


MEMORANDUM

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

DATE: November 4, 2013

TO: Planning Commission

FROM: Chrissy McNally, Planner 
Community Development Department

FILE NO.: CSP2013 0027

PROPOSAL: Lemon Creek Road reconstruction to include installation of sidewalk, storm water drainage, and reconstruction of bus turnaround.

GENERAL INFORMATION

Applicant: City and Borough of Juneau

Property Owner: City and Borough of Juneau

Property Address: Lemon Creek Road

Legal Description: Glacier View Subdivision

Parcel Code No.: Right-of-way

Site Size: 1,100 lineal feet

Comprehensive Plan Future Land Use Designation: Medium Density Residential

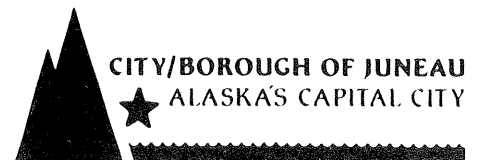
Zoning: D15

Utilities: City Water and Sewer

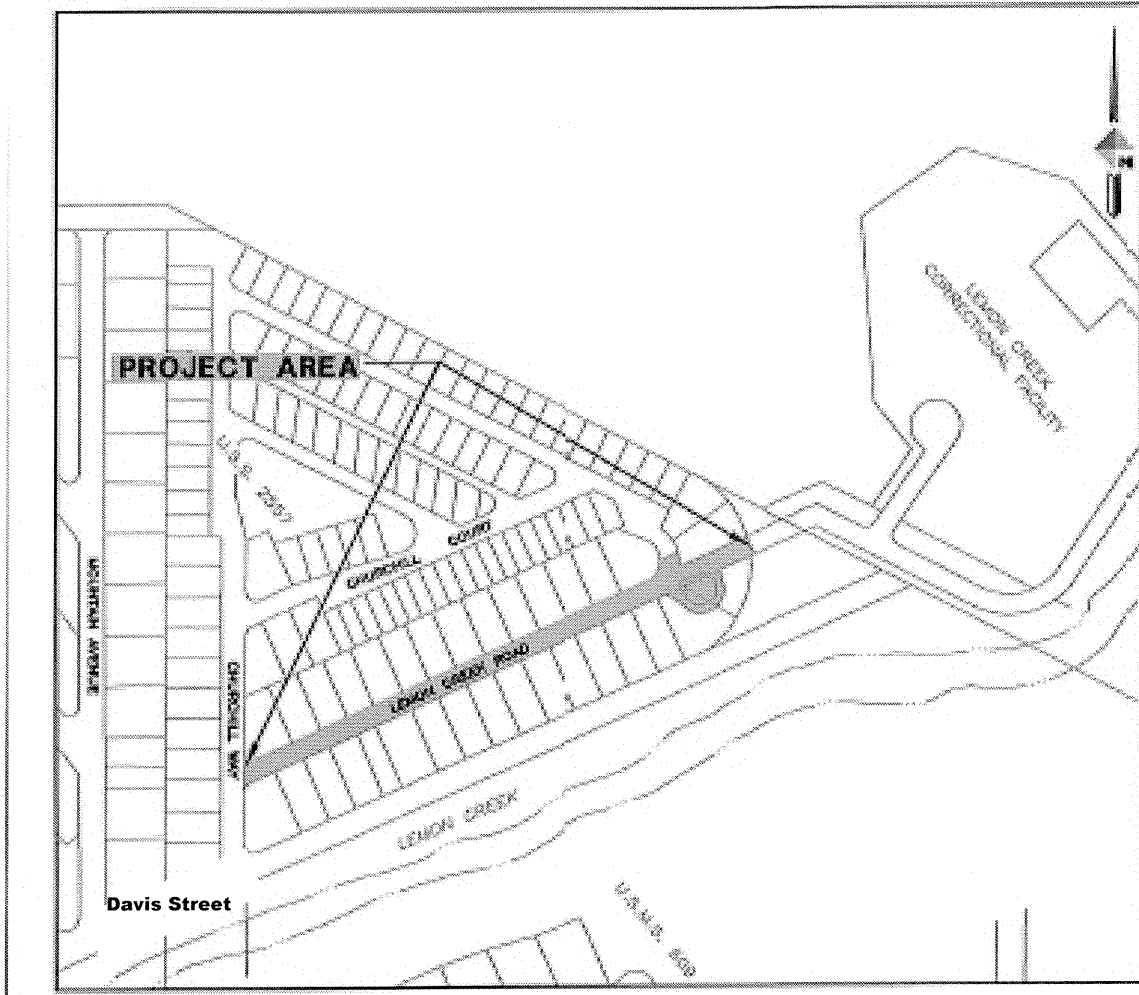
Access: Davis Avenue

Existing Land Use: Right-of-Way

Surrounding Land Use: North - D15 - Residential
South - D15 - Residential
East - D15/D5 Lemon Creek Correctional Facility
West - D15 - Churchill Way - Residential



VICINITY MAP



BACKGROUND

Lemon Creek Road lies within the D15 zoning district within the Glacier View Subdivision. The 1,100 foot long street is lined with mobile, single family, duplex and multifamily residences. The primary access to Lemon Creek Road is Churchill Way. The terminus of Lemon Creek Road is the Lemon Creek Correctional Facility (see vicinity map). Lemon Creek Road is serviced by Capital Transit which has a bus stop at the east and west ends of the road. There is a bus turnaround at the northeast end of Lemon Creek Road. The road is also serviced by First Student school busses.

