

# MEMORANDUM

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

**DATE:** October 3, 2013

**TO:** Planning Commission

**FROM:** Sarah Bronstein, Planner *SB*  
Community Development Department

**FILE NO.:** CSP2013 0022

**PROPOSAL:** Meander Way, replace embankment, add 5' sidewalk, new curb and gutter on West side. New valley gutter on East side. Upgrade and reconfigure underground drainage system. New asphalt pavement.

## GENERAL INFORMATION

**Applicant:** City and Borough of Juneau

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

**Property Address:** Meander Way, from Stephen Richards Memorial Drive to Stream Court

**Legal Description:** Meander Way

**Site Size:** 1,162 feet long; 50 feet wide

**Zoning:** Non-arterial, non-collector street; D5

**Utilities:** Public

**Access:** Meander Way

**Existing Land Use:** Transportation Corridor

**Surrounding Land Use:**

- North - (D5) Single-family and duplex residential
- South - (D5) Single-family and duplex residential
- East - (D5) Single-family and duplex residential
- West - (D5) Single-family and duplex residential

**ATTACHMENTS**

Attachment A	CIP Six Year Dept. Improvement Plans, FY2014-2019, p. 19
Attachment B	Richards Drive Detour Diagram
Attachment C	Site photos
Attachment D	September 6 <sup>th</sup> letter from Mr. and Ms. Erik and Lindsi Dreisbach
Attachment E	September 10 <sup>th</sup> letter from Mr. Reed Reynolds
Attachment F	Petition Submitted October 1 <sup>st</sup> , 2013

Image 1: Project Area, Meander Way from Stephen Richards Memorial Drive to Stream Court



## **BACKGROUND**

The proposed project is a full reconstruction of Meander Way with a reconfigured and upgraded underground drainage system. The project will include repaving the asphalt roadway with two ten foot lanes, adding a five foot sidewalk, curb and gutter along the southwest side, and installing new two foot valley gutter along the northeast side. Phase 1 of the project was a similar reconstruction of Turn Street from Meander Way to Northland Street. A similar project, including the addition of a sidewalk and improved drainage, has already been completed along Northland Drive from Meander Way to Riverside Drive.

## **ANALYSIS**

*CBJ 49.10.170(c) City and borough land acquisitions, disposals and projects. The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

Meander Way is a 50 foot wide public right of way serving the Lakewood Subdivision along the Mendenhall River, north of the Mendenhall Mall and to the west of Riverside Drive. This roadway is classified by the City and Borough of Juneau as a non-arterial, non-collector street. No traffic counts are available for Meander Way at the project location. Along the project area, twelve residences have driveways which open directly out onto Meander Way. West of Northland Street, Meander Way dead-ends in a network of three cul-de-sacs, where all residents utilize Meander Way to access their homes.

The proposed project is a capital improvement, and is listed as Lakewood Subdivision Improvements, Phase II in the FY14-19 Six Year Capital Improvement Program for additional funding in FY14 of \$800,000.

The Engineering Department of CBJ uses engineering judgment, knowledge of best practices, and local site features when designing streets for reconstruction. In this case the project design includes narrowing the existing lanes based on research and best practices demonstrating that narrower lane widths slow traffic. The addition of the sidewalk is to better accommodate pedestrian traffic through the neighborhood. The street design was originally for two 10 foot lanes with 2 foot gutters, and a 5 foot sidewalk on one side. However, after hearing concerns from neighbors on Meander, and considering the natural traffic calming impact of the curves along the street, the lanes were widened to 10.5 feet. The gutter design was also changed to a valley gutter on the east side to a better accommodate on-street parking.

The reconstruction project design adds a new 5 foot sidewalk on the west side of the street by narrowing the traffic lanes from 14 feet to 10.5 feet with a two foot gutter. This design allows the inclusion of the sidewalk with the minimum disturbance of adjacent property owners' front yards. Snow removal from the new sidewalk will be the responsibility of the adjacent homeowners, consistent with CBJ policy for snow removal prioritization. Parking will not be allowed on the west side of Meander Way. Parking will be allowed on the east side of the street from May through October, and prohibited between November and April to allow for snow removal.

Area residents will experience impacts of noise and inconvenience during project construction. The use of a boring machine will require the reduction of the street to one lane for a portion of the reconstruction. To mitigate this reduced access, the project will include an optional detour route at Richards Way. Currently, Richards Way is a dead end street with a pedestrian pathway connecting north to Long Run Drive. For the duration of the project, Richards way will be widened to a gravel one way street and opened for vehicular traffic. After the project, the detour will be cleared of gravel and reseeded, and the pedestrian pathway restored.

