

# Agenda

## Planning Commission - Regular Meeting City and Borough of Juneau

February 25, 2020  
Assembly Chambers  
7:00 PM

**I. ROLL CALL**

**II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

- A. January 8, 2020 Draft Minutes, Special Planning Commission
- B. January 14, 2020 Draft Minutes, Committee of the Whole Planning Commission
- C. January 14, 2020 Draft Minutes, Regular Planning Commission

**IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

**V. WRITTEN AGENCY AND PUBLIC COMMENTS POST DEADLINE**

- A. Additional Materials for February 25, 2020 Planning Commission Meeting

**VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**VII. ITEMS FOR RECONSIDERATION**

**VIII. CONSENT AGENDA**

- A. USE2020 0001: A Conditional Use Permit for a new campus building at UAS - APPROVED

**IX. UNFINISHED BUSINESS**

**X. REGULAR AGENDA**

- A. CSP2020 0001: Reconstruction of Capitol Ave from W. Willoughby Ave to W. Ninth St, to include addition of sidewalk, reduction to one traffic lane with a south-to-north traffic flow, and intersection improvements - APPROVED
- B. CSP2019 0012: Planning Commission recommendations for FY2021-2026 Capital Improvement Program - APPROVED
- C. SMP2019 0003: A preliminary plat approval for a phased major subdivision creating fourteen (14) lots and one (1) large tract (15 lots total) - APPROVED

**XI. BOARD OF ADJUSTMENT**

**XII. OTHER BUSINESS**

- A. AME2019 0015: South Douglas / West Juneau Area Plan Steering Committee Appointments - APPROVED

**XIII. STAFF REPORTS**

**XIV. COMMITTEE REPORTS**

**XV. LIAISON REPORT**

**XVI. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**XVII. PLANNING COMMISSION COMMENTS AND QUESTIONS**

**XVIII. EXECUTIVE SESSION**

**XIX. ADJOURNMENT**



Agenda  
**Planning Commission**  
***Special Meeting***  
CITY AND BOROUGH OF JUNEAU  
*Paul Voelckers, Acting Chairman*  
January 8, 2019

**I. ROLL CALL**

Paul Voelckers, Acting Chairman, called the Special Meeting of the City and Borough of Juneau Planning Commission, held in Conference Room 224 of the Municipal Building, to order at 7:00 p.m.

**A. Swearing in of Planning Commission members**  
Joshua Winchell was sworn in by Ms. Wright

**Commissioners present:** Paul Voelckers, Acting Chairman; Michael LeVine, Nathaniel Dye (by phone), Ken Alper, Shannon Crossley, Dan Hickok, Travis Arndt; Weston Eiler; Joshua Winchell

**Commissioners absent:** None

**Staff present:** Jill Maclean, CDD Director; Amy Liu, CDD Planner; Emily Wright, Law

**Assembly members:** Greg Smith (joined by phone at 7:54pm)

Acting Commissioner Voelckers called the meeting to order and allowed a moment for Mr. Winchell to introduce himself and for the commission members to introduce themselves to him.

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

**III. APPROVAL OF MINUTES - None**

**IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS -None**

**V. ITEMS FOR RECONSIDERATION - None**

**VI. CONSENT AGENDA**

**CSP2019 0011:** A State Project for a new roundabout and improvements on Glacier Highway  
**Applicant:** State Department of Transportation & Public Facilities  
**Location:** Glacier Highway from Glacier Highway Access Road to Vanderbilt Hill Road

**MOTION:** *by Mr. Eiler to move* Consent Agenda item CSP2019 0011 to the Regular Agenda for commission and public comment. Without objection, the motion passed and the CSP moved to Regular Agenda.

**VII. UNFINISHED BUSINESS - None**

**VIII. REGULAR AGENDA**

**CSP2019 0011:** A State Project for a new roundabout and improvements on Glacier Highway  
**Applicant:** State Department of Transportation & Public Facilities  
**Location:** Glacier Highway from Glacier Highway Access Road to Vanderbilt Hill Road

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission find CSP2019 0011 consistent with adopted local plans and polices as required by CBJ 49.15.580, and approve CSP2019 0011 to construct one (1) new roundabout and improvements on Glacier Highway from Glacier Highway Access Road to Vanderbilt Hill Road with the following condition:

1. Submit an application for the review of the necessary right-of-way acquisition plat following conclusion of negotiations regarding all easements and land sales in the project area per CBJ 49.15.590.

**STAFF PRESENTATION:**

Ms. Liu introduced CSP2019 0011 and gave a brief presentation explaining this is a State project to construct a roundabout and other improvements on Glacier Highway from Vanderbilt Hill Road to Glacier Highway access road. Improvements will include the roundabout, medians, sidewalks, improved pedestrian crossings, traffic signals, lighting improvements, and bicycle lanes.

**Staff questions:**

Ms. Crossley asked why design alternatives were included in the application. Ms. Liu explained that she would leave that up to the applicant but from Staff perspective, it is beneficial to know the context leading up to a final proposal.

Mr. Winchell asked what the speed limit would be in the roundabout. Ms. Liu explained that from other roundabout projects, 20 miles per hour is the customary maximum safe speed for a roundabout.

Mr. Eiler asked whether this project conforms with the area plans or recent planning work in the Lemon Creek area. Ms. Liu confirmed it is in conformance.

Mr. Arndt asked about the land purchase information in the application. It was his understanding that land purchases are up to the Assembly Lands Committee. Ms. Liu explained that there will still be right of way issues that will come before the Commission.

Mr. Levine noticed that there is not a map in the packet illustrating the full project and he struggled with the report in determining where all of the features will be. Ms. Liu explained that the project maps and illustrations are about one hundred or so pages that are available but were just too much to print.

#### **APPLICANT DISCUSSION**

Charles Tripp AK DOT explained this is a project that began about 2012 or 2013. The initial goal was to add sidewalk on the seaward side of Glacier Highway from the Walmart area onward, improve crossing opportunities and bike paths in the area. During the study and public participation phases of the project, they became aware of other issues that needed to be addressed. This is an area that sees a lot of truck traffic in the Anka/Industrial area and Department of Transportation realized they need to work on that corridor so it functions well for everybody. The plan will improve that by changing the geometry a bit to accommodate truck traffic going in and out of Anka.

Mr. Voelckers asked about the timeline of when construction would start. Mr. Tripp said they are currently in the middle of right of way acquisition. Perhaps the construction can start this summer. The hope is to get the roundabout work done while school is out.

Mr. Eiler asked whether this is a one-off project or is this part of a bigger plan. Mr. Tripp said insofar as Glacier Highway is concerned, this is not part of any larger plan.

Mr. Winchell expressed concerns about children getting out of school and crossing through the roundabout with industrial traffic and congestion in the area. He asked if the crosswalks will be on the circle or further up the road toward Renninger. Mr. Tripp explained the crossings would not be in the circle but on the legs entering the roundabout and the crossing would be accomplished in two stages involving crosswalks and medians. Additionally, Mr. Tripp explained

that when the project is completed, pedestrians will have several options to navigate the area as there will be sidewalks on both sides of the street with crosswalks as well as the roundabout and crosswalks there.

Ms. Crossley spoke to the speeds within roundabouts and said that vehicles have to slow down in order to safely get through the circle. Mr. Tripp explained roundabouts are designed in such a way that they involve a series of curves in the approach to the roundabout so that a vehicle is already slowed by the time it reaches the circle. Mr. Winchell commented that he drives the Auke Bay roundabout daily and, while he is not arguing the efficiency of a roundabout, he often sees vehicles exceeding the ten mile per hour limit within the circle.

Mr. Hickok asked whether the current school zone would be extended to include the roundabout. Mr. Tripp confirmed that the school zone will be extended and the roundabout will be included within the new school zone area.

#### **PUBLIC COMMENT**

Wayne Stevens - 1402 Side Court – Mr. Stevens would like to see the project include an expansion at the Vanderbilt Hill Road and Glacier Highway intersection. He explained that currently, there is a single lane in each direction at that intersection and during times of peak travel and congestion, traffic becomes backed up and if a vehicle is waiting to make a left turn, the following vehicle will often encroach onto the bike lane in order to make a right turn around the first vehicle which causes a hazard for bicyclists and drivers alike.

#### **ADDITIONAL DISCUSSION**

Mr. Tripp sketched the project on the white board to illustrate where bike lanes currently exist and explained that widening the intersection would be problematic because they would have to cover over a portion of Vanderbilt Creek which would cause environmental issues. He explained that widening or changing this intersection would be outside of the scope of the project as written.

Mr. Hickok asked whether the remnant of Old Glacier Highway crosses private property. Mr. Tripp said he was not sure and would have to look into that.

Mr. Hickok asked if DOT has the leeway to expand the gutter width.

Mr. Voelckers reminded commission that the purpose of the CSP is not to rewrite the project but to decide whether or not to recommend moving it forward to the Assembly for approval.

Mr. Alper addressed the remnant saying he did not realize until just now that it was not actually a bike path but a remnant of an old roadway. He asked what is the purpose of that remnant now? (I.E. is it intended to be returned to natural state, etc). Mr. Tripp said it is available as a bike path and it is an option for bicyclists.

Mr. Arndt asked how this project will affect or be affected by the new subdivision going in the hill. Will this project be able to accommodate the new subdivision or will it create issues as that comes online? Mr. Tripp believes it will not create issues

**MOTION:** *by Mr. Eiler to approve CSP2019 0011 and approve it with Directors analysis and findings.*

*Mr. Levine suggested rewording the condition to read, "An application for the review of the necessary right of way acquisition plat must be submitted per CBJ 49.15.590."*

*Mr. Eiler withdrew his motion.*

**MOTION:** *by Mr. Levine to accept staff findings and approve CSP2019 0011 with Directors analysis and findings with condition amended to read, "An application for the review of the necessary right of way acquisition plat must be submitted per CBJ 49.15.590."*

*Mr. Dye suggested adding "if required" so the motion would read "...if required, must be submitted per CBJ 49.15.590. Ms. Maclean explained that this is not necessary in this case.*

***The motion passed with no objection.***

**IX. BOARD OF ADJUSTMENT None**

**X. OTHER BUSINESS**

**A. Election of Officers and Planning Commission Committee Assignments**

Voelckers suggested he assume function of Clerk rather than Chair as he will have some professional opportunities in the coming year that could create the perception conflict frequently enough that it would be difficult for him to serve in the Chair position.

**MOTION:** *by Mr. Voelckers to elect the following Commissioners to the following positions*

- Mr. Levine - Chair
- Mr. Dye - Vice chair
- Mr. Voelckers - Clerk
- Mr. Arndt - Vice Clerk

The motion to appoint Officers passed without objection and Mr. Voelckers turned the meeting over to Mr. Levine.

Assembly Liaison Greg Smith joined by phone at 7:54

Mr. Levine accepted the position and announced due to work commitments he will be attending the next few meetings by phone and Mr. Dye will fill in to chair those meetings.

Mr. Dye asked for commission members to email him and let him know which committees they are interested or willing to join. Committee appointments will be made at the January 28 meeting so members' requests need to be to Mr. Dye by the end of next week.

The Committees, Ad Hoc committees and Liaison positions include:

- Standing Committees
  - Title 49
  - Rules
  - Subdivision Review (to be disbanded)
- Ad Hoc Committees
  - Auke Bay (will be finishing soon, current members will remain, no new members)
  - Blueprint Downtown
  - Douglas (forming soon)
  - Comprehensive Plan (forming soon)
- Liaison Positions
  - Wetlands Review Board
  - Assembly Lands Commission
  - Juneau Commission on Sustainability
  - Public Works and Facilities Committee

#### **XI. STAFF REPORTS**

Ms. Maclean listed upcoming Planning Commission meeting dates.

- Jan 14 COW and training at 5:30pm
- Jan 14 Regular Meeting at 7:00pm
- Jan 28 Regular Meeting at 7:00 pm

Ms. Maclean reported that January 15 will be the kickoff meeting for the South Douglas/West Juneau plan meeting at 5:30, location to be determined. Downtown zoning for Juneau is at a good place. The public comment period will remain open until January 24. After that, they can meet with Title 49 and hopefully get done by August.

The Douglas Downtown zoning meetings may be postponed depending on the status of Downtown zoning.

The Mountain Side Appeal period has lapsed and no appeals have been filed. The settlement was agreed to so that plat is approved and can be recorded.

Time also has run for appeal on the Dougherty case. No date yet for the Assembly/Commission joint meeting but it usually occurs in early February.

Mr. Voelckers asked for clarification regarding the status of the Auke Bay ordinance. Ms. Wright explained the Law Department is working on that now and she expects to have it before the Commission very soon.

**XII. COMMITTEE REPORTS - None**

**XIII. LIAISON REPORTS**

Greg Smith began by congratulating the new officers.

On December 2 the Assembly COW had an update on Telephone Hill property. It is currently owned by the State but there have been indications by the State they are trying to dispose of the property.

At the December 9 Assembly COW meeting they moved a nuisance order and moved the nonconforming Ordinance to the full Assembly and heard the Waterfront Museum concept.

At the December 16 Regular Assembly meeting they authorized the Manager to sell property for the Mendenhall Loop roundabout project. They are also looking into micro mobility devices downtown and will have Ordinances about that coming soon.

At the January 6 COW a two-million-dollar grant was approved for a Senior Housing project in Vintage park area. Other topics discussed include Downtown housing incentives; developing workforce housing; long-term versus short-term rentals; City and Borough wide energy tracking and water use reduction; and waterfront leasing.

Mr. Voelckers asked about the role of Docks & Harbors versus the role of the Assembly regarding tideland leasing, seawalks, and other waterfront items. Mr. Smith answered that the Assembly is trying to remain involved and aware of the larger items that are likely to create a lot of community interest.

Mr. Levine thanked Greg for putting together for the Assembly honor of Ben Haight.

**XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None**

**XV. PLANNING COMMISSION COMMENTS AND QUESTIONS**

Mr. Voelckers asked about if Mr. Winchell would have the opportunity to participate in the training opportunity in February. Ms. Maclean answered that it was still possible for him to attend.

**XVI. EXECUTIVE SESSION - None**

**XVII. ADJOURNMENT - 8:21**

DRAFT



Agenda  
**Planning Commission**  
***Committee of the Whole***  
 CITY AND BOROUGH OF JUNEAU  
*Michael LeVine, Chairman*  
 January 14, 2020

**I. ROLL CALL**

Michael LeVine, Chairman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 5:35 p.m.

**Commissioners present:** Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Ken Alper, Dan Hickok, Joshua Winchell, Weston Eiler

**Commissioners absent:** Shannon Crossley, Travis Arndt

**Staff present:** Jill Maclean, CDD Director; Emily Wright, Law; Robert Palmer, City Attorney

**Assembly members:** Greg Smith (joined at 6:04)

**II. REGULAR AGENDA**

**A. Planning Commissioner Training**

Robert Palmer, City Attorney, presented training focusing on Public Trust and the relationship between the Law Department (LAW) and the Planning Commission and explained LAW defends the decisions made by the PC.

Mr. LeVine asked for clarification of how the Law Department liaison, Ms. Wright, works with and for the Commission and what sort of questions are appropriate for the Commission to ask her and what the Commission can expect from her. Mr. Palmer explained that the primary client is CDD and the Commission as a part of that. Ms. Wright can answer questions regarding how Title 49 applies to an issue or question. Additionally, she is available to discuss possible conflicts of interest.

According to CBJ 11.20.030, the Department of Law is to defend employees/municipal officers engaged in the course of CBJ business. The decisions of the Planning Commission are defended by the Law Department.

Responsibilities of the members include:

- Be fair and transparent
- Provide an opportunity for public input
- Act in the public interest
- Be prepared
- Ask relevant questions
- Base decisions on the facts presented in accordance with Title 49

The Planning Commission is established under CBJ Code 49.10.100 and its authority is granted and limited by CBJ Title 49. The Commission's responsibilities include:

- Review the Comprehensive Plan
- Review the Capital Improvement Program
- Review of land disposals
- Title 49 code amendments
- Decide conditional use permits, variances, and other permit types

Planning Commission Rules of Procedure include:

- Observe Roberts Rules, with some modifications
- Seconds to motions are not required
- No friendly amendments
- Generally, five votes are required to pass a motion
  - Note: If two commissioners have to recuse due to conflict of interest, then the majority requirement will drop from five to four. This exception applies ONLY if they are non-voting due to conflict of interest.
- Motions of *immediate* reconsideration and motions to immediately rescind a decision require six votes
- Members can participate telephonically.
  - Exceptions: Members cannot Chair a meeting or participate in Appeals telephonically.

The Commission is to observe the Open Meetings Act (OMA)

- All meetings are to be public
- Members of the public shall have opportunity to comment at regular and special meetings
- A meeting is defined as prearranged gathering of board members (b) for the purpose of considering a topic that the body is empowered to act upon
  - Example: If two subcommittee members plan to meet over coffee to discuss a topic from their subcommittee - that is considered a meeting.
- The Commission Chairman is an ex-officio member of all subcommittees.

- All Commission communication with LAW is protected and most discussion with CDD is protected. However, commissioner discussions with CDD are to be disclosed either in the packets or orally during the presentation.
- Meetings to discuss topics of governance do not violate the Open Meetings Act.
- Chance meetings, not prearranged, are not violations of OMA but Mr. Palmer cautioned the members to be careful because anything overheard could be misconstrued.
- In an instance of a subcommittee meeting without quorum, the meeting should not be convened. Including in cases when members of the public are there to testify. This is because anything said or done in that meeting would then have to be repeated at the next meeting that did meet quorum.

Public Records Act – The public has a right to inspect public records. Mr. Palmer cautioned the member to conduct Commission business communication on their CBJ email only. Do not use text messaging or personal email accounts or else those accounts may become subject to public information requests.

Conflict of interest – Members are prohibited from using their position to gain a benefit, secure employment or contracts or take actions on items in which they have a financial or personal conflict of interest. If in doubt, contact the attorney (Ms. Wright). If a commissioner acts in accordance with attorney advice, they will be immune from personal liability.

Quasi-Judicial/Appeals – Virtually all of the Commission decisions are quasi-judicial. When sitting as a judge, members cannot have a discussion with one side without the other side present (ex-parte conversations). *NOTE: This includes CDD staff assigned to an Appeal.* Members should always keep in mind the standard of review and clearly articulate the reasons for their decisions.

When making appeal decisions, the decision should be taken under advisement when a written decision is anticipated. Announcement of the decision will be through the release of the draft decision and not verbally at that moment.

The ex-parte contact limitation is usually considered expired when the appeal timeline expires. However, if the case moves to a higher court, then the limit remains in place as there is a chance it could be remanded by the court back to the Commission.

Ms. Maclean presented 2020 Annual Training by describing the structure and purpose of the Community Development Department (CDD) and how it works with the Commission. Alex Pierce is the CDD Planning manager. CDD consists of 3 divisions and has 23 employees on staff.

The types of cases that will come before the Commission primarily include:

- Minor/Major Subdivisions

- Conditional Use Permits
- Planned Unit Development (PUDs)
- Alternative Residential Subdivision (ARS)
- City and State Projects (CSP)
- Non-administrative Variances
- Alternative Development Overlay District (ADOD)
- Parking Waiver(s)
- Accessory Apartment

Another item to be aware of is phased permitting. Phased permitting occurs when a permit is requested for a minor subdivision on a lot where it is reasonable that major development will occur. The cumulative impact of a project needs to be taken into consideration rather than just the small portion being permitted at the time.

When making its decisions, the Commission should keep in mind the Comprehensive Plan, the common good for the public, zoning and other regulations, and other potential impacts of the project.

According to Title 49, when a decision is made by CDD or the Commission, that decision can be appealed by *any aggrieved person*. This includes the applicant, abutters, nearby neighbors, and others who may feel they have standing.

General information:

- Commission meetings are the second and fourth Tuesday of the month
- Commissioners will be notified via their CBJ email account when the agenda is posted online
- Agenda packets are delivered the week prior to a meeting
- If you cannot attend a meeting, please inform the Director, the Chair and CDD admin as soon as possible

III. **OTHER BUSINESS** - none

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES** - none

V. **ADJOURNMENT** – 7:01

Agenda  
**Planning Commission**  
***Regular Meeting***  
CITY AND BOROUGH OF JUNEAU  
*Michael LeVine, Chairman*  
January 14, 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 7:07 p.m.

**Commissioners present:** Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Ken Alper, Dan Hickok, Joshua Winchell, Weston Eiler

**Commissioners absent:** Shannon Crossley, Travis Arndt,

**Staff present:** Jill Maclean, CDD Director; Emily Wright, Municipal Attorney; Irene Gallion, Senior Planner; Laurel Christian, Planner;

**Assembly members:** Greg Smith

**II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA- none**

Mr. Levine noted that in the future, when there are Board of Adjustment (BOA) consent agenda items, they will be presented under the regular consent agenda with separate items for BOA and PC rather than the way it is shown in this agenda.

**III. APPROVAL OF MINUTES**

A. December 10, 2019 Draft Minutes – Regular Planning Commission Meeting

**MOTION:** *by Mr. Voelckers, to approve the Planning Commission December 10, 2020, Regular meeting minutes.*

***The motion passed with no objection.***

**IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- none**

**V. ITEMS FOR RECONSIDERATION - none**

## VI. CONSENT AGENDA

**PDP2019 0001:** Amendment to an approved Planned Unit Development Plan  
**Applicant:** Joanne Schmidt  
**Location:** 1011 Teufelshund Way

### Staff Recommendation

Staff recommends that the Planning Commission APPROVE the requested Amendment to the Planned Unit Development Plan for Sunset Heights. This would allow the applicant to operate the Planned Unit Development as a “condominium” where all land must be held in common ownership or limited common ownership. This approval is subject to the following conditions:

1. Within 30 days of Planning Commission approval, the applicant shall submit a letter to the Community Development Department withdrawing PDP20180001, PDF20180001, and SMP20180001.
2. The following changes to the Sunset Heights Planned Unit Development Plan are required:
  - a. Correct the plan to show Phase 1 with the matching hexagonal symbol showing areas where development rights are reserved that is used in the legend;
  - b. Correct the spelling for “Element” in “LIMITED COMMON ELEMENT” in the legend;
  - c. Add a label for TEUFELSHUND WAY;
  - d. Use a lighter font for Phase 2 and Phase 3 labels;
  - e. Add “PHASE 1” above “SUNSET HEIGHTS” to the title block.

**MOTION:** *by Mr. Voelckers to accept staff’s findings, analysis and recommendations and approve PDP2019 0001 and noted the minor change in Item 2.*

***The motion passed with no objection.***

**PDF2019 0002:** Amendment to an approved Planned Unit Development Plan  
**Applicant:** Joanne Schmidt  
**Location:** 1011 Teufelshund Way

### Staff Recommendation

Staff recommends that the Planning Commission APPROVE the requested Amendment to the Planned Unit Development Plan for Sunset Heights. This would allow the applicant to operate

the Planned Unit Development as a “condominium” where all land must be held in common ownership or limited common ownership. This approval is subject to the following conditions:

1. Within 30 days of Planning Commission approval, the applicant shall submit a letter to the Community Development Department withdrawing PDP20180001, PDF20180001, and SMP20180001.
2. The following changes to the Sunset Heights Planned Unit Development Plan are required:
  - a. Correct the plan to show Phase 1 with the matching hexagonal symbol showing areas where development rights are reserved that is used in the legend;
  - b. Correct the spelling for “Element” in “LIMITED COMMON ELEMENT” in the legend;
  - c. Add a label for TEUFELSHUND WAY;
  - d. Use a lighter font for Phase 2 and Phase 3 labels;
  - e. Add “PHASE 1” above “SUNSET HEIGHTS” to the title block.

**MOTION:** *by Mr. Voelckers to accept staff’s findings, analysis and recommendations and approve PDF2019 0002 and noted the minor change in Item 2.*

***The motion passed with no objection.***

**VII. UNFINISHED BUSINESS** - none

**VIII. REGULAR AGENDA**- none

**IX. BOARD OF ADJUSTMENT** - At 7:10, Mr. Levine recessed the Planning Commission and came to order as the Board of Adjustment.

**X. BOARD OF ADJUSTMENT – CONSENT**

**PDF2019 0002:** Alternative Development Permit for a reduced side yard setback to accommodate a gas fireplace

**Applicant:** Edward Hein

**Location:** 736 W. 12<sup>th</sup> Street

**Staff Recommendation**

Staff recommends the Board of Adjustment APPROVE the Director’s analysis and findings, then grant the requested Alternative Development Permit to provide for a 4-foot side yard setback. The permit is for construction of a chase on the west side of the house. This chase would accommodate ventilation for a gas fireplace.

Approval conditions:

- Fire Burning Appliance Instruction: Listed fuel-burning appliances must be installed in accordance with the listed installation and operating instructions provided by the manufacturer. These instructions must be onsite and available to the inspector at time of inspection.

**MOTION:** *by Mr. Voelckers to accept staff's findings, analysis and recommendations and approve ADP2019 0001.*

***The motion passed with no objection.***

At 7:11, Mr. Levine recessed the Board of Adjustment and came to order as the Planning Commission.

**XI. OTHER BUSINESS** -None

**XII. STAFF REPORTS**

Ms. Maclean reported the following upcoming meetings:

- South Douglas/West Juneau Kickoff public meeting tomorrow (January 15) at the Douglas Library at 5:30 pm. The area plan will cover South Douglas to the bridge. Allison Eddins is the planner on this project.
- Visitor Task Force public meeting Thursday (January 16) at 5:30 pm in Chambers. There will be public testimony at this meeting.
- Blueprint meeting January 30 6:00 pm
- Public Works and Facilities Committee meeting is tomorrow (January 15) at noon in Chambers. Mr. Arndt is the commission liaison. He is traveling and will not be able to attend. Mr. Voelckers said he will attend in Mr. Arndt's place.
- Auke Bay Ad Hoc Committee meeting February 6 at 6:00 pm – UAS Rec Hall is the tentative location
- Commissioners going to APA should have all their travel arrangements by now. If not, contact Chelsea Wallace.

Mr. Dye asked if Auke Bay meeting is a subcommittee or a neighborhood meeting. Ms. Maclean explained it is a meeting of the ad hoc committee so it is a work session open to the public.

**XIII. COMMITTEE REPORTS**

- Mr. Dye reported the Blueprint committee met but he was not in attendance. Ms. Maclean added that, while she was not at the meeting, she did know that they covered transportation and will continue to cover transportation at the next meeting.



**XIV. LIAISON REPORTS**

Mr. Smith reported –

- The Assembly Finance Committee met and approved \$7,000,000 for Centennial Hall improvements.
- At the Assembly meeting yesterday (January 13):
  - The Nonconforming Ordinance was introduced
  - Introduced an Ordinance authorizing a land sale to Torrey Pines for the Vintage Park assisted living facility
  - Introduced an Ordinance to provide a grant to the developer to develop the facility
  - The Glacier Highway City/State project in Lemon Creek recommended by the Planning Commission was on the Consent agenda
  - A moratorium on Micro mobility devices was extended
  - Appropriated money and awarded a contract to clean up the junk vehicles on the River Road property.

Mr. Voelckers asked for clarification on the \$7,000,000 for City Hall. He wondered if that is a recommendation or a 'done deal' at this point. Mr. Smith explained that the funding sources of Sales Tax and Bed Tax have been approved but the actual appropriation will be an Ordinance that will be introduced at the full Assembly.

Mr. Hickok asked if Torrey Pines is a privately owned entity? Mr. Smith confirmed that it is a private company. Mr. Hickok asked if the State has an interest in it. Mr. Smith said AHFC would maybe be involved as part of refinancing on down the road but at the moment, they are not involved.

**XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- none****XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS**

Mr. Levine thanked members who so far have contacted him with committee requests and reminded those who have not so far to please do so.

**XVII. EXECUTIVE SESSION- none****XVIII. ADJOURNMENT - 7:21**

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers  
7:00pm  
Meeting Date: February 25, 2020

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**1. CSP2020 0001:**

- a. Public Comment – Barbara Craver, 2.5.20
- b. Public Comment – Peter & Sandy Metcalfe, 2.10.20
- c. Public Comment – Jean Ann Alter, 2.10.20

**2. SMP2019 0003:**

- a. Public Comment – George Danner, 2.16.20
- b. Staff Response – Danner Comment
- c. Memorandum – Staff Recommended Conditions

**3. USE2020:**

- a. Memorandum – Staff Recommended Conditions

**From:** [Barbara Craver](#)  
**To:** [PC\\_Comments](#)  
**Subject:** Capital Avenue Improvements  
**Date:** Wednesday, February 5, 2020 12:54:23 PM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Dear Planning Commission,

I think that it will be terrific to improve access on Capital Ave., giving pedestrians, people using wheelchairs, and strollers safe pedestrian access to Willoughby and back to the residential areas from Casey Shattuck and other neighborhoods . More lighting would also be a significant improvement to pedestrian safety.

I've lived at 506 W 9th for about 30 years, and I used to walk to and from work at CBJ (law department) for 10 years. Capital Ave. is the most direct walking route, but the terrible road (getting splashed by cars), dark and scary walk at night on winter afternoons (poor lighting, no sidewalk and no close houses to hear if you screamed) made it unpleasant and scary.

The pluses of the current plan (as I understand it) are:

- Accessible and safe sidewalk for pedestrians, wheelchair users and child stroller and shopping carts (can the sidewalk be heated as well for safety from ice in winter, don't they do this at the airport, or as part of the longer term heat pump infrastructure?) (the alternative, to walk up 9th St. to Calhoun is not accessible to wheelchairs or strollers)
- a well maintained car corridor into the Casey Shattuck area with decent paving and safe sightlines for cars and pedestrians
- improvement to the pathetic pedestrian access between Capital Ave. and B Street/8th Street (right now it is way too narrow, rutted and horrible in winter conditions, as well as strangely circuitous through the makeshift parking area the adjacent homeowners have created on public property.) I hope lighting would be included as well. A person using a wheelchair or stroller should be able to safely use this corridor.

I know there has been criticism to making Capital one way, but it's just not wide enough for safe two way car traffic and pedestrian safety. There are complaints about reduced utility to vehicles by making it one way, but it is a terrible left turn to get past the Malaspina Apartments, and there is no visibility.

The alternate route to go "southbound" towards Foodland from 9th is to use B Street, W 8th, and D Street. These are city streets. They skirt the Federal Building parking lot. This route should be better signed and made clear with road striping and traffic control. That would be a small additional expense with no construction costs. Believe me, there will lots of increased pressure on this route once Capital is one way.

The left and right turns from D St onto Willoughby are pretty bad, compounded by the traffic in and out of Foodland, but as a driver, during work hours, almost anything is better than turning left on Glacier from 9th at the Federal Building! That intersection is a nightmare! (Busses, pedestrians, cars whipping around Willoughby to get out of downtown, cars turning left onto 9th from Glacier Ave. It's crazy!)

I am encouraged at the planning and investment of time in improving the traffic in this area. This is a very walkable part of Juneau, and could be made much more accessible, safe and all age friendly. We should be encouraging a pleasant and walkable residential/retail/working environment year round. The Post Office, Federal Building, CBJ bus stops, Fire Department, Elementary Schools in this area all generate multiple kinds of traffic and pressure on the whole neighborhood. It is all interconnected.

Gunalchéesh for your work on this,

Barbara Craver  
506 W 9th Street

**From:** [Peter Metcalfe](#)  
**To:** [PC\\_Comments](#)  
**Cc:** [sandy@metcalfe5@gmail.com](#); [lemaanbluff@gmail.com](#); [jimjeanalter@hotmail.com](#); [cbranch@gci.com](#); [Jake@jakecarpenter.com](#); [markchoate@gmail.com](#); [erikemert@hotmail.com](#); [emily.ferry@gmail.com](#); [foster.ink@alaska.net](#); [wkg@gci.net](#); [ctg@gci.net](#); [gwpendleton@gmail.com](#); [newman@alaska.net](#); [sandra.parr405@gmail.com](#); [jessica.quintero@alaska.gov](#); [amrod921@gmail.com](#); [linda.rosenthal@gmail.com](#); [Filius1706@aol.com](#); [larry@woolford.com](#); [noelle@woolford.com](#); [robcadmus@gmail.com](#); [lindoff31@gmail.com](#); [Juanita Coronell](#); [Gina Halverson](#)  
**Subject:** Capital Avenue Rebuild  
**Date:** Friday, February 7, 2020 11:28:11 AM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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To: Juneau Planning Commission  
 Re: Capital Ave.  
 From: Peter and Sandy Metcalfe  
 354 Distin Ave. (above Capital Ave.)

Sandy and I are fully supportive of the proposed rebuild of Capital Ave, and are especially supportive of making the street one-way and adding a sidewalk.

We disagree with the preferred alternative of a one-way northbound orientation and ask that you consider a one-way southbound orientation.

In the neighborhoods of the east Flats and the Governor's Mansion, the majority of our use of Capital Ave. is to access Foodland and other nearby destinations.

The north bound direction will solve the blind corner at Willoughby, but would direct neighborhood traffic bound for Foodland and all the destinations in that area to a blind left-hand turn at the Federal Building intersection - which is usually blind due to the buses that stop (and wait for transitions) on the Federal Building side. To access Foodland (or the other destinations like the Sandpiper Restaurant, Museum, JACC, etc.) from the Federal Bldg. corner, we have to turn left through a complex intersection of three traffic lanes and busy cross walks, especially when a bus unloads passengers on the Fire station side.

The southbound turns onto Willoughby at the Capital Ave. intersection are comparatively safe. By necessity we are cautious and pay attention to the mirror across the street. It is a simple intersection.

A south bound Capital Ave. may seem to complicate the Indian Village access at the intersection with Village Street, but we think it simplifies.

If Capital Ave is northbound, those on that section of Village St. forced to go westbound will have to access Foodland by turning right on Capital and looping around to the Federal Building intersection.

There are two other access points to the Village: the first directly off Willoughby on the east end of the village and the other, mid-village, off Willoughby at Warrior Street.

The section of Village Street, currently one-way west bound beginning at the Village St--Warrior St. intersection, could be converted to two-way. This section of Village Street doesn't have the street parking or nearly the traffic of the narrower two-way streets at the approach to Starr Hill. Or this section of Village Street could be reversed to an eastbound one-way.

Thank you for your consideration.

**From:** [Jean Alter](#)  
**To:** [PC\\_Comments](#)  
**Cc:** [sandymetcalfe5@gmail.com](mailto:sandymetcalfe5@gmail.com)  
**Subject:** Capital Avenue Project Comments  
**Date:** Friday, February 7, 2020 12:39:58 PM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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To: Juneau Planning Commission  
Re: Capital Ave.  
From: Jean Ann Alter  
319 Distin Ave.

I have read and agree with the comments of Sandy and Peter Metcalf concerning the proposed Capital Avenue project.

Like them I fully support the proposed rebuild of Capital Ave, and I especially support making the street one-way and adding a sidewalk. I have been splattered by mud and dodged cars numerous times over the years.

I also **disagree** with the preferred alternative of a one-way northbound orientation and ask that you consider a one-way southbound orientation.

In the neighborhoods of the east Flats and the Governor's Mansion, the majority of our use of Capital Ave. is to access Foodland and other nearby destinations. When Capital avenue has been closed in the past, I have made the left hand turn onto Glacier at the Federal building. Left turns at this location are dangerous to cars and pedestrians.

The north bound direction will solve the blind corner at Willoughby but will direct neighborhood traffic bound for Foodland and all the destinations in that area to a blind left-hand turn at the Federal Building intersection - which is usually blind due bus traffic. I have never come close to an accident at Capital and Willoughby but have experienced close calls at the Federal building intersection of 9th and Glacier.

Another improvement would require the Salvation Army to use the exit on to Capital Avenue rather than Glacier. Cars are sometimes forced to back on to Glacier Avenue and the two way traffic inside the parking lot is congested.

Thank you for your consideration.

**From:** [George Danner](#)  
**To:** [PC\\_Comments](#)  
**Cc:** [Ruth Danner](#); [Rorie Watt](#)  
**Subject:** Require Visual screening for SMP 20190003 Bicknel Airport subdivision  
**Date:** Sunday, February 16, 2020 10:13:35 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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To All,

On February 25th the Planning Commission will be reviewing SMP 20190003, Bicknell's application for a industrial/commercial subdivision off of Yandunkin between the airport and the Egan Drive ROW.

I did a brief review of the documents attached to this application and was unable to find a reference that the developer install an appropriate visual screening fence between the new development and Yandunkin, the on-ramp to Egan (southbound), down to the end of the subdivision.

I'm asking the Planning Commission to condition the approval of this application with a strongly worded requirement that a tall fence that will screen the "stuff" that will undoubtedly wind up on these lots. I used Anka St. In Lemon Creek as a "fine" example of what I and a lot of others (and new visitors) don't want to see as we leave the airport and drive downtown. If one wants to see dead buses, dump trucks, boats, containers, and dead construction machinery, they can still do that at Anka, but don't pass up this opportunity to stop another eyesore.

I'm asking the City Manager, the Mayor and the Assembly to make sure the potential for another eyesore (especially here) is prevented. This land was earmarked long ago in the Comp Plan to be purchased by CBJ for a reserve and after the huge outcry to allowing it to become another Subdivision, the least the Planning Commission can do is require it to be screened from view by residents and visitors.

Thank you for your attention to this matter,  
George Danner  
1030 Arctic Circle  
Juneau, AK

Sent from my iPad



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**From:** Laurel Christian <Laurel.Christian@juneau.org>  
**Sent:** Tuesday, February 18, 2020 2:24 PM  
**To:** 'gd3is@gci.net' <gd3is@gci.net>  
**Cc:** Jill Maclean <Jill.Maclean@juneau.org>; Alexandra Pierce <Alexandra.Pierce@juneau.org>  
**Subject:** RE: Require Visual screening for SMP 20190003 Bicknel Airport subdivision

Hello George,

Thank you for your comments regarding the proposed subdivision near the Airport off Yandukin Drive (SMP2019 0003), they will be provided to the Planning Commission as additional materials the Friday before the hearing.

The Planning Commission does not have the ability to require visual screening or fencing through the subdivision process. CBJ 49.15.402 describes the findings that the Planning Commission is required to make for a major subdivision. The future uses of the lots created through this subdivision are not known at this time and allowed uses in the Industrial zoning district can vary greatly. CDD staff will monitor uses proposed for these lots to ensure that all CBJ development standards are met.

If the developer proposes a use which requires a Conditional Use Permit, the Planning Commission may require screening through the Conditional Use Permit process [CBJ 49.15.330(g)(14)]. This is a separate process than the subdivision process and requires different findings and allows for the Planning Commission to place conditions on an application based on those findings. If a Conditional Use Permit is not required, CDD staff may add conditions to a building permit and some uses may require visual screening [04 CBJAC 050.020(g)].

Ultimately, we need to know the proposed use of the lots created through this subdivision before we can implement development requirements.

Please let me know if you have any additional comments or questions.

Thank you,

**Laurel Christian | Planner**

[Community Development Department](#) | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0761



*Fostering excellence in development for this generation and the next.*

-----Original Message-----

From: George Danner <gd3is@gci.net>

Sent: Sunday, February 16, 2020 10:13 AM

To: PC\_Comments <PC\_Comments@juneau.org>

Cc: Ruth Danner <ruth@dannerdata.com>; Rorie Watt <Rorie.Watt@juneau.org>

Subject: Require Visual screening for SMP 20190003 Bicknel Airport subdivision

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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To All,

On February 25th the Planning Commission will be reviewing SMP 20190003, Bicknell's application for a industrial/commercial subdivision off of Yandunkin between the airport and the Egan Drive ROW.

I did a brief review of the documents attached to this application and was unable to find a reference that the developer install an appropriate visual screening fence between the new development and Yandunkin, the on-ramp to Egan (southbound), down to the end of the subdivision.

I'm asking the Planning Commission to condition the approval of this application with a strongly worded requirement that a tall fence that will screen the "stuff" that will undoubtedly wind up on these lots. I used Anka St. in Lemon Creek as a "fine" example of what I and a lot of others (and new visitors) don't want to see as we leave the airport and drive downtown. If one wants to see dead buses, dump trucks, boats, containers, and dead construction machinery, they can still do that at Anka, but don't pass up this opportunity to stop another eyesore.

I'm asking the City Manager, the Mayor and the Assembly to make sure the potential for another eyesore (especially here) is prevented. This land was earmarked long ago in the Comp Plan to be purchased by CBJ for a reserve and after the huge outcry to allowing it to become another Subdivision, the least the Planning Commission can do is require it to be screened from view by residents and visitors.

Thank you for your attention to this matter, George Danner  
1030 Arctic Circle  
Juneau, AK

Sent from my iPad



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

**MEMORANDUM**  
**February 21, 2020**

**To:** Michael LeVine, Chair  
 Planning Commission

**From:** Laurel Christian, Planner  
 Community Development Department

**Case Number:** SMP2019 0003

**Legal Description:** US Survey 1568 Tract B1

**Parcel No.:** 5B1401020071

**RE: Staff Recommended Conditions**

Please be aware that staff has changed the order of conditions and formatting. For example, all conditions that start with “prior to final plat approval” are now grouped. Staff has also reorganized some of the wording. **The intent of each condition has not changed.** The conditions that may be found in the Notice of Decision, unless revised by the commission, are listed below:

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 signed and stamped 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



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 www.juneau.org/CDD  
 155 S. Seward Street • Juneau, AK 99801

**MEMORANDUM**  
**February 21, 2020**

**To:** Michael LeVine, Chair  
 Planning Commission

**From:** Laurel Christian, Planner  
 Community Development Department

*Laurel Christian*

**Case Number:** USE2020 0001

**Legal Description:** USS 1500 FR

**Parcel No.:** 4B2301050040

**RE: Staff Recommended Conditions**

Please be aware that staff has changed the order of conditions and formatting. For example, all conditions that start with “prior to issuance of a building permit” are now grouped. Staff has also reorganized some of the wording. Staff has changed “Prior to the issuance of a certificate of occupancy” to “Prior to the issuance of a temporary certificate of occupancy.” This revision ensures that occupancy is not occurring until zoning conditions are met. **The intent of each condition has not changed.** The conditions that may be found in the Notice of Decision, unless revised by the commission, are listed below:

1. Prior to issuance of a building permit for the proposed structure, a shared use parking agreement must be approved by the CBJ Community Development Department and CBJ Law Department, and must be recorded in the State Recorder’s Office. The parking agreement must state that it may be nullified only when the CBJ Community Development Department Director has approved the nullification of the agreement on an instrument that is recorded with the State Recorder’s Office.
2. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.
3. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).
4. 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 at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

5. Prior to the issuance of a temporary certificate of occupancy for the proposed structure, the applicant shall dedicate a public pedestrian access easement to the mouth of Auke Creek. When a viable alternative access is provided, the easement across the University property could be vacated. A floating easement could be used with route determined by UAS.
6. Prior to issuance of a temporary certificate of occupancy, CBJ-approved signage shall be posted for the accessible parking space.
7. 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.
8. 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 as shown on the site plan in a medium designed for such purposes .



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

**DATE:** February 11, 2020

**TO:** Planning Commission

**FROM:** Laurel Christian, Planner  
Community Development Department

**CASE NO.:** USE2020 0001

**PROPOSAL:** Conditional Use Permit for a new campus building at UAS

**GENERAL INFORMATION**

**Applicant:** NorthWind Architects, LLC

**Property Owner:** University of Alaska Southeast

**Property Address:** 11305 Glacier Hwy

**Legal Description:** USS 1500 FR

**Parcel Code Number:** 4B2301050040

**Site Size:** 161,172 square feet (3.700 acres)

**Comprehensive Plan Future Land Use Designation:** Marine Mixed Use (M/MU)

**Zoning:** Waterfront Commercial (WC)

**Utilities:** Public Water & Sewer

**Access:** Glacier Highway

**Existing Land Use:** University of Alaska Southeast (UAS) Campus

**Surrounding Land Use:** North - Glacier Highway

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February 11, 2020  
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|       |                                   |
|-------|-----------------------------------|
| South | - Water                           |
| East  | - UAS Campus Building and Parking |
| West  | - Water                           |

### **VICINITY MAP**



### **ATTACHMENTS**

Attachment A – Application and Project Narrative  
Attachment B – Site Plan and Landscaping Plan  
Attachment C – Floor Plans and Building Elevations  
Attachment D – Lighting  
Attachment E – Agency Review Comments

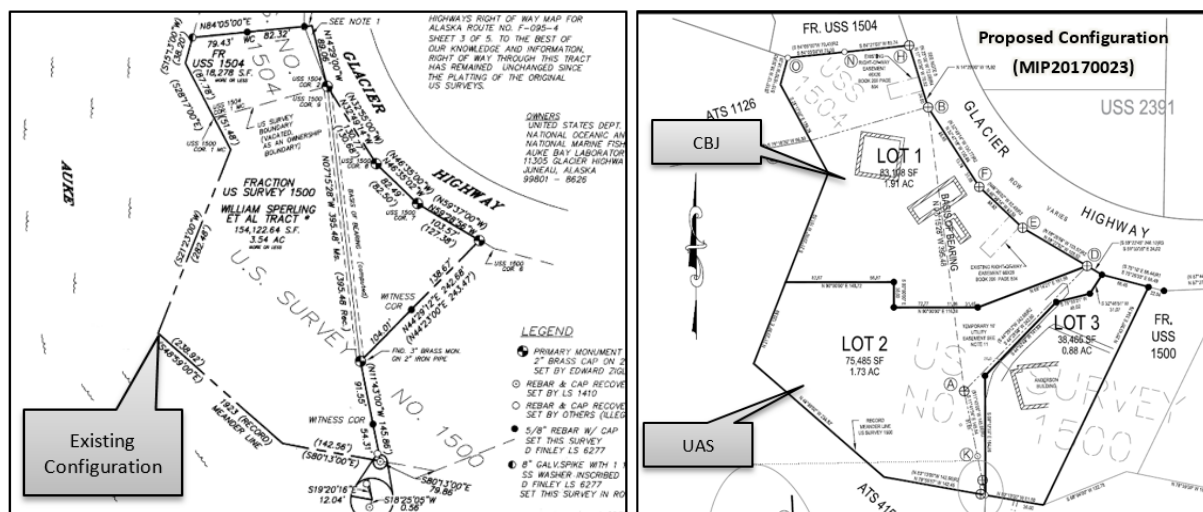
### **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit for the development of a new campus building at the University of Alaska Southeast (UAS) campus. The new campus building will measure approximately 11,194 square feet. According to the applicant's narrative, the new building will be designed to support educational and research programs associated with the Natural Sciences Research Laboratory Program; the Environmental Sciences and Geography Program; and the Marine and Terrestrial Science Operations and Field Research Support for Faculty and undergraduate research (Attachment A).

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## **BACKGROUND**

In 2018 the subject parcel was transferred from the Federal Government to the University of Alaska Southeast (UAS) and the City and Borough of Juneau (CBJ). A portion of the subject parcel was quitclaimed to CBJ and a portion of the parcel was quitclaimed to UAS. CBJ and UAS applied for a subdivision of the subject parcel, to split the parcel in accordance with these quitclaim deeds (MIP20170023). This subdivision has not yet been completed; the applicants have received preliminary plat approval from the Community Development Department (CDD) but have not submitted a final plat to be reviewed and recorded. The site plan submitted with this application shows the proposed building in relation to the proposed configuration, as shown below.



## **ANALYSIS**

**Project Site and Design** – As discussed above, the subject parcel is currently working through a subdivision. Once the subdivision is completed, the UAS portion of subject parcel will measure approximately 75,485 square feet. The site has direct access off Glacier Highway. The rear of the site is waterfront to Auke Bay. A site plan can be found in Attachment B.

The proposed building will measure approximately 11,194 square feet and have two stories. The building will contain educational, research, and laboratory facilities, including classrooms, labs, office spaces, storage, and student study spaces. The building will be designed for efficiency and durability while maintaining a high-quality, modern, and aesthetically pleasing finish, according to the project narrative (Attachment A). Floor plans and building elevations can be found in Attachment C.

The site plan submitted with the application shows a possible future expansion of the building and parking areas (Attachment B). According to the applicants, at this time the University has no plans, budget, or timeline for a future expansion. The potential future expansion is shown on the



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site plan to hold a portion of the site free from other structures or parking areas that would make an expansion more difficult. It should be noted that if the applicant, at some time in the future, decides to expand the building, another Conditional Use Permit may be required.

**Zoning** – The subject parcel is located in the Waterfront Commercial (WC) zoning district. According to the Table of Permissible Uses, Universities and Colleges (USE 5.130) are allowed in the WC zoning district with an approved Conditional Use Permit. Additionally, the WC zoning district allows multiple principle uses on one lot. In the Table of Permissible Uses, Note N requires that uses in the WC zoning district be *water-dependent, water-related, or water-oriented*. The proposed structure and use is consistent with this requirement because, as stated in the project narrative, the building supports education and research in the marine studies fields and will house SCUBA support components such as a SCUBA locker room with shower facilities.

**Traffic** – According to the ITE Trip Generation Manual, Universities and Colleges generate 1.71 average daily trips on a weekday per student. Average daily trips (ADTs) calculated by square footage was not available for this land use category. According to the applicant, the three classrooms in the building could accommodate 31 students, generating 53 ADTs. According to the CBJ Building Official, the maximum capacity of the building is 122 people, generating 209 average daily trips. Per CBJ 49.40.300(a)(2) no traffic impact analysis is required.

In addition to the parking provided on-site, the applicant provides shuttle service between UAS buildings. The proposed building is also an approximate 15 minute walk away from the UAS Auke Lake Campus Buildings. Traffic is not anticipated to cause negative effects to the surrounding areas or be out of character with the existing neighborhood.

**Parking and Circulation** – According to CBJ 49.40.210(a) College main campuses require one parking space per 500 square feet. The proposed building measures 11,194 square feet so 22 spaces would be required. Two accessible parking spaces are required; one must be van accessible. The site plan shows that parking will be shared on two neighboring lots owned by the University (Attachment B). The building on the neighboring lot (Anderson Building) measures 17,000 square feet and also requires one parking space per 500 square feet; 34 spaces would be required.

For the two University buildings, 56 parking spaces would be required with a minimum of three accessible spaces, one of which would be required to be van accessible. The site plan shows 57 parking spaces, four of which are accessible. According to CBJ 49.40.200(4)(D) parking spaces may be located within 500 feet of the proposed building. The maximum distance from the proposed building to the farthest parking space is approximately 360 feet.

It should be noted that the site plan shows three individual parcels, all owned by UAS. One parcel will contain the proposed building, one parcel currently contains the UAS Anderson Building, and one parcel is vacant and only used for parking. Parking is not an allowed principal use in the

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Waterfront Commercial (WC) zoning district. The existing parking is nonconforming and is allowed to continue; however, no new parking is permitted on the vacant parcel without another primary use.

The following are recommended conditions of approval that address parking and circulation:

- CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.
- Wheel stops or striping shall be placed in the parking lot to define the location of parking spaces prior to commencement of the proposed use.
- 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 as shown on the site plan in a medium designed for such purposes prior to the issuance of a Certificate of Occupancy.
- A shared parking agreement must be approved by the CBJ Community Development Department and CBJ Law Department, and must be recorded in the State Recorder's Office prior to issuance of a building permit for the proposed structure. The parking agreement must clearly state that it may be nullified only when the CBJ Community Development Department Director has approved the nullification of the agreement on an instrument that is recorded with the State Recorder's Office.

**Vegetative Cover and Landscaping** – The minimum required vegetative cover for the Waterfront Commercial zoning district is 10% of total lot area. Once the subdivision is completed, the lot containing the proposed building will measure approximately 75,485 square feet; 7,549 square feet would be required. The applicant has provided a landscaping plan that describes the areas to be landscaped and the proposed materials to be used (Attachment B). This plan shows approximately 22,700 square feet, exceeding the 10% requirement.

**Drainage and Snow Storage** – A grading plan has not been provided with the application materials. In 2018, the applicants were issued a grading permit to perform site prep for the proposed building. Additional grading will be reviewed during building permit review. A snow storage plan was also not included in the application materials. The following are recommended conditions of approval that address drainage and snow storage:

- Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing storm water run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.
- Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).

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**Lighting** – The applicant has shown five light posts on the site plan (Attachment A) as well as lighting details (Attachment D). According to CBJ 49.40.230(d) parking areas shall be suitably lit and all lighting fixtures shall be “full cutoff” design. This will be verified during building permit review. The following conditions are recommended conditions of approval that address lighting:

- 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 at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

**Non-motorized Transportation** – As shown on the site plan, and discussed in the project narrative, there will be pathways between the proposed building and the adjacent UAS Anderson building. Off-site, there are sidewalks on both sides of Glacier Highway, which provide pedestrian access to the proposed building from other parts of the UAS campus. The applicant also labels a bike rack near the front of the proposed building to accommodate users arriving by bicycle. See attachment B.

According to the 2009 Juneau Non-Motorized Transportation Plan, *bike racks should be installed in a convenient and visible locations as close to the buildings [sic] front entrance as possible.* Additionally, the plan calls for bike racks to be designed to accommodate a “U-type lock.” The bike rack shown on the site plan is near the front entrance of the building. Staff encourages the University to also use “U-type lock” bike racks.

**Habitat** – Auke Creek (ADFG Catalog No. 111-50-10420) is not located on the subject parcel, but runs near the parcel to the east. The mouth of Auke Creek is a popular fishing spot during the summer months. Due to topography, access to the creek from the Alaska Department of Transportation & Public Facilities right-of-way can be challenging. A condition of approval for the subdivision of the subject parcel is that a public pedestrian access easement to the mouth of the creek be dedicated (MIP20170023). CBJ 49.35.620 requires developers to convey easements to provide access to streams or public bodies of water. CBJ 49.15.330(g)(4) also grants the Commission the ability to include conditions requiring easements. In order to ensure public access is provided to Auke Creek in the event that the subdivision is not completed, staff recommends the following condition of approval:

- Prior to the issuance of a Temporary Certificate of Occupancy for the proposed structure, the applicant shall dedicate a public pedestrian access easement to the mouth of Auke Creek. When a viable alternative access is provided, the easement across the University property could be vacated. A floating easement could be used with route determined by UAS.

**Flood Hazard Areas** – Portions of the subject parcel are in the VE flood zone and have a flood

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elevation of 25 feet. According to the site plan, the building will be located outside of the flood hazard area, with an approximate elevation between 50.5 feet and 65 feet (Attachment B). This will be verified during building permit review; an elevation certificate will likely be required.

**Agency and Public Comments** – Staff performed an agency review period from January 14<sup>th</sup> to January 31<sup>st</sup>. Additionally, postcards were mailed to property owners within 500 feet of the subject parcel.

Agency Comments – Staff requested comments from the CBJ Assessors Office; CBJ Engineering and Public Works; CBJ Streets and Fleet Maintenance; the CBJ Building Division; Capital City Fire and Rescue (CCFR); CBJ Docks and Harbors; and the Alaska Department of Transportation and Public Facilities. CCFR and CBJ Streets and Fleet Maintenance stated they had no issues with the proposed development at this time. CBJ Engineering and Public works provided comments regarding installation of utilities; this is found in Attachment E and summarized below.

*CBJ Engineering and Public Works* – Comments clarify that as a result of the proposed subdivision, each lot will be served with its own water service and line. The new building and the existing Anderson Building on the adjacent lot are permitted to share a sewer line. No Certificate of Occupancy, or Temporary Certificate of Occupancy will be issued until the new service has been installed. This will be reviewed through building permit review for the proposed building and through the subdivision review (MIP20170023).

Public Comments – At time of writing this staff report, no public comments have been received regarding the proposed development.

**Conformity with Adopted Plans** – As described below, the proposed development is consistent with the 2013 City and Borough of Juneau Comprehensive Plan, the 2015 Auke Bay Area Plan, and the 2015 Juneau Economic Development Plan. The proposed development supports educational and research objectives listed in these plans and overall supports goals of making Juneau an attractive place to live and learn.

2013 City and Borough of Juneau Comprehensive Plan – The Comprehensive Plan lists the following guiding principle consistent with the proposed development:

***Quality education from Pre-school to University levels.** Promote quality educational programs and experiences in the schools and lifelong learning for our residents as well as a healthy lifestyle with adequate recreational facilities, resources and programs. Support a vital arts community, celebrating our diverse cultural heritage and unique historic resources.*

Additionally, the proposed development is consistent with the following policies:

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*POLICY 5.8. TO SUPPORT EXPANSION AND DEVELOPMENT PLANS OF THE UNIVERSITY OF ALASKA SOUTHEAST WHILE PROTECTING THE NATURE OF ITS SETTING, WHICH IS AN INTEGRAL PART OF ITS UNIQUE ADVANTAGE.*

*Policy 5.8 - SOP2 Encourage UAS to provide a full range of university programs that take advantage of the local environment, both natural and governmental, to attract students from other Alaska communities as well as from outside of Alaska.*

*POLICY 14.1. TO PROVIDE A STRONG SYSTEM OF HIGH QUALITY PUBLIC EDUCATION TO ENABLE ALL STUDENTS TO BECOME WELL EDUCATED, INFORMED RESIDENTS WHO UNDERSTAND AND APPRECIATE DIVERSE CULTURES AND WHO ARE EQUIPPED TO PURSUE FURTHER EDUCATION AND COMPETE SUCCESSFULLY IN THE WORK FORCE.*

The subject parcel has a Comprehensive Plan future land use designation of Marine Mixed Use (M/MU) and is located within *Subarea 3 Auke Bay, Mendenhall Peninsula, West Mendenhall Valley*. The M/MU designation is intended for:

*...high density residential and non-residential land uses in areas in and around harbors and other **water-dependent recreational or commercial/industrial areas**. Typically, neighborhood serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium- and high-density residential uses at densities ranging from 10 to 60 residential units per acre. (Emphasis added.)*

2015 Auke Bay Area Plan – According to the plan, the vision of the Auke Bay is:

*Auke Bay Community Offers: Gateways to many outdoor activities, including fishing, kayaking, boating, hiking, and bicycling; **study and programs at the University of Alaska Southeast**; and, history and cultural significance for the Aak’w Kwáan who have made Auke Bay their home for millennia. (Emphasis added.)*

The proposed development is consistent with the vision of Auke Bay in that it supports study and programs at UAS. The proposed development is also consistent with the following goals from the Auke Bay Area Plan, Chapter 1:

*Goal 1: Develop Auke Bay into a community to live, learn, work, shop and recreate within.*

*Goal 3: Coordinate and support the development of an Auke Bay hub that serves the needs of the University, the harbors, businesses, and residents.*

2015 Juneau Economic Development Plan – The Juneau Economic Development Plan lists the University of Alaska Southeast as an “Asset and Competitive Advantage” and recognizes education as an important factor in economic development. A core principle listed in the plan is to include *a quality education system that prepares students for rewarding jobs and meets the*

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*needs of local employers.* The plan also recognizes research as an important economic objective. One goal of the plan is *to Recognize and Expand Juneau's position as a research center.* The following objective supports this goal and is consistent with the proposed development:

*Objective 1. Recognize Juneau as a Research Center of Excellence. Raise awareness in Juneau and beyond about Juneau's research and science facilities, assets, expertise, and activities.*

## **FINDINGS**

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

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?***

**Yes.** Staff finds 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.

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**2. *Is the proposed use appropriate according to the Table of Permissible Uses?***

**Yes.** The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 5.130 for the Waterfront Commercial zoning district.

**3. *Will the proposed development comply with the other requirements of this chapter?***

**Yes.** The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the February 14, 2020 and February 23, 2020 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

**4. *Will the proposed development materially endanger the public health or safety?***

**No.** There is no evidence that the proposed development will 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?***

**No.** There is no evidence that the proposed development will decrease the value of or be out of harmony with 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?***

**Yes.** Staff finds the proposed development is in general conformity with the 2013 City and Borough of Juneau Comprehensive Plan, the 2014 Auke Bay Area Plan, and the 2015 Juneau Economic Development Plan.

**Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:**

**7. *Will the proposed development comply with the Juneau Coastal Management Program?***

**Yes.** Staff finds the proposed developments complies with the Juneau Coastal Management Program.

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### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a new campus building at the University of Alaska Southeast campus.

The approval is subject to the following conditions:

1. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.
2. Wheel stops or striping shall be placed in the parking lot to define the location of parking spaces prior to commencement of the proposed use.
3. 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 as shown on the site plan in a medium designed for such purposes prior to the issuance of a Certificate of Occupancy.
4. A shared parking agreement must be approved by the CBJ Community Development Department and CBJ Law Department, and must be recorded in the State Recorder's Office prior to issuance of a building permit for the proposed structure. The parking agreement must clearly state that it may be nullified only when the CBJ Community Development Department Director has approved the nullification of the agreement on an instrument that is recorded with the State Recorder's Office.
5. Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing storm water run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.
6. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).
7. 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 at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
8. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed structure, the applicant shall dedicate a public pedestrian access easement to the mouth of Auke Creek. When a viable alternative access is provided, the easement across the University property could be vacated. A floating easement could be used with route determined by UAS.



# DEVELOPMENT PERMIT APPLICATION

|                                                    |                                   |                       |
|----------------------------------------------------|-----------------------------------|-----------------------|
| <b>Project Number</b>                              | <b>CITY and BOROUGH of JUNEAU</b> | <b>Date Received:</b> |
| <b>Project Name</b><br>(City Staff to Assign Name) |                                   |                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                        |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Project Description</b><br>New construction of a two-story, 11,194 square foot, educational and research laboratory structure, related and utility linked to the adjacent UAS Anderson Marine Sciences Laboratory building. Property has been remitted to UAS by NOAA, who is still listed as Owner on the Assessors Database. |                                                                                                                                                        |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>PROPERTY LOCATION</b>                                                                                                                                                                                                                                                                                                          |                                                                                                                                                        |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Street Address<br>11305 Glacier Highway                                                                                                                                                                                                                                                                                           | City/Zip<br>Juneau, Alaska 99801                                                                                                                       |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)<br>USS 1500FR                                                                                                                                                                                                                                          |                                                                                                                                                        |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assessor's Parcel Number(s)<br>4B2301050040                                                                                                                                                                                                                                                                                       |                                                                                                                                                        |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>LANDOWNER/ LESSEE</b>                                                                                                                                                                                                                                                                                                          |                                                                                                                                                        |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Property Owner's Name<br>University of Alaska Southeast                                                                                                                                                                                                                                                                           | Contact Person:<br>Ke Mell                                                                                                                             | Work Phone:<br>907-796-6480         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Mailing Address<br>11066 Auke Lake Way                                                                                                                                                                                                                                                                                            | Home Phone:                                                                                                                                            | Fax Number:                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | E-mail Address<br>kemell@alaska.edu                                                                                                                                                                                                                                                                                               | Other Contact Phone Number(s):                                                                                                                         |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>PROJECT / APPLICANT</b>                                                                                                                                                                                                                                                                                                        | <b>LANDOWNER/ LESSEE CONSENT</b> <span style="float: right;">****Required for Planning Permits, not needed on Building/ Engineering Permits****</span> |                                     |
| I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:<br>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                   | <br>Landowner/Lessee Signature                                                                                                                         | Date<br><u>1-10-2020</u>            |
| 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.                                                                                                               |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                        |                                     |
| <b>APPLICANT</b> <span style="float: right;">If the same as OWNER, write "SAME" and sign and date at X below</span>                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                        |                                     |
| Applicant's Name<br>NorthWind Architects, LLC                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                   | Contact Person:<br>Sean Boily                                                                                                                          | Work Phone:<br>907-5986-6150 xt.201 |
| Mailing Address<br>126 Seward Street Juneau, AK 99801                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                   | Home Phone:                                                                                                                                            | Fax Number:<br>907-586-6181         |
| E-mail Address<br>sean@northwindarch.com                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                   | Other Contact Phone Number(s):<br>907-321-4131 (cell)                                                                                                  |                                     |
| X                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                   | Applicant's Signature                                                                                                                                  | Date of Application                 |

|                                        |                                                        |                                                                                                |                |                      |                               |
|----------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------|----------------------|-------------------------------|
| <b>OFFICE USE ONLY BELOW THIS LINE</b> |                                                        |                                                                                                |                |                      |                               |
| <b>STAFF APPROVALS</b>                 | <input checked="" type="checkbox"/>                    | <b>Permit Type</b>                                                                             | <b>***SIGN</b> | <b>Date Received</b> | <b>Application Number(s)</b>  |
|                                        |                                                        | 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)                                 |                |                      |                               |
|                                        |                                                        | 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:                                              |                                                                                                |                |                      | <b>Permit Intake Initials</b> |



# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

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

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

## PROJECT SUMMARY

New construction of a two-story, 11,194 square foot, educational and research laboratory structure with SCUBA support and seawater utility linked to the adjacent UAS Anderson Marine Sciences Laboratory building.

## 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: 5.130, note 3N requires Planning Commission Approval, with use water dependent, related, or oriented.

## 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 75,485 square feet

Total Area of Existing Structure(s) 0 square feet

Total Area of Proposed Structure(s) 11,194 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

*If this is a modification or extension include:*

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

### ☒ Plans including:

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

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

### ALLOWABLE/CONDITIONAL USE FEES

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

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

### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Case Number

Date Received

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

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

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

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

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

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

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

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

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

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

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

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

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### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**Design Narrative for Conditional Use Permit Application*****Introduction and Project Purpose***

The Auke Bay Integrated Sciences Building (ABISB) property, adjacent to the UAS Anderson Building, will allow UAS to spatially collocate academic programs in the terrestrial and marine sciences, and promote the development of interdisciplinary program convergence on the Juneau Campus. Adjacency with CBJ dock facilities will support marine research and promote convergence with industry, other researchers, and the people of Juneau. Promoting convergence is a national priority for university programs in the natural sciences; convergence will be required of future scientists and citizens to address the complex scientific questions facing society. ***This use is consistent with requirements of WC zoning in which Conditional Use requires Water related activity. This is an education and research facility with marine study and SCUBA support components.*** Incidentally the facility is also physically tied into the adjacent marine research facility through a seawater heat pump heating system utilizing waste heat in sweater expelled from the Anderson Building to heat the new building.

The educational program for the ABISB property contains three components:

1. Natural Sciences Research Laboratory (NSRL) program
2. Environmental Science and Geography Program
3. Marine and Terrestrial Science Operations and Field Research Support for faculty and undergraduate research

***Building Design and Function:*** The design is for a new, 2-story building, tailored to the needs of the educational and research programs listed above. Specific design and functional goals include:

- An efficient floor plate will be developed to easily accommodate future program changes and changing research support needs.
- Laboratory and field research support modules will be configured with future flexibility in mind.
- The building will be modern and aesthetically pleasing. It will respond to Auke Bay's Alaskan maritime climate and will take advantage of stunning views to the north and west.
- The facility will house field research workshop space including SCUBA support for the adjacent Andersen marine laboratory.
- Paths will provide easy access to the adjacent Anderson Building, and the building will be configured to allow for a future connection between the two buildings.
- The site is positioned to connect to trails leading to the shoreline and nearby CBJ dock facilities.
- High quality, durable finishes will be utilized on the building exterior and interior; and the building will be wrapped in an energy efficient building envelope.

***ABISB Space List - Program Area:******Marine Operations and Field Research Support***

- Field Equipment Storage/Staging
- Field Equipment Maintenance Shop
- SCUBA Equipment

***NSRL Faculty and Undergraduate Laboratories***

- Water/Soils Ecology Laboratory
- Forest Ecology/Glaciology/Geophysics Lab

- Research Storage Room
- Clean Room (attached to Water/Soils Lab)
- Dirty Room (attached to Forest Ecology Lab)
- Chemical Storage Room
- Freezer Room
- Environmental Science Specialized Classroom
- Environmental Science Teaching Supplies
- Conference/Meeting Room
- Faculty Offices
- Open Office/Work
- Study/Breakout Space
- Shared Kitchenette

*Support Spaces*

- Arctic Entry and Lobby
- Restrooms & Janitor Room
- Facility Storage Room
- Mechanical/Electrical/Telecom

The current design is near completion (+95%) anticipating bidding for construction in April

**Site Vegetation:** The natural vegetation on the site has largely been removed, except for that below elevation 44' on the site plan. Site drainage and surface shall be addressed in compliance with stormwater protection requirements within the contract for construction. The University of Alaska engages a campus landscape design and installer to address spoils and planting for site restoration after construction contract is near completion but before the site is occupied.

**Parking:** To avoid unnecessary parking lot coverage, the University shall both provide on-site parking and share parking with the adjacent Anderson Building site to meet the CBJ's parking requirements of 1 space per 500 sf of campus building construction. The facility will not depend on other off-site campus parking to meet parking requirements. This is supported by correspondence with CDD in 2018. The 17,000 sf Anderson building requires 34 spaces. The parking lots serving the Anderson building provide 45 spaces (11 extra spaces). The 11,200 sf Auke Bay station building requires 22 spaces. Given the 11 spaces at the adjacent Andersen Building site, a total of 11 new spaces are required. The site development design includes 12 new parking spaces, including 2 new ADA Spaces. The two facilities and parking areas connected by an Accessible walkway. Parking spaces for each building are designated on the site plan accompanying this narrative. ABS spaces have an "S" designation with their number and are highlighted on the accompanying architectural site plan.

**Sustainability:** In planning for a building with a life of fifty years or more, it is important to consider capital costs, maintenance costs, and total life cycle costs of all building components. It is equally important to recognize the impact the building will have on the environment and strive to minimize that impact wherever possible. We think of 'sustainable design' as something that honors place and culture, minimizes life cycle costs, maximizes return on investment, and minimizes its environmental footprint. For the Auke Bay Marine Station, the following sustainable guidelines have been established:

- **Energy and Atmosphere:** The energy efficiency strategy will focus on an energy efficient building envelope, heat recovery ventilation, and low-energy lighting strategies. Wall assemblies will have a

minimum overall thermal resistance of R-24 and roof assemblies will have a minimum value of R-50. Assemblies will be thermally broken wherever possible. Windows will be thermally broken and glazed with high-performance low-E glazing. These windows will manage solar heat gain while allowing a maximum amount of daylight to enter the building. Heating, cooling and ventilation will be provided via ducted air distribution, which includes heat recovery from the building's exhaust air, thereby recapturing a high percentage of heat lost to the 100% outside air ventilation requirements of the labs. Heating energy is gained through extraction of waste heat from the seawater circulation system that serves the adjacent Anderson Building marine laboratories: heat gained as the seawater passes through the heated laboratory space is recapture through a heat exchanger and heat pumps before the sea is returned to the sea. It has been calculated this latent energy is more than enough for heating the new facility. Emphasis has been given to designing systems that can be maintained by local personnel.

- ***Materials and Methods:*** In all areas of construction, emphasis will be placed on materials and assemblies that provide maximum durability. Durable materials that can be reused in the future will be favored over temporary, single-use materials. Wherever practical, finish materials will be avoided allowing structural materials to be expressed, thus minimizing overall material consumption. Materials with a high recycled content will be favored, when it can be shown that durability is not sacrificed.
- ***Indoor Environmental Quality:*** A stringent quality control be maintained during construction, and all interior finish materials will be selected from low-emitting choices. Blinds will be provided on all exterior windows, and individual lighting controls will be provided at private offices giving the users control over their own comfort. Daylight and views will be provided to all occupied areas of the building. As much as possible, classrooms and offices will be naturally ventilated. Windows and openings will be placed to encourage cross-ventilation and 'stack effect' ventilation. This will provide a strong connection to the outdoors, an abundance of fresh air, and will help reduce initial and operational costs.
- ***Water Efficiency:*** Water fixtures inside the facility will be carefully selected to achieve a reduction of water consumption below EPA standards. The new facility design includes the following fixtures:
  - Toilets: 3
  - Lavatories: 3
  - Shower: 1
  - Utility sink: 3
  - Drinking fountain: 1-pair (high/low)
  - Educational (classroom) sink.: 1
  - Laboratory sink: 5
  - Kitchenette sink with dishwasher connection: 1
  - Eyewash/emergency shower station: 3

Water and waste piping utilities have been designed to serve the fixtures provided.



**Schedule**

The schedule will allow UAS to occupy the new building in the fall semester of 2021. Phase 1 site and utility preparation is complete, except for final utility tie in on the State highway easement which is presently in negotiation between the City and Borough of Juneau and the State of Alaska. The University of Alaska Southeast would like to start construction no later than April 2020 to take full advantage of the summer construction season. The project team is maintaining the following project schedule:

- Phase 2 Construction Documents Complete      04/22/2019
- Award Bid      03/30/2020
- Begin Building Construction      04/1/2020
- Construction Completion      06/01/2021
- First Day of Class      08/23/2021

**Attachments:**

- Architectural site plan with parking and site lighting notated – 1 sheet
- Architectural building plans and elevations – 8 sheets
- Site lighting fixture cut sheets (campus pathway lighting post) – 2 sheets
- UAS Landscaper notes and plan sheet overlay - 1 sheet



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

## Project name UAS Marine Science building

Case Number: PAC2018 0074

Applicant: UAS

Property Owner: NOAA

Property Address: 11305 Glacier Hwy

Parcel Code Number: 4B2301050040

Site Size: 161,172 Square Feet

Zoning: WC (Waterfront Commercial)

Existing Land Use: NOAA Lab

Conference Date: October 31, 2018

## 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.

| Kemell               | Applicant              | <a href="mailto:Kemell@alaska.edu">Kemell@alaska.edu</a>           |
|----------------------|------------------------|--------------------------------------------------------------------|
| Laura A. Boyce, AICP | Planning               | <a href="mailto:laura.boyce@juneau.org">laura.boyce@juneau.org</a> |
| Dave Hurley          | Applicant              | <a href="mailto:Dave@northwindarch.com">Dave@northwindarch.com</a> |
| Autumn Sapp          | General Engineering    | <a href="mailto:Autumn.Sapp@juneau.org">Autumn.Sapp@juneau.org</a> |
| John Young           | Commercial Plan Review | <a href="mailto:John.young@juneau.org">John.young@juneau.org</a>   |
| Dan Jager            | Fire Marshall          | <a href="mailto:Dan.Jager@juneau.org">Dan.Jager@juneau.org</a>     |



## 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:

The applicant indicates that a new university building of 12,000 square feet will be constructed on the property. The proposed use is found in the TPU at CBJ 49.25.300.5.130. *Colleges and Universities*. The proposed use requires a Conditional Use permit approval. Note N applies which states that the proposed use must be water-dependent, water-related, or water-oriented.

The site is currently being considered for a subdivision/lot line adjustment. Proposed structures must meet the setback requirements from the updated lot lines.

1. **Zone District** – Waterfront Commercial (WC), proposed use must be water-dependent, water-related, or water-oriented.
2. **Minimum Required Setbacks** – The following minimum setbacks apply: 10 feet front yard, 10 feet side yard, 10 feet rear yard.
3. **Maximum Height** – 35 feet although a Height Bonus may be allowed
4. **Access** – The access is via Glacier Highway.
5. **Parking** – The parking rate that applies is for Colleges, Main Campus: 1 space per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater. If the building is 12,000 square feet, then 24 parking spaces are required, with one of those spaces being an accessible space. According to CBJ 49.40.200(4) (D), off-street parking shall be provided within 500 feet of the building.

CBJ 49.40.200(5) allows the Planning Commission to approve joint use parking situations. The code section will be included at the end of this report.

*Advisory comment: As mentioned during the pre-application meeting, according to the site plan submitted as part of the pre-application meeting materials, the site plan indicates proposed lot lines around two adjacent parcels with only parking shown as the principal use on those parcels. Within the WC zone district, parking lots cannot be a primary use of the property; they can only be accessory to the main use. New parking lots will not be permitted on parcels without a primary use associated with them.*

6. **Maximum Lot Coverage** – There is no maximum lot coverage specified for the WC zone district
7. **Minimum Required Vegetative Coverage** – The minimum required vegetative cover is 10% of the site
8. **Lighting** – No offsite glare is allowed. Lighting will be evaluated at the building permit stage of development.
9. **Noise** – N/A, based upon proposed use.
10. **Flood** – N/A
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
12. **Wetlands** – N/A
13. **Habitat** – N/A

Pre-Application Conference Final Report

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**14. Plat or Covenant Restrictions – N/A****Building Division:****15. Building – N/A****16. Outstanding Permits – N/A****General Engineering/Public Works:**

**17. Engineering** – Site plan shall include all easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.

**18. Drainage** – See required easements under 17. Current drainage plan has been submitted under BLD20180553.

**19. Utilities** – (water, power, sewer, etc.) Existing water and sewer permits exist to provide utilities to the foundation site; the assessments were not made at the time of permit issuance as the building plans were not finalized. Two additional utility permits will be issued for the assessment of water and sewer fees. To allow for this, signed engineered mechanical plans must be submitted and must include the following:

- a. Domestic water line size, water meter size, and water meter location
- b. Count of Drainage Fixture Units (DFU) of sanitary sewer fixtures
- c. If a subtraction or sanitary sewer meter is to be installed – location and sizing. Subtraction meters capture water that is not draining to the public water system while a sanitary sewer meters captures water that is draining to the public sanitary sewer system. Both meters are a standard water meter. These are typically requested when there is a large volume of water that is not entering the public sewer system. This meter is in addition to the domestic (non-fire line) water meter which captures all water usage for the structure. There are two options and should be identified in the mechanical plan:
  - i. Sanitary Sewer Meter - If plumbing configuration will allow, it is preferred a water meter to be installed on the water line that supplies all drainage fixtures that drain to the public sanitary sewer. This meter is read only for sanitary sewer usage and will determine the sanitary sewer charges on the CBJ utility bill.
  - ii. Subtraction Meter – This meter is installed on a water line that only supplies water fixtures that do not drain to the public sewer system. The usage read on the subtraction meter is then subtracted from the sanitary sewer charges on the CBJ utility bill.

**20. Fire Marshal:****21. Fire Items/Access – N/a****Other Applicable Agency Review:**

**22.** DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

**23.** The DOT&PF should be contacted to see if a revised driveway access permit is needed.

**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.

## Pre-Application Conference Final Report

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1. Conditional Use permit application
2. Development Permit Application

### **Additional submittal requirements:**

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

1. A copy of this pre-application conference report.
2. Include in the project narrative how parking works with the overall campus as well as how it will work on site.
3. The Project Narrative **MUST** include how the use is water-dependent, water-related, or water-oriented.

### **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. (Add any items required with the forms that are not applicable to the Conditional Use application)

### **Previous Applications:**

The following permits and applications have been filed for this property:

1. CSP2017 0009, CBJ acquisition of a portion of Auke Bay Marine Station from NOAA (Approved)
2. MIP2017 0023, Subdivision of three lots into three lots (Open, Active)
3. PAC2017 0019, Pre-application Meeting Prior to Subdivision listed above (Closed)
4. CU76-24, Conditional Use permit for University Building (Approved)

### **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. \$750.00 for a Class III Conditional Use permit application fee
2. \$150 for public notice sign notification (\$100 may be reimbursed)
3. Water and sewer assessment fees can be determined once the mechanical plans have been reviewed.

