


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: January 19, 2012

TO: Planning Commission

FROM: Laura A. Boyce, AICP, Planner
Community Development Department 

FILE NO.: CSP20110012

PROPOSAL: A City Consistency Review for reconstruction and improvements of Irwin and Rheinhardt Streets and a portion of Martin Road.

GENERAL INFORMATION

Applicant: Joe Castillo, CBJ Engineering Department

Property Owner: City and Borough of Juneau

Property Address: Irwin & Rheinhardt Streets, Martin Road

Legal Description: Casey Shattuck

Zoning: D-5 & D-18

Comprehensive Plan Future Land Use Designation: Medium Density Residential

Utilities: Public Water and Sewer

Access: West Twelfth Street

Existing Land Use: Rights-of-way

Surrounding Land Use:

- North - D18, D5, multi- and single-family residential
- South - D18, D5, multi- and single-family residential
- East - D18, multi-family residential
- West - D18, D5, single-family residential, Evergreen Cemetery

ATTACHMENTS

Attachment A	Vicinity Map
Attachment B	Application Materials and Project Description
Attachment C	Project Plan Set
Attachment D	Letter received 1-18-2012 from Ms. Sudie Hargis

BACKGROUND

The City and Borough of Juneau's Engineering Department is proposing street and utility improvements along Irwin and Rheinhardt Streets and Martin Road. This CSP project is located generally between the Highlands area and Casey Shattuck (a.k.a., "the Flats"), and adjacent to Evergreen Cemetery (see attachment A). Specifically, this project includes utility and street reconstruction improvements on the following road segments:

- Irwin Street, from Twelfth Street to Martin Road;
- Martin Road from Irwin Street to Hermit Street; and
- Rheinhardt Street from Martin Road to the end of the public roadway.

This project continues the work from a previous CSP project on West Twelfth Street (CSP2009-00016). It is listed in the Fiscal Year 2012 – 2017 CBJ Capital Improvements Program as a Public Works project and is a priority project for Streets, Wastewater Utilities, and Water Utilities. Funds for the project come from both the Street Sales Tax and the Water Enterprise Fund.

PROJECT DESCRIPTION

This proposed roadway reconstruction project will replace the roadway and sidewalk embankments with new subgrade materials, construct new sidewalks and curb and gutters, provide new asphalt paving, reconstruct driveway entrances, replace water and sewer mains, replace and reconnect residential water and sewer services, replace the existing storm drainage system with new catch basins, and extend storm water services to each lot's property line. All streets will be reconstructed to match existing widths and a new sidewalk will be extended along Martin Road from Evergreen Cemetery to Hermit Street. Guard rails and rockery walls will be constructed in some locations; additional locations were added to address neighbor concerns. For a detailed description, please refer to the application materials in Attachment B. For plan views, please refer to Attachment C.

Construction is projected to begin in April, 2012, and will continue through August, 2012. Construction activity is anticipated six days a week, as per CBJ Chapter 42.20, *Noise Ordinance*. On-street parking will be temporarily restricted where construction activity will occur; however, pedestrian traffic access will be maintained during the construction. Additionally, the contractor will be required to coordinate and maintain uninterrupted public services, such as garbage pick-up, fuel deliveries, and postal delivery.

ANALYSIS

The CBJ Land Use Code section 49.10.170(c) regarding City and Borough Land Acquisitions, Disposals and Projects, states:

“The commission shall review and make recommendations to the Assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement projects by any City and Borough Agency. The report and recommendation of the commission shall be based upon the provisions of this title and the comprehensive plan, and the capital improvement program.”

Therefore, Staff reviewed the proposal and provided the following evaluation of the project in accordance with adopted plans and the CBJ Land Use Code.

