

Beth McKibben

From: Ed Foster
Sent: Wednesday, October 16, 2013 9:45 PM
To: Beth McKibben; Kirk Duncan
Cc: Jeff Tersteeg
Subject: RE: review requested USE2013 0032 and USE2013 0033 and associated hillside endorsement and TIA

Beth,
After reviewing the plans submitted for the JVOA Juneau I Housing project I have the following comments. I have not spoken to anyone about CBJ taking over the maintenance of this street when complete, as it is mentioned several times throughout these documents. However, if we are going to the following need to be addressed.

1. The street lights on Vista Dr. should be installed on the sidewalk side of the street, they should be metered separately from any other lights installed for the project and they should be LED lights.
2. At the North end of building #4 they have a field inlet drain with a Birch tree planted nearly on top of it. Trees should be a minimum of 15' away from structures.
3. The typical section for the private drive way shows a curb and gutter on one side, however the plans do not show a curb and gutter on the drive ways. The curb and gutter on Vista drives terminates after the radius. This curb and gutter needs to continue down the drive way on the downhill side, or East side, of every driveway in phase I to control run off.
4. They are showing an open ditch behind the sidewalk on the North side of Vista Dr with two field inlet drains to catch water and three under driveway culverts. If they are installing curb and gutter on one side of Drive ways, downhill side, and the grade is directing run off at the end of the drive way onto Vista Dr like the plan shows, they will need to install additional catch basin on the North side of Vista Dr between every drive way to catch run off. With the 12% grade on this road the water is going to be moving pretty fast. As it shows on the plans now the water is going to be shedding off the driveways and into this open ditch. The water needs to stay on the street, plus the street lights need to go on this side.
5. They need to install another catch basin at station 11.60 (approx.) on the South side of Vista Dr to catch water before it goes down the drive way of the existing condos.
6. The end of Vista Dr needs a cul-de-sac built to CBJ standard so we can clear the snow from it. We cannot get a grader in that hammer head to clear the snow, which will hamper emergency vehicles from using it as required.

Thanks, Ed

From: Beth McKibben
Sent: Wednesday, October 16, 2013 5:20 PM
To: Kirk Duncan; Ed Foster
Subject: RE: review requested USE2013 0032 and USE2013 0033 and associated hillside endorsement and TIA

Thank you for sending it Kirk; I thought I sent it again around 2 this afternoon.

From: Kirk Duncan
Sent: Wednesday, October 16, 2013 5:00 PM
To: Ed Foster
Cc: Beth McKibben
Subject: FW: review requested USE2013 0032 and USE2013 0033 and associated hillside endorsement and TIA

– Here is the material you need.
Sorry you were left off the original e-mail
Kirk



PARKING STALL LAYOUT

JVOA - JUNEAU I HOUSING
HILLSIDE ENDORSEMENT
PERMIT SET



REVISIONS

DOWL HKM



JOB NO. J17554 | DRAWN BY: STAFF | DESIGNED BY: GUJ | CHECKED BY: STAFF | DATE: SEPT 2010 | DATE: OCT 2010

Beth McKibben

From: Bryce A. Johnson <BJohnson@juneaupolice.com>
Sent: Wednesday, October 16, 2013 1:14 PM
To: Beth McKibben
Subject: RE: VOA Vista Drive project

Beth,

Here are the issues we have identified. I am not sure how this will affect housing prices as that is outside of our area of expertise.

- We may see some traffic issues in the morning as residents attempt to make a left turn onto the main road in Douglas. There will be heavy traffic inbound from other commuters, heavy traffic outbound to the school, including buses, and the speed limit is fast, 40mph in that area.
- We may need to look at a peak period traffic light at some point though Cordova doesn't have one and they face the same conditions.
- Heavier pedestrian use of the roadway may mean more crosswalks and lighting in the area of Vista.
- There is good bus service to the area though bus stops may need to be re-thought once we see the use level increase so that people aren't walking long distances on dark roadsides.
- There is a sidewalk across the street from Vista but not on the side near the housing.
- High density residential areas almost always have an increase in reported crime. We would anticipate some level of increased crime in the area but it is difficult to say just how much at this stage.

Thanks, Bryce

Chief Bryce Johnson
Juneau Police Department
Integrity, Courage, Service, Respect
(907) 500-0677



From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Tuesday, October 15, 2013 12:31 PM
To: Bryce A. Johnson
Subject: RE: VOA Vista Drive project

Bryce

have to wrap up my staff report. It would be very helpful to have comments from JPD to include. Do you think you can have some comments for me by Wednesday morning? Thanks

ROUTE # 37
Run Description: TO GASTINEAU

7:33 AM CEDAR PARK APARTMENTS & FOSTER AVE
7:35 AM 3090 DOUGLAS HWY
7:35 AM DOUGLAS HWY & DAVID ST
7:36 AM DOUGLAS HWY & VISTA DR
7:37 AM DOUGLAS HWY & CROW HILL DR
7:40 AM 625 5TH ST
7:41 AM 319 5TH ST
7:46 AM 3RD ST & D ST

ROUTE # 37
Run Description: FROM GASTINEAU

2:48 PM 625 5TH ST
2:50 PM 319 5TH ST
2:52 PM TURN AROUND @ 5TH AND LAUREL
3:08 PM DOUGLAS HWY & CROW HILL DR
3:09 PM DOUGLAS HWY & VISTA DR
3:10 PM DOUGLAS HWY & DAVID ST
3:11 PM 3090 DOUGLAS HWY
3:15 PM CEDAR PARK APARTMENTS & FOSTER AVE

Beth McKibben

From: Glenn Gellert <glenn.gellert@gmail.com>
Sent: Monday, October 14, 2013 10:46 AM
To: Beth McKibben
Cc: Robert Kniefel (rkniefel@kittelson.com); gjenkins@dowlhkm.com; john mcgrew; Elaine; Snyder, Douglas; Ron Bateman
Subject: Re: FW: Vista Drive Project

Hi Beth,

I have asked Bob Knieffel to provide a short response to traffic concerns in the Cole letter.

On the school issue, we are expecting about 20 **elementary** school students, at the most, from the first phase of our project. At a Anchorage 66 unit project that we recently completed (all two and three bedroom units), we have 34 elementary school students. Our expectation is that the number will be less than 20 because 8 of the Vista Drive units are one bedroom units and there are typically less kids associated with one bedroom units.

Glenn

On Mon, Oct 14, 2013 at 9:07 AM, Beth McKibben <Beth_McKibben@ci.juneau.ak.us> wrote:

It would be helpful to have these comments addressed prior to publishing the staff report. Thanks

From: George Debi Cole [mailto:geo3deb@netscape.com]
Sent: Monday, October 14, 2013 8:38 AM
To: Beth McKibben
Subject: Vista Drive Project

Attached is a Word Document with some of my concerns about this project. I would appreciate you including it with the information you are submitting to the P & Z Commission. Thank you.

George Cole

E-101 Crest Condominiums

Vista Drive

Beth McKibben

From: Glenn Gellert <glenn.gellert@gmail.com>
Sent: Tuesday, October 15, 2013 10:42 AM
To: Beth McKibben
Cc: john mcgrew; Snyder, Douglas; Elaine; Ron Bateman; Dave Hanna; Jenkins II, Gary
Subject: Re: FW: Public Hearing Testimony: October 22, 2013

Beth,

I wanted to touch on the issue of reserves and maintenance. I have done both condo and apartment development and I can assure you that condos don't have reserves of \$400K when they start out after construction. In addition our development is required to set aside \$350 per unit per year in additional reserves going forward after construction. Also, as a tax credit project, this development is a partnership between VOA and a large bank (probably JP Morgan). The bank provides the cash (about \$5 million) used to build the project and in return they get tax credits and depreciation benefits for 15 years. During that time, the IRS can pull their tax credits if the property doesn't meet high health safety or property management standards. Everyone involved in managing the property from the resident manager, to the property management company, to VOA's asset management team, works very hard to make sure the bank and the IRS are satisfied with the condition of the property.

I should also point out that condos have a very difficult time getting good insurance policies. A very strong insurance policy may have been a benefit in the Forest Ridge situation. VOA is paying close to \$1,000 per unit per year for a very good insurance policy to protect the project against any catastrophic incident.

Glenn

On Tue, Oct 15, 2013 at 10:09 AM, Beth McKibben <Beth_McKibben@ci.juneau.ak.us> wrote:

From: Rebecca Watts [mailto:racrawford76@hotmail.com]
Sent: Tuesday, October 15, 2013 7:09 AM
To: Beth McKibben
Subject: RE: Public Hearing Testimony: October 22, 2013

Thank you, Beth.

Here is a copy of my written testimony for next Tuesday's meeting, regarding the proposed housing development on Vista Drive. I would appreciate it if you would please add it to the packet of information that will be distributed to Planning Commission members.

Please let me know if you have any trouble opening them (I had to scan them, so there are two documents).

Attachment M

Beth McKibben

From: Timothy, Jackie L (DFG) <jackie.timothy@alaska.gov>
Sent: Tuesday, October 08, 2013 1:36 PM
To: Beth McKibben
Cc: Zutz, Johnny D (DFG); Lee, Katrina E (DFG)
Subject: RE: VOA Vista Drive project

Hi Beth –

I reviewed the information you provided for the Vista Drive project to see if there would be impacts to fish habitat or fish passage. In the drawings the USACE provided, I saw that an ephemeral and a perennial drainage cross the property. Biologist Johnny Zutz, who has a residence near the proposed development, confirms that neither drainage supports fish. Therefore, ADF&G fish habitat permits are not required.

Lawson Creek, which lies outside of the proposed project boundaries, is an anadromous stream specified as being important for pink and chum salmon and Dolly Varden Char pursuant to AS 16.05.871. I recently received comments from a citizen concerned about contaminated runoff from the road affecting Lawson Creek habitats and fisheries, so I investigated the issue using plans I received from the USACE. The plans you sent me today are not different than the plans I received from the USACE. The road will not cross Lawson Creek and will run parallel with the creek, extending the existing road.

Though the storm drain profile for the proposed project shows drainage from the housing development directed away from Lawson Creek, snow may be pushed toward Lawson Creek. However, there appears to be about 300' of vegetated hillside between the road and the creek, providing sand, gravel and metals filtration before the water reaches Lawson Creek.

The project as proposed will not impact anadromous fish and anadromous fish habitats in Lawson Creek.

Thanks. . . Jackie

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Tuesday, October 08, 2013 12:54 PM
To: Timothy, Jackie L (DFG); Ed Mercer; Bryce A. Johnson
Subject: FW: VOA Vista Drive project

Jackie, Ed and Bryce

I hope this information reaches you this way. Ed and Bryce I have another way to get you the info. Please let me know if this works.

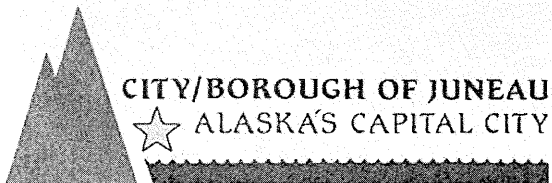
Beth

From: Beth McKibben
Sent: Tuesday, October 08, 2013 12:16 PM
To: Rob Steedle
Subject: FW: VOA Vista Drive project

Rob

I included the traffic impact analysis as an attachment for you.

From: Beth McKibben
Sent: Wednesday, September 25, 2013 4:25 PM
To: Robin Potter
Subject: VOA Vista Drive project



October 15, 2013

Beth McKibben
Senior Planner
Community Development
City and Borough of Juneau, AK

Subject: Volunteers of America Housing Project – Douglas

Beth,

Per your request, I reviewed the material you sent to me on 9/25/2013 regarding the VOA housing project plan for Douglas. I understand there is concern among the Crest View Condo owners, the proposed project will have a negative impact on their property values. Although I am unable to predict future market values without evidence in hand, I have obtained a substantial amount of information from viable resources within and outside Alaska that I will share with you.

When I requested feedback from Assessors throughout Alaska, I received the following comments;

- **Steve Van Sant, State Assessor** – “This may or may not impact the values of the other condos in the area, but you will not know until you have sales of the other condos indicating such. If other areas of the state did show any monetary effect (positive or negative) that does not automatically mean that your condos will follow suit. Only verified sales data can do that”.
- **Ron Brown, Ketchikan Borough Assessor** – (Ron provided a detailed aerial photo of the Ketchikan Affordable Rentals (THRHA) project that was built approximately 2007-2008. The project is located within 100 yards of Cedar Mountain Condos, price range approximately 200K) . “We have not seen any impact to the values of Cedar Mtn. condos since KAR was built about 4-5 years ago”.
- **John Woodke, appraiser analyst and Bryant Robbins, Anchorage Borough Assessor** – Anchorage has a VOA project Trailside Heights which opened in May 2013. I had several questions regarding the Trailside VOA project;
 1. *In the neighboring area of 2773 Trailside Loop, what types of properties are there? Is there a predominance of lower income housing, mixed residential or commercial?* “The general area is made up of a good mix of residential and commercial development. The development was built between and a large church to the north and an elementary school to the south. In addition, the project is separated from a large residential area to the east called the “hillside” by undeveloped land owned by the Municipality Of Anchorage”
 2. *Does the project blend in with the surrounding neighborhoods?* Yes.
 3. *Regarding property values in the area, do you anticipate Trailside will have a a) positive, b) negative or c) minimal to no influence on the values of other properties?* C. Minimal to no influence on the values of other properties.
- Additional comment: “In recent years, nearly all multi-family rental construction has been in the affordable housing sector (most are LIHTC properties)”.

October 15, 2013
VOA Project – Douglas

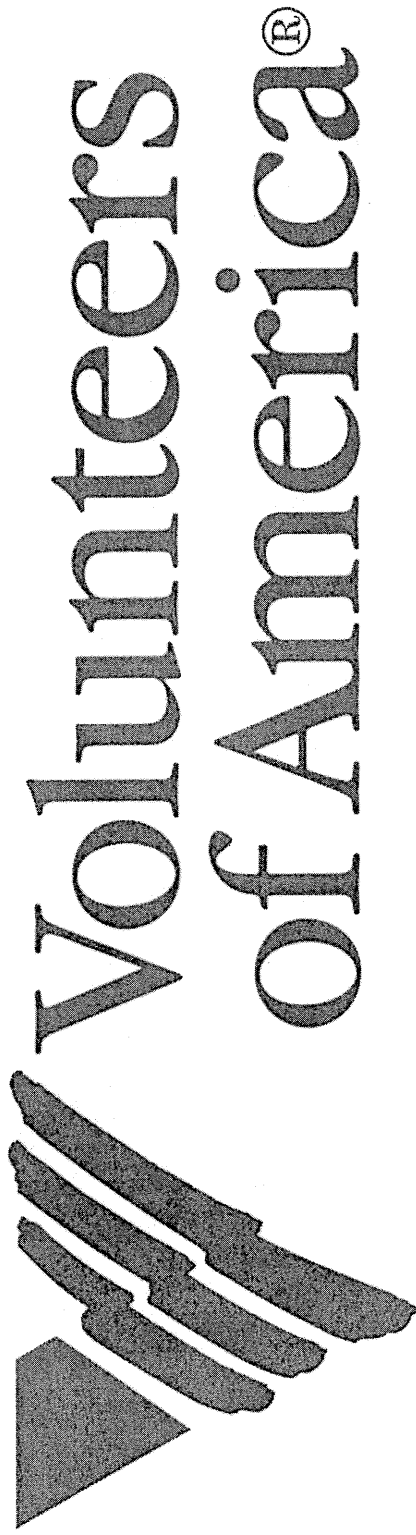
There have been numerous studies conducted on the impact of lower income housing on surrounding property value. Articles I reviewed are located online and listed below;

- "Don't Put it Here!" 2005 The Center for Housing Policy
www.nhc.org/media/documents/Dontputithere.pdf
- "The Effects of Low Income Housing Developments on Neighborhoods" April 2001
www.brown.edu/Departments/Economics/Papers/2007/2007-5_paper.pdf
- National Association of Realtors Library "Field Guide to Effects of Low-Income Housing on Property Values" March 2013
www.realtor.org/field-guides/field-guide-to-effects-of-low-income-housing-on-property-values
- Documents and Websites on Affordable Housing & the Relationships to Property Value 2003
http://www.hcd.ca.gov/hpd/prop_value.pdf

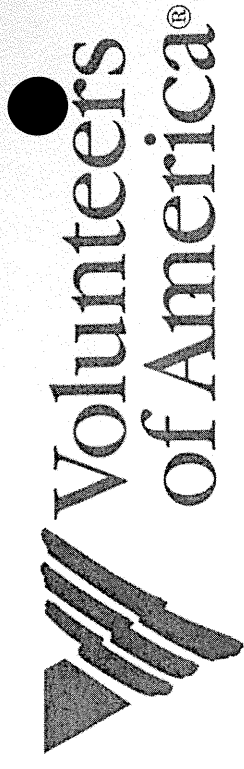
Based on the information I reviewed and the answers I received from other Borough assessors, I do not foresee a negative impact on surrounding property values with the VOA plans for Douglas. VOA's completed projects from their website www.voa.org, indicate their housing is well-designed and managed, two key elements in how property development of any type affects the surrounding property.



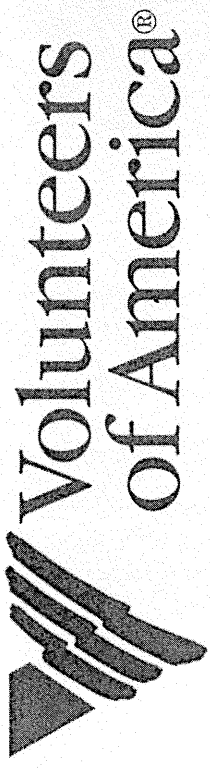
Robin Potter
Assessor
City and Borough of Juneau



VOA Juneau Housing



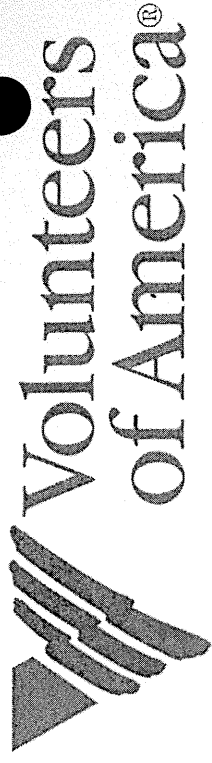
- ▶ A national, nonprofit, faith-based organization that provides a range of human service programs, founded in 1896.
- ▶ Serve over 2 million people in 379 communities each year
- ▶ One of the nation's largest nonprofit providers of affordable housing – seniors, families, homeless, and veterans.
- ▶ Network of 38 affiliate branches that offer a wide variety of services, we are uniquely qualified to provide a continuum of care for special needs persons, families, and seniors.
- ▶ Housing Group Vision: To provide affordable, high quality, service enriched housing to those in need in support of the larger Volunteers of America mission.



