryl A. Crawford
Cheryl A. Crawford

June 15, 2020
Date

This Certification of Payment of Taxes is valid through December 31, 2020

Bicknell Incorporated

Honsinger Subdivision - Phase I Construction Improvements

May 14, 2020

Construction Cost Estimate

Item No.	Pay Item Description	Pay Unit	Approximate Quantity	Unit Price Dollars	Unit Price Cents	Amount Dollars	Amount Cents
1505.1	Mobilization	Lump Sum	All Req'd	$120,000	00	$ 120,000	00
1570.1	Erosion and Sediment Control	Lump Sum	All Req'd	$ 10,000	00	$ 10,000	00
2201.1	Clearing and Grubbing	Lump Sum	All Req'd	$ 5,000	00	$ 5,000	00
2202.1	Excavation	CY	4,053	$ 5	00	$ 20,265	00
2202.2	Sideslopes and Ditch Grading	Lump Sum	All Req'd	$ 5,000	00	$ 5,000	00
2202.4	Shot Rock Borrow	CY	3,100	$ 35	00	$ 108,500	00
2204.1	2-Inch Minus Shot Rock with Base Course	CY	1,387	$ 55	00	$ 76,285	00
2204.2	Base Course, Grading D-1 for Driveways	Ton	110	$ 45	00	$ 4,950	00
2401.1	Sanitary Sewer Pipe, 8-Inch PVC	LF	1,319	$ 65	00	$ 85,735	00
2401.2	Sanitary Sewer Service, 6-Inch PVC	Each	14	$ 1,500	00	$ 21,000	00
2401.3	Connect to Existing Sanitary Sewer Manhole	Each	1	$ 2,500	00	$ 2,500	00
2401.4	2-Inch HDPE, SDR 17, Force Main Sewer Service	LF	278	$ 40	00	$ 11,120	00
2401.5	4-Inch HDPE, SDR 17, Force Main Sewer	LF	1,138	$ 60	00	$ 68,280	00
2401.6	Egan Drive Force Main Sewer Utility Boring	LF	210	$ 300	00	$ 63,000	00
2402.1	Sanitary Sewer Manhole, Type I	Each	6	$ 5,500	00	$ 33,000	00
2403.1	Sanitary Sewer Lift Station	Lump Sum	All Req'd	$300,000	00	$ 300,000	00
2501.1	4 & 6-Inch Pipe Culvert	LF	97	$ 28	00	$ 2,716	00
2500.2	12-Inch Pipe Culvert	LF	609	$ 40	00	$ 24,360	00
2501.3	12-Inch (HP) Pipe Culvert	LF	173	$ 60	00	$ 10,380	00
2500.4	18-Inch Pipe Culvert	LF	856	$ 50	00	$ 42,800	00
2501.5	18-Inch (HP) Pipe Culvert	LF	31	$ 70	00	$ 2,170	00
2500.6	24-Inch Pipe Culvert	LF	386	$ 65	00	$ 25,090	00
2501.7	24-Inch (HP) Pipe Culvert	LF	40	$ 75	00	$ 3,000	00
2501.8	6-Inch Underdrain	LF	155	$ 45	00	$ 6,975	00
2502.1	Storm Drain Manhole, Type I w/Oil Water Separator	Each	2	$ 6,000	00	$ 12,000	00
2502.2	Catch Basin, Type III w/Oil Water Separator	Each	1	$ 2,500	00	$ 2,500	00
2502.3	Catch Basin, Type IV	Each	4	$ 2,200	00	$ 8,800	00
2601.1	10-Inch HDPE Water Pipe	LF	1,996	$ 75	00	$ 149,700	00
2601.2	Connect to Existing 10-Inch DI Water Pipe	Each	1	$ 2,500	00	$ 2,500	00
2601.3	2-Inch Water Blow-Off	Each	1	$ 3,000	00	$ 3,000	00
2601.4	Corrosion Protection	Each	5	$ 1,000	00	$ 5,000	00
2602.1	10-Inch Gate Valve	Each	8	$ 2,800	00	$ 22,400	00
2603.2	Fire Hydrant Assembly with Access Pad	Each	4	$ 6,500	00	$ 26,000	00
2605.1	8-Inch HDPE Water Services w/Valve	Each	14	$ 5,000	00	$ 70,000	00
2607.1	Pipe Insulation	Board	100	$ 35	00	$ 3,500	00
2702.1	Construction Surveying	Lump Sum	All Req'd	$ 60,000	00	$ 60,000	00
2707.1	Remove and Reset Chain Link Fence	LF	20	$ 60	00	$ 1,200	00

Bicknell Incorporated

Honsinger Subdivision - Phase I Construction Improvements

May 14, 2020

Construction Cost Estimate

Item No.	Pay Item Description	Pay Unit	Approximate Quantity	Unit Price Dollars	Unit Price Cents	Amount Dollars	Amount Cents
2709.1	Topsoil	CY	270	$ 90	00	$ 24,300	00
2709.2	Topsoil Finish Grading	MH	75	$ 100	00	$ 7,500	00
2710.1	Seeding, Hydraulic Method, Type III	SU	3	$ 1,500	00	$ 4,500	00
2718.1	Sign Assembly	Each	3	$ 400	00	$ 1,200	00
2801.1	A.C. Pavement, Type II-A, Class B	Ton	1,152	$ 195	00	$ 224,640	00
2801.2	A.C. Pavement for Sidewalk and Hydrant Pads	Ton	176	$ 240	00	$ 42,240	00
2806.1	Remove Existing Asphalt Surfacing	SY	27	$ 10	00	$ 270	00
3302.1	Concrete Headwall	Each	22	$ 800	00	$ 17,600	00
3302.1	Concrete Headwall with Trash Rack	Each	6	$ 1,500	00	$ 9,000	00
3302.3	Concrete Area Drains	Each	1	$ 800	00	$ 800	00
3303.1	Concrete Curb and Gutter, Type I	LF	1,818	$ 38	00	$ 69,084	00
16000.1	Street Lighting System Complete and Utility Coordination	Lump Sum	All Req'd	$ 130,000	00	$ 130,000	00
16000.2	Lift Station Electrical Complete	Lump Sum	All Req'd	$ 15,000	00	$ 15,000	00

Preliminary Construction Cost Estimate Subtotal	**$ 1,964,860**	**00**
Design, Survey, Subdivision Platting and Permitting	**$ 100,000**	**00**
Inspection/Construction Administration	**$ 175,000**	**00**
5% Construction Contingency	**$ 98,243**	**00**
2% Bonding	**$ 39,297**	**00**
Preliminary Construction Cost Estimate Total	**$ 2,377,400**	**00**

Right of Way Permit

Permit issued by:		Permit ROW 20200022
City and Borough of Juneau Department of Engineering 155 S. Seward Street Juneau, AK 99801	CITY AND BOROUGH OF JUNEAU ALASKA'S CAPITAL CITY	Office: 230 S. Franklin St. 4th Floor Phone: 586-0499 Fax: 586-4529 Inspection Request Line: 586-1703 Website: www.juneau.org/permits

Project Description Connection to the existing 10"DIP water main with a 10"HDPE water main within the ADOT Yandukin Drive right-of-way for Honsinger Pond Subdivision improvements.

Location of Project USS 1568 Tr B1, Honsinger Dr Parcel No. 5B1401020070

Applicant's Name Bicknell, Inc. Phone 789-5727

Mailing Address / City / Zip PO Box 33517, Juneau, AK 99803

On-Site Representative _____ Office Phone _____ Cell _____

STREET AND SIDEWALK USE PERMIT (Ord. 62.10)

Street Closed: ☐Yes ☐ No *Sidewalk Blocked:* ☐Yes ☐ No *(if either is "Yes", attach a detour diagram and plot plan)*

Parking Lane Closed: ☐Yes ☐ No *If yes, number of spaces eliminated* _____

Types of Vehicles/Equipment parking: _____

Dates Needed: From _____ To _____ *Times of Day:* From _____ To _____

PUBLIC FACILITY TRANSMISSION & EXCAVATION PERMIT (Ord. 62.05 AND 62.40)

Estimated Cost of Work in the Public Right-of-Way: $ 1,964,860

Type of Street Surface to be Cut: Asphalt ☒ Concrete ☐ Gravel ☒ Dirt ☒

Scope of Work: Sanitary Sewer ☒ Water Line ☒ Grading ☒ Asphalt Roads ☒ Storm Drain ☒

Other Street lighting

Project Time Frame: From _____ To _____

DRIVEWAY CONSTRUCTION PERMIT (Ord. 62.36)

Work: New Driveway ☐ Driveway Repair ☐ Driveway Extension ☐

Material: Asphalt ☐ Concrete ☐ Gravel ☐ Headwalls ☐ Trash Rack ☐

Dimensions: Width _____ Culvert Size _____

The undersigned owner/applicant agrees to defend, indemnify, and hold harmless the City and Borough of Juneau, including its employees, with respect to any action, claim, or lawsuit arising out of or related to the installation, maintenance, or use of the right-of-way subject to this permit. This indemnification agreement applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBJ relating to this permit. All construction shall be in accordance with City and Borough of Juneau Construction Standards and Specifications. The applicant/permittee is responsible to call 586-1333 for underground utility location prior to excavation.

This authorization may be revoked by the City upon any stoppage of work on this project over a seven (7) day duration.

Applicant Signature _____ Date 7/10/2020

THIS SECTION OFFICE USE ONLY

Received By: A. Sapp Date 5/22/2020

Special Conditions of Approval: See Attached

Conditions (see below) 1 2 3 4 5 6 7 8 9 10

Approved Adrian Sapp Date 7/10/2020

PERMIT FEE	$ 10.00	ACCT # 10110240101-4420-6
INSPECTION AMOUNT	$NA	ACCT # 10110240101-4420-6
INSPECTION DEPOSIT AMOUNT	$ 5,000.00	ACCT # 10110240101-2400 202000022 4600
REFUNDABLE BOND AMOUNT	$ 1,964,860 - For all Phase I improv.	ACCT # 10110240101-2410-0007

BOND NUMBER	BND20200010	RECEIPT NUMBER	
PERMIT EXPIRES ON		CHECK NUMBER	
BOND/DEPOSIT RETURNED ON		ISSUED BY	

CONDITIONS OF APPROVAL

1. **SECURING PARKING SPACES:** It is the responsibility of the Street Use permit holder to visibly post no parking permit signs and properly block or barricade authorized parking spaces. If a problem should arise after an area has been properly posted the CBJ Police Department should be notified at 586-0600.
2. **POSTING OF PARKING PERMITS:** A copy of the Street Use permit must be prominently displayed on the dashboard of each authorized vehicle located in the restricted parking zone or posted clearly identifying the permitted parking zone.
3. **SNOW REMOVAL OPERATIONS:** Street Use permit holders may be required to temporarily move vehicles from their designated parking spaces for snow removal operations. The Street Use permit holders will be contacted by the CBJ should this become necessary.
4. **SIDEWALK BARRICADING:** When projects involve the use of equipment or work on or over a sidewalk, a 6' high fence or "Hurricane" type, or other approved fencing method must be installed in such a manner so as to restrict pedestrian traffic from the work area. Sidewalk closed signs must be posted and must include detour route for pedestrians.
5. **TRAFFIC CONTROL PLAN:** Submit a detour and traffic control plan for approval. The Traffic Control plan shall show the location of all barricades, closure warning signs and detour signs, including work that will be within the CBJ Right-of-Way. The Traffic Control Plan shall comply with the latest revision of the MUTCD, CBJ Standard Details, and CBJ Standard Specifications.
6. **BLOCKING LANES OF TRAFFIC:** All items identified in the Traffic Control Plan must be in place prior to blocking lanes of traffic. Orange traffic cones must be placed is such a manner to shift oncoming traffic from closed lanes to open lanes. Cones must be set a minimum of 50 feet from the point where traffic is closed and be no more than 15 feet apart. If lane closure occurs on two-way streets flaggers directing traffic must be present during all times of the lane closure.
7. **FLAGGER REQUIRED:** A State of Alaska certified flagger is required during work within the designated Right of Way, outside the confines of the staging area and shall comply with the latest revision of CBJ Standard Details, and CBJ Standard Specifications.
8. **LANE CLOSURE NOTIFICATION:** All traffic lane closures require a minimum of twenty four hour advance notice to the JPD, CCFR, Capital City Transit, and general public. Notification to the public shall be by notice in the newspaper and radio in accordance with the latest revision of the CBJ Standards Details, and CBJ Standard Specifications.
9. **TRAFFIC CONTROL DEVICES:** All traffic control devices and barricades shall comply with the latest revision of the Manual of Uniform Traffic Control Devices, (MUTCD), CBJ Standard Details, and CBJ Standard Specifications.
10. **OTHER SPECIAL CONDITIONS:**

_____

_____

_____

Right of Way Permit Conditions

Permit issued by:		Permit ROW 20200022
City and Borough of Juneau Department of Engineering 155 S. Seward Street Juneau, AK 99801	CITY AND BOROUGH OF JUNEAU ALASKA'S CAPITAL CITY	Office: 230 S. Franklin St. 4th Floor Phone: 586-0499 Fax: 586-4529 Inspection Request Line: 586-1703 Website: www.juneau.org/permits

The following constitutes a list of conditions by the City Engineering Department attached to and made part of by reference to Right-of-Way Permit, ROW20200022, for work proposed by Bicknell, Inc., to be performed by Bicknell, Inc. within the Yandukin Drive right-of-way for APN 5B1401020071:

Public Transmission Facility and Excavation Permit Requirements:

1. Follow State of Alaska, D.O.T. utility permit requirements including traffic control.

2. Any work in the Right-of-Way shall comply with CBJ Ordinance 62.40 Public Transmission Facilities and CBJ Ordinance 62.05 Excavations.

3. Installation of the water main requires Alaska Department of Environmental Conservation (ADEC) approval to construct prior to commencing work. ADEC signed approval must be submitted to CBJ General Engineering.

4. All traffic lane closures require a minimum of twenty-four hour advance notice to the JPD, CCFR, Capital City Transit, and general public. Notification to the public shall be by notice in the newspaper and radio in accordance with the latest revision of the CBJ Standards Details, and CBJ Standard Specifications.

5. Orange traffic cones must be placed is such a manner to shift oncoming traffic from closed lanes to open lanes. Cones must be set a minimum of 50 feet from the point where traffic is closed no more than 15 feet apart. If lane closure occurs on two-way streets flaggers directing traffic must be present during all times of the lane closure.

6. Access to adjacent properties shall remain open at all times unless prior authorization through CBJ General Engineering is granted. If closures or delays are anticipated notification to property owners will be required 48 hour prior.

7. All work performed within the asphalt requires plywood or other approved protective device is to be placed under excavating equipment to prevent damage to the street surface. Any damage to the asphalt will be repaired in accordance with the latest revision of the CBJ Standard Details, and CBJ Standard Specifications and must be inspected during repair by the CBJ General Engineering Department.

8. Call the Utility Locate Council (586-1333) before digging

9. Contact CBJ Water Utility Department (780-6808) and the CBJ General Engineering Division (586-0499) 48 hours prior to connecting to the water main.

10. Follow CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements. Please note several of the Erratum do apply and should be followed. The Specifications can be found here: http://www.juneau.org/engineering/pdfs/20180209044835.pdf.

11. All HDPE pipe material with joints within the right-of-way must be butt heat fusion joints.

12. Installer of HDPE pipe must be certified for Polyethylene Butt Fusion in accordance with CBJ Title 49 of Federal Regulations, 192.285. Certification must cover pipe sized being installed.

13. HDPE water pipe and service pipe shall be in accordance with CBJ Standard Specifications 02601, 02605, errata nos. 15 and 16. The contractor shall provide and submit to the inspecting Engineer for review and approval an HDPE fusion plan prior to beginning pipe fusion.

14. Testing procedures shall be in accordance with CBJ Standard Specifications 02601 and errata no 16 and will include the following test to be performed in the order as listed and with a General Engineering inspector present:
    a. Hydrostatically test in two phases, phase two shall be tested to 150 psi for one-hour
    b. Open bore flush
    c. Chlorinate pipe to a dosage of 50ppm
    d. Residual chlorine of 25ppm test to be performed 24 hours after chlorination
    e. Neutralize chlorine in pipe
    f. Chlorine test taken and must be equal to those of the permanent source of supply
    g. Bacteriological sample taken

15. De-chlorinated water and water used for flushing shall be disposed of in a manner approved by General Engineering and in conformance with current requirements of Alaska Department of Fish and Game and the Alaska Department of Environmental Conservation.

16. Right-of-Way restoration shall comply with State of Alaska, D.O.T. Permit requirements and must be accepted in writing from ADOT ROW.

17. An as built of the new utility locations must be submitted. The as built must include two swing ties to each end of the services, valves, and any bends or directional changes.

18. All inspections must be approved, conditions met, and signed ADEC approval to operate the water main must be submitted prior to bond return/release.

Applicant Signature: _____ Date: 7/10/2020

ROW20200022
Permit No.

5B1401020071
A.P.N.

BND20200010
Bond No.

CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE

In order to ensure the restoration, and/or installation of improvements required by the Building Code, the City and Borough Engineering and Public Works Department, and/or the above referenced permit, the property owner or developer hereby guarantees the installation of required improvements described as:

Project Description: Connection to the existing 10"DIP water main with a 10"HDPE water main within the ADOT Yandukin Drive right-of-way for Honsinger Pond Subdivision improvements.

Follow all permit conditions, current Engineering Standard Details, Specifications, and associated erratum.

Located at: Yandukin Drive, USS 1568 Tract B1

This document is evidence that Bicknell, Inc.
(Owners or Applicants name)
Has posted the sum of $1,964,860.00 to guarantee performance of the required work as described above and as required in City and Borough of Juneau permit No. ROW20200022 and BND20200010 incorporated by reference herein. All work must be completed by 8/1/2021 unless extended in writing by agreement of the CBJ and the Developer. Should the Owner/Applicant default or fail or neglect to satisfactorily complete the required permitted restoration and/or improvements by 8/01/2021, CBJ will give written notification and allow fourteen (14) calendar days for a response before the assembly may declare the bond, escrow deposit or other guarantee forfeited to the City and Borough of Juneau. The City and Borough of Juneau may use the forfeited money to perform the completion of the permitted work to defray the expense thereof.

The owner or applicant shall notify the City and Borough Engineering and Public Works department when the restoration or improvements are completed to schedule an inspection of the site. Conditional acceptance of the whole or a part of the restoration or improvements shall be given after completion by written approval from the City and Borough engineer or the Director. The bond, escrow deposit, or other guarantee shall then be released in whole or in part turned upon such written approval of the required improvements. The bond, escrow deposit, or other guarantee is only for the work described above and is non-transferable to other properties or persons. The owner or applicant shall notify CBJ of address change prior to request of bond, escrow deposit, or other guarantee return.

Mailing Address for Bond Return/Release:		
Name/Company: Bicknell, Inc.		
Address: PO Box 33517		
City: Juneau	State: AK	Zip: 99803
Phone: 907-789-5727		

CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE

(Page 2)

Approved as to terms and conditions, and receipt is acknowledged by a copy hereof.

Dated this 10th day of July, 2020 in Juneau, Alaska.

David Blommer
(Owner/Applicant)

Dated This 10 day of July, 20 20 in Juneau, Alaska.

City and Borough of Juneau

(Name)
permit specialist - CDD
(Title and Department)

VERIFICATION GUARANTEE FUNDS

The owner/applicant, Bicknell Inc., has deposited the amount of $ 1,964,860.00, to guarantee the described restoration and/or improvements by:

_____1. Payment of a cash bond in the amount of $ _____, to the City and Borough of Juneau, Engineering Department, on _____, by cash/check no. _____, and a copy of the receipt is attached.

10 2. Posting of a corporate surety bond in the amount of $ 1,964,860, a copy of which is attached, and which has been approved as to form by the City and Borough Attorney.

_____ 3. By depositing the amount of $_____, in an account established in the name of the City and Borough of Juneau, I.T.F._____, located at:_____, account no.:_____. A copy of the escrow agreement is attached which has been approved as to form by the City and Borough Attorney.

Dated this 10 day of July, 20 20 in Juneau, Alaska.

Community Development
(CBJ Department)

(Name)
permit specialist
(Title)

Approved as to form:

Assistant City-Borough Attorney

PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY

_____
Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the **PLATTE RIVER INSURANCE COMPANY**, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

----------JIM W DOYLE; CHAD M EPPLE; JULIE M GLOVER ;STEPHEN M SCOTT; CARL M LOVSTED III ----------
----------JAMES S KUICH; THERESA A LAMB; MICHAEL A MURPHY; ANDREW D PRILL; PATTI WHITE; ----------

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----------ALL WRITTEN INSTRUMENTS IN AN AMOUNT: $20,000,000.00----------

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PLATTE RIVER INSURANCE COMPANY** at a meeting duly called and held on the 8th day of January, 2002.

"**RESOLVED**, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the **PLATTE RIVER INSURANCE COMPANY** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of January, 2020.

Attest:

Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer

Suzanne M Broadbent
Suzanne M. Broadbent
Assistant Secretary

PLATTE RIVER INSURANCE COMPANY
CORPORATE SEAL NEBRASKA

PLATTE RIVER INSURANCE COMPANY

John L. Sennott, Jr.
Chief Executive Officer and President

STATE OF WISCONSIN
COUNTY OF DANE } S.S.:

On the 1st day of January, 2020 before me personally came John L. Sennott, Jr., to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is Chief Executive Officer and President of **PLATTE RIVER INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

DAVID J. REGELE NOTARY PUBLIC STATE OF WISCONSIN

David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in **PLATTE RIVER INSURANCE COMPANY**, a Nebraska Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 26th day of June, 20 2020

PLATTE RIVER INSURANCE COMPANY
CORPORATE SEAL NEBRASKA

Andrew B. Diaz-Matos
Senior Vice President, General Counsel and Secretary

THIS DOCUMENT HAS BEEN GENERATED FOR A SPECIFIC BOND. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL 800-475-4450.

PR-ePOA-M (Rev. 01-2020)

Bond No. PR2718852

KNOW ALL BY THESE PRESENTS, That we Bicknell, Inc.

as Principal, and the

Platte River Insurance Company as Surety, are held and firmly bound

unto City and Borough of Juneau

in the just and full sum of One Million Nine Hundred Sixty-four Thousand Eight Hundred Sixty And No/100

$1,964,860.00) Dollars, for which sum, well and truly to be paid, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals, and dated this 26th day of June, 2020

THE CONDITION OF THIS OBLIGATION IS SUCH, that, whereas, the Principal has agreed to the completion of

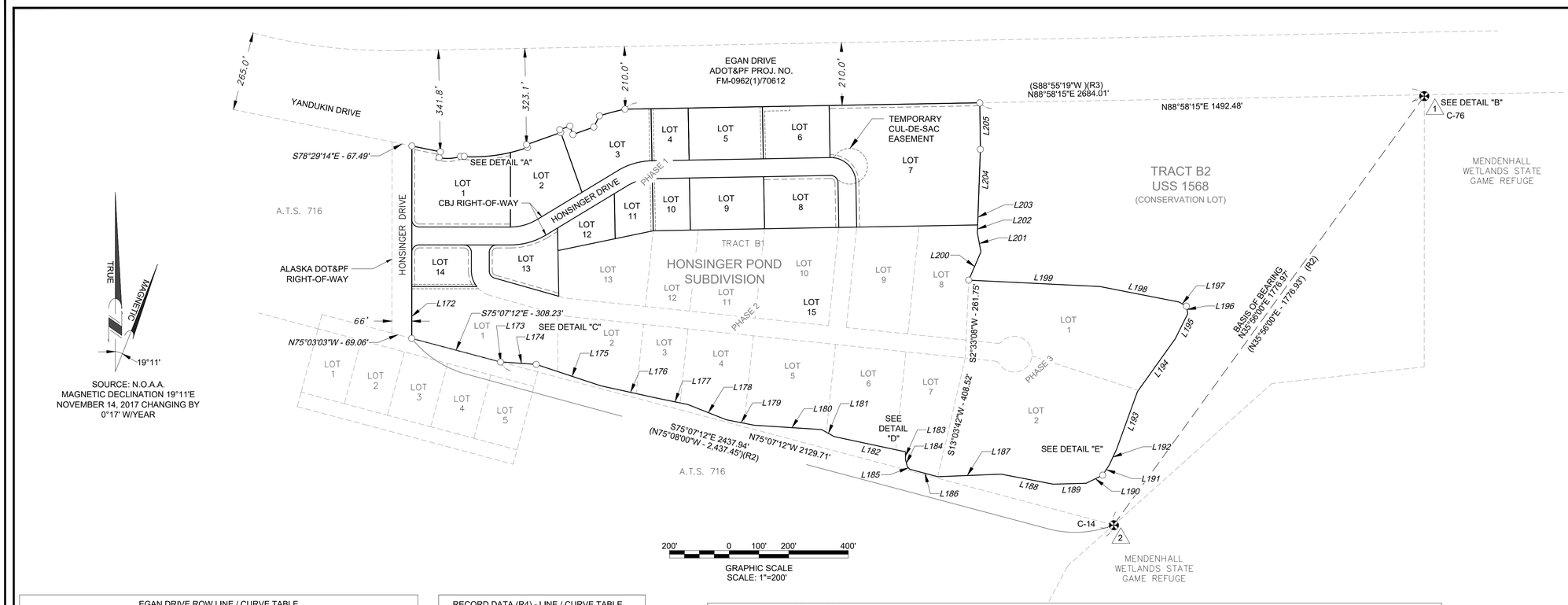
Honsinger Pond Subdivision Phase One

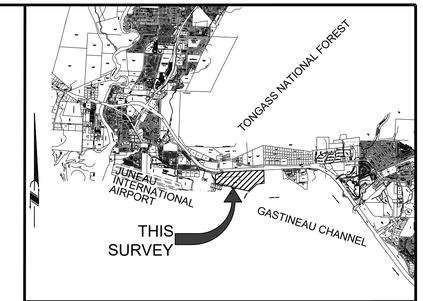
NOW, THEREFORE, If the said Principal shall well and truly construct said improvements during the term thereof or any extension of said term that may be granted by Obligee with or without notice to the surety, then this obligation to be void; otherwise, to remain in full force and effect.

Bicknell, Inc.
(Principal)

Platte River Insurance Company
(Surety)

Theresa A. Lamb
Theresa A. Lamb Attorney-In-Fact





VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"= 1 MILE

LEGEND

✠	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
- - -	UNSURVEYED LINE
(R1)	PLAT No. 2018-60, JRD
(R2)	PLAT No. 85-83, JRD
(R3)	DOC. No. 2011-006551-0
(R4)	PLAT No. 93.29, JRD

EGAN DRIVE ROW LINE / CURVE TABLE

LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	72.67'	29° 19' 24"	142.00'	S86°46'42"W	71.88'
C2	216.17'	22° 35' 33"	548.22'	S81°44'02"W	214.77'
C3	88.40'	5° 00' 22"	1011.74'	S75°18'56"W	88.37'
L1	97.42'	N78° 29' 14"W			
L2	20.00'	N11° 26' 14"E			
L3	12.60'	N86° 19' 48"W			
L4	10.00'	S19° 36' 33"E			
L5	121.89'	S70° 26' 17"W			
L6	9.99'	S19° 32' 08"E			
L7	36.00'	S70° 26' 17"W			
L8	30.00'	N19° 33' 43"W			
L9	74.64'	S70° 29' 11"W			
L10	42.11'	S26° 32' 08"W			

Packet Page 248 of 538

RECORD DATA (R4) - LINE / CURVE TABLE

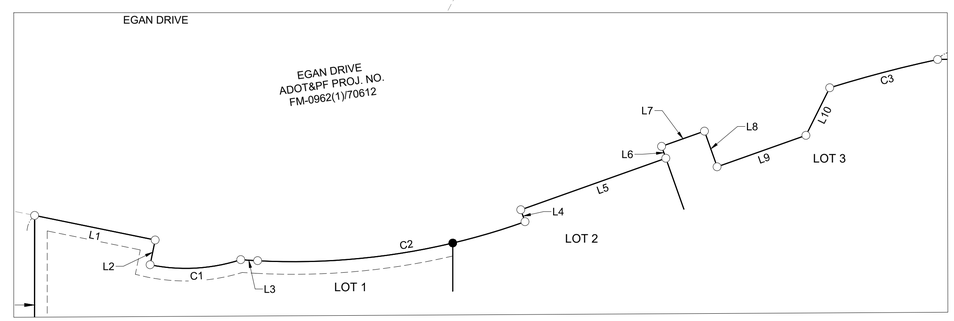
LINE #/CURVE #	LENGTH	BEARING/RADIUS
C1	72.87'	142.00'
C2	216.16'	548.22'
C3	88.40'	1011.74'
L1		
L2	20.00'	N11° 23' 27"E
L3	12.61'	
L4	10.00'	S19° 36' 33"E
L5	121.89'	S70° 23' 21"W
L6	10.00'	N19° 36' 33"W
L7	36.00'	S70° 23' 21"W
L8		
L9		
L10		

CONSERVATION LOT MEANDERS LINE & BEARING TABLE

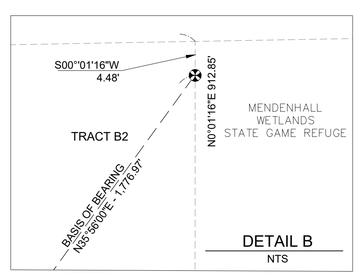
LINE #	LENGTH	BEARING
L172	174.13'	S0° 01' 47"W
L173	1.70'	S80° 20' 20"W
L174	118.54'	S85° 55' 58"E
L175	228.05'	S71° 40' 58"E
L176	191.16'	S77° 37' 26"E
L177	107.65'	S78° 22' 35"E
L178	139.18'	S68° 21' 51"E
L179	95.55'	S78° 53' 11"E
L180	226.48'	S86° 20' 38"E
L181	48.13'	S60° 51' 34"E
L182	245.05'	N77° 56' 53"W
L183	25.85'	S0° 38' 43"E
L184	24.11'	S13° 53' 47"E
L185	12.31'	S40° 56' 20"E
L186	97.58'	S75° 07' 12"E
L187	213.01'	N87° 42' 01"E
L188	177.90'	S79° 07' 46"E

CONSERVATION LOT MEANDERS LINE & BEARING TABLE

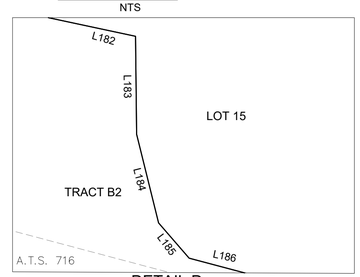
LINE #	LENGTH	BEARING
L189	110.85'	N88° 25' 15"E
L190	61.58'	N63° 51' 59"E
L191	40.20'	N32° 55' 03"E
L192	59.02'	N25° 02' 38"E
L193	205.32'	N19° 54' 00"E
L194	218.07'	N35° 34' 11"E
L195	94.15'	N26° 30' 25"E
L196	25.40'	N10° 12' 57"W
L197	28.18'	N60° 33' 10"W
L198	270.73'	S78° 54' 49"E
L199	441.05'	N87° 12' 46"W
L200	103.36'	N23° 18' 34"E
L201	63.62'	N10° 37' 13"W
L202	27.74'	N1° 47' 14"E
L203	51.89'	N1° 47' 14"E
L204	202.02'	N2° 06' 46"E
L205	156.07'	N0° 44' 43"W



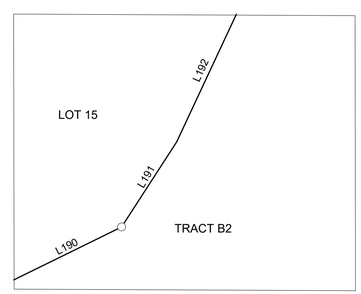
DETAIL A
NTS



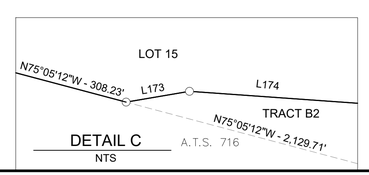
DETAIL B
NTS



DETAIL D
NTS



DETAIL E
NTS



DETAIL C
NTS

SURVEYOR'S CERTIFICATE

I, CRAIG RANSON, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 07/31/20

PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
9109 Mendenhall Mall Rd, Ste 4, Juneau, Alaska 99801
907.780.6060 | AECC605

A PLAT OF

HONSINGER POND SUBDIVISION PHASE 1

A SUBDIVISION OF

TRACT B1

WITHIN U.S. SURVEY NO. 1568

WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER:
BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

SURVEYOR:
PDC ENGINEERS
9109 MENDENHALL MALL ROAD SUITE 4
JUNEAU, ALASKA 99801
(907) 780-6060

DATE: July 31,2020 SCALE: 1"=200' SHEET 1 OF 2 PDC PROJ. No. 19084JN

SMP2019003

P:\2019\19084JN\Excel_Hoonsinger\Sheets\19084JN_Honsinger Pond Subd_Plat_SHEET 1_Jul 31, 2020 10:00 AM

GENERAL NOTES

1. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
3. BASIS OF BEARING
   THE BASIS OF BEARING FOR THIS PLAT IS THE COMPUTED BEARING OF N 35° 56' 00" E, AS COMPUTED FROM THE OFFICIAL PLAT OF THE MENDENHALL WETLANDS STATE GAME REFUGE, DATED JULY 9, 1985, BETWEEN THE RECOVERED MONUMENTS C-76 AND C-14, AS SHOWN ON THIS PLAT.
4. COORDINATES
   THE COORDINATES USED WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) USING CORS STATION JNU1, JUNEAU WAAS 1 CORS ARP, AB48 PORT ALEXANDER AK 2005 CORS ARP AND WHIT WHITEHORSE CORS ARP.
5. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCES IS SHOWN WITHIN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
6. THE PRELIMINARY FIELD SURVEYING WAS PERFORMED ON APRIL 3, 2019 THROUGH JUNE 10, 2019, UTILIZING TRIMBLE R8-2 GNSS RECEIVERS AND A TRIMBLE S7 ROBOTICS TOTAL STATION WITH STANDARD LASER RANGING MEASUREMENTS.
7. RECORD INFORMATION"
   THE RECORD INFORMATION USED FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS: PLAT No. 2018-60, JUNEAU RECORDING DISTRICT, DATED DECEMBER 20, 2018 (R1); "MENDENHALL WETLANDS STATE GAME REFUGE", PLAT No. 85-83 BS, JUNEAU RECORDING DISTRICT, DATED JULY 9,1985 (R2); WARRANTY DEED, DOC No. 2011-006551-0, JUNEAU RECORDING DISTRICT, DATED NOVEMBER 3, 2011 (R3); ADOT & PF YANDUKIN/EGAN INTERSECTION IMPROVEMENTS FM-0962 (1) 70612, PLAT No. 93-29, JUNEAU RECORDING DISTRICT, DATED MARCH 31, 1992 (R4); SUPPLEMENTAL PLAT OF U.S.S. 3800, PLAT NO. 83-56W, JUNEAU RECORDING DISTRICT, DATED APRIL 15, 1983 (R5), U.S. SURVEY No. 1568, 1925,ON FILE WITH BLM, DATED MAY 29, 1925 (R6); U.S. SURVEY No. 1852, DATED JANUARY 20, 1927, ON FILE WITH BLM (R7).
8. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, AND HAVE BEEN REDUCED TO THEIR HORIZONTAL EQUIVALENTS.
9. DOMESTIC WATER AND SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
10. THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12.120.1 BEST MANAGEMENT PRACTICES.
11. ACCESS TO THIS SUBDIVISION IS THROUGH HONSINGER DRIVE ON ALASKA DOT RIGHT-OF-WAY. NO LOTS CREATED THIS SUBDIVISION SHALL ACCESS DIRECTLY ONTO EGAN DRIVE.
12. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
13. PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #02110C1531D, DATED AUGUST 19, 2013. SPECIAL DEVELOPMENT STANDARDS MAY APPLY ACCORDING TO CBJ TITLE 49, LAND USE CODE.
14. TEMPORARY CUL-DE-SAC EASEMENT SHALL BE VACATED UPON EXTENSION OF HONSINGER DRIVE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C4	39.27'	090° 00' 00"	25.00'	S44° 58' 13"E	35.36'
C5	93.22'	031° 01' 34"	172.15'	S74° 18' 59"W	92.08'
C6	121.00'	030° 08' 37"	230.00'	S73° 53' 56"W	119.61'
C7	133.52'	090° 00' 00"	85.00'	N46° 01' 45"W	120.21'
C8	39.27'	090° 00' 00"	25.00'	S46° 01' 45"E	35.36'
C9	92.06'	030° 58' 46"	170.27'	N73° 28' 08"E	90.95'
C10	125.25'	031° 12' 09"	230.00'	N74° 25' 42"E	123.71'
C11	39.27'	090° 00' 00"	25.00'	N45° 01' 47"E	35.36'
C12	32.37'	074° 10' 40"	25.00'	N37° 05' 20"W	30.15'
C13	56.34'	037° 58' 52"	84.99'	S18° 59' 15"E	55.31'
C14	39.27'	090° 00' 00"	25.00'	S44° 58' 13"E	35.36'
C15	39.27'	090° 00' 00"	25.00'	N45° 01' 47"E	35.36'
C16	156.46'	016° 21' 08"	548.22'	S84° 51' 15"W	155.93'
C17	59.71'	006° 14' 25"	548.22'	N73° 33' 29"E	59.68'

Packet Page 249 of 538

TYPICAL SECONDARY MONUMENT MARKINGS

(RECOVERED AND ESTABLISHED THIS SURVEY)

1" DIA. ORANGE SURVEY CAP ON
5/8" DIA. x 30" REBAR

OWNERSHIP CERTIFICATE

BICKNELL, INC. HEREBY CERTIFIES THAT BICKNELL, INC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

OWNER _____ DATE: _____ 2020
ROSCOE V. BICKNELL, IV
BICKNELL, INC.

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ , 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

SOURCE: N.O.A.A.
MAGNETIC DECLINATION 19°11'E
NOVEMBER 14, 2017 CHANGING BY
0°17' W/YEAR

STATE OF ALASKA ACCESS/RIGHT-OF-WAY APPROVAL

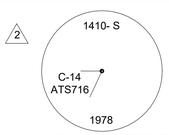
_____ _____
GREG WEINERT, DATE
STATE OF ALASK, SOUTHCOAST REGION
REGIONAL RIGHT OF WAY CHIEF

RECOVERED MONUMENTS

1

3" ALUMINUM PRIMARY
ON 2-1/2" IRON PIPE

2



3-1/2" ALUMINUM PRIMARY
ON 3" IRON PIPE

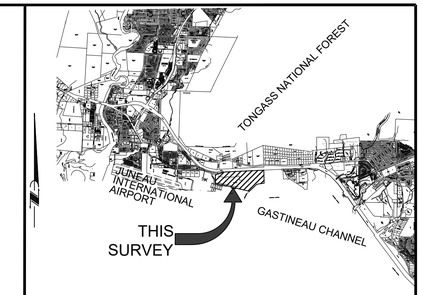
PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2020 , AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT.

_____
CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

DATED _____ , 2020

ATTEST:
_____
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1" = 1 MILE

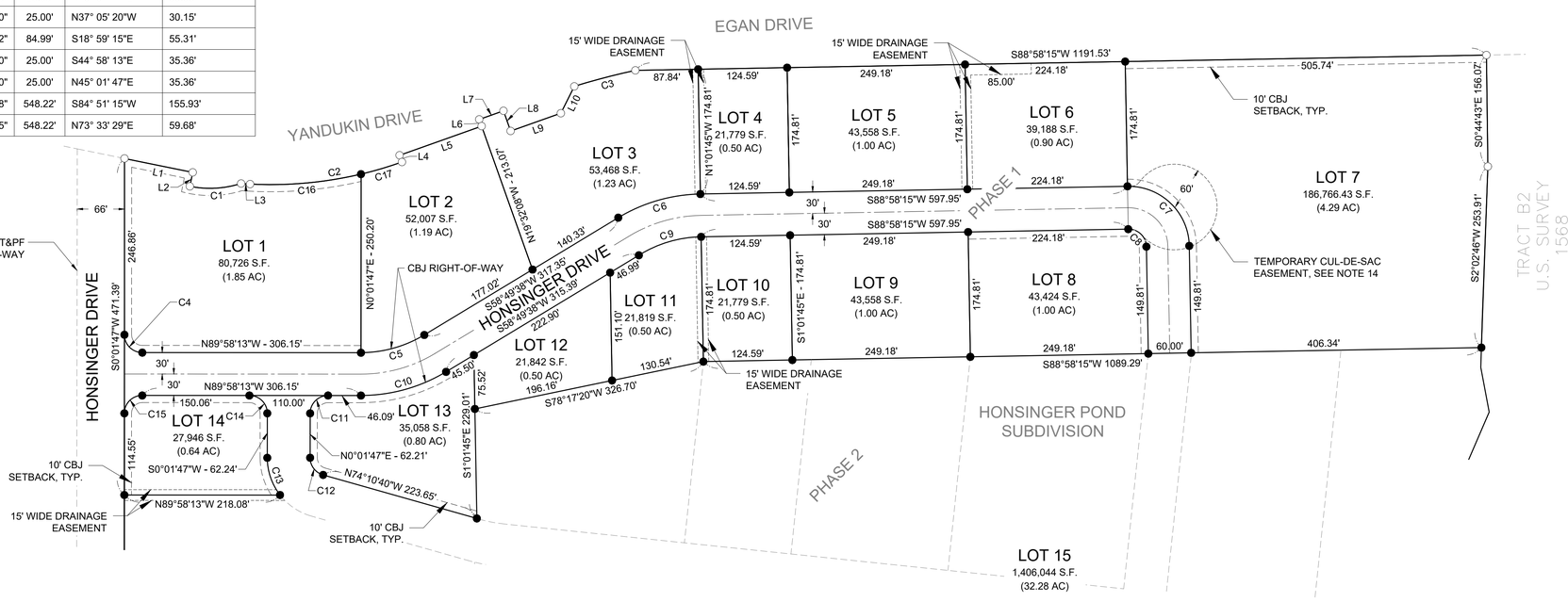
LEGEND

✠	PRIMARY MONUMENT (RECOVERED)
○	SECONDARY MONUMENT (RECOVERED)
●	SECONDARY MONUMENT (ESTABLISHED)
———	SURVEYED LINE
- - - - -	UNSURVEYED LINE
- - - - -	EASEMENT
(R1)	PLAT No. 2018-60, JRD
(R2)	PLAT No. 85-83, JRD
(R3)	DOC. No. 2011-006551-0
(R4)	PLAT No. 93.29, JRD

SURVEYOR'S CERTIFICATE

I, CRAIG RANSON, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 07/31/20



PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
9109 Mendenhall Mall Rd, Ste 4, Juneau, Alaska 99801
907.780.6060 | AECC605

A PLAT OF
HONSINGER POND SUBDIVISION PHASE 1
A SUBDIVISION OF
TRACT B1
WITHIN U.S. SURVEY NO. 1568

WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER:
BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

SURVEYOR:
PDC ENGINEERS
9109 MENDENHALL MALL ROAD SUITE 4
JUNEAU, ALASKA 99801
(907) 780-6060

SMP2019003 DATE: July 31,2020 SCALE: 1"=100' SHEET 2 OF 2 PDC PROJ. No. 19084JN

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Parcel Name: BLOCK A - LOT 1
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,072.3697'

Segment# 1: Line
Course: N89°58'13"W
Length: 306.15'
North: 52,072.5283'
East: 52,736.6631'

Segment# 2: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: N44° 58' 13.09"W
Course In: N0° 01' 46.90"E
Course Out: N89° 58' 13.09"W
RP North: 52,097.5283'
East: 52,736.6761'
End North: 52,097.5413'
East: 52,711.6761'

Segment# 3: Line
Course: N0°01'47"E
Length: 246.86'
North: 52,344.3983'
East: 52,711.8040'

Segment# 4: Line
Course: S78°29'14"E
Length: 97.42'
North: 52,324.9551'
East: 52,807.2610'

Segment# 5: Line
Course: S11°26'14"W
Length: 20'
North: 52,305.3503'
East: 52,803.2948'

Segment# 6: Curve
Length: 72.674'
Radius: 142.000'
Delta: 29°19'24"
Tangent: 37.151'
Chord: 71.883'
Course: N86° 46' 42.41"E
Course In: N11° 26' 24.40"E
Course Out: S17° 52' 59.58"E
RP North: 52,444.5291'
East: 52,831.4595'
End North: 52,309.3900'
East: 52,875.0646'

Segment# 7: Line
Course: S86°19'48"E
Length: 12.6'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,308.5833'
East: 52,887.6408'

Segment# 8: Curve
Length: 156.462'
Radius: 548.220'
Delta: 16°21'8"
Tangent: 78.766'
Chord: 155.931'
Course: N84° 51' 14.81"E
Course In: N3° 01' 48.71"E
Course Out: S13° 19' 19.09"E
RP North: 52,856.0368'
East: 52,916.6209'
End North: 52,322.5691'
East: 53,042.9433'

Segment# 9: Line
Course: S0°01'47"W
Length: 250.2'
North: 52,072.3701'
East: 53,042.8137'

Perimeter: 1,201.633'
Area: 80,726.41Sq.Ft.
1.85 ac.
Error Closure: 0.0006
Course: N44° 27' 07.15"W
Error North : 0.00042
East: -0.00041

Precision 1: 2,002,723.333

Parcel Name: BLOCK A - LOT 10
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,059.9312'
East:53,522.1353'

Segment# 1: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,234.7100'
East: 53,518.9953'

Segment# 2: Line
Course: N88°58'15"E
Length: 124.59'
North: 52,236.9479'
East: 53,643.5652'

Segment# 3: Line
Course: S1°01'45"E
Length: 174.81'
North: 52,062.1691'
East: 53,646.7052'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Segment# 4: Line
Course: S88°58'15"W
Length: 124.59'
North: 52,059.9312'
East: 53,522.1353'

Perimeter: 598.794'
Area: 21,779.21Sq.Ft.
0.5 ac.
Error Closure: 0.0000
Course: N0° 00' 00.00"E
Error North : 0.00000
East: 0.00000

Precision 1: 598,794,000.000

Parcel Name: BLOCK A - LOT 11
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,033.4349'
East:53,394.3153'

Segment# 1: Line
Course: N1°01'45"W
Length: 151.1'
North: 52,184.5085'
East: 53,391.6012'

Segment# 2: Line
Course: N58°49'38"E
Length: 46.99'
North: 52,208.8320'
East: 53,431.8072'

Segment# 3: Curve
Length: 92.065'
Radius: 170.271'
Delta: 30°58'47"
Tangent: 47.188'
Chord: 90.947'
Course: N73° 28' 08.08"E
Course In: S32° 01' 15.15"E
Course Out: N1° 02' 28.68"W
RP North: 52,064.4669'
East: 53,522.0897'
End North: 52,234.7098'
East: 53,518.9953'

Segment# 4: Line
Course: S1°01'45"E
Length: 174.81'
North: 52,059.9310'
East: 53,522.1353'

Segment# 5: Line
Course: S78°17'20"W
Length: 130.54'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,033.4348'

East: 53,394.3157'

Perimeter: 595.499'
Error Closure: 0.0004
Error North : -0.00013

Area: 21,819.31Sq.Ft.
Course: S70° 29' 59.99"E
East: 0.00036

0.5 ac.

Precision 1: 1,488,745.000

Parcel Name: BLOCK A - LOT 12
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:51,993.6193'

East:53,202.2422'

Segment# 1: Line
Course: N1°01'45"W
North: 52,069.1312'

Length: 75.52'
East: 53,200.8856'

Segment# 2: Line
Course: N58°49'38"E
North: 52,184.5087'

Length: 222.9'
East: 53,391.6012'

Segment# 3: Line
Course: S1°01'45"E
North: 52,033.4351'

Length: 151.1'
East: 53,394.3153'

Segment# 4: Line
Course: S78°17'20"W
North: 51,993.6196'

Length: 196.16'
East: 53,202.2426'

Perimeter: 645.679'
Error Closure: 0.0005
Error North : 0.00028

Area: 21,841.56Sq.Ft.
Course: N56° 47' 11.27"E
East: 0.00042

0.5 ac.

Precision 1: 1,291,356.000

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Parcel Name: BLOCK A - LOT 13
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:51,993.6193' East:53,202.2422'

Segment# 1: Line
Course: S1°01'45"E Length: 153.48'
North: 51,840.1631' East: 53,204.9991'

Segment# 2: Line
Course: N74°10'40"W Length: 223.65'
North: 51,901.1404' East: 52,989.8264'

Segment# 3: Curve
Length: 32.366' Radius: 25.000'
Delta: 74°10'40" Tangent: 18.900'
Chord: 30.153' Course: N37° 05' 20.25"W
Course In: N15° 49' 19.51"E Course Out: N90° 00' 00.00"W
RP North: 51,925.1933' East: 52,996.6427'
End North: 51,925.1933' East: 52,971.6427'

Segment# 4: Line
Course: N0°01'47"E Length: 62.21'
North: 51,987.4073' East: 52,971.6749'

Segment# 5: Curve
Length: 39.270' Radius: 25.000'
Delta: 90°0'0" Tangent: 25.000'
Chord: 35.355' Course: N45° 01' 46.91"E
Course In: S89° 58' 13.09"E Course Out: N0° 01' 46.91"E
RP North: 51,987.3943' East: 52,996.6749'
End North: 52,012.3943' East: 52,996.6879'

Segment# 6: Line
Course: S89°58'13"E Length: 46.1'
North: 52,012.3704' East: 53,042.7829'

Segment# 7: Curve
Length: 125.255' Radius: 230.000'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Delta: 31°12'9"
Chord: 123.713'
Course In: N0° 01' 46.91"E
RP North: 52,242.3704'
End North: 52,045.5800'

Tangent: 64.222'
Course: N74° 25' 42.50"E
Course Out: S31° 10' 21.92"E
East: 53,042.9021'
East: 53,161.9547'

Segment# 8: Line
Course: N58°49'38"E
North: 52,069.1322'

Length: 45.5'
East: 53,200.8859'

Segment# 9: Line
Course: S1°01'45"E
North: 51,993.6204'

Length: 75.52'
East: 53,202.2425'

Perimeter: 803.350'
Error Closure: 0.0011
Error North : 0.00104

Area: 35,058.03Sq.Ft.
Course: N14° 17' 47.13"E
East: 0.00027

0.8 ac.