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

## Pre-Application Conference Final Report

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

CBJ 49.40.200(5) *Joint Use. The commission may authorize the joint use of parking facilities for the following uses or activities under conditions specified:*

- (A) Up to 50 percent of the parking facilities required by this chapter for primarily nocturnal uses including theatres, bowling alleys, bars, restaurants, and related uses may be supplied by other types of buildings or daytime uses such as banks, offices, retail, personal service shops, clothing, food, furniture, manufacturing or wholesale and related uses;*
- (B) Up to 50 percent of the parking facilities required by this chapter for primarily daytime uses may be supplied by primarily nighttime uses;*
- (C) Up to 100 percent of the parking facilities required by this section for a church or for an auditorium incidental to a public or parochial school, may be supplied by the off-street parking facilities provided for primarily diurnal uses;*
- (D) Conditions required for joint use. Any building or use sharing the off-street parking facilities or another building or use shall be located within 500 feet of such parking facilities. In addition:*
  - (i) The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or users for which joint use of off-street parking facilities is proposed; and*
  - (ii) The applicant shall present to the director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the director, such instrument shall be filed with the department and the building official.*





04/22/2019



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1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT  
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TO LABELED SCALE

## AUKE BAY STATION - Phase II

University of Alaska Southeast  
11305 Glacier Hwy  
Juneau, AK 99801

SHEET TITLE:

### ARCHITECTURAL SITE PLAN

CHECKED SB, DH, BM  
DRAWN RE, AC

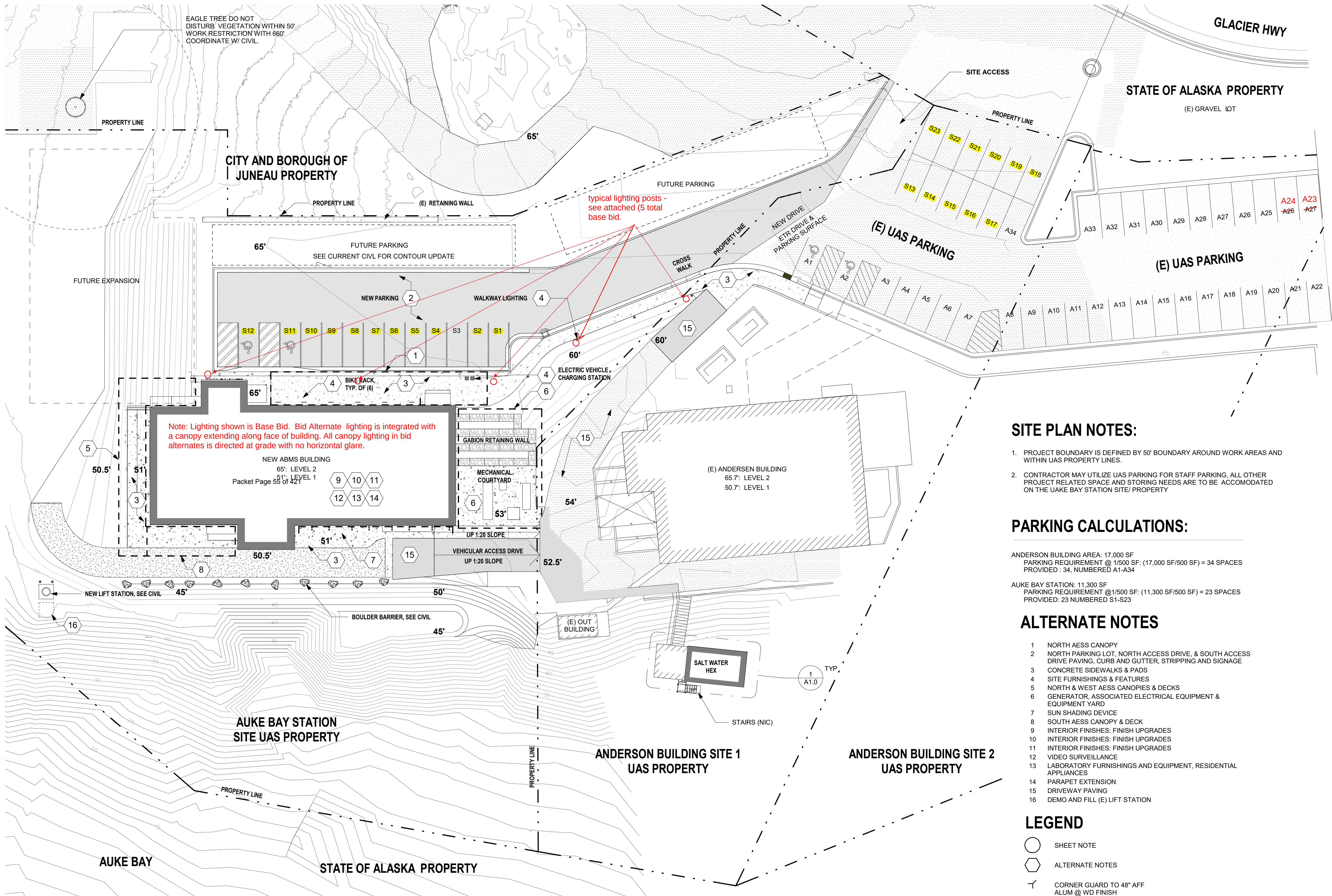
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SHEET #

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PLOT DATE 04/22/2019

ISSUE DATE April 22, 2019



1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"





04/22/2019

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## AUKE BAY STATION - Phase II

University of Alaska Southeast  
11305 Glacier Hwy  
Juneau, AK 99801

SHEET TITLE:

ARCHITECTURAL  
SITE PLAN

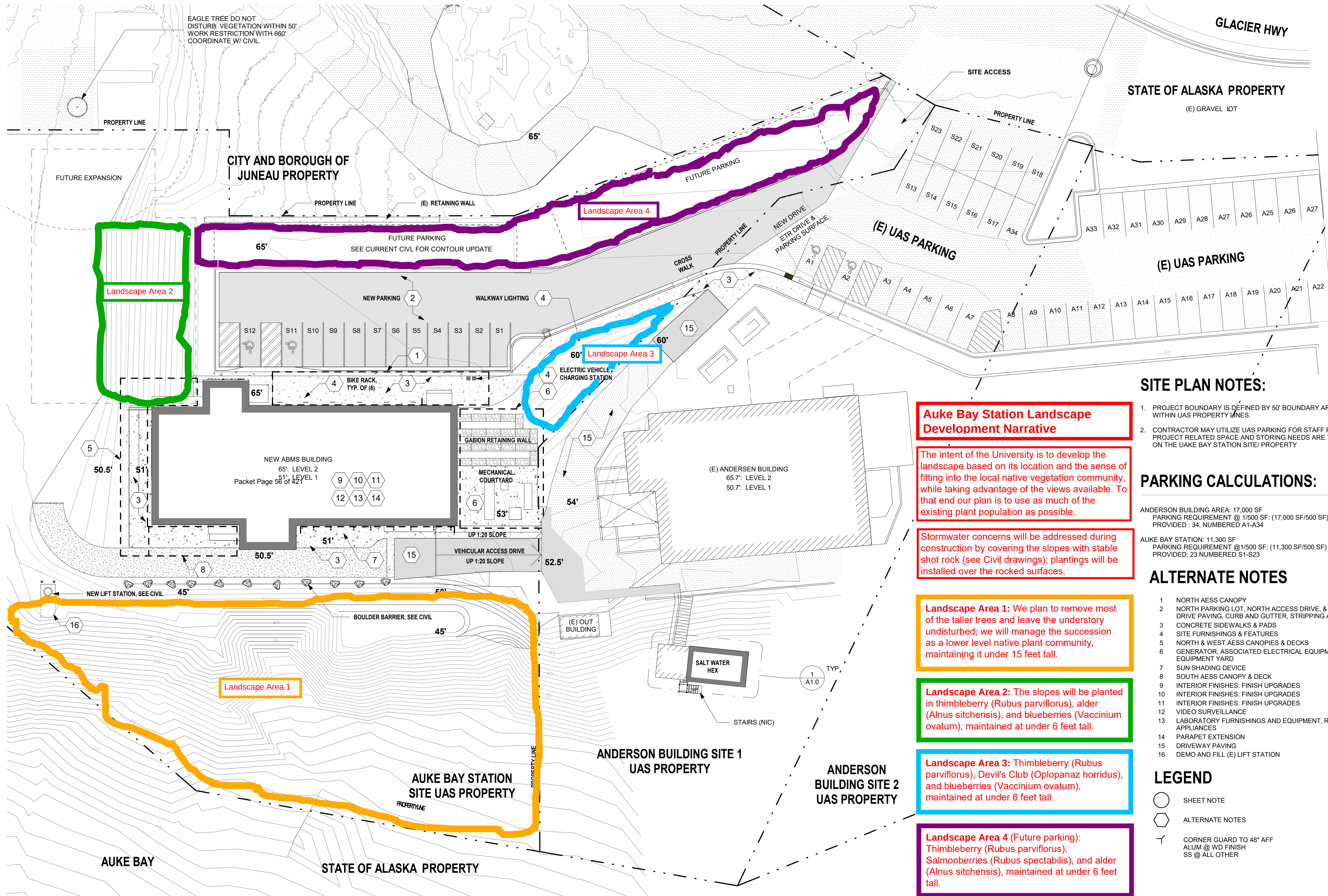
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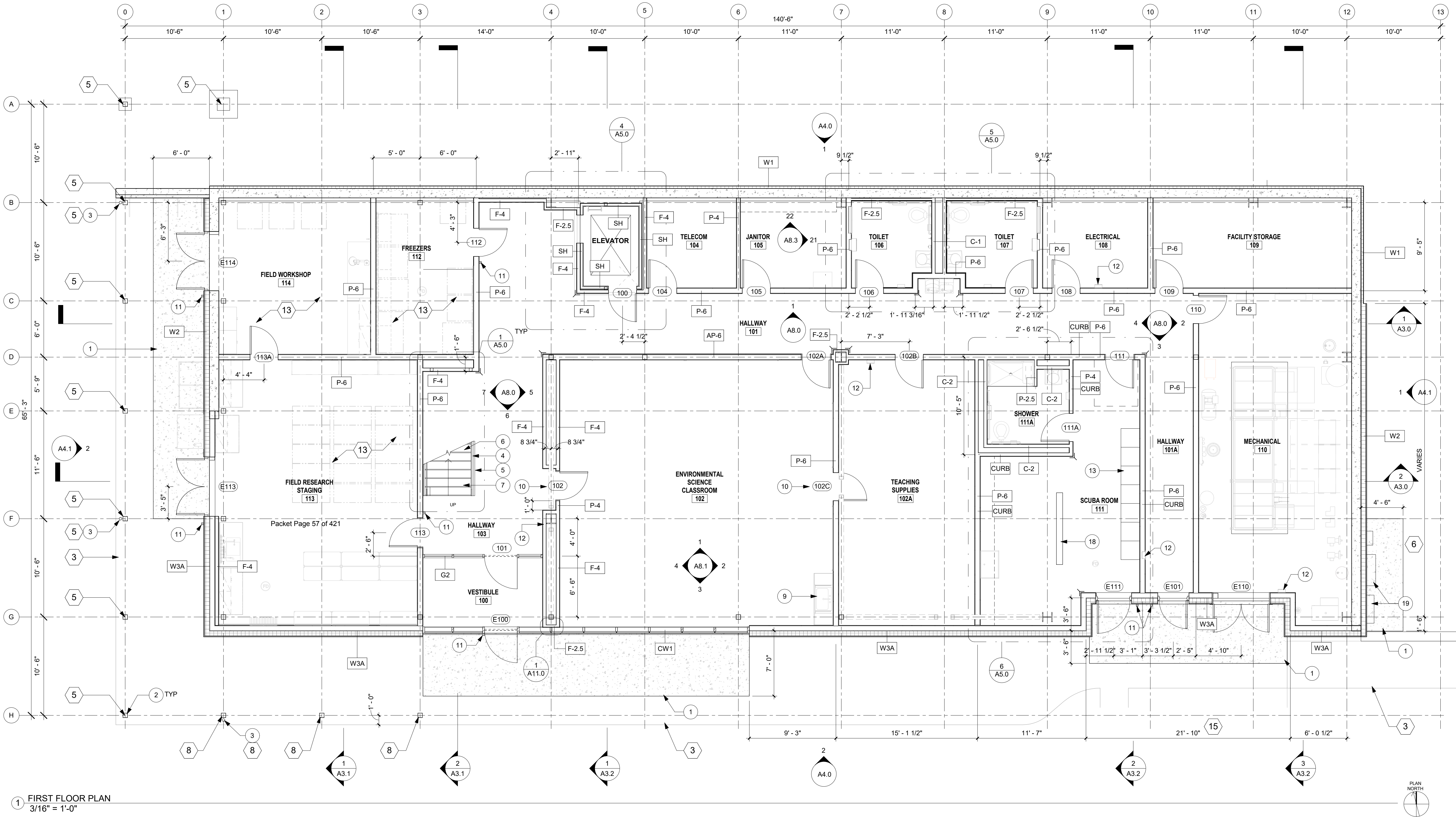
PLOT DATE 04/22/2019  
ISSUE DATE April 22, 2019



1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"



@ NorthWind Architects, LLC; Project Number NWA-1801



1 FIRST FLOOR PLAN  
3/16" = 1'-0"

### GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARISE, IMMEDIATELY NOTIFY ARCHITECT.
- DIMENSIONS ARE TO GRIDLINE, OR TO CENTER OF FRAMING.
- DOORS ARE DIMENSIONED TO CENTERLINE OF OPENING. WHERE DOORS ARE IMMEDIATELY ADJACENT TO PARTITIONS AND ARE NOT DIMENSIONED, PROVIDE MIN 3" JAMB FRAMING.
- WINDOWS ARE DIMENSIONED TO EDGES OF WINDOW JAMBS.
- ALL EXTERIOR, EXPOSED STRUCTURAL STEEL IS AESS PER SECTION 051213.
- ALL INTERIOR EXPOSED STRUCTURAL STEEL ON THE FIRST FLOOR FROM GRID 3 TO GRID 4, AND ON THE SECOND FLOOR FROM GRID 1 TO GRID 4 IS AESS PER SECTION 051213.

### SHEET NOTES - FLOOR PLAN

- |    |        |                                                                                       |
|----|--------|---------------------------------------------------------------------------------------|
| 1  | 033000 | CAST IN PLACE CONCRETE PAD OR SIDEWALK                                                |
| 2  | 051213 | AESS DECK, CANOPY, SUNSHADE SUPPORT ASSEMBLY, OR EXPOSED INTERIOR STEEL TO 12" AFF    |
| 3  | 055000 | HDG STEEL PIPE DOWNSPOUTS, DAYLIGHT WITH 45 DEGREE OUTLET AWAY FROM BUILDING AT GRADE |
| 4  | 055000 | STAINLESS STEEL PIPE HAND RAILS                                                       |
| 5  | 055000 | STEEL GUARDS                                                                          |
| 6  | 055000 | STEEL STAIR TREAD SUPPORTS AND RISERS                                                 |
| 7  | 062023 | INTERIOR FINISH CARPENTRY - WOOD TREADS                                               |
| 8  | 064113 | CONCRETE COUNTERTOPS                                                                  |
| 9  | 064113 | WOOD VENEER FACED ARCHITECTURAL CABINETS                                              |
| 10 | 081000 | COORDINATE DOOR AND ADA CLEARANCE W/ STRUCTURAL BRACE FRAME                           |
| 11 | 087100 | CARD READER                                                                           |
| 12 | 104400 | RECESSED FIRE EXTINGUISHERS AND CABINETS                                              |

### SHEET NOTES - FLOOR PLAN

- |    |        |                                                       |
|----|--------|-------------------------------------------------------|
| 13 | 105126 | PLASTIC LOCKERS                                       |
| 15 | 113013 | RESIDENTIAL APPLIANCES - NIC                          |
| 14 | 115313 | FUME HOOD                                             |
| 16 | 129300 | SITE FURNISHING - BIKE RACK                           |
| 17 | 210500 | FIRE DEPARTMENT INLET CONNECTION, REFER TO MECHANICAL |
| 18 | 224000 | TRENCH DRAIN, REFER TO MECHANICAL                     |
| 19 | 260000 | REFER TO ELECTRICAL                                   |

### ALTERNATE NOTES

- |    |                                                                                                            |
|----|------------------------------------------------------------------------------------------------------------|
| 1  | NORTH AESS CANOPY                                                                                          |
| 2  | NORTH PARKING LOT, NORTH ACCESS DRIVE, & SOUTH ACCESS DRIVE PAVING, CURB AND GUTTER, STRIPPING AND SIGNAGE |
| 3  | CONCRETE SIDEWALKS & PADS                                                                                  |
| 4  | SITE FURNISHINGS & FEATURES                                                                                |
| 5  | NORTH & WEST AESS CANOPIES & DECKS                                                                         |
| 6  | GENERATOR, ASSOCIATED ELECTRICAL EQUIPMENT & EQUIPMENT YARD                                                |
| 7  | SUN SHADING DEVICE                                                                                         |
| 8  | SOUTH AESS CANOPY & DECK                                                                                   |
| 9  | INTERIOR FINISHES: FINISH UPGRADES                                                                         |
| 10 | INTERIOR FINISHES: FINISH UPGRADES                                                                         |
| 11 | INTERIOR FINISHES: FINISH UPGRADES                                                                         |
| 12 | VIDEO SURVEILLANCE                                                                                         |
| 13 | LABORATORY FURNISHINGS AND EQUIPMENT, RESIDENTIAL APPLIANCES                                               |
| 14 | PARAPET EXTENSION                                                                                          |
| 15 | DRIVEWAY PAVING                                                                                            |
| 16 | DEMO AND FILL (E) LIFT STATION                                                                             |

### LEGEND

- |  |                                                               |
|--|---------------------------------------------------------------|
|  | SHEET NOTE                                                    |
|  | ALTERNATE NOTES                                               |
|  | CORNER GUARD TO 48" AFF<br>ALUM @ WD FINISH<br>SS @ ALL OTHER |



04/22/2019



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## AUKE BAY STATION - Phase II

University of Alaska Southeast  
11305 Glacier Hwy  
Juneau, AK 99801

SHEET TITLE:

FIRST FLOOR PLAN

|         |            |
|---------|------------|
| CHECKED | SB, DH, BM |
| DRAWN   | RE, AC, BK |

| issue | date | description |
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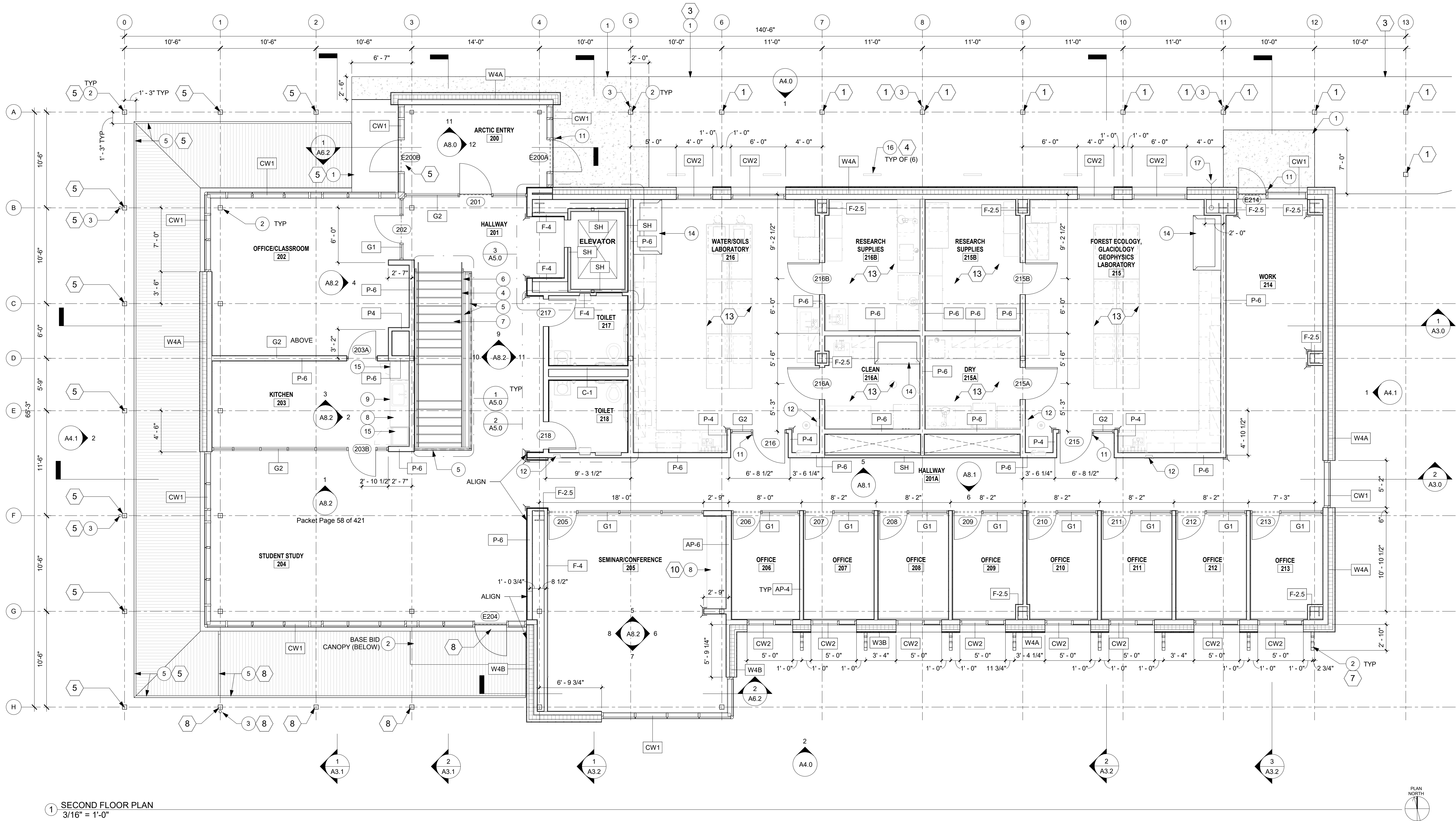
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PLOT DATE 04/22/2019

ISSUE DATE April 22, 2019





1 SECOND FLOOR PLAN  
3/16" = 1'-0"

### GENERAL NOTES

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### SHEET NOTES - FLOOR PLAN

- |    |        |                                                                                       |
|----|--------|---------------------------------------------------------------------------------------|
| 1  | 033000 | CAST IN PLACE CONCRETE PAD OR SIDEWALK                                                |
| 2  | 051213 | AESS DECK, CANOPY, SUNSHADE SUPPORT ASSEMBLY, OR EXPOSED INTERIOR STEEL TO 1/2" AFF   |
| 3  | 055000 | HOG STEEL PIPE DOWNSPOUTS, DAYLIGHT WITH 45 DEGREE OUTLET AWAY FROM BUILDING AT GRADE |
| 4  | 055000 | STAINLESS STEEL PIPE HAND RAILS                                                       |
| 5  | 055000 | STEEL GUARDS                                                                          |
| 6  | 055000 | STEEL STAIR TREAD SUPPORTS AND RISERS                                                 |
| 7  | 062023 | INTERIOR FINISH CARPENTRY - WOOD TREADS                                               |
| 8  | 064113 | CONCRETE COUNTERTOPS                                                                  |
| 9  | 064113 | WOOD VENEER FACED ARCHITECTURAL CABINETS                                              |
| 10 | 081000 | COORDINATE DOOR AND ADA CLEARANCE W/ STRUCTURAL BRACE FRAME                           |
| 11 | 087100 | CARD READER                                                                           |
| 12 | 104400 | RECESSED FIRE EXTINGUISHERS AND CABINETS                                              |

### SHEET NOTES - FLOOR PLAN

- |    |        |                                                       |
|----|--------|-------------------------------------------------------|
| 13 | 105126 | PLASTIC LOCKERS                                       |
| 14 | 113013 | RESIDENTIAL APPLIANCES - NIC                          |
| 15 | 115313 | FUME HOOD                                             |
| 16 | 129300 | SITE FURNISHING - BIKE RACK                           |
| 17 | 210500 | FIRE DEPARTMENT INLET CONNECTION, REFER TO MECHANICAL |
| 18 | 224000 | TRENCH DRAIN, REFER TO MECHANICAL                     |
| 19 | 260000 | REFER TO ELECTRICAL                                   |

### ALTERNATE NOTES

- |    |                                                                                                            |
|----|------------------------------------------------------------------------------------------------------------|
| 1  | NORTH AESS CANOPY                                                                                          |
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| 14 | PARAPET EXTENSION                                                                                          |
| 15 | DRIVEWAY PAVING                                                                                            |
| 16 | DEMO AND FILL (E) LIFT STATION                                                                             |

### LEGEND

- |     |                                                               |
|-----|---------------------------------------------------------------|
| ○   | SHEET NOTE                                                    |
| ⬡   | ALTERNATE NOTES                                               |
| └─┘ | CORNER GUARD TO 48" AFF<br>ALUM @ WD FINISH<br>SS @ ALL OTHER |



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## AUKE BAY STATION - Phase II

University of Alaska Southeast  
11305 Glacier Hwy  
Juneau, AK 99801

SHEET TITLE:

SECOND FLOOR  
PLAN

|         |            |
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| CHECKED | SB, DH, BM |
| DRAWN   | RE, AC, BK |

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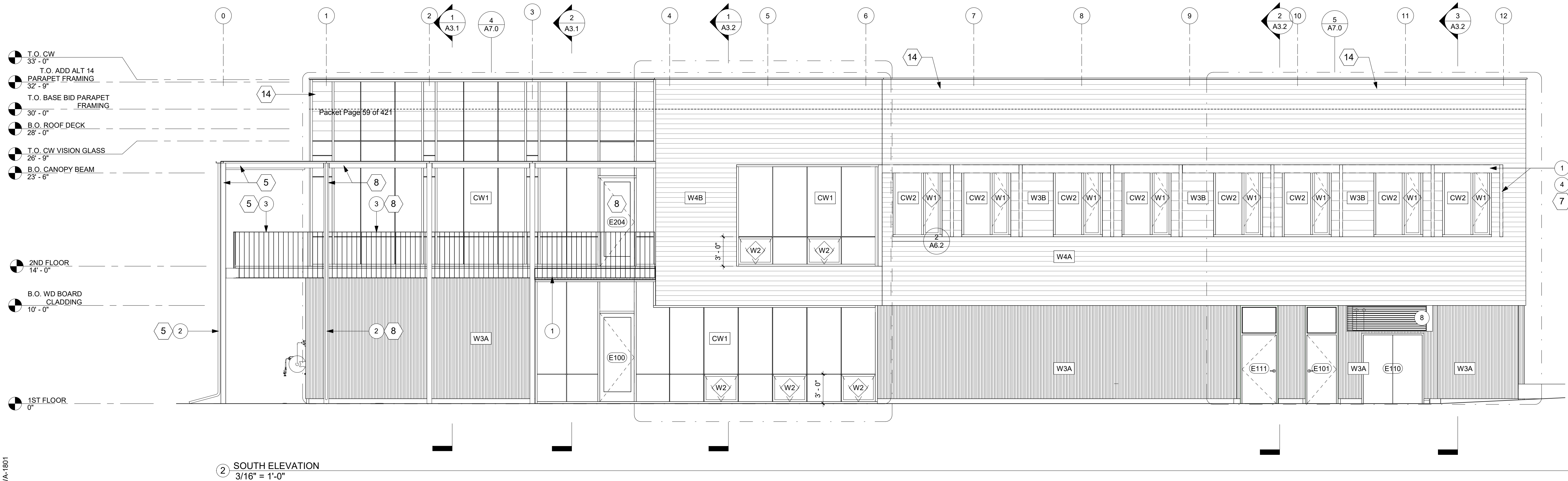
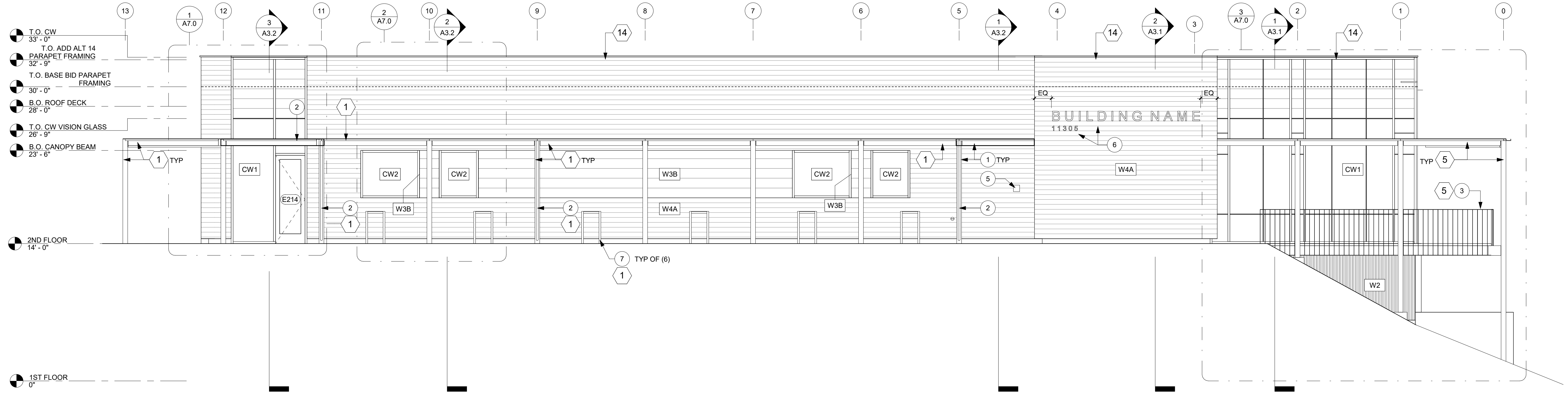
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PLOT DATE 04/22/2019

ISSUE DATE April 22, 2019





@ NorthWind Architects, LLC: Project Number NWA-1801

### EXTERIOR ELEVATIONS GENERAL NOTES

- DRAWINGS ON THIS SHEET ARE DIAGRAMMATIC, FOR GENERAL BUILDING ELEVATION DIMENSIONS AND OTHERWISE FOR REFERENCE ONLY. SEE PLANS AND DETAILS FOR DIMENSIONS AND ASSEMBLY INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, WHERE DISCREPANCIES OR CONFLICTS ARISE, IMMEDIATELY NOTIFY ARCHITECT.
- DIMENSIONS ARE TO GRIDLINE, OR TO CENTER OR EDGE OF FRAMING

### SHEET NOTES - ELEVATIONS

- |   |        |                                                                                       |
|---|--------|---------------------------------------------------------------------------------------|
| 1 | 051213 | AESS DECK, CANOPY OR SUNSHADE SUPPORT ASSEMBLY                                        |
| 2 | 055000 | HDG STEEL PIPE DOWNSPOUTS, DAYLIGHT WITH 45 DEGREE OUTLET AWAY FROM BUILDING AT GRADE |
| 3 | 055000 | STEEL GUARDS                                                                          |
| 4 | 055000 | SUN SHADES                                                                            |
| 5 | 087100 | DOOR HARDWARE: KNOCK BOX                                                              |
| 6 | 101419 | DIMENSIONAL LETTER SIGNAGE                                                            |
| 7 | 129300 | SITE FURNISHING - BIKE RACK                                                           |
| 8 | 233700 | LOUVER, SEE MECHANICAL                                                                |
| 9 | 260000 | REFER TO ELECTRICAL                                                                   |

### ALTERNATE NOTES -

- |   |                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------|
| 1 | NORTH AESS CANOPY                                                                                          |
| 2 | NORTH PARKING LOT, NORTH ACCESS DRIVE, & SOUTH ACCESS DRIVE PAVING, CURB AND GUTTER, STRIPPING AND SIGNAGE |
| 3 | CONCRETE SIDEWALKS & PADS                                                                                  |
| 4 | SITE FURNISHINGS & FEATURES                                                                                |
| 5 | NORTH & WEST AESS CANOPIES & DECKS                                                                         |
| 6 | GENERATOR, ASSOCIATED ELECTRICAL EQUIPMENT & EQUIPMENT YARD                                                |
| 7 | SUN SHADING DEVICE                                                                                         |
| 8 | SOUTH AESS CANOPY & DECK                                                                                   |

### ALTERNATE NOTES -

- |    |                                                              |
|----|--------------------------------------------------------------|
| 9  | INTERIOR FINISHES: FINISH UPGRADES                           |
| 10 | INTERIOR FINISHES: FINISH UPGRADES                           |
| 11 | INTERIOR FINISHES: FINISH UPGRADES                           |
| 12 | VIDEO SURVEILLANCE                                           |
| 13 | LABORATORY FURNISHINGS AND EQUIPMENT, RESIDENTIAL APPLIANCES |
| 14 | PARAPET EXTENSION                                            |
| 15 | DRIVEWAY PAVING                                              |
| 16 | DEMO AND FILL (E) LIFT STATION                               |

### LEGEND

- |  |                                                         |
|--|---------------------------------------------------------|
|  | SHEET NOTE                                              |
|  | ALTERNATE NOTES                                         |
|  | CORNER GUARD TO 48" AFF ALUM @ WD FINISH SS @ ALL OTHER |



04/22/2019



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1" ACTUAL  
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING IS NOT TO LABELED SCALE

## AUKE BAY STATION - Phase II

University of Alaska Southeast  
11305 Glacier Hwy  
Juneau, AK 99801

SHEET TITLE:

**BUILDING ELEVATIONS**

CHECKED SB, DH, BM  
DRAWN RE, BK

issue date description

SHEET #

**A4.0**

PLOT DATE 04/22/2019  
ISSUE DATE April 22, 2019



@ NorthWind Architects, LLC; Project Number NWA-1801

## EXTERIOR ELEVATIONS GENERAL NOTES

- DRAWINGS ON THIS SHEET ARE DIAGRAMMATIC, FOR GENERAL BUILDING ELEVATION DIMENSIONS AND OTHERWISE FOR REFERENCE ONLY. SEE PLANS AND DETAILS FOR DIMENSIONS AND ASSEMBLY INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, WHERE DISCREPANCIES OR CONFLICTS ARISE, IMMEDIATELY NOTIFY ARCHITECT.
- DIMENSIONS ARE TO GRIDLINE, OR TO CENTER OR EDGE OF FRAMING

## SHEET NOTES - ELEVATIONS

|   |        |                                                                                       |
|---|--------|---------------------------------------------------------------------------------------|
| 1 | 051213 | AESS DECK, CANOPY OR SUNSHADE SUPPORT ASSEMBLY                                        |
| 2 | 055000 | HDG STEEL PIPE DOWNSPOUTS, DAYLIGHT WITH 45 DEGREE OUTLET AWAY FROM BUILDING AT GRADE |
| 3 | 055000 | STEEL GUARDS                                                                          |
| 4 | 055000 | SUN SHADES                                                                            |
| 5 | 087100 | DOOR HARDWARE: KNOCK BOX                                                              |
| 6 | 101419 | DIMENSIONAL LETTER SIGNAGE                                                            |
| 7 | 129300 | SITE FURNISHING - BIKE RACK                                                           |
| 8 | 233700 | LOUVER, SEE MECHANICAL                                                                |
| 9 | 260000 | REFER TO ELECTRICAL                                                                   |

## ALTERNATE NOTES -

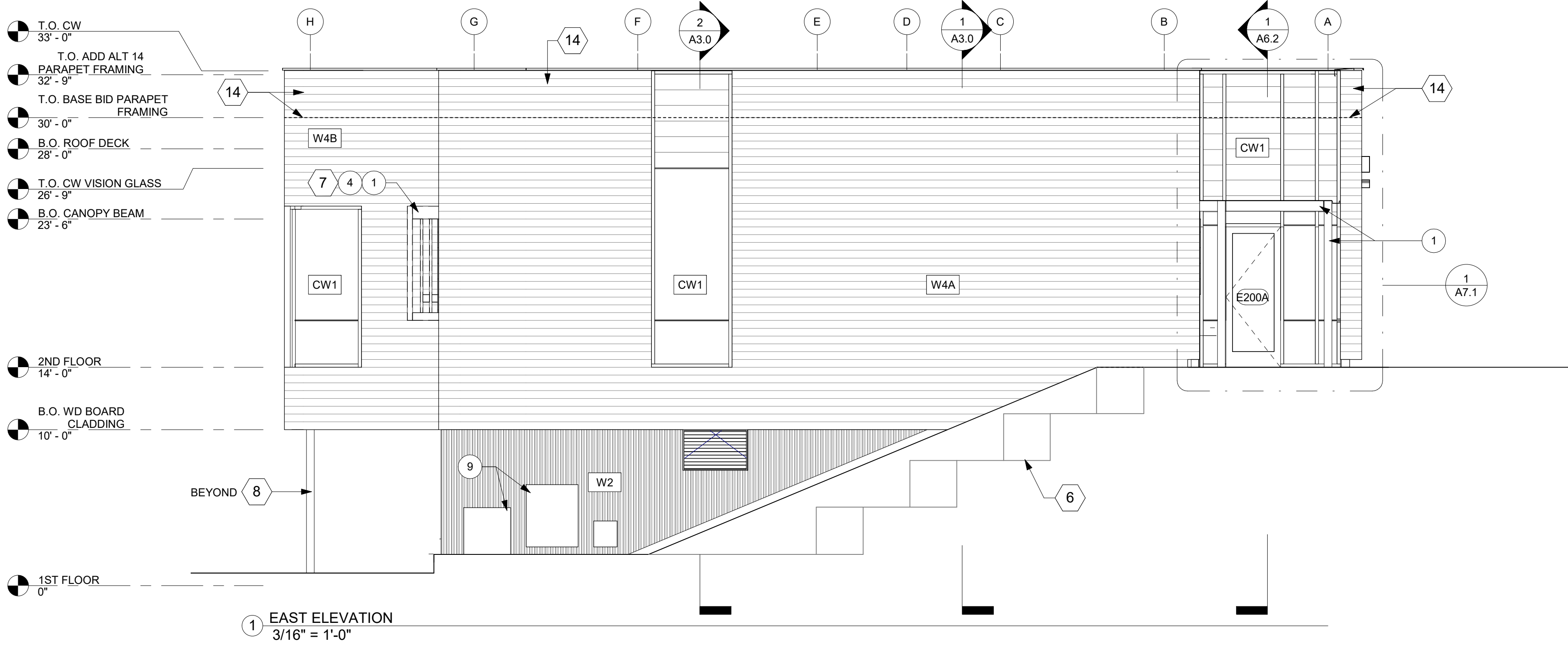
- NORTH AESS CANOPY
- NORTH PARKING LOT, NORTH ACCESS DRIVE, & SOUTH ACCESS DRIVE PAVING, CURB AND GUTTER, STRIPPING AND SIGNAGE
- CONCRETE SIDEWALKS & PADS
- SITE FURNISHINGS & FEATURES
- NORTH & WEST AESS CANOPIES & DECKS
- GENERATOR, ASSOCIATED ELECTRICAL EQUIPMENT & EQUIPMENT YARD
- SUN SHADING DEVICE
- SOUTH AESS CANOPY & DECK

## ALTERNATE NOTES -

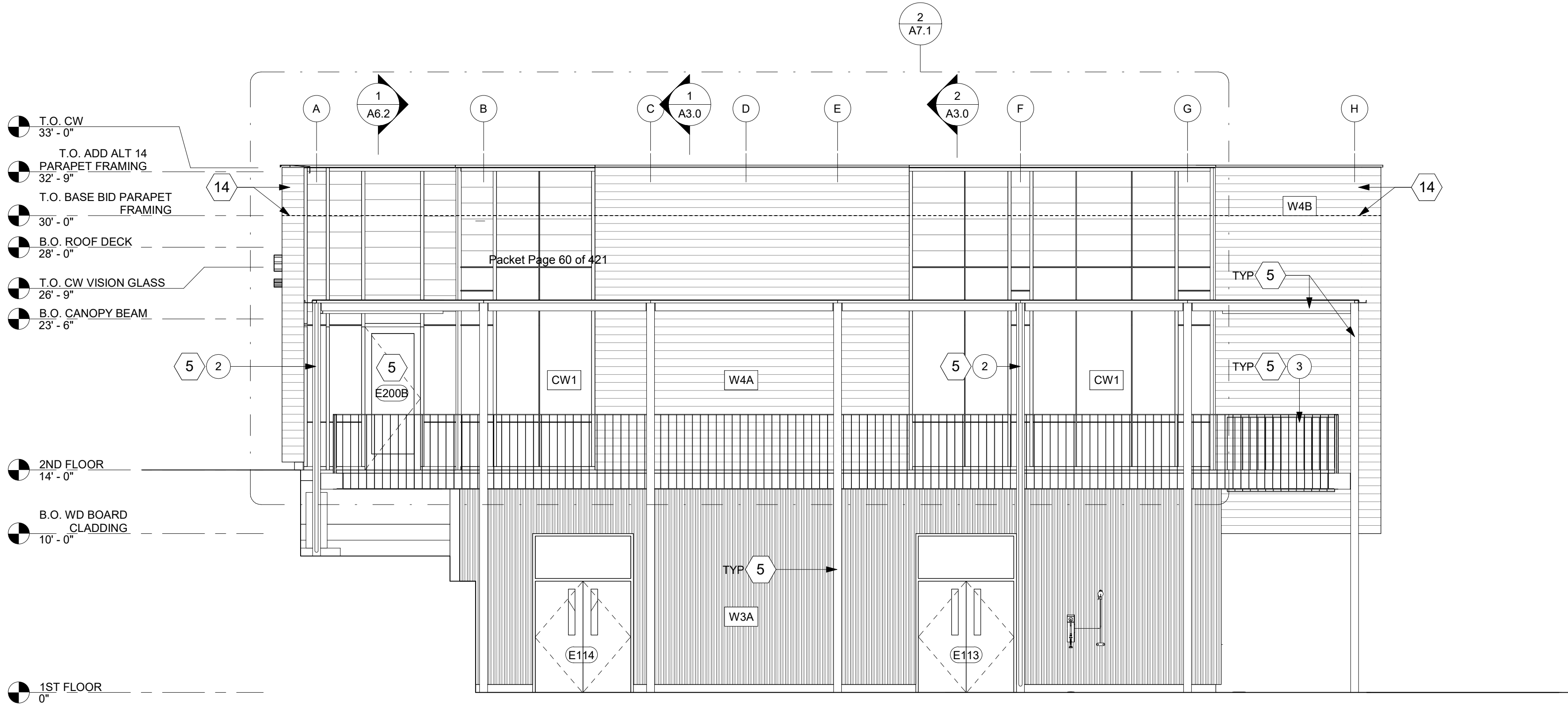
- INTERIOR FINISHES: FINISH UPGRADES
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- INTERIOR FINISHES: FINISH UPGRADES
- VIDEO SURVEILLANCE
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- PARAPET EXTENSION
- DRIVEWAY PAVING
- DEMO AND FILL (E) LIFT STATION

## LEGEND

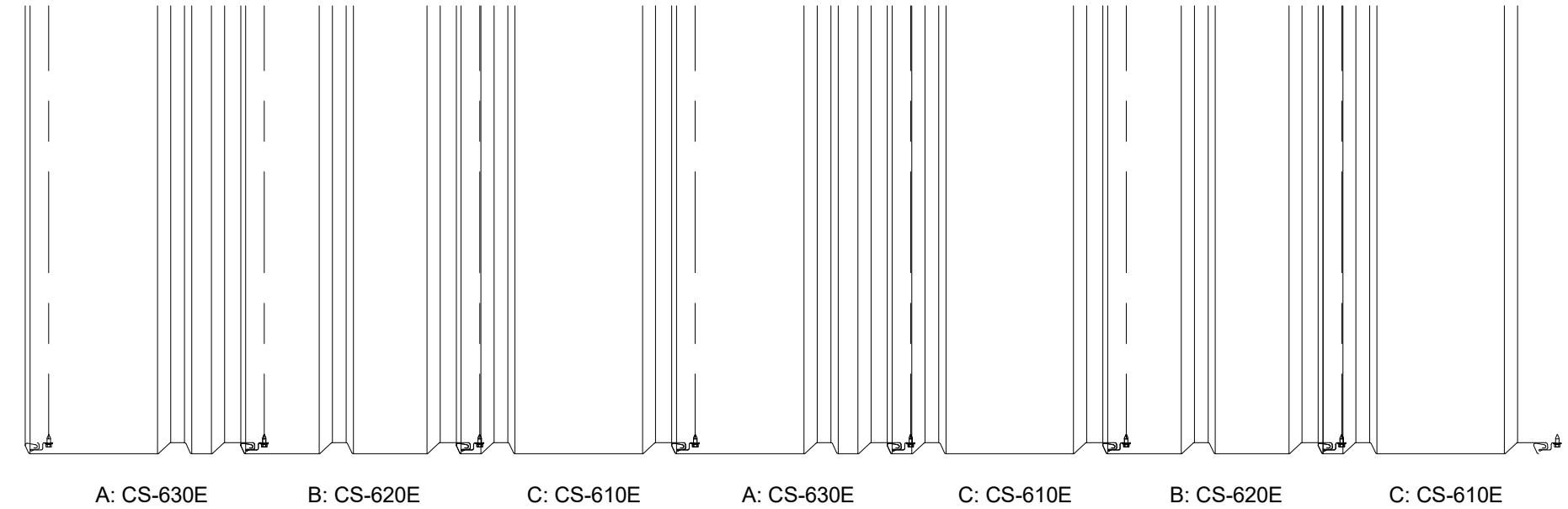
- SHEET NOTE
- ALTERNATE NOTES
- CORNER GUARD TO 48" AFF ALUM @ WD FINISH SS @ ALL OTHER



1 EAST ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"



3 W3A - STEEL PANEL CLADDING PATTERN  
1" = 1'-0"



04/22/2019



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1" ACTUAL  
IF THE ABOVE DIMENSION DOES NOT  
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## AUKE BAY STATION - Phase II

University of Alaska Southeast  
11305 Glacier Hwy  
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SHEET TITLE:

## BUILDING ELEVATIONS

CHECKED SB, DH, BM  
DRAWN RE, BK

issue date description

SHEET #

A4.1

PLOT DATE 04/22/2019

ISSUE DATE April 22, 2019

Submitted by Graybar Electric Company, Inc.

**GraybaR**  
works to your advantage**Job Name:**  
2013-90c Phase 3 Site Lighting**Catalog Number:**PWY EDG 2M P1 02 E UL BZ 525  
40K HL(175/350/525)

Notes:

**Type:****C**

GRASB16-5595

## Cree Edge™ Series

LED Pathway Luminaire

### Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

### Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish\* See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms

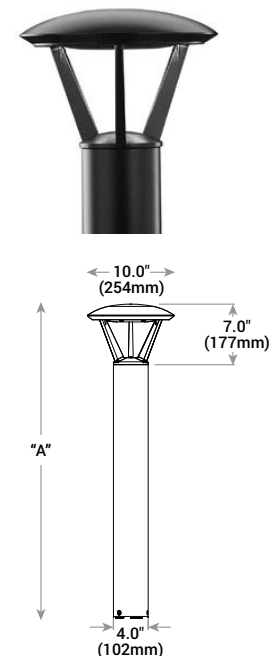
### Accessories

#### Field-Installed

##### Upgrade Kit

- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)

XA-XBP8RSV      XA-XBP8RWH      XA-XBP8RPB  
XA-XBP8RBK      XA-XBP8RBZ



| Model           | Dim. "A"     | Weight*            |
|-----------------|--------------|--------------------|
| Landscape (P0)  | 13" (330mm)  | 12.7 lbs. (5.8kg)  |
| Landscape (P1)  | 18" (457mm)  | 13.3 lbs. (6.0kg)  |
| Pathway (P3)    | 36" (914mm)  | 17.9 lbs. (8.1kg)  |
| Pathway (P4)    | 42" (1068mm) | 18.6 lbs. (8.4kg)  |
| Pedestrian (P8) | 96" (2438mm) | 28.4 lbs. (12.9kg) |

\* Add 4.5 lbs. (2.0kg) for 347-480V

### Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

| Product                                                                                                              | Optic                                                                                      | Mounting                                                                                                                                               | LED Count (x9) | Series | Voltage                                                                                                                               | Color Options                                              | Drive Current                                                                   | Options                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PWY-EDG                                                                                                              | 2M<br>Type II Medium<br>3M<br>Type III Medium<br>5M<br>Type V Medium<br>5S<br>Type V Short | P0<br>13" (330mm) landscape<br>P1<br>18" (457mm) landscape<br>P3<br>36" (914mm) pathway<br>P4<br>42" (1067mm) pathway<br>P8<br>96" (2438mm) pedestrian | 02             | E      | UL<br>Universal<br>120-277V<br>UH<br>Universal<br>347-480V<br>- Available with P3, P4, and P8 mounts only<br>12<br>120V<br>27<br>277V | BK<br>Black<br>BZ<br>Bronze<br>SV<br>Silver<br>WH<br>White | 350<br>350mA<br>525<br>525mA<br>- Available with P1, P3, P4, and P8 mounts only | 40K 4000K Color Temperature<br>- Minimum 70 CRI<br>- Color temperature per luminaire<br>F Fuse<br>- When code dictates fusing, use time delay fuse<br>- Refer to ML spec sheet for availability with ML options<br>HL Hi/Low (Dual Circuit Input)<br>- Refer to HL spec sheet for details<br>- Sensor not included<br>TL Two-Level (175/525 w/integrated sensor control)<br>- Refer to TL spec sheet for details<br>TL2 Two-Level (0/350 w/integrated sensor control)<br>- Refer to TL spec sheet for details<br>TL3 Two-Level (0/525 w/integrated sensor control)<br>- Refer to TL spec sheet for details<br>WB Welded Base Plate<br>- Standard on P8 mount option, available with P3 and P4 mount<br>- Includes welded base cover |
| HL option requires two switched legs. Only installing the 175ma lead will result in the lower lumen output required. |                                                                                            |                                                                                                                                                        |                |        |                                                                                                                                       |                                                            |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Rev. Date: V4 07/22/2015





Submitted by Graybar Electric Company, Inc.

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**Job Name:**  
2013-90c Phase 3 Site Lighting
**Catalog Number:**
 PWY EDG 2M P1 02 E UL BZ 525  
40K HL(175/350/525)

Notes:

**Type:****C**

GRASB16-5595

## Cree Edge™ LED Pathway Luminaire

**Product Specifications****CONSTRUCTION & MATERIALS**

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook(provided)
- **Note:** T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on page 1

**ELECTRICAL SYSTEM**

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load at 120V
- **Total Harmonic Distortion:** < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

**REGULATORY & VOLUNTARY QUALIFICATIONS**

- cULus Listed
- Suitable for wet locations
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

**Electrical Data\***

| LED Count<br>(x9) | System<br>Watts<br>120-277V | System<br>Watts<br>347-480V | Total Current |      |      |      |      |      |
|-------------------|-----------------------------|-----------------------------|---------------|------|------|------|------|------|
|                   |                             |                             | 120V          | 208V | 240V | 277V | 347V | 480V |
| 350mA             |                             |                             |               |      |      |      |      |      |
| 02                | 22                          | 28                          | 0.18          | 0.12 | 0.10 | 0.10 | 0.09 | 0.13 |
| 525mA             |                             |                             |               |      |      |      |      |      |
| 02                | 34                          | 40                          | 0.29          | 0.19 | 0.17 | 0.15 | 0.12 | 0.13 |

\* Electrical data at 25°C (77°F)

**Recommended Cree Edge® Series Lumen Maintenance Factors (LMF)<sup>1</sup>**

| Ambient     | Initial LMF | 25K hr Projected <sup>2</sup> LMF | 50K hr Projected <sup>2</sup> LMF | 75K hr Calculated <sup>3</sup> LMF | 100K hr Calculated <sup>3</sup> LMF |
|-------------|-------------|-----------------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| 5°C (41°F)  | 1.04        | 0.99                              | 0.97                              | 0.95                               | 0.93                                |
| 10°C (50°F) | 1.03        | 0.98                              | 0.96                              | 0.94                               | 0.92                                |
| 15°C (59°F) | 1.02        | 0.97                              | 0.95                              | 0.93                               | 0.91                                |
| 20°C (68°F) | 1.01        | 0.96                              | 0.94                              | 0.92                               | 0.90                                |
| 25°C (77°F) | 1.00        | 0.95                              | 0.93                              | 0.91                               | 0.89                                |

<sup>1</sup> Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

Submitted by Graybar Electric Company, Inc.

**GraybaR**  
works to your advantage

**Job Name:**  
2013-90c Phase 3 Site Lighting
**Catalog Number:**
 PWY EDG 2M P1 02 E UL BZ 525  
40K HL(175/350/525)

Notes:

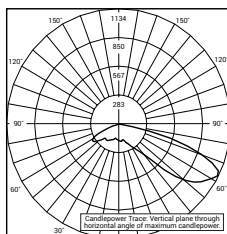
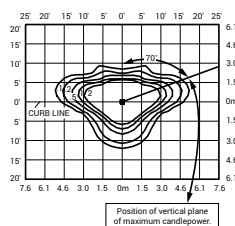
**Type:****C**

GRASB16-5595

## Cree Edge™ LED Pathway Luminaire

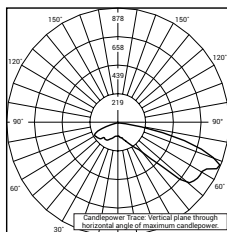
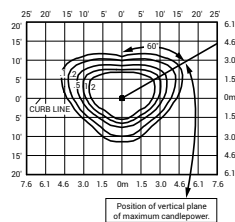
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

**2M**
 RESTL Test Report #: PL5758-001  
PWY-EDG-2M-\*\*-02-E-UL-350-40K  
Initial Delivered Lumens: 1,549

 PWY-EDG-2M-\*\*-02-E-UL-350-40K  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,565  
Initial FC at grade
**Type II Medium Distribution**

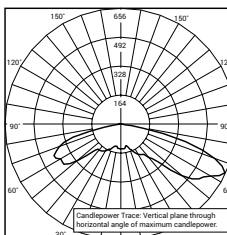
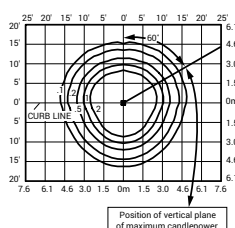
| LED Count (x9) | 4000K                     |                            | 5700K                     |                            |
|----------------|---------------------------|----------------------------|---------------------------|----------------------------|
|                | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| <b>350mA</b>   |                           |                            |                           |                            |
| 02             | 1,565                     | B1 U0 G1                   | 1,625                     | B1 U0 G1                   |
| <b>525mA</b>   |                           |                            |                           |                            |
| 02             | 2,191                     | B1 U0 G1                   | 2,276                     | B1 U0 G1                   |

\* Initial delivered lumens at 25°C (77°F)

 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
[www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)
**3M**
 RESTL Test Report #: PL5698-001  
PWY-EDG-3M-\*\*-02-E-UL-350-40K  
Initial Delivered Lumens: 1,470

 PWY-EDG-3M-\*\*-02-E-UL-350-40K  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,389  
Initial FC at grade
**Type III Medium Distribution**

| LED Count (x9) | 4000K                     |                            | 5700K                     |                            |
|----------------|---------------------------|----------------------------|---------------------------|----------------------------|
|                | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| <b>350mA</b>   |                           |                            |                           |                            |
| 02             | 1,389                     | B1 U0 G1                   | 1,442                     | B1 U0 G1                   |
| <b>525mA</b>   |                           |                            |                           |                            |
| 02             | 1,944                     | B1 U0 G1                   | 2,019                     | B1 U0 G1                   |

\* Initial delivered lumens at 25°C (77°F)

 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
[www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)
**5M**
 RESTL Test Report #: PL5799-001  
PWY-EDG-5M-\*\*-02-E-UL-350-40K  
Initial Delivered Lumens: 1,780

 PWY-EDG-5M-\*\*-02-E-UL-350-40K  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,666  
Initial FC at grade
**Type V Medium Distribution**

| LED Count (x9) | 4000K                     |                            | 5700K                     |                            |
|----------------|---------------------------|----------------------------|---------------------------|----------------------------|
|                | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| <b>350mA</b>   |                           |                            |                           |                            |
| 02             | 1,666                     | B1 U2 G1                   | 1,730                     | B1 U2 G1                   |
| <b>525mA</b>   |                           |                            |                           |                            |
| 02             | 2,333                     | B2 U2 G2                   | 2,422                     | B2 U2 G2                   |

\* Initial delivered lumens at 25°C (77°F)

 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
[www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)

Submitted by Graybar Electric Company, Inc.

**Graybar**  
works to your advantage**Job Name:**  
2013-90c Phase 3 Site Lighting**Catalog Number:**PWY EDG 2M P1 02 E UL BZ 525  
40K HL(175/350/525)

Notes:

**Type:****C**

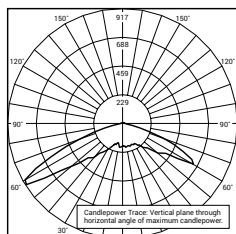
GRASB16-5595

## Cree Edge™ LED Pathway Luminaire

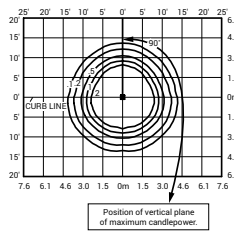
**Photometry**

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5S



RESTL Test Report #: PL5759-001  
PWY-EDG-5S-\*\*-02-E-UL-350-40K  
Initial Delivered Lumens: 1,897

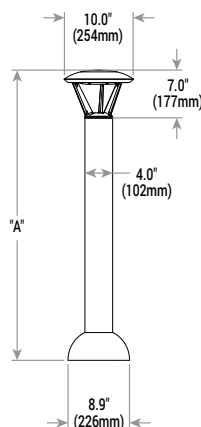


PWY-EDG-5S-\*\*-02-E-UL-350-40K  
Mounting Height: 3' (0.9m) A.F.G.  
Initial Delivered Lumens: 1,868  
Initial FC at grade

**Type V Short Distribution**

| LED Count (x9) | 4000K                     |                            | 5700K                     |                            |
|----------------|---------------------------|----------------------------|---------------------------|----------------------------|
|                | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| <b>350mA</b>   |                           |                            |                           |                            |
| 02             | 1,868                     | B1 U2 G1                   | 1,940                     | B1 U2 G1                   |
| <b>525mA</b>   |                           |                            |                           |                            |
| 02             | 2,615                     | B1 U2 G1                   | 2,716                     | B1 U2 G1                   |

\* Initial delivered lumens at 25°C (77°F)

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)**with Welded Base**

| Model           | Dim. "A"     | Weight*           |
|-----------------|--------------|-------------------|
| Pathway (P3)    | 36" (914mm)  | 17.9 lbs. (8.1kg) |
| Pathway (P4)    | 42" (1068mm) | 18.6 lbs. (8.4kg) |
| Pedestrian (P8) | 96" (2438mm) | 28.4 lbs (12.9kg) |

\* Add 4.5 lbs. (2.0kg) for 347-480V

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US: [www.cree.com/lighting](http://www.cree.com/lighting)

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**CREE**

|                                             |                                                    |                                                                                         |                                                  |
|---------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------|
| Submitted by Graybar Electric Company, Inc. |                                                    | <b>Catalog Number:</b><br>PWY EDG 2M P1 02 E UL BZ 525<br>40K HL(175/350/525)<br>Notes: | <b>Type:</b><br><br><b>C</b><br><br>GRASB16-5595 |
| <b>GraybaR</b><br>works to your advantage   | <b>Job Name:</b><br>2013-90c Phase 3 Site Lighting |                                                                                         |                                                  |

## LED High-Low Option

For use with Cree Edge™ Series and LEDway® Series Luminaires

### Product Description

The high-low option allows multiple operating drive currents for high and low modes. These drive currents are conveniently selected to balance LED life, lumen output and energy savings. The high-low option is designed to have remotely located sensors (by others). High-low function is designed with all LEDs operating at the same current for maximum and uniform LED life.

The high-low option will be wired such that five power leads will exit the fixture, two hots (line 1 and line 2), two common (N1 and N2) and one ground. The two hot leads will be labeled identifying the drive current, 175mA or 350mA per High-low Option Drive Current Configurations table below. Fixtures are factory set for phase to neutral systems and can be field adjusted to accommodate phase to phase systems.

### Product Availability

| Cree Edge™ Series Luminaires |                              |                                   |         |                   |               |          |                              |             |             |             |            |                |                       |
|------------------------------|------------------------------|-----------------------------------|---------|-------------------|---------------|----------|------------------------------|-------------|-------------|-------------|------------|----------------|-----------------------|
| Option                       | Drive Current Specified (mA) | Drive Current Configurations (mA) | Voltage | Area & Flood      |               |          | Area, Flood & Interior Round | Canopy      | High Output | Parking     | Security   | Transportation | Pathway               |
|                              |                              |                                   |         | AA, DA, DL Mounts | R3, R4 Mounts | SA Mount | All Mounts                   | All Mounts  | All Mounts  | All Mounts  | Wall Mount | All Mounts     | P1, P3, P4, P8 Mounts |
| HL (G)                       | 350                          | 175/350                           | 120-277 | 120-240 LEDs      | 120-240 LEDs  | N/A      | 40-120 LEDs                  | 40-240 LEDs | N/A         | 20-100 LEDs | N/A        | 120-160 LEDs   | N/A                   |
|                              |                              |                                   | 347-480 | 120-240 LEDs      | 120-240 LEDs  | N/A      | N/A                          | 40-240 LEDs | N/A         | N/A         | N/A        | 120-160 LEDs   | N/A                   |
|                              | 525                          | 175/350/525                       | 120-277 | 20-120 LEDs       | 40-120 LEDs   | N/A      | 40-120 LEDs                  | 40-120 LEDs | N/A         | 40-100 LEDs | N/A        | 40-120 LEDs    | 18 LEDs               |
|                              |                              |                                   | 347-480 | 40-120 LEDs       | 40-120 LEDs   | N/A      | N/A                          | 40-120 LEDs | N/A         | N/A         | N/A        | 40-120 LEDs    | N/A                   |
|                              | 700                          | 350/700                           | 120-277 | 20-60 LEDs        | 40-60 LEDs    | N/A      | 40-60 LEDs                   | 40-60 LEDs  | N/A         | 20-60 LEDs  | N/A        | 40-60 LEDs     | N/A                   |
|                              |                              |                                   | 347-480 | 20-60 LEDs        | 40-60 LEDs    | N/A      | N/A                          | 40-60 LEDs  | N/A         | N/A         | N/A        | 40-60 LEDs     | N/A                   |

| LEDway® Series Luminaires |                              |                                   |         |                     |                                 |
|---------------------------|------------------------------|-----------------------------------|---------|---------------------|---------------------------------|
| Option                    | Drive Current Specified (mA) | Drive Current Configurations (mA) | Voltage | LEDway® Streetlight | LEDway® High Output Streetlight |
|                           |                              |                                   |         | All Mounts          | All Mounts                      |
| HL (G)                    | 350                          | 175/350                           | 120-277 | 20-120 LEDs         | N/A                             |
|                           |                              |                                   | 347-480 | N/A                 | N/A                             |
|                           | 525                          | 175/350/525                       | 120-277 | 20-120 LEDs         | N/A                             |
|                           |                              |                                   | 347-480 | N/A                 | N/A                             |
|                           | 700                          | 350/700                           | 120-277 | 20-120 LEDs         | N/A                             |
|                           |                              |                                   | 347-480 | N/A                 | N/A                             |

Rev. Date: V2 02/12/2016

US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507





Submitted by Graybar Electric Company, Inc.

**Graybar**  
works to your advantage**Job Name:**  
2013-90c Phase 3 Site Lighting**Catalog Number:**PWY EDG 2M P1 02 E UL BZ 525  
40K HL(175/350/525)

Notes:

**Type:****C**

GRASB16-5595

## LED High-Low Options

## Additional Options Available with High-Low Option

| Cree Edge™ Series Luminaires |                              |                                   |         |                   |               |          |                              |                |             |                |            |                |                       |
|------------------------------|------------------------------|-----------------------------------|---------|-------------------|---------------|----------|------------------------------|----------------|-------------|----------------|------------|----------------|-----------------------|
| Option                       | Drive Current Specified (mA) | Drive Current Configurations (mA) | Voltage | Area & Flood      |               |          | Area, Flood & Interior Round | Canopy         | High Output | Parking        | Security   | Transportation | Pathway               |
|                              |                              |                                   |         | AA, DA, DL Mounts | R3, R4 Mounts | SA Mount | All Mounts                   | All Mounts     | All Mounts  | All Mounts     | Wall Mount | All Mounts     | P1, P3, P4, P8 Mounts |
| HL (G)                       | 350                          | 175/350                           | 120-277 | F                 | F             | N/A      | F <sup>1</sup>               | F <sup>1</sup> | N/A         | F <sup>1</sup> | N/A        | F <sup>1</sup> | N/A                   |
|                              |                              |                                   | 347-480 | N/A               | N/A           | N/A      | N/A                          | N/A            | N/A         | N/A            | N/A        | N/A            | N/A                   |
|                              | 525                          | 175/350/525                       | 120-277 | F                 | F             | N/A      | F <sup>1</sup>               | F <sup>1</sup> | N/A         | F <sup>1</sup> | N/A        | F <sup>1</sup> | F                     |
|                              |                              |                                   | 347-480 | N/A               | N/A           | N/A      | N/A                          | N/A            | N/A         | N/A            | N/A        | N/A            | N/A                   |
|                              | 700                          | 350/700                           | 120-277 | F                 | F             | N/A      | F <sup>1</sup>               | F <sup>1</sup> | N/A         | F <sup>1</sup> | N/A        | F <sup>1</sup> | N/A                   |
|                              |                              |                                   | 347-480 | N/A               | N/A           | N/A      | N/A                          | N/A            | N/A         | N/A            | N/A        | N/A            | N/A                   |

<sup>1</sup> Fusing not available with Pendant Mounts

| LEDway® Series Luminaires |                              |                                   |         |                     |                                 |
|---------------------------|------------------------------|-----------------------------------|---------|---------------------|---------------------------------|
| Option                    | Drive Current Specified (mA) | Drive Current Configurations (mA) | Voltage | LEDway® Streetlight | LEDway® High Output Streetlight |
|                           |                              |                                   |         | All Mounts          | All Mounts                      |
| HL (G)                    | 350                          | 175/350                           | 120-277 | F                   | N/A                             |
|                           |                              |                                   | 347-480 | N/A                 | N/A                             |
|                           | 525                          | 175/350/525                       | 120-277 | F                   | N/A                             |
|                           |                              |                                   | 347-480 | N/A                 | N/A                             |
|                           | 700                          | 350/700                           | 120-277 | F                   | N/A                             |
|                           |                              |                                   | 347-480 | N/A                 | N/A                             |

| High-Low Option Drive Current Configurations |       |                           |                               |       |                           |                               |       |                           |
|----------------------------------------------|-------|---------------------------|-------------------------------|-------|---------------------------|-------------------------------|-------|---------------------------|
| 350mA Drive Current Specified                |       |                           | 525mA Drive Current Specified |       |                           | 700mA Drive Current Specified |       |                           |
| Leads                                        |       | Drive Current Output (mA) | Leads                         |       | Drive Current Output (mA) | Leads                         |       | Drive Current Output (mA) |
| 175mA                                        | 175mA |                           | 175mA                         | 350mA |                           | 350mA                         | 350mA |                           |
| ON                                           | OFF   | 175                       | ON                            | OFF   | 175                       | ON                            | OFF   | 350                       |
| OFF                                          | ON    | 175                       | OFF                           | ON    | 350                       | OFF                           | ON    | 350                       |
| ON                                           | ON    | 350                       | ON                            | ON    | 525                       | ON                            | ON    | 700                       |

| Output Multipliers                                                                               |                   |                   |
|--------------------------------------------------------------------------------------------------|-------------------|-------------------|
| Drive Current Specified (mA)                                                                     | Lumen Multipliers | Power Multipliers |
| 175                                                                                              | 0.66              | 0.48              |
| 350                                                                                              | 1.00              | 1.00              |
| 525                                                                                              | 1.40              | 1.51              |
| 700                                                                                              | 1.71              | 2.03              |
| Note: Multipliers are for estimating purposes only. Check actual spec sheet data where available |                   |                   |



(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:** Engineering and Public Works  
**STAFF PERSON/TITLE:** Autumn Sapp / Engineering & Public Works Business Manager  
**DATE:** 1/27/2020  
**APPLICANT:** University of Alaska Southeast  
**TYPE OF APPLICATION:** Conditional Use Permit Application

**PROJECT DESCRIPTION:**

USE2020 0001 A Conditional Use Permit for a new campus building at UAS. The new building will be approximately 12,000 square feet and contain educational, research, and laboratory facilities.

**LEGAL DESCRIPTION:** USS 1500 FR  
**PARCEL NUMBER(S):** 4B2301050040  
**PHYSICAL ADDRESS:** 11305 Glacier Highway

**SPECIFIC QUESTIONS FROM PLANNER:**

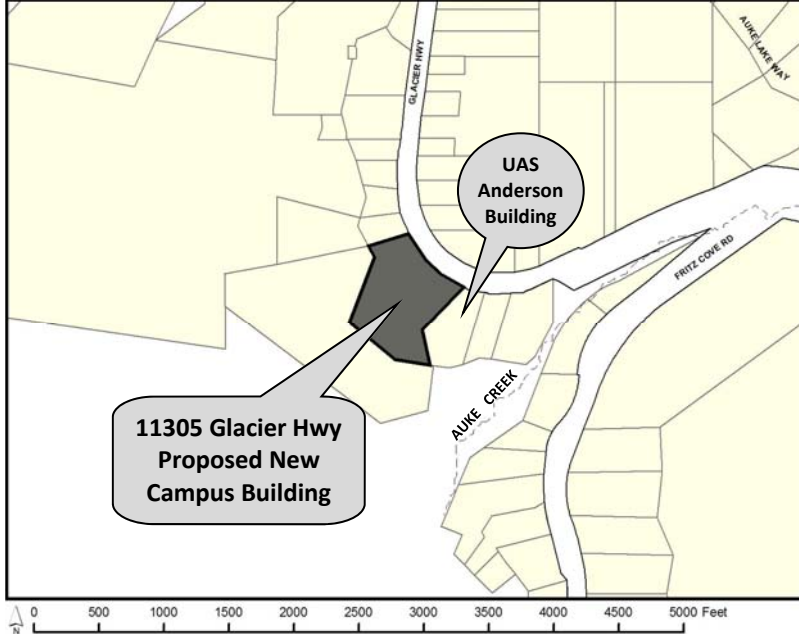
**AGENCY COMMENTS:**

The project description mentions "...utility linked to the adjacent UAS Anderson...". Although we have been working with UAS to get the utilities installed over the past 1-1/2 years I wanted to clarify that this property will need to have it's own separate water service and line. They are permitted to share a sewer with the Anderson building.

There is a known issue with the utility service installation permitting through ADOT. This may result in continued delays. Additionally there will be no occupancy, temporary or otherwise, until the new utility service has been installed.

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission  
*Your Community, Your Voice*



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for a new campus building at UAS** located at **11305 Glacier Highway** in a **Waterfront Commercial Zone**.

## TIMELINE

Staff Report expected to be posted **Tuesday, February 18, 2020** at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>  
Find hearing results, meeting minutes and more here as well.

**Now through February 3**

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included in the staff report.

**February 4 through 12 noon, February 21**

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, February 25, 2020**

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.

**February 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.:** USE2020 0001  
**Parcel No.:** 4B2301050040  
**CBJ Parcel Viewer:** <http://epv.juneau.org>



## 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 21, 2020  
Case No.: USE2020 0001

North Wind Architects, LLC  
126 Seward St  
Juneau, AK 99801

Proposal: Conditional Use Permit for a new campus building at UAS  
Property Address: 11305 Glacier Hwy  
Legal Description: USS 1500 FR  
Parcel Code No.: 4B2301050040  
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 11, 2020, and **APPROVED** the Conditional Use Permit for a new campus building at UAS to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuance of a building permit for the proposed structure, a shared use parking agreement must be approved by the CBJ Community Development Department and CBJ Law Department, and must be recorded in the State Recorder's Office. The parking agreement must state that it may be nullified only when the CBJ Community Development Department Director has approved the nullification of the agreement on an instrument that is recorded with the State Recorder's Office.
2. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.
3. Prior to the issuance of a building permit, the applicant shall submit a revised site plan

North Wind Architects, LLC  
Case No.: USE2020 0001  
February 21, 2020  
Page 2 of 3

showing snow storage location(s).

4. 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 at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
5. Prior to the issuance of a temporary certificate of occupancy for the proposed structure, the applicant shall dedicate a public pedestrian access easement to the mouth of Auke Creek. When a viable alternative access is provided, the easement across the University property could be vacated. A floating easement could be used with route determined by UAS.
6. Prior to issuance of a temporary certificate of occupancy, CBJ-approved signage shall be posted for the accessible parking space.
7. 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.
8. 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 as shown on the site plan in a medium designed for such purposes.

Attachments: February 11, 2020, memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding USE2020 0001.

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

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

Effective Date: The permit is effective upon approval by the Commission, February 25, 2020

Expiration Date: The permit will expire 18 months 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 development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

North Wind Architects, LLC

Case No.: USE2020 0001

February 21, 2020

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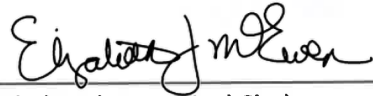
Project Planner:



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 development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.





(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:** Irene M. Gallion, Planner  
Community Development Department

**FILE NO.:** CSP2020 0001

**PROPOSAL:** Capitol Avenue Reconstruction

A handwritten signature in black ink, appearing to read 'Irene M. Gallion', is placed next to the 'FROM:' field.

**GENERAL INFORMATION**

**Applicant:** CBJ Engineering and Public Works

**Property Owner:** City and Borough of Juneau

**Property Address:** Capitol Avenue

**Legal Description:** N/A

**Parcel Code No.:** In the vicinity of Casey Shattuck BL 210 LT 8, 9, and AELP ALP LT 8B

**Site Size:** Approximately 670 linear feet

**Comprehensive Plan  
Land Use Designation:** Traditional Town Center for the south 350 linear feet; Medium Density Residential for the north 320 linear feet (approximate lengths).

**Zoning:** Mixed Use 2 (MU2) for the south 350 linear feet; Multifamily (D18) for the north 320 linear feet (approximate lengths).

**Utilities:** CBJ water and sewer available

**Access:**

- West Willoughby Avenue to the south, West Ninth Street to the

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north

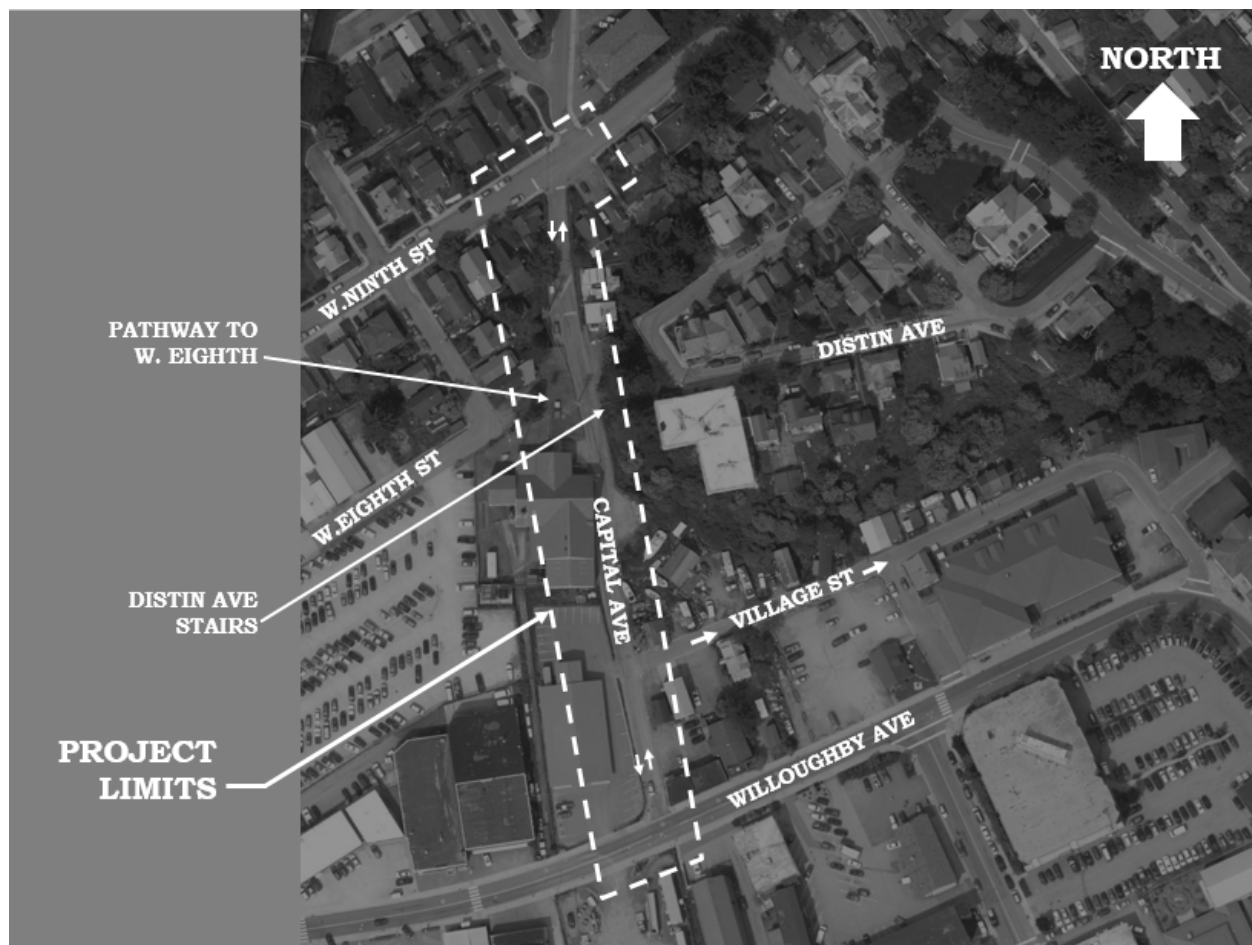
- Mid-project pedestrian access via Distin Avenue Stairs and West Eighth Street trail

Existing Land Use: Access for residential, commercial and utilities

Surrounding Land Use:

|       |                                                                                                                                      |
|-------|--------------------------------------------------------------------------------------------------------------------------------------|
| North | - Residential, West Ninth Street                                                                                                     |
| South | - West Willoughby Avenue, Malaspina Apartments, Sacred Shine (Central Council of Tlingit and Haida Tribes of Alaska), Salvation Army |
| East  | - Residential, AEL&P                                                                                                                 |
| West  | - AEL&P                                                                                                                              |

### VICINITY MAP



Slide 4 of the Design Public Meeting deck.

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### **ATTACHMENTS**

Attachment A: Application  
Attachment B: Public meeting slide deck  
Attachment C: Sign-in sheet  
Attachment D: Meeting notes from Irene Gallion, CBJ Planner  
Attachment E: Meeting notes from Candy Sims, DOWL (consultant engineer)  
Attachment F: Written comments from the public meeting  
Attachment G: Comments received at PC\_Comments through February 9, 2020

### **PROPOSAL**

Staff recommends APPROVAL of this rehabilitation and reconstruction project which will:

- Construct one 12-foot traffic lane running from Willoughby Avenue to West Ninth Street (south to north).
- Construct a 5-foot sidewalk on the east side of the roadway.
- Add a fire hydrant about mid-way along the length of the road.
- Improve pedestrian crossing between the Distin Avenue stairs and the pathway to West Eighth Street.
- Move the fence away from the pathway to West Eighth Street. Relocate the path away from residences.
- Bollards may be considered at the West Eighth Street trail to prevent vehicle use.
- Establish contiguous pedestrian accommodations on the south side of West Ninth Street.
- Improve lighting, especially at pedestrian crossings.

Design is anticipated by summer of 2020. Construction is tentatively scheduled for the summer or fall of 2020.

Unless otherwise noted, the city's consultant engineer created the images in this presentation.

### **BACKGROUND**

Capitol Avenue currently has two 10-foot lanes with gravel shoulder in a narrow right-of-way. The pavement is in poor condition. The absence of storm drainage has contributed the poor condition of the traveled way. Water and sewer infrastructure is of an undetermined age. Water pipes are of inadequate size to support a fire hydrant. Luminaires are old, high, and cast inadequate light. Right-of-way ranges from 19 to 30 feet. Easements will be required across AEL&P land.

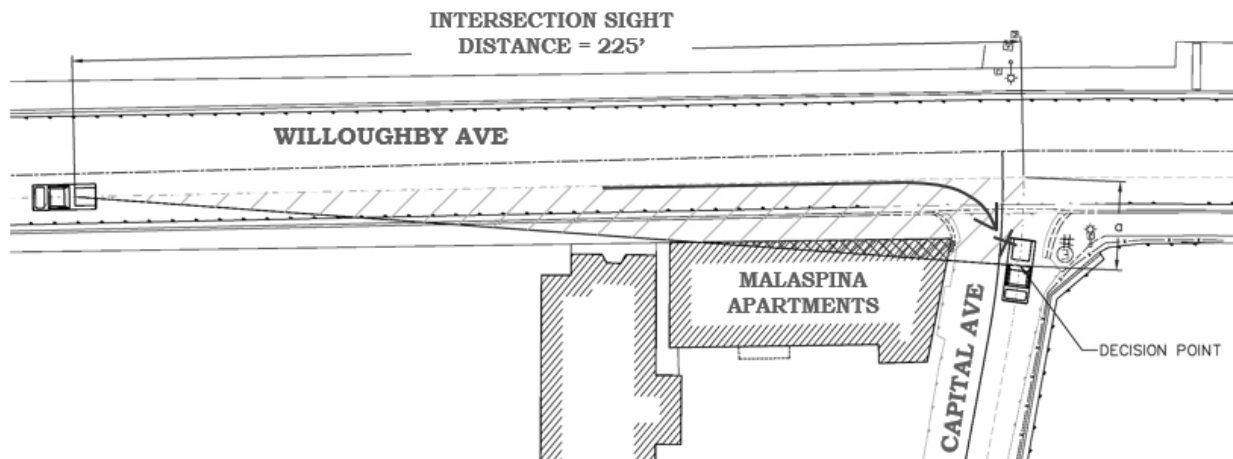
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*Capitol Avenue's current asphalt conditions. On the distant right an old style luminaire can be seen. Slide 6 of the Design Public Meeting deck.*

Vehicles queued on Capitol Avenue to turn onto Willoughby Avenue create two concerns. One is inadequate sight distance. Desirable vehicle sight distance is 225 feet. The Malaspina Apartments prevent the vehicle queued on Capitol Avenue from having adequate sight distance, so they tend to inch into the pedestrian crossing for better visibility. The other concern is that a vehicle queued on Capitol Avenue impedes a right turn from Willoughby Avenue, which could cause a back-up or rear-end collision.

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*The image above illustrates how the Malaspina Apartments interfere with desirable sight distance (hashed area), and how traffic queued on Capitol Avenue interferes with right turns off of Willoughby Avenue. Slide 9 of the Design Public Meeting deck.*

Functional Classification is a nationally-standardized way of grouping roads according to function. Capitol Avenue is classified “local road,” which primarily provides access to property. “Collectors” provide access to land, but also move traffic at higher speeds and funnel traffic toward larger, higher-speed roads. A “major” collector moves more traffic than a “minor” collector.

Alaska Department of Transportation and Public Facilities (DOT) provides Average Annual Daily Traffic (AADT) counts yearly for most higher-volume roads, including West Willoughby Avenue and West Ninth Street.

When city engineers approached reconstruction and rehabilitation of Capitol Avenue, they realized they needed better traffic information in order to make meaningful decisions on design.

Traffic was counted on a Tuesday and Thursday in November of 2019. The data from the two 24-hour periods was averaged. The weather was cold and rainy. Between the weather and the time of year the count may under-represent pedestrians and bicycles.

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| Road or Trail                                | Functional Classification | Traffic Count     |
|----------------------------------------------|---------------------------|-------------------|
| West Willoughby Avenue                       | Major Collector           | 6008 AADT         |
| West Ninth Street                            | Minor Collector           | 895 AADT          |
| Capitol Avenue                               | Local Road                | 491 Traffic Count |
| Northbound                                   |                           | 273               |
| AM Peak (7am-8am)                            |                           | 18                |
| PM Peak (4pm-5pm)                            |                           | 33                |
| Southbound                                   |                           | 218               |
| AM Peak (7am-8am)                            |                           | 18                |
| PM Peak (4pm-5pm)                            |                           | 16                |
| Bicycles (both directions)                   |                           | 9                 |
| Pedestrians (both directions)                |                           | 75                |
| West Eighth Street Trail – Pedestrians       | Not Applicable            | 46                |
| Distin Avenue trail and stairs – Pedestrians | Not Applicable            | 44                |

### Design Considerations

Given the narrow right-of-way and current use, engineers considered three alternatives for improvements to Capitol Avenue:

- Two-way traffic with no sidewalk (replace existing)
- One traffic lane southbound (toward Willoughby Avenue) and a sidewalk
- One traffic lane northbound (toward West Ninth Street) and a sidewalk

Engineers evaluated how each alternative:

- Improved Willoughby intersection deficiencies
- Improved pedestrian safety and connectivity
- Maintained direct access to Village Street
- Maintained vehicular shortcuts between Willoughby Avenue and West Ninth Street

The one-way northbound alternative best addressed concerns (*Slide 20 of the Design Public Meeting deck*). Traffic counts support this option, with 25% more northbound movements during the day and double the traffic movements during the afternoon peak. All options provided neutral benefit to cyclists.

