

MEMORANDUM

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

DATE: June 27, 2014

TO: Planning Commission

FROM: Sarah Bronstein, Planner
Community Development Department

FILE NO.: CSP2014 0012

PROPOSAL: Roadway reconstruction on Seaview Avenue, Bayview Avenue and Cross Street, including repaving, water pipe replacement and storm drain improvements.

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.

GENERAL INFORMATION

Applicant: City and Borough of Juneau

Property Owner: City and Borough of Juneau

Property Address: Bayview Avenue, Seaview Avenue and Cross Street

Site Size: 920 ft. long, 40 ft. wide right of way

Comprehensive Plan Future
Land Use Designation: Medium Density Residential

Roadway Classification: Roadway other than arterial or collector

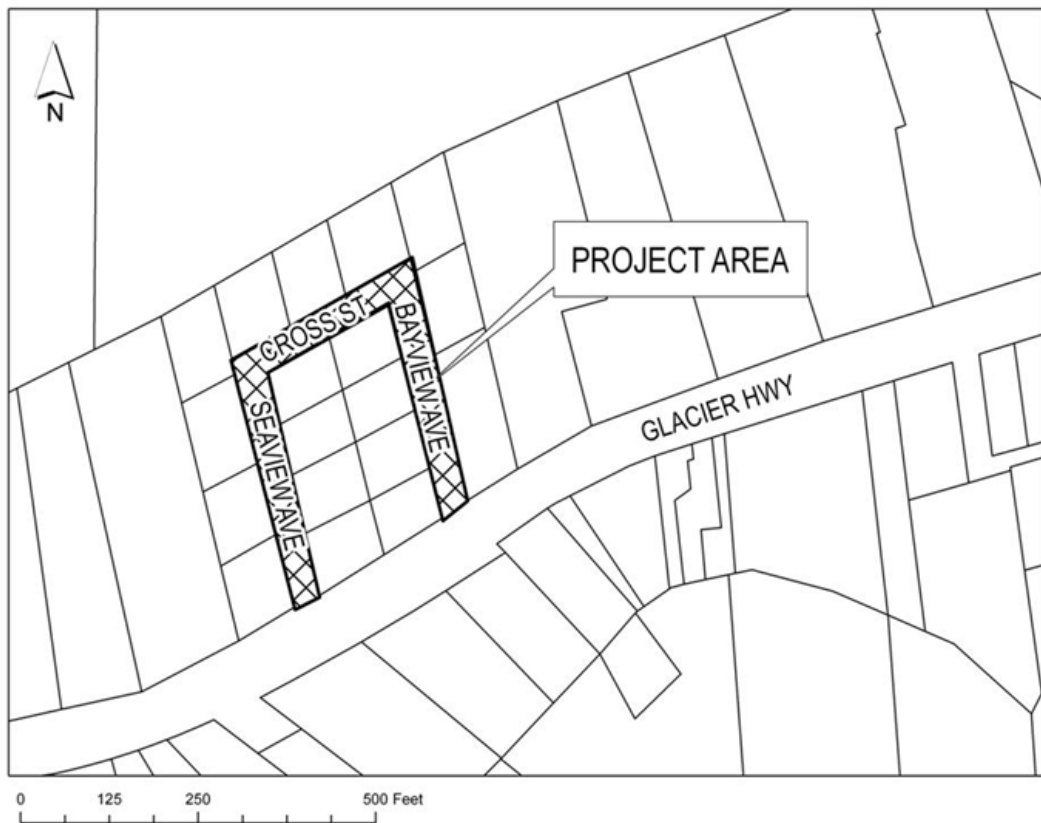
Utilities: Public Water, Public Sewer

Access: Glacier Highway

Surrounding Land Use:
North - Vacant, D5(T)D10
South - Glacier Highway, Single Family Residential
East - Auke Bay Bible Church
West - Spaulding Meadows Trail



VICINITY MAP



ATTACHMENTS

- Attachment A – Development Proposal Application
- Attachment B – Abutters Notice
- Attachment C – Federal Year 2014 Capital Improvement Project List
- Attachment D – Petition from Tanner Terrace residents for LID, 8/31/2011

PROJECT DESCRIPTION

Tanner Terrace Subdivision is a residential neighborhood accessed by Glacier Highway to the west of the Auke Bay commercial area, and immediately to the east of the Spaulding Meadows Trailhead. The neighborhood consists of three streets: Seaview Avenue, Bayview Avenue, and Cross Street.

All three of these streets are currently gravel roads, with buried public sewer and water lines. As part of the Tanner Terrace Local Improvement District (LID) project, water and sewer lines will be replaced throughout



Figure 1: Bayview Avenue, facing south.

The roadway will be paved with two nine-and-a half-foot wide travel lanes and a two foot curb and gutter, with a five foot wide sidewalk on one side. The gutter will tie into a new storm water drainage system. Other proposed work includes the replacement of a fire hydrant, and upgrades to sanitary service cleanouts for existing sewer services.

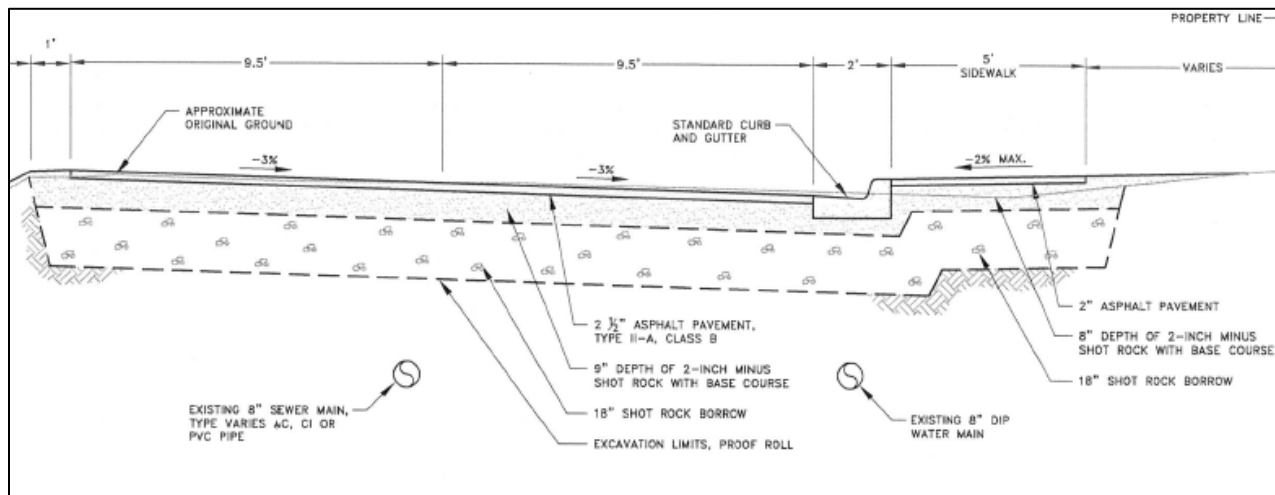


Figure 2: Standard cross section.

