

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau Mike Satre, Chairman

May 12, 2015
Assembly Chambers
7:00 PM

- I. ROLL CALL
- II. APPROVAL OF MINUTES
- III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- IV. PLANNING COMMISSION LIAISON REPORT
- V. RECONSIDERATION OF THE FOLLOWING ITEMS
- VI. CONSENT AGENDA
- VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS
- VIII. UNFINISHED BUSINESS
- IX. REGULAR AGENDA
 - A. CSP2015 0006, Planning Commission review of Fiscal Year 2016 Capital Improvement Program
- X. BOARD OF ADJUSTMENT
 - A. VAR2015 0011, Request to reduce the side yard setback from 10 feet to 4 feet to construct home addition.
 - B. VAR2015 0009, Extension of Variance 2013 0017 to reduce the 20 foot front-yard setback to 1 foot for construction of a single family dwelling.
- XI. OTHER BUSINESS
- XII. DIRECTOR'S REPORT
 - A. Notice of Protest for AME2015 0001
 - B. Notice of Protest for AME2015 0005
 - C. Notice of Protest for AME2015 0002
- XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES
- XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS
- XV. ADJOURNMENT

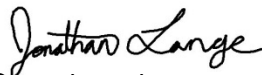


Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: April 28, 2015

TO: Planning Commission

FROM: Jonathan Lange, Planner II 
Community Development Department

FILE NO.: CSP2015 0006

PROPOSAL: Planning Commission review of Fiscal Year 2016 Capital Improvement Program.

ATTACHMENTS

Attachment A – FY2016 through 2021 Preliminary Capital Improvement Program

Attachment B – December 11, 2014 Memo re: FY2016-2021 Capital Improvement Program

INTRODUCTION

The City and Borough of Juneau prepares a revised Six-Year Capital Improvements 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 budget, and includes the City Manager recommended project priorities for FY2016.

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

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.

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In October 2014 staff approached the Planning Commission and asked for projects they would like to see included in the CIP. The Planning Commission made the following recommendations:

- Sidewalk and Stair Repairs moved from #9 to #5
- Safe Routes to School snow removal equipment moved from #12 to #4
- Sidewalk snow and ice removal, not just for SRTS, but for all pedestrian ways
- 2nd Crossing –Gastineau Channel
- West Douglas Road Extension – funding for feasibility study/plan
- On-going funding for sub-area/neighborhood plans
 - o Village/downtown
 - o Lemon Creek
- By-pass road behind Stablers Point Quarry
- Auke Bay By-pass study
- Alternative routes from Cordova Street
 - o Extend David/Peters/Nowell/Jeep Trail
 - o Cross Lawson Creek
- Modify Riverbend Elementary access to use the signalized intersection to Dimond Park
- Replace Montana Creek Bridge (near the shooting range)
- Create/operate a stump dump
- Park for the Lemon Creek area

In reviewing the FY2016-2021 CIP, the Planning Commission's first two recommendations remained on the list but were not given a higher priority. The "2nd Crossing – Gastineau Channel" is on the Six-Year Department Improvement Plan for FY2018.

ORGANIZATION OF THE CIP

The CIP list offers important information for the various capital improvement projects recommended for funding in FY2016, and planned for future years through FY2021. The CIP list consists of sections addressing FY2016 recommendations, funding sources, the six-year improvement plan, and project descriptions.

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

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

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

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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?

The report is organized into sections that are summarized below.

City Manager Recommended Priorities: The priorities for FY2016 are organized by funding source.

Six-Year Department Improvement Plans: Outlines the Six-Year Departmental Improvement Plans of each department for FY2016 through FY2021. The table is organized by department and lists the project name, priority ranking, estimated expenditures for each fiscal year, and the type of activity of the project.

FY2016 General Sales Tax Improvements: Includes projects that were funded under a five year, voter-approved, 1% temporary sales tax. Funds must be split 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.

FY2016 Area Wide Sales Tax Improvements: The table lists the specific projects recommended for funding under area wide sales tax and the amount of funding provided to each improvement in FY2015.

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Temporary 1% Sales Tax Improvements: A voter approved temporary 1% sales tax, effective October 1, 2013 through September 30, 2018. This section of the CIP lists the capital improvements that the Manager is recommending to be funded under this temporary tax in FY2016.

FY2016 Marine Passenger Fees: Includes the projects funded by the voter-approved \$5 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 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 FY2016.

FY2016 Port Development Fees: The Port Development Fee was established (Resolution 2163) for the purpose of providing funding for capital improvements to the downtown waterfront. This section of the CIP lists the capital improvements that the City Manager recommends to be funded by Port Development Fees and the amount of funding provided to each improvement in FY2016.

FY2016 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 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 FY2016.

FY2016 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 financially 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 FY2016.

FY2016 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 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 Sewer Enterprise Fund and the amount of funding provided to each improvement in FY2016.

Furthermore, there are three categories of "unscheduled" funding. Unscheduled requests are either appropriations from enterprise entities (water, sewer, Bartlett Hospital, Airport etc.) that do not happen as part of the CIP but are planned to be appropriated as part of the fiscal year (such as grants and loans) or are a legislative request.

THE 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.”

Further Implementing Actions:

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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It is this last implementing action that is the focus of this review. The purpose is to determine if the proposed projects of the FY2016-FY2021 CIP support the policies and implementing actions of the Comprehensive Plan.

Comprehensive Plan policies and Implementing Actions that support the FY2016-2017 CIP list are:

Policy 2.1 Sustainability

“To build a sustainable community that endures over generations, and is sufficiently farseeing and flexible to maintain the vital and robust nature of its economic, social, and environmental support systems.”

Policy 2.2 Sustainability

“To model sustainability through its operations, practices, and projects.”

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 5.1 Economic Development

“To develop and sustain a diverse economy, providing opportunities for employment for all residents.”

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 5.3 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.

Implementing Action 5.3.IA3 (in part): Facilitate the pedestrian usage of Downtown physical improvements, Land Use Code amendments or other programs or initiatives which could include: B. Extend the waterfront seawalk.

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.”

Implementing Action 5.6IA3: “Work with representatives from the cruise line industry, private developers, Juneau Convention and Visitors Bureau, and other tourism-related businesses to plan and develop additional or improved moorage and berthing facilities, including additional lightering and short-term moorage facilities.”

Standard Operating Procedure 5.6.SOP4: “Support Eaglecrest as a regional recreation and tourist facility.”

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 5.14 Seafood Industry and Commercial Fishing

“To support the development and expansion of the seafood industry and of services and facilities that benefit commercial fishing activity and to attract and retain harvesters, processors, and sustainable aquaculture activities in Juneau.”

Policy 6.4

“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.”

Standard Operating Procedure 6.5SOP1: “Replace inefficient street lighting and lighting in CBJ buildings and facilities upon replacement cycle.”

Implementing Action 6.5-IA5: “Continue to incorporate LEED-Juneau principles and standards when designing public structures and facilities, with appropriate fuel cost sensitivity analyses over the long term life of the Project.”

Implementing Action 6.5-IA6: “When designing new facilities or major renovation of CBJ-owned facilities, analyze life-cycle costs of energy applications, and use that analysis to guide future development.”

Implementing Action 6.5-IA7: “Analyze the workings of the CBJ water and wastewater facilities and incorporate energy saving methods and technologies where appropriate.”

Policy 6.10 Energy Efficient Buildings

“To encourage cost effective, energy efficient building and remodeling practices.”

Policy 6.11 Energy Use

“To encourage industrial and commercial users to be as efficient as possible in their use of energy; to use renewable energy sources and to make energy by-products available for use elsewhere in the community.”

Policy 7.3 Riparian Habitat

“To protect riparian habitat, including stream corridors and lake shorelines, from adverse effects of development and to provide a higher level of protection for non-urban shorelines in public ownership.”

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.”

Standard Operating Procedure 8.5-SOP1: “Provide a safe, convenient, reliable and low-cost public transit and rapid transit system within the Urban Service Area to ensure that within that area, everyone has the ability to access work, school, services, shopping and leisure activities by public transit, with stops located so as to be within ½ mile of each other along routes.”

Implementing Action 8.5 – IA6: “To reduce the demand for land-consuming parking spaces, reduce use of fossil fuels, and encourage the use of public transit, the CBJ government and community should urge downtown federal, state, and local government agencies, as well as private-sector employees to participate in a Coordinated Downtown Transportation Management Program managed by CBJ staff or a third party. The program could include, but would not be limited to, the following features:

D. Convenient and free parking for car- and van-pool vehicles, preferential parking for car-sharing, electric, hybrid and other alternate fuel-powered or multiple-user vehicles;

E. Instituting residential parking programs to discourage commuting motorists from long-term on-street parking in residential neighborhoods;

F. Satellite parking within shuttle distance to major destinations in downtown Juneau.

G. Working with the State of Alaska to allow off-hour parking in state employee parking facilities and lots to ease evening and wee-end event parking congestion;

H. Increasing parking enforcement, as nearly all of these parking-related actions require enforcement or they will be of minimal utility;

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.”

Development Guideline 8.6.DG1: “Require sidewalks and bicycle paths or lanes along existing or newly constructed arterial and collector streets where appropriate, and provide or work with DOT to provide such amenities along existing roads 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.”

Standard Operating Procedure 9.1SOP3: “Pursue funding for acquisition and development of parks and recreation facilities through traditional funding mechanisms such as the CBJ Capital Improvements Program, State Legislative process, and Federal funding opportunities; maximize the use of federal and state matching funds; investigate creative and innovative funding mechanisms for the acquisition and development of parks, facilities, trails, and programs; explore cooperative management agreements, joint ventures, private/public partnerships or other protocols to facilitate progress.”

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 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 13.3 Medical Services

“To promote quality medical and social services in the CBJ to ensure the safety, health, well-being and self-sufficiency of its residents.”

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.”

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 established for FY2016 and/or FY2017.

Department	Division	Priority	Project	Consistency with Comp Plan
Administration	Manager's Office	1	PRISM Lease – Final Payment	N/A
		2	IT Infrastructure Modernization	N/A
		3	Match Funds – DOT Riverside/Stephen Richards Int.	N/A
		4	SRTS Matching Funds for Gastineau Elementary	N/A
		5	Bonded Debt Service	N/A
		6	Budget Reserve	Policy 2.1, 2.2

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Airport	1	Local Match-ADA Boarding Bridge & New Fire Vehicle	Policy 8.1
	2	Runway 26 MALSR	Policy 8.1
	3	Passenger Boarding Bridge & ADA Passenger Loading Ramp	Policy 8.1
	4	Replace ARFF Vehicle	Policy 8.1
	5	NE Apron and South Fencing	Policy 8.1
	6	ARFF Building Addition	Policy 8.1
	7	SREF Building	Policy 8.1
	8	Construct NW Apron/SREF Utilities	Policy 8.1
	9	Reconstruct Alex Holden Way	Policy 8.1

Docks & Harbors	Docks	1	Lightering Float Ramp Canvas Cover Replacement	Policy 8.3
		2	Marine Park Bus Parking Lot Brick Repair	Policy 8.3
	Harbors	1	Auke Bay/Statter Haul Out	Policy 8.3
		2	Douglas Harbor Rebuild	Policy 8.3

Eaglecrest	1	Lift/Mountain Operations Improvements	Policies 5.6, 9.1,
Finance	1	Cruise Ship Berth Enhancement & Seawalk	Policy 5.3 IA3
Fire & JPD	1	Emergency Services Comm. Equip/Ped. Hill Tower Upgrades	Policy 13.2

Parks & Rec.	Bldg Maintenance	1	Deferred Building Maintenance	Policy 9.1, 6.10
	Rec Buildings	1	Deferred Building Maintenance – Mt Jumbo Gym Roof	Policy 9.1, 6.10
		2	Deferred Building Maintenance – AB Pool HVAC Controls	Policy 9.1, 6.10
	Parks/Rec Areas	1	Park & Playground Repairs & Improvements	Policy 9.1
		2	Sports Field Resurfacing & Repairs	Policy 9.1
		3	Parks Improvements	Policy 9.1
		4	Zach Gordon & Augustus Brown Improvements	Policy 9.1
	Trail Maintenance	1	Trail Improvements	Policy 9.2

Public Works and Engineering Department			
Capital Transit	1	Transit Shelters	Policy 8.4, 8.5, 8.6
	2	Transit Technology	Policy 8.4, 8.5, 8.6
Engineering	1	Downtown St Improvements (Front, Franklin, Dt Core)	Policy 5.2
	2	Parking Management	Policy 8.5, 8.5 IA6

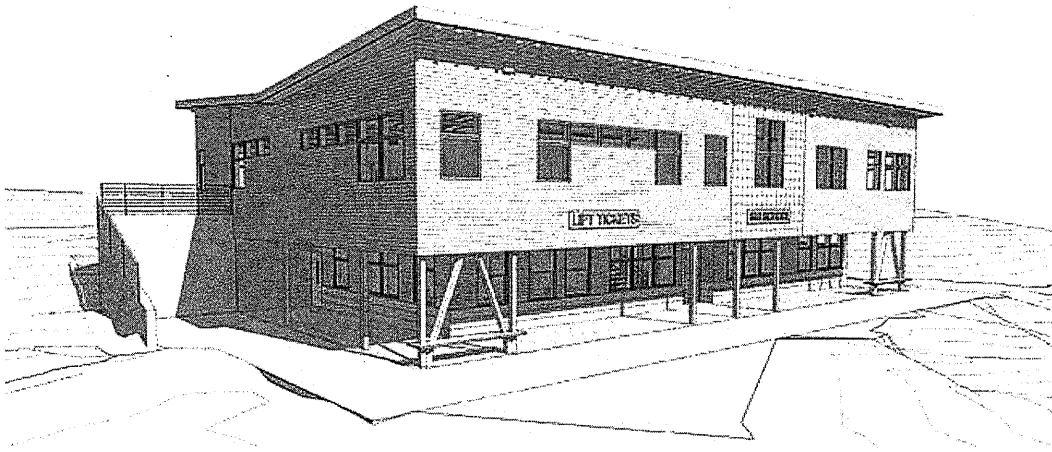
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	3	Waterfront Seawalk	Policy 5.3 IA3
Streets	1	Distin – W Eighth Reconstruction	Policy 7.9, 12.1
	2	Pavement Management Program	Policy 7.9, 12.1
	3	Lakewood Subdivision, Phase IV	Policy 12.1, 12.2
	4	Meadow Lane Roadway & Drainage Improvements	Policy 12.1
	5	Front Street Douglas (Savikko to D St)	Policy 12.1
	6	Eagles Edge Subdivision – Ph III	Policy 12.1
	7	Areawide Drainage Improvements	Policy 12.2
	8	River Road Reconstruction LID	Policy 12.2
	9	Sidewalk & Stairway Repairs	Policy 12.2
	10	Bridge Repairs	Policy 7.9, 12.1
	11	Retaining Wall Repairs	Policy 9.2, 12.1
	12	West 8 th Street Reconstruction	Policy 7.9, 12.1
	13	Street Maintenance Operations Improvements	Policy 7.9
	14	Whittier Street	Policy 9.2, 12.1
	15	Safe Routes to School Snow Removal Equipment	Policy 12.1, 8.6 DG1
Wastewater Utility	1	MWWTP Headworks Improvements	Policy 6.4, 6.5, 7.7
	2	Biosolids (Design)	Policy 6.4, 6.5, 7.7
	3	JD Plant Infrastructure Improvements	Policy 6.4, 6.5, 7.7
	4	MWWTP Roof Repair	Policy 12.1
	5	Areawide Sewer Cleanout Replacements	Policy 12.1, 12.2
	6	Utility Adjustments: Pavement Management & Eagles Edge	Policy 12.1
	7	Front Street Douglas (Savikko to D St)	Policy 12.1, 12.2
	8	Downtown, Whittier St Improvements	Policy 12.1, 12.2
	9	Lakewood Subdivision Reconstruction	Policy 12.1
	10	SCADA	Policy 12.1, 12.2
	11	JD Plant Headworks Improvements	Policy 12.1, 12.2
	12	Facilities Planning	Policy 12.1
	13	MWWTP Instrumentation Upgrades	Policy 12.1, 12.2
	14	Long Run Dr Lift Station Improvements	Policy 12.1, 12.2
	15	Distin/Indian Reconstruction	Policy 12.1
Water Utility	1	Salmon Creek Secondary Disinfection	Policy 12.1
	2	Last Chance Basin Well Upgrades	Policy 12.1, 7.7
	3	Cope Park Water Main	Policy 12.1
	4	Crow Hill Reservoir Improvements	Policy 12.1, 7.7
	5	Front Street Douglas (Savikko to D St)	Policy 12.1, 12.2

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	6	W Juneau Reservoir – Cathodic Protection & Mixer	Policy 12.1
	7	Utility Adjustments, Pavement Management & Lakewood	Policy 12.1
	8	Distin – W Eighth Reconstruction	Policy 12.1
Schools			
	1	JSD Curriculum – Secondary Mathematics	Policy 14.1
	2	JSD Curriculum – Social Studies	Policy 14.1
	3	Video Conferencing	Policy 14.1
	4	DZ Window Replacement	Policy 14.1

City & Borough of Juneau, Alaska



Eaglecrest Learning Center

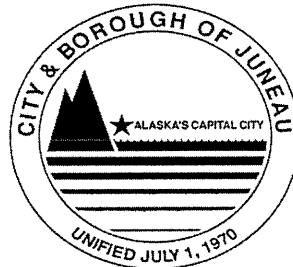
Preliminary

Capital Improvement Program

Fiscal Years 2016 through 2021

**CITY AND BOROUGH OF JUNEAU
CAPITAL IMPROVEMENT PROGRAM**

FISCAL YEARS 2016-2021



City and Borough of Juneau Assembly

Merrill Sanford
Mayor

Mary Becker
Assembly Member

Loren Jones
Assembly Member

Jerry Nankervis
Assembly Member

Kate Troll
Assembly Member

Karen Crane
Assembly Member

Jesse Kiehl
Assembly Member

Maria Gladziszewski
Assembly Member

Debbie White
Assembly Member

Kimberly A. Kiefer, *City and Borough Manager*
Rob Steedle, *Deputy City and Borough Manager*

Prepared By
City and Borough of Juneau
Engineering Department
June 1, 2015

INTRODUCTION

Each year, the City and Borough of Juneau (CBJ) adopts a capital improvement program (CIP). The legal requirements applicable to the CIP are set forth in Section 9 of the CBJ Charter. In general, the CIP is a plan of capital improvements proposed for a six-year period, together with an estimated cost of each improvement and the proposed method of financing it. The CIP serves as the overarching strategic plan for improving the public infrastructure of Juneau and is collectively developed by the CBJ Assembly, its boards and commissions, CBJ staff, and the citizens of CBJ.

The CBJ Charter requires the City Manager to assemble and submit a CIP to the Assembly by April 5th of each year. This document is the City Manager's CIP. The Charter further requires this document to be available for public inspection. This document is available from the CBJ Engineering Department at the third floor of the Marine View Building in downtown Juneau or from CBJ's web pages at http://www.juneau.org/engineering/CIP_Process.php.

By May 1st, the Charter requires the Assembly to hold a public hearing on the CIP. In addition to the Charter requirement, the Assembly holds public hearings at its Public Works and Facilities Committee. The Planning Commission reviews it for conformance with the Area Wide Comprehensive Plan. The meetings are announced in the Juneau Empire, on the CBJ's web pages, and the public access channel. Citizens are encouraged to provide their comments at these meetings.

By June 15th, the Assembly must adopt its own CIP or the City Manager's CIP. In practice, the Assembly uses the City Manager's CIP as the starting point, adjusts it during the public comment period, and adopts its own CIP at the same time it adopts the budget in early June.

If you would like more information about the CIP please contact Rorie Watt by phone at (907) 586-0800 or by email: Rorie.Watt@juneau.org

FY 2016 CIP RECOMMENDATIONS

This section of the preliminary six-year CIP plan lists capital project priorities of the City and Borough of Juneau for FY 2016 that are being recommended by the City Manager. A table is presented to show the name of each improvement, the department recommending the improvement, and the amount and type of funding being recommended.

A summary table at the end of the section lists all funding sources, and the total amount recommended for expenditure in each fund.

The City Manager recommends capital improvement projects according to the following criteria:

Support: Projects that are a high priority of the Department or Committee proposing it, as well as the general public.

Consistency: Projects that are consistent with applicable CBJ plans or policies.

Health and Safety: Projects that will address an imminent or expected threat or danger to users or occupants.

Maintenance or Repair of Existing Property: Projects that will prevent further deterioration or damage to property.

Local Match for Federal/State Grants: Funds required to match federal or state capital project funds.

Maintenance Impact: Projects that will increase efficiency and reduce on-going operating costs.

Economic Development Stimulus: Projects that directly or indirectly stimulate economic development in the community.

Anticipated Need: Projects that enhance or expand an existing facility or service to accommodate increased public use.

Recreational: Projects that establish, enhance or expand a facility or service to accommodate new or increase public use.

Funding Alternatives: Funding alternatives are explored for each project.

DRAFT

Presented by: The City Manager
Introduced:
Drafted by: Engineering & Public Works Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2713(b)

A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2016 Through 2021, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2016.

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 2016 through Fiscal Year 2021, and has determined the capital improvement project priorities for Fiscal Year 2016.