- ▶ Volunteers of America currently owns and operates a portfolio of over 379 affordable housing facilities, which is comprised of:
 - ▶ 239 national office sponsored properties
 - ▶ 140 affiliate sponsored properties
 - ▶ Portfolio contains over 17,000 units



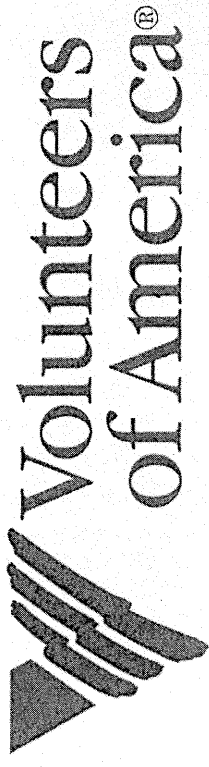
Housing Profile



Property Composition of Existing Portfolio

▶	Elderly	47 percent
▶	Family	12 percent
▶	Disabled	34 percent
▶	SRO	> 2 percent

Scope of Housing Operations



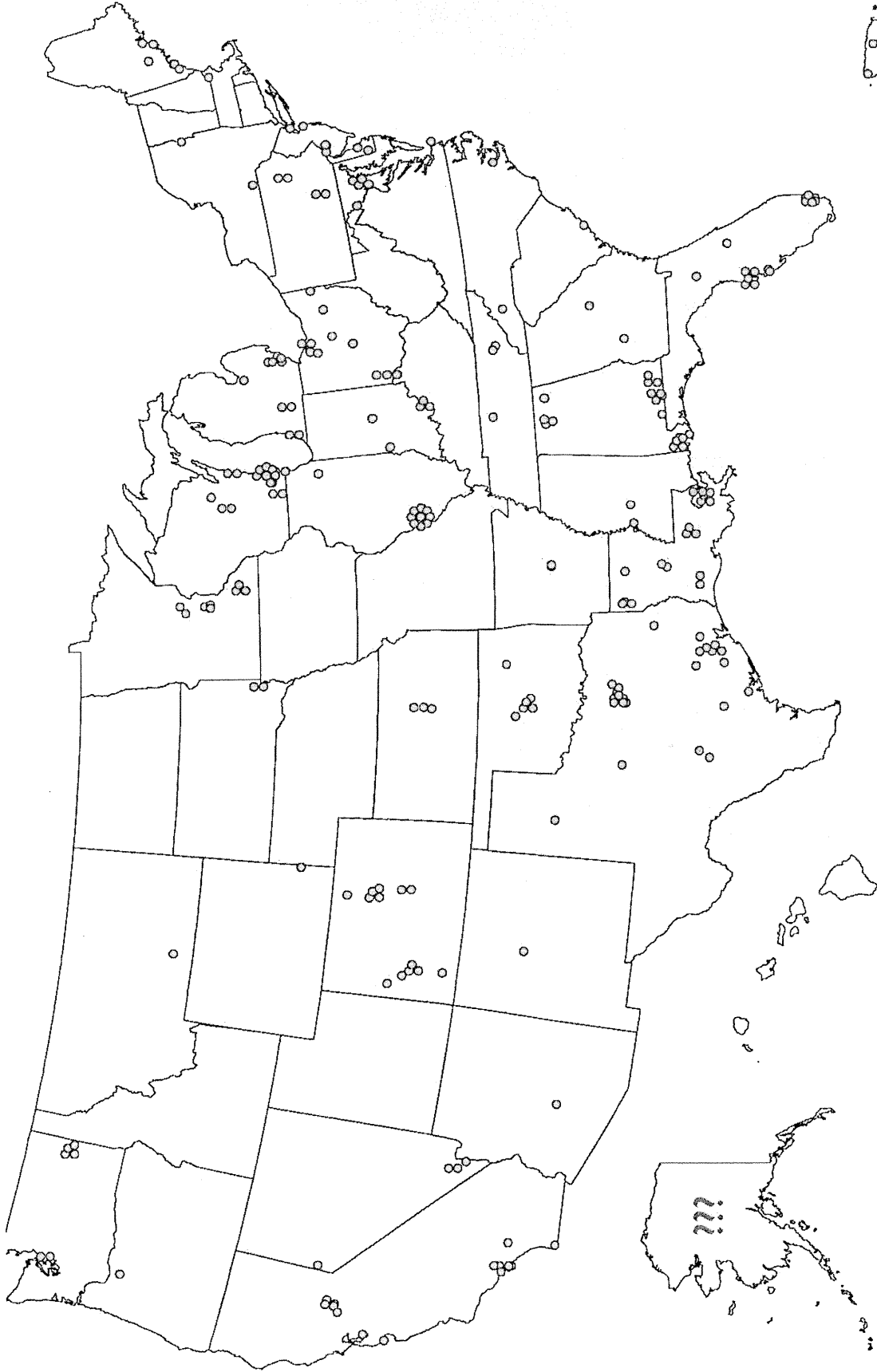
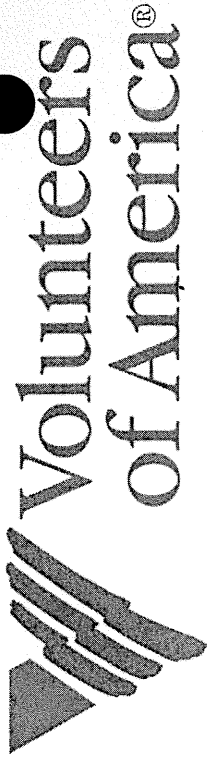
VOA specializes in

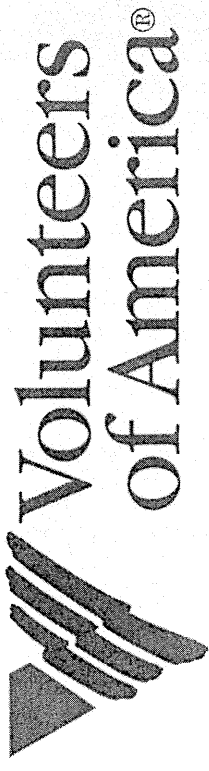
Full Service Real Estate Management of:

- ▶ Development,
- ▶ Acquisition and Rehabilitation,
- ▶ Asset Management,
- ▶ Finance, Accounting,
- ▶ Computer Support,
- ▶ And Human Resources

-- all following mission and margin driven business plan

Housing Locations





Volunteers of America Alaska

Owens 125 housing units in the Anchorage area.

Has another 20 housing units under construction in Anchorage.

All these projects are full and have waiting lists. (Approximately 700 at last count)

VOA Alaska has an annual budget of \$5M

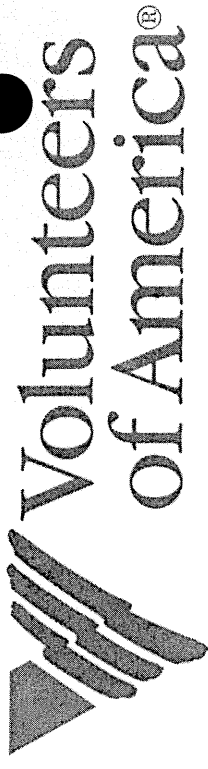
VOA Alaska has approximately 100 people on staff and 1800 volunteers.

VOA Alaska Programs

- ▶ **Since 1981** providing **Adolescent substance abuse and mental health treatment-** Residential treatment in the **ARCH Program**. Also **Outpatient Assist Program** for youth from across the state.
- ▶ **Prevention and Intervention** and an array of programs including **Prime for Life**.
- ▶ **Alcohol & Drug Information School (ADIS)** for young alcohol/drug offenders.
- ▶ **Camp Hope** for children experiencing substance abuse issues in the home.
- ▶ **FAScinating Families Camp** for families raising children with **Fetal Alcohol Spectrum Disorder**.



Volunteers of America Alaska



VOA Alaska Programs (cont'd)

- ▶ **Restorative Justice Programs** include the **Juvenile ASAP (Alcohol Safety Action Program)** and the **Youth Restitution Program**.
- ▶ **Communities Mobilizing for Change on Alcohol**-involves youth in educating their peers and others about the harmful effects of alcohol and drugs on youth development.
- ▶ **Senior Services-Retired and Senior Volunteer Program** for those over 55 who want to volunteer in their community.
- ▶ **Grandfamilies Program** for grandparents who are raising their grandchildren for a variety of reasons, often related to drug and alcohol abuse by young parents.

Juneau programs

Grandfamilies support groups are active in Juneau. **FAScinating Families**

Camp is held in several locations across the state with one in Juneau area .

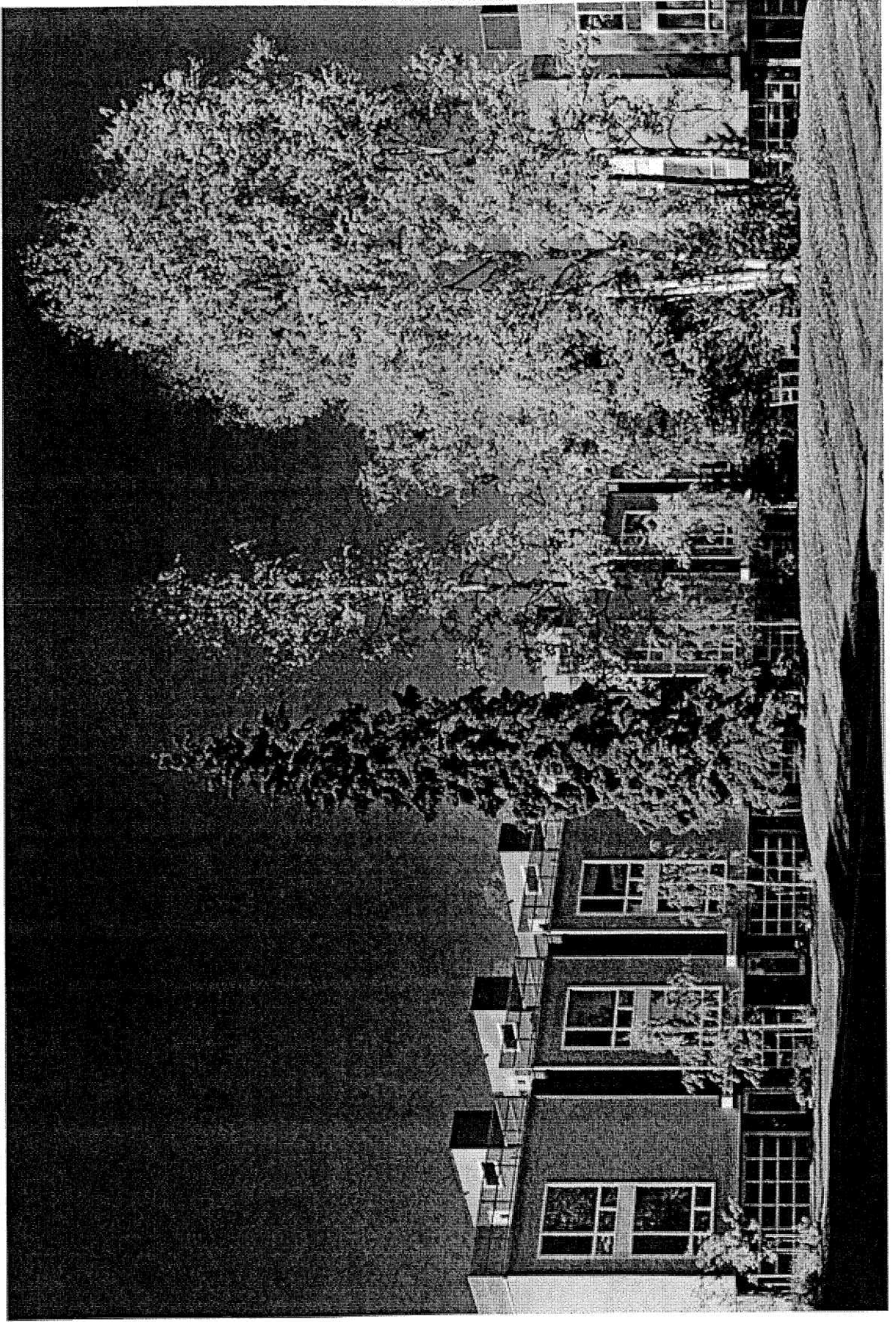
Camp Hope offers a camp in the Juneau area for young children **ARCH-**

Residential Treatment Program always has a number of youth from Juneau and other nearby communities.

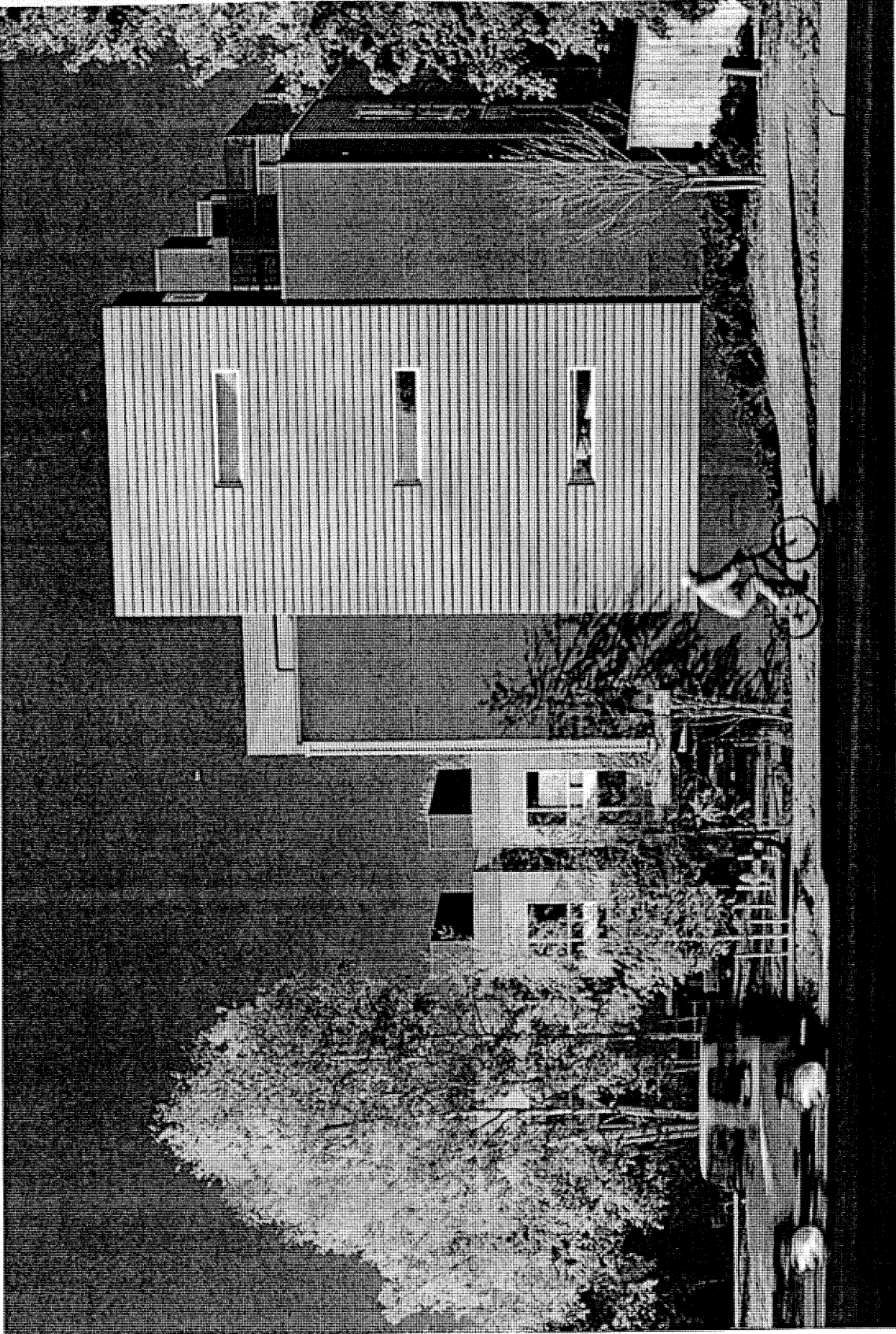
Development team

- ▶ Volunteers of America National Services
- ▶ Alaska Development Partners Trampoline, LLC and V2, LLC have each developed over 700 units of multi-family housing in all parts of Alaska, including the Bush.
- ▶ Civil Engineering DOWL HKM, Juneau
- ▶ Architect Lumen Design llc. Anchorage, Alaska
- ▶ Contractor To be determined
- ▶ These are complex and difficult projects, but all have been completed on time and on budget and have been well received by the community upon completion.

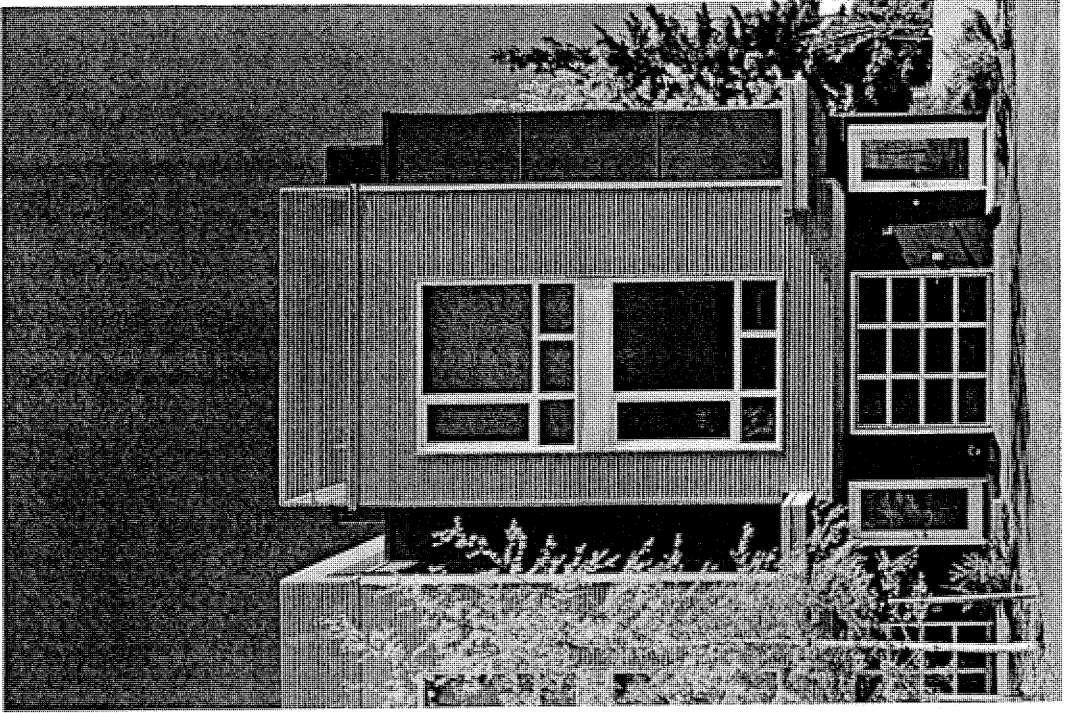
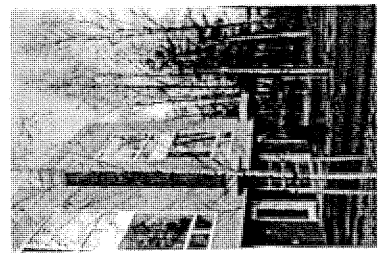
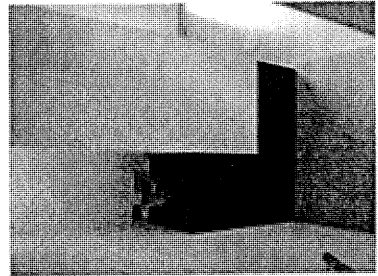
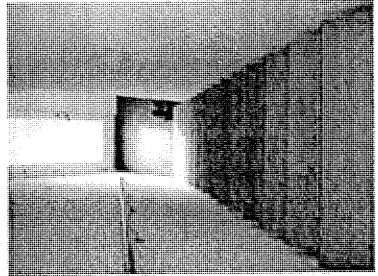
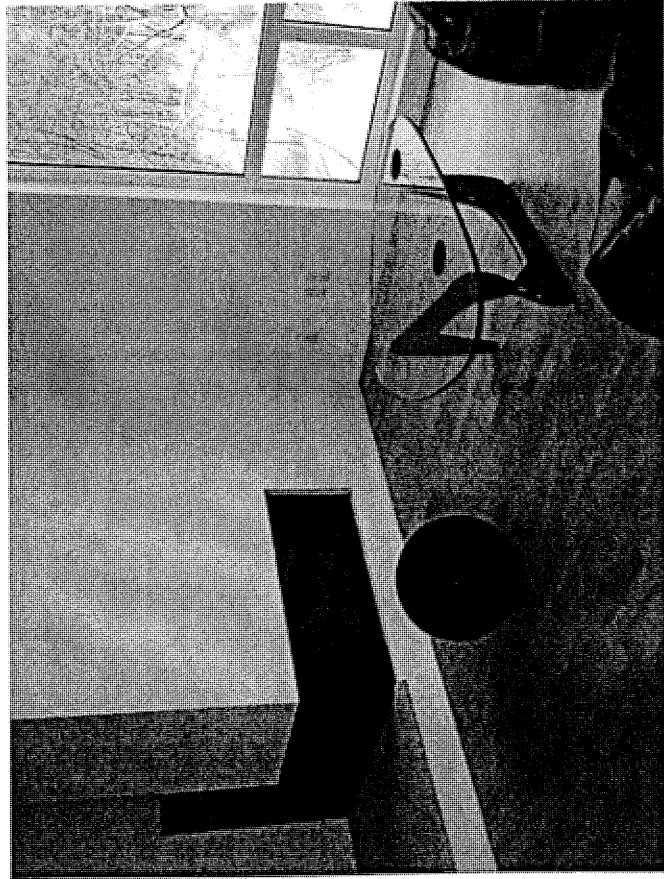
Aurora Square