The proposed project is a CBJ Capital Improvement and is listed as Lemon Road Reconstruction in the FY14-19 Six Year Capital Improvement Program with funding in FY14 of \$1,200,000. The road requires full reconstruction because of surface material failure and the lack of a drainage system.

ANALYSIS

According to CBJ 49.10.170(c)

The commission shall review and make recommendations to the assembly on...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.

Lemon Creek Road is a 1,100 foot long public right of way, starting at Churchill Way and extending northeast to the Lemon Creek Correctional Facility (see figure 1). This roadway is classified as a non-arterial, non-collector street. No traffic counts are available for Lemon Creek at the project location. The road also serves Churchill Court, which is a private road (see vicinity map). Lemon Creek Road is serviced by Capital Transit and First Student busses, providing direct access to 27 residences.

The project includes structural replacement of the roadway and asphalt paving, including the bus turnaround at the east end of Lemon Creek Road. Traffic lanes will be 10 feet wide. A sidewalk will be installed on the north side of the street. A pedestrian crossing will connect the sidewalk to the Churchill Way and Davis Street sidewalks. Vehicle traffic primarily enters Lemon Creek Road from the south, making a right-hand turn. A sidewalk on the north side will ensure pedestrians remain clear of turning vehicles. Snow removal from the new sidewalk will be the responsibility of the adjacent homeowners, consistent with CBJ policy for snow removal prioritization. Roadway reconstruction will extend approximately 20 feet onto Churchill Court immediately off of Lemon Creek Road (see figure 2).



Figure 1: Lemon Creek Road facing west

The design includes a valley gutter on the south side of the street to improve storm water drainage. A curb gutter will be installed on the sidewalk side. Residences will be able to tie roof drains into the drainage system.

Currently, more than one lot is serviced by the same water line. Where feasible, CBJ will install water lines to each individual lot.

Area residents will experience impacts of noise and traffic delays during project construction. Construction will require the reduction of the street to one lane. Construction will result in a detour onto Churchill Court which is a private road. CBJ Engineering was granted permission by the Churchill Court property owner to detour public traffic onto Churchill Court.



Figure 2: Entrance to Churchill Court from Lemon Creek Road

The project plan is to begin in May near the end of or just after the school year and plans to end before school begins to minimize interference with the school bus schedule. Public Transit and General Engineering worked together on the appropriate rerouting of bus service during the construction period. The public bus will temporarily be rerouted up Mountain Avenue to Patti Avenue to Lund Street with a bus stop on Mountain (see figure 3).