Irwin Street and Martin Road are collector roadways; collector roads require a right-of-way width of 60 feet. Rheinhardt Street is a local road, also requiring a right-of-way width of 60 feet. The existing rights-of-way are substandard in width and vary considerably on these road segments. For instance, Rheinhardt Street varies in width from 30 feet to 35 feet. Irwin Street right-of-way is generally around 31.5 feet in width. Martin Road narrows to approximately 25 feet near the Rheinhardt intersection. However, since this project proposes to reconstruct existing streets and will not create any new rights-of-ways, CBJ construction standards as found in CBJ 49.35 do not apply. Typical road section details can be found on page C-4 of the project plan set, Attachment C.

Sidewalk widths vary for this project as well; the code requires a minimum of 5 foot sidewalks along new streets. Since this project is reconstructing existing streets, this requirement does not apply. Due to the limitations of existing substandard right-of-way widths in this project area, constructing sidewalk widths of 5 feet is problematic. However, the project has been designed to best accommodate sidewalks where possible. Specifically, a sidewalk will be constructed along Irwin Street varying in width from 4 feet to over 6 feet in some locations. The existing sidewalk width on Irwin Street varies between 2.5 feet and 3 feet. A four foot sidewalk will be constructed along Rheinhardt Street at Westridge Condos, replacing the existing 4 foot sidewalk in that location. A new 4 foot sidewalk will be constructed along Martin Road, adjacent to the cemetery. Typical road section details can be found on page C-4 of Attachment C.

CONFORMITY WITH ADOPTED PLANS

The proposed street and utilities reconstruction project along Irwin and Rheinhardt Streets and Martin Road is consistent with and furthers the following policies from the 2008 Comprehensive Plan:

POLICY 7.7 IT IS THE POLICY OF THE CBJ 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.

This project will further Policy 7.7 by upgrading the existing storm drainage systems with new catch basins and storm drain pipes, which will "...protect, maintain and improve surface water, groundwater and marine water quality..."

POLICY 8.1 IT IS THE POLICY OF THE CBJ TO PROMOTE A BALANCED, WELL-INTEGRATED LOCAL MULTI-MODAL SURFACE TRANSPORTATION SYSTEM THAT PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS AND TRANSPORT FOR PEOPLE AND COMMODITIES.

Policy 8.1 is met by the proposed reconstruction of the existing aging road and sidewalk infrastructure, because it will help create a more safe system. Additionally, by providing a sidewalk along Martin Road and a crosswalk on Irwin Street near the West Twelfth Street intersection, this helps create a more convenient and balanced transportation system.

POLICY 12.1 IT IS THE POLICY OF THE CBJ 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.

This reconstruction project will further Policy 12.1 by reconstructing and upgrading the transportation, drainage, sewer and water systems in this neighborhood.

Additionally, this project was reviewed and found consistent with the 2008 Juneau Non-Motorized Transportation Plan. However, it should be noted that the Plan includes a policy regarding the Planning Commission's timely comment and review of municipal projects. While this is a guideline only, Staff suggests that earlier Planning Commission involvement be considered for future City projects. Justification for this is found in the Juneau Non-Motorized Plan, beginning on page 68:

Policy 3 – Municipal Projects. Improve the process for Planning Commission review of CBJ projects to allow timely comment on non-motorized infrastructure and routes. Project managers will use a context sensitive approach in the design of City projects to achieve a Complete Streets network.

The goals of this policy are two-fold, to: A) Have Planning Commission review of CBJ projects (whether the project is initiated by the airport, engineering, harbors, lands, parks and recreation or other department) occur earlier in the design process; and B) 'Institutionalize' the context sensitive approach that many CBJ departments already take to motorized and non-motorized improvement planning and construction.