The project is listed on the 2014 Capital Improvement Project List at Tanner Terrace LID, and is budgeted for \$1,050,000 in 2014.

BACKGROUND AND ANALYSIS

The paving and utility upgrades to the streets in Tanner Terrace will be paid for through a LID which was initiated by residents. Residents submitted a petition for street improvements on August 31, 2011. Only three neighborhood residents did not sign the petition. The engineering department developed an initial cost estimate, which was mailed to the neighbors along with an informal poll to determine if there was still sufficient interest in the project. The poll results were then delivered to the Assembly Public Works and Facilities Committee, which moved the LID forward for approval by the Assembly.

The CBJ Engineering Department and the project contractor, R&M, held a neighborhood meeting on February 26, 2014 where the design alternatives were presented. All neighborhood participants at the meeting were supportive of the project. Formal ballots with the design alternatives were distributed by mail, and neighbors chose a preferred design alternative. The chosen alternative, of two 9.5 foot wide lanes with a curb, gutter and sidewalk on one side, was the most economical of all of the design options.

The LID was approved by the Assembly at a public hearing on April 28th. As of this writing, the project is currently out to bid, with a submittal deadline of Juneau 26th.

CONFORMITY WITH ADOPTED PLANS

Comprehensive Plan

The Comprehensive Plan supports the development of a more complete network of sidewalks throughout Auke Bay to meet the future travel demand needs of the University, commercial development, and housing development:

8.8 - IA15 Work with ADOT&PF to undertake transportation improvements to state right-of-ways within the Auke Bay area pursuant to recommendations included in a CBJ-adopted Auke Bay neighborhood plan. The plan should address existing and anticipated travel demands generated by the ferry terminal, marina, commercial fisheries facilities, affordable housing, expansion of the University of Alaska Southeast, and other destinations located further out the road, and should incorporate the improvements identified in ADOT&PF's 2003 ABCOR (Auke Bay Corridor) study. *Extension of existing sidewalks, provision of additional sidewalks, and other safety projects should be high priorities.* (emphasis added)

The addition of the sidewalk through this neighborhood will provide improved access to from Tanner Terrace to nearby services, including the post office, the elementary school, and UAS.

In addition to providing basic transportation facilities, the project will upgrade and maintain basic utility services for the neighborhood. The Comprehensive Plan mandates the provision of

public facilities such as sewer and water services and maintenance of these services to city residents within the Urban Service Area. The Tanner Terrace is within the Urban Service Area, and thus the following Policies apply:

POLICY 12.1. TO PLAN FOR THE TIMELY AND EFFICIENT PROVISION OF AN APPROPRIATE LEVEL OF PUBLIC FACILITIES AND SERVICES IN ALL DEVELOPED AND DEVELOPING AREAS WITHIN THE URBAN SERVICE AREA.

POLICY 12.9. TO REQUIRE IMPROVEMENTS TO RIGHTS-OF-WAY TO MEET MINIMUM STANDARDS FOR PUBLIC SAFETY AND MAINTENANCE, AND TO ENSURE THAT EXISTING RIGHTS-OF-WAY ARE MAINTAINED AND PROTECTED FROM ENCROACHMENT SO AS TO FACILITATE THEIR USE IN PROVIDING ACCESS AND THE PROVISION OF URBAN SERVICES.

Areawide Transportation Plan

While no mention is made of Tanner Terrace directly in the Areawide Transportation Plan, sidewalks are addressed in the Areawide Priority Solution List:

6. Pedestrian and Bicycle Facilities on Local and Collector Streets

With new construction and reconstruction, evaluate pedestrian and bicycle needs and recommend sidewalks on one or both sides of a street, as appropriate, in all commercial or residential subdivisions.

The Tanner Terrace improvements will meet this requirement by providing sidewalks on one side of the street around the entire subdivision.

HABITAT

Staff does not anticipate any habitat issues as a result of this project. There are no anadromous fish bearing streams within 50 feet of the roadway, and no bald eagles nests within 330 feet of the project. Additionally, no new wetlands will be filled as a result of the project.

FINDINGS

Staff finds that the city project, to reconstruct Seaview, Bayview and Cross Street with a paved roadway and sidewalk, replace water and sewer utility lines, and install a new stormwater catchment system, is consistent with Title 49, the Comprehensive Plan, and the Capital Improvement Program as described above.

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RECOMMENDATION

Staff recommends that the Planning Commission recommend that the Assembly approve the construction of the proposed project, as prescribed at CBJ 49.10.170(c).

DEVELOPMENT PERMIT APPLICATION

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

INFORMATION

Project Description
TANNER TERRACE SUBD. IMPROVEMENTS E14-135, LIGED, INCLUDES ROADWAY RECON, ASPALT PAVING, STORM DRAIN SYSTEM, PARTIAL WATER MAIN REPLACEMENT, SEWER SERVICE CLEANOUTS, AND OTHER WORK.