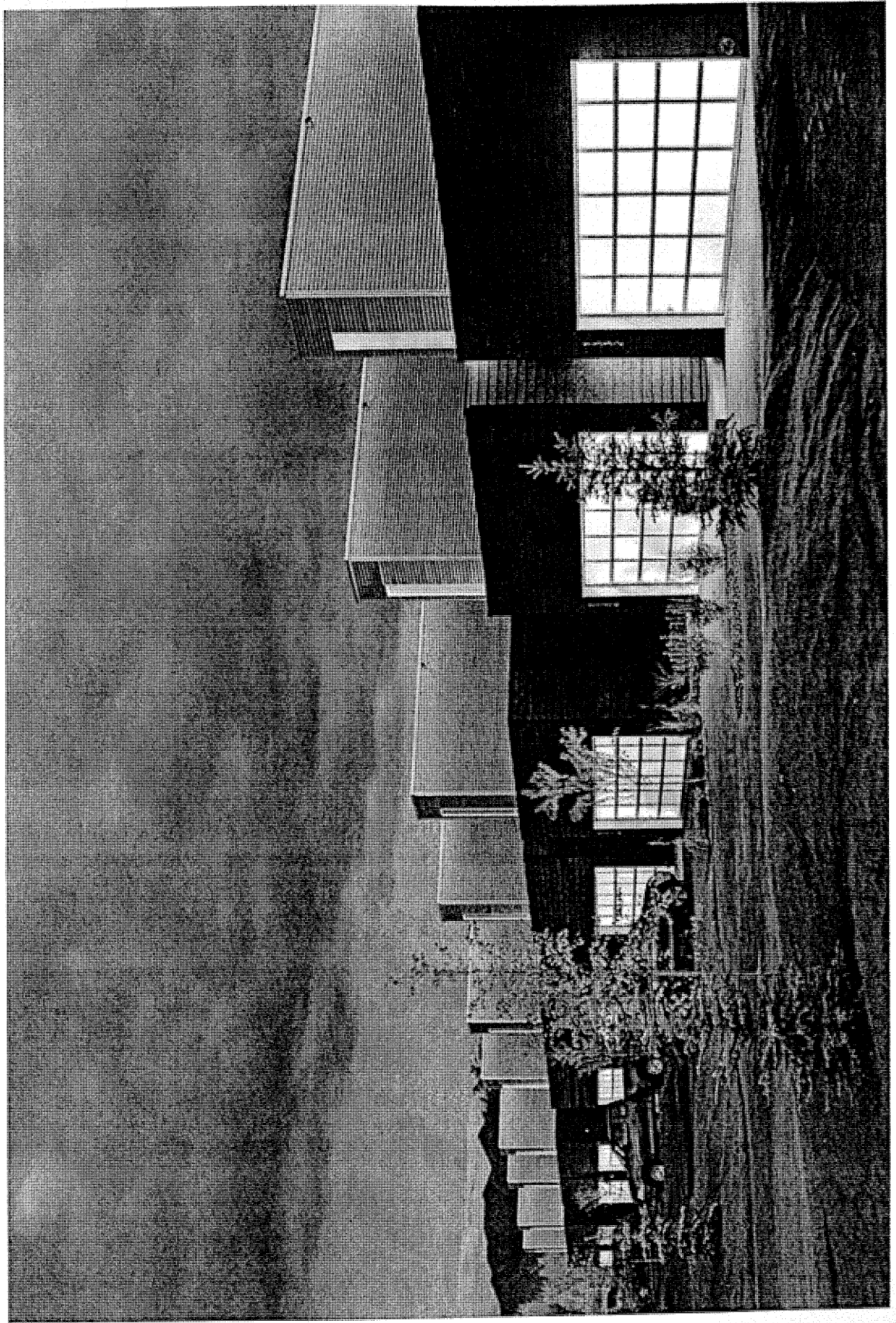
Aurora Square



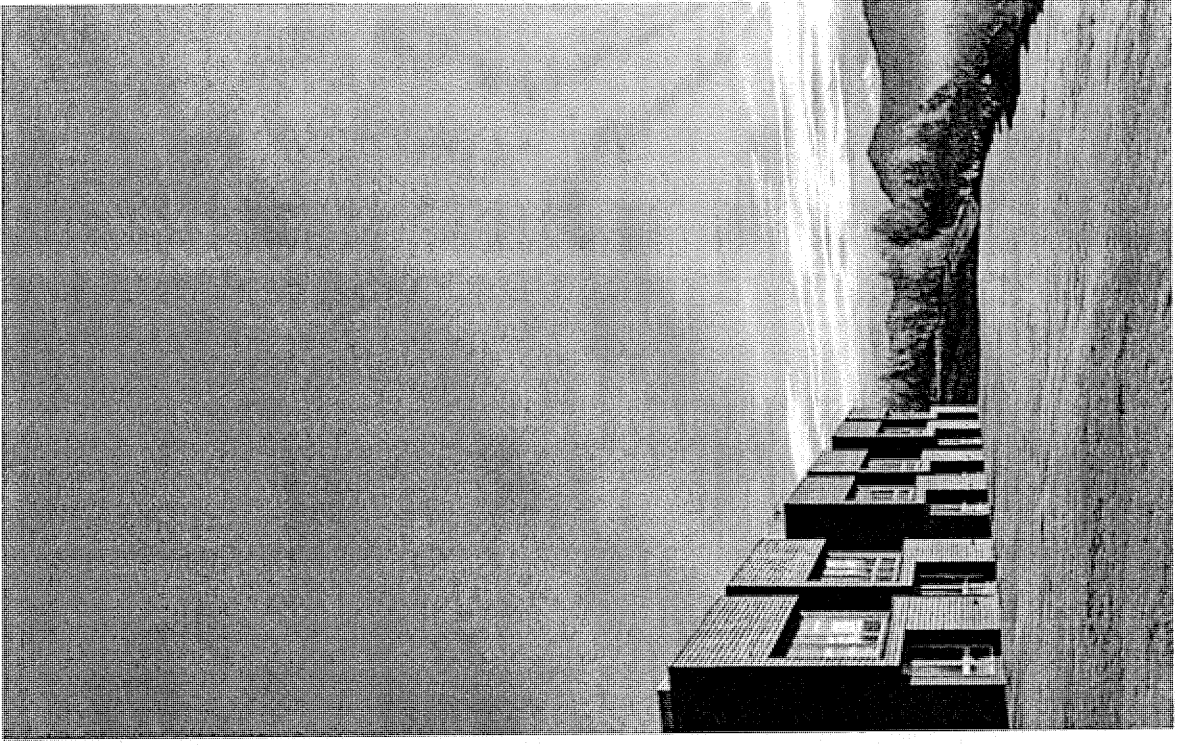
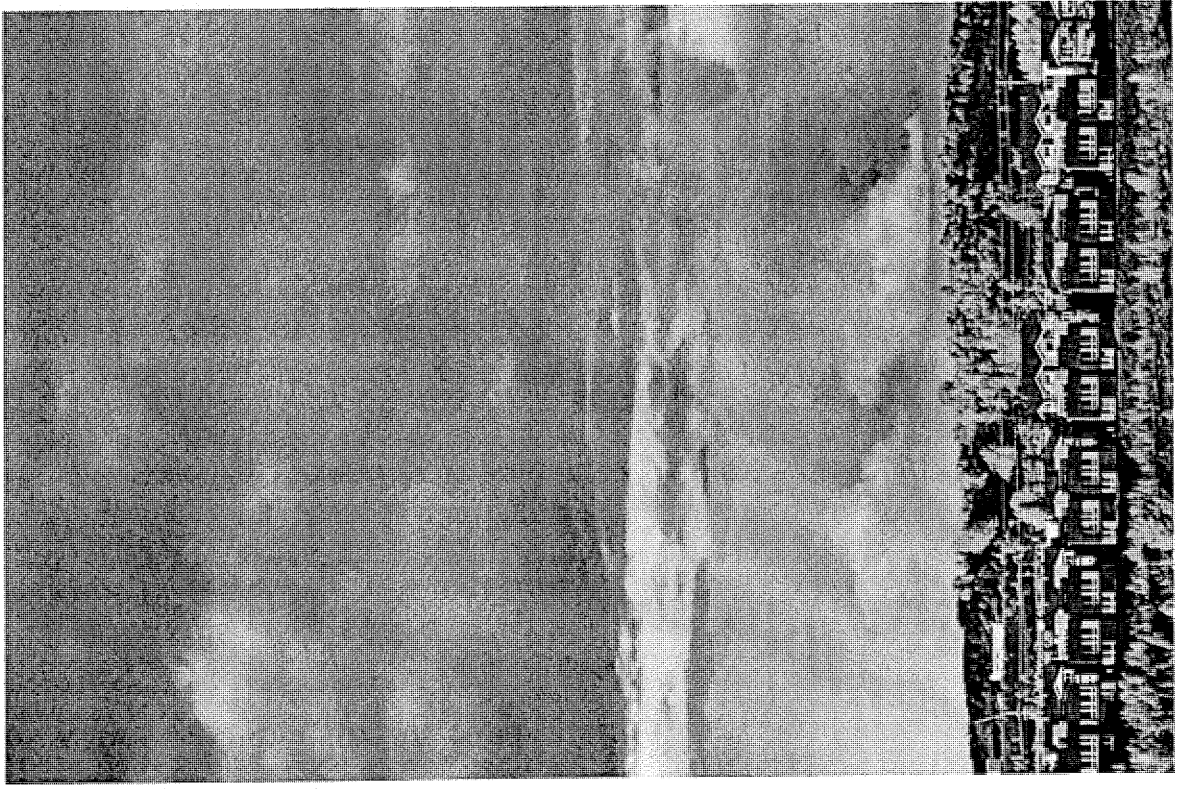
Aurora Square



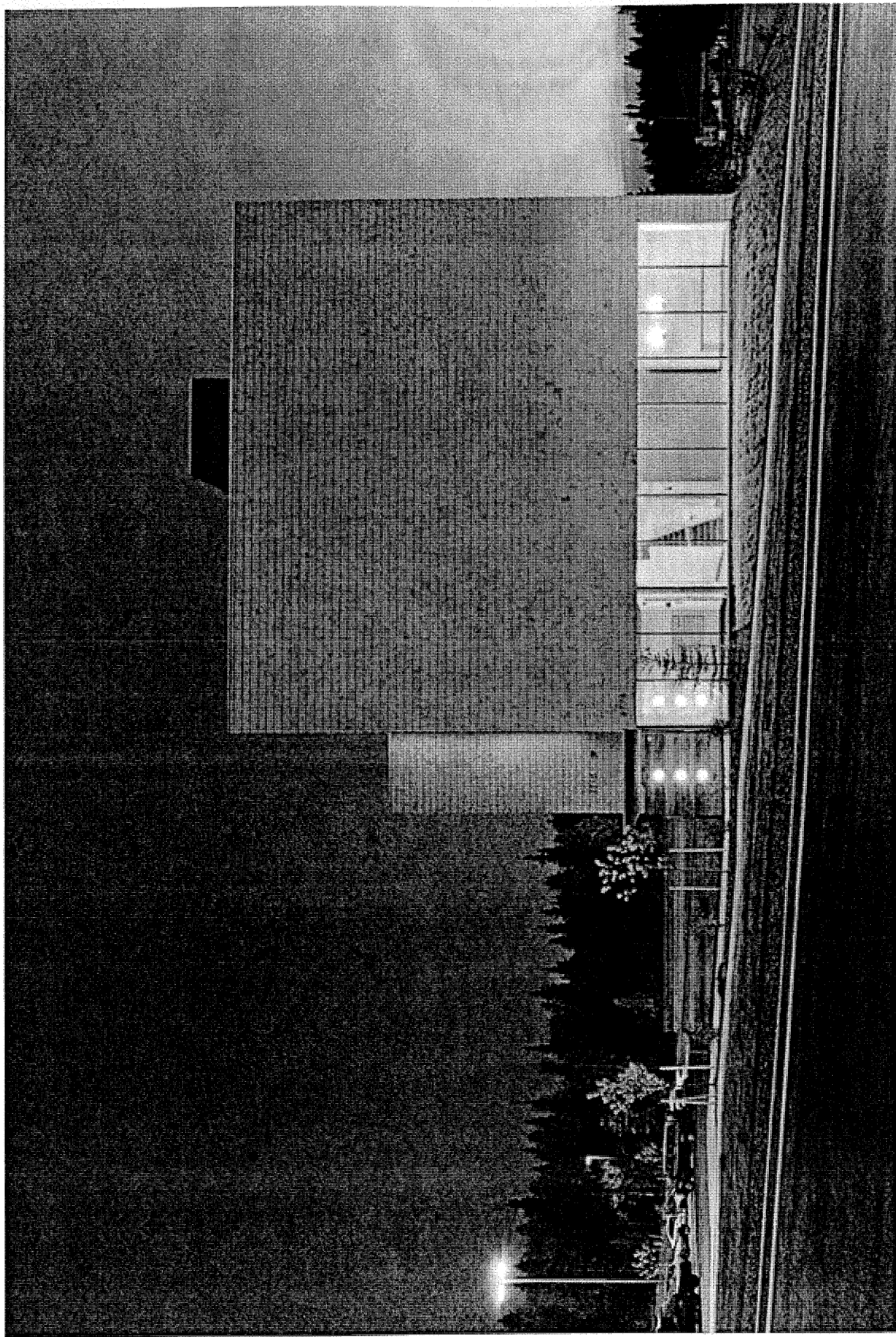
Terraces at Northpointe



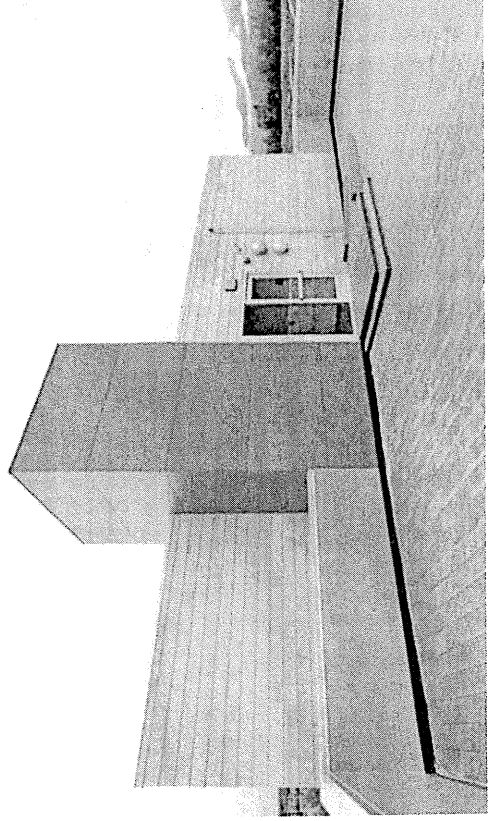
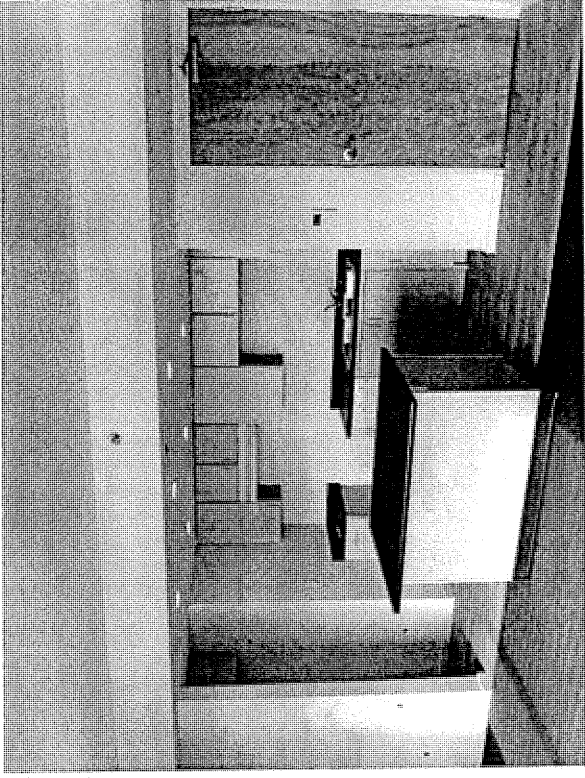
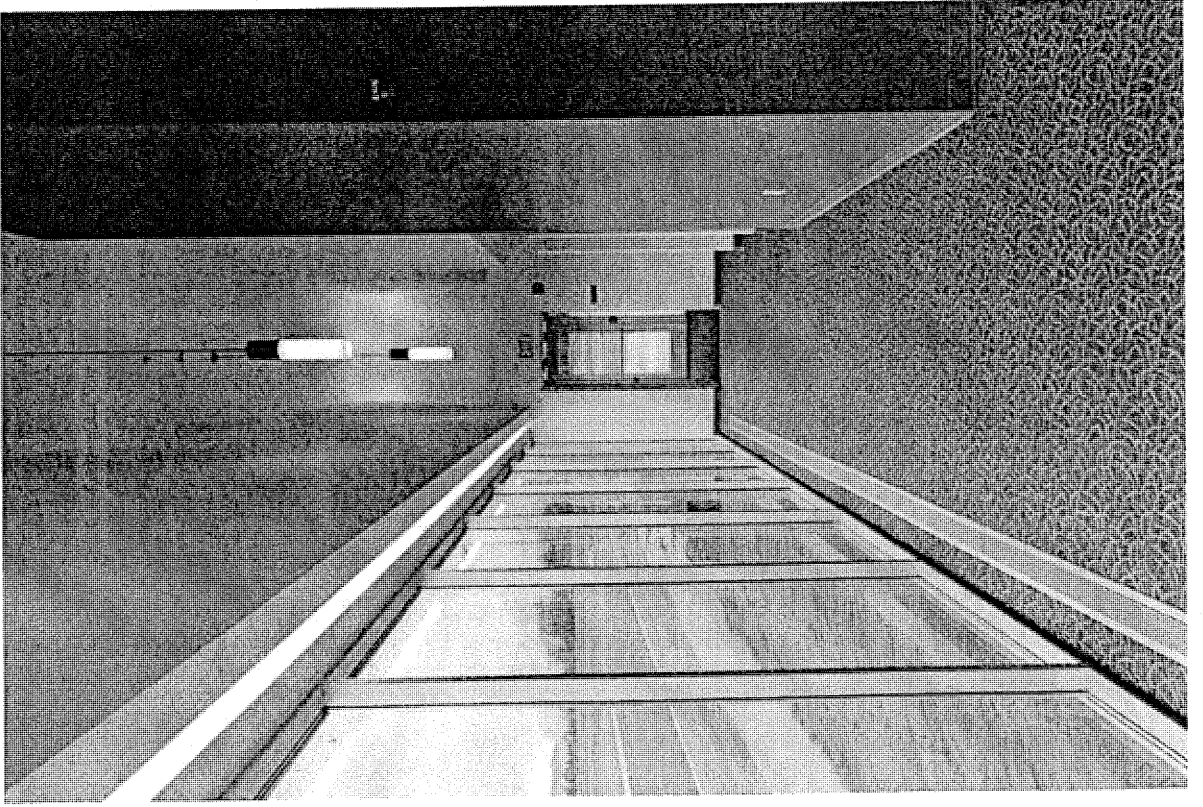
Terraces at Northpointe