Precision 1: 730,320.000

Parcel Name: BLOCK A - LOT 14
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,012.4507'

East:52,886.6882'

Segment# 1: Curve
Length: 39.270'
Delta: 90°0'0"
Chord: 35.355'
Course In: S0° 01' 46.72"W
RP North: 51,987.4507'
End North: 51,987.4378'

Radius: 25.000'
Tangent: 25.000'
Course: S44° 58' 13.20"E
Course Out: S89° 58' 13.12"E
East: 52,886.6753'
East: 52,911.6753'

Segment# 2: Line
Course: S0°01'47"W
North: 51,925.1928'

Length: 62.25'
East: 52,911.6431'

Parcel Map Check Report

Client:
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Segment# 3: Curve
Length: 56.337'
Radius: 84.987'
Delta: 37°58'52"
Tangent: 29.248'
Chord: 55.312'
Course: S18° 59' 15.41"E
Course In: S89° 59' 49.45"E
Course Out: S52° 01' 18.63"W
RP North: 51,925.1884'
East: 52,996.6301'
End North: 51,872.8908'
East: 52,929.6394'

Segment# 4: Line
Course: N89°58'13"W
Length: 218.08'
North: 51,873.0038'
East: 52,711.5595'

Segment# 5: Line
Course: N0°02'10"E
Length: 114.54'
North: 51,987.5417'
East: 52,711.6318'

Segment# 6: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: N45° 01' 46.81"E
Course In: S89° 58' 13.16"E
Course Out: N0° 01' 46.79"E
RP North: 51,987.5288'
East: 52,736.6318'
End North: 52,012.5288'
East: 52,736.6448'

Segment# 7: Line
Course: S89°58'13"E
Length: 150.04'
North: 52,012.4511'
East: 52,886.6877'

Perimeter: 679.782'
Area: 27,945.74Sq.Ft.
0.64 ac.
Error Closure: 0.0007
Course: N50° 20' 55.84"W
Error North : 0.00042
East: -0.00050

Precision 1: 971,118.571

Parcel Name: BLOCK A - LOT 2
Description:
Counterclockwise order: False
Cross-chord enabled: False

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North:52,322.5683'
East:53,042.9437'

Segment# 1: Curve
Length: 59.708'
Radius: 548.220'
Delta: 6°14'25"
Tangent: 29.884'
Chord: 59.678'
Course: N73° 33' 28.51"E
Course In: N13° 19' 19.09"W
Course Out: S19° 33' 43.88"E
RP North: 52,856.0360'
East: 52,916.6213'
End North: 52,339.4600'
East: 53,100.1817'

Segment# 2: Line
Course: N19°36'33"W
Length: 10'
North: 52,348.8810'
East: 53,096.8253'

Segment# 3: Line
Course: N70°26'17"E
Length: 121.89'
North: 52,389.6928'
East: 53,211.6799'

Segment# 4: Line
Course: S19°32'8"E
Length: 213.07'
North: 52,188.8902'
East: 53,282.9280'

Segment# 5: Line
Course: S58°49'38"W
Length: 177.02'
North: 52,097.2626'
East: 53,131.4704'

Segment# 6: Curve
Length: 93.220'
Radius: 172.148'
Delta: 31°1'34"
Tangent: 47.783'
Chord: 92.085'
Course: S74° 18' 59.07"W
Course In: N31° 11' 48.16"W
Course Out: S0° 10' 13.70"E
RP North: 52,244.5170'
East: 53,042.3015'
End North: 52,072.3698'
East: 53,042.8137'

Segment# 7: Line
Course: N0°01'47"E
Length: 250.2'
North: 52,322.5687'
East: 53,042.9434'

Perimeter: 925.102'
Area: 52,007.36Sq.Ft.
1.19 ac.
Error Closure: 0.0006
Course: N38° 21' 30.79"W

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Error North : 0.00047 East: -0.00037

Precision 1: 1,541,838.333

Parcel Name: BLOCK A - LOT 3
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,382.8958' East:53,252.3052'

Segment# 1: Line
Course: N70°29'11"E Length: 74.64'
North: 52,407.8265' East: 53,322.6542'

Segment# 2: Line
Course: N26°32'8"E Length: 42.11'
North: 52,445.5005' East: 53,341.4670'

Segment# 3: Curve
Length: 88.396' Radius: 1,011.740'
Delta: 5°0'22" Tangent: 44.226'
Chord: 88.368' Course: N75° 18' 56.26"E
Course In: S17° 11' 14.50"E Course Out: N12° 10' 52.98"W
RP North: 51,478.9412' East: 53,640.4335'
End North: 52,467.9014' East: 53,426.9490'

Segment# 4: Line
Course: N88°58'15"E Length: 87.84'
North: 52,469.4793' East: 53,514.7779'

Segment# 5: Line
Course: S1°01'45"E Length: 174.81'
North: 52,294.7005' East: 53,517.9178'

Segment# 6: Curve
Length: 121.004' Radius: 230.000'
Delta: 30°8'37" Tangent: 61.937'
Chord: 119.613' Course: S73° 53' 56.42"W

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Course In: S1° 01' 45.24"E
RP North: 52,064.7377'
End North: 52,261.5281'

Course Out: N31° 10' 21.92"W
East: 53,522.0492'
East: 53,402.9966'

Segment# 7: Line
Course: S58°49'38"W
North: 52,188.8899'

Length: 140.33'
East: 53,282.9279'

Segment# 8: Line
Course: N19°32'8"W
North: 52,389.6925'

Length: 213.07'
East: 53,211.6798'

Segment# 9: Line
Course: N19°32'8"W
North: 52,399.1102'

Length: 9.99'
East: 53,208.3382'

Segment# 10: Line
Course: N70°26'17"E
North: 52,411.1640'

Length: 36'
East: 53,242.2603'

Segment# 11: Line
Course: S19°33'43"E
North: 52,382.8956'

Length: 30'
East: 53,252.3051'

Perimeter: 1,018.188'
Error Closure: 0.0002
Error North : -0.00021

Area: 53,467.76Sq.Ft.
Course: S23° 14' 48.06"W
East: -0.00009

1.23 ac.

Precision 1: 5,090,940.000

Parcel Name: BLOCK A - LOT 4
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,296.9383'

East:53,642.4875'

Segment# 1: Line
Course: S88°58'15"W

Length: 124.59'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
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Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,294.7004'
East: 53,517.9176'

Segment# 2: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,469.4792'
East: 53,514.7776'

Segment# 3: Line
Course: N88°58'15"E
Length: 124.59'
North: 52,471.7171'
East: 53,639.3475'

Segment# 4: Line
Course: S1°01'45"E
Length: 174.81'
North: 52,296.9383'
East: 53,642.4875'

Perimeter: 598.794'
Area: 21,779.21Sq.Ft.
0.5 ac.
Error Closure: 0.0000
Course: N0° 00' 00.00"E
Error North : 0.00000
East: 0.00000

Precision 1: 598,794,000.000

Parcel Name: BLOCK A - LOT 5
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,301.4142'
East:53,891.6273'

Segment# 1: Line
Course: S88°58'15"W
Length: 249.18'
North: 52,296.9383'
East: 53,642.4875'

Segment# 2: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,471.7171'
East: 53,639.3475'

Segment# 3: Line
Course: N88°58'15"E
Length: 249.18'
North: 52,476.1930'
East: 53,888.4873'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Segment# 4: Line
Course: S1°01'45"E
Length: 174.81'
North: 52,301.4142'
East: 53,891.6273'

Perimeter: 847.974'
Area: 43,558.43Sq.Ft.
1 ac.
Error Closure: 0.0000
Course: N0° 00' 00.00"E
Error North : 0.00000
East: 0.00000

Precision 1: 847,974,000.000

Parcel Name: BLOCK A - LOT 6
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,305.4411'
East:54,115.7711'

Segment# 1: Line
Course: S88°58'15"W
Length: 224.18'
North: 52,301.4142'
East: 53,891.6273'

Segment# 2: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,476.1930'
East: 53,888.4873'

Segment# 3: Line
Course: N88°58'15"E
Length: 224.18'
North: 52,480.2199'
East: 54,112.6311'

Segment# 4: Line
Course: S1°01'45"E
Length: 174.81'
North: 52,305.4411'
East: 54,115.7711'

Perimeter: 797.974'
Area: 39,188.25Sq.Ft.
0.9 ac.
Error Closure: 0.0000
Course: N0° 00' 00.00"E
Error North : 0.00000
East: 0.00000

Precision 1: 797,974,000.000

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Parcel Name: BLOCK A - LOT 7
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,333.2442' East:54,620.3188'

Segment# 1: Line
Course: S2°02'46"W Length: 253.91'
North: 52,079.4981' East: 54,611.2530'

Segment# 2: Line
Course: S88°58'15"W Length: 406.34'
North: 52,072.1992' East: 54,204.9756'

Segment# 3: Line
Course: N1°01'45"W Length: 149.81'
North: 52,221.9820' East: 54,202.2847'

Segment# 4: Curve
Length: 133.518' Radius: 85.000'
Delta: 90°0'0" Tangent: 85.000'
Chord: 120.208' Course: N46° 01' 45.24"W
Course In: S88° 58' 14.76"W Course Out: N1° 01' 45.24"W
RP North: 52,220.4552' East: 54,117.2984'
End North: 52,305.4415' East: 54,115.7716'

Segment# 5: Line
Course: N1°01'45"W Length: 174.81'
North: 52,480.2203' East: 54,112.6316'

Segment# 6: Line
Course: N88°58'15"E Length: 505.74'
North: 52,489.3046' East: 54,618.2890'

Segment# 7: Line
Course: S0°44'43"E Length: 156.07'
North: 52,333.2448' East: 54,620.3192'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Perimeter: 1,780.196'
Error Closure: 0.0007
Error North : 0.00061

Area: 186,766.43Sq.Ft.
Course: N34° 15' 08.94"E
East: 0.00041

4.29 ac.

Precision 1: 2,543,135.714

Parcel Name: BLOCK A - LOT 8
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,066.6450'
East:53,895.8450'

Segment# 1: Line
Course: N1°01'45"W
Length: 174.81'
North: 52,241.4238'
East: 53,892.7050'

Segment# 2: Line
Course: N88°58'15"E
Length: 224.18'
North: 52,245.4507'
East: 54,116.8489'

Segment# 3: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: S46° 01' 45.24"E
Course In: S1° 01' 45.24"E
Course Out: N88° 58' 14.76"E
RP North: 52,220.4547'
East: 54,117.2979'
End North: 52,220.9038'
East: 54,142.2939'

Segment# 4: Line
Course: S1°01'45"E
Length: 149.81'
North: 52,071.1210'
East: 54,144.9848'

Segment# 5: Line
Course: S88°58'15"W
Length: 249.18'
North: 52,066.6450'
East: 53,895.8450'

Perimeter: 837.244'
Error Closure: 0.0000

Area: 43,424.30Sq.Ft.
Course: N0° 00' 00.00"E

1 ac.

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

Error North : 0.00000 East: 0.00000

Precision 1: 837,244,000.000

Parcel Name: BLOCK A - LOT 9
Description:
Counterclockwise order: False
Cross-chord enabled: False
North:52,062.1691' East:53,646.7052'

Segment# 1: Line
Course: N1°01'45"W Length: 174.81'
North: 52,236.9479' East: 53,643.5652'

Segment# 2: Line
Course: N88°58'15"E Length: 249.18'
North: 52,241.4238' East: 53,892.7050'

Segment# 3: Line
Course: S1°01'45"E Length: 174.81'
North: 52,066.6451' East: 53,895.8450'

Segment# 4: Line
Course: S88°58'15"W Length: 249.18'
North: 52,062.1691' East: 53,646.7052'

Perimeter: 847.974' Area: 43,558.43Sq.Ft. 1 ac.
Error Closure: 0.0000 Course: N0° 00' 00.00"E
Error North : 0.00000 East: 0.00000

Precision 1: 847,974,000.000

Parcel Name: HONSINGER POND SUBDIVISION
Description:
Counterclockwise order: False
Cross-chord enabled: False

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North:51,872.8908'
East:52,929.6395'

Segment# 1: Line
Course: N89°58'13"W
Length: 218.08'
North: 51,873.0038'
East: 52,711.5595'

Segment# 2: Line
Course: N0°01'47"E
Length: 471.39'
North: 52,344.3977'
East: 52,711.8039'

Segment# 3: Line
Course: S78°29'14"E
Length: 97.42'
North: 52,324.9546'
East: 52,807.2609'

Segment# 4: Line
Course: S11°26'14"W
Length: 20'
North: 52,305.3498'
East: 52,803.2946'

Segment# 5: Curve
Length: 72.674'
Radius: 142.000'
Delta: 29°19'24"
Tangent: 37.151'
Chord: 71.883'
Course: N86° 46' 42.41"E
Course In: N11° 26' 24.40"E
Course Out: S17° 52' 59.58"E
RP North: 52,444.5286'
East: 52,831.4594'
End North: 52,309.3894'
East: 52,875.0644'

Segment# 6: Curve
Length: 228.772'
Radius: 548.339'
Delta: 23°54'15"
Tangent: 116.074'
Chord: 227.116'
Course: N82° 23' 29.50"E
Course In: N4° 20' 37.22"E
Course Out: S19° 33' 38.22"E
RP North: 52,856.1534'
East: 52,916.5950'
End North: 52,339.4603'
East: 53,100.1810'

Segment# 7: Line
Course: N19°36'33"W
Length: 10'
North: 52,348.8813'
East: 53,096.8247'

Segment# 8: Line
Course: N70°26'17"E
Length: 121.89'

Parcel Map Check Report

Client:
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P.O. Box 33517
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Prepared by:
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,389.6931'
East: 53,211.6792'

Segment# 9: Line
Course: N19°32'8"W
Length: 9.99'
North: 52,399.1108'
East: 53,208.3376'

Segment# 10: Line
Course: N70°26'17"E
Length: 36'
North: 52,411.1646'
East: 53,242.2597'

Segment# 11: Line
Course: S19°33'43"E
Length: 30'
North: 52,382.8962'
East: 53,252.3045'

Segment# 12: Line
Course: N70°29'11"E
Length: 74.64'
North: 52,407.8269'
East: 53,322.6535'

Segment# 13: Line
Course: N26°32'8"E
Length: 42.11'
North: 52,445.5009'
East: 53,341.4663'

Segment# 14: Curve
Length: 88.396'
Radius: 1,011.740'
Delta: 5°0'22"
Tangent: 44.226'
Chord: 88.368'
Course: N75° 18' 56.26"E
Course In: S17° 11' 14.50"E
Course Out: N12° 10' 52.98"W
RP North: 51,478.9416'
East: 53,640.4328'
End North: 52,467.9018'
East: 53,426.9483'

Segment# 15: Line
Course: N88°58'15"E
Length: 1191.53'
North: 52,489.3048'
East: 54,618.2881'

Segment# 16: Line
Course: S0°44'43"E
Length: 156.07'
North: 52,333.2450'
East: 54,620.3183'

Segment# 17: Line
Course: S2°02'46"W
Length: 253.91'

Parcel Map Check Report

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P.O. Box 33517
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PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,079.4989'
East: 54,611.2525'

Segment# 18: Line
Course: S88°58'15"W
Length: 1089.29'
North: 52,059.9324'
East: 53,522.1353'

Segment# 19: Line
Course: S78°17'20"W
Length: 326.69'
North: 51,993.6205'
East: 53,202.2420'

Segment# 20: Line
Course: S1°01'45"E
Length: 153.48'
North: 51,840.1643'
East: 53,204.9989'

Segment# 21: Line
Course: N74°10'40"W
Length: 223.65'
North: 51,901.1416'
East: 52,989.8262'

Segment# 22: Curve
Length: 32.366'
Radius: 25.000'
Delta: 74°10'40"
Tangent: 18.900'
Chord: 30.153'
Course: N37° 05' 20.25"W
Course In: N15° 49' 19.51"E
Course Out: N90° 00' 00.00"W
RP North: 51,925.1945'
East: 52,996.6425'
End North: 51,925.1945'
East: 52,971.6425'

Segment# 23: Line
Course: N0°01'47"E
Length: 62.21'
North: 51,987.4085'
East: 52,971.6747'

Segment# 24: Curve
Length: 39.270'
Radius: 25.000'
Delta: 90°0'0"
Tangent: 25.000'
Chord: 35.355'
Course: N45° 01' 46.91"E
Course In: S89° 58' 13.09"E
Course Out: N0° 01' 46.91"E
RP North: 51,987.3955'
East: 52,996.6747'
End North: 52,012.3955'
East: 52,996.6877'

Segment# 25: Line
Course: N89°58'13"W
Length: 110'

Parcel Map Check Report

Client:
Bicknell, Inc
P.O. Box 33517
Juneau, Alaska 99803
Date: 7/1/2019 4:18:47 PM

Prepared by:
Jason Langen, PLS
PDC Engineers
6205 Glacier Hwy. Juneau, AK 99801
PDC Proj. No. 19084JN

North: 52,012.4527'
East: 52,886.6877'

Segment# 26: Line
Course: N89°58'13"W
Length: 0'
North: 52,012.4527'
East: 52,886.6877'

Segment# 27: Line
Course: S89°58'13"E
Length: 0'
North: 52,012.4527'
East: 52,886.6877'

Segment# 28: Curve
Length: 39.270'
Radius: 25.000'
Delta: 89°59'59"
Tangent: 25.000'
Chord: 35.355'
Course: S44° 58' 12.73"E
Course In: S0° 01' 47.67"W
Course Out: S89° 58' 13.12"E
RP North: 51,987.4527'
East: 52,886.6747'
End North: 51,987.4397'
East: 52,911.6746'

Segment# 29: Line
Course: S0°01'47"W
Length: 62.25'
North: 51,925.1947'
East: 52,911.6424'

Segment# 30: Curve
Length: 56.337'
Radius: 84.987'
Delta: 37°58'52"
Tangent: 29.248'
Chord: 55.312'
Course: S18° 59' 15.41"E
Course In: S89° 59' 49.45"E
Course Out: S52° 01' 18.63"W
RP North: 51,925.1904'
East: 52,996.6294'
End North: 51,872.8927'
East: 52,929.6388'

Perimeter: 5,317.695'
Area: 795,041.46Sq.Ft.
18.25 ac.
Error Closure: 0.0020
Course: N21° 04' 56.31"W
Error North : 0.00188
East: -0.00072

Precision 1: 2,658,847.000

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

USE2020 0018: A Conditional Use Permit for Transitional Housing - APPROVED AS AMENDED

AGENDA ITEM:

Case No.: USE2020 0018
Applicant: Northwind Architects, LLC
Location: 1921 Allen Court
Proposal: A Conditional Use Permit for Transitional Housing

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit. The permit would allow the development of transitional housing at 1921 Allen Court.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report for USE2020 0018 - Part 1	8/26/2020	Staff Report
Staff Report for USE2020 0018 - Part 2	8/26/2020	Staff Report
Presentation for USE2020 0018	8/26/2020	Presentation

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2020 0018
HEARING DATE: AUGUST 11, 2020

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

STAFF RECOMMENDATION:

Staff recommends approval with conditions.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit. Adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

This is a quasi-judicial decision, requiring five (5) affirmative votes for approval.

DATE: July 30, 2020

TO: Planning Commission

THROUGH: Jill Maclean, Director, AICP

FROM: CBJ Community Development Department

BY: Irene Gallion, Senior Planner

PROPOSAL SYNOPSIS: Applicant requests a Conditional Use Permit for transitional housing at the southeast corner of Jenkins Drive and Allen Court in the Lemon Creek area.

SUMMARY OF KEY CONSIDERATIONS:

- Five modular units providing 3,074 square feet of housing, 13 individual rooms.
- Shared sanitary and/or food preparation facilities.
- One on-site, live-in resident manager with own suite and bathroom.
- Requesting parking waiver from 13 to 4 off-street spaces (PWP2020 0003).
- Consistent with neighboring uses.

GENERAL INFORMATION	
Property Owner	Tlingit and Haida Regional Housing Authority
Applicant	Northwind Architects, LLC
Property Address	1921 Allen Court
Legal Description	Lemon Glacier 2 Lot 6
Parcel Number	5B1201010150
Zoning	General Commercial
Land Use Designation	Commercial
Lot Size	14,866
Water/Sewer	CBJ
Access	Jenkins Drive
Existing Land Use	Vacant
Associated Applications	PWP2020 0003

***49.15.330(a) Conditional Use Permit Purpose**. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.*

SITE FEATURES AND ZONING

SURROUNDING LAND USES	
North	Storage/office
South	Warehouse
East	Vacant
West	Office

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No

ATTACHMENTS

Item	Description
Attachment A	Application Packet and Applicant Materials
Attachment B	Agency Comments
Attachment C	Abutters Notice and Neighborhood Meeting Notice
Attachment D	Public Comments
Attachment E	Neighborhood Meeting Materials and Notes
Attachment F	*Non-Congregate Approaches to Sheltering for COVID-19* – Center for Disease Control
Attachment G	*Offender Profile 2019* – Alaska Department of Corrections

Item	Description
Attachment H	*Out of Reach, The High Cost of Housing 2020* – National Low Income Housing Coalition
Attachment I	*Does Working Reduce Recidivism?* – Alaska Department of Labor and Workforce Development
Attachment J	May 2019 Wages in Alaska – Alaska Department of Labor and Workforce Development

AGENCY REVIEW

CDD conducted an agency review comment period between July 7 and July 21, 2020. Agency review comments can be found in **Attachment B**.	
Agency	**Summary**
Juneau Police Department	Chief Mercer recently met with Tlingit & Haida's Talia Ames and was briefed on the project. The location and services appear to be appropriate for the scope of the project.
General Engineering	No further comments than what is in the pre-application report.
Buildings Division	No issues with the project at this time.
Capital Transit	No response.
Capital City Fire and Rescue	No fire code or fire department concerns with this project.

PUBLIC COMMENTS

CDD conducted a public comment period July 9 through July 27, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel (**Attachment C**). A public notice sign was posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in **Attachment D**. A neighborhood meeting was held July 22, 2020 via Zoom. Meeting materials and notes can be found in **Attachment E.** Ten commenters spoke in favor, with no commenters opposed. One commenter had a storage unit in the area and had questions about the on-site monitoring. Juneau Police Department Chief Ed Mercer spoke in support of the project.	
Name	**Summary**
American Civil Liberties Union Alaska: Joshua Decker, Executive Director	Support: This effort supports constitutional rights to rehabilitation and equal protection, returning power to the tribe, and fighting against systemic racism.
Alaska Native Justice Center: Tammy Ashley, Director of Operations	Support: Stable housing and cultural supports decrease recidivism. Increases public safety, provides housing for a population that has traditionally had challenges finding it.
AWARE: Mandy Cole, Executive Director	Support: Program supports those who choose accountability, neighborhoods enhanced by dignified, supported housing.
Don Gotschall	Support: Experienced with the population. Services will help people coming out of prison to integrate into the community.
Legal Services Corporation: Heather Parker, Supervising Attorney	Support: Housing is a barrier to many in the community. In combination with programs, will be of enormous benefit.
KJ Metcalf	Support: As an advocate for transitioning inmates, lack of housing is a barrier to success. Legitimate concerns deserve dialogue.
Linda S. Miller	Support: Desperately needed projects that will be well supervised.

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Northern Light United Church: Reverend Faith McClellan	Support: Partnered with CCTHITA to develop architectural design concepts. Addresses affordable housing crisis.
George Partlow and Linda McCargar	Support: Alaska criminal justice system has a recidivism problem. Haven House provides effective model to set people up for success.
Alex and Ray Pastorino	Support: Restorative practices rather than retributive. State-of-the-art programs in line with statewide efforts.
Ed Sasser, MAT, CDC-1	Support: Retired correctional superintendent well aware of the need for sober transitional housing to address recidivism.
Southeast Regional Resource Center: Sheryl Weinberg, Executive Director	Support: People less likely to reoffend with stable housing. In line with CBJ initiatives for affordable housing.
St. Vincent de Paul: David Ringle, General Manager	Support: Manages emergency shelters and transitional housing for homeless. Re-entrants without homes go to shelter. Services needed are beyond St. Vincent de Paul scope. Just a roof does not provide needed services.
The Glory Hall: Chloe Papier, Deputy Director	Support: Sees firsthand the need to break the cycle of incarceration and homelessness.
United Way of Southeast Alaska: Wayne Stevens, President	Support: Program will keep problems from happening in the first place. Re-entry programs without housing are limited.
Tom Wagner	Support: Seen first-hand the impacts of incarceration, we cannot survive today's competitive world if we throw away lives because of youthful mistakes.

ZONING REQUIREMENTS

The site is located in the General Commercial (GC) zoning district. The applicant will adaptively reuse mobile dwelling pods that used to house miners. Those pods were donated by Kensington Mine. The proposed project meets dimensional requirements for the GC zoning district.

Standard		**Requirement**	**Proposed**	**Code Reference**
Lot	Size, square feet	2,000	14,886	49.25.400
	Width, feet	20	125	49.25.400
	Depth, feet	60	100	49.25.400
Setbacks	Front, feet	10	10+	49.25.400
	Rear, feet	10	10	49.25.400
	Side, feet	10	10	49.25.400
	Street Side, feet	10	10	49.25.400

Standard		Requirement	Proposed	Code Reference
Lot Coverage		None	~20%	49.25.400
Height	Permissible	55	?	49.25.400
	Accessory	45		49.25.400
Use		1.600 Miscellaneous, rooms for rent situations	1.610 Rooming, boarding houses, bed and breakfasts, single-room occupancies with shared facilities, **transitional housing**, and temporary residences. Owner or manger must live on site.	49.25.300

SITE PLAN AND PHOTOS

Figure 1: Site rendering of the project, provided by Northwind Architects.

Figure 2: Site photos

Picture A, left: Looking west down Jenkins Drive toward Anka Street. The subject property is in the foreground on the left. Picture B, right: Looking north on Allen Court, subject property on the right.

Picture C, left: South lot line, between subject property and Tlingit-Haida Regional Housing Authority warehouse. Note the height difference between the two properties. Picture D, right: On Jenkins Drive looking south along the east property line.

DISCUSSION

Background Information –

The table below summarizes relevant history for the subject parcel and proposed development.	
Item	**Summary**
BLD-0818101	March 1993, Approximately 1,000 cubic yards of fill
Plat 81-88	No applicable plat notes
BLD202000258	Initial design for this project
PAC2020 0039	Pre-application conference for this project
PWP2020 0003	Reduce required off-street parking from 14 to 4 spaces

A similar development using the Harbor Inn downtown was approved under USE2018 0023. Subsequently the property acquisition fell through, requiring alternative accommodations.

Project Site – The subject parcel is a vacant lot on the southeast corner of Jenkins Drive and Allen Court. Tlingit and Haida Regional Housing Authority offices are across Allen Court. Their warehouse is on the lot to the south. Housing First's Collaborative Forget-Me-Not Manor is about 150 feet to the south down Allen Court. That facility includes a JAMHI Health and Wellness clinic that serves Forget-Me-Not residents and the community at large.

The lot has been filled and is elevated above surrounding terrain.

The closest bus stop is on Old Glacier Highway/Lemon Road at the intersection with Anka Street. There are no sidewalks or overhead lighting between the site and Anka Street. Housing First Forget-Me-Not Manor residents commonly walk this route to get to the bus lines.

Condition: None recommended.

Project Design – This project is funded through tribal CARES funds, which need to be completely expended (not just obligated) by December 31, 2020. This project qualifies for CARES funds under the auspices of reducing

crowding in homes. Under the CARES Act, funds cannot be used for new construction, but can be used to remodel or renovate existing buildings.

This project proposes (CBJ 49.80, "Definitions"):

> *Transitional housing: A residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although Department of Corrections approval may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.*

Any project that is not a minor development is considered a major development. A minor development is [19.25.300(c)(3)(D)]:

> *Commercial and mixed use districts: A residential development containing* ***12 or fewer dwelling units,*** *12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total. (Emphasis added)*

As a major development, this project requires a Conditional Use Permit.

Figure 3: Kensington Mine donated the dwelling pods that used to house miners. Photo: Northwind Architects.

Kensington Mine donated five proposed dwelling pods that used to house miners. They have steel in the flooring, which requires elevated foundations and makes plumbing the units challenging. For that reason, new common sanitary accommodations will be constructed adjacent to the elevated deck. A ramp provides ADA access to the elevated deck and an ADA unit at the southeast corner of the elevated deck.

As noted in the CCTHITA neighborhood meeting presentation (**Attachment E**), transitional housing reduces pressure on congregate shelters, where spacing requirements for management of COVID-19 impact capacity. The Centers for Disease Control recognizes that facilities available, funding available, and staffing influence a pandemic response. Shared spaces with adequate spacing are good, individual rooms with semi-private facilities are better (as in this proposal), and individual rooms with bathrooms are the best (**Attachment F**). The subject proposal balances funding and resources available, adaptive reuse, and best practices.

Figure 4: Site plan for the proposed project. The dwelling pods and common room adaptively reuse dwelling pods donated by a local mine.

Condition: None recommended.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	13	2.02	28.28
		Total Average Daily Trips:	**28.28**

Institute of Traffic Engineer's Trip Generation Manual, Volume 1, page 508.

A "Congregate Care Facility" provides independent living developments with centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities. Limited medical services (such as nursing or dental) may be provided. Vehicle ownership levels are low. Employees or services provided most of the trips to the site (page 507). For clarification, *Congregate Care Facility* is the phrasing used by the Institute of Traffic Engineer's Trip Generation Manual, and this category best fits the proposed project classified as *transitional housing* in the Land Use Code.

Condition: None recommended.

Vehicle Parking & Circulation – The applicant requests a parking waiver under PWP2020 0003, reducing the number of required off-street spaces to four, including one ADA van accessible space. Without the parking waiver, the applicant is required to provide 13 off-street parking spaces, including one ADA van accessible space.

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Condition 1: Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

Condition 2: Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

Condition 3: Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.

Non-motorized Transportation – Residents of this project will not be allowed to have vehicles. There are no sidewalks or street lighting on Jenkins Drive between the site and Anka Street. Anka Street has sidewalks on both sides of the street. The 64 residents of Housing First Collaborative's Forget-Me-Not Manor are also dependent on non-motorized transportation. A person at the site who uses the bus will use non-motorized transportation to travel 780 feet west on Jenkins Drive, then approximately 260 feet on Anka Street and Old Glacier Highway to get to a bus stop.

The project will house residents that are highly dependent on public transit and non-motorized transportation. It is recommended the applicant provide provisions for bicycles. This is supported by the Comprehensive Plan and Non-motorized Transportation Plan.

Condition 4: Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

Proximity to Transit – The site is approximately 1,040 linear feet from a bus stop on Old Glacier Highway. Residents of Housing First, residents of the Department of Corrections halfway houses, and people using Gastineau Human Services housing and services use the bus stop.

Condition: None recommended.

Noise – A mix of residential and commercial uses surround the proposed development. The lot to the east is vacant. Noise from the surrounding area may impact the proposed development. The proposed development is expected to create noise impacts less than those expected in the GC zone.

Condition: None recommended.

Lighting – A lighting plan will be submitted with the building permit. According to 49.40.230(d), parking areas shall be suitably lit. All proposed fixtures shall be full cut-off design. The building permit application requires a lighting plan for CDD review and approval. This requirement is a recommended condition of approval.

Condition 5: Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

Vegetative Cover & Landscaping – General Commercial zoning requires 10% vegetative cover, or 1,489 square feet for this site. Courtyard, rear, and side yards combined exceed this requirement.

Feature	**Approximate square feet[D]**
Courtyard	1,415 (not counting pavilion)
East yard	971
South yard	1374
West yard	1145
TOTAL VEGETATIVE COVER PROPOSED	**4,905**

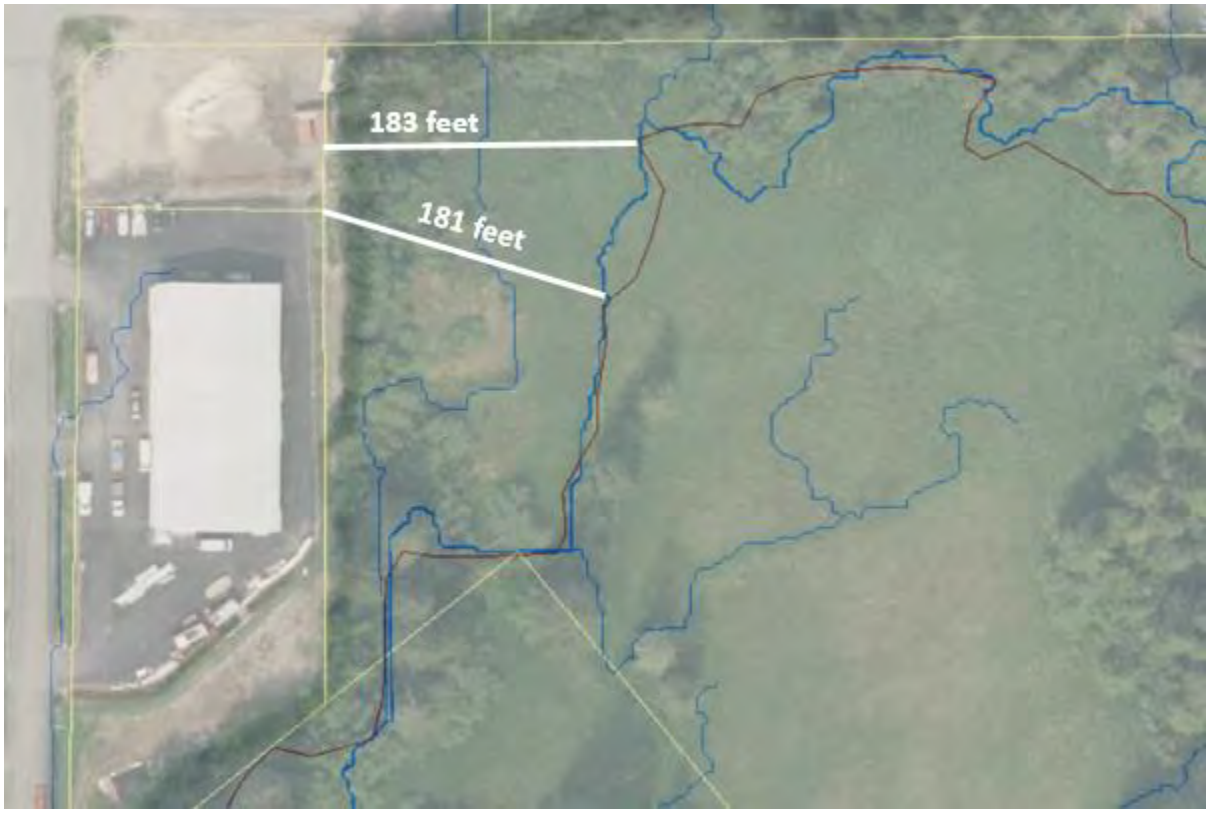
D: Scaled off of "Floor Plan," sheet A 1.0.

Condition: None recommended.

Habitat – No known habitats regulated by the Land Use Code exist on the property. A mapped salmon stream crosses the adjacent lot to the east, about 180 feet from the east property line. A 50-foot stream buffer is required by CBJ 49.70.310, which does not impact this site.

Condition: None recommended.

Figure 5: Subject parcel distance from the anadromous stream (in red).



Wetlands - Project construction is not expected to impact Class A wetlands on the neighboring east lot. Management authority of these wetlands lies with the Army Corps of Engineers.

Condition: None recommended.

Drainage – The applicants are investigating surfacing options. Structure roofs are non-permeable surfaces. Considerations for permeable surfaces include the parking area and walkways. Decks will be of wood, allowing for drainage. A drainage plan will be submitted with the building permit per 19.12.060, "Grading Permit Requirements."

Condition: None recommended.

Hazard Zones – This proposed project is not in a mapped hazard area. The proposed project is in a Zone X flood zone (area of minimal flood hazard) according to Panel 02110C 1551D.

Condition: None recommended.

Public Health or Safety – Cited sources can be found at the end of this report.

This transitional housing program is expected to reduce participant recidivism approximately 50 percent, considering publicly available data. The proposed transitional housing project models off of the nationally-recognized Delancey Street project, which experiences recidivism from 30-35%, depending on the year (Sturt, 2016). Alaska Department of Corrections experiences a recidivism rate of 66.41%, two thirds of whom return to prison within the first six months of release (ADOC, 2018). In their neighborhood meeting presentation, CCTHITA shared a statewide recidivism rate of 60 percent (**Attachment E**).

According to the Alaska Department of Corrections, Alaska Natives make up 39% of incarcerated adults (Alaska Department of Corrections 2019, excerpt **Attachment G**). American Indians or Alaska Natives make up 18 to 20 percent of Alaska's population (AFN 2020; ADOL 2016). CCTHITA cited comparable numbers at the neighborhood meeting.

It is worth taking a step back to understand the need for transitional housing for residents re-entering the community after incarceration, and understand possible housing impacts on recidivism.

In Juneau, the Fair Market Rent for a two-bedroom apartment is $1,482. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn $59,280 annually. Assuming a 40 hour work week, 52 weeks a year, this level of income translates into $28.50 per hour, or 2.8 full time jobs at the minimum wage of $9.89. The statewide rate for a one-bedroom unit is $1005, requiring 1.9 full-time jobs at minimum wage (NLIHC, 2020, **Attachment H**). The Alaska Housing and Finance Corporation (AHFC) Southeast Region has a waiting list of 63 individuals for one-bedroom apartments in Juneau, which become available infrequently.

A re-entrant has financial obligations to meet after leaving incarceration. They may need to pay for their legal representation, they may need to pay restitution to their victims, and they may need to pay child support. Financial obligations are taken out of the re-entrant's paycheck before any of the re-entrants living expenses are paid.

A re-entrant looking for a job has challenges finding work, especially if convicted of a felony. The table below shows the most common occupations and wages for re-entrants within two years of release from prison (**Attachment I and J**).

First occupation within two years after release[A]	**Derived percentage of re-entrants[B]**	**Mean Hourly Wage[C]**	**Standard Occupational Classification[C]**
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry, and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

A: *Does Working Reduce Recidivism? Alaska Economic Trends, June 2017. Alaska Department of Labor. Accessed electronically at: http://labor.alaska.gov/trends/jun17.pdf*

B: *Derived from table on Page 7 of Alaska Economic Trends, June 2017. = (re-entrants working in the field) / (total number of re-entrants). The Standard Occupational Classification is a federally-recognized employment classification system that provides consistency in collecting statistics.*

C: *May 2019 Wages in Alaska – Alaska Statewide. Alaska Department of Labor. Accessed electronically at: https://live.laborstats.alaska.gov/wage/*

Other factors to consider:

- In 2018, the Juneau Reentry Coalition estimated 30 re-entrants a year are released into homelessness. The Prison Policy Initiative says, "Formerly incarcerated people are almost 10 times more likely to be homeless than the general public…. Formerly incarcerated people are most likely to be homeless in the period shortly after their release." (Prison Policy Initiative 2018).
- Re-entrants with homes in smaller communities have to stay in Juneau due to probation officer location.
- Per AHFC, approximately 25% of affordable housing units are *available* to felons (not reserved for).
- A Housing Office survey in October of 2018 found less than a 5% vacancy rate with landlords of apartment buildings.
- Felons may not live together outside of approved programs.

In short, CCTHITA intends to create viable options for re-entrants doing the right thing upon re-entry. They start with reasonably priced housing in a supportive environment that encourages accountability. Participants in the program cannot use drugs or alcohol. Cameras and an on-site manager will monitor the premises. The program includes nationally-vetted programming to assist with money management, behavioral modifications, and employment evolution. The program includes CCTHITA work opportunities to buttress a resume and work on job skills. Cultural programs will help re-entrants reconnect with the community and their heritage. The minimum participation will be for six months, this being the most vulnerable time for re-entrant recidivism. The maximum participation is for two years, after which point they provide continuing community-based support.

Condition: None recommended.

Property Value or Neighborhood Harmony – Halfway houses (operated by Gastineau Human Services) and Housing First are established neighboring uses.

Figure 6: Similar neighboring uses. Gastineau Human Services requires sober living, whereas Housing First accommodates alcoholics.

CBJ Assessor's does not consider proximity to facilities that serve the "under-housed" in their property assessments. Existing facilities for the "under-housed" operate near the subject property.

Condition: None recommended.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, the 2015 Juneau Economic Development Plan, the 2018 Lemon Creek Area Plan, the 2008 Juneau Coastal Management Program, and the Juneau Wetlands Management Plan.

The 2018 Lemon Creek Area Plan is silent on the development of transitional housing. Per the plan, the proposed housing is consistent with other housing in the area, including the halfway houses and Housing First. Concerns include collocating housing and commercial uses without adequate transition zones.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36	Policy 4.1	Policy calls for facilitating the provision of safe, sanitary, and affordable housing for CBJ residents. Standard Operating Procedures include securing transitional housing.
	4	37	Policy 4.2	Policy recommends facilitating the provision of housing of various types to accommodate all economic groups.
	11	148	Land Use Designation	Complies with the Commercial Land Use Designation, which allows residential development.
	11	182	Subarea Guidelines	Guideline 2 for Subarea 5 calls for providing medium to high density housing in areas with access to arterial roadways. Additionally, Guideline 2 calls for providing housing for single-adults.
	13	212	Community Services	CBJ provides services for adults in crisis. Continued provision of quality services is an important community goal.
2015 Juneau Economic Development Plan	5	94	Initiative	Initiatives within the Juneau Economic Development Plan identify housing affordability and availability as a key driver in economy. The proposed development promotes housing initiatives in the plan.
2016 Housing Action Plan	Executive Summary	2	Goal	The plan identifies a key goal of 1,980 newly constructed housing units for all housing types by 2046. The proposed development supports this objective and provides 13 affordable units for those transitioning from incarceration.

PLAN	Chapter	Page No.	Item	Summary
2018 Lemon Creek Area Plan	3	24	Neighborhood: Lemon Flats	Gastineau Human Services (GHS) operates the Juno House Transitional Living Program (28 beds), the Community Residential Center (85 beds), and Gastineau Recovery House (10 beds).
	3	24	Neighborhood: Lemon Flats	The Juneau Housing First Collaborative Forget-Me-Not-Manor combines 32 units of permanent supportive housing and on-site and JAMHI Community Health Center.
	4	30	Cost Burdened Households	Households spending more than 30 percent of their gross income on housing costs are "cost-burdened", more than 50 percent are "severely cost-burdened". Lemon Creek has a higher proportion of households that spend more than 30 percent of their gross monthly income on housing expenses when compared to the borough as a whole. People whose housing costs exceed these thresholds are likely to struggle to pay for other basic needs, forcing difficult tradeoffs.
	4	38	Goal 2	Goal 2 of Chapter 4 calls for designating land along transit corridors for residential uses at densities that can produce affording housing for all economic groups.

FINDINGS

Conditional Use Permit Criteria - Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested conditional use permit complete?***

   Analysis: No additional analysis.

   Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for Transitional Housing. The use is listed at CBJ 49.25.300, Section 1.6010 for the General Commercial zoning district.

   Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. Will the proposed development comply with the other requirements of this chapter?

Analysis: No additional analysis.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, and vegetative cover.

4. Will the proposed development materially endanger the public health or safety?

Analysis: The project is expected to reduce recidivism 50 percent, improving public safety. Transitional Housing is a residential use. The proposed project includes on-site staff, a resident manager, security, and programming for residents.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested transitional housing, in a General Commercial zoning district, will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: Transitional housing is a residential use. Similar uses in the area include the Gastineau Human Services halfway houses and treatment facilities, and Housing First's Collaborative Forget-Me-Not Manor.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested transitional housing in a General Commercial zoning district will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: The proposed development supports policies in plans that support housing, especially for vulnerable populations and single-adults. The proposed development is also in an area of mixed development that is along a transit corridor.

Finding: Yes. The proposed transitional housing, with the recommended conditions, will be in general conformity with the Comprehensive Plan and Lemon Creek Area Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit. The permit would allow the development of transitional housing at 1921 Allen Court.

The approval is subject to the following conditions:

1. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

2. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be

applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

3. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.

4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

CITATIONS

Sturt, David. *5 Leadership Lessons from Ex-cons*. May 5, 2016, "Success." https://www.success.com/5-leadership-lessons-from-ex-cons/

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AFN. *Alaska Native Peoples*. 2020. Alaska Federation of Natives. Available at: https://www.nativefederation.org/alaska-native-peoples/

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NLIHC. *Out of Reach, the High Cost of Housing, 2020.* National Low Income Housing Coalition. Available at: https://reports.nlihc.org/sites/default/files/oor/OOR_BOOK_2020.pdf

PPI. *Nowhere to Go: Homelessness among formerly incarcerated people.* August, 2018. Prison Policy Initiative. Available at: https://www.prisonpolicy.org/reports/housing.html

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
1921 ALLEN COURT, JUNEAU, AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
LEMON GLACIER 2 LT 6

Parcel Number(s)
5B1201010150

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner
TLINGIT AND HAIDA CENTRAL COUNCIL

Contact Person
TALIA EAMES

Mailing Address
320 W. Willoughby Ave., Suite 300, Juneau AK 99801

E-mail Address
teames@ccthita-nsn.gov

Phone Number(s)
907 500 5531

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Jacqueline Pata
Landowner/Lessee Signature **Date**

X
Landowner/Lessee Signature **Date**

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant
NORTHWIND ARCHITECTS, LLC

Contact Person
SHANNON CROSSLEY

Mailing Address
126 SEWARD STREET, JUNEAU, ALASKA 99801

E-mail Address
SHANNON@NORTHWINDARCH.COM

Phone Number(s)
540 229 9452

X
Applicant's Signature

07/01/2020
Date of Application

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

Intake Initials
LEC

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
USE20200018	7/2/2020

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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.

To be completed by Applicant

PROJECT SUMMARY

PLEASE SEE ATTACHED DOCUMENTS

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: 1.610

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 14,866 square feet Total Area of Existing Structure(s) N/A square feet

Total Area of Proposed Structure(s) 3,174 square feet

EXTERNAL LIGHTING

Existing to remain	◉ No	○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
Proposed	○ 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

☑ **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)

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

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$750			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$50			
Pub. Not. Sign Deposit	$100			
Total Fee	$900.00			

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
USE20200018	LEC 7/2/2020

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.

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

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ALLEN COURT TRANSITIONAL HOUSING PROJECT

1. Development Permit Application
2. Allowable/Conditional Use Permit Application
3. Project Narrative
    a. Description and Size
    b. Operation
    c. Habitat
    d. Flood
    e. Noise
    f. Lot Size and Development Size
    g. Zoning and Set-Back Requirements
    h. Compliance with Comprehensive Plan
    i. Vegetative Cover
    j. Parking and Traffic Circulation:
    k. Proposed Lighting
    l. Proposed Vegetation
    m. Existing Physical Features
4. Pre-App Meeting Notes
5. Site Context Map
6. Site Images
7. Site Plan
8. Floorplans & Elevations
9. Artistic Renderings

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

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According to the Juneau Reentry Coalition, there are approximately 150 people returning from incarceration to the Juneau community each year and about 1/3 of those do not have a home to return to. In addition, the National Low-Income Housing Coalition states that the hourly wage required to afford the average two-bedroom apartment in Juneau is $27.42, or 2.8 full-time jobs at minimum wage. After restitution, legal fees, and child support, many reentrants struggle affording an apartment. It is also understood that the challenges in securing housing are likely to increase further as a result of the economic impacts of Covid-19.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison, if they have stable, secure, sober housing. Understanding the limitations of providing services to a returning citizen without supportive housing, Central Council Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is proposing an innovative project to provide supportive supervised housing and space for related programming. This project's objective is to increase public safety by reducing recidivism. It will also mitigate the spread of Covid-19 by keeping homeless returning citizens out of congregate housing. This provides a great benefit to the community as a whole. The project also has the potential to drastically improve the look and feel of the area given the planned improvements to the grounds and the aesthetics of the proposed campus.

Use of Property:

The vacant lot at 1921 Allen Court is the identified location for the Allen Court Avenue Transitional Housing Project. The legal property description is Lemon Glacier 2 LT 6; The property is 14,866 sf according to the CBJ parcel map. The total development area is 3,074 SF. We are requesting the proper permitting to operate as a Transitional Housing Facility, currently allowed in the General Commercial Zone, according to the 6/2015 amendment to CBJ 49.25.300, Table of Permissible Uses.

The Allen Court Transitional Housing Project would modify the existing lot into a campus comprised of 6 prefabricated modular structures situated on site, arranged around a large courtyard. Five of the modular units are 553 SF and the sixth pod is 309 SF. The five larger modular units will house dwelling units, common living spaces and common shower/laundry/restroom facilities. The sixth pod will house the resident manager. Residents will also be remotely monitored using technology, cameras and a central monitored entrance and exit to the building. The campus will provide the supportive housing and environment to increase self-

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sufficiency and foster healthy relationships between residents to create a cohort of peer support

The campus master plan allows for natural light, exterior gathering spaces, and security by utilizing a courtyard plan. The modular pods will be situated around a green, landscaped area and the common rooms and resident manager will be situated around an elevated common deck space. This elevated deck will be accessed by an ADA ramp, and allow for accessibility to all the common areas.

This location is the ideal environment to house those coming out of incarceration who would otherwise be experiencing homelessness. The property is close to public transit and services. Project programming is designed to assist residents that may not be housed elsewhere as this facility is designed for lower-barrier user access. This provides a service to the whole community.

We believe the peer-driven, sober living campus will be a good addition to the area. One of the biggest challenges in keeping vulnerable populations housed and out of re-incarceration is supportive services to help them with day-to-day life. Tlingit & Haida's program provides practical living skills and sober support, improving the likelihood of success for our neighbors reentering our community.

Description and Size

The campus will be comprised of 6 prefabricated modular structures situated on site, arranged around a large courtyard. Five of the modular units are 553 SF and the sixth pod is 309 SF. The site is 14,866 SF. The five larger modular units will house dwelling units, common living spaces and common shower/laundry/restroom facilities. The sixth pod will house the resident manager.

Operation

The Allen Court Transitional Housing campus master plan allows for natural light, exterior gathering spaces, and security by utilizing a courtyard plan. The dwelling units will be situated around a green, landscaped area and the common rooms and resident manager will be situated around an elevated common deck space. This elevated deck will be accessed by an ADA ramp, and allow for accessibility to all the common areas. The design of the modular pods and the steel structure underneath the sub floor necessitate the elevation of the deck.

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Habitat

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There are no wetlands on the site, or vegetation. We will check with the US Fish and Wildlife Service to see if any eagle nests may be in the area.

Flood

This property is not in the flood plain.

Noise

No exceptional noise is expected from a residential use.

Lot Size and Development Size

The property is 14,866 SF according to the CBJ parcel map. The total development area is 3,074 SF.

Zoning and Set-Back Requirements

The property is General Commercial (GC). Transitional housing is permitted according to the table of permissible uses 49.25.300 1.610, and states an owner or [resident] manager must live on site. The front, rear and side setbacks are 10'-0".

Compliance with Comprehensive Plan

The following excerpts have been copied from the 2013 Comprehensive Plan for the City and Borough of Juneau, with bold and underlined passages that apply specifically to the project:

- Homelessness
  - The CBJ accepts and uses the Housing and Urban Development (HUD) definition of Homeless. HUD defines homeless in four broad categories:
    - People who are living in a place not meant for human habitation, in emergency shelter, in **transitional housing**, or exiting an institution where they temporarily resided.
    - People who are losing their primary nighttime residence, which may include a hotel or motel within days and lack the resources to remain in housing.
    - Families with children or unaccompanied youth who are unstably housed and likely to remain in that state.
- POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS.
  - 4.1 - SOP1 Fund, or assist in securing funding for, emergency shelters, transitional housing, permanent supportive housing, and appropriate supportive services for people who are homeless or near homeless or rent overburdened, particularly families and unaccompanied youth, and an increasing aging population.
  - 4.1 – IA7 Facilitate the provision of special needs and **adaptive housing and supportive services in residential neighborhoods that are readily accessible to public transit, shopping, public amenities and supportive services.**
  - 4.1 – IA9 Assist in the establishment and maintenance of an effective integrated client assessment and referral system for homeless and near-

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homeless residents that links all housing, medical and social service providers to develop greater efficiencies, client tracking and program funding and evaluation tools. [Please also see 13.3 - IA2]

- POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.
    - 4.2 - SOP4 Explore and develop methods to foster participation by private developers in the creation of affordable and workforce housing.
- POLICY 13.3. TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.
    - 13.3 - IA2 Establish and maintain an integrated near-homeless and homeless client assessment and referral system linking all housing, medical and social service providers, to develop greater efficiencies, client tracking and program funding and evaluation tools.

Subarea 5: Switzer Creek, Lemon Creek, & Salmon Creek (Maps G, H, & K)

2. Provide for additional medium- to high density residential development in areas with access to arterial roadways from collector streets. **Encourage the efficient use of land by allowing non-family housing, such as for students, single-adults** or seniors, in mixed use districts within shopping centers 2013 CBJ Comprehensive Plan Update 183 Chapter 11 or malls. Increase building height limits and decease or eliminate parking requirements for such residential developments where adequately served by public transit.

Vegetative Cover

None, the site has been filled and smoothed.

Parking and Traffic Circulation

The proposed parking lot will accommodate three parking spots, and three parallel parking spots will be located on the Jenkins Drive edge of the property, as shown in the site plan.

Proposed Lighting

The housing project is still in the design stages, and a lighting plan will be submitted with the permit application with a focus on safety and sustainability.

Proposed Vegetation

10% vegetation is required for the site, and without including the proposed landscaped courtyard, the proposed landscaped area will be approx. 4,938 SF.

Existing Physical Features

None. See site images.

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Attached:

Site Context Map

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Site Images
Site Plan
Floorplans
Elevations
Artistic Renderings

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CITY AND BOROUGH OF JUNEAU
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Allen Court Transitional Housing

Case Number: PAC2020 0039

Applicant: Central Council of Tlingit & Haida Tribes of Alaska

Property Owner: Tlingit and Haida Regional Housing Authority

Property Address: 1921 Allen Court

Parcel Code Number: 5B1201010150

Site Size: 14,886 Square Feet

Zoning: General Commercial

Existing Land Use: Vacant

Conference Date:	June 17, 2020
Report Issued:	June 24, 2020

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
Shannon Crossley	Applicant, Northwind Architects	Shannon@northwindarch.com
Armando DeAsis	Applicant, Northwind Architects	
Tammy Jablonski	Applicant, Tlingit & Haida	tjablonski@ccthita-nsn.gov
Rachel Lokke	Applicant, Tlingit & Haida	
Irene Gallion	Planning	Irene.Gallion@juneau.org
Laurel Christian	Planning	Laurel.Christian@juneau.org
Charlie Ford	Building	Charlie.Ford@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Adrienne Scott	Permit Tech	Adrienne.Scott@juneau.org

Transitional housing project consists of 13 single-room occupancies (SROs) with shared facilities, and a possible 14th unit that is a SRO with private facilities (caretaker facility).