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## Public Meeting

Engineers held a public meeting on January 22, 2020, to get feedback on alternatives and design details. The Legislative Reception was happening the same night, as was a meeting on Chicken Yard Park. Eleven people attended; eight signed in (Attachment C). The engineers made a presentation on the considerations that went into design, analysis of the alternatives, and why the one-way north was the preferred alternative (Attachment B). Attendees had the opportunity to ask questions and provide comments verbally (Attachment D, E). Attendees also had the opportunity to provide written comments (Attachment F).

During the discussion, the CBJ Project Engineer asked the room if they approved of the preferred alternative. Response was positive, with everyone nodding in the affirmative. Three people verbalized further support.



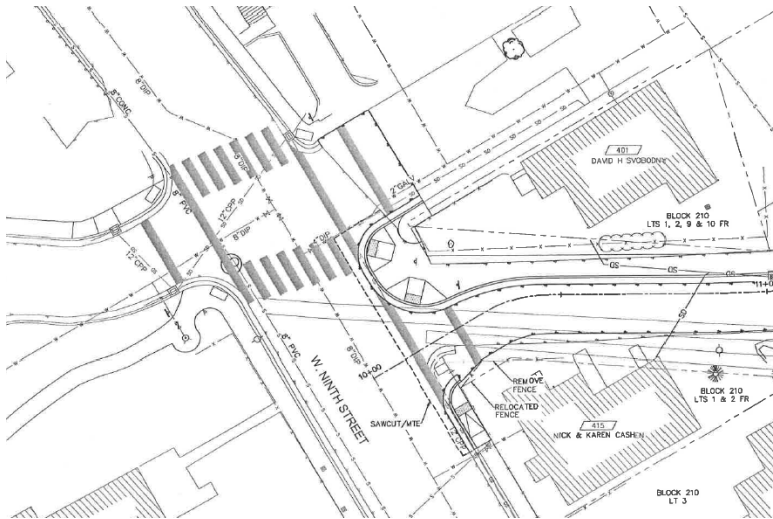
*Neighbors attending the public meeting on design had multiple opportunities to get information and share ideas. Left: Consulting engineers Toby Lockhart, P.E., and Candy Sims (DOWL) watch and listen while the manager of the Fosbee Apartments points out ideas on a scroll plot of the design. Middle: CBJ Project Engineer Alan Steffert, P.E., discusses design features near a color photo of the project area. Participants could draw or write their ideas and concerns on either the scroll plot or the photo. Right: The design team presented their research, alternatives, and preferred alternatives to the group, then facilitated a group discussion. Photos by Irene Gallion, Planner.*

Other issues included:

- A request for a fire hydrant about mid-way down Capitol Avenue. One resident told the story of their mother's house on Capitol Avenue catching fire. Hose was run from Distin Avenue (down the stairs) and Village Street in order to put the fire out. Lack of a fire hydrant created difficulties in putting out the fire promptly. Engineers welcomed this feedback, and said they would include a fire hydrant.

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- Recognition that the Distin stairs and West Eighth Street trail could be busy during certain city events, like Folk Fest. Commenter suggested 75 people an hour during busy activities.
- Lighting, especially at pedestrian crossings. Engineers shared that newer lighting, placed lower on poles or in additional locations, would improve illumination significantly.
- West Ninth Street intersection. Engineers had proposed eliminating the stop signs on West Ninth Street, while maintaining the stop signs on Capitol Avenue and A Street. This proposal was unpopular, and will be eliminated from the design.



*Left: The engineer's proposed treatment of the Capitol Avenue and West Ninth Street intersection. The "striped" crosswalk indicates where a car would only need to stop if a pedestrian was crossing or approaching to cross – there would be no stop sign protecting the crosswalk. This proposal was unpopular and will be eliminated from the design.*

## **FUNDING**

\$600,000 Areawide Street Sales Tax

\$50,000 Water Enterprise Fund

## **AGENCY REVIEW**

At this time we have received no comments from CBJ's Capitol City Fire and Rescue (CCFR) on this City State Project (CSP). CCFR is involved in the design process, and will have the opportunity to review design before finalization. JPD had no comments beyond recognizing that CCFR should be consulted.

AEL&P has been involved in the design process thus far, and will be given further opportunity to participate. Alaska Waste will also have the opportunity to comment further on design.

Engineers are aware of the challenges of large equipment operating in the narrow right-of-way (including fire trucks, AEL&P equipment and refuse trucks). Agency participation will continue to shape the design. Traffic engineers are able to use CAD modeling to design intersections that best accommodate the turning movements of large equipment.

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### **PUBLIC COMMENT**

As part of this CSP process, public notice signs were posted on Capitol Avenue at the West Ninth Street and Willoughby intersections. CSPs don't require a public notice sign, since part of the engineering process is outreach to neighbors. Given the changes being made and the popularity of the street, additional notification was warranted.

As of February 9<sup>th</sup>, 2020, we have received five comments through the CSP process (Attachment G). Four express general support for the concept of improving the roadway. Three oppose a one-way street, while two support it.

One primary concern is that a one-way northbound traffic pattern would increase use of the difficult intersection at West Ninth Street and Willoughby Avenue, next to the Federal Building. Traffic turning left (southeast) from West Ninth Street has sight distances obscured by buses. There are two busy pedestrian crossings, and while a driver is looking to their left to check for traffic and bus users, pedestrians can enter the crosswalk from the driver's right. One commenter asked about the possibility of moving the bus station. Three commenters discussed increased use of West Eighth Street, which goes through the Federal Building parking lot.

### **WAIVER REQUEST**

CBJ 49.35.240 requires a waiver of road standards if a developer (in this case, CBJ) is unable to meet them. The Director has approved a waiver of the road standards outlined in 49.35.240 (below).

- Existing roads fail to meet the standards outlined.
- Historical land use makes compliance with the table unreasonable.
- Projects support the intent of this code, with traffic calming maintained.
- The projects comply with the American Association of State Highway and Transportation Officials (AASHTO) Geometric Design of Highways and Streets (Green Book).

An analysis of the applicable parts of code follows.

#### **49.35.240 - Improvement standards.**

**(2) *Other streets.* Other than arterials, street shall comply with the following:**

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**Table 49.35.240 Table of roadway construction standards (applicable excerpt)**

| Avg. Daily Trips (ADT) | Adopted Traffic Impact Analysis Required | Sidewalks | Travel Way Width | Street Lights        | Width                           | Paved Roadway Required | Publicly Maintained |
|------------------------|------------------------------------------|-----------|------------------|----------------------|---------------------------------|------------------------|---------------------|
| 212 to 499             | Maybe                                    | One side  | 24 ft.           | At all intersections | 60 ft. Public ROW <sup>ii</sup> | Yes                    | Yes                 |

#### WAIVER REQUEST STANDARDS

(i) **Street waivers.** The director, after considering the recommendations of the director of the Engineering and Public Works Department and of the fire marshal, may waive the following and no other street improvement requirements:

- (1) **Right-of-way relocation.** Not applicable; this project does not include right-of-way relocation.
- (2) **Stub streets.** Not applicable. Capitol Avenue exists and does not provide access to a neighboring undeveloped property.
- (3) **Remote subdivisions accessible by navigable water.** Not applicable; the roads have land access.
- (4) **Roadway construction standards waivers.** Roadway construction standards identified in Table 49.35.240 may be waived in accordance with this subsection for any street reconstruction project, not including routine maintenance; or any new street construction project located in a right-of-way platted before 1987. Waivers shall be in writing.

(A) Roadway construction standards may be waived by the director if:

- (i) The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;

Capitol Avenue's travelled way is 20 feet wide, four feet short of the standards. The road has no sidewalk. Right-of-way is 19 to 30 feet wide, short of the 60-foot right-of-way proposed in code.

- (ii) There are unique circumstances that make compliance with the requirements of the table unreasonable;

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The road was established in the early 1900s. The community has grown around Capitol Avenue without regard to modern standards for clearances, lane width and rights-of-way.

**(iii) The proposed project will not aggravate the intent of the requirements of this chapter;**

Improving pedestrian access, reducing traffic conflicts and providing traffic calming design support the intent of this chapter.

**AND**

**(iv) The proposed project complies with the American Association of State Highway and Transportation Officials' guidelines.**

Capitol Avenue is functionally classified a “local” road. AASHTO’s Geometric Design of Highways and Streets (2004) provides recommendations for AADT of under 400 (a metric one-way traffic will meet) and speeds from 15 miles an hour (mph) to 40 mph. The minimum traveled way width is 18 feet for a two-lane road, or nine feet for each lane. This project will provide 12 feet for the one-way lane (page 384, Table 5-5, Minimum Width of Traveled Way and Shoulders). AASHTO also states that a local roadway may be sufficient to accommodate bicycles (page 389). Where local roads provide access to residences, the overriding consideration is fostering a safe and pleasant environment – the convenience of vehicles comes second (page 390). Sidewalks should be provided on at least one side of the street, and should be a minimum of four feet wide. This project will provide five-foot sidewalks on one side.

## **ANALYSIS**

### **Conformity with Adopted Plans**

*Comprehensive Plan of the City and Borough of Juneau (2013 update):* This plan says little about the granular details of neighborhood transportation beyond encouraging bike and pedestrian accommodations.

*Non-Motorized Transportation Plan (2009):* A crosswalk across Willoughby at Capitol Avenue is a high priority for “continental” (ladder) crosswalk marking and a crosswalk sign (#73, page 54 & 95). Willoughby Avenue is outside the scope of this project. A systemic review of Willoughby Avenue crosswalks would be worthwhile before adding an additional crosswalk. Sidewalk on one side of Capitol Avenue is a “mid” priority (#79, page 57& 95).

*Willoughby District Land Use Plan (2011):* The plan supports minor widening and adding sidewalk on one side of Capitol Avenue, which would facilitate residential development (page 74). Right-

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of-way is inadequate to consider widening. This project partially meets this goal with one 12-foot lane (two feet more than the current 10-foot lane width) and provision of sidewalk. The plan also suggests any land acquisition in the Village Street area should focus on acquiring land to the west rather than the Indian Village. Space for a totem pole or other appropriate public art welcoming and informing people to this neighborhood should be installed. During public outreach for the plan, four comments received encouraging improvements for vehicles and pedestrians on Capitol Avenue (page 86).

**Other relevant Plans not in Title 49 but adopted by resolution:**

*Juneau Renewable Energy Strategy (2018):* This plan recognizes improved efficiency of LED lighting over conventional lighting (page 28, side bar). Project lighting will be improved with LED luminaires that are placed lower on the pole and designed to cast focused light.

*Juneau Climate Action and Implementation Plan (2011):* One plan goal is to install energy efficient street lamps (page 52, U4-A). The project proposes more efficient LED lighting to replace existing lighting.

*Housing Action Plan (2017):* Qualitatively, the area seems to provide an option for affordable housing downtown. Quantitatively, that is unverifiable with assessor data, which is not collected for property in the Indian Village.

**Habitat**

No known habitats protected under the Land Use Code exist within the project site.

**FINDINGS**

The Planning Commission shall review this project for compliance with Title 49 of CBJ code (49.15.580). If the Commission has recommended conditions or modifications, those can be included in the Notice of Recommendation that will go to the Assembly.

This project reconstructs Capitol Avenue infrastructure. The project leverages limited right-of-way to improve safety and efficiency for 56 percent of vehicles and all pedestrians.

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt the above analysis and findings, and recommend to the Assembly the reconstruction of Capitol Avenue from Willoughby Avenue to West Ninth Street.





# DEVELOPMENT PERMIT APPLICATION

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                |                                        |                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------|
| To be completed by Applicant                                                                                                                                                                                                                                                                                                                                                                                                           | <b>PROPERTY LOCATION</b>                                                                                                                                                       |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Physical Address<br><b>Capital Avenue</b>                                                                                                                                      |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)                                                                                                                  |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Parcel Number(s)<br><b>in the vicinity of CASEY SHATTUCK BL 210 LT 8, 9 and AELP ALP LT 8B</b>                                                                                 |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> This property located in the downtown historic district<br><input type="checkbox"/> This property located in a mapped hazard area, if so, which _____ |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>LANDOWNER/ LESSEE</b>                                                                                                                                                       |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Property Owner<br><b>City &amp; Borough of Juneau</b>                                                                                                                          | Contact Person<br><b>Alan Steffert</b> | Phone Number(s)<br><b>(907) 586-0481</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Mailing Address<br><b>155 South Seward St, Juneau AK 99801</b>                                                                                                                 |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | E-mail Address<br><b>alan.steffert@juneau.org</b>                                                                                                                              |                                        |                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>LANDOWNER/ LESSEE CONSENT</b> 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:<br>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.<br>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. |                                                                                                                                                                                |                                        |                                          |
| <b>X</b> _____<br>Landowner/Lessee Signature                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                | <b>1-13-2020</b><br>Date               |                                          |
| <b>X</b> _____<br>Landowner/Lessee Signature                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                | _____<br>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.                                                                                                               |                                                                                                                                                                                |                                        |                                          |
| <b>APPLICANT</b> If the same as OWNER, write "SAME"                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                |                                        |                                          |
| Applicant                                                                                                                                                                                                                                                                                                                                                                                                                              | Contact Person                                                                                                                                                                 |                                        |                                          |
| Mailing Address                                                                                                                                                                                                                                                                                                                                                                                                                        | Phone Number(s)                                                                                                                                                                |                                        |                                          |
| E-mail Address                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                |                                        |                                          |
| <b>X</b> _____<br>Applicant's Signature                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                | _____<br>Date of Application           |                                          |

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

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Permit Center/CPD

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<br><b>CSR2000-000</b> | Intake Initials<br> |
| Date Received<br><b>1/14/20</b>   |                     |



## CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

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

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

### PROJECT SUMMARY

Reconstruction of Capital Avenue between Willoughby Ave & Eighth St. Reconstruction typical section: one 12-ft travel lane, 2-ft curb & gutter, 5-ft sidewalk. Project will change existing two-way traffic flow to one-way on single lane street, with new traffic flow direction from south to north (from Willoughby to Eighth). Lighting improvements.

### TYPE OF PROJECT REVIEW:



City Project Review



City Land Acquisition /Disposal



State Project Review

### PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits?



YES

Case No.: \_\_\_\_\_



NO

Capital Improvement Program # (CIP) R72-140

Local Improvement District # (LID) \_\_\_\_\_

State Project # \_\_\_\_\_

ESTIMATED PROJECT COST: \$ <500K

### ALL REQUIRED MATERIALS ATTACHED



Complete application



Pre-Application notes (if applicable)



Narrative including:



Current use of land or building(s)



Proposed use of land or building(s)



How the proposed project complies with the Comprehensive Plan



How the proposed project complies with the Land Use Code (Title 49)



Site Plan (details on page 2)

To be completed by Applicant

**NOTE: This application is required even if the proposed project is associated with other Land Use permits.**

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

| CITY/STATE PROJECT FEES | Fees     | Check No. | Receipt | Date |
|-------------------------|----------|-----------|---------|------|
| Application Fees        | \$ _____ |           |         |      |

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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

1/14/20

**City/State Project and Land Action Review Information**

City and State project review is outlined in CBJ 49.15.580

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

**Application:** An application for a City/State Project Review 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 City/State Project Review Application and Development Permit Application forms.
2. **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. 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. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
  - 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; and,
  - 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. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All City/State Project Review Permit Applications must be reviewed by the Planning Commission. 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. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## Capital Avenue Reconstruction between Willoughby Avenue and Ninth Street

## CSP Application Project Narrative

Current Conditions

Capital Avenue provides an important connection between Willoughby Avenue and the Flats neighborhood. The two block segment of Capital Avenue, located between Willoughby Avenue and Ninth Street, consists of two 10-ft paved lanes with gravel shoulders and no sidewalk. The pavement is in poor condition, there is no storm drain collection system, water and sewer infrastructure is old, and there is very little street lighting.

The AELP powerhouse located on mid-block on Capital Avenue is the nexus for major electrical infrastructure in the area. Many underground electric conduits run beneath Capital Avenue between the AELP substation located north of Eighth Street and Willoughby Avenue. In addition, two AELP penstocks run under Capital Avenue to the powerhouse. Penstock valves and transformers are located within two fenced off enclosures adjacent to the street.

A public stairway connects Distin Avenue to Capital Avenue at mid-block, with pedestrian access continuing westward along a narrow path between AELP enclosures to the intersection of West Eight Street and B Street.

The intersections at Willoughby Avenue and at Ninth Street have limited sight distance and narrow lane widths, both of which impedes traffic movement through the intersections.

The Capital Avenue public Right-Of-Way (ROW) is nonconforming and discontinuous. The ROW varies in width between 19-ft and 30-ft, and is non-existent mid-block, i.e. the existing road crosses private land.

Capital Avenue traffic counts are summarized below:

- Motorized Traffic Data
  - Northbound Daily Volumes (at Willoughby) = 273
    - AM Peak (7am-8am) = 18
    - PM Peak (4pm-5pm) = 33
  - Southbound Daily Volumes (at Willoughby) = 218
    - AM Peak (7am-8am) = 18
    - PM Peak (4pm-5pm) = 16
- Pedestrian and Bicycle Data
  - North/South Daily Volumes (at Village Street)
    - Pedestrians = 75 (15% of vehicular traffic)
    - Bicycles = 9
  - East/West Daily Pedestrian Volumes at Eighth Street
    - West Eight Street trail to/from the Federal Building = 46
    - Up and down the Distin Avenue stairs = 44

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Proposed Reconstruction

The CBJ intends to reconstruct Capital Avenue, from Willoughby Avenue to Ninth Street, as a **one-way street (South to North) with sidewalks**. The new typical section consists of:

- A single 12-ft driving lane
- 2-ft curb and gutter
- 5-ft sidewalk on the east side

The attached plan sheets and typical section illustrate the single lane, curb & gutter and sidewalk concept, as well as intersection improvements at Ninth Street and at Willoughby Avenue.

In order to fit a road **and** a sidewalk into the non-conforming ROW, CBJ proposes converting the existing road from a two-lane street to a one-lane street with sidewalk. Single lane necessitates one-way only traffic flow, with the preferred travel direction south to north (from Willoughby to Ninth).

Positive aspects of the proposed layout are:

- Sidewalk improves pedestrian connectivity between Willoughby Avenue and the Village Street neighborhood, the Distin Avenue Stairs, and the Flats
- Sidewalk improves pedestrian safety by vertically separating and clearly delineating vehicular and pedestrian space
- Addresses sight distance deficiencies and removes the potential for opposing traffic at the Willoughby Avenue intersection
- An elevated sidewalk facilitates more efficient drainage collection with the inclusion of a curb and gutter
- Maintains the shortcut from Willoughby Avenue to Calhoun Avenue and the Flats
- Maintains direct access from Willoughby to the end of Village Street (a one-way street)
- A narrower section and uphill vehicular travel encourages lower vehicular speeds, thereby improving pedestrian safety
- One-Way Exit-Only for Capital Ave at the Ninth Street intersection will allow removal of two stop signs for unrestricted traffic flow along Ninth Street through Capital Ave/A St Intersection

The proposed change has some negative aspects:

- Requires southbound vehicles from Calhoun Avenue and the Flats to access the Willoughby District via 9<sup>th</sup> or 12<sup>th</sup> Street
- Doesn't provide for safe downhill (Southbound) bicycle traffic (against vehicular flow)

Note: A sidewalk on the west side of Capital Avenue provides much of the same pros/cons, however it would require pedestrians to cross Capital Avenue at Village Street to access the Village Street neighborhood.

The CBJ will obtain easements for the sections of road and utilities that are not located within the public ROW.

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### Alternatives Considered

The typical section and traffic flow plan presented above was selected as the preferred reconstruction alternative after consideration of the pros and cons associated with other possible reconstruction options summarized below:

#### **Two-Way Traffic (Replace Existing Section)**

##### ➤ Characteristics

- Two 10-ft driving lanes
- No Sidewalk
- No Curb and Gutter

##### ➤ Pros

- Two-way traffic maintained
- Maintains the shortcut between the Willoughby District and the Flats
- Allows for bicycle traffic to share the driving lane in both directions

##### ➤ Cons

- No separation between vehicles and pedestrians
- Wider section encourages higher vehicular speeds, thereby reducing pedestrian safety
- The Willoughby Avenue intersection does not meet the recommended sight distance of 225-ft (Per AASHTO 9.5.3 Intersection Control Table 9-6 Design Intersection Sight Distance – Case B1, Left Turn From Stop)
- Entry to Capital Avenue from Willoughby Avenue is not possible if a vehicle is queued on Capital Avenue waiting to enter Willoughby.

- Note: A variation of this option could add a valley gutter along one side by reducing the driving lanes to 9-ft.

#### **One-Way Traffic (North to South) with Sidewalk**

##### ➤ Characteristics

- One 12-ft driving lane
- 2-ft Curb and Gutter
- 5-ft Sidewalk (East Side)

##### ➤ Pros

- Sidewalk improves pedestrian connectivity between Willoughby Avenue and the Village Street neighborhood, the Distin Avenue Stairs, and the Flats
- Sidewalk improves pedestrian safety by vertically separating and clearly delineating vehicular and pedestrian space
- An elevated sidewalk facilitates more efficient drainage collection with the inclusion of a curb and gutter
- Maintains the shortcut from Calhoun Avenue and the flats and to the Willoughby District
- A narrower section would encourage lower vehicular speeds than with two driving lanes (but to a lesser extent with downhill traffic)

##### ➤ Cons

- Requires northbound vehicles from Willoughby to access the flats via 9<sup>th</sup> or 12<sup>th</sup> Street.
- Doesn't provide for safe uphill (Northbound) bicycle traffic (against vehicular flow)
- Doesn't meet the recommended sight distance at the Willoughby Avenue intersection

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- Eliminates convenient access from Willoughby Avenue to Village Street (and would likely require a traffic reversal on Village Street – currently one-way from West to East)

**One-Way Traffic (South to North) between Willoughby and Village Street, and Two-Way Traffic from Village Street to Ninth Street**

➤ Characteristics

- One-Way Segment
  - 12-ft driving lane
  - 2-ft Curb and Gutter
  - 5-ft Sidewalk (East Side)
- Two-Way Segment
  - Two 10-ft driving lanes
  - No Sidewalk
  - No Curb and Gutter

➤ Pros

- Two-way access to the Capital Avenue access to 415 and 423 West Ninth Street
- Sidewalk improves pedestrian connectivity to Willoughby for the Village Street neighborhood
- Addresses sight distance deficiencies and removes the potential for opposing traffic at the Willoughby intersection

➤ Cons

- No improvement to pedestrian connectivity between Willoughby Avenue, the Distin Avenue Stairs, and the Flats
- Requires southbound vehicles from Calhoun Avenue and the Flats to access the Willoughby District via 9<sup>th</sup> or 12<sup>th</sup> Street, or to exit Capital via Village Street
- Increases traffic through the Village Street neighborhood

➤ Notes:

- The addition of a sidewalk, curb and gutter within the two-way segment would require fence relocations and removal of private property features (such as ramps and walkways) from the right of way.
- Reversing the direction of 1-way traffic (to North-South) for this option would maintain the vehicular connection between the Flats and Willoughby Avenue, and address the problem of traffic traversing through the Village Street neighborhood. However, it wouldn't meet the recommended sight distances at the Willoughby Avenue intersection, and would impeded easy access to Village Street from Willoughby Avenue.

How project comply with the Comprehensive Plan: Comprehensive Pan of the City and Borough of Juneau (2013 Update): This plan says little about the granular details of neighborhood transportation beyond encouraging bike and pedestrian accommodations.

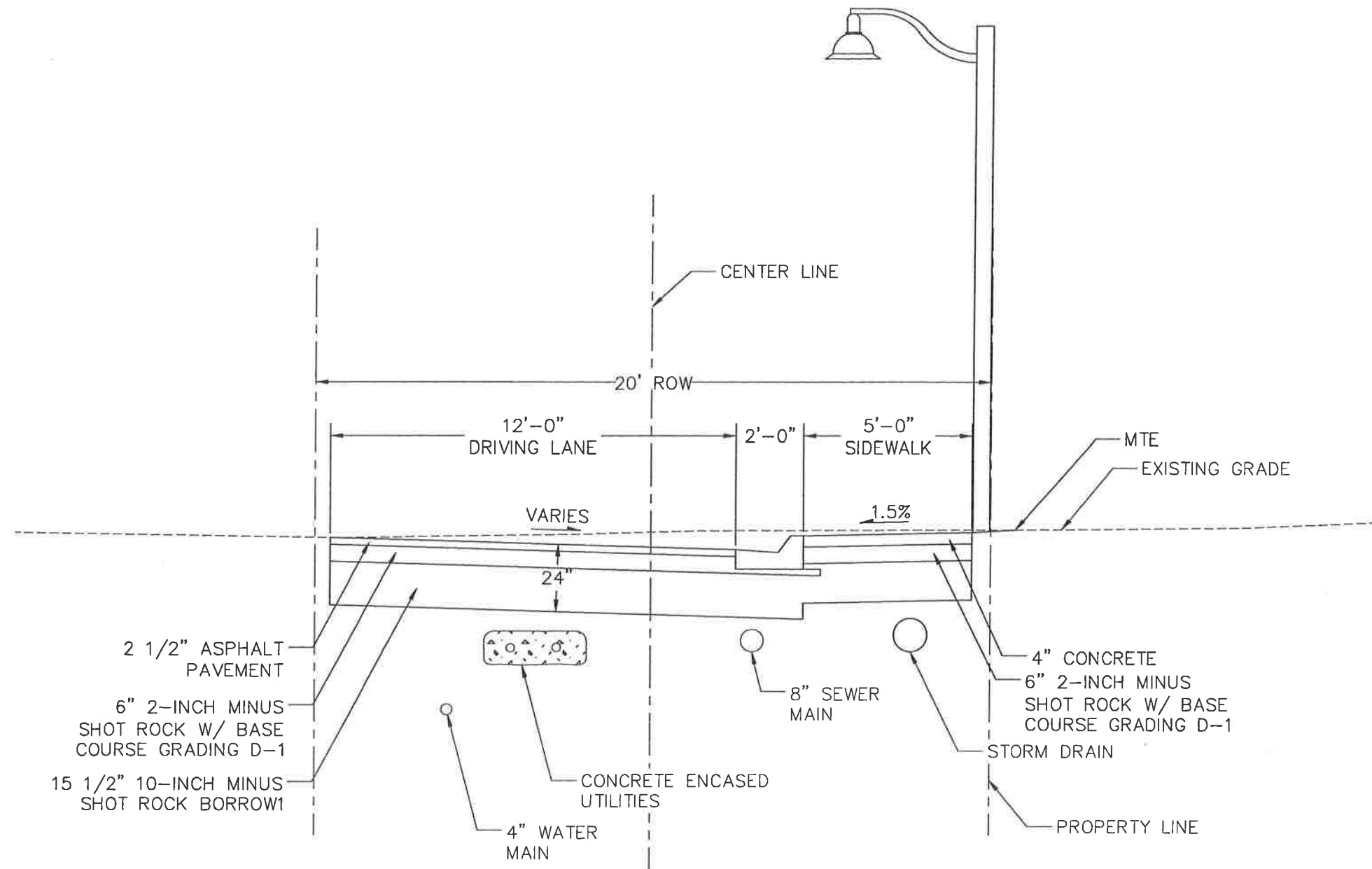
How project comply with the Land Use Code: This project is believed to comply with the Land Use Title 49, as it replaces existing road infrastructure.

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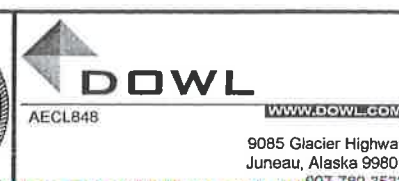
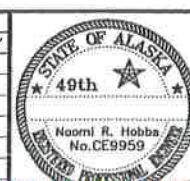


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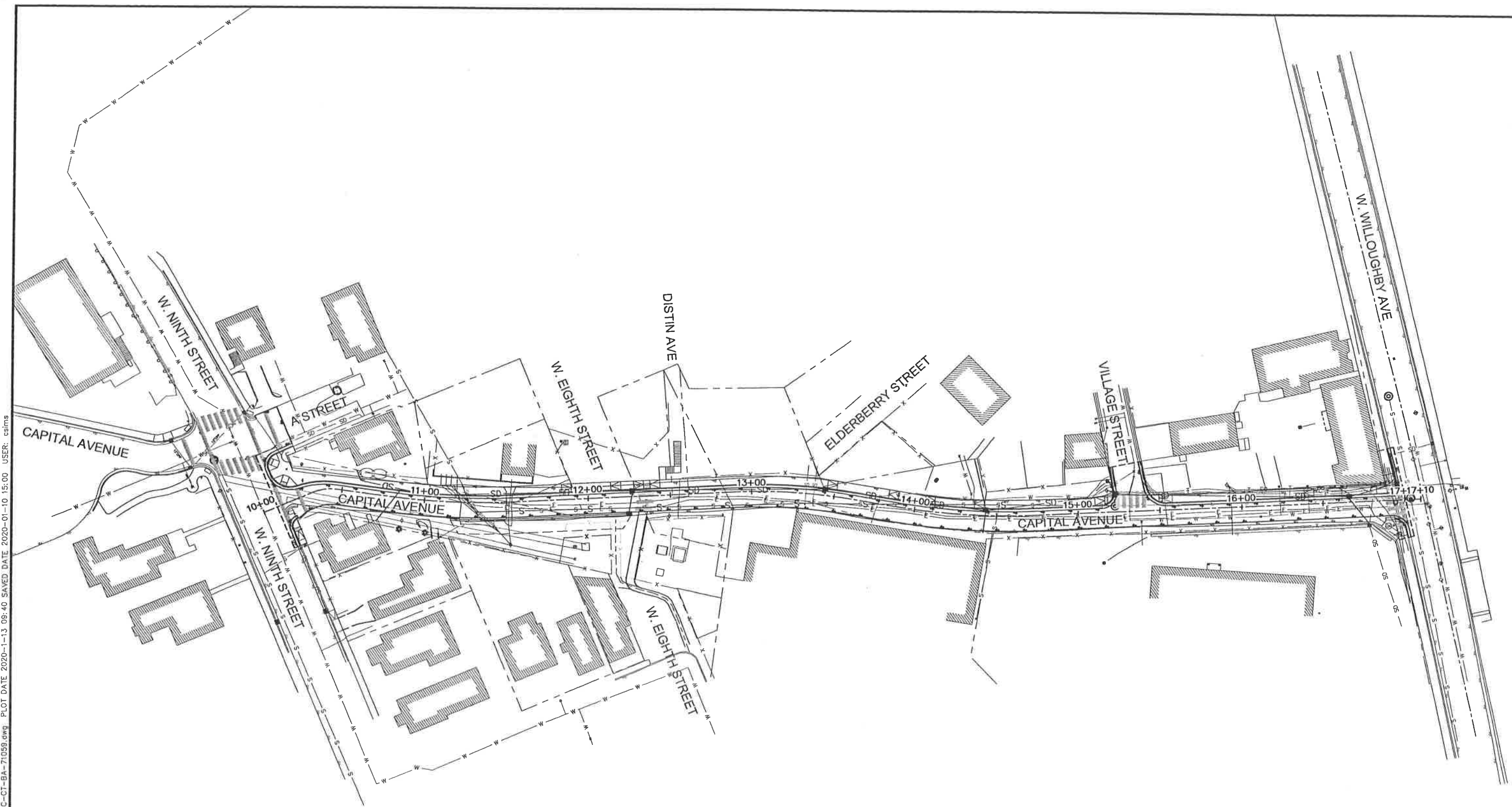
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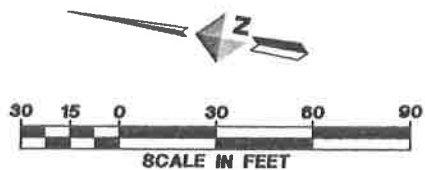


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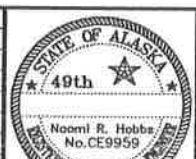
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| SHEET   | 01 OF 04   |



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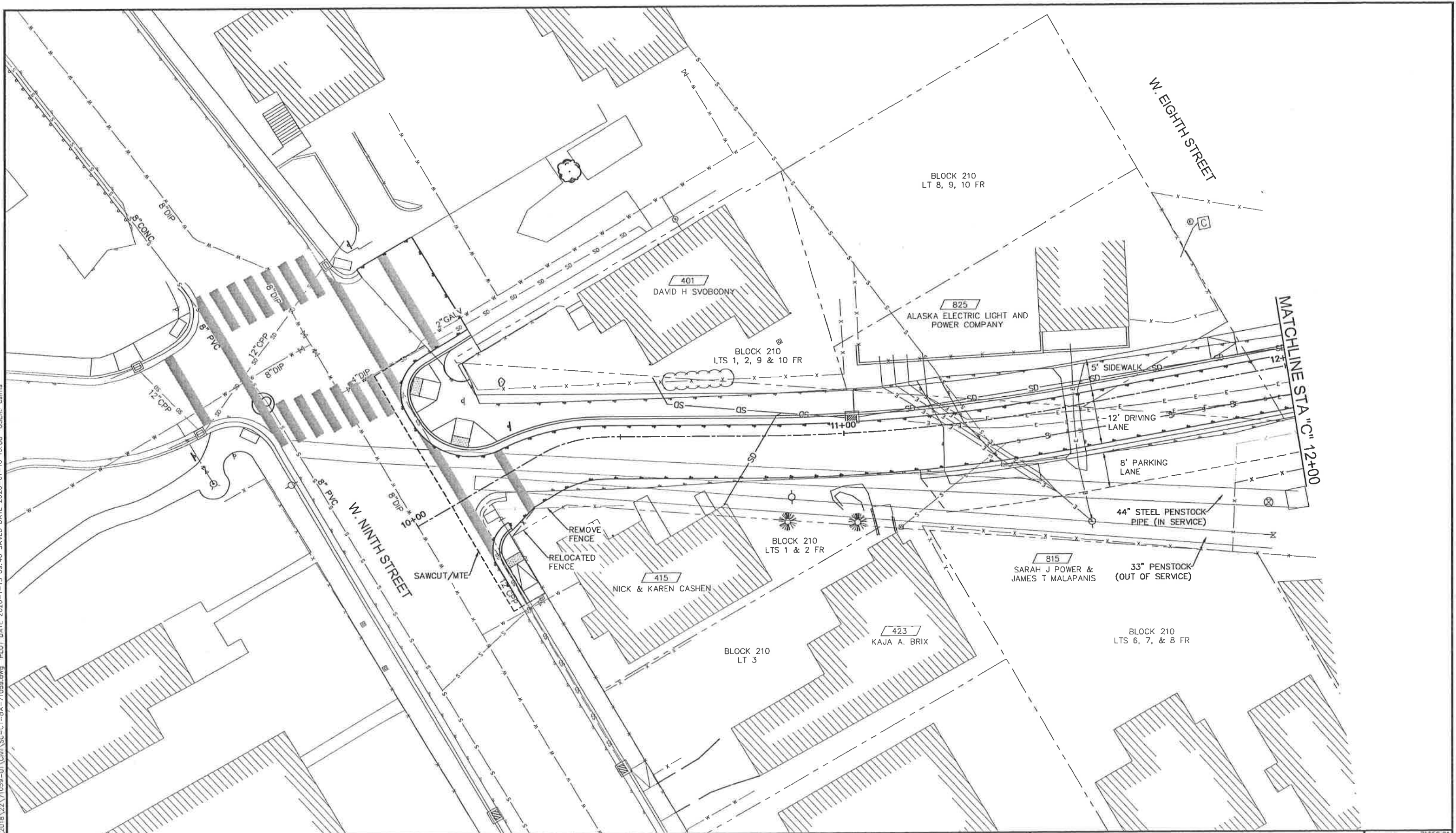
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Juneau, Alaska 99801

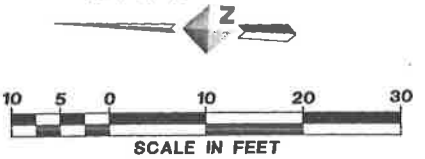
CITY AND BOROUGH OF  
**JUNEAU**  
ALASKA'S CAPITAL CITY

CAPITAL AVENUE RECONSTRUCTION  
E20-XXX  
  
PLAN - CAPITAL AVE

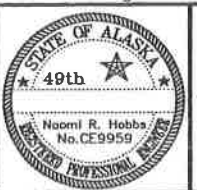
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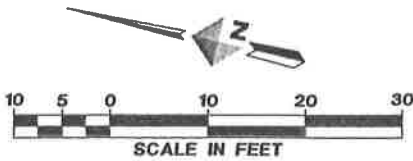
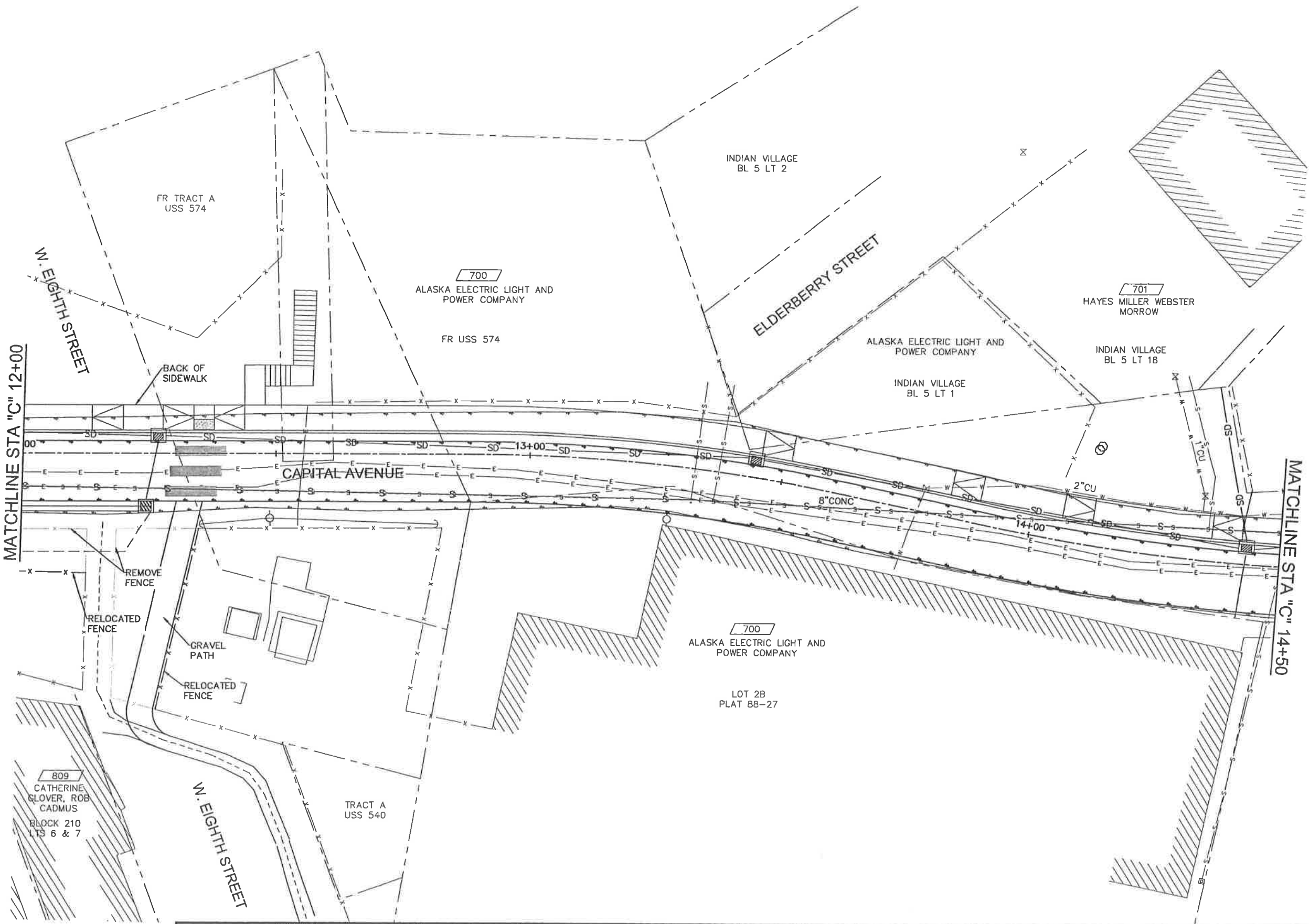


CAPITAL AVENUE RECONSTRUCTION  
E20-XXX

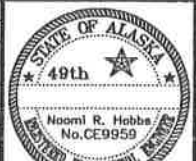
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W. NINTH ST TO STA "C" 12+00

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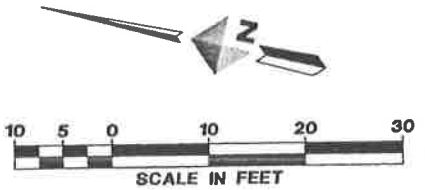
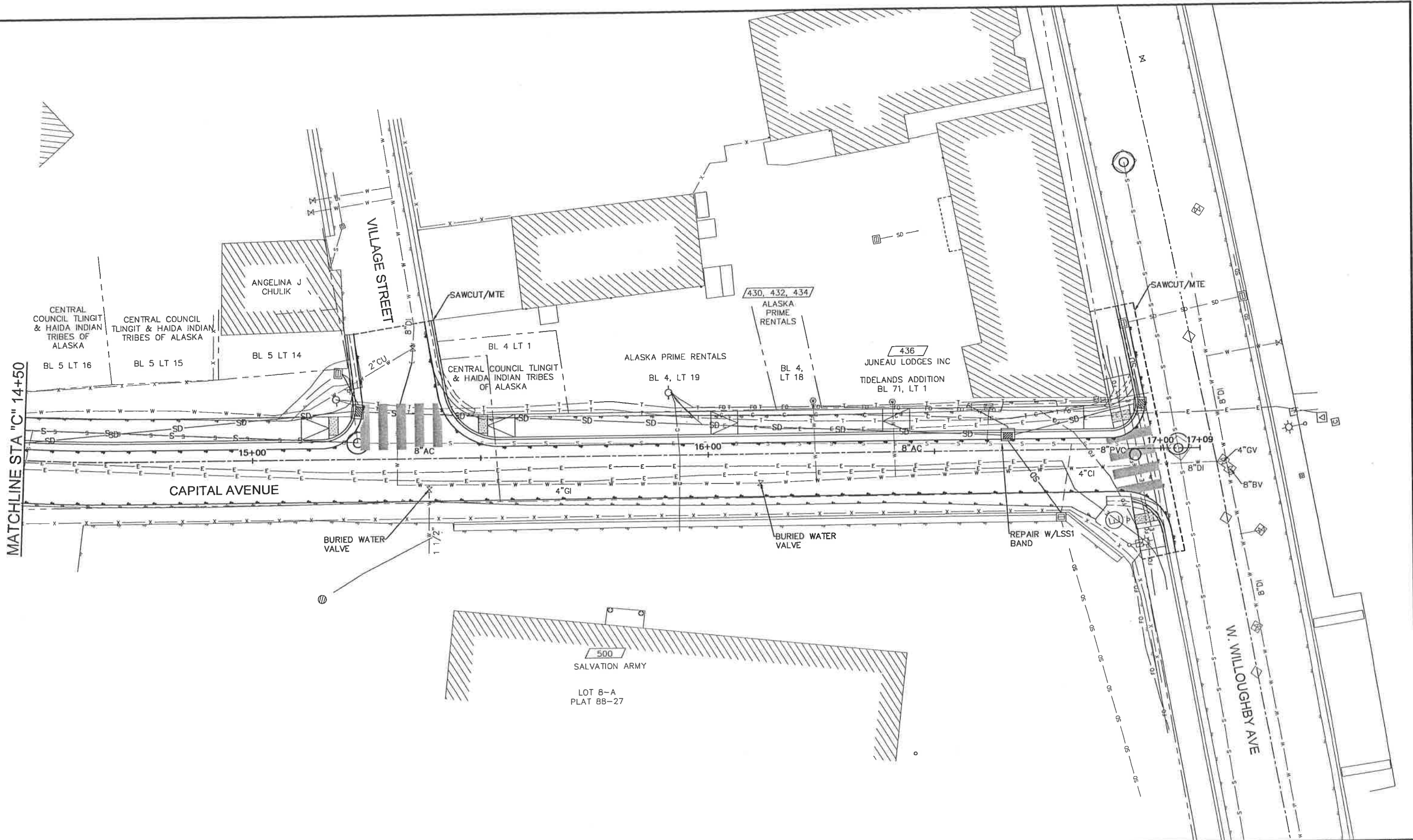
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E20-XXX

PLAN - CAPITAL AVE  
STA "C" 12+00 ST TO STA "C" 14+50

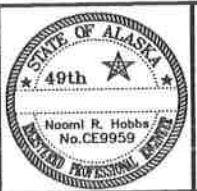
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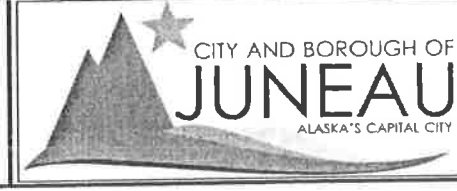
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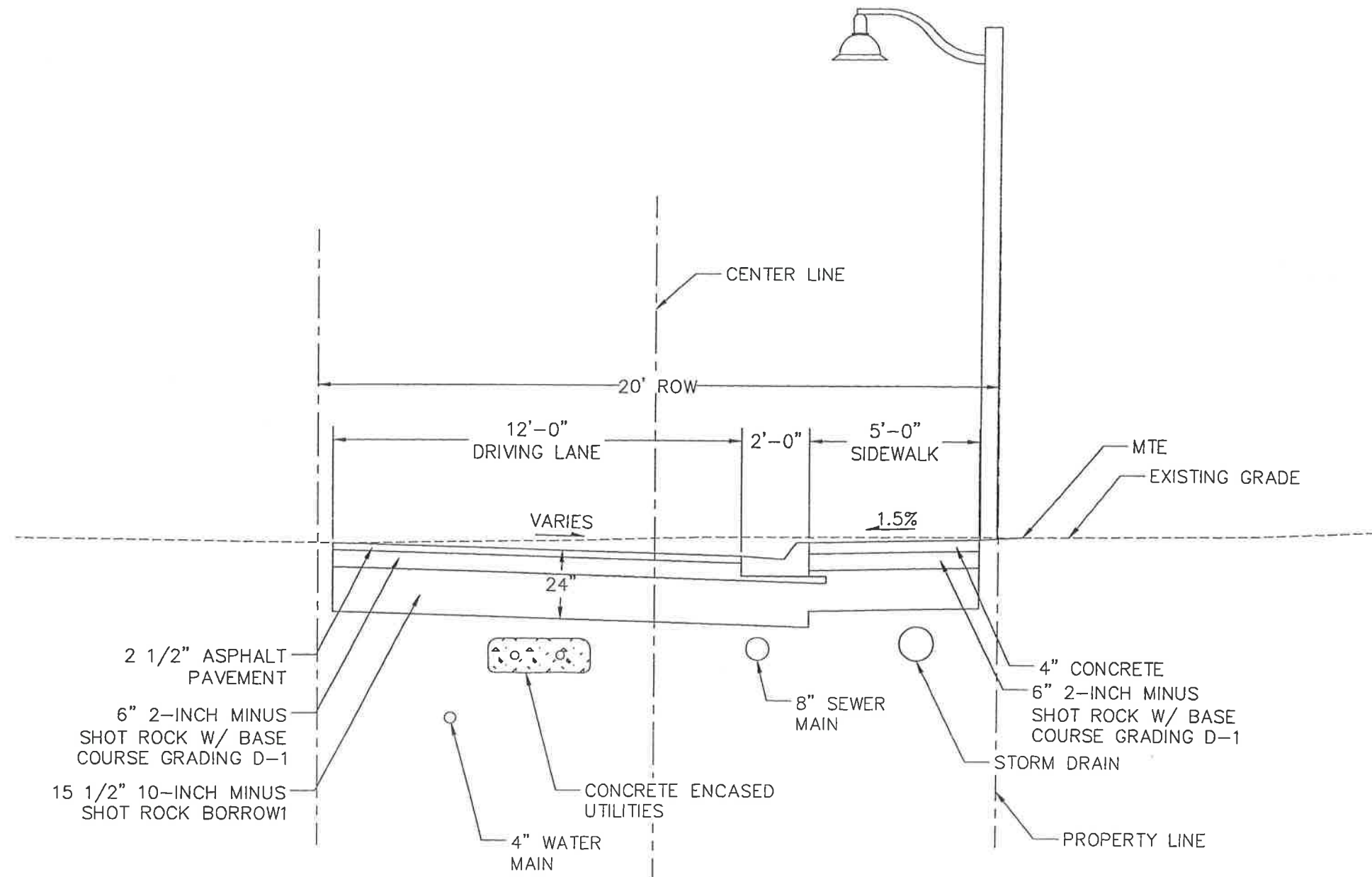


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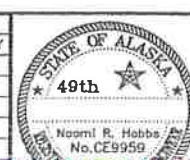
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PLAN - CAPITAL AVE  
STA "C" 14+50 ST TO W. WILLOUGHBY AVE

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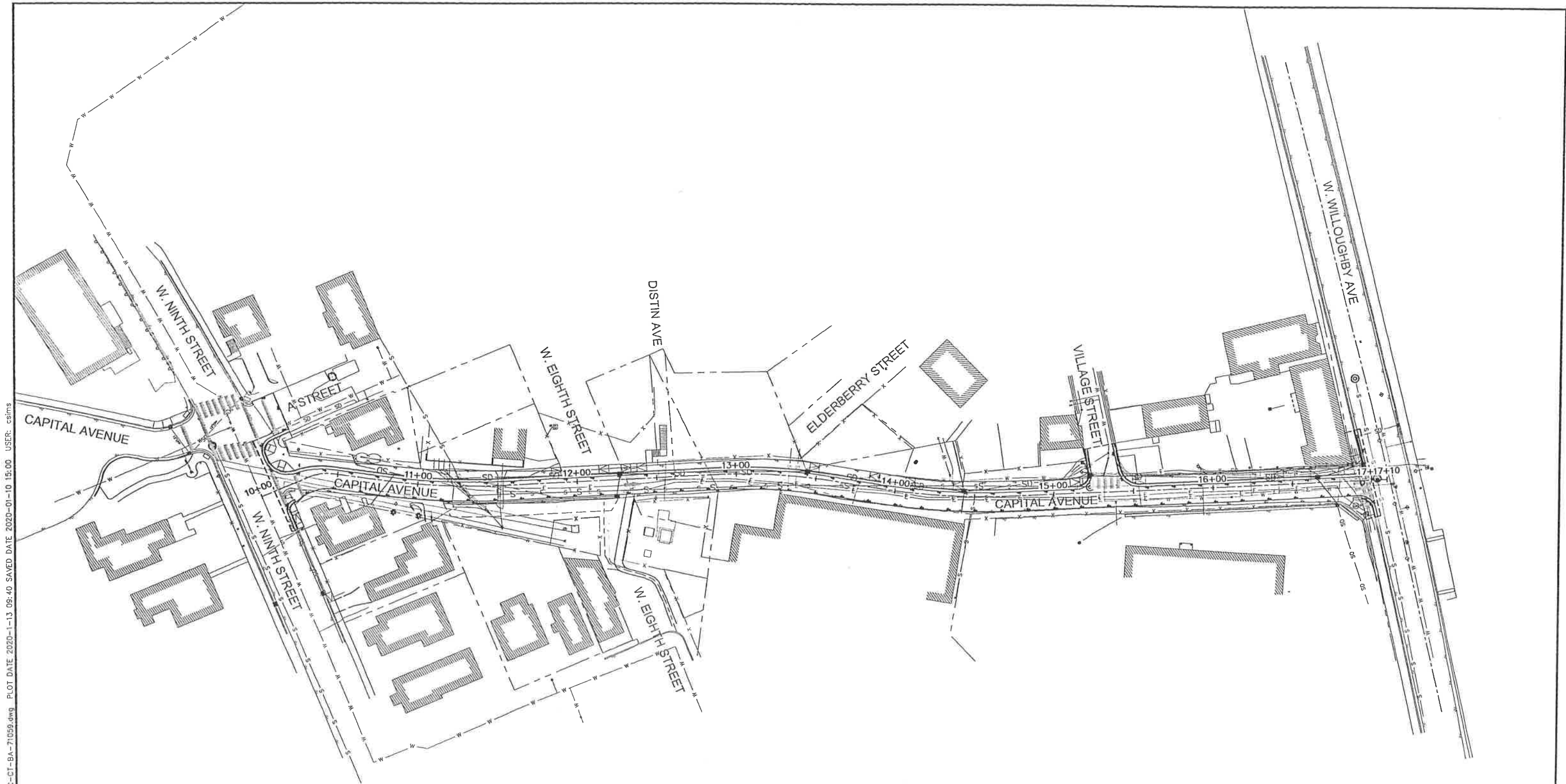


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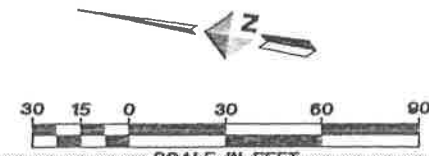
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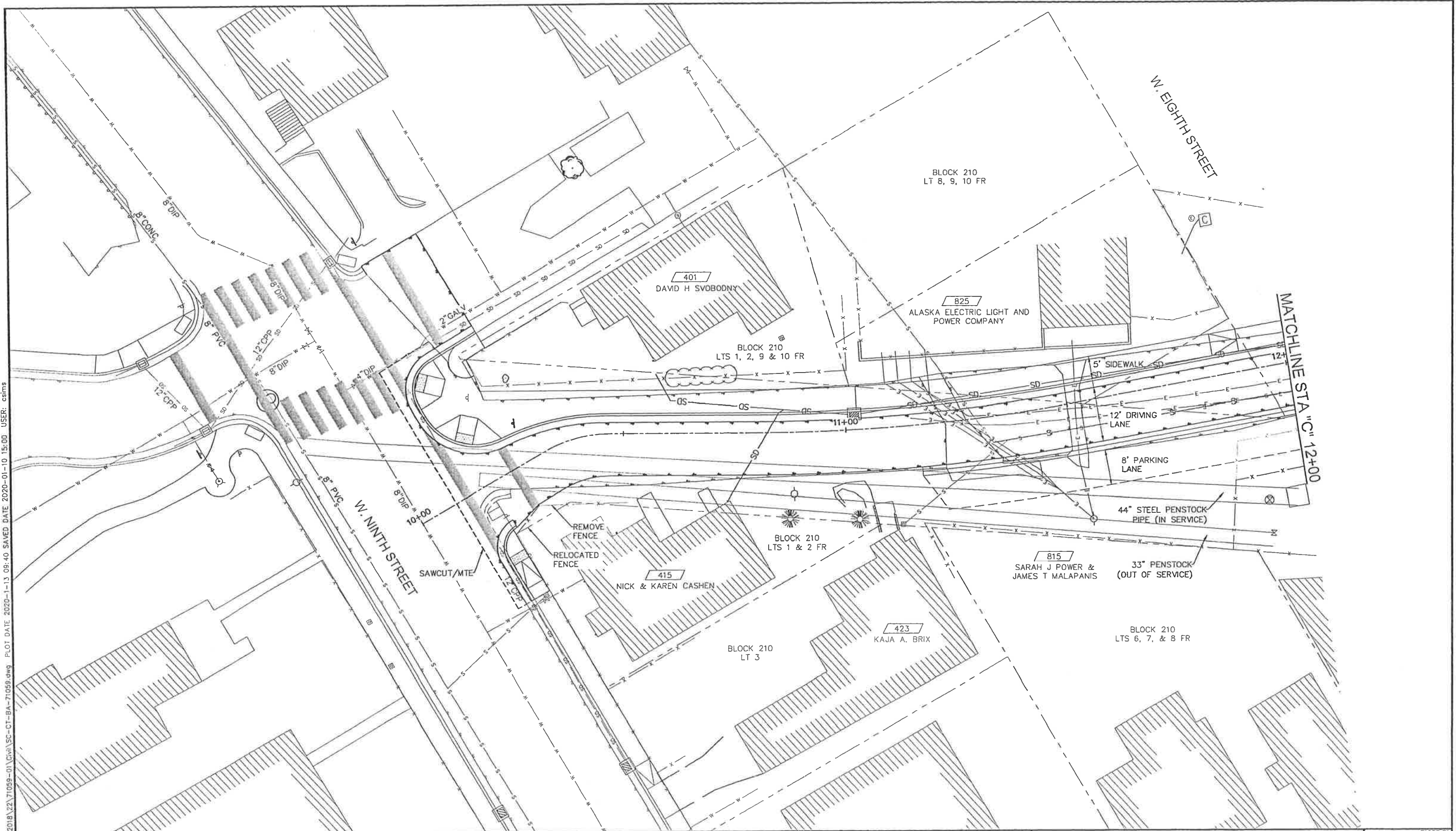


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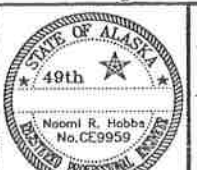




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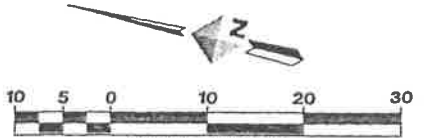
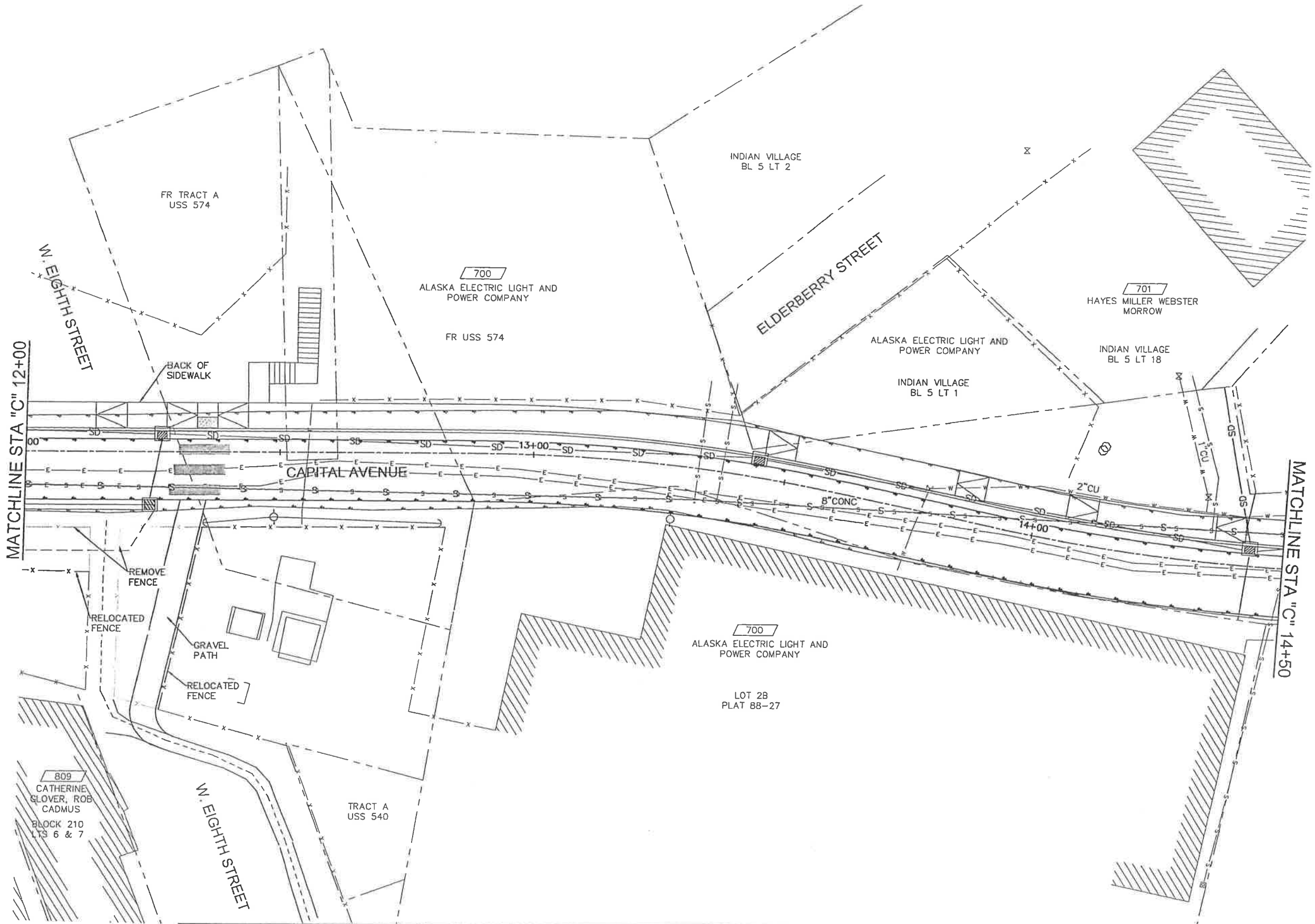


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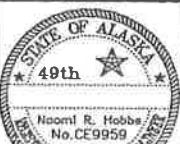


CAPITAL AVENUE RECONSTRUCTION  
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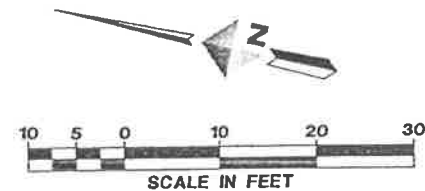
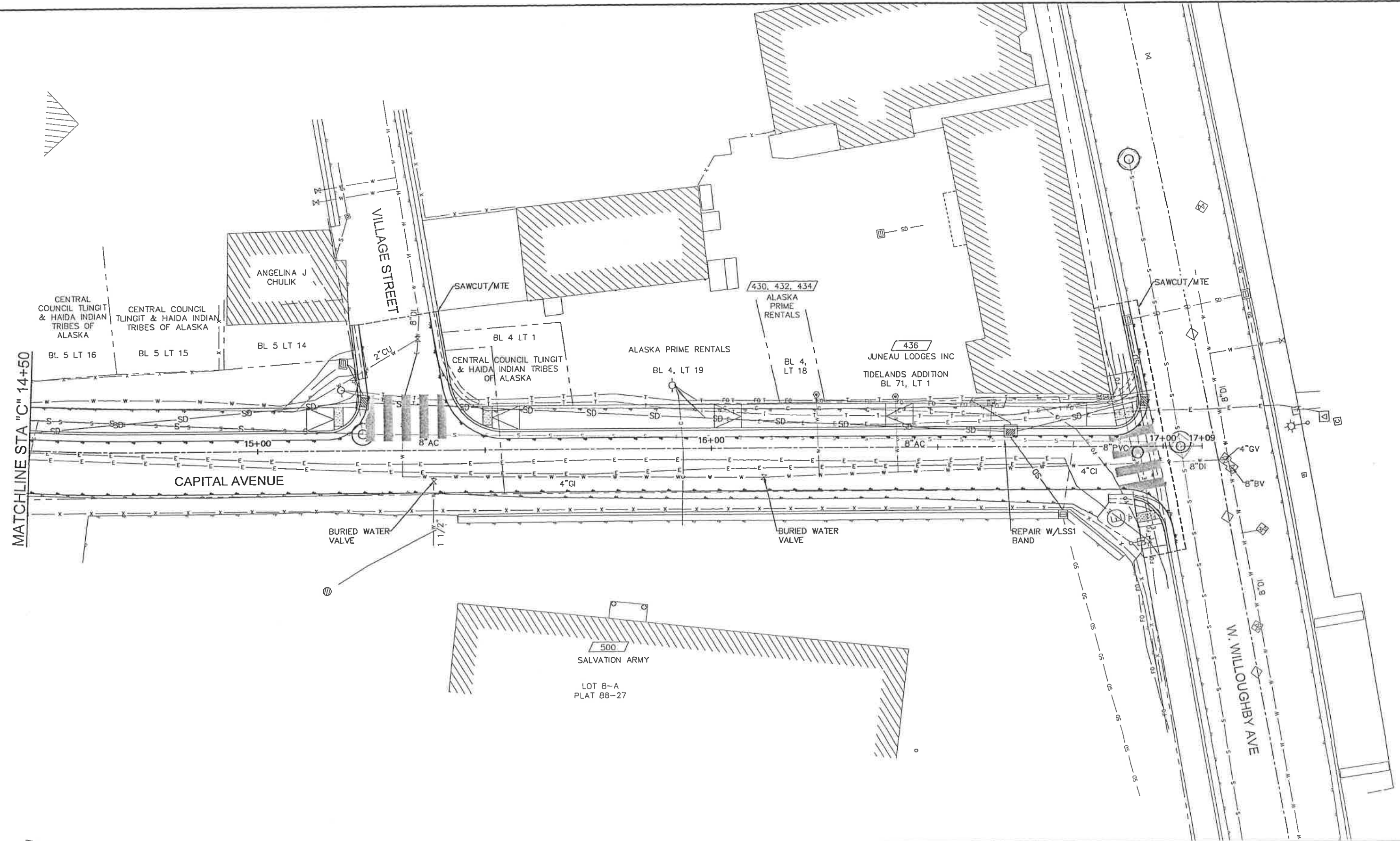


CAPITAL AVENUE RECONSTRUCTION  
E20-XXX  
PLAN - CAPITAL AVE  
STA "C" 12+00 TO STA "C" 14+50

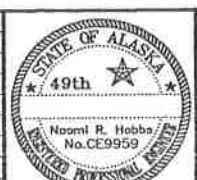
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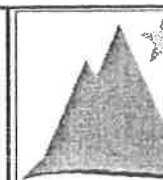
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CAPITAL AVENUE RECONSTRUCTION  
E20-XXX  
PLAN - CAPITAL AVE  
STA "C" 14+50 ST TO W. WILLOUGHBY AVE

|         |            |
|---------|------------|
| PROJECT | 71059.01   |
| DATE    | 01/08/2020 |
| SHEET   | 04 OF 04   |

# Meeting Agenda

**6:00 – 6:15**

## **Sign In and Open House**

- **Opportunity to review preliminary design documents**

**6:15 – 6:45**  
*(CBJ and DOWL)*

## **Welcome and Project Overview**

- **Introduction of project team**
- **Project objectives**
- **Project funding**
- **Project timeline**
- **Review of existing conditions**
- **Review of proposed alternative**

**6:45 - 7:00**

## **Facilitated Q&A**

**7:00 – 7:30**

## **Opportunity for individual questions, discussion with project team**

**Capital Avenue Reconstruction  
Public Meeting, January 22, 2020**



# Project Team

## **City and Borough of Juneau**

Alan Steffert, PE  
*Project Engineer*

Irene Gallion  
*Planner*

## **DOWL – Civil Design**

Toby Lockhart, PE  
*Design Engineer*

Candy Sims, PE  
*Assistant Design Engineer*

## **Survey**

Randy Davis, PLS

# Project Goals

- **Resurface**
- **Improve drainage**
- **Replace aging utilities**
- **Improve pedestrian connectivity and safety**
- **Improve vehicular safety**

## **Project Funding**

**\$600,000 Area Wide Street Sales Tax**  
**\$50,000 Water Enterprise Fund**

## **Project Timeline**

**Planning Commission Meeting February 25**

**Design completion by spring/summer 2020**

**Construction tentatively scheduled for  
summer/fall 2020**







## TRAFFIC DATA

**NORTHBOUND  
DAILY = 273**

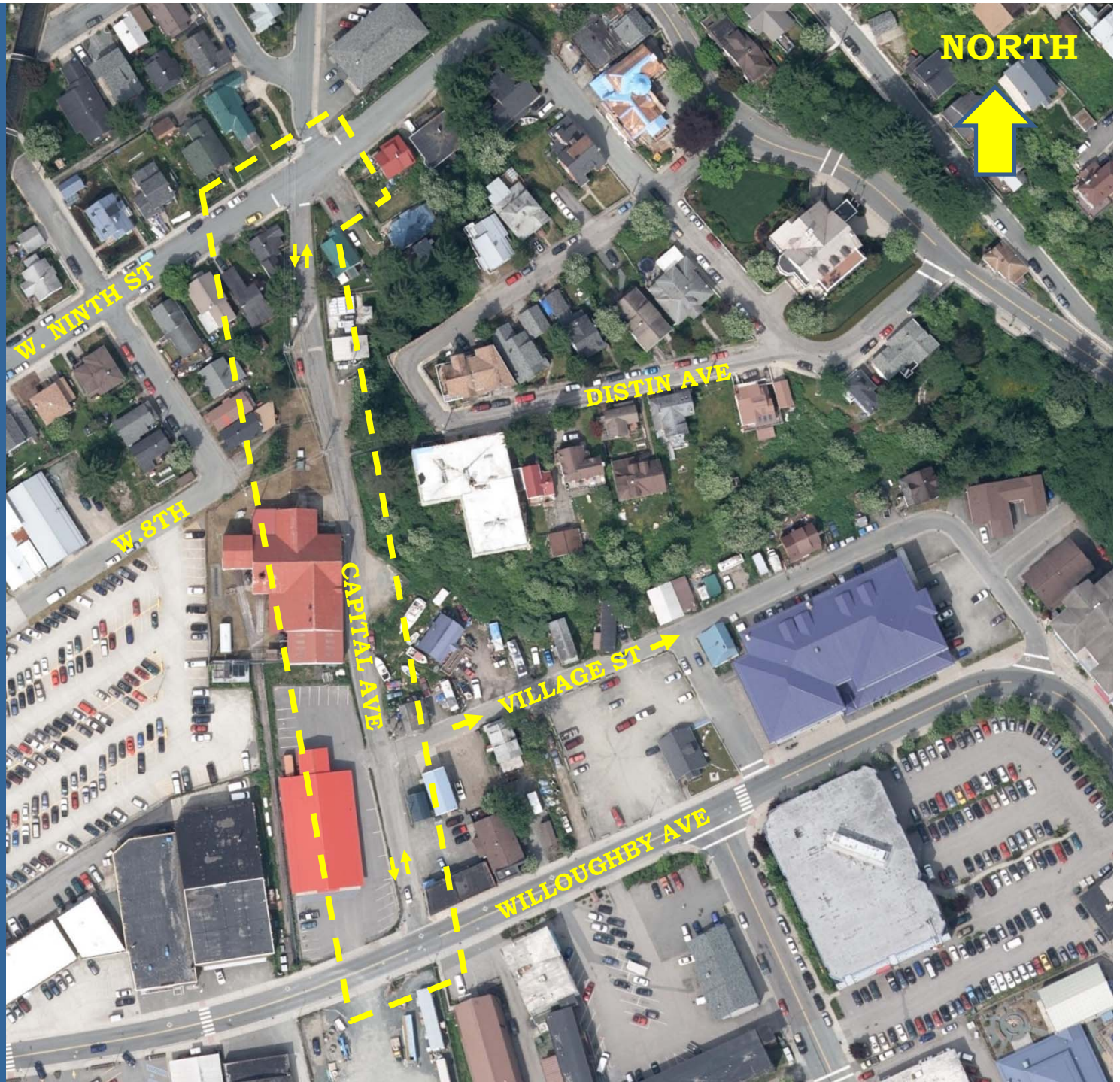
**SOUTHBOUND  
DAILY = 218**

## PEDESTRIAN & BYCICLE DATA

**75 PEDS DAILY  
(NORTH & SOUTH)**

**46 PEDS DAILY  
AT W. EIGHTH  
(EAST & WEST)**

**9 BIKES DAILY  
(NORTH & SOUTH)**





**Right of Way =  
19-ft to 30-ft**

**20-ft pavement width  
(Two 10-ft lanes)**

**No sidewalk**

**No storm drain  
collection system**

**Minimal Lighting**

## **EXISTING CONDITIONS**

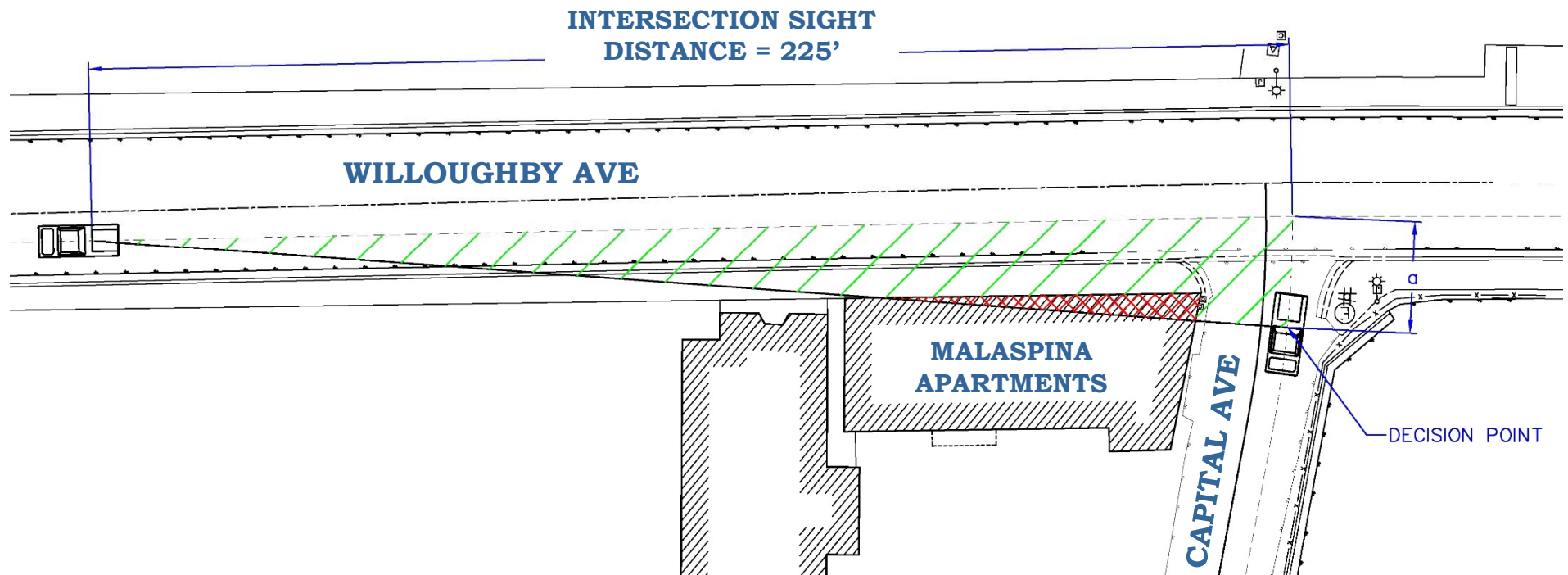


## BLIND CORNER AT WILLOUGHBY





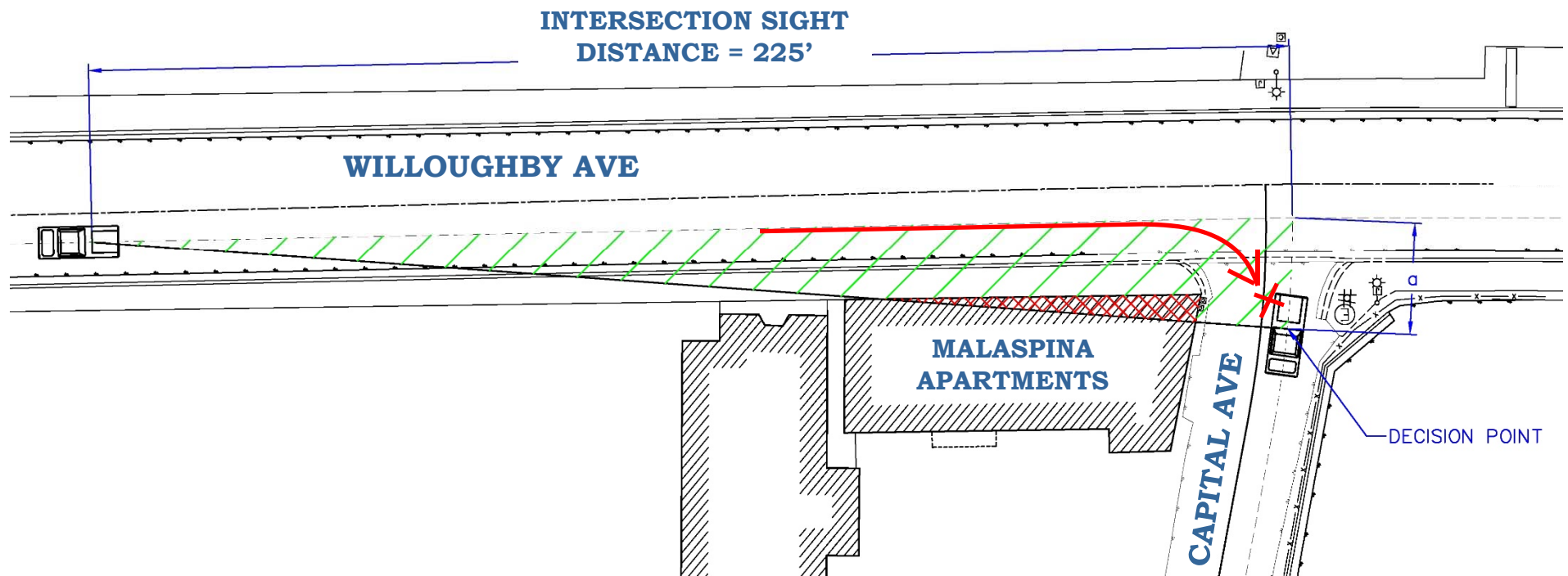
# BLIND CORNER AT WILLOUGHBY AVE



**The intersection does not meet the recommended sight distance of 225-ft\***

**\*AASHTO 9.5.3 Intersection Control Table 9-6 Design Intersection Sight Distance–Case B1, Left Turn From Stop**

# TURNING MOVEMENTS AT WILLOUGHBY AVE



**WITH A VEHICLE QUEUED ON CAPITAL  
THE RIGHTHAND TURN FROM WILLOUGHBY IS IMPEDED  
AND HAS THE POTENTIAL TO EITHER BACK UP TRAFFIC,  
OR CAUSE A REAR-END COLLISION ON WILLOUGHBY**