## **PUBLIC COMMENTS**

Staff received several written comments from the public during the course of the project review, all from neighbors along Meander Way. Two letters (see Attachments D and E) expressed support for the project design. According to one letter, "As it is right now, the only place to walk is in the road and it can be very dangerous as when you are entering the cul-de-sac it is a blind corner and not every driver heeds the speed limit. A sidewalk would resolve this safety issue." (Erik and Lindsi Dreisbach, letter to CBJ, September 6<sup>th</sup>)

On October 1<sup>st</sup>, a petition was delivered to the CBJ signed by nine residents opposing the project (See Attachment F). The petition raised concerns that during the winter the sidewalk would be covered by a snow berm, forcing pedestrians to walk in the road. Narrower lane widths would mean less space for pedestrians and cars to share in this scenario, exacerbated by neighbors parking illegally on the street. While the maintenance of the new sidewalk is a valid concern, the design proposed by the petition is the same as what is proposed in the project. The petition calls for a street width from sidewalk's edge to the *center of the gutter* of 25 feet in width.

As stated above, clearing of sidewalks is the responsibility of adjacent property owners. The project was redesigned in response to concerns raised by the neighbors and the current project as measured from the sidewalk's edge to the *end of the gutter* is 25 feet. If measured to the *end* of the gutter rather than the *center*, the project provides the width called for in the petition.

### **CONFORMITY WITH ADOPTED PLANS**

The proposed project was reviewed for conformance with the following CBJ-adopted plans and policies:

*Comprehensive Plan (2008)*

*Area-Wide Transportation Plan (2001)*

*Non-Motorized Transportation Plan (2009)*

*Comprehensive Plan (2008):*

There is strong support for the inclusion of sidewalks in the 2008 Comprehensive Plan. As indicated below, the Comprehensive Plan mandates the provision of sidewalks in neighborhood streets to provide safe pedestrian access to schools, recreational trails and other neighborhood amenities. The project area is a half mile from the Dimond Park Complex, which includes Thunder Mountain High School, Riverbend Elementary School, Dimond Park Aquatic Center Wells Fargo Field House and other community amenities.

POLICY 8.2 IT IS THE POLICY OF THE CBJ TO PROMOTE AND FACILITATE TRANSPORTATION ALTERNATIVES TO PRIVATE VEHICLES AS A MEANS OF REDUCING TRAFFIC CONGESTION, AIR POLLUTION AND THE CONSUMPTION OF FOSSIL FUELS, AND TO PROVIDE SAFE AND HEALTHY MEANS OF TRANSPORTATION TO ALL PEOPLE.

8.2.IA3 Implement the pedestrian and non-motorized improvements called for in the Area Wide Transportation Plan as funding becomes available. Where there is a public need for those improvements in the immediate future, actively pursue the funding needed to complete those improvements.

8.2.IA4 Work with the Juneau School District and other agencies to identify opportunities for improved pedestrian and bicycle access to schools.

*Area-Wide Transportation Plan (AWTP) (2001):*

In Section D, Future Transportation System Improvement Analysis, the AWTP asserts that in the Mendenhall Valley, “forecast future transportation deficiencies relate to non-auto connections within neighborhoods, and between neighborhoods and activity centers (e.g. schools, parks, stores)” (p. 37). Towards that end, Table 16: Mendenhall Valley Transportation Improvement Projects includes the following:

“Construct sidewalks on all local/collector streets: In new residential and commercial developments, and with reconstruction of existing streets evaluate pedestrian needs and recommend sidewalks on one or both sides of the street” (p. 38).

*Non-Motorized Transportation Plan (NMTP) (2009)*

Although the NMTP does not include any specific projects or implementation actions related to the reconstruction of Meander Way and the addition of a sidewalk, the plan does reference Complete Streets Policies as a model for street design standards in Juneau:

“The *Complete Street* movement encourages planning for all users across the transportation network. This does not mean that all streets need to be perfect for all modes, but that the transportation network needs to work for all modes. Rather than requiring a sidewalk on both sides of each street, a *Complete Streets* policy will focus on a pedestrian network that is complete and accessible, allowing pedestrians to reach all destinations safely.” (p. 24)

**HABITAT**

Staff does not find any habitat issues with the proposed project.