> *Single-Room Occupancy with private facilities means a dwelling unit composed of a private bathroom and a combined kitchen, living, and sleeping area, designed for occupancy by a single person.*
>
> *Single-Room Occupancy with shared facilities means living and sleeping space for the exclusive use of one occupant, with shared sanitary and/or food preparation facilities for all occupants of the development.*
>
> *Transitional housing means a residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although approval by the Department of Corrections may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.*

Any project that is not a minor development is considered a major development. A minor development is [19.25.300(c)(3)(D)]:

> *Commercial and mixed use districts: A residential development containing **12 or fewer dwelling units**, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total. (Emphasis added)*

As a major development, this project requires a Conditional Use Permit. A pre-application conference (today's meeting) is required before application for the Conditional Use Permit.

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.

Planning Division

1. **Zoning** – This project is proposed in a General Commercial (GC) zoning district. SROs and Transitional housing are permitted activities according to the Table of Permissible Uses [49.25.300 1.610] An owner or manager must live on site.
2. **Setbacks** –
    1. **Front: 10 feet**

       Lot line, front, means the property line separating the lot from a street right-of-way, other than an alley.
    2. **Rear: 10 feet**

       Lot line, rear, means the property line opposite and most distant from a front lot line, except in the case of a corner lot.

3. **Side: 10 feet**

   Lot line, side, means any property boundary line not a front or rear lot line.

4. **Street side: 10 feet**

   Lot line, street side, means the property line separating the lot from a street right-of-way, other than an alley or the front lot line.

3. **Height** – Maximum height for a permissible use is 55 feet, for an accessory use is 45 feet.

   Accessory use and accessory structure mean a use or structure customarily subordinate or incidental to and located on the same lot as an existing principal use, building or structure. The terms "accessory use" and "accessory structure" include signs, garages, required parking areas, boathouses, smokehouses and storage sheds.

4. **Access –** Jenkins Drive and Allen Court

5. **Parking & Circulation**– 1 parking spot per bedroom is required [49.40.210(a)], for a total of 14 spots. One parking spot must be accessible; accessible parking requirement cannot be waived [49.40.210(b)(3)]. This project would qualify for a parking waiver if [49.45.210(d)(6)]:

   1. *The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;*
   2. *The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;*
   3. *Granting the waiver will not result in adverse impacts to property in the neighboring area; and*
   4. *The waiver will not materially endanger public health, safety, or welfare.*

   The waiver must be requested in writing.

   Note that this property might be able to use shared parking places with neighboring properties. The neighboring property must be able to:

   1. Meet its own parking requirement AND
   2. Provide additional spots for the applicant property.

   CDD would need to see a recorded parking agreement between the two properties. Attached is a template that may help you go in the right direction. When that is completed we can help you record it through this office. Note that the CBJ is not providing legal counsel through this instrument, and you should check with your own lawyers on the advantages and liabilities associated with such an agreement. If you feel you need to modify the language let us know. Back-out parking is not allowed for this use, adequate space for on-site maneuvering must be provided [49.40.230(b)(7)]. A parking plan should be submitted with the application materials.

6. **Lot Coverage –** There is no maximum lot coverage in General Commercial.

   Lot coverage means the percentage of horizontal lot area that is occupied by all buildings on the lot, each measured at the outside of those exterior walls of the floor having the greatest horizontal dimensions. Think, "Buildings with rooves."

7. **Vegetative Coverage** – 10% vegetative cover is required.

8. **Lighting** – Applicant should provide a lighting plan. Parking lots should be suitably lit and lighting should not shine onto neighboring properties or the adjacent right-of-way. Any lighting fixtures must be "full cut-off design".

9. **Noise** – No exceptional noise is anticipated from this residential use.

10. **Flood** – The lot is not in a flood plain.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The lot is not in a hazard zone, and does not require a hillside endorsement since slopes are less than 18%.
12. **Wetlands** – There are no wetlands on this lot.
13. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
14. **Plat or Covenant Restrictions** – Plat 81-88 does not include any applicable plat notes.
15. **Traffic** – A traffic study is not required.

    Anticipated traffic uses "Congregate Care" as the closest land use for this facility. It is our understanding that few if any residents will have vehicles. A "congregate care" land use is an independent living development that provides centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Vehicle ownership levels are low at these facilities; the facilities' employees or resident service providers generate the majority of the trips to the site. The Institute of Transportation Engineer's Trip Generation Manual (Volume 2, page 508) estimates 2.02 trips per dwelling unit, for a total of 28.28 trips a day for this project. A traffic study is not triggered until the number of trips a day is 250 [49.49.40.300(a)(2)].
16. **Nonconforming situations** – This is a vacant lot that meets minimum lot size standards. This lot is conforming.

Building Division

17. **Building** – Will be addressed at time of building permit application. Reminder of ADA requirements.
18. **Outstanding Permits** -
    BLD-0818101: Grading permit for approximately 1000 Cu Yds of fill
    BLD20200258: Tlingit and Haida Housing Project II (not issued)

General Engineering/Public Works

19. **Engineering** – NA
20. **Drainage** – Submit a drainage plan indicating how drainage from the proposed development will join an established drainage channel or structures. Include snow storage locations.
21. **Utilities** – (water, power, sewer, etc.) Signed mechanical engineer plans must be submitted and must include the following:
    i. Domestic water line size, water meter size, and water meter location
    ii. Count of Drainage Fixture Units (DFU) of sanitary sewer fixtures

    Attached to this report is the water and sewer as built information we have. The water service is a 1" lead with ¾" branches. If you are required to have a larger line size submit a construction plan for the water upgrade. The existing water service will need to be removed to the mainline and the mainline plugged. The following is required for this work:

    i. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water main, water service installation, removal of existing water service, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further

permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.

Once within the private property the following utility permits are required:

ii. **Water Utility permit** – for the water/fire line to be installed to the new structure. The line sizing is determined by the mechanical engineer. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. See the attached CBJ Standard Detail 420, Meter Installation, for meter clearances and conduit installation requirements for the remote read-out (MIU) installation. The meter installation and conduit installation is the responsibility of the applicant. A water assessment will need to be paid and will be determined after sizing of meter and domestic line are identified.

Fire Marshal

22. **Fire Items/Access** – Fire alarms and smoke detectors will be required

Other Applicable Agency Review

23. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections…

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. Development Permit Application

   https://beta.juneau.org/index.php?gf-download=2019%2F12%2FDPA.pdf&form-id=22&field-id=11&hash=81202ef96484e0b859d1c4855a6b7ae4b18cb229e8824059dbb0d96082e74d6d

2. Allowable/Conditional Use Permit Application

   https://beta.juneau.org/index.php?gf-download=2019%2F07%2FUSE-Allowable-Conditional-Use.pdf&form-id=22&field-id=11&hash=1f4082f939f72daa29a17b66188d1bf0f634352cc2ca2397485edbab5a3d366d

3. Parking Waiver Application

   https://beta.juneau.org/index.php?gf-download=2019%2F12%2FPWD_PWP-Parking-Waiver-Application.pdf&form-id=22&field-id=11&hash=1233d8ef5ec4911f906bd0df42ce8dff0fc7b318c82a2d1eaa677f131261dcd1

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. Site plan showing lighting, vegetative cover, structures, and proposed parking.
3. Project narrative describing operations

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. Conditional Use Permit: Class III, $750
2. Parking Waiver: $320 if filed with the Conditional Use Permit
3. Public Notice Sign: $150, $100 refundable if the sign is returned by 4:30pm by the Monday after the Planning Commission meeting.
4. Building permit fees will be determined at time of building permit application.

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

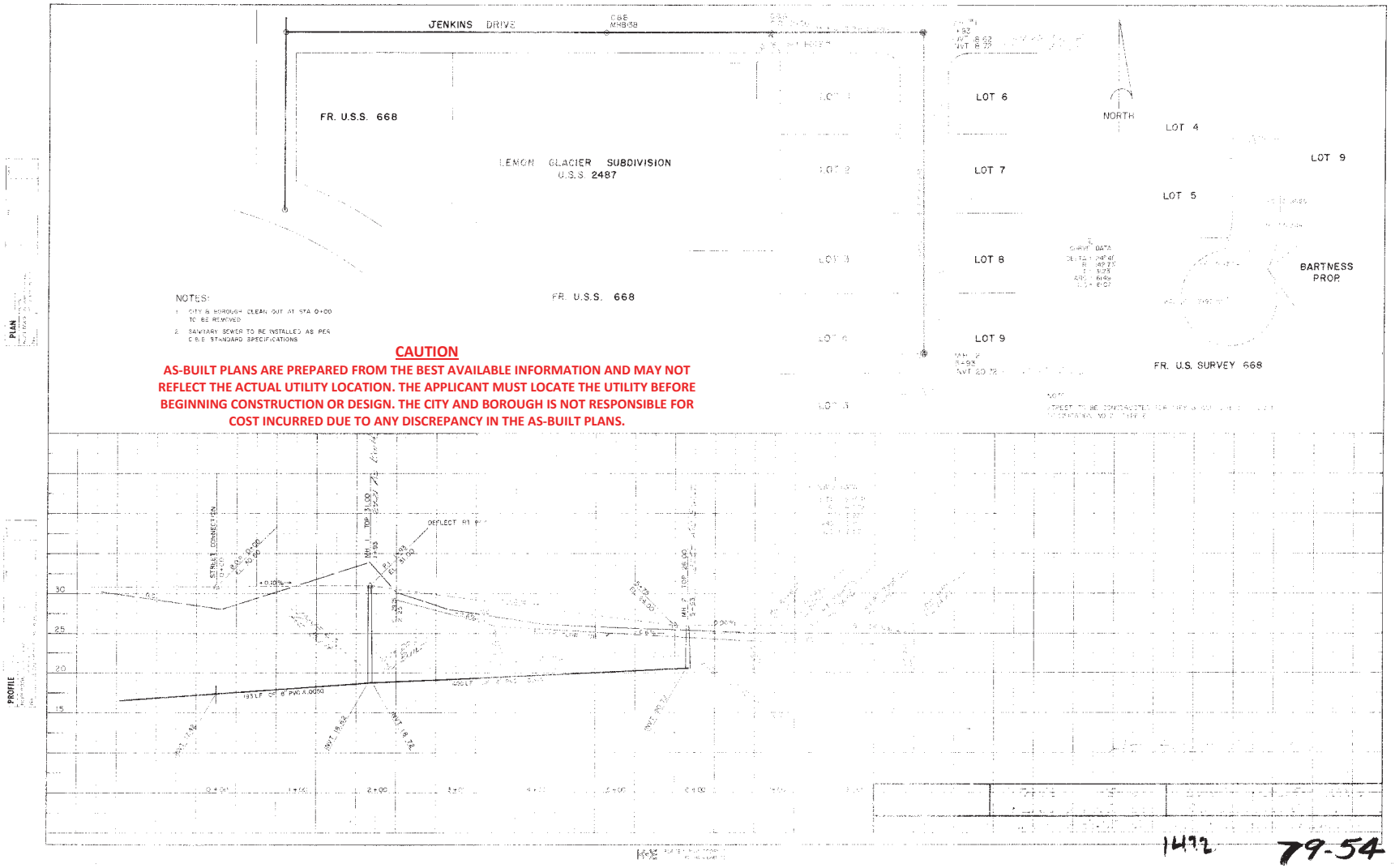
Submit your Completed Application

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
Fax: (907) 586-4529
Web: www.juneau.org/cdd

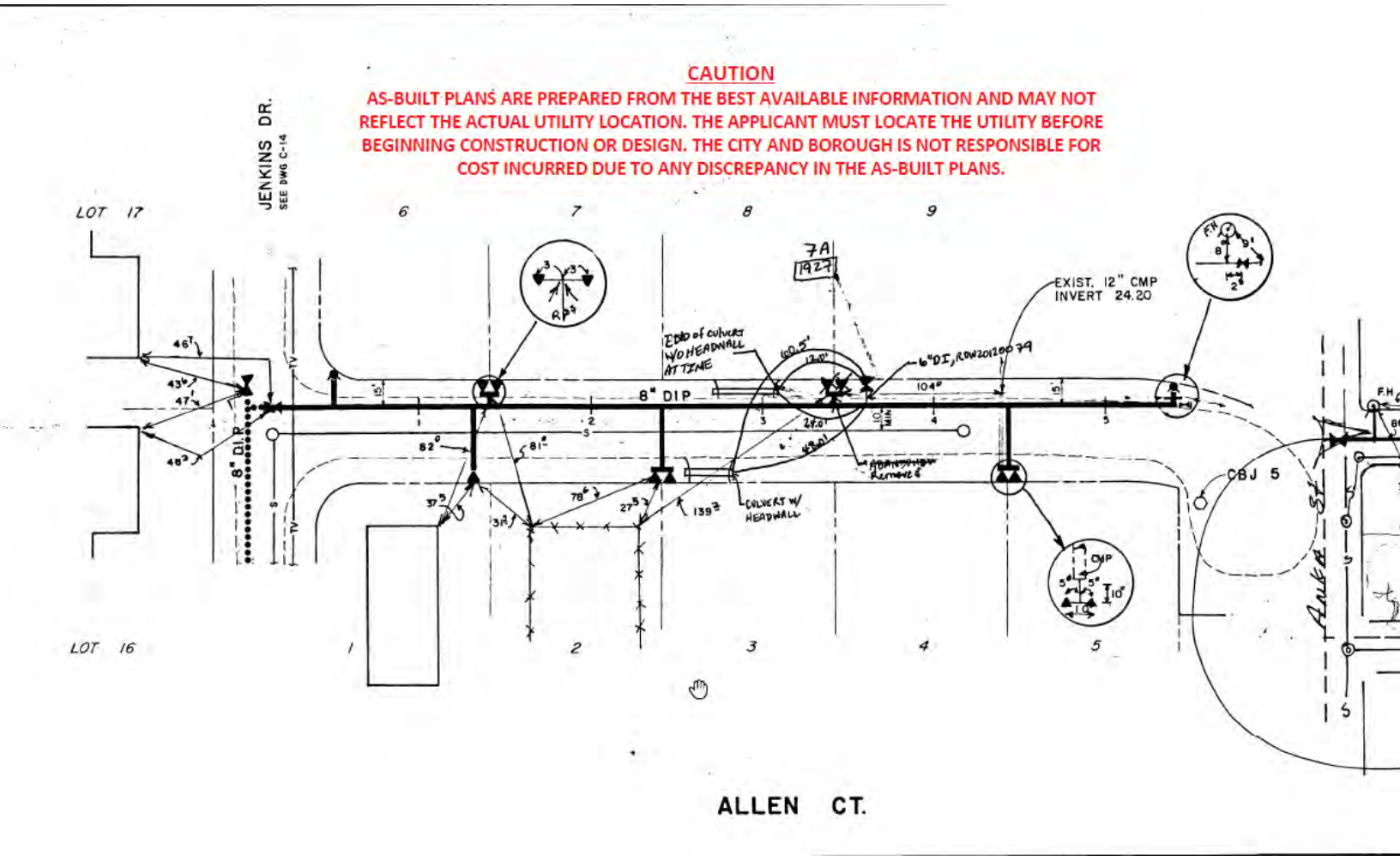
Attachments:
49.15.330, "Conditional use permit."
DRAFT Shared Use Agreement – Parking (attach as a word document)
Sewer Asbuilt
Water Asbuilt

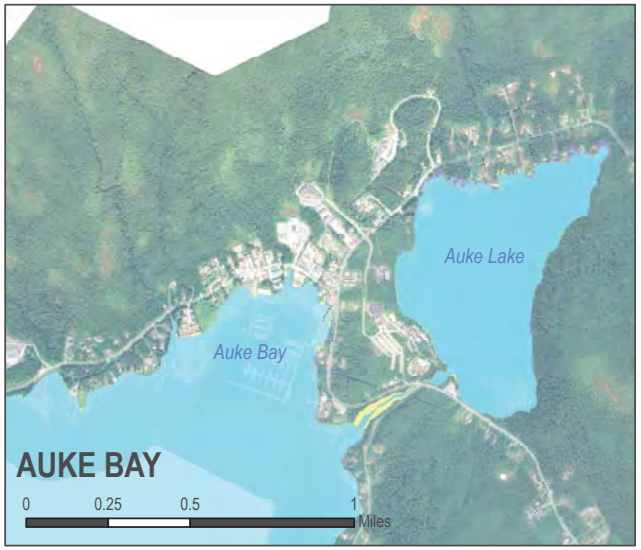


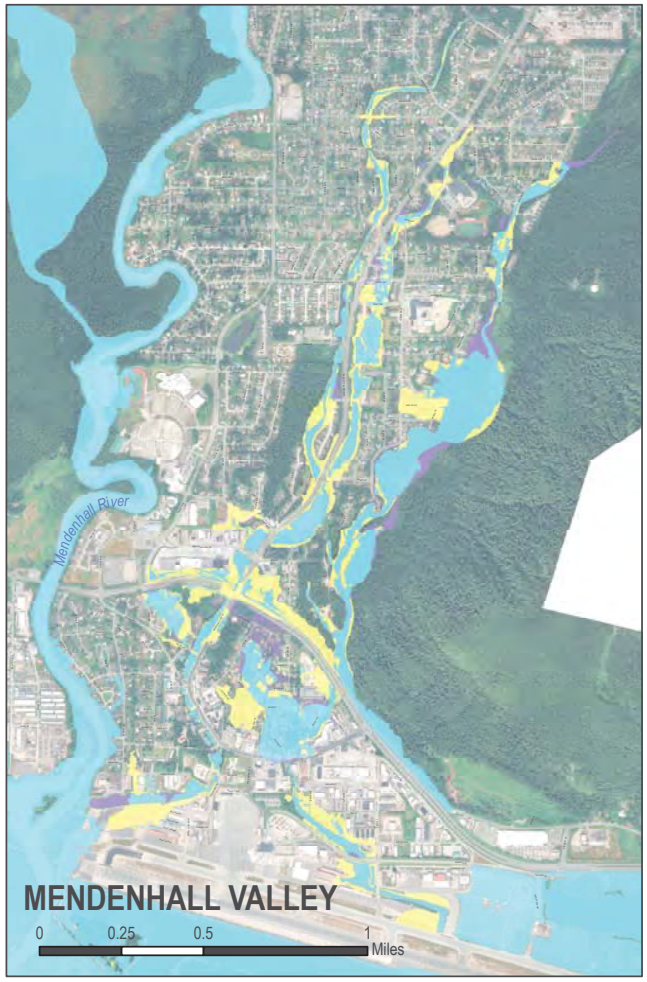
Attachment A - Application Packet & Applicant Materials

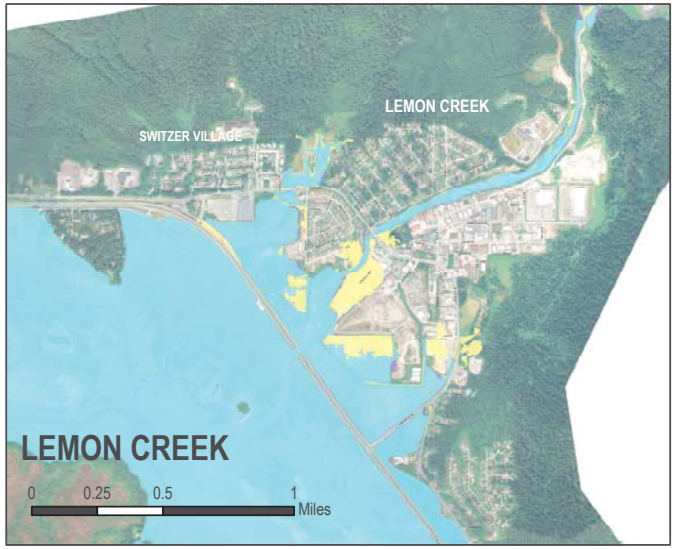
CAUTION

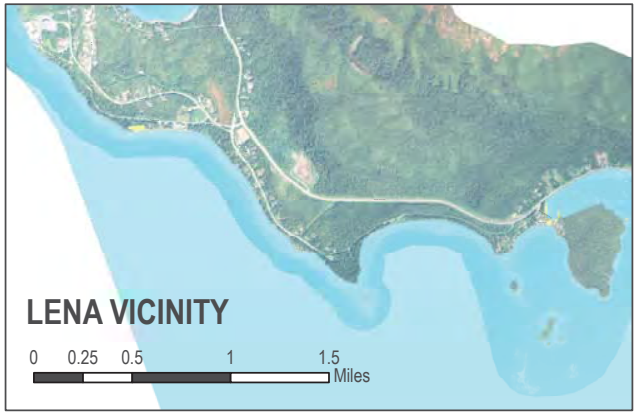
AS-BUILT PLANS ARE PREPARED FROM THE BEST AVAILABLE INFORMATION AND MAY NOT REFLECT THE ACTUAL UTILITY LOCATION. THE APPLICANT MUST LOCATE THE UTILITY BEFORE BEGINNING CONSTRUCTION OR DESIGN. THE CITY AND BOROUGH IS NOT RESPONSIBLE FOR COST INCURRED DUE TO ANY DISCREPANCY IN THE AS-BUILT PLANS.

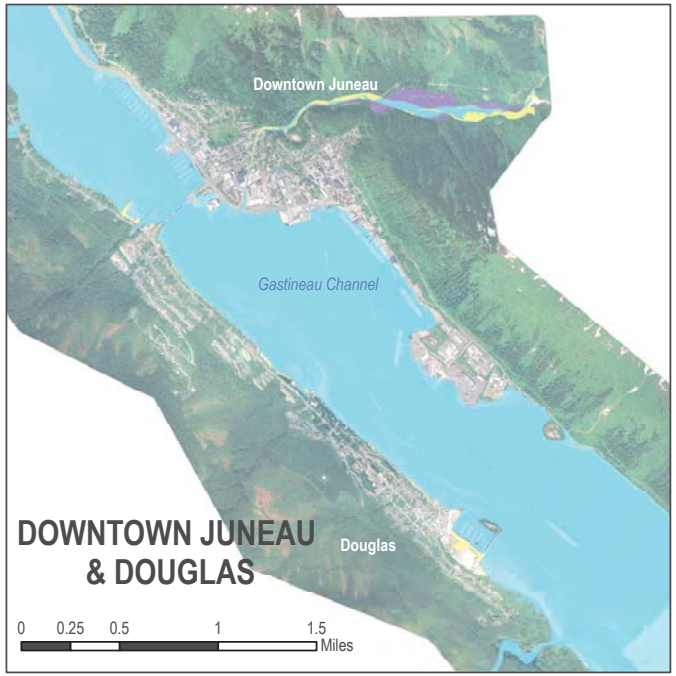












FEMA FLOOD HAZARD AREA REVISIONS 2018

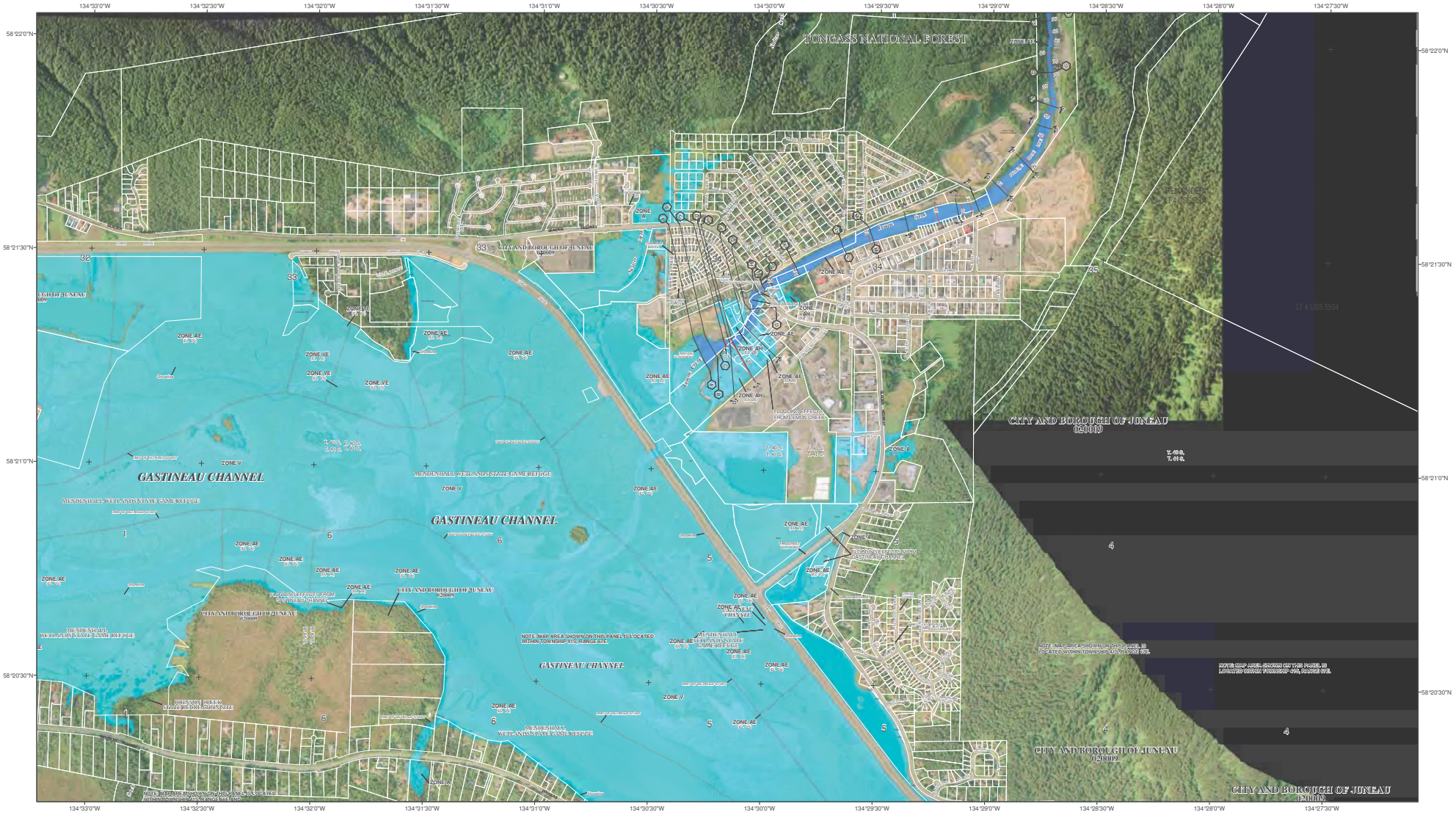
This map shows the preliminary changes to the 2013 FEMA flood zones. This is not an adopted flood map and should be used for general reference only.

Revised Flood Hazard Areas

- Flood Area Removed
- Flood Area Added
- No Change to Flood Area

N W E S

Project source: P:\quinn\Projects\CDD\Flood Revision 2018\AK_Juneau_CSLF.mxd



0 0.3 0.6 1.2 Miles

NAD 83, Alaska State Plane 1

2013 FEMA Flood Overlay Map

Disclaimer: This is not an official adopted FEMA flood insurance rate map (FIRM).
This map was created by using flood zone boundaries of FIRM and overlaid onto a 2006 aerial photograph.
CBJ assumes no responsibility for errors or omissions that exist on this map.

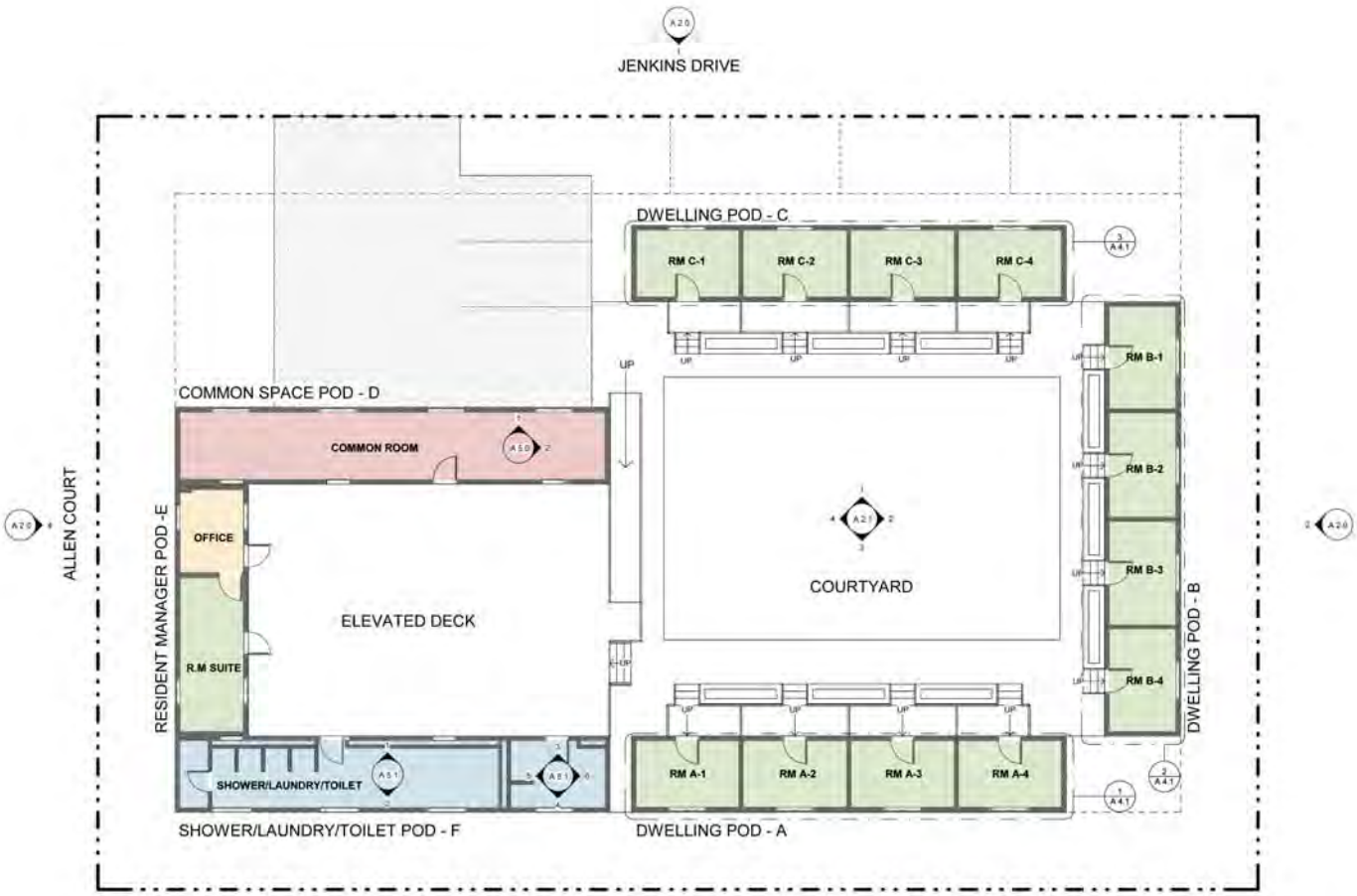
Aerial Photo taken June 2006

Attachment A - Application Packet & Applicant Materials

COMMERCIAL BLVD
SHAUNE DRIVE
JENKINS DRIVE
GLACIER HIGHWAY
ALLEN COURT

Attachment A - Application Packet & Applicant Materials

Attachment A - Application Packet & Applicant Materials



1 A1.0 FLOOR PLANS
1/8" = 1'-0"

PLAN NORTH

CONSTRUCTION LEGEND

- NEW (N) CONSTRUCTION
- EXISTING (EX) CONSTRUCTION
- DOOR, FRAME, AND/OR HARDWARE
- SETBACK LINE
- PROPERTY LINE

CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT SAMPLES AND SUBMITTALS OF ALL FINISH MATERIALS TO CLIENT.
2. SUBMITTALS: LINOLIUM FLOORING, PAINT, WALL BASE, FLOORING TRANSITIONS, CASEWORK, ETC.
3. EACH TRADE OR SUB-CONTRACTOR IS NOT TO COMMENCE WITH THEIR WORK UNTIL CONDITIONS MEET THOSE RECOMMENDED BY THE MANUFACTURER OF THE PRODUCTS OR FINISHES BEING INSTALLED.
4. EACH TRADE OR SUB-CONTRACTOR IS TO STOP WORK AND REPORT ANY SUBSTANDARD CONDITIONS, WHETHER EXISTING OR THOSE COMPLETED BY OTHER TRADES. TO THE GENERAL CONTRACTOR.

05/18/2020

NorthWind Architects, LLC
120 Seward St.
Juneau, AK 99801
Ph 907.586.5150
www.northwindarch.com

© THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY. THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

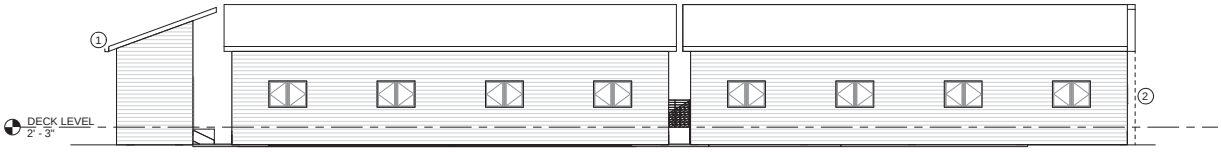
SHEET TITLE:
FLOOR PLAN

CHECKED JB
DRAWN SCC

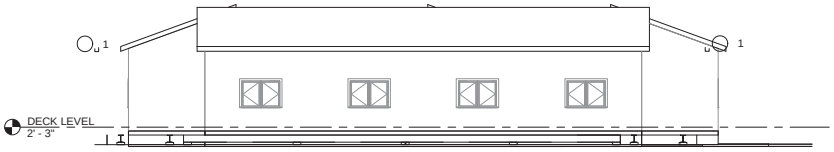
issue	date	description

SHEET # **A 1.0**
PLOT DATE: 05/11/2020
ISSUE DATE: 05/18/2020

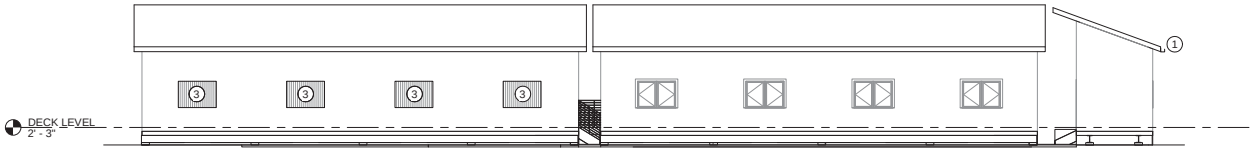
© NorthWind Architects, LLC. Project Number NWA-



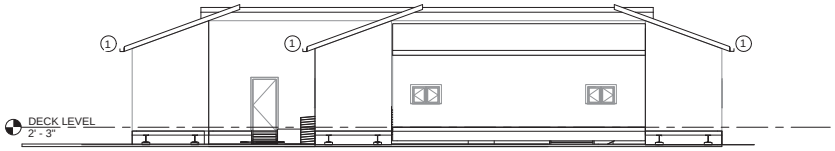
1 A 2.0 NORTH ELEVATION
1/8" = 1'-0"



2 A 2.0 EAST ELEVATION
1/8" = 1'-0"



3 A 2.0 SOUTH ELEVATION
1/8" = 1'-0"



4 A 2.0 WEST ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND

APERTURE REMOVED, PATCHED TO MATCH EXISTING

ELEVATION KEY NOTES

1. INSTALL ALUM GUTTER AT BOTTOM OF EVE
2. INSTALL DOWNSPOUT OR RAIN CHAIN AS PER CLIENT PREFERENCE
3. FRAME IN OPENINGS WITH WOOD STUDS, MATCH INSULATION, EXTERIOR AND INTERIOR FINISH, PAINT TO MATCH

05/18/2020

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

SHEET TITLE:
ELEVATIONS

CHECKED	JB
DRAWN	SCC

issue	date	description

SHEET # **A 2.0**

PLOT DATE	05/11/2020
ISSUE DATE	05/18/2020

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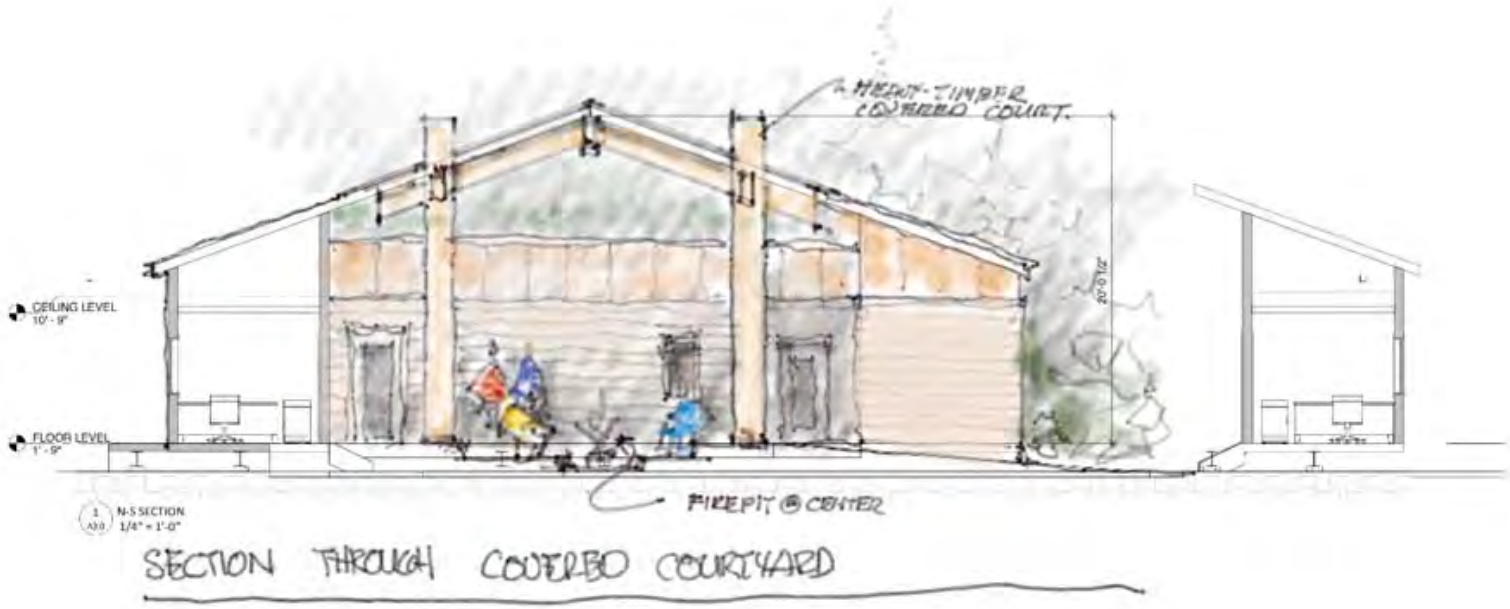
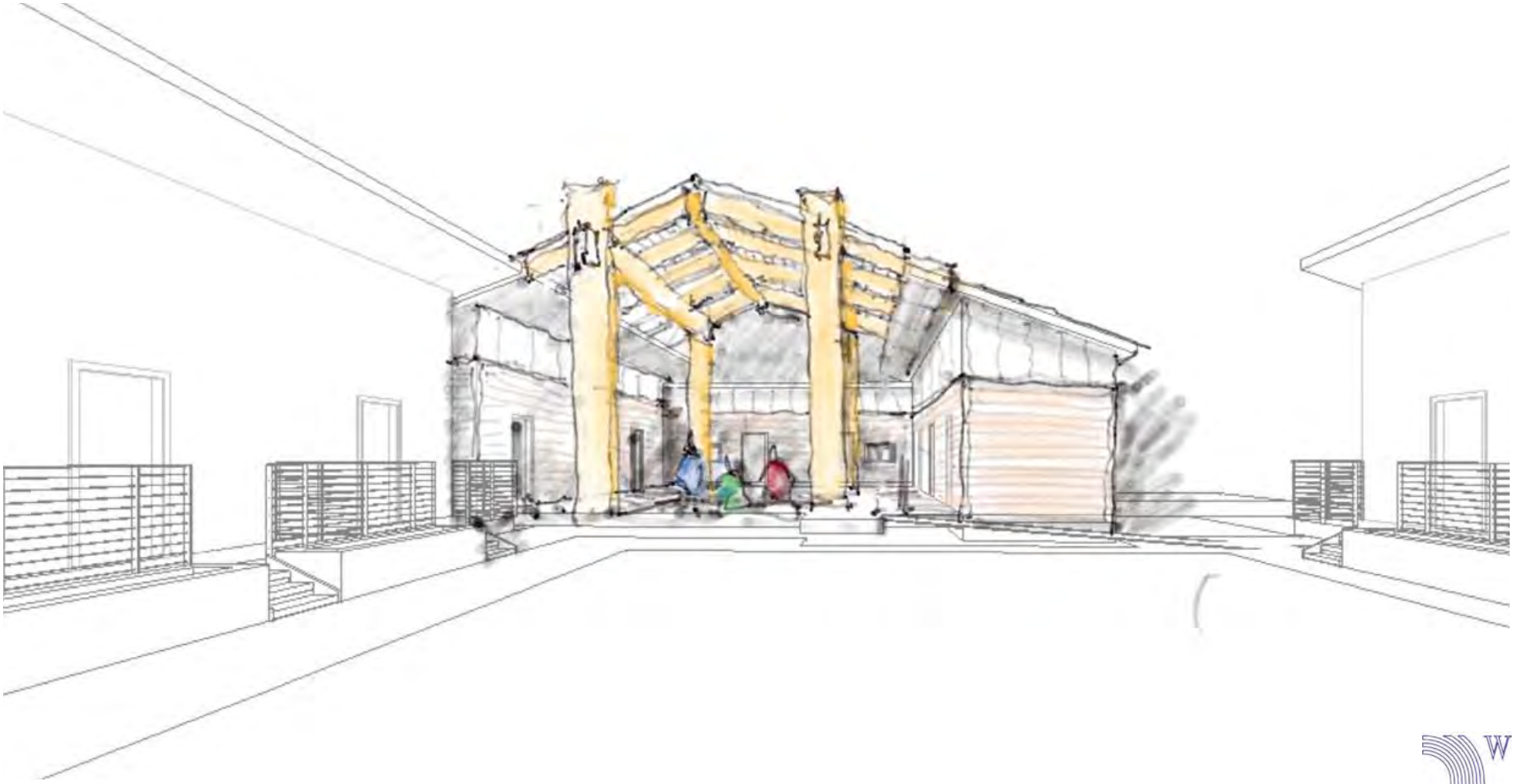
NorthWind
Architects, LLC

Attachment A - Application Packet & Applicant Materials

Attachment A - Application Packet & Applicant Materials



NorthWind Architects, LLC



NorthWind
Architects, LLC

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Reentry & Recovery Department
324 Village Street • Juneau, Alaska 99801

July 21, 2020

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

RE: Tlingit & Haida's Reentry Housing Projects CUP Applications, USE20-17 & USE20-18

Applicant Programming Information

Tlingit & Haida's Reentry & Recovery department was recently awarded $748,584 from the Bureau of Justice Assistance (BJA) to develop and support transitional housing programs which will provide sober, supportive housing, support services, and workforce development to those returning from incarceration. Utilizing community resources, other Tlingit & Haida programs and services, and the cultural support of elders, the project will provide a supportive environment to increase self-sufficiency, foster healthy relationships, and create a cohort of peer support. This funding has been used to hire a full-time licensed Case Management Specialist for intensive case management and a full-time Housing & Reentry Coordinator to oversee housing and reentry programming. It will also be used to pay for materials and teachers/ elders to work with residents on projects such as carving, regalia making, language, song and dance, harvesting and preparing traditional foods, and to develop other such cultural programming.

•**NARR Alignment:** The Alaway Avenue and Allen Court transitional housing projects programming are in development following the evidence-based best practices of the National Alliance for Recovery Residences (NARR). Although they are not recovery residences by definition, the department recognizes the value in following these guidelines as closely as possible and is working in consultation with those that are NARR certified. As the program develops, these guidelines will be further defined, and future NARR certification is anticipated.

•**Behavioral Health and Wellness**: One of the biggest barriers returning citizens face is engaging in a community where needed resources are difficult to access due to stigma, and mental health/substance use disabilities. The program will prioritize behavioral health and wellness for every resident utilizing an "adjustment period" where other priorities (such as employment, education, and training) are set aside until foundational supports are established. These projects will work closely with established community partners to provide direct access to services. The department's Case Management Specialist will assist in this process.

•**Workforce Development/ Employment:** Tlingit & Haida began reentry work with the inception of the Second Chance Reentry Program in 2015 (which resulted in a dedicated Reentry & Recovery department in 2019). This program was built on the basis that meaningful

employment can reduce recidivism. From this work and agency collaborations in reentry, the new department has gathered extensive experience working with returning citizens to find employment and will continue to use this experience in assisting residents in workforce development. Furthermore, Tlingit & Haida's for-profit enterprises are working with this project to provide immediate training and employment opportunities within. The Reentry & Recovery department is also in the process of creating job opportunities specific to reentrants within the department and through community partnerships.

•**Training and Education:** The Second Chance Reentry Program spent four years providing training opportunities to returning citizens using grant funding but also took advantage of many low-cost/no-cost education and training opportunities through community partners. Second Chance staff worked very closely with Tlingit & Haida's Employment & Training programs and the Reentry & Recovery department continues to have the support of this network and access to funding resources.

•**Cultural Support:** Participation in cultural activities is a protective factor for the development of negative outcomes. A 2018 University of Montana study found "Self-reported levels of cultural connectedness represented a resiliency factor for non-recidivism…[this study] suggested that a one unit increase in self-reported level of cultural participation was associated with a 36% decrease in likelihood for recidivism…This finding supports intervention efforts geared toward inclusion of cultural activities and increased access to cultural resources and elders." Traditionally Tlingit's and Haida's have a restorative system that emphasizes balance and the importance of "righting wrongs." Those released in Southeast Alaska from nearby villages often remain in Juneau to meet probation/parole requirements, and these displaced tribal citizens often no longer have cultural village supports that could assist in reentry. This lack of cultural support for those returning from incarceration results in an under-developed foundation for identity and services. Tlingit & Haida is poised and connected to provide extensive cultural support and education in traditional art, practices and subsistence.

•**Family Support:** Recognizing the importance of family in rehabilitation, the Reentry & Recovery department will work with the Tribal Family & Youth Services Department to ensure residents are able to attend family groups such as the Red Road Drumming Circle, Native Craft Nights, Fatherhood is Sacred and other important programs. The Alaway project has also designed a family room to provide a safe and welcoming space for fathers to interact with their children and other close family members.

•**Peer Support:** The facilities will be homes where each resident supports one another in their self-sufficiency and successful reentry. These relationships will be fostered by house meals, house meetings and other relationship-building activities. These aspects of the projects have so much potential as the size of the housing is small enough that a cohort can be built into a "family" and residents will learn to be accountable to each other and the community. Peer support is being recognized as a best practice in recovery and behavioral health supports, and as the State of Alaska moves forward in developing its Peer Support Certification, the department anticipates expanding its involvement.

•**Life Skills Development**: In addition to formal education and training, the residents will work on developing life skills such as financial management/ budgeting, cooking, healthy relationships, parenting and much more. The department is also developing an "employment sponsorship" program to work closely with the employers of house residents to identify soft skills that need improvement and to address them in weekly group meetings. These skills may include things such as timeliness, professionalism, hygiene, etiquette and other skills that improve not only employment longevity but also lead to a more productive life.

•**Room and Board:** All rooms will be furnished, and initial basic hygiene essentials will be provided but all residents will be required to pay rent, complete house chores and provide mandatory service to the community. Food will be provided for regularly scheduled house meals, but residents will otherwise be expected to provide and prepare their own meals in the provided kitchen.

•**Miscellaneous:** There are several community members who have already offered their unique skills to assist the residents in their successful recovery and reentry. This potential programming includes offerings such as classes in fitness, martial arts, storytelling and foraging. It is anticipated that as knowledge of the program grows these opportunities will increase in both number and diversity.

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Office of the President • Edward K. Thomas Building
9097 Glacier Highway • Juneau, Alaska 99801

July 16, 2020

Greetings Neighbor!

Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) would like to invite you to participate in a neighborhood meeting on July 22, 2020 to learn more about our proposed Allen Court Transitional Housing program that will provide transitional housing to people reentering the community of Juneau after incarceration.

I understand that you may have questions about the program, and we would be happy to address those at our public meeting:

Virtual Neighborhood Meeting: Allen Court Transitional Housing Program
Wednesday, July 22, 2020 • 6:00 - 7:30 PM on Zoom
To join the Neighborhood Meeting Webinar, visit: http://juneau.zoom.us/j/93862578816. The Webinar ID is: 938 6257 8816. Or call: 1 (346) 248-7799 or 1 (669) 900-6833 or 1 (253) 215-8782 or 1 (312) 626-6799 or 1 (929) 436-2866 or 1 (301) 715-8592 and enter the associated Webinar ID.

Finding affordable housing in Juneau is a struggle for many and this can be exacerbated for those who have a criminal background. This issue oftentimes results in increased homelessness and crime. Tlingit & Haida is dedicated to turning the tide on these societal concerns and one way we are uniquely positioned to do that is by providing supervised, *sober*, accessible housing and employment opportunities for those reentering the community after incarceration. This project will also help mitigate the spread of COVID-19 by keeping returning citizens experiencing homelessness out of congregate housing (shelter). The vacant lot located at 1921 Allen Court in Juneau, Alaska has been identified for the project.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison, if they have stable and supportive housing and employment. The program will increase public safety by providing a healthy foundation built on culturally responsive services for participants, as well as direct channels to resources necessary for successful reentry. While it is important to make crime unappealing, Tlingit & Haida believes that providing an accessible path for those who have served their time and want to change their lives is the best way forward.

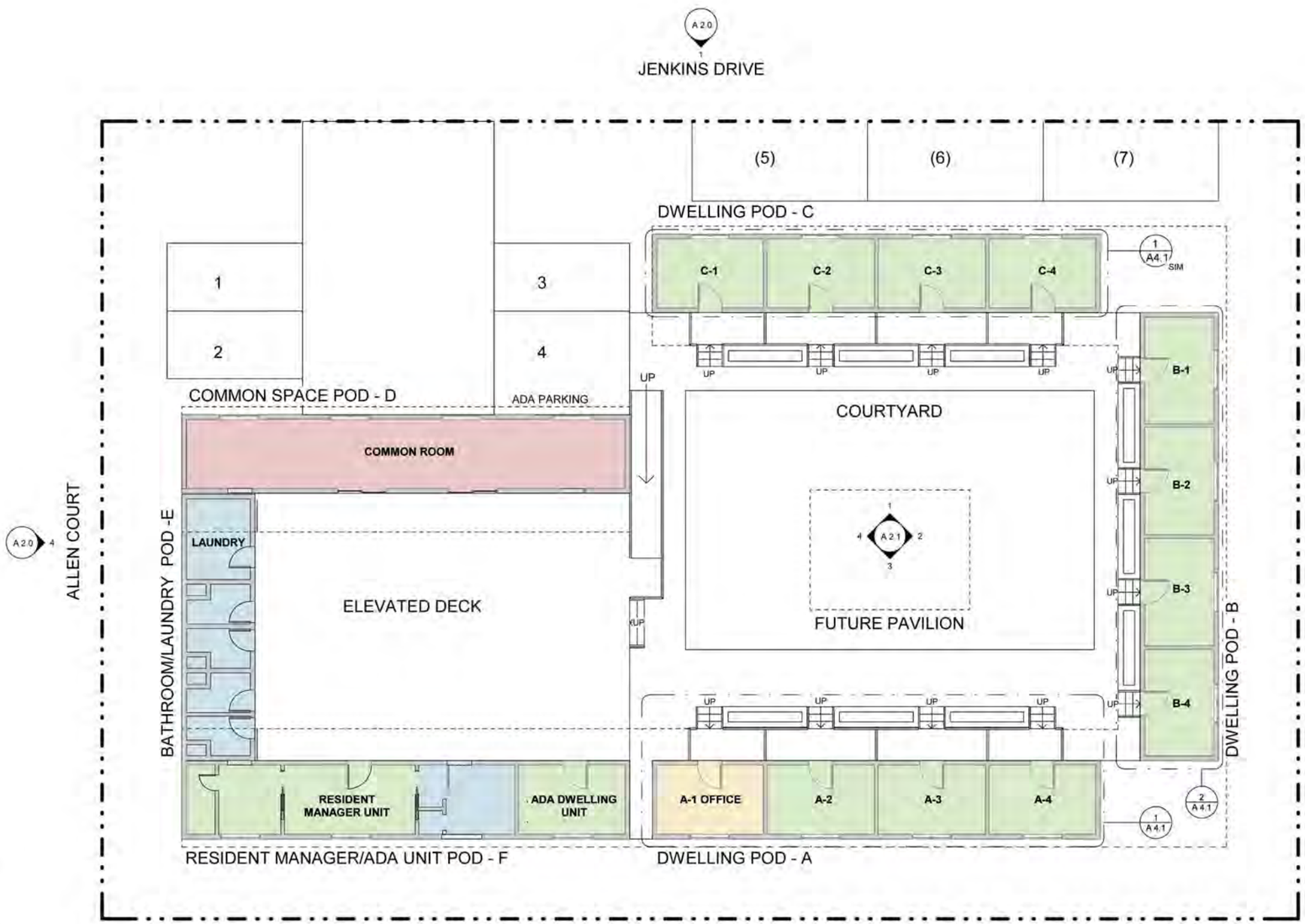
Below is information about the project you may find helpful:

- There will be a campus comprised of six (6) prefabricated modular structures situated on site, arranged around a large courtyard. This will provide 12 sober-living beds.
- There will be a resident manager onsite and residents will be remotely monitored using technology, cameras and a central monitored entrance and exit to the campus.
- Approval from the Department of Corrections will be required.
- This sober housing project is designed for lower-barrier access for those that may otherwise struggle to find housing.
- The program will include employment opportunities through Tlingit & Haida's business enterprises.
    - This will also create opportunities for residents to pay back legal fees, restitution, and child support, while simultaneously becoming hard-working, tax-paying citizens.
- All residents will provide mandatory community service to increase accountability for past offenses.