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 2016 - 2021," dated June 1, 2015, 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 2016 - 2021," are pending capital improvement projects to be undertaken in FY16:

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FISCAL YEAR 2016

GENERAL SALES TAX IMPROVEMENTS

DEPARTMENT	PROJECT	FY16 BUDGET
Manager's Office	PRISM Lease - final payment	\$ 250,900 *
Parks & Recreation	Mt Jumbo Gym Roof	250,000
Parks & Recreation	Augustus Brown Pool HVAC Controls	330,000
Parks & Recreation	Deferred Building Maintenance	169,100
General Sales Tax Improvements Total		\$ 1,000,000

FISCAL YEAR 2016

AREAWIDE SALES TAX PRIORITIES

DEPARTMENT	PROJECT	FY16 BUDGET
Manager's Office	IT Infrastructure Modernization	\$ 150,000
Manager's Office	Match funds - DOT Riverside/Stephen Richards Int.	50,000
Manager's Office	SRTS Matching funds for Gastineau Elem.	50,000
Eaglecrest	Lift/Mountain Operations Improvements	240,000
Parks & Recreation	Park & Playground Repairs	200,000
Parks & Recreation	Sports Field Resurfacing & Repairs	100,000
Street Maintenance	Distin - W Eighth Reconstruction	1,200,000
Street Maintenance	Pavement Management	955,000
Street Maintenance	Lakewood Subdivision Phase 4	900,000
Street Maintenance	Meadow Lane Roadway and Drainage Improvements	800,000
Street Maintenance	Front Street Douglas (Savikko to D St)	600,000
Street Maintenance	Eagles Edge Sub'd Phase 3	800,000
Street Maintenance	Areawide Drainage Improvements	200,000
Street Maintenance	River Road Reconstruct LID	150,000
Street Maintenance	Sidewalk & Stairway Repairs	200,000
Street Maintenance	Bridge Repairs	150,000
Street Maintenance	Retaining Wall Repairs	150,000
Street Maintenance	West 8th Street Reconstruct	200,000
Street Maintenance	Street Maintenance Operations Improvements	300,000
Street Maintenance	Whittier Street	250,000
Transit	Transit Shelters	150,000
Transit	Transit Technology	100,000
Airport	Local Match - ADA boarding bridge and new fire vehicle	85,000
Engineering	Downtown Street Improvements (Front, Franklin, Dt core)	250,000
Engineering	Parking Management	500,000
Areawide Sales Tax Priorities Total		\$ 8,730,000

FISCAL YEAR 2016

TEMPORARY 1% SALES TAX PRIORITIES

Voter Approved Sales Tax 10/01/13 - 09/30/18

DEPARTMENT	PROJECT	FY16 BUDGET
Harbors	Auke Bay / Statter Haul Out	1,300,000
Manager's Office	Bonded Debt Service	2,125,000 *
Manager's Office	Budget Reserve	1,000,000 *
Water Utility	Salmon Creek Filtration	1,527,000
Parks & Recreation	Deferred Building Maintenance	1,400,000
Parks & Recreation	Parks Improvements	1,123,000
Parks & Recreation	Zach Gordon and Augustus Brown Improvements	55,000
Parks & Recreation	Trail Improvements	200,000
Temporary 1% Sales Tax Priorities Total		\$ 8,730,000

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**FISCAL YEAR 2016
MARINE PASSENGER FEE PRIORITIES**

DEPARTMENT	PROJECT	FY16 BUDGET
Docks	Lightening Float Ramp Canvas Cover replacement	\$ 10,000 *
Docks	Marine Park Bus Parking Lot Brick repair	30,000 *
Engineering	Waterfront Seawalk	885,200
Marine Passenger Fee Priorities Total		<u>\$ 925,200</u>

**FISCAL YEAR 2016
STATE MARINE PASSENGER FEE PRIORITIES**

DEPARTMENT	PROJECT	FY16 BUDGET
Finance	Cruise Ship Berth Enhancements & Seawalk	\$ 5,000,000
State Marine Passenger Fee Priorities Total		<u>\$ 5,000,000</u>

ORDINANCE 2014-24 CAPITAL PROJECTS FUNDING TOTAL **\$ 20,969,300**

ORDINANCE 2014-24 OPERATIONS PROJECTS FUNDING TOTAL **\$ 3,415,900 ***

(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2016-2021," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY16, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

**FISCAL YEAR 2016
WATER UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	FY16 BUDGET
Water Utility	Salmon Creek Secondary Disinfection	\$3,000,000
Water Utility	Last Chance Basin Well Upgrades	\$2,000,000
Water Utility	Cope Park Water Main	\$300,000
Water Utility	Crow Hill Reservoir Improvements	\$500,000
Water Utility	Front Street Douglas (Savikko to D St)	\$150,000
Water Utility	W Juneau Reservoir - Cathodic Protection and mixer	\$140,000
Water Utility	Utility Adjustments, Pavement Management and Lakewood	\$40,000
Water Utility	Distin / W Eighth Reconstruction	\$150,000
Water Enterprise Fund Total		<u>\$6,280,000</u>

**FISCAL YEAR 2016
WASTEWATER UNSCHEDULED FUNDING**

DEPARTMENT	PROJECT	FY16 BUDGET
Wastewater Utility	MWWTP Headworks Improvements	3,000,000
Wastewater Utility	Biosolids	2,000,000
Wastewater Utility	JD Plant Infrastructure Improvements	1,000,000
Wastewater Utility	MWWTP Roof Repair	500,000
Wastewater Utility	Areawide Sewer Cleanout replacements	150,000
Wastewater Utility	Utility Adjustments: Pavement Management, Eagles Edge	40,000
Wastewater Utility	Front Street Douglas (Savikko to D St)	150,000
Wastewater Utility	Downtown, Whittier St Improvements	150,000
Wastewater Utility	Lakewood Subd Reconstruction	150,000
Wastewater Utility	SCADA	250,000
Wastewater Utility	JD Plant Headworks Improvements	250,000

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Wastewater Utility	Facilities Planning	250,000
Wastewater Utility	MWWTP Instrumentation Upgrades	300,000
Wastewater Utility	Long Run Dr Lift Station Improvements	300,000
Wastewater Utility	Distin/ Indian Reconstruction	100,000
Wastewater Enterprise Fund Total		<u>\$ 8,590,000</u>

FISCAL YEAR 2016

AIRPORT UNSCHEDULED FUNDING

DEPARTMENT	PROJECT	
Airport	Runway 26 MALSR	\$ 3,406,250
Airport	Passenger Boarding Bridge and ADA Passenger Loading Ramp	570,001
Airport	Replace ARFF Vehicle	1,937,500
Airport	NE Apron and South Fencing	6,500,250
Airport	ARFF Building Addition	961,000
Airport	SREF Building	21,000,000
Airport	Construct NW Apron / SREF Utilities	3,200,000
Airport Funding Total		<u>\$ 37,575,001</u>

FISCAL YEAR 2016

UNSCHEDULED FUNDING (State Priority Requests)

DEPARTMENT	PROJECT	
Water Utility	Salmon Creek Secondary Disinfection	\$ 3,000,000
Water Utility	Last Chance Basin Wellfield Upgrades	2,000,000
Streets	Safe Routes to School Snow Removal Equipment	320,000
JPD / Fire Dept.	Emergency Services Comm. Equip / Ped. Hill Tower Upgd	150,000
Harbors	Douglas Harbor Rebuild	3,000,000
Airport	Reconstruct Alex Holden Way	300,000
Schools	JSD Curriculum - Secondary Mathematics	400,000
Schools	JSD Curriculum - Social Studies	400,000
Schools	Video Conferencing	60,000
Schools	DZ Window Replacement	75,000
Unscheduled Funding (State Grant Requests) Total		<u>\$ 9,705,000</u>

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Section 2. Fiscal Year 2016 Budget. It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY16 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2016 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 ____ day of _____, 2015.

Merrill Sanford, Mayor

Attest:

Laurie Sica, Clerk

FY 2016 CIP RECOMMENDATIONS					
Department	Division	Priority	Project	Funding Source	Amount
Administration	Manager's Office	1	PRISM Lease - Final Payment	General Sales Tax	\$ 250,900
		2	IT Infrastructure Modernization	Areawide Sales Tax	\$ 150,000
		3	Match Funds - DOT Riverside/Stephen Richard Int.	Areawide Sales Tax	\$ 50,000
		4	SRTS Matching Funds for Gastineau Elementary	Areawide Sales Tax	\$ 50,000
		5	Bonded Debt Service	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 2,125,000
		6	Budget Reserve	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,000,000
Administration Total Funding:					\$ 3,625,900
Airport		1	Local Match-ADA Boarding Bridge & New Fire Vehicle	Areawide Sales Tax	\$ 85,000
		2	Runway 26 MALSR	Airport Unscheduled Funding	\$ 3,406,250
		3	Passenger Boarding Bridge & ADA Passenger Loading Ramp	Airport Unscheduled Funding	\$ 570,001
		4	Replace ARFF Vehicle	Airport Unscheduled Funding	\$ 1,937,500
		5	NE Apron & South Fencing	Airport Unscheduled Funding	\$ 6,500,250
		6	ARFF Building Addition	Airport Unscheduled Funding	\$ 961,000
		7	SREF Building	Airport Unscheduled Funding	\$ 21,000,000
		8	Construct NW Apron/SREF Utilities	Airport Unscheduled Funding	\$ 3,200,000
		9	Reconstruct Alex Holden Way	Unscheduled - State Priority Requests	\$ 300,000
Airport Total Funding:					\$ 37,960,001
Docks & Harbors	Docks	1	Lightering Float Ramp Canvas Cover Replacement	Marine Passenger Fee Priorities	\$ 10,000
		2	Marine Park Bus Parking Lot Brick Repair	Marine Passenger Fee Priorities	\$ 30,000
	Harbors	1	Auke Bay/Statter Haul Out	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,300,000
		2	Douglas Harbor Rebuild	Unscheduled - State Priority Requests	\$ 3,000,000
Docks & Harbors Total Funding:					\$ 4,340,000
Eaglecrest		1	Lift/Mountain Operations Improvements	Areawide Sales Tax	\$ 240,000
Eaglecrest Total Funding:					\$ 240,000

FY 2016 CIP RECOMMENDATIONS

Department	Division	Priority	Project	Funding Source	Amount
Finance					
		1	Cruise Ship Berth Enhancements & Seawalk	State Marine Passenger Fee Priorities	\$ 5,000,000
				Finance Department Total Funding:	\$ 5,000,000
Fire & JPD					
		1	Emergency Services Comm. Equip/Ped. Hill Tower Upgrades	Unscheduled - State Priority Requests	\$ 150,000
				Fire & JPD Departments Total Funding:	\$ 150,000
Parks & Recreation					
	Bldg Maintenance	1	Deferred Building Maintenance	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,400,000
				General Sales Tax	\$ 169,100
	Rec Buildings	1	Deferred Building Maintenance - Mt Jumbo Gym Roof	General Sales Tax	\$ 250,000
		2	Deferred Building Maintenance - AB Pool HVAC Controls	General Sales Tax	\$ 330,000
	Parks/Rec Areas	1	Park & Playground Repairs & Improvements	Areawide Sales Tax	\$ 200,000
		2	Sports Field Resurfacing & Repairs	Areawide Sales Tax	\$ 100,000
		3	Parks Improvements	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,123,000
		4	Zach Gordon & Augustus Brown Improvements	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 55,000
	Trail Maintenance	1	Trail Improvements	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 200,000
				Parks & Recreation Department Total Funding:	\$ 3,827,100
Public Works and Engineering Department					
	Capital Transit	1	Transit Shelters	Areawide Sales Tax	\$ 150,000
		2	Transit Technology	Areawide Sales Tax	\$ 100,000
	Engineering	1	Downtown St Improvements (Front, Franklin, Dt Core)	Areawide Sales Tax	\$ 250,000
		2	Parking Management	Areawide Sales Tax	\$ 500,000
		3	Waterfront Seawalk	Marine Passenger Fee Priorities	\$ 885,200
	Streets	1	Distin - W Eighth Reconstruction	Areawide Sales Tax	\$ 1,200,000
		2	Pavement Management Program	Areawide Sales Tax	\$ 955,000

FY 2016 CIP RECOMMENDATIONS							
Department	Division	Priority	Project	Funding Source	Amount		
		3	Lakewood Subdivision, Phase IV	Areawide Sales Tax	\$ 900,000		
		4	Meadow Lane Roadway & Drainage Improvements	Areawide Sales Tax	\$ 800,000		
		5	Front Street Douglas (Savikko to D St)	Areawide Sales Tax	\$ 600,000		
		6	Eagles Edge Subdivision - Ph III	Areawide Sales Tax	\$ 800,000		
		7	Areawide Drainage Improvements	Areawide Sales Tax	\$ 200,000		
		8	River Road Reconstruction LID	Areawide Sales Tax	\$ 150,000		
		9	Sidewalk & Stairway Repairs	Areawide Sales Tax	\$ 200,000		
		10	Bridge Repairs	Areawide Sales Tax	\$ 150,000		
		11	Retaining Wall Repairs	Areawide Sales Tax	\$ 150,000		
		12	West 8th Street Reconstruction	Areawide Sales Tax	\$ 200,000		
		13	Street Maintenance Operations Improvements	Areawide Sales Tax	\$ 300,000		
		14	Whittier Street	Areawide Sales Tax	\$ 250,000		
		15	Safe Routes to School Snow Removal Equipment	Unscheduled - State Priority Requests	\$ 320,000		
		Wastewater Utility		1	MWWTP Headworks Improvements	Wastewater Unscheduled Funding	\$ 3,000,000
				2	Biosolids (Design)	Wastewater Unscheduled Funding	\$ 2,000,000
3	JD Plant Infrastructure Improvements			Wastewater Unscheduled Funding	\$ 1,000,000		
4	MWWTP Roof Repair			Wastewater Unscheduled Funding	\$ 500,000		
5	Areawide Sewer Cleanout Replacements			Wastewater Unscheduled Funding	\$ 150,000		
6	Utility Adjustments: Pavement Management & Eagles Edge			Wastewater Unscheduled Funding	\$ 40,000		
7	Front Street Douglas (Savikko to D St)			Wastewater Unscheduled Funding	\$ 150,000		
8	Downtown, Whittier St Improvements			Wastewater Unscheduled Funding	\$ 150,000		
9	Lakewood Subdivision Reconstruction			Wastewater Unscheduled Funding	\$ 150,000		
10	SCADA			Wastewater Unscheduled Funding	\$ 250,000		
11	JD Plant Headworks Improvements			Wastewater Unscheduled Funding	\$ 250,000		
12	Facilities Planning			Wastewater Unscheduled Funding	\$ 250,000		
13	MWWTP Instrumentation Upgrades			Wastewater Unscheduled Funding	\$ 300,000		
14	Long Run Dr Lift Station Improvements			Wastewater Unscheduled Funding	\$ 300,000		
15	Distin/Indian Reconstruction			Wastewater Unscheduled Funding	\$ 100,000		
Water Utility		1	Salmon Creek Secondary Disinfection	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	\$ 1,527,000		
				Water Unscheduled Funding	\$ 3,000,000		

FY 2016 CIP RECOMMENDATIONS					
Department	Division	Priority	Project	Funding Source	Amount
				Unscheduled - State Priority Requests	\$ 3,000,000
		2	Last Chance Basin Well Upgrades	Water Unscheduled Funding	\$ 2,000,000
				Unscheduled - State Priority Requests	\$ 2,000,000
		3	Cope Park Water Main	Water Unscheduled Funding	\$ 300,000
		4	Crow Hill Reservoir Improvements	Water Unscheduled Funding	\$ 500,000
		5	Front Street Douglas (Savikko to D St)	Water Unscheduled Funding	\$ 150,000
		6	W Juneau Reservoir-Cathodic Protection & Mixer	Water Unscheduled Funding	\$ 140,000
		7	Utility Adjustments, Pavement Management & Lakewood	Water Unscheduled Funding	\$ 40,000
		8	Distin - W Eighth Reconstruction	Water Unscheduled Funding	\$ 150,000
Public Works & Engineering Department Total Funding:					\$ 30,457,200
Schools		1	JSD Curriculum-Secondary Mathematics	Unscheduled - State Priority Requests	\$ 400,000
		2	JSD Curriculum-Social Studies	Unscheduled - State Priority Requests	\$ 400,000
		3	Video Conferencing	Unscheduled - State Priority Requests	\$ 60,000
		4	DZ Window Replacement	Unscheduled - State Priority Requests	\$ 75,000
Schools Total Funding:					\$ 935,000

SUMMARY OF FY 2016 CAPITAL IMPROVEMENT PROJECTS FUNDING SOURCES
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FUNDING SOURCES	General Sales Tax Priorities	\$ 1,000,000
	Areawide Sales Tax Priorities	\$ 8,730,000
	Temporary 1% Sales Tax Priorities - Voter Approved - 10/01/13 - 09/30/18	\$ 8,730,000
	Marine Passenger Fee Priorities	\$ 925,200
	State Marine Passenger Fee Priorities	\$ 5,000,000
	Water Unscheduled Funding	\$ 6,280,000
	Wastewater Unscheduled Funding	\$ 8,590,000
	Airport - Unscheduled Funding	\$ 37,575,001
	Unscheduled Funding - State Priority Requests	\$ 9,705,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

This section of the CIP shows the capital improvement plan for each CBJ department for fiscal years 2016 – 2021. The plans were submitted by the director of the department and were developed in conjunction with a governing board or committee. For example, the Docks and Harbors plan was submitted by the Port Director and developed by the Port Director and the Docks and Harbors Board.

The projects identified for 2016 are those recommended by the City Manager for funding in FY16. Projects identified by the City Manager in years 2017 and 2018 will be recommended for funding in the coming fiscal years. Those projects identified for funding beyond 2018 provide a general direction of capital spending in those years, not a specific direction.

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
Administration									
Manager's Office	PRISM Lease - Final Payment	1	\$ 250,900						
	IT Infrastructure Modernization	2	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000			
	Match Funds - DOT Riverside/Stephen Richard Int.	3	\$ 50,000						
	SRTS Matching Funds for Gastineau Elementary	4	\$ 50,000						
	Bonded Debt Service	5	\$ 2,125,000	\$ 2,000,000	\$ 2,130,000	\$ 1,695,000			
	Budget Reserve	6	\$ 1,000,000	\$ 1,200,000	\$ 1,250,000	\$ 200,000			
	Joint Parking Facility - Willoughby District	7		\$ 500,000	\$ 500,000				
	North Douglas Channel Crossing	8							\$ 90,000,000
Administration Total:			\$ 3,625,900	\$ 3,950,000	\$ 4,130,000	\$ 2,145,000	\$ -	\$ -	\$ 90,000,000
Airport									
	Local Match-ADA Boarding Bridge & New Fire Vehicle	1	\$ 85,000						
	Runway 26 MALSR	2	\$ 3,406,250						
	Passenger Boarding Bridge & ADA Passenger Loading Ramp	3	\$ 570,001						
	Replace ARFF Vehicle	4	\$ 1,937,500						
	NE Apron & South Fencing	5	\$ 6,500,250						
	ARFF Building Addition	6	\$ 961,000						
	SREF Building	7	\$ 21,000,000						
	Construct NW Apron/SREF Utilities	8	\$ 3,200,000						
	Reconstruct Alex Holden Way	9	\$ 300,000						
	Planning for Jordan Creek Greenbelt Improvements	10		\$ 10,000					
	NE Development Area Infrastructure	11		\$ 4,000,000					
	Replace Terminal Building (North Wing)	12		\$ 14,000,000					
	Replace Ramp Lighting at Gates 2-6	13		\$ 50,000					
	Design Taxiway A and E1-Rehab	14			\$ 850,000				
	Replace Snow Removal Equipment	15			\$ 5,000,000				
	Passenger Terminal Parking Lot Rehab	16				\$ 3,000,000			
	Replace Trans Compactors and Pads	17				\$ 100,000			
	Tenant Space Reconfiguration (2nd Floor North)	18				\$ 50,000			
	Construct Taxiway A and E-1 Rehab	19				\$ 9,000,000			
	SREF Building Phase III	20					\$ 10,000,000		
	Design Terminal Renovation Ph III (Knuckle)	21							\$ 2,000,000
	Construct Terminal Renovation Ph III	22							\$ 23,000,000
	Parking Garage	23							\$ 20,000,000
	Terminal Area (121) Apron Rehab	24							\$ 3,500,000
	Terminal Area (135) Apron Rehab	25							\$ 6,000,000
	Multi-Model Feasibility Planning	26							\$ 10,000
	Acquire Wetlands Access Vehicle (w/CCFR)	27							\$ 250,000
	Civil Air Patrol Hangar Relocation	28							TBD
	Fish & Wildlife Service Hangar Relocation	29							TBD

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
	Executive Parking Lot	30							\$ 200,000
	Relocate FAA ATCT	31							\$ 50,000,000
Airport Total:			\$ 37,960,001	\$ 18,060,000	\$ 5,850,000	\$ 12,150,000	\$ 10,000,000	\$ -	\$ 104,960,000
Docks & Harbors									
Docks	Lighting Float Ramp Canvas Cover Replacement	1	\$ 10,000						
	Marine Park Bus Parking Lot Brick Repair	2	\$ 30,000						
	Visitor Information Kiosk Replacement	3		\$ 150,000					
	Auke Bay Passenger For Hire Facility	4		\$ 800,000	\$ 4,600,000				
	Downtown Restrooms	5		\$ 500,000					
Docks Total:			\$ 40,000	\$ 1,450,000	\$ 4,600,000	\$ -	\$ -	\$ -	\$ -
Harbors	Auke Bay/Statter Haul Out	1	\$ 1,300,000						
	Douglas Harbor Rebuild	2	\$ 3,000,000						
	Aurora Harbor Rebuild	3		\$ 11,000,000					
	Juneau Fisheries Terminal Development	4						\$ 10,000,000	
	Amalga Harbor Fish Cleaning Float	5		\$ 300,000					
	Auke Bay Net Repair Float	6		\$ 300,000					
	Aurora Harbormaster Building & Shop	7							\$ 3,000,000
	Douglas Harbor Uplands Improvements	8							\$ 2,000,000
	North Douglas Boat Ramp Improvements	9							\$ 1,000,000
	Direct Market Fish Sales Facility	10							\$ 1,000,000
Harbors Total:			\$ 4,300,000	\$ 11,600,000	\$ -	\$ -	\$ -	\$ -	\$ 17,000,000
Docks & Harbors Total:			\$ 4,340,000	\$ 13,050,000	\$ 4,600,000	\$ -	\$ -	\$ -	\$ 17,000,000
Eaglecrest Ski Area									
	Lift/Mountain Operational Improvements	1	\$ 240,000						
	Lodge Maintenance/Improvements	2		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
	Lift Operations - Misc Lift Parts	3		\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	
	Mountain Operations - Trail Conditioning	4		\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	
	Mountain Operations - Hiking Trails	5		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	
	Mountain Operations - Trail Maintenance	6		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
	Mountain Operations - Snowmaking & Water Line Replacement/Improvement	7		\$ 50,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	
	Mountain Operations - Night Lighting	8		\$ -	\$ -			\$ 75,000	
	Mountain Operations - Caretaker Shack	9		\$ -	\$ 30,000				
	Lift Operations- Plarnigan Ramp	10		\$ 50,000					
	Mountain Operations - Nordic Improvements	11		\$ -	\$ -		\$ 40,000	\$ 40,000	
	Mountain Operations - Septic System Upgrades	12			\$ -	\$ -	\$ 40,000	\$ -	
	Lift Operations - Electrical Line to Black Bear	13			\$ 50,000	\$ 75,000	\$ 75,000	\$ -	
	Lift Operations - Magic Carpet	14			\$ 75,000	\$ -			
	Lift Operations - Remove Mid Hooter Fuel Tank	15		\$ 40,000			\$ -		
Eaglecrest Ski Area Total:			\$ 240,000	\$ 265,000	\$ 260,000	\$ 270,000	\$ 290,000	\$ 240,000	\$ -

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
Finance									
	Cruise Ship Berth Enhancements & Seawalk	1	\$ 5,000,000						
	Finance Department Total:		\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire									
	Emergency Services Comm. Equip/Ped. Hill Tower Upgrades (For Fire & JPD Depts)	1	\$ 150,000						
	Platform Ladder Truck	2		\$ 1,400,000					
	Station 1 Fencing	3		\$ 20,000					
	CCFR Master Plan	4		\$ 75,000					
	SCBA Replacement	5			\$ 500,000				
	Station 4 Live-In Quarters	6					\$ 80,000		
	Classroom Technology Upgrades	7		\$ 20,000					
	Lemon Creek Fire Station Design	8			\$ 950,000				
	Lemon Creek Station Construction	9				\$ 11,000,000			
	North Douglas Fire Station	10						\$ 1,500,000	
	Echo Cove Public Safety Station	11						\$ 1,500,000	
	EMS Simulation Lab	12					\$ 45,000,000		
	Training Center Classroom and Fill	13				\$ 1,500,000			
	Airport Fire Training Facility	14					\$ 2,500,000		
	Fire Department Total:		\$ 150,000	\$ 1,515,000	\$ 1,450,000	\$ 12,500,000	\$ 47,580,000	\$ 3,000,000	\$ -
Lands & Resources									
	Pederson Hill Subdivision & Infrastructure - Ph I	1		\$ 7,500,000					
	Switzer Land Development	2		\$ 5,000,000					
	Switzer Land Development - 3B	3			\$ 3,000,000				
	Willoughby Parking	4		\$ 5,000,000					
	Future Rock Quarry	5			\$ 100,000				
	Lands & Resources Total:		\$ -	\$ 17,500,000	\$ 3,100,000	\$ -	\$ -	\$ -	\$ -
Library									
	Replace Library Windows	1			\$ 162,000				
City Museums	JDCM Exhibit/Remodel Display Cases	1		\$ 100,000					
	Library Total:		\$ -	\$ 100,000	\$ 162,000	\$ -	\$ -	\$ -	\$ -
Parks & Recreation									
Building Maintenance	Deferred Building Maintenance	1	\$ 1,569,100	\$ 1,100,000	\$ 1,100,000	\$ 700,000			
	Building Maintenance Total:		\$ 1,569,100	\$ 1,100,000	\$ 1,100,000	\$ 700,000	\$ -	\$ -	\$ -
Centennial Hall	HVAC/Controls Replacement	1		\$ 300,000					