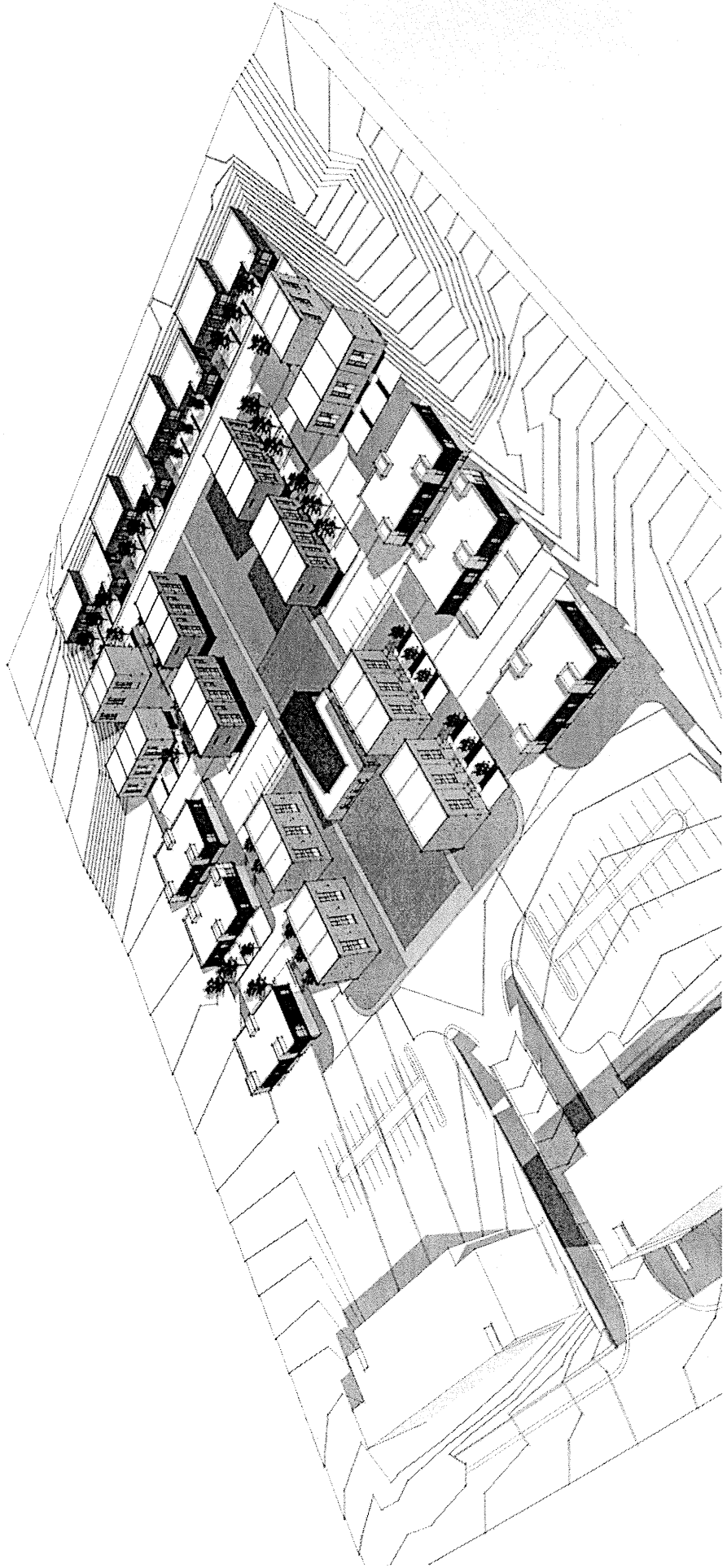
Lumen Park Senior



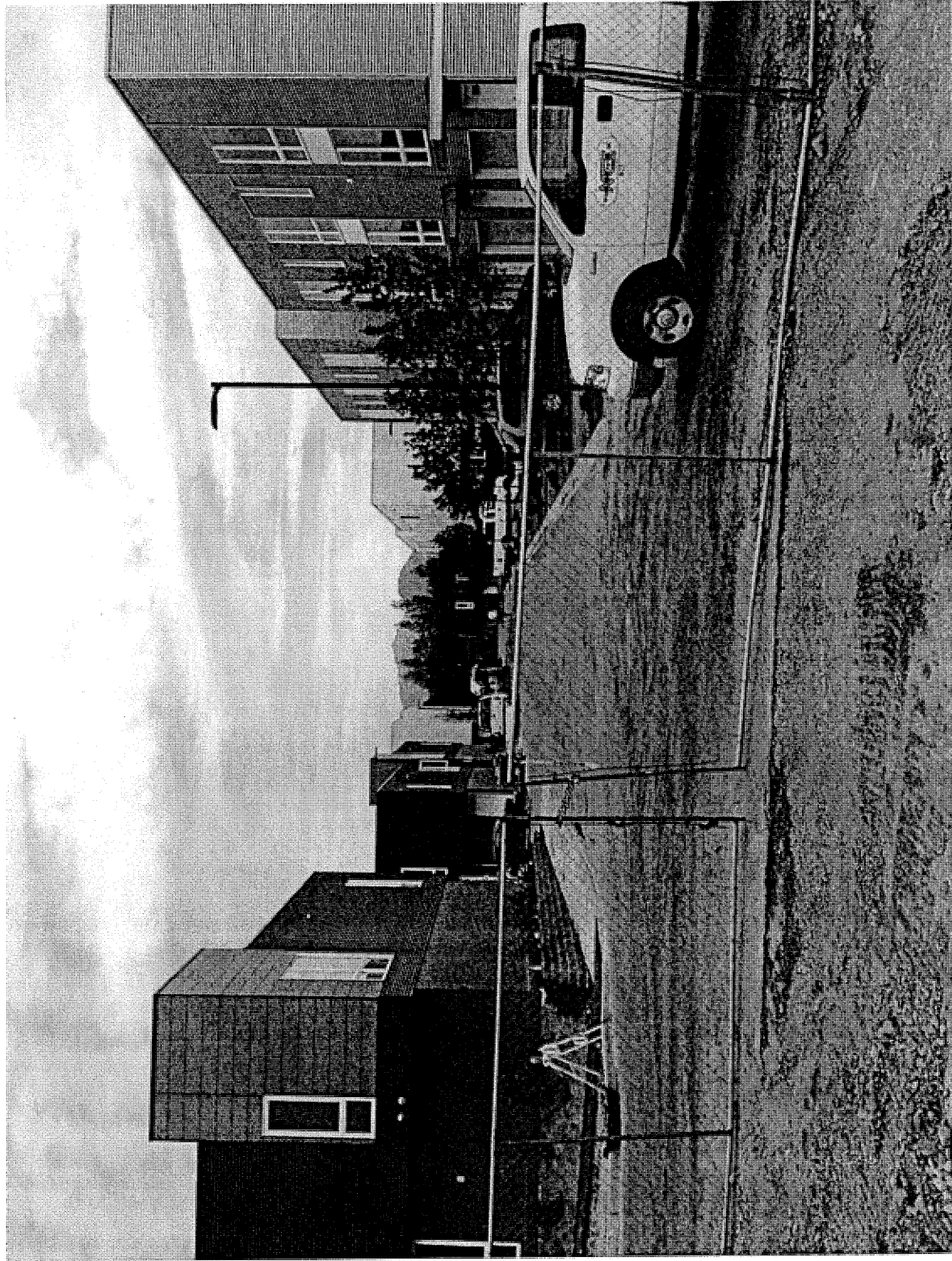
Lumen Park Senior Housing



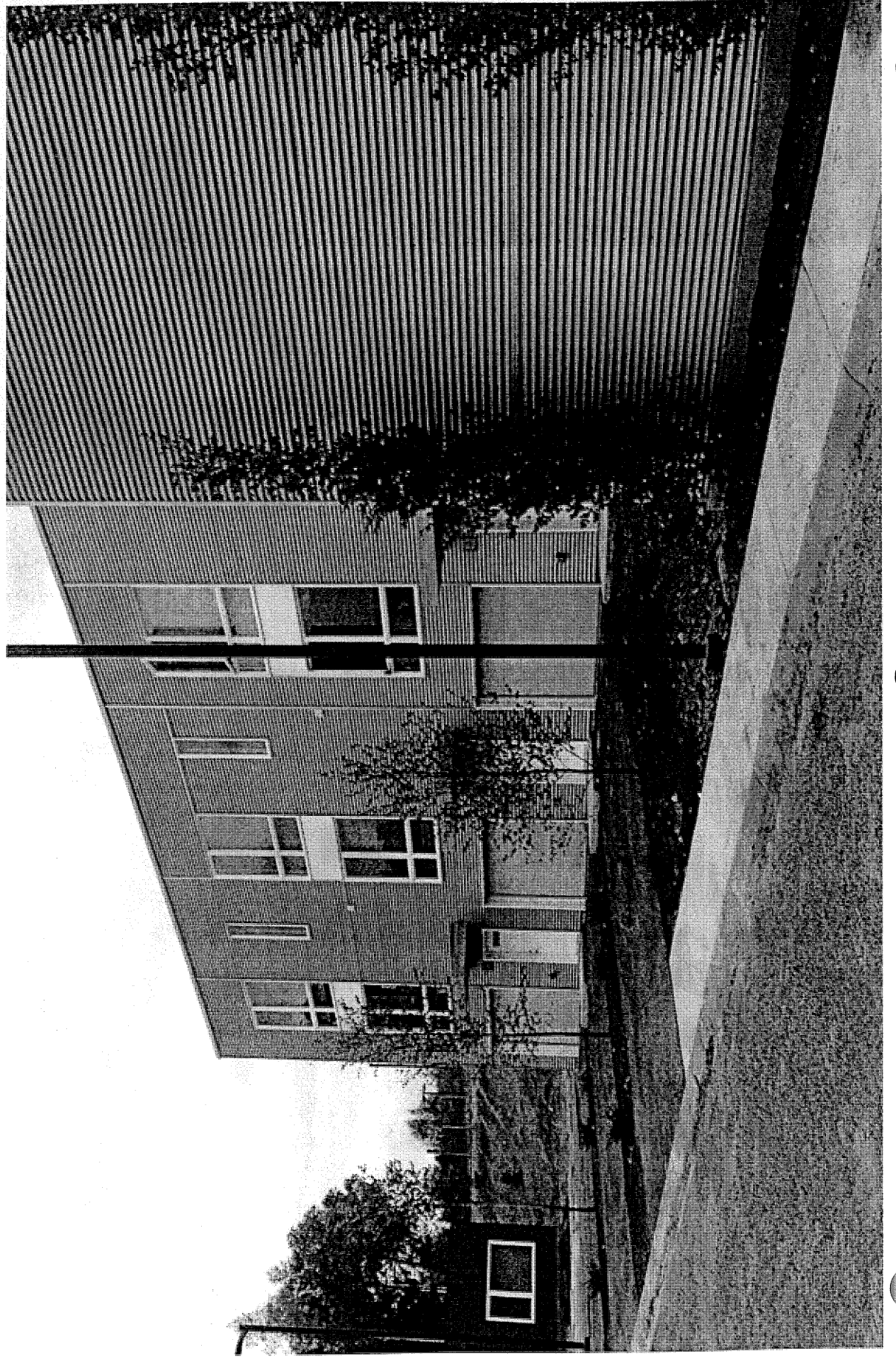
Trailside Heights



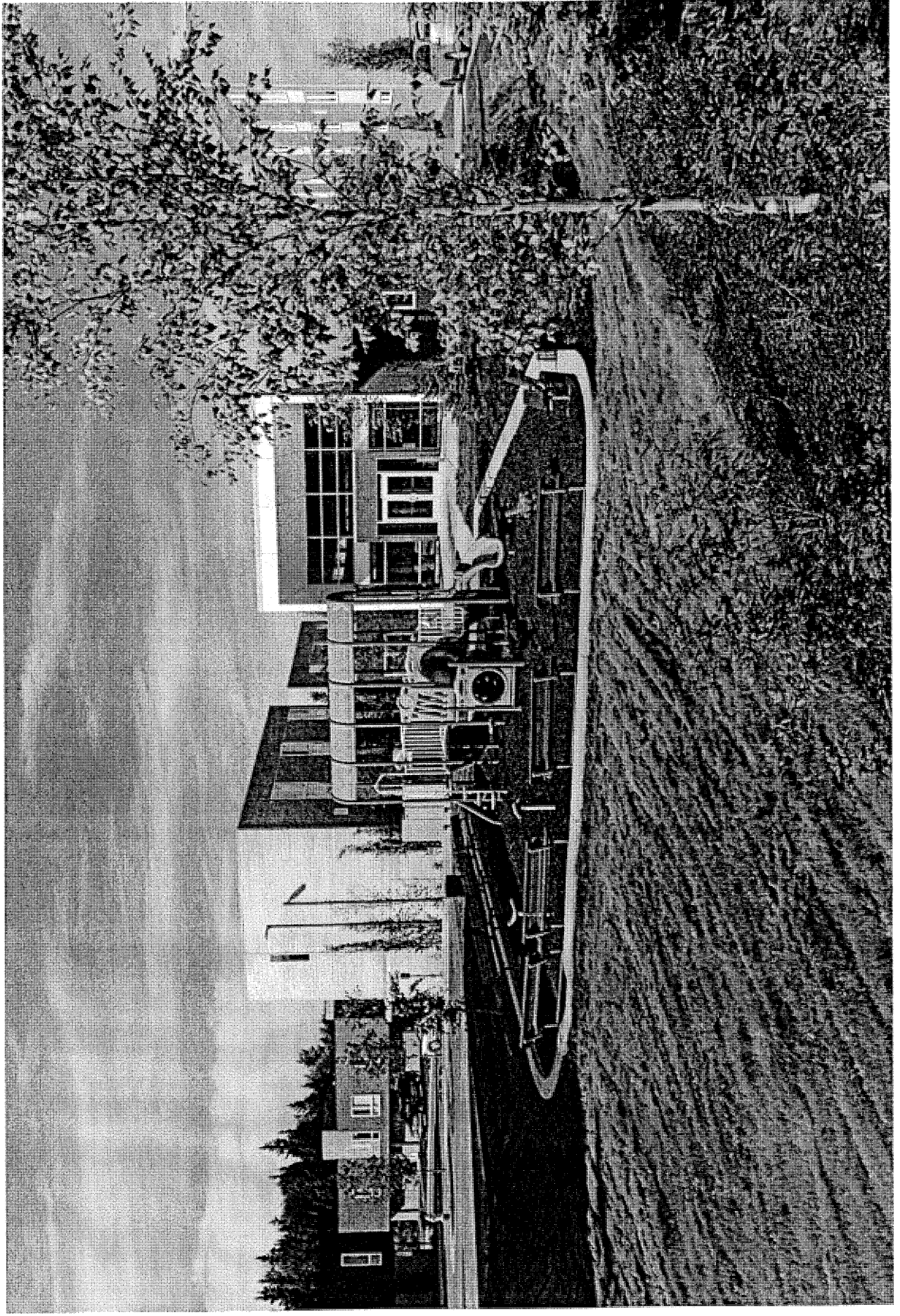
Trailside Heights



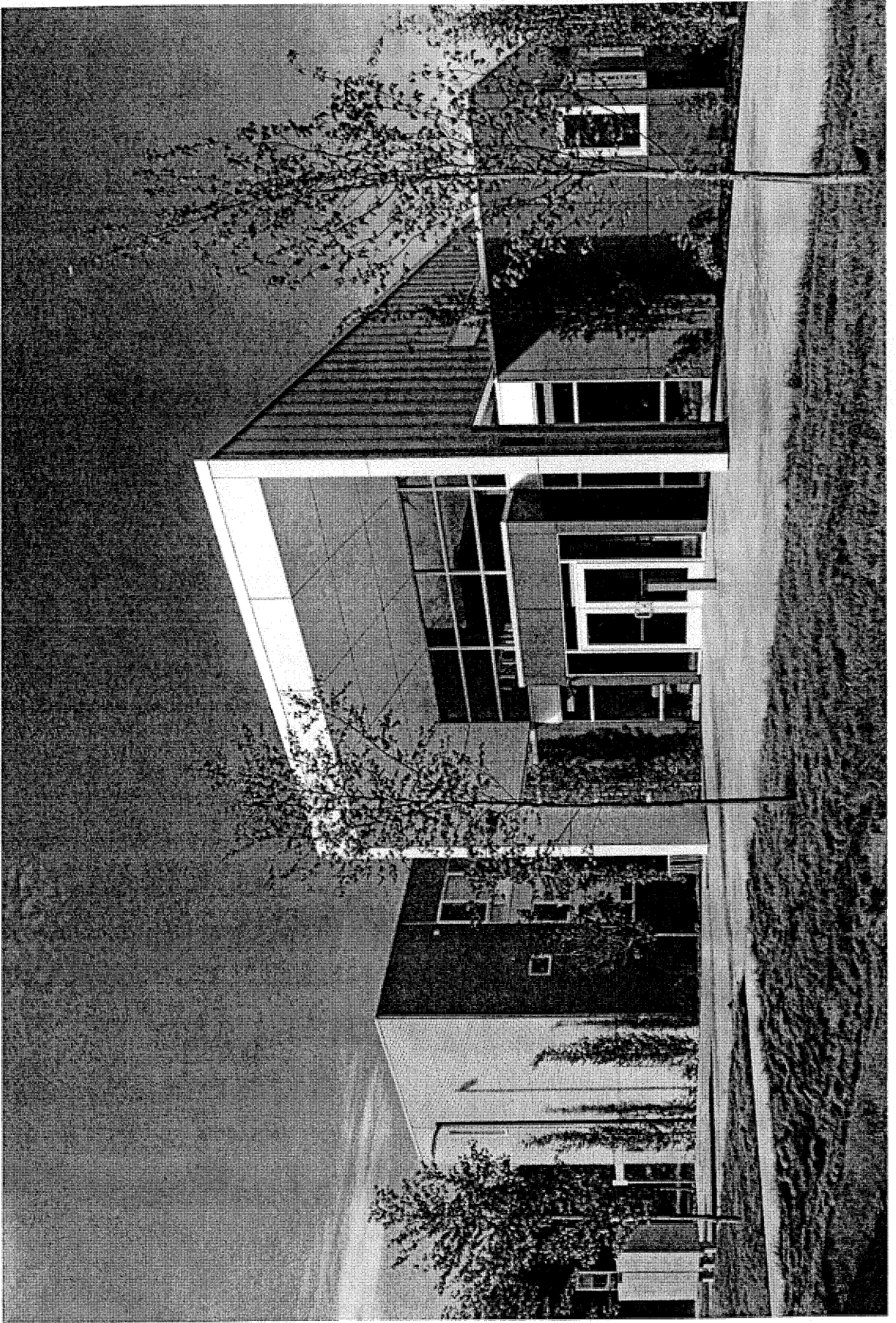
Trailside Heights



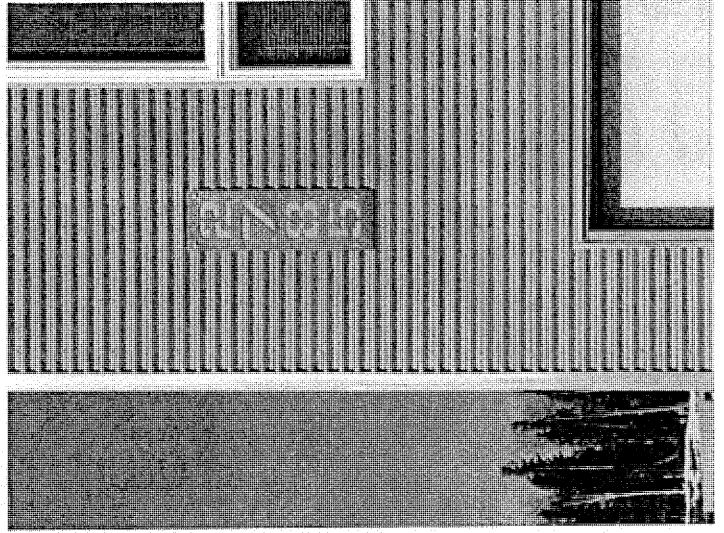
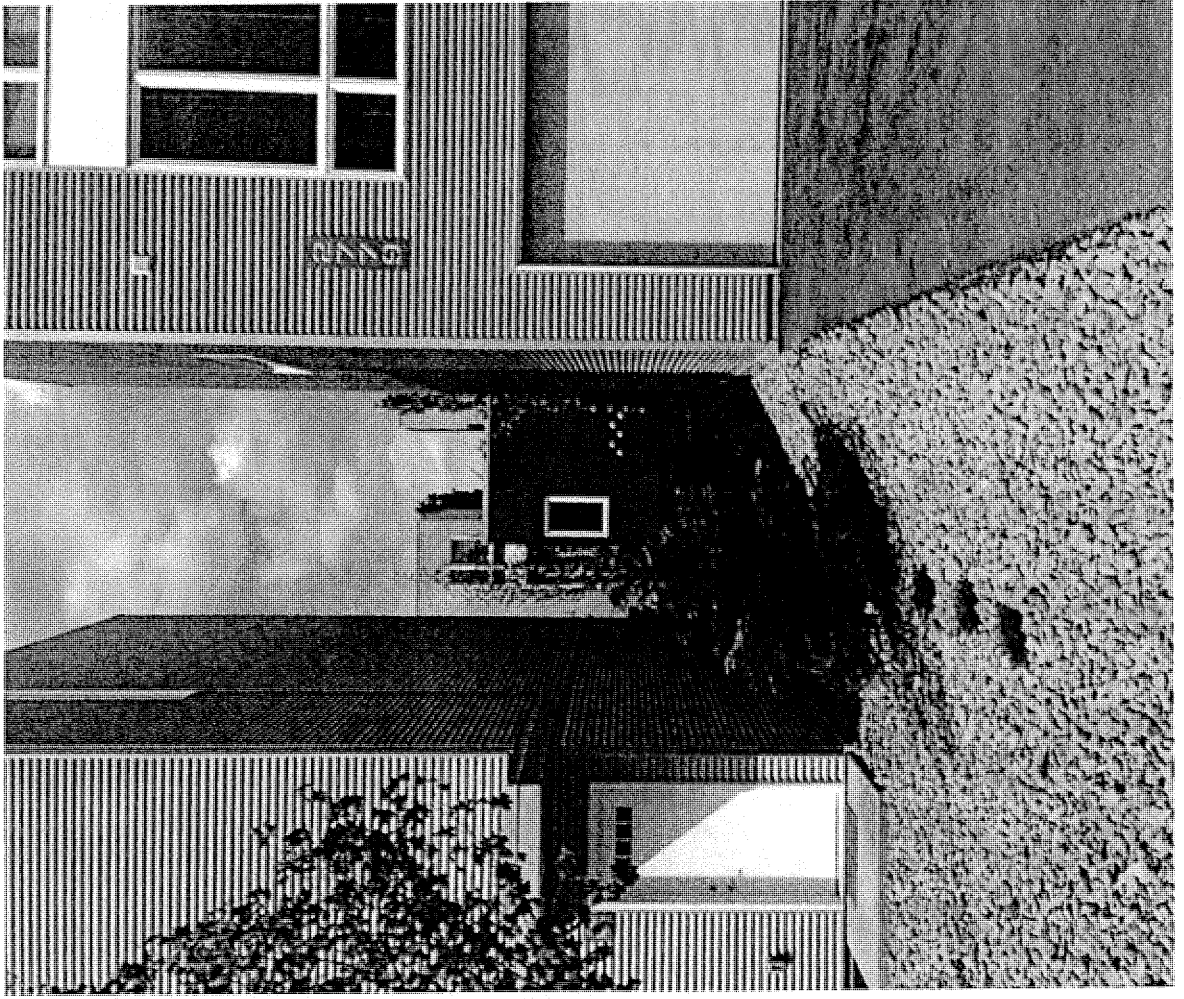
Trailside Heights



Trailside Heights



Trailside Heights



- ▶ In a recent JEDC business climate survey 66% of respondents listed the high cost of employee housing as a significant business barrier.
- ▶ Juneau vacancy rate for apartments is less than 2%.
- ▶ Population has grown by 400 households from 2010 to 2012 yet only 81 housing units have been built.
- ▶ Juneau lost some valuable affordable housing when the Gastineau Apartments burned down.
- ▶ Fifty percent of all Juneau rental households make less than \$50,000.
- ▶ State, CBJ recognized the need for affordable housing in Juneau. This led to the AHFC emergency funding for Juneau.
- ▶ Last tax credit (LITC) project 2005 (10 years ago).

- ▶ Acceptable building sites in Juneau are hard to find.
- ▶ It's zoned properly for the type of development we proposed.
- ▶ It's well located – near schools, downtown, bus stops.