I look forward to hearing from you and hope you can join us for our neighborhood meeting. In the meantime, please enjoy a coffee on Tlingit & Haida by using the enclosed coupon which is good for one (1) free espresso beverage of your choice at any of our Sacred Grounds Café locations. If you have questions or concerns, I encourage you to contact Tlingit & Haida's Reentry & Recovery Manager, Talia Eames, at teames@ccthita-nsn.gov or 907.500.5531.

Gunalchéesh, Háw'aa,

Richard J. Peterson *(Chalyee Éesh)*
President



1 / A 1.0 FLOOR PLANS
1/8" = 1'-0"

3 / A 2.0

CONSTRUCTION LEGEND

- NEW (N) CONSTRUCTION
- EXISTING (EX) CONSTRUCTION
- DOOR, FRAME, AND/OR HARDWARE
- SETBACK LINE
- PROPERTY LINE

CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT SAMPLES AND SUBMITTALS OF ALL FINISH MATERIALS TO CLIENT.
2. SUBMITTALS: LINOLIUM FLOORING, PAINT, WALL BASE, FLOORING TRANSITIONS, CASEWORK, ETC.
3. EACH TRADE OR SUB-CONTRACTOR IS NOT TO COMMENCE WITH THEIR WORK UNTIL CONDITIONS MEET THOSE RECOMMENDED BY THE MANUFACTURER OF THE PRODUCTS OR FINISHES BEING INSTALLED.
4. EACH TRADE OR SUB-CONTRACTOR IS TO STOP WORK AND REPORT ANY SUBSTANDARD CONDITIONS, WHETHER EXISTING OR THOSE COMPLETED BY OTHER TRADES, TO THE GENERAL CONTRACTOR.

2 / A 2.0

RECEIVED
By Irene Gallion at 9:38 am, Jul 21, 2020

PLAN NORTH

05/18/2020

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES

TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

SHEET TITLE:
FLOOR PLAN

CHECKED	JB
DRAWN	SCC

issue	date	description

SHEET # **A 1.0**

PLOT DATE 05/11/2020
ISSUE DATE 07/07/2020

@ NorthWind Architects, LLC, Project Number NWA-

Irene Gallion

From: Charlie Ford
Sent: Wednesday, July 8, 2020 9:16 AM
To: Irene Gallion; Autumn Sapp; Ed Foster; David Campbell
Cc: Emily Wright
Subject: RE: USE20-18: Transitional Housing at Allen Court

Hi Irene,

Buildings has no issues with this project at this time.

Charlie Ford | Building Official
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0767

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Tuesday, July 7, 2020 4:58 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>
Cc: Emily Wright <Emily.Wright@juneau.org>
Subject: USE20-18: Transitional Housing at Allen Court

Hello all,

Attached is a Conditional Use Application for up to 15 units of transitional housing on the corner of Jenkins Drive and Allen Court. Please let me know if you have any comments by July 21st. If you will be unable to make that deadline let me know and we will work something out.

Thanks!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Fire

STAFF PERSON/TITLE: Daniel Jager, Fire Marshal

DATE: July 20. 2020

APPLICANT: Central Council of Tlingit & Haida Tribes of Alaska

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

Construction of up to 15 units of transitional housing, with shared bathroom and kitchen facilities.

LEGAL DESCRIPTION: LEMON GLACIER 2 LT 6

PARCEL NUMBER(S): 5B1201010150

PHYSICAL ADDRESS: Southeast corner of Jenkins Drive and Allen Court

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

No fire code or fire department concerns with this project.

Irene Gallion

From: Autumn Sapp
Sent: Wednesday, July 8, 2020 8:53 AM
To: Irene Gallion
Subject: RE: USE20-18: Transitional Housing at Allen Court

Good morning,

I don't have any further comments from what was listed in the preapp report.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Tuesday, July 7, 2020 4:58 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>
Cc: Emily Wright <Emily.Wright@juneau.org>
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Thanks!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

Irene Gallion

From: Irene Gallion
Sent: Tuesday, July 28, 2020 3:00 PM
To: Irene Gallion
Subject: FW: USE20-18: Transitional Housing at Allen Court

Edited for clarity, leaves out cc's.

From: David Campbell <DSCampbell@juneaupolice.com>
Sent: Tuesday, July 28, 2020 2:30 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Cc: Ed Mercer <EDMercer@juneaupolice.com>
Subject: RE: USE20-18: Transitional Housing at Allen Court

Chief Mercer has recently met with T&H Talia Ames and was briefed on the project. The location and services appear to be appropriate for the scope of the project.

From: Irene Gallion
Sent: Tuesday, July 7, 2020 4:58 PM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>
Cc: Emily Wright <Emily.Wright@juneau.org>
Subject: USE20-18: Transitional Housing at Allen Court

Hello all,

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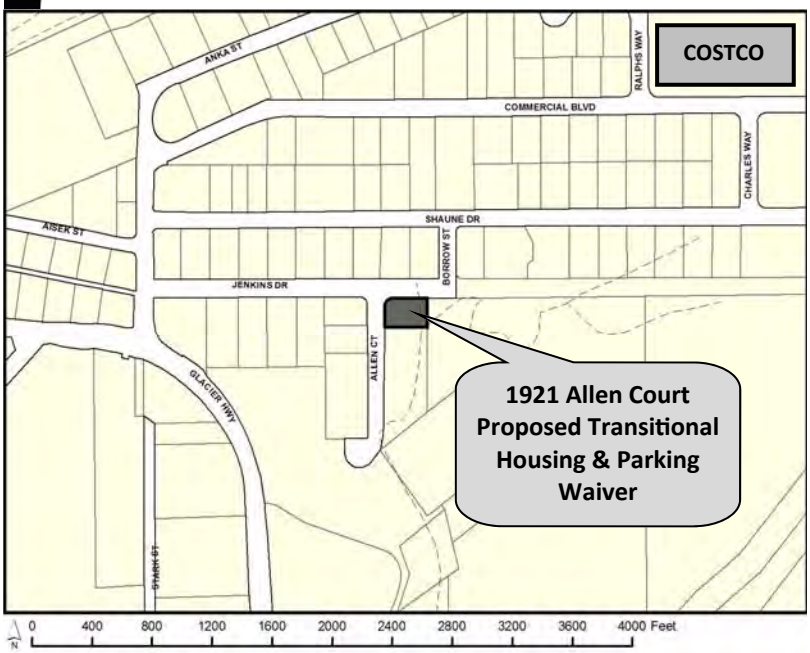
Thanks!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

Invitation to Comment

Neighborhood Meeting & Planning Commission Public Hearing

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

Applications have been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for Transitional Housing and a Parking Waiver to reduce the number of required parking spaces from 14 to 7** located at **1921 Allen Court** in a **General Commercial Zoning District**.

Neighborhood Meeting: **July 22, 2020, 6:00 P.M.**— Opportunity to ask questions and comment.
To join the **Neighborhood Meeting** Webinar, visit: **http://juneau.zoom.us/j/93862578816**. The Webinar ID is: **938 6257 8816**.

Planning Commission Meeting: **August 11, 2020, 7:00 P.M.**— Opportunity to testify.
To join the **Planning Commission Meeting** Webinar, visit: **http://juneau.zoom.us/j/91479438879**. The Webinar ID is: **914 7943 8879**.

Both the Neighborhood Meeting and the Planning Commission meeting will be by video and telephonic participation only.
To join either meeting by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 and enter the associated Webinar ID.

Staff Reports expected to be posted **Monday, August 3, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes, and more here as well.

Now through July 27	July 28 — 12 noon, August 7	August 11, 2020, 7:00 P.M.	August 12
Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	Planning Commission hearing date and time.	The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed July 9, 2020

Case No.: USE2020 0018; PWP2020 0003
Parcel No.: 5B1201010150
CBJ Parcel Viewer: http://epv.juneau.org

July 27, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801
by email only to: **pc_comments@juneau.org**

Re: ACLU of Alaska's support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

Dear City and Borough of Juneau:

The American Civil Liberties Union of Alaska strongly supports the conditional use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska for the permitting of transitional housing programs for people returning from incarceration.

People released from prison are less likely to reoffend, and are thus less likely to go back to prison, if they have stable, secure, and supportive housing,[1] and cultural support makes reentry housing more supportive. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to support this foundation for successful reentry.

Their success will make Juneau safer, decrease victimization, shrink the footprint of our prison system, and offer opportunities for a community that has traditionally had a hard time getting housing. And, in this time of a global pandemic, providing sober housing and supportive services reduces the spread of COVID-19 by keep people who are reentering out of crowded, congregate shelters where social distancing is difficult.[2]

---

[1] Council of State Governments Justice Center, *Reducing Recidivism: States Deliver Results Bureau of Justice Assistance*: https://bja.ojp.gov/sites/g/files/xyckuh186/files/Publications/CSG-ReducingRecidivism.pdf.

[2] Centers for Disease Control and Prevention, COVID-19 guidance for people experiencing homelessness: https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/homelessness.html.

AMERICAN CIVIL LIBERTIES UNION OF ALASKA FOUNDATION
1057 W. Fireweed Lane, Suite 207 | Anchorage, AK 99503 | Tel: 907.258.0044 | Fax: 907.258.0288
www.acluak.org | ACLUofAlaska | @ACLUofAlaska

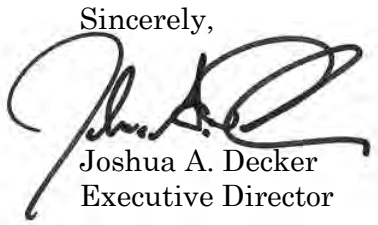
Alaska has long grappled with a persistently high recidivism rate: right now, 2 out of 3 Alaskans who are released from prison will reoffend again.[3] This rate will grow as the pandemic rages without an end in sight, and institutional programming that provides education and vocational opportunities, substance misuse treatment, mental health services, and in-reach opportunities from post-incarceration service providers is, in some cases, suspended indefinitely or substantially scaled back.[4] Service providers and formerly incarcerated people report that it's now harder to obtain basic government identification necessary for gainful employment and housing, and the knowledge to be absorbed by a workforce now heavily reliant on technological skills and tools necessary to work remotely, such as Zoom, Skype, and Microsoft Teams.[5]

Holistic programs, like those of Tlingit & Haida's Alaway Avenue and Allen Court transitional housing programs, not only help fill this growing gap of necessary services for returning citizens to be successful, but also provide alternative housing options outside of the private prison industry, which derive their corporate profits by warehousing and caging people,[6] and outside of the congregate emergency shelter model that is struggling during the ongoing worldwide health crisis.

Supporting this effort means supporting the Constitutional rights to rehabilitation and equal protection; it means supporting those returning to our communities in the midst of substance misuse recovery, and those with mental health illness; and it means the City and Borough of Juneau supports returning power to its tribal entity, while fighting against the same systemic racism that ripped tribal power away from indigenous people and disproportionality incarcerates Alaska Native people.[7]

Thank you for considering our views, and please let me know if you have any questions.

Sincerely,



Joshua A. Decker
Executive Director

---

[3] Recidivism data provided by the Alaska Department of Corrections, which also explains that about 900 people release from state jails and prisons monthly: https://doc.alaska.gov/rehabilitation-reentry/faq.

[4] Alaska Department of Corrections, *FAQ-COVID19*, April 2, 2020: https://doc.alaska.gov/covid-19/docs/DOC%20FAQ.pdf.

[5] Issues discussed at the Anchorage Reentry Coalition Meeting: State of Reentry (Part 1).

[6] Justice Policy Institute, *The Problem with Private Prisons*: http://justicepolicy.org/news/12006.

[7] In Alaska, 39 percent of the prison population is Alaska Native/American Indian. Alaska Department of Corrections, *2019 Offender Profile*: https://doc.alaska.gov/admin/docs/2019Profile.pdf.

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Alaska Native Justice Center (ANJC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

ANJC is a non-Profit organization, formed in 1993 to serve the unmet needs of Alaska Natives within Alaska's civil and criminal justice system. Our mission is "Justice to Alaska Native People" and we strive to accomplish this through working with community and statewide partners. ANJC looks forward to a continued partnership in the shared goal of reducing recidivism as individuals' transition out of incarceration and back into our communities.

If you have any questions regarding our support for this program, please do not hesitate to contact Tammy Ashley at 907-793-3550 or tashley@anjc.net.

Sincerely,

ALASKA NATIVE JUSTICE CENTER

Tammy Ashley
Director of Operations

From: Mandy O"Neal Cole
To: PC_Comments; Talia Eames
Subject: Letter of Support- CCTHITA Housing
Date: Thursday, July 23, 2020 4:52:53 PM
Attachments: AWARE_CCTHITA Alaway_Allen LOS.pdf

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commission,

Please find AWARE's Letter of Support for CCTHITA Alaway and Allen Court Housing projects. We are enthusiastic supporters of the Tribe's efforts, and believe these programs will enhance our neighborhoods and community.

Thank you!

--
Mandy O'Neal Cole
Executive Director
AWARE, Inc.
586-6623

July 20, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

AWARE strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA) for the permitting of transitional housing programs for individuals returning from incarceration.

AWARE has been providing services for survivors of domestic and sexual assault for over 40 years in Juneau, and we value the leadership and initiative of CCTHITA in the area of re-entry and recovery. As a partner to CCTHITA in many services areas, AWARE recognizes the particular strength of combining cultural supports and housing in order to provide the best opportunity possible to those returning to our community after incarceration.

AWARE supports families as they choose safety and accountability. In the wake of abuse, families often have contact; some in an effort to reunify, while others work to establish firm boundaries. Many formerly incarcerated individuals co-parent children. We believe our community can be safer if we support everyone in making healthier choices as they learn new ways of being. We believe neighborhoods are enhanced by dignified, supportive housing opportunities.

AWARE is proud to support, hire and work with persons in recovery. We recognize their amazing contributions as peer navigators, educators and leaders within our community. We urge you to support the innovative work of CCTHITA in re-entry and recovery programming.

If you have any questions regarding our support for this program, please feel free to reach out. We look forward to hearing from you.

Sincerely,

Mandy Cole
Executive Director, AWARE Inc.

AWAREAK.ORG | 907-586-6623 | P.O. BOX 20809 | JUNEAU, AK 99802 | INFO@AWAREAK.ORG
ELFIN COVE, GUSTAVUS, HAINES, HOONAH, JUNEAU, KLUKWAN, PELICAN, SKAGWAY, TENAKEE SPRINGS, YAKUTAT

July 23, 2020

CBJ
Community Development

Subject: T.H. proposal for developments at Allen Court & Alaway Ave

My Name is Don Gotschall
I Live at 7400 No. Douglas Hwy

- I support both the Allen court project and the Alaway Avenue Project.
- I have experience hiring the type of clients that will be occupying both housing projects.
- Both projects will help friends getting out of Jail and becoming integrated into the Community.
- I worked with an initial funding of $15,000 from Northern Light United Church and helped get ~~archetectural~~ architectural, electrical, & mechanical, & plumbing cost estimates for ~~the~~ combining the trailer houses from Kensington. We raised the $15,000 outside the church budget & got that project into the construction phase.
- This is another good progressive project for us in Juneau.

Don Gotschall
Past civil engineer emeritis
Juneau Area.
Past treasurer for SESSI
That got the Assisted Living
85 unit housing project
into construction status.

586-3132
P.O. Box 20427, 99802

LSC | America's Partner for Equal Justice
LEGAL SERVICES CORPORATION

ALASKA LEGAL SERVICES CORPORATION
JUNEAU OFFICE

8800 GLACIER HIGHWAY, SUITE 228
JUNEAU, ALASKA 99801-1096
TELEPHONE (907) 586-6425
FAX (907) 586-2449
www.alsc-law.org

July 27, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

Re: Letter of Support

To Whom it May Concern:

We at Alaska Legal Services Corporation are writing to indicate our support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Programs.

We believe these programs will be of enormous benefit to the Juneau community at large. As we provide free legal services to low-income clients and elderly residents, with a priority for serving the most vulnerable populations in the community, we regularly see that access to housing is a huge barrier for many individuals in the Juneau community.

For over 50 years, Alaska Legal Services has offered legal aid to assist clients who are facing critical civil legal issues ranging from consumer law, family law, housing problems, public benefits, health care, and other areas specific to veterans or the elderly. In our office and throughout the state, we focus on serving vulnerable populations, including survivors of domestic violence, and those at risk of losing housing, health care, or family stability.

We believe the proposed project fills a significant need for the Juneau community and for our client population. Tlingit & Haida's comprehensive program for both Native and non-Native community members will provide an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing is directly aligned with the priorities of Tlingit & Haida's proposed program. We strongly believe that Tlingit & Haida's programs, as proposed, will be of enormous benefit to the Juneau community at large.

Please accept this letter of support.

Sincerely,

Heather Parker

Heather Parker
Southeast Supervising Attorney

July 21, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits.

I'm acutely aware of the need for safe, affordable housing for former inmates transitioning back into community. As a Community Advocate for current and released inmates I find that the lack of appropriate housing is a major barrier to successful reentry.

To afford most available housing requires a renter earn the equivalent of two and half jobs at minimum wage. An almost impossible barrier for most transitioning out of prison.

The advantage of these proposed T&H proposals is that they are supervised and have supportive programs. We appreciate the due diligence that T&H has demonstrated, creating a safe facility for clients and adjacent neighborhoods.

Often there is opposition to having former inmates living adjacent to established neighborhoods. These are legitimate issues that require acknowledgement and constructive dialogue between all parties.

Juneau housing proponents have worked years to have funding and support for transitional housing, such as T&H is proposing. It is like a miracle to have these appear at a time of state-wide budget crisis amid the virus pandemic. It would be a tragedy to have these housing proposals not approved.

Sincerely,

K.J. Metcalf

K.J. Metcalf
PO Box 20221
Juneau, AK 99802

Residence, 405 N. Douglas
(907) 500-2894

From: themillers@gci.net
To: PC_Comments
Subject: Transitional Housing Proposals
Date: Monday, July 27, 2020 12:20:39 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To CBJ Planning Commission,

It has come to my attention, as a member of Northern Light United Church Social Justice Committee, that Tlingit and Haida has applied to CBJ for Transitional Housing proposals:

- Permits to buy the Aloway Ave building
- Allen Court Project, to place several trailers, for reentry housing, near the Housing First projects in Lemon Creek area.

These are desperately-needed projects that I am confident will be well supervised. Please support these much-needed projects and grant required permits. Thank you for your work for our community!

Sincerely,
Linda S. Miller

400 West 11th Street • Juneau, AK 99801-1512
Phone 907-586-3131 • nluc@ak.net

Northern Light United Church

The United Methodist Church

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

July 21, 2020

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

Northern Light United Church (NLUC) strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) to permit transitional housing programs for individuals returning from incarceration.

Juneau faces an affordable housing crisis. Successful reentry into our community by former inmates requires access to affordable housing. Therefore, NLUC has partnered with Tlingit & Haida financially to support the Allen Court conceptual architectural design concepts. Our involvement and support for both of these programs is a testimony to the serious lack of transitional housing to fill an overwhelming community need.

We view these projects as helping to fulfill restorative practices that can help promote healing and safety for Juneau. Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This, in turn, increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with our priorities.

If you have any questions regarding our support for this program, please do not hesitate to contact me

Sincerely,

Faith McClellan

Rev. Faith McClellan

The Mission of Northern Light United Church is
to make Disciples of Jesus Christ through God-centered Worship and People-centered Ministries

Chelsea Wallace

From: George Partlow <pricerbumanto@hotmail.com>
Sent: Thursday, July 23, 2020 11:02 AM
To: PC_Comments
Subject: Letter of support for THCC transitional housing program conditional use permits

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

July 23, 2020

City and Borough of Juneau
Permit Center
230 S. Franklin Street
Juneau, AK 99801

We are writing in support for the application by Tlingit and Haida Central Council for conditional use permits for the Alaway Avenue and Allen Court Transitional Housing Program.

It is clear to us that Alaska's criminal justice system has a huge recidivism problem. It seems to us that our experience with Haven House shows that one effective way to deal with it is to provide adequate housing for those reentering civil society from the prison system. Since it takes around two and a half jobs at minimum wage to afford most of the available housing in Juneau, it's unlikely that an ex-offender is going to be able to pay for adequate housing even if able to find a job immediately. By not providing housing, we are setting them up for failure.

The THCC projects not only provide a roof overhead, but also supervision and support programs, especially substance-abuse counseling, which are so important to give some hope of success for returning citizens.

We realize that there will be questions from those in the surrounding neighborhoods. Their concerns need to be respectfully listened to and dealt with.

We hope the planning commission and the Assembly will take this seriously and do what needs to be done to make these projects a success.

Sincerely,

George Partlow
Linda McCargar
POB 240557
Douglas, Alaska 99824

Residence: 600 St. Anns Avenue Unit 3, Douglas
928-581-8146
971-241-0534

From: pastorino@gci.net
To: PC_Comments
Cc: Talia Eames
Subject: Letter of Support for Tlingit & Haida Transitional Housing Program
Date: Friday, July 24, 2020 9:34:22 AM
Attachments: Support Letter .docx

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Attached is a letter of support for Tlingit & Haida Transitional Housing Program.
Please let me know that you received this letter. Thank you, Alex Pastorino

July 24, 2020

CBJ Planning Commission

This letter is in support of Tlingit & Haida Alaway Avenue and Allen Court Transitional Housing Programs for individuals returning to the community from incarceration.

True justice focuses on restorative practices rather than retributive approaches that typically result in re-offenses and, thus, returning to prison, resulting in large costs to our communities and our State. Restorative practices focus on restoring individuals, repairing broken relationships, providing access to basic needs--affordable housing, employment, community, etc.—while, at the same time, holding those who caused harm accountable. Research shows that the recidivism rate for those who have stable, supportive housing and who have been participants of restorative practices is much lower.

Both Alaway Avenue and Allen Court Transitional Housing Programs are truly examples of restorative programs. They are carefully planned, comprehensive, state-of-the art, culturally responsive programs designed to provide healing, community building, and supports for re-entrants that are desperately needed for success. Providing supervised, sober housing, supportive services including a case manager and a resident manager on each site, affordable rent, kids rooms that encourage fathers to reconnect with their children and be fathers, and employment opportunities through Tlingit & Haida business enterprises address the basic needs of those returning to the community. Housing and employment opportunities will allow re-entrants to become self-sufficient and accountable, giving them the means to take care of themselves, restore their dignity, pay child support and restitution, and become productive members of society. Creating space for children provides the space for relationships to be mended and restored. Mandatory community service, emphasizes the importance for accountability. Embracing Alaska Native culture grounds Alaska Native reentrants in their roots and values, giving them a sense of belonging and identity and it offers non-native reentrants a rich experience of a restorative culture, that was here long before Alaska was a territory or a State.

The Department of Corrections, Re-Entry Unit--a new unit designed to work with re-entry programs, coalitions, etc. across the state to help inmates move successfully into alternative programs--is a restorative effort that is supported by the Governor. This is an example of a state-wide effort and illustrates restorative practices and programs are being taken seriously in our State. We have an opportunity in Juneau to provide two quality transitional opportunities for those who are attempting to re-establish themselves into our community. It is my hope that our community will embrace both the Alaway Avenue and the Allen Court Transitional housing programs and support this very important, restorative effort that has the potential for not only restoring and healing re-entrants and their families but also healing our entire community, as we participate in mending the web of broken relationships in our community and effecting systemic change in our justice system. It takes all of us to build a restorative community. These projects exemplify this effort.

Respectfully,

Alex & Ray Pastorino
Retired Educator and Psychologist &
Active Community Volunteers

July 25, 2020
Planning Commission
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Re: Transitional Housing for returning citizens.

Dear Members of the Planning Commission;
As a retired correctional superintendent and substance use disorder counselor, I'm well aware of the importance of sober transitional housing for returning citizens and its impact on recidivism.

I wish to lend my support to the two transitional housing projects being developed by the Central Council, Tlingit and Haida Indian Tribes of Alaska.

I think we could all agree that offering returning citizens status in a therapeutic community with peer support is an investment society needs to be willing to make to reduce incarceration rates in our state.

V/R

Ed Sasser, MAT, CDC-1
Douglas, AK.

cc: Richard J. Peterson, President, Central Council, Tlingit and Haida Indian Tribes of Alaska
Don Habeger, Coalition Coordinator, Juneau Reentry Coalition

SERRC
ALASKA'S EDUCATIONAL RESOURCE CENTER

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

SERRC, Southeast Regional Resource Center, strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

If you have any questions regarding our support for this program, please do not hesitate to contact me.

Sincerely,

Sheryl Weinberg

Sheryl Weinberg
Executive Director

www.serrc.org
ANCHORAGE JUNEAU
210 FERRY WAY, JUNEAU, ALASKA 99801 • PHONE: 907-586-6806 • FAX: 907-463-3811

From: Dave Ringle <dave@svdpjuneau.org>
Sent: Monday, July 27, 2020 7:45 PM
To: PC_Comments
Subject: support for USE2020 0017 and 0018

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Planning Commission:

I am writing in support of the two proposed buildings for Tlingit and Haida's prisoner re-entry program, both the Mark Allen Drive proposal and the Alaway Street proposal. I support both these proposals on two levels, my professional role in the community and my personal role in assisting a felon re-enter society.

As the new General Manager of St. Vincent de Paul, I manage both emergency shelters and transitional housing. In my emergency shelter, we are often the first place a released prisoner seeks housing. This can be very problematic in this COVID environment, and we provide only limited services. We as a community have been fortunate that COVID spread among prison staff, but so far not among the prison population. Our shelter sleeps up to 60 people in a room with limited ventilation and this is a situation ripe for easy spread of any disease. Our shelter is only a bed with a roof for a night. There are many services that need to be provided for specific populations that are beyond the scope of our limited mission as an emergency shelter.

I see that also within my housing units. I manage 75 low income transitional housing units, and often a released prisoner will bring a voucher for housing that allow us to provide the individual a comfortable rented apartment. However, just a roof over a head does not provide all the services these individuals need, and often these individuals will reoffend, lose their voucher, and we will need to remove their belongings and re-rent the apartment.

The re-entry program provides both a place to stay and a program to support prisoners as they re-enter society. It fits the complex needs of this specific population and will benefit our community as a whole. Which brings me to the second reason I support this program.

For the last five years at my residence on Meadow Lane in the airport neighborhood, I have housed a young man since he left Goose Creek Correctional Facility after serving time for two felonies. This man has lost both parents, and we have known him since he was two. When he arrived at our home after two years incarcerated, I discovered how difficult it is to re-enter society as a felon. Unexpected things from the challenge of balancing limited job opportunities forcing all night work with random drug testing usually announced in the morning while he was sleeping to changing the social habits and language used to become appropriate outside of prison.

Living in a neighborhood, with support of people who can facilitate re-entry, is essential to break the 60% recidivism rate in Alaska. The first few months had moments where this young man came close to returning to jail, but with support he is now gainfully employed, contributing to our community and returning to a healthy lifestyle. There may be fears associated with putting such a facility in a neighborhood, but experiences such as Haven House, show such programs can exist safely within neighborhoods.

I strongly support these permit proposals.
Sincerely,
Dave Ringle
General Manager of St. Vincent de Paul
Resident of 2215 Meadow Lane

THE GLORY HALL
247 S. Franklin St Juneau, AK 99801
(907) 419-7386 tghoutreach@gmail.com www.feedjuneau.org

July 21, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

The Glory Hall strongly supports the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing. The City and Bureau of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program. Providing sober housing and supportive services for the reentry population directly mitigates the spread of COVID-19 by keeping them out of congregate shelter where social distancing is difficult

The Glory Hall sees first-hand the need for these projects. There are not currently enough low income, low barrier, or supportive housing for people exiting incarceration, and so many people end up leaving jail or prison only to find themselves without a home for the first time or again. We see this cycle of incarceration and homelessness every day. Having people leave incarceration to end up homeless, living on the streets, and without any resources is pretty obviously not setting them up for success. We full heartedly support these projects.

If you have any questions regarding our support for this program, please do not hesitate to contact The Glory Hall and me specifically.

THE GLORY HALL
247 S. Franklin St Juneau, AK 99801
(907) 419-7386 tghoutreach@gmail.com www.feedjuneau.org

Sincerely,

Chloe Papier

Chloe Papier
Deputy Director
907-419-7386
The Glory Hall
247 S Franklin St
Juneau AK 99801

United Way of Southeast Alaska

3225 Hospital Drive, Suite 106
Juneau, Alaska 99801
tel 907.463.5530

unitedwayseak.org

LIVE UNITED
United Way

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

Members of the Planning and Zoning Commission:

United Way of Southeast Alaska is pleased to offer this letter of strong support for the Conditional Use Permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida), for the permitting of a transitional housing program for individuals returning from incarceration.

United Way of Southeast Alaska is an independently governed, non-profit organization, dedicated to strengthening lives, helping people, and improving community conditions in Southeast Alaska. United Way of Southeast Alaska and our partners work to create real, lasting change by addressing the underlying causes of problems within our communities.

We support community programs and initiatives that help those in need and also prevent problems from happening in the first place. United Way collaborates with communities and agencies across Southeast Alaska to strengthen and improve the Health, Education, and Financial Stability of all individuals. At United Way of Southeast Alaska, we believe that everyone should have the opportunity for a good life. Everyone deserves a quality education that leads to a stable job, enough income to support a family through retirement, and good health.

That's why our work is focused on the building blocks for a good life: education, income, and health.

Given the existing limitations of reentry programs without supportive housing, Tlingit & Haida is developing a state-of-the-art program to provide sober and supportive housing for returning citizens. Studies show that people released from prison are less likely to reoffend and less likely to go back to prison if they have stable, secure, and supportive housing. The program will provide a healthy foundation built on culturally responsive services for participants as well as direct channels to resources necessary for successful reentry.

The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members, to provide a foundation for successful reentry and a direct link to employment through their for-profit entities. This in turn increases public safety and provides an opportunity for a population that has traditionally experienced difficulty in obtaining housing and employment opportunities. The City and Borough of Juneau's emphasis on creating obtainable and affordable housing, as well as increasing public safety, is directly aligned with the priorities of Tlingit & Haida's proposed program.

It is recognized that permitting a transitional housing program may be a "difficult sell" to most areas in the community; however, the two proposed projects at the corner of Always Ave and Glacier Highway and the property at Allen Court are ideal for this use. The proximity to support services, employment and public transportation, lends to the success of this development. If you have any questions regarding our support for this program please do not hesitate to contact me.

Your careful attention and thoughtful consideration of their conditional use permit application is genuinely appreciated.

Respectfully,

Wayne A. Stevens
President/CEO

July 23, 2020

City and Borough of Juneau
Permit Center
230 S Franklin Street
Juneau, AK 99801

RE: Letter of Support for Tlingit & Haida's Alaway Avenue and Allen Court Transitional Housing Program Conditional Use Permits

To Whom It May Concern:

I strongly support the Conditional Use permit application by Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) for the permitting of transitional housing programs for individuals returning from incarceration. As a practicing lawyer for 39 years, I have focused on criminal cases, both as a prosecutor and a defense attorney, for more than twenty years. I have seen firsthand how the collateral consequences of incarceration can cripple an offender's housing prospects, job prospects, and economic prospects far beyond what may be an appropriate sanction for the crimes committed. These programs are designed to get people back on their feet and help them become contributing members of society.

Studies show that people released from prison are less likely to reoffend, and less likely to go back to prison if they have stable, secure and supportive housing. The value of cultural support is also becoming more widely recognized as a useful tool in the reentry process. Tlingit & Haida is developing this comprehensive program for both Native and non-Native community members to provide a foundation for successful reentry. This in turn increases public safety and provides an opportunity for a population that has had difficulty in obtaining housing.

This is not simply a feel-good charitable approach. The United States in general, and Alaska and Juneau in particular, cannot survive in today's competitive world if we essentially throw away lives because of sometimes youthful mistakes. We must integrate people reentering society from prison into our social and economic life to prosper as a community.

Sincerely,

Tom Wagner

Tom Wagner, Lawyer
90 Spruce Street #104
Juneau, Alaska 99801
Phone 907-209-4666
Email: tomwagnerak@gmail.com

USE2020 0018
PWP 2020 0003

Proposal for Transitional Housing at 1921 Allen Court, and a parking waiver from 13 required off-street parking spaces to 4.

Stand by for the meeting to begin!

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Community Development Staff

Irene Gallion, Senior Planner

Jill Maclean, Director

Alix Pierce, Planning Manager

Laurel Christian, Planner

Agenda

- Purpose of the meeting
- Where we are in the process
- Summary of project
- Brief sponsor statements
- How to comment
- Your comments and questions

We will take questions and comments at the end – thank you!

The purpose of the meeting is YOU

Answer questions and collect comments

- How will they be collected?
  - Meeting notes
  - E mail – Planner AND Planning Commission
  - Mail
  - Phone

- How will they be used? SUBMIT BY JULY 27th

More details on how to comment will be provided at the end of the presentation.

Process

- Application Received July 2, 2020
- Neighborhood meeting scheduled, noticed on July 9, 2020
- Neighborhood Meeting, July 22, 2020
- Planning Commission Meeting noticed on July 9, 2020
- Planning Commission Meeting August 11, 2020
- File an appeal within 20 days of the NOD

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

What can the Planning Commission do?

- Approve

- Approve with conditions
  - Schedule
  - Screening
  - Use
  - Drainage
  - Sound
  - Lighting
  - Traffic
  - Other

- Deny

The Commission has a list of “findings” their decision is based on.

A “Notice of Decision” (NOD) is filed with the clerk.

Project location

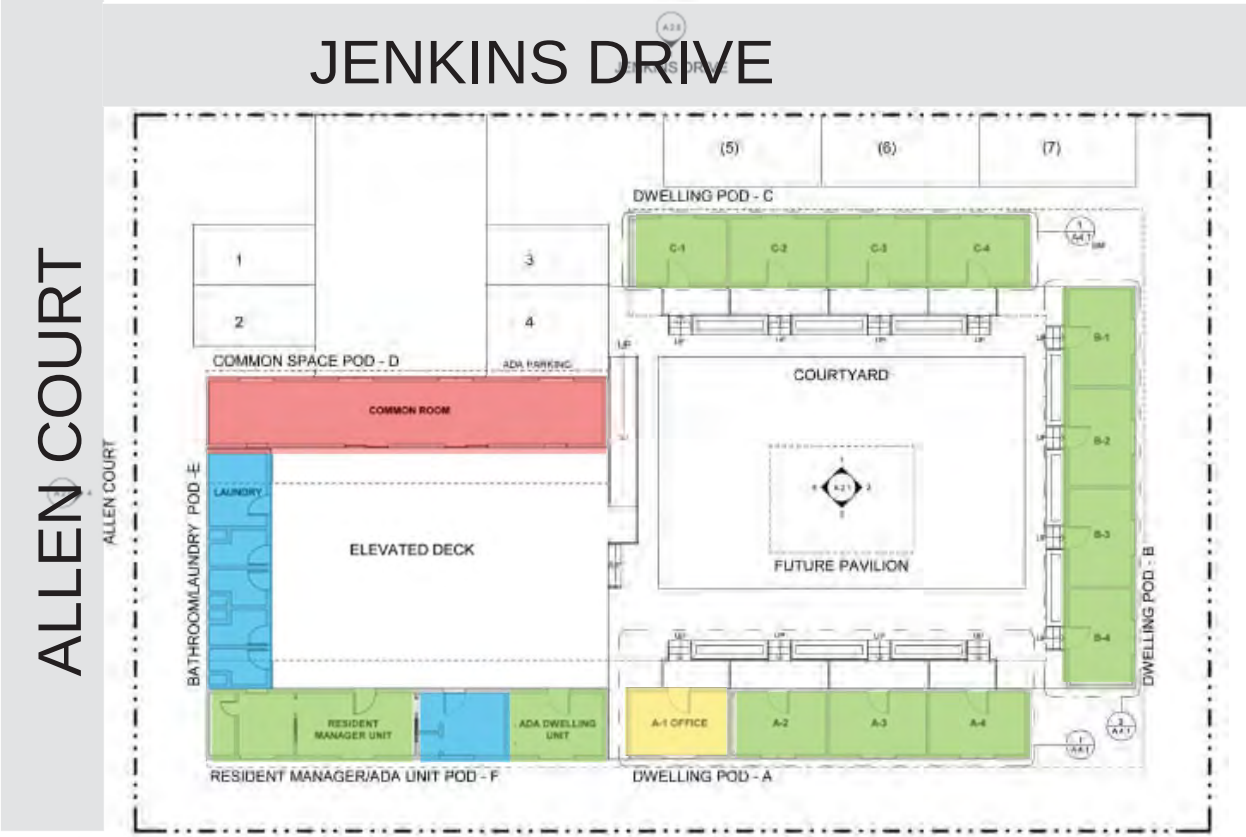
Bus stop

Proposed project – “Transitional Housing”

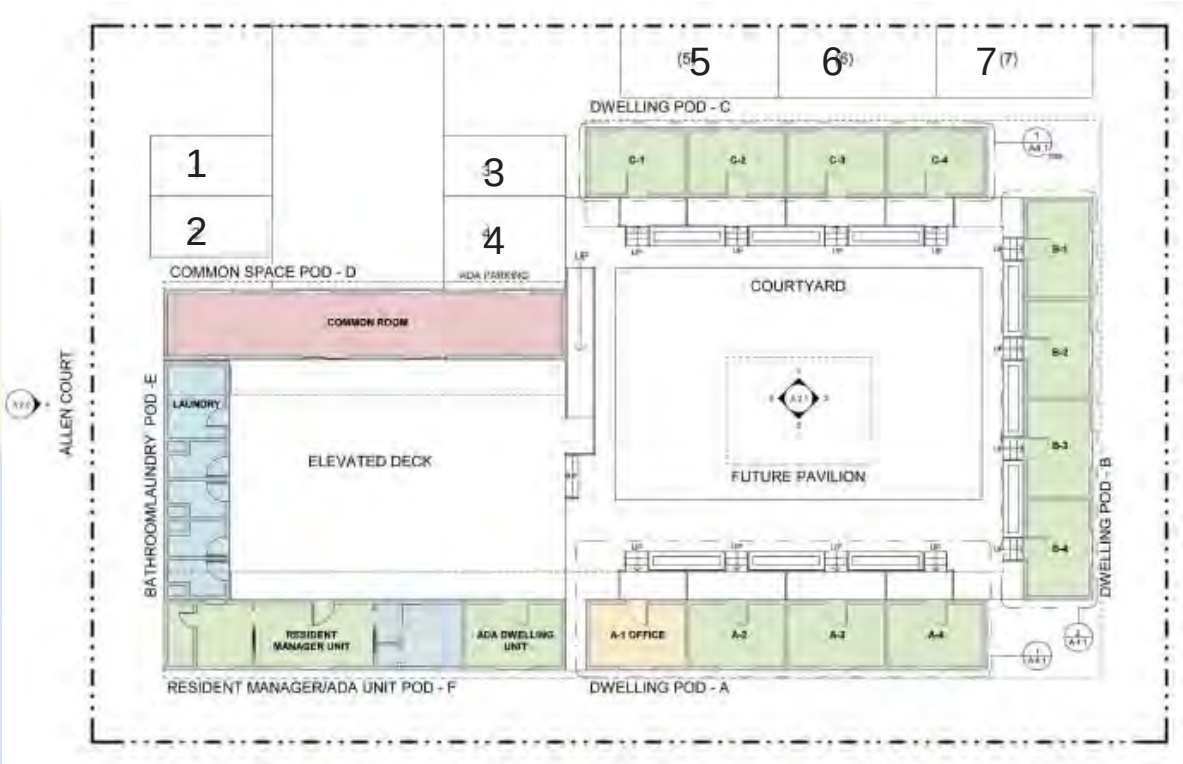
- Residential use
- Exiting correctional or similar facility
- Owner or manager must live on site
- Residents not required to live there

- May be on probation or parole
- May require DOC approval

Site plan – “single room occupancy with shared facilities”



Parking



PARKING		
	Proposed	Required
SRO	4	13

Clients highly dependent on public transportation.

A waiver has been requested.

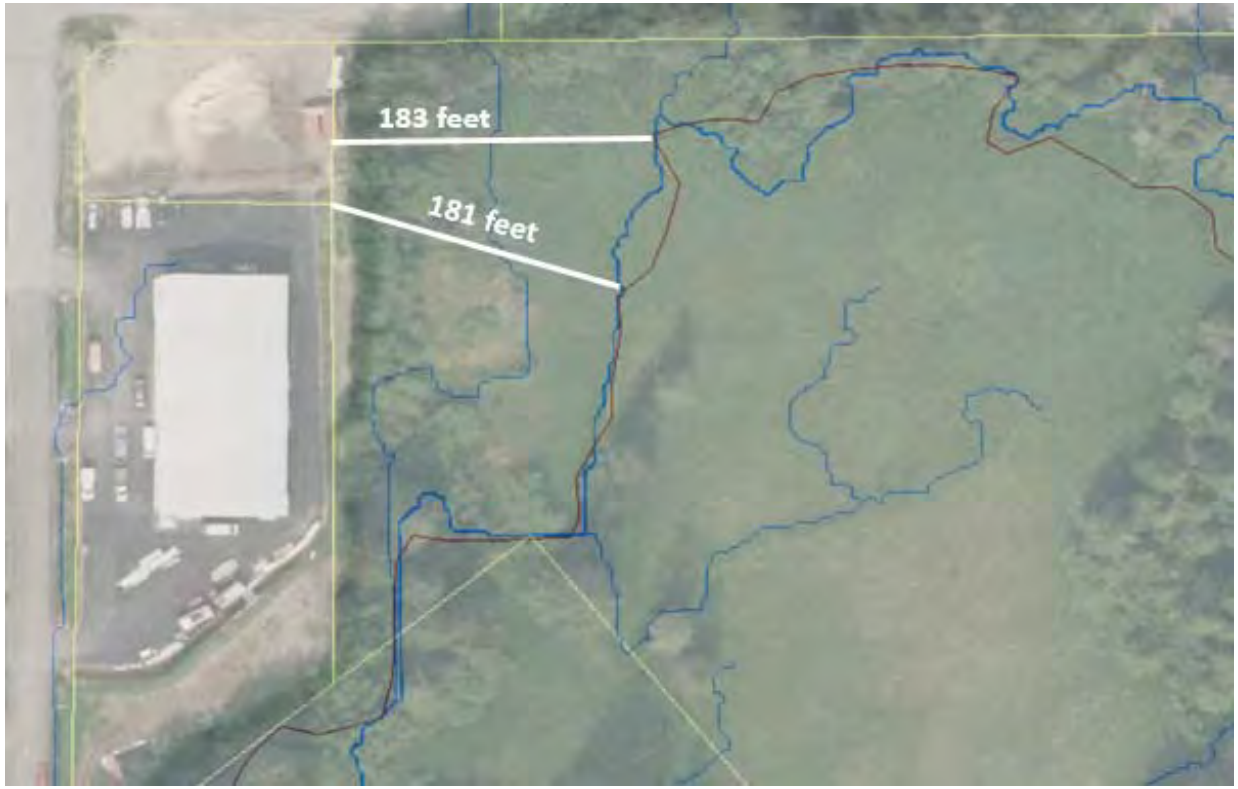
Traffic

Use	Metric	Trips Generated	Total Trips
Congregate Care Facility	Per dwelling	2.02	28.28
		Total ADTs:	28

Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Traffic Impact Analysis (TIA) not required for projected Average Annual Daily Traffic under 250.

Habitat



Neighborhood harmony

- Gastineau Human Services – half way houses and recovery programs (Anka Street area)

- Housing First Collaborative's Forget-Me-Not Manor (Allen Court)
  - JAMHI Health and Wellness facility – physical and mental health

SUMMARY

- Five modular units +, providing 3,074 square feet of housing, 13 individual rooms
- Single rooms with shared sanitary and kitchen facilities
- On-site manager with own suite
- Meets use and dimensional standards of zoning code
- Parking waiver requested

Sponsor Statements

- Talia Eames, Central Council Tlingit & Haida Indian Tribes of Alaska, Manager, Reentry & Recovery Department
- Natasha McClanahan, Central Council Tlingit & Haida Indian Tribes of Alaska, Housing & Reentry Coordinator, Reentry & Recovery Department
- James Bibb, Principal Partner, NorthWind Architects, LLC
- Shannon Crossley, Assoc. AIA, NorthWind Architects, LLC

How to comment

- Testimony
  - Tonight "Raise Hand" or *9
  - Planning Commission meting on August 11th, 2020, 7:00 pm.

- In writing
  - Irene.Gallion@Juneau.org
  - Pc_comments@Juneau.org (that is pc UNDERSCORE comments)
  - Community Development Department
    155 S Seward Street
    Juneau, AK 99801

- (907) 586-0715 (Main number) or (907) 586-0723 (Irene's direct line)

ALLEN COURT
TRANSITIONAL HOUSING PROJECT

Central Council Tlingit & Haida Indian Tribes of Alaska

Attachment E - Neighborhood Meeting Materials & Notes

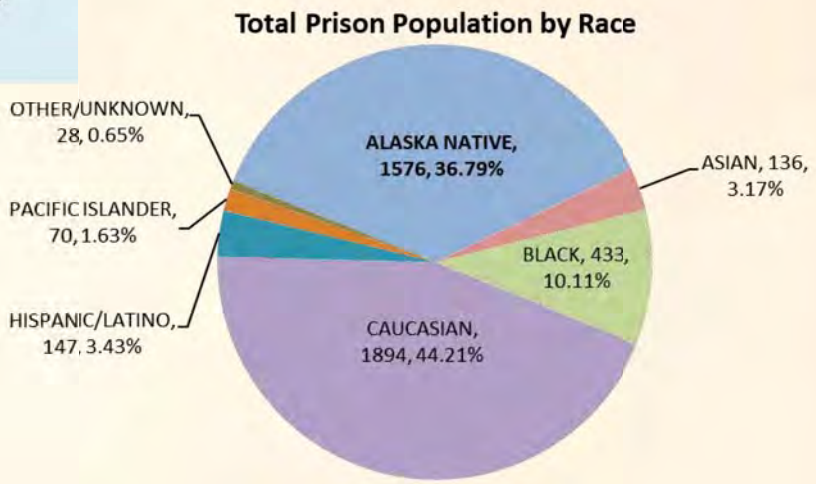
JULY 22, 2020

ALASKA NATIVES IN THE JUSTICE SYSTEM

Alaska Natives make up only 15.6% of the state population

Alaskan Natives represent nearly 37% of Alaska's total prison population.

*Nearly two out of three persons released from Alaska's prisons returns within three years. That's a 66% recidivism rate. This has been the trend for 20 years.**



**Due to criminal justice reform, Alaska's recidivism rate was reduced to 60%, but the new administration repealed the laws that created that change. What will we see in the next few years?*

OUR VISION

- Traditionally our people lived in longhouses…together
- As many as 100 people lived, worked and honored one another
  - Peer accountability was key

Can we create housing for our tribal citizens with employment, peer support and cultural programming?

WHY TRANSITIONAL HOUSING?

- Second Chance Program, 2015-2018
  - Met with over 300 participants
  - Services without stable, supportive housing seldom "stuck"
    - Participants lost to the system once out of halfway house
    - Literal gap from incarceration to services
      - No true transition from incarceration to community
    - Meaningful employment difficult to obtain
      - Participants in "survival mode" without basic needs met

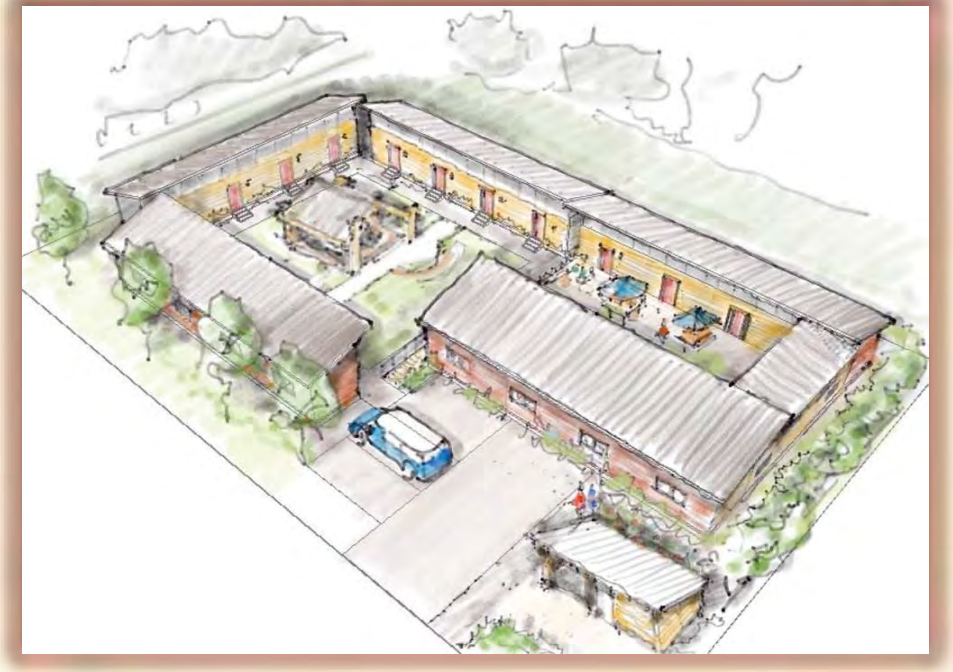
COVID-19 MITIGATION

- The passage of the CARES Act and approval of other funding sources are making it possible to conduct emergency protective measures to protect our communities

- Providing housing and supportive services for the reentry population keeps them out of congregate shelters where social distancing is difficult and mitigates the spread of COVID-19

HOUSING OVERVIEW

- Capacity for 12 male residents on a campus comprised of 5 prefabricated modular structures arranged around a large courtyard
- Dedicated Case Manager and Resident Manager live on-site
- Residents will be paying rent and providing mandatory service to the community



Aerial rendering of 1921 Allen Court housing project

SUPERVISION

- Residents will be remotely monitored using technology, cameras and a central monitored entrance and exit to the campus
- There is an office on the campus that will allow for meetings with probation officers, parole officers, counselors, and other pertinent meetings to help ensure returning citizens stay steady on their paths

ELIGIBILITY

- Interested participants must display readiness and desire for supportive housing, training, resources and employment assistance upon their transition into the community
- Competitive application process includes essay, interview, and recommendation to ensure commitment
  - Participants vetted through close relationship with Lemon Creek Correctional Center
    - Institutional Probation Officer input weighed heavily

LENGTH OF STAY

- Residents will commit to a minimum stay of 6 months
  - Almost two-thirds of offenders released from prison return to prison within three years (Alaska Criminal Justice Commission, 2018)
    - 62% of those offenders return to prison *within the first three months* of release
    - A commitment of 6 months ensures that residents are lifted up during this crucial time
- Maximum stay is 2 years
  - This allows time to transition to permanent housing and employment

DELANCEY STREET FOUNDATION MODEL

- Inclusive program provides housing, job training and employment through social enterprises for those released from incarceration
  - Program is using key elements from this successful model
- Model boasts a 30% recidivism rate
  - Alaska's recidivism rate is 60%
  - Lowered recidivism means less crime, increased public safety

PEER SUPPORT

- Each resident supports one another in their self-sufficiency and successful reentry
- House meals, house meetings and other relationship-building activities
- Campus designed as a “family” and residents will learn to be accountable to each other and the community
- Resident Manager will be a peer mentor

EMPLOYMENT & TRAINING

- Residents will have access to the training and employment opportunities through our tribal enterprises
  - Reentry & Recovery department is also in the process of creating job opportunities specific to reentrants
- Residents will have meaningful employment to pay back legal fees, restitution, and child support while contributing to the economy as they work to become productive members of the community

‘OUR WAY OF LIFE’

- Community connections will be enhanced through the strategic efforts of Reentry & Recovery department staff

- Southeast traditional tribal values will guide us in creating a safe space to encourage pro-social behaviors needed to foster meaningful community connections

WHY CULTURAL PROGRAMMING?