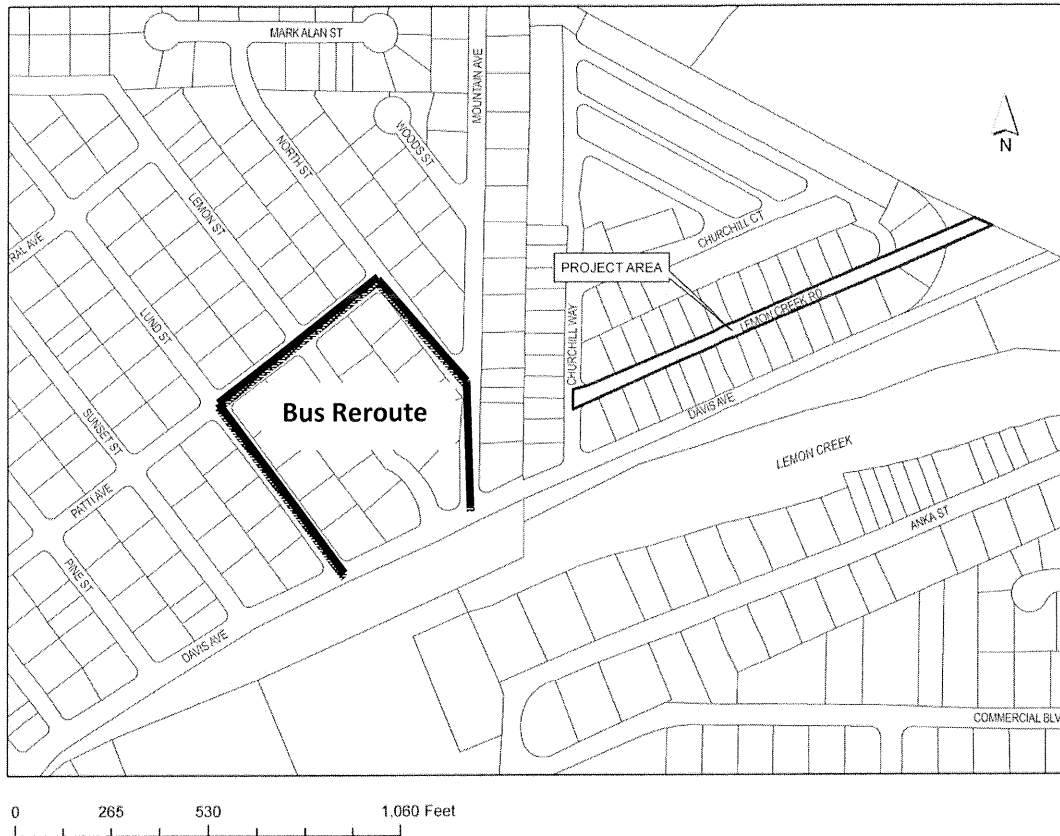


Figure 3: Bus reroute

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 one and a half miles from large employers and shopping areas in the Industrial Park as well as Wal-Mart. It is also one and a half miles from Dzantik'i Heeni Middle School.

POLICY 8.1 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.

With specific consideration to the Lemon Creek neighborhood, the 2008 Comprehensive Plan calls for improvements to transportation facilities.

8.3.IA4 Develop and implement a neighborhood transportation facilities improvement plan, in coordination with an area-wide neighborhood plan, for roadway access, sidewalks, pedestrian crossings, bus pullouts and shelters, intersection control and new intersections for Lemon Creek.

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.

Area-Wide Transportation Plan (AWTP) (2001)

The 'Safety Analysis of Existing System' section of the AWTP identifies a deficient sidewalk system in the Lemon Creek neighborhood. Solutions call for a complete sidewalk system to include Davis Street to the west of Lemon Creek Road. The inclusion of a sidewalk on Lemon Creek Road further adds to the Lemon Creek neighborhood sidewalk system. Improvement Projects includes the following:

Non-Motorized Transportation Plan (NMTP) (2009)

The NMTP highlights deficiencies in the Lemon Creek neighborhood sidewalk system. The plan identifies the Lemon Creek neighborhood as having high numbers of pedestrians and need for more sidewalks. The plan also references 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

There are no known eagle nests in the area. Lemon Creek Road is in a densely developed residential area where there are no longer wetlands. Lemon Creek, an anadromous stream, runs parallel to Lemon Creek Road approximately 200 feet to the south. CBJ 49.70.310(a)(4) limits construction to within 50 feet of stream banks. Therefore, there are no habitat disturbance concerns with this project.

FINDINGS

The project is consistent with CBJ Land Use Code and applicable plans. The Comprehensive Plan NMTP, 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.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the above analysis and findings, and recommend to the Assembly authorization of the reconstruction of Lemon Creek Road to include installation of a sidewalk with cross section provided and improved drainage.

DEVELOPMENT PERMIT APPLICATION

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

INFORMATION	Project Description <u>Lemon Creek Road Reconstruction</u>		
	PROPERTY LOCATION		
	Street Address <u>Lemon Creek Road</u>	City/Zip <u>99801</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Glacier View Subdivision</u>		
	Assessor's Parcel Number(s) <u>N/A</u>		
	LANDOWNER/LESSEE		
	Property Owner's Name <u>CBJ Engineering</u>	Contact Person: <u>Paul Beck</u>	Work Phone: <u>586 0882</u>
	Mailing Address <u>155 5th Seaward Street Juneau</u>	Home Phone: <u>N/A</u>	Fax Number: <u>463 2606</u>
	E-mail Address: <u>Paul.Beck@cbj.juneau.ak.us</u>	Other Contact Phone Number(s):	
	LANDOWNER/LESSEE CONSENT <small>Required for Planning Permits, not needed for 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. <input checked="" type="checkbox"/> <u>[Signature] Chief CIPer</u> <u>9/30/13</u> Landowner/Lessee Signature Date <input checked="" type="checkbox"/> _____ 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>CBJ Engineering</u> Contact Person: <u>Paul Beck</u> Work Phone: <u>586 0882</u> Mailing Address: <u>155 5th Seaward St. Juneau, AK 99801</u> Home Phone: <u>N/A</u> Fax Number: <u>463 2606</u> E-mail Address: <u>Paul.Beck@cbj.juneau.ak.us</u> Other Contact Phone Number(s): <input checked="" type="checkbox"/> _____ <u>9/30/13</u> Applicant's Signature Date of Application			

OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	Date Received	Application Number(s)
	<input checked="" type="checkbox"/>	Building/Grading Permit		
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)	<u>9/30/13</u>	<u>CSP20030027</u>
		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)			
***Public Notice Sign Form filled out and in the file.				
Comments:				Prominence Initials
				TC