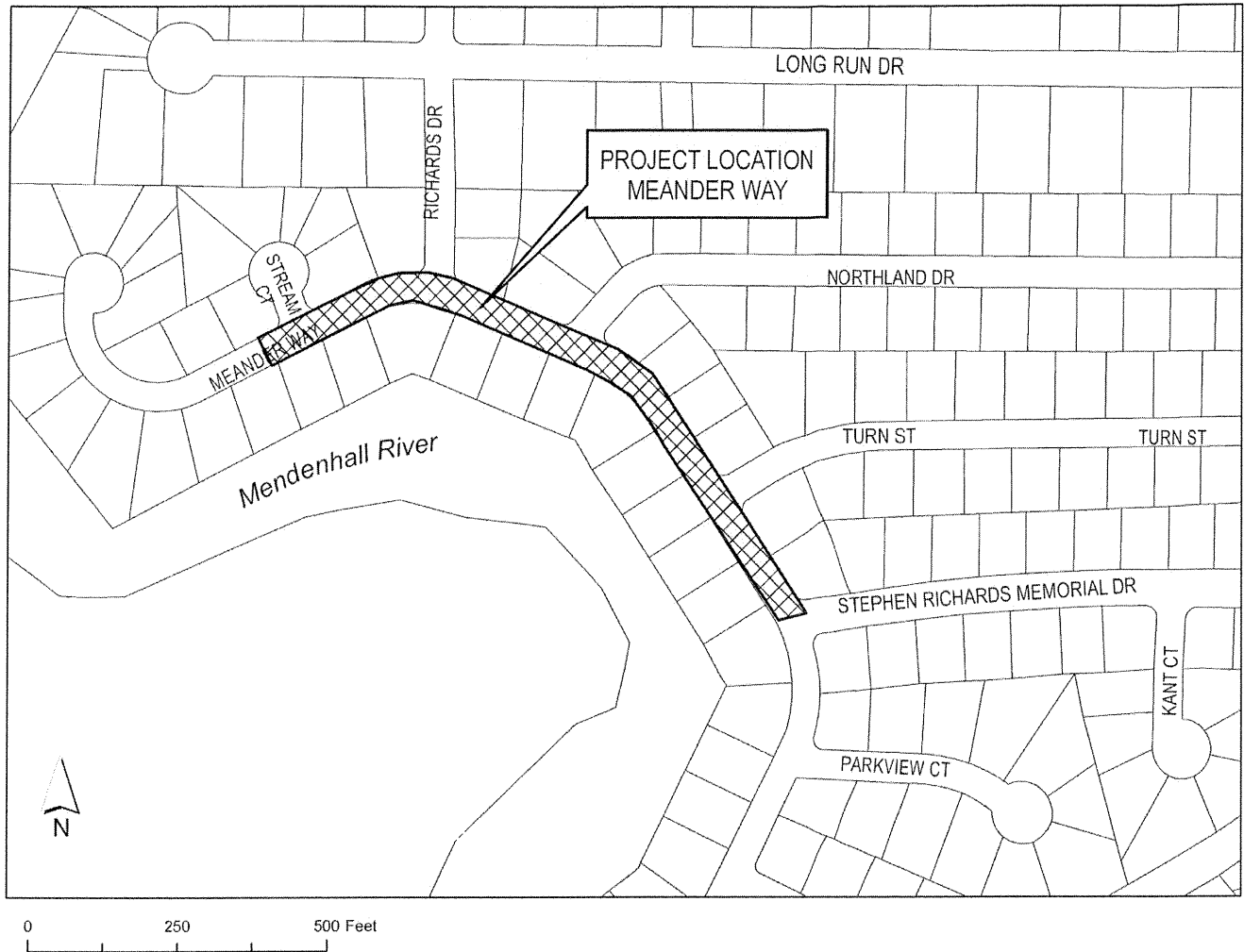
**FINDINGS**

The project is consistent with CBJ Land Use Code and applicable plans. The Comprehensive Plan and AWTP both call for improved sidewalk connections within neighborhood streets and to neighboring schools, community centers and other neighborhood destinations. Improving the sidewalk network in the area will provide safer, more complete pedestrian network, as called for in the Juneau NMTP. This is especially important in this project area, which lies less than a mile from the Dimond Park Complex which includes Riverbend Elementary School, Thunder Mountain High School, Dimond Park Aquatic Center, the Wells Fargo Field House and other community amenities, drawing traffic from children, youth and seniors.

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt the above analysis and findings, and recommend to the Assembly authorization of the reconstruction of Meander Way from Stephen Richards Memorial Drive to Stream Court, with upgraded drainage and the street cross section provided.

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** Meander Way, replace embankment, add 5' sidewalk, new curb and gutter on West side. New valley gutter on East side. Upgrade and reconfigure underground drainage system. New asphalt pavement.