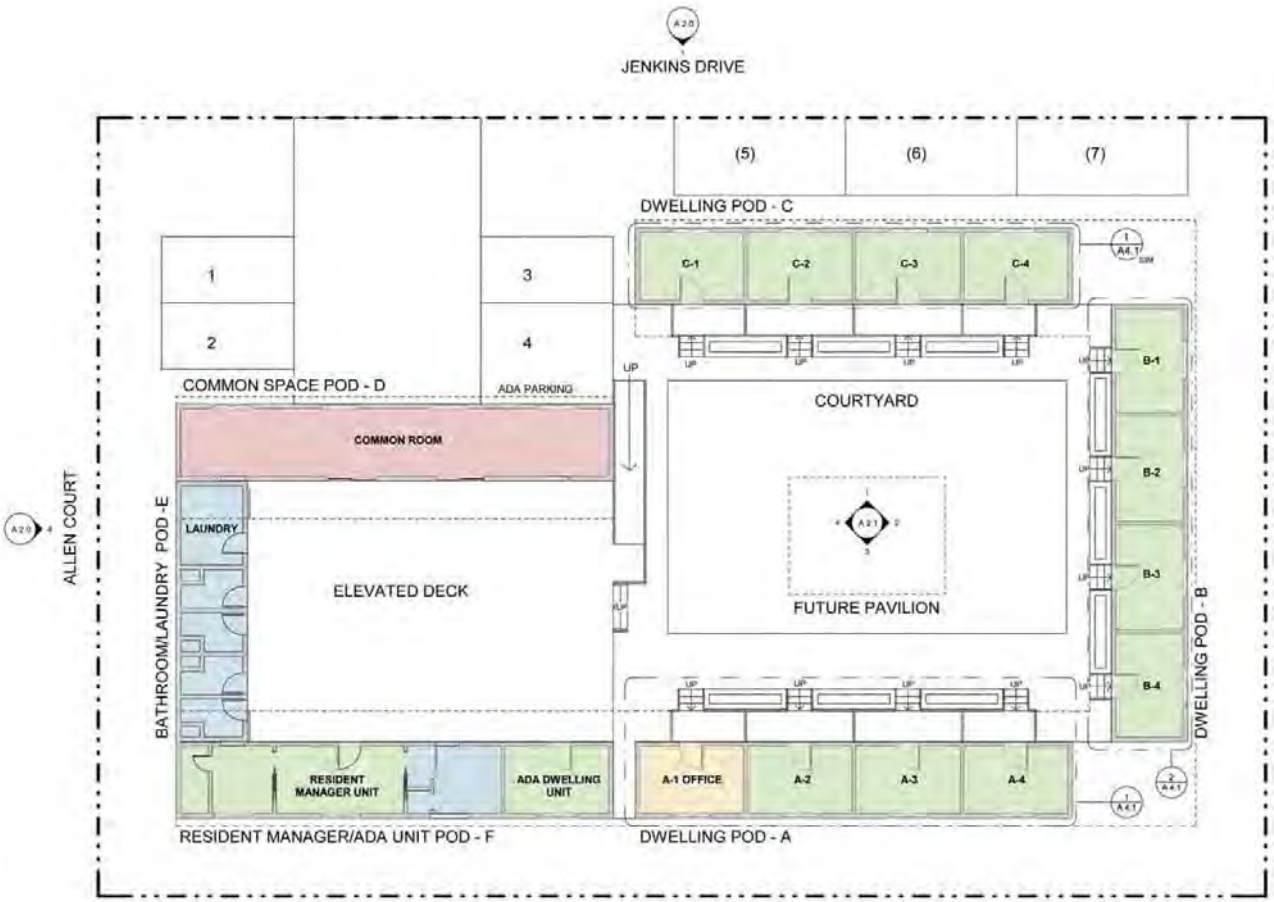
- Traditionally we have a restorative system
  - Balance: Restore disruption and heal self , heal community
- People being released to Southeast Alaska from nearby smaller villages must remain in Juneau to meet probation and parole requirements
  - Displaced Alaska Natives no longer have village supports that could assist in reentry
- In urban areas there is often limited access to subsistence activities, cultural outlets, and the extended family that often will house their kin despite a criminal background
  - This lack of connection and housing for those returning from incarceration results in an undeveloped foundations for services
- Participation in cultural activities is a protective factor for the development of negative outcomes.

OUR LAND & CULTURE ARE RICH IN MANY WAYS

COMMERCIAL BLVD
SHAUNE DRIVE
JENKINS DRIVE
GLACIER HIGHWAY
ALLEN COURT

NorthWind Architects, LLC

JENKINS DRIVE
ALLEN COURT



1 / A1.0 FLOOR PLANS
1/8" = 1'-0"

CONSTRUCTION LEGEND

- NEW (N) CONSTRUCTION
- EXISTING (EX) CONSTRUCTION
- DOOR, FRAME, AND/OR HARDWARE
- SETBACK LINE
- PROPERTY LINE

CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT SAMPLES AND SUBMITTALS OF ALL FINISH MATERIALS TO CLIENT.
2. SUBMITTALS: LINOLIUM FLOORING, PAINT, WALL BASE, FLOORING TRANSITIONS, CASEWORK, ETC.
3. EACH TRADE OR SUB-CONTRACTOR IS NOT TO COMMENCE WITH THEIR WORK UNTIL CONDITIONS MEET THOSE RECOMMENDED BY THE MANUFACTURER OF THE PRODUCTS OR FINISHES BEING INSTALLED.
4. EACH TRADE OR SUB-CONTRACTOR IS TO STOP WORK AND REPORT ANY SUBSTANDARD CONDITIONS, WHETHER EXISTING OR THOSE COMPLETED BY OTHER TRADES, TO THE GENERAL CONTRACTOR.

PLAN NORTH

05/11/2020

NorthWind Architects, LLC

IF THIS ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABEL SCALES

TLINGIT AND HAIDA HOUSING PROJECT II

PLANNING COMMISSION DOCUMENTS
1921 ALLEN CT JUNEAU, AK

SHEET TITLE:
FLOOR PLAN

CHECKED: JB
DRAWN: SCC

Issue	Date	Description

SHEET # A 1.0
PLOT DATE 05/11/2020
ISSUE DATE 07/07/2020

© NorthWind Architects, LLC Project Number NWA-

NorthWind
Architects, LLC

- Staff presentation
- Sponsor statements
- Comments and questions
    - President Petersen provided support for the project. Questioned what kind of neighbors we wanted to be as a community. Stated the project is designed for someone who wants to be successful and has the opportunity through the program. Believes this is a good opportunity for the community and neighborhood. Stated there has been an increase in homelessness since COVID-19 began, which is why the project is utilizing CARES Act funding. Believes the project provides needed services for stigmatized community members and it provides a foundation for individuals to be accountable. The project is not a free pass but provides opportunity for compassion, empathy, and accountability in a safe and sober environment.
    - Dave Ringle, SVDP, Airport area. Provided support for the project. Stated he runs the shelter at SVDP, but it has it's limitations. Believes this project is a good step for housing community members and reducing homelessness. Stated he has a reentrant living with him for a few years and there are serious obstacles when reentering the community from incarceration. He provided a supportive family and the individual has not been reincarcerated and is a productive member of society. Believes programs like this raise people up who have made mistakes and want to make up for those mistakes.
    - Don Habeger – Valley resident – Juneau Reentry Coalition. Stated the Juneau Reentry Coalition was a collaboration for justice involved residents. Stated the mission. Goal to reduce recidivism. Stated there are many challenges when released and this project provides a solution to a need in the community.
    - Alex Pasterino – Valley resident. Provided full support for the project. Believes program will create a successful environment for reentry, the project is well planned and considered carefully. This housing will not only provide a home but a place for a sense of community and building relationships. When released it is difficult to find employment and be self sufficient, this program helps that. Believes the resident manager and case manager will provide support for additional needs. Stated that crime affects the entire community, project will help reduce crime and improves entire community.
    - Lacy Wilcox – Lemon Creek/Twin Lakes resident. Provided support for the project. Believes there is a lack of programming in the community. Stated she has taken people in because there is no safe housing. Stated that projects like this are successful, and data can show that. Stated she would want to be a neighbor to this project.
    - Jason Wilson – Public Safety manager for CCTH and Village Public Safety program manager. Provided support for the project. Stated it is imperative to have safe housing for success when reentering from incarceration. Believes people want to make changes and need services and housing; this project provides that.
    - Glenn Mitchel – Valley Resident – has a storage unit in lemon creek. Asked how involved the on-site resident manager will be, what will be the role?
        - Answer: Natasha: Resident manger provides peer support, helps build community relations and helps with breathalyzers and security. The resident manger is on-site day and night to help monitor the site.
        - Response: Mitchel: Supports the projects and wants to see people succeed.

- K J Metfalf – N Douglas Resident. Works with a program that provides mentorship to former inmates. Stated is is difficult to find affordable housing and housing is critical for success. Believes this will be an economic and humanity success for Juneau.
- Tammy Jablonski – Valley Resident – Case manger for project. Provided support and stated excitement for the project.
- Chief Ed Mercer, JPD. Said State has been looking at criminal reform. There has been an increase in crime in Juneau in the last few years. Reform programs are looking at setting up programs for reentry. Believes these programs are beneficial to the community and individuals. Hopes the program is successful and helps people become functioning and proud members of the community.

NON-CONGREGATE APPROACHES TO SHELTERING FOR COVID-19 HOMELESS RESPONSE

Continuums of Care considering non-congregate approaches to sheltering people who are homeless that are symptomatic or in high risk categories, such as seniors or people with chronic illness, should consider the following guidance when designing local approaches. Coordination with public health partners is essential in design, resource investment and staffing considerations.

PLACEMENT: Comprehensive screening and triage in place to refer to site and prioritize placement

	Best Practice Approach: Private Individual Rooms	Better Approach: Individual Rooms/Semi-Private Spaces	Good Approach: Shared Spaces
Target Population	• Individuals who are symptomatic after screening at shelter has been implemented • Individuals who are pending testing or are close contacts of confirmed cases • Individuals who are high risk[i] with or without symptoms • Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized	• Individuals who are symptomatic after screening at shelter has been implemented • Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized as long as all individuals in the space are COVID-19 positive	• Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized as long as all individuals in the space are COVID-19 positive • Individuals who are asymptomatic after screening at shelter has been implemented as long as all individuals in the space are asymptomatic.
Set-up	• Individual bedroom (walls on all sides and a door) • Individual bathroom • Individual HCV • Personal cleaning supplies for an ill person's room and bathroom	• Individual bedroom (walls on all sides and a door) • If no existing walls, makeshift walls that are floor to ceiling should be created to create 6ft separation • Limited shared bathroom with cleaning regiment • Bathroom should be cleaned and disinfected after each use by an ill person • Dedicate an entrance(s) or passageway(s) for infectious individuals when feasible.	• Shared bedroom spaces with 6ft separation • Makeshift walls that are floor to ceiling (if feasible) should be created • Arrange all sleeping areas (including beds/cots) so that individuals are separated by putting a minimum of 6 feet between individual sleeping surfaces to prevent the spread of infections. • Shared bathroom • Bathroom should be cleaned and disinfected after each use by an ill person • Dedicate an entrance(s) or passageway(s) for infectious individuals when feasible.
Staffing	• Onsite healthcare • Transportation plan for closest hospital transport • Staff shifts and crew configuration • Cleaning schedules • PPE available for staff • Non-Congregate site management staff • Case management staff • Security	• Identifying dedicated staff to care for COVID-19 patients. • Telehealth options • PPE available for staff • Non-Congregate site management staff • Security	• Identifying dedicated staff to care for COVID-19 patients. • Telehealth options • PPE available for staff • Non-Congregate site management staff • Security

Counts and Percentages of Offenders in Institutions by Race/Ethnicity: July 1, 2019

Race/Ethnicity	Female Count	Percent Females	Male Count	Percent Males	Total Count	Percent Total
ALASKA NATIVE	188	10.72%	1,566	89.28%	1,754	39.00%
ASIAN/PACIFIC ISLAND	19	8.80%	197	91.20%	216	4.80%
BLACK	21	4.63%	433	95.37%	454	10.09%
CAUCASIAN	188	9.86%	1,719	90.14%	1,907	42.40%
HISPANIC/LATINO	13	9.56%	123	90.44%	136	3.02%
OTHER/UNKNOWN	2	6.45%	29	93.55%	31	0.69%
TOTAL	**431**	**9.58%**	**4,067**	**90.42%**	**4,498**	**100.00%**

Counts and Percentages of Offenders in Institutions by Age Group: July 1, 2019

Age Group	Females	Percent of Female Population	Percent of Females to All Offenders	Males	Percent of the Male Population	Percent of Males to All Offenders	Total	Percent of Total Population
19 and under	9	2.09%	0.20%	52	1.28%	1.16%	61	1.36%
20-24	43	9.98%	0.96%	382	9.39%	8.49%	425	9.45%
25-29	87	20.19%	1.93%	672	16.52%	14.94%	759	16.87%
30-34	108	25.06%	2.40%	709	17.43%	15.76%	817	18.16%
35-39	73	16.94%	1.62%	661	16.25%	14.70%	734	16.32%
40-44	36	8.35%	0.80%	427	10.50%	9.49%	463	10.29%
45-49	33	7.66%	0.73%	336	8.26%	7.47%	369	8.20%
50-54	20	4.64%	0.44%	290	7.13%	6.45%	310	6.89%
55-59	16	3.71%	0.36%	248	6.10%	5.51%	264	5.87%
60-64	3	0.70%	0.07%	160	3.93%	3.56%	163	3.62%
65 and over	3	0.70%	0.07%	130	3.20%	2.89%	133	2.96%
TOTAL	**431**	**100.00%**	**9.58%**	**4,067**	**100.00%**	**90.42%**	**4,498**	**100.00%**

Counts and Percentages of Offenders in Institutions by Length of Time From Admission: July 1, 2019

Months In	Females	Percent of All Females	Males	Percent of All Males	Total	Percent of Total Population
6 MONTHS OR LESS	342	79.35%	1,922	47.26%	2,264	50.33%
7 MONTHS - 12 MONTHS	35	8.12%	532	13.08%	567	12.61%
13 MONTHS - 24 MONTHS	15	3.48%	474	11.65%	489	10.87%
25 MONTHS - 36 MONTHS	9	2.09%	212	5.21%	221	4.91%
37 MONTHS OR MORE	30	6.96%	927	22.79%	957	21.28%
TOTAL	**431**	**100.00%**	**4,067**	**100.00%**	**4,498**	**100.00%**

Attachment - Out of Reach, The High Cost of Housing 2020 - National Low Income Housing Coalition

OUT of REACH

THE HIGH COST OF HOUSING

2020

NATIONAL LOW INCOME HOUSING COALITION

HOW TO USE THE NUMBERS

A renter household needs to earn at least **$23.96** per hour in order to afford a two-bedroom home at FMR.

The annual median family income (AMI) in the United States is **$80,320** (2020).

For a family earning 100% of AMI, monthly rent of **$2,008** or less is affordable.

There were **43,669,988** renter households in the United States (2014-2018).

Renter households represented **36%** of all households (2014-2018).

The estimated mean (average) renter wage in the United States is **$18.22** per hour (2020).

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage[3] needed to afford 2 BR FMR	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households	% of total households	Estimated hourly mean renter wage	Rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
UNITED STATES	**$23.96**	**$1,246**	**$49,830**	**2.4**	**$80,320**	**$2,008**	**$24,096**	**$602**	**43,669,988**	**36%**	**$18.22**	**$948**	**1.3**

The FMR for a two-bedroom rental home in the United States is **$1,246** (2020).

A renter household needs an annual income of **$49,830** in order to afford a two-bedroom rental home at FMR.

On average, a renter household needs **2.4 full-time jobs** paying the minimum wage in order to afford a two-bedroom rental home at FMR.

In the United States, a family at 30% of AMI earns **$24,096** annually.

For a family earning 30% of AMI, monthly rent of **$602** or less is affordable.

If a full-time worker earns the mean renter wage, monthly rent of **$948** or less is affordable.

A renter household needs **1.3 full-time jobs** paying the mean renter wage in order to afford a two-bedroom rental home at FMR.

1: BR = Bedroom.

2: FMR = Fiscal Year 2020 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2020 Area Median Income.

5: Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

WHERE THE NUMBERS COME FROM

Divide income needed to afford FMR ($49,830) by 52 (weeks per year) and then by 40 (hours per work week) ($49,830 / 52 = $958; $958 / 40 = **$23.96**).

Multiply Annual AMI by .3 to get maximum amount that can be spent on housing for it to be affordable ($80,320 x .3 = $24,096). Divide by 12 to obtain monthly amount ($24,096 / 12 = **$2,008**).

HUD FY20 estimated median family income based on data from the American Community Survey (ACS). See Appendix B.

Divide number of renter households by total number of households (ACS 2014-2018) (43,669,988 / 120,935,203 = .36). Then multiply by 100 (.36 x 100 = **36%**).

ACS (2014-2018).

Average wage reported by the Bureau of Labor Statistics (BLS) for 2018, adjusted to reflect the income of renter households relative to all households in the United States, and projected to 2020. See Appendix B.

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage[3] needed to afford 2 BR FMR	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households	% of total households	Estimated hourly mean renter wage	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
UNITED STATES	**$23.96**	**$1,246**	**$49,830**	**2.4**	**$80,320**	**$2,008**	**$24,096**	**$602**	**43,669,988**	**36%**	**$18.22**	**$948**	**1.3**

Developed by HUD annually (2020). See Appendix B.

Multiply the FMR by 12 to get yearly rental cost ($1,245.75 x 12 = $14,949). Then divide by .3 to determine the total income needed to afford $14,949 per year in rent ($14,949 / .3 = **$49,830**).

National average of jobs needed across all counties, weighted by number of renter households. To find jobs needed in a particular state, metro, or county, divide annual income needed to afford the FMR by 52 (weeks per year). Then divide by the prevailing minimum wage. Then divide by 40 (hours per work week).

Multiply Annual AMI by .3 ($80,320 x .3 = **$24,096**).

Multiply 30% of Annual AMI by .3 to get maximum amount that can be spent on housing for it to be affordable ($24,096 x .3 = $7,228.80). Divide by 12 to obtain monthly amount ($7,228.80 / 12 = **$602.40**).

Calculate annual income by multiplying mean renter wage by 40 (hours per week) and 52 (weeks per year) ($18.22374 x 40 x 52 = $37,905.38). Multiply by .3 to determine maximum amount that can be spent on rent ($37,905.38 x .3 = $11,371.61). Divide by 12 to obtain monthly amount ($11,371.61 / 12 = **$948**).

Divide income needed to afford the FMR by 52 (weeks per year) ($49,830 / 52 = $958). Then divide by $18.22 (the United States' mean renter wage) ($958 / $18.22 = 53 hours). Finally, divide by 40 (hours per work week) (53 / 40 = **1.3 full-time jobs**).

1: BR = Bedroom.

2: FMR = Fiscal Year 2020 Fair Market Rent.

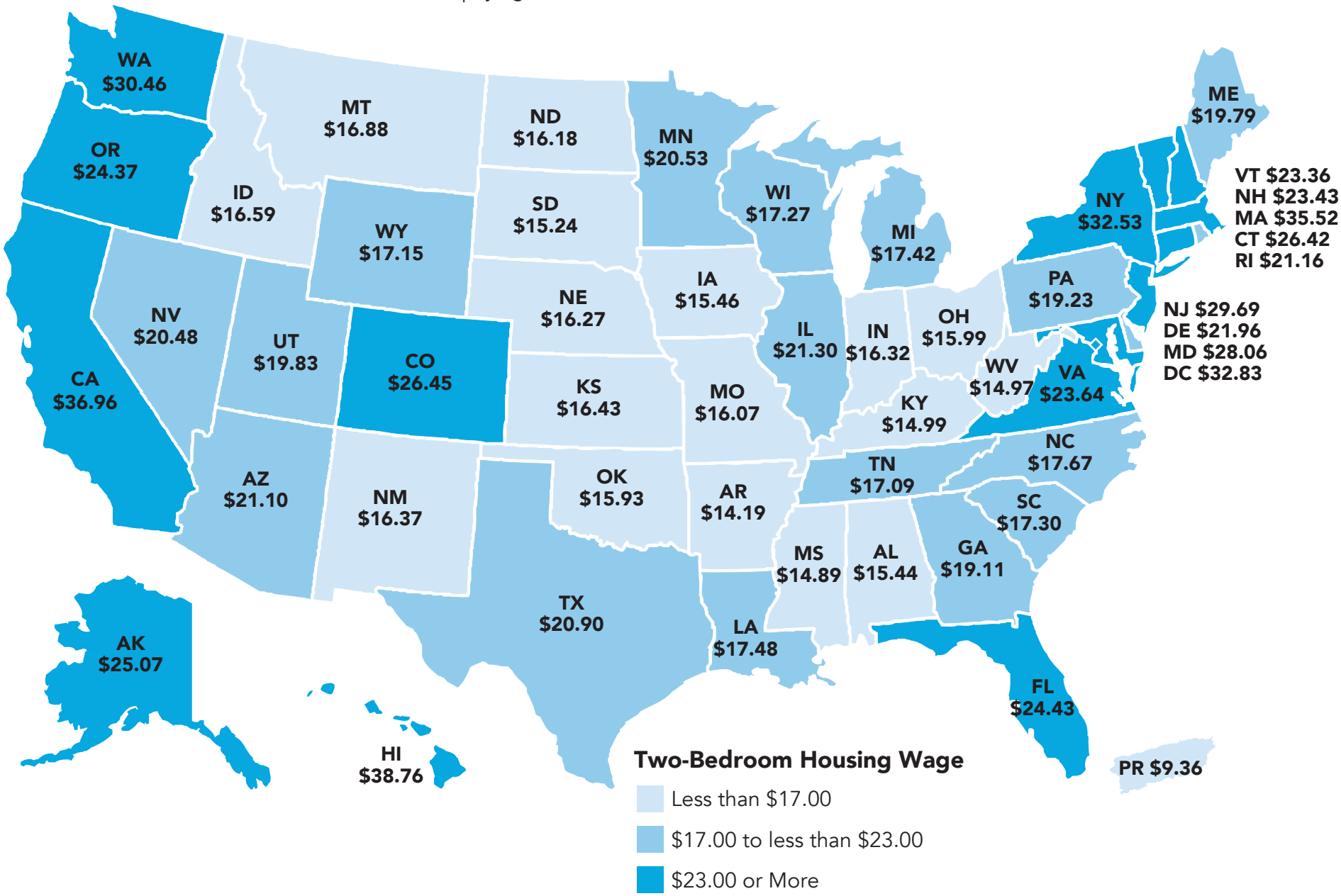
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2020 Area Median Income.

5: Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

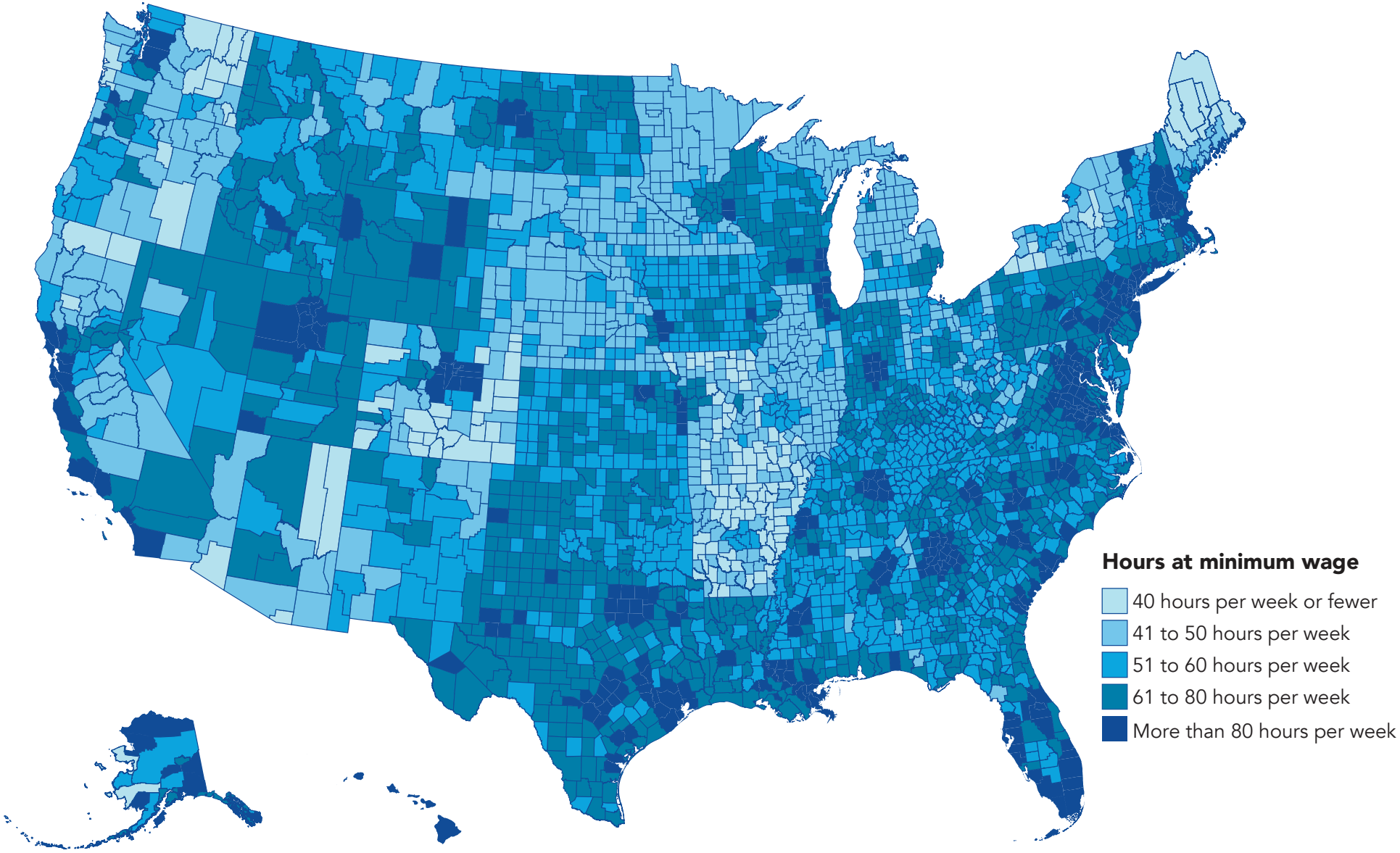
2020 TWO-BEDROOM RENTAL HOUSING WAGES

Represents the hourly wage that a full-time worker must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a **TWO-BEDROOM RENTAL HOME**, without paying more than 30% of income.



2020 HOURS AT MINIMUM WAGE NEEDED TO AFFORD A ONE-BEDROOM RENTAL HOME AT FAIR MARKET RENT

*Note: New England states are displayed with HUD Fair Market Rent Areas. All other states are displayed at the county level. This map does not account for the 37 sub-county jurisdictions with minimum wages higher than the prevailing county, state, or federal minimum wage. None of these local minimum wages are sufficient to afford a one-bedroom rental home at the Fair Market Rent with a 40 hour work week. The geographic variation of Oregon and New York's state minimum wages are reflected at the county level.



MOST EXPENSIVE JURISDICTIONS

Metropolitan Areas	Housing Wage for Two-Bedroom FMR[1]
San Francisco, CA HMFA[3]	$64.21
San Jose-Sunnyvale-Santa Clara, CA HMFA	$57.12
Santa Cruz-Watsonville, CA MSA[4]	$48.44
Santa Maria-Santa Barbara, CA MSA	$44.69
Boston-Cambridge-Quincy, MA HMFA	$44.44
Oakland-Fremont, CA HMFA	$43.06
Santa Ana-Anaheim-Irvine, CA HMFA	$42.62
Honolulu, HI MSA	$41.54
Seattle-Bellevue, WA HMFA	$40.37
Stamford-Norwalk, CT HMFA	$39.98

Metropolitan Counties[2]	Housing Wage for Two-Bedroom FMR
Marin County, CA	$64.21
San Francisco County, CA	$64.21
San Mateo County, CA	$64.21
Santa Clara County, CA	$57.12
Santa Cruz County, CA	$48.44
Santa Barbara County, CA	$44.69
Alameda County, CA	$43.06
Contra Costa County, CA	$43.06
Orange County, CA	$42.62
Honolulu County, HI	$41.54

State Nonmetropolitan Areas (Combined)	Housing Wage for Two-Bedroom FMR
Hawaii	$29.81
Alaska	$26.11
Massachusetts	$23.69
Connecticut	$22.69
California	$20.00
New Hampshire	$19.90
Vermont	$19.00
Maryland	$18.91
Washington	$18.34
Colorado	$18.25

Nonmetropolitan Counties (or County-Equivalents)	Housing Wage for Two-Bedroom FMR
Kauai County, HI	$36.17
Aleutians West Census Area, AK	$33.75
Dukes County, MA	$33.23
Monroe County, FL	$33.23
Nantucket County, MA	$33.06
Bethel Census Area, AK	$32.46
Nome Census Area, AK	$32.40
Pitkin County, CO	$30.37
Denali Borough, AK	$29.60
North Slope Borough, AK	$28.50
Juneau City and Borough, AK	$28.50

1 FMR = Fair Market Rent.

2 Excludes metropolitan counties in New England.

3 HMFA = HUD Metro FMR Area. This term indicates that a portion of an Office of Management & Budget (OMB)-defined core-based statistical area (CBSA) is in the area to which the FMRs apply. HUD is required by OMB to alter the names of the metropolitan geographic entities it derives from CBSAs when the geographies are not the same as that established by the OMB.

4 MSA = Metropolitan Statistical Area. Geographic entities defined by OMB for use by the federal statistical agencies in collecting, tabulating, and publishing federal statistics.

ALASKA #11*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,304**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$4,346** monthly or **$52,147** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$25.07
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	$10.19
Average Renter Wage	$19.55
2-Bedroom Housing Wage	$25.07
Number of Renter Households	91,290
Percent Renters	36%

98
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

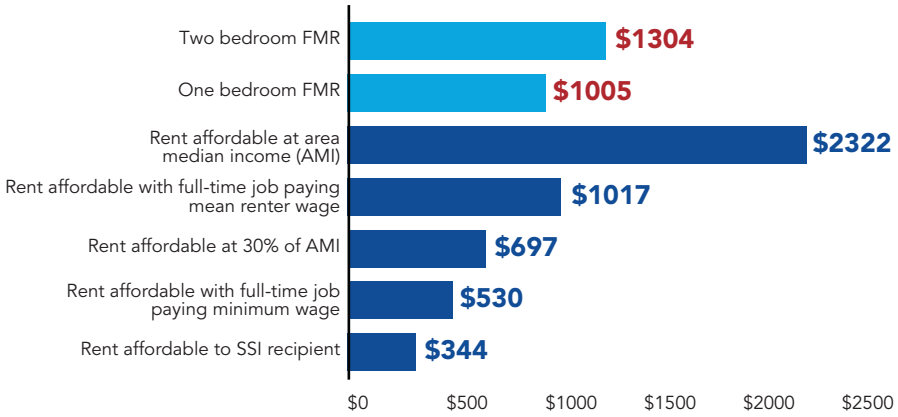
76
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

2.5
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

1.9
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Aleutians West Census Area	$33.75
Bethel Census Area	$32.46
Nome Census Area	$32.40
Denali Borough	$29.60
Juneau City and Borough	$28.50

MSA = Metropolitan Statistical Area: HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.



Attachment - Out of Reach, The High Cost of Housing 2020 - National Low Income Housing Coalition

ALASKA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	$25.07	$1,304	$52,147	2.5	$92,899	$2,322	$27,870	$697	91,290	36%	$19.55	$1,017	1.3
Combined Nonmetro Areas	$26.11	$1,358	$54,318	2.6	$87,497	$2,187	$26,249	$656	27,308	34%	$23.29	$1,211	1.1
Metropolitan Areas													
Anchorage HMFA	$25.10	$1,305	$52,200	2.5	$97,300	$2,433	$29,190	$730	41,697	39%	$18.95	$985	1.3
Fairbanks MSA	$25.48	$1,325	$53,000	2.5	$93,100	$2,328	$27,930	$698	15,150	41%	$17.08	$888	1.5
Matanuska-Susitna Borough HMFA	$20.06	$1,043	$41,720	2.0	$91,400	$2,285	$27,420	$686	7,135	23%	$11.31	$588	1.8
Counties													
Aleutians East Borough	$23.13	$1,203	$48,120	2.3	$77,700	$1,943	$23,310	$583	328	38%	$27.47	$1,428	0.8
Aleutians West Census Area	$33.75	$1,755	$70,200	3.3	$100,100	$2,503	$30,030	$751	845	72%	$31.02	$1,613	1.1
Anchorage Municipality	$25.10	$1,305	$52,200	2.5	$97,300	$2,433	$29,190	$730	41,697	39%	$18.95	$985	1.3
Bethel Census Area	$32.46	$1,688	$67,520	3.2	$56,900	$1,423	$17,070	$427	1,774	39%	$22.96	$1,194	1.4
Bristol Bay Borough	$23.12	$1,202	$48,080	2.3	$102,500	$2,563	$30,750	$769	157	47%	$24.06	$1,251	1.0
Denali Borough	$29.60	$1,539	$61,560	2.9	$110,500	$2,763	$33,150	$829	140	22%	$18.65	$970	1.6
Dillingham Census Area	$26.79	$1,393	$55,720	2.6	$65,000	$1,625	$19,500	$488	564	40%	$18.45	$959	1.5
Fairbanks North Star Borough	$25.48	$1,325	$53,000	2.5	$93,100	$2,328	$27,930	$698	15,150	41%	$17.08	$888	1.5
Haines Borough	$20.33	$1,057	$42,280	2.0	$80,000	$2,000	$24,000	$600	334	33%	$16.95	$881	1.2
Hoonah-Angoon Census Area	$19.02	$989	$39,560	1.9	$74,500	$1,863	$22,350	$559	209	26%	$13.07	$680	1.5
Juneau City and Borough	$28.50	$1,482	$59,280	2.8	$117,800	$2,945	$35,340	$884	4,507	36%	$15.89	$826	1.8
Kenai Peninsula Borough	$22.92	$1,192	$47,680	2.2	$89,700	$2,243	$26,910	$673	5,809	27%	$14.86	$773	1.5
Ketchikan Gateway Borough	$27.19	$1,414	$56,560	2.7	$87,300	$2,183	$26,190	$655	2,087	39%	$13.59	$707	2.0
Kodiak Island Borough	$27.54	$1,432	$57,280	2.7	$98,400	$2,460	$29,520	$738	1,968	45%	$16.04	$834	1.7
Kusilvak Census Area	$18.13	$943	$37,720	1.8	$38,500	$963	$11,550	$289	435	26%	$14.93	$776	1.2
Lake and Peninsula Borough	$17.44	$907	$36,280	1.7	$50,700	$1,268	$15,210	$380	131	31%	$23.97	$1,246	0.7
Matanuska-Susitna Borough	$20.06	$1,043	$41,720	2.0	$91,400	$2,285	$27,420	$686	7,135	23%	$11.31	$588	1.8

1: BR = Bedroom
2: FMR = Fiscal Year 2020 Fair Market Rent.
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
4: AMI = Fiscal Year 2020 Area Median Income
5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

ALASKA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nome Census Area	$32.40	$1,685	$67,400	3.2	$55,600	$1,390	$16,680	$417	1,141	40%	$27.47	$1,429	1.2
North Slope Borough	$28.50	$1,482	$59,280	2.8	$84,900	$2,123	$25,470	$637	978	50%	$54.57	$2,837	0.5
Northwest Arctic Borough	$27.15	$1,412	$56,480	2.7	$62,000	$1,550	$18,600	$465	826	44%	$43.74	$2,275	0.6
Petersburg Census Area	$22.63	$1,177	$47,080	2.2	$79,900	$1,998	$23,970	$599	371	32%	$11.13	$579	2.0
Prince of Wales-Hyder Census Area	$21.44	$1,115	$44,600	2.1	$67,600	$1,690	$20,280	$507	640	27%	$15.05	$783	1.4
Sitka City and Borough	$24.87	$1,293	$51,720	2.4	$89,100	$2,228	$26,730	$668	1,499	42%	$15.67	$815	1.6
Skagway Municipality	$26.54	$1,380	$55,200	2.6	$83,600	$2,090	$25,080	$627	194	49%	$13.25	$689	2.0
Southeast Fairbanks Census Area	$24.94	$1,297	$51,880	2.4	$82,700	$2,068	$24,810	$620	572	26%	$26.52	$1,379	0.9
Valdez-Cordova Census Area	$23.87	$1,241	$49,640	2.3	$113,200	$2,830	$33,960	$849	832	27%	$22.80	$1,186	1.0
Wrangell City and Borough	$19.40	$1,009	$40,360	1.9	$71,400	$1,785	$21,420	$536	340	32%	$8.46	$440	2.3
Yakutat City and Borough	$23.63	$1,229	$49,160	2.3	$90,800	$2,270	$27,240	$681	87	38%	$13.42	$698	1.8
Yukon-Koyukuk Census Area	$15.69	$816	$32,640	1.5	$51,400	$1,285	$15,420	$386	540	28%	$17.65	$918	0.9

1: BR = Bedroom
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5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

ALASKA ECONOMIC TRENDS

JUNE 2017

DOES WORKING REDUCE RECIDIVISM?

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Measuring poverty
Our changing age structure

ALASKA DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

ALASKA ECONOMIC
TRENDS

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DOES WORKING REDUCE RECIDIVISM?

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OUR CHANGING AGE STRUCTURE

How aging and migration trends could shape the future population **PAGE 14**

By EDDIE HUNSINGER

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ON THE COVER: Westchester Lagoon is a popular area close to downtown Anchorage, just across a small spit of land from the salt water of Cook Inlet. Photo by Flickr user Doug Brown

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Alaska's policy choices help lower poverty rates

Heidi Drygas
Commissioner

This month's *Trends* examines the poverty rate in Alaska and compares it to other states. Alaska is one of the five states with the lowest federal poverty rates. Since the Egan Administration, Alaska has had strong labor laws compared to other states — and those laws, along with other institutional factors, have reduced poverty in our state and strengthened the middle class.

Labor policies vary widely state to state. For example, Alaska's "Little Davis-Bacon Act" requires that state public construction projects pay the "prevailing wage," or the prevailing pay rate for a given trade in a region. This law ensures construction workers earn a living wage. Twenty states do not have prevailing wage laws, including Mississippi, Arkansas, and Louisiana — three of the four states with the highest poverty rates.

Of course, prevailing wage laws for public construction is just one labor policy. Alaska also has a higher-than-average state minimum wage, at $9.80 per hour, thanks to overwhelming support for a public initiative in 2014. In addition, Alaska has one of the strongest overtime laws in the country, requiring payment of overtime wages for any time worked in excess of eight hours per day or in excess of 40 hours per week. In contrast, many states only require overtime payment for more than 40 hours in a week.

As with public construction, there is a strong correlation between strong minimum wage laws and workers' economic well-being: The four states with the highest poverty rates either don't have state minimum wage laws at all (Louisiana, Mississippi) or have relatively weak minimum wage requirements (Arkansas, New Mexico).

Enforcement of labor laws has a big impact on wages. Once again, Alaska labor laws are stronger than most; employers who engage in wage theft can be subject to triple damages if they get caught. Unlike federal wage laws or many states that fail to include a monetary penalty for wage theft, Alaska's law provides an incentive to comply with the law.

Our department also vigorously enforces the law. For example, we are in the process of recovering nearly $1 million in wages for employees of Taco King and Gallos. That's the largest wage theft recovery in our state's history. A recent national study found that approximately 17 percent of low-wage workers are victims of wage theft, and that simply enforcing labor laws would reduce poverty rates for these workers by more than 25 percent. My department is committed to the rule of law, and standing up for all of Alaska's workers.

Worker safety laws have an impact on poverty rates as well. Some states with high poverty rates, such as Oklahoma and Texas, have created massive loopholes in their workers' compensation system, which mean workers have to bear the cost of on-the-job injuries. Sometimes workers can't afford to treat those injuries and are disabled for life. A study by ProPublica called "The Demolition of Workers' Compensation" found that gutting workers' compensation results in more workers being permanently disabled and on welfare. Clearly, those are policies that exacerbate poverty, and Alaska is fortunate to have an intact workers' compensation system.

It is notable that many resource-rich states, such as Texas and Louisiana, have high rates of poverty and inequality. Alaskans are fortunate to have many valuable resources, but resources alone are not enough to create broadly shared prosperity. For that, we also need strong institutions, including labor laws that promote economic security and opportunity for all Alaskans.

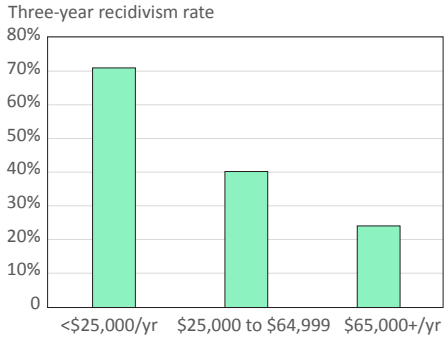
Follow the Alaska Department of Labor and Workforce Development on Facebook (facebook.com/alaskalabor) and Twitter (twitter.com/alaskalabor) for the latest news about jobs, workplace safety, and workforce development.

DOES WORKING REDUCE RECIDIVISM?

How jobs affect the likelihood of returning to prison

1 Wages and Recidivism

Alaska felons released in 2012



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

By **YUANCIE LEE**

Former inmates face a number of obstacles when reintegrating into society and finding work after their release, and they are highly likely to return to prison. Of the 4,500 Alaska inmates who were released in 2012 after serving time for a felony, 43 percent were reincarcerated within the first year and 66 percent recidivated over the next three years.

About half the inmates we studied found a job at some point in the three years after their release. But simply finding a job usually wasn't enough — finding work fairly quickly and, more importantly, making at least $25,000 a year considerably reduced the likelihood of returning to prison. (See exhibits 1 and 2.)

Who they are

This article covers 4,500 inmates who were released from an Alaska prison in 2012, all of whom had served time for a felony.

	Number	Rate of recidivism	% employed		Average wage	
			2012	2015	2012	2015
Female	908	62%	53%	47%	$7,520	$13,546
Male	3,400	68%	56%	48%	$11,351	$17,175

Seventy-nine percent of the released inmates were male, and men had a roughly 6 percent higher recidivism rate overall. Men fared better than women in both employment and average wages after their release, as the adjacent table shows, but women have narrowed the gap slightly in both areas in recent years.

These inmates were also young overall, with 61 percent under age 35 when they were incarcerated. The younger inmates were more likely to find a job than the older inmates, but they also returned to prison at higher rates, with recidivism declining with each older age group. For example, 74 percent of the 16-to-25-year-olds returned to prison within three years compared to about half of those over age 56.

This analysis looks only at employment's effect on recidivism, but it's important to keep in mind that other factors also play a role — for example, substance abuse, mental health, poverty, extent of criminal history, demographics, and childhood abuse or neglect. For more information, see the sidebar on page 6.

Lower if they found employment quickly

Overall, inmates who worked at some point during the three years after their release returned to prison at a rate of 67 percent, about the same as the overall recidivism rate. But the rate for those who were able to find a job within a year — more than half of them — dropped to 64 percent, and then to 62 percent for the 45 percent who found a job within six months.

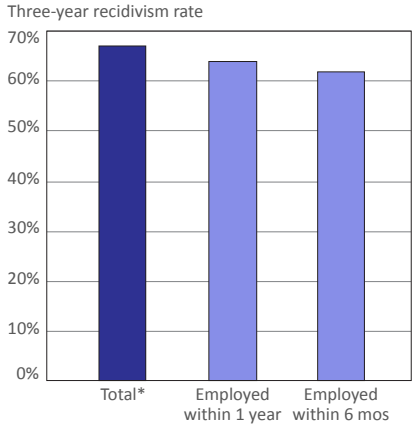
For those employed within six months, what they made during their first six months also affected their three-year recidivism rates. If they made less than $12,500 in those first six months, their recidivism rate was 66 percent. If they were able to earn between $12,500 and $32,499, the rate dropped to 43 percent, and for the few who made more than $32,500 it was 35 percent.

Recidivism rate:

Percent who had been reincarcerated for any offense by 2015, including probation violations.

2 Slightly Lower Rates For Those Who Found a Job Quickly

4,500 ALASKA FELONS RELEASED IN 2012



*Alaska Department of Corrections' published overall rate is 63 percent for those released in fiscal year 2012. See the sidebar below for more about how these rates are calculated and why they differ slightly.

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

How long they kept job mattered

Keeping a job for at least a year was also tied to a lower likelihood of returning to prison, regardless of how long it took to get hired. Among those who got a job and kept it for a full year, 47 percent returned to prison at some point over the period.

Most earned less than $25,000 per year

Former inmates who averaged less than $25,000 a year in wages had a particularly high recidivism rate of 71 percent. Once their average annual wages

About this study

This analysis is possible because of a collaboration between the Alaska Department of Corrections and the Alaska Department of Labor and Workforce Development. The Department of Corrections identified 4,500 convicted felons who were released from an Alaska prison in 2012, and the Department of Labor incorporated employment and Alaska Permanent Fund Dividend data to determine how their employment and wages in the three years after release affected their likelihood of returning to prison.

The Department of Corrections' calculation of recidivism is more complex and uses slightly different methods than the simpler calculation done here to look at broad patterns and make comparisons. The Department of Corrections' published recidivism rate for this period — which should be considered the official recidivism rate — is 63 percent, and the overall rate calculated for this article is 66 percent.

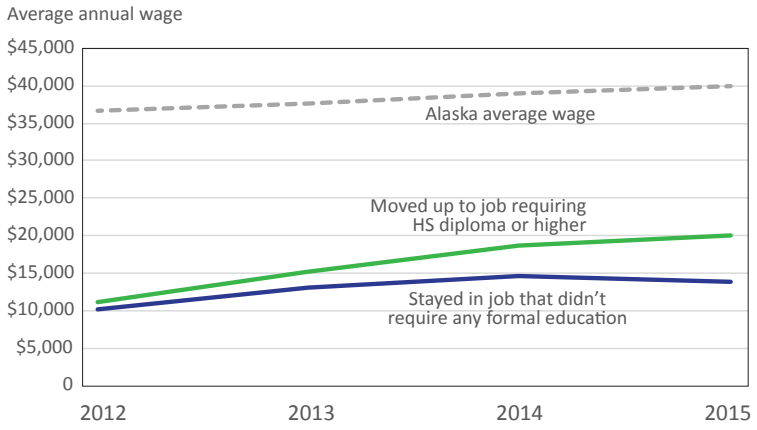
While all of the former inmates were serving time for a felony, these recidivism rates include anyone who was reincarcerated at some point over the three-year period for any offense, including misdemeanors and probation violations.

Data limitations

This analysis covers only those who worked for an employer in Alaska after release, so it excludes former inmates who became self-employed, such as fishermen and other contractors. It also excludes federal workers and those who left the state, although the latter number is likely small because a felony record makes it difficult to leave the state where the conviction occurred.

3 Wage Growth by Requirements of Job

When starting in job with no education requirements



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

Challenges for released inmates and efforts to reduce recidivism

Convicted felons face a number of barriers when released, and finding a job can be a big one. Employers can be reluctant to hire them, and a felony record disqualifies people from many jobs. In some cases, those with a felony conviction can obtain a waiver, but the extra step can further delay or discourage employment.

In 2015, the departments of Corrections, Health and Social Services, and Labor and Workforce Development partnered with the Alaska Court System, Alaska Housing Finance Corporation, and the Alaska Mental Health Trust Authority to develop a plan to reduce recidivism by helping former inmates find stable employment.

The plan includes job training, workshops, and placement services as well as better coordination with education and training providers, including those focusing on apprenticeships. To encourage employers to hire former inmates and reduce their risks, the state's Fidelity Bonding Program and Work Opportunity Tax Credit provide financial incentives.

topped $25,000, the rate dropped sharply to 40 percent. The lowest recidivism rate was 24 percent for the few who made $65,000 or more.

But the vast majority of the released inmates made less than $25,000 a year over that period, with just under 9 percent topping the $25,000 mark and 1 percent making $65,000 or more.

Low-skill work meant less advancement

Similarly, the vast majority worked in jobs with few skill or education requirements after their release, with 66 percent in jobs with no formal education requirements and 94 percent working in occupations that required a high school diploma or less. (See Exhibit 4 for more on the occupations they held.)

The former inmates working in the jobs with the lowest requirements also tended not to advance much. By 2015, 44 percent of those who had found one of these jobs within two years of their release were still working in a job with no education requirements, and they weren't earning much more than they had in 2012. The average yearly wage for these inmates grew from just $10,096 in 2012 to $13,942 in 2015. (See Exhibit 3.) They were also especially likely to return to prison (73 percent).

Only 15 percent of those working a job with no education requirements in 2012 had moved up by 2015 to a job that required a high school education or higher. These workers increased their average wages by 80 percent over that time, from $11,182 to

4 Most Common First Occupations After Release from Prison

Felons released in 2012: Alaska jobs, wages, and recidivism through 2015

First occupation within two years after release	Number employed	Recidivism rate, 3-yr	Quarterly avg wage
Construction Laborers	180	71%	$5,435
Laborers and Freight, Stock, and Material Movers, Hand	165	64%	$1,831
Combined Food Prep and Serving Workers, Incl Fast Food	138	73%	$1,912
Dishwashers	106	76%	$2,117
Cooks, Restaurant	101	73%	$2,979
Cashiers	95	68%	$2,203
Meat, Poultry, and Fish Cutters and Trimmers	90	71%	$2,275
Waiters and Waitresses	78	59%	$3,308
Janitors and Cleaners, Except Maids/Housekeeping Cleaners	76	68%	$2,258
Maids and Housekeeping Cleaners	74	64%	$1,689
Retail Salespersons	73	47%	$3,560
Food Preparation Workers	70	71%	$2,602
Carpenters	62	61%	$6,469
Stock Clerks and Order Fillers	61	71%	$2,565
Production Workers, All Other	45	69%	$4,678
Food Preparation and Serving Related Workers, All Other	41	81%	$2,362
Grounds Maintenance Workers, All Other	41	83%	$1,440
First-Line Supervisors of Food Prep and Serving Workers	35	66%	$2,292
Maintenance and Repair Workers, General	35	69%	$3,972
Landscaping and Groundskeeping Workers	33	67%	$2,070
Meat, Poultry, and Fish Cutters and Trimmers	33	82%	$2,624
Automotive Service Technicians and Mechanics	33	67%	$5,097
Dining Room and Cafeteria Attendants and Bartender Helpers	31	71%	$2,050
Cooks, Fast Food	30	80%	$2,003
Tire Repairers and Changers	27	56%	$3,260
Hotel, Motel, and Resort Desk Clerks	24	54%	$2,596
Helpers: Installation, Maintenance, and Repair Workers	23	57%	$4,211
Construction and Related Workers, All Other	21	71%	$6,102
Plumbers, Pipefitters, and Steamfitters	20	40%	$11,966
Bakers	20	75%	$929
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	20	70%	$1,515
Heavy and Tractor-Trailer Truck Drivers	19	42%	$5,842
Sales and Related Workers, All Other	18	67%	$2,122
Office and Administrative Support Workers, All Other	17	41%	$5,957
Bartenders	17	53%	$2,383
Cleaners of Vehicles and Equipment	17	59%	$3,009
Counter Attendants, Cafeteria/Food Concession/Coffee Shop	17	59%	$1,151
Operating Engrs and Other Construction Equipment Operators	16	63%	$10,784
Bookkeeping, Accounting, and Auditing Clerks	16	56%	$2,285
Automotive and Watercraft Service Attendants	15	87%	$2,316
Cooks, Short Order	15	73%	$3,098
Laundry and Dry-Cleaning Workers	15	73%	$2,647
Material Moving Workers, All Other	15	60%	$3,576
Roofers	15	73%	$5,666
Roustabouts, Oil and Gas	15	53%	$13,114
Electricians	14	50%	$7,943
Gaming and Sports Book Writers and Runners	14	71%	$1,399
Helpers: Carpenters	14	79%	$3,457
Painters, Construction and Maintenance	14	50%	$6,808
Customer Service Representatives	13	54%	$4,392
Office Clerks, General	13	31%	$2,809
Helpers, Construction Trades, All Other	13	62%	$6,336

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

5

Most Found Work in Anchorage or Near Prison

4,500 ALASKA FELONS RELEASED IN 2012

	Number who found a job	Employed		Average wage	
		2012	2015	2012	2015
Anchorage, Municipality	1,055	983	768	$11,216	$17,529
Bethel Census Area	171	149	137	$8,849	$10,886
Matanuska-Susitna Borough	152	136	116	$11,383	$17,783
Fairbanks North Star Borough	145	149	127	$13,662	$24,138
Nome Census Area	135	143	127	$10,188	$10,224
Kenai Peninsula Borough	125	125	91	$12,299	$23,090
Juneau, City and Borough	98	85	62	$11,374	$19,600
Kusilvak Census Area	69	69	57	$6,437	$9,683
North Slope Borough	49	54	49	$22,609	$36,300
Northwest Arctic Borough	45	41	40	$8,278	$9,967
Elsewhere in Alaska	180	188	165	$11,042	$17,866

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and Alaska Department of Corrections

$20,133. They were also only 59 percent likely to return to prison.

