

MEMORANDUM

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

DATE: July 1, 2013

TO: Planning Commission

FROM: Teri Camery, Senior Planner
Community Development Department

FILE NO.: CSP2013 0012

PROPOSAL: Construct a street sweeper dump site next to the Juneau Douglas Wastewater Treatment Plant.

GENERAL INFORMATION

Applicant: City and Borough of Juneau Engineering Department

Property Owner: City and Borough of Juneau

Property Address: 1540 Thane Road

Legal Description: ATS 556 TR A

Parcel Code No.: 1-C11-0-K00-0-004-0

Site Size: .5 Acres

**Comprehensive Plan
Land Use Designation:** Institutional and Public Use

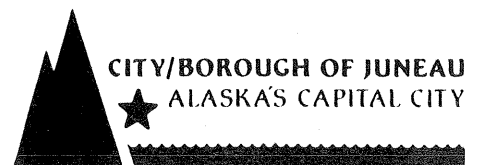
Zoning: Industrial

Utilities: CBJ Water and Sewer

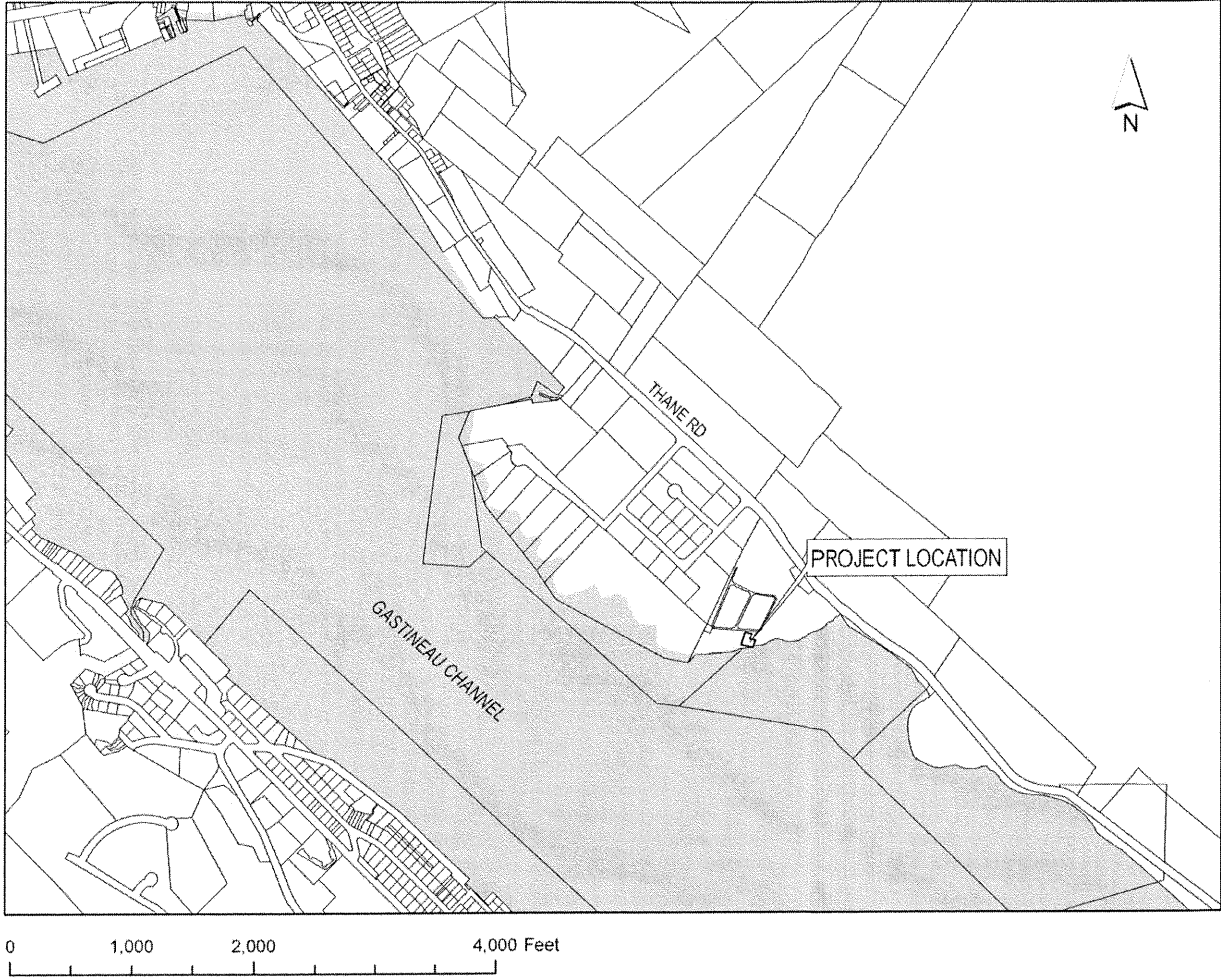
Access: Thane Road

Existing Land Use: Juneau-Douglas Wastewater Treatment Plant

Surrounding Land Use: North - Wastewater Treatment Plant; Industrial
South - Gastineau Channel
East - Wastewater Treatment Plant; Industrial
West - Snow Storage Facility; Industrial



VICINITY MAP



ATTACHMENTS

- Attachment 1 Development Permit Application
- Attachment 2 City Project Review Application
- Attachment 3 Project Description
- Attachment 4 Vector Dump Plan
- Attachment 5 Site Plan

PROJECT DESCRIPTION AND ANALYSIS

CBJ Engineering requests a City Project Review recommendation for construction of a vactor (street sweeper) dump at the Juneau Douglas Wastewater Treatment Plant off Thane Road near the Rock Dump.

CBJ currently discharges vactor waste into a concrete basin at the old Streets Division shop near the Douglas Bridge. This waste is composed of water, leaves, gravel, and other materials from catch basins. The Douglas Bridge area has been proposed for a new park, seawalk, and marine exchange building, therefore CBJ is moving all streets operations from this area.

The vactor dump includes a 32' x 24' basin constructed with concrete blocks to collect the waste and allow for settling. The basin has a concrete ramp which will allow a loader to collect the settled waste. Water will drain from the basin into a settling pond with vegetated slopes. Filter rock from the surrounding berm will allow for a final round of filtration.

Truck traffic will utilize existing truck routes through the Thane Road Industrial Area near the Rock Dump. There are no residential areas in the vicinity, and no significant public safety or traffic impacts are expected from the development.

CONFORMITY WITH ADOPTED PLANS

The project substantially conforms with the 2008 Juneau Comprehensive Plan Policy 7.7 as follows:

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.

Maintenance of catch basins and proper discharge of waste is an integral element of CBJ's Stormwater Management Program and substantially contributes to protection of water quality as described in the policy above.

HABITAT

The project will be located in an existing developed area and does not affect any sensitive habitat.

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FINDINGS

The project conforms with the 2008 Juneau Comprehensive Plan and the requirements of the Title 49 Land Use Code and other CBJ titles. No available evidence indicates that the project will negatively impact surrounding properties or adversely affect public safety.

RECOMMENDATION

Staff recommends that the Planning Commission find that the proposed city project, to develop a vector dump at the Juneau Douglas Wastewater Treatment Plant, is consistent with adopted plans of the CBJ, and to endorse the city project as required by CBJ Code 49.15.540 and AS 35.30.010.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>5/23/13</u>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <u>Construct a vector dump for the Streets Department at the Juneau Douglas Wastewater Treatment Plant.</u>		
	PROPERTY LOCATION		
	Street Address <u>1540 Mann Road</u>	City/Zip <u>Juneau 99801</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Tract A ATSSG</u>		
	Assessor's Parcel Number(s) <u>1C110K000040</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <u>City and Borough of Juneau, Engineering Dept.</u>	Contact Person: <u>Michele Eifers</u>	Work Phone: <u>586-0931</u>
	Mailing Address <u>155 S. Seward St. Juneau AK 99801</u>	Home Phone:	Fax Number:
	E-mail Address <u>Michele_eifers@ci.juneau.ak.us</u>	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT <small>****Required for Planning Permits, not needed on Building/ Engineering Permits****</small>		
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>Michele Eifers</u> Landowner/Lessee Signature	<u>5/23/13</u> 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 <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name <u>Same</u>	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X	_____ Applicant's Signature	_____ Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE				
	<input checked="" type="checkbox"/>	Permit Type	**SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action		<u>5/23/13</u>	<u>CSP 13-012</u>
		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)			
	Comments:				Permit Intake Initials
					<u>JL</u>