PROPERTY LOCATION

Street Address <u>SEAVIEW, CROSS AND BAYVIEW STREETS</u>	City/Zip <u>JUNEAU</u>
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>TANNER TERRACE SUBD.</u>	
Assessor's Parcel Number(s)	

LANDOWNER/LESSEE

Property Owner's Name <u>CBJ</u>	Contact Person:	Work Phone:
Mailing Address	Home Phone:	Fax Number:
E-mail Address	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 Greg Chaney _____ Date May 14 2014
 Landowner/Lessee Signature

X _____ Date _____
 Landowner/Lessee Signature

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 <u>CBJ ENG</u>	Contact Person: <u>JOE CASTILL</u>	Work Phone: <u>6-0875</u>
Mailing Address	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	

X Joseph Castille _____ Date of Application 5-14-14
 Applicant's Signature

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

STAFF APPROVALS

✓	Permit Type	Date Received	Application Number(s)
	Building/Grading Permit		
X	City/State Project Review and City Land Action	<u>5/14/14</u>	<u>CSR 14-012</u>
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	Sign Approval (If more than one, fill in all applicable permit #'s)		
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
	Variance Case (De Minimis and all other Variance case types)		
	Wetlands Permits		
	Zone Change Application		
	Other (Describe)		

***Public Notice Sign Form filled out and in the file.

Comments:	Permit Intake Initials

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 14-012	Date Received
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TYPE OF PROJECT REVIEW:

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

DESCRIPTION OF PROJECT TANNER TERRACE SUBD. IMPROVEMENTS E/4-135, LID
INCLUDES RECONSTRUCTION OF SEAVIEW, CROSS, AND BAYVIEW STREETS TO INCLUDE
ROADWAY SUBCUTTING, SHOT ROCK BORROW, PARTIAL WATER MAIN REPLACEMENT,
NEW WATER SERVICE CURB BOXES, NEW SANITARY SERVICE CLEANOUTS, ASPHALT
PAVEMENT, 5-FOOT ASPHALT SIDEWALK, CURB AND GUTTER, AND OTHER WORK.

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 CITY STREETS ARE
LOCATED IN THE TANNER TERRACE SUBD. NEAR THE DUKE BAY
HARBOR AREA.

PROPOSED USE OF LAND OR BUILDING(S): ALL THREE STREETS WILL BE
RECONSTRUCTED TO MATCH EXISTING WIDTHS.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

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

Capital Improvement Program # (CIP) R72-066

Local Improvement District # (LID) LID 60

State Project # _____

ESTIMATED PROJECT COST: \$ 717,756

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>1</u>	_____	_____	_____
Total Fee	\$ <u>1</u>	_____	_____	_____

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

City State Project Review

Tanner Terrace Subdivision Improvements E14-135

Project Description

The project consists of the entire roadway reconstruction of Seaview Street, Cross Street, and Bayview Street in the Tanner Terrace Subdivision near the Auke Bay Harbor area. The roadways will be reconstructed and paved to match existing widths. The work includes roadway subcutting and placement of shot rock borrow, base course grading D-I, a new underground storm drainage system, partial replacement of the existing CBJ water main with 8-inch HDPE pipe, new water service curb boxes, replacement of one fire hydrant, new sanitary service cleanouts to existing sewer services, new roadway asphalt pavement, a 5-foot asphalt sidewalk, curb and gutter, and miscellaneous work.

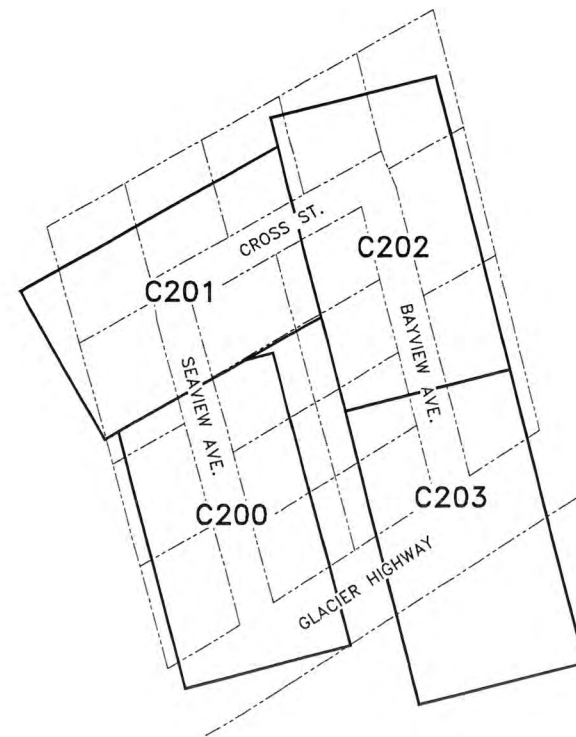
The construction completion dates will be September 15, 2014 or July 1, 2015. This provides the construction contractor the option to schedule the work for either year.