## **Distin Ave. Stairs and West Eighth Pathway**

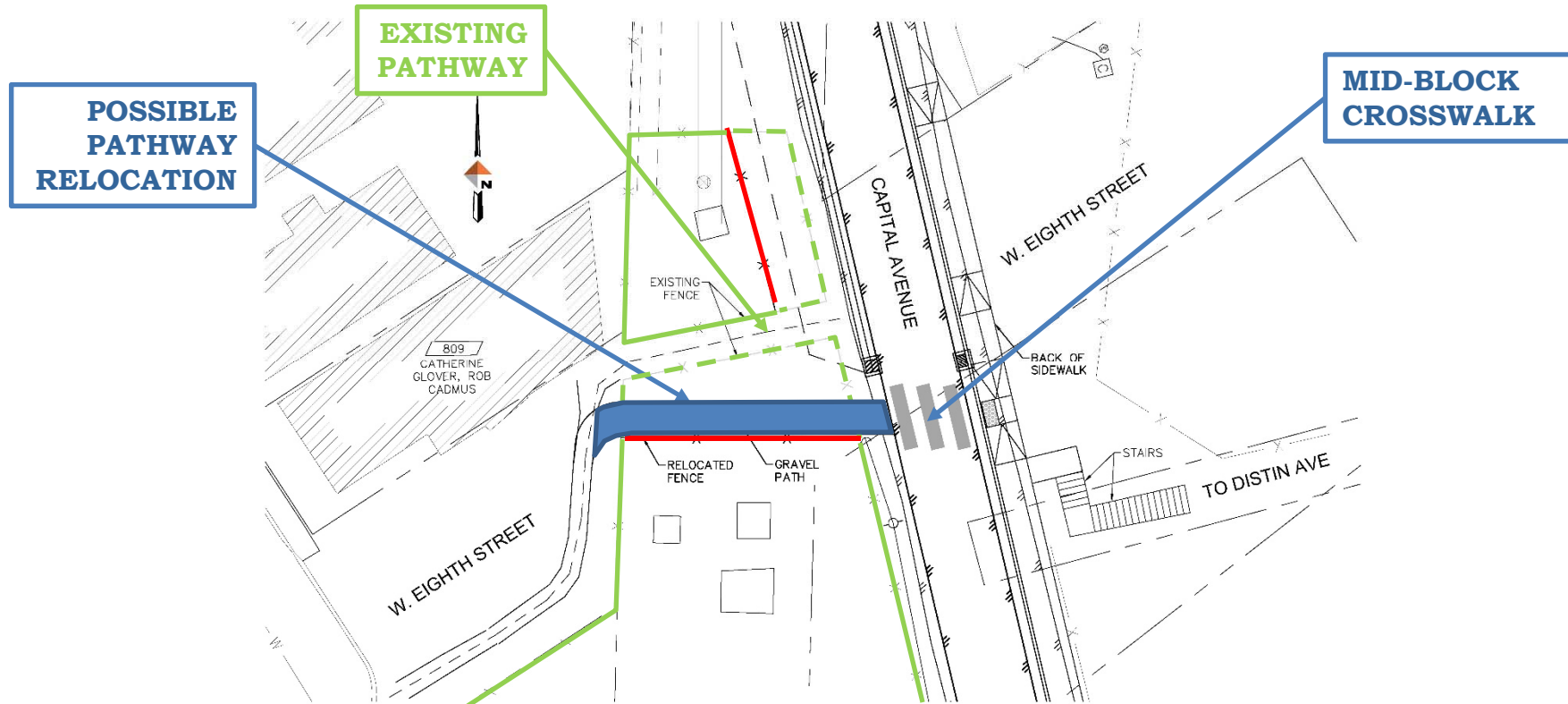


**DISTIN AVE STAIRS**



**PATHWAY BETWEEN CAPITAL AVE. AND W. EIGHTH ST**

# DISTIN AVENUE STAIRS AND WEST EIGHTH PATHWAY





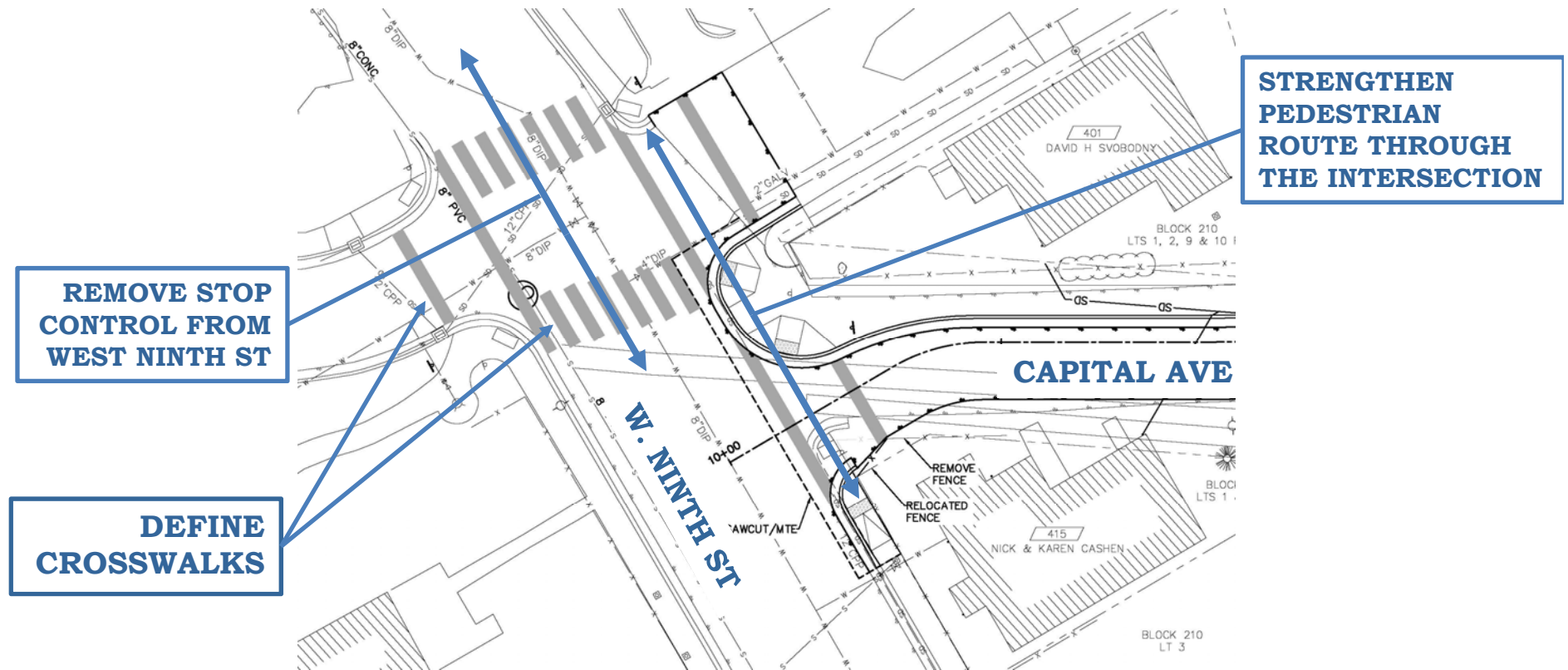
## W. Ninth Street Intersection

### EXISTING CONDITIONS

- 4-WAY, STOP-CONTROLLED
- NO CROSSWALKS
- NO CONTINUOUS SIDEWALK ALONG NINTH



# INTERSECTION OF CAPITAL AVENUE AND WEST NINTH STREET



## **TYPICAL SECTION ALTERNATIVES**

- 1. TWO-WAY NO SIDEWALK (REPLACE EXISTING)**
- 2. ONE-WAY WITH SIDEWALK (SOUTHBOUND)**
- 3. ONE-WAY WITH SIDEWALK (NORTHBOUND)**

## **TWO-WAY NO SIDEWALK (REPLACE EXISTING SECTION)**

- **Two 10-ft lanes**
- **No Sidewalk**
- **No Curb and Gutter**

## **PROS**

- **Maintains two-way traffic and the shortcut between the Flats and the Willoughby District in both directions**
- **Maintains direct vehicular access to Village Street**
- **Allows for bicycle traffic to share driving lanes in each direction**

## **CONS**

- **No separation between vehicles and pedestrians**
- **Wider section encourages higher vehicular speeds, thereby reducing pedestrian (and vehicular) safety**
- **Doesn't address sight distance requirements at Willoughby**
- **Doesn't address turning movement deficiencies at Willoughby**



### **ONE-WAY WITH SIDEWALK (SOUTHBOUND)**

- **One 12-ft lane**
- **5-ft Sidewalk (East Side)**
- **Curb and Gutter**

### **PROS**

- **Improves pedestrian connectivity**
- **Improves pedestrian safety by:**
  - **Creating vertical separation from vehicles, and**
  - **Encouraging lower vehicular speeds**
- **Improves drainage**
- **Maintains the southbound shortcut**

### **CONS**

- **Removes northbound shortcut**
- **Uphill bicycle traffic forced to ride against vehicular traffic**
- **Doesn't address sight distance requirements at Willoughby**
- **Requires difficult righthand turn from W. Ninth to Capital**
- **Removes direct access to Village Street**

### **ONE-WAY WITH SIDEWALK (NORTHBOUND)**

- **One 12-ft lane**
- **5-ft Sidewalk (East Side)**
- **Curb and Gutter**

### **PROS**

- **Improves pedestrian connectivity**
- **Improves pedestrian safety by:**
  - **Creating vertical separation from vehicles, and**
  - **Encouraging lower vehicular speeds**
- **Improves drainage**
- **Addresses sight distance requirements at Willoughby**
- **Addresses turning movement deficiencies at Willoughby**
- **Maintains direct access to Village Street**
- **Maintains the northbound shortcut**

### **CONS**

- **Removes southbound shortcut**
- **Downhill bicycle traffic forced to ride against vehicular traffic**

# EVALUATION OF ALTERNATIVES

| SECTION               | ADDRESSES<br>WILLOUGHBY<br>INTERSECTION<br>DEFICIENCIES | IMPROVES<br>PEDESTRIAN<br>SAFETY AND<br>CONNECTIVITY | MAINTAINS<br>DIRECT ACCESS<br>TO VILLAGE STREET | MAINTAINS<br>VEHICULAR<br>SHORTCUTS |
|-----------------------|---------------------------------------------------------|------------------------------------------------------|-------------------------------------------------|-------------------------------------|
| TWO-WAY<br>(EXISTING) | N                                                       | N                                                    | Y                                               | Y                                   |
| ONE-WAY<br>SOUTHBOUND |                                                         |                                                      |                                                 |                                     |
| ONE-WAY<br>NORTHBOUND |                                                         |                                                      |                                                 |                                     |

# EVALUATION OF ALTERNATIVES

| SECTION               | ADDRESSES<br>WILLOUGHBY<br>INTERSECTION<br>DEFICIENCIES | IMPROVES<br>PEDESTRIAN<br>SAFETY AND<br>CONNECTIVITY | MAINTAINS<br>DIRECT ACCESS<br>TO VILLAGE STREET | MAINTAINS<br>VEHICULAR<br>SHORTCUTS |
|-----------------------|---------------------------------------------------------|------------------------------------------------------|-------------------------------------------------|-------------------------------------|
| TWO-WAY<br>(EXISTING) | N                                                       | N                                                    | Y                                               | Y                                   |
| ONE-WAY<br>SOUTHBOUND | N                                                       | Y                                                    | N                                               | Y/N                                 |
| ONE-WAY<br>NORTHBOUND |                                                         |                                                      |                                                 |                                     |

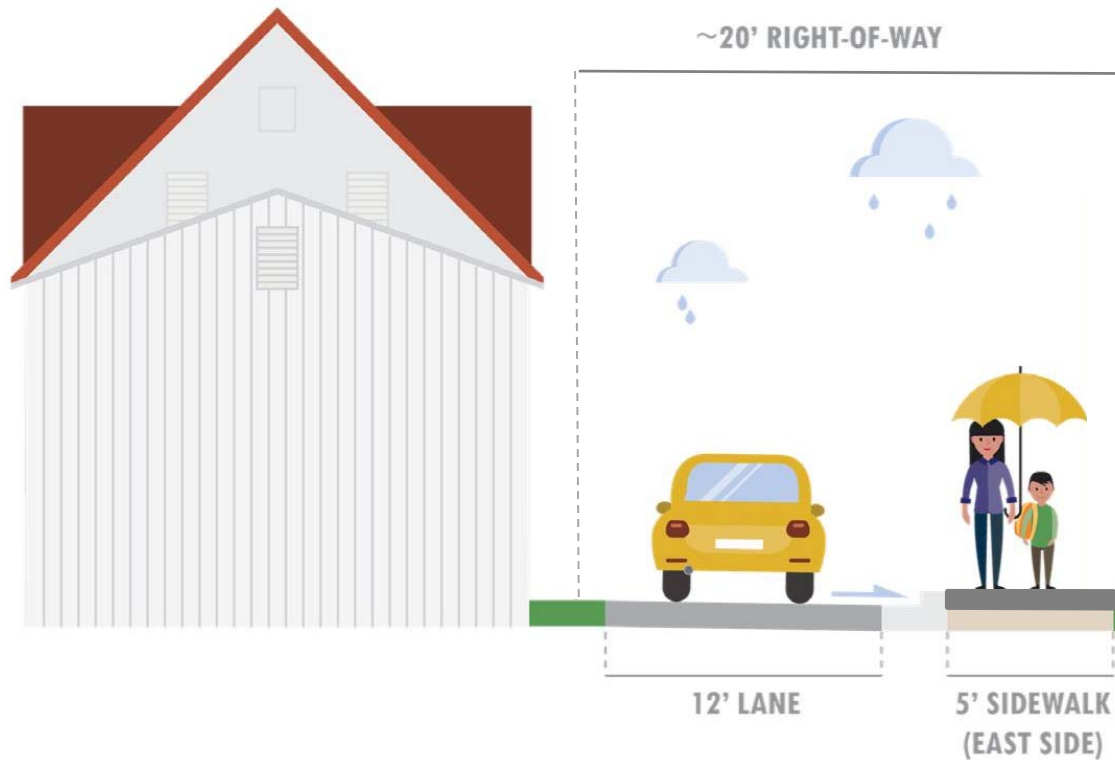
# EVALUATION OF ALTERNATIVES

| SECTION               | ADDRESSES<br>WILLOUGHBY<br>INTERSECTION<br>DEFICIENCIES | IMPROVES<br>PEDESTRIAN<br>SAFETY AND<br>CONNECTIVITY | MAINTAINS<br>DIRECT ACCESS<br>TO VILLAGE STREET | MAINTAINS<br>VEHICULAR<br>SHORTCUTS |
|-----------------------|---------------------------------------------------------|------------------------------------------------------|-------------------------------------------------|-------------------------------------|
| TWO-WAY<br>(EXISTING) | N                                                       | N                                                    | Y                                               | Y                                   |
| ONE-WAY<br>SOUTHBOUND | N                                                       | Y                                                    | N                                               | Y/N                                 |
| ONE-WAY<br>NORTHBOUND | Y                                                       | Y                                                    | Y                                               | Y/N                                 |



# PREFERRED ALTERNATIVE ONE-WAY NORTHBOUND

----- PROPOSED ONE-WAY STREET SECTION -----  
(LOOKING NORTH)



## **We want your feedback**

- **Discussion tonight**
- **Written comments**
- **Email and phone**

**CBJ Project Manager**

**Alan Steffert**

**Alan.steffert@juneau.org**

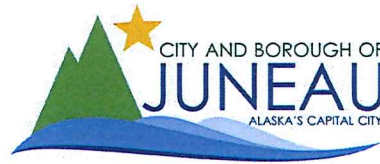
**586-0481**

**Capital Avenue Reconstruction  
Public Meeting, January 22, 2020**









# Please Sign In

## Public Meeting Capital Avenue Reconstruction Wednesday, January 22, 2020

### NAME:

Ester, Lynne, Amanda Lee

Gina Halverson

Rob Cadmus

Peter Metcalfe

Raymond Lindo ff

Jessica Quintero

NITA CORONELL

Katt Glover

### E-MAIL:

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Peter.Metcalfe@gmail.com

Lindo ff 31@gmail.com

jessica.quintero@alaska.gov

juanita.coronell@juneau.org

ks.glover@gmail.com

Lynn Bluff  
(Foster)

## Capital Avenue Design: Public Meeting

January 22, 2020

6:00 pm-7:30 pm

Elizabeth Peratrovich Hall

Notes by Irene Gallion

### Notes from the presentation:

- Traffic counts were done on a Tuesday and Thursday in November, and the data from the two days was averaged. Weather was rainy and cold. Between the weather and the time of year the count may slightly under-represent pedestrians and bicycles.
- Comment regarding pedestrian use of the Fosbee stairs: During folk Fest they are used by about 75 people every hour. Local events greatly impact use.
- ROW ranges from 19-30', easements will be required across AEL&P land.
- Bollards may be considered at the 8<sup>th</sup> Street trail to keep vehicles from using it or parking there.

### Question & Answer Session:

What size water line will be installed? There is a 4" galvanized steel pipe to the Village. Could the project upgrade to a 6" and include a fire hydrant about midway along Capital Avenue?

*The design team will definitely consider inclusion of a mid-block fire hydrant and appropriately size the water main to accommodate.*

Can there be extra lighting?

*The design team will consider more effective lighting. That may include additional lights, but also may be effectively addressed with improved luminaires. The current ones are old and tall, and do not cast light well. The City Engineer encouraged people to consider the lights by the Marine Parking Garage, those are similar to improved luminaires being considered on this project. Budget may impact the degree and scale of lighting.*

What is an average sidewalk width?

*5-6', with a 6" curb.*

Can the proposed one-way accommodate garbage trucks, AEL&P trucks, fire engines, and other large vehicles?

*It is already a tight turn for westbound Willoughby trucks turning onto Capital Avenue. The one way would mean there is no vehicle cued on Capital to turn right, so no one blocking the turn onto Capital Avenue – that would help large vehicles maneuver. Patters will change for large vehicles, but the lane widths are large enough. The Fire Department will review the design to assure they can maneuver emergency vehicles.*

I would like to see the stop signs on 9<sup>th</sup> Avenue maintained. (note: three attendees explicitly expressed this sentiment).

- The stop signs calm traffic for pedestrians.

- The stop sign on 9<sup>th</sup> uphill causes people too pause before headed up a hill with a tight turn, makes them consider who is coming the other way.
- The more protected pedestrian crossings you can leave the better.

*Response:*

- *From an engineering point of view, we do not want to use stop signs as a traffic calming device.*
- *Politically, maintaining the stop sings will be an easy decision.*
- *It is currently a 4-way stop, and people are used to it.*

Please install a one-way sign on Village Street next to the parking lot.

*One was there this evening.*

Regarding the uphill side, consider putting some nice foliage in there. It seems when an area is improved there is less litter (two attendees are residents who regularly pick up litter).

*In general we will try to keep this project within the ROW, to control costs and limit liability. Happy to coordinate with AEL&P on greenery for their property.*

Do you expect flow to increase?

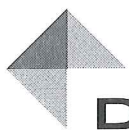
*No, we would actually anticipate a slight decrease. A little less than half the traffic flows north to south. While use of the road may increase when conditions improve, we do not anticipate it doubling. There may be an increase in traffic this summer due to construction along Egan close to the Main Street intersection and at the bridge. That traffic increase is not expected to maintain after construction is complete.*

***NOTE: The City Engineer explicitly asked the room what they thought of the preferred alternative. To a man, everyone nodded their heads in the affirmative, and three spoke in favor of the preferred option.***

Please improve lighting at the crosswalk.

*The City Engineer confirmed that was intended in this project, and explained how existing lighting can be improved with new luminaires, and where additional luminaires could be hung.*





**DOWL HKM**

WWW.DOWLHKM.COM

**COMPUTATIONS**

Project #:

Client Name:

Sheet \_\_\_\_\_ of \_\_\_\_\_

Project Name:

Capital Ave

Prepared by:

cks

Date

1/22

Checked by:

Date

- Stan Lee → apartment building
  - knows of two sewer services exiting building
  - Contact him for sewer dying
  - retaining wall
  - roof drains feed into sewer
- Check w/CCFR for hydrant
- Keeping stop signs at ~~1~~ 4th (more than one)
- added veg to hill side

HELLO  
my name is

Candy Sims  
DOWL



## Capital Ave Reconstruction

Packet Page 129 of 421

### Comment Card

Thank you for the informative meeting. I am very supportive of the proposal - one way, northbound, with a sidewalk, & relocating the crossing for the 8th Street walkway. This would be much safer for pedestrians & cars, & I've heard a lot of support for this idea in the Flats neighborhood. We own the house by the 8th Street walkway, & I think the people who use it would really appreciate the walkway reroute. One person thanked me for putting up garden lights b/c he said he used to be afraid to walk there. I've heard similar things from others.

I'd encourage you to leave the 4-way stop on 9th St., but otherwise, I love the plan.

Name: Kate Glover

Email: ksglover@gmail.com



## Capital Ave Reconstruction

### Comment Card

- I support the side walk & one way Northbound.
- I support the Ped crossing & Fence relocation @ 8th St / stairs.

- I support stop signs @ 9th St crossings to slow down traffic.

Thanks for a well run Meeting.

Name:

Rob Cadmus

Email:

robcadmus@gmail.com





## Capital Ave Reconstruction

Packet Page 130 of 421

### Comment Card

Retaining Wall on Fosbey Side  
Native Village clean-up - community development.

Name: Stan Lee

Email: sjlercelak@gmail.com



## Capital Ave Reconstruction

### Comment Card

As A RESIDENT FROM VILLAGE ST.  
ONEWAY NORTHBOUND MAKES MORE SENSE.  
THANK YOU  
FOR MTC  
BETTER LIGHTING.  
(MORE)

Name:

Email:



# Capital Ave Reconstruction Comment Card

Packet Page 131 of 421

IN LOOKING AT LIGHTING UPGRADES, PLEASE CAREFULLY  
CONSIDER THE LIGHT AT THE CORNER OF CAPITAL/WILLOUGHBY.  
THERE HAVE BEEN SEVERAL NEAR-MISSES BETWEEN PEDEST  
VEHICLES IN THE CROTHWALK w/ VEHICLES ENTERING CAPITAL  
FROM WILLOUGHBY.

Name: TOBY LOCKHART FOR DAUGHTER OF STAN LEE (LYNNE OR AMANDA?)  
Email:

**From:** Marc Wheeler <marc@coppa.biz>  
**Sent:** Saturday, February 01, 2020 3:18 PM  
**To:** PC\_Comments  
**Subject:** Capital Avenue Reconstruction

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

To Whom it May Concern -

I am writing strongly in favor of the proposed improvements to Capital Ave. My family uses Capital avenue as pedestrians, cyclists, and motorists. I have often been concerned about pedestrian safety along the corridor. I am very supportive of a sidewalk along the street to help protect pedestrians. The area could also use visual improvement to help with property values. I strongly support the addition of landscaping in the area to improve the aesthetics of the corridor. A few trees or nice shrubs would go a long way to improving the character of the area. If there is room with the reduction of one driving lane, the inclusion of a few streetside parking spots would also be beneficial. This would provide additional overflow parking spots for Federal employees, which currently provide parking pressure on the Flats neighborhood.

While I support the conversion of the street into a one-way thoroughfare, it should be noted that this will produce increased traffic along B street to W 8th Street, for motorists wanting to go from 9th Street to Willoughby. This area could use some additional TLC as well, especially with some landscaping along W 8th. It would be beneficial to better define this corridor as a street as it becomes confusing when the street bleeds into the parking lot.

Thank you for your consideration of these comments.

Marc

--

Marc Wheeler  
427 W 9th St



**From:** Angela Rodell <amrod921@gmail.com>  
**Sent:** Monday, February 03, 2020 10:34 AM  
**To:** PC\_Comments  
**Subject:** Public Comment - Case No: CSP2020 0001 Capital Avenue

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

Thank you for considering reconstruction and improvements to Capital Avenue from W Willoughby Ave to W 9th Ave. It has been needed for some time now. I understand the available easements do not allow for both a sidewalk and 2-way traffic within this block. I am concerned, however, that by making the street north-bound only, it will create more traffic at other intersections, making it difficult at times to drive into downtown.

With Capital Avenue closed to south-bound traffic, the only way to drive into downtown will be via Calhoun or turning left onto Glacier Ave. Currently, the location of the bus stop at 9th and Glacier makes it difficult to make left turns safely with the inability to see oncoming traffic, especially during morning and evening rush hours. Can the bus stop be moved in any way to assist with sight lines?

As much as I would love a sidewalk on Capital Avenue, I would prefer it to stay 2-lanes, moving in both directions, if it keeps traffic moving through the neighborhood.

Sincerely,

Angela Rodell  
Distin Avenue

**From:** Shane Francis <shane.air825@gmail.com>  
**Sent:** Monday, February 03, 2020 2:26 PM  
**To:** PC\_Comments  
**Subject:** No Capital Ave Reconstruction

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

---

My name is Shane Francis, a resident of Calhoun Avenue, which intersects with Capital.

Removing north-to-south traffic flow will significantly increase my commute by requiring instead I drive around the flats and cut through 9th to return home.

I am very familiar with capital avenue, often using it for dog walks when heading into that area of town. Sidewalks are unnecessary, given how sparsely traveled and how wide the road is.

If the city is bent on improving the area, start with the potholes, and if anything is left over, pay the property owners across the street from the Salvation Army to pick up the trash scattered across their property which often blows into the road.

Sent from my phone, typos not intended.

**From:** Jim Donaghey <jmdjnu@outlook.com>  
**Sent:** Monday, February 03, 2020 7:34 AM  
**To:** PC\_Comments  
**Cc:** James Donaghey  
**Subject:** Case No.: CSP2020 0001

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

This has reference to "Invitation to Comment" On the above subject Case No.: CSP2020 0001.

I'm 95% in favor of this project, it's one that is long overdue. This is and has been a horrible blight on the entrance to the Willoughby area both in safety and appearance.  
 My remaining 5% is due to the lack of two way traffic flow.

It is quite obvious it is a very narrow space in this section of Capital Ave. but I'm wondering if all avenues of acquisition of additional property thorough methods such as adverse possession, eminent domain, arm twisting etc. have been explored? Has consideration been given to the fact that much of the southbound traffic will be going down B Street to West Eighth Street and then through the Federal Building parking lot to Willoughby Ave.?

Other suggestions

- Except for legitimate driveways and street entrances there should be a 90 degree concrete curb along the rest of the new street to mitigate illegal parking of cars, shopping carts and dumping of garbage.
- A speed limit of 10 MPH should be posted for this section of Capital Ave. Certainly not over 15 MPH.
- If one lane traffic is the only option then consideration should be given to including a bike lane in the road.
- Sprucing up the "Willoughby" area should be a major goal of the CBJ and be part of the Capital Ave. project. This area is starting to look like a "dogs breakfast" and it's sad to see when we have the beautiful new State Museum and other projects in the works.

Community Development should be more than spending \$\$\$ on new and expensive projects it should be part of taking care of what we already have. In the word of a very wise person I once knew, **"We may be poor but we don't have to be dirty!"**

Thank you for asking.

Kind regards, 

James M. Donaghey  
 1029 A Street  
 Juneau AK 99801

Cell (907) 209-2560  
 Email [donaghey@gci.net](mailto:donaghey@gci.net)

**From:** [Barbara Craver](#)  
**To:** [PC\\_Comments](#)  
**Subject:** Capital Avenue Improvements  
**Date:** Wednesday, February 5, 2020 12:54:23 PM

---

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

Dear Planning Commission,

I think that it will be terrific to improve access on Capital Ave., giving pedestrians, people using wheelchairs, and strollers safe pedestrian access to Willoughby and back to the residential areas from Casey Shattuck and other neighborhoods . More lighting would also be a significant improvement to pedestrian safety.

I've lived at 506 W 9th for about 30 years, and I used to walk to and from work at CBJ (law department) for 10 years. Capital Ave. is the most direct walking route, but the terrible road (getting splashed by cars), dark and scary walk at night on winter afternoons (poor lighting, no sidewalk and no close houses to hear if you screamed) made it unpleasant and scary.

The pluses of the current plan (as I understand it) are:

- Accessible and safe sidewalk for pedestrians, wheelchair users and child stroller and shopping carts (can the sidewalk be heated as well for safety from ice in winter, don't they do this at the airport, or as part of the longer term heat pump infrastructure?) (the alternative, to walk up 9th St. to Calhoun is not accessible to wheelchairs or strollers)
- a well maintained car corridor into the Casey Shattuck area with decent paving and safe sightlines for cars and pedestrians
- improvement to the pathetic pedestrian access between Capital Ave. and B Street/8th Street (right now it is way too narrow, rutted and horrible in winter conditions, as well as strangely circuitous through the makeshift parking area the adjacent homeowners have created on public property.) I hope lighting would be included as well. A person using a wheelchair or stroller should be able to safely use this corridor.

I know there has been criticism to making Capital one way, but it's just not wide enough for safe two way car traffic and pedestrian safety. There are complaints about reduced utility to vehicles by making it one way, but it is a terrible left turn to get past the Malaspina Apartments, and there is no visibility.

The alternate route to go "southbound" towards Foodland from 9th is to use B Street, W 8th, and D Street. These are city streets. They skirt the Federal Building parking lot. This route should be better signed and made clear with road striping and traffic control. That would be a small additional expense with no construction costs. Believe me, there will lots of increased pressure on this route once Capital is one way.

The left and right turns from D St onto Willoughby are pretty bad, compounded by the traffic in and out of Foodland, but as a driver, during work hours, almost anything is better than turning left on Glacier from 9th at the Federal Building! That intersection is a nightmare! (Busses, pedestrians, cars whipping around Willoughby to get out of downtown, cars turning left onto 9th from Glacier Ave. It's crazy!)

I am encouraged at the planning and investment of time in improving the traffic in this area. This is a very walkable part of Juneau, and could be made much more accessible, safe and all age friendly. We should be encouraging a pleasant and walkable residential/retail/working environment year round. The Post Office, Federal Building, CBJ bus stops, Fire Department, Elementary Schools in this area all generate multiple kinds of traffic and pressure on the whole neighborhood. It is all interconnected.

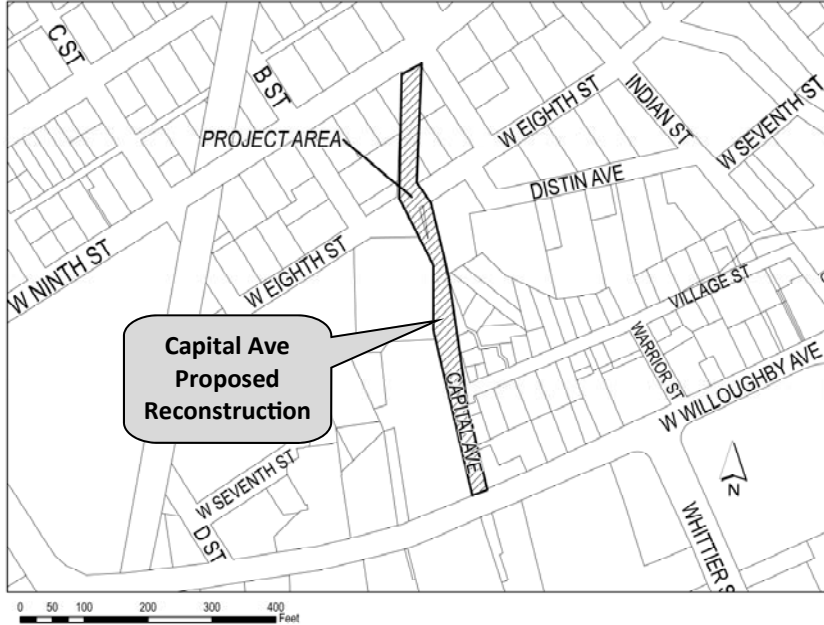
Gunalchéesh for your work on this,

Barbara Craver  
506 W 9th Street



# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission  
*Your Community, Your Voice*



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **reconstruction of Capital Ave from W. Willoughby Ave to W. 9th Ave, to include addition of sidewalk, reduction to one traffic lane with a south-to-north traffic flow, and intersection improvements.**

## TIMELINE

Staff Report expected to be posted **Tuesday, February 18, 2020** at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>  
Find hearing results, meeting minutes and more here as well.

**Now through February 3, 2020**

Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included in the staff report.

**February 4 through 12 noon, February 21**

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, February 25, 2020**

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.

**February 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**

# CSP2020 0001

Staff recommends **APPROVAL** of improvements and traffic modifications on Capitol Avenue.

February 25, 2020 Planning Commission



# Vicinity Map

Page 274 of packet

Approximately 670  
linear project feet

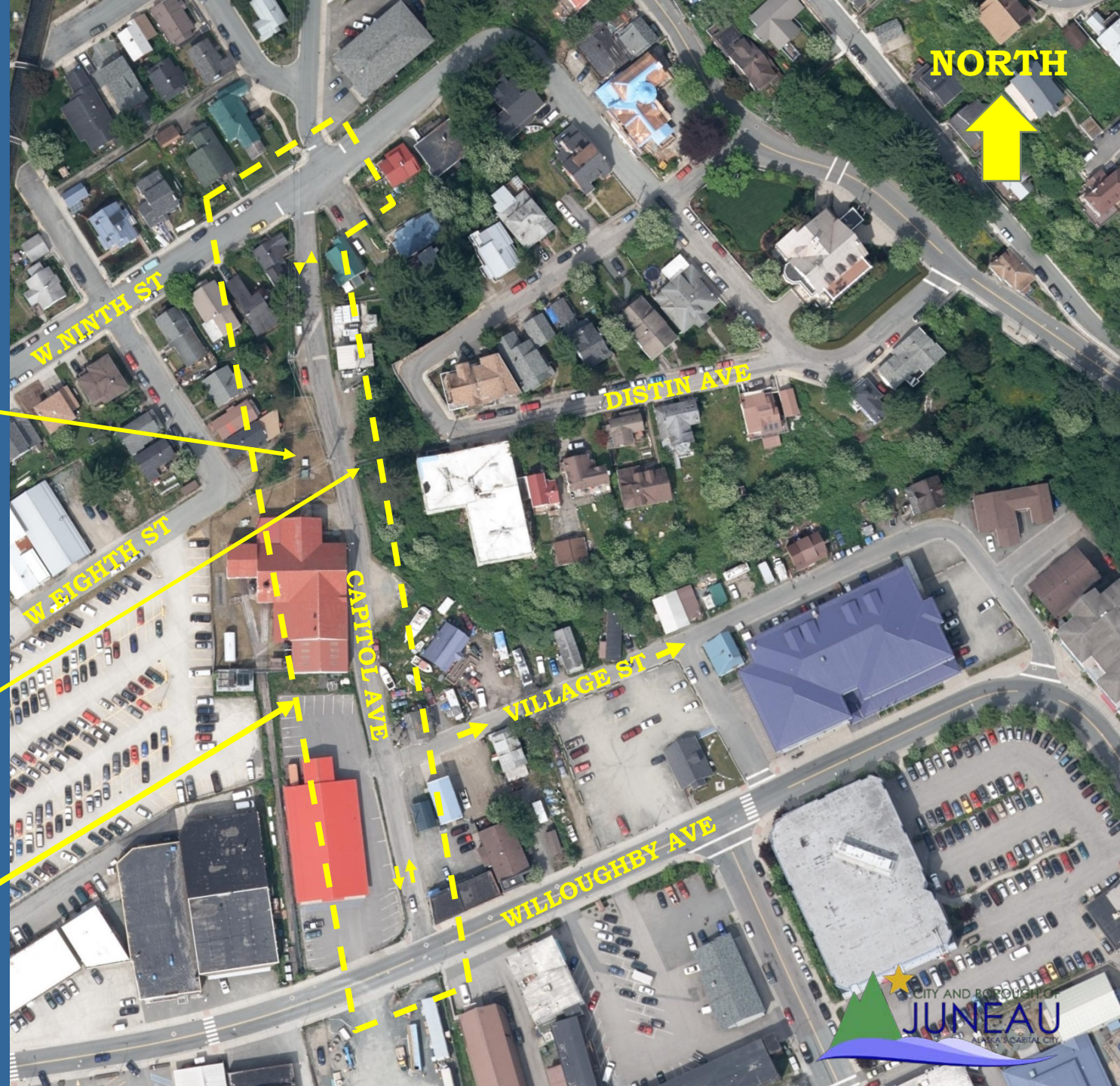
*Images provided by  
consulting engineers:*



**PROJECT  
LIMITS**

**DISTIN AVE  
STAIRS**

**PATHWAY TO  
W. EIGHTH**





# Current Conditions

**Right of Way =  
19-ft to 30-ft**

**20-ft pavement width  
(Two 10-ft lanes)**

**No sidewalk**

**No storm drain  
collection system**

**Minimal Lighting**



# Traffic

| Road or Trail                                | Functional Classification | Traffic Count     |
|----------------------------------------------|---------------------------|-------------------|
| West Willoughby Avenue                       | Major Collector           | 6008 AADT         |
| West Ninth Avenue                            | Minor Collector           | 895 AADT          |
| Capitol Avenue                               | Local Road                | 491 Traffic Count |
| Northbound                                   |                           | 273               |
| AM Peak (7am-8am)                            |                           | 18                |
| PM Peak (4pm-5pm)                            |                           | 33                |
| Southbound                                   |                           | 218               |
| AM Peak (7am-8am)                            |                           | 18                |
| PM Peak (4pm-5pm)                            |                           | 16                |
| Bicycles (both directions)                   |                           | 9                 |
| Pedestrians (both directions)                |                           | 75                |
| West Eighth Street Trail – Pedestrians       | Not Applicable            | 46                |
| Distin Avenue trail and stairs – Pedestrians | Not Applicable            | 44                |



# Blind Corner at Willoughby

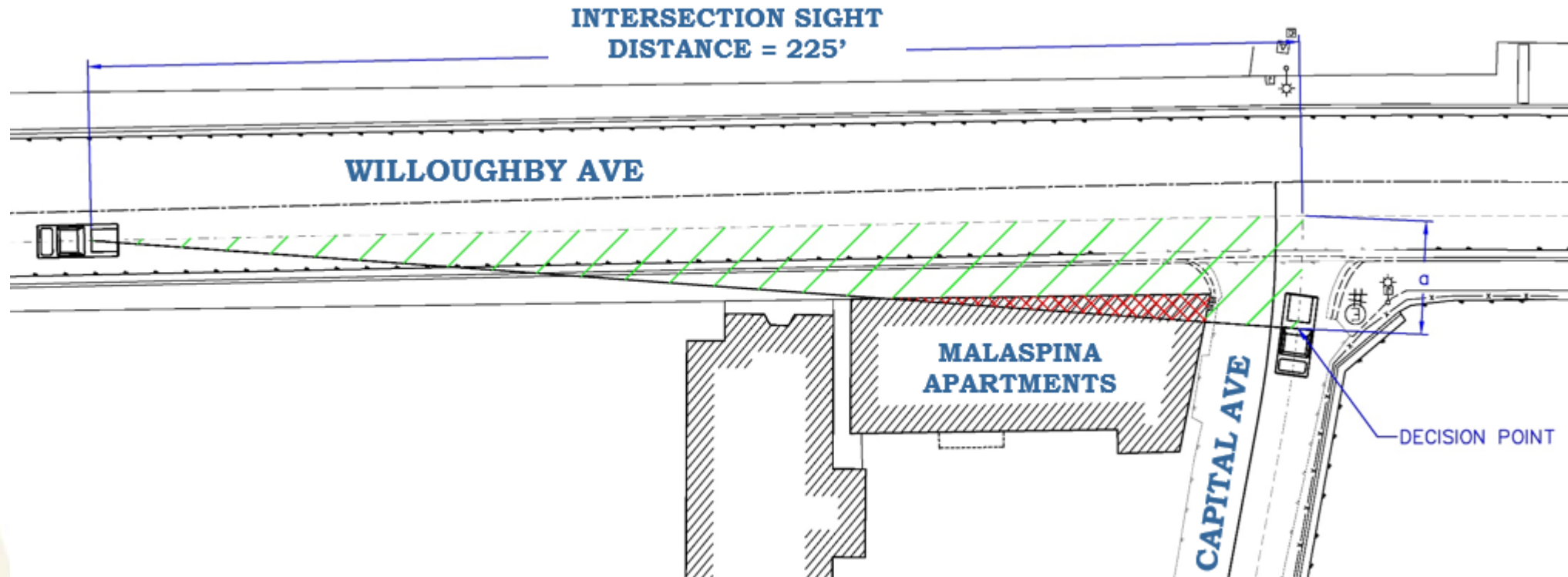
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Page 277 & 309 of  
packet

# Blind Corner at Willoughby

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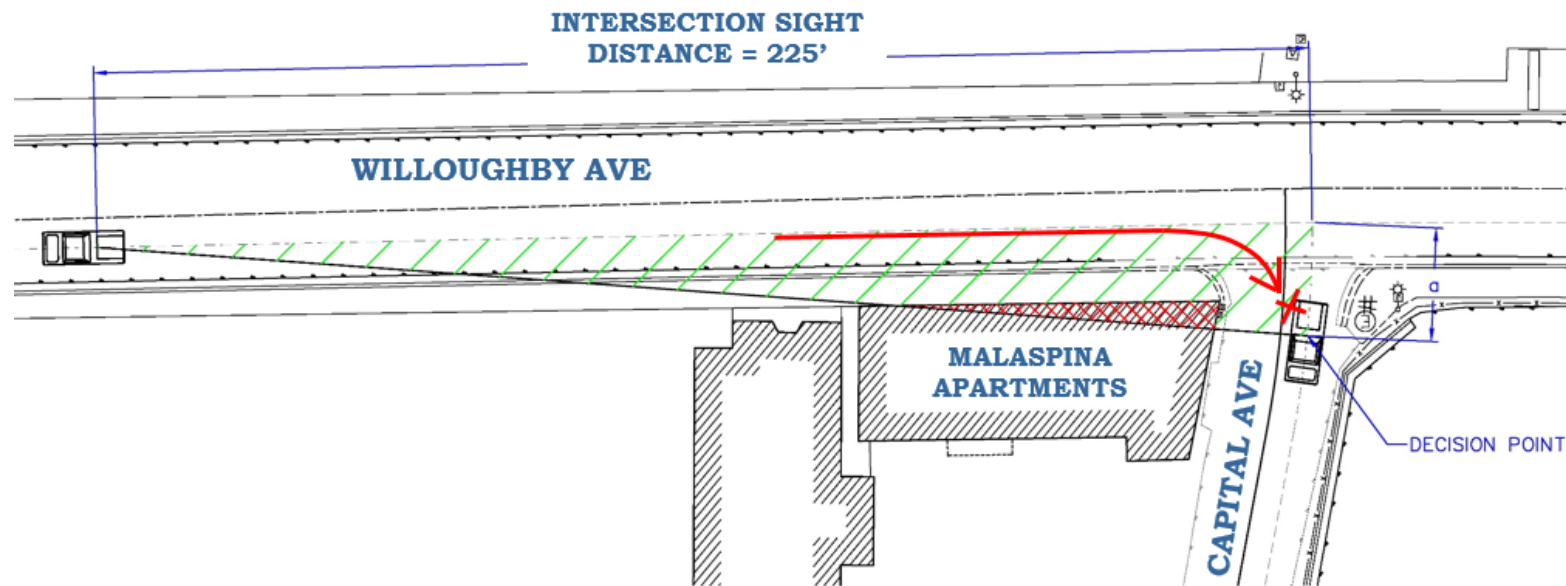


**The intersection does not meet the recommended sight distance of 225-ft for safe and efficient operations\***

**\*AASHTO 9.5.3 Intersection Control Table 9-6 Design Intersection Sight Distance–Case B1, Left Turn From Stop**

# Turning Movements at Willoughby Ave

Page 277 of packet



**WITH A VEHICLE QUEUED ON CAPITOL  
THE RIGHTHAND TURN FROM WILLOUGHBY IS IMPEDED  
AND HAS THE POTENTIAL TO EITHER BACK UP TRAFFIC,  
OR CAUSE A REAR-END COLLISION ON WILLOUGHBY**



# Distin Ave Stairs and West 8<sup>th</sup> Path



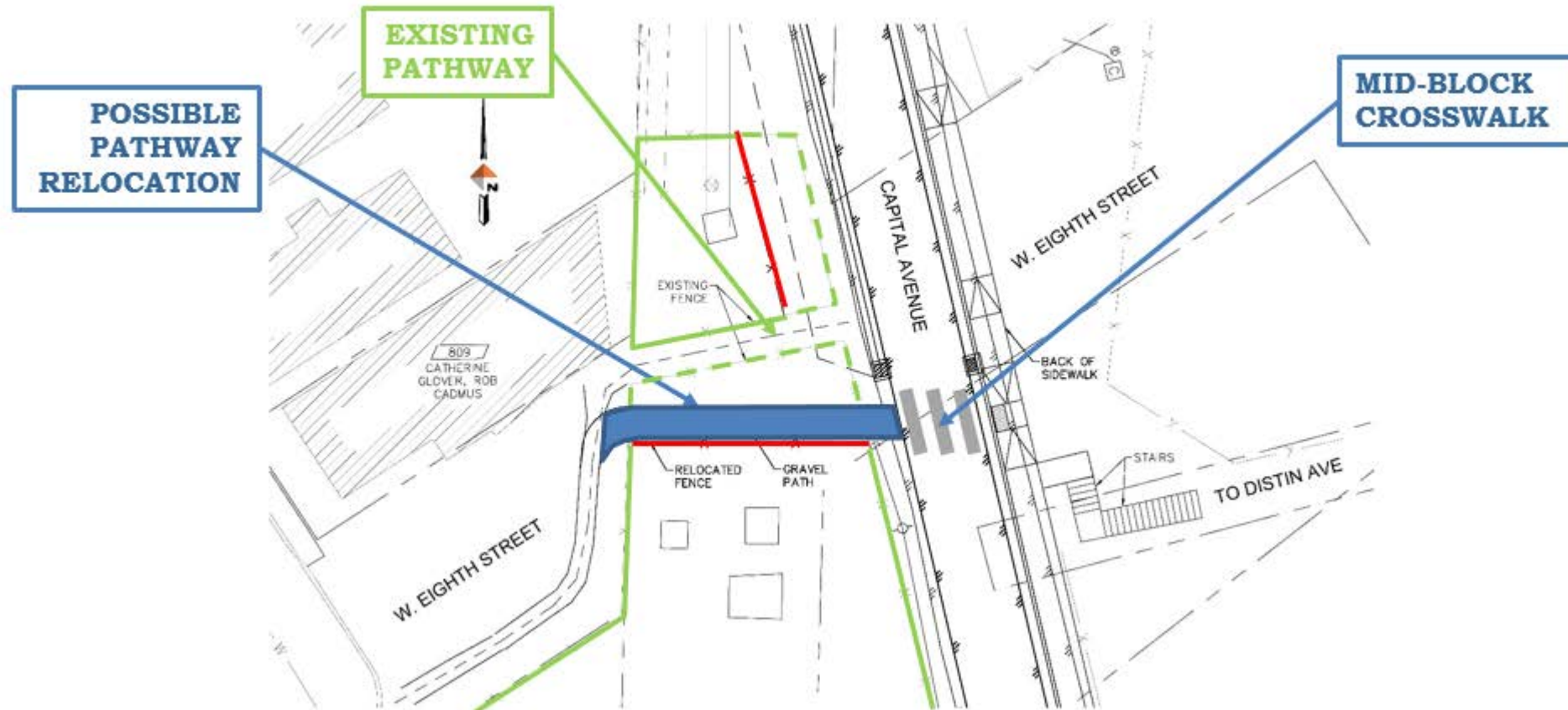
**DISTIN AVE STAIRS**



**PATHWAY BETWEEN CAPITAL AVE. AND W. EIGHTH ST**



# Distin Ave Stairs and West 8<sup>th</sup> Path





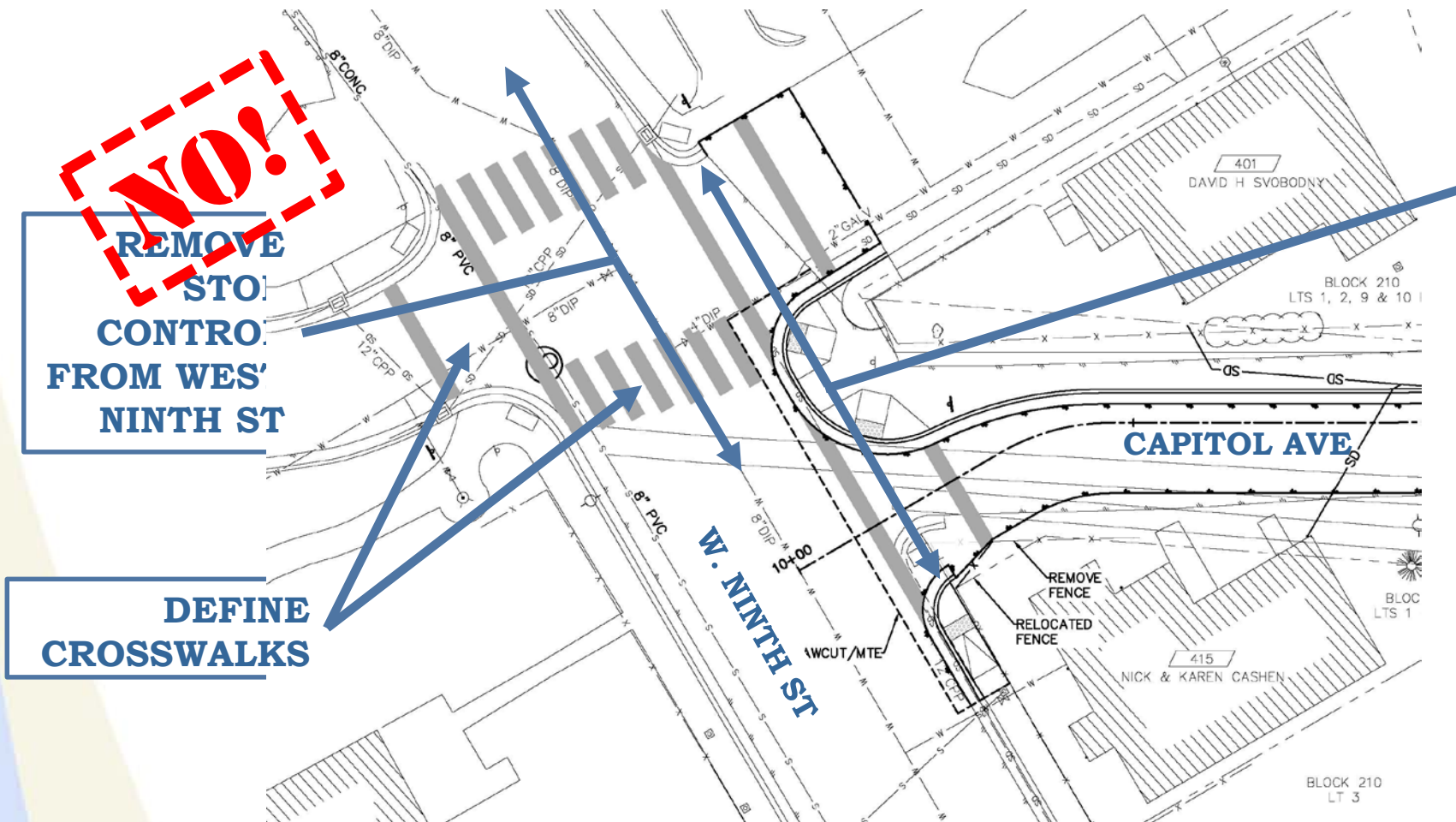
# West Ninth Street Intersection

## EXISTING CONDITIONS

- 4-WAY, STOP-CONTROLLED
- NO CROSSWALKS
- NO CONTINUOUS SIDEWALK ALONG NINTH



# West Ninth Street Intersection



**STRENGTHEN  
PEDESTRIAN  
ROUTE  
THROUGH THE  
INTERSECTION**

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# Typical Section Alternatives

---

1. Two-way no sidewalk (replace existing)
2. One-way southbound (Ninth to Willoughby), with sidewalk
3. One-way northbound (Willoughby to Ninth), with sidewalk

# Summary of Options

| SECTION               | ADDRESSES<br>WILLOUGHBY<br>INTERSECTION<br>DEFICIENCIES | IMPROVES<br>PEDESTRIAN<br>SAFETY AND<br>CONNECTIVITY | MAINTAINS<br>DIRECT ACCESS<br>TO VILLAGE STREET | MAINTAINS<br>VEHICULAR<br>SHORTCUTS |
|-----------------------|---------------------------------------------------------|------------------------------------------------------|-------------------------------------------------|-------------------------------------|
| TWO-WAY<br>(EXISTING) | N                                                       | N                                                    | Y                                               | Y                                   |
| ONE-WAY<br>SOUTHBOUND | N                                                       | Y                                                    | N                                               | Y/N                                 |
| ONE-WAY<br>NORTHBOUND | Y                                                       | Y                                                    | Y                                               | Y/N                                 |

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# 1. Replace Existing

---

- **TWO-WAY NO SIDEWALK Two 10-ft lanes**
  - **No Sidewalk**
  - **No Curb and Gutter**
  
- **PROS**
  - **Maintains two-way traffic and the shortcut between the Flats and the Willoughby District in both directions**
  - **Maintains direct vehicular access to Village Street**
  - **Allows for bicycle traffic to share driving lanes in each direction**
  
- **CONS**
  - **No separation between vehicles and pedestrians**
  - **Wider section encourages higher vehicular speeds, thereby reducing pedestrian (and vehicular) safety**
  - **Doesn't address sight distance requirements at Willoughby**
  - **Doesn't address turning movement deficiencies at Willoughby**



## 2. One way southbound + sidewalk

---

### ▪ NINTH TO WILLOUGHBY

- One 12-ft lane
- 5-ft Sidewalk (East Side)
- Curb and Gutter

Page 318 of packet

### ▪ PROS

- Improves pedestrian connectivity
- Improves pedestrian safety by:
  - Creating vertical separation from vehicles, and
  - Encouraging lower vehicular speeds
- Improves drainage
- Maintains the southbound shortcut

### ▪ CONS

- Removes northbound shortcut
- Uphill bicycle traffic forced to ride against vehicular traffic
- **Doesn't address sight distance requirements at Willoughby**
- Requires difficult righthand turn from W. Ninth to Capitol
- **Removes direct access to Village Street**

# 3. One-way northbound + sidewalk

---

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- **WILLOUGHBY TO NINTH**

- One 12-ft lane
- 5-ft Sidewalk (East Side)
- Curb and Gutter

- **PROS**

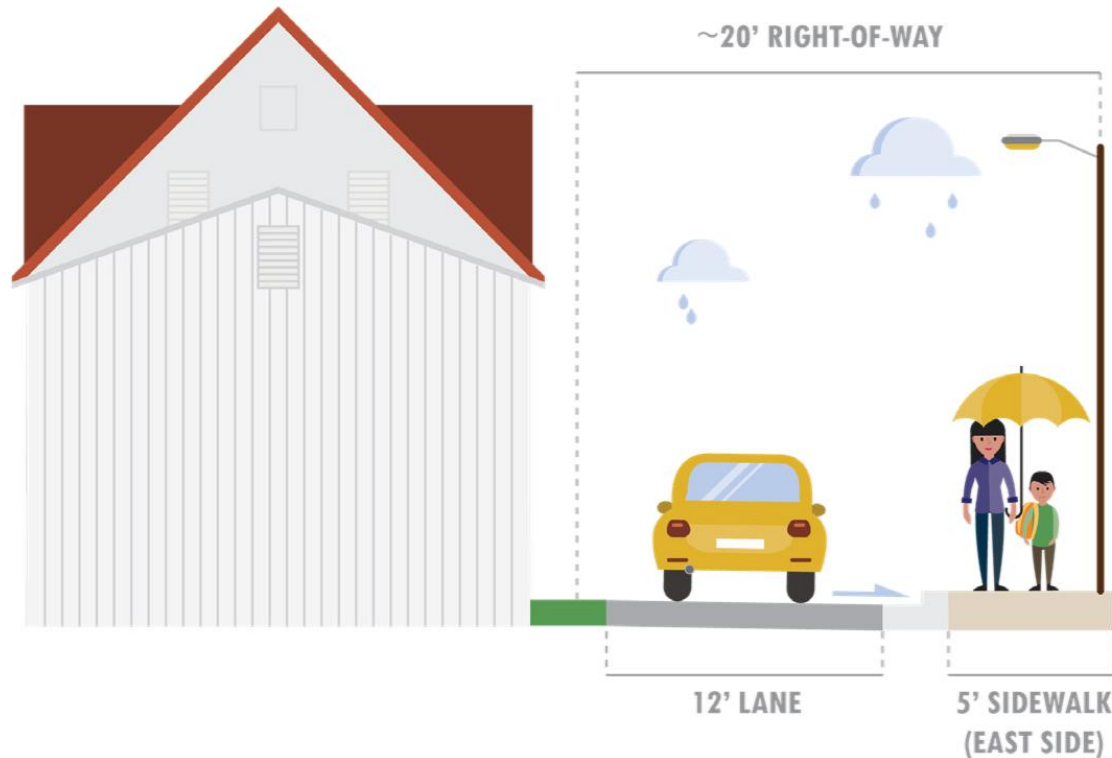
- Improves pedestrian connectivity
- Improves pedestrian safety by:
  - Creating vertical separation from vehicles, and
  - Encouraging lower vehicular speeds
- Improves drainage
- Addresses sight distance requirements at Willoughby
- Addresses turning movement deficiencies at Willoughby
- Maintains direct access to Village Street
- Maintains the northbound shortcut

- **CONS**

- Removes southbound shortcut
- Downhill bicycle traffic forced to ride against vehicular traffic

# Typical Section – looking north

----- PROPOSED ONE-WAY STREET SECTION -----  
(LOOKING NORTH)



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# Public Meeting – January 22, 2020



Page 280, 326-332 of packet

# All supportive of northbound one way with sidewalk. Other concerns....

---

Page 280, 326-332 of packet

- Fire hydrant mid-way
- Distin/West Eighth use during special events (Folk Fest)
- Lighting
  - Add lighting on existing poles
  - More modern LED luminaires
- West Ninth Intersection – retain stop signs!



## PC\_comments: five (on 2/9/2020)

---

- Four generally support improvements
- Three oppose one-way, two support it

Page 333-338 of packet  
Not evaluated in Staff Report



# Concerns about one-way

- 9<sup>th</sup> and Willoughby a difficult turn left
  - Busses block view of westbound traffic
  - Two busy pedestrian crossings
  - Move bus station?
- Definition of 8th street from Federal Building parking lot



# Agency Review

---

- CCFR, Alaska Waste and AEL&P involved in design
  - No comments as part of this CIP
  - Engineers have CAD to assist in evaluating tight turns for large equipment
- JPD has no comments

# Waiver Request, CBJ 49.35.420

---

- Existing roads don't meet standards
- Historical land use make compliance unreasonable
- Intent of code sustained, esp with traffic calming
- No conflicts with AASHTO "Green Book"

# Funding

---

- \$600 thousand Areawide Street Sales Tax
- \$50 thousand Wastewater Enterprise Fund



# Conformity with Adopted Plans

---

- Sidewalk “mid” priority for Non-Motorized Plan
  - Willoughby crosswalk outside the scope of this project
- Willoughby District Land Use Plan supports sidewalks and widening
  - ROW inadequate for two wider lanes
- Renewable Energy Strategy and Climate Action and Implementation Plan – LED luminaires

# Findings

---

- Evaluate for compliance with title 49 of CBJ code
- Recommended conditions or modifications can go in NOR

## Recommend APPROVAL one-way northbound

---

- Preferred option supported by sound engineering
- Preferred option compliant with code and plans
- More public sentiment in favor of change



## Planning Commission

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

### **PLANNING COMMISSION NOTICE OF RECOMMENDATION**

Date: February 11, 2020  
File No.: CSP2020 0001

City and Borough of Juneau  
CBJ Assembly Members  
155 S Seward Street  
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding Capitol Avenue Reconstruction.

Property Address: Capitol Avenue, from West Willoughby Avenue to West Ninth Street

Legal Description or ROW name: Not applicable

Parcel Code No.: In the vicinity of Casey Shattuck BL 210 LT 8, 9, and AELP ALP LT 8B

Hearing Date: February 25, 2020

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 10, 2020, and recommended that the City Manager direct CBJ staff to design and build the project.

Attachments: February 25, 2020 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding CSP2020 0001.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

City and Borough of Juneau  
CBJ Assembly  
File No.: CSP2020 0001  
February 11, 2020  
Page 2 of 2

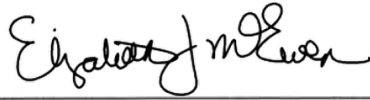
Project Planner:

  
Irene Gallion, 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 development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project 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.



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

**DATE:** February 14, 2020

**TO:** Planning Commission

**FROM:** Tim Felstead, Planner  
Community Development Department

A handwritten signature in black ink, appearing to read 'Tim Felstead', is placed next to the 'FROM:' field.

**FILE NO.:** CSP2019 0012

**PROPOSAL:** Planning Commission review of Fiscal Year 2021 Capital Improvement Program Priorities.

### **ATTACHMENTS**

Attachment A – FY2021 Capital Improvement Program project list – Draft Resolution 2877(c) (Dated January 31, 2020) together with project descriptions

Attachment B – December 11, 2019 Memorandum from Planning Commission to CBJ Public Works and Facilities Committee re: Fiscal Year 2021-2026 Capital Improvement Program

### **INTRODUCTION**

The City and Borough of Juneau (CBJ) prepares a revised Six-year Capital Improvement Program (CIP) each year. The CIP guides the investment of public funds for maintenance, repair, construction, and acquisition of public infrastructure, facilities, and equipment. The CIP is presented to the Assembly in April, along with the draft fiscal year (FY) budget, and includes the City Manager's recommended project priorities for FY 2021. This review relates to the FY2021 CIP priorities.

The Land Use Code establishes the role of the Planning Commission in the CIP process under CBJ 49.10.170 which states:



Planning Commission  
 File No.: CSP2019 0012  
 February 14, 2020  
 Page 2 of 17

***49.10.170(b) Review of the Capital Improvements Program.*** Upon adequate notice which shall be provided by the director, the commission shall review annually the capital improvements program of the City and Borough and submit its recommendations to the Assembly.

The purpose of the Planning Commission review is to ensure the CIP is consistent with the goals of the Comprehensive Plan.

### **PLANNING COMMISSION REVIEW PROCESS**

During the Director's Report at the October 29, 2019 Regular Planning Commission meeting, the Commission was asked to review and provide early input into the CBJ Capital Improvement Program. The Commission decided to allow the Chair to form a subcommittee to write a draft memorandum on the topic. On November 15, 2019, three members of the Commission met at a special meeting to draft a memorandum regarding the Planning Commission's recommendations for the CBJ CIP. The Commissioners present were Mr. Voelckers, Mr. LeVine, and Mr. Eiler. Planning Manager Alexandra Pierce and Planner Tim Felstead were also present.

At the Committee of the Whole meeting on November 26, 2019, the Commission discussed amendments to the draft memorandum as well as a broader discussion on changes to Commission input in the future including starting the Commission's CIP review earlier in the year (e.g. August). At the December 5, 2019 Planning Commission meeting a memorandum was approved (see Attachment B) and subsequently forwarded to the Director of Engineering and Public Works, and the Assembly Public Works and Facilities Committee.

The Planning Commission identified four broad categories of potential capital improvements that are relevant to its review authority:

- Housing;
- Community Vitality;
- Transportation; and
- Sustainability

As part of an evolving CIP development process, the Commission is being provided the draft CIP list for FY2021 before it is presented to the Assembly Public Works and Facilities Committee in March and the Assembly Finance Committee. This provides an opportunity for the required review for consistency with the Comprehensive Plan to be undertaken at this earlier stage so that the Assembly is informed if proposed projects are consistent. It also allows an additional opportunity for public comment on the draft CIP.

The final, Assembly Finance Committee-approved, FY2021 CIP may require a final review by the Planning Commission prior to adoption by the Assembly. However, since the changes are expected to be minor, the final Planning Commission review and Staff preparation will be less

Planning Commission  
File No.: CSP2019 0012  
February 14, 2020  
Page 3 of 17

time consuming – this is important because typically the review window at that final stage is tight.

It is worth noting that other committees and boards also provide opportunity for the public to comment on some department-specific CIP projects (e.g. Parks and Recreation Advisory Committee, Docks and Harbors Board).

### **ORGANIZATION AND FUNDING OF THE CIP**

This memorandum addresses the initial draft FY2021 CIP list (see Draft Resolution 2877 – dated January 31, 2020 - in Attachment A).

The City Manager recommends CIP priorities to the Assembly according to the following criteria:

**Support.** Are the projects a high priority of the Department or Committee proposing them, as well as the general public?

**Consistency.** Are the projects consistent with applicable CBJ plans or policies?

**Health and Safety.** Will the improvement address an imminent or expected threat or danger to users or occupants?

**Maintenance or Repair of Existing Property.** Will the projects prevent further deterioration or damage to property?

**Local Match for Federal/State Grants.** Are funds required to match federal or state capital project funds?

**Maintenance Impact.** Will the improvement or projects increase efficiency and reduce on-going operating costs?

**Economic Development Stimulus.** Will the improvement directly or indirectly stimulate beneficial economic development in the community?

**Anticipated Need.** Will the projects enhance or expand an existing facility or service to accommodate increased public use?

**Recreational.** Will the projects establish, enhance or expand a facility or service to accommodate new or increase public use?

**Funding Alternatives.** Will there be funding alternatives explored for each project?

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The Draft FY2021 resolution is organized by funding sources that are summarized below.

FY2021 Permanent Area-Wide Sales Tax Improvements: The table lists the specific projects recommended for funding under permanent 1% area-wide sales tax and the amount of funding provided to each improvement in FY2021.

FY2021 Temporary General Sales Tax Improvements: Effective July 1, 2017, voters approved a continuation of the 3% temporary tax for an additional five years, ending June 30, 2022. Funds must be split as follows: 1% for police, fire, street maintenance, snow removal, EMT/ambulance services, parks and recreation, libraries and other general purposes; 1% for roads, drainage, retaining walls, sidewalks, stairs, and other capital projects; and 1% for water and sewer system extensions, an emergency budget reserve, youth activities, and other general public services. The table lists the specific projects recommended under this funding source.

Temporary 1% Sales Tax Improvements: A voter-approved, temporary 1% sales tax, which had been effective October 1, 2013 through September 30, 2018, was more recently approved again, to be effective October 1, 2018 through September 30, 2023. This section of the CIP lists the capital improvements the Manager is recommending to be funded under this temporary tax in FY2020.

FY2021 Marine Passenger Fees: Includes the projects funded by the voter-approved, five-dollars-per-passenger tax for cruise ship passengers. The charges are appropriated to address the impacts caused by the marine passenger ship industry. This section of the CIP lists the capital improvements that the Manager is recommending to be funded by this tax, and the amount of funding provided to each improvement in FY2021.

FY2021 Port Development Fee: Three dollars per passenger is dedicated to fund Capital Improvements to the downtown waterfront.

FY2021 State Marine Passenger Fees: Five dollars per passenger comes from Alaska's cruise ship passenger fee, passed by a citizens' initiative in 2008 and revised in 2010. This section of the CIP lists the capital improvements that the Manager is recommending to be funded by this program and the amount of funding provided to each improvement in FY2021.

FY2021 Water Enterprise Fund: This fund was established to account for the CBJ's water utility operations. The CBJ's water utility provides potable water for the majority of the City and Borough residents residing within the roaded service area. The water utility is largely self-supported through user service fees. This section of the CIP lists the capital improvements recommended by the City Manager to be funded by the Water Enterprise Fund and the amount of funding provided to each improvement in FY2021.

FY2021 Hotel Bed Tax: In the October 1, 2019 City and Borough of Juneau Regular Municipal Election, voters approved an increase to the CBJ hotel/motel tax, raising the tax rate from 7% to 9%. This increase will become effective January 1, 2020. The two percent increase is temporary,

extending to December 31, 2034. According to the approved ballot measure, it is the intent of the Assembly to use the additional revenue to fund capital improvements for Centennial Hall, or to help pay for general obligation debt service related to Centennial Hall.

FY2021 Wastewater Enterprise Fund: This fund was established to account for the activities of the CBJ's wastewater treatment operations. The sewer utility provides for wastewater treatment facilities for most of the populated roaded areas. The sewer utility fund is largely supported through user services fees. This section of the CIP lists the capital improvements recommended by the City Manager to be funded by the Sewer Enterprise Fund and the amount of funding provided to each improvement in FY2021.

FY 2021 Harbors Enterprise Fund: This fund was established to account for the activities of CBJ's Docks and Harbors. The Docks and Harbors Department exists to plan, develop, and manage CBJ's marine-related property and facilities. To this end, the Board develops and provides services to promote and accommodate marine-related commerce, industry, fisheries, recreation, and visitors. The Docks and Harbors enterprise fund is financially supported through user services fees. This section of the CIP lists the capital improvements recommended by the City Manager to be funded by the Docks and Harbors Enterprise Fund and the amount of funding provided to each improvement in FY2021.

Bartlett Regional Hospital Enterprise Fund: This fund is used to account for the activities of the CBJ's hospital operations. The hospital provides inpatient and emergency medical care. The hospital is financially self-supporting through first party and third party user service fees. The hospital is managed through an Assembly appointed board of directors.

Airport Enterprise Fund: This fund is used to account for the activities of the Juneau International Airport's operations. The airport provides landing, departure, fuel, maintenance, freight, tie down, vehicle rental and food services. The airport is financially self-supported through user leases and landing fees. The airport is managed through an Assembly appointed board of directors.

FY2021 Lands Fund: This is the fund into which most of the revenues from the sale or lease of land are to be deposited (except for properties of enterprise funds such as the Airport or Docks and Harbors). The Lands Fund is intended to provide revenue required for the subdivision, development, and disposal of CBJ lands as well as other costs of managing CBJ property. Additionally, the Land Fund is the source of money used to acquire properties needed for public purposes that are not funded by an enterprise account or CIP account. This section of the CIP identifies the capital improvement recommend by the City Manager to be funded by the Lands Fund.

Parks and Recreation Parking Management Fund: This fund is used to account for paid downtown parking operations including the CBJ parking garages. Funds generated from parking are used to maintain and develop new parking facilities.

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Unscheduled Funding: Furthermore, there are three categories of “unscheduled” funding. Unscheduled requests are appropriations from enterprise entities (water, sewer, Bartlett Hospital, Airport, Eaglecrest etc.) that do not happen as part of the CIP, but are identified as priorities that are proposed to be undertaken beginning FY2019 and are dependent on other unsecured funding sources. As sources are secured, requests to appropriate them to the projects will be made.

### **CONSISTENCY WITH 2013 CBJ COMPREHENSIVE PLAN**

The CIP fulfills several purposes. It is a planning document that organizes and schedules projects and activities. It is a statement of budgetary policy that directs funds toward priorities. It is an investment guide that portrays the physical infrastructure and other improvements that support commerce and community.

The Comprehensive Plan addresses capital improvements in Chapter 18, *Implementation and Administration*. Standard Operating Procedure 18.1 SOP1 states:

*Evaluate all ordinances, plans, capital improvement and public programs to ensure their consistency with the Comprehensive Plan. For specific land use or permit applications, require the applicant, whether a public agency or a private property owner, to demonstrate compliance to each applicable policy or provide evidence why an exception to a policy is warranted. Incorporate statements regarding compliance/non-compliance with Policies into findings of fact that provide the legal basis for determining approval or disapproval of a development application. (Emphasis added.)*

Policy 18.6 states:

*To develop a six-year capital improvement program to implement the Comprehensive Plan by coordinating urban services, land use decisions, and financial resources and to provide adequate funding for capital improvements to ensure the policies, standard operating procedures, development guidelines, implementing actions and subarea guidelines of the Comprehensive Plan are implemented.*

18.6 SOP1 states:

*Prepare an annual Six-year Capital Improvement Program. Request that CBJ departments, the public, and policy bodies nominate potential capital improvement projects from a variety of sources including the Comprehensive Plan and suggestions of resident and special interest groups, CBJ officials, advisory commissions and others.*

18.6 SOP2 states:

*CDD staff will analyze each CIP project list for conformity with the Comprehensive Plan.*



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This last implementing action is the focus of this review. The purpose is to determine if the proposed projects of the FY2021 CIP support the policies and implementing actions of the Comprehensive Plan.

Comprehensive Plan policies and implementing actions that support the FY2021 CIP list are:

**Policy 4.1 Housing**

*To facilitate the provision and maintenance of safe, sanitary and affordable housing for its residents.*

**Policy 4.5 Provision of Public Facilities**

*To plan for the timely and efficient provision of an appropriate level of public facilities and services in all developed and developing areas of the CBJ.*

**Policy 4.6. Affordable Housing**

*To facilitate and assist in the development of affordable housing.*

**Policy 5.2 Downtown Juneau**

*Through a cooperative effort with the State of Alaska, to plan for and support development of an attractive setting, facilities, and other services to enhance the State Capitol, and strive to provide an atmosphere conducive to good leadership in the State, accessible to and supportive of all people of the State of Alaska.*

**Policy 5.5 Downtown Juneau**

*To maintain and strengthen downtown Juneau as a safe, dynamic and pleasant center for government and legislative activities, public gatherings, cultural and entertainment events, and residential and commercial activities in a manner that complements its rich historic character and building forms.*

**Policy 5.6 Tourism and Visitors**

*To encourage tourism, convention and other visitor-related activities through the development of appropriate facilities and services, while protecting Juneau's natural and cultural attractions for local citizens and visitors alike, and to participate in the accommodation of the future growth of tourism in a manner that addresses both community and industry concerns.*

**Policy 5.9 Port Facilities**

*To facilitate availability of sufficient and suitable water-based facilities and associated land-based acreage to support water-dependent uses, and to work closely with the public and private sectors to facilitate sustainable marine commerce recreation, public*

*access to the shoreline and enjoyment of the waterfront through development of well-designed port facilities.*

**Policy 5.16 Prioritized Municipal Investments**

*To consider the economic impacts of municipal investment and to prioritize projects that will result in a decrease in the cost of living for Juneau residents or that will create a greater number of jobs in the community or region.*

**Policy 6.4 Energy Use to Access State Government**

*To provide cost-effective and energy efficient facilities, systems and infrastructure that strengthens Juneau's role as the State Capital.*

**Policy 6.5 Energy Efficiency**

*To incorporate technologies and operating practices that will promote efficient and cost effective energy use into all of its new and existing buildings and energy-using projects.*

**Policy 6.6. Increased Share of Renewable Energy**

*To maximize the ratio of local, renewable-source energy to imported fossil-source energy in Juneau's internal energy economy.*

**Policy 6.10 Energy Efficient Buildings**

*To encourage cost effective, energy efficient building and remodeling practices.*

**Policy 7.7 Water Quality**

*To protect, maintain and improve surface water, groundwater and marine water quality in its jurisdiction so that all waters are in compliance with federal and state water quality standards and continue to allow aquatic life to thrive.*

**Policy 7.9 Air Quality**

*To continue educational programs, capital improvement projects, and regulatory measures to protect and improve air quality.*

**Policy 7.16 Gravel Resources**

*To conserve and protect known gravel deposits and to protect them from conflicting land uses.*

**Policy 8.1 Airport**

*To promote and support aviation safety; to develop and maintain airport facilities meeting the aviation transportation needs for the CBJ, its residents, visitors, and commerce; and to work with the public and private sectors to facilitate commerce, economic development, and access to Alaska's capital city.*

**Policy 8.3 Marine Transport**

*To promote and facilitate marine transport systems and to provide facilities to transport cargo, vehicles, and passenger transportation, commercial fishing industries, and recreational water travel.*

**Policy 8.4 Regional Transportation System**

*To support the improvement of transportation facilities and systems that reinforce Juneau's role as the capital city of Alaska, and a regional transportation and service center.*

**Policy 8.5 Local Transportation System**

*To promote a balanced, well-integrated local multi-modal surface transportation system that provides safe, convenient and energy-efficient access and transport for people and commodities.*

**Policy 8.6 Alternative Transportation**

*To promote and facilitate transportation alternatives to private vehicles as a means of reducing congestion and air pollution and the consumption of fossil fuels, and to provide safe, and healthy means of transportation to all people.*

**Policy 9.1 Parks and Recreation**

*To provide quality dispersed outdoor recreational opportunities; and to acquire and develop sufficient local parks and recreational facilities in locations convenient to all areas of the CBJ. Places given priority for new facilities include rapidly developing areas and currently developed areas which lack adequate parks and recreation facilities.*

**Policy 9.2 Parks and Recreation**

*To develop and maintain an interconnected non-motorized trail system that is complementary with, and may be contiguous with, unfragmented fish and wildlife corridors along anadromous fish streams within the roaded area that provides fish and wildlife and human access to the sea from the uplands.*

**Policy 10.1. Affordable Housing**

*To facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all Juneau residents.*

**Policy 12.1 Public Facilities**

*To plan for the timely and efficient provision of an appropriate level of public facilities and services in all developed and developing areas within the urban service area.*

**Policy 12.2 Public Facilities**

*To extend public water, sewer and storm drainage, and earth retention facilities to all areas within the urban service area.*

**Policy 12.4 Public Facilities**

*To facilitate the reduction of waste materials generated and disposed by households and businesses through promotion of an aggressive solid waste diversion and program including activities facilitating waste prevention, reuse and recycling.*

**Policy 12.5 Public Facilities**

*To promote efficient, safe, convenient, cost-effective and environmentally sound methods for the disposal of solid and hazardous waste.*

**Policy 13.1 Police Protection**

*To provide adequate and efficient police protection for the community.*

**Policy 13.2 Fire Protection and Emergency Services**

*To provide adequate and efficient fire protection and field emergency medical care for all. It is further the policy of the CBJ to maintain an incident response organization to effectively respond to large scale events and disasters.*

**Policy 14.1 Schools**

*To provide a strong system of high quality public education to enable all students to become well educated, informed residents who understand and appreciate diverse cultures and who are equipped to pursue further education and compete successfully in the work force.*

**Policy 17.2 CBJ Land Disposal**

*To hold certain lands in the public trust, and to dispose of certain lands for private use when disposal serves the public interest.*

The projects in the CIP can be linked to policies in the Comprehensive Plan, and the CIP can be characterized as a tool that aids in implementing the plan. The table below only evaluates projects that have funding requested for FY2021.

| Row # | Dept.             | Division         | Project Name                                                                 | Consistency with Comp Plan       | PC Category        |
|-------|-------------------|------------------|------------------------------------------------------------------------------|----------------------------------|--------------------|
| 1     | Administration    | Lands            | Pits and Quarries Infrastructure Maintenance and Expansion                   | Policy 7.16                      | Community vitality |
| 2     | Administration    | Lands            | Pederson Hill                                                                | Policy 4.1, 4.5, 4.6, 10.1, 17.2 | Housing            |
| 3     | Administration    | Manager's Office | JPD - Crow Hill Radio Site Improvements and Upgrades                         | Policy 13.1                      | Community vitality |
| 4     | Administration    | Manager's Office | CCFR - Glacier Sta. Air Quality Improvements (vehicle and aircraft exhausts) | Policy 13.2                      | Community vitality |
| 5     | Administration    | Manager's Office | IT - Infrastructure Upgrades                                                 | Policy NA ,                      | N/A                |
| 6     | Administration    | Manager's Office | Affordable Housing Fund                                                      | Policy 4.1, 4.2                  | Housing            |
| 7     | Airport           |                  | 26 MALSR (FAA F&E)                                                           | Policy 8.1, 8.4                  | Transportation     |
| 8     | Airport           |                  | Channel Flying Property Acquisition (\$1.4M FAA, \$100k JNU)                 | Policy 8.1,                      | Transportation     |
| 9     | Airport           |                  | Float Pond south road and embankment imp. (\$1.63M FAA, \$110K JNU)          | Policy 8.1, 8.4                  | Transportation     |
| 10    | Airport           |                  | North Ramp Fencing and Lighting (\$375K FAA, \$25K JNU)                      | Policy 8.1, 8.4                  | Transportation     |
| 11    | Bartlett Hospital |                  | <b>TO BE PROVIDED BY BRH IN LATE FEBRUARY</b>                                |                                  |                    |
| 12    | Docks and Harbors |                  | Auke Bay Passenger for Hire - Phase IIIC                                     | Policy 5.6, 5.9                  | Transportation     |
| 13    | Docks and Harbors |                  | Shorepower                                                                   | Policy 5.9, 6.6, 7.9             | Transportation     |
| 14    | Docks and Harbors |                  | Safety Guard Rail along Dock Face                                            | Policy 5.6, 5.9, 9.1             | Transportation     |
| 15    | Docks and Harbors |                  | Harris Harbor Anode Installation Match Funds                                 | Policy 8.3                       | Transportation     |



| Row # | Dept.                        | Division           | Project Name                                                     | Consistency with Comp Plan                    | PC Category        |
|-------|------------------------------|--------------------|------------------------------------------------------------------|-----------------------------------------------|--------------------|
| 16    | Eaglecrest                   |                    | Deferred Maintenance /Mountain Operations Improvements           | Policy 5.6, 9.1                               | Transportation     |
| 17    | Engineering and Public Works | Capital Transit    | Bus Shelters Improvements                                        | Policy 8.5, 8.6                               | Transportation     |
| 18    | Engineering and Public Works | Capital Transit    | Install additional Elect. Bus Charger Infrastructure - Bus Barn  | Policy 6.6, 8.5, 8.6                          | Sustainability     |
| 19    | Engineering and Public Works | Engineering        | EV (Electric Vehicle) Policy and Charging Infrastructure         | Policy 6.6, 7.9,                              | Sustainability     |
| 20    | Engineering and Public Works | Engineering        | Contaminated Sites Reporting                                     | Policy 7.7, ,                                 | Community vitality |
| 21    | Engineering and Public Works | Engineering        | Waterfront Seawalk                                               | Policy 5.5, 5.6, 5.9, 9.1                     | Transportation     |
| 22    | Engineering and Public Works | Engineering        | Downtown Transportation Study (Circulator, Glacier Express etc.) | Policy 5.5, 5.6, 8.5                          | Transportation     |
| 23    | Engineering and Public Works | Engineering        | Marine Park - Seawalk Infill (Lightering Float Area)             | Policy 5.5, 5.6, 5.9, 9.1                     | Transportation     |
| 24    | Engineering and Public Works | Engineering        | S. Franklin Street Pedestrian Safety Capacity Improvements       | Policy 5.5, 5.6, 8.5                          | Transportation     |
| 25    | Engineering and Public Works | Engineering        | Homestead Park Planning / Cost Estimate                          | Policy 5.6, 9.2, & Guideline Sub-area 9(3)(e) | Transportation     |
| 26    | Engineering and Public Works | Recycleworks       | Waste - Recycleworks Waste Diversion Program                     | Policy 12.4, 12.5, 12.6, 12.8                 | Sustainability     |
| 27    | Engineering and Public Works | Street Maintenance | Pavement Management                                              | Policy 7.9, 12.1                              | Transportation     |
| 28    | Engineering and Public Works | Street Maintenance | Sidewalk & Stairway Repairs                                      | Policy 8.6                                    | Transportation     |
| 29    | Engineering and Public Works | Street Maintenance | CBJ Minor Arterial Streets ADA Curb Ramp improvements            | Policy 8.6,                                   | Transportation     |
| 30    | Engineering and Public Works | Street Maintenance | Areawide Drainage Improvements                                   | Policy 7.7, 12.2                              | Community vitality |

| Row # | Dept.                        | Division           | Project Name                                                                   | Consistency with Comp Plan | PC Category        |
|-------|------------------------------|--------------------|--------------------------------------------------------------------------------|----------------------------|--------------------|
| 31    | Engineering and Public Works | Street Maintenance | Capitol Ave (Willoughby Ave. to W. 9th St)                                     | Policy 7.7, 8.6, 12.1,     | Transportation     |
| 32    | Engineering and Public Works | Street Maintenance | Calhoun Avenue - Main to Gold Creek (Phase 2)                                  | Policy 7.7, 8.6, 12.1,     | Transportation     |
| 33    | Engineering and Public Works | Street Maintenance | Meadow Lane (south end)                                                        | Policy 7.7, 8.6, 12.1      | Transportation     |
| 34    | Engineering and Public Works | Street Maintenance | Cedar (Mendenhall to Columbia)                                                 | Policy 7.7, 8.6, 12.1      | Transportation     |
| 35    | Engineering and Public Works | Street Maintenance | Robbie Road, Ling Court and Laurie Lane                                        | Policy 7.7, 8.6, 12.1      | Transportation     |
| 36    | Engineering and Public Works | Street Maintenance | Tongass Boulevard - (Trinity to Loop)                                          | Policy 7.7, 8.6, 12.1      | Transportation     |
| 37    | Engineering and Public Works | Street Maintenance | Harborview School Zone Expansion                                               | Policy 5.16 8.6            | Transportation     |
| 38    | Engineering and Public Works | Street Maintenance | 4th Street Douglas F to I Street Drainage improvements                         | Policy 7.7, 12.2           | Community vitality |
| 39    | Engineering and Public Works | Wastewater Utility | MWWTP Pretreatment                                                             | Policy 12.1                | Community vitality |
| 40    | Engineering and Public Works | Wastewater Utility | ABTP Facility Structural and Painting Projects                                 | Policy 12.1                | Community vitality |
| 41    | Engineering and Public Works | Wastewater Utility | Process Controls and SCADA (Supervisory Control And Data Acquisition) upgrades | Policy 12.1                | Community vitality |
| 42    | Engineering and Public Works | Wastewater Utility | Pump Station Upgrades                                                          | Policy 12.1                | Community vitality |
| 43    | Engineering and Public Works | Wastewater Utility | JDTP Pre-treatment Improvements                                                | Policy 12.1                | Community vitality |
| 44    | Engineering and Public Works | Wastewater Utility | MWWTP SBR/WS/TS Pump Replacement                                               | Policy 12.1                | Community vitality |
| 45    | Engineering and Public Works | Wastewater Utility | JDTP Facility Structural Improvements                                          | Policy 12.1                | Community vitality |
| 46    | Engineering and Public Works | Wastewater Utility | MWWTP Furnace & Fuel System Upgrades                                           | Policy 12.1                | Community vitality |
| 47    | Engineering and Public Works | Wastewater Utility | Meadow Lane (south end) (Street Recon)                                         | Policy 12.1                | Community vitality |

| Row # | Dept.                        | Division           | Project Name                                                           | Consistency with Comp Plan | PC Category        |
|-------|------------------------------|--------------------|------------------------------------------------------------------------|----------------------------|--------------------|
| 48    | Engineering and Public Works | Wastewater Utility | Cedar St (mend to Columbia)<br>(Street Recon)                          | Policy 12.1                | Community vitality |
| 49    | Engineering and Public Works | Wastewater Utility | Robbie Rd, Ling Ct and Laurie Lane Reconstruction (street recon)       | Policy 12.1                | Community vitality |
| 50    | Engineering and Public Works | Wastewater Utility | Tongass Blvd (Trinity to Loop)<br>(Street Recon)                       | Policy 12.1                | Community vitality |
| 51    | Engineering and Public Works | Wastewater Utility | Douglas 4th St F to I and side streets sewer system replacement        | Policy 12.1                | Community vitality |
| 52    | Engineering and Public Works | Wastewater Utility | Pavement Management Utility Adjustments                                | Policy 12.1                | Community vitality |
| 53    | Engineering and Public Works | Wastewater Utility | ADOT Project Utility Adjustments                                       | Policy 12.1                | Community vitality |
| 54    | Engineering and Public Works | Wastewater Utility | Wastewater Real-time Monitoring                                        | Policy 12.1                | Community vitality |
| 55    | Engineering and Public Works | Water Utility      | Salmon Creek Efficiency Improvements                                   | Policy 12.1                | Community vitality |
| 56    | Engineering and Public Works | Water Utility      | Crow Hill and W Juneau Reservoir Inspection and Rehab                  | Policy 12.1                | Community vitality |
| 57    | Engineering and Public Works | Water Utility      | Douglas 4th St F St to I St, and side streets water system replacement | Policy 12.1                | Community vitality |
| 58    | Engineering and Public Works | Water Utility      | Calhoun Avenue                                                         | Policy 12.1                | Community vitality |
| 59    | Engineering and Public Works | Water Utility      | Hospital Drive Waterline Replacement (Street Recon)                    | Policy 12.1                | Community vitality |
| 60    | Engineering and Public Works | Water Utility      | Meadow Lane(south end)<br>(Street Recon)                               | Policy 12.1                | Community vitality |
| 61    | Engineering and Public Works | Water Utility      | Cedar St (Mend to Columbia)<br>(Street Recon)                          | Policy 12.1                | Community vitality |

| Row # | Dept.                        | Division      | Project Name                                                          | Consistency with Comp Plan | PC Category        |
|-------|------------------------------|---------------|-----------------------------------------------------------------------|----------------------------|--------------------|
| 62    | Engineering and Public Works | Water Utility | Robbie Rd, Ling Ct and Laurie Lane Reconstruction (Street Recon)      | Policy 12.1                | Community vitality |
| 63    | Engineering and Public Works | Water Utility | Tongass Blvd (Trinity to Loop) (Street Recon)                         | Policy 12.1                | Community vitality |
| 64    | Engineering and Public Works | Water Utility | Goodwin Rd (Street Recon)                                             | Policy 12.1                | Community vitality |
| 65    | Engineering and Public Works | Water Utility | Delta Drive (Street Recon)                                            | Policy 12.1                | Community vitality |
| 66    | Engineering and Public Works | Water Utility | Airport Area Water replacement (Mallard, Jordan, Alpine, Crest etc)   | Policy 12.1                | Community vitality |
| 67    | Engineering and Public Works | Water Utility | LCB Well Pump VFD conversion and programming updates                  | Policy 12.1                | Community vitality |
| 68    | Engineering and Public Works | Water Utility | LCB Chlorine Generators maintenance                                   | Policy 12.1                | Community vitality |
| 69    | Engineering and Public Works | Water Utility | Salmon Creek Efficiency Improvements                                  | Policy 12.1                | Community vitality |
| 70    | Engineering and Public Works | Water Utility | Outer Drive water main replacement design (Main St. south to Admiral) | Policy 12.1                | Community vitality |
| 71    | Engineering and Public Works | Water Utility | River Road Paving LID utility Adjustments                             | Policy 12.1                | Community vitality |
| 72    | Engineering and Public Works | Water Utility | Pavement Management Water Utility adjustments                         | Policy 12.1                | Community vitality |
| 73    | Engineering and Public Works | Water Utility | Area-wide Water Repairs / Minor Replacements                          | Policy 12.1                | Community vitality |
| 74    | Parks & Recreation           |               | Deferred Building Maintenance                                         | Policy 6.5, 6.10, 9.1      | Community vitality |
| 75    | Parks & Recreation           |               | Park & Playground Deferred Maintenance and Repairs                    | Policy 9.1                 | Community vitality |
| 76    | Parks & Recreation           |               | Sports Field Resurfacing & Repairs                                    | Policy 9.1                 | Community vitality |
| 77    | Parks & Recreation           |               | Trail Maintenance                                                     | Policy 9.1, 9.2            | Community vitality |

| Row # | Dept.              | Division | Project Name                                                                                      | Consistency with Comp Plan  | PC Category        |
|-------|--------------------|----------|---------------------------------------------------------------------------------------------------|-----------------------------|--------------------|
| 78    | Parks & Recreation |          | Kax trail DOT Match (9.03% match required for ADOT TAP Grant)                                     | Policy 8.5, 8.6, 9.1 9.2    | Community vitality |
| 79    | Parks & Recreation |          | Deferred Building Maintenance                                                                     | Policy 6.5, 6.10, 9.1       | Community vitality |
| 80    | Parks & Recreation |          | Deferred Building Maintenance - DT Library Exterior Siding Repl.                                  | Policy 6.5, 6.10, 9.1       | Community vitality |
| 81    | Parks & Recreation |          | Augustus Brown Pool Deferred Maintenance                                                          | Policy 9.1                  | Community vitality |
| 82    | Parks & Recreation |          | Centennial Hall Upgrades/Deferred Maintenance (future receipts advanced by Central Treasury Loan) | Policy 5.5, 9.1, 10.9, 15.1 | Community vitality |
| 83    | Parks & Recreation |          | Centennial Hall Upgrades/Deferred Maintenance (future receipts advanced by Central Treasury Loan) | Policy 5.5, 9.1, 10.9, 15.1 | Community vitality |
| 84    | Parks & Recreation |          | Kaxdigoowu Heen Dei Trail and Bridge Reconstruction (DOT Grant)                                   | Policy 8.5, 8.6, 9.1, 9.2   | Transportation     |
| 85    | Parks & Recreation |          | Hank Harmon Rifle Range Safety improvements (Grant)                                               | Policy 9.1                  | Community vitality |
| 86    | Parks & Recreation |          | Marine Park and Downtown Transit Center Parking Garages Security Cameras                          | Policy 5.5, 8.5             | Transportation     |
| 87    | School District    |          | JSD Buildings Major Maintenance / Match                                                           | Policy 14.1                 | Community vitality |
| 88    | School District    |          | Sayeik: Gastineau School Partial Roof Replacement                                                 | Policy 14.1                 | Community vitality |
| 89    | School District    |          | Dzantiki Heeni Middle School Roof Replacement                                                     | Policy 14.1                 | Community vitality |



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## **FINDINGS**

***Do the CIP projects listed for funding in the FY2021 conform to the policies of the Juneau Comprehensive Plan?***

Projects proposed for funding in FY2021 conform to the intent of policies of the Comprehensive Plan. Individual project design may need to be reviewed in more detail by the Planning Commission per the requirements of the Land Use Code. This will ensure compliance with design standards and specific design recommendations in the Comprehensive Plan and other relevant plans.