Many lack the skills to find good jobs after release

Because so few found higher-paying, higher-skill jobs — just 50 of the 4,500 inmates reached the $65,000 per year mark by 2015 — it's difficult to conclude these jobs translate directly to staying out of prison. But what is clear by the vast number who worked in low-skill, low-paying jobs is that prisoners tend to lack the skills and opportunities to get good jobs when they're released.

Of those who were employed during the two years before incarceration, only 7.1 percent had a job that required more than a high school diploma.

While Alaska inmates have varying levels of access to job training, a number of agencies have developed a recidivism plan to provide more training and employment services. (See the sidebar on page 6 for more information.)

Initial analysis a foundation for more in-depth studies

While this initial data combination showed that a job — but not just any job — played a role in a convicted felon's likelihood of returning to prison, it also laid the groundwork for a range of more comprehensive future analyses.

Additional years of data will allow us to track employment paths more accurately and in greater detail, and it will also allow us to analyze specific characteristics among those with different outcomes. For example, a future project could look at the 1,500 former inmates who didn't return to prison – about a third of them – to find out what, if anything, they had in common.

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MEASURING POVERTY

Yearly U.S. measure shows 10.4% of Alaskans live below the line

By **MALI ABRAHAMSON**

According to yearly national poverty data, 10.4 percent of Alaskans lived below the federal poverty threshold in 2015, compared to 14.7 percent nationally.

Alaska's poverty rate was down a full percentage point from the prior year but slightly above the past two decades' average of 9.8 percent. (See Exhibit 1.)

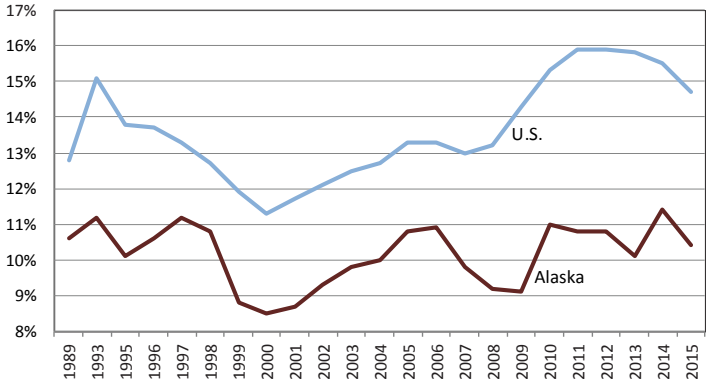
Among states, Alaska had the fourth-lowest poverty rate after New Hampshire, Maryland, and Minnesota. States with the highest poverty rates in 2015 were Mississippi, New Mexico, Louisiana, and Arkansas. (See Exhibit 3.)

Poverty rates are higher everywhere for children. In 2015, 14.5 percent of Alaskans under age 18 and 15.8 percent younger than 5 lived below the threshold. For child poverty, that put Alaska at ninth-lowest among states for everyone under 18 and eighth-lowest for children under 5. (See Exhibit 4.)

Nationally, the rates were 20.7 percent for children under 18 and 22.8 percent for those younger than 5.

1 Alaska Rate Trends Lower Than U.S.

TOTAL POVERTY RATE, 1989 TO 2015



Source: U.S. Census Bureau, Small Area Income and Poverty Estimates

Same thresholds apply nationwide

Alaska has historically trended well below the national poverty rate, but because the data source this article uses applies the same poverty thresholds nationwide, Alaska's higher incomes mean lower poverty rates.

Poverty thresholds shouldn't be confused with bene-

2 National Poverty Thresholds for 2015

BY HOUSEHOLD SIZE

Size of family unit	Weighted avg poverty threshold	With related children under 18 years						
		None	One	Two	Three	Four	Five	Six
One person	$12,082							
Under 65 years	$12,331	$12,331	–	–	–	–	–	–
65 years and over	$11,367	$11,367	–	–	–	–	–	–
Two people	$15,391							
Householder under 65 years	$15,952	$15,871	$16,337	–	–	–	–	–
Householder 65 years and over	$14,342	$14,326	$16,275	–	–	–	–	–
Three people	$18,871	$18,540	$19,078	$19,096	–	–	–	–
Four people	$24,257	$24,447	$24,847	$24,036	$24,120	–	–	–
Five people	$28,741	$29,482	$29,911	$28,995	$28,286	$27,853	–	–
Six people	$32,542	$33,909	$34,044	$33,342	$32,670	$31,670	$31,078	–
Seven people	$36,998	$39,017	$39,260	$38,421	$37,835	$36,745	$35,473	$34,077
Eight people	$41,029	$43,637	$44,023	$43,230	$42,536	$41,551	$40,300	$38,999
Nine people or more	$49,177	$52,493	$52,747	$52,046	$51,457	$50,490	$49,159	$47,956

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

About the data

This article's data come from the U.S. Census Bureau's Small Area Income and Poverty Estimates program, or SAIPE, which the bureau established in 1996 to help the U.S. Department of Education determine federal funding allocations for state and local governments. Before SAIPE, no precise yearly poverty measures were available.

SAIPE estimates combine administrative data, postcensal population estimates, and the decennial census with direct estimates from the Census Bureau's American Community Survey to provide single-year estimates of median household income and poverty for all states and county equivalents as well as poverty estimates for school districts. (See Exhibit 8 for poverty rates by Alaska school district.)

The Census Bureau's American Community Survey is another common measure of poverty and the source we used for our February 2012 poverty article, but because ACS is a five-year measure, it isn't comparable to annual SAIPE estimates.

While SAIPE thresholds are the same nationwide, it's important to note that when determining benefit eligibility, many social and economic programs also apply their own poverty guidelines that account for a range of other factors, such as cost of living, pregnancy, age, and rental costs. For example, the U.S. Department of Health and Human Services uses the SAIPE thresholds but applies different poverty guidelines to Alaska and Hawaii. HHS guidelines determine eligibility for programs such as Head Start, the Supplemental Nutrition Assistance Program or SNAP, the National School Lunch Program, the Low-Income Home Energy Assistance Program, and the Children's Health Insurance Program.

Note that margins of error can be large for small places, although when the data used here were cross-checked with more precise administrative data, such as population estimates, they matched well. In Alaska, the larger error range also comes from people misreporting their income on surveys, such as forgetting to include Alaska Permanent Fund Dividends.

fit eligibility, however — agencies using these thresholds as a baseline often add their own guidelines when determining eligibility for benefits or funding allocation.

Poverty thresholds are more of a statistical measure to track changes over time and to look at poverty rates among different groups within a population and, to a lesser degree, between areas. For more on how poverty is measured and how these rates are used, see the sidebar on this page.

Lower-income areas have highest rates

At the county level, states with the highest concentrations of impoverished counties were in the south, with 70 percent of counties in Alabama, Georgia, Louisiana, Mississippi, and New Mexico registering higher-than-average poverty rates.

Eleven of Alaska's 29 boroughs or census areas' poverty rates topped the national average. Western Alaska, which has some of the lowest incomes in the state, had the highest poverty

3 Mississippi Leads States for Rate of Poverty

All states and district of columbia, 2015

Name	Poverty estimate, all ages	Poverty percent, all ages	Poverty estimate, under 18	Poverty percent, under 18	Median household income	Poverty estimate, under age 5	Poverty percent, under age 5
Mississippi	638,919	22.1%	225,347	31.5%	$40,630	65,706	34.6%
New Mexico	405,364	19.8%	133,471	27.2%	$45,524	40,192	30.3%
Louisiana	885,846	19.5%	309,187	28.1%	$45,829	94,525	30.9%
Arkansas	540,733	18.7%	182,238	26.4%	$42,046	56,199	30.5%
Alabama	875,853	18.5%	288,450	26.5%	$44,833	84,382	29.4%
Kentucky	786,345	18.3%	250,180	25.3%	$45,178	75,486	27.9%
West Virginia	322,589	18.0%	91,962	24.7%	$41,969	28,552	28.2%
District of Columbia	113,185	17.7%	32,947	28.3%	$73,115	10,892	25.6%
Arizona	1,159,046	17.4%	394,337	24.7%	$51,473	113,218	27.0%
Georgia	1,705,831	17.2%	610,161	24.7%	$51,225	174,035	26.9%
South Carolina	796,609	16.8%	260,646	24.4%	$47,308	73,420	26.1%
Tennessee	1,077,866	16.7%	355,680	24.1%	$47,243	108,782	27.7%
North Carolina	1,607,249	16.4%	528,760	23.4%	$47,884	156,403	26.4%
Oklahoma	608,507	16.0%	207,539	22.0%	$48,595	64,648	24.7%
Texas	4,255,690	15.9%	1,634,149	22.9%	$55,668	484,428	24.8%
Florida	3,129,061	15.8%	944,415	23.4%	$49,416	280,519	26.0%
Michigan	1,524,330	15.7%	481,421	22.2%	$51,063	138,623	24.9%
New York	2,985,604	15.5%	921,512	22.3%	$60,805	275,702	23.9%
California	5,896,255	15.4%	1,901,985	21.2%	$64,483	547,759	22.3%
Oregon	601,626	15.2%	167,322	19.8%	$54,074	50,109	22.4%
Nevada	424,824	14.9%	142,071	21.6%	$52,544	42,203	24.4%
Missouri	875,704	14.8%	277,687	20.4%	$50,200	84,223	23.0%
Ohio	1,670,487	14.8%	546,968	21.2%	$51,086	170,403	25.1%
United States	**46,153,077**	**14.7%**	**15,000,273**	**20.7%**	**$55,775**	**4,448,211**	**22.8%**
Idaho	238,646	14.7%	75,056	17.7%	$48,311	23,270	20.9%
Indiana	924,428	14.4%	314,486	20.4%	$50,510	95,156	23.2%
Montana	144,634	14.4%	41,503	18.8%	$49,650	13,432	22.3%
Rhode Island	143,724	14.1%	43,057	20.6%	$57,265	12,497	23.1%
Illinois	1,702,210	13.6%	557,787	19.1%	$59,590	163,741	21.3%
South Dakota	111,697	13.5%	36,584	17.7%	$53,263	12,239	20.5%
Maine	171,266	13.2%	43,683	17.5%	$51,419	12,196	19.5%
Pennsylvania	1,624,991	13.1%	505,576	19.1%	$55,683	146,932	21.0%
Kansas	366,069	12.9%	119,994	16.9%	$53,802	38,465	19.8%
Delaware	115,655	12.6%	38,446	19.1%	$61,327	11,404	20.7%
Washington	860,734	12.2%	248,383	15.7%	$64,080	73,455	16.8%
Nebraska	224,696	12.2%	73,349	15.9%	$55,073	22,837	17.8%
Iowa	366,453	12.1%	106,192	14.9%	$54,843	31,492	16.3%
Wisconsin	679,937	12.1%	209,382	16.5%	$55,623	63,928	19.1%
Colorado	614,410	11.5%	183,216	14.8%	$63,945	55,162	16.7%
Massachusetts	752,453	11.5%	203,789	14.9%	$70,659	59,018	16.4%
Virginia	914,226	11.2%	275,747	15.0%	$66,263	82,761	16.4%
Utah	331,233	11.2%	115,511	12.8%	$62,961	36,805	14.9%
New Jersey	945,989	10.8%	306,606	15.5%	$72,337	89,504	17.3%
North Dakota	78,613	10.7%	20,716	12.1%	$61,674	7,437	14.3%
Hawaii	149,091	10.7%	44,299	14.5%	$73,097	13,836	15.4%
Wyoming	60,787	10.6%	17,725	13.0%	$61,213	5,977	15.8%
Connecticut	367,867	10.6%	110,143	14.6%	$71,333	30,085	16.4%
Vermont	62,643	10.4%	16,009	13.7%	$56,883	4,561	15.6%
Alaska	**74,941**	**10.4%**	**26,564**	**14.5%**	**$73,391**	**8,535**	**15.8%**
Minnesota	546,499	10.2%	165,217	13.1%	$63,459	48,782	14.2%
Maryland	583,369	9.9%	184,229	13.9%	$75,784	56,181	15.5%
New Hampshire	108,293	8.4%	28,590	11.0%	$70,003	8,116	12.9%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

4 How Alaska and U.S. Child Poverty Rates Compare

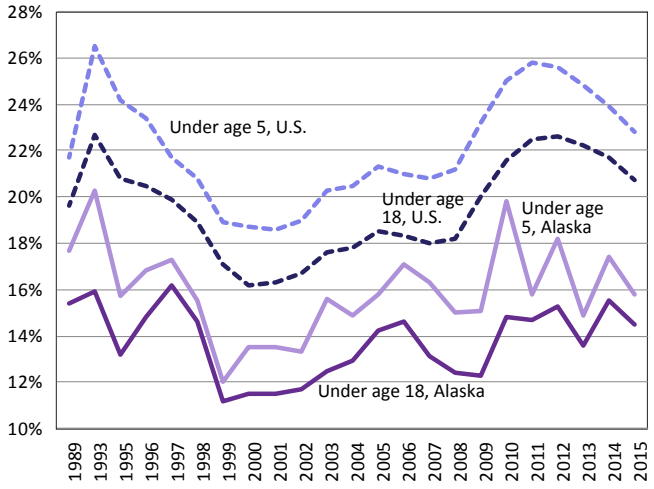
Under 18 and under 5 rates, Alaska and the U.S., 2015

	Total number in poverty	Poverty rate, total	Under 18, in poverty	Under 18, rate	Under 5 in poverty	Under 5, rate
United States	46,153,077	14.7%	15,000,273	20.7%	4,448,211	22.8%
Alaska	74,941	10.4%	26,564	14.5%	8,535	15.8%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

5 Child Poverty Trends

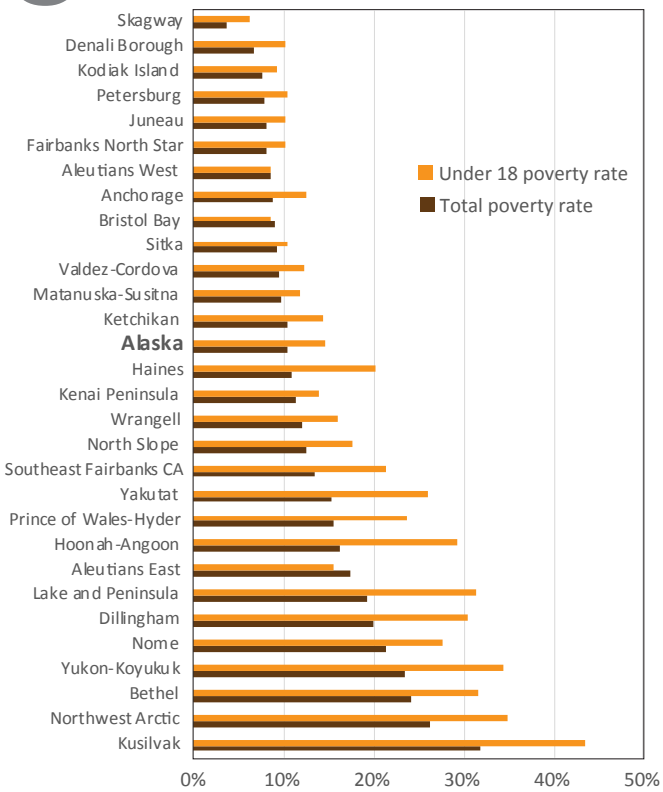
Alaska and the U.S., 1989 to 2015



Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

6 Higher in Southwest Alaska

Poverty by area, 2015



Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

rates overall as well as the highest child poverty rates.

The Kusilvak Census Area was highest at 31.8 percent overall and 43.4 percent among those under age 18.[1] (See exhibits 6 and 7.) Out of the nation's 3,141 county equivalents, Kusilvak's total poverty rate ranked 84th.

In addition to lower median incomes, the areas with higher rates and especially higher child poverty rates tend to have more children per household and a younger population overall than the rest of the state. Poverty status is determined by the total household income of everyone over age 15 except foster children, regardless of family size or location. Note that because Alaska Permanent Fund Dividends for children under 15 don't count toward total family income, actual household income may sometimes be underestimated, especially in rural Alaska.

Many low rates are in Southeast

The places with the lowest poverty rates had among the highest incomes, led by Skagway at 4 percent.

Anchorage, which has the state's largest population and its third-highest median income, had the highest

[1]Rates for children under 5 aren't produced at the county-equivalent level.

7 Income by Alaska Area

Total household, 2015

	Median household Income
Kusilvak Census Area	$33,511
Yukon-Koyukuk Census Area	$37,755
Lake and Peninsula Borough	$42,120
Bethel Census Area	$44,849
Prince of Wales-Hyder CA	$45,305
Dillingham Census Area	$50,753
Nome Census Area	$52,952
Hoonah-Angoon Census Area	$53,726
Northwest Arctic Borough	$53,774
Yakutat, City and Borough	$53,795
Wrangell, City and Borough	$54,500
United States	**$55,775**
Aleutians East Borough	$57,015
Haines Borough	$57,876
Southeast Fairbanks CA	$60,203
Kenai Peninsula Borough	$62,025
Petersburg Borough	$63,098
Ketchikan Gateway Borough	$65,314
Skagway, Municipality	$65,878
Bristol Bay Borough	$66,373
Kodiak Island Borough	$67,515
Sitka, City and Borough	$68,472
Valdez-Cordova Census Area	$70,101
North Slope Borough	$70,834
Fairbanks North Star Borough	$70,881
Denali Borough	$73,000
Alaska	**$73,391**
Matanuska-Susitna Borough	$76,601
Anchorage, Municipality	$77,791
Aleutians West Census Area	$80,695
Juneau, City and Borough	$82,892

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

number of people living in poverty but a low rate of 8.7 percent.

Small areas with transient workers also trend low, including Denali Borough, North Slope Borough, and Aleutians West Census Area. Income is higher in these areas, and any transient workers whose income is below the poverty line would be counted where they live, not where they work.

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8 Child Poverty by School District

And Alaska district populations, 2015

School district	District population	Total ages 5 to 17	Poverty rate, 5-17
Alaska Gateway School District (Tok area)	2,280	390	23%
Aleutian Region School District	619	27	41%
Aleutians East Borough School District	3,341	221	13%
Anchorage School District	298,695	51,599	11%
Annette Island School District	1,500	285	19%
Bering Strait School District	6,114	1,622	30%
Bristol Bay Borough School District	892	121	7%
Chatham School District	1,287	187	24%
Chugach School District	455	59	37%
Copper River School District	2,746	476	20%
Cordova City School District	2,175	358	4%
Craig City School District	1,234	236	26%
Delta/Greely School District	4,680	824	20%
Denali Borough School District	1,919	253	9%
Dillingham City School District	2,401	434	22%
Fairbanks North Star Borough School District	99,631	16,209	9%
Galena City School District	465	102	19%
Haines Borough School District	2,534	400	16%
Hoonah City School District	758	117	29%
Hydaburg City School District	385	70	29%
Iditarod Area School District (McGrath)	1,094	221	28%
Juneau Borough School District	32,756	5,234	8%
Kake City School District	572	97	27%
Kashunamiut School District	1,021	290	46%
Kenai Peninsula Borough School District	58,059	9,626	12%
Ketchikan Gateway Borough School District	13,709	2,197	12%
Klawock City School District	776	153	19%
Kodiak Island Borough School District	13,889	2,507	8%
Kuspuk School District	1,483	339	32%
Lake and Peninsula Borough School District	1,563	309	30%
Lower Kuskokwim School District	14,997	3,731	29%
Lower Yukon School District	6,546	1,812	42%
Matanuska-Susitna Borough School District	101,095	20,248	10%
Nenana City School District	374	67	16%
Nome School District	3,732	732	16%
North Slope Borough School District	9,687	1,708	16%
Northwest Arctic Borough School District	7,752	1,902	32%
Pelican City School District	88	12	25%
Petersburg Borough School District	3,177	497	10%
Pribilof School District	596	83	10%
Sitka School District	8,863	1,459	9%
Skagway School District	1,057	89	7%
Southeast Island School District	1,874	281	15%
Southwest Region School District	2,596	594	36%
St. Marys City School District	552	144	36%
Tanana City School District	244	47	19%
Unalaska City School District	4,487	352	5%
Valdez City School District	3,864	660	6%
Wrangell School District	2,382	361	13%
Yakutat School District	613	81	26%
Yukon Flats School District	1,425	260	35%
Yukon-Koyukuk School District	1,978	370	38%
Yupiit School District (Aklachak, Akiak, Tuluksak)	1,420	364	42%

Source: U.S. Census Bureau, 2015 Small Area Income and Poverty Estimates

OUR CHANGING AGE STRUCTURE

How aging and migration trends could shape the future population

By **EDDIE HUNSINGER**

Alaska's population has continued to grow in recent years, although growth has slowed and the state's age structure has shifted. The state grew from 735,859 people in 2013 to 739,828 in 2016, but the only age group to increase was 65-plus. (See Exhibit 1.)

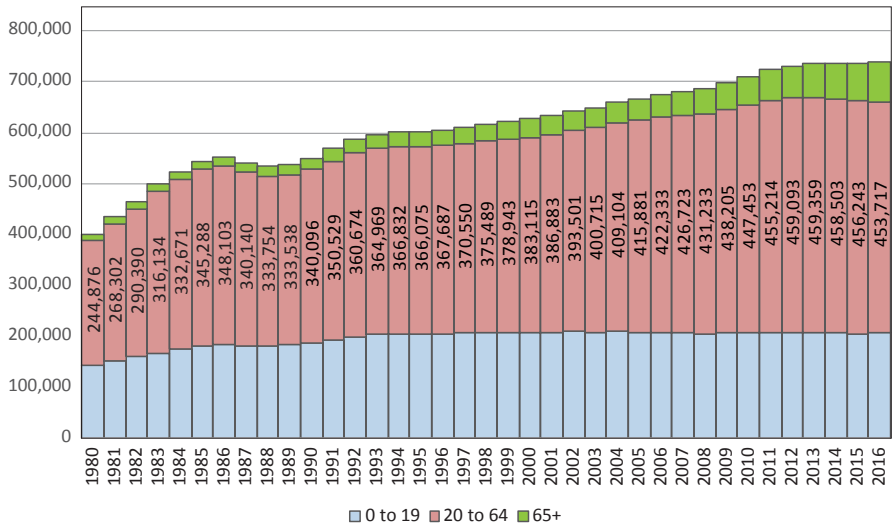
This doesn't mean more senior citizens are moving to Alaska; rather, it's the result of the large cohort of baby boomers, those born between 1946 and 1964, entering retirement age and the resulting subtraction from the 20-to-64 age group.

The increase in Alaskans over 65 has been steady and rapid for several years. The group grew by more than 4,000 people between 2015 and 2016 alone, reaching 78,980, and Alaska's senior population will likely pass the 80,000 mark in 2017 and top 100,000 in the coming years.

The 20-to-64 population, the typical working-age range, declined to 453,717 by 2016 after peaking at 459,359 in 2013. The under-20 population remained essentially unchanged over that period, as it has for more than two decades, hovering between 205,000 and 210,000 since 1994.

1 Alaska's Population by Age Group

1980 TO 2016



Sources: Alaska Department of Labor and Workforce Development, Research and Analysis Section; and U.S. Census Bureau

A few things we can predict

Many details about Alaska's future population are uncertain, but we do know three things:

1. Unless Alaska's net-migration gains are higher than the historical average over the next decade, the 20-to-64-year-old population will likely remain flat or decline through 2025.

Alaska's annual net-migration — in-migration minus out-migration — has fluctuated around zero over the last 25 years, meaning the number who migrated to Alaska was approximately balanced by the number who left the state over the period.

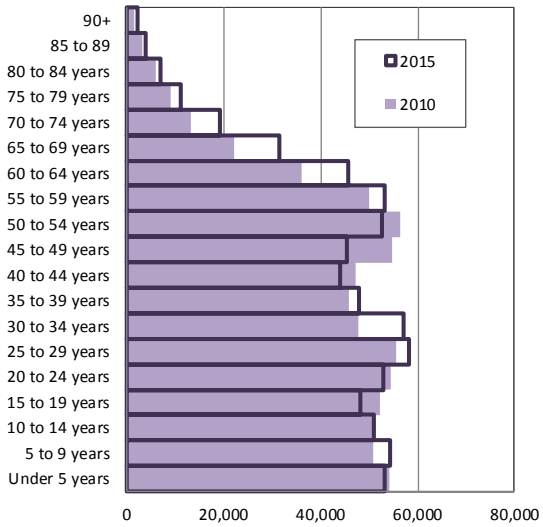
In terms of migration by age, the state typically loses more young people just after high school than it gains, gains more people in their 20s and 30s, and loses more at higher ages.

This pattern plus normal mortality rates and — most importantly — the number aging both into and out of the 20-to-64 group means that group won't grow through 2025 unless the state's overall net-migration gain is higher than the 25-year average.

This is a remarkable shift because before 2012, the state's 20-to-64 population typically grew, even in years the state lost more people to migration than it gained.

2 Population in 2010 and 2015

Alaska, by age group



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

This was primarily due to historical age structure; that is, older generations of Alaskans were much smaller.

2. Alaska's 65-plus population — currently 11 percent of its total population — will increase dramatically through 2025, but it's unlikely to make up more than 20 percent of the total population or surpass projected national percentages.

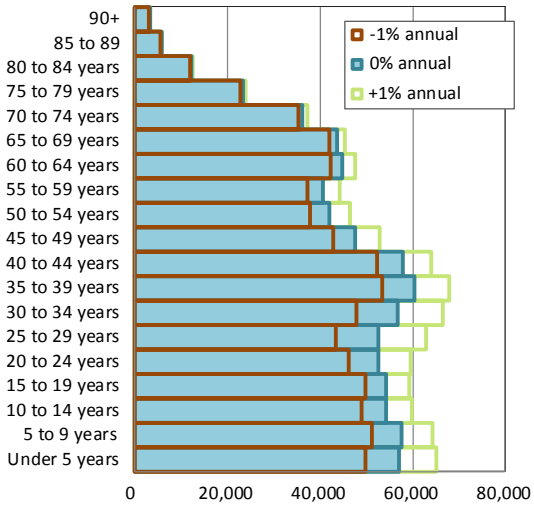
The future senior population is more predictable than other age groups because migration rates decrease with age — older people are less likely to move — and deaths are relatively predictable.

3. Population aging means bigger increases in deaths than births, which means Alaska's population growth will likely be slower in the future.

Higher death rates caused by aging draw from the population each year. Also, while Alaska has a large share of people in the typical child-bearing ages, the state's total fertility rate is at its lowest since the 1970s. Alaska's total fertility rate, or the average number of children per woman, was 2.2 in 2015, down from a high of about 2.6 in the early 1990s.

3 Three Projected Scenarios Based on Net-Migration

Possible population patterns in 2025



Note: Based on population projections from 2015
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

A known unknown for the future population

A small shift in the long-term level of net-migration

would have a dramatic effect on total population.

Exhibit 3 shows three possible scenarios for Alaska's total population in 2025 based on zero annual net-migration and a 1 percent annual gain or loss.

As other states' experiences show, small shifts in net-migration can produce big changes in population. In Alaska's case, consistent net-migration gains of more than 1 percent of the state's population per year over 10 years would rapidly bring the state toward 1 million residents, although this scenario is considered unlikely given current economic conditions and historical precedent. Likewise, consistent net-migration losses as small as 1 percent of the total population per year would lead to substantial decline in Alaska's total population over the long term.

Eddie Hunsinger is the state demographer. Reach him in Anchorage at (907) 269-4960 or eddie.hunsinger@alaska.gov.

About the data

Even though population projections can have large margins of error due to yearly variation in migration and uncertainty in births and deaths, they provide important information about the most likely future age structure. Recent age trends this article describes were evident in projections before 2013, including the slowdown in working-age population growth as well as the rapid increase in the senior population.

A typical population projections method, and the one we use at the Alaska Department of Labor and Workforce Development, is to divide population into age groups and age them forward in time, adding projected births and in-migrants at each step and subtracting deaths and out-migrants. So, for example, we used the number of 50-year-olds in 2010, along with typical migration and mortality rates for 50-to-55-year-olds, to project the number of 55-year-olds in 2015. (See Exhibit 2.)

Projecting populations this way still carries all of migration's inherent uncertainty, but level and age patterns for each of these components have some predictable characteristics. For instance, annual interstate migration rates are usually between 5 and 7 percent of the state population and have a predictable age makeup, with the highest rates for 18-to-29-year-olds and lowest rates for those 65-plus.

We can also project births and deaths fairly well over the short-term from age structure and from past vital records and population data.

The Month in Numbers

Unemployment Rates

	Prelim.	Revised	
SEASONALLY ADJUSTED	**4/17**	**3/17**	**4/16**
United States	**4.4**	**4.5**	**5.0**
Alaska Statewide	**6.6**	**6.4**	**6.6**
NOT SEASONALLY ADJUSTED			
United States	**4.1**	**4.6**	**4.7**
Alaska Statewide	**7.0**	**7.2**	**6.8**
Anchorage/Mat-Su Region	**6.4**	**6.6**	**6.0**
Municipality of Anchorage	5.7	5.8	5.3
Matanuska-Susitna Borough	8.6	9.2	8.3
Gulf Coast Region	**8.0**	**8.4**	**8.2**
Kenai Peninsula Borough	8.6	9.1	8.8
Kodiak Island Borough	4.9	4.4	4.7
Valdez-Cordova Census Area	8.8	10.2	9.5
Interior Region	**7.0**	**7.3**	**6.8**
Denali Borough	16.1	20.1	15.1
Fairbanks North Star Borough	6.1	6.2	5.8
Southeast Fairbanks CA	10.1	10.8	11.1
Yukon-Koyukuk Census Area	18.1	19.6	17.5
Northern Region	**12.4**	**11.7**	**11.2**
Nome Census Area	13.4	12.7	12.6
North Slope Borough	7.0	6.5	6.1
Northwest Arctic Borough	18.5	17.7	16.4
Southeast Region	**6.1**	**7.0**	**6.3**
Haines Borough	9.2	11.4	11.0
Hoonah-Angoon Census Area	14.2	16.8	14.9
Juneau, City and Borough	4.5	4.9	4.3
Ketchikan Gateway Borough	6.3	7.4	6.8
Petersburg Borough	9.2	10.3	8.7
Prince of Wales-Hyder CA	11.4	12.9	11.9
Sitka, City and Borough	4.1	4.6	4.6
Skagway, Municipality	11.6	19.8	12.2
Wrangell, City and Borough	6.8	8.3	6.7
Yakutat, City and Borough	7.0	9.1	5.7
Southwest Region	**10.3**	**9.4**	**11.3**
Aleutians East Borough	2.3	1.8	2.3
Aleutians West Census Area	3.6	2.2	3.6
Bethel Census Area	13.5	13.4	14.7
Bristol Bay Borough	8.0	12.9	9.5
Dillingham Census Area	9.7	9.7	10.8
Kusilvak Census Area	19.9	20.3	22.4
Lake and Peninsula Borough	14.3	14.4	16.1

How Alaska Ranks

Unemployment Rate[1]

1st Colorado 2.3%

49th 6.6%

50th New Mexico 6.7%

Job Growth[2]

1st Utah 3.3%

49th -2.2%

50th Wyoming -2.3%

Private Sector Job Growth[2]

1st Utah 3.5%

50th -2.9%

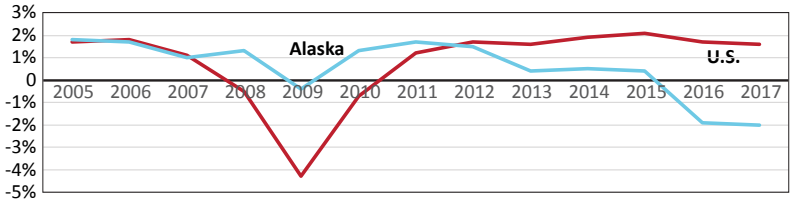
Government Job Growth[3]

1st Idaho 2.8%

38th -0.2%

50th Connecticut -1.7%

Job Growth in Alaska and the Nation



All data sources are U.S. Bureau of Labor Statistics and Alaska Department of Labor and Workforce Development, Research and Analysis Section, unless otherwise noted.

[1]April seasonally adjusted unemployment rates

[2]May employment, over-the-year percent change

[3]May employment, includes federal government (not military), state government (including University of Alaska), and local government (including K-12 public schools and tribal government)

Safety Minute

Vehicle crashes a major cause of death for ages 1 to 24

June is National Safety Month, which aims to reduce the leading causes of injury and death at work, on the road, and in homes and communities. Motor vehicle accidents are the top cause of unintentional death for Americans between ages 1 and 24, according to the National Safety Council's Injury Facts 2017.

- Ages 1 to 4: 33 percent (400 deaths)
- Ages 5 to 14: 56 percent (800 deaths)
- Ages 15 to 24: 57 percent (3,500 deaths)

The largest number of unintentional deaths fall within the early years of learning to drive and entering young adulthood. Further numbers released by The National Organizations for Youth Safety are sobering:

- 66 percent of teen passengers who die in a crash are not wearing a seat belt
- 58 percent of teens involved in crashes are distracted
- 25 percent of car crashes involved an underage driver who had been drinking
- 5 percent of teen deaths in crashes are pedestrians and 10 percent are bicyclists

When instructing young drivers, it's crucial to convey the potential consequences of risky driving to themselves and the community, and to teach and demonstrate safe driving habits. These include avoiding talking or texting while driving, staying alert, avoiding distraction, always wearing a seatbelt, and never driving impaired.

Leading by example and informing young drivers of the consequences of unsafe habits can reduce the number of unintentional deaths and make Alaska's roads safer for everyone.

For more information about safe driving or driver education courses, contact the State of Alaska Division of Motor Vehicles at (907) 269-5551 or visit the DMV's Approved Driving Schools page at http://doa.alaska.gov/dmv/akol/driving_schools.htm.

Safety Minute is written by the Labor Standards and Safety Division of the Alaska Department of Labor and Workforce Development.

Employer Resources

Hiring workers with disabilities benefits business, community

The U.S. Department of Labor's Office of Disability Employment Policy provides comprehensive resources for employers who recognize the significant return on investing in an inclusive workforce.

ODEP resource topics include building an inclusive workforce, disability etiquette, tax incentives, accommodations and accessibility, and how an inclusive workplace is good for business by demonstrating leadership to community, stakeholders, and competitors. These resources are available at www.dol.gov/odep/topics/Employers.htm.

Alaska employers benefit from the collaborative efforts of several state and federal agencies that specialize in disability awareness, recruitment, and employment. The Department of Labor and Workforce Development's divisions of Vocational Rehabilitation and Employment and Training Services are foremost among the agencies employers partner with to learn about recruiting and employing qualified Alaskans with disabilities. Local Alaska Job Center staff will guide you as you develop your disability employment strategy and find applicants to meet your business needs. Federal contractors may particularly benefit from this partnership by hiring people with disabilities (including veterans) as they strive to reach affirmative action goals.

Be a hero to your staff, an innovator in your community, and a leader among competitors. Get started today by contacting your nearest Alaska Job Center at (877) 724-2539 or jobs.alaska.gov/offices.

Employer Resources is written by the Employment and Training Services Division of the Alaska Department of Labor and Workforce Development.

May 2019 Wages in Alaska – Alaska Statewide

These wage data are grouped into 22 occupational groupings. Click on the following group title to go to those occupations.

Architecture and Engineering
Arts, Design, Entertainment, Sports and Media
Building and Grounds Cleaning and Maintenance
Business and Financial Operations
Community and Social Services
Computer and Mathematical
Construction and Extraction
Education, Training, and Library
Farming, Fishing, and Forestry
Food Preparation and Serving Related
Healthcare Practitioner and Technical
Healthcare Support
Installation, Maintenance, and Repair
Legal
Life, Physical, and Social Science
Management
Office and Administrative Support
Personal Care and Service
Production
Protective Service
Sales and Related
Transportation and Material Moving

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Management

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
11-2011	Advertising and Promotions Managers	40.99	21.17	28.68	36.75	46.40	75.27
11-9041	Architectural and Engineering Managers	68.00	42.53	52.80	63.27	78.42	97.96
11-1011	Chief Executives	85.00	38.13	56.21	73.31	*	*
11-3111	Compensation and Benefits Managers	51.33	32.40	36.95	46.57	61.95	76.24
11-3021	Computer and Information Systems Managers	54.15	36.88	44.20	52.41	62.74	75.76
11-9021	Construction Managers	50.22	18.73	37.13	48.01	61.21	77.67
11-9039	Education Administrators, All Other	37.44	19.82	24.50	37.03	48.06	57.36
11-9032	Education Administrators, Elementary and Secondary School	111,450	80,970	96,660	114,840	128,840	149,510
11-9033	Education Administrators, Postsecondary	52.19	25.40	30.97	50.52	71.38	89.38
11-9031	Education Administrators, Preschool and Childcare Center/Program	26.20	17.70	20.91	25.64	30.10	36.78
11-9161	Emergency Management Directors	45.27	26.99	32.43	41.11	53.81	74.17
11-3031	Financial Managers	53.08	31.47	37.13	49.00	62.30	79.04
11-9051	Food Service Managers	32.80	17.09	22.51	30.02	40.75	48.75
11-1021	General and Operations Managers	52.54	24.18	32.65	45.81	62.04	89.83
11-3121	Human Resources Managers	58.94	32.81	40.07	51.62	64.70	97.65
11-3051	Industrial Production Managers	57.22	19.96	31.95	52.59	72.01	99.53
11-1031	Legislators	75,690	31,600	51,190	51,210	63,700	126,190
11-9081	Lodging Managers	35.31	14.27	25.50	29.89	37.16	54.20
11-2021	Marketing Managers	48.85	26.63	33.95	44.11	58.37	78.61
11-9111	Medical and Health Services Managers	54.80	30.84	36.62	49.40	62.85	88.77
11-9121	Natural Sciences Managers	52.19	38.09	44.37	51.56	58.07	67.84
11-9131	Postmasters and Mail Superintendents	25.64	17.15	17.56	23.01	32.06	38.54
11-9141	Property, Real Estate, and Community Association Managers	36.98	15.09	24.50	31.68	40.68	59.58
11-3061	Purchasing Managers	50.39	28.90	36.46	49.01	59.85	70.81
11-2022	Sales Managers	48.10	21.41	28.91	38.81	56.03	89.02

11-9151	Social and Community Service Managers	38.06	21.02	28.32	36.83	47.37	56.44
11-3131	Training and Development Managers	50.83	25.59	33.60	44.21	57.12	78.43
11-3071	Transportation, Storage, and Distribution Managers	45.96	30.47	36.83	44.28	54.05	64.42

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Business and Financial Operations

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
13-2011	Accountants and Auditors	38.13	24.16	28.65	35.34	44.38	56.90
13-2031	Budget Analysts	39.02	27.00	32.09	38.10	45.28	51.21
13-1031	Claims Adjusters, Examiners, and Investigators	34.28	20.61	25.68	33.75	42.58	50.46
13-1141	Compensation, Benefits, and Job Analysis Specialists	35.17	25.36	29.33	33.89	40.41	46.99
13-1041	Compliance Officers	39.30	25.02	29.71	37.64	46.33	53.83
13-1051	Cost Estimators	41.08	21.43	28.13	36.90	53.36	66.91
13-2071	Credit Counselors	27.07	18.24	21.02	25.25	32.33	37.76
13-2061	Financial Examiners	33.19	23.70	27.66	33.24	37.95	43.98
13-1131	Fundraisers	25.28	15.39	19.95	23.66	33.35	37.26
13-1071	Human Resources Specialists	33.08	19.84	25.96	31.97	39.47	47.83
13-2053	Insurance Underwriters	30.65	20.59	22.25	25.02	35.07	49.41
13-1075	Labor Relations Specialists	43.19	21.68	40.51	45.71	51.03	58.48
13-2072	Loan Officers	33.90	11.58	19.17	28.71	42.17	58.92
13-1081	Logisticians	45.17	27.61	33.10	41.76	52.32	71.51
13-1111	Management Analysts	45.18	29.04	34.61	43.05	52.37	60.90
13-1161	Market Research Analysts and Marketing Specialists	33.88	19.36	23.37	31.96	42.14	54.11
13-1121	Meeting, Convention, and Event Planners	23.78	15.49	18.70	24.63	28.78	31.38
13-2052	Personal Financial Advisors	43.61	20.35	23.86	34.21	47.20	84.82
13-2081	Tax Examiners and Collectors, and Revenue Agents	44.08	28.69	36.38	43.47	54.31	60.52
13-2082	Tax Preparers	28.31	13.01	19.63	26.76	40.71	46.68

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Computer and Mathematical

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
15-2031	Operations Research Analysts	35.88	19.58	22.60	32.00	43.16	51.30
15-2041	Statisticians	43.05	28.22	35.13	41.60	50.89	60.50

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Architecture and Engineering

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
17-1011	Architects, Except Landscape and Naval	44.43	30.97	36.48	44.08	51.91	60.40
17-3011	Architectural and Civil Drafters	31.89	21.51	24.89	32.17	37.85	44.02
17-1021	Cartographers and Photogrammetrists	38.96	30.87	33.61	40.18	44.92	48.20
17-2041	Chemical Engineers	69.28	33.20	45.77	68.15	90.30	*
17-3022	Civil Engineering Technicians	31.43	20.69	24.64	29.59	37.44	45.75
17-2051	Civil Engineers	48.49	31.35	36.46	45.39	57.87	72.19
17-2061	Computer Hardware Engineers	*	*	*	*	*	*
17-3023	Electrical and Electronic Engineering Technicians	41.01	29.04	34.79	41.57	47.56	53.29
17-3012	Electrical and Electronics Drafters	31.51	21.43	24.11	27.15	30.96	46.69
17-2071	Electrical Engineers	53.11	27.24	38.03	51.00	63.79	78.58
17-3024	Electro-Mechanical Technicians	28.79	16.83	21.29	29.86	35.81	39.40
17-2072	Electronics Engineers, Except Computer	45.55	33.28	36.45	42.72	55.06	62.36
17-2199	Engineers, All Other	57.00	40.81	47.87	58.33	70.21	77.07
17-3025	Environmental Engineering Technicians	30.69	16.03	19.99	28.81	37.54	48.25
17-2081	Environmental Engineers	47.63	31.15	39.20	49.53	57.05	61.94
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspectors	41.61	17.14	26.65	37.84	49.36	72.47
17-3026	Industrial Engineering Technicians	43.17	22.44	26.86	40.51	61.76	73.75
17-2112	Industrial Engineers	*	*	*	*	*	*
17-2121	Marine Engineers and Naval Architects	53.80	30.31	39.56	47.46	68.29	78.92
17-2131	Materials Engineers	44.87	27.69	31.59	39.98	57.48	66.14
17-3013	Mechanical Drafters	35.27	20.70	22.73	30.38	51.85	59.91
17-3027	Mechanical Engineering Technicians	25.65	10.56	11.56	27.88	34.80	41.37
17-2141	Mechanical Engineers	49.69	28.77	38.72	49.29	61.12	74.65
17-2151	Mining and Geological Engineers, Including Mining Safety Engineers	54.45	33.30	41.72	52.99	64.23	77.42
17-2171	Petroleum Engineers	72.18	42.00	51.23	65.00	80.03	*
17-3031	Surveying and Mapping Technicians	33.68	24.02	26.44	29.78	36.21	51.13
17-1022	Surveyors	41.85	26.21	34.46	42.51	49.59	57.40

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Life, Physical, and Social Science

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
19-3091	Anthropologists and Archeologists	44.59	30.34	33.75	41.39	48.28	53.47
19-2021	Atmospheric and Space Scientists	42.95	26.99	32.19	43.05	50.89	60.51
19-1029	Biological Scientists, All Other	39.42	26.99	32.65	39.20	45.67	50.88
19-4021	Biological Technicians	22.24	16.64	18.69	21.69	25.44	28.95
19-4031	Chemical Technicians	32.30	22.99	26.82	31.92	37.17	42.15
19-2031	Chemists	41.09	25.85	33.74	40.34	48.27	55.32
19-3031	Clinical, Counseling, and School Psychologists	40.27	19.09	25.49	38.65	49.66	62.19
19-1031	Conservation Scientists	35.96	21.52	26.66	32.60	43.06	55.85

19-3011	Economists	45.43	29.17	34.72	42.89	56.97	69.46
19-2041	Environmental Scientists and Specialists, Including Health	39.32	25.64	30.46	37.56	46.42	57.56
19-4092	Forensic Science Technicians	34.80	24.68	28.13	33.41	42.01	46.99
19-1032	Foresters	35.53	26.69	29.73	34.94	41.36	46.13
19-2042	Geoscientists, Except Hydrologists and Geographers	49.10	28.41	35.01	46.32	60.52	76.19
19-3093	Historians	48.30	30.88	33.38	39.15	44.37	50.74
19-2043	Hydrologists	42.70	31.64	35.93	42.46	48.28	51.21
19-4099	Life, Physical, and Social Science Technicians, All Other	28.88	16.46	19.08	24.93	37.66	46.84
19-1042	Medical Scientists, Except Epidemiologists	*	*	*	*	*	*
19-2099	Physical Scientists, All Other	48.22	33.75	41.75	47.01	56.00	60.52
19-3039	Psychologists, All Other	53.97	46.54	50.12	54.30	59.23	62.27
19-3099	Social Scientists and Related Workers, All Other	36.72	23.43	29.09	36.97	43.05	48.34
19-3022	Survey Researchers	27.88	15.99	20.04	24.56	33.42	49.45
19-3051	Urban and Regional Planners	39.75	28.40	32.83	37.96	45.75	55.11
19-1023	Zoologists and Wildlife Biologists	38.80	25.46	31.09	36.56	43.37	50.89

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Community and Social Services

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
21-1021	Child, Family, and School Social Workers	25.34	14.75	19.50	24.69	30.74	36.99
21-2011	Clergy	23.62	13.14	14.49	22.08	31.33	35.94
21-1099	Community and Social Service Specialists, All Other	20.14	13.44	15.83	17.80	21.77	31.97
21-1094	Community Health Workers	24.00	15.23	17.44	22.04	28.97	37.99
21-1019	Counselors, All Other	30.78	24.23	26.71	29.61	34.06	39.03
21-2021	Directors, Religious Activities and Education	26.51	11.26	14.06	26.07	36.83	43.15
21-1012	Educational, Guidance, School, and Vocational Counselors	32.32	19.93	23.51	29.86	40.70	49.05
21-1091	Health Educators	32.31	21.53	25.17	30.29	37.20	47.92
21-1022	Healthcare Social Workers	31.26	20.24	24.25	32.67	36.99	41.10
21-1013	Marriage and Family Therapists	28.38	21.85	25.13	28.14	31.68	36.14
21-1023	Mental Health and Substance Abuse Social Workers	24.70	14.15	16.59	21.13	30.20	39.53
21-1092	Probation Officers and Correctional Treatment Specialists	32.14	22.62	26.15	31.37	36.80	43.36
21-1015	Rehabilitation Counselors	22.00	15.16	16.65	19.19	25.18	35.34
21-2099	Religious Workers, All Other	15.77	10.25	10.26	11.67	17.87	25.01
21-1093	Social and Human Service Assistants	20.97	14.82	17.12	20.12	24.03	29.20
21-1029	Social Workers, All Other	34.87	18.51	24.12	36.64	44.31	48.34
21-1018	Substance Abuse, Behavioral Disorder, and Mental Health Counselors	29.25	17.57	21.17	27.48	36.33	44.74

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Legal

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
23-1021	Administrative Law Judges, Adjudicators, and Hearing Officers	53.40	39.50	42.52	52.10	59.39	76.91
23-1022	Arbitrators, Mediators, and Conciliators	42.92	33.39	41.03	44.39	47.75	49.60
23-1023	Judges, Magistrate Judges, and Magistrates	*	*	*	*	*	*
23-1011	Lawyers	55.41	33.24	40.07	51.75	63.21	78.46
23-2099	Legal Support Workers, All Other	31.34	9.90	21.18	31.37	42.97	48.46
23-2011	Paralegals and Legal Assistants	27.09	17.60	22.32	26.96	30.60	37.01
23-2093	Title Examiners, Abstractors, and Searchers	28.73	17.03	21.15	27.42	36.22	41.75

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Education, Training, and Library

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
25-3011	Adult Basic and Secondary Education and Literacy Teachers and Instructors	25.70	17.23	20.05	23.68	30.87	37.79
25-1051	Atmospheric, Earth, Marine, and Space Sciences Teachers, Postsecondary	81,720	52,440	61,980	74,260	99,370	129,270
25-1011	Business Teachers, Postsecondary	101,440	54,840	66,830	95,580	130,900	161,300
25-2023	Career/Technical Education Teachers, Middle School	97,310	57,780	85,460	104,150	119,210	128,030
25-2032	Career/Technical Education Teachers, Secondary School	78,690	55,310	67,720	78,580	93,200	103,650
25-4012	Curators	32.30	19.91	25.44	29.51	39.22	48.64
25-1081	Education Teachers, Postsecondary	106,280	47,430	68,460	79,930	102,420	*
25-9099	Education, Training, and Library Workers, All Other	22.60	15.83	17.82	21.38	24.42	30.59
25-2021	Elementary School Teachers, Except Special Education	75,860	52,300	60,780	73,960	90,410	104,300
25-1071	Health Specialties Teachers, Postsecondary	69,540	21,190	59,450	73,630	86,630	99,740
25-9031	Instructional Coordinators	33.86	20.08	24.41	32.95	41.50	51.15
25-2012	Kindergarten Teachers, Except Special Education	65,420	31,500	49,050	67,690	81,820	96,000
25-4031	Library Technicians	22.06	15.18	18.53	21.91	25.01	30.40
25-2022	Middle School Teachers, Except Special and Career/Technical Education	80,730	55,810	64,800	77,600	95,650	114,710
25-4013	Museum Technicians and Conservators	23.88	11.21	16.86	24.52	30.33	36.40
25-1072	Nursing Instructors and Teachers, Postsecondary	75,940	31,080	61,320	78,560	96,830	113,750
25-1199	Postsecondary Teachers, All Other	77,910	28,170	38,630	63,190	98,180	157,210
25-2011	Preschool Teachers, Except Special Education	17.11	10.95	12.76	15.15	18.29	25.22
25-1066	Psychology Teachers, Postsecondary	61,050	21,180	39,830	68,210	80,250	93,390
25-2031	Secondary School Teachers, Except Special and Career/Technical Education	75,820	49,990	61,980	74,910	91,030	104,760
25-3021	Self-Enrichment Education Teachers	26.59	15.23	18.67	24.25	30.82	40.34
25-2052	Special Education Teachers, Kindergarten and Elementary School	73,380	52,050	60,880	72,860	85,930	100,670

25-2051	Special Education Teachers, Preschool	68,430	44,860	57,310	70,510	79,640	91,330
25-3097	Teachers and Instructors, All Other, Except Substitute Teachers	50,750	27,410	33,780	43,790	60,740	79,800
25-1194	Vocational Education Teachers, Postsecondary	35.85	17.07	28.72	39.37	45.07	48.44

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Arts, Design, Entertainment, Sports and Media