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
	Replace Exterior Doors including two ADA Door Operators	2		\$ 100,000					
	Lighting for Centennial Hall Interior	3		\$ 175,000					
	Refinish and Repair Ballroom Flooring	4		\$ 115,000					
	Ballroom Curtain Replacement	5		\$ 40,000					
	Centennial Hall & Parking Total:		\$ -	\$ 730,000	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition	Montana Creek Greenbelt/Trail Corridors	1		\$ 400,000					
	Outer Point Waterfront	2		\$ 200,000					
	West Juneau Waterfront Application	3			\$ 950,000				
	West Mendenhall Valley Wetlands	4				\$ 430,000			
	Smith/Honsinger Property	5					\$ 750,000		
	Peterson Creek/Outer Point	6						\$ 1,300,000	
	North Bridget Cove	7						\$ 475,000	
	Land Acquisition Total:		\$ -	\$ 600,000	\$ 950,000	\$ 430,000	\$ 750,000	\$ -	\$ 1,775,000
Parking	DTC Stairwell Electronic Door Locks	1		\$ 55,000					
Rec Buildings	Deferred Building Maintenance-Mt Jumbo Gym Roof	1	\$ 250,000	\$ 400,000			\$ 1,200,000	\$ 3,000,000	
	Deferred Building Maintenance-AB Pool HVAC Controls	2	\$ 330,000	\$ 500,000			\$ 2,750,000	\$ 2,750,000	
	Scheduling & Point-of-Sale Software Replacement	3		\$ 65,000					
	Treadwell Arena - CIMCO Controller Replacement	4		\$ 50,000					
	Augustus Brown Pool Lockers Replacement	5		\$ 40,000					
	Zach Gordon-Weight Room & Hallway Floor Replacement	6		\$ 15,000					
	Augustus Brown Renovations (Short Term)	7		\$ 515,000					
	Treadwell Arena Roof Replacement	8		\$ 150,000					
	Marine Parking Garage Lighting Upgrade	9		\$ 80,000					
	Treadwell Arena - Custom Bleachers & Storage Unit	10		\$ 80,000					
	Treadwell Arena - Parking Lot Paving	11					\$ 260,000		
	Parking & Recreation Buildings Total:		\$ 580,000	\$ 1,950,000	\$ -	\$ -	\$ 4,210,000	\$ 5,750,000	\$ -
Parks/Rec Areas	Park & Playground Repairs & Improvements	1	\$ 200,000	\$ 260,000	\$ 265,000	\$ 270,000	\$ 275,000	\$ 280,000	\$ 280,000
	Sports Field Resurfacing & Repairs	2	\$ 100,000	\$ 235,000	\$ 240,000	\$ 245,000	\$ 250,000	\$ 255,000	\$ 260,000
	Parks Improvements	3	\$ 1,123,000						
	Zach Gordon & Augustus Brown Improvements	4	\$ 55,000						
	Dimond Park Restroom/Concession Construction	5		\$ 550,000					
	Adair-Kennedy Park Restroom/Concession Construction	6		\$ 400,000					
	Jackie Renninger Skate Park Roof Replacement	7		\$ 80,000					
	Adair-Kennedy Park Press Box Repairs	8		\$ 50,000					
	Adair-Kennedy Park Track Replacement (SFFR)	9		\$ 475,000					
	Arboretum Building Repairs	10		\$ 75,000					
	Arboretum Multi Purpose Room, Public Restroom (Grant)	11		\$ 500,000					

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
	Hank Harmon Rifle Range Improvements	12		\$ 50,000					
	Thane Campground Health & Safety Improvements	13		\$ 50,000					
	Adair-Kennedy Field Lighting Repairs	14		\$ 50,000					
	Amalga Meadows Public Use Cabin	15		\$ 75,000					
	Savikko Park Paving, Sidewalk & Drainage Repairs	16		\$ 275,000					
	Dimond Park Wayfinding Signs	17		\$ 25,000					
	Arboretum Conservatory & Parking Lot Grant Match	18		\$ 150,000					
	Jackie Renninger Skate Park Parking Lot Paving	19		\$ 275,000					
	Jackie Renninger Skate Park Ramp Replacement	20		\$ 250,000					
	Melvin Park Restroom/Concession Renovation	21		\$ 250,000					
	Melvin Park Field Lighting Repairs	22		\$ 500,000					
	Capital School Park Repairs & Safety Improvements	23		\$ 650,000					
	Riverside Rotary Park Repairs & Safety Improvements	24		\$ 250,000					
	Chicken Yard Park Repairs & Safety Improvements	25		\$ 250,000					
	Treadwell Mine Historic Park Structure Repairs	26		\$ 150,000					
	Melvin Park Paving Repairs	27			\$ 275,000				
	Savikko Park Lighting Replacement & Treadwell	28			\$ 400,000				
	Arena Parking Area Lights	29			\$ 450,000				
	Homestead Park Repairs & ADA Improvements	30			\$ 250,000				
	Lemon Creek Neighborhood Park	31			\$ 550,000				
	Auke Lake Wayside Restrooms, Dock & Picnic Shelter	32			\$ 350,000				
	Adair-Kennedy Memorial Park Tennis Court & Basketball Court Repairs	33							
	Spaulding Meadows Snow Machine Trail Parking Lot Expansion	34				\$ 200,000			
	False Outer Point Campground & Vault Toilet	35				\$ 125,000			
	Adair-Kennedy Memorial Park Artificial Turf Baseball & Softball Fields	36				\$ 8,200,000			
	Evergreen Cemetery Headstone Restoration for Founding Figures (Juneau, Harris, Kowee)	37				\$ 30,000			
	Adair-Kennedy Memorial Park Equipment Storage Expansion	38					\$ 350,000		
	Blueberry Hills Snow Machine Trail Parking Lot Expansion	39					\$ 200,000		
	Arboretum ADA Walkways	40						\$ 75,000	
	Dimond Park Softball Field Lighting	41						\$ 600,000	
	Riverside Rotary Park Restroom Construction	42							\$ 275,000
	Auke Cape/Xunaxi Master Plan								\$ 45,000
Parks/Rec Areas Total:			\$ 1,478,000	\$ 5,875,000	\$ 2,780,000	\$ 9,070,000	\$ 1,075,000	\$ 1,210,000	\$ 860,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
Trail Maintenance	Trail Improvements	1	\$ 200,000						
	Kaxdigowu Heen Dei Trail Bridge Replacement (SFFR)	2		\$ 500,000					
	Perseverance Trail Repairs	3		\$ 100,000					
	DuPont Trail Bridge Replacement	4		\$ 25,000	\$ 150,000				
	Treadwell Ditch Trail - Paris Creek Bridge	5			\$ 150,000				
	Montana Creek Trail Repairs	6			\$ 150,000				
	Brotherhood Park Cross-Country Running/Skiing Trails	7				\$ 250,000	\$ 500,000		\$ 250,000
	Treadwell Ditch Trail - Bonnie Brae Access	8			\$ 150,000				
	Mt. Jumbo Trail Improvements	9					\$ 125,000		\$ 125,000
	Mendenhall Peninsula Trail Development	10							\$ 150,000
	Auke Cape/X'unaxi Trail Improvements	11							\$ 150,000
Trail Maintenance Total:			\$ 200,000	\$ 625,000	\$ 450,000	\$ 400,000	\$ 625,000	\$ -	\$ 675,000
Parks & Recreation Department Total:			\$ 3,827,100	\$ 10,880,000	\$ 5,280,000	\$ 10,600,000	\$ 6,660,000	\$ 6,960,000	\$ 3,310,000
Police Department									
	Patrol In-Car Computers	1		\$ 100,000					
	Phone System Replacement	2		\$ 30,000					
	Portable Police Radio Replacement	3		\$ 175,000					
	Building Air Rebalancing	4		\$ 30,000					
	Recruiting Kiosk	5		\$ 10,000					
	Investigative Wire	6		\$ 10,000					
	Forensic Computer	7		\$ 6,000					
	Armored Vehicle	8		\$ 300,000					
	EOD Vehicle	9		\$ 300,000					
	Weapons Training Simulator	10		\$ 500,000					
	SWAT Personal Protective Equipment	11		\$ 29,700					
	Bomb Blanket	12		TBD					
	Thermal Imagers and Night Vision Gear	13		\$ 14,000					
	Public Safety Answering Position	14		\$ 900,000					
	High-volume Scanner	15		\$ 16,000					
	Upgrade Dispatch Radio System	16		TBD					
	Roof & Gutter Cleaning	17		TBD					
	Replace Covered Carport	18		TBD					
Police Department Total:			\$ -	\$ 2,420,700	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works & Engineering									
Capital Transit	Transit Shelters	1	\$ 150,000	\$ 70,000	\$ 75,000	\$ 80,000	\$ 85,000		
	Transit Technology	2	\$ 100,000	\$ 750,000	\$ 750,000				
	Maintenance Shop Renovations	3		\$ 2,750,000					
Capital Transit Total:			\$ 250,000	\$ 3,570,000	\$ 825,000	\$ 80,000	\$ 85,000	\$ -	\$ -

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
Engineering	Downtown Street Improvements - Front, Franklin, Downtown Core	1	\$ 250,000						
	Parking Management	2	\$ 500,000						
	Waterfront Seawalk	3	\$ 885,200						
	Engineering Department Total:		\$ 1,635,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streets	Distin - W Eight Reconstruction	1	\$ 1,200,000						
	Pavement Management Program	2	\$ 955,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	
	Lakewood Subdivision Improvements, Phase IV	3	\$ 900,000						
	Meadow Lane Roadway & Drainage Improvements	4	\$ 800,000						
	Front Street Douglas (Savikko to D Street)	5	\$ 600,000						
	Eagles Edge Subdivision Improvements - Ph III	6	\$ 800,000	\$ 500,000					
	Areawide Drainage Improvements	7	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	
	River Road Reconstruction LID	8	\$ 150,000	\$ 800,000	\$ 800,000				
	Sidewalk & Stairway Repairs	9	\$ 200,000		\$ 250,000		\$ 250,000		
	Bridge Repairs	10	\$ 150,000						
	Retaining Wall Repairs	11	\$ 150,000						
	West 8th Street Reconstruction	12	\$ 200,000						
	Street Maintenance Operations Improvements	13	\$ 300,000	\$ 900,000					
	Whittier Street Improvements	14	\$ 250,000	\$ 1,300,000					
	Safe Routes to School Snow Removal	15	\$ 320,000						
	Security Fence - CPWF	16		\$ 200,000					
	Equipment Shelter & Headbolt Outlets - CPWF	17		\$ 700,000					
	Security Fencing & Remote Gate - CPWF	18		\$ 200,000					
	Gold Creek Flume Repairs	19		\$ 200,000					
	Jackson Street - Blueberry Hill to End	20		\$ 800,000					
	East Street (6th St to 5th St)	21		\$ 500,000					
	Birch Lane Improvements, Phase I	22		\$ 750,000					
	Capital Avenue, Willoughby to 9th Street	23		\$ 1,000,000					
	Aspen Ave Improvements - Mendenhall Blvd to Portage Blvd	24		\$ 1,000,000					
	West 9th Street & Indian Street Improvements	25		\$ 1,100,000					
	Starlight Court & Misty Lane Improvements - Bayview Subdivision	26		\$ 950,000					
	Douglas Side Streets - "E" Street	27		\$ 600,000					
	McGinnis Subdivision LID	28		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	
	Abbey Way Improvements - Mtinside Estates	29			\$ 1,000,000				
	Shaune Drive Improvements - Anka to Borrow	30			\$ 800,000				
	Birch Lane Improvements, Phase II	31			\$ 800,000				
	Slim Williams Way	32			\$ 1,000,000				
	Calhoun Ave Improvements - W 8th St to Gold Creek	33			\$ 1,200,000				
	Malissa Drive	34			\$ 450,000				
	Vehicle/Equipment Wash Bays - CPWF	35				\$ 1,500,000			

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
	Melrose Street Reconstruction & Drainage	36				\$ 1,100,000			
	Radcliffe Road - Berner's to the End	37				\$ 750,000			
	Sharon Street - Killewich to Riverside	38				\$ 1,200,000			
	Poplar Ave (Mendenhall Blvd to Woodduck)	39				\$ 700,000			
	Columbia Blvd (Mendenhall Blvd to Birch)	40				\$ 350,000			
	La Perouse Avenue	41				\$ 750,000			
	Ladd Street	42				\$ 300,000			
	Delta Drive	43					\$ 950,000		
	Silver Street	44					\$ 1,100,000		
	Lawson Creek Road	45					\$ 950,000		
	Hospital Drive	46					\$ 1,200,000		
	Behrends Ave	47					\$ 1,100,000		
	Arctic Circle x2 (Skater's Cabin Road to End)	48					\$ 1,000,000		
	Savikko Road Improvements (3rd St to End)	49					\$ 1,000,000		
	Downtown Business District Improvements (S. Franklin/Front St)	50						\$ 1,500,000	
	Tongass Blvd Improvements and Sidewalk (Forrest to Mendenhall Loop Road)	51						\$ 1,000,000	
	Pinewood Drive Improvements	52						\$ 800,000	
	Cedar St/Cedar Ct Improvements	53						\$ 1,000,000	
	Dogwood Lane Improvements	54						\$ 1,100,000	
	Streets Division Total:		\$ 7,175,000	\$ 13,950,000	\$ 8,750,000	\$ 9,100,000	\$ 10,000,000	\$ 7,850,000	\$ -
Waste Management	Recycling Drop-Box Containers	1		\$ 100,000					
	Waste Management Division Total:		\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Utility	MWWTP Headworks Improvements	1	\$ 3,000,000						
	Biosolids (Design)	2	\$ 2,000,000						
	JD Plant Infrastructure Improvements	3	\$ 1,000,000						
	MWWTP Roof Repair	4	\$ 500,000						
	Areawide Sewer Cleanout Replacements	5	\$ 150,000						
	Utility Adjustments: Pavement Management & Eagles Edge	6	\$ 40,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 60,000
	Front Street Douglas (Savikko to D Street)	7	\$ 150,000						
	Downtown, Whittier St Improvements	8	\$ 150,000						
	Lakewood Subdivision Reconstruction	9	\$ 150,000						
	SCADA	10	\$ 250,000	\$ 100,000					
	JD Plant Headworks Improvements	11	\$ 250,000	\$ 1,250,000					
	Facilities Planning	12	\$ 250,000	\$ 350,000	\$ 250,000				
	MWWTP Instrumentation Upgrades	13	\$ 300,000						
	Long Run Drive Lift Station Improvements	14	\$ 300,000						
	Distin/Indian Reconstruction	15	\$ 100,000						
	Biosolids Final Alternative (Site Work) - Ph I	16		\$ 2,000,000					
	Biosolids Final Alternative (Construction) - Ph II	17		\$ 16,000,000					
	Whittier Street Improvements	18		\$ 355,000					
	Valley, Columbia Blvd Improvements	19		\$ 300,000					

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
	Valley, Birch Lane Improvements, Phase I & II	20		\$ 25,000	\$ 25,000				
	Lemon Ck, Eagles Edge Subd, Belard/ Brittany Place Improvements	21		\$ 50,000					
	Downtown, Capitol Ave - Willoughby to Ninth Street	22		\$ 50,000					
	Douglas, Side Streets - "D" Street	23		\$ 100,000					
	Downtown, W. Ninth Street & Indian Street Improvements	24		\$ 100,000					
	MWWTP ABF & Chlorine Building Modifications	25			\$ 250,000				
	ABTP Tank Repairs	26			\$ 300,000				
	JDTP Clarifier Building Repairs & Improvements	27			\$ 750,000		\$ 500,000		
	Downtown, Calhoun Ave. Improvements - W 8th St. to Gold Creek	28			\$ 50,000				
	Douglas, Side Streets - "E" Street	29			\$ 100,000				
	Mtinside Estates, Abbey Way Improvements	30			\$ 100,000				
	Energy Efficiency & Security Improvements	31			\$ 100,000				
	Downtown, 6th Street - Park St to East St	32				\$ 25,000			
	Valley, Malissa Dr	33				\$ 25,000			
	Valley, Cascade St	34				\$ 35,000			
	Lemon Creek, Pine Street	35				\$ 45,000			
	Valley, Slim Williams Way	36				\$ 50,000			
	JDTP New Vector Dump	37				\$ 250,000			
	JDTP Backup Power Supply (Solids Handling/Biosolids Disposal)	38				\$ 900,000			
	JDTP Aeration Basin Repairs & Improvements - Phase I (Bldg)	39				\$ 3,500,000			
	MWWTP Air Handling Upgrades	40					\$ 70,000		
	JDTP Facility Structural and Painting Projects	41					\$ 100,000		
	WW Utility Wide GIS Mapping	42					\$ 250,000	\$ 250,000	
	JDTP Office/Lab Building Updates	43					\$ 100,000		
	MWWTP Site Improvements (Lighting, Security, Access)	44					\$ 150,000		
	Pump & Motors Improvements/Lift Station Upgrades	45					\$ 150,000		\$ 150,000
	ABTP Disinfection Upgrades	46					\$ 450,000		
	ABTP Generator/Backup Power	47					\$ 900,000		
	ABTP Facility Structural and Painting Projects	48						\$ 100,000	
	MWWTP Above Ground Fuel System	49						\$ 150,000	
	MWWTP Furnace Oil Supply Upgrades	50						\$ 150,000	
	Street Rehab/DOT Projects Pipeline Upgrades	51						\$ 650,000	\$ 650,000
	ABTP Instrumentation Upgrades	52							\$ 50,000
	ABTP SCADA Upgrades	53							\$ 75,000
	JDTP SCADA Upgrades	54							\$ 80,000
	JDTP Instrumentation Upgrades	55							\$ 100,000
	MWWTP Press Room Upgrades	56							\$ 775,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
	MWWTP SBR Basin Repairs (Structural)	57						\$	1,600,000
	JOTP Site Improvements (Lighting, Security, Access)	58						\$	120,000
	MWWTP Facility Structural & Painting Projects	59						\$	500,000
	Wastewater Utility All Facilities Plan Update	60						\$	675,000
	Wastewater Utility Division Total:		\$ 8,590,000	\$ 20,700,000	\$ 1,945,000	\$ 4,850,000	\$ 2,690,000	\$ 1,320,000	\$ 4,835,000
Water Utility	Salmon Creek Secondary Disinfection	1	\$ 7,527,000						
	Last Chance Basin Well Upgrades	2	\$ 4,000,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000		
	Cope Park Water Main	3	\$ 300,000						
	Crow Hill Reservoir Improvements	4	\$ 500,000						
	Front Street Douglas (Savikko to D Street)	5	\$ 150,000						
	W Juneau Reservoir-Cathodic Protection & Mixer	6	\$ 140,000						
	Utility Adjustments: Pavement Management & Lakewood	7	\$ 40,000						
	Distin - W Eighth Reconstruction	8	\$ 150,000						
	W 8th Street Reconstruction	9		\$ 150,000					
	Blueberry Hill Water	10		\$ 200,000					
	Birch Lane Improvements, Valve Box Adjust, Hydrant Replace	11		\$ 40,000					
	River Road Reconstruction LID	12		\$ 20,000					
	Water Utility SCADA Upgrades, Panel View, Control Logic, Radio Modems, Ph I	13		\$ 75,000					
	Egan Drive Road Crossings Highland Drive to Norway Point	14		\$ 450,000					
	Douglas Highway Water Replacement	15		\$ 750,000					
	Pavement Management Program	16		\$ 20,000	\$ 20,000	\$ 22,000	\$ 22,000	\$ 24,000	\$ 77,000
	Whittier Avenue Improvements	17		\$ 350,000					
	Starlight Court & Misty Lane Improvements - Bayview Subdivision	18		\$ 150,000					
	Douglas Side Streets - "E" Street	19		\$ 50,000					
	Water Utility SCADA Upgrades, Panel View, Control Logic, Radio Modems, Ph II	20			\$ 75,000				
	Douglas Highway Water Replacement, Ph II	21			\$ 750,000				
	Metering System Upgrades, MIU's Replacement 10 year Life Span 1500 MIU's	22			\$ 225,000				
	Steelhead Drive Reconstruction	23			\$ 20,000				
	Shaune Drive Improvements - Anka to Borrow	24			\$ 20,000				
	Slim Williams Way	25			\$ 20,000				
	Calhoun Ave Improvements - W 8th St to Gold Creek	26			\$ 200,000				
	Malissa Drive	27			\$ 20,000				
	Lee Street Pump Station Upgrades to provide fire flows 4" VFD's	28				\$ 200,000			
	Douglas Highway Water Replacement	29				\$ 750,000			
	Water Reservoir Improvements, Mixer, Cathodic Protection, Crow Hill	30				\$ 140,000			