## **RECOMMENDATION**

It is recommended that the Planning Commission report to the Assembly and its relevant committees that the CIP projects recommended for funding in Draft FY2021, as listed in the attached Draft Resolution 2877 (Dated January 31, 2019), conform to the policies of the Comprehensive Plan.

If additional projects, including the expected projects for Bartlett Regional Hospital, are added by Assembly sub-committees then the Planning Commission review should be updated prior to adoption by the Assembly.

**RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2877**

**A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2021 through 2026, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2021.**

WHEREAS, the CBJ Capital Improvement Program is a plan for capital improvement projects proposed for the next six fiscal years; and

WHEREAS, the Assembly has reviewed the Capital Improvement Program for Fiscal Year 2021 through Fiscal Year 2026, and has determined the capital improvement project priorities for Fiscal Year 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Capital Improvement Program.**

(a) Attachment A, entitled "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2021 - 2026," dated **June 1, 2020**, is adopted as the Capital Improvement Program for the City and Borough.

(b) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2021 - 2026," are pending capital improvement projects to be undertaken in FY21:

| <b>FISCAL YEAR 2021<br/>GENERAL SALES TAX IMPROVEMENTS</b> |                                                                         |                            |
|------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------|
| <b>DEPARTMENT</b>                                          | <b>PROJECT</b>                                                          | <b>FY21 BUDGET</b>         |
| Eaglecrest                                                 | Deferred Maintenance /Mountain Operations Improvements                  | \$ 275,000                 |
| Manager's Office                                           | JPD - Crow Hill Radio Site Improvements and Upgrades                    | 150,000                    |
| Manager's Office                                           | CCFR - Glacier Sta. Air Quality Improvements (vehicle and aircraft exh) | 100,000                    |
| Parks & Recreation                                         | Deferred Building Maintenance                                           | 425,000                    |
| Parks & Recreation                                         | Park & Playground Deferred Maintenance and Repairs                      | 350,000                    |
| Parks & Recreation                                         | Sports Field Resurfacing & Repairs                                      | 100,000                    |
| Parks & Recreation                                         | Trail Maintenance                                                       | 100,000                    |
| <b>General Sales Tax Improvements Total</b>                |                                                                         | <b><u>\$ 1,500,000</u></b> |

**FISCAL YEAR 2021  
AREAWIDE STREET SALES TAX PRIORITIES**

| DEPARTMENT                                        | PROJECT                                                         | FY21 BUDGET         |
|---------------------------------------------------|-----------------------------------------------------------------|---------------------|
| Street Maintenance                                | Pavement Management                                             | \$ 600,000          |
| Street Maintenance                                | Sidewalk & Stairway Repairs                                     | 200,000             |
| Street Maintenance                                | CBJ Minor Arterial Streets ADA Curb Ramp improvements           | 180,000             |
| Street Maintenance                                | Areawide Drainage Improvements                                  | 100,000             |
| Street Maintenance                                | Capitol Ave (Wiloughby to 9th)                                  | 100,000             |
| Street Maintenance                                | Calhoun Avenue - main to gold ck phase 2                        | 800,000             |
| Street Maintenance                                | Meadow Lane (south end)                                         | 2,660,000           |
| Street Maintenance                                | Cedar (Mendenhall to Columbia)                                  | 620,000             |
| Street Maintenance                                | Robbie Road, Ling Court and Laurie Lane                         | 800,000             |
| Street Maintenance                                | Tongass Boulevard - (Trinity to Loop)                           | 2,140,000           |
| Street Maintenance                                | Harborview School Zone Expansion                                | 200,000             |
| Street Maintenance                                | 4th Street Drainage -F to I Streets and Side Streets            | 400,000             |
| Capital Transit                                   | Bus Shelters Improvements                                       | 150,000             |
| Capital Transit                                   | Install additional Elect. Bus Charger Infrastructure - Bus Barn | 200,000             |
| Parks & Recreation                                | Kax trail DOT Match (9.03% match required for ADOT TAP Grant)   | 350,000             |
| Engineering                                       | EV (Electric Vehicle) Policy and Charging Infrastructure        | 50,000              |
| Engineering                                       | Contaminated Sites Reporting                                    | 50,000              |
| <b>Areawide Street Sales Tax Priorities Total</b> |                                                                 | <b>\$ 9,600,000</b> |

**FISCAL YEAR 2021  
TEMPORARY 1% SALES TAX PRIORITIES  
Voter Approved Sales Tax 10/01/18 - 09/30/23**

| DEPARTMENT                                     | PROJECT                                                                                           | FY21 BUDGET          |
|------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------|
| Manager's Office                               | IT - Infrastructure Upgrades                                                                      | \$ 400,000           |
| Manager's Office                               | Affordable Housing Fund                                                                           | \$ 400,000 *         |
| Wastewater Utility                             | MWWTP Pretreatment                                                                                | 1,400,000            |
| Wastewater Utility                             | ABTP Facility Structural and Painting Projects                                                    | 100,000              |
| Water Utility                                  | Salmon Creek Efficiency Improvements                                                              | 500,000              |
| Water Utility                                  | Crow Hill and W Juneau Reservoir Inspection and Rehab                                             | 500,000              |
| Parks & Recreation                             | Deferred Building Maintenance                                                                     | 550,000              |
| Parks & Recreation                             | Deferred Building Maintenance - DT Library Exterior Siding Repl.                                  | 150,000              |
| Parks & Recreation                             | Augustus Brown Pool Deferred Maintenance                                                          | 3,300,000            |
| School District                                | JSD Buildings Major Maintenance / Match                                                           | 1,000,000            |
| Public Works                                   | Waste - RecycleWorks Waste Diversion Program                                                      | 400,000 *            |
| Parks & Recreation                             | Centennial Hall Upgrades/Deferred Maintenance (future receipts advanced by Central Treasury Loan) | 4,500,000            |
| <b>Temporary 1% Sales Tax Priorities Total</b> |                                                                                                   | <b>\$ 13,200,000</b> |

\* Operating Budget Funding

**FISCAL YEAR 2021  
HOTEL BED TAX PRIORITIES**

| DEPARTMENT                            | PROJECT                                                                                           | FY21 BUDGET         |
|---------------------------------------|---------------------------------------------------------------------------------------------------|---------------------|
| Parks & Recreation                    | Centennial Hall Upgrades/Deferred Maintenance (future receipts advanced by Central Treasury Loan) | 2,300,000           |
| <b>Hotel Bed Tax Priorities Total</b> |                                                                                                   | <b>\$ 2,300,000</b> |

**FISCAL YEAR 2021  
MARINE PASSENGER FEE PRIORITIES**

| DEPARTMENT                                   | PROJECT                                                          | FY21 BUDGET         |
|----------------------------------------------|------------------------------------------------------------------|---------------------|
| Docks and Harbors                            | Auke Bay Passenger for Hire - Phase IIIC                         | \$ 1,350,000        |
| Engineering                                  | Waterfront Seawalk                                               | \$ 1,100,000        |
| Engineering                                  | Downtown Transportation Study (Circulator, Glacier Express etc.) | 150,000             |
| <b>Marine Passenger Fee Priorities Total</b> |                                                                  | <b>\$ 2,600,000</b> |

**FISCAL YEAR 2021  
PORT DEVELOPMENT FEE PRIORITIES**

| DEPARTMENT                                   | PROJECT                        | FY21 BUDGET         |
|----------------------------------------------|--------------------------------|---------------------|
| Docks and Harbors                            | Shorepower                     | \$ 1,000,000        |
| Wastewater Utility                           | Wastewater Realtime Monitoring | 500,000             |
| <b>Port Development Fee Priorities Total</b> |                                | <b>\$ 1,500,000</b> |

**FISCAL YEAR 2021  
STATE MARINE PASSENGER FEE PRIORITIES**

| DEPARTMENT                                         | PROJECT                                                    | FY21 BUDGET         |
|----------------------------------------------------|------------------------------------------------------------|---------------------|
| Docks and Harbors                                  | Safety Guard Rail Along Dock Face                          | \$ 1,000,000        |
| Docks and Harbors                                  | Auke Bay Passenger for Hire - Phase IIIC                   | 1,650,000           |
| Engineering                                        | Marine Park Seawalk Infill (Lightering Float Area)         | 1,600,000           |
| Engineering                                        | S. Franklin Street Pedestrian Safety Capacity Improvements | 1,000,000           |
| Engineering                                        | Homestead Park Planning / Cost Estimate                    | 50,000              |
| <b>State Marine Passenger Fee Priorities Total</b> |                                                            | <b>\$ 5,300,000</b> |

**FISCAL YEAR 2021  
BARTLETT HOSPITAL ENTERPRISE FUND**

| DEPARTMENT                              | PROJECT                               | FY21 BUDGET |
|-----------------------------------------|---------------------------------------|-------------|
| Bartlett Hospital                       | to be provide by BRH in Late February |             |
| Bartlett Hospital                       |                                       |             |
| Bartlett Hospital Enterprise Fund Total |                                       | \$0         |

**FISCAL YEAR 2021  
PARKS AND REC PARKING MANAGEMENT FUND**

| DEPARTMENT                                                    | PROJECT                                                                  | FY21 BUDGET     |
|---------------------------------------------------------------|--------------------------------------------------------------------------|-----------------|
| Parks and Rec                                                 | Marine Park and Downtown Transit Center Parking Garages Security Cameras | \$ 50,000       |
| <b>Parks and Rec Parking Management Fund Priorities Total</b> |                                                                          | <b>\$50,000</b> |

**FISCAL YEAR 2021  
DOCKS AND HARBORS ENTERPRISE FUND**

| DEPARTMENT                           | PROJECT                                      | FY21 BUDGET      |
|--------------------------------------|----------------------------------------------|------------------|
| Harbors                              | Harris Harbor Anode Installation Match Funds | \$ 125,000       |
| <b>Harbors Enterprise Fund Total</b> |                                              | <b>\$125,000</b> |

**FISCAL YEAR 2021  
WATER ENTERPRISE FUND**

| DEPARTMENT                         | PROJECT                                                             | FY21 BUDGET        |
|------------------------------------|---------------------------------------------------------------------|--------------------|
| Water Utility                      | Douglas 4th St F to I and Side Streets Water System Replacement     | \$ 850,000         |
| Water Utility                      | Calhoun Avenue                                                      | 75,000             |
| Water Utility                      | Hospital Drive Waterline Replacement (Street Recon)                 | 100,000            |
| Water Utility                      | Meadow Lane(south end) (Street Recon)                               | 350,000            |
| Water Utility                      | Cedar St (Mend. to Columbia) (Street Recon)                         | 107,000            |
| Water Utility                      | Robbie Rd, Ling Ct and Laurie Lane Reconstruction (Street Recon)    | 140,000            |
| Water Utility                      | Tongass Blvd (Trinity to Loop) (Street Recon)                       | 250,000            |
| Water Utility                      | Goodwin Rd (Street Recon)                                           | 112,000            |
| Water Utility                      | Delta Drive (Street Recon)                                          | 229,000            |
| Water Utility                      | Airport Area Water Replacement (Mallard, Jordan, Alpine, Crest etc) | 109,000            |
| Water Utility                      | LCB Well Pump VFD Conversion and Programming Updates                | 950,000            |
| Water Utility                      | LCB Chlorine Generators replacement                                 | 300,000            |
| Water Utility                      | Salmon Creek Efficiency Improvements                                | 325,000            |
| Water Utility                      | Outer Drive Watermain Replacement Dgn(Main St. south to Admiral)    | 150,000            |
| Water Utility                      | River Road Paving LID Utility Adjustments                           | 8,000              |
| Water Utility                      | Pavement Management Water Utility Adjustments                       | 8,000              |
| Water Utility                      | Areawide Water Repairs / Minor Replacements                         | 150,000            |
| <b>Water Enterprise Fund Total</b> |                                                                     | <b>\$4,213,000</b> |

**FISCAL YEAR 2021  
WASTEWATER ENTERPRISE FUND**

| <b>DEPARTMENT</b>                       | <b>PROJECT</b>                                                               | <b>FY21 BUDGET</b>  |
|-----------------------------------------|------------------------------------------------------------------------------|---------------------|
| Wastewater Utility                      | Process Controls & SCADA (Supervisory Control And Data Acquisition) upgrades | \$ 1,000,000        |
| Wastewater Utility                      | Pump Station Upgrades                                                        | 2,383,000           |
| Wastewater Utility                      | JDTP Pretreatment Improvements                                               | 500,000             |
| Wastewater Utility                      | MWWTP SBR/WS/TS Pump Replacement                                             | 1,000,000           |
| Wastewater Utility                      | JDTP Facility Structural Improvements                                        | 250,000             |
| Wastewater Utility                      | MWWTP Furnace & Fuel System Upgrades                                         | 650,000             |
| Wastewater Utility                      | Meadow Lane(south end) (Street Recon)                                        | 379,000             |
| Wastewater Utility                      | Cedar St (Mend to Columbia) (Street Recon)                                   | 118,000             |
| Wastewater Utility                      | Robbie Rd, Ling Ct and Laurie Lane Reconstruction (street recon)             | 20,000              |
| Wastewater Utility                      | Tongass Blvd (Trinity to Loop) (Street Recon)                                | 265,000             |
| Wastewater Utility                      | Douglas 4th St F to I and Side Streets Sewer System Replacement              | 800,000             |
| Wastewater Utility                      | Pavement Management Utility Adjustments                                      | 20,000              |
| Wastewater Utility                      | ADOT Project Utility Adjustments                                             | 30,000              |
| <b>Wastewater Enterprise Fund Total</b> |                                                                              | <b>\$ 7,415,000</b> |

**FISCAL YEAR 2021  
LANDS FUND**

| <b>DEPARTMENT</b>       | <b>PROJECT</b>                                             | <b>FY21 BUDGET</b> |
|-------------------------|------------------------------------------------------------|--------------------|
| Lands                   | Pits and Quarries Infrastructure Maintenance and Expansion | 50,000             |
| <b>Lands Fund Total</b> |                                                            | <b>\$ 50,000</b>   |

**ORDINANCE 2019-06 CAPITAL PROJECTS FUNDING TOTAL** **\$ 47,053,000**

**ORDINANCE 2019-06 OPERATING BUDGET FUNDING TOTAL** **\$ 800,000 \***

*\* Operating Budget Funding*



(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2021-2026," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY21, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

| <b>FISCAL YEAR 2021<br/>JUNEAU SCHOOL DISTRICT UNSCHEDULED FUNDING</b> |                                                   |                     |
|------------------------------------------------------------------------|---------------------------------------------------|---------------------|
| <b>DEPARTMENT</b>                                                      | <b>PROJECT</b>                                    |                     |
| School District                                                        | Sayeik: Gastineau School Partial Roof Replacement | \$ 1,500,000        |
| School District                                                        | Dzantiki Heeni Middle School Roof Replacement     | 1,750,000           |
| <b>Juneau School District Unsecured Funding Total</b>                  |                                                   | <b>\$ 3,250,000</b> |

| <b>FISCAL YEAR 2021<br/>AIRPORT UNSCHEDULED FUNDING</b> |                                                              |                     |
|---------------------------------------------------------|--------------------------------------------------------------|---------------------|
| <b>DEPARTMENT</b>                                       | <b>PROJECT</b>                                               |                     |
| Airport                                                 | 26 MALSR (FAA F&E)                                           | \$ 3,750,000        |
| Airport                                                 | Channel Flying Property Acquisition (1.4m FAA, 100k JNU)     | 1,500,000           |
| Airport                                                 | Float Pond south road and embankment imp. (1.63FAA, 110kJNU) | 1,730,000           |
| Airport                                                 | North Ramp Fencing and Lighting (375k FAA, 25k JNU)          | 400,000             |
| <b>Airport Unsecured Funding Total</b>                  |                                                              | <b>\$ 7,380,000</b> |

| <b>FISCAL YEAR 2021<br/>UNSCHEDULED FUNDING</b> |                                                                 |                     |
|-------------------------------------------------|-----------------------------------------------------------------|---------------------|
| <b>DEPARTMENT</b>                               | <b>PROJECT</b>                                                  |                     |
| Lands                                           | Pederson Hill                                                   | 300,000             |
| Parks & Recreation                              | Kaxdigoowu Heen Dei Trail and Bridge Reconstruction (DOT Grant) | 2,361,581           |
| Parks & Recreation                              | Hank Harmon Rifle Range Safety Improvements (Grant)             | 25,000              |
| <b>Unscheduled Funding Total</b>                |                                                                 | <b>\$ 2,686,581</b> |

**Section 2. Fiscal Year 2020 Budget.** It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY21 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2021 Budget.

**Section 3. State and Federal Funding.** To the extent that a proposed CIP project, as set forth in Section 1(c), above, includes state funding, federal funding, or both, the amount of funding for that project is an estimate only, and is subject to appropriation contingent upon final funding being secured. It is the intent of the Assembly that once funding is secured, these items will be brought back to the Assembly for appropriation.

**Section 4. Effective Date.** This resolution shall be effective immediately upon adoption.

Adopted this **3rd** day of **June**, 2020.

Attest:

\_\_\_\_\_  
Beth A. Weldon Mayor

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk

**FY21 CIP PROJECTS AND DESCRIPTIONS**  
**JAN 31, 2020**

| <b>GENERAL SALES TAX IMPROVEMENTS</b>       |                                                                         |                     |                                                                                                                                                                                           |
|---------------------------------------------|-------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEPARTMENT</b>                           | <b>PROJECT</b>                                                          | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                                                                        |
| Eaglecrest                                  | Deferred Maintenance /Mountain Operations Improvements                  | \$ 275,000          | Ongoing work at Eaglecrest to maintain the Lodge, Lifts, Trails, Ski Runs, Snowmaking, Parking Lot etc                                                                                    |
| Manager's Office                            | JPD - Crow Hill Radio Site Improvements and Upgrades                    | 150,000             | Replace aging JPD communications tower located at Crow Hill Reservoir site                                                                                                                |
| Manager's Office                            | CCFR - Glacier Sta. Air Quality Improvements (vehicle and aircraft exh) | 100,000             | Continue working to improve air quality issues at Glacier Fire station caused by aircraft and equipment exhaust                                                                           |
| Parks & Recreation                          | Deferred Building Maintenance                                           | 425,000             | Continue to maintain CBJ building infrastructure before failure                                                                                                                           |
| Parks & Recreation                          | Park & Playground Deferred Maintenance and Repairs                      | 350,000             | Continue to maintain CBJ parks, playgrounds and athletic facilities before failure                                                                                                        |
| Parks & Recreation                          | Sports Field Resurfacing & Repairs                                      | 100,000             | Repair and replacement of athletic fields, courts, and related facilities throughout Juneau                                                                                               |
| Parks & Recreation                          | Trail Maintenance                                                       | 100,000             | Trail maintenance work, trail connections, infrastructure repair and other access improvements                                                                                            |
|                                             | <b>General Sales Tax Improvements Total</b>                             | <b>\$ 1,500,000</b> |                                                                                                                                                                                           |
| <b>AREAWIDE STREET SALES TAX PRIORITIES</b> |                                                                         |                     |                                                                                                                                                                                           |
| <b>DEPARTMENT</b>                           | <b>PROJECT</b>                                                          | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                                                                        |
| Street Maintenance                          | Pavement Management                                                     | \$ 600,000          | Ongoing Repair /replace aging asphalt on existing CBJ roadways to reduce maintence and extend functional life of roadways at least 5-10+ years                                            |
| Street Maintenance                          | Sidewalk & Stairway Repairs                                             | 200,000             | Reconstruct and repair areawide stairs and sidewalks to reduce maintenance costs and promote pedestrian safety.                                                                           |
| Street Maintenance                          | CBJ Minor Arterial Streets ADA Curb Ramp improvements                   | 180,000             | Survey and replace existing out of compliance ADA ramps with new code compliant accessible ramps on CBJ Arterials, including the Riverside Drive corridor.                                |
| Street Maintenance                          | Areawide Drainage Improvements                                          | 100,000             | Improving existing drainage issues not specifically attached to other projects                                                                                                            |
| Street Maintenance                          | Capitol Ave (Willoughby to 9th)                                         | 100,000             | Supplemental funding for the Capital Ave Reconstruction project between Willoughby and 9th St funded in FY20                                                                              |
| Street Maintenance                          | Calhoun Avenue - main to gold ck phase 2                                | 800,000             | Roadway repair between Main Street and Gov's Mansion                                                                                                                                      |
| Street Maintenance                          | Meadow Lane (south end)                                                 | 2,660,000           | Reconstruct roadway, drainage and underground utilities between Stikine and south enc                                                                                                     |
| Street Maintenance                          | Cedar (Mendenhall to Columbia)                                          | 620,000             | Reconstruct roadway, drainage and underground utilities                                                                                                                                   |
| Street Maintenance                          | Robbie Road, Ling Court and Laurie Lane                                 | 800,000             | Reconstruct roadway, drainage and underground utilities                                                                                                                                   |
| Street Maintenance                          | Tongass Boulevard - (Trinity to Loop)                                   | 2,140,000           | Reconstruct roadway, drainage and underground utilities include sidewalk improvements                                                                                                     |
| Street Maintenance                          | Harborview School Zone Expansion                                        | 200,000             | Expand school zone to include 12th Street                                                                                                                                                 |
| Street Maintenance                          | 4th Street Douglas F to I Street Drainage improvements                  | 400,000             | Improve and replace drainage system during the utility replacement project                                                                                                                |
| Capital Transit                             | Bus Shelters Improvements                                               | 150,000             | Add new shelters along bus routes (Loop Road with DOT Project, Gastineau Humane Society, Back Loop Rd at Glac. Spur)                                                                      |
| Capital Transit                             | Install additional Elect. Bus Charger Infrastructure - Bus Barn         | 200,000             | Install additional bus chargers and infrastructure for future Elec. Busses. Chargers to be purchased with Grant Funds                                                                     |
| Parks & Recreation                          | Kax trail DOT Match (9.03% match required for ADOT TAP Grant)           | 350,000             | Match Funds for ADOT TAP Grant to reconstruct the KAX trail. CBJ was notified of success in December 2019                                                                                 |
| Engineering                                 | EV (Electric Vehicle) Policy and Charging Infrastructure                | 50,000              | Create and implement policy and code regarding the enforcement jurisdiction, installation, implementation and fee structure for EV charging stations and install charging infrastructure. |
| Engineering                                 | Contaminated Sites Reporting                                            | 50,000              | Continue to evaluate PFAS contamination around Hagevig FTC                                                                                                                                |
|                                             | <b>Areawide Street Sales Tax Priorities Total</b>                       | <b>\$ 9,600,000</b> |                                                                                                                                                                                           |

**FY21 CIP PROJECTS AND DESCRIPTIONS  
JAN 31, 2020**

| <b>TEMPORARY 1% SALES TAX PRIORITIES</b>            |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Voter Approved Sales Tax 10/01/18 - 09/30/23</b> |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>DEPARTMENT</b>                                   | <b>PROJECT</b>                                                                                    | <b>FY21 BUDGET</b>   | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                             |
| Manager's Office                                    | IT - Infrastructure Upgrades                                                                      | \$ 400,000           | Provide funding for the updates and upgrades to the CBJ operational software                                                                                                                                                                                                                                                                   |
| Manager's Office                                    | Affordable Housing Fund                                                                           | 400,000              | Provide funding for housing activities that target families and individuals who earn 120% of the Median Income and Below. The fund can be used by local developers, non profits and social service agencies for the creation, acquisition, rehabilitation or preservation of affordable housing.                                               |
| Wastewater Utility                                  | MWWTP Pretreatment                                                                                | 1,400,000            | Evaluate and Improve the solids handling, FOGS Collection, Source control, etc. to improve operation of the Mendenhall Treatment Plant                                                                                                                                                                                                         |
| Wastewater Utility                                  | ABTP Facility Structural and Painting Projects                                                    | 100,000              | Complete needed structural maintenance and re-coating the infrastructure within ABTF                                                                                                                                                                                                                                                           |
| Water Utility                                       | Salmon Creek Efficiency Improvements                                                              | 500,000              | Includes increasing waste storage tank size to meet ADEC discharge permit requirements, modifications to piping configurations to increase efficiencies in operations and water movement in the Salmon Ck area                                                                                                                                 |
| Water Utility                                       | Crow Hill and W Juneau Reservoir Inspection and Rehab                                             | 500,000              | These reservoirs are critical to Water supply and cannot be taken off line..Diver inspection is required to ensure proper operation, make repairs and install mixers to improve water qual while divers are in Juneau.                                                                                                                         |
| Parks & Recreation                                  | Deferred Building Maintenance                                                                     | 550,000              | Annual funding for deferred maintenance and repair of municipal buildings, facilities, and infrastructure.                                                                                                                                                                                                                                     |
| Parks & Recreation                                  | Deferred Building Maintenance - DT Library Exterior Siding Repl.                                  | 150,000              | Annual funding for deferred maintenance and repair of municipal buildings, facilities, and infrastructure.                                                                                                                                                                                                                                     |
| Parks & Recreation                                  | Augustus Brown Pool Deferred Maintenance                                                          | 3,300,000            | Complete critical repairs to structural, mechanical, and operational systems at Augustus Brown Pool. This request initiates a wide range of work identified in a facility condition survey completed in 2014.                                                                                                                                  |
| School District                                     | JSD Buildings Major Maintenance / Match                                                           | 1,000,000            | Fund ongoing civil, architectural, mechanical and electrical deferred maintenance projects and provide matching funds to any outside maintenance or construction grant funding that could be acquired                                                                                                                                          |
| Public Works                                        | Waste - RecycleWorks Waste Diversion Program                                                      | 400,000              | Provide operational funds to continue the CBJ's recycling, junk vehicle and hazardous household waste program to prolong the life of the landfill                                                                                                                                                                                              |
| Parks & Recreation                                  | Centennial Hall Upgrades/Deferred Maintenance (future receipts advanced by Central Treasury Loan) | 4,500,000            | Rehabilitate existing systems and improve configuration to Centennial Hall, incl Mechanical, Ballroom, and foyer renovations plus foyer and entry improvements                                                                                                                                                                                 |
| <b>Temporary 1% Sales Tax Priorities Total</b>      |                                                                                                   | <b>\$ 13,200,000</b> |                                                                                                                                                                                                                                                                                                                                                |
| <b>FISCAL YEAR 2021</b>                             |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>HOTEL BED TAX PRIORITIES</b>                     |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>DEPARTMENT</b>                                   | <b>PROJECT</b>                                                                                    | <b>FY21 BUDGET</b>   | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                             |
| Parks & Recreation                                  | Centennial Hall Upgrades/Deferred Maintenance (future receipts advanced by Central Treasury Loan) | 2,300,000            | Rehabilitate existing systems and improve configuration to Centennial Hall, incl Mechanical, Ballroom, and foyer renovations plus foyer and entry improvements                                                                                                                                                                                 |
| <b>Hotel Bed Tax Priorities Total</b>               |                                                                                                   | <b>\$ 2,300,000</b>  |                                                                                                                                                                                                                                                                                                                                                |
| <b>FISCAL YEAR 2021</b>                             |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>MARINE PASSENGER FEE PRIORITIES</b>              |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>DEPARTMENT</b>                                   | <b>PROJECT</b>                                                                                    | <b>FY21 BUDGET</b>   | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                             |
| Docks and Harbors                                   | Auke Bay Passenger for Hire - Phase IIIC                                                          | \$ 1,350,000         | Continued construction of the Auke Bay Passenger for Hire Facility, including waiting shelter with restrooms, parking and uplands for bus loading zone.                                                                                                                                                                                        |
| Engineering                                         | Waterfront Seawalk                                                                                | \$ 1,100,000         | Continued efforts on the planning, designing, and constructing the next phases of the Seawalk                                                                                                                                                                                                                                                  |
| Engineering                                         | Downtown Transportation Study (Circulator, Glacier Express etc.)                                  | 150,000              | Evaluation of downtown congestion and potential solutions, including but not limited to circulators, water taxis and consolidated Glacier Express bus services                                                                                                                                                                                 |
| <b>Marine Passenger Fee Priorities Total</b>        |                                                                                                   | <b>\$ 2,600,000</b>  |                                                                                                                                                                                                                                                                                                                                                |
| <b>FISCAL YEAR 2021</b>                             |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>PORT DEVELOPMENT FEE PRIORITIES</b>              |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>DEPARTMENT</b>                                   | <b>PROJECT</b>                                                                                    | <b>FY21 BUDGET</b>   | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                             |
| Docks and Harbors                                   | Shorepower                                                                                        | \$ 1,000,000         | Construct shore tie power connections to supply cruise ships with electricity                                                                                                                                                                                                                                                                  |
| Wastewater Utility                                  | Wastewater Realtime Monitoring                                                                    | 500,000              | Provide instrumentation for the Cruise Ship waste discharges to Juneau Douglas Treatment Plant(JDTP) to real time monitor the concentration, chemical composition etc to allow the JDTP Operators to better treat the Cruise Ship waste flows coming into the plant                                                                            |
| <b>Port Development Fee Priorities Total</b>        |                                                                                                   | <b>\$ 1,500,000</b>  |                                                                                                                                                                                                                                                                                                                                                |
| <b>FISCAL YEAR 2021</b>                             |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>STATE MARINE PASSENGER FEE PRIORITIES</b>        |                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                                                |
| <b>DEPARTMENT</b>                                   | <b>PROJECT</b>                                                                                    | <b>FY21 BUDGET</b>   | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                             |
| Docks and Harbors                                   | Safety Guard Rail along Dock Face                                                                 | \$ 1,000,000         | Provide for safety railings along the seawalk between the Alaska Steamship Wharf and Cruise Ship Terminal where the low working railing is no longer required by vessels                                                                                                                                                                       |
| Docks and Harbors                                   | Auke Bay Passenger for Hire - Phase IIIC                                                          | 1,650,000            | Continued construction of the Auke Bay Passenger for Hire Facility, including waiting shelter with restrooms, parking and uplands for bus loading zone.                                                                                                                                                                                        |
| Engineering                                         | Marine Park Seawalk Infill (Lightering Float Area)                                                | 1,600,000            | Construct infill and extension of the gap in the seawalk at the location of the old lightering float ramp and dock that is adjacent to Marine Park. Filling this gap will provide better pedestrian continuity between the cruiseship docks and key tourist destinations around Marine Park and the nearby d.t. attractions via Seward Street. |

**FY21 CIP PROJECTS AND DESCRIPTIONS  
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| <b>STATE MARINE PASSENGER FEE PRIORITIES (CONTINUED)</b> |                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------|--------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEPARTMENT</b>                                        | <b>PROJECT</b>                                                           | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                 |
| Engineering                                              | S. Franklin Street Pedestrian Safety Capacity Improvements               | 1,000,000           | Construct improvements within the S. Franklin corridor to promote safety and reducing congestion from the high volume of tourists. Work is anticipated to include continuation of pedestrian stanchions, removal of sidewalk obstructions and upgrade lighting as possible.                                                                                                                                        |
| Engineering                                              | Homestead Park Planning / Cost Estimate                                  | 50,000              | Begin planning and cost estimating for the upgrade / improvements to Homestead park. The viewing infrastructure (timber and concrete) has outlived it's useful life and is in need of repair. Homestead Park is located on the water side of Douglas Highway across from the David Street intersection. The Park is a stop for cruise passengers tours. and is a valuable tourist location with views of downtown. |
|                                                          | <b>State Marine Passenger Fee Priorities Total</b>                       | <b>\$ 5,300,000</b> |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>BARTLETT HOSPITAL ENTERPRISE FUND</b>                 |                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>DEPARTMENT</b>                                        | <b>PROJECT</b>                                                           | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                 |
| Bartlett Hospital                                        | to be provide by BRH in Late February                                    |                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Bartlett Hospital                                        |                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                          | <b>Bartlett Hospital Enterprise Fund Priorities Total</b>                | <b>\$0</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PARKS AND REC PARKING MANAGEMENT FUND</b>             |                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>DEPARTMENT</b>                                        | <b>PROJECT</b>                                                           | <b>FY21 BUDGET</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Parks and Rec                                            | Marine Park and Downtown Transit Center Parking Garages Security Cameras | \$ 50,000           | Install Security cameras at the downtown parking garage facilities                                                                                                                                                                                                                                                                                                                                                 |
|                                                          | <b>Parks and Rec Parking Management Fund Priorities Total</b>            | <b>\$50,000</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>DOCKS AND HARBORS ENTERPRISE FUND</b>                 |                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>DEPARTMENT</b>                                        | <b>PROJECT</b>                                                           | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                 |
| Harbors                                                  | Harris Harbor Anode Installation Match Funds                             | \$ 125,000          | CBJ matching funds for the installation of sacrificial anodes to the steel piles at the Harris Harbor facility. CBJ received grant funding via the ADOT Municipal Harbor Matching Grant program.                                                                                                                                                                                                                   |
|                                                          | <b>Harbors Enterprise Fund Total</b>                                     | <b>\$125,000</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>WATER ENTERPRISE FUND</b>                             |                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>DEPARTMENT</b>                                        | <b>PROJECT</b>                                                           | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                 |
| Water Utility                                            | Douglas 4th St F to I and sidestreets water system replacement           | \$ 850,000          | Replacing aging water and sewer infrastructure within the gravel portion of 4th Street Douglas                                                                                                                                                                                                                                                                                                                     |
| Water Utility                                            | Calhoun Avenue                                                           | 75,000              | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Hospital Drive Waterline Replacement (Street Recon)                      | 100,000             | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Meadow Lane(south end) (Street Recon)                                    | 350,000             | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Cedar St (mend to columbia) (Street Recon)                               | 107,000             | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Robbie Rd, Ling Ct and Laurie Lane Reconstruction (street recon)         | 140,000             | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Tongass Blvd (Trinity to Loop) (Street Recon)                            | 250,000             | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Goodwin Rd (Street Recon)                                                | 112,000             | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Delta Drive (Street Recon)                                               | 229,000             | Replace aging water infrastructure while rebuilding the roadway                                                                                                                                                                                                                                                                                                                                                    |
| Water Utility                                            | Airport Area Water replacement (Mallard, Jordan, Alpine, Crest etc)      | 109,000             | Replace aging water infrastructure while rebuilding the roadways                                                                                                                                                                                                                                                                                                                                                   |
| Water Utility                                            | LCB Well Pump VFD conversion and programming updates                     | 950,000             | Convert existing well pumps to VFD operations for energy efficiency and update control and communications systems to modern day technology                                                                                                                                                                                                                                                                         |
| Water Utility                                            | LCB Chlorine Generators maintenance                                      | 300,000             | Perform major overhauls on the chlorine generators at LCE                                                                                                                                                                                                                                                                                                                                                          |
| Water Utility                                            | Salmon Creek Efficiency Improvements                                     | 325,000             | Includes increasing waste storage tank size to meet ADEC discharge permit requirements, modifications to piping configurations to increase efficiencies in operations and water movement in the Salmon Ck area                                                                                                                                                                                                     |
| Water Utility                                            | Outer Drive watermain replacement desgn(Main St. south to Admiral)       | 150,000             | Begin planning and design to replace aging water infrastructure in Outer Drive between Main street and Admiral way prior to ADOT reconstructing this roadway segment                                                                                                                                                                                                                                               |
| Water Utility                                            | River Road Paving LID utility Adjustments                                | 8,000               | Provide vavle boxes for adjusting during road repaving                                                                                                                                                                                                                                                                                                                                                             |
| Water Utility                                            | Pavement Management Water Util adjustments                               | 8,000               | Provide vavle boxes for adjusting during road repaving                                                                                                                                                                                                                                                                                                                                                             |
| Water Utility                                            | Areawide Water Repairs / Minor Replacements                              | 150,000             | Revolving funds used to make preventative maintenance, repairs and minor replacements to the water system as they are discovered                                                                                                                                                                                                                                                                                   |
|                                                          | <b>Water Enterprise Fund Total</b>                                       | <b>\$4,213,000</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                    |

**FY21 CIP PROJECTS AND DESCRIPTIONS**  
**JAN 31, 2020**

| <b>WASTEWATER ENTERPRISE FUND</b>                 |                                                                                |                     |                                                                                                                                          |
|---------------------------------------------------|--------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEPARTMENT</b>                                 | <b>PROJECT</b>                                                                 | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                       |
| Wastewater Utility                                | Process Controls and SCADA (Supervisory Control And Data Acquisition) upgrades | \$ 1,000,000        | Complete recontrol of outdated process controls and SCADA and integration with the upgraded Biosolids dryer SCADA system.                |
| Wastewater Utility                                | Pump Station Upgrades                                                          | 2,383,000           | replace outdated Wastewater Collection system pump stations and install new, standardized equipment and controls                         |
| Wastewater Utility                                | JDTP Pretreatment Improvements                                                 | 500,000             | Evaluate and Improve the solids handling, FOGs (Fats, Oils and Grease) Collection, Source control, etc. to improve operation of the JDTP |
| Wastewater Utility                                | MWWTP SBR/WS/TS Pump Replacement                                               | 1,000,000           | Pump Replacements and associated infrastructure                                                                                          |
| Wastewater Utility                                | JDTP Facility Structural Improvements                                          | 250,000             | Rehabilitate aging structural infrastructure at JDTP                                                                                     |
| Wastewater Utility                                | MWWTP Furnace & Fuel System Upgrades                                           | 650,000             | Improve and update the main MWWTP furnace and fuel delivery system                                                                       |
| Wastewater Utility                                | Meadow Lane(south end) (Street Recon)                                          | 379,000             | Replace aging water infrastructure while rebuilding the roadway                                                                          |
| Wastewater Utility                                | Cedar St (mend to columbia) (Street Recon)                                     | 118,000             | Replace aging water infrastructure while rebuilding the roadway                                                                          |
| Wastewater Utility                                | Robbie Rd, Ling Ct and Laurie Lane Reconstruction (street recon)               | 20,000              | Replace aging water infrastructure while rebuilding the roadway                                                                          |
| Wastewater Utility                                | Tongass Blvd (Trinity to Loop) (Street Recon)                                  | 265,000             | Replace aging water infrastructure while rebuilding the roadway                                                                          |
| Wastewater Utility                                | Douglas 4th St F to I and sidestreets sewer system replacement                 | 800,000             | Replacing aging water and sewer infrastructure within the gravel portion of 4th Street Douglas                                           |
| Wastewater Utility                                | Pavement Management Utility Adjustments                                        | 20,000              | Provide for sewer infrastructure adjustments during road repaving                                                                        |
| Wastewater Utility                                | ADOT Project Utility Adjustments                                               | 30,000              | Provide for sewer infrastructure adjustments during ADOT construction projects                                                           |
|                                                   | <b>Wastewater Enterprise Fund Total</b>                                        | <b>\$ 7,415,000</b> |                                                                                                                                          |
| <b>LANDS FUND</b>                                 |                                                                                |                     |                                                                                                                                          |
| <b>DEPARTMENT</b>                                 | <b>PROJECT</b>                                                                 | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                       |
| Lands                                             | Pits and Quarries Infrastructure Maintenance and Expansion                     | 50,000              | Provide funding for major maintenance and expansion to meet the needs of the material source users                                       |
|                                                   | <b>Lands Fund Total</b>                                                        | <b>\$ 50,000</b>    |                                                                                                                                          |
| <b>UNSCHEDULED FUNDING</b>                        |                                                                                |                     |                                                                                                                                          |
| <b>JUNEAU SCHOOL DISTRICT UNSCHEDULED FUNDING</b> |                                                                                |                     |                                                                                                                                          |
| <b>DEPARTMENT</b>                                 | <b>PROJECT</b>                                                                 | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                       |
| School District                                   | Sayeik: Gastineau School Partial Roof Replacement                              | \$ 1,500,000        | School Roof Replacement                                                                                                                  |
| School District                                   | Dzantiki Heeni Middle School Roof Replacement                                  | 1,750,000           | School Roof Replacement                                                                                                                  |
|                                                   | <b>Juneau School District Unscheduled Funding Total</b>                        | <b>\$ 3,250,000</b> |                                                                                                                                          |
| <b>AIRPORT UNSCHEDULED FUNDING</b>                |                                                                                |                     |                                                                                                                                          |
| <b>DEPARTMENT</b>                                 | <b>PROJECT</b>                                                                 | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                       |
| Airport                                           | 26 MALSR (FAA F&E)                                                             | \$ 3,750,000        | Install remaining approach lighting to Runway 26                                                                                         |
| Airport                                           | Channel Flying Property Acquisition (1.4m FAA, 100k JNU)                       | 1,500,000           | Purchase property at 8995 Yandukin - surrounded on all sides by JNU property                                                             |
| Airport                                           | Float Pond south road and embankment imp. (1.63FAA, 110kJNU)                   | 1,730,000           | Completes the float pond improvements, south roadway and bank stabilization                                                              |
| Airport                                           | North Ramp Fencing and Lighting (375k FAA, 25k JNU)                            | 400,000             | relocate perimeter fencing and lighting due to terminal reconstruction and tenant lease developmen                                       |
|                                                   | <b>Airport Unscheduled Funding Total</b>                                       | <b>\$ 7,380,000</b> |                                                                                                                                          |
| <b>UNSCHEDULED FUNDING</b>                        |                                                                                |                     |                                                                                                                                          |
| <b>DEPARTMENT</b>                                 | <b>PROJECT</b>                                                                 | <b>FY21 BUDGET</b>  | <b>DESCRIPTION</b>                                                                                                                       |
| Lands                                             | Pederson Hill                                                                  | 300,000             | partial funding for construction of subsequent phases of Pederson Hill Subdivisor                                                        |
| Parks & Recreation                                | Kaxdigoowu Heen Dei Trail and Bridge Reconstruction (DOT Grant)                | 2,361,581           | ADOT TAP Grant to reconstruct the Kax trail from Brotherhood Bridge to River Road, including the Montana Creek foot bridge               |
| Parks & Recreation                                | Hank Harmon Rifle Range Safety improvements (Grant)                            | 25,000              | Grant funding request through ADFG to complete deferred Maintenance and safety improvements                                              |
|                                                   | <b>Unscheduled Fundin g Total</b>                                              | <b>\$ 2,686,581</b> |                                                                                                                                          |

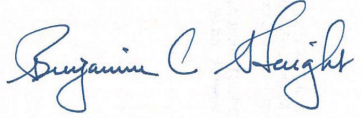




## Planning Commission

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

**Date:** December 11, 2019

**From:** Benjamin Haight, Chair   
 Planning Commission

**To:** Robert Barr, Acting Director of Engineering and Public Works  
 Assembly Public Works and Facilities Committee

**Cc:** Assembly Human Resources Committee

**Subject:** Planning Commission CIP Recommendations, 2021-2026

### **BACKGROUND**

Each year, the Planning Commission is tasked with recommending to the Assembly whether to approve the six-year Capital Improvement Program (CIP). This review is intended to ensure that the CIP is consistent with the Comprehensive Plan and other City and Borough plans, such as the Land Use Master Plan, Juneau Economic Development Plan, and Climate Action and Implementation Plan.

Over the last several years, working with the Manager's Office, Engineering, and CDD, the Planning Commission has provided a memorandum setting out CIP priorities early in the review process. We do so in addition to our formal CIP review and are optimistic that this early input proves useful as priorities and budgets are formulated. It also serves as a mechanism for the Commission to judge the value of our review and participation in the process.

Given the effort that has been put into this process by the Planning Commission over the past several years, we very much appreciate the attention that has been afforded our comments and the willingness of your office to engage with the Commission on this issue. We see the effects of our participation as the City has initiated work on several of the priorities set forth in our earlier memoranda, including initiating a downtown mass wasting study, adoption of several sustainability initiatives such as encouraging residential heat pump adoption, and upgrades to Capital Avenue.

The Planning Commission intends to follow the general format established here, including the focus on three broad policy priorities, which should foster consistency and efficiency of process. In addition, the Planning Commission intends to commence this recommendation process sooner in future years and to incorporate a process for community input. We believe this is an appropriate role for the Commission, given that most of the CIP list items are developed within the narrower context of specific CBJ departments, such as Streets, or Docks and Harbors. A Planning Commission review of community needs can and should be more broadly-based.

### **COMPREHENSIVE PLAN AND AREA PLAN CONSIDERATIONS**

The Planning Commission is charged with a final review of the CIP list to insure that it comports with the Comprehensive Plan goals of the City and Borough. While meaningful, that task needs to evolve with the changing nature of the Comprehensive Plan, particularly in relation to the relatively new CBJ emphasis on community *Area Plans*.

At the outset, the Planning Commission supports the revision to the Comprehensive Plan and encourages the city to move forward as planned in 2020. This revision will account for the fact that Area Plans, which have been completed for Auke Bay and Lemon Creek, and are underway for Downtown and Douglas/West Juneau, are very detailed summaries of development priorities and projects desired for specific areas within the Borough, generated by CDD in close partnership with their immediate community.

As such, *Area Plans* are more closely aligned with the kind of specificity that is typically included in a Capital Improvement Program (CIP). Eventually, the Planning Commission's review will focus on ensuring that the CIP list is aligned with the general objectives in the Comprehensive Plan, with details as identified in area plans.

### **PLANNING COMMISSION RECOMMENDATIONS**

The Planning Commission has structured its review to include both a summary of general *Policy Recommendations* that fall under the Planning Commission's purview, as well as a list of recommended *Specific Projects* that follow from the general recommendations.

#### **A. Policy Recommendations**

The Planning Commission has identified three general categories which are relevant to its review authority and should inform a Planning Commission evaluation of the consistency of potential CIP projects with the Comprehensive Plan: *Housing*, *Community Vitality*, and *Sustainability*. The following general goals reflect those priorities:

#### **Housing**

1. Develop incentive programs to promote new housing development. Such programs should derive from recommendations of the CBJ Housing Officer, and the Housing Action Plan.
2. Focus housing initiatives in the near-term on Downtown, which the Commission identifies as under-served by CBJ efforts to improve and increase housing stock Borough-wide.
3. Explore public/private mechanisms to help create new or renovated housing inventory, with a focus on under-utilized facilities in the Downtown core.

#### **Community Vitality:**

1. Focus on Downtown infrastructure, given the rapidly increasing levels of seasonal visitation. Projects should address vehicular and pedestrian traffic congestion, waterfront vitality and access, lessening of homeless impacts, and increased full-year economic vitality.

## Assembly Public Works and Facilities Committee

## CIP Recommendations

December 11, 2019

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2. Initiate goals from the Lemon Creek and Auke Bay Area Plans. These planning processes were undertaken by the CBJ as a way for the community to articulate goals for Lemon Creek and Auke Bay areas and to identify priority CBJ projects, including recreational areas, parks, trails, and community facilities, and roads.

Sustainability:

1. Prioritize and enact recommendations from the Climate Action and Implementation Plan and Juneau Renewable Energy Strategy. Work aggressively to realize the economic and environmental benefits of transitioning to renewable energy sources, such as hydropower, for transportation and heating,
2. Prioritize recycling and landfill diversion strategies. Continue to support and analyze opportunities for organic waste composting, and recycling diversions from the land fill. Begin to plan and design for a composting facility, and more robust recycling initiatives.

**B. Specific Projects**

The following projects would implement Planning Commission priorities from the general policy goals above and are recommended for CBJ action:

- Housing: Implement an incentive program for the creation of new apartments in Downtown mixed-use facilities. The focus should be on renovation of underutilized existing properties. Recent 1% sales tax funds and/or property tax abatements should be explored as appropriate funding sources.
- Community Vitality: Provide funding for planning and design to identify potential street grids and pedestrian routes including a seawalk as identified in the Auke Bay Area Plan.
- Community Vitality: Implement capital project improvements from the Lemon Creek Area Plan. Of listed potential projects, a new bike trail linking Twin Lakes, crossing the wetlands, Lemon Creek, and connecting to Glacier Highway near Switzer Creek was a high priority. This bike trail comports with the 2001 Area-wide Transportation Plan and would link Lemon Creek residents in a positive way with adjoining Juneau neighborhoods.
- Community Vitality: Implement a seasonal Downtown circulator with simple on/off transit stops that link primary pedestrian areas, including the tram/dock area, transit center, and Auk Village District. This step would lessen traffic congestion in the downtown core, particularly South Franklin Street. Great enthusiasm has been shown for this step in on-going "Blueprint Downtown" studies, with a further recommendation to utilize electric buses, and make ridership free.
- Housing: Complete the mass wasting study across the downtown area, and enact new land use maps that reflect updated risk assessment. New mapping may increase the inventory of developable land. It will remove financing barriers where development ambiguity on properties currently exists. A study would have the benefit of providing a better understanding CBJ liability and establishing a more accurate risk assessment.
- Sustainability: Continue to develop a community-wide electric vehicle (EV) plan that supports adoption of EV's, acknowledges EV benefits, and encourages and coordinates public and private

## Assembly Public Works and Facilities Committee

## CIP Recommendations

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development of charging infrastructure. Such a plan would include consistent EV parking and charging policies and signage, require that all CBJ construction and street projects plan for and incorporate EV charging infrastructure where economical and practical.

- Sustainability: Develop baseline metering of city energy use. The city should integrate tracking software to monitor CBJ energy use consistently across all departments and facilities. This will provide necessary information to guide future CIP decisions and to better understand the energy efficiencies that can be gained.
- Sustainability: Develop a publicized process for land throughout the Borough unsuitable for other immediate development to be made available to the public for use as community gardens or commercial agriculture operations. Modest funding should be allocated to assist in initial development of improvements to these gardens.



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 155 S. Seward Street • Juneau, AK 99801

**DATE:** February 10, 2020

**TO:** Planning Commission

**FROM:** Laurel Christian, Planner I  
 Community Development Department

*Laurel Christian*

**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

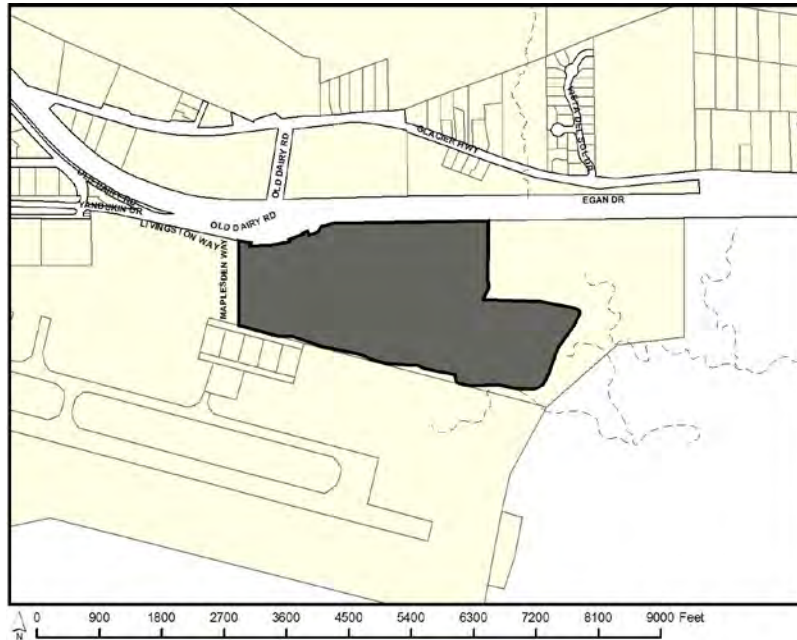
**Existing Land Use:** Vacant

**Surrounding Land Use:**  
 North – Egan Drive  
 South – CBJ Airport (Industrial Zoning)  
 East – Rural Reserve  
 West – CBJ Airport (Industrial Zoning)



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### **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

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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:

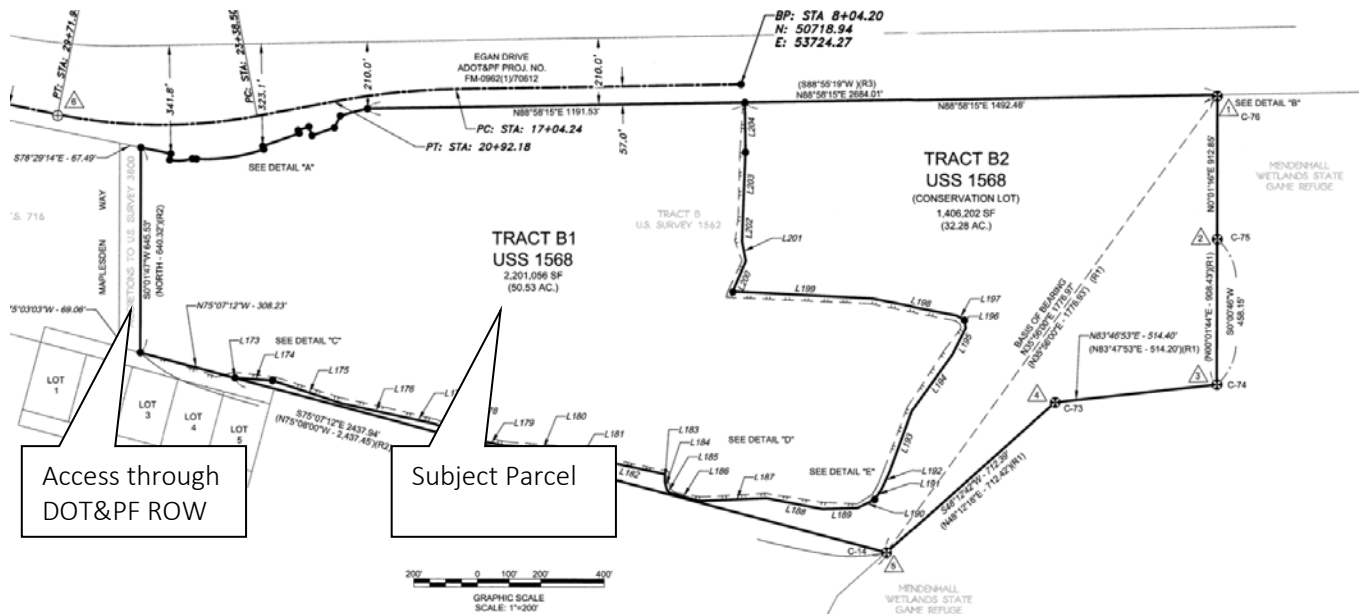
| Standard                        |                  | Rural Reserve  | Industrial    |
|---------------------------------|------------------|----------------|---------------|
| Minimum Lot Size                |                  | 36,000 sq. ft. | 2,000 sq. ft. |
| Minimum Lot Width               |                  | 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.

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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

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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].

Traffic Analysis – 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

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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

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(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.



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### **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.

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## **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.

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(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.

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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.



# SUBDIVISION OR PLATTING APPLICATION

|                |                              |                                 |                                 |
|----------------|------------------------------|---------------------------------|---------------------------------|
| Project Number | Project Name (15 characters) | Case Number<br><i>Smp19-003</i> | Date Received<br><i>7/12/19</i> |
|----------------|------------------------------|---------------------------------|---------------------------------|

**TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED**  
(see submittal requirements on reverse)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p align="center"><b>MINOR SUBDIVISION</b><br/>(changing or creating 13 or fewer lots)</p> <p><input type="checkbox"/> Preliminary Plat (MIP)</p> <p><input type="checkbox"/> Final Plat (MIF)</p> <p><input type="checkbox"/> Panhandle Subdivision</p> <p><input type="checkbox"/> Accretion Survey</p> <p><input type="checkbox"/> Boundary Adjustment</p> <p><input type="checkbox"/> Lot Consolidation (SLC)</p> <p><input type="checkbox"/> Bungalow Lot Subdivision</p> <p><input type="checkbox"/> Common Wall/Zero Lot Subdivision</p> <p><input type="checkbox"/> Other _____</p> | <p align="center"><b>MAJOR SUBDIVISION</b><br/>(changing or creating 14 or more lots)</p> <p><input checked="" type="checkbox"/> Preliminary Plat (SMP)</p> <p><input type="checkbox"/> Final Plat (SMF)</p> <p><input type="checkbox"/> Preliminary Development Plan - PUD (PDP)</p> <p><input type="checkbox"/> Final Development Plan - PUD (PDF)</p> <p><input type="checkbox"/> Bungalow Lot Subdivision</p> <p><input type="checkbox"/> Common Wall/Zero Lot Subdivision</p> <p><input type="checkbox"/> Other _____</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

| <p>For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.</p> <p>If you need any assistance filling out this form, please contact the Permit Center at 586-0770.</p> | <table style="width:100%;"> <tr> <th align="left" colspan="5">SUBDIVISION/PLATTING FEES</th> </tr> <tr> <th></th> <th align="center">Fees</th> <th align="center">Check No.</th> <th align="center">Receipt</th> <th align="center">Date</th> </tr> <tr> <td>Application Fees</td> <td align="center">\$ _____</td> <td align="center">_____</td> <td align="center">_____</td> <td align="center">_____</td> </tr> <tr> <td>Admin. of Guarantee</td> <td align="center">\$ _____</td> <td align="center">_____</td> <td align="center">_____</td> <td align="center">_____</td> </tr> <tr> <td>Adjustment</td> <td align="center">\$ _____</td> <td align="center">_____</td> <td align="center">_____</td> <td align="center">_____</td> </tr> <tr> <td>Total Fee</td> <td align="center">\$ _____</td> <td align="center">_____</td> <td align="center">_____</td> <td align="center">_____</td> </tr> </table> | SUBDIVISION/PLATTING FEES |         |       |  |  |  | Fees | Check No. | Receipt | Date | Application Fees | \$ _____ | _____ | _____ | _____ | Admin. of Guarantee | \$ _____ | _____ | _____ | _____ | Adjustment | \$ _____ | _____ | _____ | _____ | Total Fee | \$ _____ | _____ | _____ | _____ |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------|-------|--|--|--|------|-----------|---------|------|------------------|----------|-------|-------|-------|---------------------|----------|-------|-------|-------|------------|----------|-------|-------|-------|-----------|----------|-------|-------|-------|
| 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**





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)

Honsinger Pond Subdivision  
Preliminary Plat Submittal  
July 2, 2019



- 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~~ 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

A handwritten signature in blue ink, which appears to read "Jason Langen, PLS".

Jason Langen, PLS  
Juneau Land Survey Manager  
[jasonlangen@pdceng.com](mailto:jasonlangen@pdceng.com)

#### Attachments

P:\2019\19084JN-Bcknll\_Honsngr\1Corrspnd\Agency\_CBJ\Honsinger Pond Subdivision Preliminary Plat Submittal 7-2-19.docx



(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           | <a href="mailto:Dbommer@bicknellinc.com">Dbommer@bicknellinc.com</a>                                                                                     |
| Allison Eddins<br>Laurel Bruggeman | Planning            | <a href="mailto:Allison.eddins@juneau.org">Allison.eddins@juneau.org</a><br><a href="mailto:Laurel.bruggeman@juneau.org">Laurel.bruggeman@juneau.org</a> |
| Autumn Sapp                        | General Engineering | <a href="mailto:Autumn.sapp@juneau.org">Autumn.sapp@juneau.org</a>                                                                                       |
| Jason Langen                       | Surveyor            | <a href="mailto:Jasonlangen@pdceng.com">Jasonlangen@pdceng.com</a>                                                                                       |
| Eddie Quinto                       | Permit Specialist   | <a href="mailto:Edward.quinto@juneau.org">Edward.quinto@juneau.org</a>                                                                                   |
|                                    |                     |                                                                                                                                                          |

## Pre-Application Conference Final Report

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### 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

## Pre-Application Conference Final Report

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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.

## Pre-Application Conference Final Report

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

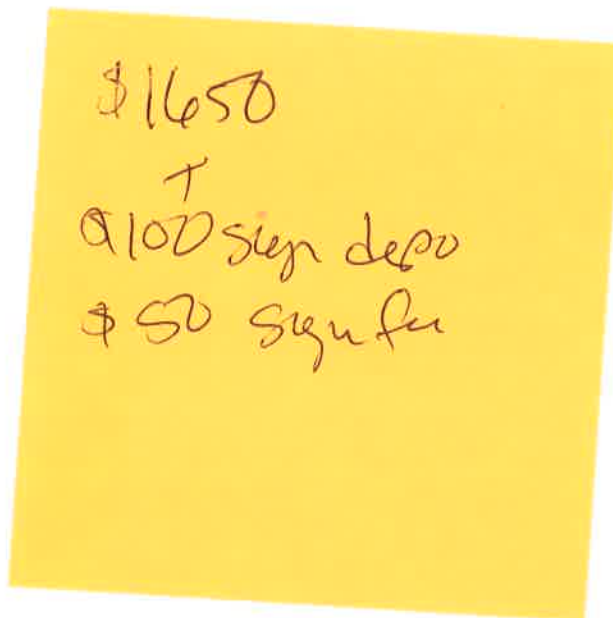
For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/cdd](http://www.juneau.org/cdd).

### 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](http://www.juneau.org/cdd)







## 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

Jason Langen, PLS

Print Name

7/1/2019

Date

### 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



## 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



## 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



## 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



## 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

North: 52,072.5283'

Length: 306.15'

East: 52,736.6631'

**Segment# 2: Curve**

Length: 39.270'

Delta: 90°0'0"

Chord: 35.355'

Course In: N0°01'46.90"E

RP North: 52,097.5283'

End North: 52,097.5413'

Radius: 25.000'

Tangent: 25.000'

Course: N44°58'13.09"W

Course Out: N89°58'13.09"W

East: 52,736.6761'

East: 52,711.6761'

**Segment# 3: Line**

Course: N0°01'47"E

North: 52,344.3983'

Length: 246.86'

East: 52,711.8040'

**Segment# 4: Line**

Course: S78°29'14"E

North: 52,324.9551'

Length: 97.42'

East: 52,807.2610'

**Segment# 5: Line**

Course: S11°26'14"W

North: 52,305.3503'

Length: 20'

East: 52,803.2948'

**Segment# 6: Curve**

Length: 72.674'

Delta: 29°19'24"

Chord: 71.883'

Course In: N11°26'24.40"E

RP North: 52,444.5291'

End North: 52,309.3900'

Radius: 142.000'

Tangent: 37.151'

Course: N86°46'42.41"E

Course Out: S17°52'59.58"E

East: 52,831.4595'

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

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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.

1.85 ac.

Course: N44° 27' 07.15"W

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

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'

**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  
North: 52,059.9312'

Length: 124.59'  
East: 53,522.1353'

Perimeter: 598.794'  
Error Closure: 0.0000  
Error North : 0.00000

Area: 21,779.21Sq.Ft.  
Course: N0° 00' 00.00"E  
East: 0.00000

0.5 ac.

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  
North: 52,184.5085'

Length: 151.1'  
East: 53,391.6012'

**Segment# 2: Line**

Course: N58°49'38"E  
North: 52,208.8320'

Length: 46.99'  
East: 53,431.8072'

**Segment# 3: Curve**

Length: 92.065'  
Delta: 30°58'47"  
Chord: 90.947'  
Course In: S32° 01' 15.15"E  
RP North: 52,064.4669'  
End North: 52,234.7098'

Radius: 170.271'  
Tangent: 47.188'  
Course: N73° 28' 08.08"E  
Course Out: N1° 02' 28.68"W  
East: 53,522.0897'  
East: 53,518.9953'

**Segment# 4: Line**

Course: S1°01'45"E  
North: 52,059.9310'

Length: 174.81'  
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'

Area: 21,819.31Sq.Ft.

0.5 ac.

Error Closure: 0.0004

Course: S70° 29' 59.99"E

Error North : -0.00013

East: 0.00036

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

Length: 75.52'

North: 52,069.1312'

East: 53,200.8856'

Segment# 2: Line

Course: N58°49'38"E

Length: 222.9'

North: 52,184.5087'

East: 53,391.6012'

Segment# 3: Line

Course: S1°01'45"E

Length: 151.1'

North: 52,033.4351'

East: 53,394.3153'

Segment# 4: Line

Course: S78°17'20"W

Length: 196.16'

North: 51,993.6196'

East: 53,202.2426'

Perimeter: 645.679'

Area: 21,841.56Sq.Ft.

0.5 ac.

Error Closure: 0.0005

Course: N56° 47' 11.27"E

Error North : 0.00028

East: 0.00042

Precision 1: 1,291,356.000

## Parcel Map Check Report

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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

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

North: 51,840.1631'

Length: 153.48'

East: 53,204.9991'

Segment# 2: Line

Course: N74°10'40"W

North: 51,901.1404'

Length: 223.65'

East: 52,989.8264'

Segment# 3: Curve

Length: 32.366'

Delta: 74°10'40"

Chord: 30.153'

Course In: N15° 49' 19.51"E

RP North: 51,925.1933'

End North: 51,925.1933'

Radius: 25.000'

Tangent: 18.900'

Course: N37° 05' 20.25"W

Course Out: N90° 00' 00.00"W

East: 52,996.6427'

East: 52,971.6427'

Segment# 4: Line

Course: N0°01'47"E

North: 51,987.4073'

Length: 62.21'

East: 52,971.6749'

Segment# 5: Curve

Length: 39.270'

Delta: 90°0'0"

Chord: 35.355'

Course In: S89° 58' 13.09"E

RP North: 51,987.3943'

End North: 52,012.3943'

Radius: 25.000'

Tangent: 25.000'

Course: N45° 01' 46.91"E

Course Out: N0° 01' 46.91"E

East: 52,996.6749'

East: 52,996.6879'

Segment# 6: Line

Course: S89°58'13"E

North: 52,012.3704'

Length: 46.1'

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  
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**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

**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# 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

**Prepared by:**

Jason Langen, PLS  
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'  
Delta: 6°14'25"  
Chord: 59.678'  
Course In: N13° 19' 19.09"W  
RP North: 52,856.0360'  
End North: 52,339.4600'

Radius: 548.220'  
Tangent: 29.884'  
Course: N73° 33' 28.51"E  
Course Out: S19° 33' 43.88"E  
East: 52,916.6213'  
East: 53,100.1817'

**Segment# 2: Line**

Course: N19°36'33"W  
North: 52,348.8810'

Length: 10'  
East: 53,096.8253'

**Segment# 3: Line**

Course: N70°26'17"E  
North: 52,389.6928'

Length: 121.89'  
East: 53,211.6799'

**Segment# 4: Line**

Course: S19°32'8"E  
North: 52,188.8902'

Length: 213.07'  
East: 53,282.9280'

**Segment# 5: Line**

Course: S58°49'38"W  
North: 52,097.2626'

Length: 177.02'  
East: 53,131.4704'

**Segment# 6: Curve**

Length: 93.220'  
Delta: 31°1'34"  
Chord: 92.085'  
Course In: N31° 11' 48.16"W  
RP North: 52,244.5170'  
End North: 52,072.3698'

Radius: 172.148'  
Tangent: 47.783'  
Course: S74° 18' 59.07"W  
Course Out: S0° 10' 13.70"E  
East: 53,042.3015'  
East: 53,042.8137'

**Segment# 7: Line**

Course: N0°01'47"E  
North: 52,322.5687'

Length: 250.2'  
East: 53,042.9434'

Perimeter: 925.102'  
Error Closure: 0.0006

Area: 52,007.36Sq.Ft.  
Course: N38° 21' 30.79"W

1.19 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 : 0.00047

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'

Area: 53,467.76Sq.Ft.

1.23 ac.

Error Closure: 0.0002

Course: S23° 14' 48.06"W

Error North : -0.00021

East: -0.00009

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  
North: 52,469.4792'

Length: 174.81'  
East: 53,514.7776'

**Segment# 3: Line**

Course: N88°58'15"E  
North: 52,471.7171'

Length: 124.59'  
East: 53,639.3475'

**Segment# 4: Line**

Course: S1°01'45"E  
North: 52,296.9383'

Length: 174.81'  
East: 53,642.4875'

Perimeter: 598.794'  
Error Closure: 0.0000  
Error North : 0.00000

Area: 21,779.21Sq.Ft.  
Course: N0° 00' 00.00"E  
East: 0.00000

0.5 ac.

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  
North: 52,296.9383'

Length: 249.18'  
East: 53,642.4875'

**Segment# 2: Line**

Course: N1°01'45"W  
North: 52,471.7171'

Length: 174.81'  
East: 53,639.3475'

**Segment# 3: Line**

Course: N88°58'15"E  
North: 52,476.1930'

Length: 249.18'  
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

North: 52,079.4981'

Length: 253.91'

East: 54,611.2530'

Segment# 2: Line

Course: S88°58'15"W

North: 52,072.1992'

Length: 406.34'

East: 54,204.9756'

Segment# 3: Line

Course: N1°01'45"W

North: 52,221.9820'

Length: 149.81'

East: 54,202.2847'

Segment# 4: Curve

Length: 133.518'

Delta: 90°0'0"

Chord: 120.208'

Course In: S88° 58' 14.76"W

RP North: 52,220.4552'

End North: 52,305.4415'

Radius: 85.000'

Tangent: 85.000'

Course: N46° 01' 45.24"W

Course Out: N1° 01' 45.24"W

East: 54,117.2984'

East: 54,115.7716'

Segment# 5: Line

Course: N1°01'45"W

North: 52,480.2203'

Length: 174.81'

East: 54,112.6316'

Segment# 6: Line

Course: N88°58'15"E

North: 52,489.3046'

Length: 505.74'

East: 54,618.2890'

Segment# 7: Line

Course: S0°44'43"E

North: 52,333.2448'

Length: 156.07'

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

North: 52,241.4238'

Length: 174.81'

East: 53,892.7050'

Segment# 2: Line

Course: N88°58'15"E

North: 52,245.4507'

Length: 224.18'

East: 54,116.8489'

Segment# 3: Curve

Length: 39.270'

Delta: 90°0'0"

Chord: 35.355'

Course In: S1° 01' 45.24"E

RP North: 52,220.4547'

End North: 52,220.9038'

Radius: 25.000'

Tangent: 25.000'

Course: S46° 01' 45.24"E

Course Out: N88° 58' 14.76"E

East: 54,117.2979'

East: 54,142.2939'

Segment# 4: Line

Course: S1°01'45"E

North: 52,071.1210'

Length: 149.81'

East: 54,144.9848'

Segment# 5: Line

Course: S88°58'15"W

North: 52,066.6450'

Length: 249.18'

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

North: 52,236.9479'

Length: 174.81'

East: 53,643.5652'

Segment# 2: Line

Course: N88°58'15"E

North: 52,241.4238'

Length: 249.18'

East: 53,892.7050'

Segment# 3: Line

Course: S1°01'45"E

North: 52,066.6451'

Length: 174.81'

East: 53,895.8450'

Segment# 4: Line

Course: S88°58'15"W

North: 52,062.1691'

Length: 249.18'

East: 53,646.7052'

Perimeter: 847.974'

Error Closure: 0.0000

Error North : 0.00000

Area: 43,558.43Sq.Ft.

1 ac.