<b>File No:</b>	CSP2013 0022	<b>Applicant:</b>	City and Borough of Juneau
<b>To:</b>	<b>Adjacent Property Owners</b>	<b>Property PCN:</b>	0
<b>Hearing Date:</b>	October 8, 2013	<b>Owner:</b>	City and Borough of Juneau
<b>Hearing Time:</b>	7:00 PM	<b>Size:</b>	1,162 Feet Long; 50 Feet Wide
<b>Place:</b>	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	<b>Zoned:</b>	D-5
		<b>Site Address:</b>	Meander Way
		<b>Accessed Via:</b>	Meander Way

## 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 Sarah Bronstein at [sarah\\_bronstein@ci.juneau.ak.us](mailto:sarah_bronstein@ci.juneau.ak.us) or at 586-0466.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: September 26, 2013



# CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters) <u>MEALDER WAY</u>	Case Number <u>CSP2013 0022</u>	Date Received <u>03/19/13</u>
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## TYPE OF PROJECT REVIEW:

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

**DESCRIPTION OF PROJECT** REPLACEMENT OF EXISTING ROADWAY  
EMBANKMENT, ADDITION OF A 5 FOOT SIDEWALK AND NEW CURB  
AND GUTTER ON THE WEST SIDE OF THE ROAD, NEW VALLEY GUTTER  
ON THE EAST SIDE OF THE ROAD, A RE-CONFIGURATION AND UPGRADE  
OF THE UNDERGROUND DRAINAGE SYSTEM AND NEW ASPHALT PAVE-  
MENT.

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 ROADWAY WITHIN  
CRJ R.O.W.

**PROPOSED USE OF LAND OR BUILDING(S):** CONTINUED USE AS ROADWAY  
R.O.W.

## PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

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

Capital Improvement Program # (CIP) R72-104

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

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

**ESTIMATED PROJECT COST:** \$ 780,000

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	\$ <u>Ø</u>	_____	_____	_____
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

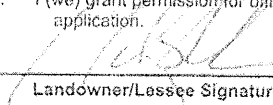
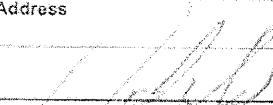
# DEVELOPMENT PERMIT APPLICATION

Project Number <b>CSP20130022</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>08/19/13</b>
Project Name (City Staff to Assign Name)		

INFORMATION

Project Description <b>RECONSTRUCTION OF EXISTING MEANDER WAY FROM STEPHEN RICHARDS DRIVE TO THE END</b>		
PROPERTY LOCATION		
Street Address <b>MEANDER WAY</b>	City/Zip <b>JUNEAU</b>	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
Assessor's Parcel Number(s)		
LANDOWNER/ LESSEE		
Property Owner's Name <b>CITY AND BOROUGH OF JUNEAU</b>	Contact Person: <b>JOHN NELSON</b>	Work Phone: <b>536-0896</b>
Mailing Address <b>155 S. SEWARD JUNEAU, AK 99801</b>	Home Phone: <b>789-4238</b>	Fax Number: <b>463-2606</b>
E-mail Address <b>JOHN.NELSON@CI.JUNEAU.AK.US</b>	Other Contact Phone Number(s):	

PROJECT / APPLICANT

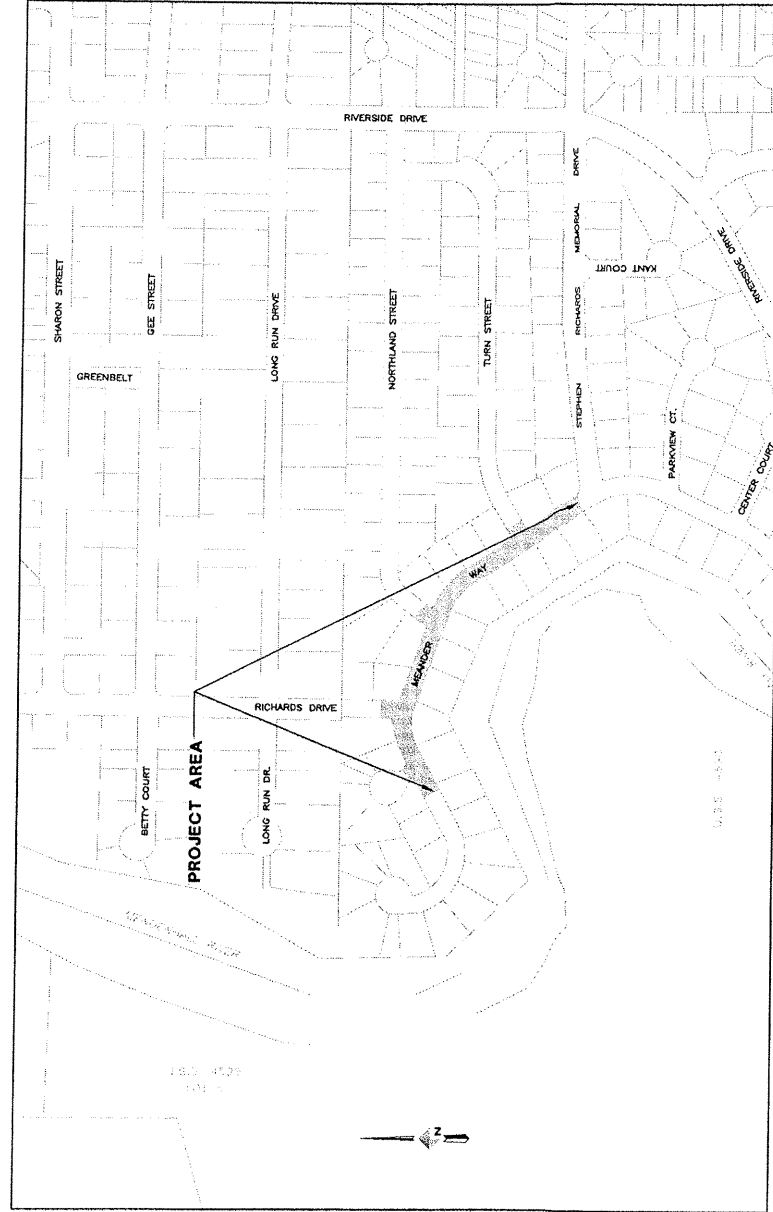
LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
I am (we are) the owner(s)/lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) 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	<b>8/16/13</b> 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 <b>SAME</b>		Contact Person:
Mailing Address		Home Phone:
E-mail Address		Fax Number:
		Other Contact Phone Number(s):
X	 Applicant's Signature	<b>8/16/13</b> Date of Application