- ▶ All utilities are available.
- ▶ Soil conditions are suitable.
- ▶ Large enough parcel to allow low density. Approx 10 units per acre.
- ▶ It has beautiful views.

Site Design

- ▶ History of this site
- ▶ Project Overview – Civil Engineering
- ▶ Key Features of Design
 - ▶ Earthwork
 - ▶ Soil Stability
 - ▶ Storm Water
 - ▶ Erosion & Sediment Control

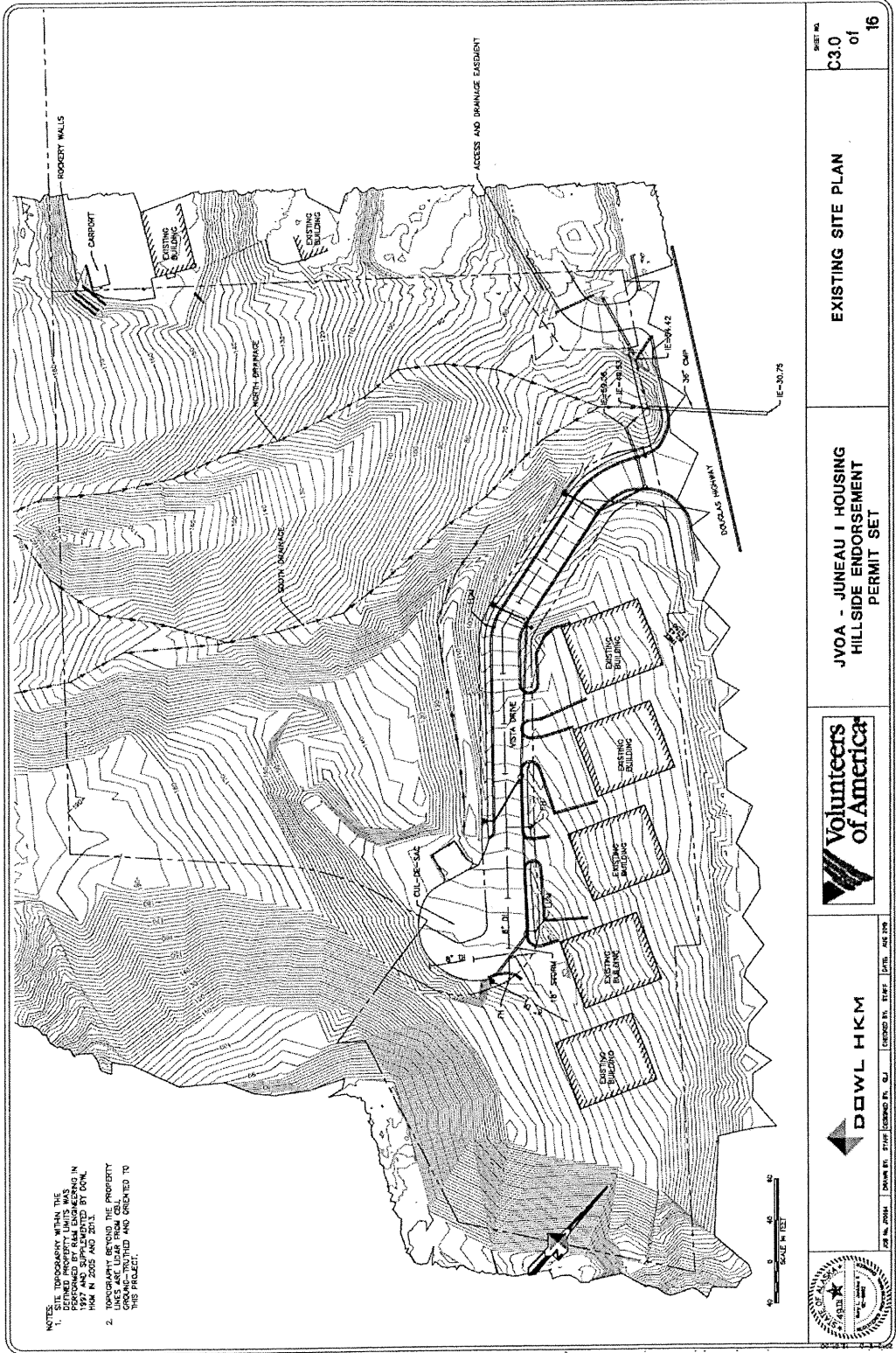


Site Design

- ▶ History behind the project
 - ▶ 1996, 2005, 2013
- ▶ Project Overview – Civil Design



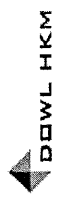
Existing Site



SHEET NO. **C3.0** of **16**

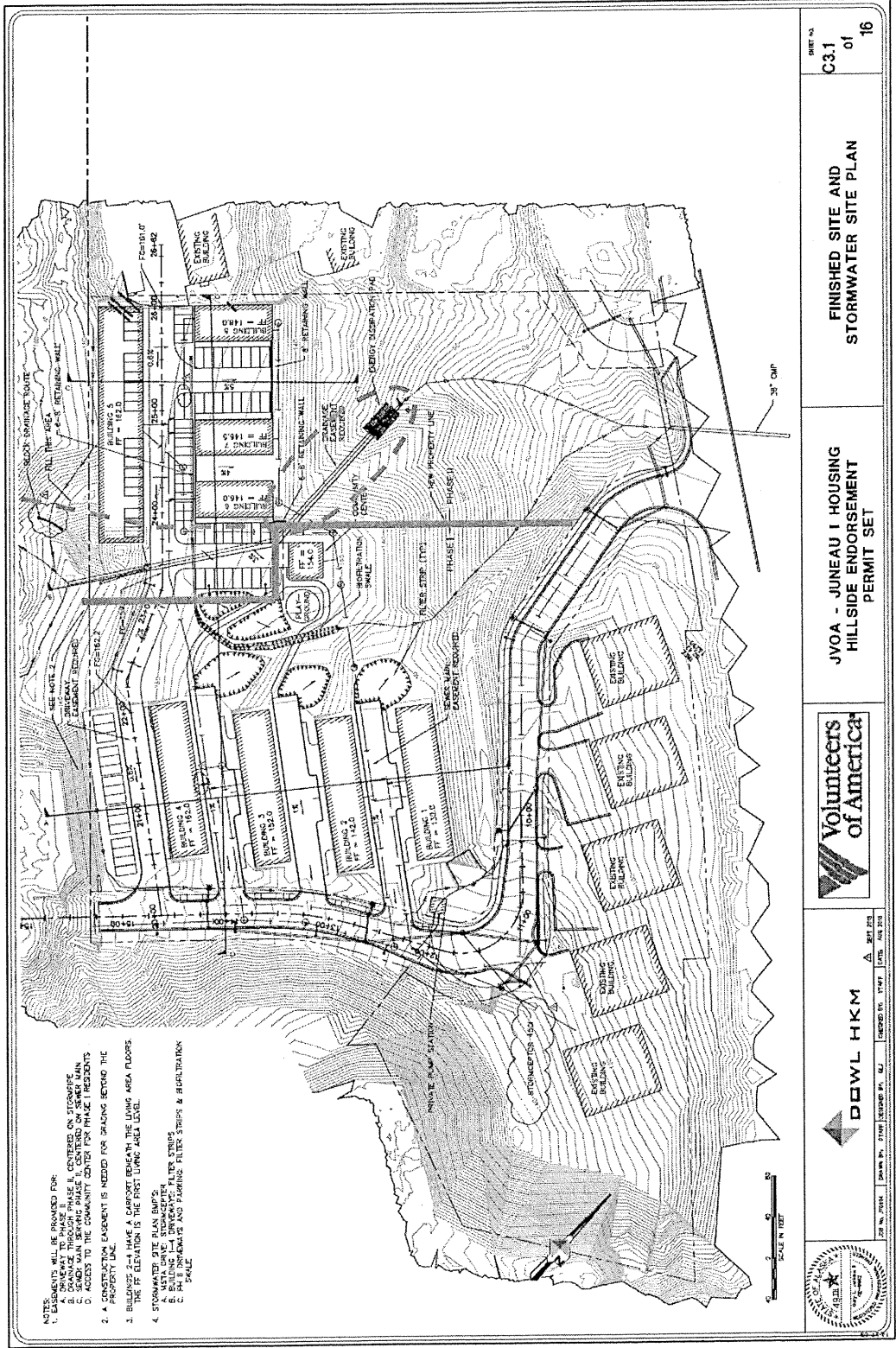
EXISTING SITE PLAN

**JVOA - JUNEAU I HOUSING
HILLSIDE ENDORSEMENT
PERMIT SET**



DATE: 12/13/12

Finished Site



- NOTES:
1. EMBANKMENT SHALL BE GRASSED FOR STORMWATER CONTROL.
 2. DRIVEWAY THROUGH PHASE I, CONTAINS ONE SIDEWALK AND ONE SIDEWALK UNDER PHASE I.
 3. ACCESS TO THE COMMUNITY CENTER FOR PHASE I RESIDENTS.
 4. A CONSTRUCTION EASEMENT IS NEEDED FOR DRIVING BEYOND THE PROPERTY LINE.
 5. BUILDINGS 2-4 HAVE A CARPOOL BAY UNDER THE USING AREA FLOORS. THE FF ELEVATION IS THE FIRST FLOOR AND LEVEL.
 6. STORMWATER SITE PLAN BMP'S.
 7. BUILDING 1-4 DRIVEWAYS: FILTER STRIPS.
 8. PHASE I: PAVING, EMBANKMENT AND PAVING FILTER STRIPS & BURETTRON PAVES.