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
	Melrose Street Reconstruction & Drainage	31			\$	22,000			
	Radcliffe Road - Berner's to the End	32			\$	22,000			
	Sharon Street - Killewich to Riverside	33			\$	22,000			
	La Perouse Avenue	34			\$	22,000			
	Ladd Street	35			\$	10,000			
	Cedar Park Pump Station Improvements/Backup Generator	36					\$	400,000	
	Savikko Road Waterline Replacement	37					\$	200,000	
	Mendenhaven Watermain/Services Replacement	38					\$	500,000	
	PRV Station Improvements/Upgrades, Crowhill, 5th Street Douglas	39					\$	500,000	
	Bonnie Brae Pump Station VFD's For Fire Flows	40					\$	200,000	
	Last Chance Basin Well Rehab	41					\$	75,000	\$ 75,000 \$ 75,000
	MOV Installations & Communications Mill Tunnel, W. Juneau, Crowhill	42					\$	800,000	
	Lawson Creek Road, Watermain, Services, Hydrant	43					\$	180,000	
	Well #3 Onsite Chlorine Generation Replacement	44						\$	230,000
	Egan Drive Water Crossings, Norway Point, Highland Drive, Salmon Creek P.S.	45						\$	500,000
	Water Utility GIS Mapping/GPS Improvements	46						\$	300,000
	8th Street, Behind Gov. Mansion, and Federal Building Mainline Replacement	47						\$	350,000
	Street CIP	48						\$	100,000 \$ 300,000
	Outer Drive Watermain Replacement Main Street South To Admiral Way/S. Franklin	49							\$ 250,000
	Metering Upgrades, Radio Read, Master Station, Mobile Pack	50							\$ 500,000
	Mill Tunnel PRV Station Access	51							\$ 85,000
	Cope Park Pump Station Upgrades, Pumps, Motors, and Communications	52							\$ 200,000
	Salmon Creek Onsite Chlorine Generation Replace/Upgrade	53							\$ 260,000
	Glacier Hwy Replace 12" mainline with 30" HDPE Mainline Highland Dr. to Hosp.	54							\$ 1,800,000
	Downtown Stairway/Easements 3rd St. Franklin to Gold Street	55							\$ 220,000
	4th Street Douglas Watermain Replacement	56							\$ 250,000
	I Street Douglas Watermain Replacement	57							\$ 185,000
	First Street Douglas from D Street to H Street Watermain Replacement	58							\$ 300,000
	Harris Street 4th to 5th Watermain Replacement	59							\$ 140,000
Water Utility Division Total:			\$ 12,807,000	\$ 2,330,000	\$ 1,425,000	\$ 1,285,000	\$ 2,952,000	\$ 1,579,000	\$ 4,642,000
Public Works & Engineering Department Total:			\$ 30,457,200	\$ 40,650,000	\$ 12,945,000	\$ 15,315,000	\$ 15,727,000	\$ 10,749,000	\$ 9,477,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS									
Division	Project	Priority	FY16	FY17	FY18	FY19	FY20	FY21	Future
Schools	JSD Curriculum - Secondary Mathematics	1	\$ 400,000						
	JSD Curriculum - Social Studies	2	\$ 400,000						
	JSD Video Conferencing	3	\$ 60,000						
	DZ Window Replacement	4	\$ 75,000						
	Schools Total:		\$ 935,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY 2016 CIP PROJECT DESCRIPTIONS

partment	Division	Priority	Project Description
Administration	Manager's Office	1	PRISM - CORE FINANCIAL SYSTEM REPLACEMENT LEASE - FINAL PAYMENT – This project is to replace the CBJ's aged financial and billing systems, the assessor's appraisal system, and the human resources and payroll systems with an integrated and more functional system. Funding is for software, hardware, and professional services.
		2	IT INFRASTRUCTURE MODERNIZATION - These funds will be used to modernize the City's current information system's infrastructure to a level that can meet the demands of today's technology requirements for functionality, stability, and disaster recovery solutions. The following projects that will address these concerns will be, but not be limited to: standardized document development solutions, virtualization of core services, wireless backbone build out, and mass network storage to provide recoverability and redundancy of critical data.
		3	MATCH FUNDS - DOT RIVERSIDE/STEPHEN RICHARD INT. - These funds will provide the necessary match to allow ADOT (through the Congestion Mitigation and Air Quality improvement program (CMAQ)) to analyze the traffic congestion, patterns and capacity of the Steven Richards and Riverside Drive intersection four way stop. ADOT will identify and implement the best solution to improve the intersection.
		4	SRTS MATCHING FUNDS FOR GASTINEAU ELEMENTARY - These funds would provide the necessary match to allow ADOT (through the Safe Routes to School program) to improve pedestrian access to Gastineau Elementary School from Crow Hill Drive.
		5	BONDED DEBT SERVICE - These funds will be used for bond debt repayment.
		6	BUDGET RESERVE - These funds will be used to increase the City's budget reserve.
Airport		1	LOCAL MATCH - ADA BOARDING BRIDGE & NEW FIRE VEHICLE - see descriptions 3 & 4 below.
		2	RUNWAY 26 MALSR - The State participated with a grant match of \$93,750 toward the \$3.5M needed to complete the east end (Runway 26 end) Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights. The Airport is requesting FAA Facilities and Equipment funding to complete the project which is not part of the AIP program. If not already included in the 'Bill', this project will require coordination and continued advocacy.
		3	PASSENGER BOARDING BRDIGE & ADA PASSENGER LOADING RAMP - The FAA concurred that Juneau required a boarding bridge at Jetway 5 and an ADA passenger loading ramp (for ground level load/offload of passengers). The Airport purchased and installed these AIP eligible pieces of equipment in 2014.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		4	REPLACE AIRCRAFT RESCUE AND FIRE FIGHTING (ARFF) VEHICLE A-1 - Vehicle A-1 is a specialized fire rescue truck used by the fire department exclusively at the airport. The vehicle is at the end of its service life and needs to be replaced. The total costs of a new truck is estimated at \$1 Million. New ARFF vehicles are longer than existing ones.
		5	NE QUADRANT APRON & SOUTH FENCING - Over the past four years the northeast quadrant has been partially developed by placement of fill, construction of a frontage road, installation of water, power and communications utilities, and construction of drainage improvements to the site. The FAA has requested that the remaining work on this portion of the Runway Safety Area (RSA) project be prioritized on Airport's CIP. This would include additional fencing on the south side of the Airport and construction of the apron in the northeast quadrant for aircraft.
		6	ARFF BUILDING ADDITION - The Glacier Fire Station that houses the ARFF vehicles was constructed more than 30 years ago. The existing vehicle bays are too short to accommodate the new ARFF truck. Expanding the building is estimated to cost approximately \$1 Million. Both the vehicle and the building modifications are eligible for FAA airport Improvements Program funding, but state and local matches are required.
		7	SNOW REMOVAL EQUIPMENT FACILITY (SREF) - JNU has been working with the FAA to fund this critical facility for more than two decades. This Phase I project includes construction of the main airfield operations shop, offices, equipment bays and related components. Partial funding toward the local share is in place (\$6.1M). The AIP eligible portion of the project equals \$18.56M.
		8	CONSTRUCT NW APRON/SREF UTILITIES - This project completes the northwest quadrant apron (RSA related) and brings utilities to the SREF building.
		9	RECONSTRUCT ALEX HOLDEN WAY - Alex Holden Way is the only access road for customers of Alaska Air Freight and several other businesses that operate at the airport. The pavement and drainage system are beyond their service life and have failed on numerous occasions. The water and sewer infrastructure beneath the roadway are nearing the end of their service life and need to be replaced, along with the roadway surface and drainage system. The project will provide a reliable all-weather public access to serve these important community businesses. State funding is requested to design the roadway and utilities for this project, which has economic development importance. Additional funding will be required for construction of the project.
Docks & Harbors	Docks	1	LIGHTERING FLOAT RAMP CANVAS COVER REPLACEMENT - This project would replace the canvas cover on the gangway to the lightering float that was damaged beyond repair in November 2014.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		2	MARINE PARK BUS PARKING LOT BRICK REPAIR - The Marine Park bus parking lot is demonstrating undulations in the brick surfaces suggesting the substrate is being undermined. The funds will be used to contract with an experienced mason to repair the areas needing attention.
	Harbors	1	AUKE BAY/STATTER HAUL OUT - The Statter Harbor haul-out and kayak launch facility would replace the existing travel lift at Statter Harbor and replace the existing concrete launch ramp with a new haul-out ramp. The existing wooden travel lift structure at Statter Harbor was investigated and found to be beyond its design life and in need of replacement. Docks and Harbors will utilize the Sealift (self-propelled boat lift) which serve the Auke Bay Loading Facility and Statter Harbor.
		2	DOUGLAS HARBOR REBUILD - The Douglas Harbor moorage facility was expanded in 2005 but the original 1960's harbor was not upgraded. The concept was to construct the new portion to provide moorage area while the old section was rebuilt. Due to the effects of isotactic rebound and sedimentation, the old section of the harbor needs to be dredged to the original depth. The design of the project was near completion when soil testing indicated that some of the material to be dredged is contaminated. Docks and Harbors has acquired all permits for the project. The existing floats, piles, and electrical and water systems need to be replaced. The complete project budget is \$8.5, we have \$5.5 available and are requesting \$3 million to complete the project.
Eaglecrest		1	LIFT/MOUNTAIN OPERATIONS IMPROVEMENTS - which include the following projects: Lodge Maintenance - continued funding of small to medium projects that ensure the building remains in serviceable condition until the lodge undergoes a major remodel. In the near term this includes roof maintenance, new flooring and deck repair and ramp replacement. Mountain Operations - Trail Maintenance - The trail network at Eaglecrest has started to become overgrown after many years of little annual maintenance. We will begin a program of yearly maintenance to reclaim the ski trail network enabling Eaglecrest to open as early as possible with the safest conditions possible. This will include cutting and trimming by hand all trails at Eaglecrest on a rotating basis. Mountain Operations – Snowmaking & Water Line Replacement/Improvement - We will begin multi-year plan to repair/replace the current snowmaking system and increase snowmaking coverage of the lower mountain. This snowmaking will allow Eaglecrest to better handle low snow years and open as early as possible. In addition the snowmaking lines feed the Hydroelectric system which significantly lowers our electric usage annually. The pipeline from Cropley Lake is showing increased signs of decay and patching and welding is becoming less effective. The plan calls for replacement with new pipe in sections over the next few years.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
			Mountain Operations – The Nest - The Nest summit lodge is in need of a complete overhaul. The "Nest" is open to the public and used year round by the Juneau community. It is in need of a complete overhaul in order to serve the community for years to come. This includes new siding, windows, deck, flooring and roof. This project began in FY15 and will be completed with a new roof in FY16.
			Mountain Operations -- Parking Lot improvements - The construction of the Porcupine Lodge has changed the way traffic flows through the base area/parking lot. The project will involve redesigning and improving the south end of the parking lot to better serve guests year round.
			Mountain Operations – Hiking/Work Road to Top of Hooter - The Eaglecrest Board has designated a hiking/service road from approximately the base of the Black Bear Chair to the top of the Hooter Chair as its number one priority in the long term trail plan. The road will serve many uses including better and safer winter ski access from Hooter to the East Side of the mountain, summer access for summer maintenance of the top of the Hooter Chair lift, a starting point of a proposed summer mountain bike trail and increased summer hiking trail options.
			Mountain Operations – Summit Communications - A new location for various communication antennas and dishes is needed. To date they have been mounted at various locations at the summit. The plan calls for installing all communications on or next to the top terminal of the Ptarmigan chair lift. In order to provide adequate space and infrastructure to the top terminal area renovation and improvements will be needed.
Finance		1	CRUISE SHIP BERTH ENHANCEMENTS & SEAWALK - Funds will be used for the Cruise Ship Berth Enhancements and Seawalk projects.
Fire & JPD Departments		1	EMERGENCY SERVICES COMM. EQUIPMENT/PEDERSON HILL TOWER UPGRADES - The Pederson Hill site is the only site remaining in CBJ's public safety network that does not have a generator. This past winter we experienced several extended outages that consumed all the battery power at Pederson Hill and consequently brought the site completely down. The tower that is currently onsite is undersized and was installed incorrectly. We need to replace the tower to meet the needs of our existing radio dishes and for the additional wind load that is significant during the winter. CBJ seeks to purchase and install a new tower, generator, and fuel tank.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
Parks & Rec	Bldg Maintenance	1	DEFERRED BUILDING MAINTENANCE - Funds are for on-going capital funded projects to repair CBJ buildings. Reduce maintenance costs and enhance building components by correcting a backlog of problems that have surfaced from aging of buildings.
	Rec Buildings	1	DEFERRED BUILDING MAINTENANCE MT JUMBO GYM ROOF - The Mt Jumbo roof repair is identified as a top priority necessary to maintain the structure in the Mt Jumbo Gym Facility Condition Survey Report, August 2014.
		2	DEFERRED BUILDING MAINTENANCE - AUGUSTUS BROWN (AB) POOL HVAC CONTROLS - The AB Pool HVAC Control replacement project is identified as a top priority, necessary to keep the AB pool operational, as stated in the August Brown Swimming Pool Condition Survey Report, July 2014.
	Parks/Rec Areas	1	PARK AND PLAYGROUND REPAIRS & IMPROVEMENTS - These funds will be used for replacement of playground equipment that has exceeded its useful life, as well as drainage, slope stabilization and general park improvements. Some slopes and retaining walls are deteriorating and need to be replaced. General site improvements will be made to improve safety and usability.
		2	SPORTS FIELD RESURFACING & REPAIRS - This CIP fund is for repairs and replacement of sports fields throughout Juneau, including softball, baseball, soccer, and football fields. Sports fields require repair and replacement as surfacing is worn away and drainage problems develop. If fields surfaces are not properly maintained, adult and student athletes will suffer injuries and Juneau will not be eligible to host tournaments. Many of Juneau's playgrounds are more than 25 years old. Due to their age, these playgrounds require costly maintenance and do not comply with national playground safety standards or the Americans with Disabilities Act. Project funds will be used for scheduled replacement of Juneau's oldest playground equipment, as well as park security and safety improvements.
		3	PARKS IMPROVEMENTS - Completion of work identified in the temporary 1% sales tax approved by voters for October 2013 - September 2018. Work includes funding for Cope Park repairs and safety improvements and partial funding for Twin Lakes park repairs and ADA Upgrades.
		4	ZACH GORDON & AUGUSTUS BROWN IMPROVEMENTS - Completion of work identified in the temporary 1% sales tax approved by voters for 2013-2018. Deferred maintenance work includes flooring replacement at Zach Gordon and new lockers at Augustus Brown Pool.
		1	TRAIL IMPROVEMENTS - Completion of work identified in the temporary 1% sales tax approved by voters for October 2013 - September 2018. Work includes funding for Auke Lake to Montana Creek trail corridor and the Horse Trail tram at Amalga Meadows.
	Trail Maintenance		

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
Public Works and Engineering Department			
Capital Transit		1	TRANSIT SHELTERS - Funds will be used for planning, design, and construction of bus shelter repairs and/or replacements on Capital Transit routes. Work is to provide for necessary major maintenance repairs to existing transit shelters to provide safe and protected waiting shelters for transit passengers.
		2	TRANSIT TECHNOLOGY - As recommended in the 2014 update to the Transit Plan by Nelson Nygaard, begin implementation of the technology improvements recommended to improve operations and passenger information.
Engineering		1	DOWNTOWN STREET IMPROVEMENTS - FRONT, FRANKLIN, DOWNTOWN CORE - The Franklin and Front Street Reconstruction project is in Phase I, conceptual design and planning. This phase involves public outreach, pedestrian analysis specifically addressing the new cruise ship docks and other infrastructure improvements in the downtown area, and concept design services.
		2	PARKING MANAGEMENT - identify and implement a replacement downtown parking management system for the failed / defaulted APARC downtown parking meter system.
Streets		3	WATERFRONT SEAWALK - This project will provide funding to continue the design, examination of right-of-way issues, pedestrian access and safety, and construction of seawalk in accordance with the Waterfront Development Plan.
		1	DISTIN - WEST EIGHTH RECONSTRUCTION - Reconstruct roadway and add/improve storm drainage system. Evaluate street light coverage and possible need for lighting. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt. Repair/replace water and waste water utilities as needed.
		2	PAVEMENT MANAGEMENT IMPROVEMENTS - This is an on-going pavement management program to provide chip seal, asphalt overlays, and other preventative maintenance treatments to CBJ streets. Pavement maintenance is required to extend the functional life of the road surfaces an additional 5 to 10 years. The program also provides capital funding to purchase and repair specialized asphalt maintenance equipment and to purchase necessary paving materials (oil, aggregates, chemicals) for pavement maintenance.
		3	LAKEWOOD SUBDIVISION IMPROVEMENTS - PHASE IV - Reconstruct roadway, add sidewalk and improve drainage on Stephen Richards. Evaluate street light coverage and possible need for additional lights or to move existing lights. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied. Minor waste water utility repairs will also be required.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		4	MEADOW LANE ROADWAY & DRAINAGE IMPROVEMENTS - This project includes reconstruction of street base and asphalt, installation of underground storm drains and street light evaluation. This street currently has no drainage inlets and improvements are needed to allow drainage from Stikine St. to enter the storm drain system. The existing pavement also has many low spots along the street (mainly in front of driveways) and standing water on the asphalt is causing road accelerated pavement deterioration which will be addressed by this project.
		5	FRONT STREET DOUGLAS (SAVIKKO TO D ST) - Reconstruct roadway and improve drainage. Replace water main, valves and service connects. Replace sewer main and service connects. Evaluate street light coverage and possible need for additional lights or move existing lights. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
		6	EAGLES EDGE SUBDIVISION LID IMPROVEMENTS - PHASE III - Roadway and watermain reconstruction to address deficient drainage, water distribution, and pedestrian facilities. This subdivision was originally constructed with major portions of the watermain located beneath private residences which makes it extremely problematic for the utility to maintain and repair the existing water system and impossible to shut off water service to non-paying customers.
		7	AREAWIDE DRAINAGE IMPROVEMENTS - This is a multi-phase project that involves permitting, design, and construction of storm drainage improvements to both surface and underground infrastructure throughout the Juneau area to reduce the impacts from seasonal flooding and ground water damage to private and public property. Failure to repair or replace failing culverts and storm sewer piping may result in significant damage to roadways and adjacent private properties.
		8	RIVER ROAD RECONSTRUCTION LID - This street has a very poor base under it. It continues to heave and create pot holes. This project will excavate out the base material and be replaced with shot rock, capped with a D1 sub-base and asphalted. No utility work will be required as utilities are good under this street.
		9	SIDEWALK & STAIRWAY REPAIRS - Funds will be used to reconstruct and repair areawide stairs and sidewalks. Programmed repair of sidewalks and stairs reduces maintenance costs and promotes pedestrian safety.
		10	BRIDGE REPAIRS - Per inspection reports - Make various repairs to CBJ bridges as a result of ADOT inspections.
		11	RETAINING WALL REPAIRS - This project is to clean, inspect, repair and reseal concrete retaining walls throughout the city and inspect and repair rock or other types of retaining walls as needed. This work is needed to maintain the integrity of the City's retaining walls.
		12	WEST 8TH STREET RECONSTRUCTION - Excavate substandard material and back fill to eliminate settling and road failure. Apply a shot rock base and pave.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		13	STREET MAINTENANCE OPERATIONS IMPROVEMENTS
		14	WHITTIER STREET - The project will replace the water line, repair sewer/storm sewer lines and structures as needed, replace street lighting with efficient LED components and replace sidewalks which will include new ADA compliant accessible ramps. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt.
		15	SAFE ROUTES TO SCHOOL SNOW REMOVAL - Provide funding for the purchase of a narrow body snow removal piece of equipment capable of keeping sidewalks safe for children to walk to school. The ADOT has a similar piece of equipment in Juneau to maintain state controlled sidewalks. This request would allow CBJ streets crews to maintain CBJ controlled sidewalks.
	Wastewater Utility	1	MWWTP HEADWORKS IMPROVEMENTS - Provide improvements to the influent piping network and pretreatment of the wastewater entering the Mendenhall Treatment plant to provide for better treatment efficiency.
		2	BIOSOLIDS (DESIGN) - this project focuses on improvements to the CBJ's current wastewater biosolids management & disposal practices by (a) major repairs to the existing biosolids incinerator unit, or (b) improvements necessary for the city's conversion to an alternative biosolids disposal method such as composting or other means. The existing incinerator is nearing the end of its 20-year design life and is experiencing more frequent breakdowns than in years past. It consumes approximately 100,000 gallons of heating oil per year whose price has increased approximately 200% (in comparison to cost of living increases of approximately 67%) since it was originally constructed. In recent years the communities of Ketchikan, Haines, and Fairbanks have transitioned to composting to address their biosolids disposal needs and CBJ Public Works is in the process of assessing whether composting, or other alternatives to incineration, would be a more economical and environmentally sustainable method for CBJ's biosolids management and disposal needs.
		3	JD PLANT INFRASTRUCTURE IMPROVEMENTS - Repair and replace the aging infrastructure (buildings) and equipment access at the JD Plant. The buildings and most of the equipment access structures are the original buildings constructed in the early 1970's and are past their useful life expectancy.
		4	MWWTP ROOF REPAIR - Repair / replace the leaking roof at the Mendenhall Treatment Plant building.
		5	AREAWIDE SEWER CLEANOUT REPLACEMENTS - Replace troublesome sewer cleanouts with sewer manholes to provide easier, more efficient access to maintain the sewer collection system.
		6	UTILITY ADJUSTMENTS: PAVEMENT MANAGEMENT & EAGLES EDGE - Adjust existing manhole lids and other minor improvements to the wastewater infrastructure in the streets being repaved.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		7	FRONT STREET DOUGLAS (SAVIKKO TO D ST) - Reconstruct roadway and improve drainage. Replace water main, valves and service connects. Replace sewer main and service connects. Evaluate street light coverage and possible need for additional lights or moving existing. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
		8	DOWNTOWN, WHITTIER STREET IMPROVEMENTS - The project will replace the water line, repair sewer/storm sewer lines and structures as needed, replace street lighting with efficient LED components and replace sidewalks which will include new ADA compliant accessible ramps. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt.
		9	LAKEWOOD SUBDIVISION RECONSTRUCTION - Reconstruct roadway, add sidewalk and improve drainage on Stephen Richards. Evaluate street light coverage and possible need for additional lights or move existing lights. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied. Minor waste water utility repairs will also be required.
		10	SCADA - Evaluate and upgrade WW treatment plant SCADA physical hardware and software programming. Provide project scoping, scheduling, budgeting, and implementation of system improvements.
		11	JD PLANT HEADWORKS IMPROVEMENTS - Provide improvements to the influent piping network and pretreatment of the wastewater entering the Juneau Douglas Treatment plant to provide for better treatment efficiency.
		12	FACILITIES PLANNING - Evaluate treatment plant hydraulic and organic loading capacities, provide supplemental plant rating information for ongoing plant permitting. Provide preliminary design for purposes of obtaining better project scoping, scheduling and budgeting collections and treatment systems improvements.
		13	MWWTP INSTRUMENTATION UPGRADES - Evaluate and upgrade WW treatment plant instrumentation at MWWTP needed for plant operations. Provide component evaluation and installation of the needed instrumentation to achieve plant objectives and meet permit requirements.
		14	LONG RUN DRIVE LIFT STATION IMPROVEMENTS - Update / upgrade the pumps, controls and wetwell at the Long Run Drive sewer pump station to meet current and future flow capacities at the station.
		15	DISTIN/INDIAN RECONSTRUCTION - Replace sewer infrastructure during the reconstruction of Distin and Indian Streets.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
	Water Utility	1	SALMON CREEK SECONDARY DISINFECTION - The CBJ Water Utility is completing design work for a water filtration plant that will meet EIP's Long Term 2 Enhanced Surface Water Treatment Rule (LT2). LT2 required secondary disinfection of all surface water sources to protect against cryptosporidium by the end of October 2013. The Alaska Department of Environmental Conservation has granted CBJ an extension to have an approved system in place and operational by October 2015.
		2	LAST CHANCE BASIN WELL UPGRADES - Juneau's primary water source needs significant rehabilitation. The Last Chance Basin water source is tapped by five wells with two additional wells soon to be completed, thanks to funding provided by the State of Alaska last year. The CBJ Water Utility plans to replace the original single-speed pumps with variable-speed pumps, which use less energy, and create less wear on the pumps, motors, and related components. This would result in a significant savings to the Utility's ratepayers. With this additional funding, piping and control improvements would be completed to allow redundant use of all the wells to CBJ's different distribution zones fed by the wells. This request will also fund replacement of a buried fuel tank for the emergency generator with an above-ground, double-lined fuel tank, thus removing the potential hazard of a leaking fuel tank in Juneau's water supply. As funding allows, CBJ would also redevelop the five older wells.
		3	COPE PARK WATER MAIN - Replacement of the water main along the entry drive and parking lot at Cope Park. Project to coincide with the Cope Park Improvements Project.
		4	CROW HILL RESERVOIR IMPROVEMENTS - Replace the transmission line to the Crow Hill Water Reservoir. The transmission line has been found to have corrosion damage in multiple areas and has required leaks to be repaired.
		5	FRONT STREET DOUGLAS (SAVIKKO TO D ST) - Reconstruct roadway and improve drainage. Replace water main, valves and service connects. Replace sewer main and service connects. Evaluate street light coverage and possible need for additional lights or move existing lights. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
		6	W JUNEAU RESERVOIR-CATHODIC PROTECTION & MIXER - Evaluate and repair / replace the existing cathodic protection in the West Juneau Reservoir. Install a mixer that will help maintain the water quality and reduce ice buildup / damage. This work will be completed in conjunction with each other during a reservoir emptying and shut down period.
		7	UTILITY ADJUSTMENTS: PAVEMENT MANAGEMENT & LAKEWOOD - Adjust existing water valve boxes and other minor improvements to the water infrastructure in the streets being repaved by these projects.
		8	DISTIN - W EIGHTH RECONSTRUCTION - Reconstruct roadway and add/improve storm drainage system. Evaluate street light coverage and possible need for lighting. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt. Repair/Replace water and waste water utilities as needed.