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

STAFF APPROVALS

Permit Type	***SIGN	Date Received	Application Number(s)
<input checked="" type="checkbox"/> Building/Grading Permit			
<input checked="" type="checkbox"/> City/State Project Review and City Land Action		<b>08/19/13</b>	<b>CSP20130022</b>
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: <b>***Public Notice Sign Form filled out and in the file.</b>			
			Permit Intake Initials <b>JS</b>

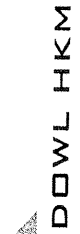
# MEANDER WAY RECONSTRUCTION CONTRACT NO. E14-091



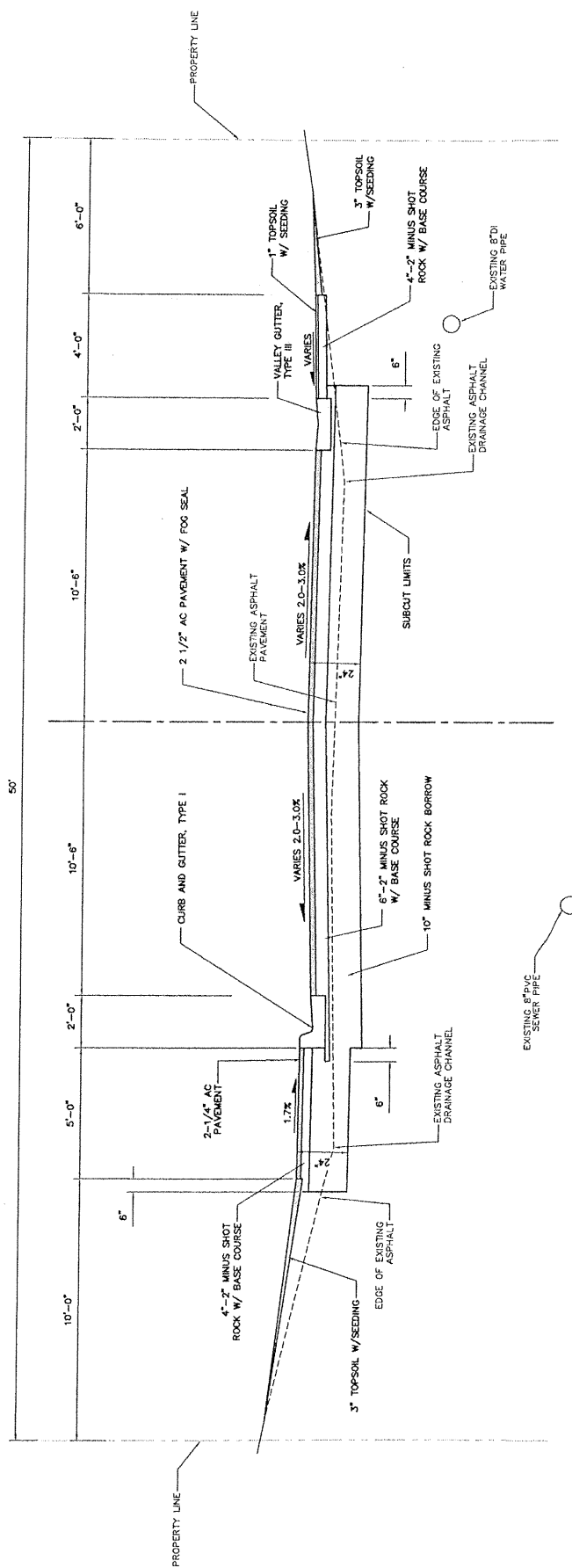
VICINITY MAP  
NTS



5368 Commercial Blvd.  
Juneau, Alaska 99801  
(907) 780-3533 Office  
(907) 780-3535 Fax



Consulting Engineers • Land Surveyors • Construction Administration



**TYPICAL SECTION**  
NT8

**MEANDER WAY  
RECONSTRUCTION  
CONTRACT No. E14-091**

## SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY14	FY15	FY16	FY17	FY18	FY19	Future
	Auke Lake to Montana Creek Corridor	3			\$ 50,000				
	Montana Creek Trail Repairs	4			\$ 150,000				
	Treadwell Ditch Trail - Bonnie Brae Access	5					\$ 125,000		
	Blackberry Ridge Trail Parking Lot Construct.	6						\$ 125,000	
	Mt. Jumbo Trail Improvements	7							\$ 150,000
	Mendenhall Peninsula Trail Development	8							\$ 150,000
	Auke Cape/Xunaxi Trail Improvements	9							\$ 150,000
	<b>Trail Maintenance Total:</b>		\$ 200,000	\$ -	\$ 325,000	\$ -	\$ 125,000	\$ 125,000	\$ 450,000
	<b>Parks &amp; Recreation Department Total:</b>		\$ 6,830,100	\$ 4,047,000	\$ 3,188,000	\$ 2,115,000	\$ 2,140,000	\$ 1,515,000	\$ 6,305,000
<b>Police Department</b>									
	Vehicle Service & Storage Bldg	1		\$ 776,107					
	Replace Carpet	2		\$ 40,000					
	Firearms, Explosive Ordinance Disposal, and Driving Range	3		TBD					
	<b>Police Department Total:</b>		\$ -	\$ 816,107	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Public Works</b>									
<b>Capital Transit</b>	Maintenance Shop Renovations	1	\$ 3,050,000			\$ 2,750,000			
	Electronic Fare System	2	\$ 1,400,000						
	Bus Shelters Improvements	3	\$ 60,000						
<b>Capital Transit Department Total:</b>			\$ 4,510,000	\$ -	\$ -	\$ 2,750,000	\$ -	\$ -	\$ -
<b>Streets</b>	Vactor Dump	1	\$ 300,000	\$ 400,000					
	Pavement Management Program	2	\$ 750,000	\$ 1,100,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	
	Areawide Snow Storage Facilities Development	3	\$ 2,250,000	\$ 400,000	\$ 400,000	\$ 400,000			
	Pioneer Avenue - Phase III	4	\$ 500,000						
	Lemon Road Reconstruction	5	\$ 1,200,000						
	Sidewalk & Stairway Repairs	6	\$ 100,000		\$ 200,000		\$ 250,000		
	Meadow Lane Improvements	7	\$ 800,000						
	Eagles Edge Subdivision LID Improvements	8	\$ 1,100,000	\$ 1,000,000	\$ 800,000				
	Third Street Reconstruction	9	\$ 500,000						
	Downtown, Distin/W. 8th St (Design)	10	\$ 150,000						
	Lakewood Subdivision Improvements, Ph II	11	\$ 800,000						
	Tanner's Terrace LID	12	\$ 1,050,000			\$ 1,500,000			
	Governor's House Area Road Reconstruction	13	\$ 3,000,000						
	Safe Routes to School Snow Removal Equipment	14	\$ 250,000						
	Snow Chemical Shed	15	\$ 1,500,000						
	River Road Reconstruction	16		\$ 950,000					
	Valley, Columbia Blvd Improvements	17		\$ 200,000					
	Valley, Lakewood Subdivision Improvements, Phase III	18		\$ 1,000,000					
	Whittier Avenue Improvements	19		\$ 1,100,000					



## Attachment C: Site Photos

CSP2013 0022, Meander Way Reconstruction



Figure 1: Meander Way at Turn Street, near the southeast end of the project area.