This will help ensure consideration is given early in the project design to the recommended infrastructure improvements, policies and actions in this Non-Motorized Transportation Plan when the CBJ is designing or upgrading streets, sidewalks, trails, harbors and other projects that pedestrians and bicyclists will use. Waiting until the design is already significantly underway, complete or the project is ready to bid is too late for meaningful review and modification. At these stages any changes tend to increase the overall cost and cause delay, both of which could be avoided by earlier communication and work. Non-motorized transportation improvements should routinely be considered at the same time as the needs of motorists. This will help ensure that Juneau's transportation system works well for its users; pedestrians, bicyclists, transit riders and motorists. (italics added for emphasis)

Staff concludes that this project is found consistent with the 2008 Comprehensive Plan and the 2008 Juneau Non-Motorized Transportation Plan.

HABITAT

This section of the Land Use Code is not applicable to the project because the reconstruction of Irwin Street, Rheinhardt Street, and Martin Road work will occur within previously developed rights-of-way and do not contain sensitive mapped habitats or wetlands.

PUBLIC COMMENTS

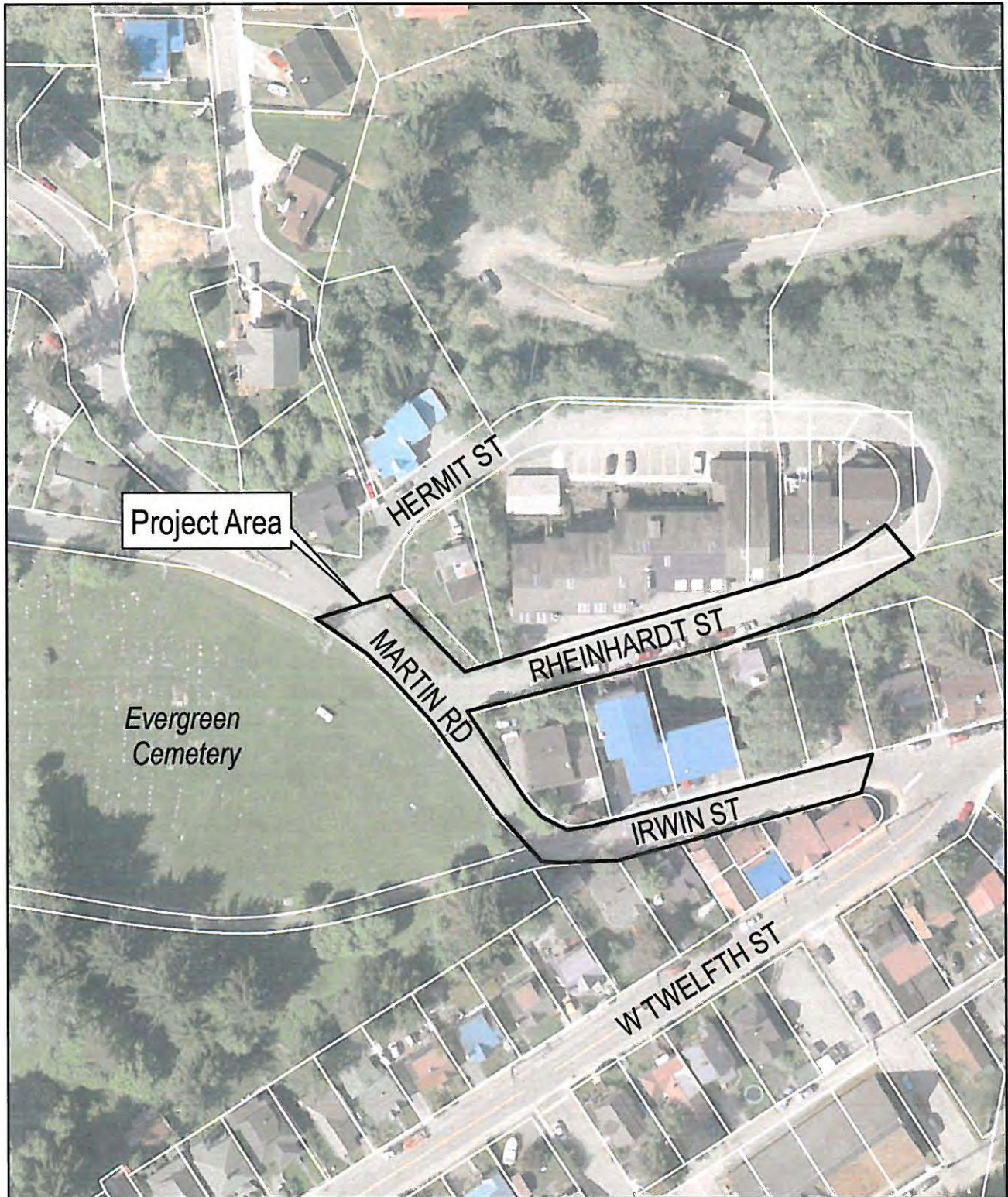
As of the date of this memorandum, Staff has received one letter of concern regarding the proposed project—see Attachment D. The Hermit Street resident has concerns regarding potential project noise, access to their property during construction, and concerns about any construction staging on Hermit Street. Staff responded that any construction noise would follow the CBJ Noise Ordinance regulations at CBJ 42.20 and that the contractor would be required to maintain pedestrian access and emergency response vehicle access at all times. Staff will follow up directly with the resident to address her questions.