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 13-012	Date Received 5/23/13
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TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT Construct a vector dump for the Streets Department at the Juneau Douglas Wastewater Treatment Plant. Work includes concrete ramp, reblock concrete walls and sediment basin.

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): JD WW Treatment Plant and Downtown Snow Storage Site

PROPOSED USE OF LAND OR BUILDING(S): Use a small area of the paved turnaround for the snow storage site as a vector dump.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

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

Capital Improvement Program # (CIP) R7D-038

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ 25,000

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	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____	

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM & EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

TO BE COMPLETED BY THE APPLICANT

Teri Camery

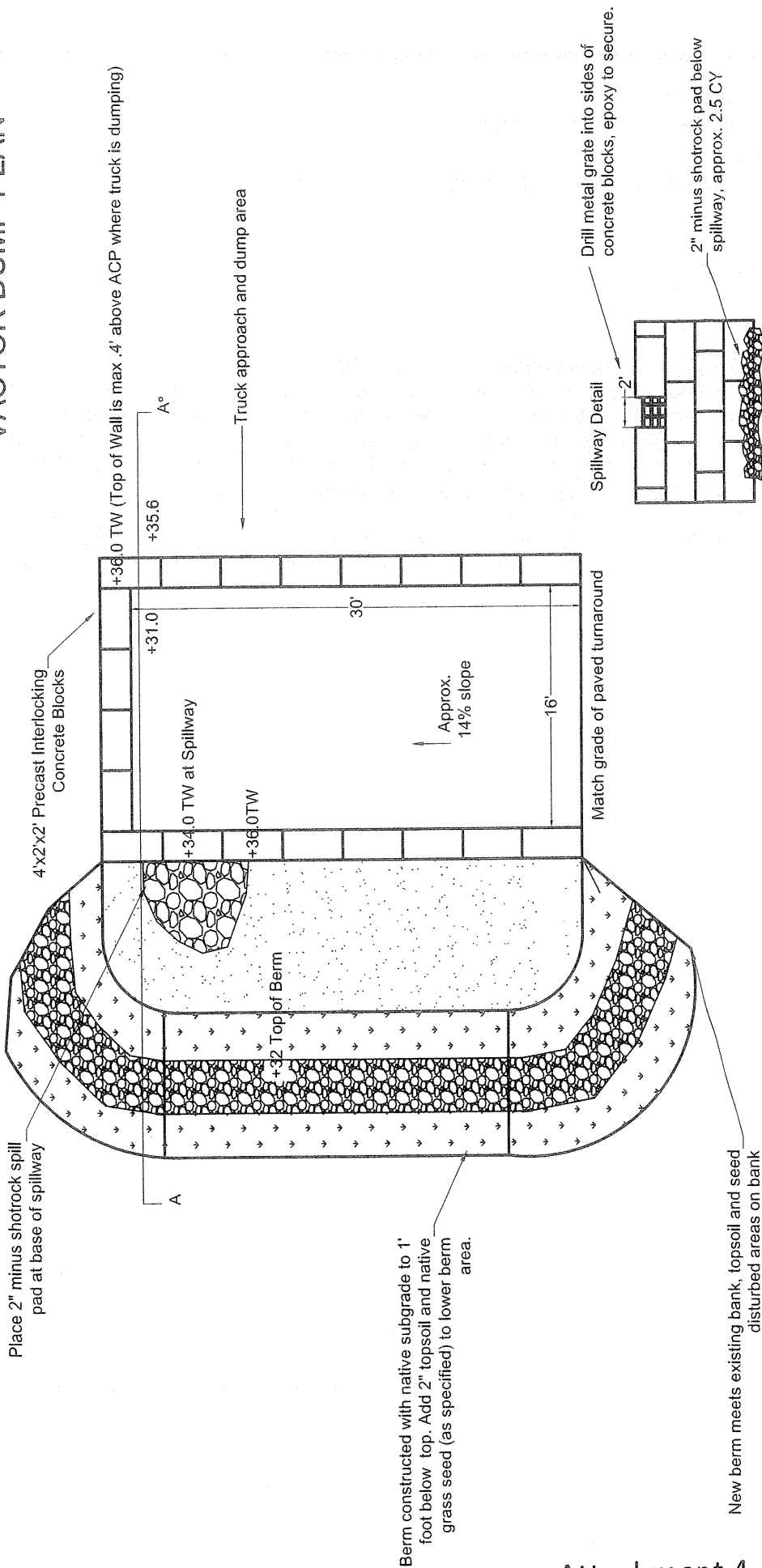
From: Michele Elfers
Sent: Wednesday, June 26, 2013 9:18 AM
To: Teri Camery
Subject: Vactor Waste Collection at JD Wastewater Treatment Plant