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP20130027	Date Received																				
TYPE OF PROJECT REVIEW:																							
<input type="checkbox"/> City Project Review <input type="checkbox"/> City Land Acquisition /Disposal <input type="checkbox"/> State Project Review																							
DESCRIPTION OF PROJECT <u>Leman Creek Road Reconstruction</u>																							
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): <u>Public Right of way</u>																							
PROPOSED USE OF LAND OR BUILDING(S): _____																							
PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:																							
Is this project associated with any other Land Use Permits? <input type="checkbox"/> No <input type="checkbox"/> Yes Case No.: _____																							
Capital Improvement Program # (CIP) _____																							
Local Improvement District # (LID) _____																							
State Project # _____																							
ESTIMATED PROJECT COST: \$ _____																							
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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: left; padding: 2px;">CITY/STATE PROJECT FEES</th> </tr> <tr> <th style="width: 40%;"></th> <th style="width: 15%;">Fees</th> <th style="width: 15%;">Check No.</th> <th style="width: 15%;">Receipt</th> <th style="width: 15%;">Date</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Application Fees</td> <td style="padding: 2px;">\$ _____</td> <td style="padding: 2px;">_____</td> <td style="padding: 2px;">_____</td> <td style="padding: 2px;">_____</td> </tr> <tr> <td style="padding: 2px;">Total Fee</td> <td style="padding: 2px;">\$ _____</td> <td style="padding: 2px;">_____</td> <td style="padding: 2px;">_____</td> <td style="padding: 2px;">_____</td> </tr> </tbody> </table>			CITY/STATE PROJECT FEES						Fees	Check No.	Receipt	Date	Application Fees	\$ _____	_____	_____	_____	Total Fee	\$ _____	_____	_____	_____
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TO BE COMPLETED BY THE APPLICANT

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

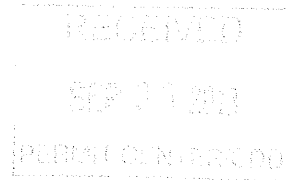
Lemon Creek Road Reconstruction
CSP Narrative

CSP 20130027

The project consists of reconstruction of Lemon Creek Road which is approximately 1100 feet long. Lemon Creek Road is a residential road within the Glacier View Subdivision and is part of the Capital Transit bus route and the only road access to the Lemon Creek State Prison. The project will include storm drainage improvements, replacement of the roadway structural section, asphalt paving, curb gutter and sidewalk improvements, and may include replacement or repairs of the water and sewer system within the public right of way and other necessary work to successfully complete the project. The reconstruction of the bus turn around at the north end of Lemon Creek Road may also become part of this project.

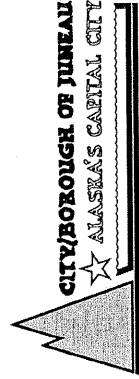
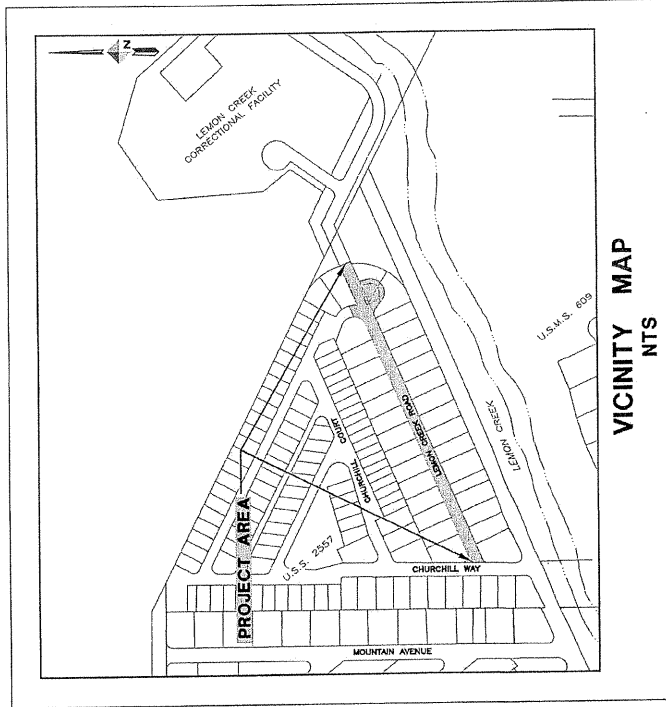
Due to a high traffic volume it may be necessary to reconstruct Lemon Creek Road in phases. Capital Transit services will have a temporary alternative route during this project.

This project will be put out for bid this fall and will start and be completed during the 2014 construction season.