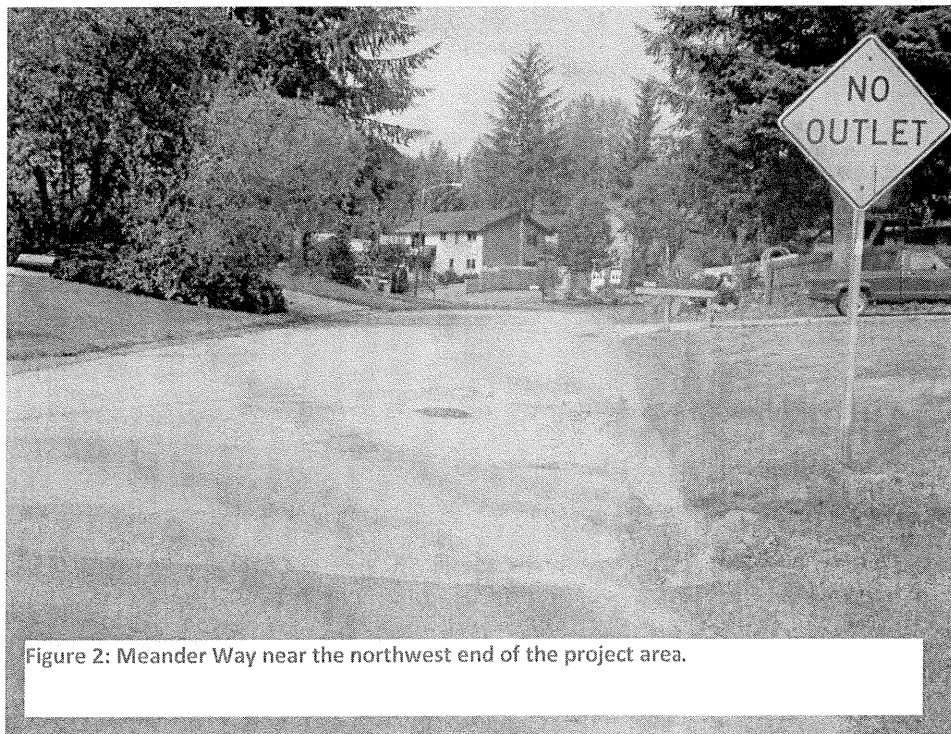


Figure 2: Meander Way near the northwest end of the project area.