Teri – Here is a short description of the work.

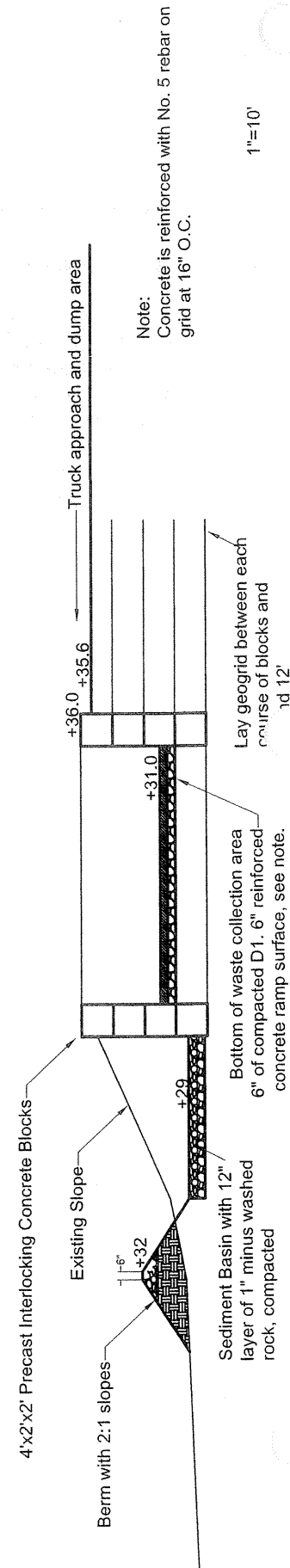
Vactor Waste Collection Project Description:

The City and Borough of Juneau (CBJ) Street Department currently discharges their vactor waste into a concrete block basin in the area of the old Streets shop by Douglas Bridge. The waste is composed of water, leaves, gravel, and other materials that are sucked out of catch basins from Downtown and Douglas streets. CBJ is moving all streets operations out of this area by Douglas Bridge as it is in the planning and design stages of a park, seawalk and marine exchange building. This summer, a snow storage area was built adjacent to the Juneau Douglas Wastewater Treatment Plant and as part of this project, a vactor collection and drainage area is proposed. The project includes a 32' x 24' basin constructed with interlocking concrete eco-blocks to collect the waste and allow it to settle. A concrete ramp into the basin allows for a loader to remove the settled wastes. The water will drain from the basin into a 30'x12' settling pond with vegetated sideslopes. Filter rock at the top of the surrounding berm will allow for additional filtration of water as it drains.

