


MEMORANDUM

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

DATE: March 24, 2014

TO: Planning Commission

FROM: Chrissy McNally, Planner 
Community Development Department

FILE NO.: CSP2014 0004

PROPOSAL: Fritz Cove Road widening of shoulders, embankment reinforcement, asphalt paving, drainage improvements, and culvert replacement.

GENERAL INFORMATION

Applicant: State of Alaska

Property Owner: State of Alaska

Property Address: Fritz Cove Road

Legal Description: Fritz Cove Road

Parcel Code No.: N/A

Site Size: 2.5 miles

Comprehensive Plan Future Land Use Designation: Rural Low Density Residential

Zoning: Collector road

Utilities: Public water/private sewer

Access: Glacier Highway

Existing Land Use: Right-Of-Way

Surrounding Land Use: North - Glacier Highway/Auke Lake
South - Smuggler's Cove/ Mendenhall Wetlands State Game Refuge
East - Rural Reserve
West - Rural Reserve/Auke Bay



VICINITY MAP



ATTACHMENTS

Attachment A: Project application
Attachment B: Abutter's Notice

BACKGROUND

Fritz Cove Road is classified by CBJ as a collector roadway and the Alaska Department of Transportation and Public Facilities (DOT&PF) as an urban collector roadway. According to the DOT & PF, Fritz Cove Road experiences Average Daily Traffic (ADT) of approximately 1,300 to 1,900 vehicles per day between the intersection of Fritz Cove Road and Glacier Highway to the intersection of Fritz Cove Road and Dock Street. Data is not available from the Dock Street intersection to the end of Fritz Cove Road. Fritz Cove Road can be accessed via Glacier Highway and Engineer's Cutoff (see Vicinity Map).

Owned and maintained by the State of Alaska Department of Transportation and Public Facilities (DOT&PF), Fritz Cove Road is scheduled for asphalt paving of its road surface which will include widening the shoulders on each side of the road. There will be concurrent replacement of guardrails and culverts. DOT&PF also proposes embankment stabilization measures where necessary.

A contractor will be chosen in mid-summer 2014 and therefore, construction may begin in late summer of 2014 or, most likely, the spring of 2015. The purpose of this review by the Community Development Department is to ensure that the proposed project complies with Title 49, the Comprehensive Plan, and any other relevant adopted plans.

CBJ 49.15.580 State project review:

The commission shall review proposed Alaska State Capital Improvement Projects for consistency with this title pursuant to AS 35.30.010, and may impose conditions on and modifications to such projects.

ANALYSIS

The applicant proposes to conduct rehabilitative repairs on Fritz Cove Road, one of two access points to the Mendenhall Peninsula. This project is likely to cause impacts to the community in terms of traffic flow and construction noise during construction, but no changes to turning movements are proposed with this project. The Traffic Control Plan provided by DOT&PF states that there will be no lane closures between the peak hours of 6am and 9am or 4pm and 6pm. Engineer's Cutoff will be utilized as a detour route during portions of the project.

CONFORMITY WITH ADOPTED PLANS

The proposed project was reviewed for conformance with the 2013 Comprehensive Plan, Non-Motorized Transportation Plan (NMTP), and the Area Wide Transportation Plan (AWTP). While

there is no specific mention of rehabilitation related activities to roadways, all plans discuss the need for pedestrian and bicycle improvements in the area.

Comprehensive Plan:

POLICY 8.6 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.

Development Guidelines

8.6.DG1 Require sidewalks and bicycle paths or lanes along newly constructed arterial and collector streets where appropriate, and provide or work with ADOT&PF to provide such amenities along existing roads to provide safe and efficient access and recreation and to reduce pedestrian/automobile conflicts.

Implementing Actions

8.6.IA2 Work with the Alaska Department of Transportation and Public Facilities (ADOT&PF) to construct sidewalks and /or separated paths. If these are not practical, a wide shoulder of at least 48" along roads that lack such improvements, with a priority given to those corridors which have Average Annual Daily Traffic (AADT) of 4000 vehicles or more.