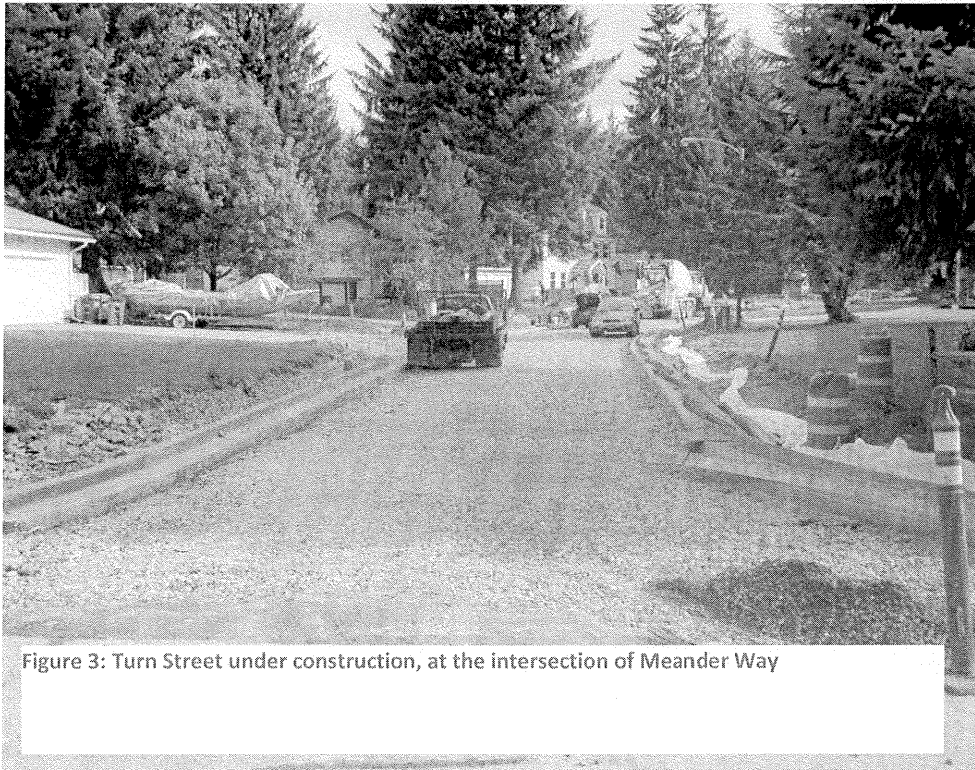


Figure 3: Turn Street under construction, at the intersection of Meander Way

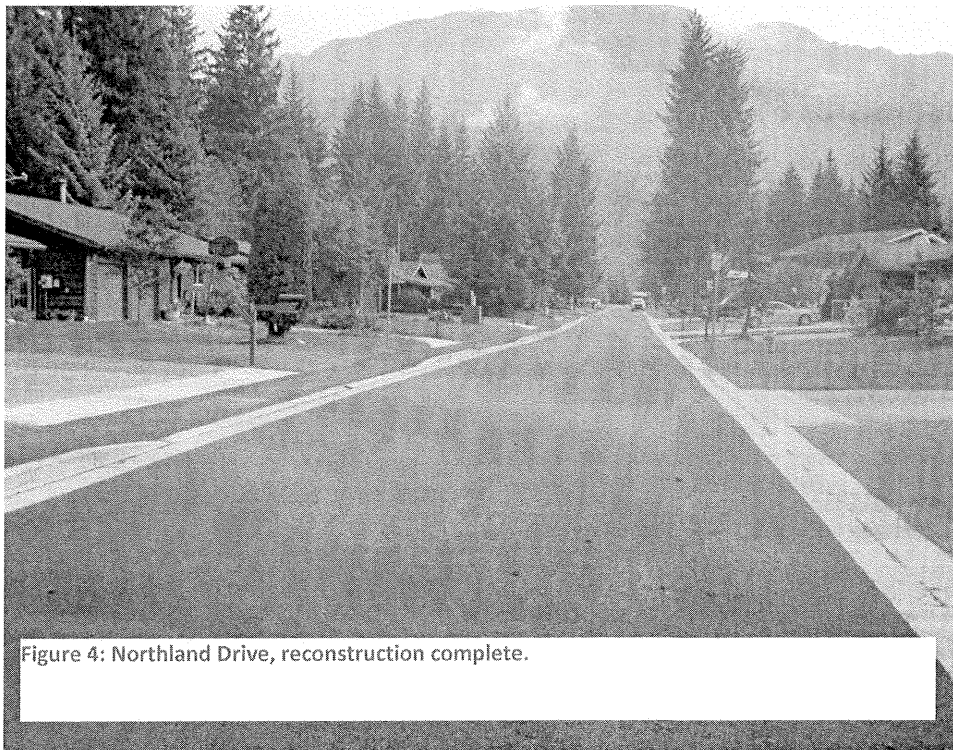


Figure 4: Northland Drive, reconstruction complete.



September 6, 2013

City and Borough of Juneau  
Planning Commission

To Whom It May Concern:

Recently at a public information meeting regarding Meander Way reconstruction there were concerns about the addition of a sidewalk and those who did not want it.

I would like to voice my opinion that my family and I are in favor of the sidewalk addition with the reconstruction. Adding a sidewalk would be very beneficial for the residents of Meander Way as well as provide a safe place to walk for residents and kids alike.

As it is right now, the only place to walk is in the road and it can be very dangerous as when you are entering the cul-de-sac it is a blind corner and not every driver heeds the speed limit. A sidewalk would resolve this safety issue.

Sincerely,

Erik and Lindsi Dreisbach

To: CBJ Planning Commission

c/o John Nelson  
CBJ Engineering Department  
155 S Seward St  
Juneau, AK 99801-1397

To Whom It May Concern:

Thank you for the presentation on the evening of September 5, 2013 concerning the Meander Way Reconstruction Project.

After hearing the presentation and carefully considering the impacts, we find that we fully support the project as presented including:

1. Width of street
2. Inclusion of sidewalks and the width
3. Curbs on the sidewalk side
4. Valley curbs on the opposing side
5. Planned grades, road height, and driveway transitions

Respectfully,



Reed Reynolds  
3494 Meander Way  
Juneau, AK 99801  
789.3876