Course: N0° 00' 00.00"E

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  
North: 51,873.0038'

Length: 218.08'  
East: 52,711.5595'

**Segment# 2: Line**

Course: N0°01'47"E  
North: 52,344.3977'

Length: 471.39'  
East: 52,711.8039'

**Segment# 3: Line**

Course: S78°29'14"E  
North: 52,324.9546'

Length: 97.42'  
East: 52,807.2609'

**Segment# 4: Line**

Course: S11°26'14"W  
North: 52,305.3498'

Length: 20'  
East: 52,803.2946'

**Segment# 5: Curve**

Length: 72.674'  
Delta: 29°19'24"  
Chord: 71.883'  
Course In: N11° 26' 24.40"E  
RP North: 52,444.5286'  
End North: 52,309.3894'

Radius: 142.000'  
Tangent: 37.151'  
Course: N86° 46' 42.41"E  
Course Out: S17° 52' 59.58"E  
East: 52,831.4594'  
East: 52,875.0644'

**Segment# 6: Curve**

Length: 228.772'  
Delta: 23°54'15"  
Chord: 227.116'  
Course In: N4° 20' 37.22"E  
RP North: 52,856.1534'  
End North: 52,339.4603'

Radius: 548.339'  
Tangent: 116.074'  
Course: N82° 23' 29.50"E  
Course Out: S19° 33' 38.22"E  
East: 52,916.5950'  
East: 53,100.1810'

**Segment# 7: Line**

Course: N19°36'33"W  
North: 52,348.8813'

Length: 10'  
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  
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: 52,389.6931'

East: 53,211.6792'

**Segment# 9: Line**

Course: N19°32'8"W  
North: 52,399.1108'

Length: 9.99'  
East: 53,208.3376'

**Segment# 10: Line**

Course: N70°26'17"E  
North: 52,411.1646'

Length: 36'  
East: 53,242.2597'

**Segment# 11: Line**

Course: S19°33'43"E  
North: 52,382.8962'

Length: 30'  
East: 53,252.3045'

**Segment# 12: Line**

Course: N70°29'11"E  
North: 52,407.8269'

Length: 74.64'  
East: 53,322.6535'

**Segment# 13: Line**

Course: N26°32'8"E  
North: 52,445.5009'

Length: 42.11'  
East: 53,341.4663'

**Segment# 14: Curve**

Length: 88.396'  
Delta: 5°0'22"  
Chord: 88.368'  
Course In: S17° 11' 14.50"E  
RP North: 51,478.9416'  
End North: 52,467.9018'

Radius: 1,011.740'  
Tangent: 44.226'  
Course: N75° 18' 56.26"E  
Course Out: N12° 10' 52.98"W  
East: 53,640.4328'  
East: 53,426.9483'

**Segment# 15: Line**

Course: N88°58'15"E  
North: 52,489.3048'

Length: 1191.53'  
East: 54,618.2881'

**Segment# 16: Line**

Course: S0°44'43"E  
North: 52,333.2450'

Length: 156.07'  
East: 54,620.3183'

**Segment# 17: Line**

Course: S2°02'46"W

Length: 253.91'

**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: 52,079.4989'

East: 54,611.2525'

**Segment# 18: Line**

Course: S88°58'15"W  
North: 52,059.9324'

Length: 1089.29'  
East: 53,522.1353'

**Segment# 19: Line**

Course: S78°17'20"W  
North: 51,993.6205'

Length: 326.69'  
East: 53,202.2420'

**Segment# 20: Line**

Course: S1°01'45"E  
North: 51,840.1643'

Length: 153.48'  
East: 53,204.9989'

**Segment# 21: Line**

Course: N74°10'40"W  
North: 51,901.1416'

Length: 223.65'  
East: 52,989.8262'

**Segment# 22: Curve**

Length: 32.366'  
Delta: 74°10'40"  
Chord: 30.153'  
Course In: N15° 49' 19.51"E  
RP North: 51,925.1945'  
End North: 51,925.1945'

Radius: 25.000'  
Tangent: 18.900'  
Course: N37° 05' 20.25"W  
Course Out: N90° 00' 00.00"W  
East: 52,996.6425'  
East: 52,971.6425'

**Segment# 23: Line**

Course: N0°01'47"E  
North: 51,987.4085'

Length: 62.21'  
East: 52,971.6747'

**Segment# 24: Curve**

Length: 39.270'  
Delta: 90°0'0"  
Chord: 35.355'  
Course In: S89° 58' 13.09"E  
RP North: 51,987.3955'  
End North: 52,012.3955'

Radius: 25.000'  
Tangent: 25.000'  
Course: N45° 01' 46.91"E  
Course Out: N0° 01' 46.91"E  
East: 52,996.6747'  
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  
North: 52,012.4527'

Length: 0'  
East: 52,886.6877'

**Segment# 27: Line**

Course: S89°58'13"E  
North: 52,012.4527'

Length: 0'  
East: 52,886.6877'

**Segment# 28: Curve**

Length: 39.270'  
Delta: 89°59'59"  
Chord: 35.355'  
Course In: S0° 01' 47.67"W  
RP North: 51,987.4527'  
End North: 51,987.4397'

Radius: 25.000'  
Tangent: 25.000'  
Course: S44° 58' 12.73"E  
Course Out: S89° 58' 13.12"E  
East: 52,886.6747'  
East: 52,911.6746'

**Segment# 29: Line**

Course: S0°01'47"W  
North: 51,925.1947'

Length: 62.25'  
East: 52,911.6424'

**Segment# 30: Curve**

Length: 56.337'  
Delta: 37°58'52"  
Chord: 55.312'  
Course In: S89° 59' 49.45"E  
RP North: 51,925.1904'  
End North: 51,872.8927'

Radius: 84.987'  
Tangent: 29.248'  
Course: S18° 59' 15.41"E  
Course Out: S52° 01' 18.63"W  
East: 52,996.6294'  
East: 52,929.6388'

Perimeter: 5,317.695'

Error Closure: 0.0020

Error North : 0.00188

Area: 795,041.46Sq.Ft.

Course: N21° 04' 56.31"W

East: -0.00072

18.25 ac.

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

North: 50,252.3405'

Length: 1089.29'

East: 53,729.6517'

Segment# 2: Line

Course: S1°47'14"W

North: 50,224.6120'

Length: 27.74'

East: 53,728.7865'

Segment# 3: Line

Course: S10°37'13"E

North: 50,162.0808'

Length: 63.62'

East: 53,740.5118'

Segment# 4: Line

Course: S23°18'34"W

North: 50,067.1589'

Length: 103.36'

East: 53,699.6133'

Segment# 5: Line

Course: S87°12'46"E

North: 50,045.7130'

Length: 441.05'

East: 54,140.1386'

Segment# 6: Line

Course: S78°54'49"E

North: 49,993.6547'

Length: 270.73'

East: 54,405.8163'

Segment# 7: Line

Course: S60°33'10"E

North: 49,979.8022'

Length: 28.18'

East: 54,430.3531'

Segment# 8: Line

Course: S10°12'58"E

North: 49,954.8049'

Length: 25.4'

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

North: 49,693.1657'

Length: 218.07'

East: 54,265.9853'

Segment# 11: Line

Course: S19°53'60"W

North: 49,500.1010'

Length: 205.33'

East: 54,196.0970'

Segment# 12: Line

Course: S25°02'38"W

North: 49,446.6335'

Length: 59.02'

East: 54,171.1147'

Segment# 13: Line

Course: S32°55'3"W

North: 49,412.8916'

Length: 40.2'

East: 54,149.2716'

Segment# 14: Line

Course: S63°51'59"W

North: 49,385.7666'

Length: 61.58'

East: 54,093.9842'

Segment# 15: Line

Course: S88°25'15"W

North: 49,382.7119'

Length: 110.85'

East: 53,983.1773'

Segment# 16: Line

Course: N79°07'46"W

North: 49,416.2622'

Length: 177.9'

East: 53,808.4695'

Segment# 17: Line

Course: S87°42'1"W

North: 49,407.7152'

Length: 213.01'

East: 53,595.6311'

Segment# 18: Line

Course: N75°07'12"W

North: 49,432.7728'

Length: 97.58'

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

North: 49,465.4800'

Length: 24.11'

East: 53,487.4654'

Segment# 21: Line

Course: N0°38'43"W

North: 49,491.3293'

Length: 25.85'

East: 53,487.1743'

Segment# 22: Line

Course: N77°56'53"W

North: 49,542.4947'

Length: 245.05'

East: 53,247.5295'

Segment# 23: Line

Course: N60°51'34"W

North: 49,565.9314'

Length: 48.13'

East: 53,205.4924'

Segment# 24: Line

Course: N86°20'38"W

North: 49,580.3731'

Length: 226.48'

East: 52,979.4753'

Segment# 25: Line

Course: N78°53'11"W

North: 49,598.7917'

Length: 95.56'

East: 52,885.7122'

Segment# 26: Line

Course: N68°21'51"W

North: 49,650.1085'

Length: 139.18'

East: 52,756.3381'

Segment# 27: Line

Course: N78°22'35"W

North: 49,671.7988'

Length: 107.65'

East: 52,650.8918'

Segment# 28: Line

Course: N77°37'26"W

North: 49,712.7693'

Length: 191.16'

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  
North: 49,792.8475'

Length: 118.54'  
East: 52,129.4384'

Segment# 31: Line

Course: S80°20'20"W  
North: 49,792.5626'

Length: 1.7'  
East: 52,127.7645'

Segment# 32: Line

Course: N75°07'12"W  
North: 49,871.7157'

Length: 308.23'  
East: 51,829.8669'

Segment# 33: Line

Course: N0°01'47"E  
North: 50,045.8467'

Length: 174.13'  
East: 51,829.9572'

Segment# 34: Line

Course: S89°58'13"E  
North: 50,045.7337'

Length: 218.08'  
East: 52,048.0372'

Segment# 35: Curve

Length: 56.337'  
Delta: 37°58'52"  
Chord: 55.312'  
Course In: N52° 01' 18.63"E  
RP North: 50,098.0314'  
End North: 50,098.0357'

Radius: 84.987'  
Tangent: 29.248'  
Course: N18° 59' 15.41"W  
Course Out: N89° 59' 49.45"W  
East: 52,115.0278'  
East: 52,030.0408'

Segment# 36: Line

Course: N0°01'47"E  
North: 50,160.2807'

Length: 62.25'  
East: 52,030.0730'

Segment# 37: Curve

Length: 39.270'  
Delta: 89°59'59"  
Chord: 35.355'  
Course In: N89° 58' 13.12"W  
RP North: 50,160.2937'

Radius: 25.000'  
Tangent: 25.000'  
Course: N44° 58' 12.76"W  
Course Out: N0° 01' 47.59"E  
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

North: 50,185.2365'

Length: 110'

East: 52,115.0860'

Segment# 39: Curve

Length: 39.270'

Delta: 90°0'0"

Chord: 35.355'

Course In: S0° 01' 46.91"W

RP North: 50,160.2365'

End North: 50,160.2495'

Radius: 25.000'

Tangent: 25.000'

Course: S45° 01' 46.91"W

Course Out: N89° 58' 13.09"W

East: 52,115.0731'

East: 52,090.0731'

Segment# 40: Line

Course: S0°01'47"W

North: 50,098.0355'

Length: 62.21'

East: 52,090.0408'

Segment# 41: Curve

Length: 32.366'

Delta: 74°10'40"

Chord: 30.153'

Course In: N90° 00' 00.00"E

RP North: 50,098.0355'

End North: 50,073.9827'

Radius: 25.000'

Tangent: 18.900'

Course: S37° 05' 20.25"E

Course Out: S15° 49' 19.51"W

East: 52,115.0408'

East: 52,108.2246'

Segment# 42: Line

Course: S74°10'40"E

North: 50,013.0053'

Length: 223.65'

East: 52,323.3973'

Segment# 43: Line

Course: N1°01'45"W

North: 50,166.4616'

Length: 153.48'

East: 52,320.6404'

Segment# 44: Line

Course: N78°17'20"E

North: 50,232.7734'

Length: 326.69'

East: 52,640.5336'

Perimeter: 6,596.783'

Error Closure: 0.0010

Area: 1,406,044.05Sq.Ft.

Course: S51° 39' 58.52"W

32.28 ac.

## 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



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

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' Mean Lower Low Water (MLLW) Tidal Datum. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction 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.

The projection used in the preparation of this map was Alaska State Plane 1 Zone (FIPS zone 5001). The horizontal datum was NAD 83, GR5 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the Mean Lower Low Water Tidal 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:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, 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.

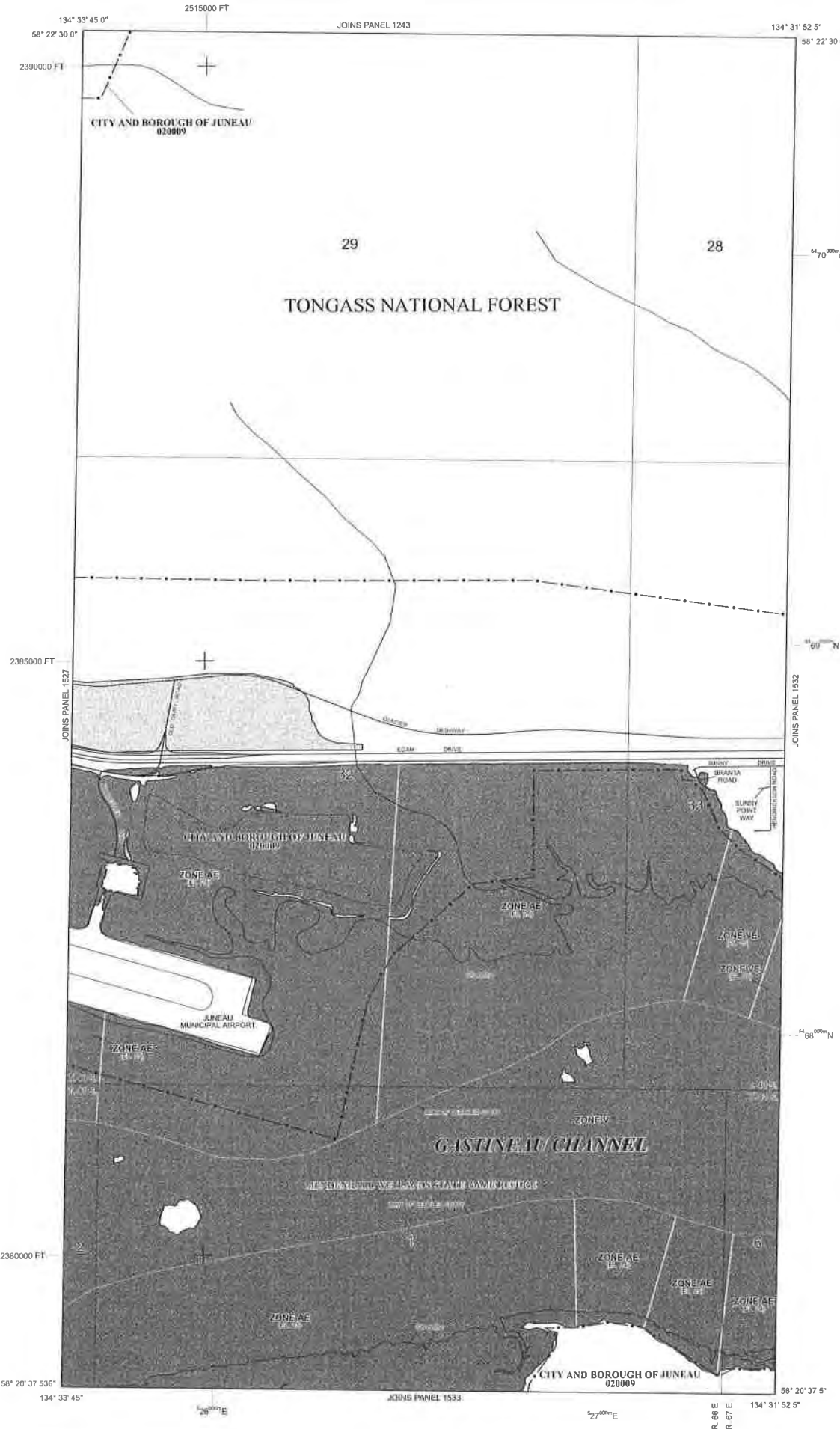
Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance 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 unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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 <http://www.fema.gov/business/firm>.



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 equalled 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** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- 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.

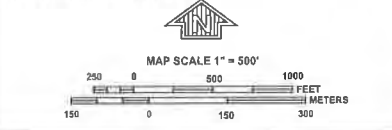
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- 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.
- Base Flood Elevation less and water elevation at feet
- 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 Truncated line
- 23 23 Culvert
- 23 23 Bridge
- 45° 02' 06", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT 3100000 FT Alaska State Plane 1 Zone (FIPS Zone 5001), Home Oblique Mercator Azimuth Natural Origin
- 89° 00' N 89° 00' N Universal Transverse Mercator grid values, zone 18N
- DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
- \*M15 River Mile
- MAP REPOSITORIES
- Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP August 19, 2013
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**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:

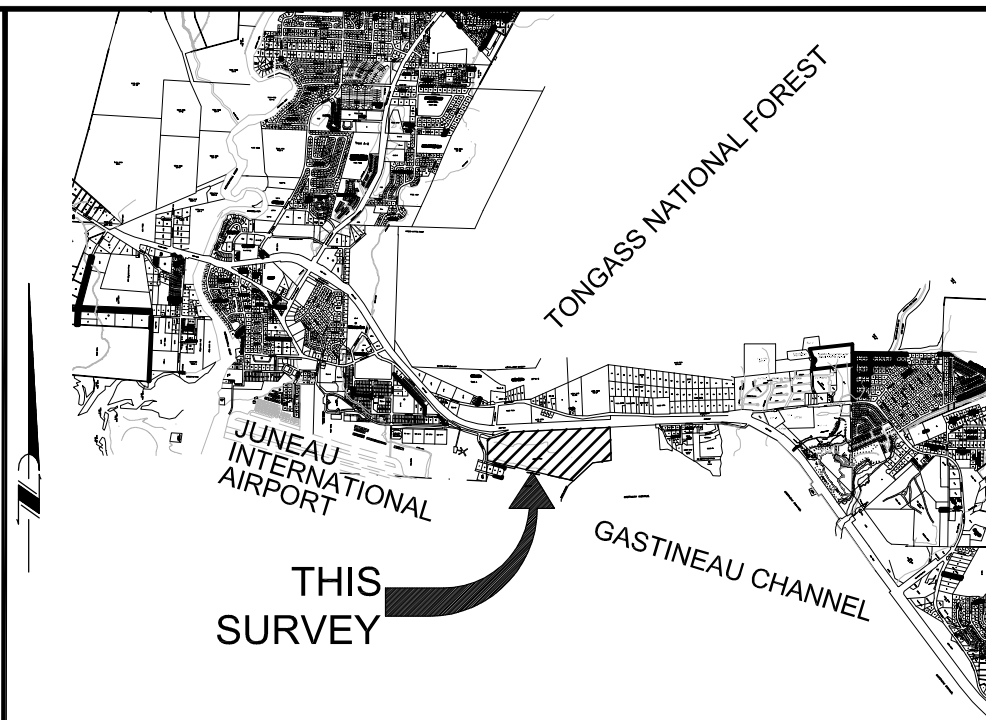
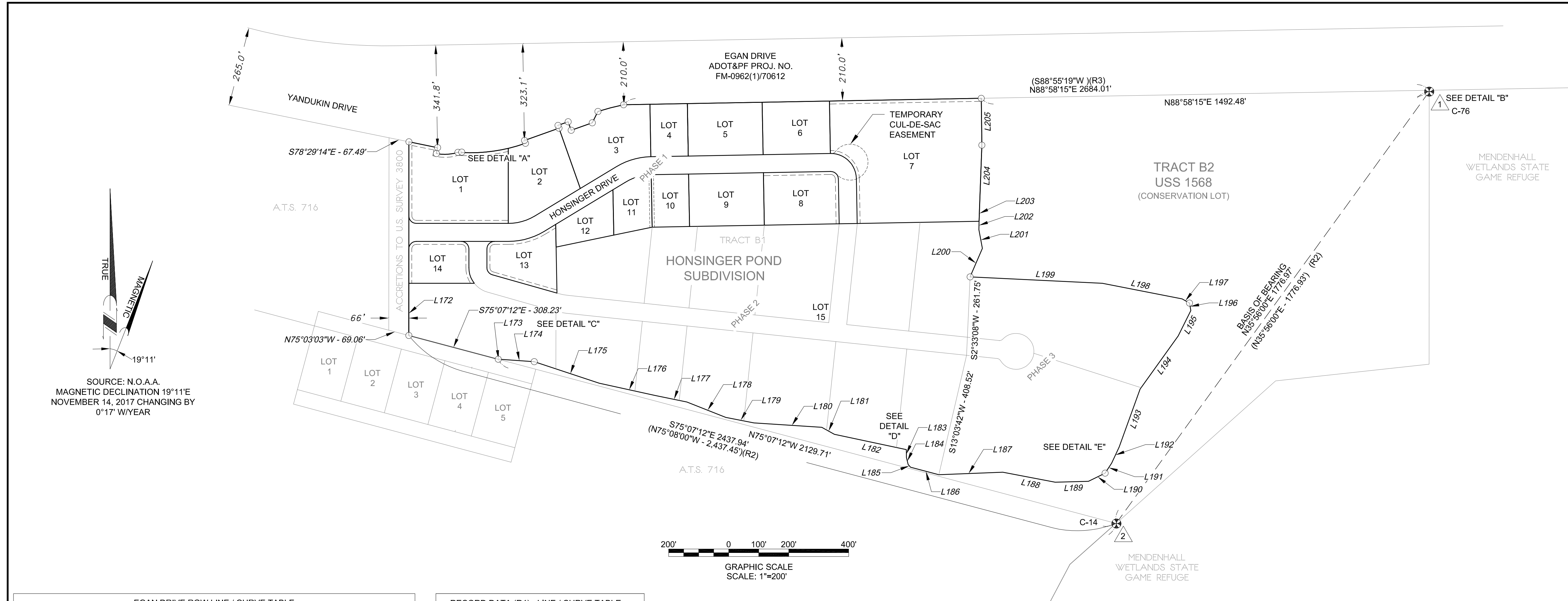
| COMMUNITY                  | NUMBER | PANEL | SHEET |
|----------------------------|--------|-------|-------|
| JUNEAU CITY AND BOROUGH OF | 020009 | 1531  | D     |

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**  
**0210C1531D**

**EFFECTIVE DATE**  
**AUGUST 19, 2013**

**Federal Emergency Management Agency**



#### VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS

SCALE: 1"= 1 MILE

#### LEGEND

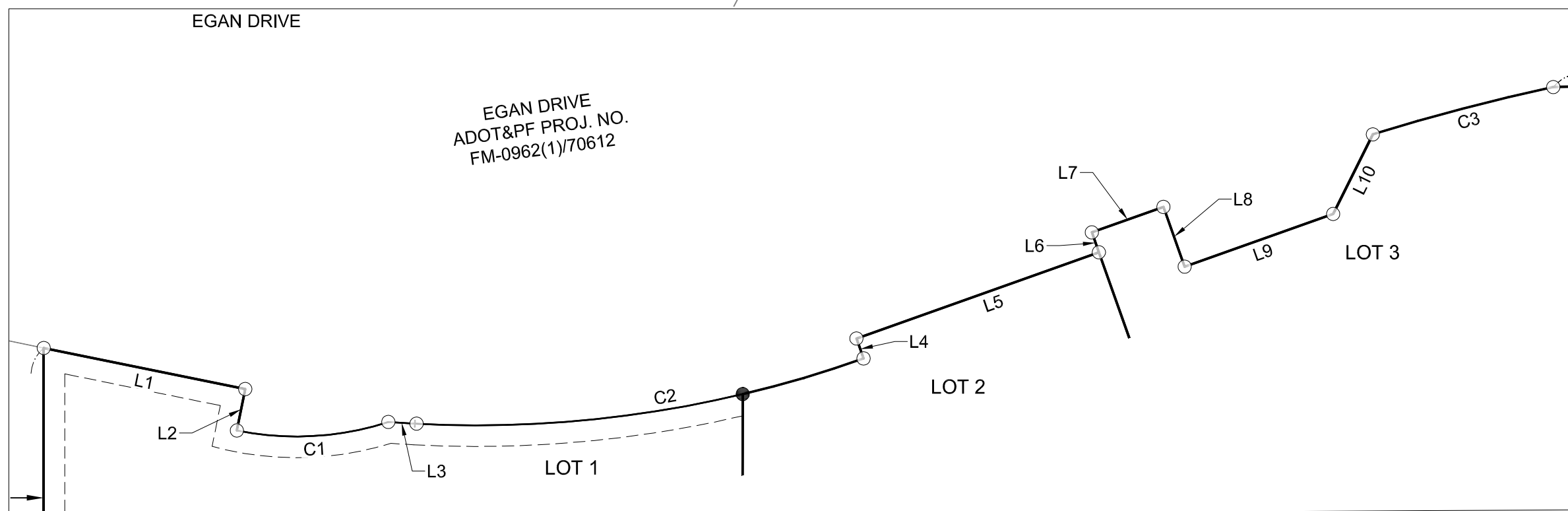
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- UNSURVEYED LINE
- (R1) PLAT No. 2018-60, JRD
- (R2) PLAT No. 85-83, JRD
- (R3) DOC. No. 2011-006551-0
- (R4) PLAT No. 93.29, JRD

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

200' 0 100' 200' 400'  
GRAPHIC SCALE  
SCALE: 1"=200'

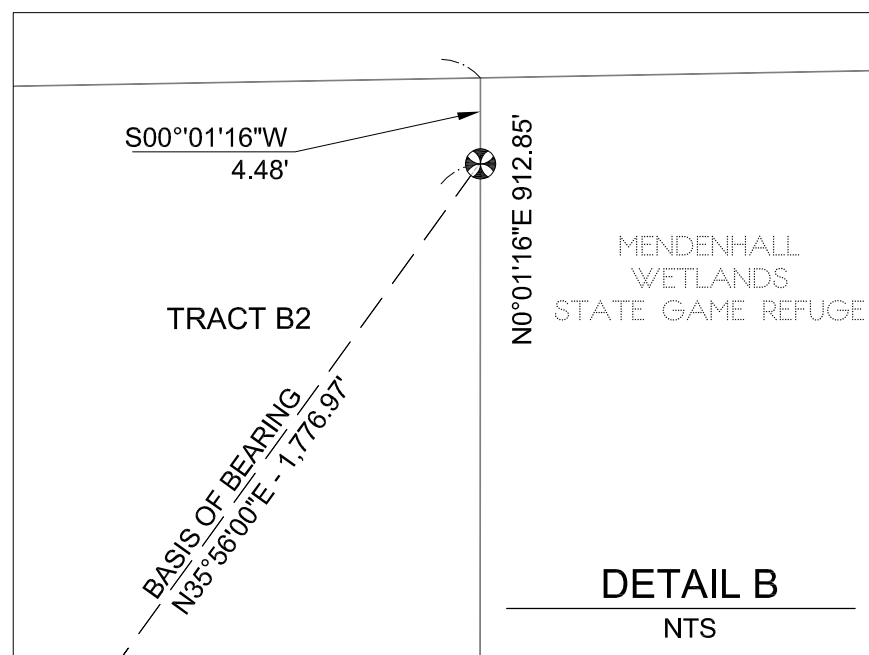
| EGAN DRIVE ROW LINE / CURVE TABLE |         |               |          |               |              |
|-----------------------------------|---------|---------------|----------|---------------|--------------|
| LINE #/CURVE #                    | LENGTH  | BEARING/DELTA | RADIUS   | CHORD BEARING | CHORD LENGTH |
| C1                                | 72.67'  | 29° 19' 24"   | 142.00'  | S86°46'42"W   | 214.77'      |
| 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                                   |         |                |



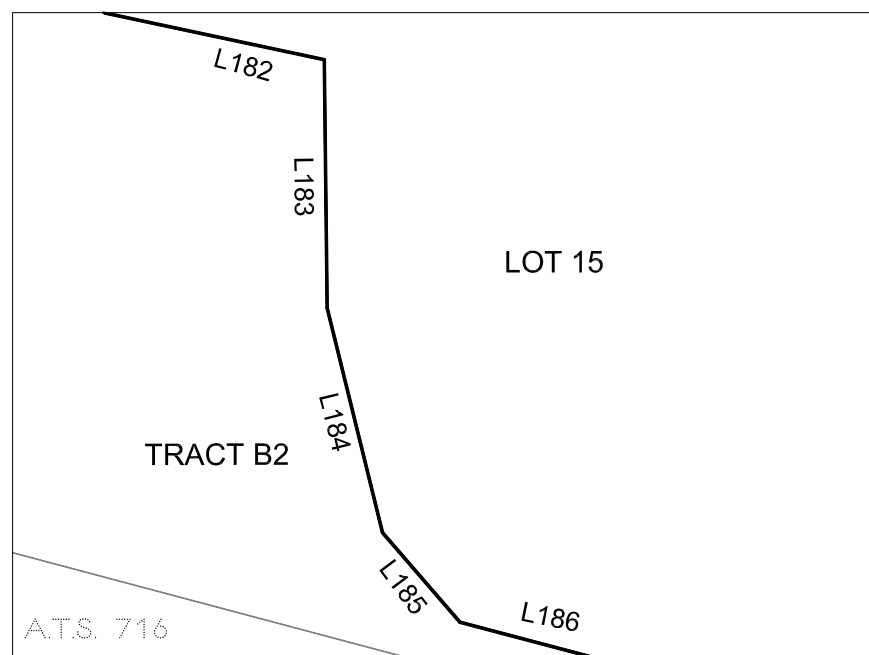
#### DETAIL A

NTS



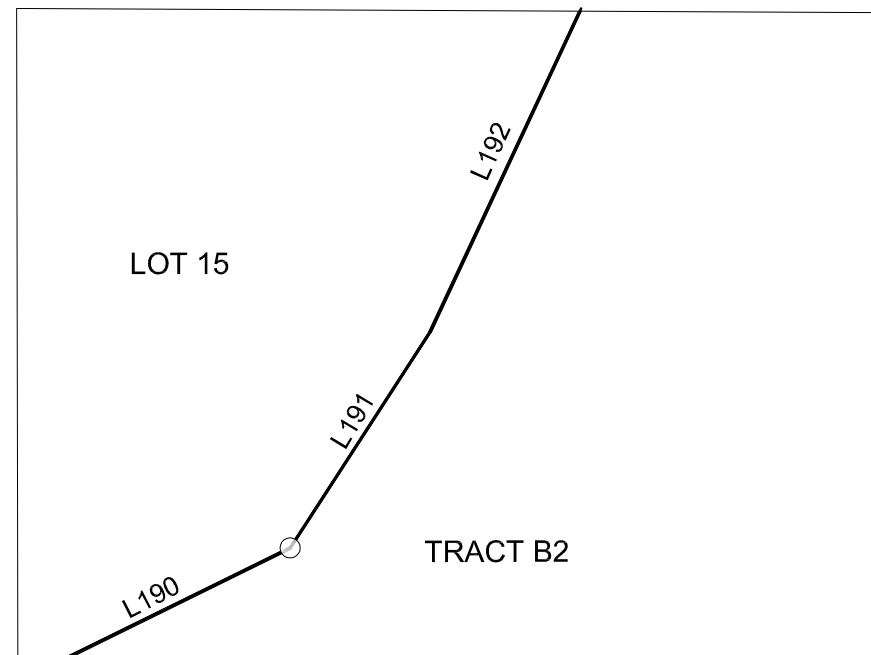
#### DETAIL B

NTS



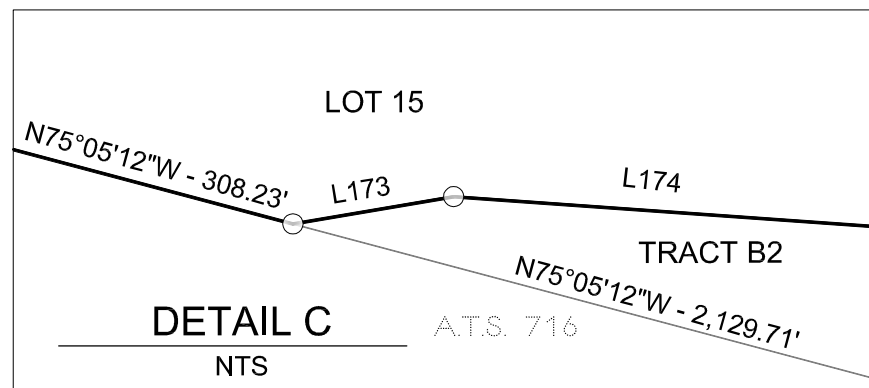
#### DETAIL D

NTS



#### DETAIL E

NTS



#### DETAIL C

NTS

| 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  |

RECEIVED

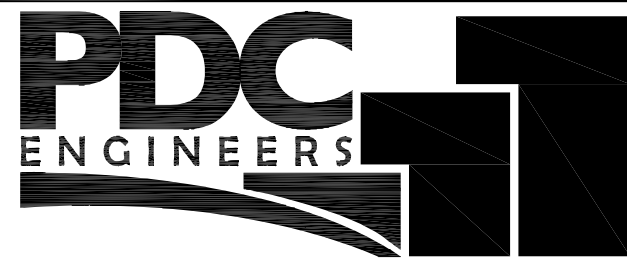
By Laurel Bruggeman at 11:09 am, Sep 17, 2019

#### 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.



DATE: 09/17/19



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. 19084JN

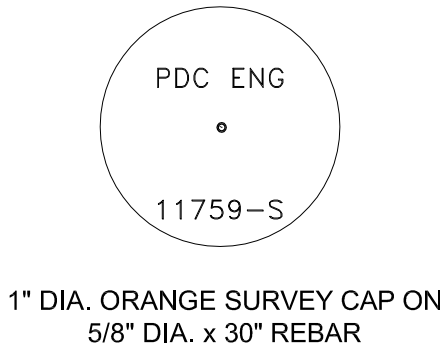


GENERAL NOTES

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

TYPICAL SECONDARY MONUMENT MARKINGS  
(RECOVERED AND ESTABLISHED THIS SURVEY)



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

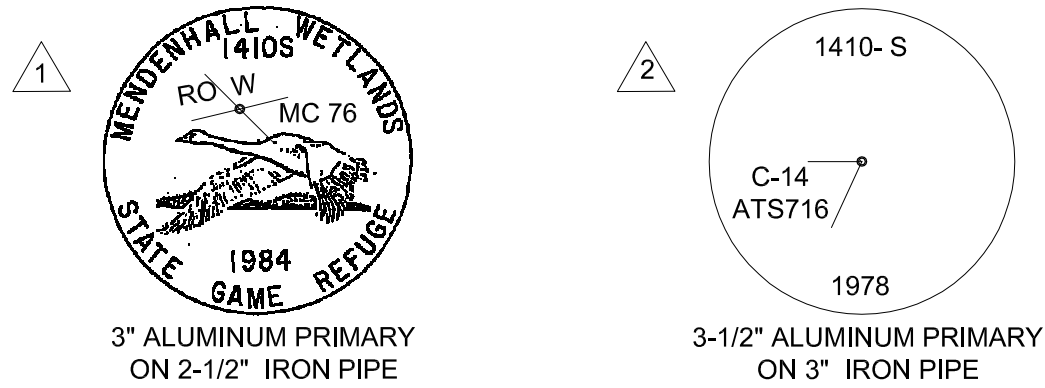
UNITED STATES OF AMERICA )  
 ) SS  
STATE OF ALASKA )

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: \_\_\_\_\_

RECOVERED MONUMENTS



PLANNING COMMISSION PLAT APPROVAL

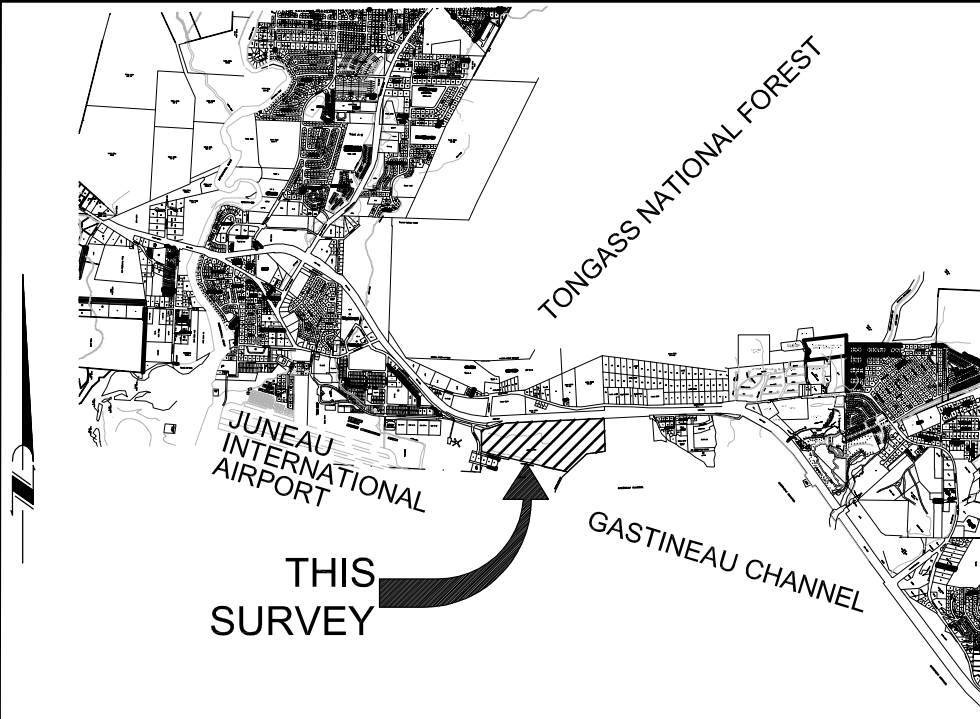
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_, DATED \_\_\_\_\_, 2019, AND THAT THE PLAT SHOWN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

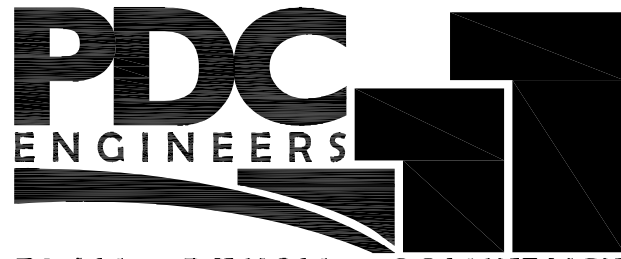
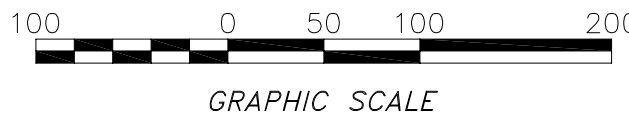
I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF 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



RECEIVED

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



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"=100' SHEET 2 OF 2 PDC PROJ. No. 19084JN



**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 reevaluation 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).

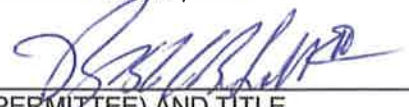
c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

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.

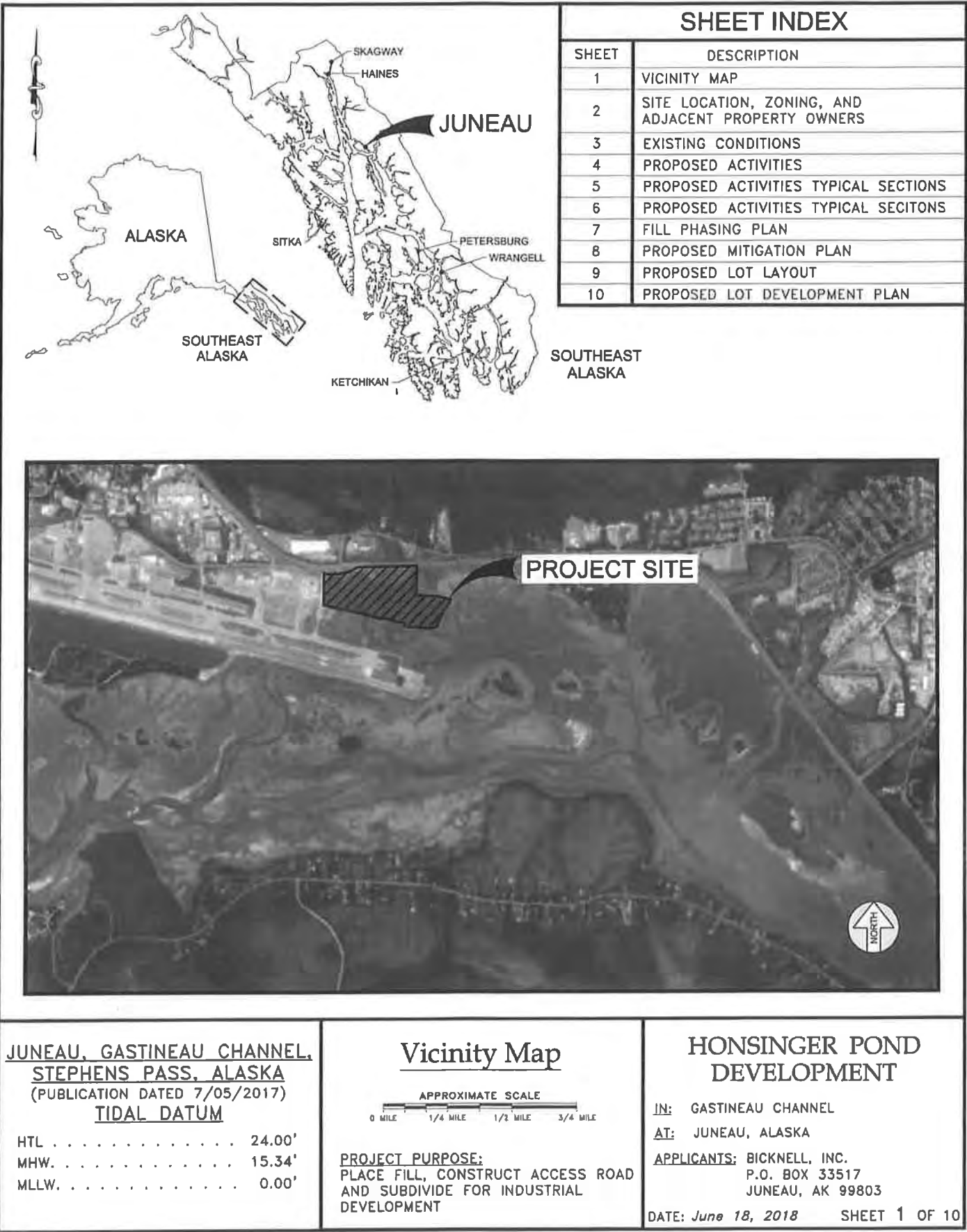
\_\_\_\_\_  
 (TRANSFEE)

\_\_\_\_\_  
 (DATE)

# Attachment A Drawings

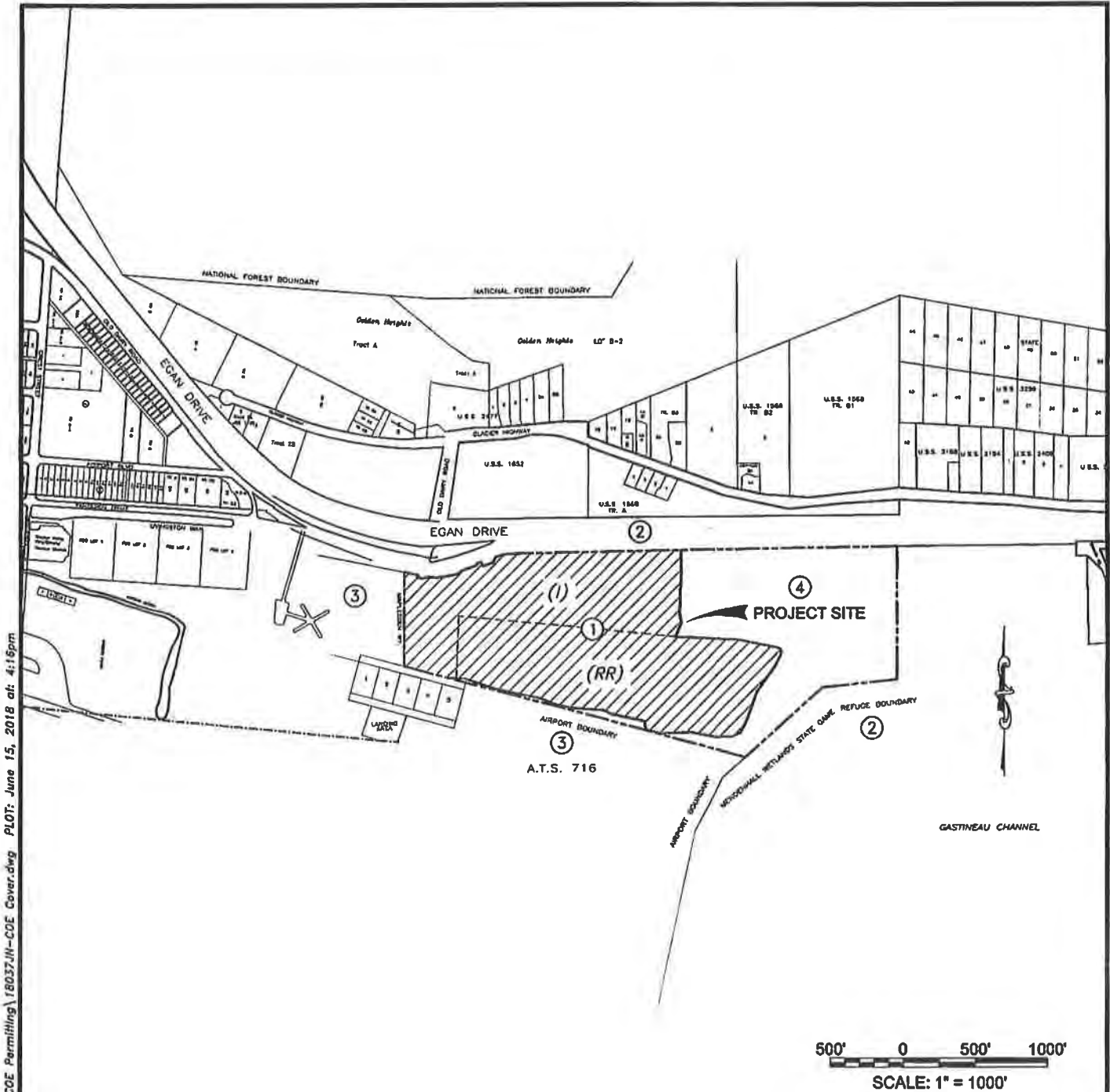
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Figure 1. Vicinity Map



P:\2018\18037JN-Bicknell\_Honsinger\C\Sheet\Se\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<br>INDUSTRIAL ZONING (I): 23.0 ACRES<br>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

P:\2018\18037JN-Bicknell\_Honsinger\C\Sheet\SoI\COE Permitting\18037JN-COE Cover.dwg PLOT: June 15, 2018 at 4:16pm

Figure 3. Existing Conditions

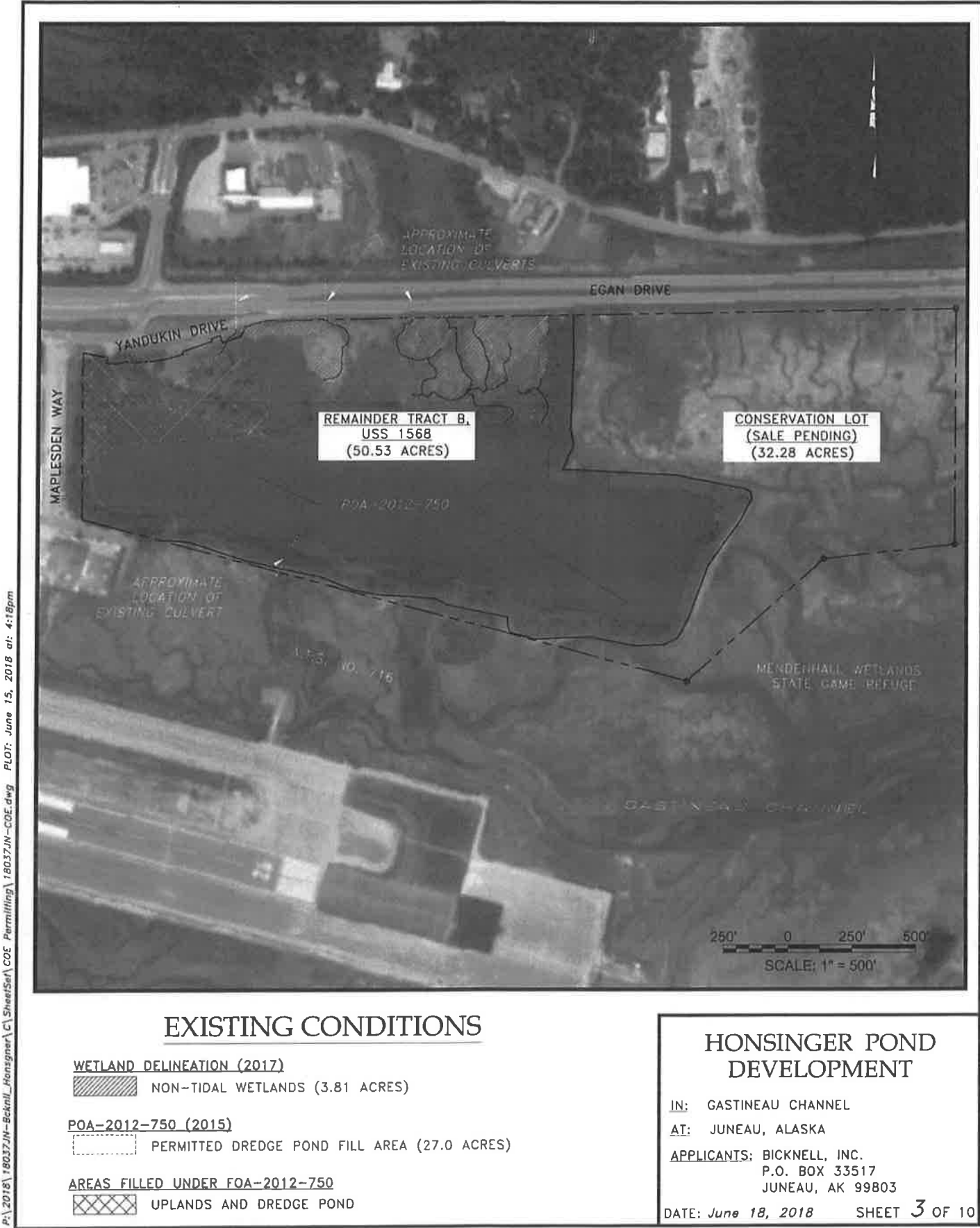


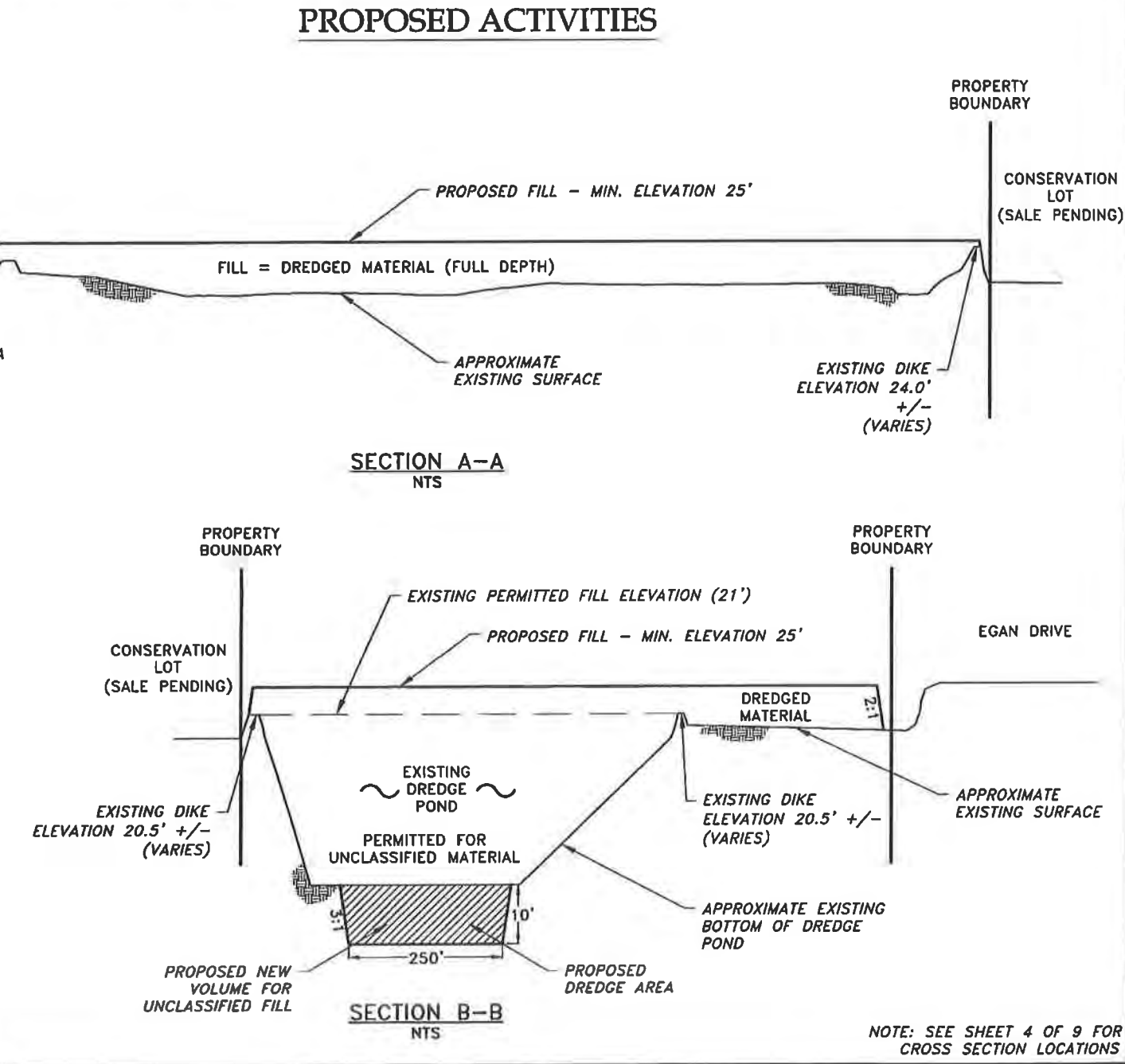


Figure 4. Proposed Activities

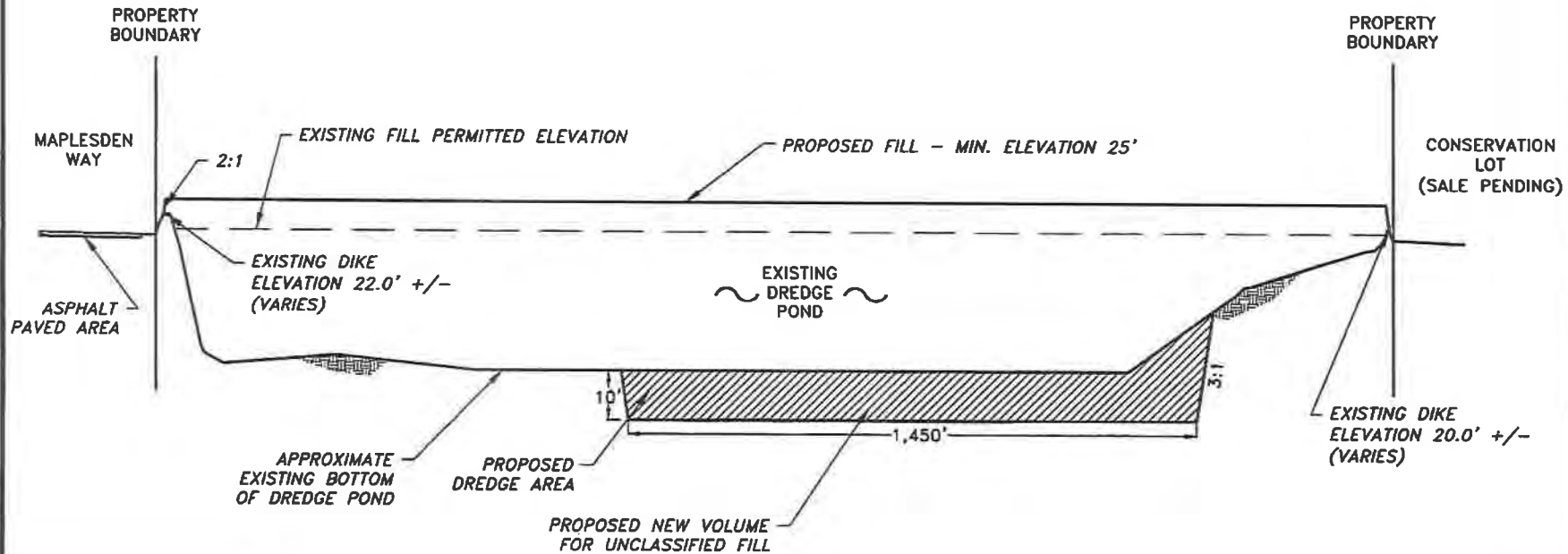


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Figure 5. Proposed Fill Area Cross Sections



## PROPOSED ACTIVITIES



### SECTION C-C NTS

#### HONSINGER POND DEVELOPMENT

JN: GASTINEAU CHANNEL  
AI: JUNEAU, ALASKA

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

DATE: June 18, 2018 SHEET 6 OF 10

PDC PROJ. No. 18037JN

Attachment C, COE Permit

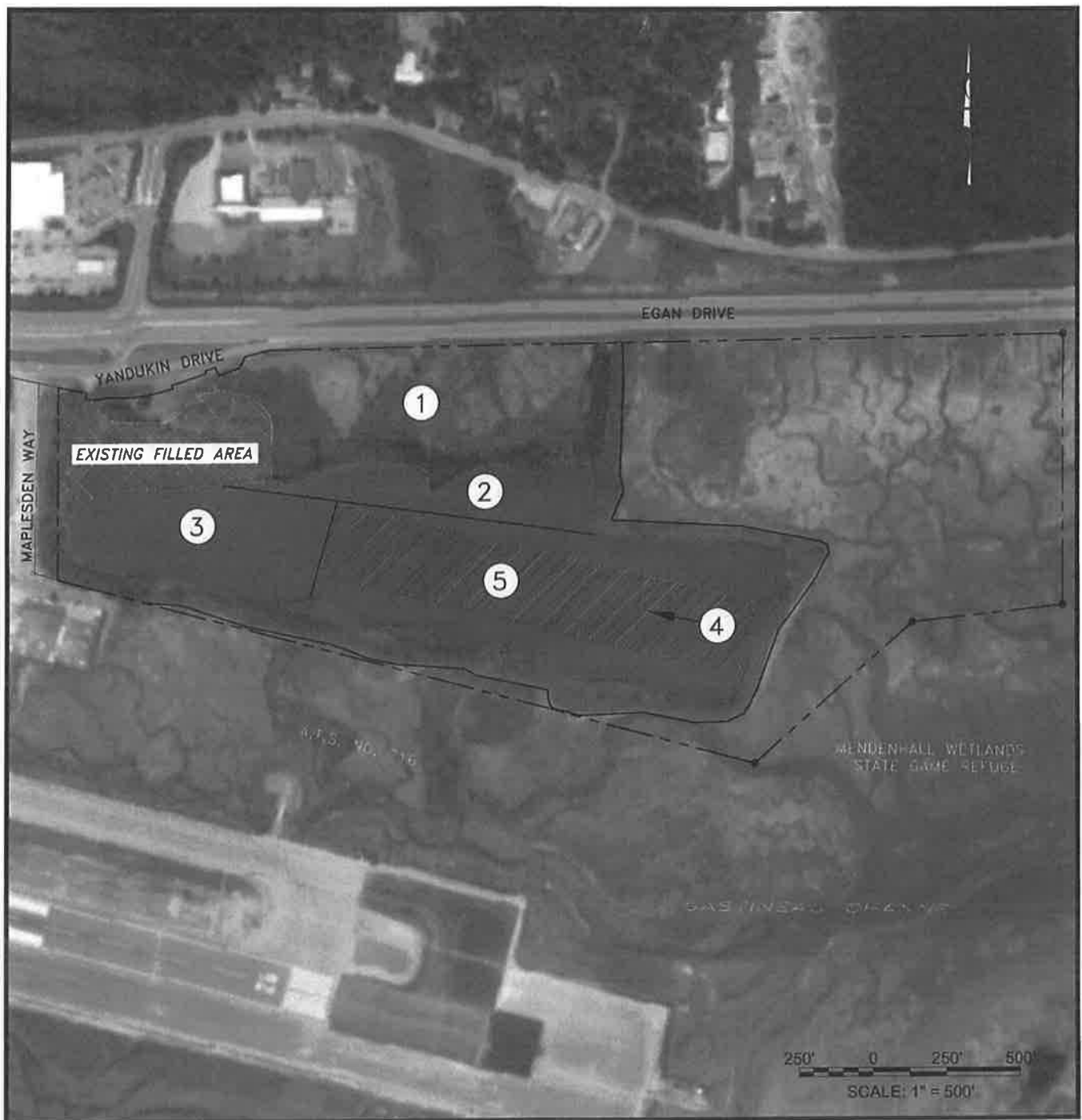
6 of 10

June 18, 2018

Figure 6. Proposed Dredge Area Cross Section

NOTE: SEE SHEET 4 OF 9 FOR  
CROSS SECTION LOCATIONS

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

Figure 8. Mitigation Plan

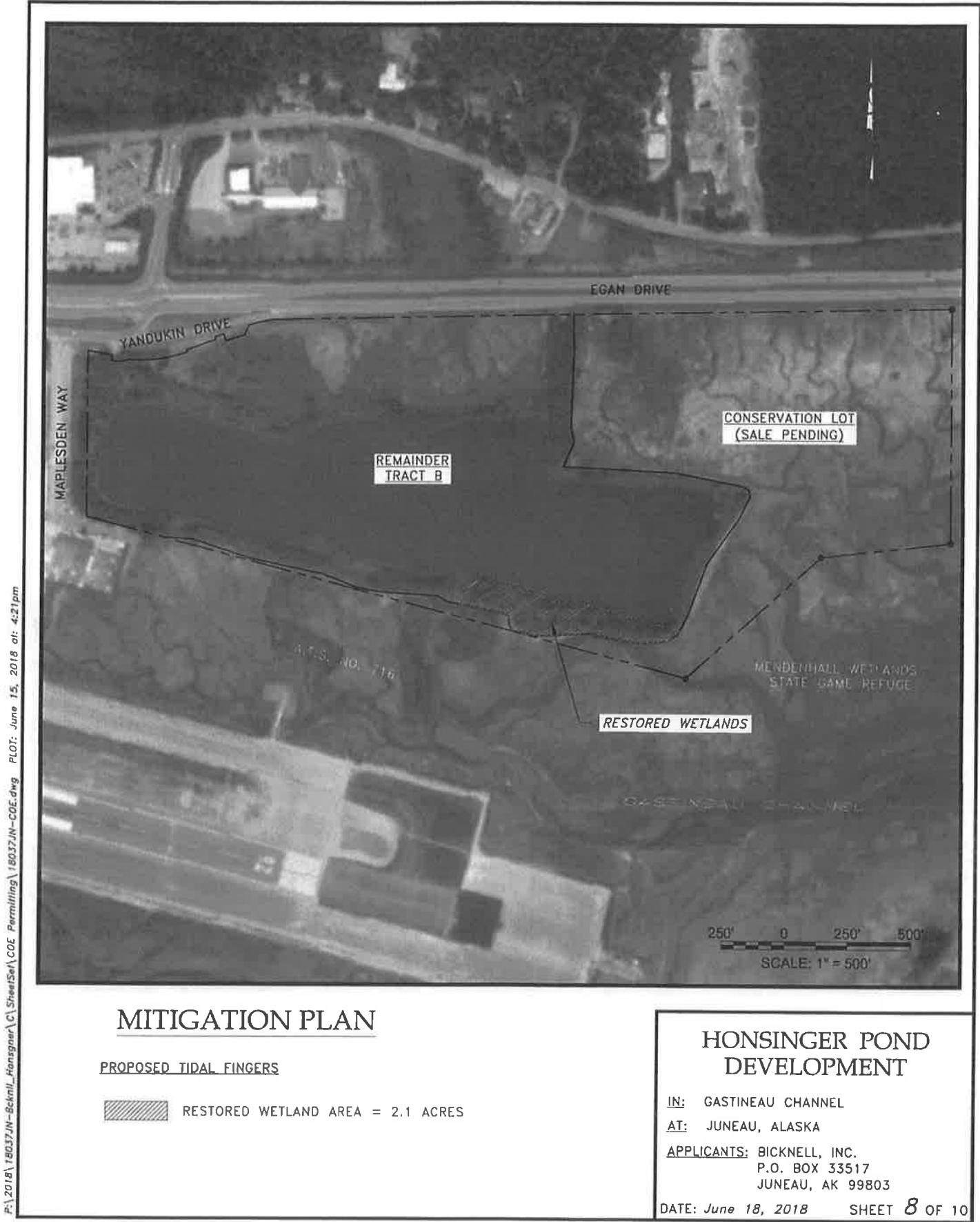
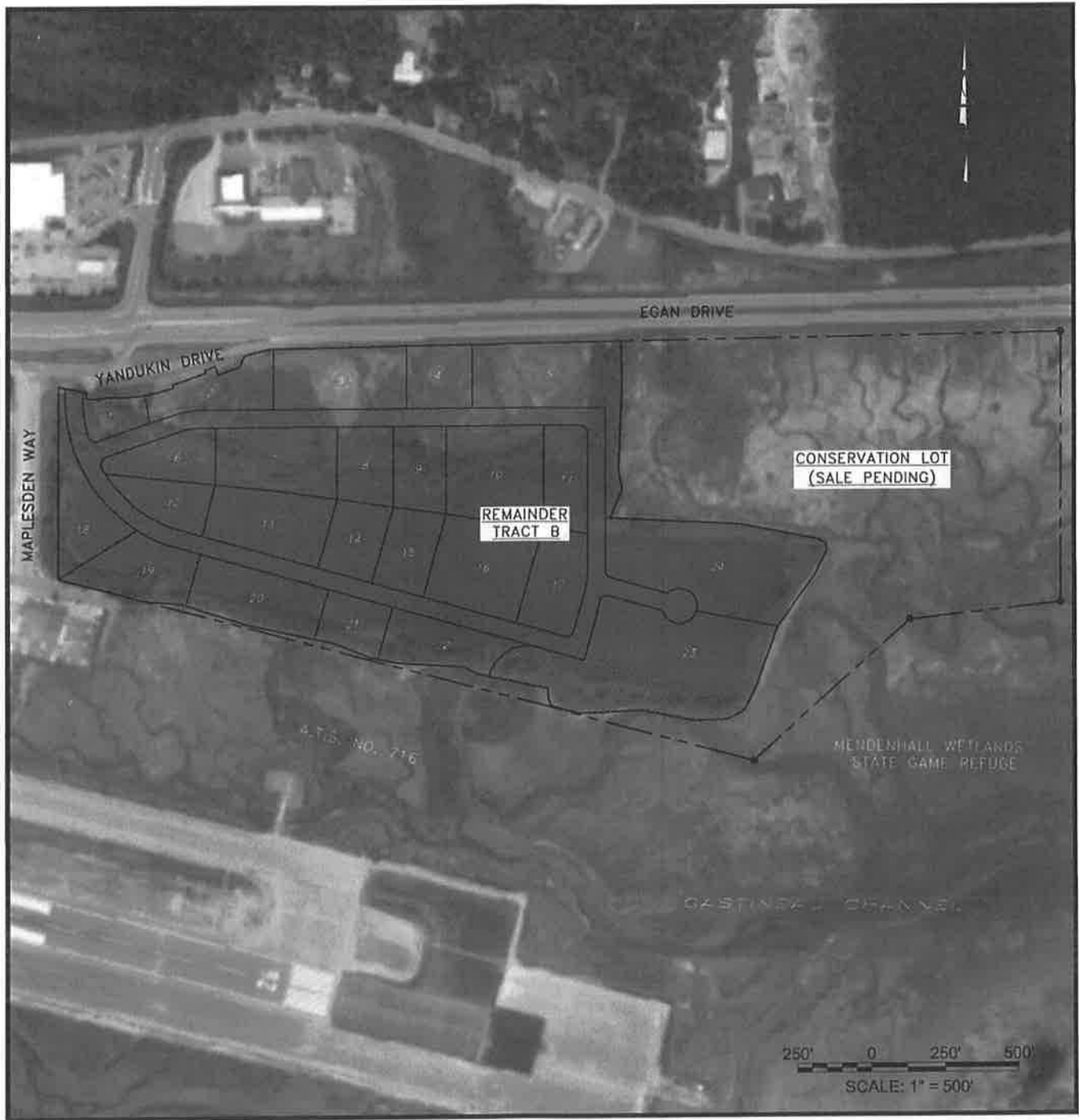


Figure 9. Proposed Lot Layout



## 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

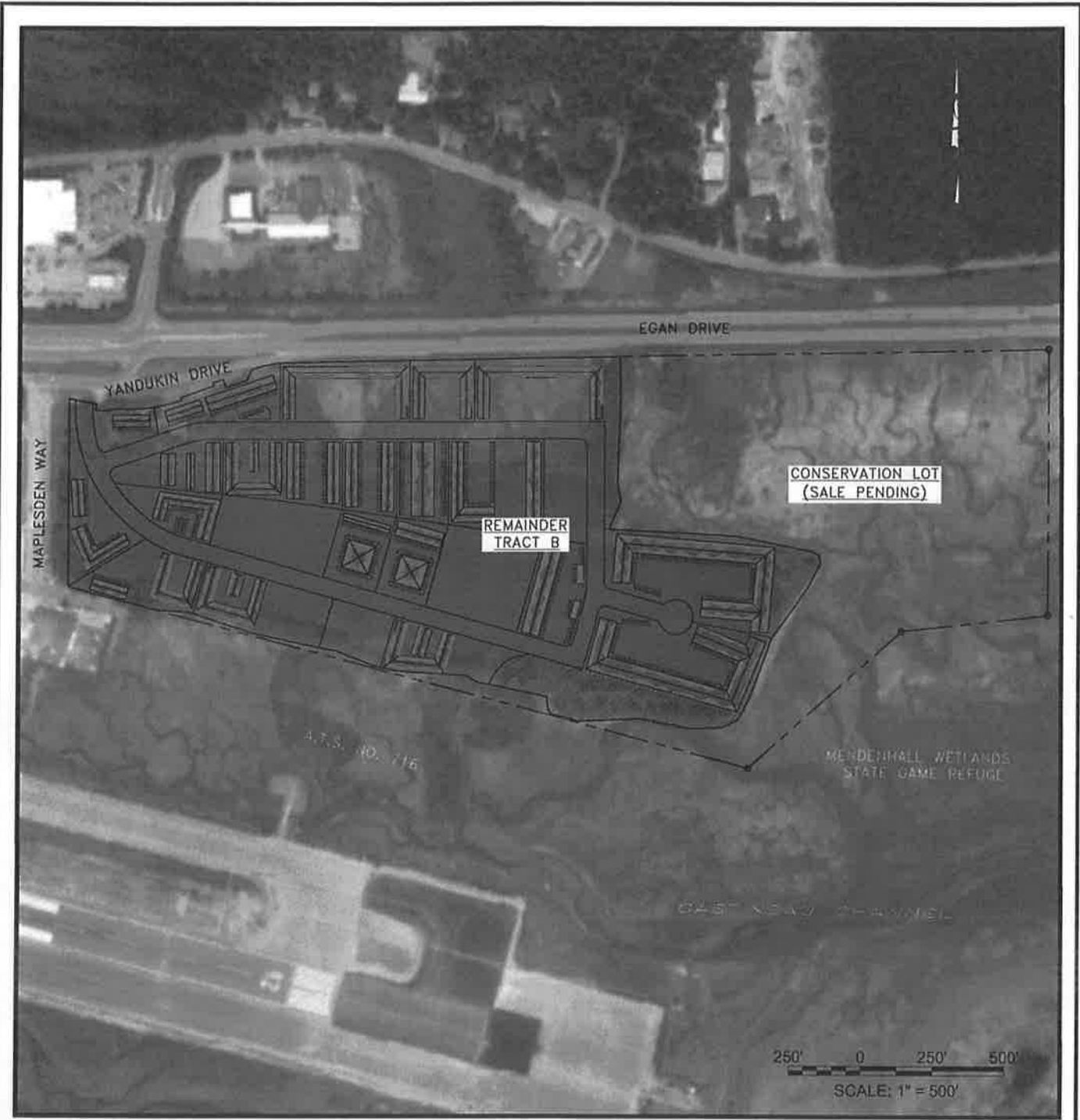
AT: JUNEAU, ALASKA

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

DATE: June 18, 2018 SHEET 9 OF 10



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

# **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](http://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 Rypkefna  
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

**Attachment C - ACOE Permit**

**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.

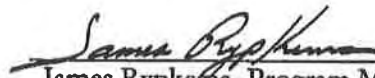
1. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products or other hazardous substances. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface 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: gullyng, 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 Rypkeena, 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](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:

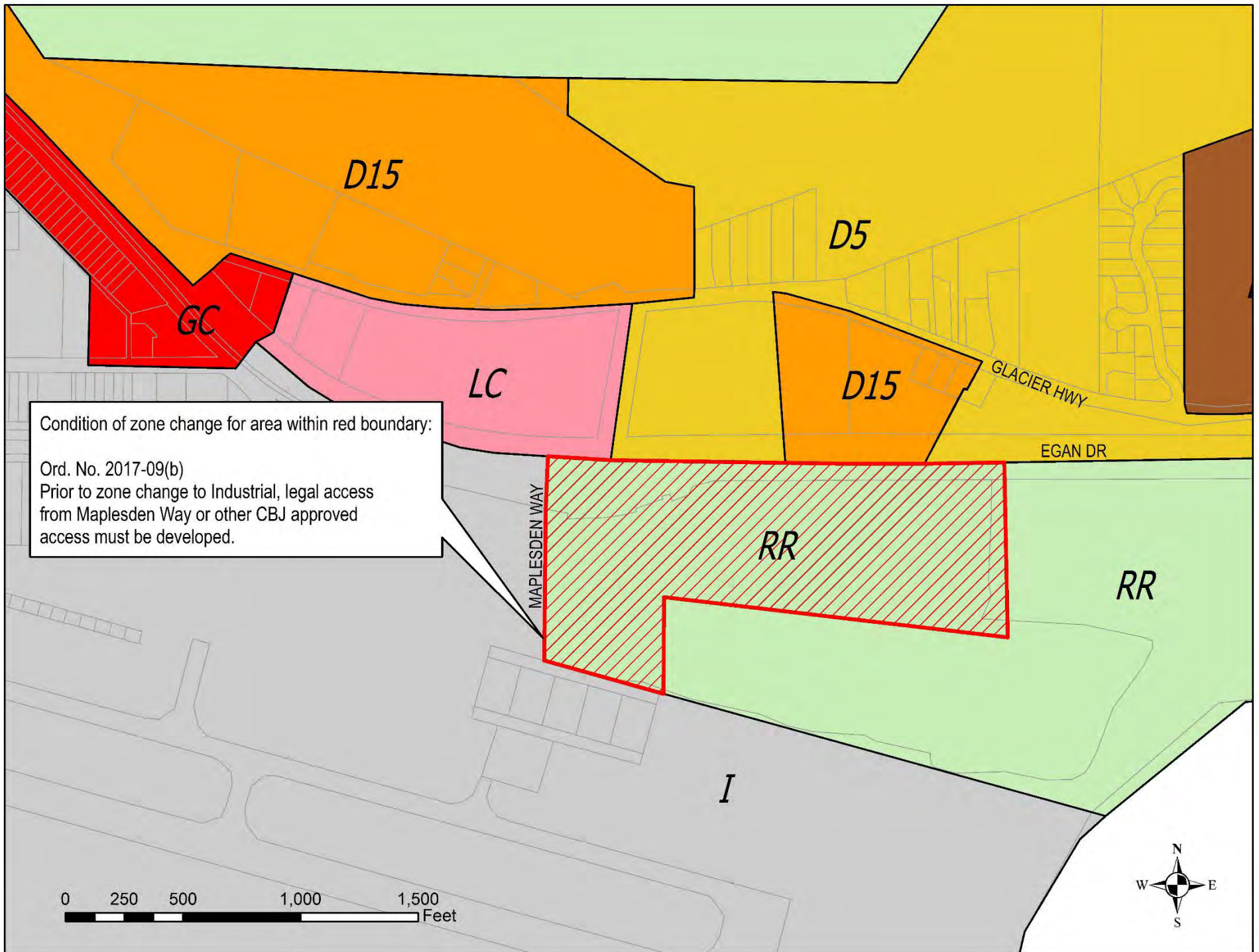
**John A. Mitzel**  
Alaska District Corps of Engineers  
Kenai Regulatory Field Office (CEPOA-RD-S-K)  
44669 Sterling Highway, Suite B  
Soldotna, Alaska 99669-7915  
(907) 753-2673

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

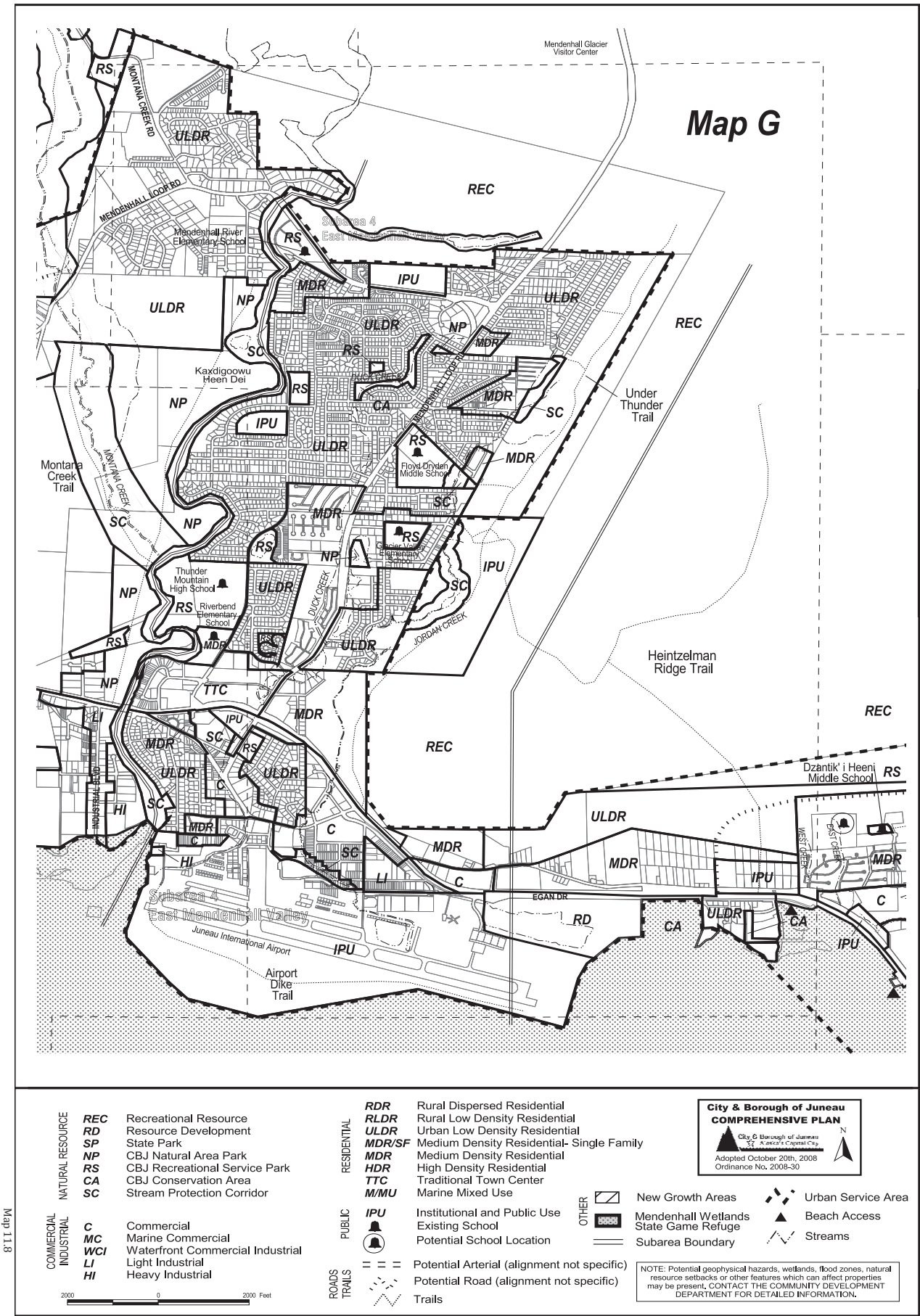
**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the 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





# **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



**DRAINAGE REPORT**

Honsinger Pond Subdivision  
Juneau, Alaska

---

## **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.

**DRAINAGE REPORT**

Honsinger Pond Subdivision  
Juneau, Alaska

---

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

**EROSION CONTROL REPORT**

Honsinger Pond Subdivision  
Juneau, Alaska

---

**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 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.

---

**EROSION CONTROL REPORT**

Honsinger Pond Subdivision  
Juneau, Alaska

---

**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.

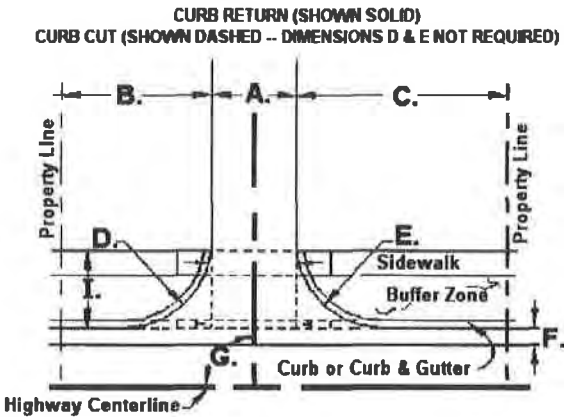
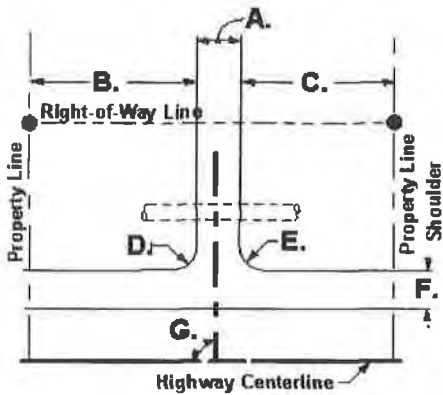
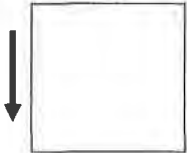
|                                                                                                                                         |                                                   |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Residential/Private                                                                                            | <input checked="" type="checkbox"/> Commercial    | <input type="checkbox"/> Government Agency |
| Applicant: <b>Bicknell Inc.</b>                                                                                                         |                                                   |                                            |
| Mailing Address: PO Box 33517<br>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.)<br>Yandukin Drive Juneau 99801 1568 Tract B |                                                   |                                            |
| Proposed or Existing:<br><br>PROPOSED                                                                                                   | Anticipated Completion Date:<br><br>10/30/2018    |                                            |
| Number of lots served:<br><br>24                                                                                                        | Max. number of vehicles in any 1 hour:<br><br>135 |                                            |
| Zoning Designation:<br><br>Industrial                                                                                                   | Proposed Land Use:<br><br>Industrial              |                                            |



Permit No. 28208

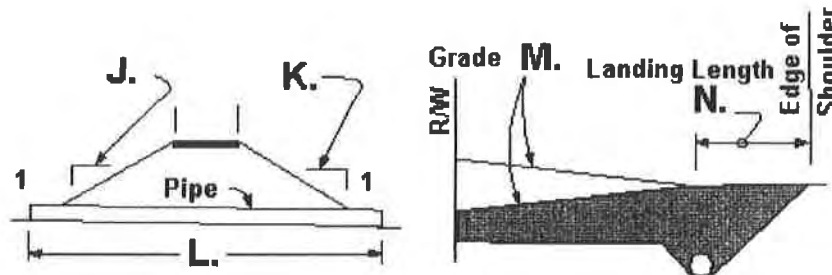
Driveway Specifications

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    |

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:**

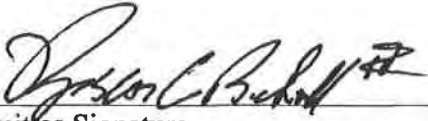
- ☒ [ X ] Plat including notes of the placement of the driveway.
- ☒ [ X ] Site plan.
- ☒ [ X ] Proof of ownership.
- ☒ [ X ] Traffic control plan.