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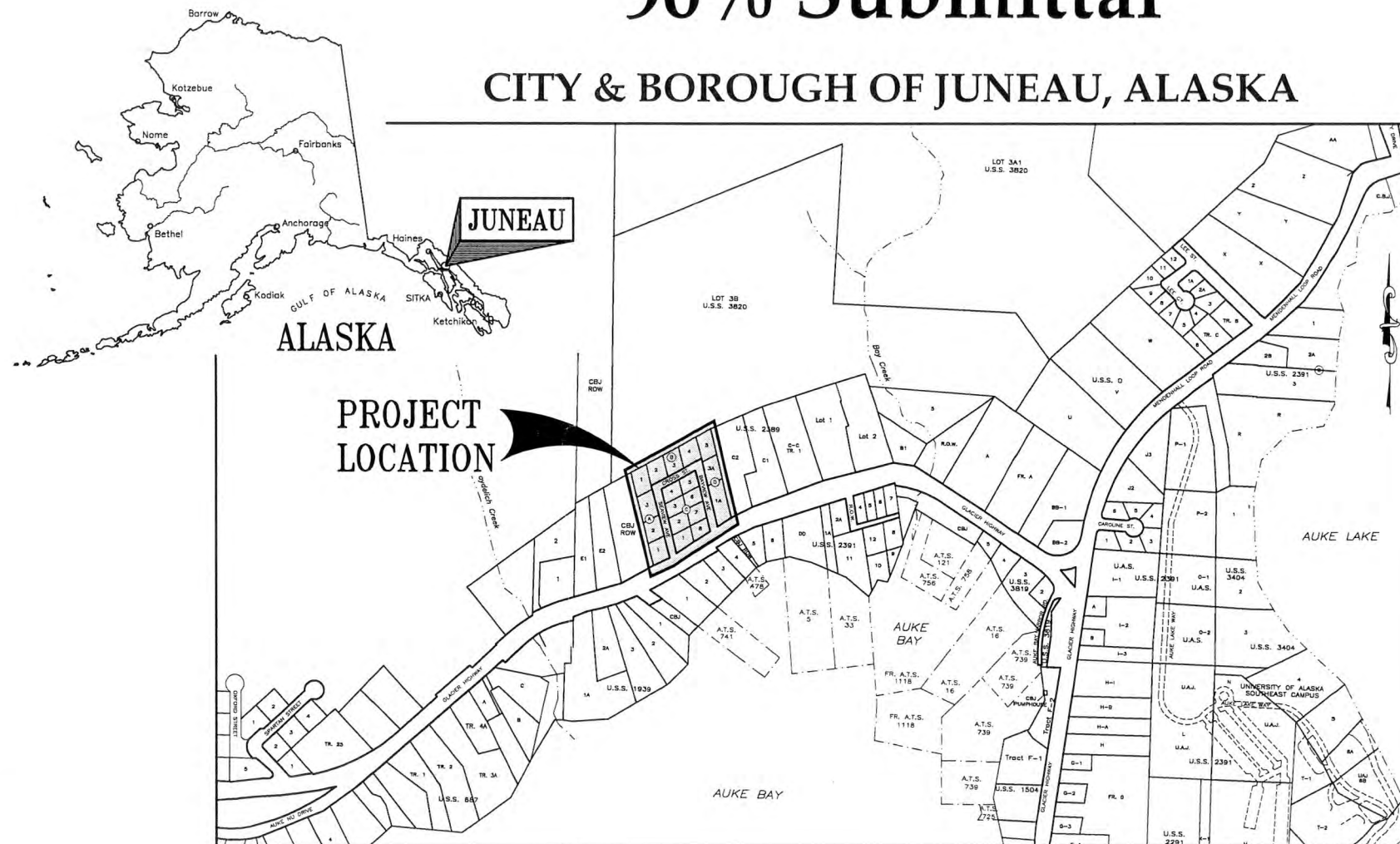
SHEET INDEX	
SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
C003	SURVEY CONTROL MAP
C004	SUMMARY TABLES
C100	TYPICAL SECTION
C101	CONSTRUCTION DETAILS
C200	PLAN VIEW STA 10+00 to STA 12+96
C201	PLAN VIEW STA 12+96 to STA 15+49
C202	PLAN VIEW STA 15+49 to STA 18+54
C203	PLAN VIEW STA 18+54 to STA 20+35
C300	PROFILE VIEW STA 10+00 to STA 13+00
C301	PROFILE VIEW STA 13+00 to STA 15+50
C302	PROFILE VIEW STA 15+50 to STA 18+50
C303	PROFILE VIEW STA 18+50 to E.O.P.
C400	PAVEMENT LAYOUT & GRADING STA 10+00 to STA 17+03
C401	PAVEMENT LAYOUT & GRADING STA 17+03 to E.O.P.

**TANNER TERRACE SUBDIVISION
IMPROVEMENTS
CBJ CONTRACT No. E14-135
90% Submittal**

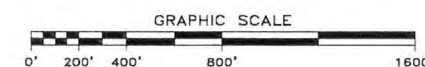
CITY & BOROUGH OF JUNEAU, ALASKA



SHEET KEY MAP



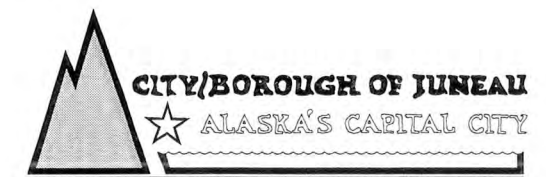
PROJECT LOCATION MAP



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ENGINEERING DEPARTMENT

DESIGN _____ JMP
DRAWN _____ KAP
CHECK _____ JMP
APPROVED _____ JMP
FILE:

COVER SHEET

ATTACHMENT A

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS

6205 GLACIER HIGHWAY
JUNEAU, AK. 99801

Phone 907-780-6060
Fax 907-780-4611
rmengineering@rmjuneau.com

TANNER TERRACE SUBDIVISION
IMPROVEMENTS
CBI CONTRACT No. E14-135

CITY & BOROUGH OF JUNEAU, ALASKA

DATE: MAY 9, 2014
R & M NO. 141327

SHEET C001

SURVEY CONTROL SYMBOLS

- BLM PRIMARY MONUMENT (RECOVERED)
- DOT&PF CENTERLINE MONUMENT (RECOVERED)
- 1" DIAMETER SURVEY SPIKE
- TEMPORARY BENCH MARK (T.B.M.)

BASIS OF BEARING

N60°38'00"E-461.14' (461.34')

GENERAL SURVEY NOTES

- THE BASIS OF HORIZONTAL CONTROL FOR THIS PROJECT IS BETWEEN RECOVERED . . . HAVING A RECORD COMPUTED BEARING OF N60°38'00"E.
- THE BASIS OF VERTICAL CONTROL FOR THIS PROJECT IS A 3.25" BRASS CAP MONUMENT (DOT&PF TBM 105) SET IN CONCRETE AT THE CORNER OF THE AUKE BAY POST OFFICE, UNDER A SIGN "PHONE" HAVING A REPORTED ELEVATION OF 51.28.
- DATE OF THIS SURVEY WAS SEPTEMBER 18-24, 2012.
- CONTRACTOR SHALL VERIFY ALL PROJECT CONTROL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

TABLE OF HORIZONTAL CONTROL

POINT #	NORTHING	EASTING	DESCRIPTION
101	10,347.49	49,935.23	PK
104	10,685.83	50,276.55	BLM PRIMARY MONUMENT
105	10,139.65	50,339.45	SURVEY SPIKE
106	9,990.36	50,104.94	SURVEY SPIKE
109	10,459.64	49,874.62	BLM PRIMARY MONUMENT
2124	10,288.69	50,522.05	DOT&PF CL MONUMENT
2189	9,895.80	49,923.82	DOT&PF CL-PI MONUMENT