The proposed 4 foot paved shoulders meet the standard set forth in the 2013 Comprehensive Plan and is the minimum design width for DOT&PF. Though out of the scope of this project, but tangentially related, Glacier Highway improvements adjacent to Fritz Cove Road include an 8 foot paved shoulder which will function as a bike lane as well as a 6 foot wide sidewalk. These improvements and the 11 foot wide travel lanes with 4 foot wide shoulders on Fritz Cove Road greatly increases safety of pedestrians and bicyclists. CSP2014 0006 will address the intersection of Fritz Cove Road and Glacier Highway.

Non-Motorized Transportation Plan:

Chapter 7 Section 2 of the NMTP – *Recommended Infrastructure Improvements*, lists the intersection of Glacier Highway and Fritz Cove Road as an intersection requiring improvements to pedestrian and biker safety. As previously stated, this intersection is not within the scope of this project.

The NMTP Chapter 7 Section 4 recommends pedestrian and bicycle improvements for Fritz Cove Road. The Non-Motorized Transportation Plan identified Fritz Cove Road as a mid-level priority for shoulder lane improvements to include a minimum of 5 feet on each side to be used as bike lanes. However, in general, the Non-Motorized Transportation Plan states that a paved

shoulder should be a minimum 4 feet wide. The proposed improvements on Fritz Cove Road meet this standard.

Area Wide Transportation Plan:

The AWTP Improvement ID #58 also recommends pedestrian and bicycle improvements for Fritz Cove Road. Specific design standards are not mentioned.

CBJ staff expects that the contractor awarded the project by DOT&PF will need to use heavy machinery in the course of the project, that lane closures and traffic revisions will be required in the course of the project, and that some portion of the project will be completed at night in order to avoid or minimize impacts to traffic during peak hours. Although it is a provision in local ordinance, and therefore applies to the project whether a condition to its effect is required or not, staff recommends that an advisory condition reiterating the provisions of CBJ 42.20.095(b) be placed on the finding of local concurrence so as to ensure that the prohibition against use of heavy construction equipment during specified hours is known to the contractor:

CBJ 42.20.095(b) Construction of buildings and projects. It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official. Such permit shall be issued by the building official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents.

Capital City Fire/Rescue and CBJ Streets staff has expressed that daily notification of street closures or traffic revisions is extremely important, since they could have serious consequences in the event of an emergency requiring access through or within the project area. Staff recommends that an advisory condition alerting the project contractor to notify both the Juneau Police Department and Capital City Fire/Rescue prior to modifying traffic patterns be placed on the finding of consistency with locally adopted plans. See Condition #2.

HABITAT

A Variance (VAR2014 0026) for construction within 330 feet of six eagle nests was approved at the February 11, 2014 Board of Adjustment hearing. DOT&PF have also received a USFWS Eagle Permit for this project. There are no other habitat related concerns with this project.

FINDINGS

Staff finds the proposed Fritz Cove Road Rehabilitation and Repair Project to be consistent with adopted local plans. The project has received a Variance for construction within 330 feet of six eagle nests, and meets or exceeds local standards for travel lane widths.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the findings in this staff report and recommend to the Assembly that as conditioned, CSP2014 0004 is consistent with adopted local plans and policies, as required by CBJ49.15.540 and AS 35.30.010.

Staff further recommends that two advisory conditions be placed on the finding of consistency in order to provide all possible notice to the applicant and the project contractor that a construction noise permit will be required for heavy equipment work during night-time hours as provided at CBJ 42.20.095(b) and that notice of any street closure must be provided to both JPD and CCF/R.

Advisory Conditions:

1. CBJ 42.20.095(b) Construction of buildings and projects. It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough Building Official. Such permit shall be issued by the Building Official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents.
2. At least three business days prior to any traffic revision or road closure of any public street or portion thereof, the contractor shall provide written notification of the traffic revision plan to the CBJ Fire Marshall and Chief of Police. Failure to provide such notice may result in suspension of any CBJ-issued permits for such work, and is punishable by fine as an unlawful street closure under CBJ 72.17.010.

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP20140004	Date Received 2/19/2014
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TYPE OF PROJECT REVIEW:

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

DESCRIPTION OF PROJECT

Repair and rehabilitate Fritz Cove Road by widening shoulders, paving the existing roadway, replacing guardrails, improving drainage, replacing culverts as needed, repair sub-base in areas experiencing embankment failure.