**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



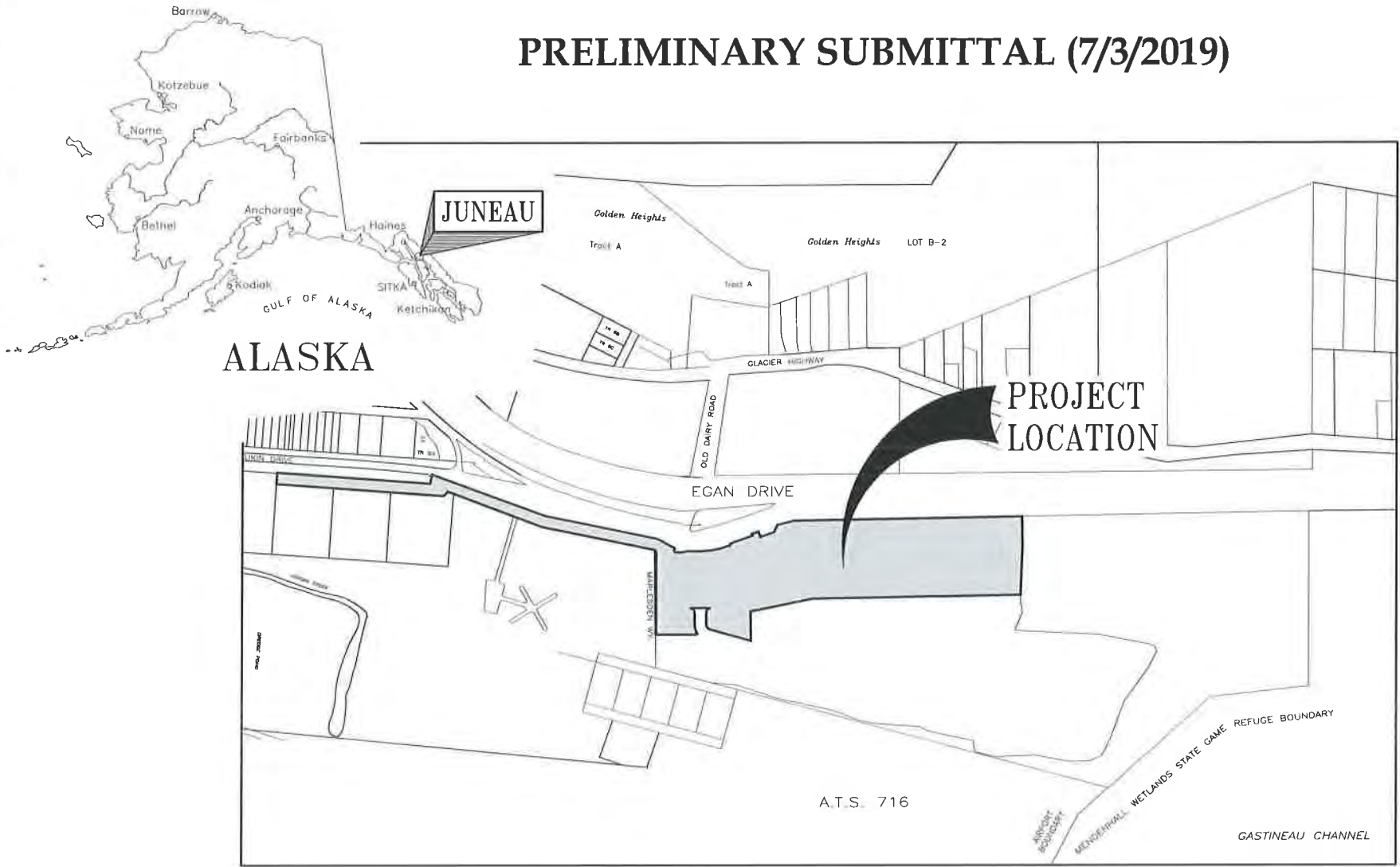
DOT&PF Signature  
Michael K. Schuler

3-14-2019  
Date

# HONSINGER POND SUBDIVISION PHASE 1

CITY & BOROUGH OF JUNEAU, ALASKA

PRELIMINARY SUBMITTAL (7/3/2019)



PROJECT LOCATION MAP



| 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                      |

PL 2019 19084JN-Bicknell-Horning-C:\19084JN\_Cover.dwg PLOT: July 03, 2019 at 8:51 am

|          |      |          |  |
|----------|------|----------|--|
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| DRAWN    | ECR  |          |  |
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| APPROVED | JMP  |          |  |
| No.      | DATE | REVISION |  |



PRELIMINARY  
SUBMITTAL

HONSINGER POND  
SUBDIVISION PHASE 1  
CITY & BOROUGH OF JUNEAU, ALASKA

COVER SHEET

|                                       |
|---------------------------------------|
| DATE: July 3, 2019<br>PDC No. 19084JN |
| SHEET<br>C001                         |



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

| EXISTING | PROPOSED |                           |
|----------|----------|---------------------------|
|          |          | 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    |

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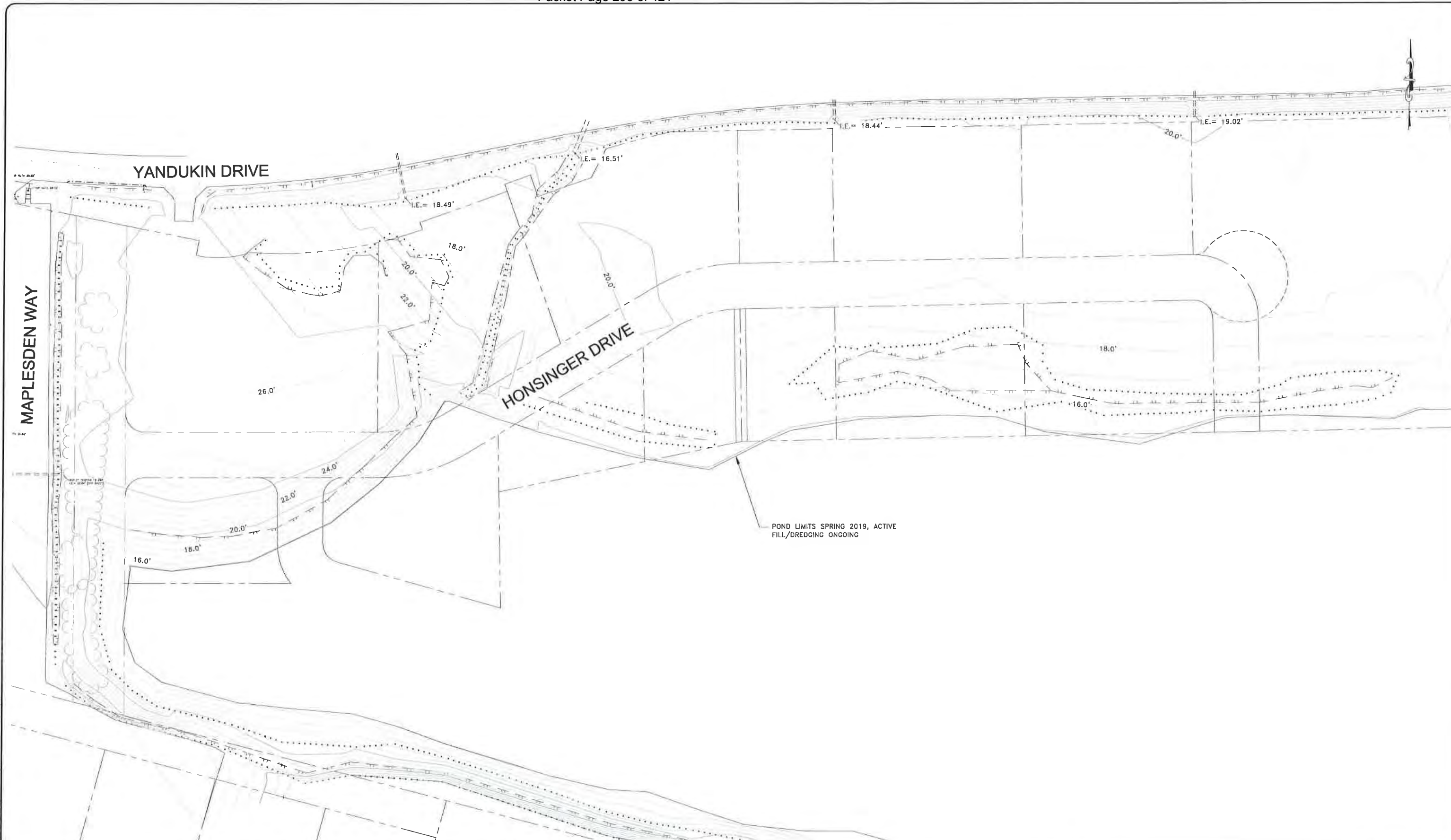
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HONSINGER POND  
SUBDIVISION PHASE 1  
CITY & BOROUGH OF JUNEAU, ALASKA

GENERAL NOTES  
ABBREVIATIONS  
AND SYMBOLS

DATE: July 3, 2019  
PDC No. 19084JN  
SHEET C002

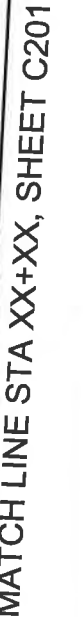


P:\2019\19084JN-Bicknell-Honsinger\CV\19084JN-wk1.dwg PLOT: July 02, 2019 at 5:07pm

| <b>DESIGN</b> ECR<br><b>DRAWN</b> ECR<br><b>CHECK</b> JMP<br><b>APPROVED</b> JMP | <table border="1"><thead><tr><th>No.</th><th>DATE</th><th>REVISION</th></tr></thead><tbody></tbody></table> | No. | DATE | REVISION |  |  <p><b>PLAN • DESIGN • CONSTRUCT</b><br/>6205 Glacier Highway, Juneau, Alaska 99801<br/>907.780.6060   AECC605</p> | <p><b>HONSINGER POND<br/>SUBDIVISION PHASE 1</b></p> <p>CITY &amp; BOROUGH OF JUNEAU, ALASKA</p> | <p><b>EXISTING TOPOGRAPHIC<br/>CONDITIONS</b></p> <p>GRAPHIC SCALE</p> <p>0' 30' 60' 120' 240'</p> <p>1' CONTOUR INTERVAL</p> | <p>DATE: July 3, 2019<br/>PDC No. 19084JN</p> |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|------|----------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
|                                                                                  |                                                                                                             | No. | DATE | REVISION |                                                                                      |                                                                                                                                                                                                         |                                                                                                  |                                                                                                                               |                                               |
|                                                                                  |                                                                                                             |     |      |          |                                                                                      |                                                                                                                                                                                                         |                                                                                                  |                                                                                                                               |                                               |
|                                                                                  |                                                                                                             |     |      |          |                                                                                      |                                                                                                                                                                                                         |                                                                                                  |                                                                                                                               |                                               |
| <p>SHEET <b>C003</b></p>                                                         |                                                                                                             |     |      |          |                                                                                      |                                                                                                                                                                                                         |                                                                                                  |                                                                                                                               |                                               |





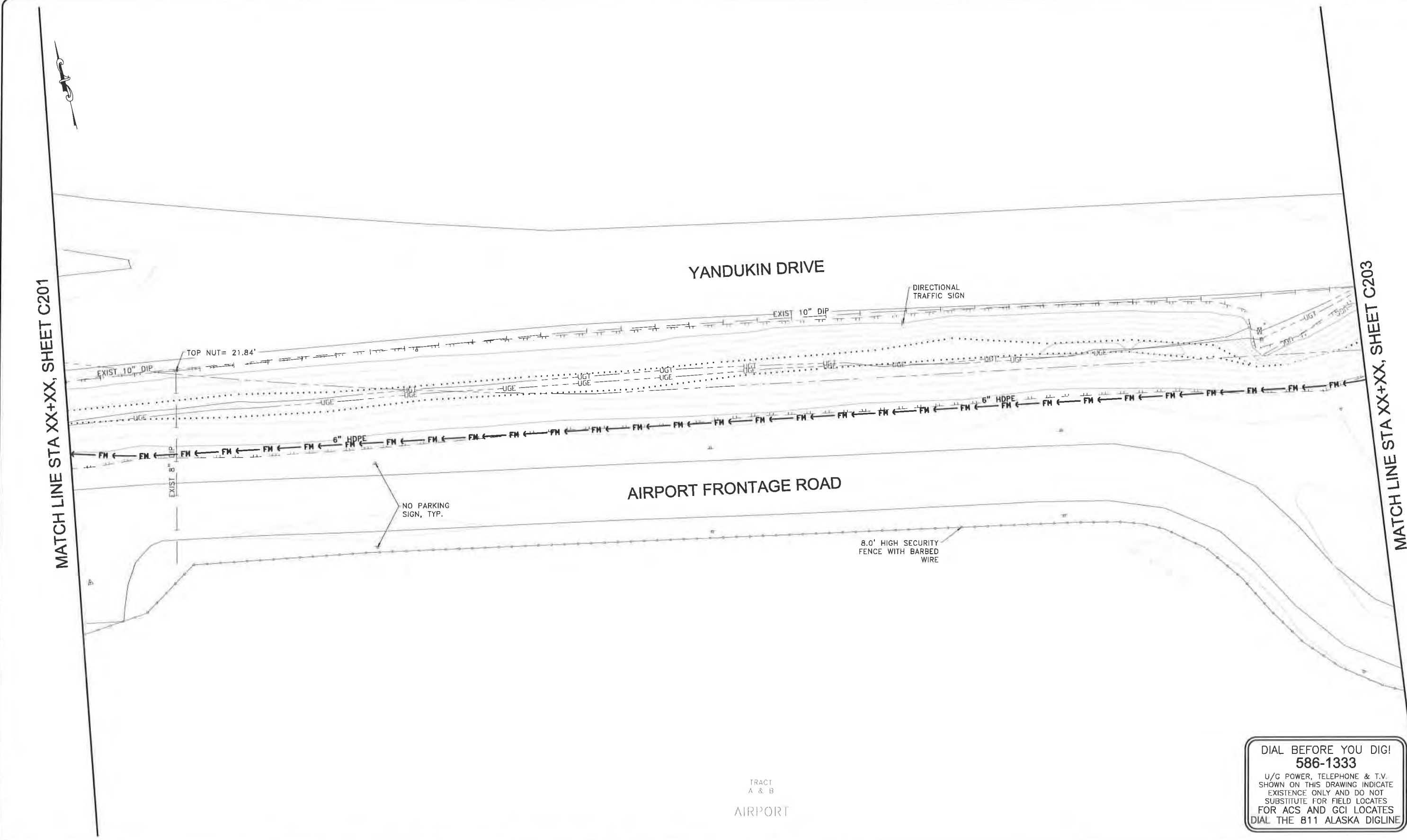






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| EXIST. LID EL=    | 25.35              | EXIST. LID EL=    | 25.40              | EXIST. LID EL=    | 25.71              |
| NW 24" (IN) IE=   | 18.70              | W 24" (IN) IE=    | 19.28              | NW 24" (IN) IE=   | 18.64              |
| SE 24" (IN) IE=   | 18.83              | SE 6" (IN) IE=    | XX.XX              | NE 30" (IN) IE=   | 19.64              |
| SW 24" (OUT) IE=  | 18.58              | NE 24" (OUT) IE=  | 19.21              | SE 30" (OUT) IE=  | 18.59              |

MATCH LINE STA XX+XX, SHEET C202



DIAL BEFORE YOU DIG!  
**586-1333**  
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SHOWN ON THIS DRAWING INDICATE  
EXISTENCE ONLY AND DO NOT  
SUBSTITUTE FOR FIELD LOCATES  
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DIAL THE 811 ALASKA DIGLINE

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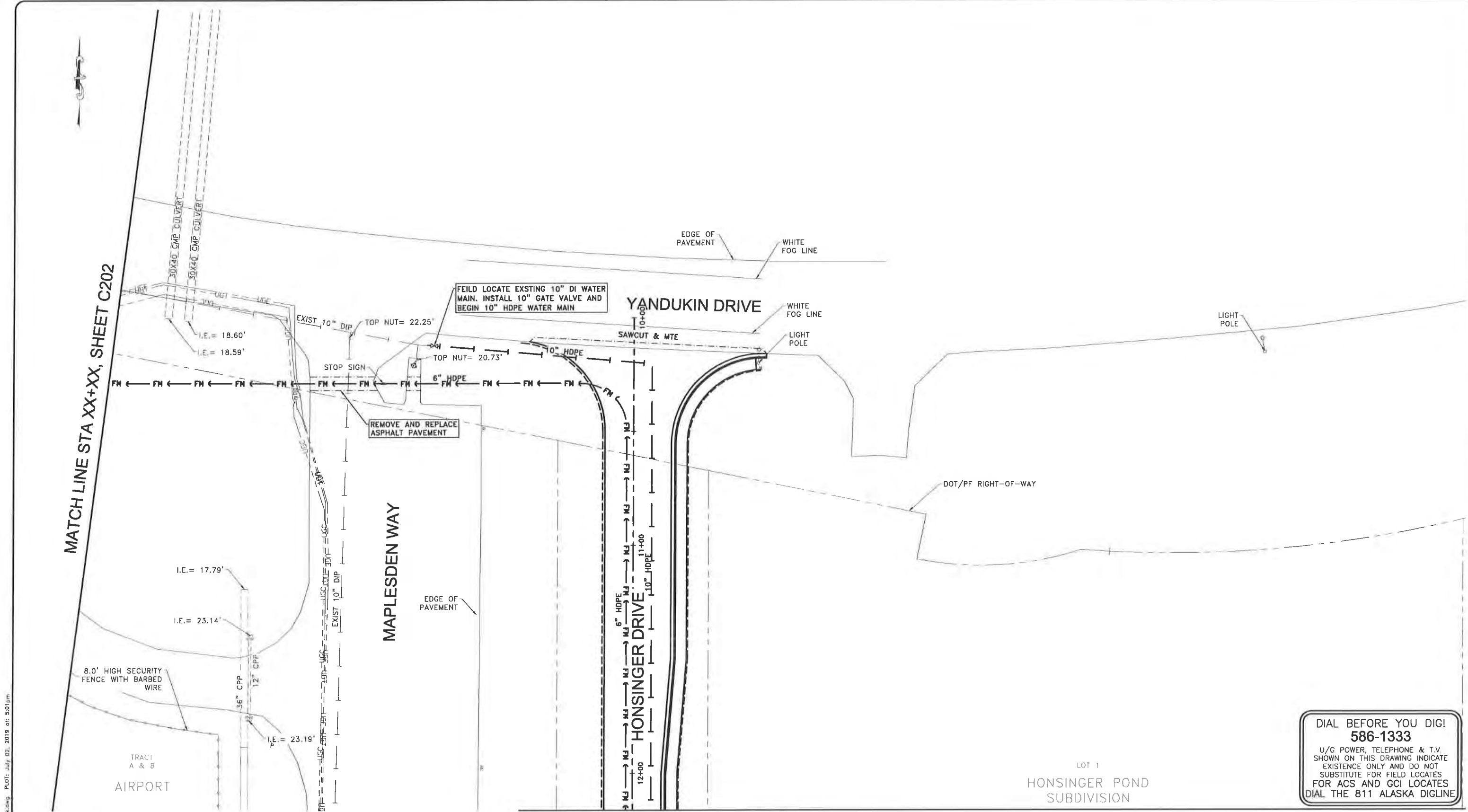
**PDC**  
ENGINEERS  
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907.780.6060 | AECC605

**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 3, 2019  
PDC No. 19084JN  
SHEET **C202**



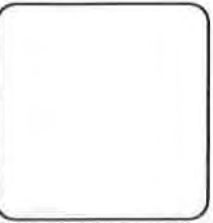


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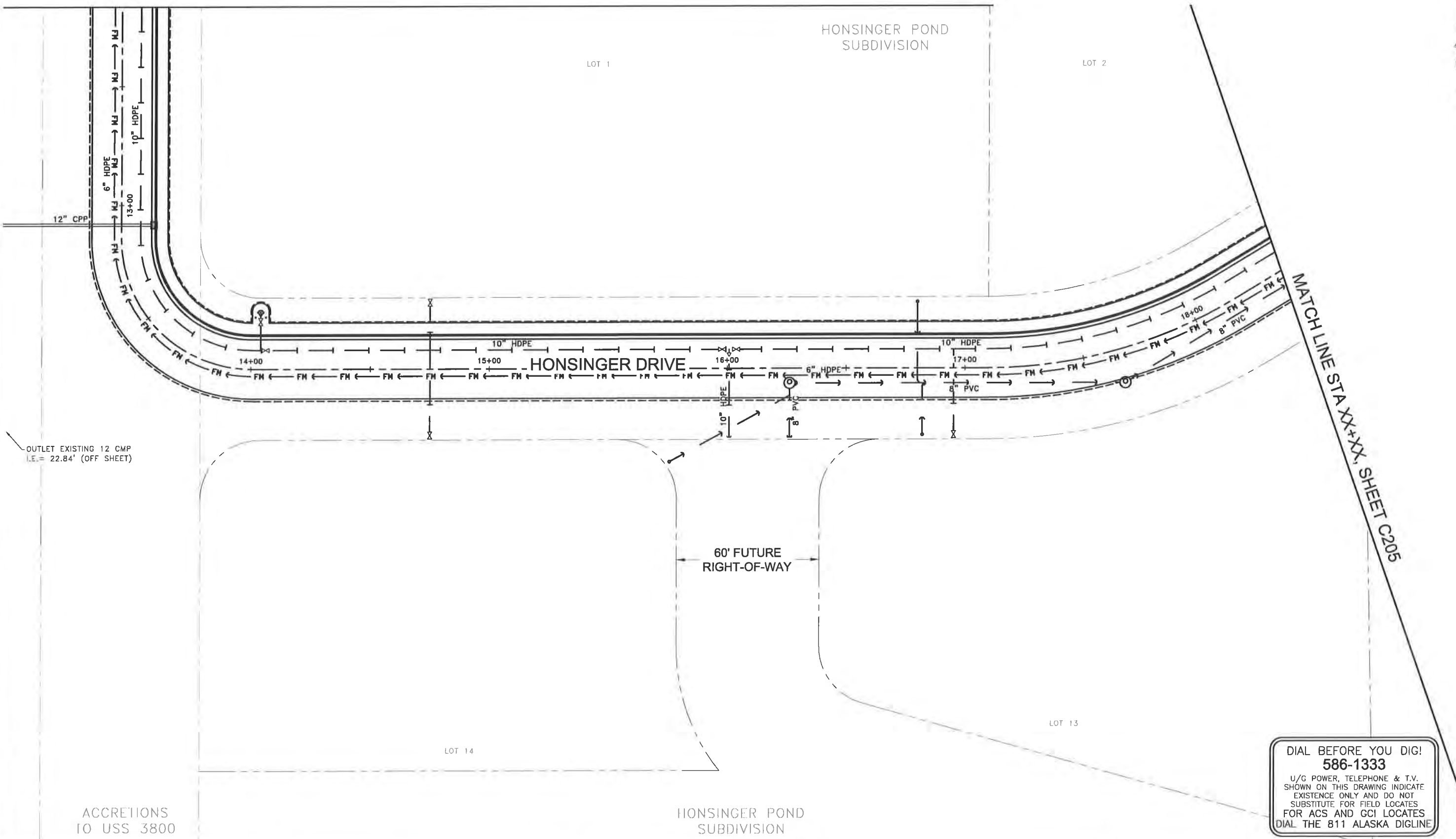
**HONSINGER POND  
SUBDIVISION PHASE 1**  
  
CITY & BOROUGH OF JUNEAU, ALASKA

**HONSINGER DRIVE  
STA XX+XX to STA XX+XX**

GRAPHIC SCALE  
0' 10' 20' 40' 80'

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| DATE: July 3, 2019<br>PDC No. 19064JN |
| SHEET <b>C203</b>                     |

MATCH LINE STA XX+XX, SHEET C203



OUTLET EXISTING 12 CMP  
I.E. = 22.84' (OFF SHEET)

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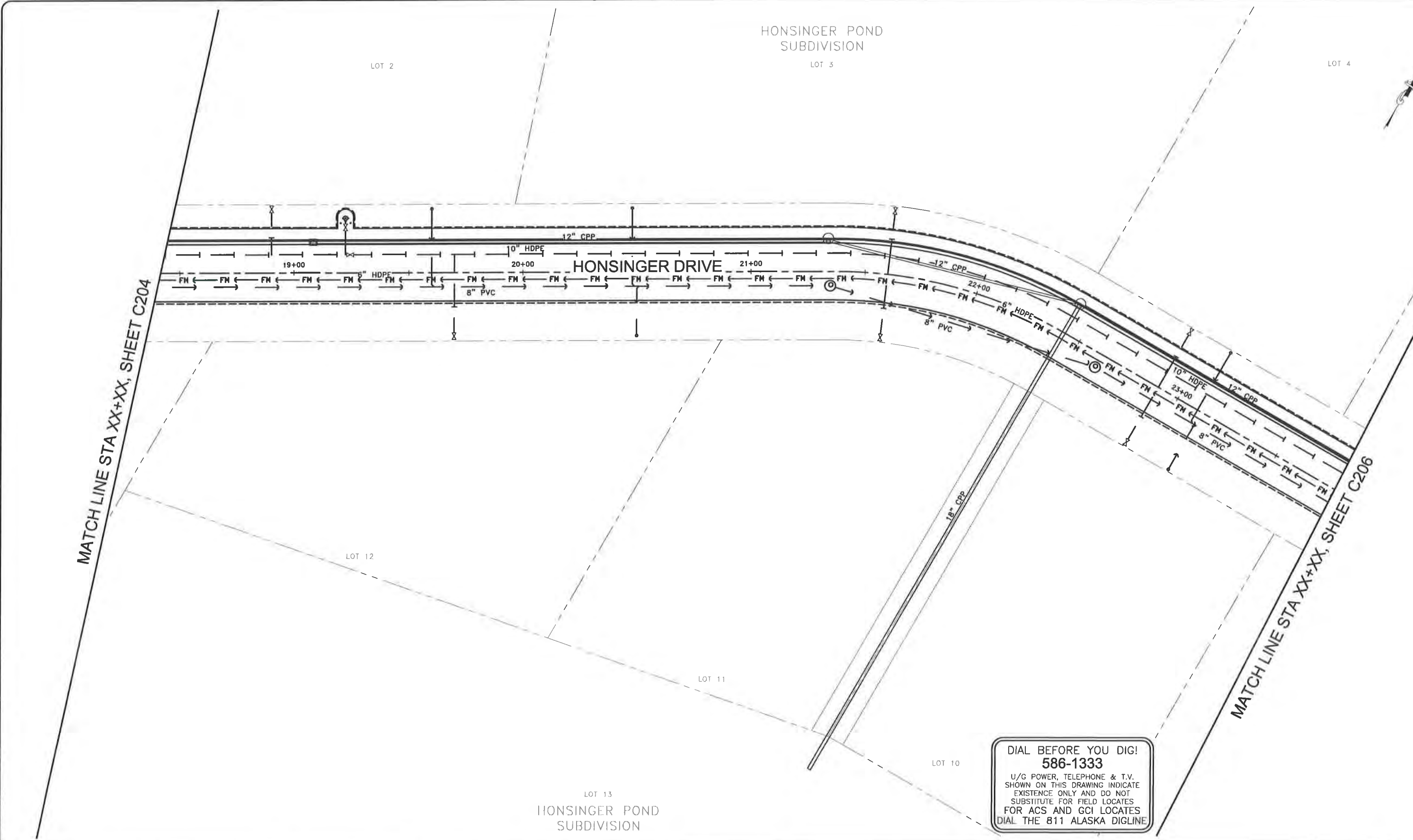
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**HONSINGER POND  
SUBDIVISION PHASE 1**  
CITY & BOROUGH OF JUNEAU, ALASKA

**HONSINGER DRIVE  
STA XX+XX to STA XX+XX**  
GRAPHIC SCALE  
0' 10' 20' 40' 80'

DATE: July 3, 2019  
PDC No. 19084JN  
SHEET **C204**

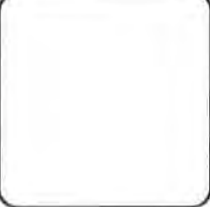




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HONSINGER POND  
SUBDIVISION PHASE 1

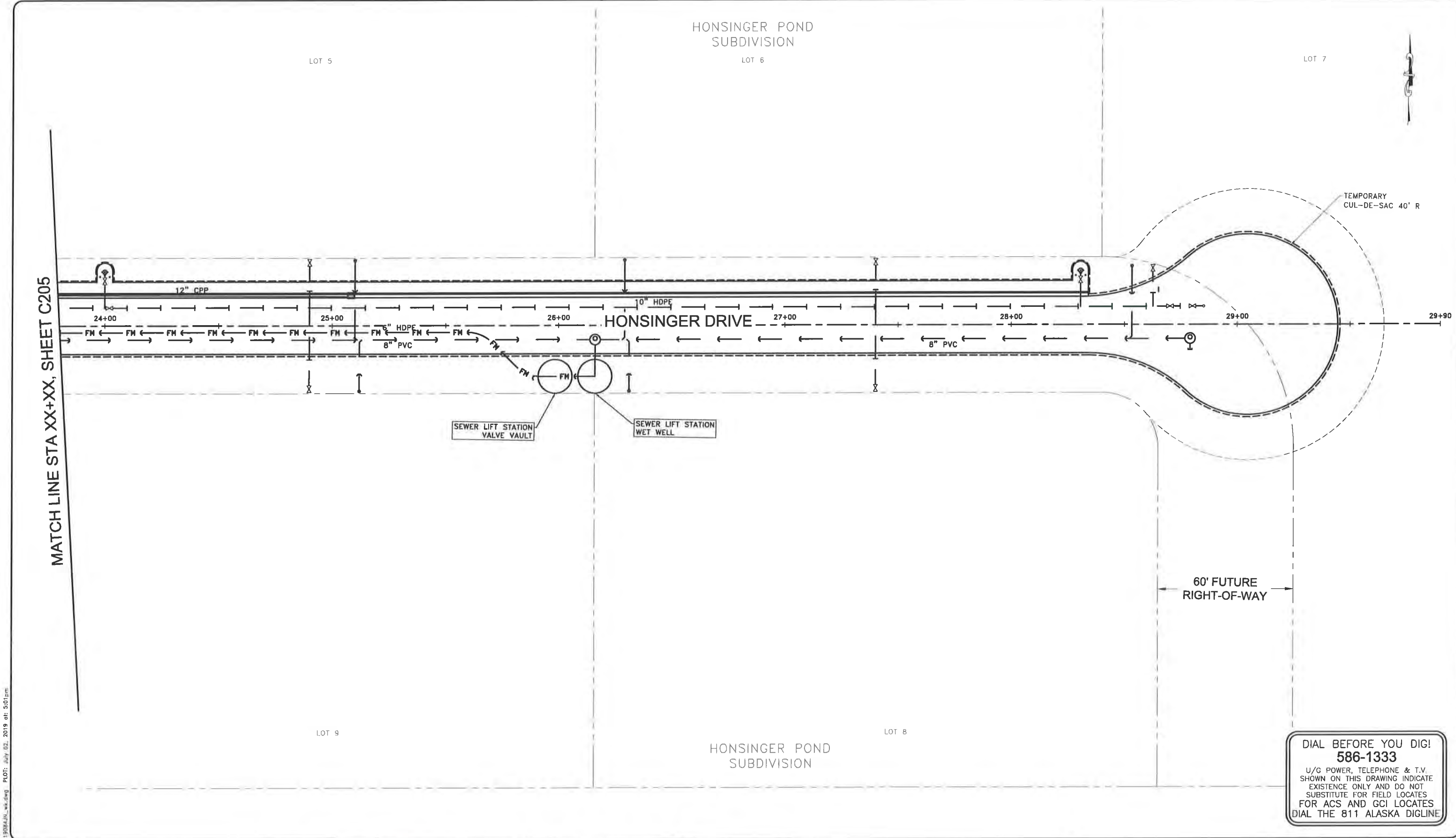
CITY & BOROUGH OF JUNEAU, ALASKA

HONSINGER DRIVE  
STA XX+XX to STA XX+XX

GRAPHIC SCALE

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| DATE: July 3, 2019 |
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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 3, 2019<br>PDC No. 19084JN |
| SHEET<br><b>C206</b>                  |





TYPICAL DRAINAGE NOTES

- 1. SEE SHEET C100 FOR TYPICAL SECTION GRADING DETAILS.
- 2. ALL LOTS TO SLOPE 1.0% TOWARDS HONSINGER DRIVE.

P:\2019\19084JN-Bicknell-Honsinger\19084JN-Honsinger.dwg PLOT: July 02, 2019 at 5:02pm

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**HONSINGER POND  
SUBDIVISION PHASE 1**

CITY & BOROUGH OF JUNEAU, ALASKA

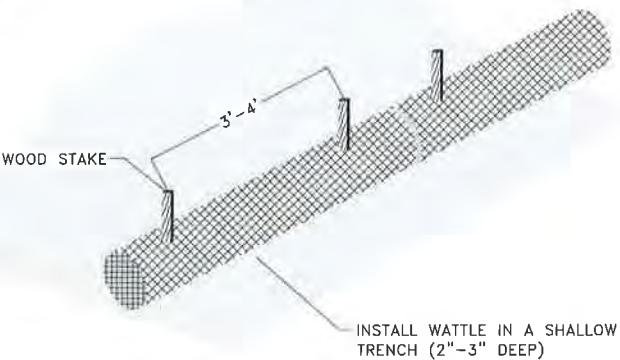
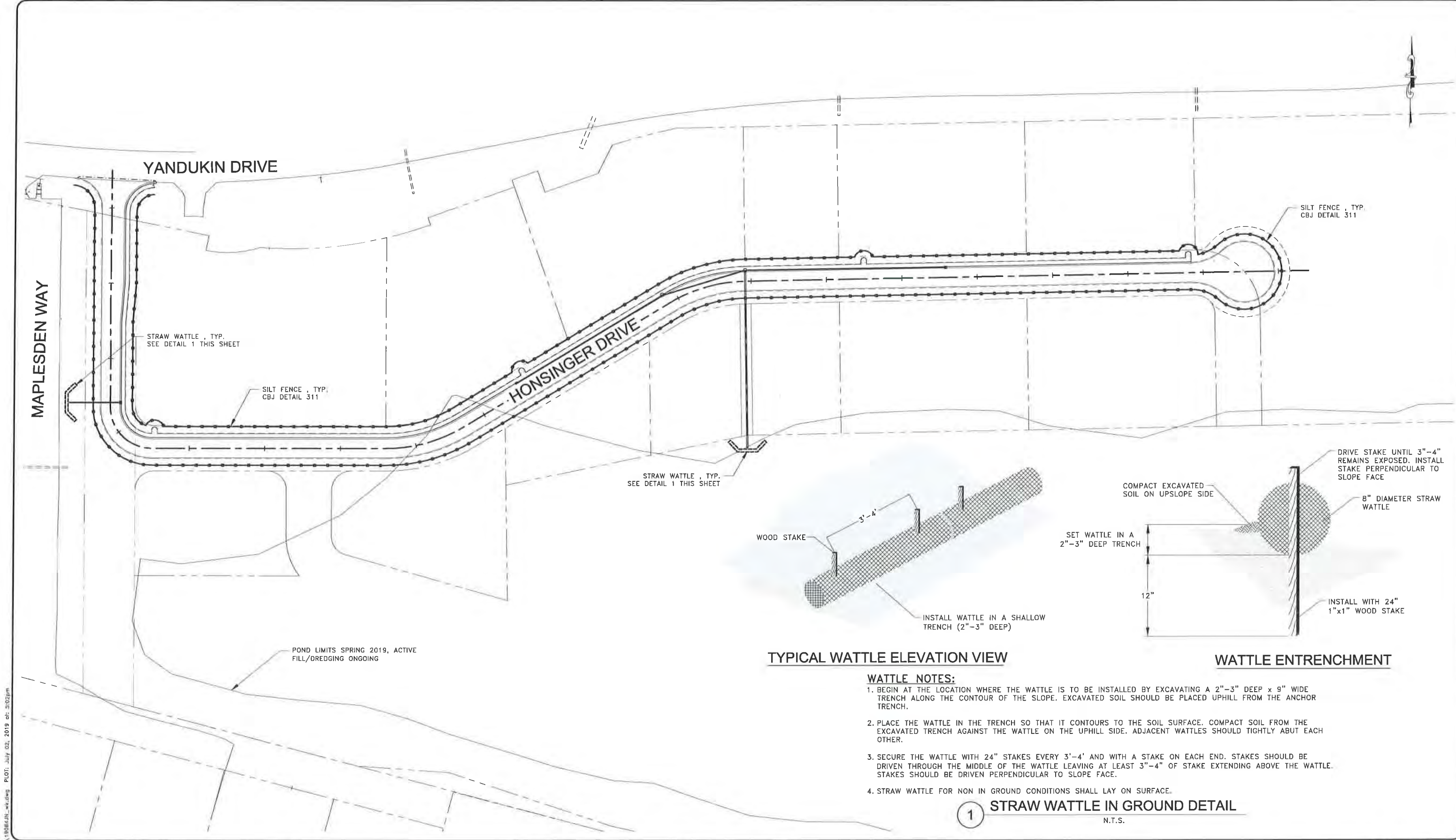
**SUBDIVISION  
DRAINAGE PLAN**

GRAPHIC SCALE

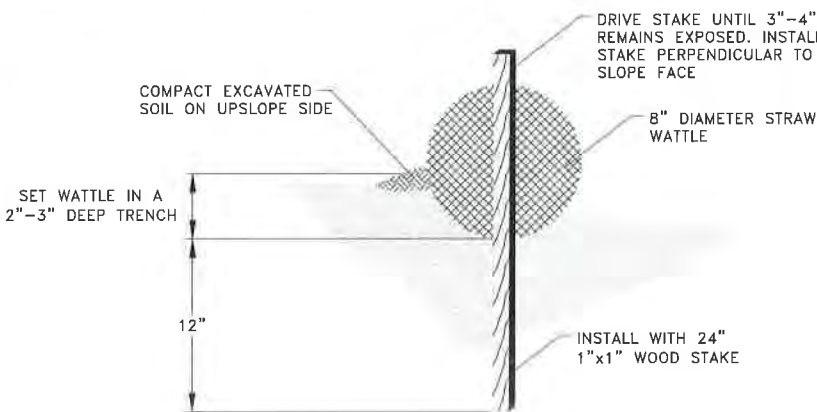
0' 30' 60' 120' 240'

DATE: July 3, 2019  
PDC No. 19084JN

SHEET **C400**



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 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.

P:\2019\19084JN-Bicknell-Honsinger\19084JN-wk.dwg PLOT: July 02, 2019 at: 5:02pm

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**PDC**  
ENGINEERS

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907.780.6060 | AECC605

**HONSINGER POND  
SUBDIVISION PHASE 1**

CITY & BOROUGH OF JUNEAU, ALASKA

**EROSION AND SEDIMENT  
CONTROL PLAN**

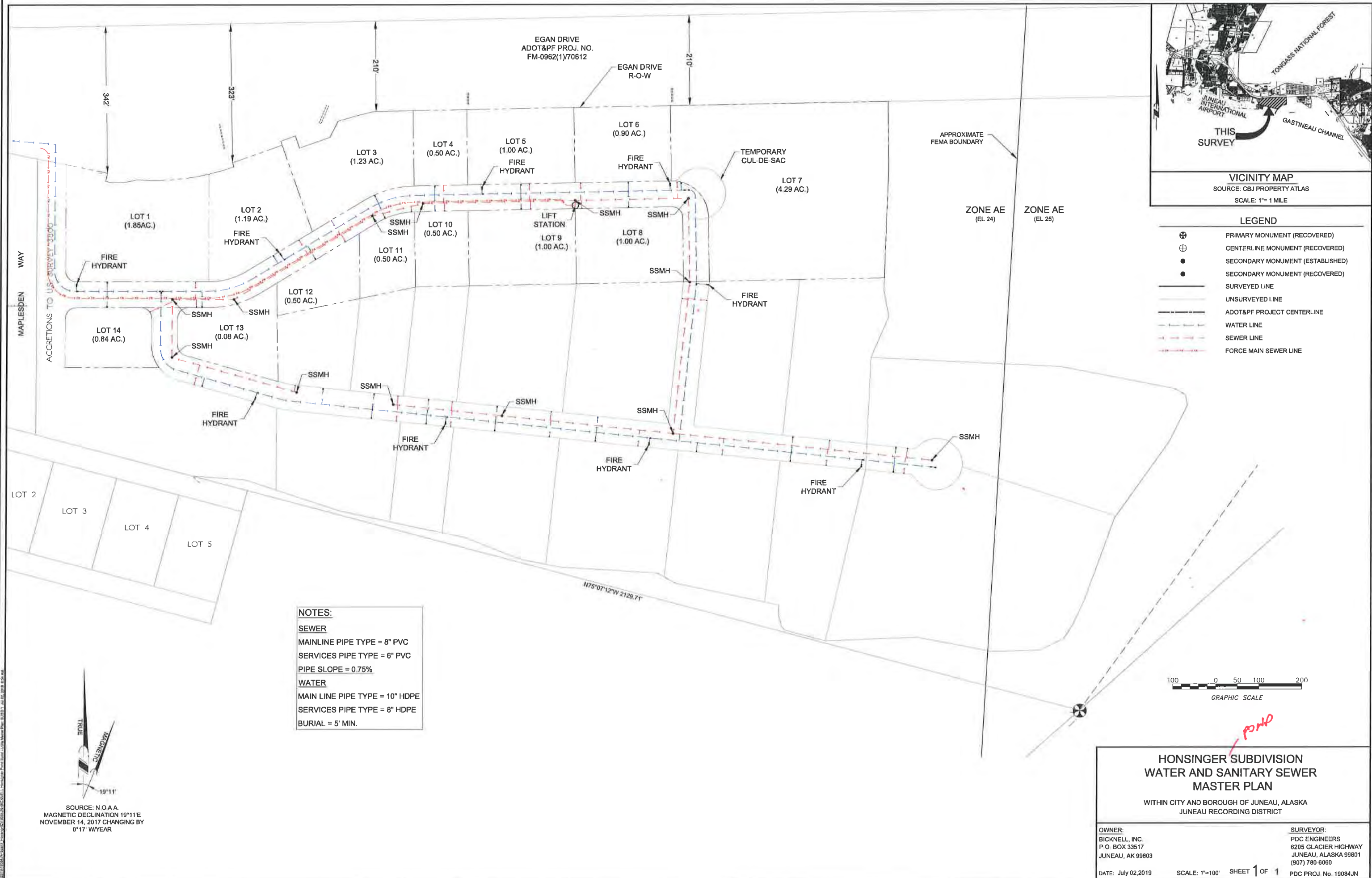
GRAPHIC SCALE

0' 30' 60' 120' 240'

DATE: July 3, 2019  
PDC No. 19084JN

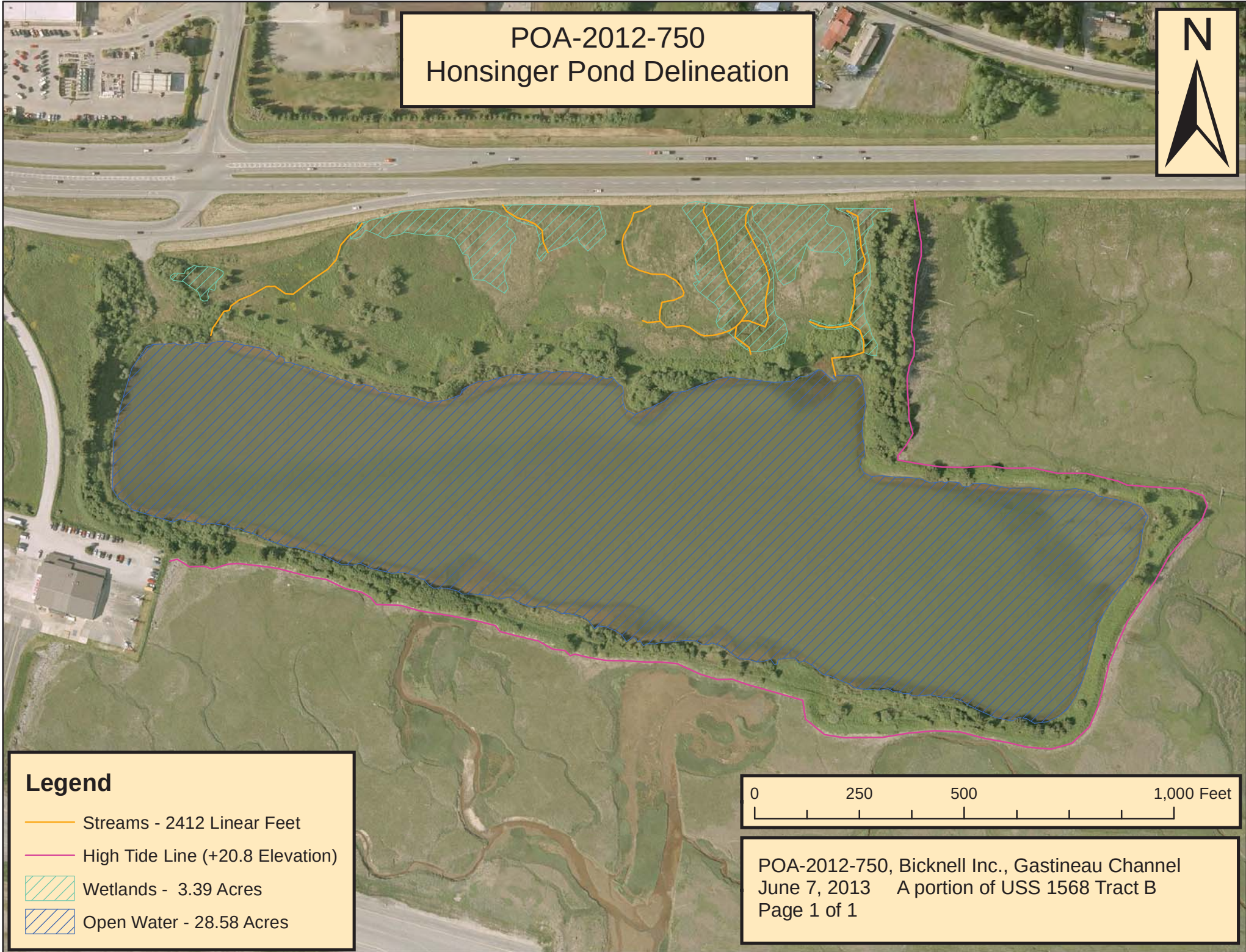
SHEET **C500**







POA-2012-750  
Honsinger Pond Delineation



**Legend**

- Streams - 2412 Linear Feet
- High Tide Line (+20.8 Elevation)
- Wetlands - 3.39 Acres
- Open Water - 28.58 Acres

0 250 500 1,000 Feet

POA-2012-750, Bicknell Inc., Gastineau Channel  
June 7, 2013 A portion of USS 1568 Tract B  
Page 1 of 1



(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 3<sup>rd</sup> 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.

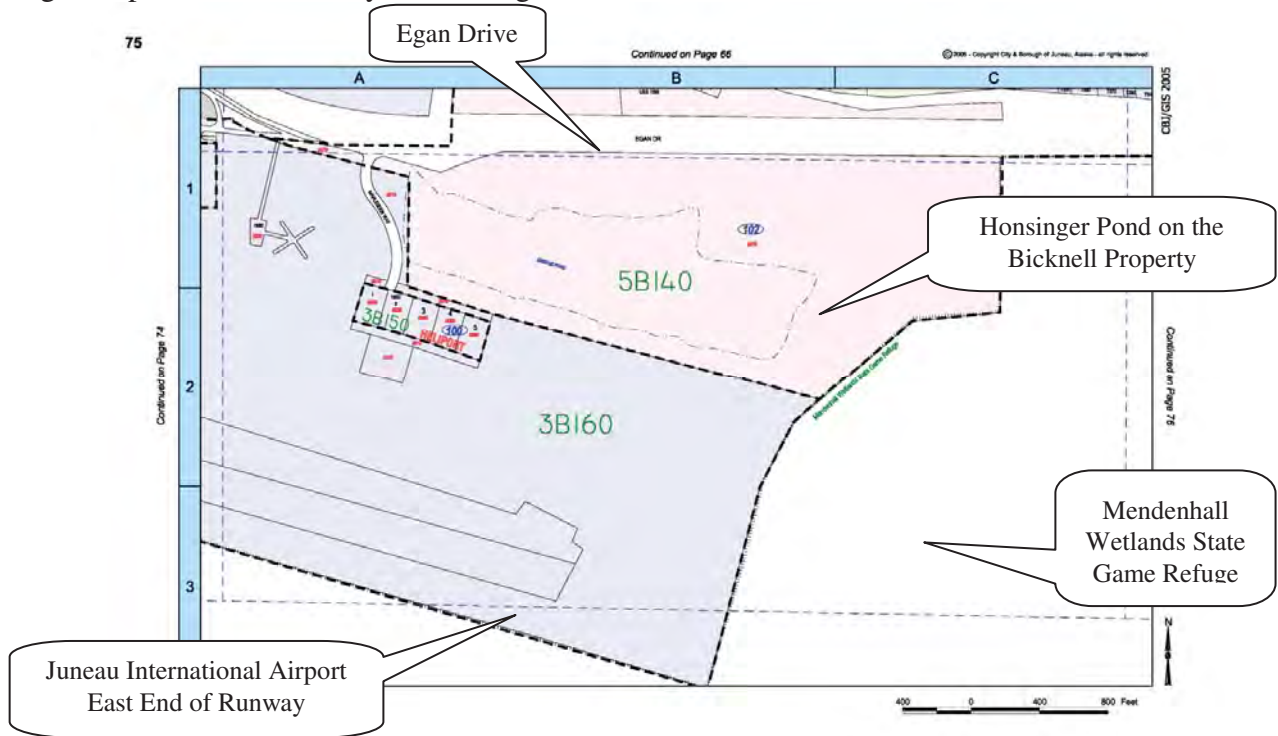


Figure 1. 2005 City and Borough of Juneau Street and Property Atlas, page 75.

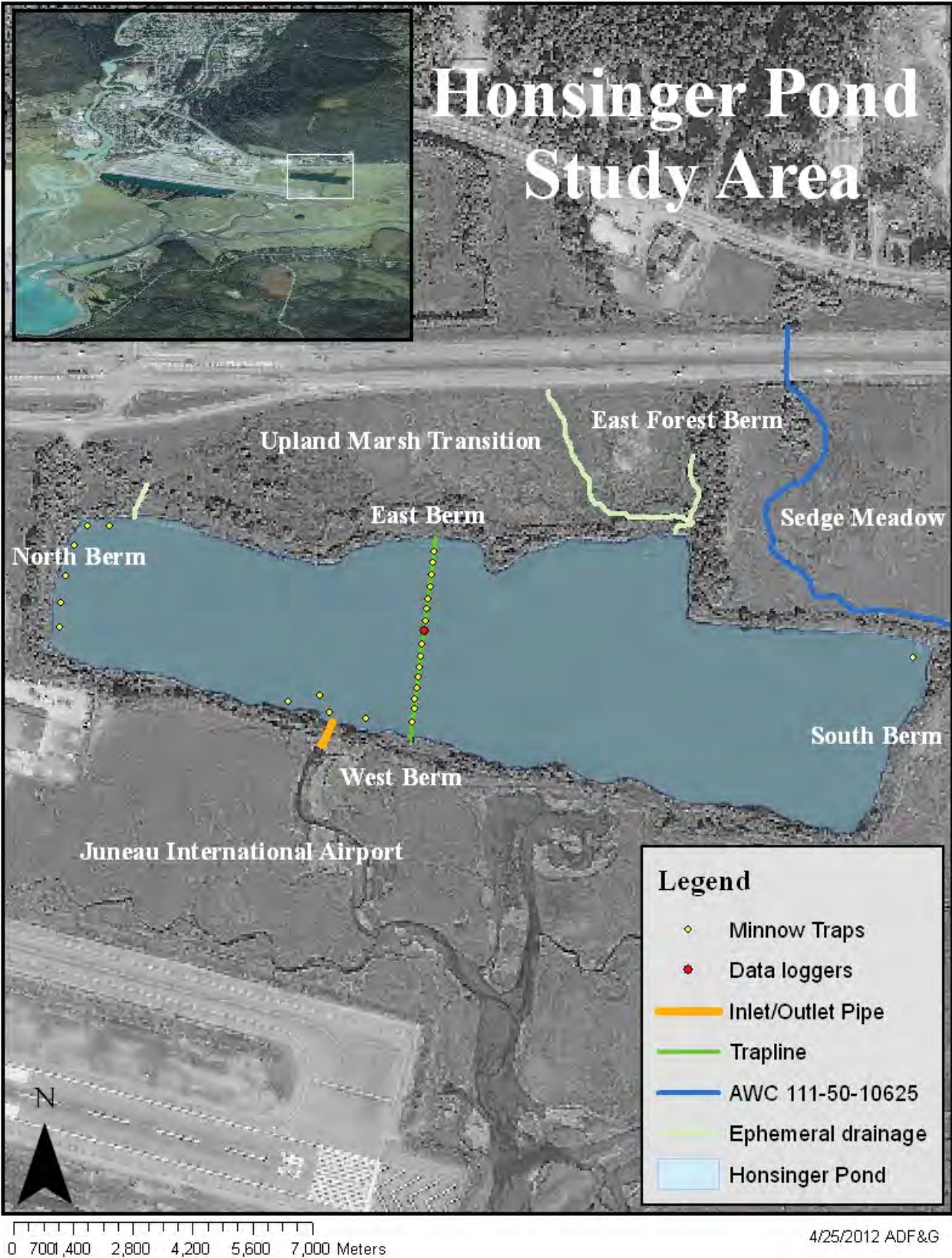


Figure 2. Honsinger Pond study area.



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<sup>1</sup> 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 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 plaineain *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.

---

<sup>1</sup> 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 remnants 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 ephemeral 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 13<sup>th</sup> through April 13<sup>th</sup>, 2012. The swans departed in pairs during our study, with the final lone swan and all other waterfowl absent on our April 13<sup>th</sup> 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 13<sup>th</sup>, 2012, when the pond was frozen except at the margins. On March 15<sup>th</sup>, 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 3<sup>rd</sup> (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 13<sup>th</sup>, 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 14<sup>th</sup> to April 13<sup>th</sup>, 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 14<sup>th</sup> and March 27<sup>th</sup> we set and pulled 4 minnow traps near the west berm culvert inlet. We set six traps at the north berm nearshore surface March 27<sup>th</sup> through April 5<sup>th</sup>, 2012. On March 15<sup>th</sup>, 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 13<sup>th</sup>, 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 13<sup>th</sup> through March 27<sup>th</sup> 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  $\mu\text{S}$ , salinity ppt, dissolved oxygen mg/L, and temperature  $^{\circ}\text{C}$ . 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 27<sup>th</sup>, 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<sup>2</sup> has lower conductivity than salt water<sup>3</sup>. For instance, the conductivity<sup>4</sup> of drinking water in the United States ranges from 50 to 1,500  $\mu\text{S}/\text{cm}$  (APHA 2012). Comparatively, the conductivity of seawater, depending on salinity, temperature and pressure, is about 54,000  $\mu\text{S}/\text{cm}$ . The conductivity in Honsinger Pond for samples collected from surface waters near the pond margins on March 13<sup>th</sup> and 15<sup>th</sup> fall within the range of those found in fresh water. However, all other conductivity samples suggest brackish water<sup>5</sup>, 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)<sup>6</sup>. 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

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<sup>2</sup> Fresh water has less than 5 parts per thousand dissolved salts.

<sup>3</sup> Salt water has more than 30 parts per thousand dissolved salts.

<sup>4</sup> The ability of water to conduct electricity.

<sup>5</sup> Brackish water has between 5 and 30 parts per thousand dissolved salts.

<sup>6</sup> Page 18.

concentration in the sample taken from the west side of the pond, the March 13th and 15th conductivity samples, 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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 Steve Brockmann, USFWS, Juneau  
 Mary Goode, USFWS, Juneau  
 Diane Mayer, SEAL Trust, Juneau



Trumpeter 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 14<sup>th</sup> and March 27<sup>th</sup>, 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 27<sup>th</sup> through April 5<sup>th</sup>, 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 16<sup>th</sup> through March 24<sup>th</sup>, 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 27<sup>th</sup> through April 2<sup>nd</sup>, 2012.

| Trap # | Distance<br>Across m | Water<br>Depth m | Trap<br>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 5<sup>th</sup> through April 13<sup>th</sup>, 2012.

| Trap # | Distance<br>Across m | Water<br>Depth m | Trap<br>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 13<sup>th</sup> through March 27<sup>th</sup> 2012.

| <b>Legend</b> |          |         |             |         |               |                    |            |              |           |             |        |
|---------------|----------|---------|-------------|---------|---------------|--------------------|------------|--------------|-----------|-------------|--------|
|               |          | Extech  | Oakden      | YSI 85  | Tossed Result | Out of Range       | No Attempt |              |           |             |        |
|               |          |         |             |         | T             | OR                 |            |              |           |             |        |
| Date          | Location | Depth m | H2O 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 25<sup>th</sup>, 2008 through December 21<sup>st</sup>, 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<br>m                  | H2O<br>Temp<br>°C | pH           | DO<br>mg/L           | Conductivity<br>µS/cm | Iron<br>mg/L | Salinity<br>ppt | Turbidity<br>NTU | Ice<br>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<br>bottom           | 0                 |              | 13.11<br>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<br>middle<br>bottom |                   |              | 9.72<br>8.60<br>7.94 |                       |              |                 |                  | 30        |
| 12/28/10      | outlet   | surface<br>middle<br>bottom |                   |              | 8.06<br>7.84<br>7.15 |                       |              |                 |                  | 25        |
| 12/21/12      | inlet    | surface<br>middle           | 2.0<br>1.6        | 7.07<br>7.01 | 13.46<br>12.54       | 83.45<br>-            | 3.1<br>-     | < 0.4<br>-      |                  |           |
| 12/21/12      | outlet   | surface<br>middle           | 1.2<br>1.2        | 7.49<br>7.23 | 13.86<br>15.16       | 77.65<br>-            | 2.5<br>-     | < 0.4<br>-      |                  |           |
| Fish Friendly |          |                             | < 15              | 6.5-<br>8.5  |                      | < 5000                | < 1          | < 5             |                  |           |



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**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/permited for electrical utility installation. I don't want to assume because FM, H2O 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



(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:** 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.

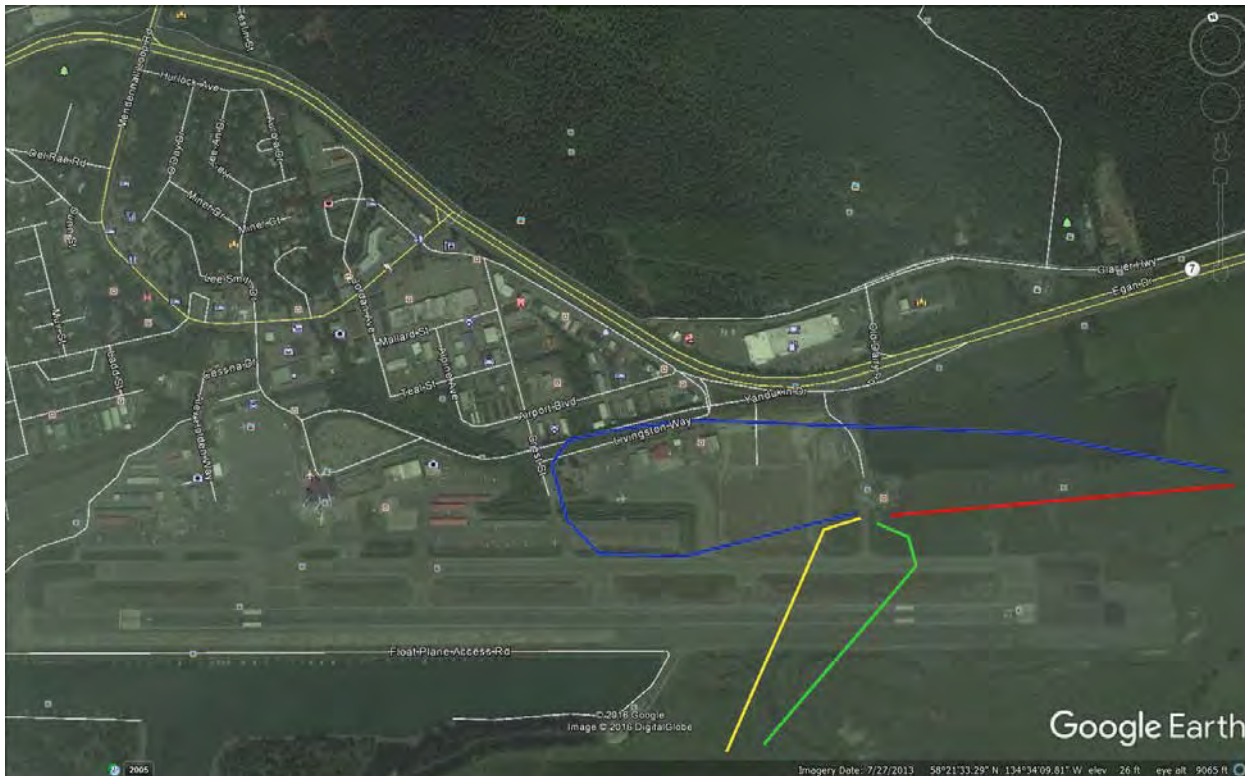
**Conditional Use/Rezone:**

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 reversed 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. Routes would be reversed for wind direction i.e. East/West flow.*

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 (MALSR). 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). Maplesden 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 Honsinger 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).
- 3) \*Land Swap. Public Access in exchange for other adjacent property for airport use.
- 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)

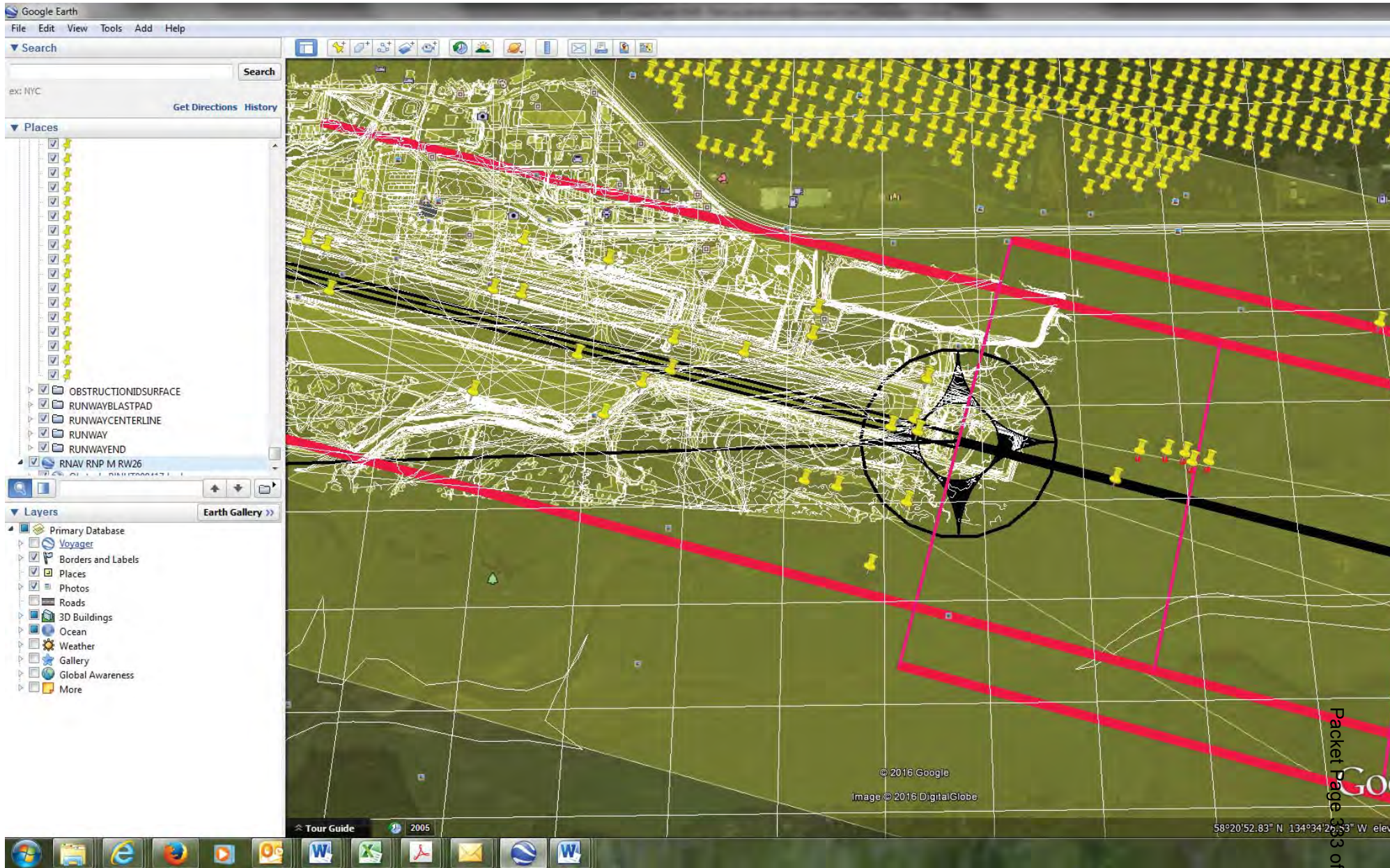
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2. ACRP Report 27. Enhanced Airport Land Use Compatibility, Volume 1: Land Use Fundamentals and Implementation Resources.

**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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**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](mailto:Patty.Wahto@jnuairport.com)



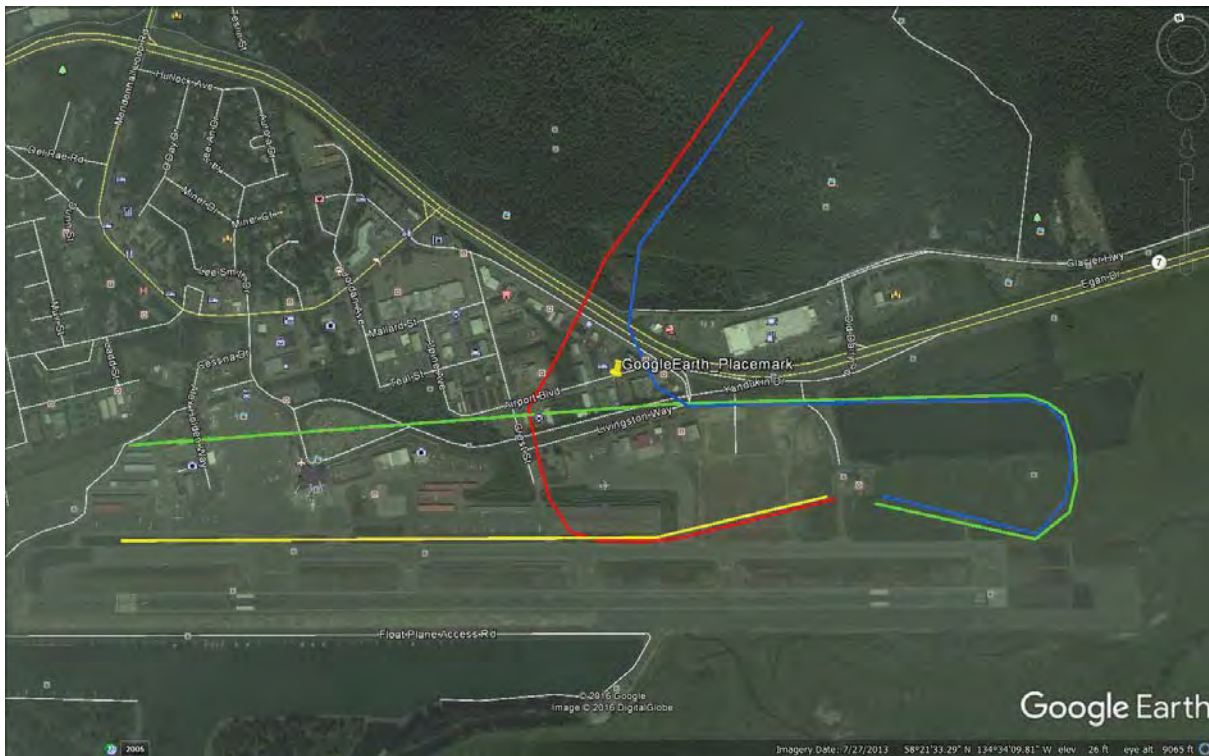
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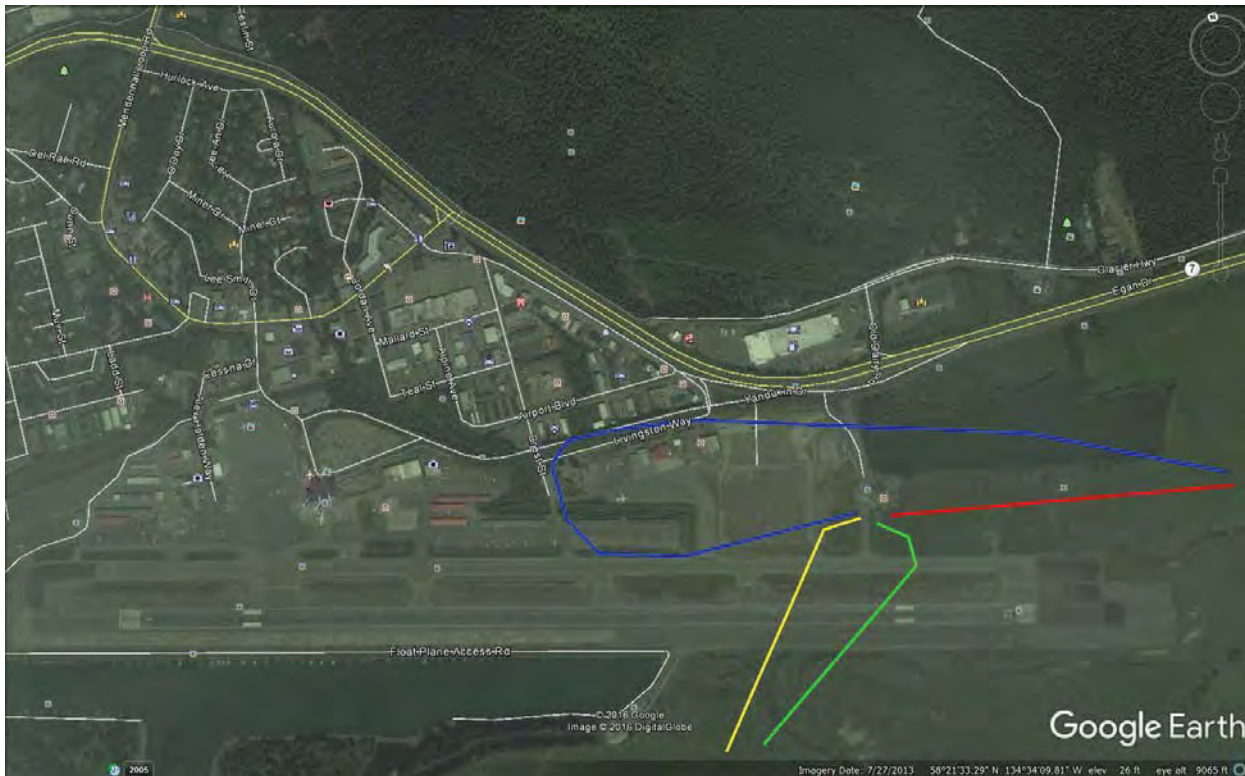
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**Conditional Use/Rezone:**

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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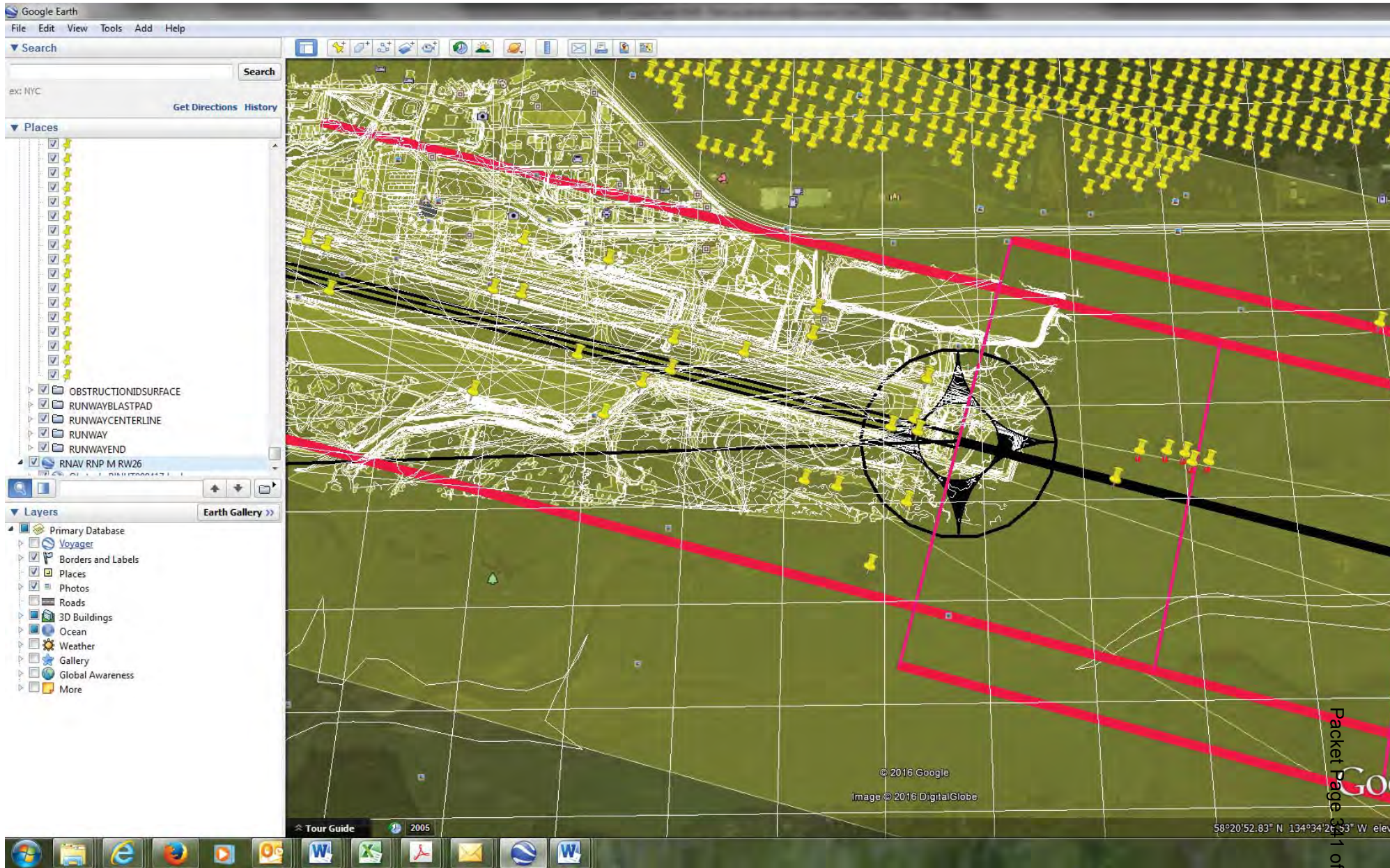
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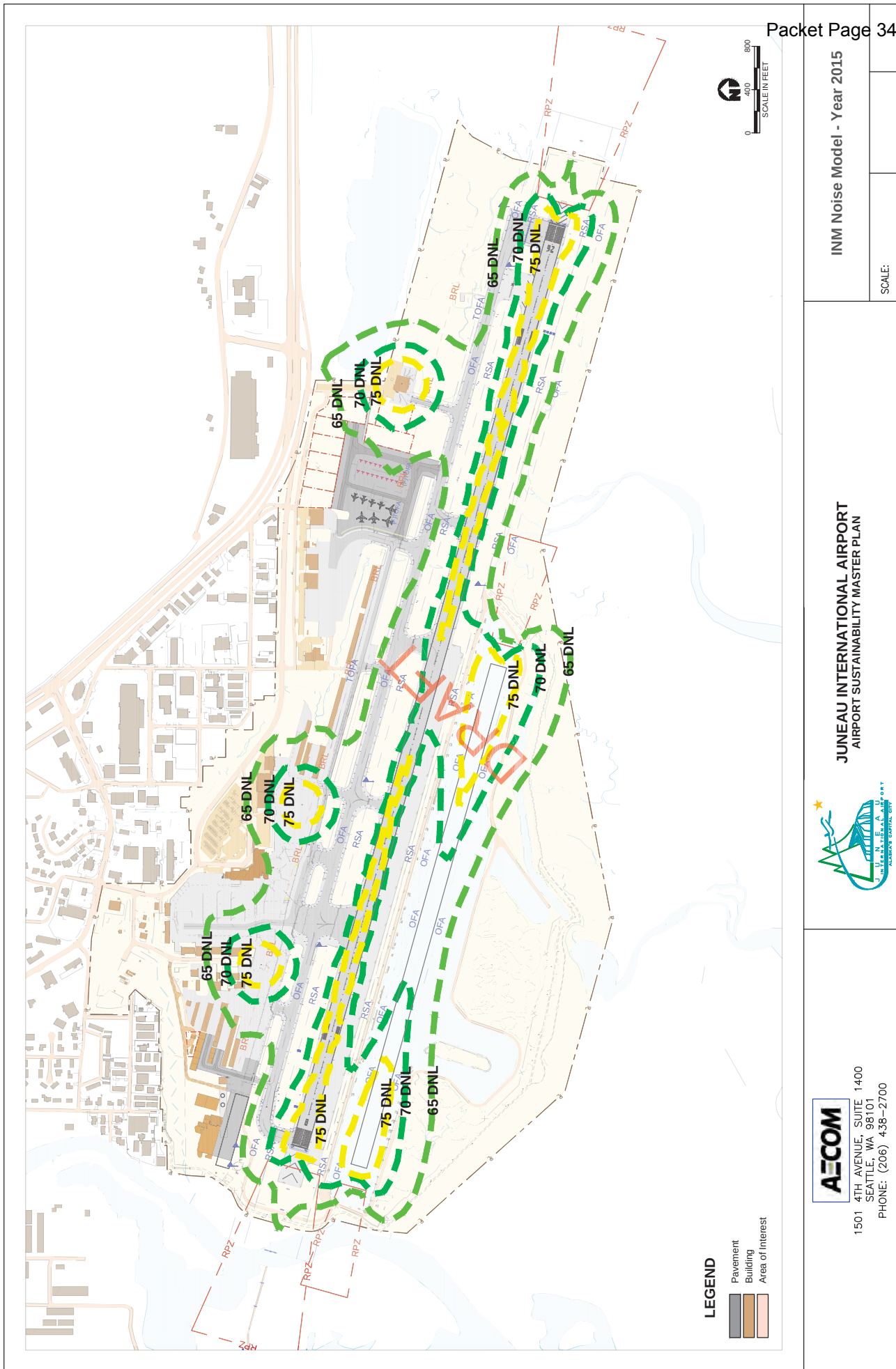
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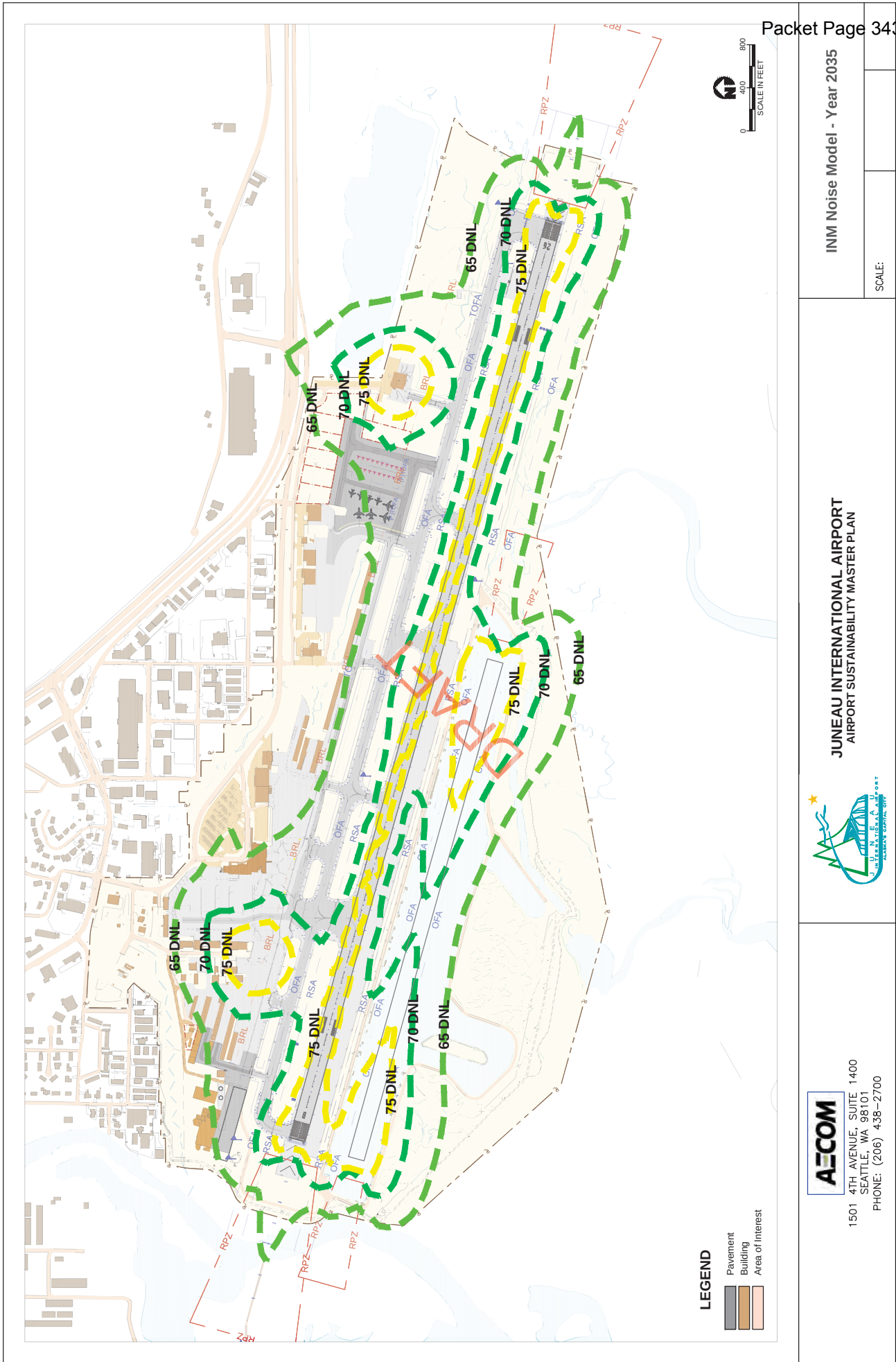
# JUNEAU INTERNATIONAL AIRPORT AIRPORT SUSTAINABILITY MASTER PLAN

INM Noise Model - Year 2015

SCALE:



1501 4TH AVENUE, SUITE 1400  
SEATTLE, WA 98101  
PHONE: (206) 438-2700





# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



Packet Page 344 of 421

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02 1W  
0001374838 SEP 24 2019



155 S. Seward Street Juneau, Alaska 99801

TO:

CITY AND BOROUGH OF JUNEAU AIRPORT  
1873 SHELL SIMMONS DR STE 200  
JUNEAU, AK 99801

Proposed Phased  
Major Subdivision

GRAPHIC BY BOZ

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](mailto: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>



(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 requiemtns after the first phase is compelted.