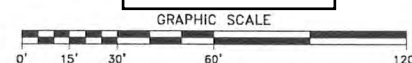
TABLE OF VERTICAL CONTROL

T.B.M.	NORTHING	EASTING	ELEVATION	DESCRIPTION
FH-1	10,134	50,339	62.61'	NORTH BOLT ON TOP FLANGE OF FIRE HYDRANT
BOLT	10,356	50,232	82.48'	BOLT ON TOP NORTHWEST CORNER OF TRANSFORMER
FH-2	10,431	50,104	104.92'	NORTH BOLT ON TOP FLANGE OF FIRE HYDRANT
PP	10,217	50,069	87.05'	BENCH TIE MARKER IN POWER POLE

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SURVEY CONTROL MAP

ATTACHMENT A



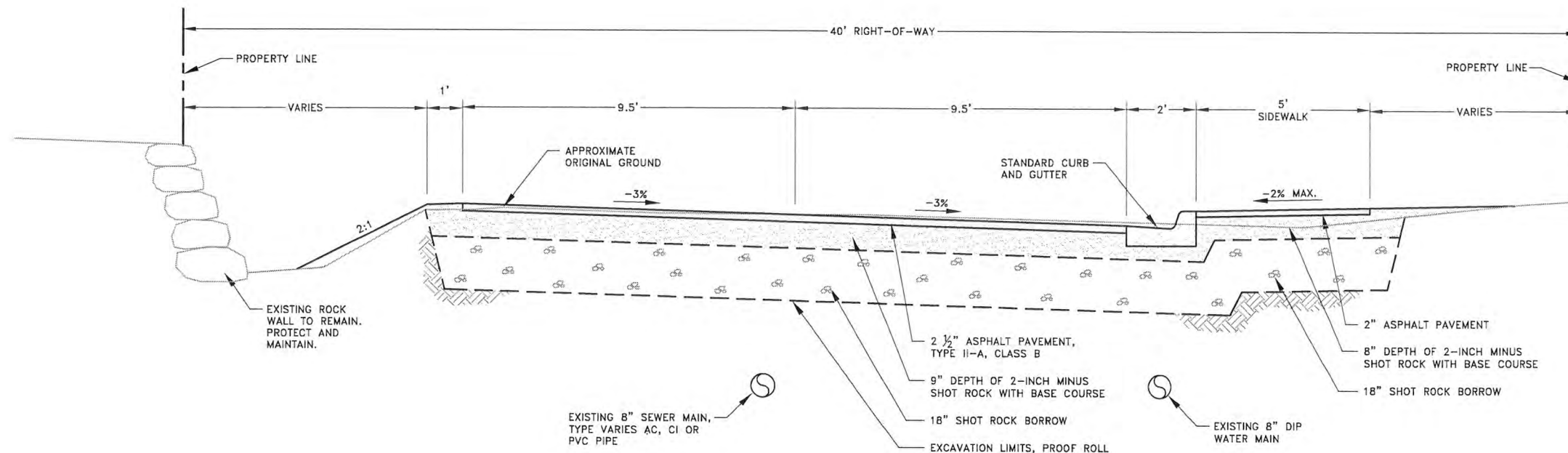
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FILE:

No.	DATE	REVISION	BY	APRVD.

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rmjuneau.com

TANNER TERRACE SUBDIVISION
IMPROVEMENTS
CBJ CONTRACT No. E14-135
CITY & BOROUGH OF JUNEAU, ALASKA

DATE: MAY 9, 2014
R & M NO. 141327
SHEET C003



TYPICAL SECTION NOTES

- SIDE SLOPES MAY VARY AT SOME LOCATIONS. SEE PLAN VIEW SHEETS FOR EXCEPTIONS TO SIDE SLOPES SHOWN.
- UNDERGROUND SEWER AND WATER SERVICES NOT SHOWN FOR CLARITY. SEE PLAN VIEW SHEETS FOR APPROXIMATE LOCATIONS.
- ADDITIONAL EXCAVATION BELOW THE NEATLINE SUBCUT LEVEL MAY BE REQUIRED BY THE ENGINEER IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBCUT LEVEL. USABLE MATERIAL FROM EXCAVATION SHALL BE USED TO BACKFILL THE ADDITIONAL AREAS OF EXCAVATION. BACKFILLING WITH USABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.
- REMOVE AND DISPOSE OF EXISTING STORM DRAIN, SANITARY SEWER, AND WATER PIPES THAT ARE BEING REPLACED, UNLESS NOTED OTHERWISE.
- DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO EQUAL OR BETTER CONDITION WITH SUBGRADE REPLACED IN LAYERS TO MATCH THOSE REMOVED, EXCEPT:
 - EXISTING ASPHALT PAVED DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE SUBCUT TO 8-INCHES BELOW FINISH GRADE AND REPLACED WITH 6-INCHES OF 2" MINUS SHOT ROCK W/ BASE COURSE, GRADING D-1 AND 2-INCHES OF ASPHALT PAVEMENT, TYPE II-A, CLASS B.
 - CONCRETE DRIVEWAYS SHALL BE SUBCUT TO 12-INCHES BELOW FINISH GRADE AND REPLACED WITH 6-INCHES OF 2" MINUS SHOT ROCK W/ BASE COURSE, GRADING D-1 AND 6-INCHES OF CONCRETE.
 - EXISTING GRAVEL DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE SUBCUT TO 4-INCHES BELOW FINISH GRADE AND REPLACED WITH 4-INCHES OF BASE COURSE, GRADING D-1.
 - ORGANICS, ROOTS, WOOD OR OTHER DELETERIOUS MATERIALS ENCOUNTERED IN THE DRIVEWAYS DURING EXCAVATION OPERATIONS SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AND DISPOSED OF AT AN APPROVED OFFSITE DISPOSAL SITE. BACKFILL VOIDS BELOW THE REQUIRED SUBCUT LAYER WITH USABLE EXCAVATION.
- THE BASE COURSE LAYER SHALL BE 7" TO 8" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE, GRADING D-1 FOR A TOTAL COMPACTED THICKNESS OF 9". THE 2-INCH MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING BASE COURSE, GRADING D-1. THIS APPLIES TO ALL TYPICAL SECTIONS FOR THIS PROJECT.
- CONSTRUCT HYDRANT ACCESS PADS AS FOLLOWS:
 - EXCAVATE TO 12" BELOW FINISH GRADE TO CONSTRUCTION LIMITS.
 - PLACE A 6" DEPTH OF 2" MINUS SHOT ROCK TO SHOULDER LIMITS.
 - COVER SHOT ROCK WITH A 4" DEPTH OF BASE COURSE, GRADING D-1.
 - SURFACE WITH A 2" LAYER OF ASPHALT PAVEMENT.
- ASPHALT APRONS FOR GRAVEL DRIVEWAYS SHALL BE PAVED SIMULTANEOUSLY WITH THE ROADWAY PAVING.