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):

The road is currently used as a transportation corridor from residents along Fritz Cove Road to connect to the Juneau Road System.

PROPOSED USE OF LAND OR BUILDING(S):

No change in use is proposed.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

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

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # 69397

ESTIMATED PROJECT COST: \$ > 2.5 million

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	\$ 1,600			
Total Fee	\$ 1,600	CC	CDS4815	2/24/14

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

DEVELOPMENT PERMIT APPLICATION

Project Number CSP20140004	CITY and BOROUGH of JUNEAU	Date Received: 2/19/14
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description Repair and rehabilitate Fritz Cove Road by widening shoulders, paving the existing roadway, replacing guardrails, improving drainage, replacing culverts as needed, repair sub-base in areas experiencing embankment failure.		
	PROPERTY LOCATION		
	Street Address Fritz Cove Road, Juneau AK	City/Zip	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE		
	Property Owner's Name DOT&PF	Contact Person: Chuck Tripp	Work Phone: 465-4439
	Mailing Address PO Box 112506, Juneau, AK 99811-2506	Home Phone:	Fax Number:
	E-mail Address chuck.tripp@alaska.gov	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application. X _____ Landowner/Lessee Signature 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 Same Mailing Address E-mail Address Other Contact Phone Number(s): X <u>Charles Tripp</u> <u>2-19-14</u> Applicant's Signature Date of Application			

STAFF APPROVALS	-----OFFICE USE ONLY BELOW THIS LINE-----			
	✓	Permit Type	***SIGN	Date Received
		Building/Grading Permit		
	✓	City/State Project Review and City Land Action		2/19/14
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		CSP20140004
		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: _____ _____ _____			Permit Intake Initials JKL



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Transportation and Public Facilities

SOUTHEAST REGION
DESIGN & ENGINEERING SERVICES
Preconstruction

6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99811-2506
Main: 907.465.4444
Toll free: 877.305.6630
Fax: 907.465.4414

February 6, 2014

Re: JNU Fritz Cove Road rehabilitation and Repair

Certified Mail #: 7004 2890 0002 6819 6082

Return Receipt Requested

Hal Hart, Community Development Director
155 S. Seward Street
Juneau, Alaska 99801



Dear Hal,

The enclosed plans are submitted for your review and comment. In addition to a general review, please specifically review for compliance with AS35.30.020.

Under AS 35.30.020, the Department must comply with local planning and zoning ordinances and other regulations in the same manner and to the same extent as other landowners. If you believe the Department's construction of this project would result in a violation of planning, zoning, or other regulations generally applicable to landowners, please identify the portions of the project that would be in violation, and the specific planning, zoning, or other regulations that you believe would be violated.

If we have not received comments regarding this project's compliance with planning and zoning ordinances within 90 days after submittal of these plans, the Department will proceed with the project as planned.

Sincerely,

A handwritten signature in cursive script that reads "Charles Tripp".

Charles Tripp, P.E., DOT&PF Engineering Manager
Southeast Region – D&ES
6860 Glacier Highway
P.O. 112506
Juneau, Alaska 99811-2506
Phone: 907-465-4439
chucktripp@alaska.gov