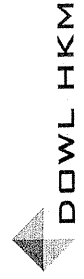


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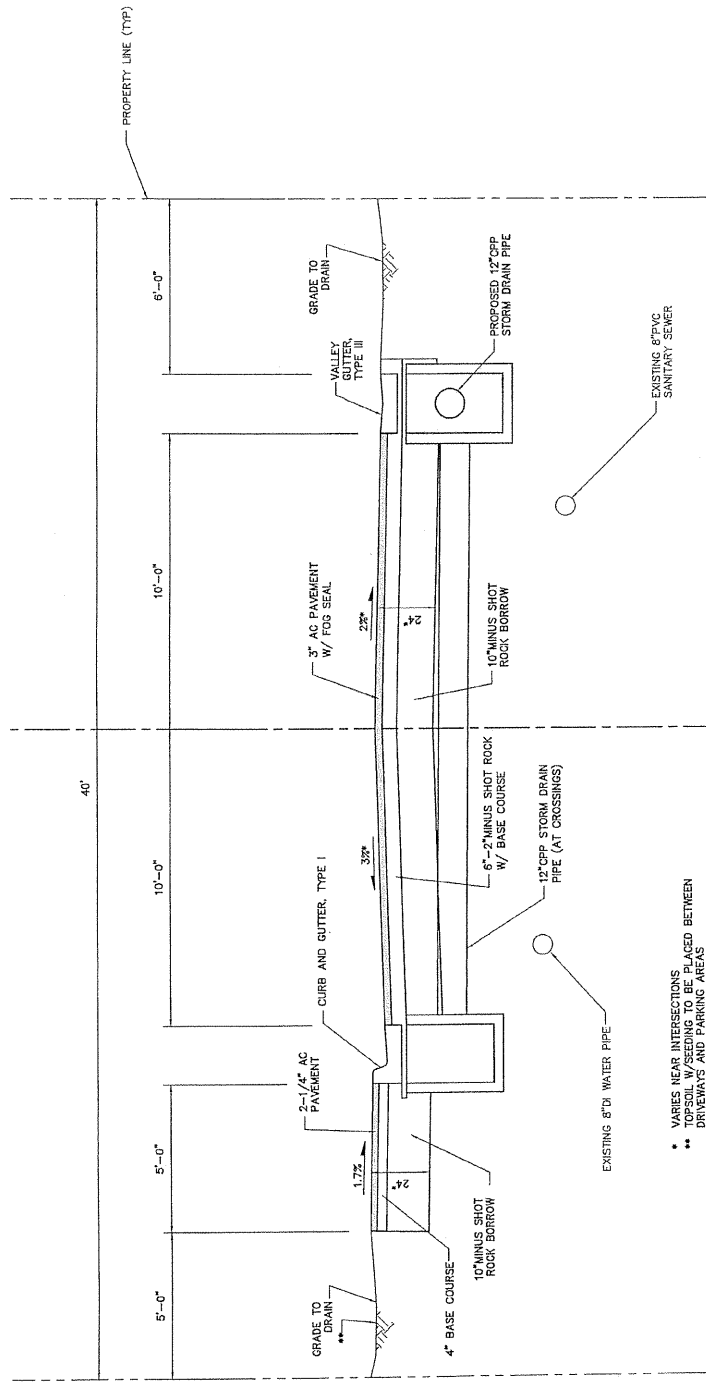
LEMON CREEK ROAD RECONSTRUCTION CONTRACT NO. E14-118



5368 Commercial Blvd.
Juneau, Alaska 99801
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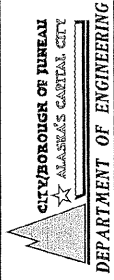