1 ROADWAY TYPICAL SECTION

N.T.S.

* WIDTHS AND GRADES VARY AT INTERSECTIONS, SEE GRADING SHEETS C400-C403 FOR ADDITIONAL GRADING INFORMATION.

TRAFFIC CONTROL NOTES

- TRAFFIC CONTROL SHALL MEET THE REQUIREMENTS OF THE ALASKA TRAFFIC MANUAL (U.S. DEPARTMENT OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" WITH THE ALASKA SUPPLEMENT).
- ALL DETOURS AND ROAD CLOSURES SHALL BE AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR WILL NOT BE PERMITTED TO OBSTRUCT VEHICULAR TRAFFIC BETWEEN THE HOURS OF 4:30 PM AND 8:00 AM SEVEN DAYS A WEEK. DURING THIS PERIOD, TWO LANES SHALL BE OPEN TO VEHICULAR TRAFFIC WITH A MINIMUM TOTAL WIDTH OF 20-FEET.
- PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
- A MINIMUM OF ONE 11-FOOT WIDE LANE SHALL BE KEPT OPEN TO VEHICULAR TRAFFIC AT ALL TIMES, EXCEPT A 5 MINUTE MAXIMUM STOPPAGE TO VEHICULAR TRAFFIC WILL BE PERMITTED, WITH NO MORE THAN ONE TRAFFIC STOPPAGE PER HOUR. THESE REQUIREMENTS WILL BE APPLICABLE TO ALL OPERATIONS, INCLUDING ASPHALT PAVING AND FOG SEALING OPERATIONS.
- PEDESTRIAN TRAFFIC SHALL BE MAINTAINED ALONG AT LEAST ONE SIDE OF THE STREET AT ALL TIMES. THE PEDESTRIAN PATHWAY SHALL BE CLEARLY MARKED AND SHALL SATISFY THE REQUIREMENTS AS DESCRIBED IN THE SPECIAL PROVISIONS.

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I:\2014\141327\AuscAD\General Notes & Typical.dwg PLOT: May 09, 2014 at: 7:04pm

DESIGN JMP
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APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.

TYPICAL SECTION
ATTACHMENT A

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rmjuneau.com

TANNER TERRACE SUBDIVISION
IMPROVEMENTS
CBJ CONTRACT No. E14-135
CITY & BOROUGH OF JUNEAU, ALASKA

DATE: MAY 9, 2014
R & M NO. 141327
SHEET C100

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DIAL BEFORE YOU DIG!
586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES

EXIST. SSMH	C15.1
STA 11+01.01,	4.77' RT.
FG LID EL=	72.53'
EXIST. LID EL=	72.85'
N 8" PVC (IN) IE=	65.57'
S 8" PVC (OUT) IE=	65.51'

STORM DRAIN PIPE SUMMARY				
PIPE	DIA.	LENGTH	TYPE	SLOPE
P-1	18"	50'	CPP	2.58%
P-2	18"	61'	CPP	9.84%
P-3	18"	70'	CPP	11.43%
P-4	18"	119'	CPP	12.10%
P-5	12"	29'	CPP	4.31%

NOTE: PIPE LENGTHS AND SLOPES ARE
MEASURED AND CALCULATED FROM CENTER
TO CENTER OF STRUCTURES, UON.

DALE & MARIE BYRON
3865 SEAVIEW AVENUE
XXX-XXXX
LOT 2, BLOCK A

S-5 24" CPP INLET*	
STA.12+39.43	13.75' LT.
GRATE EL=	86.75'
P-5 I.E.=	84.25'
SUMP=	12" MIN.
* W/ CONCRETE AREA DRAIN	

S-1 SDMH TYPE-I	
STA.10+42.86	8.94' RT.
LID EL=	70.72'
P-1 I.E.=	66.91'
(E) 18" IN I.E.=	66.89'±
(E) 18" OUT I.E.=	66.74'±
SUMP=	16" MIN.

DAVID & GENELLE MASSEY
3855 SEAVIEW AVENUE
789-9896
LOT 1, BLOCK A

GEORGE FISHER
3853 BAYVIEW AVENUE
723-8099
LOT 1, BLOCK C

GEORGE FISHER
3853 BAYVIEW AVENUE
723-8099
LOT 2, BLOCK C

JOHN & ANN DOTY
3866 SEAVIEW AVENUE
789-3374
LOT 3, BLOCK C

CONSTRUCTION NOTES, SHEET C200:
(A) PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY
TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
(B) STA 10+50.1, 14.2' RT. INSTALL (8") 22-1/2" BEND, (8") GATE
VALVE AND BEGIN 8" HDPE WATER LINE INSTALLATION.
(C) SEE "NEW SEWER CLEANOUT SUMMARY" ON SHEET C004.
(D) SEE "NEW WATER SERVICE SUMMARY" ON SHEET C004.

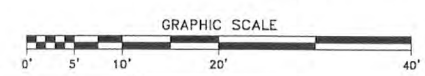
S-3 CB TYPE-IV	
STA.11+53.25	10.50' RT.
GRATE FL EL=	77.57'
P-2 I.E.=	74.30'
P-3 I.E.=	74.40'
SUMP=	16" MIN.

S-4 SDMH TYPE-I	
STA.12+23.00	10.50' RT.
GRATE FL EL=	85.92'
P-3 I.E.=	82.40'
P-4 I.E.=	82.50'
P-5 I.E.=	83.00'
6" PVC I.E.=	83.00'
6" U.D. I.E.=	83.00'
SUMP=	16" MIN.

S-2 SDMH TYPE-I	
STA.10+92.75	10.50' RT.
GRATE FL EL=	71.71'
P-1 I.E.=	68.20'
6" U.D. I.E.=	68.45'
P-2 I.E.=	68.30'
SUMP=	16" MIN.