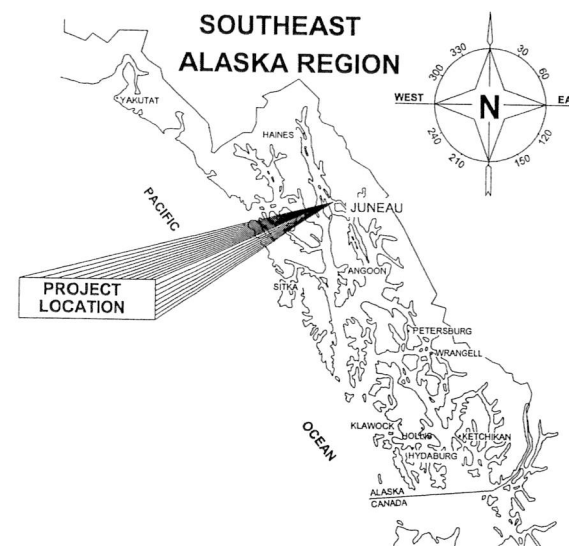
Enclosure Project Plans

State of Alaska

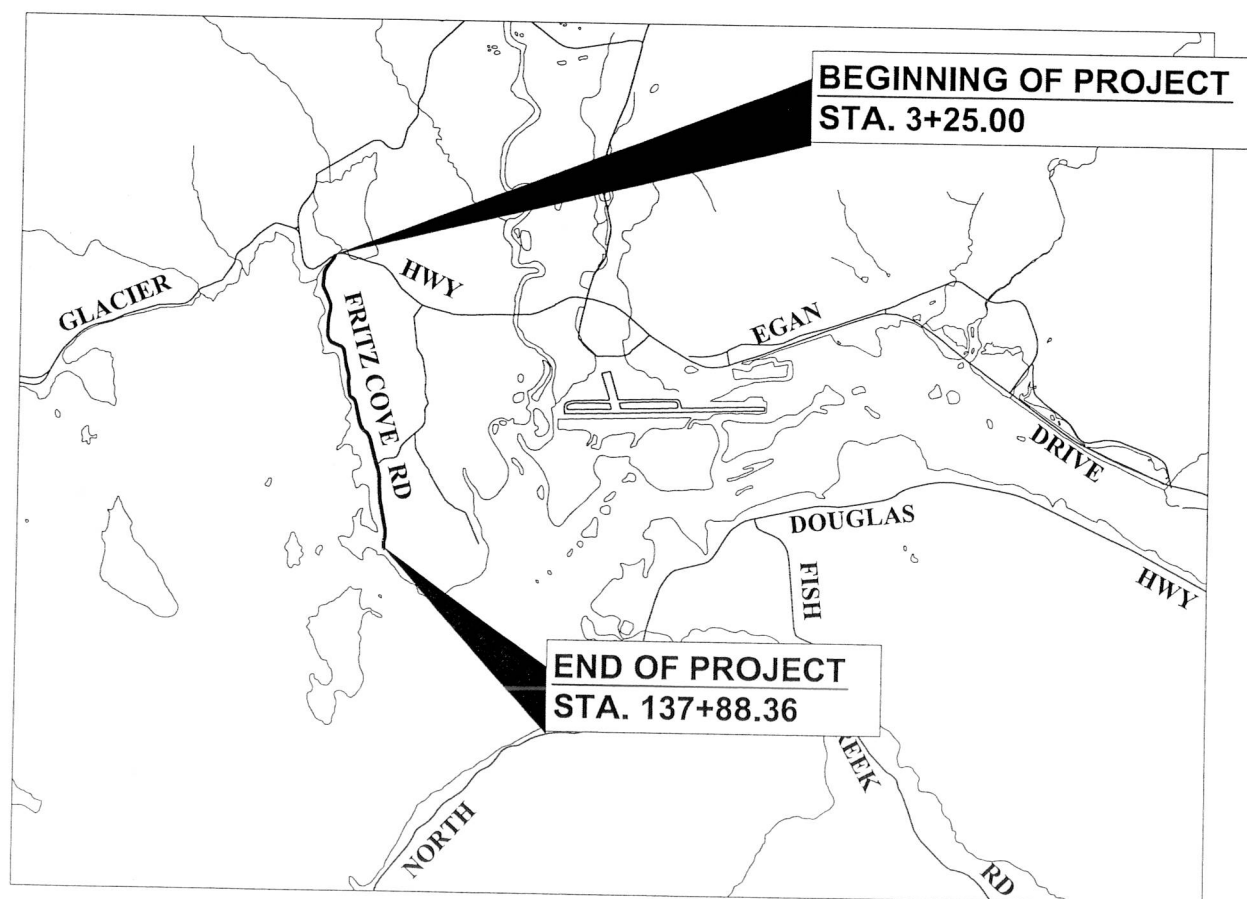
Department of Transportation
and Public Facilities
Southeast Region