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
27-1011	Art Directors	*	*	*	*	*	*
27-1019	Artists and Related Workers, All Other	25.12	16.36	18.57	24.28	28.79	37.02
27-4011	Audio and Video Equipment Technicians	19.71	11.78	15.59	18.58	22.81	28.66
27-4012	Broadcast Technicians	15.79	10.43	11.23	12.36	14.83	28.02
27-2022	Coaches and Scouts	50,290	21,800	28,400	44,480	62,870	88,690
27-3041	Editors	24.42	16.97	19.16	22.22	30.01	36.47
27-1023	Floral Designers	15.54	12.14	13.38	15.38	17.84	19.42
27-1024	Graphic Designers	28.89	15.98	18.52	26.60	40.93	47.09
27-1025	Interior Designers	33.31	25.42	30.34	33.97	37.37	41.71
27-3091	Interpreters and Translators	26.64	12.06	19.73	25.65	32.77	42.55
27-3099	Media and Communication Workers, All Other	17.89	10.58	11.05	11.84	24.58	33.82
27-1026	Merchandise Displayers and Window Trimmers	17.66	13.20	14.96	17.06	19.29	24.11
27-1014	Multimedia Artists and Animators	24.22	19.51	20.93	23.33	27.14	31.18
27-4021	Photographers	20.45	11.28	13.19	19.10	24.10	30.76
27-2012	Producers and Directors	24.28	9.90	18.12	22.92	29.57	38.59
27-3031	Public Relations Specialists	33.89	21.80	26.69	32.66	39.20	49.03
27-3011	Radio and Television Announcers	20.62	10.19	14.22	20.95	26.59	30.46
27-3042	Technical Writers	34.92	23.86	27.90	33.07	41.33	48.54
27-2023	Umpires, Referees, and Other Sports Officials	*	999,999	*	*	*	*
27-3043	Writers and Authors	31.55	19.48	22.00	32.39	40.25	46.51

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Healthcare Practitioner and Technical

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
29-9091	Athletic Trainers	50,640	41,030	43,730	48,100	53,990	65,140
29-1181	Audiologists	38.73	25.57	32.50	37.78	45.86	53.46
29-2031	Cardiovascular Technologists and Technicians	30.01	14.84	19.92	28.65	38.20	48.07
29-1011	Chiropractors	38.02	25.40	30.83	36.57	46.71	54.28
29-1021	Dentists, General	115.35	59.08	87.44	*	*	*
29-2032	Diagnostic Medical Sonographers	46.76	38.73	41.74	46.29	52.67	59.37
29-2051	Dietetic Technicians	19.88	14.60	16.47	19.70	23.00	25.95
29-1031	Dietitians and Nutritionists	34.92	22.54	26.80	32.67	40.96	49.96

29-2061	Licensed Practical and Licensed Vocational Nurses	30.70	24.19	27.09	30.29	33.74	38.02
29-2035	Magnetic Resonance Imaging Technologists	43.27	33.34	38.93	43.58	48.04	54.82
29-1161	Nurse Midwives	41.31	22.44	28.31	37.72	53.00	66.04
29-1171	Nurse Practitioners	55.72	29.58	39.37	56.00	68.29	79.66
29-1122	Occupational Therapists	43.43	27.72	38.91	44.30	49.99	58.30
29-2057	Ophthalmic Medical Technicians	22.62	16.62	18.50	21.62	24.79	30.98
29-2081	Opticians, Dispensing	26.01	17.50	21.04	26.64	30.48	34.71
29-1041	Optometrists	69.01	42.03	47.73	58.11	75.36	*
29-1051	Pharmacists	68.56	51.69	64.02	70.68	77.78	88.24
29-2052	Pharmacy Technicians	21.29	15.91	17.86	21.00	24.21	28.02
29-1123	Physical Therapists	49.35	32.81	41.07	47.48	58.53	70.26
29-1071	Physician Assistants	61.79	42.47	52.81	61.77	73.45	81.60
29-2053	Psychiatric Technicians	19.41	14.92	16.52	18.45	21.69	25.11
29-2034	Radiologic Technologists	36.95	26.75	31.09	36.62	43.51	48.00
29-1141	Registered Nurses	43.51	29.36	35.00	43.54	52.35	58.85
29-1126	Respiratory Therapists	33.41	23.57	27.02	32.84	40.02	46.50
29-1127	Speech-Language Pathologists	41.76	25.26	33.68	42.43	49.08	58.71
29-2055	Surgical Technologists	32.53	25.41	28.46	32.88	36.73	39.48
29-1131	Veterinarians	45.67	20.90	29.60	41.97	49.12	64.20
29-2056	Veterinary Technologists and Technicians	18.85	13.19	14.94	18.26	22.38	25.74

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Healthcare Support

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
31-9091	Dental Assistants	23.73	16.01	18.79	22.65	28.36	32.48
31-9099	Healthcare Support Workers, All Other	24.21	16.87	20.54	24.44	27.76	32.04
31-9011	Massage Therapists	37.06	10.26	12.15	40.31	53.48	60.83
31-9092	Medical Assistants	21.94	16.63	18.63	21.55	24.37	28.25
31-9093	Medical Equipment Preparers	24.37	17.00	19.29	23.32	28.13	31.89
31-9094	Medical Transcriptionists	16.41	10.53	11.63	14.02	20.95	26.59
31-9095	Pharmacy Aides	23.36	17.23	18.91	21.54	25.40	31.95
31-9097	Phlebotomists	20.24	15.80	16.97	18.92	23.13	27.36
31-2022	Physical Therapist Aides	22.98	12.06	16.55	19.01	27.00	40.71
31-2021	Physical Therapist Assistants	30.50	18.33	24.57	31.36	37.32	40.90
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	15.62	11.12	12.78	15.24	18.08	20.24

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Protective Service

		Mean Wage	Wage by Percentile

SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
33-9011	Animal Control Workers	26.06	18.77	22.89	26.36	29.87	32.88
33-3012	Correctional Officers and Jailers	30.97	22.36	26.22	30.08	35.26	39.88
33-9091	Crossing Guards	36.99	14.92	20.62	30.86	55.83	60.31
33-3021	Detectives and Criminal Investigators	54.53	28.80	39.83	58.71	65.95	73.71
33-2021	Fire Inspectors and Investigators	30.21	13.19	14.59	28.41	40.48	56.91
33-2011	Firefighters	26.14	12.30	19.05	26.89	32.70	38.28
33-1011	First-Line Supervisors of Correctional Officers	47.81	38.46	40.39	45.42	53.19	62.14
33-1021	First-Line Supervisors of Fire Fighting and Prevention Workers	39.49	19.34	31.80	40.81	48.53	56.74
33-1012	First-Line Supervisors of Police and Detectives	55.74	34.56	43.63	57.92	67.41	75.64
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service	16.47	11.07	13.36	16.39	18.90	22.72
33-3051	Police and Sheriff's Patrol Officers	42.24	26.55	32.82	40.50	52.97	60.63
33-9021	Private Detectives and Investigators	28.28	13.78	17.94	27.31	34.90	42.24
33-9032	Security Guards	20.70	13.30	15.95	19.29	23.87	31.57
33-9093	Transportation Security Screeners	24.25	17.41	20.29	24.10	26.66	30.58

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Food Preparation and Serving Related

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
35-3011	Bartenders	13.18	10.63	11.11	12.21	14.32	17.35
35-1011	Chefs and Head Cooks	25.40	16.81	19.74	24.71	29.54	32.96
35-2019	Cooks, All Other	16.41	13.06	14.93	16.69	18.30	19.36
35-2011	Cooks, Fast Food	13.30	10.71	11.38	12.94	15.00	16.48
35-2012	Cooks, Institution and Cafeteria	18.68	12.40	14.00	17.50	22.60	27.85
35-2014	Cooks, Restaurant	14.82	10.90	11.95	14.58	17.41	19.30
35-2015	Cooks, Short Order	14.95	10.60	11.46	13.90	17.77	22.26
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	12.46	10.60	10.96	11.85	13.57	15.56
35-9021	Dishwashers	12.17	10.31	10.73	11.51	12.67	15.12
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	17.88	11.77	13.59	16.12	20.31	27.53
35-9099	Food Preparation and Serving Related Workers, All Other	13.54	10.12	10.76	12.00	15.64	19.56
35-2021	Food Preparation Workers	14.88	10.78	11.70	13.72	16.94	21.16
35-3041	Food Servers, Nonrestaurant	16.05	10.97	12.68	16.22	18.58	21.88
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	12.50	10.60	10.73	11.74	13.53	15.13
35-3031	Waiters and Waitresses	12.97	10.51	10.73	11.49	13.41	18.37

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Building and Grounds Cleaning and Maintenance

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	21.40	13.31	15.19	20.55	26.53	31.42
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping Workers	34.33	18.48	22.80	35.72	45.49	49.75
37-3019	Grounds Maintenance Workers, All Other	21.23	13.02	16.16	20.38	25.56	31.47
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	16.69	11.20	13.08	15.96	18.95	23.31
37-3011	Landscaping and Groundskeeping Workers	18.27	12.08	14.09	17.44	22.25	26.04
37-2012	Maids and Housekeeping Cleaners	14.44	11.12	12.23	14.02	16.38	18.74
37-3013	Tree Trimmers and Pruners	24.41	14.61	18.29	24.87	29.18	33.33

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Personal Care and Service

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
39-3091	Amusement and Recreation Attendants	12.80	10.71	11.19	12.05	13.66	15.91
39-6011	Baggage Porters and Bellhops	11.44	10.47	10.81	11.36	11.91	12.42
39-9011	Childcare Workers	13.79	10.90	11.70	13.21	14.97	18.00
39-6012	Concierges	15.30	12.97	13.72	14.95	16.68	18.68
39-9031	Fitness Trainers and Aerobics Instructors	19.15	11.05	12.53	17.90	24.38	29.14
39-3012	Gaming and Sports Book Writers and Runners	15.88	11.08	12.69	15.26	18.82	22.26
39-3019	Gaming Service Workers, All Other	16.96	11.52	12.63	14.46	18.99	28.17
39-5012	Hairdressers, Hairstylists, and Cosmetologists	13.62	10.18	10.82	11.83	14.35	20.06
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	13.69	10.44	11.00	12.80	15.78	18.69
39-5092	Manicurists and Pedicurists	11.71	10.26	10.27	10.75	13.27	14.45
39-2021	Nonfarm Animal Caretakers	15.79	10.78	11.73	14.37	18.38	24.62
39-9032	Recreation Workers	18.42	10.98	12.09	16.70	22.75	29.91
39-9041	Residential Advisors	18.36	15.20	16.83	18.65	19.91	23.07
39-5094	Skincare Specialists	20.30	10.60	16.66	20.07	24.54	29.84
39-3031	Ushers, Lobby Attendants, and Ticket Takers	11.57	10.32	10.66	11.23	11.83	13.82

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Sales and Related

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
41-3011	Advertising Sales Agents	24.70	11.25	16.96	23.42	30.57	39.20
41-2011	Cashiers	13.57	10.63	11.45	12.97	14.83	17.74
41-2021	Counter and Rental Clerks	15.62	11.23	12.52	14.92	17.83	21.95

41-9011	Demonstrators and Product Promoters	16.34	10.79	11.82	14.30	18.06	26.99
41-1012	First-Line Supervisors of Non-Retail Sales Workers	34.88	21.45	24.73	30.68	41.06	58.04
41-1011	First-Line Supervisors of Retail Sales Workers	22.69	14.33	16.91	20.69	26.24	32.83
41-2012	Gaming Change Persons and Booth Cashiers	13.86	10.51	10.52	11.17	13.50	26.86
41-3021	Insurance Sales Agents	32.52	16.18	19.26	25.31	33.90	52.40
41-2022	Parts Salespersons	20.16	13.12	15.60	19.39	23.16	29.72
41-9021	Real Estate Brokers	33.30	25.93	27.90	32.00	37.35	45.05
41-9022	Real Estate Sales Agents	38.15	27.21	31.83	36.83	44.36	50.89
41-2031	Retail Salespersons	15.62	10.74	11.72	13.79	17.08	22.44
41-9099	Sales and Related Workers, All Other	16.63	11.56	12.86	14.22	16.51	26.57
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	28.69	16.48	20.87	25.97	33.79	45.76
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	38.12	20.53	25.76	34.84	47.34	60.10
41-3031	Securities, Commodities, and Financial Services Sales Agents	36.60	19.64	22.25	27.10	33.48	64.00
41-9041	Telemarketers	13.10	10.48	11.92	13.30	14.50	15.34
41-3041	Travel Agents	20.88	13.92	16.60	19.51	23.78	29.33

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Office and Administrative Support

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
43-3011	Bill and Account Collectors	25.75	16.93	20.44	23.63	29.02	40.33
43-3021	Billing and Posting Clerks	22.40	16.30	19.02	22.25	25.83	29.56
43-3031	Bookkeeping, Accounting, and Auditing Clerks	23.30	13.58	18.17	22.92	28.22	33.48
43-4011	Brokerage Clerks	24.54	17.65	21.41	24.51	28.14	30.74
43-5011	Cargo and Freight Agents	21.19	15.18	17.08	20.34	25.56	29.15
43-2099	Communications Equipment Operators, All Other	15.18	12.09	13.08	14.54	16.93	18.99
43-5021	Couriers and Messengers	16.87	12.82	13.77	15.31	18.72	24.96
43-4031	Court, Municipal, and License Clerks	25.47	17.20	19.59	23.56	29.21	37.31
43-4051	Customer Service Representatives	19.45	12.09	14.90	18.44	23.21	28.35
43-9021	Data Entry Keyers	18.46	12.78	15.12	17.35	19.72	28.48
43-5032	Dispatchers, Except Police, Fire, and Ambulance	28.25	16.41	20.79	27.70	35.47	41.16
43-4061	Eligibility Interviewers, Government Programs	26.44	21.22	22.28	25.59	29.09	34.27
43-6011	Executive Secretaries and Executive Administrative Assistants	29.48	20.39	23.55	28.74	34.48	39.41
43-4071	File Clerks	15.59	10.47	11.02	12.60	18.72	24.70
43-3099	Financial Clerks, All Other	24.52	12.69	17.65	22.52	28.40	37.15
43-1011	First-Line Supervisors of Office and Administrative Support Workers	31.10	18.77	23.13	29.11	37.38	46.88
43-3041	Gaming Cage Workers	13.80	10.16	11.87	13.55	15.14	18.16
43-4081	Hotel, Motel, and Resort Desk Clerks	14.15	10.66	11.63	13.81	15.79	18.69
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	23.15	17.11	19.86	23.05	26.41	29.67
43-4199	Information and Record Clerks, All Other	21.11	12.24	16.20	21.61	25.48	28.69

43-9041	Insurance Claims and Policy Processing Clerks	22.28	13.60	15.09	19.14	24.36	35.57
43-4111	Interviewers, Except Eligibility and Loan	19.40	13.24	16.39	18.81	22.26	27.10
43-6012	Legal Secretaries	24.07	17.64	19.03	23.52	28.23	34.13
43-4121	Library Assistants, Clerical	17.57	12.52	14.52	16.98	19.99	24.48
43-4131	Loan Interviewers and Clerks	22.39	15.93	17.98	21.83	26.63	30.47
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	18.73	12.25	14.29	18.43	22.38	26.53
43-6013	Medical Secretaries	19.13	14.08	16.08	18.56	22.44	25.00
43-5041	Meter Readers, Utilities	30.98	17.61	20.02	28.31	39.46	49.07
43-4141	New Accounts Clerks	20.02	14.68	16.48	19.34	23.40	27.84
43-9199	Office and Administrative Support Workers, All Other	24.55	16.04	18.87	23.13	28.51	35.82
43-9061	Office Clerks, General	21.65	12.73	16.51	20.19	26.09	32.37
43-9071	Office Machine Operators, Except Computer	*	*	*	*	*	*
43-4151	Order Clerks	20.13	12.64	15.07	18.29	23.94	32.52
43-3051	Payroll and Timekeeping Clerks	24.90	17.82	20.68	24.73	29.14	33.10
43-5031	Police, Fire, and Ambulance Dispatchers	28.36	18.82	21.76	26.35	34.21	44.12
43-5051	Postal Service Clerks	20.65	13.13	13.16	21.23	29.20	29.79
43-5052	Postal Service Mail Carriers	25.19	17.80	19.05	24.66	30.97	30.97
43-5053	Postal Service Mail Sorters, Processors, and Processing Machine Operators	23.32	17.19	17.20	21.81	29.20	29.21
43-3061	Procurement Clerks	24.14	17.30	20.03	23.54	27.46	30.46
43-5061	Production, Planning, and Expediting Clerks	25.26	16.25	19.23	24.33	29.98	36.11
43-4171	Receptionists and Information Clerks	17.05	11.16	13.53	16.93	19.70	23.71
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	21.25	13.26	15.14	19.01	27.14	31.48
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	20.76	13.84	16.78	20.15	24.66	28.99
43-5071	Shipping, Receiving, and Traffic Clerks	21.37	13.62	16.16	19.67	26.76	30.42
43-2011	Switchboard Operators, Including Answering Service	15.69	12.15	13.18	14.70	17.38	19.10
43-3071	Tellers	16.61	13.07	14.52	16.60	18.50	20.53
43-9022	Word Processors and Typists	20.45	15.01	17.82	20.20	23.16	24.98

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Farming, Fishing, and Forestry

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	15.54	11.48	12.93	14.68	17.29	20.90
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	21.98	15.95	17.73	20.82	23.97	30.93

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Construction and Extraction

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
47-2011	Boilermakers	30.56	17.39	19.76	32.91	36.51	39.55
47-2021	Brickmasons and Blockmasons	35.05	24.38	27.35	30.28	37.95	60.06
47-2031	Carpenters	31.74	21.46	25.70	31.32	36.75	40.39
47-2041	Carpet Installers	22.08	16.32	17.53	19.45	25.94	33.01
47-2051	Cement Masons and Concrete Finishers	27.08	16.21	19.82	27.22	32.99	38.96
47-4011	Construction and Building Inspectors	40.40	27.01	32.98	39.19	48.19	57.18
47-2061	Construction Laborers	25.44	16.26	20.02	24.44	29.57	36.86
47-5041	Continuous Mining Machine Operators	34.36	24.19	29.49	35.10	39.59	44.18
47-5011	Derrick Operators, Oil and Gas	*	*	*	*	*	*
47-2081	Drywall and Ceiling Tile Installers	24.53	16.58	19.68	23.35	28.19	31.53
47-2111	Electricians	36.23	21.53	31.30	37.35	43.64	48.31
47-2121	Glaziers	27.23	19.63	22.37	27.04	32.24	36.99
47-4041	Hazardous Materials Removal Workers	28.44	21.52	24.61	27.70	30.59	37.57
47-3019	Helpers, Construction Trades, All Other	22.16	14.71	17.04	22.60	27.56	30.03
47-3012	Helpers--Carpenters	17.93	12.64	14.20	17.78	21.95	23.99
47-3013	Helpers--Electricians	21.33	13.85	16.71	20.89	26.54	29.61
47-5081	Helpers--Extraction Workers	20.96	14.69	16.78	19.28	26.30	29.62
47-3014	Helpers--Painters, Paperhangers, Plasterers, and Stucco Masons	18.55	13.40	15.89	19.03	21.86	23.70
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	21.39	15.33	17.13	20.43	24.55	28.64
47-3016	Helpers--Roofers	20.24	15.37	17.58	20.35	23.45	26.95
47-4051	Highway Maintenance Workers	23.57	16.19	17.43	19.51	30.89	33.29
47-2132	Insulation Workers, Mechanical	34.77	22.04	27.18	32.93	37.73	55.75
47-2073	Operating Engineers and Other Construction Equipment Operators	33.50	24.70	27.92	32.93	38.04	44.19
47-2141	Painters, Construction and Maintenance	27.67	17.69	21.63	27.59	33.24	38.40
47-2071	Paving, Surfacing, and Tamping Equipment Operators	26.14	18.86	20.12	22.27	28.24	45.74
47-2152	Plumbers, Pipefitters, and Steamfitters	38.28	26.35	30.93	38.02	45.25	49.96
47-2171	Reinforcing Iron and Rebar Workers	35.85	32.61	33.98	36.28	38.58	40.19
47-2181	Roofers	29.09	14.11	20.30	32.11	36.62	39.92
47-5012	Rotary Drill Operators, Oil and Gas	37.90	27.33	30.83	37.21	45.03	49.00
47-5071	Roustabouts, Oil and Gas	24.60	17.84	20.90	25.02	28.60	31.04
47-2211	Sheet Metal Workers	31.93	16.48	18.23	24.18	36.84	68.22
47-2221	Structural Iron and Steel Workers	35.59	24.21	31.61	35.89	40.39	47.12
47-1011	Supervisors of Construction and Extraction Workers	43.90	26.87	32.79	40.58	48.79	62.53

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Installation, Maintenance, and Repair

SOC	Occupation Title	Mean Wage Mean	Wage by Percentile 10th	25th	Median	75th	90th
49-3011	Aircraft Mechanics and Service Technicians	32.11	21.07	26.65	31.97	37.54	43.43

49-3021	Automotive Body and Related Repairers	28.28	18.79	23.40	27.15	30.26	40.03
49-3023	Automotive Service Technicians and Mechanics	25.53	12.27	16.48	25.00	32.52	38.92
49-2091	Avionics Technicians	33.75	25.95	28.27	33.42	37.63	41.96
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	30.50	19.83	24.70	30.19	36.70	42.47
49-9092	Commercial Divers	37.13	19.80	25.47	31.06	38.97	73.20
49-2011	Computer, Automated Teller, and Office Machine Repairers	22.35	15.06	17.76	22.01	27.11	30.79
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	33.74	19.73	26.47	34.08	40.29	49.89
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipment	38.83	25.12	35.31	38.73	41.69	48.99
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	43.84	17.47	40.73	47.14	54.03	60.08
49-9051	Electrical Power-Line Installers and Repairers	44.15	28.59	38.76	45.36	53.06	59.02
49-2096	Electronic Equipment Installers and Repairers, Motor Vehicles	18.18	13.62	15.45	17.87	21.07	23.64
49-2097	Electronic Home Entertainment Equipment Installers and Repairers	21.84	16.37	18.41	21.80	24.91	28.95
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	42.26	26.64	32.64	41.65	50.61	60.56
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	32.86	20.33	27.67	32.84	37.76	42.98
49-9098	Helpers--Installation, Maintenance, and Repair Workers	19.70	11.04	12.52	17.63	25.33	33.13
49-9031	Home Appliance Repairers	23.32	14.54	17.86	23.10	28.66	33.55
49-9041	Industrial Machinery Mechanics	29.03	17.26	21.21	27.37	35.14	39.51
49-9099	Installation, Maintenance, and Repair Workers, All Other	34.79	19.57	23.99	33.68	45.36	55.58
49-9094	Locksmiths and Safe Repairers	35.43	28.39	31.87	35.42	38.29	44.23
49-9071	Maintenance and Repair Workers, General	24.51	15.50	17.91	23.22	30.06	36.97
49-9043	Maintenance Workers, Machinery	29.04	15.59	22.41	28.50	35.98	43.68
49-9062	Medical Equipment Repairers	31.31	24.78	26.42	29.16	35.03	42.93
49-9044	Millwrights	34.59	25.82	29.84	34.54	38.47	43.25
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	33.93	23.11	29.65	34.62	38.56	44.77
49-3051	Motorboat Mechanics and Service Technicians	18.88	11.13	12.27	17.97	25.02	28.83
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	21.12	16.05	17.29	19.32	24.62	29.68
49-9069	Precision Instrument and Equipment Repairers, All Other	34.19	24.18	31.45	34.21	37.43	43.19
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	37.55	25.86	29.83	39.61	45.55	48.93
49-3092	Recreational Vehicle Service Technicians	22.30	15.12	17.51	20.98	23.81	27.94
49-9096	Riggers	30.70	20.97	25.74	29.60	33.96	37.77
49-2098	Security and Fire Alarm Systems Installers	32.75	17.85	23.81	33.80	41.43	47.14
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Installers	34.37	24.62	29.93	35.35	39.33	44.92
49-9052	Telecommunications Line Installers and Repairers	31.62	18.72	22.91	31.06	39.06	47.21
49-3093	Tire Repairers and Changers	14.65	11.27	12.46	13.82	15.77	18.42

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Production

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
51-3011	Bakers	16.60	11.61	12.94	15.20	19.64	24.02
51-3021	Butchers and Meat Cutters	22.77	15.68	18.05	22.35	26.84	31.20
51-7011	Cabinetmakers and Bench Carpenters	20.80	14.85	16.91	19.64	24.42	29.80
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tenders	*	*	*	*	*	*
51-9081	Dental Laboratory Technicians	23.24	15.19	17.76	23.35	29.19	31.41
51-1011	First-Line Supervisors of Production and Operating Workers	33.83	13.51	18.09	29.91	44.24	63.03
51-3092	Food Batchmakers	18.01	11.58	13.60	17.56	21.62	25.01
51-8092	Gas Plant Operators	30.55	18.98	23.60	30.26	36.96	44.59
51-9198	Helpers--Production Workers	16.25	10.82	11.81	15.31	19.40	23.48
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	38.80	18.56	28.31	39.57	46.85	52.64
51-9071	Jewelers and Precious Stone and Metal Workers	17.80	10.54	13.33	17.02	22.46	26.20
51-6011	Laundry and Dry-Cleaning Workers	15.09	11.05	12.31	14.23	17.53	20.44
51-4041	Machinists	28.24	16.73	20.30	27.91	35.98	41.21
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	12.40	10.35	10.58	11.30	12.28	16.43
51-9082	Medical Appliance Technicians	22.12	15.72	17.54	20.70	23.90	32.41
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	*	*	*	*	*	*
51-9111	Packaging and Filling Machine Operators and Tenders	14.97	10.42	10.43	12.67	17.39	23.45
51-8093	Petroleum Pump System Operators, Refinery Operators, and Gaugers	39.05	31.83	33.66	36.80	42.70	52.45
51-8099	Plant and System Operators, All Other	28.53	13.76	16.15	31.97	39.18	46.10
51-8012	Power Distributors and Dispatchers	37.90	26.00	28.38	33.89	45.24	58.23
51-8013	Power Plant Operators	33.30	16.23	21.41	31.70	44.85	52.60
51-5113	Print Binding and Finishing Workers	16.73	10.56	11.40	14.36	21.92	27.44
51-5112	Printing Press Operators	22.45	13.27	17.42	23.41	27.87	30.47
51-9199	Production Workers, All Other	28.05	11.36	16.91	24.53	38.74	47.57
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	15.90	10.89	12.49	15.42	18.37	22.24
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, Operators, and Tenders	16.66	11.28	12.88	15.65	18.56	22.52
51-6031	Sewing Machine Operators	16.44	9.89	9.90	14.71	22.33	24.86
51-8021	Stationary Engineers and Boiler Operators	34.11	27.24	31.46	34.54	37.72	39.70
51-2041	Structural Metal Fabricators and Fitters	27.30	18.28	21.94	27.20	33.17	37.96
51-8031	Water and Wastewater Treatment Plant and System Operators	31.47	20.37	25.63	30.80	38.01	44.84
51-4121	Welders, Cutters, Solderers, and Brazers	32.09	19.98	25.52	32.51	38.55	45.33
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	30.47	20.81	23.73	28.65	36.36	44.47

51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	17.25	10.69	12.72	16.53	20.90	25.86

Hourly wage rates for some occupations where workers typically work fewer than 2,080 hours per year are not available. In these cases, annual wages are provided.

Transportation and Material Moving

		Mean Wage	Wage by Percentile				
SOC	Occupation Title	Mean	10th	25th	Median	75th	90th
53-2021	Air Traffic Controllers	53.71	35.53	43.38	51.72	64.92	74.05
53-2022	Airfield Operations Specialists	36.22	20.85	28.01	33.28	44.66	55.97
53-2011	Airline Pilots, Copilots, and Flight Engineers	171,030	60,600	88,590	151,460	*	*
53-6031	Automotive and Watercraft Service Attendants	15.93	12.39	13.57	15.47	18.05	19.66
53-5021	Captains, Mates, and Pilots of Water Vessels	36.59	20.16	26.32	32.49	45.75	58.43
53-7061	Cleaners of Vehicles and Equipment	14.10	9.90	11.07	13.12	16.14	19.09
53-2012	Commercial Pilots	121,080	44,660	63,300	88,320	148,100	*
53-7021	Crane and Tower Operators	33.92	22.52	28.61	34.50	41.04	46.32
53-3031	Driver/Sales Workers	16.77	10.59	11.99	15.56	18.92	24.36
53-3032	Heavy and Tractor-Trailer Truck Drivers	28.77	18.95	23.29	27.84	32.63	39.81
53-7051	Industrial Truck and Tractor Operators	*	*	*	*	*	*
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	19.33	11.78	13.57	17.30	24.09	30.42
53-3033	Light Truck or Delivery Services Drivers	22.83	14.15	16.95	21.32	28.25	34.41
53-7199	Material Moving Workers, All Other	27.05	16.77	21.19	25.70	34.84	38.29
53-3099	Motor Vehicle Operators, All Other	*	*	*	*	*	*
53-7064	Packers and Packagers, Hand	16.81	11.57	13.65	16.31	18.95	23.31
53-6021	Parking Lot Attendants	13.36	10.56	11.26	12.74	14.67	17.87
53-7072	Pump Operators, Except Wellhead Pumpers	28.97	19.69	23.00	29.05	35.58	39.24
53-7081	Refuse and Recyclable Material Collectors	21.13	11.82	14.12	19.28	26.39	35.39
53-5011	Sailors and Marine Oilers	21.06	12.58	15.68	19.16	26.47	29.94
53-5031	Ship Engineers	33.50	22.79	25.88	32.59	40.09	44.56
53-6061	Transportation Attendants, Except Flight Attendants	*	*	*	*	*	*
53-6051	Transportation Inspectors	51.82	36.03	43.06	51.21	60.51	67.84

* indicates the wage is not available.

Department of Labor and Workforce Development, Research and Analysis Section
P.O. Box 115501
Juneau, Alaska 99811-5501
Phone: 907.465.4500, Fax: 907.523.9654
July 19, 2020

USE2020 0018 and PWP2020 0003

Recommend **APPROVAL with conditions** for a 13-room transitional housing facility.

Recommend **APPROVAL with conditions** for parking waiver from 13 to 4 off-street spaces.

Key concept

This is one presentation that impacts two different but related decisions

- USE permit for the transitional housing project(USE2020 0018)
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?
- Parking waiver from 13 off-street spaces to 4 (PWP2020 0002)
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Vicinity map

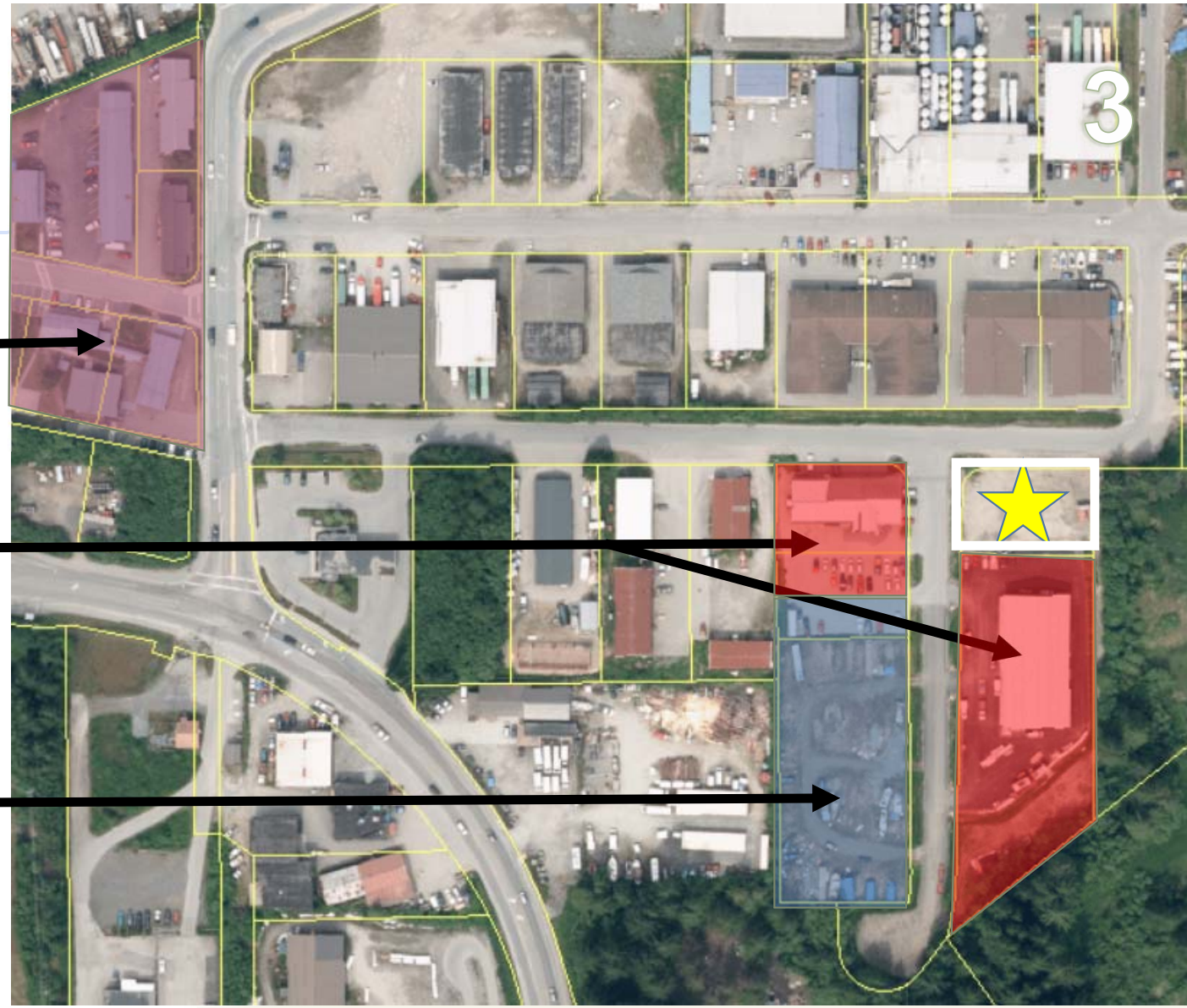
Gastineau Human Services /
Alaska Department of Corrections

Tlingit Haida Regional Housing

Juneau Housing First
Collabortive's Forget-Me-Not
Manor

Lot size: 14,866

Page 192 of your packet



Vicinity map

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site

Site

Site

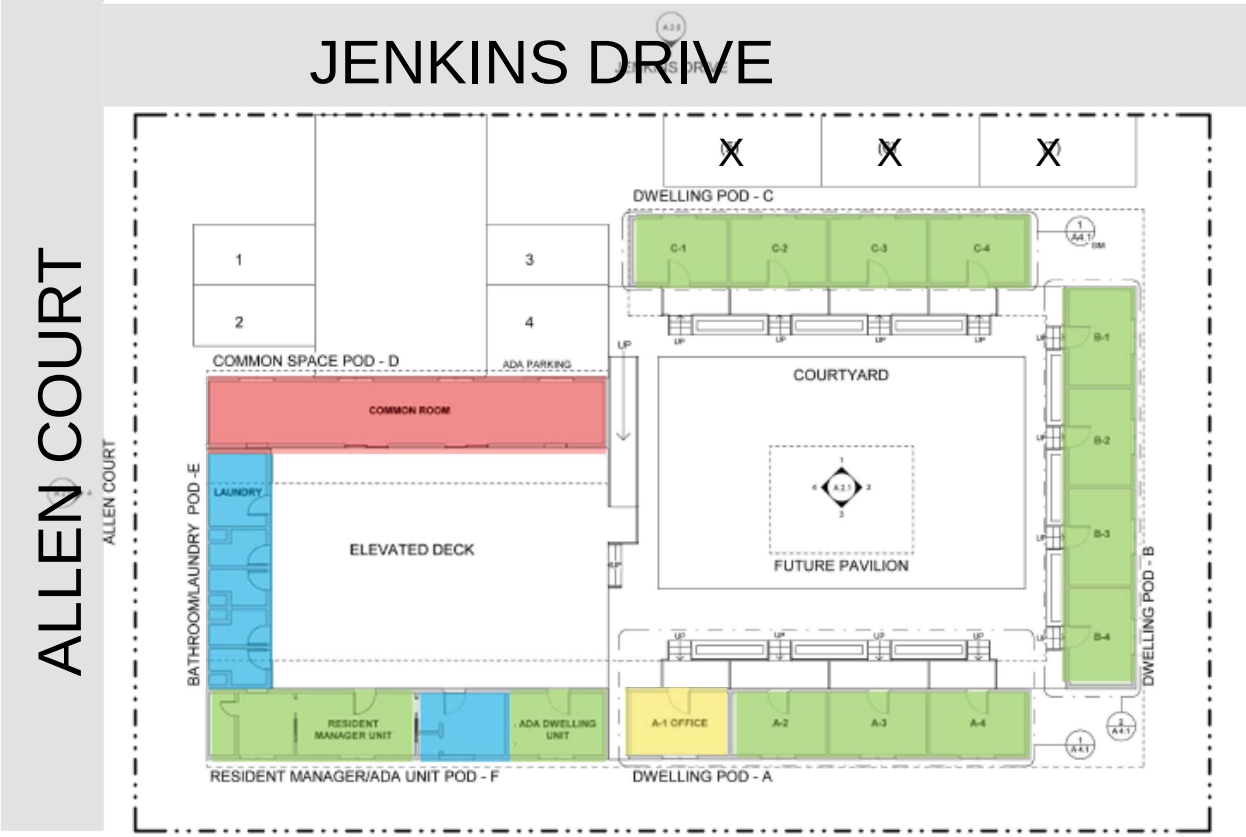
Site

Site

9
PRIVATE
PROPERTY
NO
TRESPASSING
VIOLATORS
WILL BE
PROSECUTED

Site plan – “single room occupancy with shared facilities”

Page 199 of your packet



Adaptive reuse

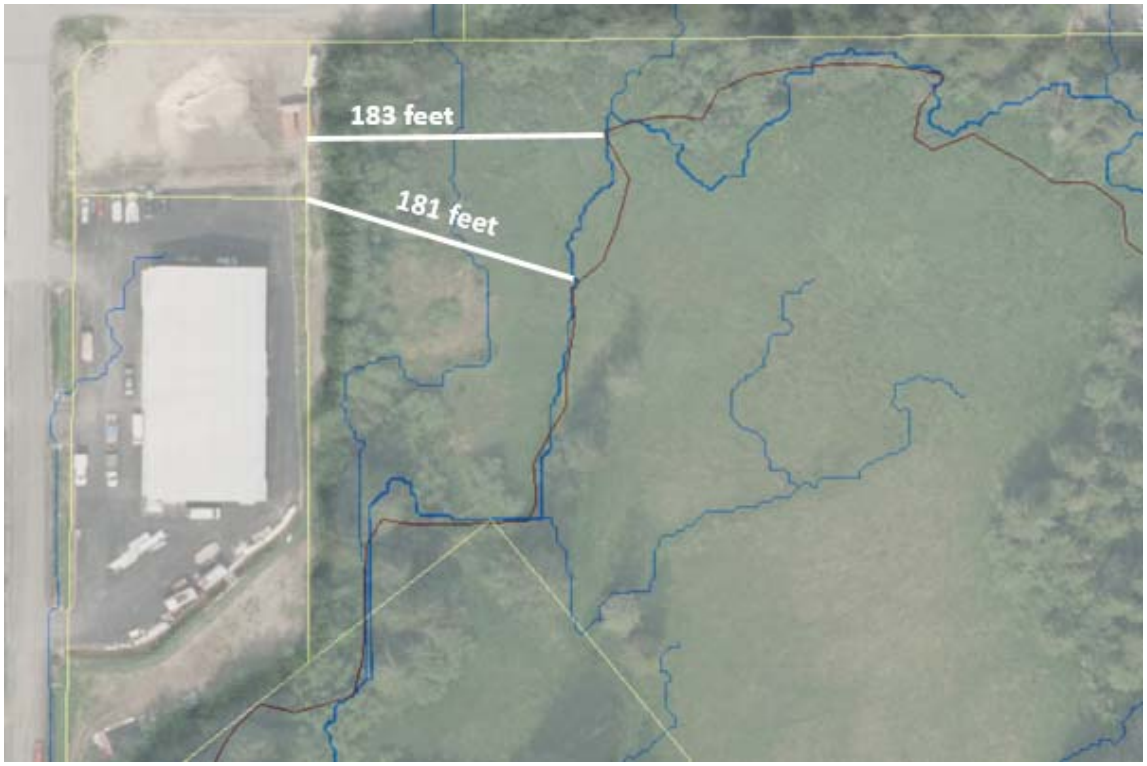
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site & design - transit

Site & design - transit

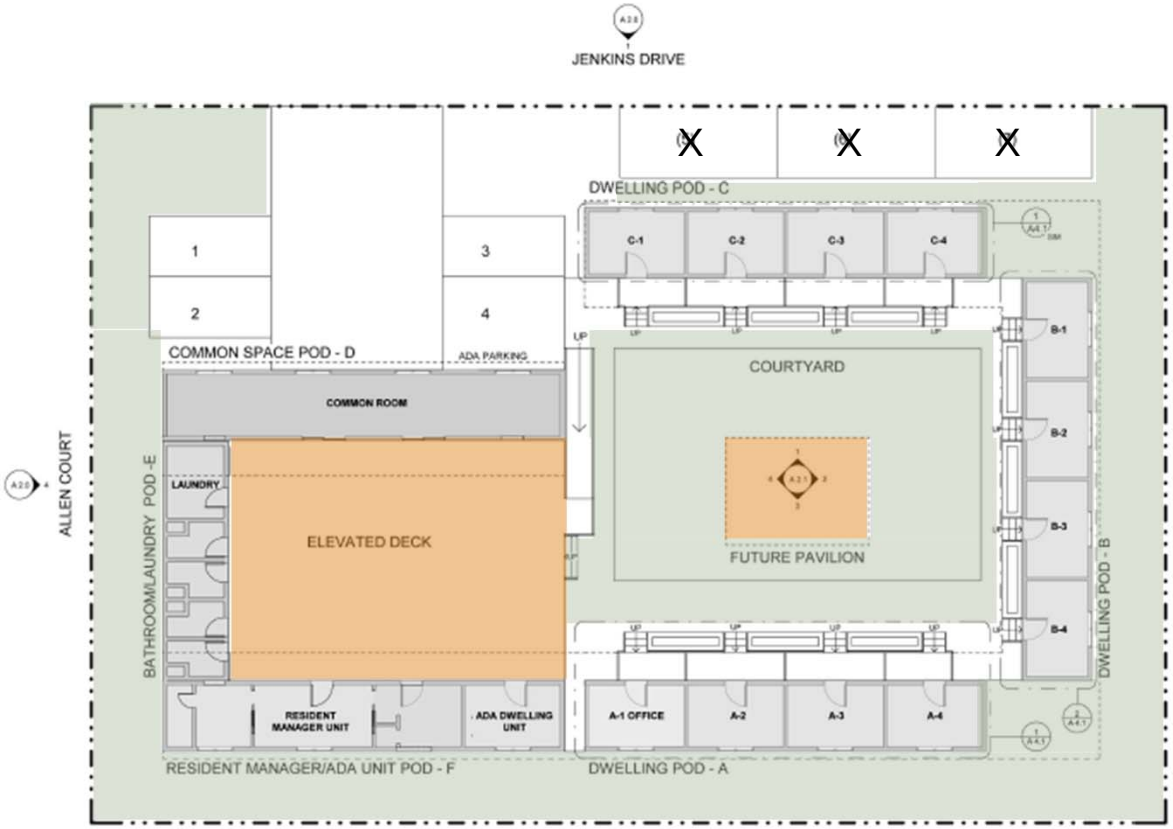
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Habitat and drainage



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Noise and vegetative cover



Traffic

Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	13	2.02	28.28
		Total ADTs:	**28.28**

Institute of Transportation Engineers Trip Generation Manual, 9th edition.
Page 508, Volume 1

"Congregate care facility:"

- Independent living with centralized dining and social activities
- Vehicle ownership low
- Employees and service providers make up majority of trips

No conditions recommended.

Site conditions

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

Note: Detailed discussion of parking to follow

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public health and safety

- Anticipate 50% reduction in recidivism
- Alaska Natives = 39% of incarcerated adults, 20% GP (institutional racism)
- Project funded through tribal CARES funding, must be SPENT by EOY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

You are the re-entrant

Expenses may include:

- Child support
- Legal representation
- Restitution
- AND rent

Cannot live with another felon

Page 203 of your packet

#1 Get a job

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	Standard Occupational Classification
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Find a place to live

FMR 2 bedroom = $1,482
30% of salary = $59,000

$28.50 OR
2.8 full time min wage

FMR 1 bedroom = $1005
30% of salary = $40,200

$19.30 OR
2.0 full time min wage

MINIMUM WAGE: $9.89

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 30% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
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Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 60% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
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Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BUT

- AHFC 1 bedroom wait list: 63
- 25% of affordable housing units are available to felons
- Leaves 40% of income for child support, legal representation, restitution, AND food and transportation
- CBJ Housing office found 5% vacancy rate with large landlords

Support people who want to do it right

- Reasonable housing costs
- Employment assistance
  - Earn everything (Delancey Street Model)
  - Employment opportunities
- On-site programs
- Monitoring

- CBJ $ = 0

Property value or neighborhood harmony

Gastineau Human Services (orange): 123 beds for halfway house, mental health and recovery housing.

Subject Parcel

Housing First's Forget-Me-Not Manor (blue): 64 studio apartment units

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public comments

In support: 31

- Reduces recidivism
- Improves safety
- Significant community need

In opposition: 2

- Question data and studies, present counter arguments
- Experimental
- Economic justice

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Conformity with plans

- Housing for all economic groups
- Housing near corridors
- Support for adults in crisis
- Housing for cost-burdened and severely cost-burdened

Findings for USE2020 0008

- Application is complete
- In Table of Permissible Uses
- Complies with elements of Title 49
- Will not materially endanger
- Will not substantially decrease property value
- Conforms with plans

Staff recommends APPROVAL WITH CONDITIONS

Before Temporary Certificate of Occupancy:

1. *Striping for parking*

2. *Circulation pavement markings*

4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*

5. *Lighting plan*

PWP2020 0003

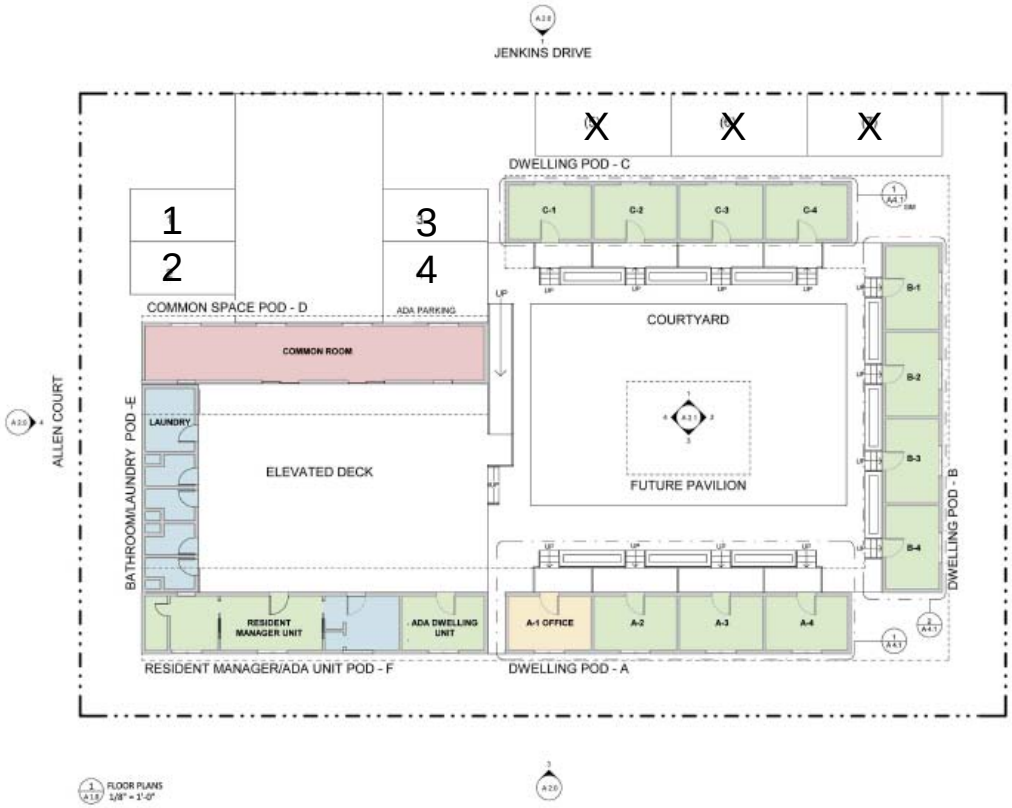
Recommend **APPROVAL** for parking waiver.

13 off-street parking spaces to 4

Parking required

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Parking – reduction from 13 to 4



Parking reduction TH: how others do it

- Chelan, Greenfield, CA: Based on demonstrated need
- City of Los Angeles: None for target population, then 1/20 rooms - **1**
- Urbana, IL: 1 per 4 residents, + 1 per employee - **4-5**
- Arroyo Grande, CA: 1 per bed, + 1 per employee - **5**
- Santa Rosa, CA: Same as other residential uses - **13**
- City of North Las Vegas, NV: 1 per 3 residents, + 1 per employee - **5**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Parking – design

- Driveway 25’ distance from intersection
- Aisle width 24’
- Predominantly perpendicular to driveways
- Sidewalks link to buildings
- No stacked parking
- No back-out parking

Other considerations

- 1,040 linear feet to transit
  - Lack of sidewalk, curb and gutter to Anka
- No health or safety concerns specific to parking
- No property value issues specific to parking
- Complies with Comprehensive Plan and Non-Motorized Plan

*** One applicable comment in BLUE FOLDER**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Findings – PWP2020 0002

- More benefits than detriments
- Outside of PD-1 and -2, fee-in-lieu
- No adverse impacts to neighbors
- Less parking does not endanger public health, safety or welfare.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends APPROVAL

No conditions regarding the number of parking spaces.

RECAP

This is one presentation that impacts two different but related decisions

- USE permit for the shelter and office building
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?

- Parking waiver for the shelter and office building
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends:

APPROVAL WITH CONDITIONS of USE2020 0018

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

APPROVAL WITH CONDITIONS of PWP2020 0003

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

THANK YOU!

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

PWP2020 0003: A Parking Waiver to reduce the number of required spaces from 13 to 4 - APPROVED AS AMENDED

AGENDA ITEM:

Case No.: PWP2020 0003
Applicant: Northwind Architects, LLC
Location: 1921 Allen Court
Proposal: A Parking Waiver to reduce the number of required spaces from 13 to 4

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested parking waiver. The permit would reduce parking requirements from 13 off-street parking spaces to four for transitional housing.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report for PWP2020 0003	8/26/2020	Staff Report
Presentation for PWP2020 0003	8/26/2020	Presentation

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
PARKING WAIVER PWP2020-0003
HEARING DATE: AUGUST 11, 2020

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

STAFF RECOMMENDATION:

Staff recommends approval.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-4 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

This is a quasi-judicial decision and requires five (5) affirmative votes for approval.

DATE: July 31, 2020

TO: Planning Commission

THROUGH: Jill Maclean, Director AICP

BY: Irene Gallion, Senior Planner

PROPOSAL SYNOPSIS: Applicant requests a parking waiver for Allen Court transitional housing project, from 13 required off-street spaces to four (4).

SUMMARY OF KEY CONSIDERATIONS:

- Residents of this transitional housing are not allowed to have vehicles.
- Vehicle activity anticipated to be from employees or service providers; and on-site, live-in manager.
- Bus stop within 1,040 linear feet on Glacier Highway.

GENERAL INFORMATION	
Property Owner	Tlingit and Haida Regional Housing Authority
Applicant	Tlingit and Haida Regional Housing Authority
Property Address	1921 Allen Court
Legal Description	LEMON GLACIER 2 LT 6
Parcel Number	5B1201010150
Zoning	General Commercial
Land Use Designation	Commercial
Lot Size	14,866
Water/Sewer	Public
Access	Jenkins Drive
Existing Land Use	Vacant
Associated Applications	USE2020 0018

49.40.210(d)(6) PARKING WAIVERS. *The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the director in the case of minor development; the commission in the case of major development; and the commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director*

SITE FEATURES AND ZONING

SURROUNDING LAND USES	
North	Storage/office
South	Warehouse
East	Vacant
West	Office

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No

ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice

AGENCY REVIEW

CDD conducted an agency review comment period between July 7 and July 21, 2020.

Agency	Summary
Juneau Police Department, CBJ General Engineering, CBJ Buildings Division, CBJ Capital Transit, and Capital City Fire and Rescue	Expressed no concerns with the parking waiver.