FINDINGS

Staff finds the proposed project complies with the CBJ Land Use Code and applicable plans, including the 2008 CBJ Comprehensive Plan.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the Assembly authorization of the proposed Irwin and Rheinhardt Streets Reconstruction project.



*Irwin St, Rheinhardt St, & Hermit St
Vicinity*

Map created: January 9th, 2011



0 50 100 200 Feet



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 12/19/11
Project Name (City Staff to Assign Name)		

INFORMATION PROJECT / APPLICANT	Project Description IRWIN AND RHINEHART RECON. E12-164 INCLUDES ROADWAY & SIDEWALK RECON., REPLACE WATER SEWER & STORM DRAIN UTILITIES, NEW CONCRETE RETAINING WALLS, AND EXTEND NEW SIDEWALK ALONG MARTIN ROAD		
	PROPERTY LOCATION Street Address: DOWNTOWN JUNEAU STREETS City/Zip: SAME Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE Property Owner's Name: CITY & BOROUGH JUNEAU Contact Person: JOE CASTILLO Work Phone: 586-0875 Mailing Address: Home Phone: Fax Number: E-mail Address: Other Contact Phone Number(s): JOHN BOHAN 586-0876		
	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 <u><i>Joseph Castillo</i></u> Date: <u>12/7/11</u> Landowner/Lessee Signature Date X _____ Date _____ 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: JOE CASTILLO, CBS ENG. Contact Person: Work Phone: 6-0875 Mailing Address: Home Phone: Fax Number: E-mail Address: Other Contact Phone Number(s): X <u><i>Joseph Castillo</i></u> Date of Application: <u>12-7-11</u> Applicant's Signature		

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE				
	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit City/State Project Review and City Land Action Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed) Mining Case (Small, Large, Rural, Extraction, Exploration) Sign Approval (If more than one, fill in all applicable permit #'s) Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change) Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) Variance Case (De Minimis and all other Variance case types) Wetlands Permits Zone Change Application Other (Describe)	**SIGN	Date Received: 12/19/11	Application Number(s): CSP2010012
	Comments: _____ _____ _____				
	***Public Notice Sign Form filled out and in the file.				
				Permit Intake Initials <u>WVS</u>	

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 11-12	Date Received 12/19/11
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TYPE OF PROJECT REVIEW:

☒ City Project Review
 ☐ City Land Acquisition /Disposal
 ☐ State Project Review

DESCRIPTION OF PROJECT IRWIN AND RHINEHART RECON. E12-164. PROJECT INCLUDES REPLACING ROADWAY EMBANKMENTS, REPLACING WATER, SEWER, AND STORM DRAIN UTILITIES, REPLACING CONCRETE SIDEWALKS, CURB AND GUTTERS, REPLACING TWO WOOD CRIB WALLS WITH CONCRETE CANTILEVER WALLS, INSTALL GUARDRAILS, HANDRAILS, REPLACE ROCKERY WALL WITH CONCRETE WALL, ASPHALT PAVING, REPLACE/RELOCATE THREE POWER POLES, AND EXTEND NEW SIDEWALK ON MARTIN ROAD.