JUNEA, ALASKA FRITZ COVE ROAD

REHABILITATION AND REPAIR
PROJECT No. 69397 / STP-0970(4)



RECEIVED
FEB 19 2014
PERMIT CENTER/CDD



VICINITY MAP

DESIGN DESIGNATION

NORTH OF ANN COLEMAN / SOUTH OF ANN COLEMAN		
A.D.T. 2010	=	1400 / 470
A.D.T. 2034	=	1400 / 470
D.H.V. 2010	=	170 / 60
D.H.V. 2034	=	170 / 60
% T	=	11.5
V	=	35 MPH
E.A.L.	=	304,650 / 102,840

PROJECT SUMMARY

PROJECT TYPE	=	3R
CDS ROUTE NO.	=	296634
CDS MILEPOINT	=	0 TO 2.559
LENGTH OF PROJECT	=	13464 FT
LENGTH OF TEMPORARY CONNECTIONS	=	0 FT
LENGTH OF PAVING	=	13464 FT
WIDTH OF PAVING	=	30 FT

THE FOLLOWING STANDARD DRAWINGS APPLY TO THIS PROJECT:

A-1	D-04.21	D-35.00	M-13.01	S-20.10	T-20.02
C-03.10	D-22.01	D-36.00	M-16.01	S-21.02	T-21.02
C-04.12	D-24.00	I-20.13	S-21.02	S-23.00	T-22.03
C-05.10	D-25.00	G-30.00	S-00.10	S-30.03	U-03.00
D-01.02	D-26.02	G-31.00	S-05.01		

INDEX

SHEET NO.	DESCRIPTION
A1	TITLE SHEET
B1	TYPICAL SECTIONS
C1	ESTIMATE OF QUANTITIES
D1	SUMMARIES
E1-E3	DETAILS
F1-F17	PLAN SHEETS
H1-H16	SIGNING & STRIPING SHEETS
M1	GRAVITY BLOCK WALL
P1-P16	ESCP SHEETS
P17-P18	ESCP DETAILS
T1-T2	TRAFFIC CONTROL PLAN

PLANS IN HANDS SET

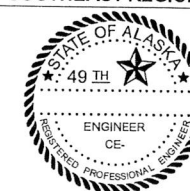
JAN 6 2014

PATH: Q:\JUN169397\PLANSET\A1 TITLESHEET.DWG TAB: LAYOUT1

Wednesday, September 14, 2011 12:59:57 PM

PLOT: PSPACE OR MSPACE: 1=1(F)

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
& PUBLIC FACILITIES
SOUTHEAST REGION



APPROVED:

REGIONAL PRE-CONSTRUCTION ENGINEER
CHUCK CORREA, P.E. DATE

APPROVED:

DIRECTOR, SOUTHEAST REGION
ALBERT H. CLOUGH, CPG DATE

CERTIFIED TRUE & CORRECT AS-BUILT OF ACTUAL FIELD
CONDITION:

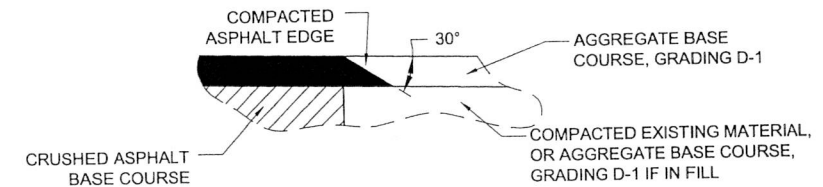
CONSTRUCTION PROJECT MANAGER DATE

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	69397 / STP-0970(4)	2014	A1	61

TYPICAL SECTION NOTES:

- IT IS THE INTENT OF THE TYPICAL SECTION TO WIDEN THE ROADWAY BY ONE FOOT IN EACH DIRECTION WITHOUT SIGNIFICANTLY IMPACTING NEIGHBORING PROPERTIES.
- LIMIT THE CLEARING AS CLOSELY AS PRACTICABLE TO THE FILL/CUT LIMITS. DO NOT CLEAR FURTHER THAN 5 FEET FROM THE FILL LIMITS. DO NOT CLEAR VEGETATION SCREENING HOMES THAT IS OUTSIDE OF THE DITCH OR TREES GREATER THAN 4 INCHES IN DIAMETER.
- IF TREES NEED TO BE REMOVED IT WILL BE DONE AT THE DIRECTION OF THE ENGINEER UNDER SELECTIVE TREE REMOVAL.
- THE ENGINEER MAY REDUCE OR ELIMINATE THE 1' UNPAVED SHOULDER TO AVOID SLIVER FILLS OR COMPLETELY FILLING THE DITCH. A LIST OF EXPECTED LOCATIONS IS IN THE FILL EXCEPTION TABLE ON THIS SHEET.
- FILLS ARE LOW AND DO NOT REQUIRE BENCHING. REMOVE SURFACE VEGETATION PRIOR TO PLACING FILL AGAINST THE EXISTING EMBANKMENT.

- EXISTING UTILITIES ARE BURIED IN THE DITCH ALONG THE PROJECT. APPROXIMATE LOCATIONS ARE SHOWN IN THE PLANS. LOCATE UTILITIES BEFORE DIGGING OR DRIVING POSTS. THE JUNEAU UTILITY COUNCIL NUMBER IS 586-1333.

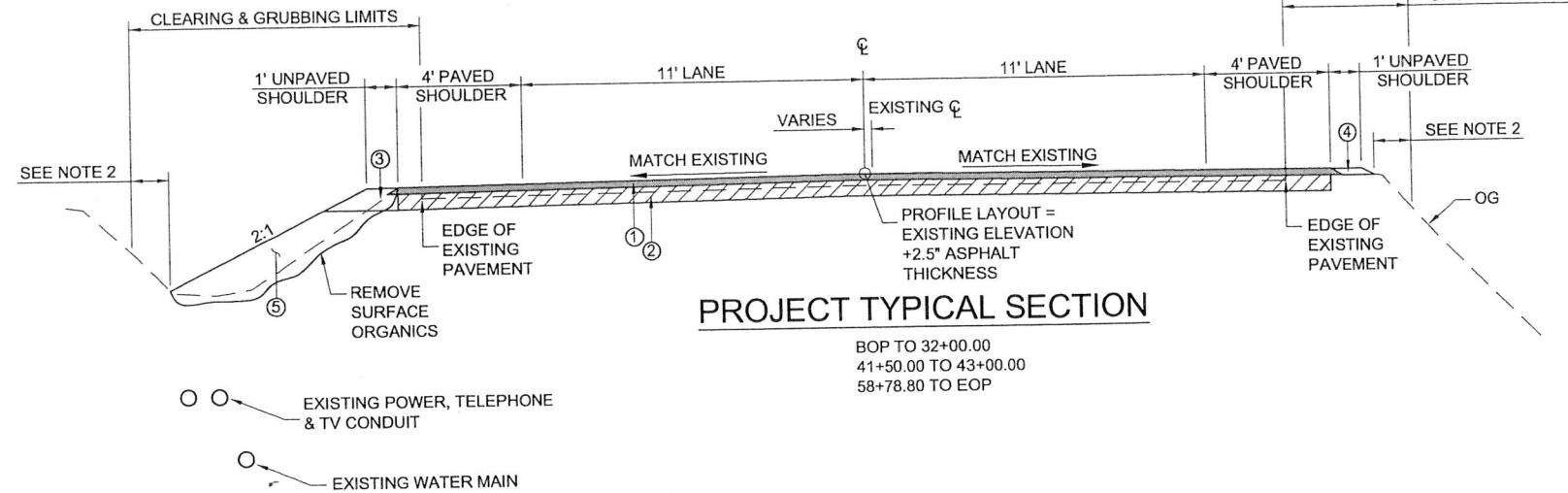


SAFETY EDGE DETAILS

NOTE: DO NOT USE A SAFETY EDGE WHERE THERE WILL BE A JOINT (E.G. CENTERLINE, DRIVEWAYS, INTERSECTIONS, ETC.)