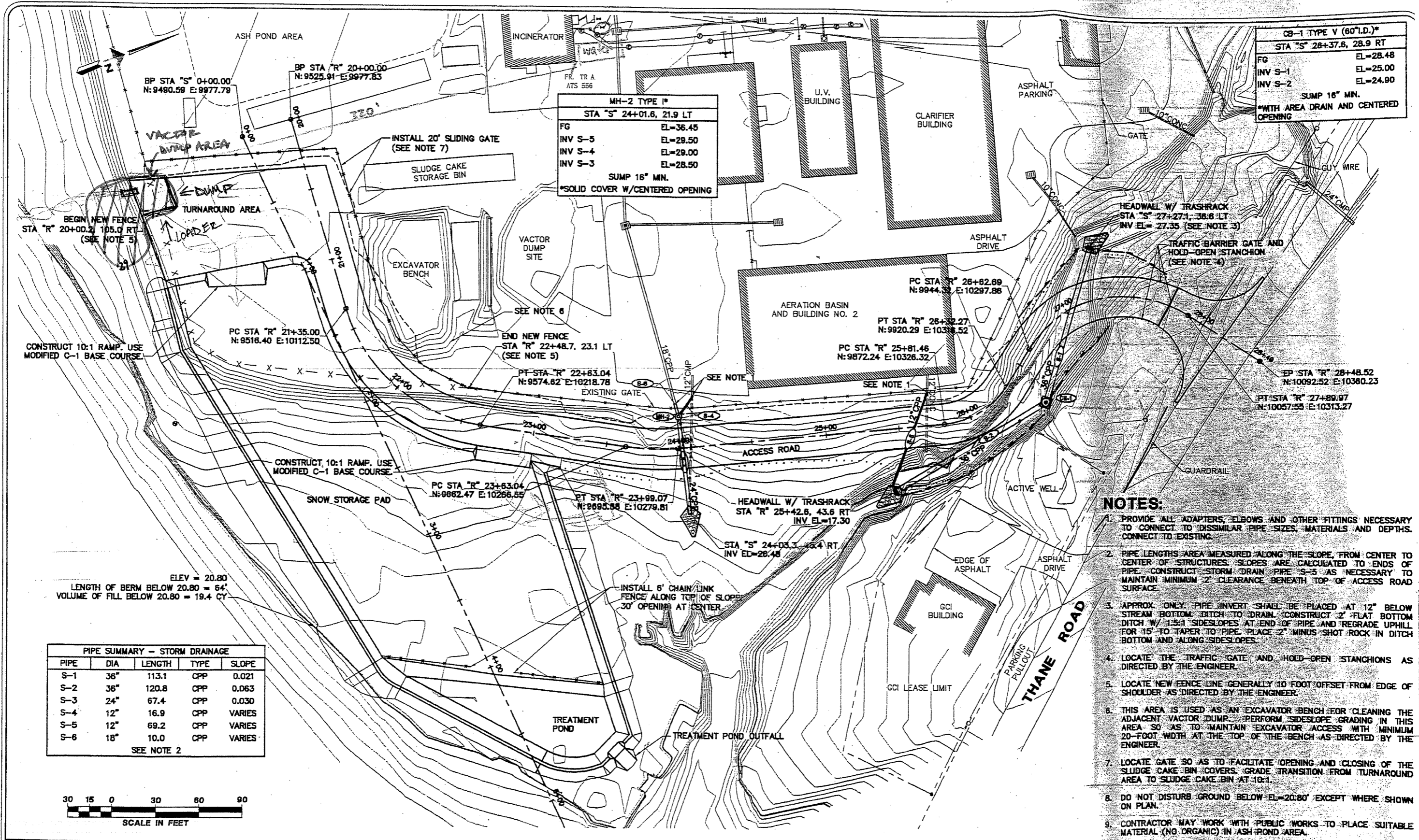
VACTOR DUMP PLAN



Section A-A°



S:\LIB\70429 Downtown Snow Storage\050 Design Drawings\70429 PLAN.dwg 2012-10-15 11:16:09