SHEET NO. C3.1 of 16

FINISHED SITE AND STORMWATER SITE PLAN

JVOA - JUNEAU I HOUSING HILLSIDE ENDORSEMENT PERMIT SET

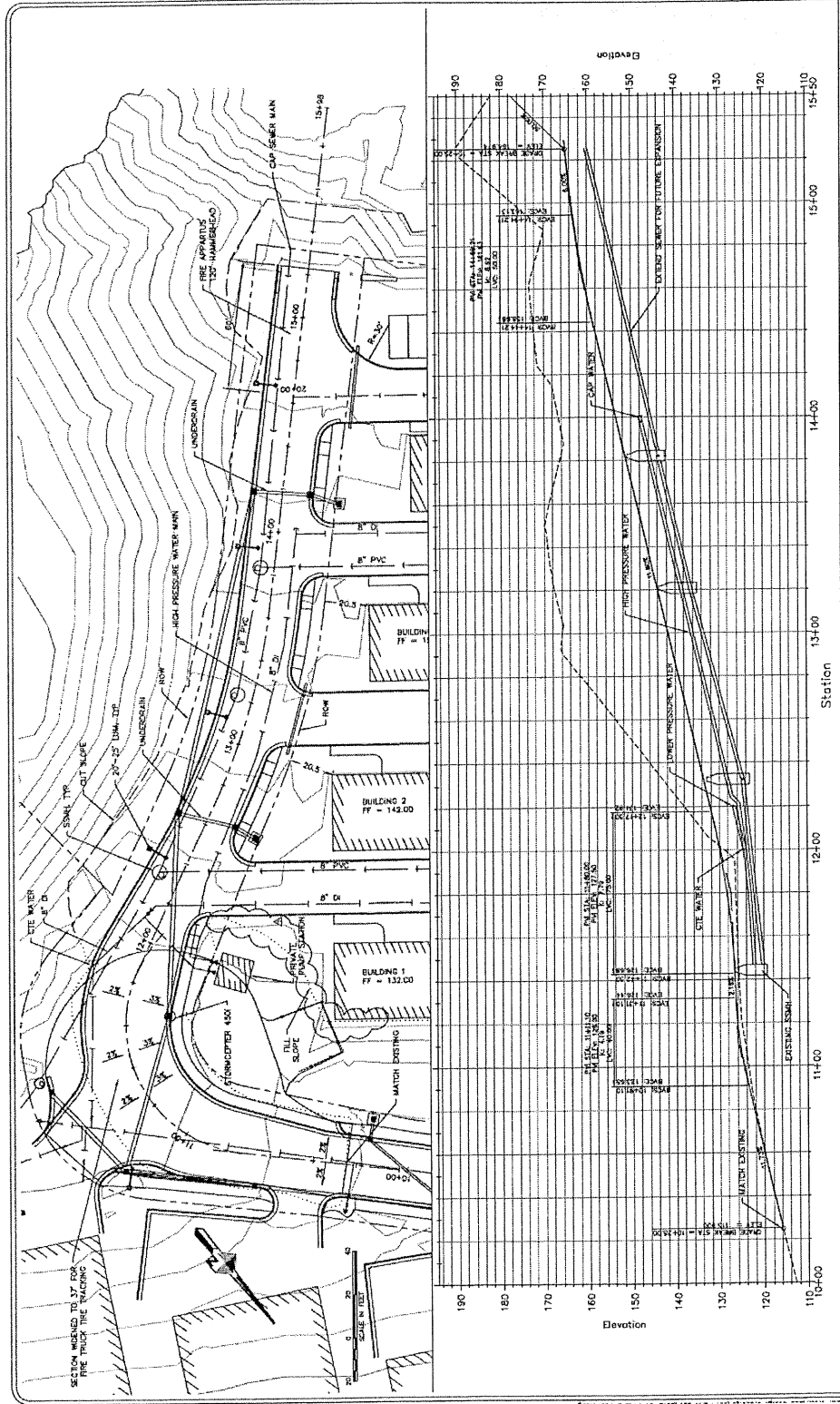


DOWL HKM



DATE: 08/14/14
 DRAWN BY: DOWL
 CHECKED BY: HKM
 SCALE: AS SHOWN

Road Plan & Profile



SHEET NO. **C4.0** of **16**

**VISTA DRIVE
PLAN & PROFILE**

**JVOA - JUNEAU I HOUSING
HILLSIDE ENDORSEMENT
PERMIT SET**

Volunteers
of America

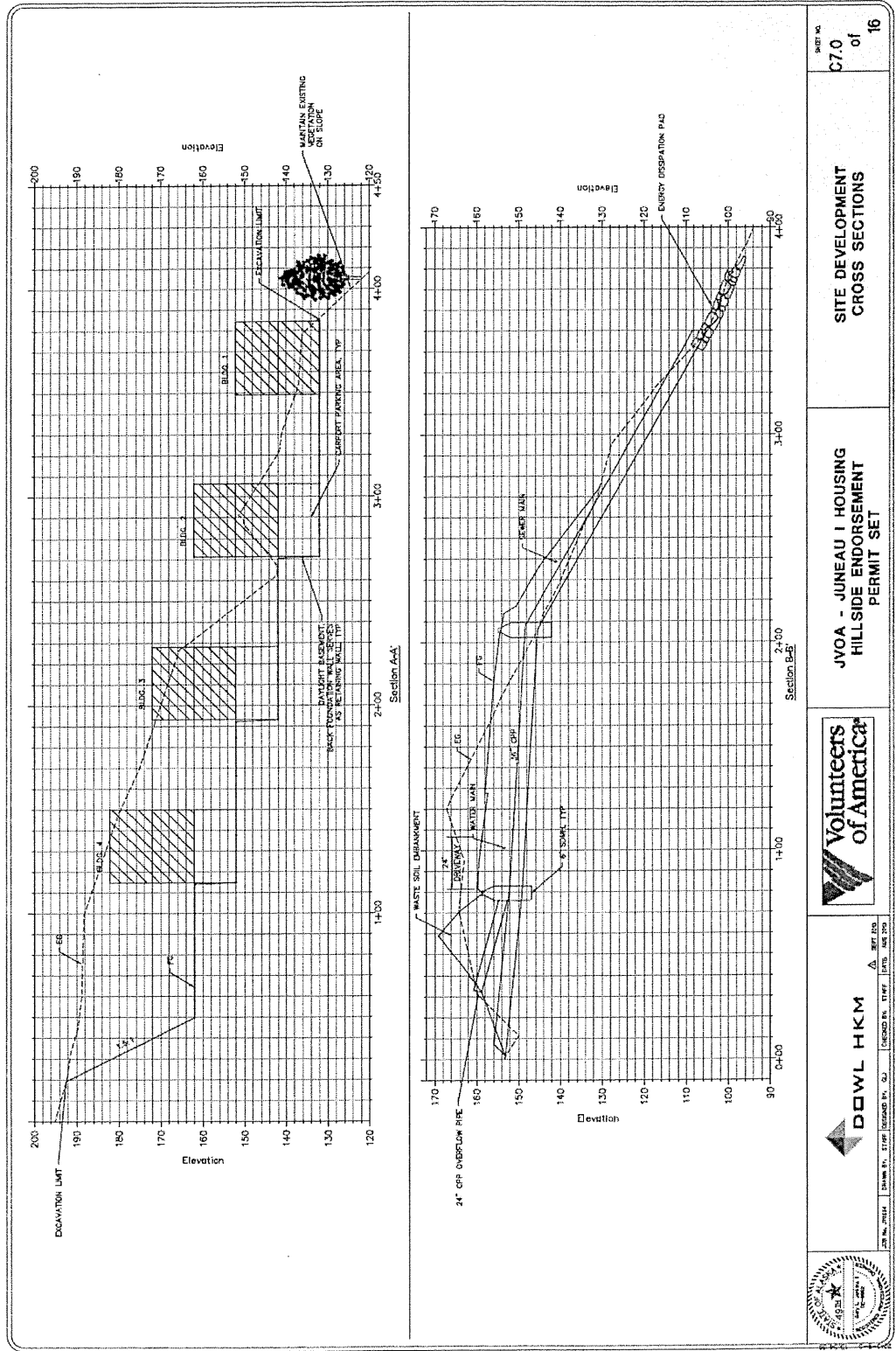
DOWL HKM

FOR THE PROJECT: [] DRAWN BY: [] CHECKED BY: [] DATE: []

Site Design

- ▶ Key Features of Design
 - ▶ Earthwork
 - ▶ Maximize placement of foundations on existing ground
-

Site Sections (1/3)



SHEET NO
C7.0
of
16

SITE DEVELOPMENT
CROSS SECTIONS

JVOA - JUNEAU I HOUSING
HILLSIDE ENFORCEMENT
PERMIT SET

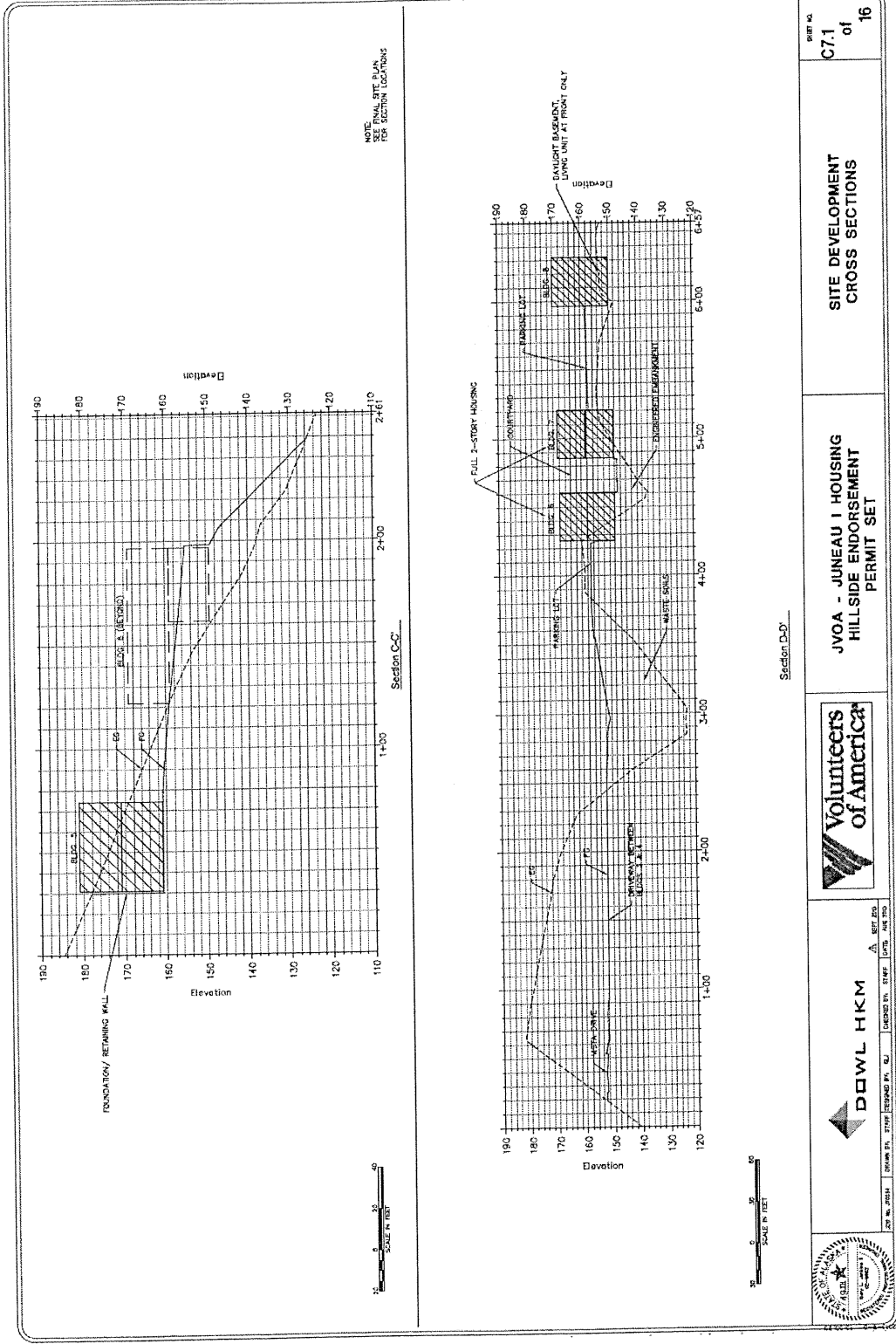


DOWL HKM



JAMES H. DOWL | 3116 | 09/01/2019 | CIVIL ENGINEER | STATE OF NORTH CAROLINA

Site Sections (2/3)



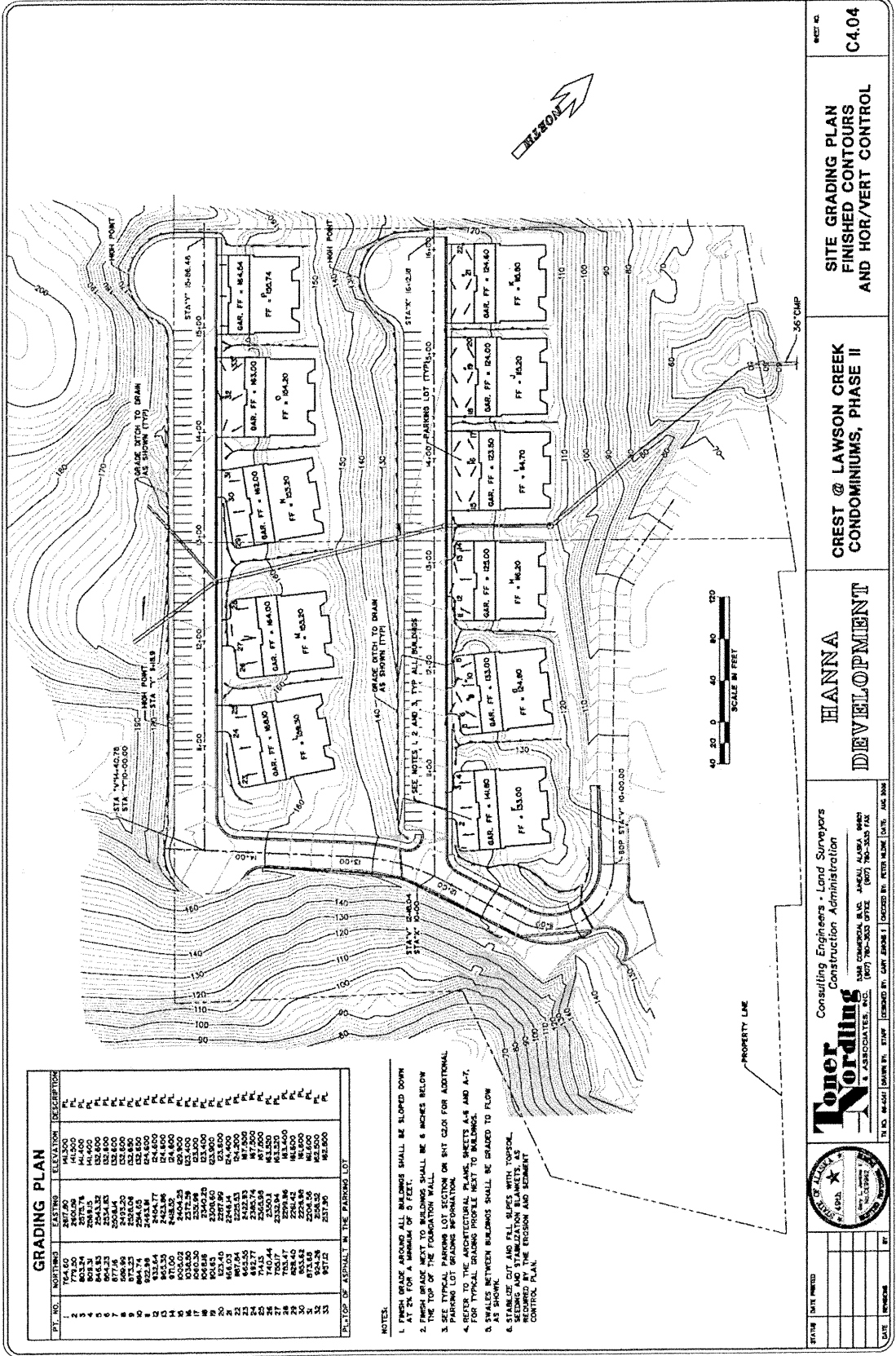
			JVOA - JUNEAU I HOUSING HILLSIDE ENDORSEMENT PERMIT SET	SITE DEVELOPMENT CROSS SECTIONS	SHEET NO. C7.1 of 16
	DOWL HKM <small>272 W. 20TH SUITE 101 SUITE 101 ST. PETERSBURG, FL 34784 LICENSED P.E. STATE OF FLORIDA 12345 SHEET PLO</small>				

Site Design

- ▶ Key Features of Design
 - ▶ Earthwork
 - ▶ Maximize placement of foundations on existing ground
 - ▶ Minimize site soil disturbance



Earlier Site



GRADING PLAN			
PT. NO.	NOTES	ELEVATION	DESCRIPTION
1		145.00	P.L.
2		145.00	P.L.
3		144.00	P.L.
4		144.00	P.L.
5		132.800	P.L.
6		132.800	P.L.
7		132.800	P.L.
8		132.800	P.L.
9		132.800	P.L.
10		132.800	P.L.
11		132.800	P.L.
12		132.800	P.L.
13		132.800	P.L.
14		132.800	P.L.
15		132.800	P.L.
16		132.800	P.L.
17		132.800	P.L.
18		132.800	P.L.
19		132.800	P.L.
20		132.800	P.L.
21		132.800	P.L.
22		132.800	P.L.
23		132.800	P.L.
24		132.800	P.L.
25		132.800	P.L.
26		132.800	P.L.
27		132.800	P.L.
28		132.800	P.L.
29		132.800	P.L.
30		132.800	P.L.
31		132.800	P.L.
32		132.800	P.L.
33		132.800	P.L.

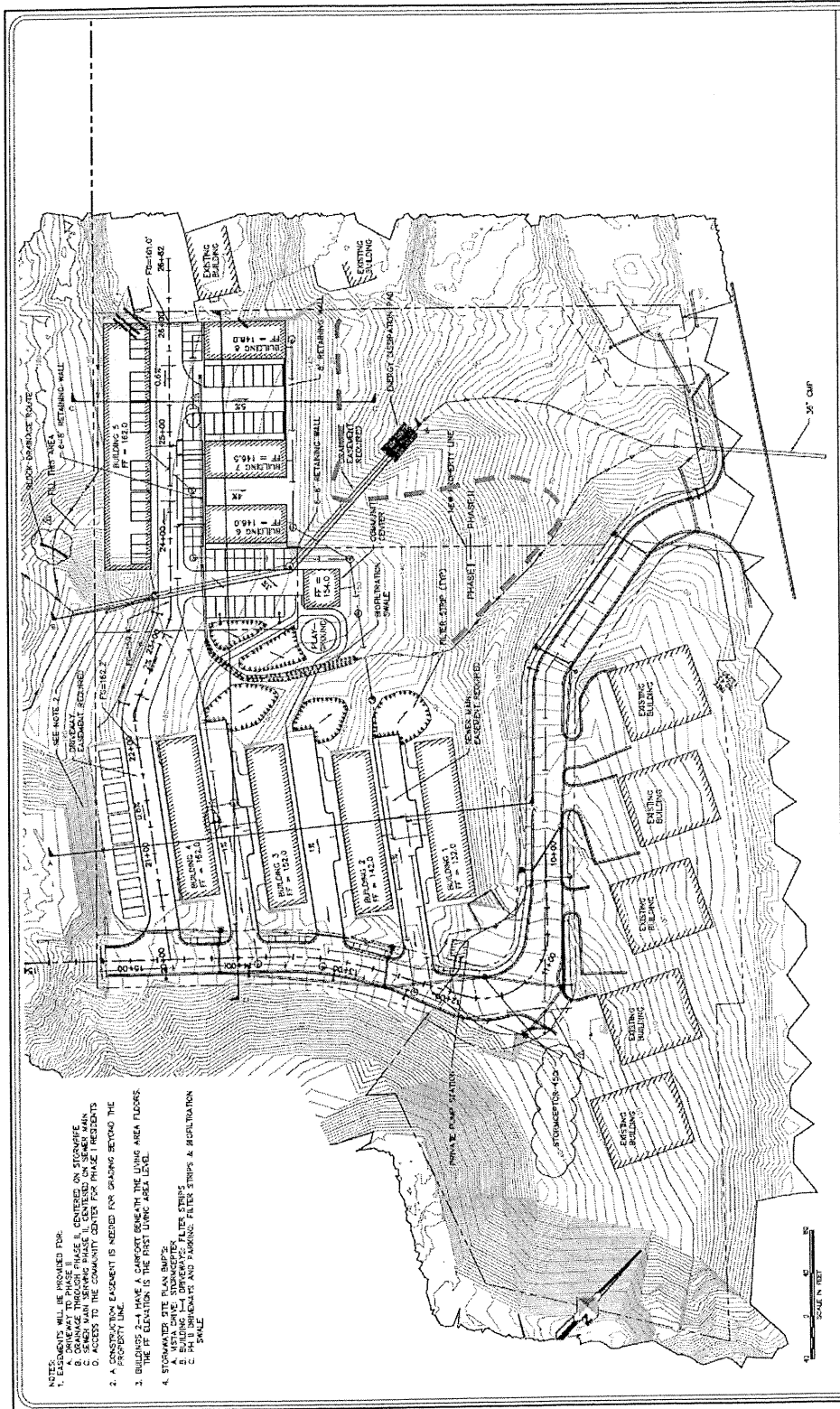
- NOTES:
1. FINISH GRADE AROUND ALL BUILDINGS SHALL BE SLOPED DOWN AT 2% FOR A MINIMUM OF 5 FEET.
 2. FINISH GRADE NEXT TO BUILDINGS SHALL BE 6 INCHES BELOW FINISH GRADE NEXT TO DRIVE.
 3. SEE TYPICAL PARKING LOT SECTION ON SHEET C4.04 FOR ADDITIONAL PARKING LOT FINISHING INFORMATION.
 4. REFER TO THE ARCHITECTURAL PLANS, SHEETS A-6 AND A-7, FOR TYPICAL GRADING PROFILE NEXT TO BUILDINGS.
 5. SWALES BETWEEN BUILDINGS SHALL BE GRADED TO FLOW TOWARD DRIVE AND TELL SLOPES WITH TOPSOIL SEEDING AND STABILIZATION BLANKETS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.