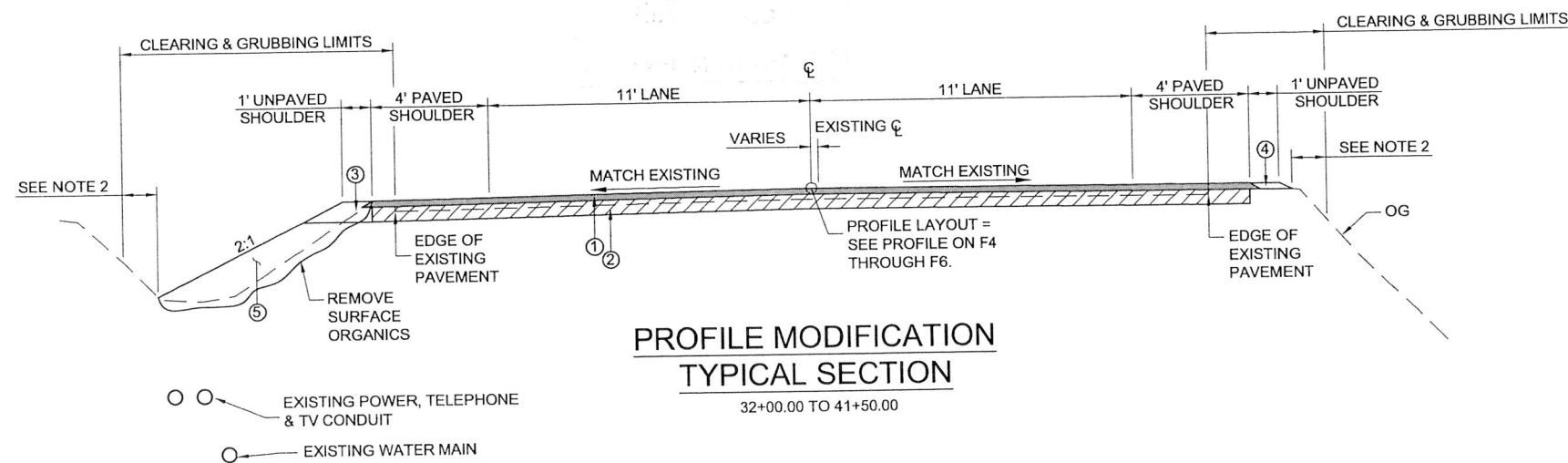
MATERIAL LEGEND

- 2 1/2" ASPHALT CONCRETE, TYPE II; CLASS B
- 6" CRUSHED ASPHALT BASE COURSE
- 8 1/2" AGGREGATE BASE COURSE, GRADING D-1
- 2 1/2"± AGGREGATE BASE COURSE, GRADING D-1
- BORROW MEETING REQUIREMENTS OF SELECTED MATERIAL, TYPE A