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

CURRENT USE OF LAND OR BUILDING(S): EXISTING C&S STREETS AND UTILITIES.

PROPOSED USE OF LAND OR BUILDING(S): SEE PROJECT DESCRIPTION ABOVE.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: _____

Capital Improvement Program # (CIP) E72-062

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ 822,130.00

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.

CITY/STATE PROJECT FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u> </u>	_____	_____	_____
Total Fee	\$ <u> </u>	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

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EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

City State Project Review

Irwin and Rhinehardt Streets Reconstruction E12-164

Project Description

The project involves utility and street reconstruction work on Irwin Street, from Twelfth St. to Martin Road; Martin Road from Irwin to Hermit St.; and Rhinehardt St. from Martin Road to the end of public road. All streets will be reconstructed to match existing widths and a new sidewalk extended on Martin Road along Evergreen Cemetery from Irwin St. up to Hermit St.

The work consists of the following items. See plan sheets for extents:

Irwin St.

- Replacement of existing 6" CIP low elevation water main with 8" DIP and reconnect new residential water services
- Replacement of existing 8" CIP high elevation water main with 12" DIP
- Replacement of the existing storm drainage system with new catch basins and 12" and 18" CPP storm drain pipe
- Installation of stormwater service laterals stubbed out to each lot's property line
- Replacement of existing sanitary sewer main with new 8" PVC pipe and reconnect new residential sewer services
- Replace short section of rockery wall with a concrete cantilever wall and install beam type guardrail with handrailing to top of wall at House 420
- Replacing roadway and sidewalk embankments with shot rock borrow and 2" minus shot rock with base course D-1
- AEL&P work forces will replace and relocate two power poles to back of new curb at Highland Terrace Condos by separate Utility Agreement.
- Repaving with AC pavement

Martin Road

- Replacement of existing 6" CIP low elevation water main with 8" DIP
- Replacement of existing 8" CIP high elevation water main with 12" and 8" DIP
- Replacement of existing storm drainage system with new catch basins and 12" and 18" CPP storm drain pipe
- Installation of stormwater service laterals stubbed out to each lot's property line
- Extend new 4 foot concrete sidewalk, curb, and gutters along Evergreen Cemetery shoulder up to Hermit St. Extend curb and gutters along north side up to Rhinehardt and Hermit Streets.
- Replacing roadway embankment with shot rock borrow and 2" minus shot rock with base course D-1
- Repaving with AC pavement
- Install beam type guardrail at top of Martin Road near Hermit St. for vehicle safety
- AEL&P work forces will replace and relocate a third power pole at the gravel drive entrance to Evergreen Cemetery by a separate Utility Agreement

Rhinehardt St.

- Replacement of the existing storm drainage system with new catch basins and 12" CPP
- Replacement of curb and gutter on south side, and valley gutter on north side
- Replacement of concrete sidewalk at Westridge Condos
- Installation of new storm water services to each lot's property line

- Replacement of two wood crib walls with concrete cantilever walls
- Install beam type guardrails with wood handrailing at top of new concrete walls.
- Repaving with AC pavement

This is a typical roadway reconstruction project with replacing the roadway and sidewalk embankments with new subgrade materials, constructing new sidewalks, curb and gutters, new asphalt paving, reconstructing driveway entrances, replacing water and sewer mains, replace and reconnect residential water and sewer services, replacing the existing storm drain system with new catch basins and 12"CPP and 18" CPP, and extending storm water services to each lot's property line.