EXIST. SSMH	C15
STA 10+27.80,	3.60' RT.
EXIST. LID EL=	70.80'
SW 8" CI (IN) IE=	61.64'
N 8" PVC (IN) IE=	63.13'
NE 8" CI (OUT) IE=	61.71'

PLAN VIEW
STA 10+00 to STA 12+96



ATTACHMENT A

DESIGN: JUMP
DRAWN: KAP
CHECK: JUMP
APPROVED: JUMP
FILE:

No.	DATE	REVISION	BY	APRVD.

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rmjuneau.com

**TANNER TERRACE SUBDIVISION
IMPROVEMENTS**
CBJ CONTRACT No. E14-135
CITY & BOROUGH OF JUNEAU, ALASKA

DATE: MAY 9, 2014
R & M NO. 141327
SHEET **C200**

I:\2014\141327\AutoCAD\EP\141327.wkt.dwg PLOT: May 09, 2014 at: 7:06pm

CONSTRUCTION NOTES, SHEET C201:
A PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
B INSTALL CONCRETE CULVERT HEADWALL PER CBJ STD No. 104B.
C SEE "NEW SEWER CLEANOUT SUMMARY" ON SHEET C004.
D SEE "NEW WATER SERVICE SUMMARY" ON SHEET C004.

STORM DRAIN PIPE SUMMARY				
PIPE	DIA.	LENGTH	TYPE	SLOPE
P-6	12"	37'	CPP	10.14%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.

EXIST. SSMH	D16
STA 14+02.23,	10.07' LT.
FG LID EL.=	106.50'
EXIST. LID EL.=	106.59'
SW 8" CI (IN) IE=	98.58'
NE 8" PVC (IN) IE=	98.82'
S 8" PVC (OUT) IE=	98.54'

SSMH-1	TYPE-I MH
STA.14+79.07	0.39' RT.
LID EL.=	103.98'
EXIST. 8" PVC I.E.=	X

S-7	24" CPP INLET*
STA.13+70.09	12.80' LT.
GRATE EL.=	103.25'
P-6 I.E.=	100.75'
SUMP=	12" MIN.
* W/ CONCRETE AREA DRAIN	

S-6	CB TYPE-IV
STA.13+42.00	10.50' RT.
GRATE FL EL.=	100.16'
P-4 I.E.=	96.90'
P-6 I.E.=	97.00'
6" PVC I.E.=	97.15'
6" U.D. I.E.=	97.15'
SUMP=	16" MIN.

S-8	CB TYPE-III
STA.15+40.00	10.50' RT.
GRATE FL EL.=	100.80'
P-7 I.E.=	98.30'
6" U.D. I.E.=	98.45'
SUMP=	16" MIN.

REMOVE & DISPOSE OF EXISTING COTTONWOOD TREE, LOW BUTT AND LEAVE STUMP

RECEIVED
MAY 14 2014
PERMIT CENTER/CDD

DIAL BEFORE YOU DIG!
586-1333
U/G POWER, TELEPHONE & T.V. SHOWN ON THIS DRAWING INDICATE EXISTENCE ONLY AND DO NOT SUBSTITUTE FOR FIELD LOCATES

MATCH LINE STA 12+96, SHEET C200

MATCH LINE STA 15+49, SHEET C202

I:\2014\141327\AutoCAD\EP\141327\wk.dwg PLOT: May 09, 2014 at: 7:08pm

DESIGN	JMP
DRAWN	KAP
CHECK	JMP
APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APRVD.

PLAN VIEW
STA 12+96 to STA 15+49

GRAPHIC SCALE
0' 5' 10' 20' 40'