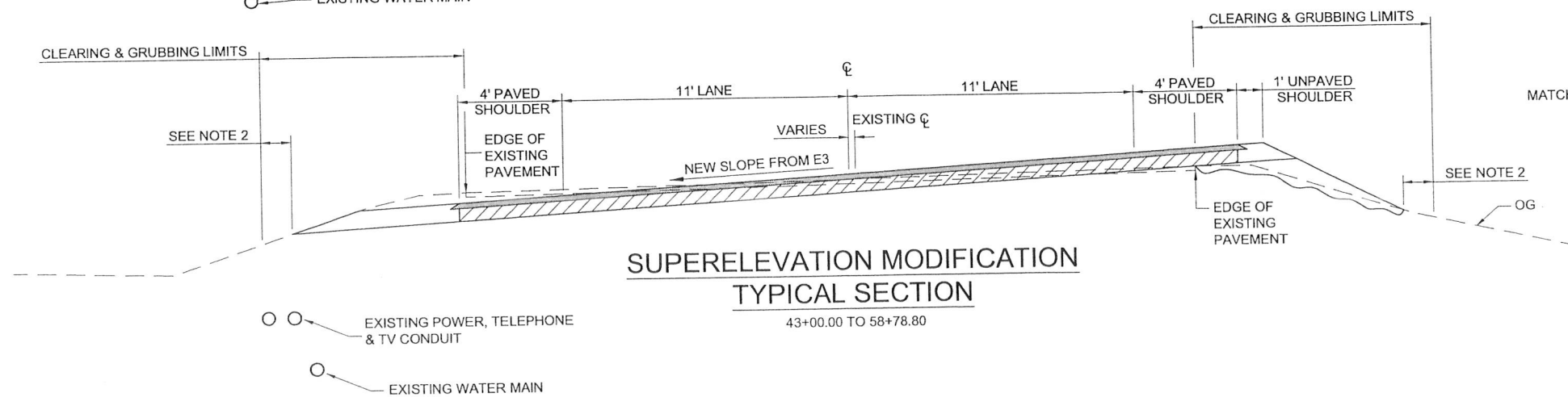
PROJECT TYPICAL SECTION

BOP TO 32+00.00
41+50.00 TO 43+00.00
58+78.80 TO EOP



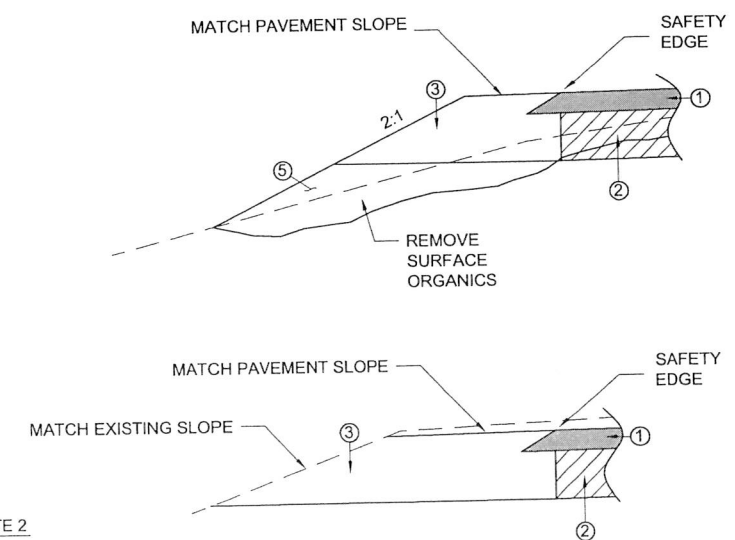
PROFILE MODIFICATION TYPICAL SECTION

32+00.00 TO 41+50.00



SUPERELEVATION MODIFICATION TYPICAL SECTION

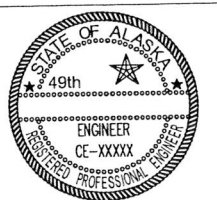
43+00.00 TO 58+78.80



EDGE DETAILS FOR SUPERELEVATION MODIFICATION SECTION

PLAN LEGEND

CHECKED BY: C. TRIPP



DESIGNED BY: J. WEAVER

DRAWN BY: J. WEAVER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
& PUBLIC FACILITIES
SOUTHEAST REGION

JNU: FRITZ COVE ROAD
REHABILITATION AND REPAIR
PROJECT #69397

TYPICAL SECTIONS

PROJECT DESIGNATION

69397/STP-0970(4)

STATE

ALASKA

YEAR

2014

SHEET NUMBER

B1

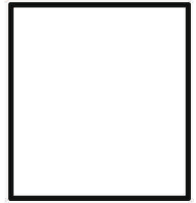
TOTAL SHEETS

XX

DO NOT SCALE FROM THESE DRAWINGS USE DIMENSIONS



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Fritz Cove Road widening of shoulders, embankment reinforcement, asphalt paving, drainage improvements, and culvert replacement.

File No:	CSP2014 0004	Applicant:	State of Alaska DOT/PF
To:	Adjacent Property Owners	Property PCN:	0
Hearing Date:	April 8, 2014	Owner:	State of Alaska DOT/PF
Hearing Time:	7:00 PM	Size:	N/A
Place:	Assembly Chambers	Zoned:	N/A
	Municipal Building	Site Address:	Fritz Cove Road
	155 South Seward Street	Accessed Via:	Fritz Cove Road
	Juneau, Alaska 99801		

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 Chrissy McNally at christine_mcnally@ci.juneau.ak.us or at 586-0761.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

ATTACHMENT B

Date notice was printed: March 6, 2014