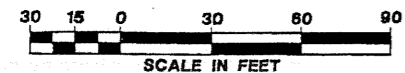
CB-1 TYPE V (60" I.D.)*	
STA "S" 28+37.8, 28.9 RT	
FG	EL=28.48
INV S-1	EL=25.00
INV S-2	EL=24.90
SUMP 18" MIN.	
*WITH AREA DRAIN AND CENTERED OPENING	

MH-2 TYPE 1*	
STA "S" 24+01.6, 21.9 LT	
FG	EL=36.45
INV S-5	EL=29.50
INV S-4	EL=29.00
INV S-3	EL=28.50
SUMP 16" MIN.	
*SOLID COVER W/CENTERED OPENING	

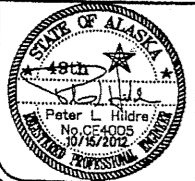
ELEV = 20.80
 LENGTH OF BERM BELOW 20.80 = 64'
 VOLUME OF FILL BELOW 20.80 = 19.4 CY

PIPE SUMMARY - STORM DRAINAGE				
PIPE	DIA	LENGTH	TYPE	SLOPE
S-1	36"	113.1	CPP	0.021
S-2	36"	120.8	CPP	0.063
S-3	24"	67.4	CPP	0.030
S-4	12"	16.9	CPP	VARIES
S-5	12"	69.2	CPP	VARIES
S-6	18"	10.0	CPP	VARIES

SEE NOTE 2



- NOTES:**
1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
 2. PIPE LENGTHS AREA MEASURED ALONG THE SLOPE, FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO ENDS OF PIPE. CONSTRUCT STORM DRAIN PIPE S-5 AS NECESSARY TO MAINTAIN MINIMUM 2' CLEARANCE BENEATH TOP OF ACCESS ROAD SURFACE.
 3. APPROX. ONLY. PIPE INVERT SHALL BE PLACED AT 12" BELOW STREAM BOTTOM. DITCH TO DRAIN. CONSTRUCT 2' FLAT BOTTOM DITCH W/ 1.5:1 SIDESLOPES AT END OF PIPE AND REGRADE UPHILL FOR 15' TO TAPER TO PIPE. PLACE 2" MINUS SHOT ROCK IN DITCH BOTTOM AND ALONG SIDESLOPES.
 4. LOCATE THE TRAFFIC GATE AND HOLD-OPEN STANCHIONS AS DIRECTED BY THE ENGINEER.
 5. LOCATE NEW FENCE LINE GENERALLY 10' FOOT OFFSET FROM EDGE OF SHOULDER AS DIRECTED BY THE ENGINEER.
 6. THIS AREA IS USED AS AN EXCAVATOR BENCH FOR CLEANING THE ADJACENT VACTOR DUMP. PERFORM SIDESLOPE GRADING IN THIS AREA SO AS TO MAINTAIN EXCAVATOR ACCESS WITH MINIMUM 20-FOOT WIDTH AT THE TOP OF THE BENCH AS DIRECTED BY THE ENGINEER.
 7. LOCATE GATE SO AS TO FACILITATE OPENING AND CLOSING OF THE SLUDGE CAKE BIN COVERS. GRADE TRANSITION FROM TURNAROUND AREA TO SLUDGE CAKE BIN AT 10:1.
 8. DO NOT DISTURB GROUND BELOW EL=20.80' EXCEPT WHERE SHOWN ON PLAN.
 9. CONTRACTOR MAY WORK WITH PUBLIC WORKS TO PLACE SUITABLE MATERIAL (NO ORGANIC) IN ASH POND AREA.



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 Consulting Engineers • Land Surveyors • Construction Administration
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 Juneau, Alaska 99801
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CITY/BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

DOWNTOWN SNOW STORAGE SITE FACILITY
CONTRACT NO. E13-151

SITE PLAN

SHEET NO.
13
 of
15