**PETITION To**  
**Request Meander Way Reconstruction 2014**  
**To Have a Twenty-Five (25) Foot Street Width**

The proposed Meander Way reconstruction 2014 calls for a street width of twenty-three and half (23'6") foot from edge of side walk to middle of gutter. We believe, in the interest of safety, the width should be twenty-five (25) feet. During the winter months (4) the proposed sidewalk will frequently be covered with ice/snow from the snow plow, making it unusable and requiring people to walk in the icy street, which will now be much narrower than in the past and now less safe to walk.

With a narrow street people still park on the side of the street which requires traffic to often dodge the parked cars or people walking in street because sidewalk covered in snow/ice by moving to the other side of the street and face opposing traffic, resulting in drivers to chance whether they can make it around the parked car without running into oncoming traffic. All on icy/snowy streets.

The city's removal of the snow from the previously constructed sidewalk down the street has been sporadic at best and now with the new sidewalks throughout the neighborhood, and no additional funds budgeted for maintenance, snow removal for the new sidewalks is unlikely.

The City's project Manager has claimed studies show that if streets are narrowed it will result in traffic slowing down. Are those studies applicable in Alaska weather with ice/snow covered streets? Is it a policy of the City to narrow the neighborhood streets?

We request the Meander Way Reconstruction 2014 have a twenty-five (25) foot street width from the edge of the sidewalk to the middle of the gutter.

Name

Address

Date

Name

Address

Date

Name

Address

Date

Name

Address

Date

Name

Address

Date

Name

Address

Date

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We request the Meander Way Reconstruction 2014 have a twenty-five (25) foot street width from the edge of the sidewalk to the middle of the gutter.

Linda Marlar  
Name

3455 Meander Way  
Address

9/30/13  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

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