(907) 586-0715  
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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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 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 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



(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:** 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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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/](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.

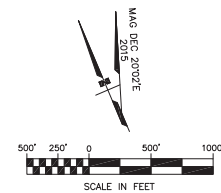
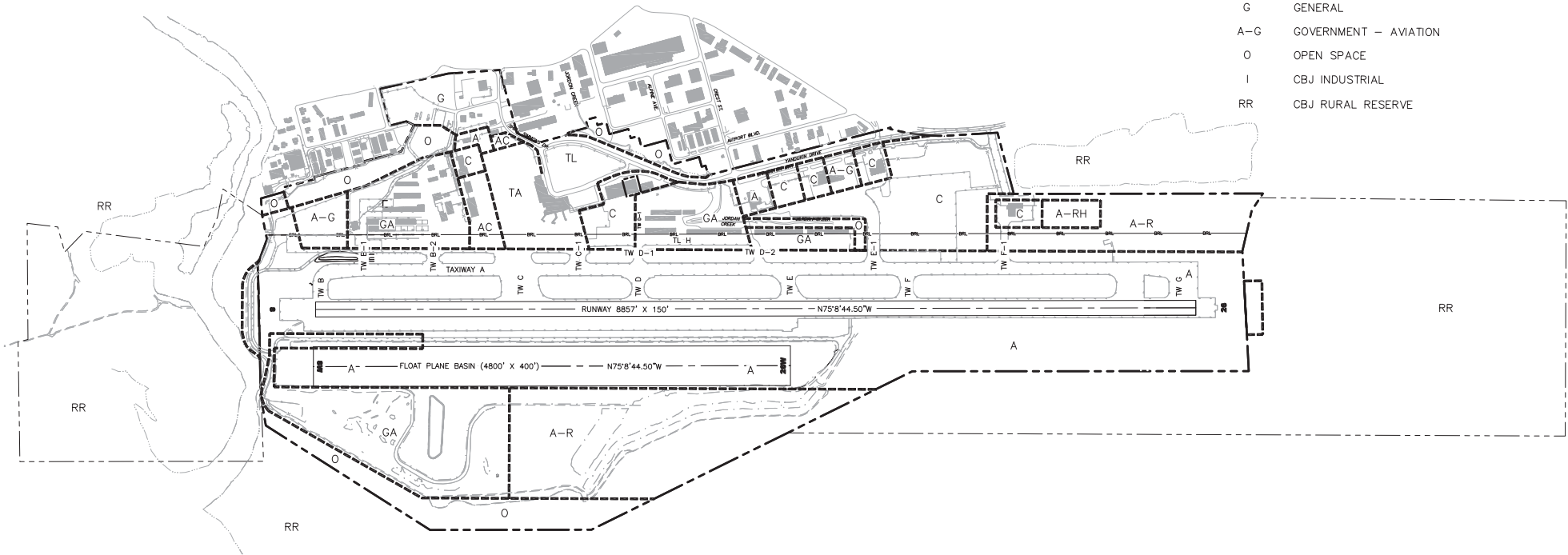
Molly Lamrouex  
Compliance Program Manager

LEGEND

- EXISTING PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING TRACT LINE
- LAND USE BOUNDARY
- 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



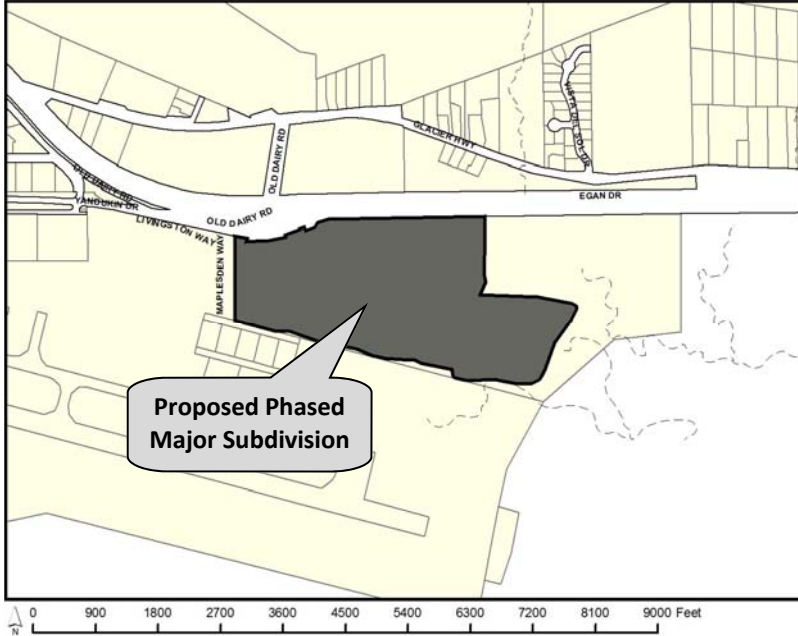
|                                                                             |            |                                  |  |
|-----------------------------------------------------------------------------|------------|----------------------------------|--|
| Packet Page 352 of 421                                                      |            |                                  |  |
| JUNEAU AIRPORT<br>JUNEAU, ALASKA<br>AIRPORT LAYOUT PLAN<br>AIRPORT LAND USE |            |                                  |  |
| DATE                                                                        | 06/20/2010 | SHEET 1                          |  |
| BY                                                                          | DATE       | REVISION                         |  |
| DOWL                                                                        | 4/26/16    | FUTURE APRON AND LAND USE UPDATE |  |
| DOWL                                                                        | 2/20/14    | ASBUILT UPDATE                   |  |



# New Hearing Scheduled

RE: Proposed Phased Major Subdivision

*Your Community, Your Voice*



155 S. Seward Street Juneau, Alaska 99801

TO:

You are receiving this notice regarding an application being heard 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. This hearing has been scheduled for **February 25, 2020**.

## TIMELINE

Staff Report expected to be posted **Tuesday, February 18, 2020** at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>  
Find hearing results, meeting minutes and more here as well.

**Now through February 3, 2020**

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included in the staff report.

**February 4 through 12 noon, February 21**

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, February 25, 2020**

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.

**February 26**

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: [pc\\_comments@juneau.org](mailto: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>



# SMP2019 0003

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

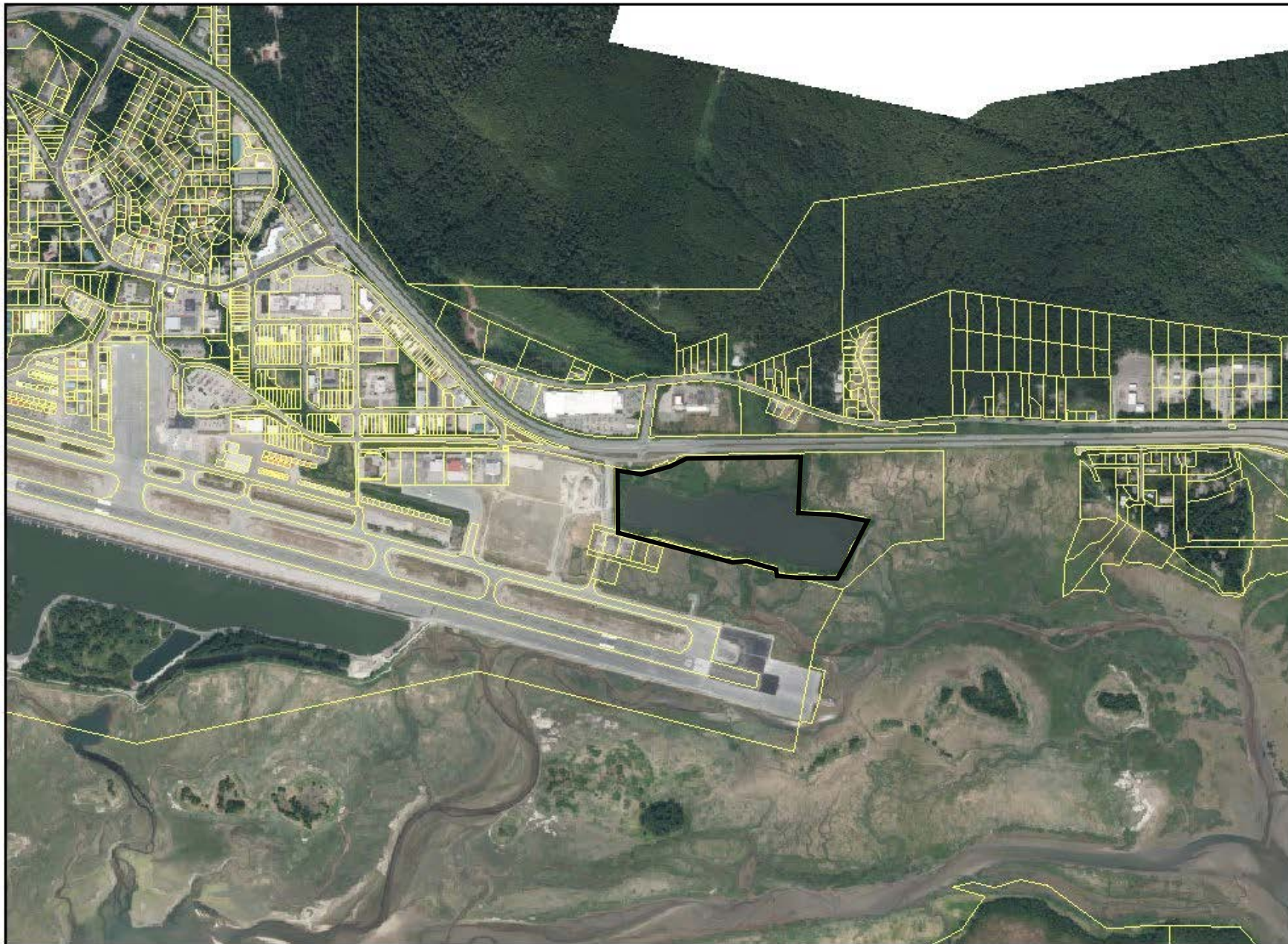
Staff recommends that the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plat for Honsinger Pond Subdivision Phase 1.



# Background Information

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| Applicant:                               | Bicknell, Inc.                |
|------------------------------------------|-------------------------------|
| Site Size:                               | 50.53 Acres                   |
| Zoning:                                  | Rural Reserve and Industrial  |
| Comprehensive Plan Land Use Designation: | Resource Development          |
| Utilities:                               | Public Water & Sewer Proposed |

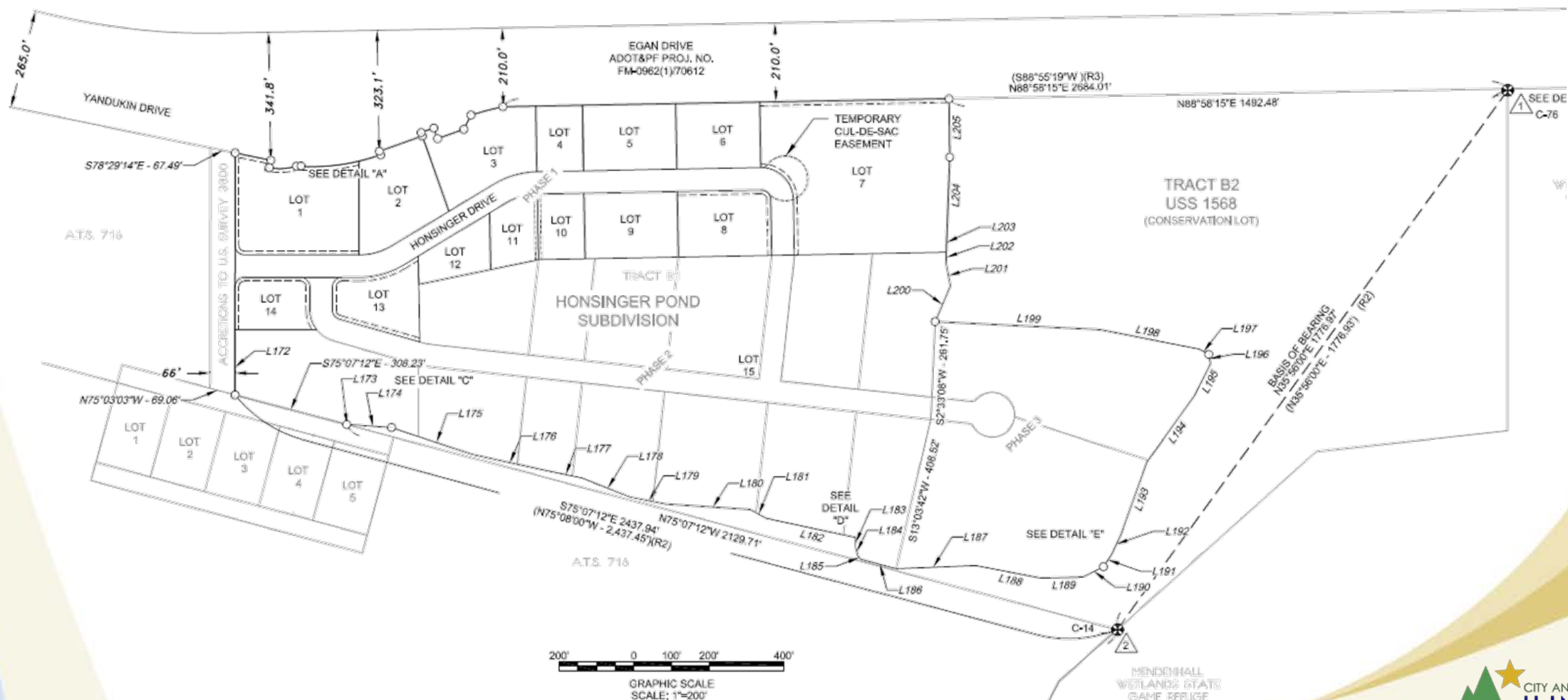


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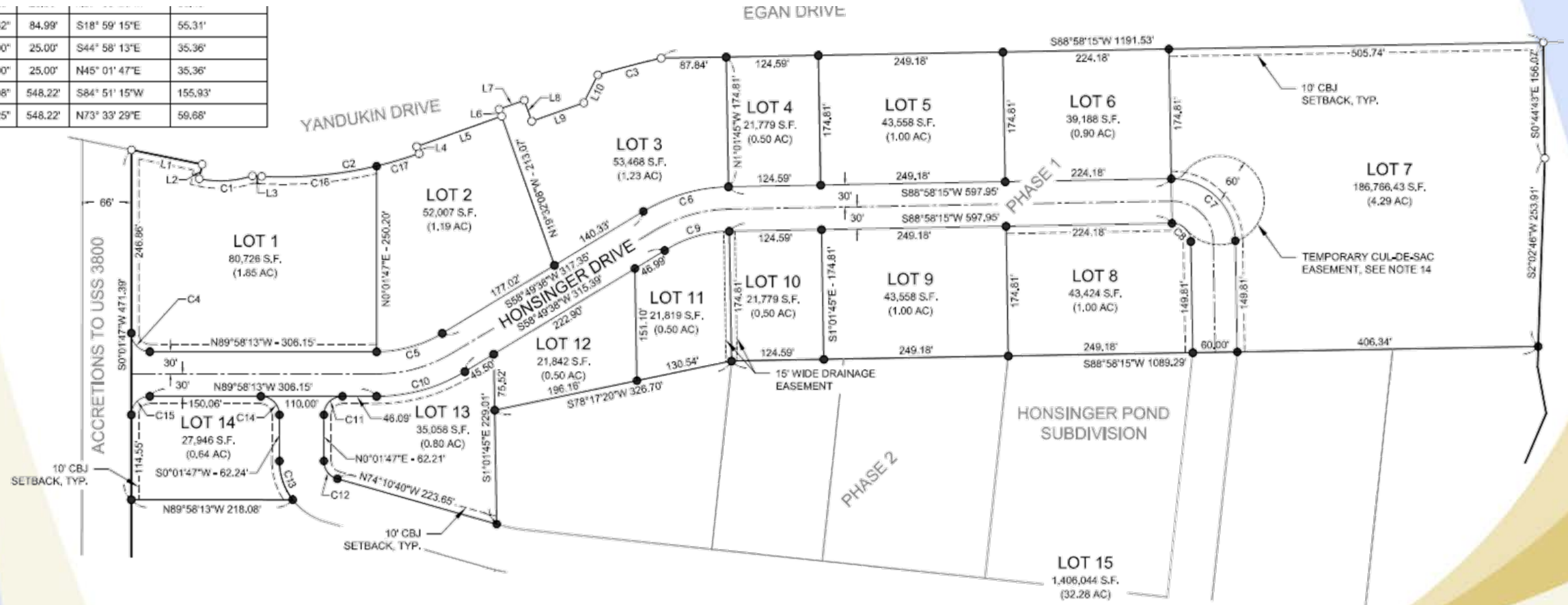


# Proposal: Phased Major Subdivision



# Proposal: Phase 1

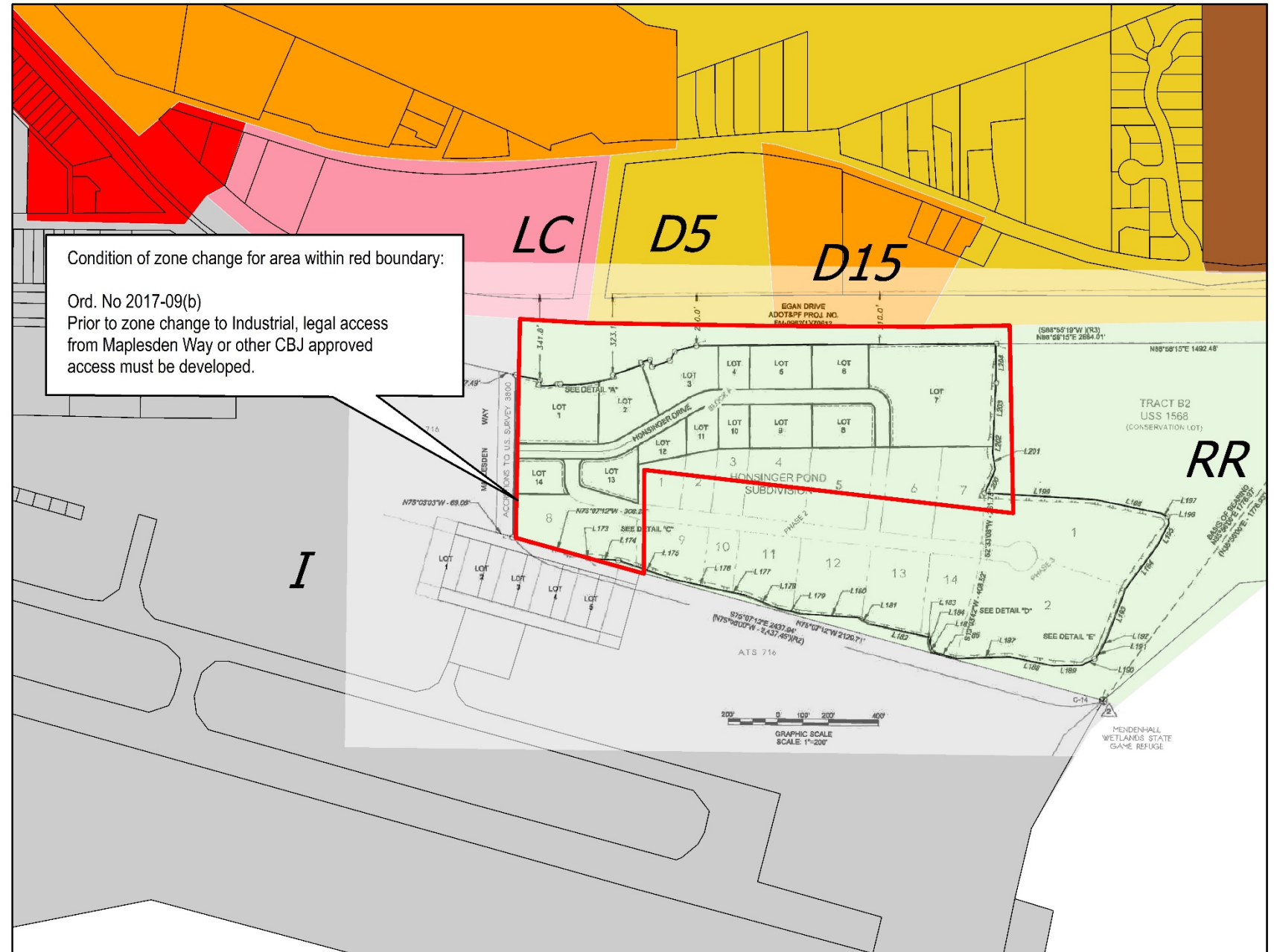
|        |         |               |         |
|--------|---------|---------------|---------|
| 7° 52' | 84.99'  | S18° 59' 15"E | 55.31'  |
| 7° 00' | 25.00'  | S44° 58' 13"E | 35.36'  |
| 7° 00' | 25.00'  | N45° 01' 47"E | 35.36'  |
| 1° 08' | 548.22' | S84° 51' 15"W | 155.93' |
| 1° 25' | 548.22' | N73° 33' 29"E | 59.68'  |



# Zoning

AME20160007 –Rezone from Rural Reserve to Industrial 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)).





# Zoning

| 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          |

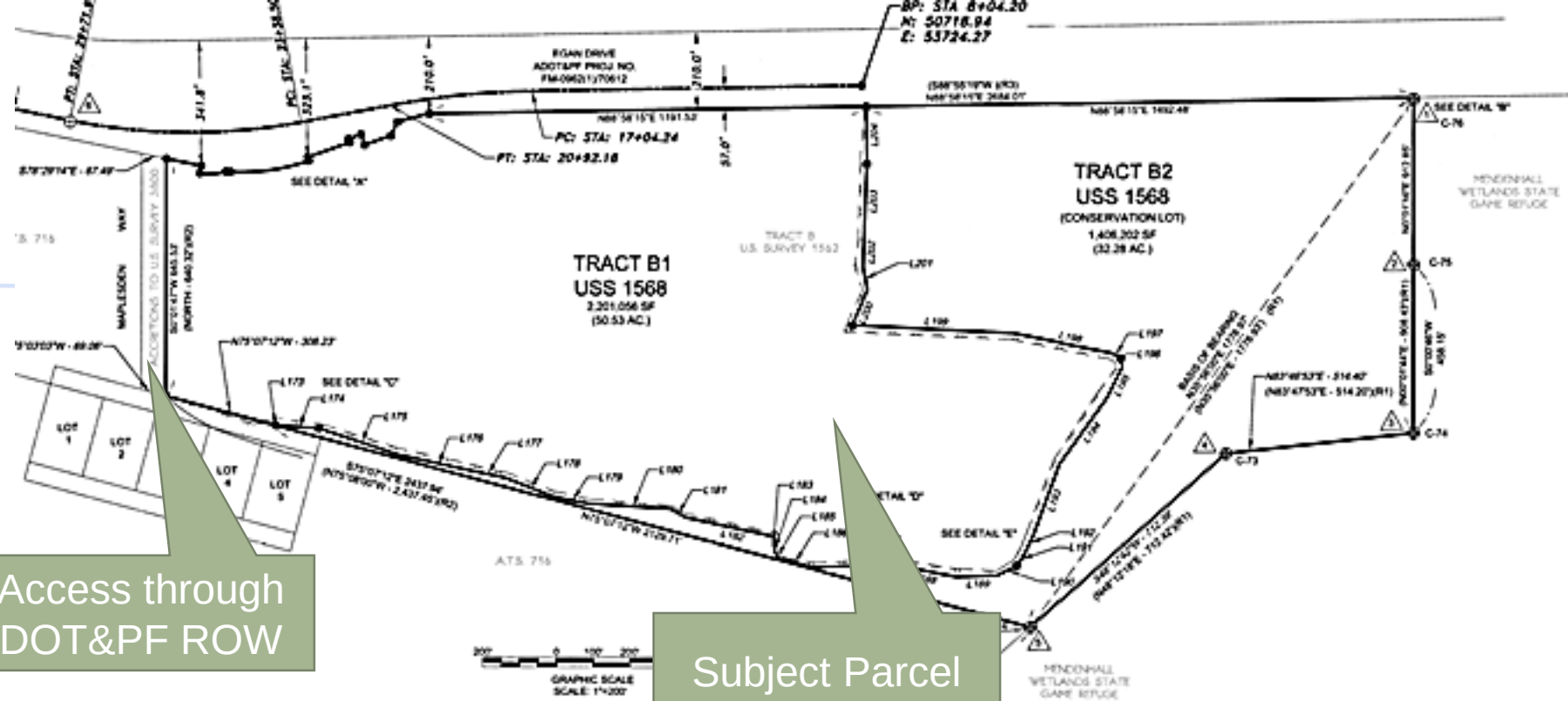
\*\* CBJ 49.25.400 Note 3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line. This note would apply to all common property lines between the Rural Reserve and Industrial zoning districts.

# Access

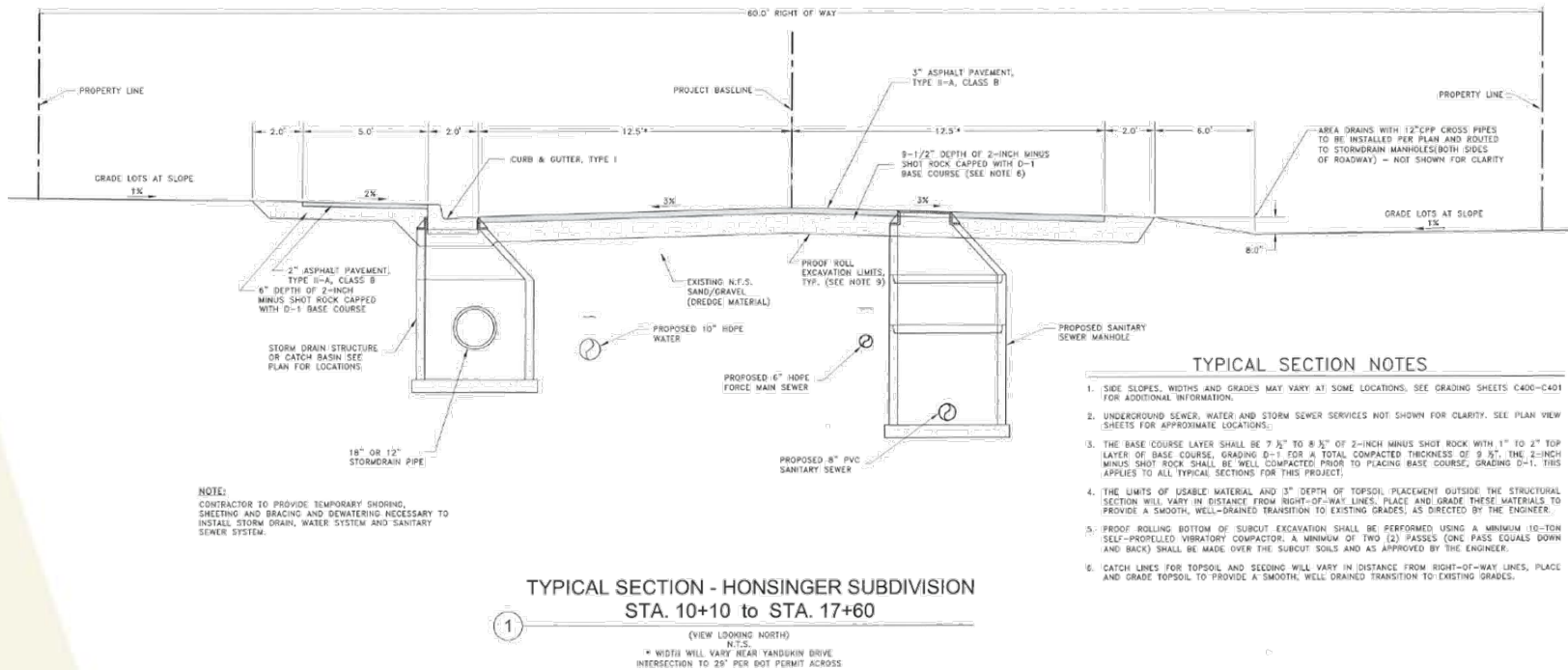
Honsinger Drive will be constructed to CBJ standards for acceptance and maintenance.

Access through DOT&PF ROW

Subject Parcel



# Access – Construction Standards



Applicant Proposes:

- 60' ROW
- 25 foot paved travel way
- 5 foot sidewalk on one side of the street.

This is consistent with the standards for a roadway experiencing 212-499 ADTs.

# Access: Construction Standards

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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:

*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.*

Staff report Attachment I, Page 170

Please note: this section was incorrectly cited on staff report page 24

# Traffic Impact Analysis

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”. ADTs within the subdivision will be monitored by CBJ and DOT&PF when specific uses are proposed for each parcel.

Examples:

| Use                      | ADTs                                        |
|--------------------------|---------------------------------------------|
| General Light Industrial | 6.97 ADTs per 1000 sq. ft. Gross Floor Area |
|                          | 51.80 ADTs per Acre                         |
| Warehousing              | 3.56 ADTs per 1000 sq. ft. Gross Floor Area |
|                          | 57.23 ADTs per Acre                         |

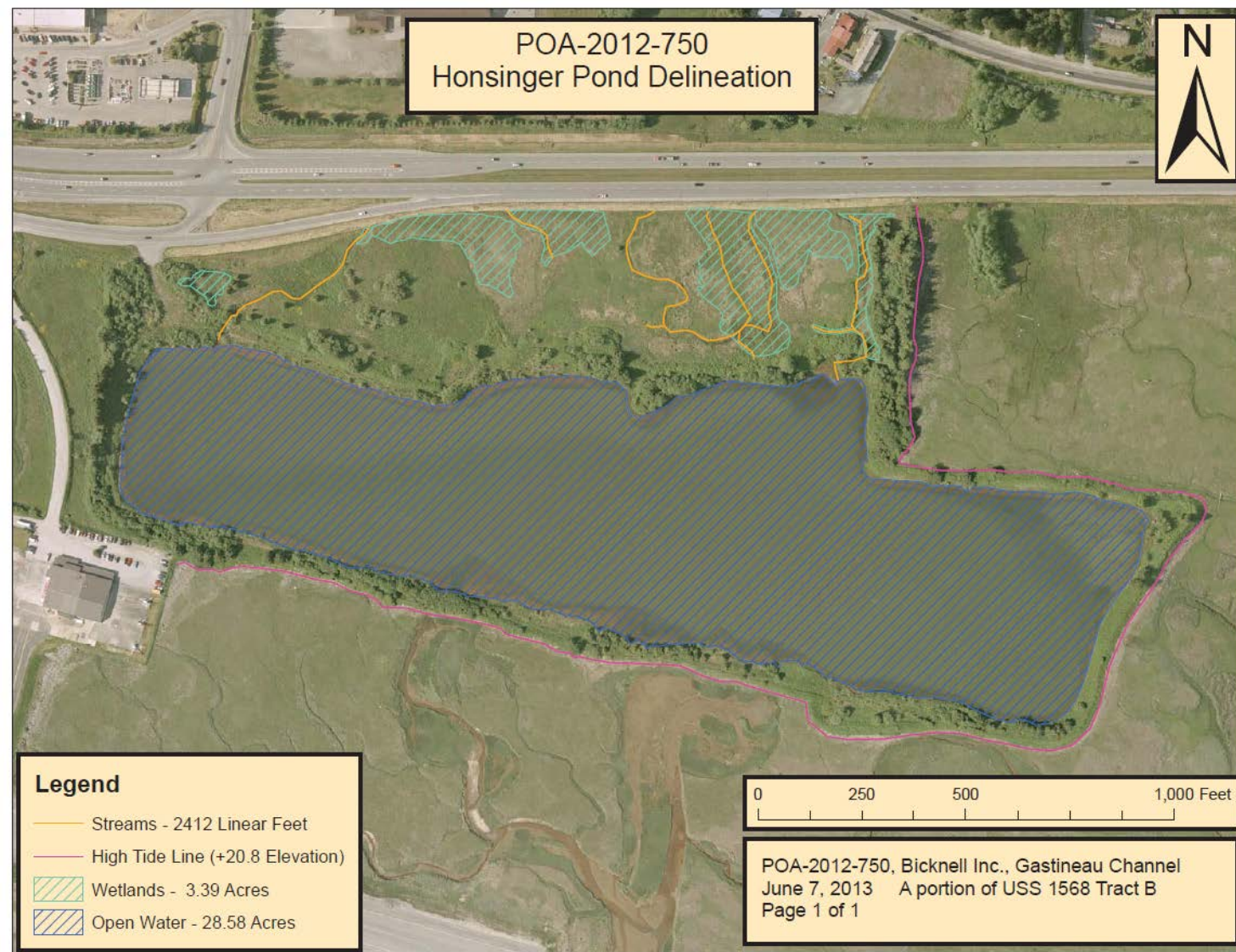


# Wetlands

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.

The Wetlands Review Board reviewed the 2017 rezone and determined further review by the board would be necessary once specific development is proposed for the parcel.

When specific uses are proposed for the parcel, a review by the board may be required.





# Habitat

- There are no known anadromous waterbodies on the subject parcel. However, 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.
- 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.”



Figure 3. Sedge meadow south of pond.



Figure 4. Upland marsh transition east of pond.



Figure 5. Trumpeter swans in pond.

Photo Source: ADF&G 2012 Trip Report

# Agency Review

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- Capital City Fire & Rescue, Alaska Department of Transportation and Public Facilities, the CBJ Building Code Official, and AEL&P stated they have no objections to the proposed subdivision.
- CBJ Engineering and 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. Final construction drawings will be reviewed and approved by CBJ Engineering and Public Works.
- Juneau International Airport and Federal Aviation Administration – Primary concerns are access to the subdivision and future uses of the lots created through this subdivision. There may be future limitations to the use of the parcels created due to the proximity to the airport.
- Alaska Department of Fish and Game – No issues. Comments discussed in Habitat section.

# Public Comments

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- Staff received one public comment regarding the proposed subdivision, see the additional materials packet.
- George Danner 02/16/2020 – Danner requests the Planning Commission require screening of the proposed subdivision from the public ROW.

# Findings

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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.



# Findings

(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.**

# Additional Materials Memo

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Please be aware that staff has changed the order of conditions and formatting. For example, all conditions that start with “prior to final plat approval” are now grouped. Staff has also reorganized some of the wording. **The intent of each condition has not changed.**

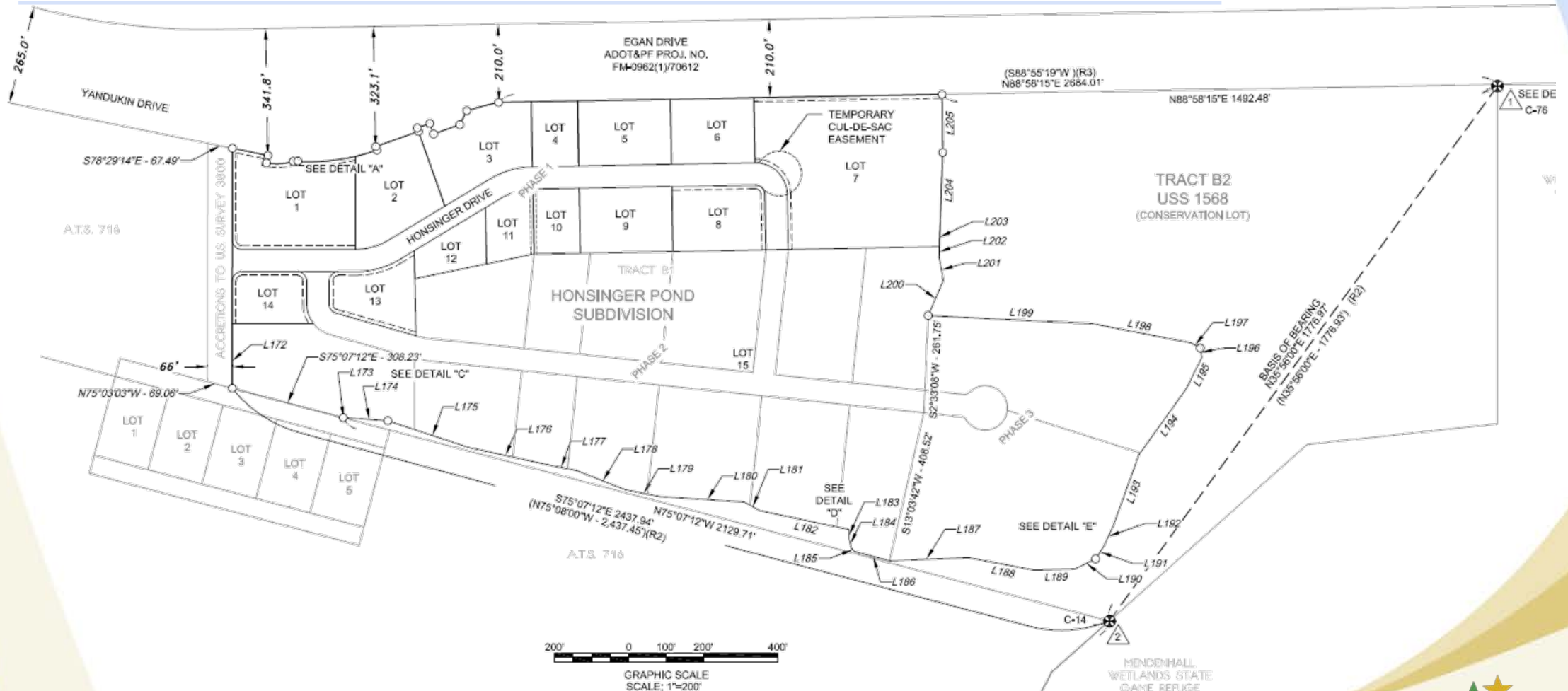
# Recommendation

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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 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 signed and stamped 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

# Questions?





## 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).

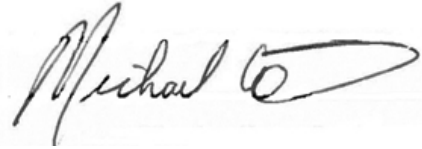
Effective Date: The permit is effective upon approval by the Commission, February 25, 2020.

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.



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

**Date:** February 14, 2020

**TO:** Michael LeVine, Planning Commission Chair

**FROM:** Allison Eddins, Planner II *A. Eddins*

**CASE NO.:** AME2019 0015

**RE:** *South Douglas-West Juneau Area Plan* Steering Committee Recommendations

The *South Douglas-West Juneau Area Plan* is the City Borough of Juneau's (CBJ) fourth area planning effort since 2015. Consultants have been hired to work closely with Community Development Department (CDD) staff to conduct extensive public outreach to craft a vision for the area. The resulting plan will translate the vision into an action-oriented strategy that enhances the South Douglas-West Juneau area, leverages assets, creates place-making opportunities, and updates zoning. The steering committee will guide CDD staff through the visioning and plan development process.

CDD and the consultants, Corvus Design, hosted a kick-off meeting on January 15, 2020. The public meeting was held at the Douglas Public Library and had over 70 attendees. Attendees shared their 10-year and 20-year visions for South Douglas-West Juneau, and identified opportunities, challenges and past accomplishments. At the public meeting and through ongoing outreach efforts, staff notified the public that steering committee applications were being sought and provided applications to interested meeting attendees.

At the time of this memo, 14 applications have been received. Staff recommends that the Planning Commission appoint the following nine applicants to the Steering Committee. The selection was based on a round table review of applicants by staff. Based on the applications and, in some cases, staff discussions with applicants at the kick-off meeting, it was clear some applicants clearly merited selection when considering specific interests, committee and professional experience, property ownership, etc. that are known to be particularly relevant and important to the planning area. There were other applicants where it was difficult to separate or explicitly articulate why one should be selected rather than another. The Steering Committee selection is subjective and does not lend itself to an artificially objective selection regime. Staff welcomes any amendments by the Planning Commission to the recommended list.

All steering committee applications are attached, as well as an evaluation matrix. The applicants represent various interests – local residents, business owners, property owners, hikers, hockey players, and other community representatives – and will contribute to an efficient and effective planning process, ensuring fairness and transparency.

Staff would like to thank all applicants for their interest in serving on the committee and hope that those not selected will continue to attend public meetings and events as they relate to this planning effort. Their continued engagement in this planning process is critical to a successful plan and the future implementation.

Michael LeVine, Planning Commission Chair

*South Douglas-West Juneau Area Plan* Steering Committee Recommendations

Page 2 of 2

- Carole Bookless
- Frank Delaney
- Rebecca Embler
- Norton Gregory
- Arnold Liebelt
- H. Erik Pederson
- Robert Sewell
- Linda Snow
- Joyce Vick

**Attachment A** – Steering Committee Applications

**Attachment B** – Applicant Summary Matrix

**Attachment C** – Steering Committee Job Description

**Attachment D** – Area Plan Guidelines



CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 31 Jan 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): Carole BooklessMAILING ADDRESS: P.O. Box 240444  
Douglas, AK  
99824PHYSICAL RESIDENCE: 306 E Street  
Douglas, AK  
99824 (no mail delivery)TELEPHONE: (home) (907) 500-9900 (work) \_\_\_\_\_E-MAIL: sealehuce-1@yahoo.com

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 306 E St., Douglas☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 306 E Street☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 306 E Street☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:****LOCATION OF EMPLOYMENT:**

*Juneau School District, currently @ DHMS  
 previously 5 years @ Gastineau/Sayeik School*

**LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:**

*350 Juneau off+on Trail Mix off+on  
 JEA, Nature Conservancy member, Sierra Club member*

**LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:****LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:**

*Trail walking, biking, beach walking,  
 art, photography*

**ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?**

*school related issues, disability issues,  
 senior (age) issues, school age youth issues*

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

**PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.**

*I am currently a Special Education teacher who taught at Gastineau for 5 years. I have taught for 7 years @ DHMS. Both schools have youth + youth w/ disabilities from Douglas. My first career was as an architect + I maintain my license in California. I have training and background in Urban Design. I also have 2 young adult children who I would like to represent.*

**SIGNATURE:** \_\_\_\_\_

*I also am an active senior w/ 2 new knees.*

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 155 S. SEWARD STREET, JUNEAU, AK 99801  
 PH 586-0715; FAX 586-4529  
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: January 22, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): MATT CATTERSONMAILING ADDRESS: PO Box 240897  
Douglas AK 99824PHYSICAL RESIDENCE: 319 B St. Douglas AK 99824TELEPHONE: (home) 315-790-2198 (work) \_\_\_\_\_E-MAIL: MATT CATTERSON@yahoo.com

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 319 B. Street☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_☐ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: Work @ AAFG Douglas - 802 3rd St.☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: Recreate extensively on South Douglas

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

ADF & G Douglas office - 802 3rd St.

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

Douglas Community Garden

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Trail Running / hiking, Boating, XC Skiing & backcountry skiing, downhill skiing, Gardening

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I do planning & permitting work for ADF & G, so I understand the importance of public process. I also worked for 2 years in Economic Development for the state of Alaska which informs my understanding of community development & planning.

SIGNATURE: \_\_\_\_\_

I thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 1/15/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): FRANK DELANEYMAILING ADDRESS: 914 3RD ST.Douglas, AK  
99804PHYSICAL RESIDENCE: SameTELEPHONE: (home) 9073602396 (work) 9073642421 x 213E-MAIL: frankd@ptalaska.org

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: \_\_\_\_\_

- ☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_

- ☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 914 third st

- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_

- ☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 914 third st, Perseverance Theatre

- ☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT: *Perseverance Theatre, Managing Director*

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER: *We are member of Juneau Chamber of Commerce*

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: *I frequent the beach, and trails*

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

*Outside of my personal ones, and those of the Theatre, no.*

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

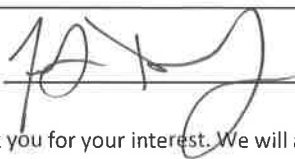
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

*We are very interested in this effort, particularly as we look at dealing with issues in our building over the next 5-10 years. I see this as a complimentary effort.*

SIGNATURE: 

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: February 6, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): Rebecca EmblerMAILING ADDRESS: 2152 Lawson Creek Rd. Apt ADouglas, AK 99824PHYSICAL RESIDENCE: 2152 Lawson Creek Rd. Apt ADouglas, AK 99824TELEPHONE: (home) (575) 770-9997 (work) \_\_\_\_\_E-MAIL: rebecca.c.embler@gmail.com

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: \_\_\_\_\_☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 2152 Lawson Creek Rd. Apt A, Douglas, AK☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT:

Eaglecrest Ski Area  
 Wings Airways (summer 2019)

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

Juneau Animal Shelter / Gastineau Humane Society Volunteer

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Hiking Trails, Sandy Beach, Walkability, Restaurants/Cafes,  
 Community areas/events

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Impacts and opportunities re: tourism

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I moved to Juneau last May to work here for the summer, but fell in love with the town and everything the surrounding areas have to offer, so plan to stay for many years to come. If appointed to the Douglas/Juneau Steering committee, I will offer the objective perspective of a newcomer, the passion of an outdoor and community enthusiast, and the dedication of a resident who has vested interest in our collective future!

SIGNATURE:

Blair 2/6/2020

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 155 S. SEWARD STREET, JUNEAU, AK 99801  
 PH 586-0715; FAX 586-4529  
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## Attachment A - Steering Committee Applications

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENT

### South Douglas-West Juneau Area Plan STEERING COMMITTEE APPLICATION FORM

DATE: February 10, 2020

*INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.*

#### GENERAL INFORMATION:

NAME (please print): Norton Gregory

MAILING ADDRESS: 1108 5th Street  
Douglas, AK 99824

PHYSICAL RESIDENCE: 1108 5th Street  
Douglas, AK 99824

TELEPHONE: (home) 723-4024 or 789-4024 (work) 780-3125

E-MAIL: nortongregory@yahoo.com

#### BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 1108 5th Street Douglas, AK 99824

☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:  
\_\_\_\_\_

☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 1108 5th Street Douglas, AK 99824

☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_

☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 1108 5th Street Douglas, AK 99824

☒ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: Chair - Douglas Advisory Board

(Continued on other side)

MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## Attachment A - Steering Committee Applications

**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT:

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: **Douglas Advisory Board, Douglas Neighbors Association, Alaska Native Brotherhood**

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: **Sandy Beach, Treadwell Ditch Trail, Mt. Jumbo, Eaglecrest, North Douglas, Savikko Park, Ice Rink, residential and commercial development, development of the back side of Douglas, Douglas Boat Harbor**

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

**My employer, THRHA owns 20 acres in the Emerald Subdivison**

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

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**SIGNATURE:** Norton Gregory

Digitally signed by Norton Gregory  
Date: 2021.02.10 18:57:57 -0800

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 1-16-20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): CHARLES KIDDMAILING ADDRESS: 911 3RD ST. APT. 4  
DOUGLAS, AK 99824PHYSICAL RESIDENCE: SAMETELEPHONE: (home) 503-358-1354 (work) \_\_\_\_\_

E-MAIL: \_\_\_\_\_

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: \_\_\_\_\_☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: SAME☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

Attachment A - Steering Committee Applications  
BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

Packet Page 392 of 421

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

SONOSKY, CHAMBERS, SACHSE, MILLER & MONKMAN - DOWNTOWN JUNEAU

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

JUNEAU HISTORIC RESOURCES ADVISORY COMMITTEE, FRIENDS OF THE LIBRARY

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

NONE

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

REGULARLY USE NEARBY TRAILS, LIBRARY

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

NO

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I HAVE A LONGSTANDING INTEREST IN PLANNING AND  
AM ALREADY TUNED INTO LOCAL PLANNING MATTERS  
AS A MEMBER OF HRAC. I THINK DOUGLAS IS A  
WONDERFUL PLACE TO LIVE AND WANT TO DO EVERYTHING  
I CAN TO SUPPORT THE BEST INTERESTS OF MY NEIGHBORS.

SIGNATURE: \_\_\_\_\_



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## Attachment A - Steering Committee Applications

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENT

### South Douglas-West Juneau Area Plan STEERING COMMITTEE APPLICATION FORM

DATE: February 9, 2020

*INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.*

#### GENERAL INFORMATION:

NAME (please print): John King

MAILING ADDRESS: PO Box 240661  
Douglas, AK 99824

PHYSICAL RESIDENCE: 907 3rd Street Apt 9  
Douglas, AK 99824

TELEPHONE: (home) 907-723-8203 (work) 907-465-3511

E-MAIL: kingj31@gmail.com

#### BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: \_\_\_\_\_

☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_

☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 907 3rd Street Apt 9 Douglas

☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_

☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_

☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## Attachment A - Steering Committee Applications

### BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

### OTHER INFORMATION:

LOCATION OF EMPLOYMENT: State of Alaska Department of Natural Resources - 400  
 Willoughby Ave

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: Trail Mix

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Sandy Beach, Savikko Park, Treadwell trails, Treadwell Ditch Trail access, downtown  
 Douglas businesses

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

### COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

### PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I have lived in three different South Douglas-West Juneau residences over the past 7 years, and would bring to the committee the perspective

of a young professional renter and homeowner. In my daily work with the Alaska Department of Natural Resources, I consult area plans created

by my department and understand the importance of decision making at the time of the plan's creation.

I understand that this application will be received after the 2/7/20 deadline, but kindly request that it be considered.

SIGNATURE: John King

Digitally signed by John King  
 Date: 2020.02.09 13:31:34 -09'00'

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 155 S. SEWARD STREET, JUNEAU, AK 99801  
 PH 586-0715; FAX 586-4529  
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: Feb 5, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): Arnold LiebeltMAILING ADDRESS: PO Box 240881  
Douglas, AK 99824PHYSICAL RESIDENCE: 1301 5th St  
Douglas, AK 99824TELEPHONE: (home) 321-3505 (work) 465-4767E-MAIL: asliebelt@me.com

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 1301 5th Street, Douglas
- ☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_
- ☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 1301 5th St Douglas
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_
- ☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_
- ☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT:

State legislature — Juneau

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

Past member — Douglas Advisory Board, JD Ice Association

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ice hockey, fishing — boating, running, hiking, family history

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Long term, balanced approach.

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

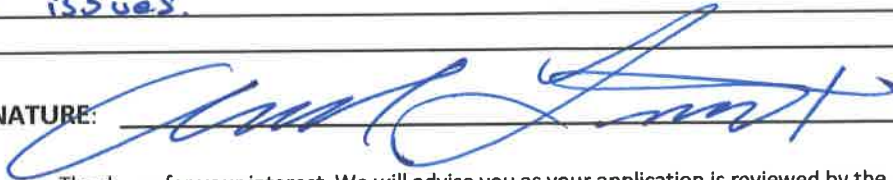
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I lived in Douglas for 30 years. My wife is 3rd generation Douglas. Want to preserve and improve quality of life and take a balanced approach to issues.

SIGNATURE: 

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## Attachment A - Steering Committee Applications

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 2/4/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): Shannon McLucasMAILING ADDRESS: 1520 3rd Street - Unit 8  
Douglas, AK 99824PHYSICAL RESIDENCE: Same as AboveTELEPHONE: (home) 206-434-5452 (work) 907-523-7920E-MAIL: shannonmclucas@hotmail.com

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: Soon To Be: 1520 3rd Street Douglas☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:  
\_\_\_\_\_☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 1520 3rd Street Douglas☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## Attachment A - Steering Committee Applications

**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT: Bobcat of Juneau

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: None

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA: None

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: The History and trails

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Maintaining the beauty

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

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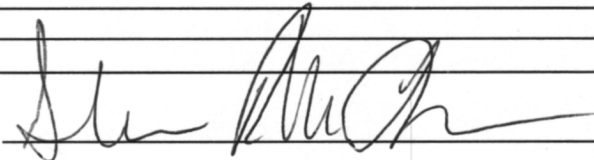
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SIGNATURE:



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 155 S. SEWARD STREET, JUNEAU, AK 99801  
 PH 586-0715; FAX 586-4529  
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 1/15/20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): H. Erik PedersenMAILING ADDRESS: 1625 2nd Street  
Douglas, AK 99824PHYSICAL RESIDENCE: "Same"TELEPHONE: (home) (907) 957-6848 (work) \_\_\_\_\_E-MAIL: surreyjak@outlook.com

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: \_\_\_\_\_☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 1625 2nd Street, Douglas, AK 99824☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT:

DOT &amp; PF

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

Perseverance Theatre, Juneau Douglas Ice Association

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Boating &amp; Hiking

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I am a Professional Land Surveyor and have extensive experience in both using and developing land use zoning. I spent many years working around engineering and construction so I have good working knowledge of design standards and how they effect projects.

SIGNATURE:



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: Jan 15<sup>th</sup>, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): Robert Sewell, RDMAILING ADDRESS: 903 5<sup>th</sup> Street  
Douglas, AK 99824PHYSICAL RESIDENCE: (SAME AS ABOVE)TELEPHONE: (home) 723-0147 (work) 465-4065E-MAIL: ROBERT.SEWELL.AK@GMAIL.COM

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 903 5<sup>th</sup> Street, Douglas (HOME)
- ☒ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:  
Rent28 (Mother-In-Law Type of Apartment / part of House)
- ☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: Live at my Home (903 5<sup>th</sup> St.)
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: (NO)
- ☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: Community Activities As Douglas Resident
- ☒ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: President, Douglas Island Neighbors Association

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT *yes*  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

## OTHER INFORMATION:

LOCATION OF EMPLOYMENT: *Division of Public Health, AK DHSS  
 350 Main St., Juneau, AK 99801*

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

*Division of Public Health, AK DHSS*  
*Douglas Island Neighbors Association*  
*Healthy Alaskans Coalition*

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

*N/A*

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

*Frequent Hiking on Douglas Island, incl. South Douglas*

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

*N/A*

## COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

*Yes, I am able to do so.*

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

*Yes, certainly, as long as options are reasonable and acceptable.*

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

*Yes, Always. I believe the government is best that listens, & there are many ways to do so.*

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

*Yes, it needs to be holistic.*

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

*Yes, the main route for this is via the Douglas Island Neighbors Association*

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

- I have a doctorate, and work in Public Health, and manage a large interagency effort, which has proven quite successful. Also I am glad to work in collaborative settings.*  
*I am a Resident and Homeowner. I have been in Alaska since 1985, and on Douglas since 1996.*  
*I have served in an organizing capacity for Douglas Island Neighbors Association for eight years.*

SIGNATURE: *John G. Seidl, Jr.*

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 155 S. SEWARD STREET, JUNEAU, AK 99801  
 PH 586-0715; FAX 586-4529  
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 1-15-20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): Elizabeth SmithMAILING ADDRESS: 517 Saint Anns Ave  
Douglas, AK  
99824PHYSICAL RESIDENCE: SameTELEPHONE: (home) (907) 957-6914 (work) sameE-MAIL: Liz Johnston 27@gmail.comBASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.  
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 517, 617, 619 Saint Anns☒ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:  
SEERF, LLC & LIZ Smith Law - have office downtown but most work  
done at 517 Saint Anns. #1061730, #2090142☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 517 Saint Anns☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 802 3rd Street - part-time contract work as  
an Administrative Law Judge, dog walk & run throughout  
plan area  
☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



Attachment A - Steering Committee Applications  
BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

Packet Page 404 of 421

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: self-employed Attorney & Health Coach

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

Toastmasters, Aukean Triathlon Board, ski sale committee, chamber of commerce, Juneau Bar Association

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

Landlord (rent property), work from home much of the time, work part-time at 802 3rd street (state building in Douglas)

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Dog walking, running, bike riding, hiking - our bike is largely on Douglas. Husband works full time at 802 Douglas

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

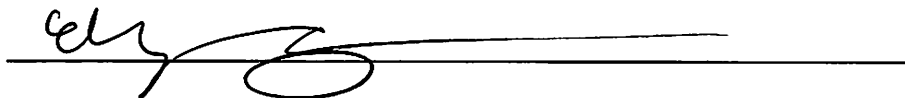
Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I live, work, and care about this area. I am very interested in community planning.

SIGNATURE:



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 1/16/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): LINDA SNOWMAILING ADDRESS: 900 1ST STREET, UNIT 12  
DOUGLAS, AK 99824PHYSICAL RESIDENCE: 900 1ST STREET, ~~AK~~ UNIT 12 (DOCKSIDE CONDOS)  
DOUGLAS, AK 99824TELEPHONE: (home) 780-6106 (work) 780-6106E-MAIL: ljsnow@ak.net

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 900 1ST STREET, UNIT 12 DOUGLAS☒ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:  
SOUTHEAST STRATEGIES, 900 1ST STREET, UNIT 12, DOUGLAS AK BUS LIC: 264797☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 900 1ST STREET, UNIT 12, DOUGLAS☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: 900 1ST STREET, UNIT 12, DOUGLAS  
RECREATE - HIKE, ETC, ALL OVER THE PLAN AREA.  
PERSEVERANCE THEATRE☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



## BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

## OTHER INFORMATION:

LOCATION OF EMPLOYMENT: SELF. CONSULTANT - ECONOMICS AND PLANNING  
900 1ST STREET, UNIT 12, DOUGLAS

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

VOLUNTEER FOR TREADWELL HISTORIC SOCIETY

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

SOUTHEAST STRATEGIES - CONSULTING FIRM

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

HIKING/WALKING ALL OVER THE  
PLAN AREA. PERSEVERANCE THEATRE, ISLAND PUB, ETC. TREE LIGHTING,  
4TH OF JULY

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

DOUGLAS COMMUNITY. KEEPING IT THRIVING, FRIENDLY AND SAFE.  
ILLUMINATING THE INTERESTING HISTORY.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SEE ATTACHED.

SIGNATURE:

Linda J. Snow

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

**Addendum to Application for the South Douglas/West Juneau Area Plan Steering Committee**

Contact Info: Linda J. Snow

900 1<sup>st</sup> Street, Unit 12 (Dockside Condos)

Douglas, AK 99824

Phone: 907-780-6106, E-mail: [ljsnow@ak.net](mailto:ljsnow@ak.net)

**Relevant Personal Qualifications:**

- Lived in the Juneau area most of my life. I am a 4<sup>th</sup> generation Juneauite.
- Lived in South Douglas and West Juneau several times in my life. Most recently, I own and live in a condo at Dockside on 1<sup>st</sup> Street - 2007 to present.
- Interested in, and knowledgeable about the history of Douglas and Treadwell. My family lived and worked in Treadwell, and performed theatre in Douglas.
- Semi-retired, so have time and energy for this effort.
- Do my homework, pay attention, and carefully weigh my decisions.
- Passionate about the wellbeing of my community.
- Dependable.

**Relevant Professional Experience:**

- Over 30 years of experience as an economist and planner. Much of my work involves transportation, land use, and economic development planning, and feasibility analysis.
- Operate an economic and planning consulting firm (Southeast Strategies) – 1999 to present.
- Have drafted, reviewed, and suggested edits for sections of the CBJ Comprehensive Plan - 2008 (for Planning Commission) and 2012 (for Juneau Economic Development Council).
- Updated Juneau's Housing Needs Assessment for Juneau Economic Dev. Council - 2012.
- Worked half time as transportation planner for Douglas Indian Association - 4/16 to 9/16.

**Relevant Volunteer Experience:**

- Dockside Condo Association Board of Directors – 7/19 to present.
- City and Borough of Juneau Auke Bay Area Plan Steering Committee Member (Representing the Douglas Indian Association) – 2014/15.
- City and Borough of Juneau, Douglas Advisory Board - 03/11 to 03/14.
- Treadwell Historic Preservation and Restoration Society (Planner) - 09/12 to present
- City and Borough of Juneau Planning Commission - 10/05 to 12/08.
- Southeast Conference (Board of Directors – Transportation, Tourism, and Economic Development Committees) - 9/03 to 06/10
- Alaska Committee Board - 8/95 to 9/98
- City and Borough of Juneau, Fisheries Development Advisory Committee - 8/95 to 8/97.
- National Association of Business Economists, Portland, OR Chapter (Board Treasurer and Vice President) - 4/93 to 10/94.

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 2/2/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): Joyce VickMAILING ADDRESS: 1214 1st  
Douglas AK 99824PHYSICAL RESIDENCE: Same as aboveTELEPHONE: (home) 907.321.3820 (work) 907-465-5591E-MAIL: joycevick@yahoo.com

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: 1214 1st Street, Douglas☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:☐ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS:☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS:☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS:☒ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: 1) Douglas Advisory Board

(Continued on other side)

2) Douglas 4th of July Committee  
3) CBJ Youth Board (services youth Borough-wide)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT:

State of Alaska, Dept of Admin.

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

(on front page)  
Douglas Advisory Board, Douglas 4th of July Committee,  
Valley Toastmasters, Takut Toastmasters

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

Rentals (Residential)

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Basketball &amp; Football High School Scorekeeper

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

My son &amp; his wife live in Juneau. My other son is considering moving back if he could find work in Douglas or Juneau.

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I like to see residents get involved in the planning for the future of Douglas Island.

SIGNATURE: \_\_\_\_\_

Joyce Viik

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORMDATE: 1-16-20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

## GENERAL INFORMATION:

NAME (please print): MURRAY WALSHMAILING ADDRESS: 2974 FOSTER AVEPHYSICAL RESIDENCE: SAMETELEPHONE: (home) 586-1106 (work) 723-8444E-MAIL: MURRAY@ACS ALASKA.NET

## BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST PROPERTY ADDRESS: \_\_\_\_\_☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU  
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: \_\_\_\_\_☐ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_☐ YOUTH REPRESENTATIVE (16 TO 24 years old)  
PHYSICAL ADDRESS: \_\_\_\_\_☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU  
PHYSICAL ADDRESS: \_\_\_\_\_☐ OTHER COMMUNITY REPRESENTATIVE  
PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG



**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☒ YEAR-ROUND RESIDENT  
☐ SEASONAL RESIDENT  
☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT:

*HOME*

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

*CHAMBER OF COMMERCE*

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

*OPERATE PART TIME CONSULTING BIZ.*

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

*WACK/HIKE COMM. EVENTS*

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

*TRAFFIC***COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐*BUT NOT IN APRIL*

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

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SIGNATURE:



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

|   |                 | BASIS FOR QUALIFICATION     |                             |                               |                       |                                              |                                |                                                             | OTHER INFORMATION                                   |                                                                                      |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                            | SELECTION                                                                                                                                                                                                                |
|---|-----------------|-----------------------------|-----------------------------|-------------------------------|-----------------------|----------------------------------------------|--------------------------------|-------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | Applicant       | Property Owner within SD-WJ | Business Owner within SD-WJ | Tenant/ Resident within SD-WJ | Youth Rep. (16 to 24) | Employee within SD-WJ                        | Other Community Representative | Community Organizations You Are a Member Of                 | Commercial/ Business Interests You Have in the Area | Personal/ Recreational Interests You Have in the Area                                | Are There Other Interests or Concerns you will be representing during this planning process? | Statements Supporting Application                                                                                                                                                                                                                                                                                                                                                                                                          | Statement Supporting Selection                                                                                                                                                                                           |
| 1 | Carole Bookless | X                           |                             | X                             |                       | (Former employee at Gastineau/Sayeik School) |                                | 350 Juneau; Trail Mix; JEA; Nature Conservancy; Sierra Club |                                                     | Trail walking, biking, beach walking, art and photography                            | School related issues; Disability issues; Senior issues; Youth and young adult               | I am currently a Special Education teacher who taught at Gastineau for 5 ears. I have taught for 7 years at DHMS; both schools have youth and youth with disabilities from Douglas. My first career was an architect and I maintain my license in California. I have training and background in urban design. I also have 2 young adult children whose demographic I would like to represent. I am also an active senior with 2 new knees. | <ul style="list-style-type: none"><li>Lives and owns property in the study area</li><li>Understands youth/young adult perspective</li><li>Understands school issues</li><li>Has architecture/design background</li></ul> |
| 2 | Matt Catterson  | X                           |                             |                               |                       | X (ADFG)                                     |                                | Douglas Community Garden                                    |                                                     | Trail running; hiking; boating; XC skiing and backcountry downhill skiing; gardening |                                                                                              | I do planning and permitting work for ADFG, so I understand the importance of public process. I also worked for 2 years in economic development for the State which informs my understanding of community development and planning.                                                                                                                                                                                                        |                                                                                                                                                                                                                          |
| 3 | Frank Delaney   |                             |                             | X                             |                       | X (Managing Director, Perseverance Theatre)  |                                | Juneau Chamber of Commerce                                  | Perseverance Theatre                                | Sandy Beach and trails                                                               |                                                                                              | We (Perseverance) are very interested in this effort, particularly as we look at dealing with issues in our building over the next 5-10 years. I see this as a complimentary effort.                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"><li>Lives and operates a business in the study area</li><li>Understands arts/culture/placemaking</li></ul>                                                                             |
| 4 | Rebecca Embler  |                             |                             | X                             |                       |                                              |                                | Juneau Animal Shelter volunteer                             |                                                     | Hiking trails; Sandy Beach; walkability; restaurants/caf                             | Tourism impacts and opportunities                                                            | I moved to Juneau last May to work for the summer but fell in love with the town and everything the                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"><li>Lives in the study area</li><li>New to area; will bring a fresh perspective</li><li>Understands tourism opportunities/benefits/impacts</li><li>Will bring enthusiasm</li></ul>     |

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

|   |                  |   |  |   |  |  |  |                                                                                     |                                                                                                            |                                                                              |                                                                                                              |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                         |
|---|------------------|---|--|---|--|--|--|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                  |   |  |   |  |  |  |                                                                                     |                                                                                                            | es; community areas/events                                                   |                                                                                                              | surrounding areas have to offer, so I plan to stay for many years to come. If appointed to the steering committee, I will offer to objective opinion of a newcomer, the passion of an outdoor and community enthusiast, and the dedication of a resident who has vested interest in our collective future. |                                                                                                                                                                                                                                                                                                                         |
| 5 | Norton Gregory   | X |  | X |  |  |  | Douglas Advisory Board; Douglas Neighborhood Association; Alaska Native Brotherhood | Residential and commercial development of the study area; Development of West Douglas; Douglas boat harbor | Sandy Beach; Treadwell Ditch Trail; Mt. Jumbo; Savikko Park; Treadwell Arena | My employer, Tlingit and Haida Regional Housing Authority (THRHA), owns 20 acres in the Emerald Subdivision. |                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"><li>Lives and owns property in the study area</li><li>Member of Douglas Advisor Board and Alaska Native Brotherhood</li><li>Will bring a housing perspective through work with THRHA</li><li>Has experience representing a broad constituency as a past CBJ Assembly member</li></ul> |
| 6 | Charles Kidd     |   |  | X |  |  |  | Juneau Historic Resources Advisor Committee (HRAC); Friends of the Library          |                                                                                                            | Regularly use the nearby trails and the Douglas Library                      |                                                                                                              | I have a long standing interest in planning and am already tuned into local planning matters as a member of HRAC. I think Douglas is a wonderful place to live and want to do everything I can to support the best interest of my neighbors.                                                               |                                                                                                                                                                                                                                                                                                                         |
| 7 | Arnold Liebelt   | X |  | X |  |  |  | (Former member of Douglas Advisory Board and JD Ice Association)                    |                                                                                                            | Ice hockey; fishing and boating; running; hiking; family history             | A long-term balanced approach                                                                                | I have lived in Douglas for 30 years. My wife is 3 <sup>rd</sup> generation Douglas resident. I want to preserve and improve the quality of life and take a balanced approach to issues.                                                                                                                   | <ul style="list-style-type: none"><li>Lives and owns property in the study area</li><li>Long time Douglas resident</li><li>A long term approach is needed for a 20 year area plan</li><li>Experience with government functions through work in AK Legislature</li></ul>                                                 |
| 8 | Shannon McLucas  | X |  | X |  |  |  |                                                                                     |                                                                                                            | The history and the trails of Douglas                                        |                                                                                                              |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                         |
| 9 | H. Erik Pederson |   |  | X |  |  |  | Perseverance Theatre; Juneau Douglas Ice Association                                |                                                                                                            | Boating and hiking                                                           |                                                                                                              | I am a professional land surveyor with DOT&PF and have extensive experience in both applying and developing land use zoning. I spent many years working around engineering and                                                                                                                             | <ul style="list-style-type: none"><li>Lives in the study area</li><li>Frequent user of Treadwell Arena and member of Juneau Douglas Ice Association</li><li>Understands CBJ zoning and land use</li></ul>                                                                                                               |

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

|    |                 |   |   |   |  |                                                 |  |                                                                                                         |                                                                                                 |                                                                                                                     |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----|-----------------|---|---|---|--|-------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                 |   |   |   |  |                                                 |  |                                                                                                         |                                                                                                 |                                                                                                                     |                                                                                                                         | construction so I have a good working knowledge of design standards and how they affect projects.                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 10 | Robert Sewell   | X |   | X |  |                                                 |  | Douglas Island Neighborhood Association; Healthy Alaskans Coalition                                     |                                                                                                 | Frequent hiking in the study area                                                                                   |                                                                                                                         | I have a doctorate and work in public health and manage a large inter-agency effort which has proven quite successful. I can and do work in collaborative settings. I am a resident and homeowner. I have been in Alaska since 1985 and on Douglas since 1996. I have served in an organizing capacity for Douglas Island Neighborhood Association for 8 years. | <ul style="list-style-type: none"><li>Lives and owns property in the study area</li><li>Long time engaged member of the Douglas community</li><li>Has experience reaching consensus within a working group</li></ul>                                                                                                                                                                                                                            |
| 11 | Elizabeth Smith | X | X | X |  | X (self-employed at SCERF, LLC & Liz Smith Law) |  | Toastmasters; Aukeman Triathlon Board; Ski Sale Committee; Chamber of Commerce; Juneau Bar Association) | Landlord (rent property); work from home much of the time; husband also works in the study area | Work as an administrative law judge; dog walk and run throughout the study area; our life is largely on Douglas     |                                                                                                                         | I live, work and care about this area. I am very interested in community planning.                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 12 | Linda Snow      | X | X | X |  | X (self-employed at Southeast Strategies)       |  | Treadwell Historical Society                                                                            | Southeast Strategies consulting firm                                                            | Hiking and walking all over the stud area; Perseverance Theatre, Island Pub; tree lighting; 4 <sup>th</sup> of July | The Douglas Community – keeping it thriving, friendly and safe. Illuminating the interesting history.                   | See attachment                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"><li>Resident, property owner and business owner in the study area</li><li>Member of the Treadwell Historical Society</li><li>Has transportation planning experience through past work with Douglas Indian Assocaition</li><li>Has economic development experience with Southeast Strategies consulting firm</li><li>Understands CBJ zoning and land use as a past member of CBJ Planning Commission</li></ul> |
| 13 | Joyce Vick      | X |   | X |  |                                                 |  | Douglas Advisory Board; Douglas 4 <sup>th</sup> of July Committee; CBJ Youth Board; Toastmasters        | Residential rentals                                                                             | High school basketball and football score keeper                                                                    | My son and his wife live in Juneau. My other son is considering moving back if he could find work in Douglas or Juneau. | I like to see residents get involved in the planning for the future of Douglas Island.                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"><li>Resident and property owner in the study area</li><li>Member of the 4<sup>th</sup> of July Committee and CBJ Youth Board</li></ul>                                                                                                                                                                                                                                                                        |
| 14 | Murray Walsh*   | X |   | X |  |                                                 |  | Juneau Chamber of Commerce                                                                              | Operate a part-time planning consulting business                                                | Walking and hiking; community events                                                                                | Traffic                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

|    |           |  |  |   |  |  |  |           |  |                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|----|-----------|--|--|---|--|--|--|-----------|--|-------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 15 | John King |  |  | X |  |  |  | Trail Mix |  | Sandy Beach;<br>Savikko Park;<br>Treadwell Ditch<br>Trail;<br>downtown<br>Douglas<br>businesses |  | I have lived in three<br>different South Douglas.<br>West Juneau residneces<br>over the past 7 years<br>and would bring to the<br>committee the<br>perspective of a young<br>professional renter and<br>homeowner. In my daily<br>work with the Alaska<br>Department of Natural<br>Resources, I consult area<br>plans created by my<br>department and<br>understand the<br>importance of decision<br>making at the time of<br>the plan’s creation. |  |
|    |           |  |  |   |  |  |  |           |  |                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|    |           |  |  |   |  |  |  |           |  |                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|    |           |  |  |   |  |  |  |           |  |                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|    |           |  |  |   |  |  |  |           |  |                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |

\* Applicant states they are not available in the month of April



CITY AND BOROUGH OF JUNEAU  
PLANNING DEPARTMENT

**South Douglas-West Juneau Area Plan  
STEERING COMMITTEE  
APPLICATION FORM**

DATE: \_\_\_\_\_

*INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.*

**GENERAL INFORMATION:**

NAME (please print): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

PHYSICAL RESIDENCE: \_\_\_\_\_

\_\_\_\_\_

TELEPHONE: (home) \_\_\_\_\_ (work) \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.**

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU

LIST PROPERTY ADDRESS: \_\_\_\_\_

- ☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU

LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:

\_\_\_\_\_

- ☐ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU

PHYSICAL ADDRESS: \_\_\_\_\_

- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)

PHYSICAL ADDRESS: \_\_\_\_\_

- ☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU

PHYSICAL ADDRESS: \_\_\_\_\_

- ☐ OTHER COMMUNITY REPRESENTATIVE

PLEASE SPECIFY: \_\_\_\_\_

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

**BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.**

- ☐ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

**OTHER INFORMATION:**

LOCATION OF EMPLOYMENT:

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

**COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☐ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☐ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☐ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

YES ☐ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☐ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

**SIGNATURE:** \_\_\_\_\_

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU  
COMMUNITY DEVELOPMENT DEPARTMENT  
155 S. SEWARD STREET, JUNEAU, AK 99801  
PH 586-0715; FAX 586-4529  
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

## GUIDELINES FOR THE DEVELOPMENT OR UPDATE OF COMMUNITY-BASED AREA OR NEIGHBORHOOD PLANS

### Request for Area or Neighborhood Plan:

The development or update of community-based area or neighborhood plans should be initiated by direction of the Assembly, the City Manager, and/or the Director of the Community Development Department (CDD). The Planning Commission (PC), neighborhood associations, and other interested groups may make recommendations to the Assembly.

### Scheduling:

Community-based planning initiatives may be scheduled on an individual, case by case basis, and may be undertaken with consideration of staff availability and workload. Efforts should be made to complete the planning initiatives within 18-to-24-months of commencement, and may vary upon complexity of the issues and the plan.

Staff assistance for the planning effort and boundaries of the affected area should be approved by the Director. The boundaries of the affected area should be drafted by the Planning staff with direction from the Steering Committee and input from the public.

### Notification & Planning Team Appointment:

Upon PC approval of the planning initiative, a Steering Committee should be established. The CDD should notify the public via a newspaper of general circulation, the City and Borough's website, social media, and other means appropriate (i.e. external business or agency newsletters) that a steering committee is being formed and that any member of the public fitting the criteria of the affected planning area initiative is encouraged to apply. The Director, with input from Planning staff, should recommend a slate of stakeholders from the affected area representing residents, property owners, business owners, education, youth, and other relevant groups to the PC. The steering committee should be comprised of no more than eleven members depending on the planning initiative. A PC member as well as the Assembly member from the affected district, may act as liaisons to the steering committee, and should not be considered voting members.

The steering committee members should reside in or own property within the affected area, or own a business or other community agency within the affected area; and commit to the following:

- Volunteer their time and commit to attending meetings for the planning initiative;
- Commit to consider compromises that may assist in managing conflict and building consensus;
- Listen to and consider testimony from the public and government agencies;
- Commit to develop a plan that represents the affected study area;
- Commit to distributing accurate information to other community members and clarifying misunderstandings or misperceptions.

Should any steering committee member fail to meet the commitments outlined above, miss 50% of the steering committee meetings, or miss three meetings in a row, the member may be removed by the Director.

Steering Committee & Public Outreach Methods:

Upon approval of a planning initiative, Planning staff may conduct research, inventory resources, and prepare background text, base maps, and other related items that may be useful for the needs of the steering committee. The information may be prepared in draft format and provided to steering committee members in advance of the first steering committee meeting. Planning staff should determine which public engagement methods may be utilized throughout the planning initiative in order to identify issues and concerns within the affected area.

Steering committee meetings and public engagement sessions should be advertised at a minimum with the newspaper of general circulation, and on the City and Borough's website. Property owners, registered voters, registered neighborhood associations, and current residents located within the affected area should be notified by mailing that a planning initiative is being undertaken and public sessions are scheduled. Additional public outreach is strongly recommended, such as notification provided to business owners operating within the affected area, public notification posted on public information boards when available, notification sent home with schoolchildren, notification included in utility bills, PSAs on local radio, and other appropriate methods that may be identified. If specific dates are not known, a general description of the project, a phone number, and email contact should be provided for more information.

Planning staff should hold public sessions within the affected area at locations that are ADA accessible. Planning staff should facilitate all public sessions, including steering committee meetings, and public input should be taken at a designated time during each session. Recommendations may be made by the steering committee, and votes should require a simple majority. This allows the steering committee to hear from the public, discuss issues and concerns, and make recommendations based upon a full and complete understanding of the context.

Public sessions should be held at times and locations determined by Planning staff throughout the public participation process. Public session format and timing may vary depending on the planning initiative, the agenda, and the attempt to engage as many participants as possible. The public sessions allow the community to actively participate in the planning initiative, ensure that their voice is heard, and allows Planning staff and steering committee members to fully understand the needs of the affected area.

Draft Plan Document:

Upon completion of the public engagement process, Planning staff should develop a draft plan that may be available in the Community Development Department office, in the City and Borough public libraries, and on the City and Borough website. A comment period timeframe should be set, and property owners and registered voters located within the affected area should be notified by mailing that the draft plan is complete and that they may submit comment either at the public session or via email or letter. Each planning initiative should have a dedicated webpage and email address.

The draft plan should also be provided to the steering committee no less than two weeks in advance of a publicly advertised session. The steering committee should review and provide comment on the draft

plan at a public session, at which time the public should also be given the opportunity to provide feedback and comments. A two-week public comment period should be established after the draft plan is presented to the steering committee. Upon closing of the comment period, Planning staff should make recommendations to the steering committee, which should address the comments received and whether or not the comment was incorporated.

#### Steering Committee Review & Recommendation:

The steering committee should review Planning staff's revisions, and should hold a public session (publicly noticed as detailed above) to recommend the plan to the Planning Commission. Planning staff should present and facilitate discussion on the sections of the draft plan, the public comments received, whether or not the comments were incorporated into the draft plan, and the reasoning for incorporating comments or not. Public comments should be included as an appendix to the plan.

The steering committee should vote by simple majority to recommend each section of the draft plan to the PC. Steering committee votes will either recommend each section to the PC or send the section back to Planning staff for further revision. The steering committee should work towards consensus and attempt to minimize voting. If voting occurs, it should be by roll call vote. No proxy voting is allowed; voting via conference call is permitted. If the steering committee determines that further revisions are necessary, the steering committee should review Planning staff's revisions and should hold a public session (public notice as detailed above).

The draft plan should not be forwarded to the PC until the steering committee has made recommendations on all sections of the plan.

#### Public Hearings:

The PC should hold a public hearing prior to voting on the adoption of an area or neighborhood plan to provide the public with an opportunity to present their support or objections to the draft plan. The PC should hold a second public hearing to make their final recommendation on the draft plan. The PC may recommend revisions to the draft plan prior to submittal to the Assembly. The PC should submit their recommendation to the Assembly.

The Assembly should hold, at a minimum, one public hearing to vote on the adoption of the Planning Commission's recommended draft plan. The plan should be adopted by ordinance as an element of the Comprehensive Plan.

#### Implementation and Monitoring:

The outcome of the plan should not be the plan, but actions implementing the plan. The actions of the plan should be considered in the budgetary process, Capital Improvement Program, and integrated into the Comprehensive Plan. People who participated in the development of the plan should be encouraged to transform the steering committee and other involved parties into a neighborhood association or other such organization recognized by the CBJ with specific responsibilities for implementation. Further,



monitoring of plans and related activities should be undertaken on a two-year basis, or as otherwise specified.