Hanna DEVELOPMENT
CREST @ LAWSON CREEK CONDOMINIUMS, PHASE II
SITE GRADING PLAN FINISHED CONTOURS AND HOR/VERT CONTROL
C4.04

Roner Nording
 Consulting Engineers - Land Surveyors
 Construction Administration
 2000 COMMERCIAL BLDG. ANCHORAGE, ALASKA 99501
 TEL: (907) 760-3600 OFFICE FAX: (907) 760-3600 FAX
 TEL: (907) 760-3600 HOME FAX: (907) 760-3600 FAX

DATE: _____ BY: _____
 DATE: _____ BY: _____

Current Site



- NOTES:
1. EASEMENTS WILL BE PROVIDED FOR:
 - A. UTILITY
 - B. EGRESS
 - C. SERVICE
 - D. ACCESS
 - E. EASEMENT
 2. A PROPERTY LINE EASEMENT IS NEEDED FOR GRADING BEHIND THE THE FT ELEVATION IN THE FIRST LIVING AREA LEVEL.
 3. BUILDINGS 2-4 HAVE A CARPORT BEHIND THE LIVING AREA FLOORS.
 4. STORMWATER SITE PLAN SHOTS:
 - A. UTILITY
 - B. EGRESS
 - C. SERVICE
 - D. ACCESS
 - E. EASEMENT

SHEET NO. **C3.1** of **16**
FINISHED SITE AND STORMWATER SITE PLAN
JVOA - JUNEAU 1 HOUSING HILLSIDE ENDORSEMENT PERMIT SET

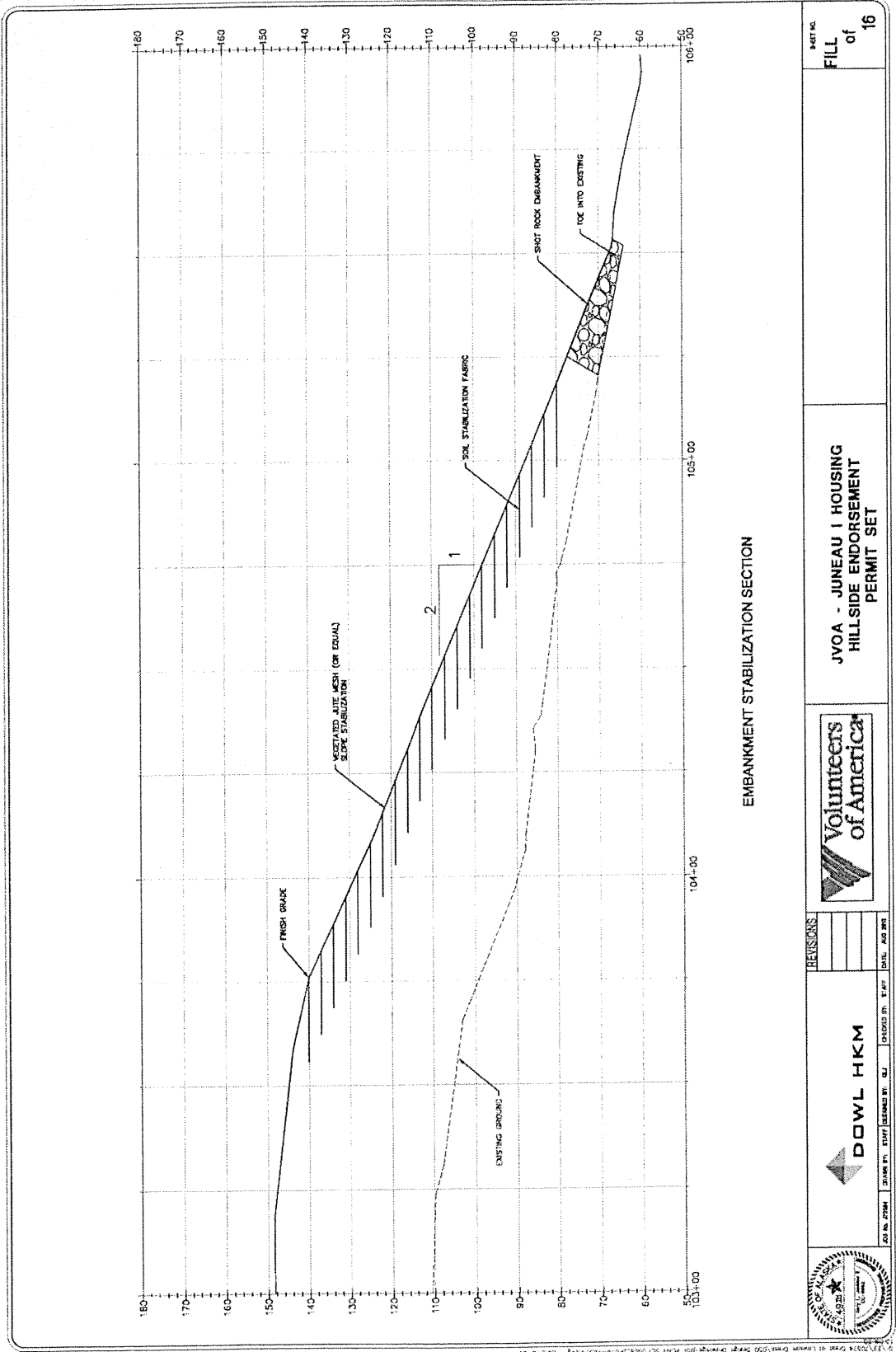
DOWL HKM
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Site Design

- ▶ Key Features of Design (cont'd)
 - ▶ Earthwork
 - ▶ Soil Stability
 - ▶ Stable Slopes
 - ▶ Embankment stabilization
 - ▶ Vegetation
-

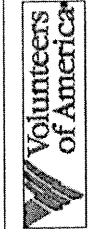


Site Section (3/3)



SHEET NO. **FILL** of **16**

JVOA - JUNEAU 1 HOUSING HILLSIDE ENDORSEMENT PERMIT SET



REVISIONS	DATE	BY

DOWL HKM
 DRAWN BY: DOWL HKM
 CHECKED BY: []
 DATE: []

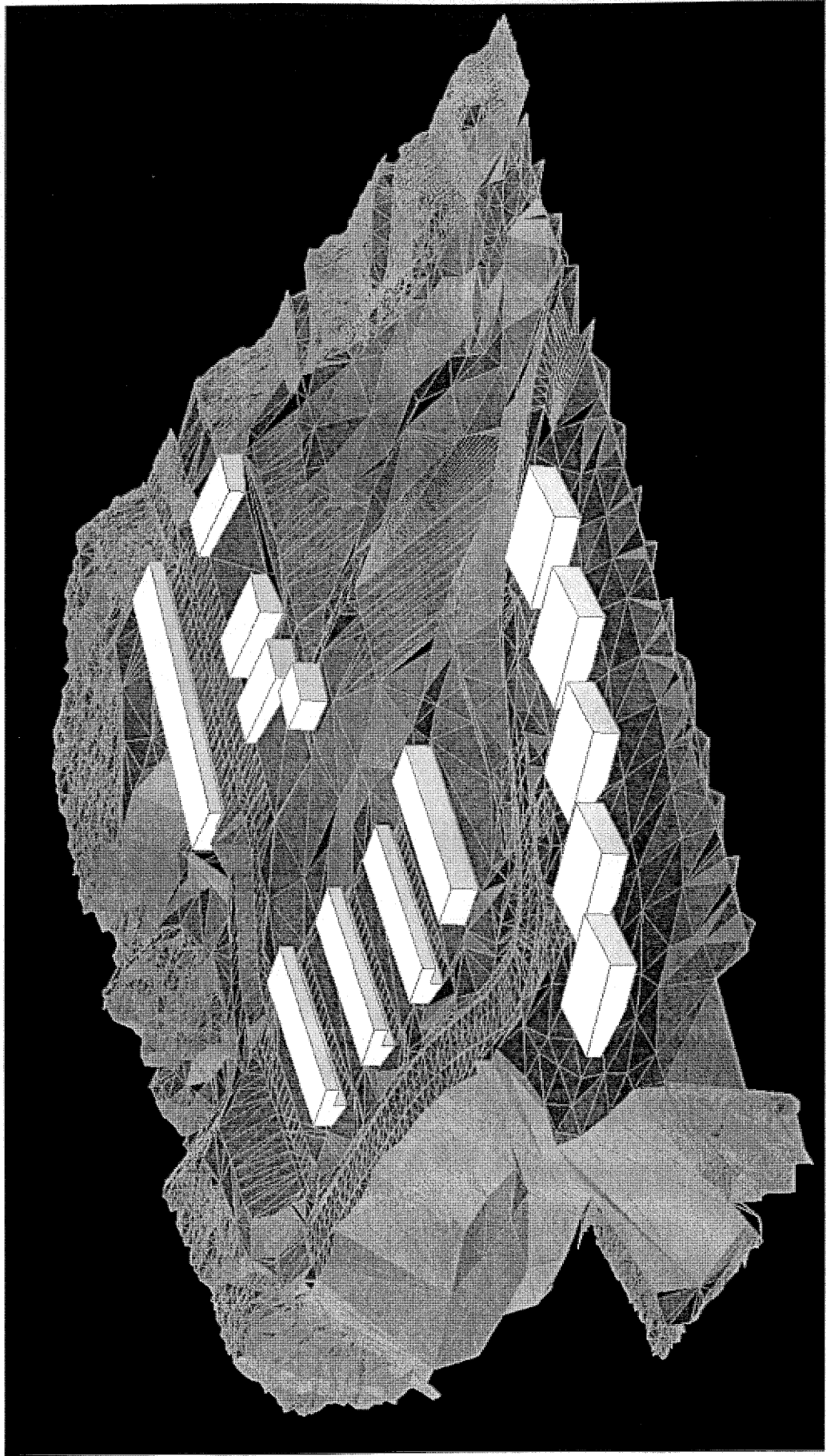


22/2/2024 1:00 PM 103+00 to 106+00 DOWL HKM 103+00 to 106+00 DOWL HKM 103+00 to 106+00 DOWL HKM 103+00 to 106+00

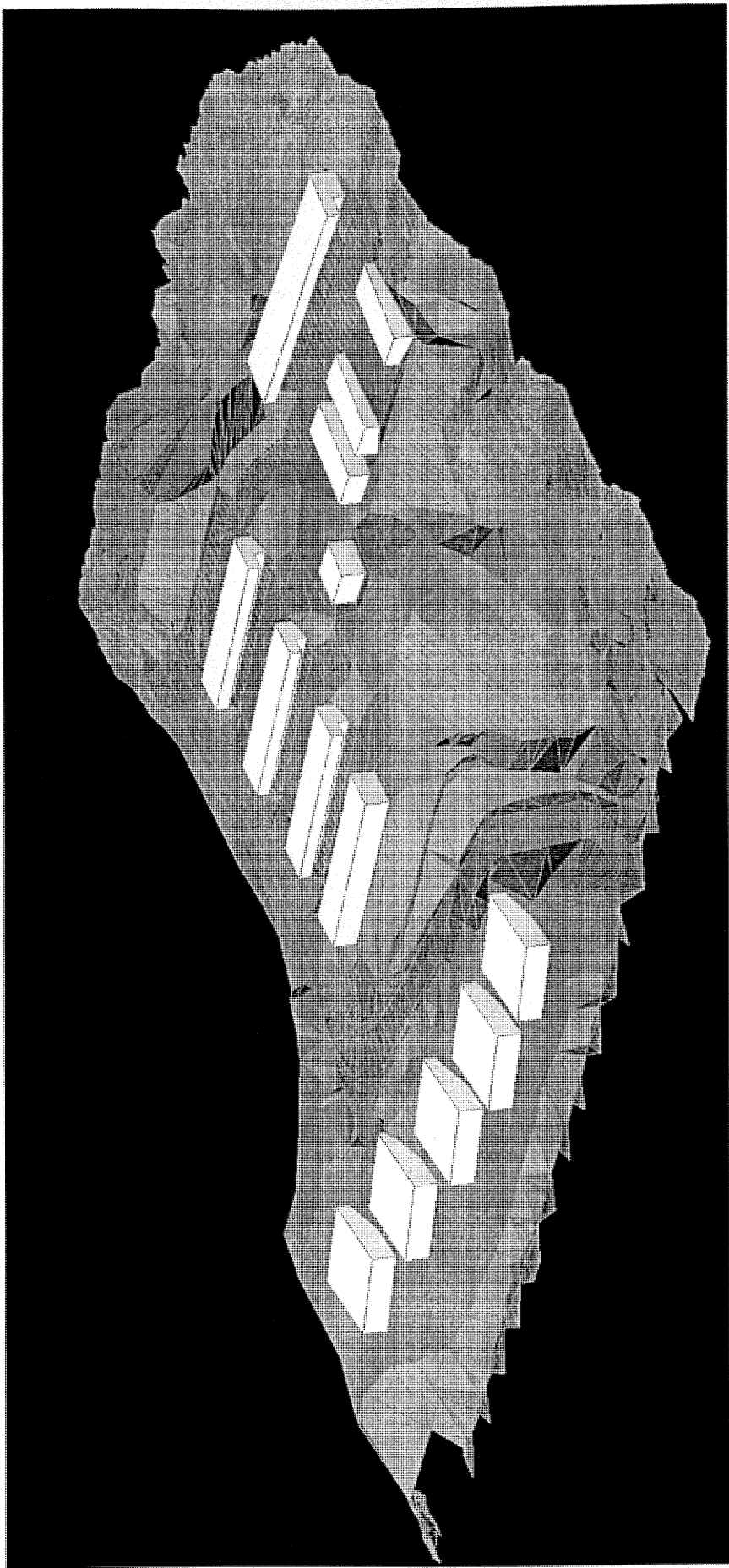
Site Design

- ▶ Key Features of Design (cont'd)
- ▶ Erosion & Sediment Control
 - ▶ Criteria
 - Lawson Creek – Anadromous Fish Stream
 - No off-site discharge of sediment
 - ▶ Protection Measures
 - Hillside Endorsement (CBJ)
 - Storm Water Pollution Prevention Plan (SWPPP - DEC)
 - Permanent Storm Water Plan (Required by CBJ Grading Permit)
 - Earthwork construction: March/April – June
 - Construction access from above

Westerly 3D View



Northerly 3D View



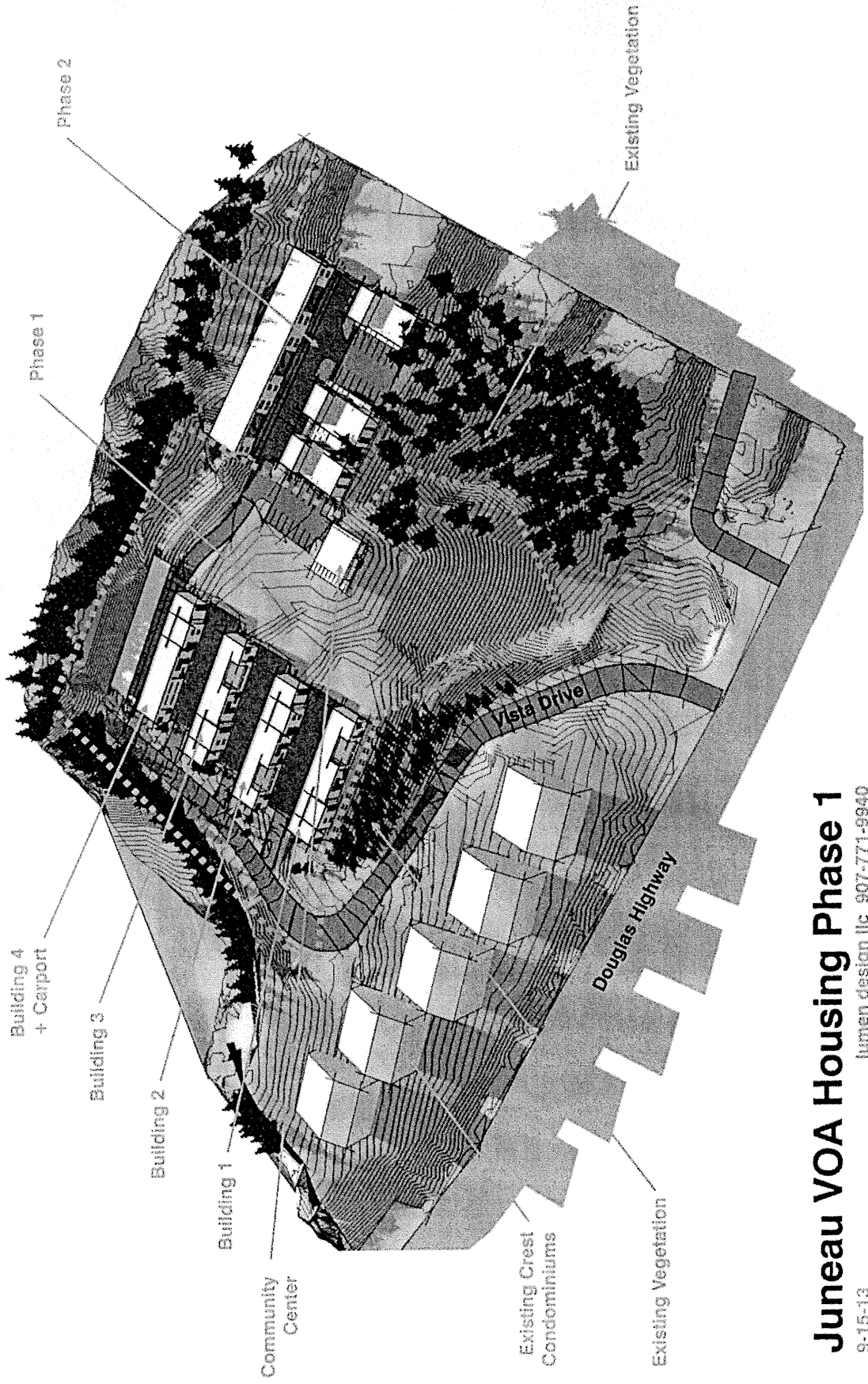
- a.) 15 units will be available at market rates
- b.) 8 units will be set aside for those with disabilities
- c.) People making less than \$50,000 per year including:
 - ▶ Elementary school teachers - \$42,320
 - ▶ Medical lab technicians - \$27,913
 - ▶ Nursing Assistant - \$32,136
 - ▶ TSA security screeners - \$39,790
 - ▶ Tour guides - \$20,321
 - ▶ Bus drivers - \$26,603
 - ▶ Retail salesperson - \$20,300
 - ▶ Bank tellers - \$24,648
 - ▶ Correction officers - \$38,043
 - ▶ Waiters/waitresses - \$16,973
 - ▶ Construction laborers - \$32,531

- ▶ Sex offenders, criminals, tenants with prior evictions or poor credit histories.

- ▶ How do we know this?