FY 2016 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
Schools		1	JSD CURRICULUM/SECONDARY MATHEMATICS - The District re-established its regular six-year curricular review and replacement cycle three years ago as one of its steps to ensure Each One, Every One of our students graduates ready to succeed beyond high school. Last year the Legislature provided money for elementary English/Language Arts. This request is for secondary mathematics. The District recently revamped its math standards to align with the State standards and its related assessment program. A district level committee will be choosing materials during the 2014-15 school year. The materials will serve about 2,500 students each year.
		2	JSD CURRICULUM/SOCIAL STUDIES - The District re-established its regular six-year curricular review and replacement cycle three years ago as one of its steps to ensure Each One, Every One of our students graduates ready to succeed beyond high school. Last year the Legislature provided money for elementary English/Language Arts. This request is for Social Studies curricular materials for grades K-12. A district level committee will be choose materials during the 2014-15 school year. The materials will serve about 5,000 students each year.
		3	JSD VIDEO CONFERENCING - This item will establish video conferencing capabilities amongst the five secondary schools to allow students in grades 6 through 12 to participate in classes offered at another site. For example, JDHS or YDAHS students may have the option to take Russian language offered only at TMHS or an 8th grader ready for high school geometry could have that option. This will increase student offerings while freeing up teach assignments as district reductions contribute to fewer teachers at each site.
		4	DZ WINDOW REPLACEMENT - DZ Middle School was built in 1994. Its front windows are Lexan plastic that are energy inefficient and prone to vandalism. The District would like to replace those windows with energy efficient, glass windows.

FINANCIAL SUMMARY OF CURRENT PROJECTS

This section of the CIP provides a financial summary for the capital improvements that were active on January 30, 2015. A table is presented showing the project name, budget, commitments, expenditures to date, and the funds available to complete each improvement. This financial information is obtained from Infor (formally known as Lawson), CBJ's official accounting system.

CAPITAL IMPROVEMENT PROJECTS					
Financial Summary					
as of January 30, 2015					
Activity	Project Name	Budget	Commitments	Actuals	Funds Available
A50-001	Airport CIP Project Design	\$ 305,331.00	\$ -	\$ 117,940.33	\$ 187,390.67
A50-031	Airport Construction Cont. Res	\$ 80,000.00	\$ -	\$ -	\$ 80,000.00
A50-046	Relocate ASOS	\$ 65,000.00	\$ -	\$ 42,349.39	\$ 22,650.61
A50-061	Airport Water/Sewer Extension	\$ 1,107,695.00	\$ 8,310.00	\$ 1,077,867.48	\$ 21,517.52
A50-068	Part 121 Ramp Recon. Ph I	\$ 2,300,000.00	\$ 28,285.00	\$ 1,921,314.27	\$ 350,400.73
A50-071	Purchase Land/Airport Expansion	\$ 1,000,000.00	\$ -	\$ 20,834.49	\$ 979,165.51
A50-073	Airport Terminal Expansion	\$ 28,993,336.26	\$ 304,104.87	\$ 21,275,123.57	\$ 7,414,107.82
A50-074	Runway Safety Area Construction	\$ 59,832,710.00	\$ 342,666.42	\$ 58,186,582.90	\$ 1,303,460.68
A50-077	Design/Construct Snow Removal Equipment Facility	\$ 8,388,786.00	\$ 276,815.64	\$ 2,462,508.91	\$ 5,649,461.45
A50-078	Runway Safety Area (RSA)	\$ 26,334,250.00	\$ 94,270.86	\$ 26,130,090.36	\$ 109,888.78
A50-079	Runway Rehabilitation	\$ 20,794,242.00	\$ 11,066,668.23	\$ 7,940,937.27	\$ 1,786,636.50
A50-080	Master Plan Study	\$ 750,000.00	\$ 767,171.00	\$ 37,698.99	\$ (54,869.99)
A50-081	Runway 26 MALSR	\$ 93,750.00	\$ -	\$ -	\$ 93,750.00
B55-046	BRH Orthopedic Unit	\$ 5,734,000.00	\$ -	\$ 5,522,253.56	\$ 211,746.44
B55-059	Child & Adolescent Mental Heal	\$ 5,000,000.00	\$ -	\$ -	\$ 5,000,000.00
B55-061	CT Scanner Room Renovations	\$ 940,141.00	\$ -	\$ 899,806.27	\$ 40,334.73
B55-062	BRH Roof Project	\$ 2,500,000.00	\$ 16,907.00	\$ 2,424,561.96	\$ 58,531.04
D12-016	PRISM Core Financial Conversion	\$ 6,100,000.00	\$ 578,161.46	\$ 5,521,514.59	\$ 323.95
D12-027	Cultural Gateway	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
D12-045	Manager's Energy Efficiency	\$ 434,339.00	\$ 55,362.50	\$ 178,502.91	\$ 200,473.59
D12-070	Open Space Waterfront Land Acq	\$ 4,009,519.00	\$ 1,370.00	\$ 2,023,840.36	\$ 1,984,308.64
D14-019	Lemon Creek 2nd Access	\$ 300,000.00	\$ -	\$ 130,441.03	\$ 169,558.97
D14-037	North Lemon Creek Gravel Source	\$ 787,265.00	\$ 7,490.00	\$ 337,424.87	\$ 442,350.13
D14-050	Lemon Creek Subdivision	\$ 50,000.00	\$ 1,538.75	\$ 5,684.44	\$ 42,776.81
D14-051	Peterson Hill Land Survey & Plan	\$ 1,150,000.00	\$ 8,028.00	\$ 98,744.85	\$ 1,043,227.15
D14-060	N. Douglas Highway Extension	\$ 2,972,785.02	\$ 6,600.25	\$ 233,184.55	\$ 2,733,000.22
D14-095	Housing Land Development	\$ 642,300.00	\$ -	\$ -	\$ 642,300.00
D15-023	City Hall Generator/UPS	\$ 406,650.00	\$ -	\$ 358,268.24	\$ 48,381.76
D24-001	AJ Mine	\$ 250,000.00	\$ -	\$ 139,351.73	\$ 110,648.27
D24-010	Contaminated Sites Reporting	\$ 176,951.00	\$ 2,588.06	\$ 62,084.43	\$ 112,278.51
D24-043	Stormwater Management Standard	\$ 240,000.00	\$ -	\$ 192,738.67	\$ 47,261.33

CAPITAL IMPROVEMENT PROJECTS					
Financial Summary					
as of January 30, 2015					
Activity	Project Name	Budget	Commitments	Actuals	Funds Available
D28-013	Eaglecrest Lodge Improvements	\$ 244,019.00	\$ 14,830.00	\$ 229,188.82	\$ 0.18
D28-054	Mountain Operations and Lift	\$ 1,288,132.00	\$ -	\$ 1,002,649.76	\$ 285,482.24
D28-097	Eaglecrest Learning Center & L	\$ 3,542,781.81	\$ 559,177.37	\$ 2,864,186.41	\$ 119,418.03
D44-049	Juneau Arts & Culture Center	\$ 600,000.00	\$ 6,563.00	\$ 569,990.83	\$ 23,446.17
D71-053	Capital Transit Bus Shelters	\$ 332,980.00	\$ 4,955.00	\$ 143,636.96	\$ 184,388.04
D71-084	Capital Transit-Transit Plan	\$ 175,000.00	\$ -	\$ 169,197.19	\$ 5,802.81
D71-085	Capital Transit Maintenance Shop	\$ 3,088,301.00	\$ -	\$ 18,414.93	\$ 3,069,886.07
F21-036	Glacier Fire Station	\$ 104,448.00	\$ 1,697.50	\$ 9,766.55	\$ 92,983.95
F21-037	Central Fire Station Paving	\$ 350,000.00	\$ 22,963.90	\$ 244,133.42	\$ 82,902.68
H51-074	AB Loader Fac/Statter Elec. Up	\$ 11,324,740.76	\$ 307.78	\$ 11,307,979.99	\$ 16,452.99
H51-083	Marine Park/Steamship Wharf II	\$ 210,000.00	\$ -	\$ 159,336.58	\$ 50,663.42
H51-084	Douglas Harbor III	\$ 4,300,000.00	\$ -	\$ 4,310,649.74	\$ (10,649.74)
H51-085	Juneau Harbors Deferred Maintenance.	\$ 15,665,607.76	\$ 41,620.17	\$ 11,988,060.89	\$ 3,635,926.70
H51-091	Waterfront Seawalk	\$ 8,514,256.00	\$ 29,379.34	\$ 7,387,915.05	\$ 1,096,961.61
H51-092	Waterfront Seawalk II	\$ 10,600,000.00	\$ 58,805.21	\$ 4,323,897.14	\$ 6,217,297.65
H51-093	Statter Harbor Loading Fac/EI	\$ 24,803,700.00	\$ 11,252,824.50	\$ 12,782,203.42	\$ 768,672.08
H51-095	Downtown Cruise Ship Berth Enhancements	\$ 11,443,081.88	\$ 128,011.78	\$ 11,246,340.88	\$ 68,729.22
H51-100	Aurora Harbor Improvements	\$ 11,604,781.81	\$ 6,366,263.03	\$ 4,808,929.91	\$ 429,588.87
H51-101	Cruise Berth Improvements	\$ 71,257,482.12	\$ 50,481,372.93	\$ 16,039,564.07	\$ 4,736,545.12
H51-102	Electrical Winches	\$ 60,000.00	\$ -	\$ 60,481.07	\$ (481.07)
H51-103	Weather Monitor & Communication	\$ 75,000.00	\$ 17,490.00	\$ 6,430.49	\$ 51,079.51
H51-104	Dock Cathodic Protection	\$ 500,000.00	\$ -	\$ 1,693.20	\$ 498,306.80
L23-058	Dimond Park Library Planning	\$ 13,551,999.00	\$ 6,558,170.93	\$ 6,216,686.40	\$ 777,141.67
M14-062	Switzer Area Muni Land Dev	\$ 1,550,000.00	\$ 18,225.00	\$ 93,258.18	\$ 1,438,516.82
M15-001	New Technology Implementation.	\$ 100,000.00	\$ 35,500.00	\$ 64,417.65	\$ 82.35
M15-002	IT Infrastructure Modernization	\$ 580,300.00	\$ 177.50	\$ 224,991.41	\$ 355,131.09
P41-027	Fish Creek Improvements	\$ 319,432.00	\$ -	\$ 278,309.41	\$ 41,122.59
P41-059	Parks & Playground Improvement	\$ 1,778,716.00	\$ 44,080.17	\$ 1,357,218.92	\$ 377,416.91
P41-085	Sportfield Repairs	\$ 1,208,139.00	\$ 29,428.75	\$ 965,142.27	\$ 213,567.98
P41-087	Dimond Park Entrance & Paths	\$ 150,000.00	\$ -	\$ 131,219.99	\$ 18,780.01
P41-088	Outer Point Trail	\$ 145,000.00	\$ 45,477.00	\$ 82,032.86	\$ 17,490.14

CAPITAL IMPROVEMENT PROJECTS					
Financial Summary					
as of January 30, 2015					
Activity	Project Name	Budget	Commitments	Actuals	Funds Available
P41-089	Restrooms, Paving, & Concession	\$ 1,300,896.59	\$ -	\$ 7,789.00	\$ 1,293,107.59
P41-090	Bridge Park	\$ 675,000.00	\$ -	\$ -	\$ 675,000.00
P42-075	Jensen-Olson Arboretum	\$ 91,000.00	\$ 500.00	\$ 88,240.12	\$ 2,259.88
P44-073	Deferred Bldg Maintenance III	\$ 5,301,403.00	\$ 145,015.25	\$ 4,317,583.06	\$ 838,804.69
P46-047	Montana Creek Bike Trail	\$ 65,524.00	\$ 7,224.75	\$ 56,592.28	\$ 1,706.97
P46-058	Auke Lake Trail ADA Upgrades	\$ 227,640.00	\$ 272.68	\$ 226,915.86	\$ 451.46
P46-059	Auke Bay Interpretive Signs	\$ 71,040.00	\$ 52,840.00	\$ 13,671.13	\$ 4,528.87
P46-067	JDCM Remodel/New Exhibit	\$ 1,161,015.00	\$ 16,185.80	\$ 1,138,920.86	\$ 5,908.34
P46-069	Auke Lake Wayside POT/PT Match	\$ 170,000.00	\$ 22,821.33	\$ 60,865.30	\$ 86,313.37
P46-070	LCB Mining Museum Pedestrian B	\$ 100,000.00	\$ -	\$ 13,234.69	\$ 86,765.31
P46-078	Treadwell Historic Planning & Construction	\$ 119,629.00	\$ 915.00	\$ 92,915.75	\$ 25,798.25
P46-079	Dimond Park Swimming Pool	\$ 21,750,000.00	\$ 122,880.76	\$ 21,029,555.51	\$ 597,563.73
P46-089	Bicycle Racks	\$ 50,000.00	\$ -	\$ 40,646.63	\$ 9,353.37
P46-090	OHV Park Site Analysis	\$ 245,000.00	\$ -	\$ 94,670.06	\$ 150,329.94
P46-091	Under Thunder Trail	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
P46-092	Montana Creek Access Repairs	\$ 28,000.00	\$ -	\$ 20,842.16	\$ 7,157.84
P46-094	Bridget Cove Trail	\$ 80,000.00	\$ 28,222.00	\$ 30,880.69	\$ 20,897.31
P46-096	ZGYC Kitchen Remodel	\$ 67,000.00	\$ 8,464.85	\$ 21,938.24	\$ 36,596.91
P46-097	Empty Chair Project	\$ 106,000.00	\$ -	\$ 41,892.04	\$ 64,107.96
P46-098	AJ Mine Power Tower Stabilization	\$ 31,736.00	\$ -	\$ -	\$ 31,736.00
P46-099	P&R Department Review	\$ 90,000.00	\$ 27,097.49	\$ 34,484.44	\$ 28,418.07
P47-072	Centennial Hall Renovation	\$ 3,752,250.31	\$ 569,173.89	\$ 3,055,786.94	\$ 127,289.48
P48-087	Willoughby District Parking	\$ 1,574,466.00	\$ 90,028.00	\$ 21,584.20	\$ 1,462,853.80
P71-055	DT Transportation Center	\$ 18,004,200.00	\$ 754,031.64	\$ 17,029,825.09	\$ 220,343.27
R72-004	Pavement Management	\$ 9,435,457.33	\$ 47,220.00	\$ 8,527,224.00	\$ 861,013.33
R72-031	Pioneer Avenue Repairs	\$ 4,230,000.00	\$ 240,946.83	\$ 3,834,611.75	\$ 154,441.42
R72-035	Sidewalk & Stairway Repairs	\$ 580,000.00	\$ -	\$ 475,120.26	\$ 104,879.74
R72-038	Valley Snow Storage Permitting	\$ 1,866,562.00	\$ 3,298.75	\$ 1,626,180.80	\$ 237,082.45
R72-041	West Juneau-Douglas Highway Access Study	\$ 3,375,000.00	\$ -	\$ 142,220.80	\$ 3,232,779.20
R72-043	Lemon Flats 2nd Access ROW	\$ 86,510.00	\$ -	\$ 4,750.00	\$ 81,760.00
R72-044	Gold Creek Flume	\$ 310,000.00	\$ -	\$ 208,809.51	\$ 101,190.49

CAPITAL IMPROVEMENT PROJECTS Financial Summary as of January 30, 2015					
Activity	Project Name	Budget	Commitments	Actuals	Funds Available
R72-048	Montana Creek Road Closure/Parking Modifications	\$ 100,000.00	\$ 152.18	\$ 85,047.65	\$ 14,800.17
R72-051	Berners Ave Reconstruction	\$ 1,345,000.00	\$ -	\$ 1,223,762.81	\$ 121,237.19
R72-053	Eagles Edge Utility LID	\$ 2,800,000.00	\$ 1,343,836.25	\$ 979,821.65	\$ 476,342.10
R72-056	Areawide Drainage Improvements	\$ 691,736.00	\$ 5,342.50	\$ 523,466.96	\$ 162,926.54
R72-058	2nd Street - Douglas	\$ 2,000,000.00	\$ 33,775.00	\$ 1,882,877.25	\$ 83,347.75
R72-059	Main Street 2nd to 7th	\$ 3,287,605.00	\$ 1,596.97	\$ 3,221,049.93	\$ 64,958.10
R72-060	City Shop Demolition/Removal	\$ 300,000.00	\$ -	\$ 191,264.48	\$ 108,735.52
R72-061	Industrial Boulevard Match	\$ 200,000.00	\$ -	\$ 75,000.00	\$ 125,000.00
R72-062	Irwin & Reinhardt Street Recon	\$ 1,220,000.00	\$ -	\$ 987,172.80	\$ 232,827.20
R72-063	Bayview Roads Improvement	\$ 2,150,000.00	\$ 109,013.35	\$ 1,710,368.68	\$ 330,617.97
R72-065	Tanner's Terrance LID	\$ 1,200,000.00	\$ 52,864.88	\$ 714,164.04	\$ 432,971.08
R72-081	St Maint Shop Design - New Location	\$ 12,615,000.00	\$ 13,000.00	\$ 12,433,620.33	\$ 168,379.67
R72-082	Consolidated PW Shop Security	\$ 30,000.00	\$ -	\$ 3,864.49	\$ 26,135.51
R72-100	Northland Reconstruction	\$ 1,000,000.00	\$ 5.00	\$ 864,123.24	\$ 135,871.76
R72-101	Glacier Ave Intersection	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
R72-102	Hughes Way Improvements	\$ 200,000.00	\$ -	\$ 198,310.15	\$ 1,689.85
R72-103	Flood Plain Mapping Tech Assist	\$ 150,000.00	\$ -	\$ 52,648.83	\$ 97,351.17
R72-104	Lakewood Subdivision Reconstruction	\$ 2,778,322.00	\$ 420,572.75	\$ 1,589,232.79	\$ 768,516.46
R72-105	Riverside Drive DOT/PF Match	\$ 300,000.00	\$ 25,810.47	\$ 131,428.89	\$ 142,760.64
R72-106	Lemon Road Reconstruction	\$ 1,200,000.00	\$ 8,592.41	\$ 1,018,302.80	\$ 173,104.79
R72-107	Meadow Lane Improvements	\$ 800,000.00	\$ 406,088.75	\$ 208,290.22	\$ 185,621.03
R72-108	Third Street Construction	\$ 500,000.00	\$ 180.00	\$ 339,118.49	\$ 160,701.51
R72-109	Vactor Dump	\$ 300,000.00	\$ 70,000.00	\$ 1,347.37	\$ 228,652.63
R72-110	Areawide Snow Storage Facility	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
R72-111	Distin/W. 8th St. Reconstruction	\$ 150,000.00	\$ 2,265.00	\$ 21,578.88	\$ 126,156.12
R72-112	McGinnis Sub LID Ph 1	\$ 1,200,000.00	\$ -	\$ -	\$ 1,200,000.00
R72-113	Scott Drive Improvements	\$ 1,000,000.00	\$ 411,000.00	\$ 1,497.10	\$ 587,502.90
R72-114	Blueberry Hills Road	\$ 800,000.00	\$ 1,963.50	\$ 62,379.36	\$ 735,657.14
R72-115	Dunn Street LID	\$ 250,000.00	\$ 20,182.50	\$ 22,146.77	\$ 207,670.73
R72-116	Downtown Street Improvements	\$ 100,000.00	\$ 80,000.00	\$ 4,561.14	\$ 15,438.86
S02-083	High School/Mendenhall Valley	\$ 76,248,825.00	\$ 8,366.25	\$ 76,210,555.03	\$ 29,903.72

CAPITAL IMPROVEMENT PROJECTS					
Financial Summary					
as of January 30, 2015					
Activity	Project Name	Budget	Commitments	Actuals	Funds Available
S02-088	Glacier Valley renovation	\$ 17,692,304.00	\$ 5,000.00	\$ 17,676,553.69	\$ 10,750.31
S02-089	Harborview renovation	\$ 22,596,116.00	\$ -	\$ 22,424,065.16	\$ 172,050.84
S02-091	DZ Covered Play Area	\$ 1,327,000.00	\$ -	\$ 1,165,821.45	\$ 161,178.55
S02-094	Gastineau Elem Reno	\$ 13,031,285.00	\$ 41,543.18	\$ 12,926,982.94	\$ 62,758.88
S02-095	Auke Bay Elementary Site Reno	\$ 22,288,591.56	\$ 214,051.95	\$ 22,045,289.47	\$ 29,250.14
S02-097	Adair Kennedy Turf Field Resurfacing	\$ 1,197,409.73	\$ -	\$ 1,108,611.92	\$ 88,797.81
S02-099	DZ Roof Replacement	\$ 9,555.33	\$ -	\$ 6,242.45	\$ 3,312.88
S02-100	Mendenhall River Community School R	\$ 50,000.00	\$ -	\$ 48,772.05	\$ 1,227.95
U76-001	Energy Efficiency & Sec. Improvements	\$ 275,000.00	\$ 270,349.00	\$ 79,673.64	\$ (75,022.64)
U76-003	Lawson Creek Lift Station Design	\$ 1,507,792.00	\$ 11,132.04	\$ 1,331,504.75	\$ 165,155.21
U76-004	Wastewater SCADA Improvements	\$ 412,284.21	\$ -	\$ 102,112.73	\$ 310,171.48
U76-005	West Juneau Sewer	\$ 394,016.00	\$ 1,500.00	\$ 247,212.81	\$ 145,303.19
U76-006	Auke Lake Sewer	\$ 500,000.00	\$ 4,906.95	\$ 444,917.05	\$ 50,176.00
U76-012	Incinerator Repairs/Biosolids	\$ 3,393,883.00	\$ 28,530.05	\$ 1,621,919.28	\$ 1,743,433.67
U76-014	Auke Bay Sewer Extension	\$ 75,000.00	\$ 2,572.00	\$ 37,616.88	\$ 34,811.12
U76-015	JD Plant Infrastructure Improvements	\$ 204,245.00	\$ -	\$ -	\$ 204,245.00
U76-084	Lower W. Mend Valley Sewer LID	\$ 4,720,004.00	\$ -	\$ 4,275,774.63	\$ 444,229.37
U76-086	N Douglas Sewer Areas D,E & F	\$ 10,004,726.00	\$ -	\$ 8,793,965.83	\$ 1,210,760.17
U76-091	Lower W Mend - Pederson Phase	\$ 3,919,627.00	\$ 0.81	\$ 2,150,811.79	\$ 1,768,814.40
U76-094	Outer Drive & N Juneau Pump St Repairs	\$ 550,000.00	\$ -	\$ 352,178.65	\$ 197,821.35
U76-100	Glacier Hwy Sewer-Anka to Walmart	\$ 1,505,766.00	\$ -	\$ 9,773.62	\$ 1,495,992.38
U76-101	JDWWT Plant Facility Plan Update	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
U76-102	MWWT Plant Facility Plan Update	\$ 190,000.00	\$ -	\$ -	\$ 190,000.00
W75-034	Pump Station and System Improvements	\$ 850,000.00	\$ 5,000.00	\$ 801,523.76	\$ 43,476.24
W75-036	Areawide Water Main Repairs	\$ 440,433.00	\$ -	\$ 281,732.21	\$ 158,700.79
W75-037	Last Chance Basin Hydro-Geo Inv	\$ 6,269,136.00	\$ 1,770,109.06	\$ 1,373,935.31	\$ 3,125,091.63
W75-039	Jordan Creek/East Valley Res Rest	\$ 961,918.00	\$ 24,956.00	\$ 739,694.22	\$ 197,267.78
W75-041	Reservoir Painting & Repairs	\$ 850,000.00	\$ 29,003.89	\$ 717,882.18	\$ 103,113.93
W75-043	Water Utility Shop & Office EE	\$ 457,597.00	\$ 912.50	\$ 441,323.89	\$ 15,360.61
W75-044	Salmon Creek Secondary Disinfection.	\$ 2,320,000.00	\$ 1,668,600.90	\$ 261,796.81	\$ 389,602.29
W75-046	SCADA Upgrades	\$ 220,000.00	\$ 42,076.25	\$ 78,740.82	\$ 99,182.93

CAPITAL IMPROVEMENT PROJECTS					
Financial Summary					
as of January 30, 2015					
Activity	Project Name	Budget	Commitments	Actuals	Funds Available
W75-047	JD-Bridge Waterline	\$ 530,000.00	\$ 13,574.86	\$ 205,778.84	\$ 310,646.30
W75-048	Back Loop Rd Auke Bay Waterline	\$ 350,000.00	\$ 224,810.00	\$ 51,049.40	\$ 74,140.60
W75-050	Egan Drive Water - Main to Tenth	\$ 2,080,939.00	\$ 27,050.00	\$ 43,178.82	\$ 2,010,710.18
W75-051	Brotherhood Bridge Waterline	\$ 50,000.00	\$ 19,377.60	\$ 17,359.20	\$ 13,263.20
REPORT TOTAL:		\$ 692,858,393.48	\$ 98,840,462.72	\$ 505,308,124.36	\$ 88,709,806.40



Community Development

Packet Page 62 of 103

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

Date: December 11, 2014

From: Michael Satre, Chair 
CBJ Planning Commission

To: Rorie Watt, Director of Engineering
Assembly Public Works & Facilities Committee

Re: FY2016-2021 Capital Improvement Program

The Planning Commission would like to see the following projects included in the CIP:

- Sidewalk and Stair Repairs moved from #9 to #5
- Safe Routes to School snow removal equipment moved from #12 to #4
- Sidewalk snow/ice removal not just for SRTS but for all pedestrian ways
- 2nd Crossing –Gastineau Channel
- West Douglas Road Extension – funding for feasibility study/plan
- On-going funding for sub-area/neighborhood plans
 - Village/downtown
 - Lemon Creek
- By-pass road behind Stablers Point Quarry
- Auke Bay By-pass study
- Alternative routes from Cordova Street
 - Extend David/Peters/Nowell/Jeep Trail
 - Cross Lawson Creek
- Modify Riverbend Elementary access to use the signalized intersection to Dimond Park
- Replace Montana Creek Bridge (near the shooting range)
- Create/operate a stump dump
- Park for the Lemon Creek area

Since 2010 a total of 411 acres have been rezoned in North Douglas, allowing for a maximum potential of 2,429 dwelling units. Additionally, the CBJ has been actively working on the West Douglas Road Extension, which when completed, will facilitate more potential land development. In 2009 USKH completed a Traffic Impact Analysis (TIA) for the North Douglas Highway. At the time the TIA was completed the 10th and Egan intersection was at a level of service (LOS) E for the A.M. peak hour and LOS D for the P.M. peak hour. The roundabout was functioning at a LOS A for both morning and evening peak hours. The intersections were also evaluated to estimate how much additional traffic could be added before the LOS was reduced to F. At Egan Drive/10th Street, the limiting time was the PM peak hour. The intersection would be able to accommodate an additional 517 entering vehicles before reaching LOS F during the PM peak hour. At the Douglas Highway/NDH roundabout, the AM peak hour was the limiting time, at which time the roundabout would be able to accommodate an additional 334 vehicles before reaching LOS F. Because of the significant amount of potential development that will be required to use the 10th/Egan intersection and the North Douglas Roundabout the Planning Commission recommends that the 2nd Crossing become a high priority in the CIP/STIP.