**TYPICAL SECTION
LEMON CREEK ROAD**

* VARIES NEAR INTERSECTIONS
 ** TOPSOIL W/ SEEDING TO BE PLACED BETWEEN DRIVEWAYS AND PARKING AREAS

TYPICAL SECTION

**LEMON CREEK ROAD
RECONSTRUCTION
CONTRACT NO. E14-118**

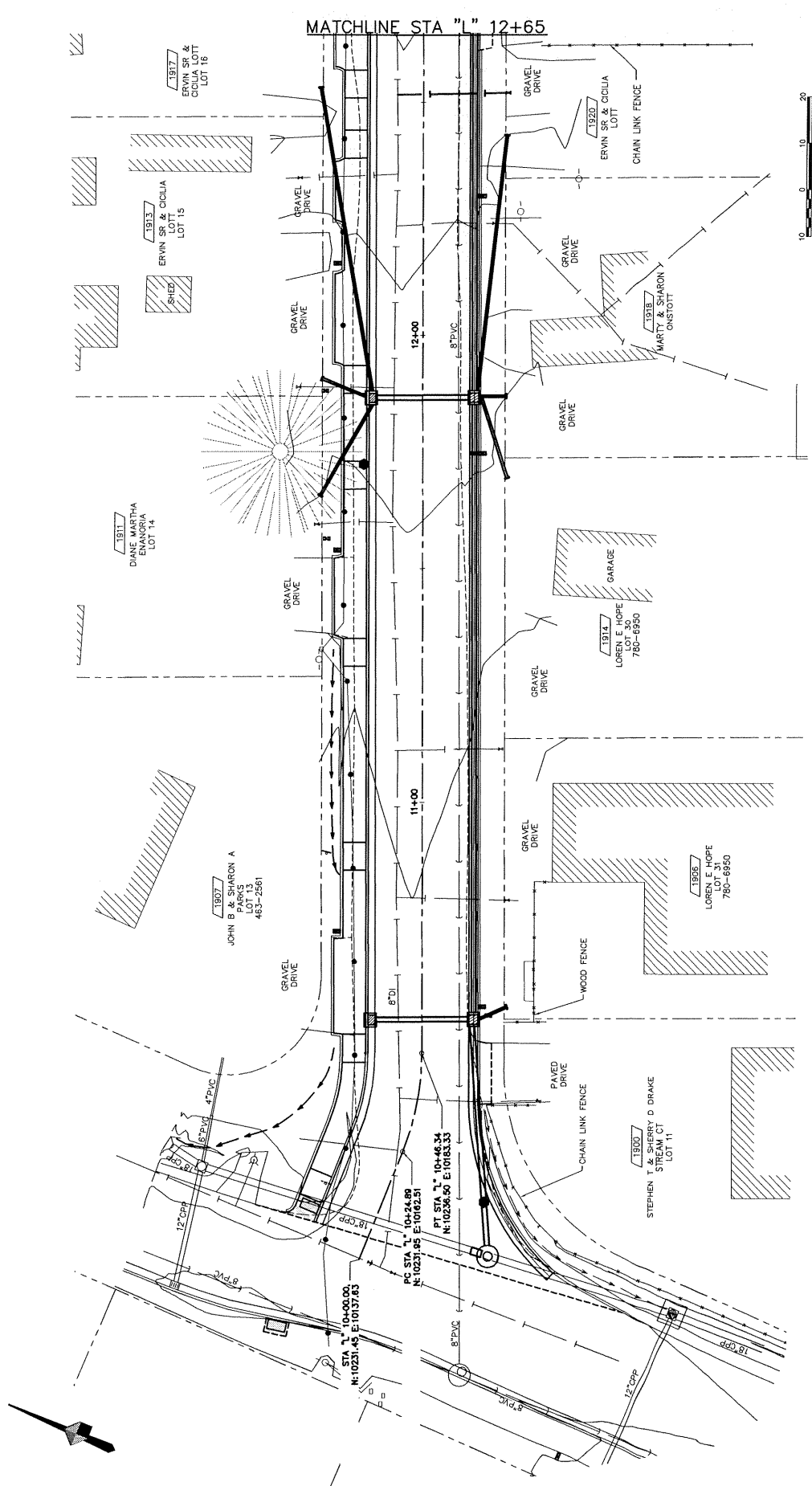


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 DESIGNED BY: P. MUIRE



SHEET NO. 12 of 18

PLAN - LEMON CREEK ROAD
CHURCHILL WAY TO STA "L" 12+65

LEMON CREEK ROAD
RECONSTRUCTION
CONTRACT NO. E14-118



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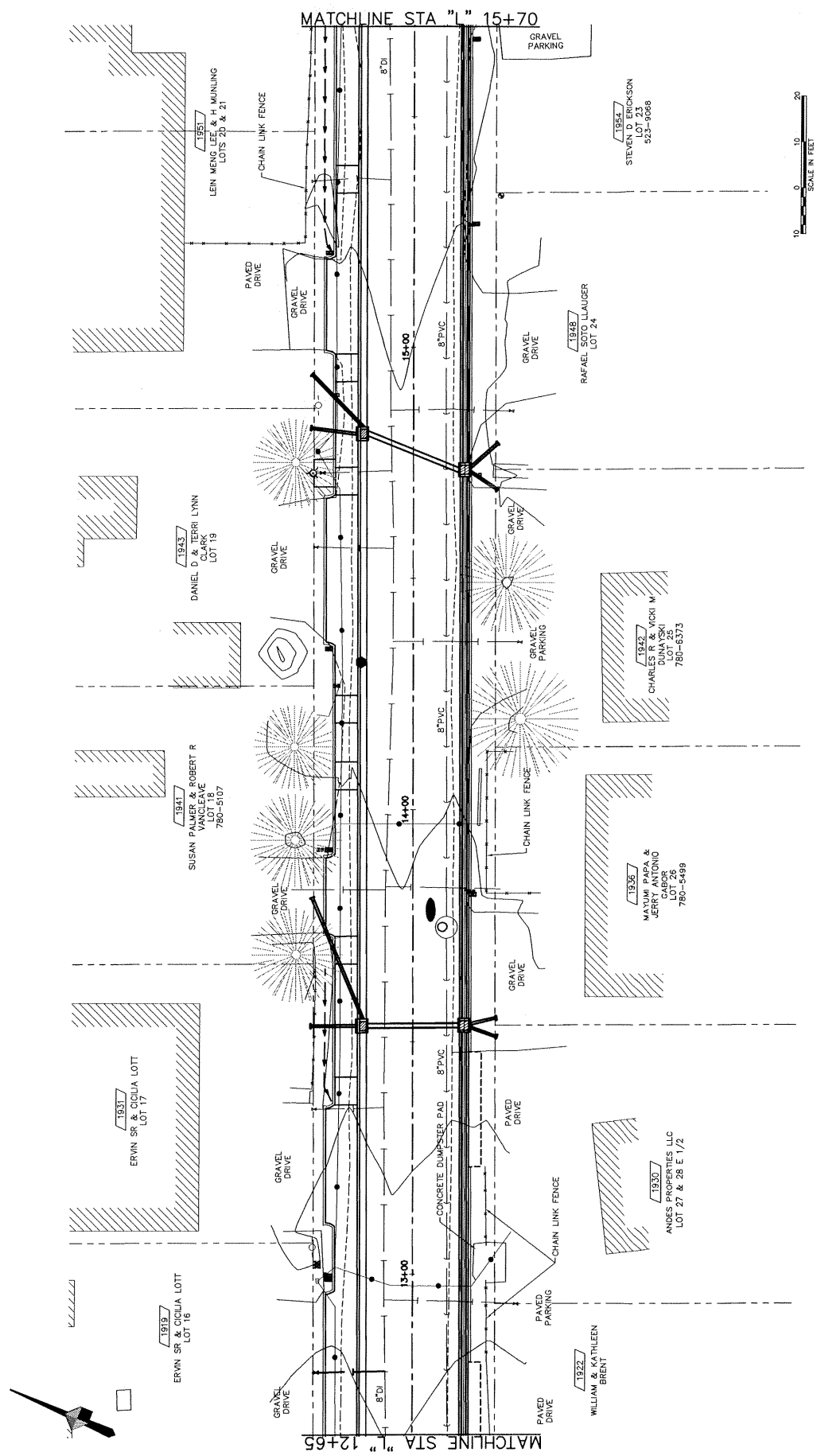
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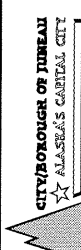
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SHEET NO.
13 of 18