- ▶ VOA management plan
 - ▶ Resident manager
 - ▶ Local property manager
 - ▶ Guardian Property Management

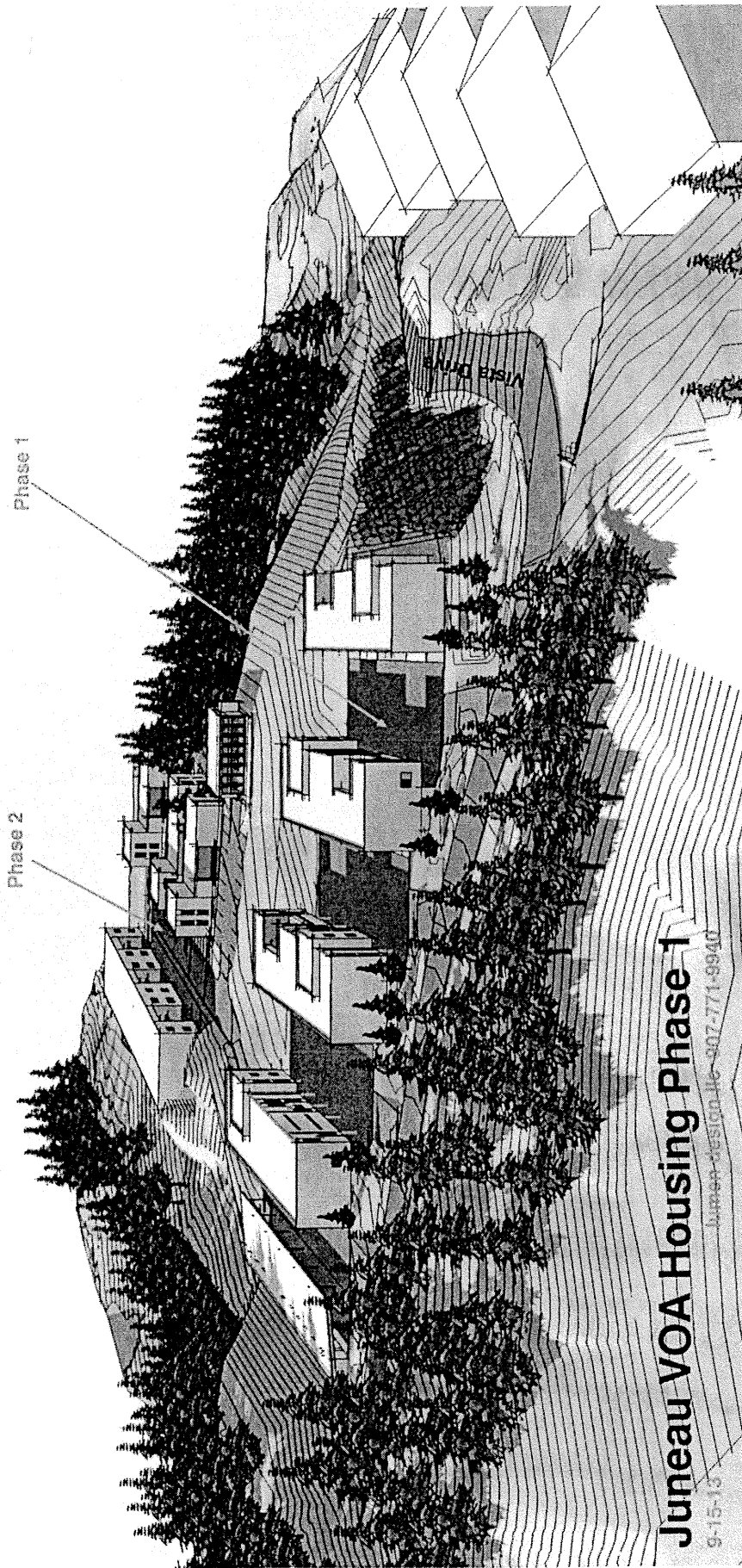
Conceptual Plans



Juneau VOA Housing Phase 1

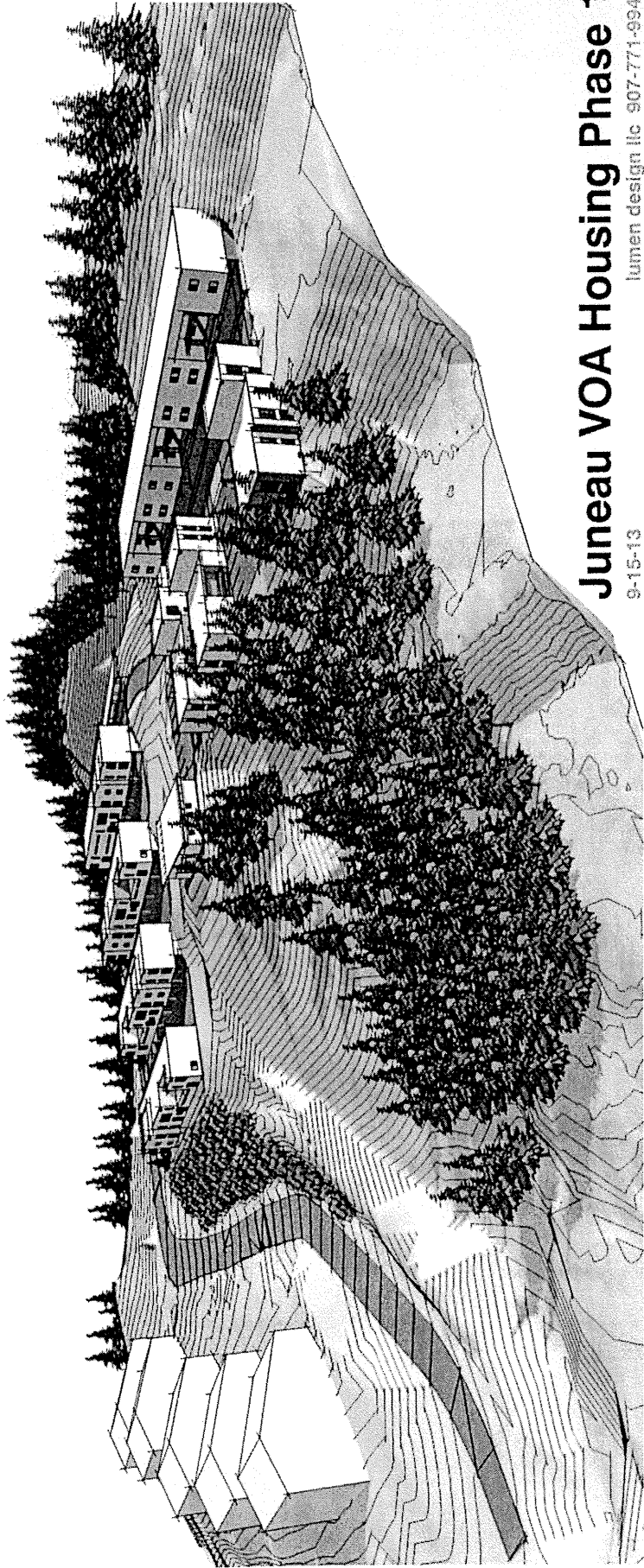
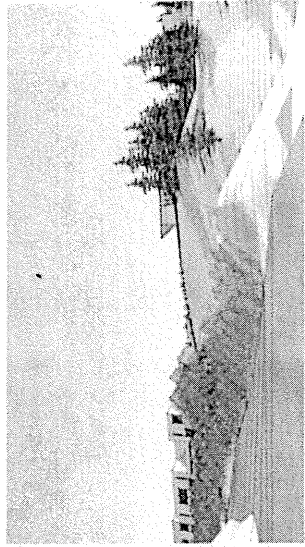
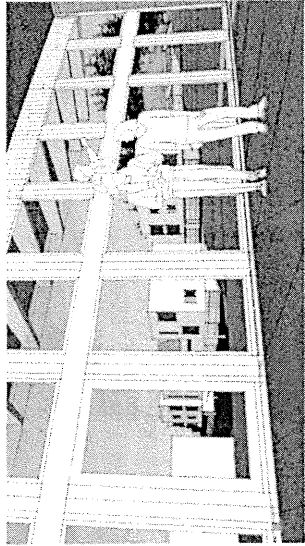
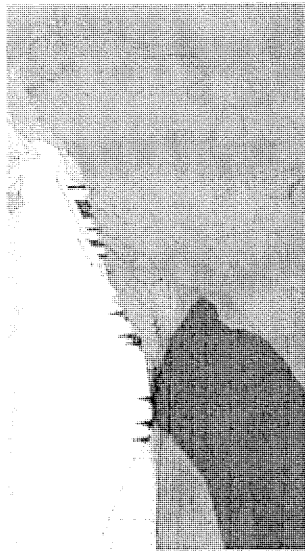
lumen design llc 907-771-9940

9-15-13



Juneau VOA Housing Phase 1

9-15-13
JURGEN-VESTON LLC 907-771-9940

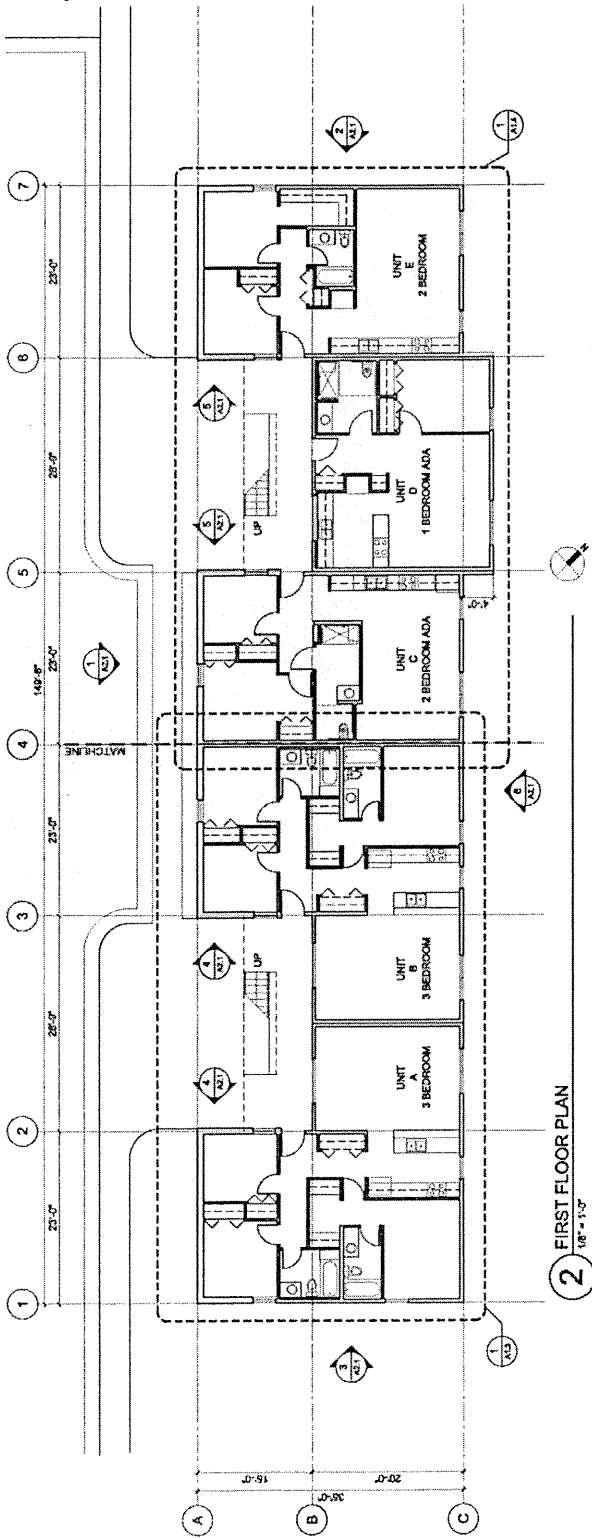


Juneau VOA Housing Phase 1

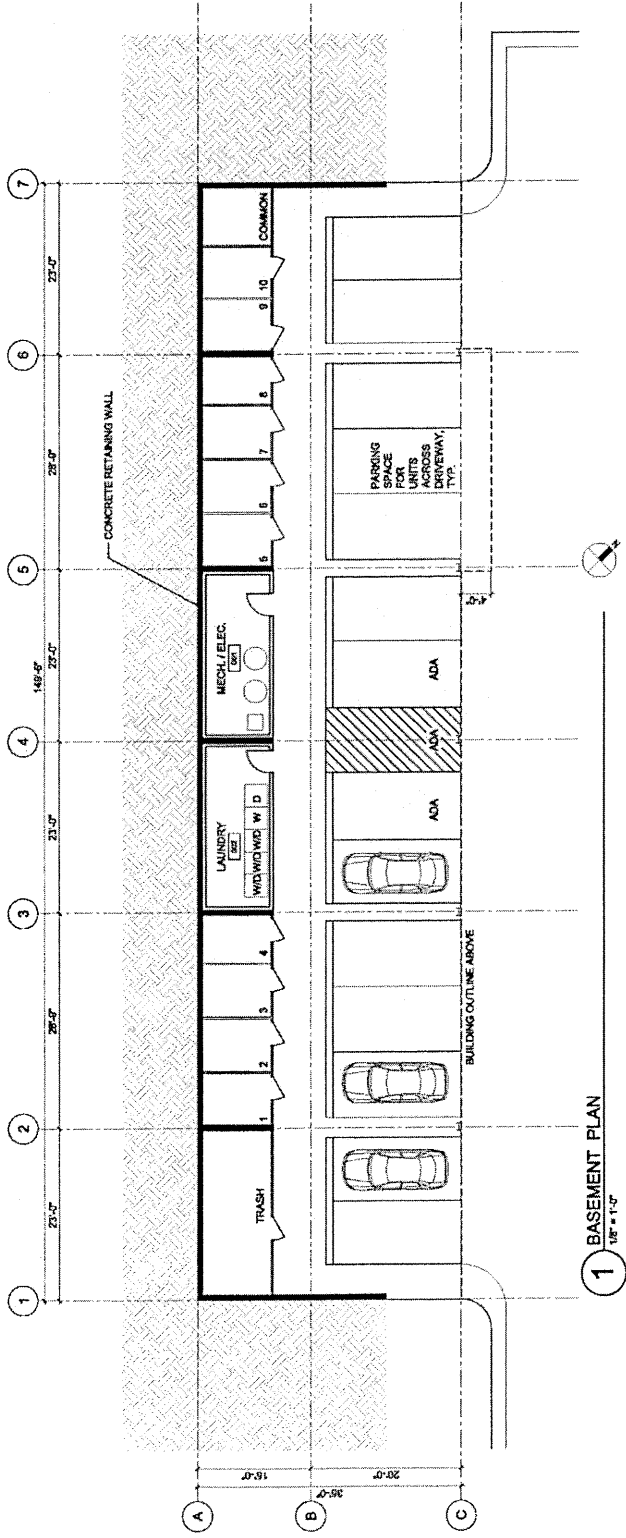
9-15-13

lumen design llc 907-771-9940

GENERAL PLAN NOTES:
 1. ALL DIMENSIONS ARE FROM FACE OF STUD. U.N.O.
 2. RATED PARTY WALLS TO RUN CONTIGUOUS FROM INSIDE FACE OF EXTERIOR SHEATHING.
 3. ALL LIVING ROOMS AND BEDROOMS TO HAVE MIN. 50 FRESH AIR INTAKE VENTS.



2 FIRST FLOOR PLAN
 1/8" = 1'-0"



1 BASEMENT PLAN
 1/8" = 1'-0"

LUMEN design, LLC
 5201 E Northern Lights Blvd Anchorage, AK 99508
 907 771 9998 fax

VISTA DRIVE PHASE 1
BUILDING 2
 Volunteers of America Juneau, Alaska

REVISIONS	VISTA JOB NO. DM142013 DATE WED	BASEMENT AND FIRST FLOOR PLAN	SHEET NO. A1.1
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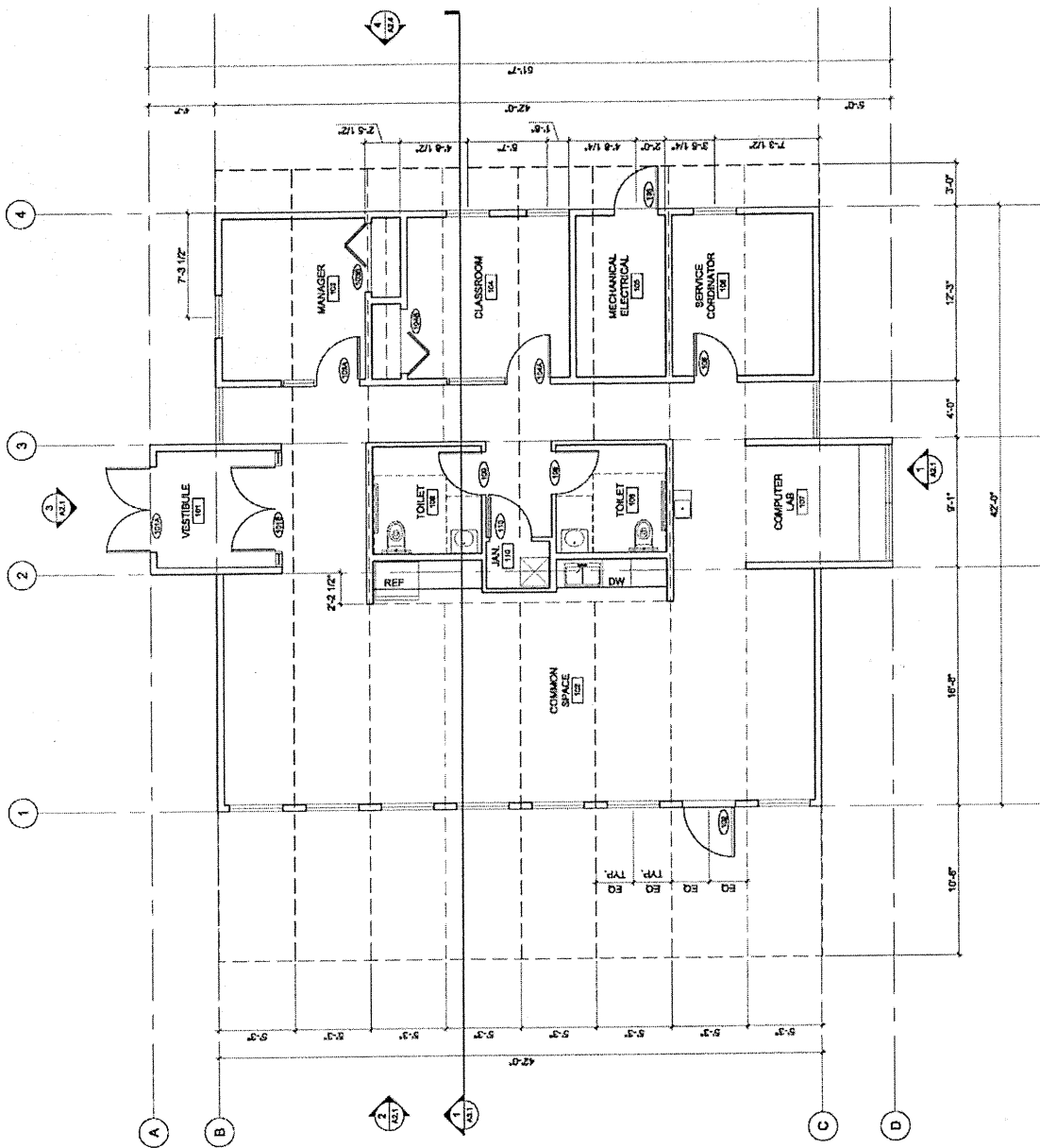
GENERAL PLAN NOTES:
 1. ALL DIMENSIONS ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE.

LUMEN design, LLC
 5201 E Northern Lights Blvd Anchorage, AK 99508
 907 771 9940 office
 907 771 9966 fax

VISTA DRIVE PHASE 1
 COMMUNITY CENTER
 Volunteers of America Juneau, Alaska

REVISIONS	JOB NO. VISTA	FLOOR PLAN
	DATE 08/15/2013	SHEET NO. A1.1
	INFO	

35% DRAWING "COMMUNITY CENTER"



1 FLOOR PLAN
 1/8" = 1'-0"

Project Amenities

- ▶ Condo quality
- ▶ Covered parking
- ▶ Community center and playground
- ▶ 5 star energy efficiency rating
- ▶ Geothermal Heating
- ▶ Great views of Gastineau Channel and Juneau
- ▶ Laundry facilities
- ▶ Private outdoor storage

- ▶ Traffic
- ▶ Impact on schools
- ▶ Stream setbacks
- ▶ Erosion
- ▶ Drainage
- ▶ Road grade
- ▶ Foundation stability
- ▶ Wetlands permit

Rental Rates

- ▶ 1 bedroom units \$485 to \$877
- ▶ 2 bedroom units \$585 to \$1,272
- ▶ 3 bedroom units \$1,160 to \$1,599
- ▶ Heating included in the rent.
- ▶ Reservation list
- ▶ Contact John McGrew
(907) 227-1602