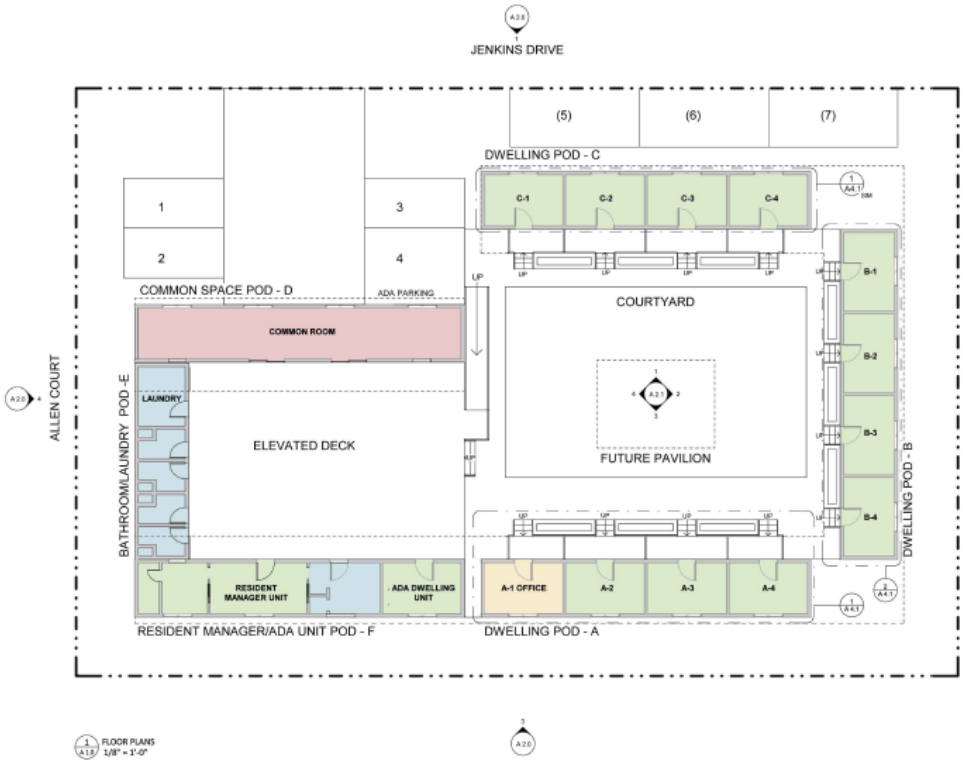
PUBLIC COMMENTS

CDD conducted a public comment period between July 7 and July 21, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel (Attachment B). No public comments addressed the parking requirement.

A neighborhood meeting was held July 22, 2020 via Zoom Webinar. No comments or questions addressed the parking requirement.

SITE PLAN AND PHOTOS

Figure 1: Site plan showing proposed parking spaces (1-4). The proposed parallel parking would not be allowed as proposed.



DISCUSSION

Background Information – A similar development using the Harbor Inn downtown was approved under USE18-23 and PWP18-04. That project included a parking waiver that was approved for a reduction from six off-street parking spaces to three, serving 17 residents. The Harbor Inn is in the Juneau geographic area, so has reduced parking requirements compared to the current proposal [CBJ 49.40.210(a)]. The proposed project site is not located in a geographic area that has reduced parking.

The Harbor Inn provided three parking spaces for 17 residents. This project proposes four parking spaces for 13 residents.

Project Site – This discussion is specific to off-street parking requirements. See USE2020 0018 for a detailed review of the project.

The site is a vacant lot on the southeast corner of Jenkins Drive and Allen Court. The proposed development includes approximately 3,074 square feet of transitional housing with shared sanitary and kitchen facilities, with 13 individual rooms proposed.

Average Annual Daily Traffic (AADT) on Anka is 10,424, and on Commercial Boulevard is 5,529 [The Alaska Department of Transportation and Public Facilities].

Condition: None recommended.

Project Design – The applicant requests a reduction from 13 required off-street parking spaces to four. Other than the on-site, live-in resident manager, the residents are not allowed vehicles. Staff finds the four spaces provided, including an ADA van accessible space, are adequate for visitors and staffing.

If the Commission feels additional spaces are advisable, one proposal could be two additional spaces in the lot next to the parking spaces labeled “1” and “3” on the site plan. Additional spaces in the lot would reduce the buffer between housing and the street. The applicant would like to maintain this buffer if possible.

Parallel parking, as proposed by the applicant and shown on the site plan, does not meet code. CBJ 49.40.210(b)(2) requires parallel spaces to be accessed via the site, not directly from a roadway (Jenkins Drive). An access aisle would need to be added to the site, and the site cannot accommodate this addition.

Parallel parking is also contrary to CBJ49.40.230, “Parking and Circulation Standards,” which requires, “All *parking* shall be located in bays generally perpendicular to driveways or roads.”

Per 49.40.230(b), “Parking and circulation standards,” the proposed parking design complies with regulatory requirements.

1. Access: The driveway on Jenkins Drive is approximately 25 feet from the intersection of Jenkins Drive and Allen Court.
2. Size of aisles: Scaling off of the site plan, the access aisle is 24 feet wide, adequate for two-way traffic and 90 degree parking.
3. (Not applicable to this project)
4. (Not applicable to this project)
5. Sidewalks and curbing: Walkways will provide four feet of passable area. Gravel walkways are being considered, but if paved sidewalks are used they will be six inches above the adjacent parking area except when crossing driveways or streets. Parked vehicles cannot extend over sidewalks.

6. Stacked parking: Disallowed for this use, and not proposed.
7. Back-out parking: Back-out parking is disallowed for this project, and is not proposed.

Off-street parking areas are required to have adequate landscaping and drainage [CBJ 49.40.230(c)]. Permeable pavements and gravel are being considered for walkways and parking, allowing ground absorption and filtering of surface drainage. The proposed development includes vegetative cover in the lot setbacks.

Lighting shall be "suitable," and direct light only onto the subject parcel [49.40.230(d)].

The site plan shows parking spaces oriented towards specific buildings. Walkways link off-street parking spaces to the buildings they serve. A walkway provides access from the parking lot to an ADA ramp and courtyard perimeter walkway.

Condition: None recommended.

Vehicle Parking & Circulation – The applicant is required to provide 13 off-street parking spaces, including one ADA van accessible parking space. ADA spaces cannot be waived. The applicant requests a reduction to four off-street parking spaces.

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Below are standards for communities that have reduced off-street parking standards for transitional housing. Staff estimated off-street parking spaces the development would be required to have under these parking regimes, assuming 12 residents and one manager.

- Chelan, Greenfield, CA: Based on demonstrated need.
- City of Los Angeles, CA: None required for target population, +1 for every 20 rooms to accommodate guests. The subject project would be required to have **1 off-street parking space**.
- Urbana, IL: One space for every 4 residents and one for each employee at the maximum staffing level at any one time. The subject project would be required to have **4-5 off-street parking spaces**.
- Arroyo Grande, CA: One space per three beds plus one space per employee on the largest shift. The subject project would be required to have **5 off-street parking spaces**.
- Santa Rosa, CA: Same as other residential uses. This would require **13 parking spaces** under CBJ code.
- City of North Las Vegas, NV: One per three residents, plus an additional space for each employee. The subject project would be required to have **5 off-street parking spaces**.

Code and guidance from other communities includes reminders that transitional housing cannot be required to have more parking than other comparable residential uses.

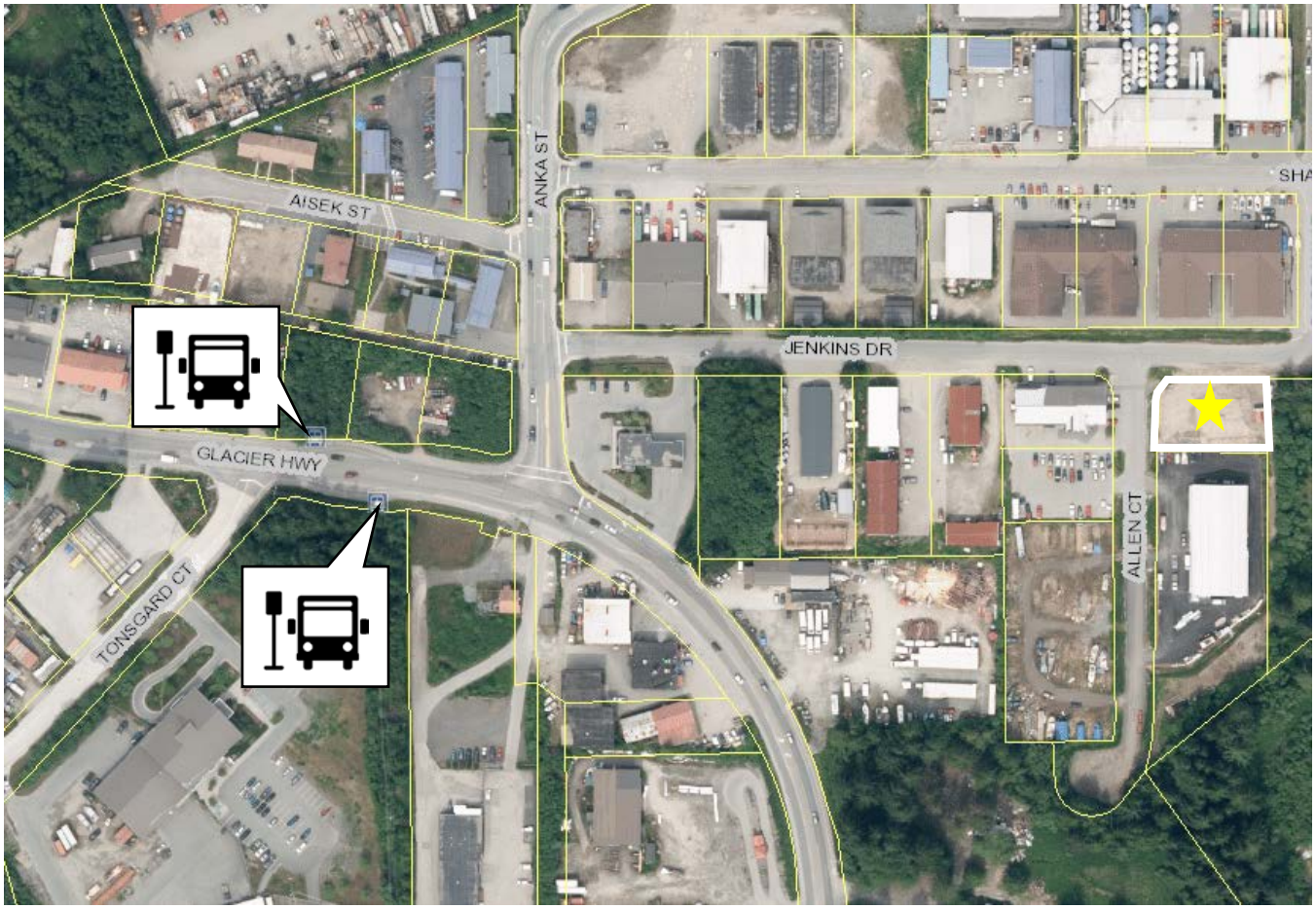
Condition: None recommended.

Impacts to Nearby On-street Parking – On a site visit conducted on July 16, 2020, staff did not note any "NO PARKING" signs on Jenkins Drive or Allen Court.

The street side yard of the site along Jenkins Drive is currently used for parallel parking, which is not permissible. Residents will not be allowed to have vehicles, minimizing impacts to nearby on-street parking. The parking area on-site will primarily serve visitors, the resident manager, and case manager.

Condition: None recommended.

Figure 2: Bus stops closest to the proposed development.



Non-motorized Transportation – Residents will not be allowed to have a car. There are no sidewalks or street lighting on Jenkins Drive between the site and Anka Street. Anka Street has sidewalks on both side of the street. The 64 residents of nearby Housing First's Collaborative Forget-Me-Not Manor also are dependent on non-motorized transportation. A resident who uses the bus will use non-motorized transportation to travel 780 feet west on Jenkins Drive, then approximately 260 feet on Anka Street and Old Glacier Highway to get to a bus stop.

Condition: None recommended.

Proximity to Transit – The site is approximately 1,040 linear feet from a bus stop on Old Glacier Highway. Residents of Housing First Collaborative's Forget-Me-Not Manor, residents of the Department of Corrections halfway houses, and people using Gastineau Human Services housing and services all use the bus stop.

Condition: None recommended.

Public Health or Safety – The number of off-street parking spaces does not spur public health or safety concerns.

Condition: None recommended.

Property Value or Neighborhood Harmony – The number of off-street parking spaces does not spur property value or neighborhood harmony concerns.

Condition: None recommended.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan.			
Chapter	**Page No.**	**Item**	**Summary**
3	18	Provide Transportation Options	Parking should satisfy the customer/patron needs of the non-residential space with minimal parking provided for residents and workers who are encouraged to take transit.

FINDINGS

Parking Waiver Criteria - Per CBJ 49.40.210(d)(6)(1-4) the Director makes the following findings on the proposed parking waiver:

1. ***Will granting the waiver result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan?***

   Analysis: No additional analysis.

   Finding: Yes. Granting the requested parking waiver from 13 off-street spaces to four will result in more benefits than detriments to the community as a whole as identified by the 2013 Comprehensive Plan by using the site for housing while not requiring excessive parking.

2. ***Is the development located outside of the PD-1 Parking District, PD-2 Parking District, and the Downtown Fee In Lieu of Parking district?***

   Analysis: No additional analysis.

   Finding: Yes. The subject parcel is located outside of the above listed parking districts.

3. Will granting the waiver result in adverse impacts to property in the neighboring area?

Analysis: No additional analysis.

Finding: No. There is no evidence to suggest that granting the requested waiver will result in adverse impacts to neighboring property.

4. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: No additional analysis.

Finding: No. There is no evidence to suggest that granting the requested waiver will materially endanger the public health or safety.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested parking waiver. The permit would reduce parking requirements from 13 off-street parking spaces to four for transitional housing.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
1921 ALLEN COURT, JUNEAU, AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
LEMON GLACIER 2 LT 6

Parcel Number(s)
5B1201010150

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner
TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY

Contact Person
Joyce Niven

Mailing Address
5446 Jenkins Drive, Juneau AK 99801

Phone Number(s)
(907) 780-3156

E-mail Address
jniven@thrha.org

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Joyce Niven — Landowner/Lessee Signature — Date: 7/07/2020

X _____ Landowner/Lessee Signature — Date _____

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant
NORTHWIND ARCHITECTS, LLC

Contact Person
SHANNON CROSSLEY

Mailing Address
126 SEWARD STREET, JUNEAU, ALASKA 99801

Phone Number(s)
540 229 9452

E-mail Address
SHANNON@NORTHWINDARCH.COM

X [signature] — Applicant's Signature — Date of Application: 07/01/2020

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

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.

Intake Initials	
tmg	
Case Number	Date Received
PWP20200003	7/8/2020

I:\FORMS\PLANFORM\DPA.docx Updated 2017 – Page 1 of 1

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PARKING WAIVER 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.

To be completed by Applicant

PROJECT SUMMARY

Central Council Tlingit & Haida Tribes of Alaska is requesting the consideration of a parking waiver for The Allen Court Transitional Housing Project located at 1921 Allen Court Juneau, AK 99801. We are concurrently applying for a Conditional Use Permit to use the building as transitional housing for individuals reentering the community from incarceration. The granting of this waiver would result in more benefits than detriments to the community as a whole as it will allow the establishment of transitional housing for a population that often has difficulty obtaining housing. This will allow residents to successfully reenter the community while improving public safety.

TYPE OF PARKING WAIVER REQUESTED (check one)

MINOR DEVELOPMENT
Parking Waiver Departmental Review (PWD)

MAJOR DEVELOPMENT
Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)

Existing

Proposed – Related Case Number: USE20-18

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)

☑ For Residential Uses: 14 spaces

☐ For Non-Residential Uses: _____ spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED

☑ For Residential Uses: 7 spaces

☐ For Non-Residential Uses: _____ spaces

ALL REQUIRED MATERIALS ATTACHED

☑ **Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)**

☑ **Narrative including:**

- ☑ Why the parking waiver is being requested?
- ☑ How the requested waiver meets items 1-4 on page 2

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

PARKING WAIVER FEES

Residential Spaces	_____	Non-Residential Spaces	_____
Residential Fee	$_____	Non-Residential Fee	$_____
Total Residential	$_____	Total Non-Residential	$_____

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
PWP20200003	7/8/20

Parking Waiver Information

Parking waivers are outlined in CBJ 49.40.210(d)(6)

Parking Waivers are pursuant to 49.40.210(d) Exceptions (6) Parking Waivers. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director of the Community Development Department in the case of minor development; the Planning Commission in the case of major development; and the Planning Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

(1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;
(2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;
(3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and
(4) The waiver will not materially endanger public health, safety, or welfare.

- Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of $400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.
- The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250 foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

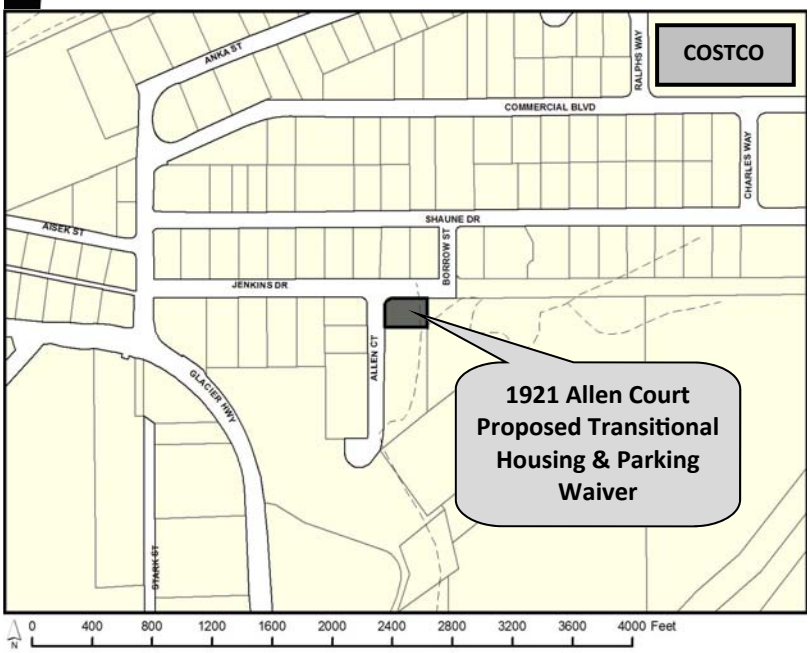
Approved parking waivers shall expire upon a change in use.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Invitation to Comment

Neighborhood Meeting & Planning Commission Public Hearing

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

Applications have been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for Transitional Housing and a Parking Waiver to reduce the number of required parking spaces from 14 to 7** located at **1921 Allen Court** in a **General Commercial Zoning District**.

Neighborhood Meeting: **July 22, 2020, 6:00 P.M.**— Opportunity to ask questions and comment.
To join the **Neighborhood Meeting** Webinar, visit: **http://juneau.zoom.us/j/93862578816**. The Webinar ID is: **938 6257 8816**.

Planning Commission Meeting: **August 11, 2020, 7:00 P.M.**— Opportunity to testify.
To join the **Planning Commission Meeting** Webinar, visit: **http://juneau.zoom.us/j/91479438879**. The Webinar ID is: **914 7943 8879**.

Both the Neighborhood Meeting and the Planning Commission meeting will be by video and telephonic participation only.
To join either meeting by telephone, call: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 and enter the associated Webinar ID.

Staff Reports expected to be posted **Monday, August 3, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes, and more here as well.

Now through July 27	July 28 — 12 noon, August 7	August 11, 2020, 7:00 P.M.	August 12
Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	Planning Commission hearing date and time.	The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed July 9, 2020

Case No.: USE2020 0018; PWP2020 0003
Parcel No.: 5B1201010150
CBJ Parcel Viewer: http://epv.juneau.org

USE2020 0018 and PWP2020 0003

Recommend **APPROVAL with conditions** for a 13-room transitional housing facility.

Recommend **APPROVAL with conditions** for parking waiver from 13 to 4 off-street spaces.

Key concept

This is one presentation that impacts two different but related decisions

- USE permit for the transitional housing project(USE2020 0018)
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?
- Parking waiver from 13 off-street spaces to 4 (PWP2020 0002)
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Vicinity map

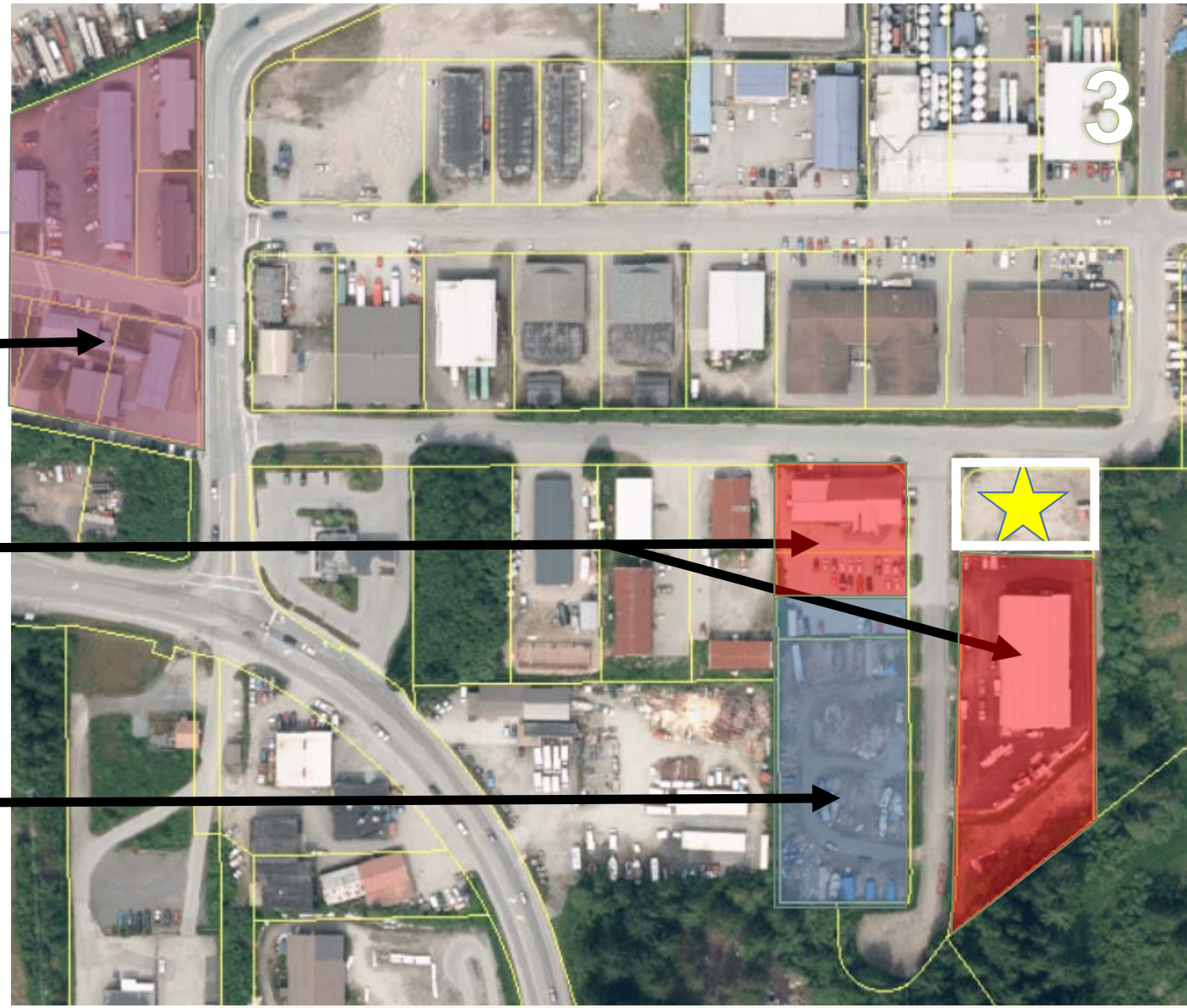
Gastineau Human Services /
Alaska Department of Corrections

Tlingit Haida Regional Housing

Juneau Housing First
Collabortive's Forget-Me-Not
Manor

Lot size: 14,866

Page 192 of your packet



Vicinity map

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site

Site

Site

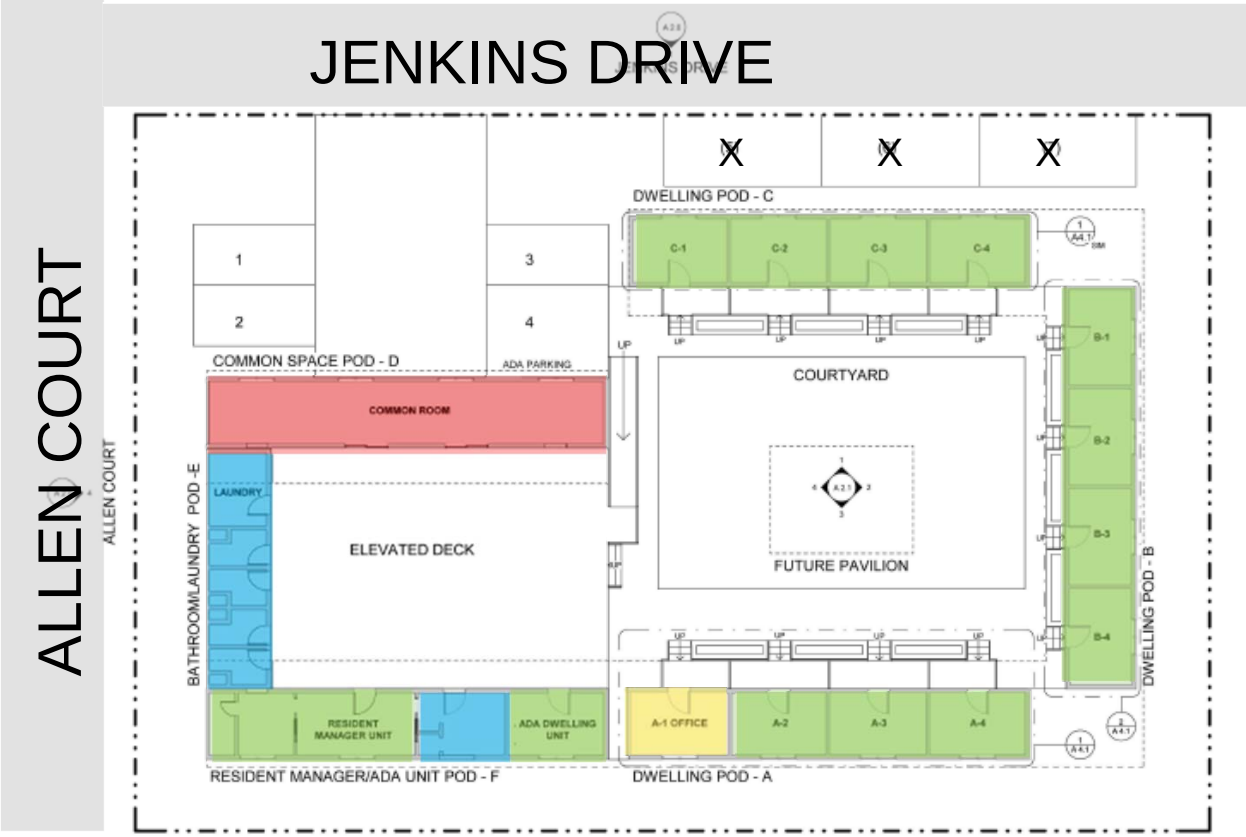
Site

Site

9
PRIVATE
PROPERTY
NO
TRESPASSING
VIOLATORS
WILL BE
PROSECUTED

Site plan – “single room occupancy with shared facilities”

Page 199 of your packet



Adaptive reuse

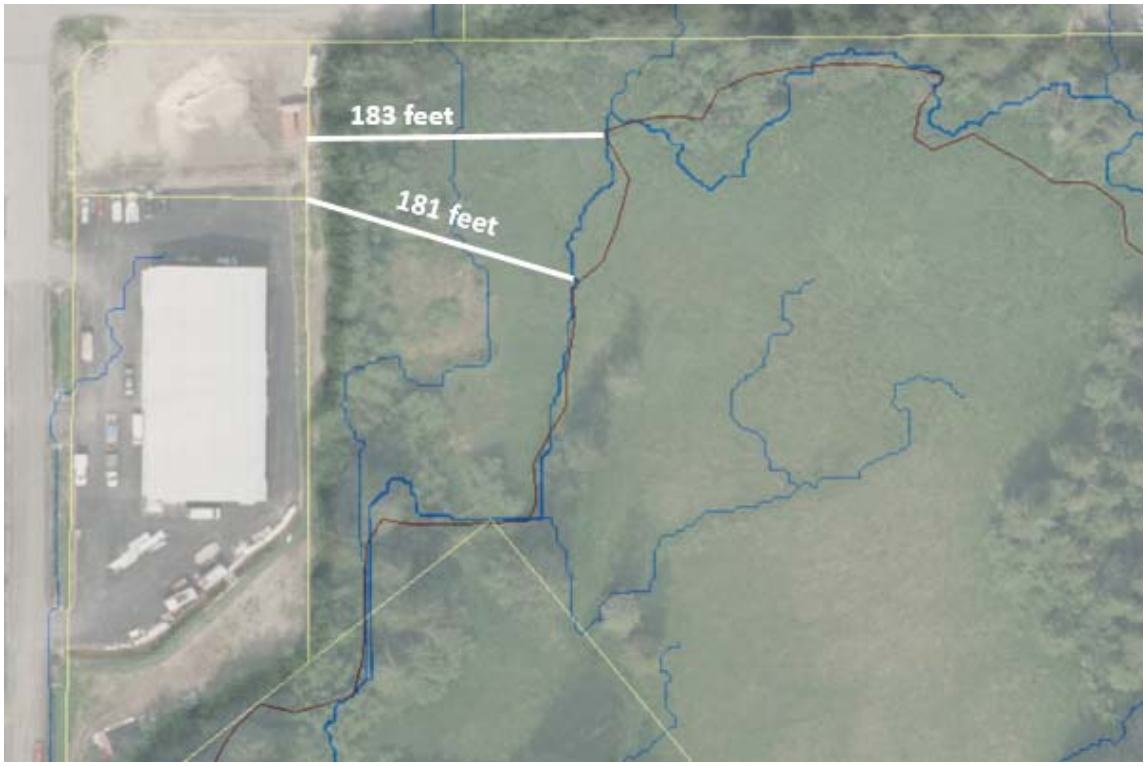
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Site & design - transit

Site & design - transit

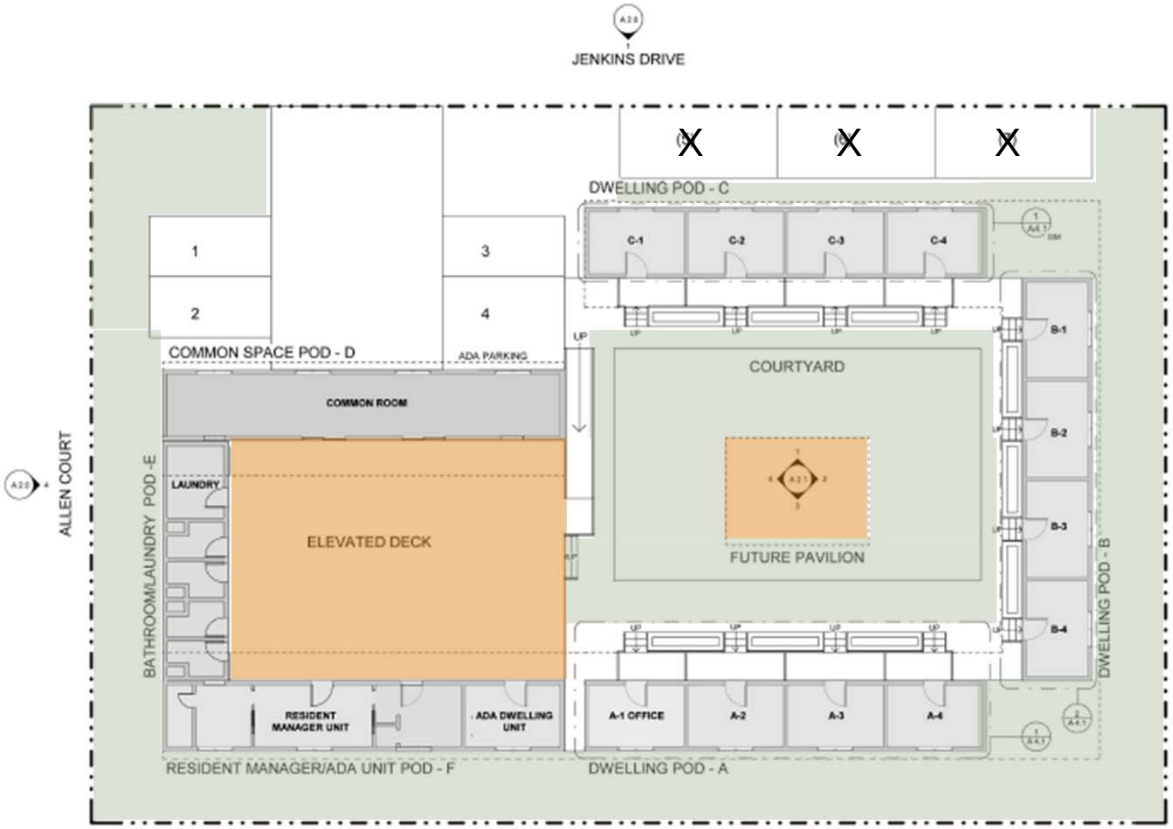
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Habitat and drainage



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Noise and vegetative cover



Traffic

Use	Units	Trips Generated per Unit	Total Trips
Congregate Care Facility	13	2.02	28.28
		Total ADTs:	**28.28**

Institute of Transportation Engineers Trip Generation Manual, 9th edition.
Page 508, Volume 1

"Congregate care facility:"

- Independent living with centralized dining and social activities
- Vehicle ownership low
- Employees and service providers make up majority of trips

No conditions recommended.

Site conditions

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

Note: Detailed discussion of parking to follow

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public health and safety

- Anticipate 50% reduction in recidivism
- Alaska Natives = 39% of incarcerated adults, 20% GP (institutional racism)
- Project funded through tribal CARES funding, must be SPENT by EOY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

You are the re-entrant

Expenses may include:

- Child support
- Legal representation
- Restitution
- AND rent

Cannot live with another felon

Page 203 of your packet

#1 Get a job

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	Standard Occupational Classification
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry and fish cutters and trimmers	4	$12.40	51-3022
Waiters and waitresses	4	$12.97	35-3031
Janitors and cleaners, except maids/housekeeping cleaners	3	$16.69	37-2011
Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Find a place to live

FMR 2 bedroom = $1,482
30% of salary = $59,000

$28.50 OR
2.8 full time min wage

FMR 1 bedroom = $1005
30% of salary = $40,200

$19.30 OR
2.0 full time min wage

MINIMUM WAGE: $9.89

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 30% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
Cashiers	4	$13.57	41-2011
Meat, poultry and fish cutters and trimmers	4	$12.40	51-3022
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Retail salesperson	3	$15.62	41-2031
Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Can I survive? 60% of income

First occupation within two years after release	Derived % age of re-entrants	Mean Hourly Wage	SOC
Construction laborers	8	$25.44	47-2061
Laborers and freight, stock, and material movers, hand	7	$19.33	53-7062
Combined food prep and serving workers, incl. fast food	6	$13.54	39-9099
Dishwashers	5	$12.17	35-9021
Cooks, restaurant	5	$14.82	35-2014
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Food preparation workers	3	$14.88	35-2021
Carpenters	3	$31.74	47-2031

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BUT

- AHFC 1 bedroom wait list: 63
- 25% of affordable housing units are available to felons
- Leaves 40% of income for child support, legal representation, restitution, AND food and transportation
- CBJ Housing office found 5% vacancy rate with large landlords

Support people who want to do it right

- Reasonable housing costs
- Employment assistance
  - Earn everything (Delancey Street Model)
  - Employment opportunities
- On-site programs
- Monitoring

- CBJ $ = 0

Property value or neighborhood harmony

Gastineau Human Services (orange): 123 beds for halfway house, mental health and recovery housing.

Subject Parcel

Housing First's Forget-Me-Not Manor (blue): 64 studio apartment units

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public comments

In support: 31

- Reduces recidivism
- Improves safety
- Significant community need

In opposition: 2

- Question data and studies, present counter arguments
- Experimental
- Economic justice

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Conformity with plans

- Housing for all economic groups
- Housing near corridors
- Support for adults in crisis
- Housing for cost-burdened and severely cost-burdened

Findings for USE2020 0008

- Application is complete
- In Table of Permissible Uses
- Complies with elements of Title 49
- Will not materially endanger
- Will not substantially decrease property value
- Conforms with plans

Staff recommends APPROVAL WITH CONDITIONS

Before Temporary Certificate of Occupancy:

1. *Striping for parking*

2. *Circulation pavement markings*

4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*

5. *Lighting plan*

PWP2020 0003

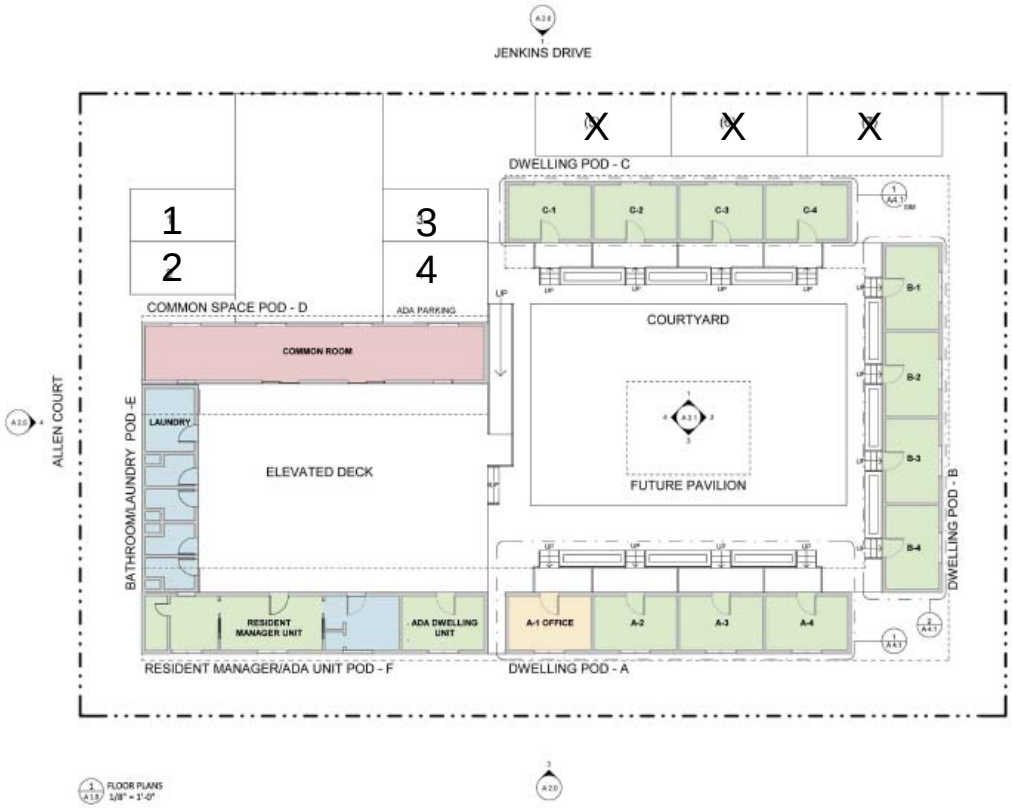
Recommend **APPROVAL** for parking waiver.

13 off-street parking spaces to 4

Parking required

Parking (49.40.210(a) Table of minimum parking standards.			
Use	**Metric**	**Total**	**Total Off-Street Spaces**
Rooming houses, boardinghouses, single-room occupancies with shared facilities…	1 per Bedroom	13 units	13
Office space (118 square feet)	1 per 300 square feet	0	0
		Total Parking Requirement:	**13**
		Off-Street Loading Spaces Required:	**0**
		ADA Van Accessible Spaces Required:	**1**

Parking – reduction from 13 to 4



Parking reduction TH: how others do it

- Chelan, Greenfield, CA: Based on demonstrated need
- City of Los Angeles: None for target population, then 1/20 rooms - **1**
- Urbana, IL: 1 per 4 residents, + 1 per employee - **4-5**
- Arroyo Grande, CA: 1 per bed, + 1 per employee - **5**
- Santa Rosa, CA: Same as other residential uses - **13**
- City of North Las Vegas, NV: 1 per 3 residents, + 1 per employee - **5**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Parking – design

- Driveway 25’ distance from intersection
- Aisle width 24’
- Predominantly perpendicular to driveways
- Sidewalks link to buildings
- No stacked parking
- No back-out parking

Other considerations

- 1,040 linear feet to transit
  - Lack of sidewalk, curb and gutter to Anka
- No health or safety concerns specific to parking
- No property value issues specific to parking
- Complies with Comprehensive Plan and Non-Motorized Plan

*** One applicable comment in BLUE FOLDER**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Findings – PWP2020 0002

- More benefits than detriments
- Outside of PD-1 and -2, fee-in-lieu
- No adverse impacts to neighbors
- Less parking does not endanger public health, safety or welfare.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends APPROVAL

No conditions regarding the number of parking spaces.

RECAP

This is one presentation that impacts two different but related decisions

- USE permit for the shelter and office building
  - Materially endanger public health or safety?
  - Substantially decrease value or harmony?
  - Conform to plans?

- Parking waiver for the shelter and office building
  - More benefits than detriments?
  - Outside of PD-1 and -2 or Fee in Lieu?
  - Adversely impacts neighbors?
  - Materially endanger public health or safety?

All proposed USE conditions will apply regardless of PWP disposition.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Staff recommends:

APPROVAL WITH CONDITIONS of USE2020 0018

Before Temporary Certificate of Occupancy:

1. *Striping for parking*
2. *Circulation pavement markings*
4. *Bike racks*

Before issuing a building permit:

3. *Meet parking code requirements*
5. *Lighting plan*

APPROVAL WITH CONDITIONS of PWP2020 0003

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

THANK YOU!

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Additional Materials Packet from August 11, 2020 Planning Commission Meeting - Comments Received July 28 through Public Hearing at August 11 Planning Commission Meeting

ATTACHMENTS:

	Description	Upload Date	Type
	Additional Materials Packet from August 11, 2020 Planning Commission Meeting - Comments Received July 28 through Public Hearing at August 11 Planning Commission Meeting	8/26/2020	Miscellaneous

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: August 25, 2020

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1. **Staff Report Template Revisions:**
   a. Memo to the Planning Commission Regarding Staff Report Template Revisions
   b. Staff Report Template

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

MEMORANDUM
August 20, 2020

To: **Michael LeVine, Chair**
Planning Commission

From: **Jill Maclean, Director, AICP**
Community Development Department

RE: **Staff Report Template Update**

CDD has been exploring improvements to the staff report format. It is important to consider all audiences that the staff report is intended to serve when working through revisions to the template. The staff report template must be consistent for staff to ensure a thorough review is completed; this is especially important for new staff or uncommon cases.

Since members of the public (applicants and neighbors) read staff reports, information should be easily accessible and understandable. Clear paths forward should be identified and clear reasoning behind conditions should be provided.

Staff reports are used by members of the Planning Commission and Board of Adjustment, and in cases of an appeal, may be used by the Assembly or the courts. Staff reports must be legally defensible and demonstrate that a thorough analysis was conducted.

Many staff reports are completed that are not seen by the Commission. The Commission may not be aware of the volume of staff reports that the Director and Planning Manager review. The template must be consistent and efficient, and lend itself to easy review for best use of time and resources.

After balancing the Commission's comments with those of Law and CDD, and considering the varying viewpoints and uses, the following format edits detailed in the table below have been implemented.

Staff Report Template Comments
August 20, 2020

Planning Commissioner Comment	Staff Response
Retain previous single column format throughout report.	Staff retained the double column first page, and removed some items from the first page to facilitate ease of reading. The site map, surrounding features/zoning box, and site features box have been moved to the second page, allowing for a larger, more legible site map, and more room for other information on the first page. The alternative actions box has also been moved to the right side of the page. All of the pertinent information is now on the left, where one would begin reading.
Adopt the new title block format which prominently includes type of report, case number, and date at top right.	Incorporated; no change.
Incorporate a **Proposal Summary** as the first element of the report, after date and author. The request or topic should be combined with CDD staff recommendation into one clear paragraph that outlines the central decision to be made. This is the number one priority of the revised report format.	The first page has been revised with staff recommendation following the proposal summary. The staff recommendation is no longer in the side box, making it more prominent and similar to the old format.
Actions could be identified next, but only if unusual or useful to clarify the role of the Commissioners. The routine role of the PC should not be restated typically (i.e., amend, approve, deny, continue). We believe this element may work best as part of the staff report, with a subset as Planning Commission Role and Standard of Review. There, staff would clarify the code under which to review the proposal, actions we can take, and the standards that guides us.	Staff retained the alternative actions box on the first page. It is important to remember the broad audience that a staff report serves, and it may be the only staff report an applicant or member of the public has read. Having alternative actions is helpful for those who do not read staff reports often. In the call out box on the first page, staff has added a section for relevant code. This section identifies the specific sections that the PC, public, and staff should review in preparation for the hearing.
General Information: The new format "box" for a more efficient summary of background information works well. Surrounding land use should be incorporated as a line item, not a	The site features and surrounding land uses box has been moved to the second page with a map for greater clarity and reference when viewing

Staff Report Template Comments
August 20, 2020

Planning Commissioner Comment	Staff Response
separate box. Site Features should similarly be a line item, if applicable	the site map, and to free up space on the cover page
Vicinity Maps: A clear map or graphic should be the final background item before the Project Description and content of report is presented**.**	The vicinity map is moved to the second page with the Project Description and Background Information.
Project Description, Background, Analysis, Findings: In general, the flow of these central elements works better in the previous format than the new. The new format attempts to add other criteria in a consistent editable format, but this adds information that may not be germane to the central discussion, and can distract from the analysis. Where such items as Community Services, Environmental Resources, etc. are particularly relevant, they should be incorporated within Background.	Revised to the old format.
Agency Review, and Public Comments: This information should be provided as per the previous format, incorporated near the end of staff analysis, not at the front of the report. However, the box summary per the new format is a very useful way to share the thrust of comments, especially when there is an abundance of public comment.	This information has been moved to the same location as the old format. The table format is retained.
Recommendation: The new format adds discussion on Alternative Actions. In general, the previous format with a recommendation by staff and a clear identification of Conditions, as applicable, is preferred. There may be cases where clarification of the PC alternatives may be particularly relevant, and could be re-stated in those cases.	The alternative actions section has been removed from the last page of the staff report; it is retained on the cover page as discussed above.
Attachments: This listing should be shifted to the end of the staff report, following the Staff Recommendation. This will flow more logically for how the report is read and used.	The staff report attachments table has been moved to the end of the staff report.

Staff Report Template Comments
August 20, 2020

The following table includes comments from Law:

Comment	Staff Response
(1) Enjoy the new format overall, and the box on the first page "Staff Recommendation" and "Alternative Actions"	Incorporated; no change.
(2) Like that you included the map and the General Information as well – sets the stage well.	General information is on the first page, and the map is moved to the second page.
(3) The first page is a bit busy – it is hard to take it all in. Maybe simplify the first page, so that anyone who just has the first page open can glance and know the issue, the rule/code, the recommendation, and why it is being recommended, and the map is great on the first page.	The site map, surrounding features/zoning box, and site features box have been moved to the second page, allowing for a larger, more legible site map, and more room for other information on the first page. The alternative actions box has also been moved to the right side of the page. All of the pertinent information is now on the left, where one would begin reading.
(1) Just so you have the feedback from someone who doesn't do this every day … When I start looking at your reports as prep for PC my first questions are: (a) What is the code section I need to turn to? (b) What is the PC's authority/Standard of Review? (c) What is being proposed by the developer/applicant? (d) What is staff recommending and <u>why</u>? (e) What do I think the PC will focus on and have we pre-emptively answered their questions?	The standard of review section on the first page was revised to incorporate relevant code for review. The first page has also been revised to include more space for discussion.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2020-XXXX
HEARING DATE: MONTH XX, 2020

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

DATE: July 30, 2020

TO: Michael LeVine, Chair, Planning Commission

BY: Name, Title

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit for [insert abutters notice project description]

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- [Insert text]
- [Insert text]
- [Insert text]
- [Insert text]
- [Insert text]

GENERAL INFORMATION	
Property Owner	
Applicant	
Property Address	
Legal Description	
Parcel Number	
Zoning	
Land Use Designation	
Lot Size	
Water/Sewer	
Access	
Existing Land Use	
Associated Applications	

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.15.330
  - 49.80

The Commission shall hear and decide the case per *49.15.330(a) Conditional Use Permit.* *A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.*

SITE FEATURES AND ZONING

Insert AERIAL map

SURROUNDING ZONING AND LAND USES	
North	
South	
East	
West	

SITE FEATURES	
Anadromous	
Flood Zone	
Hazard	
Hillside	
Wetlands	
Parking District	
Historic District	
Overlay Districts	Convenience store? ADOD? Check relevant overlay maps.

BACKGROUND INFORMATION

Project Description –

Background -

The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
Building permits?	
Ordinance (rezone)?	
Plat Notes?	
Describe associated cases (Parking waivers, variances, other use permits)	
Other relevant info?	Utility provisions? Existing uses? Nonconformities?
Case Law?	

ZONING REQUIREMENTS

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size				49.25.400
	Width				49.25.400
	Depth				49.25.400

Standard		Requirement	Proposed	Existing	Code Reference
Setbacks (include setback reductions and list the code reference)	Front				49.25.400
	Rear				49.25.400
	Side				49.25.400
	Side				49.25.400
	Street Side				49.25.400
Lot Coverage					49.25.400
Height	Permissible				49.25.400
	Accessory				49.25.400
Maximum Dwelling Units (X/Acre)					49.25.500
Use					49.25.300
Other					

SITE PLAN

INSERT SITE PLAN

ANALYSIS

Project Site –

Condition:

Project Design –

Condition:

Traffic – According to CBJ 49.40.300(X) a traffic impact analysis IS/IS NOT required.

Condition:

Use	Total Sq. Ft. or insert other metric	Trips Generated	Total Trips
Example: Office	1000	11.03 per 1000 sq. ft.	11.03
		Total ADTs:	

Vehicle Parking & Circulation – (review for parking districts) According to CBJ 49.40 [insert number] parking spaces are required, including [insert number] ADA accessible spaces.

Condition:

Use	Total Sq. Ft.	Spaces Required	Total Spaces
		Total Parking Requirement:	**X**
		Off-Street Loading Spaces Required:	**X**
		ADA Accessible Spaces Required:	**X**

Non-motorized Transportation –

Condition:

Proximity to Transit –

Condition:

Noise –

Condition:

Lighting – (Parking areas should be suitable lit. No off-site glare is allowed. Require full cut off design)

Condition:

Vegetative Cover & Landscaping –

Condition:

Habitat – (review for anadromous)

Condition:

Drainage and Snow Storage –

Condition:

Historic District –

Condition:

Hazard Zones – (Hillside/Flood)

Condition:

Other Applicable Sections of Title 49 – (are there conditions in T49 specific to the use or area or bonuses?)

Condition:

Public Health, Safety, and Welfare –

Condition:

Property Value or Neighborhood Harmony –

Condition:

AGENCY REVIEW

CDD conducted an agency review comment period between [INSERT DATES]. Agency review comments can be found in Attachment X.

Agency	Summary

PUBLIC COMMENTS

CDD conducted a public comment period between [INSERT DATES]. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in Attachment X.

Name	Summary

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic development Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	11		Land Use Designation	Complies with the [land use designation for the parcel]

FINDINGS

Conditional Use Permit Criteria - Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested conditional use permit complete?***

   Analysis:

   Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for [USE DESCRIPTION]. The use is listed at CBJ 49.25.300, Section XX for the XX zoning district.

   Finding: Yes / No. The requested permit is/is not appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: The proposed site design complies

   Finding: Yes / No. With the recommended conditions, the proposed development will / will not comply with Title 49, including parking, lighting, vegetative cover, [add other sections as applicable]

4. ***Will the proposed development materially endanger the public health, safety, or welfare?***

   Analysis:

   Finding: Yes/ No. There is no evidence to suggest that with appropriate conditions, the requested [USE], in a XX zoning district, will / will not materially endanger the public health or safety.

5. ***Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

   Analysis:

   Finding: Yes / No. There is no / is evidence to suggest that with appropriate conditions, the requested [USE], in a XX zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. ***Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

   Analysis:

   Finding: Yes / No. The proposed [USE], with the recommended conditions, will / will not be in general conformity with the [insert plan names].

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE/DENY the requested Conditional Use Permit. The permit would allow the development of [insert project description, should match abutters notice].

The approval is subject to the following conditions:

1. [Insert condition]
2. [Insert condition]
3.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign Photo
Attachment C	Agency Comments
Attachment D	Public Comments