Other work will include replacing two wood crib walls on Rhinehardt Street with concrete cantilever walls, with beam type guardrails and wood handrailing attached to the top of both walls. One crib wall is located in front of House 430 and the second crib wall is located at the east end of Rhinehardt Street.

A short section of rockery wall on Irwin Street will be replaced with a concrete cantilever wall with guardrails and handrailing at House 420. A short guardrail section will be installed at the back of existing concrete wall at House 410 to protect from vehicle impacts.

Construction will begin in late April 2012 and continue to end of August 2012. Construction activity is anticipated 6 days a week following CBJ Chapter 42.20, Noise Ordinance hours of operation Monday to Friday 7:00 am to 10:00 pm and Saturday 9:00 am to 10:00 pm.

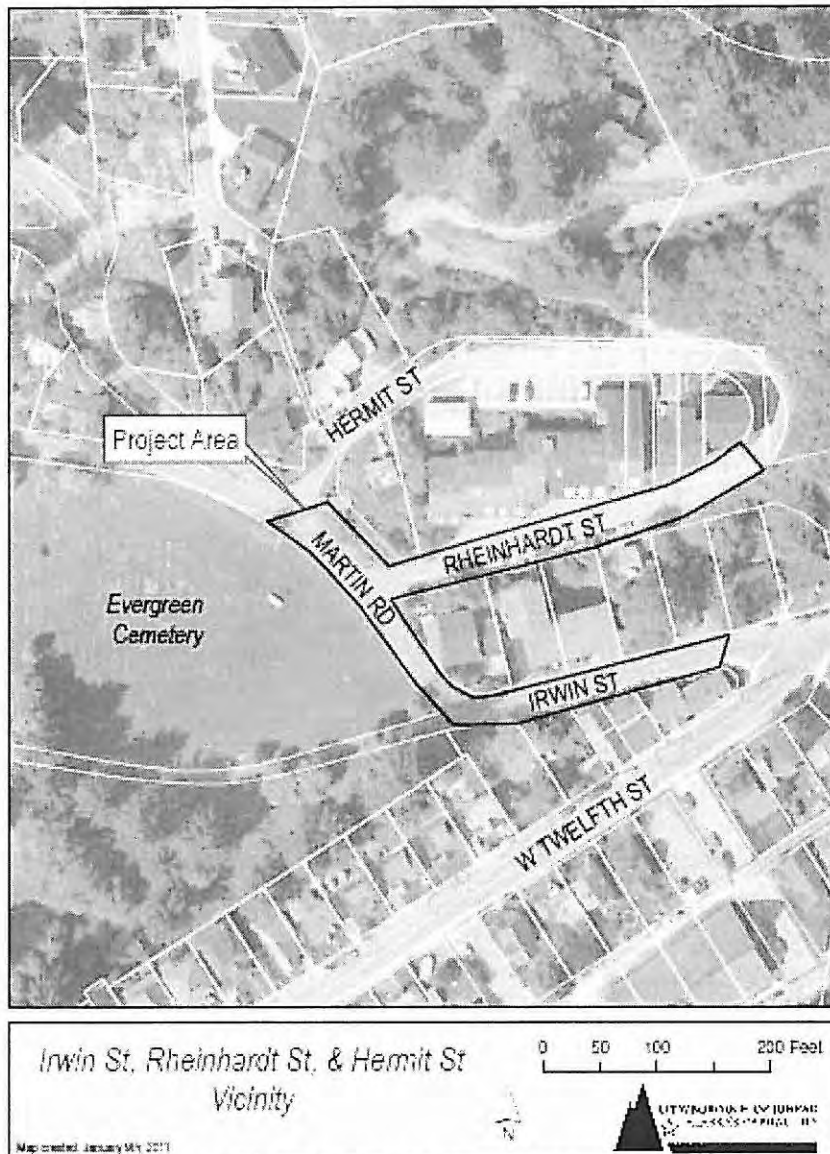
Walking access to properties will be maintained throughout the entire project, as well as delivery access to commercial properties. On street parking will be restricted temporarily in areas where construction work and staging is occurring.