Thank you for taking these projects into consideration as you develop the FY2016-2021 Capital Improvement Program. 

ATTACHMENT B



**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: May 13, 2015

File No.: CSP2015 0006

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

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding Planning Commission review of Fiscal Year 2016 Capital Improvement Project.

Parcel Code No.: 0 Parcel

Hearing Date: May 12, 2015

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 28th, 2015, and found the FY2016 Capital Improvement Program to be consistent with the CBJ 2013 Comprehensive Plan. Specifically the following Comprehensive Plan Policy and 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."

City and Borough of Juneau
 CBJ Assembly
 File No.: CSP2015 0006
 May 13, 2015
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18.6.SOP2 states:

"CDD staff will analyze each CIP project list for conformity with the Comprehensive Plan."

Attachments: April 28th, 2015 memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding CSP2015 0006.

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).

Project Planner: Jonathan Lange
 Jonathan Lange, Planner
 Community Development Department

Michael Satre
 Michael Satre, Chair
 Planning Commission

Lauren J. Stein
 Filed With City Clerk

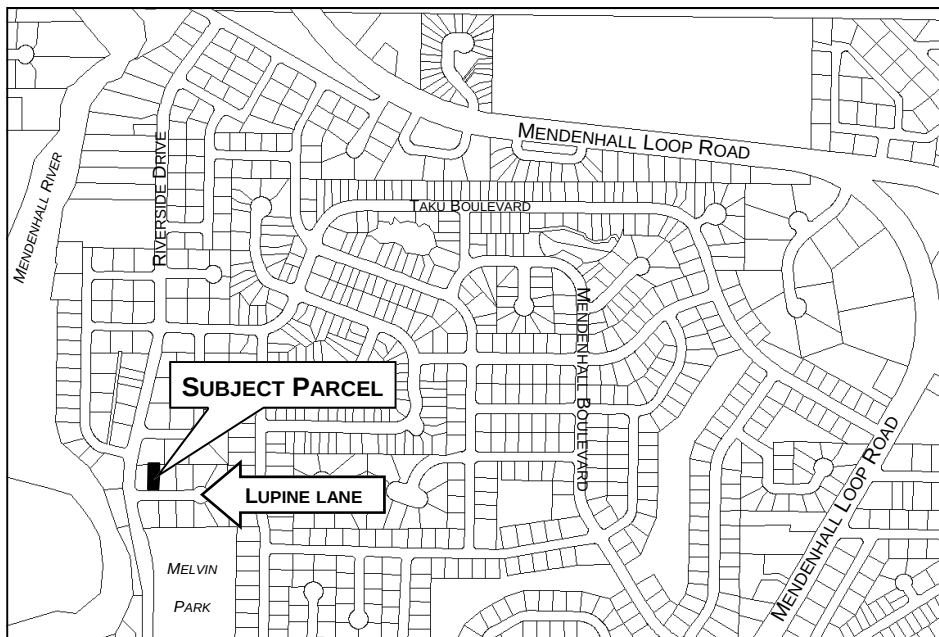
5/14/15
 Date

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.



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Variance request to reduce the side yard setback from 10 feet to 4 feet to construct home addition.

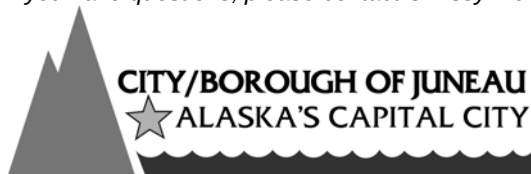
** A Variance request could include the elimination of all dimensional standards.

File No:	VAR2015 0011	Applicant:	Nathan Overson
To:	Adjacent Property Owners	Property PCN:	5-B25-0-141-010-2
Hearing Date:	May 12, 2015	Owner:	Nathan Overson
Hearing Time:	7:00 PM	Size:	7169 Square Feet
Place:	Assembly Chambers	Zoned:	D-5
	Municipal Building	Site Address:	9043 Lupine Lane
	155 South Seward Street	Accessed Via:	Lupine Lane
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Chrissy McNally at Christine.McNally@juneau.org or 586-0761.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at <http://www.juneau.org/assembly/novus.php>



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: April 29, 2015

TO: Board of Adjustment

FROM: Chrissy McNally, Planner *Chrissy McNally*
Community Development Department

FILE NO.: VAR2015 0011

PROPOSAL: Variance to reduce the side yard setback from 10 feet to 4 feet to allow construction of additional living space.

GENERAL INFORMATION

Applicant: Nathan Overson

Property Owner: Nathan Overson

Property Address: 9043 Lupine Lane

Legal Description: North Riverside Drive 3 Block D Lot 1B

Parcel Code Number: 5-B25-0-141-010-2

Site Size: 7,169 Square Feet (0.165 Acres)

Comprehensive Plan Future Land Use Designation: Urban Low Density Residential (ULDR)

Zoning: D-5

Utilities: City water and sewer

Access: Lupine Lane

Existing Land Use: Single Family Common Wall residence

Board of Adjustment
File No.: VAR2015 0011
April 29, 2015
Page 2 of 7

Surrounding Land Use:	North	- D-5 Single family/duplex
	South	- D-5 single family/duplex
	East	-D-5 single family/duplex
	West	- D-5 single family/duplex

Vicinity Map



ATTACHMENTS

Attachment A: Variance application
Attachment B: Plat
Attachment C: Site Plan
Attachment D: Notice of Decision VAR2013 0001
Attachment E: Public comment
Attachment F: Public Notice

PROJECT DESCRIPTION

The applicant requests a reduction to the side yard setback from 10 feet to 4 feet in order to construct a 1,260 square foot one story addition to an existing 810 square foot common wall

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residence. The proposed design encroaches 216 feet into the required setback.

BACKGROUND

The property located at 9043 Lupine Lane contains a one story, 810 square foot common wall residence. The subject parcel is located in the D-5 zoning district and surrounded by duplex and single family development. The subject lot and the adjacent lot to the west were originally on a single lot and the two residences were considered a duplex. The property was platted to create two common wall lots in February 2014 (Attachment B). The requisite two hour fire wall protection required for a common wall dwelling was constructed under BLD2013 0266. The applicants have maintained ownership of both common wall units and reside in the subject residence and rent the second unit.

The applicants had intended to move to a larger home and either sell or rent the subject property. After searching for several years, they are unable to find an affordable option that can accommodate their family of two adults and four children. The applicants have stated that adding onto the residence at 9043 Lupine Lane is the most affordable option available to them in the current housing market.

Prior to subdividing, the dwelling units were considered a duplex. The side yard setback requirement for the single lot zoned D-5 was five feet. However, according to CBJ 49.25.400 *Table of Dimensional Standards* note 6, in the D-5 zoning district common wall dwellings have ten foot side yard setbacks for the side yard that does not contain the common wall. The entire neighborhood is zoned D-5. Five of the seven most immediate properties are developed with duplexes. Each adjacent property has the five foot side yard setback requirement.

Common walls are more intensive development than duplexes. Common wall lots have a minimum 60 foot width requirement while the minimum width for a standard lot in the D-5 zoning district is 70 feet. Accessory apartments are allowed with a common wall residence while accessory apartments are not allowed with duplexes. The common lot line has a zero foot setback for the common wall and up to a zero setback for structure with a maintenance easement. The ten foot setback in the D-5 zoning district for commons walls versus the five foot side yard setback for other development offers greater protection to adjacent properties from that additional intensity.

ANALYSIS

Variance Requirements

Under CBJ §49.20.250, where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of

Board of Adjustment
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Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

- 1. *That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

According to the applicant, the drainage for their property and the neighboring property accumulates in the front portion of the subject parcel. The applicant stated that the soil composition appears to change in the front yard and water is closer to the surface. Staff conducted a site visit, but there was no visible difference on the surface to confirm these claims.

There is a ditch between the front yard and the paved right of way to collect runoff and drainage. According to CBJ Engineering, there are no concerns if the site were developed within the required setbacks. CBJ Building Official, Charlie Ford, stated there may be some increased cost if development into the front yard required additional site work to accommodate the drainage. However, expanding the existing residence by more than 100 percent will require adequate drainage installation that meets current code requirements. Therefore, there is insufficient evidence to determine that a relaxation of the side yard setback in order to avoid construction into the front yard would give substantial relief to the property owner.

The property adjacent to the rear lot line and the property adjacent to the eastern side yard property line are both duplexes with 5 foot side yard setbacks. The two properties immediately to the south on Lupine Lane are also duplexes. According to CBJ records these properties meet the required setbacks. A Variance would be required on these lots to build within 4 feet of the side yard lot line. Therefore, if the side yard setback were reduced to four feet it would not be consistent with justice to other property owners.

Staff received comments from the owner of the adjacent property to the east opposing Variance request (Attachment E).

No. This criterion is not met.

- 2. *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

The intent of Title 49 is established in Section 49.05.100 Purpose and Intent. Those sections, which are applicable to the requested Variance, are as follows:

Board of Adjustment
 File No.: VAR2015 0011
 April 29, 2015
 Page 5 of 7

- 1) To achieve the goals and objectives and implement the policies of the Juneau Comprehensive Plan and the coastal management program;
- 2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;
- 3) To identify and secure, for present and future residences, the beneficial impacts of growth while minimizing the negative impacts;
- 4) To ensure that future growth is of the appropriate type, design, and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;
- 5) To provide adequate open space for light and air; and
- 6) To recognize the economic value of land and encourage its proper and beneficial use.

Given that the adjacent property owner is opposed to the Variance request, approval of the requested Variance would not be in accord with the values of neighboring property owners. When the owner of the subject property applied to convert the previous duplex to a common wall, a Variance was required to the minimum lot width of 60 feet to 52 feet (Attachment D). The second finding for Variance 2013 0001 was met with the logic that while the minimum lot width was being reduced no other dimensional standards were being modified. That Variance was granted and therefore the lot is already 8 feet narrower than the minimum requirement for a common wall development. A reduction to the side yard setback from ten feet to four feet would further reduce buffering provisions of minimum dimensional standards.

No. This criterion is not met.

3. *That the authorization of the Variance will not injure nearby property.*

The property owner to the east would be most affected by the reduction to the side yard setback. He is concerned about the proximity of the proposed addition to his property if the Variance were granted. An approved drainage plan would be included in the building permit review to ensure that the adjacent property was not affected by the proposed addition.

Yes. This criterion is met.

4. *That the Variance does not authorize uses not allowed in the district involved.*

Single family residences are allowed in the D-5 zoning districts.

Yes. This criterion is met.

Board of Adjustment
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April 29, 2015
Page 6 of 7

5. That compliance with the existing standards would:

(A) Unreasonably prevent the owner from using the property for a permissible principal use;

The owner would be able to construct the proposed addition to the residence within the required setbacks.

No. This sub-criterion is not met.

(B) Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;

The neighborhood contains primarily duplexes and some single family residences. The applicant has space available to build the proposed addition to the residence within the required setbacks which would be consistent to the scale and appearance with existing development in the neighborhood.

No. This sub-criterion is not met.

(C) Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;

As previously stated, the applicant claims that the drainage pattern created from development in the neighborhood would make building into the front yard more challenging but has not made the claim that it would be more expensive. A site visit and review of aerial imagery with contour lines were not able to confirm this claim. Further sufficient drainage for the lot must be installed in either the side yard or front yard with the new construction.

No. This sub-criterion is not met.

or

(D) Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.

There are no preexisting nonconforming conditions on the subject parcel.

Board of Adjustment
File No.: VAR2015 0011
April 29, 2015
Page 7 of 7

No. This sub-criterion is not met.

6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.*

There are no identifiable benefits that would result from the grant of the Variance request. One detriment that can be identified is the effect on the neighboring property owner's ability to build within their allowable setbacks if the Variance were granted.

No. This criterion is not met.

FINDINGS

1. *Is the application for the requested Variance 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.

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

2. *Will the proposed development comply with the Juneau Coastal Management Programs?*

Not Applicable.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

No. Based on the analysis above, staff finds that the proposal does not meet the criteria of CBJ 49.20.250, Grounds for Variances. Specifically, the proposal does not meet criteria 1,2, 5 and 6.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and **deny** the requested Variance, VAR2015 0011.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 4/6/15
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description 35'x36' building addition		
	PROPERTY LOCATION		
	Street Address 9043 Lupine Ln Juneau		City/Zip 99801
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) North Riverside Drive 3 BL D LT1B		
	Assessor's Parcel Number(s) 5B2501410102		
	LANDOWNER/LESSEE		
	Property Owner's Name Nathan Overson		Contact Person: Nathan
	Mailing Address PO Box 35545 Juneau, AK 99803		Work Phone: 907-500-4343
	E-mail Address nloverson@gmail.com		Home Phone: 907-500-2878
			Other Contact Phone Number(s):
PROJECT / APPLICANT	LANDOWNER/LESSEE CONSENT		
	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:		
	A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission		
	B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
	X <u>Nathan Overson</u>		04-03-2015
	Landowner/Lessee Signature		Date
	X _____		_____
	Landowner/Lessee Signature		Date
	NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
	APPLICANT		
If the same as OWNER, write 'SAME' and sign and date at X below.			
Applicant's Name Same		Contact Person:	
Mailing Address		Home Phone:	
E-mail Address		Work Phone:	
		Fax Number:	
		Other Contact Phone Number(s):	
X <u>Nathan Overson</u>		04-03-2015	
Applicant's Signature		Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	☒	Permit Type	Signs	Date Received
	☐	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)		4/6/15
	☐	Wetlands Permits		VAR 15-011
	☐	Zone Change Application		
	☐	Other (Describe)		
	Comments:			
	***Public Notice Sign Form filled out and in the file.			
			Permit Intake Initials CM	

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number VAR 15-011	Date Received 4/16/15		
TYPE OF VARIANCE REQUESTED:					
☐ Variance to the Sign Standard (VSG)		☐ Variance to Dimensional Standards (VDS)			
☐ Variance to Habitat Setbacks (VHB)		☐ Variance to Parking Requirements (VPK)			
☒ Variance to Setback Requirements (VSB)					
DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE: <u>To build a 36'X35' addition to my home.</u> <u>A variance request to reduce the side yard setback from 10' to 4' for the construction of a home addition.</u>					
Previous Variance Applications? ☒ YES ☐ NO Date of Filing: <u>Feb 15, 2013</u>					
Previous Case Number(s): <u>VAR 2013 0001</u>					
Was the Variance Granted? ☒ YES ☐ NO					
UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): <u>The lot is substandard width for zero lot in D5 @ 52' instead of 60'. The street side of the property is typically wet/soggy due to the grading and drainage from this lot as well as much of the adjacent property to the east drains into this area</u>					
UTILITIES AVAILABLE: WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site					
WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER? <u>The house is very small (810 sqft). For any owner who purchased the home and wanted to expand their living space to accommodate a growing family would likely need a variance due to building constraints and the size of the addition</u>					
WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED? <u>Since I can't displace any of the square footage to the front of the property I would be forced to shift the project to the west. This would cause the project cost to increase substantially, cause me to lose the use of my garage as a garage and encroach too close to my zero lot neighbor.</u>					
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	VARIANCE FEES				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u>1100.00</u>	_____	_____	_____
	Adjustment	\$ _____	_____	_____	_____
	Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Variance Criterion #1:

The relaxation requested is not exactly similar to other projects in the area but would give substantial relief to the owner who is trying to create additional needed living space.

Variance Criterion #2&3

Relief can be granted while maintaining the intent of the title and the public safety and welfare will be preserved. The proposed variance does not seek to vary or change any fundamental mission of the title and would enhance not injure nearby property.

Variance Criterion #4

The variance request is not asking for authorization for any land, housing, etc. uses not allowed in the district.

Variance Criterion #5 (A):

Building options, while complying with the existing standards, are unreasonably restrictive. For the amount of square footage needed for my family I would have to:

- 1) Build up—the existing home would have to be retrofitted with an adequate footing and stem wall, which is extremely expensive.
- 2) Build in the backyard—there is not enough room to fill my needs, and would thus be required to apply for variance to the back yard setback as well as the side yard.
- 3) Redesign the floor plan to extend further into the front yard—in the front of the front yard is where the grading and drainage from my yard and the neighbor's yard, on the east side, drains to. This makes the area less than ideal to build on.
- 4) The only viable option while staying compliant with existing standards is to shift the current plans to the west 7 feet (see sections (B) & (C)).

(B) & (C):

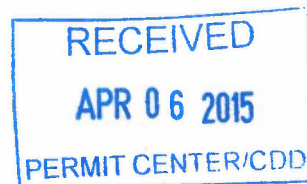
To comply with the current setback requirements would be unreasonably expensive. It would require shifting the project 7 feet to the west causing additional labor and disposal costs of demolishing the existing concrete driveway. Further, the garage would be rendered useless as a garage and would require additional expensive modifications to the home. This option would also require new parking to be created elsewhere.

(D):

Granting the variance would not result in a net decrease in overall compliance with the land use code, title 49 or the building code, title 19, or both.

Variance Criterion #6

Approving the variance to allow the owner to build an addition as proposed will increase property value of property and the perceived value of surrounding properties in the neighborhood.



NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM NORTH RIVERSIDE DRIVE SUBDIVISION NO. 3 A SUBDIVISION OF A PORTION OF TRACT "G" U.S. 3872, PLAT #59 (R1) & RIVERSIDE DRIVE RECONSTRUCTION PLAT #90-8 (R2).
- 4) WHERE DIFFERENT FROM MEASURED OR CALCULATED DISTANCE ARE SHOWN IN PARENTHESES
- 5) DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) COMMON WALLS ARE 6.5" THICK.
- 7) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 8) 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.

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE AS NOTED:

DATE: February 14th, 2014

OWNER: *Nathan C. Overson* OWNER: *Caraleen Overson*
NATHAN C. OVERSON CARALEEN OVERSON

NOTARY ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF February, 2014, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED NATHAN C. OVERSON & CARALEEN OVERSON, 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.

Carolee Winkler
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 3/16/16



LINE	BEARING	DISTANCE
L1	N00°00'00"E	60.83
L2	N00°00'00"W	7.56
L3	N00°00'00"E	31.95
L4	S89°35'01"W	46.22
L5	S00°35'01"W	5.00
L6	N89°35'01"E	40.00
L7	S00°24'59"E	67.72
L8	N90°00'00"E	11.62
L9	N90°00'00"E	25.36
L10	N00°00'00"E	60.65
L11	S69°31'29"W	62.55
L12	S00°00'00"E	60.21
L13	N90°00'00"E	27.19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND 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 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AS NOTED UPON THIS PLAT AS PRESENTED.

DATED: 10 FEBRUARY 2014



RIVERSIDE DRIVE

LOT 1A

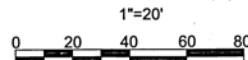
LOT 1B

LOT 10 BLOCK D

LOT 9 BLOCK D

LUPINE LANE

NORTH RIVERSIDE DRIVE SUBDIVISION NO. 3 BLOCK D



CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

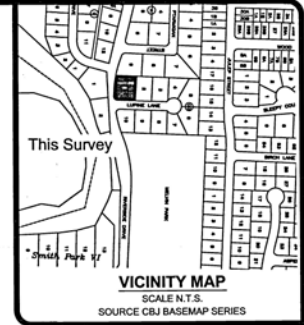
DATE: 2/14/14, 2014

Hal Hart
HAL HART, DIRECTOR, CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:
Carolee Winkler
CLERK, CITY AND BOROUGH OF JUNEAU



CERTIFIED COPY BY SPANZIO'S COPIES



5/8" DIA x 36" REBAR WITH RED PLASTIC CAP
TYPICAL MONUMENT DETAIL
N.T.S.

LEGEND:

- ⊕ PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED
- CENTERLINE
- EASEMENT LINES
- PROPERTY LINE
- UNSURVEYED LINES
- R1 NORTH RIVERSIDE DRIVE #3 PLAT #591
- R2 RIVERSIDE DRIVE RECONSTRUCTION PLAT #90-8

BASIS OF BEARING

The Basis of Bearing for this plat is the record bearing of N 90° W, between found W/4th brass cap NE corner block D and 1 1/2 inch copper clad monument set in concrete for NW corner of lot 1 block D.