PLAN - LEMON CREEK ROAD
STA "L" 12+65 TO STA "L" 15+70

LEMON CREEK ROAD
RECONSTRUCTION
CONTRACT NO. E14-118



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ENGINEERING

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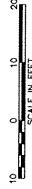
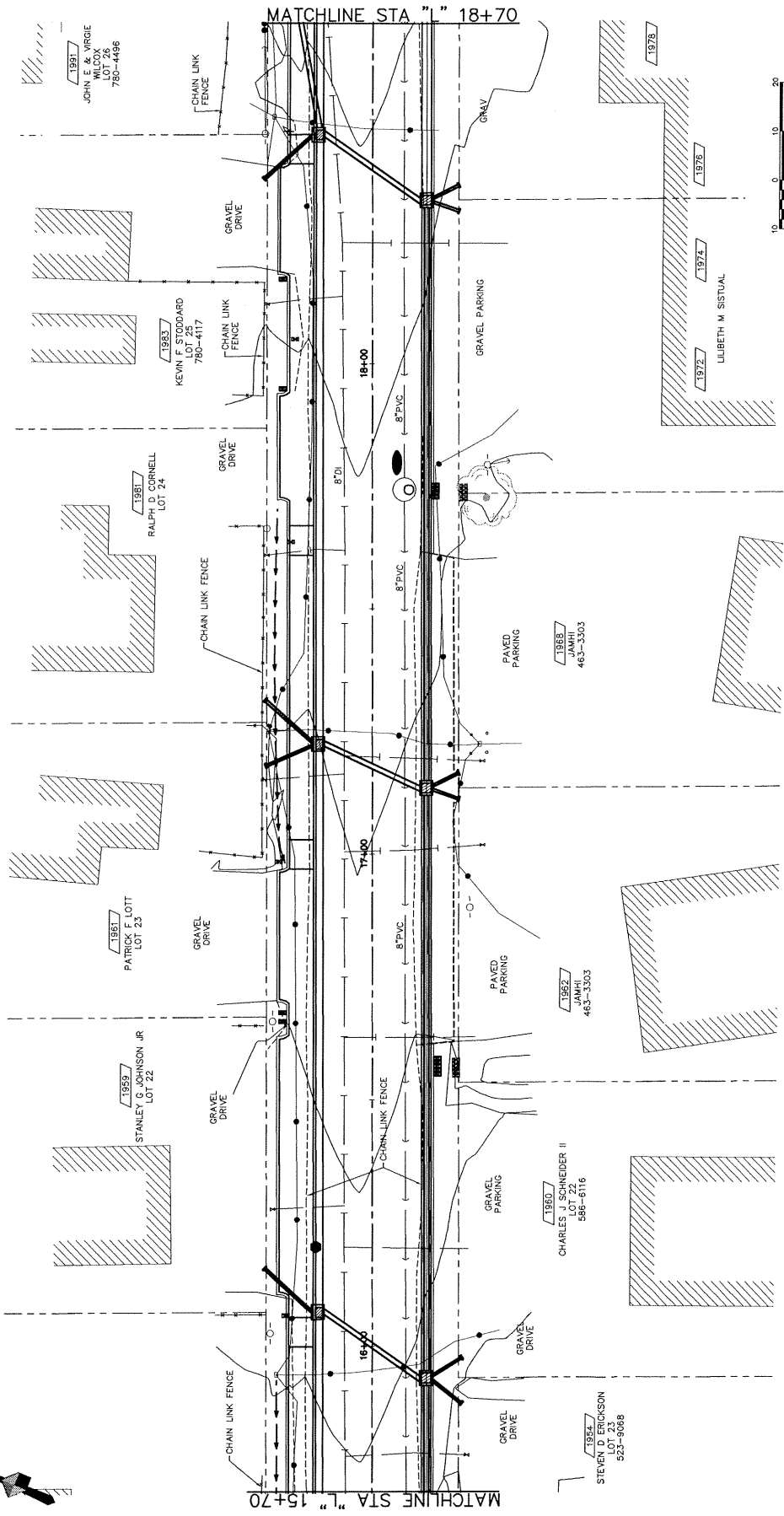
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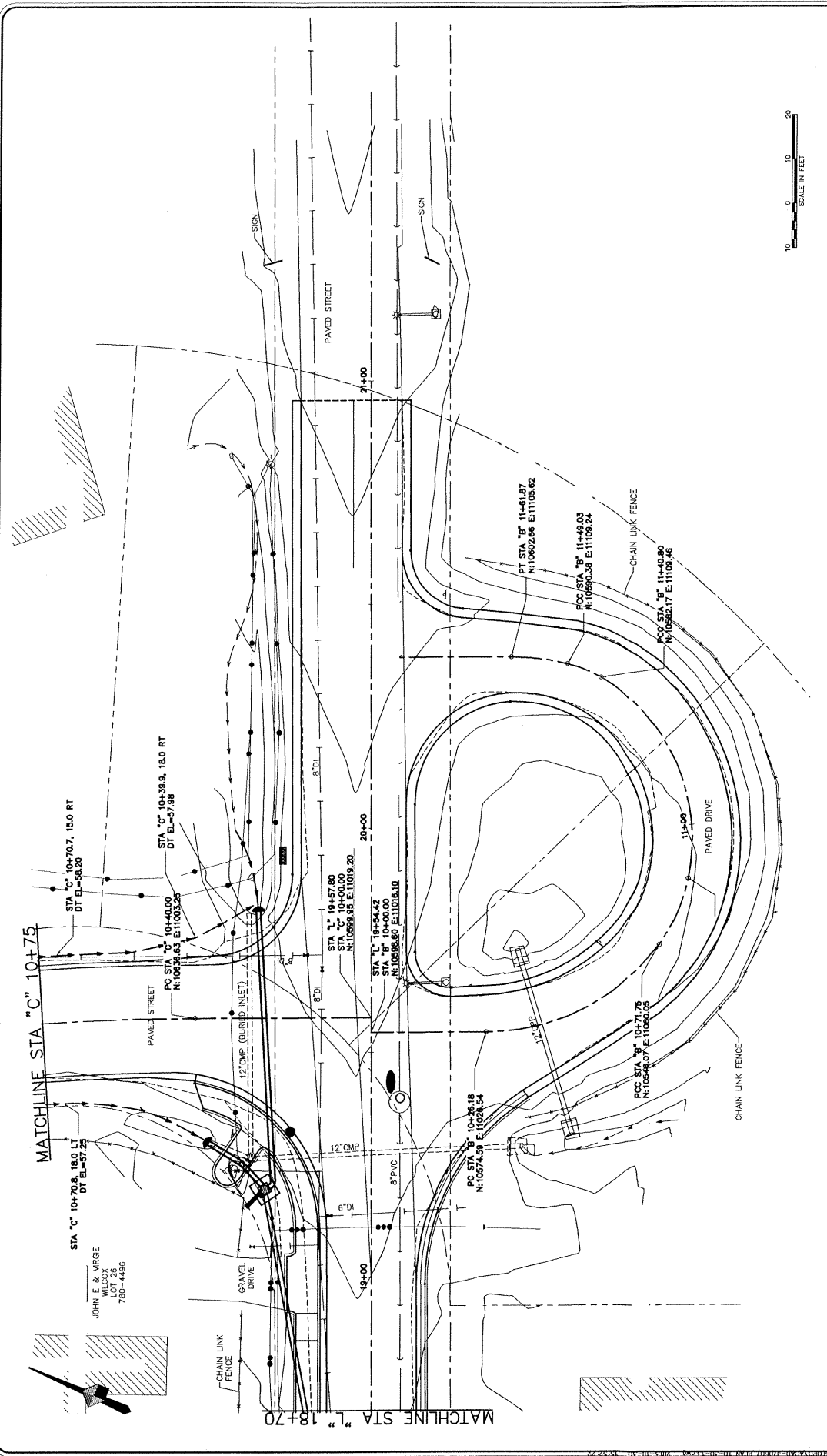
CITY/BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

LEMON CREEK ROAD
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 CONTRACT NO. E14-118

SHEET NO.
 14 of 18

PLAN - LEMON CREEK ROAD
 STA "L" 15+70 TO STA "L" 18+70

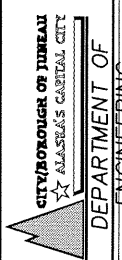
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SHEET NO. 15 of 18

PLAN - LEMON CREEK ROAD
STA "L" 18+70 TO EOP
AND LEMON CREEK ROAD
TO STA "C" 10+75

LEMON CREEK ROAD
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CONTRACT NO. E14-118



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