The contractor will be required to maintain pedestrian traffic and emergency response vehicles access at all times, in addition to coordinating and maintaining uninterrupted public services for postal delivery, garbage pick up, care-a-van services, heating fuel deliveries, etc.

Public Meeting

A public meeting was held on November 30th, 2011 at Harborview Elementary School Commons Area to present the proposed design plans and discuss the residents' comments, questions and concerns. All property owners within the project construction limits were invited to attend. The residents requested that guardrail be placed at the back of sidewalk at the top of Martin Road to prevent cars from sliding down Hermit St. into Evergreen Cemetery. The new guardrail will be included in the plan drawing. The home owner of House 420 Irwin St. requested a section of guardrail be installed at the back of sidewalk to protect his house from vehicle impacts. The guardrail section will be included in the plan drawing. The grated stairway off Rhinehardt St. will be investigated for stability due to impacts from a past snow avalanche and snow removal operations by City Streets staff as noted by residents. They also noted the rockery steps for the trail off Twelfth Street are hazardous for pedestrians in the winter due to snow and ice build up. Residents inquired if a handrailing could be installed, or maybe a steel grated walkway with handrails. City Streets Division will be requested to look at these two items and make a recommendation to address these two issues.

NOTICE OF PUBLIC HEARING



PROPOSAL: A City Consistency Review for reconstruction and improvements of Irwin and Rheinhardt Streets, and a portion of Martin Road.

FILE NO.:	CSP20110012	APPLICANT:	Joe Castillio, CBJ Engineering
TO:	All Adjacent Property Owners	PROPERTY OWNERS:	City & Borough of Juneau
HEARING DATE:	January 24, 2012	SITE SIZE:	approx. 900 linear feet
HEARING TIME:	7:00 PM	ACCESS:	W. Twelfth Street
PLACE:	ASSEMBLY CHAMBERS Municipal Building 155 South Seward Street Juneau, Alaska 99801	ZONE:	D-18 & D-5

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 no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days 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 Laura Boyce at 500-0753, or e-mail: laura_boyce@ci.juneau.ak.us

Attachment B
B-5

Date printed: January 11, 2012

P.O. Box 22493
Juneau, AK 99802
(907) 321-8300 Cell

City and Borough of Juneau
Planning Commission

January 18, 2012

Dear Juneau Planning Commission Members & CBJ Staff,

Thanks for taking the time to hold a public hearing and have a consistency review for the Irwin/Rheinhardt Street projects. Thanks also for your service to us on all the community projects that come your way.

We own a place at 202 Hermit Street, and will be directly impacted by this project. We're hoping that most of the impact will be positive overall. Some particular concerns we have include potential use of Hermit Street for contractor equipment and CBJ trucks and the impact that may have on our private roadway.

We've done our best to keep this roadway maintained, but heavy equipment has the potential to really tear it apart or degrade it. As part of this project, we would like to register this issue and ensure that CBJ and contractors use Rheinhardt Street for access to the project rather than the easier access of running up around Hermit and parking at what will undoubtedly be a project road closure barrier. In addition, we would like to request that the project team keep the hours of work to something reasonable for folks living on the street, and also try to keep as much access as possible for local residents across the gravel or other unpaved street surfaces during the project.

Please also keep us informed during the progress of this project. I don't know your current mechanisms, but overall a comment is if not already available, it would be helpful to establish a "Project Update" webpage on CBJ projects so that we can check in weekly for updates and have good communications on the progress of projects and potential future impacts (water turned off, etc).

Thanks for improving our water and sewer systems, and for considering our concerns to help minimize adverse impacts from the project.

Sincerely,

Sudie Hargis
Susan (Sudie) Hargis