PLAT OF LOTS 1A & 1B

A SUBDIVISION OF LOT 1, BLOCK D
NORTH RIVERSIDE DRIVE SUBDIVISION NO. 3
A PORTION OF TRACT "G" U.S. SURVEY NO. 3872
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

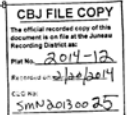
ALL POINTS NORTH
SURVEYING AND ENGINEERING
PO BOX 4207
PALMER, AK 99645
907-746-4185
www.allpointsnorth.us

OWNERS
NATHAN C. OVERSON & CARALEEN OVERSON
PO BOX 53545
JUNEAU, ALASKA 99801

SCALE:
1" = 20'

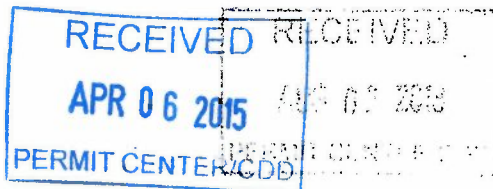
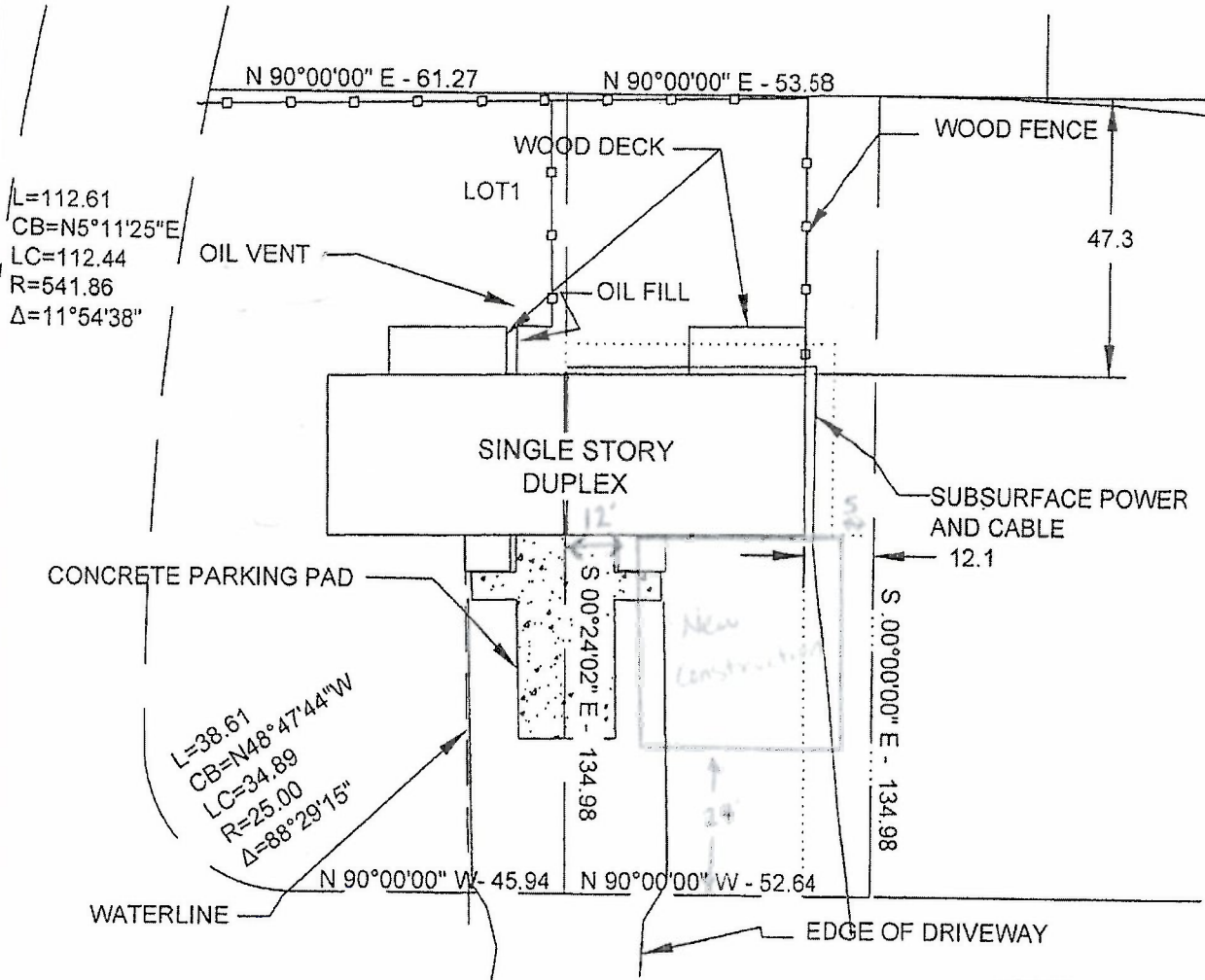
DATE:
FEBRUARY 2014

SHEET NO.
1 OF 1



Site Plan / Lot Survey

STANDARD MORTGAGE SURVEY NOTE: THIS SURVEY IS PREPARED IN ACCORDANCE TO A.S.P.L.S. MORTGAGE LOCATION SURVEY STANDARDS. THIS SURVEY REPRESENTS SURFACE CONDITIONS FOUND AT THE TIME OF LOCATION SURVEY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS SURVEY IS SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION SHOWN HEREON SHALL NOT BE USED TO ESTABLISH FENCES, STRUCTURES, OR OTHER IMPROVEMENTS. UNLESS GROSS NEGLIGENCE IS DISCOVERED, LIABILITY OF THE PREPARER IS LIMITED TO THE FEES COLLECTED FOR SERVICES IN THE PREPARATION OF THIS PRODUCT.



AS-BUILT DRAWING OF:
LOT 1 BLOCK D
 North Riverside Drive Sub. No. 3

0 10 20 30 45 60 SCALE: 1"=30 FEET
 DATE: 07/18/2013
 FILE: 13-31 Overson
 PROP. ADDRESS: 9043 LUPINE, Juneau, AK 99801
 LEGAL DESCRIPTION: LOT 1 BLOCK D, PLAT No. 591

ALL POINTS NORTH -- PO BOX 4207 PALMER, AK 99645 TEL: 907-746-4185

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: February 15, 2013

File No.: VAR2013 0001

Nathan Overson
PO Box 35545
Juneau, AK 99803

Application For: A variance request to reduce minimum lot width for future zero lot line from 60 ft to 52 ft for one (East) of two proposed lots. (Same request as previous case # VAR07-04 which has expired.)

Legal Description: NORTH RIVERSIDE DRIVE 3 BL D LT 1

Property Address: 9043 Lupine Lane

Parcel Code No.: 5-B25-0-141-010-0

Hearing Date: February 12, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 7, 2013, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application.

Attachment: February 7, 2013 memorandum from Ben Lyman, Senior Planner, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0001

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

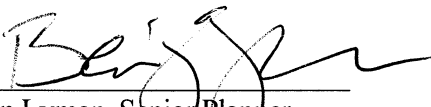
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

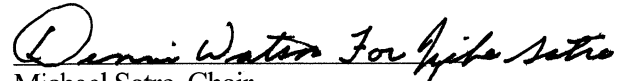
Effective Date: The permit is effective upon approval by the Board, February 12, 2013

Expiration Date: The permit will expire 18 months after the effective date, or August 13, 2014, 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.

Nathan Overson
File No: VAR2013 0001
February 15, 2013
Page 2 of 2

Project Planner:


Ben Lyman, Senior Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

2/15/13
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.

Megan Daniels

From: John Steward <johnsteward1@msn.com>
Sent: Monday, April 27, 2015 12:59 PM
To: Christine McNally
Subject: Property PCN 5-B25-0-141-010-2 request for variance to 4' from 10' hearing scheduled for May 12 2015

Hello Christine,

Ope all is going well with you. I just received below photos below from tenants. I have not heard from owners but appears project prep has started.

A while back there was a variance request for zero lot line which I opposed until I spoke with the city. My opposition was not wanting zero lot line to apply to the property line between said property and 9039 and 9041 lupine lane. The city explained to me the zero lot line request was due to how his property was already sitting on lot and he wanted to leave it "as is" and split. So with that understanding I was OK with zero lot line.

For the set back variance request, if the variance applies to property line between parcel PCN 5-B25-0-141-010-2 and 9039 and 9041 Lupine Lane I am definitely opposed to the variance. In my opinion placing structure closer to the property line will decrease desirability of my property (9039 and 9041 Lupine Lane) and perhaps hurt its value. I have no issue with the variance being granted on the property line closest to Riverside drive. I would request normal city zoned set-backs be observed on the property line between 9039 and 9041 and adjacent properties including Parcel 5-B25-0-141-010-2.

Best regards,

John Steward
Owner 9039/9041 Lupine Lane, Juneau AK
Phone: 408-568-9159

From: Vincent Hayden [
Sent: Monday, April 27, 2015 12:39 PM
To: John Steward
Subject: There goes the neighborhood!



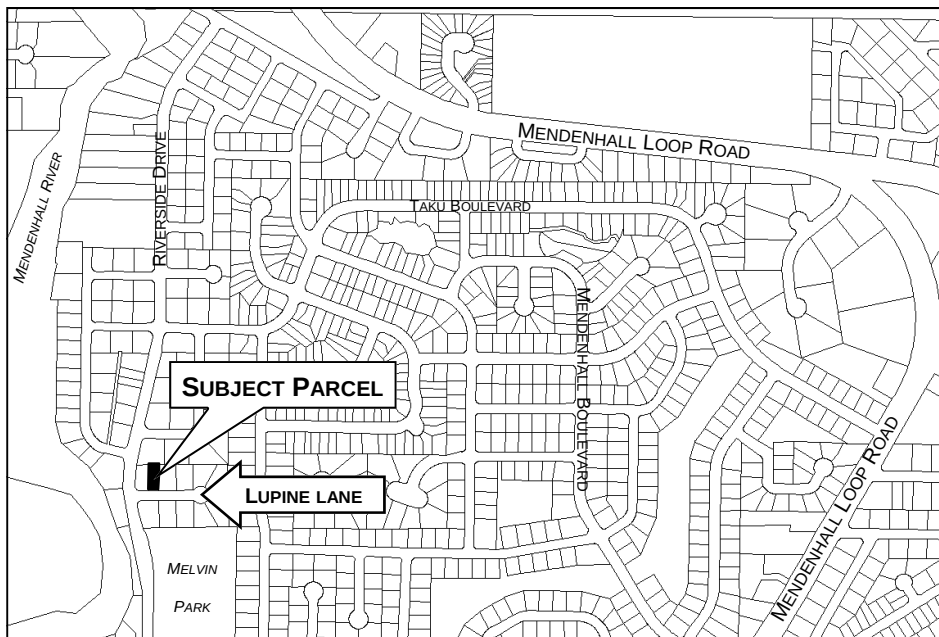
Hi John,
The guy next door apparently has initiated a deforestation project, he bumped a power line and AEL&P took around 2 hours to fix. Thought I would send some pix.



Vincent.



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Variance request to reduce the side yard setback from 10 feet to 4 feet to construct home addition.

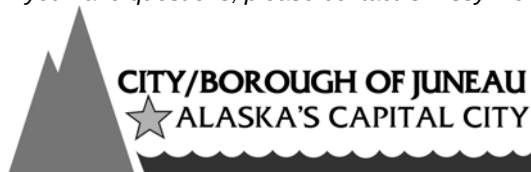
** A Variance request could include the elimination of all dimensional standards.

File No:	VAR2015 0011	Applicant:	Nathan Overson
To:	Adjacent Property Owners	Property PCN:	5-B25-0-141-010-2
Hearing Date:	May 12, 2015	Owner:	Nathan Overson
Hearing Time:	7:00 PM	Size:	7169 Square Feet
Place:	Assembly Chambers	Zoned:	D-5
	Municipal Building	Site Address:	9043 Lupine Lane
	155 South Seward Street	Accessed Via:	Lupine Lane
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Chrissy McNally at Christine.McNally@juneau.org or 586-0761.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at <http://www.juneau.org/assembly/novus.php>

Date notice was printed: April 9, 2015

ATTACHMENT F



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: May 13, 2015
File No.: VAR2015 0011

Nathan Overson
PO Box 35545
Juneau, AK 99803

Application For: Variance to reduce the side yard setback from 10 feet to 4 feet to allow construction of additional living space.

Legal Description: North Riverside Drive 3 Block D Lot 1B

Property Address: 9043 Lupine Lane

Parcel Code No.: 5-B25-0-141-010-2

Hearing Date: March 12, 2015

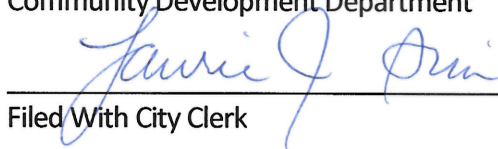
The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 29, 2015 and denied the Variance request to reduce the side yard setback from 10 feet to 4 feet to construct an addition to an existing dwelling.

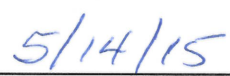
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

Project Planner:


Chrissy McNally, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

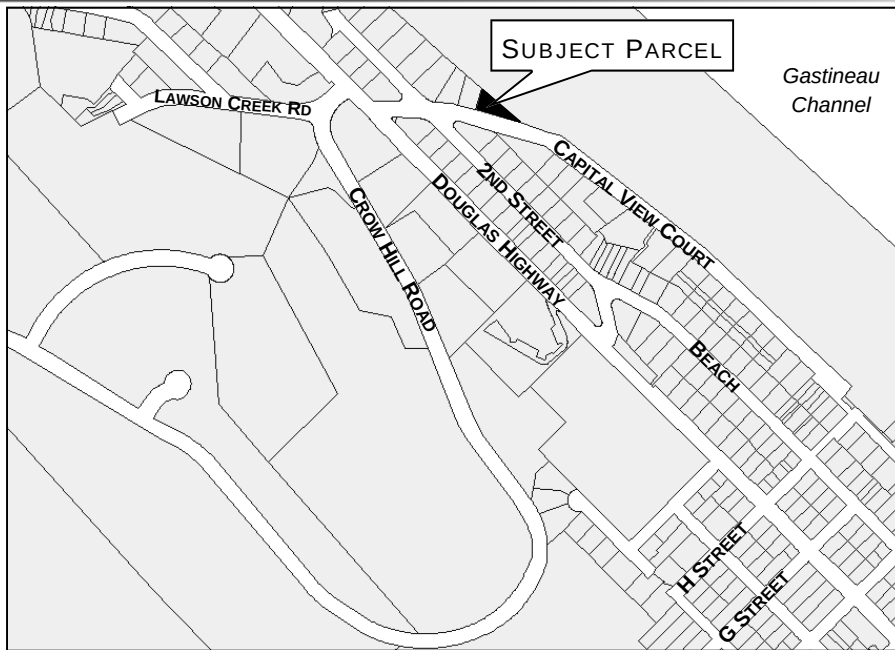

Date

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.



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Extension request for VAR2013 0017: to reduce the 20 foot front-yard setback to 1 foot for construction of a single family dwelling.

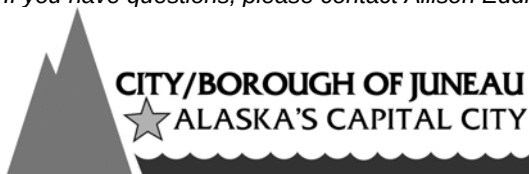
** A Variance request could include the elimination of all dimensional standards.

File No:	VAR2015 0009	Applicant:	Bern Savikko and Wendy Marriott
To:	Adjacent Property Owners	Property PCN:	2-D04-0-20E-001-0
Hearing Date:	May 12, 2015	Owner:	Bern Savikko and Wendy Marriott
Hearing Time:	7:00 PM	Size:	7861 Square Feet
Place:	Assembly Chambers	Zoned:	D-18
	Municipal Building	Site Address:	0 First Street at Capital View Court
	155 South Seward Street	Accessed Via:	Capital View Court
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Allison Eddins at Allison.Eddins@juneau.org or 586-0758.



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Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: April 30, 2015

TO: Board of Adjustment

FROM: Allison Eddins, Planner *A Eddins*
Community Development Department

FILE NO.: VAR2015 0009

PROPOSAL: Variance extension request for VAR2013 0017 – a Variance to reduce the 20 foot front yard setback to 1 foot for the construction of a single family home with a two car garage.

GENERAL INFORMATION

Applicant: Bern Savikko and Wendy Marriott

Property Owner: Bern Savikko and Wendy Marriott

Property Address: 0 1st Street, Douglas, AK 99824

Legal Description: Capital View Block E Lot 1

Parcel Code Number: 2-D04-0-20E-001-0

Site Size: 7861 Square Feet (0.1805 Acres)

Comprehensive Plan Future Land Use Designation: Medium Density Residential

Zoning: D-18

Utilities: CBJ Water and Sewer

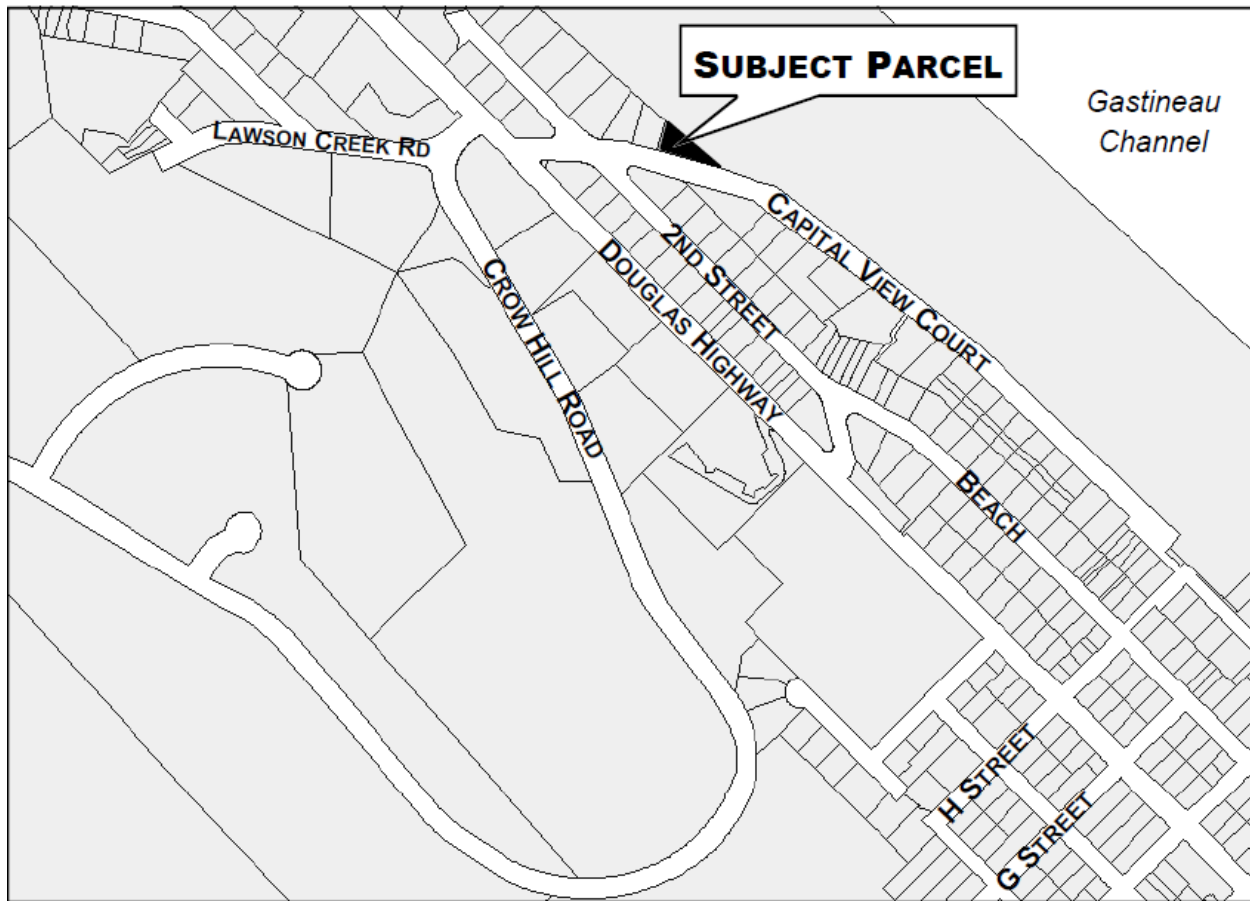
Access: Capital View Court

Existing Land Use: Vacant Residential Lot

Board of Adjustment
File No.: VAR2015 0009
April 30, 2015
Page 2 of 5

Surrounding Land Use:	North	-	Gastineau Channel
	South	-	Capital View Court; D-18 Residential
	East	-	Gastineau Channel; D-18 Residential
	West	-	D-18 Residential

Vicinity Map



ATTACHMENTS

Attachment A: Development Permit and Variance Application
Attachment B: Project Narrative
Attachment C: Proposed Site Plan
Attachment D: VAR2013-0017 Notice of Decision
Attachment E: Notice of Public Hearing

Board of Adjustment
File No.: VAR2015 0009
April 30, 2015
Page 3 of 5

PROJECT DESCRIPTION

The applicants request an extension of Variance 2013 0017. The Variance permitted for the reduction of the 20 foot front yard setback requirement to 1 foot for the construction of a duplex. The project has been reduced to a single story, single family residence with an attached two car garage to be constructed within a similar footprint as the original plan. (See Attachment C)

BACKGROUND

On October 22, 2013 the Board of Adjustment approved Variance 2013 0017 for the reduction of the 20 foot front yard setback requirement to 1 foot, to allow for the construction of a duplex. Since then the applicants have been working with Timberland Homes, B2 Engineering, and Trucano Construction Co. to finalize the design. Due to the lot's location and topography, the foundation of the building became more complicated than the applicants originally expected. This has increased the budget such that the applicants have decided to decrease the building's footprint and re-design the plans.

The applicants now plan to build a single family residence, instead of the duplex that was originally intended. The new site plan shows the garage built to the proposed 1 foot setback. The home will be built with an approximate 7 foot setback.

CBJ 49.15.250 allows the Planning Commission to grant an extension to the previously approved permit; however, the Commission may not amend, add or delete conditions of the permit. Though the original building plans have been revised, the requested 1 foot variance for residential construction remains the same. The encroachment of the single-family residence is no greater - in fact it is less – than that of the original duplex as the home will be set back further than originally proposed.

ANALYSIS

CBJ 49.15.250 establishes the requirements for Development Permit Extensions, and is discussed below:

- An application to extend a development permit must be submitted at least 30 days before the initial permit is set to expire.

The application to extend Variance 2013 0017 was submitted on March 10, 2015, five weeks before the initial permit's expiration date.

- The burden of proof for justification of a development permit extension rests with the applicant.

Board of Adjustment
File No.: VAR2015 0009
April 30, 2015
Page 4 of 5

The applicants submitted a project narrative (See Attachment B) explaining why construction has been delayed.

- A maximum of two (2) 18 month extensions are allowed.

This is the first extension request for this permit. If the extension is granted, the applicants will be eligible for one (1) more 18 month extension.

- At least ten (10) days prior to the hearing, notice of the extension request must be mailed to adjacent property owners. At least two (2) days prior to the hearing, a general notice shall be printed in the newspaper of general circulation in the municipality.

Public notice of this project was provided in the May 1, 2015 and May 11, 2015 issue of the Juneau Empire's "Your Municipality" section. Additionally, a Notice of Public Hearing was mailed on April 10, 2015 to all property owners adjacent to the subject parcel.

- Conditions contained in the permit cannot be changed.

No conditions were placed on the permit.

FINDINGS

Per CBJ 49.15.250 Development Permit Extension, the director makes the following findings on the criteria for granting the requested variance extension.

1. Is the application for the requested Variance extension complete and received on time?

Yes. The application contains the information necessary to conduct full review of the proposed permit extension. The appropriate fees were submitted with the application. The requested Variance extension application was received five weeks prior to the initial permit's expiration date.

2. Has the applicant submitted justification for the permit extension?

Yes. The applicant has submitted a project narrative stating the justification for the extension.

3. Is the extension within the allowable number of permit extensions?

Yes. CBJ 49.15.250 allows no more than two (2) 18 month extensions. This is the first permit extension application for VAR2013 0017.

4. Have notices of the extension request been mailed to adjacent property owners at least ten

Board of Adjustment
File No.: VAR2015 0009
April 30, 2015
Page 5 of 5

(10) days prior to the hearing and has a general notice been printed in a newspaper of general circulation at least two (2) days prior to the hearing?

Yes. Notices were mailed to adjacent property owners of the subject parcel on April 10, 2015, 32 days prior to the hearing. Public notice of this project was provided in the May 1, 2015 and May 11, 2015 issues of the Juneau Empire's "Your Municipality" section.

5. Have conditions on the permit been changed?

No. The initial permit did not have any conditions placed upon it.

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

6. Will the proposed development comply with the Juneau Coastal Management Programs?

Not Applicable. The JCMP does not apply to this development.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approved on the requested Variance extension, VAR2015 0009. The Variance permit would allow for an 18 month extension of VAR2013 0017, a Variance to reduce the 20 foot front yard setback requirement to 1 foot to allow for the construction of a single family residence.

DEVELOPMENT PERMIT APPLICATION

Project Number VAR 2013 0017	CITY and BOROUGH of JUNEAU	Date Received: 03/10/15
Project Name (City Staff to Assign Name)		

INFORMATION PROJECT / APPLICANT	Project Description CONSTRUCTION OF A 2180 SF. SINGLE FAMILY RESIDENCE WHICH INCLUDES A TWO CAR GARAGE		
	PROPERTY LOCATION		
	Street Address 0 FIRST STREET CAPITAL VIEW COURT	City/Zip DOUGLAS, AK 99824	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) LOT 1, BLOCK E, CAPITAL VIEW, SUBDIVISION 1		
	Assessor's Parcel Number(s) 2D 04020 E 0010		
	LANDOWNER/ LESSEE		
	Property Owner's Name BERN SAVIKKO & WENDY MARRIOTT	Contact Person: BERN SAVIKKO	Work Phone:
	Mailing Address PO BOX 240417, DOUGLAS, AK 99824	Home Phone: 907-209-1945	Fax Number:
	E-mail Address bsavikko@gmail.com	Other Contact Phone Number(s): 907-209-0723	
	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X _____ Landowner/Lessee Signature		3-06-15 Date	
X _____ Landowner/Lessee Signature		3/06/15 Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name SAME		Contact Person:	
Mailing Address		Home Phone:	
E-mail Address		Fax Number:	
		Other Contact Phone Number(s):	
X _____ Applicant's Signature		3/6/15 Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE				
	☒	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	X	Variance Case (De Minimis and all other Variance case types)		03/10/15	VAR 2013 0009
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments:				Permit Intake Initials TJP

VARIANCE APPLICATION

Project Number <u>VAR 2013 0017</u>	Project Name (15 characters)	Case Number <u>VAR 2015 0009</u>	Date Received <u>03/10/15</u>																				
TYPE OF VARIANCE REQUESTED:																							
☐ Variance to the Sign Standard (VSG)		☐ Variance to Dimensional Standards (VDS)																					
☐ Variance to Habitat Setbacks (VHB)		☐ Variance to Parking Requirements (VPK)																					
☒ Variance to Setback Requirements (VSB)																							
DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:																							
<u>THIS APPLICATION IS TO REQUEST AN EXTENSION FOR AN APPROVED VARIANCE</u>																							
Previous Variance Applications? ☒ YES ☐ NO																							
Previous Case Number(s): <u>VAR 2013 0017</u>		Date of Filing: <u>OCT. 23, 2013</u>																					
Was the Variance Granted? ☒ YES ☐ NO																							
UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):																							
_____ _____ _____																							
UTILITIES AVAILABLE:																							
WATER: ☒ Public ☐ On Site		SEWER: ☒ Public ☐ On Site																					
WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?																							
<u>SEE ATTACHED LETTER FOR EXPLANATION</u> <u>WHY AN EXTENSION IS BEING REQUESTED</u>																							
WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?																							
_____ _____ _____																							
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	VARIANCE FEES <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Fees</th> <th style="text-align: center;">Check No.</th> <th style="text-align: center;">Receipt</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td style="text-align: center;">\$ <u>250</u></td> <td style="text-align: center;">)</td> <td></td> <td></td> </tr> <tr> <td>Adjustment</td> <td style="text-align: center;">\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Fee</td> <td style="text-align: center;">\$ <u>250</u></td> <td></td> <td style="text-align: center;"><u>ODD CORRELATES</u></td> <td style="text-align: center;"><u>03/10/15</u></td> </tr> </tbody> </table>				Fees	Check No.	Receipt	Date	Application Fees	\$ <u>250</u>	)			Adjustment	\$ _____				Total Fee	\$ <u>250</u>		<u>ODD CORRELATES</u>	<u>03/10/15</u>
	Fees	Check No.	Receipt	Date																			
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Adjustment	\$ _____																						
Total Fee	\$ <u>250</u>		<u>ODD CORRELATES</u>	<u>03/10/15</u>																			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

March 6, 2015

To Whom it May Concern,

The attached approved variance permit expires on April 22, 2015 if no Building Permit has been issued and there is no substantial construction progress. Over the last two years we have been working with Timberland Homes, B2 Engineering, Trucano Construction and CBJ personnel to complete a design for a house on our beach lot at Capital View Block E Lot 1. The project requires a rather complicated foundation, and as our design progressed, we discovered a number of issues that have increased our budget requirements. Local fire code requires that our new home have a sprinkler system and we recently found out that the estimated cost will be approximately \$15000. There is not an existing water service at the property corner and we will need to extend the waterline from further up Capital View Drive, increasing the cost of installing utilities. A preliminary foundation analysis and design places the estimated cost for the foundation at approximately \$140,000. This last fall we received an engineered set of plans from Timberland with an updated estimate of \$450,000 for the house modules F.O.B. Seattle. When the additional freight and installation costs were added, the overall project cost exceeded \$750,000. Our original budget was \$500,000 for the complete project, so for the last several months we have implemented dramatic cost cutting measures.

The changes we are considering should not negatively impact the already approved variance permit. **The house has now been reduced to a single story, single family residence with a similar footprint.** The new house will be 28'x48' with a garage that is 22'x38'. On the "lower floor" there will be a 24'x28' closed in area which is required to stiffen the pile foundation--this area will be used for dry storage and for running utilities. The updated house plan will provide approximately 1700 sf of living area and a 2-car garage. Once again, the footprint has not changed, except for an offset garage layout which sets the house further from the variance area. Updated drawings to the original variance permit are attached with changes shown in red.

The reduced project scope should allow us to stay within our original budget. We hope to work out these changes with Timberland Homes and have a new set of engineered plans within the next several months. We will also concurrently complete the foundation design and submit the drawings for a grading and building permit this spring. If all goes well, we would like to have the foundation completed by mid-summer and the house shipped and installed on the foundation this coming fall.

We request an extension of our existing approved variance to meet this new timeframe.

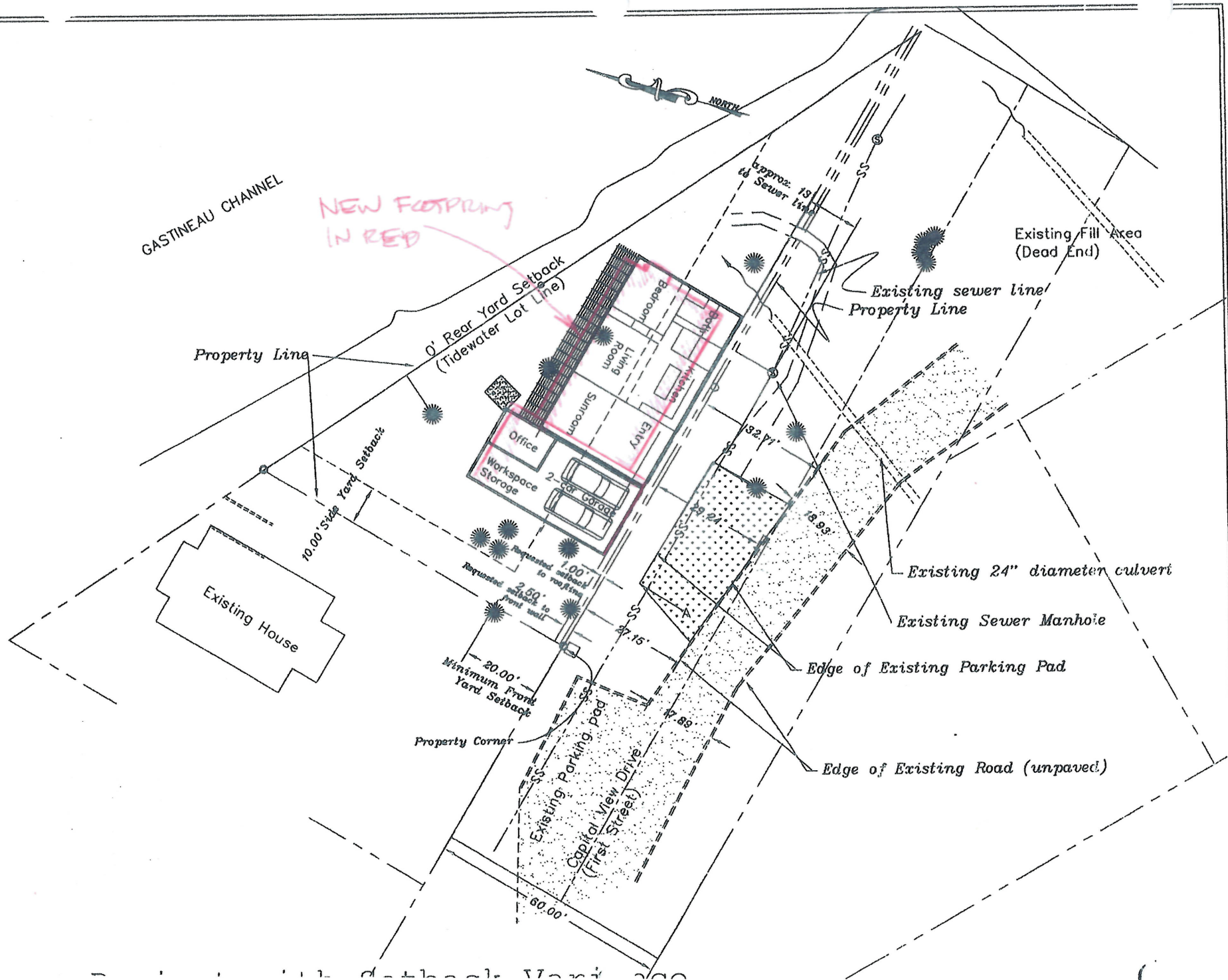
Thank you for your consideration,

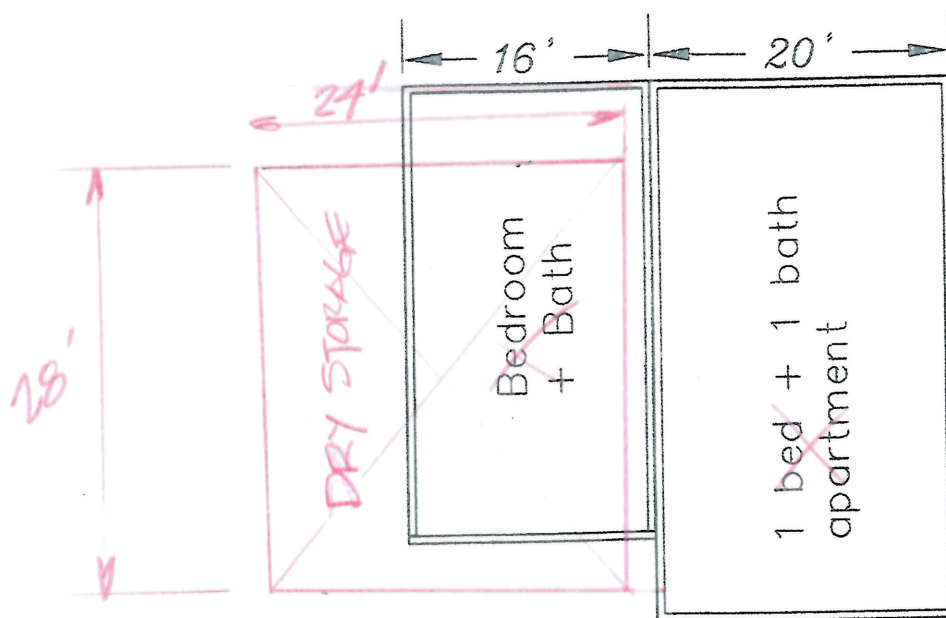
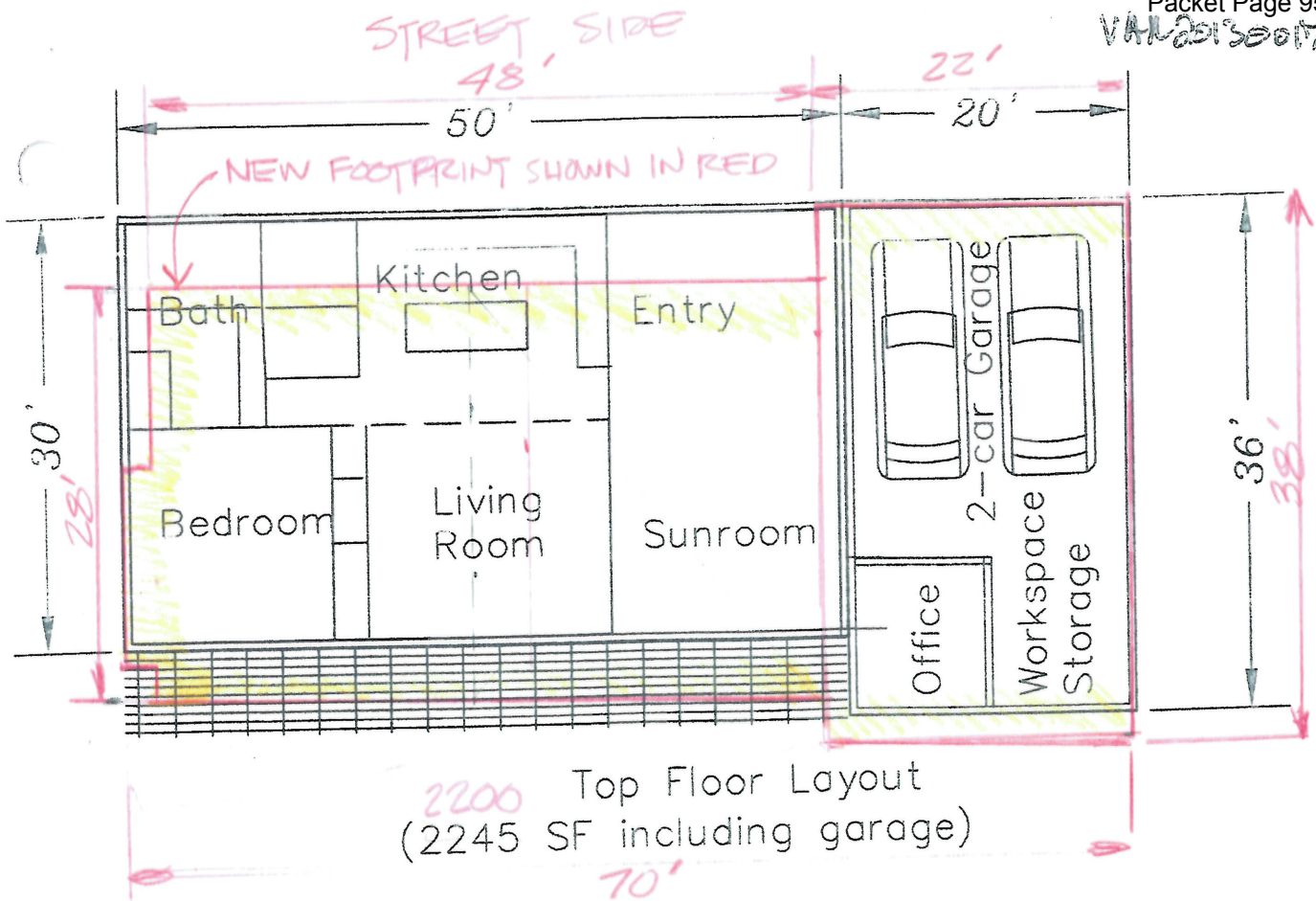
Best Regards,

Bern Savikko and Wendy Marriott
PO Box 240417
Douglas, AK 99824

Handwritten signatures of Bern Savikko and Wendy Marriott. The signature of Bern Savikko is on the left, and the signature of Wendy Marriott is on the right, with the word "and" written between them.

ATTACHMENT B





Lower Floor Layout
(1200 SF)

672
CONCEPTUAL LAYOUT

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

**BOARD OF ADJUSTMENT
NOTICE OF DECISION**
Date: October 23, 2013
File No.: VAR2013 0017

Bern Savikko and Wendy Marriott
PO Box 240417
Douglas, AK 99824

Application For: A Variance Request to reduce the 20-foot front yard setback to 1 foot for construction of a duplex
Legal Description: Capital View Block E Lot 1
Property Address: 0 First Street, Capital View Court
Parcel Code No.: 2-D04-0-20E-001-0
Hearing Date: October 22, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 15, 2013 and approved the Variance to be conducted as described in the project description and project drawings submitted with the application (and with the following conditions:)

Attachment: October 15, 2013 memorandum from Teri Camery, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0017

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

This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. 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 Board of Adjustment 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 Board, October 22, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or April 22, 2015 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.

Bern Savikko and Wendy Marriott

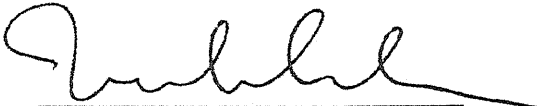
File No: VAR2013 0017

October 23, 2013

Page 2 of 2

Project Planner:


Teri Camery, Senior Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

Date

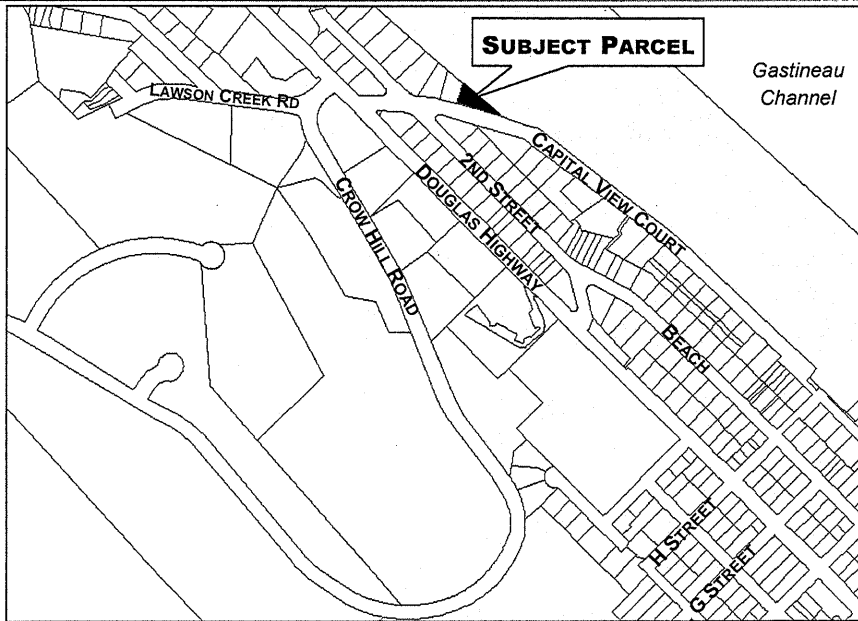
10/25/13

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.



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Extension request for VAR2013 0017: to reduce the 20 foot front-yard setback to 1 foot for construction of a single family dwelling.

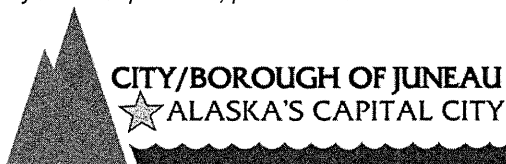
** A Variance request could include the elimination of all dimensional standards.

File No:	VAR2015 0009	Applicant:	Bern Savikko and Wendy Marriott
To:	Adjacent Property Owners	Property PCN:	2-D04-0-20E-001-0
Hearing Date:	May 12, 2015	Owner:	Bern Savikko and Wendy Marriott
Hearing Time:	7:00 PM	Size:	7861 Square Feet
Place:	Assembly Chambers	Zoned:	D-18
	Municipal Building	Site Address:	0 First Street at Capital View Court
	155 South Seward Street	Accessed Via:	Capital View Court
	Juneau, Alaska 99801		

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If you have questions, please contact Allison Eddins at Allison.Eddins@juneau.org or 586-0758.



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Date notice was printed: April 9, 2015

ATTACHMENT E



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: May 14, 2015
File No.: VAR2015 0009

Bern Savikko and Wendy Marriott
PO Box 240471
Douglas, AK 99824

Application For: Variance extension request for VAR2013 0017 – a Variance to reduce the 20 foot front yard setback to 1 foot for the construction of a single family home with a two car garage.

Legal Description: Capital View Block E Lot 1

Property Address: 0 1st Street, Douglas AK, 99824

Parcel Code No.: 2-D04-0-20E-001-0

Hearing Date: May 12, 2015

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 30, 2015, and approved the Variance extension to be conducted as described in the project description and project drawings submitted with the application.

Attachment: April 30, 2015 memorandum from Allison Eddins, Community Development, to the CBJ Board of Adjustment regarding VAR2015 0009.

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

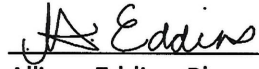
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment 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 Board, May 12, 2015

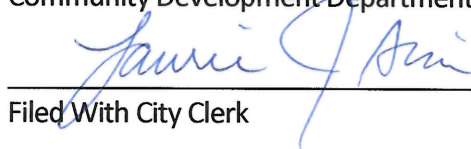
Expiration Date: The permit will expire 18 months after the effective date, or November 12, 2016, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

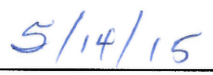
Savikko & Marriott
File No: VAR2014 0009
May 14, 2015
Page 2 of 2

Project Planner:


Allison Eddins, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk


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.



RACE REALTY

2103 N. JORDAN AVENUE
JUNEAU, AK 99801-8049
BUS. (907) 789-0555
FAX (907) 789-8460
www.racerealty.com

April 27, 2015

City and Borough of Juneau
City and Borough Assembly
155 South Seward St.
Juneau, AK 99801

Ref: Appeal of Planning Commission decision
File: AME2015 0001

Dear Mayor and Assembly Members:

On April 14, 2015, North Pacific Erectors (NPE) application to rezone 5.13 acres on the rock dump from Industrial (I) to mixed use (MU) was heard by the Planning Commission. The application was denied on a split vote.

We understand that this decision constitutes a recommendation of the Planning Commission to the Assembly. We respectfully request this recommendation be heard by the Assembly and NPE be allowed the opportunity to present our supporting documents and presentation. I represent North Pacific Erectors in this application and request to be notified of the date and time to hear our appeal.

Sincerely

A handwritten signature in blue ink that reads "Errol Champion". The signature is fluid and cursive, with the first name "Errol" and last name "Champion" clearly distinguishable.

Errol Champion
Broker
Coldwell Banker Race Realty

Cc: Jim Williams



RH Development LLC
Real Estate and Housing Development
PO Box 32403
Juneau, AK 99803
Phone 907-790-4146
Fax 907-790-4147

April 24, 2015

CBJ Clerks office
155 S. Seward St.
Juneau, Ak. 99801

Attn: **Laurie Sica**, Municipal Clerk.

Re: 7400 Glacier Hwy rezone request, File No. AME20150005

Dear Laurie, Please accept this letter as written protest of the Planning Commissions recommendation for denial of our request for rezone. We would like to request that an ordinance amending the zoning map as set out in our application be submitted for action by the assembly.

Thank You,

Richard A. Harris



City and Borough of Juneau
Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: 5/11/15

TO: Laurie Sica, Clerk

FROM: Rorie Watt, P.E., Director 
Engineering & Public Works Department

RE: Protest of Planning Commission Decision on AME2015 0002

In accordance with Ordinance 2014-14 I protest the Planning Commission's recommendation of denial to the Assembly on case AME2015 0002.

I request that an ordinance amending the zoning map as set out in the application be submitted for action by the Assembly. I further request that the Assembly support the CDD staff recommendation to approve the requested rezone of lands managed by the Engineering and Public Works Department from Waterfront Industrial to Industrial.