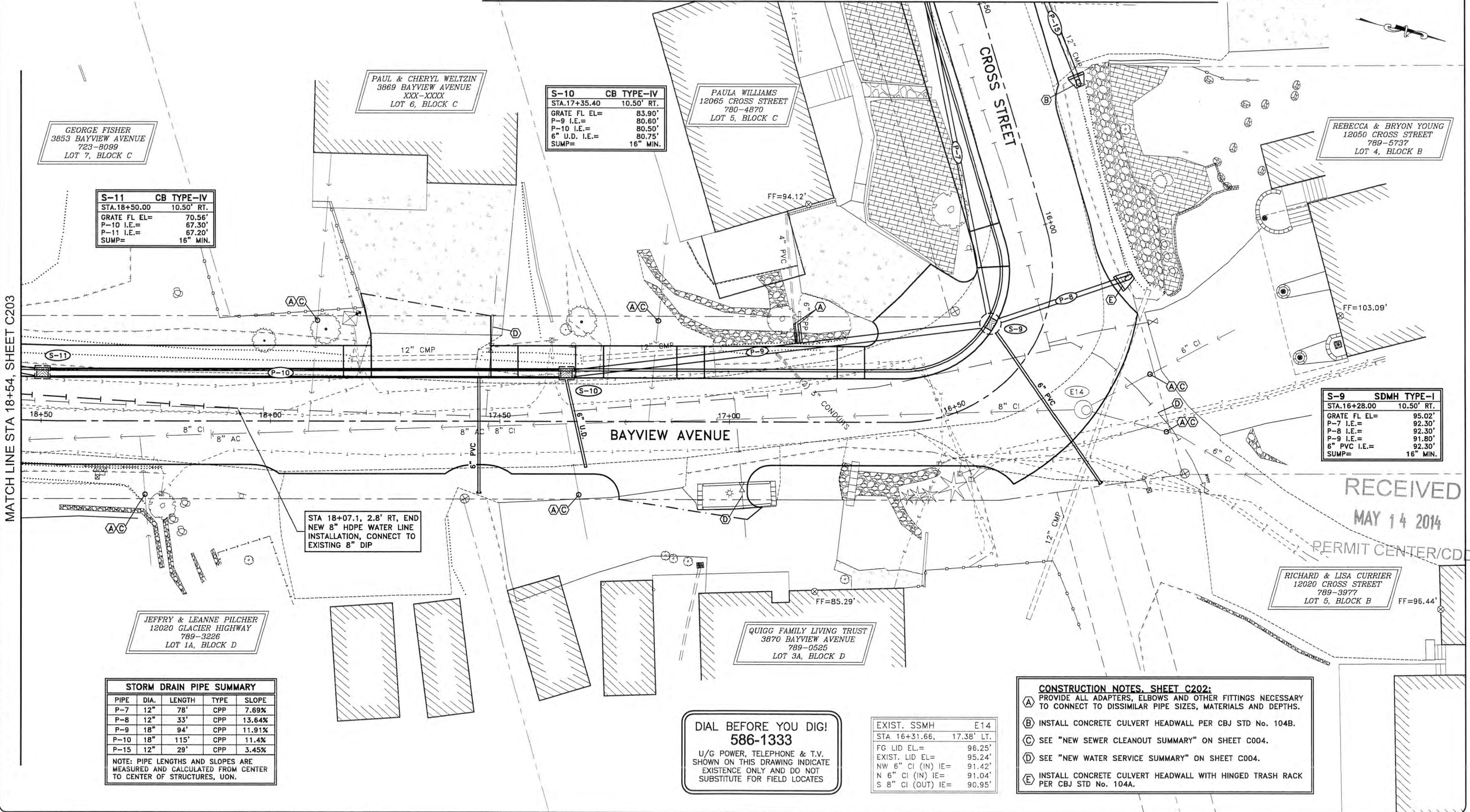
ATTACHMENT A

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rmjuneau.com

TANNER TERRACE SUBDIVISION IMPROVEMENTS
CBJ CONTRACT No. E14-135
CITY & BOROUGH OF JUNEAU, ALASKA

DATE: MAY 9, 2014
R & M NO. 141327
SHEET **C201**

MATCH LINE STA 18+54, SHEET C203



STORM DRAIN PIPE SUMMARY				
PIPE	DIA.	LENGTH	TYPE	SLOPE
P-7	12"	78'	CPP	7.69%
P-8	12"	33'	CPP	13.64%
P-9	18"	94'	CPP	11.91%
P-10	18"	115'	CPP	11.4%
P-15	12"	29'	CPP	3.45%

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED AND CALCULATED FROM CENTER TO CENTER OF STRUCTURES, UON.

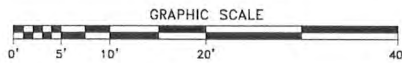
DIAL BEFORE YOU DIG!
586-1333
U/G POWER, TELEPHONE & T.V. SHOWN ON THIS DRAWING INDICATE EXISTENCE ONLY AND DO NOT SUBSTITUTE FOR FIELD LOCATES

EXIST. SSMH	E14
STA 16+31.66,	17.38' LT.
FG LID EL.=	96.25'
EXIST. LID EL.=	95.24'
NW 5" CI (IN) IE=	91.42'
N 6" CI (IN) IE=	91.04'
S 8" CI (OUT) IE=	90.95'

- CONSTRUCTION NOTES, SHEET C202:**
- (A) PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
 - (B) INSTALL CONCRETE CULVERT HEADWALL PER CBJ STD No. 104B.
 - (C) SEE "NEW SEWER CLEANOUT SUMMARY" ON SHEET C004.
 - (D) SEE "NEW WATER SERVICE SUMMARY" ON SHEET C004.
 - (E) INSTALL CONCRETE CULVERT HEADWALL WITH HINGED TRASH RACK PER CBJ STD No. 104A.

DESIGN	JMP			
DRAWN	KAP			
CHECK	JMP			
APPROVED	JMP			
FILE:				
No.	DATE	REVISION	BY	APRVD.

PLAN VIEW
STA 15+49 to STA 18+54



ATTACHMENT A

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY JUNEAU, AK. 99801
Phone 907-780-6060 Fax 907-780-4611
rmengineering@rmjuneau.com

TANNER TERRACE SUBDIVISION IMPROVEMENTS
CBJ CONTRACT No. E14-135
CITY & BOROUGH OF JUNEAU, ALASKA

DIAL BEFORE YOU DIG!
586-1333

U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES

S-12	CB TYPE-IV
STA:19+10.56	19.19' RT.
GRATE EL=	63.50'
P-11 I.E.=	60.00'
P-12 I.E.=	59.90'
6" U.D. I.E.=	60.25'
SUMP=	16" MIN.

S-13	SDMH TYPE-I
STA:19+75.46	13.65' RT.
GRATE FL EL=	61.15'
P-12 I.E.=	56.91'
P-13 I.E.=	58.40'
P-14 I.E.=	56.81'
SUMP=	16" MIN.

S-14	CB TYPE-III*
STA:19+76.57	27.51' RT.
GRATE EL=	61.60'
P-13 I.E.=	59.10'
SUMP=	12" MIN.
* W/ CONCRETE AREA DRAIN	

STORM DRAIN PIPE SUMMARY					
PIPE	DIA.	LENGTH	TYPE	SLOPE	
P-11	18"	62'	CPP	11.61%	
P-12	18"	65'	CPP	4.60%	
P-13	12"	14'	CPP	5.00%	
P-14	18"	9'	CPP	1.78%	

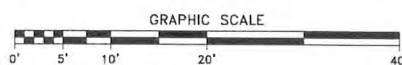
NOTE: PIPE LENGTHS AND SLOPES ARE
MEASURED AND CALCULATED FROM CENTER
TO CENTER OF STRUCTURES, UON.

EXIST. SSMH	C14
STA 19+75.05,	13.14' LT.
EXIST. LID EL=	60.42'
SW 8" CI (IN) IE=	54.02'
N 8" PVC (IN) IE=	54.33'
NE 8" CI (OUT) IE=	53.97'

EXIST. SSMH	D14
STA 18+74.62	5.99' LT.
FG LID EL=	68.15'
EXIST. LID EL=	67.60'
N 8" CI (IN) IE=	60.56'
S 8" CI (OUT) IE=	60.37'

- CONSTRUCTION NOTES, SHEET C203:**
- (A) PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
 - (B) STA 20+17.2, 1.4' LT. INSTALL (8") GATE VALVE AND BEGIN 8" HDPE WATER LINE INSTALLATION.
 - (C) SEE "NEW SEWER CLEANOUT SUMMARY" ON SHEET C004.
 - (D) SEE "NEW WATER SERVICE SUMMARY" ON SHEET C004.

PLAN VIEW
STA 18+54 to STA 20+35



ATTACHMENT A

R&M
R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rmjuneau.com

**TANNER TERRACE SUBDIVISION
IMPROVEMENTS**
CBJ CONTRACT No. E14-135
CITY & BOROUGH OF JUNEAU, ALASKA

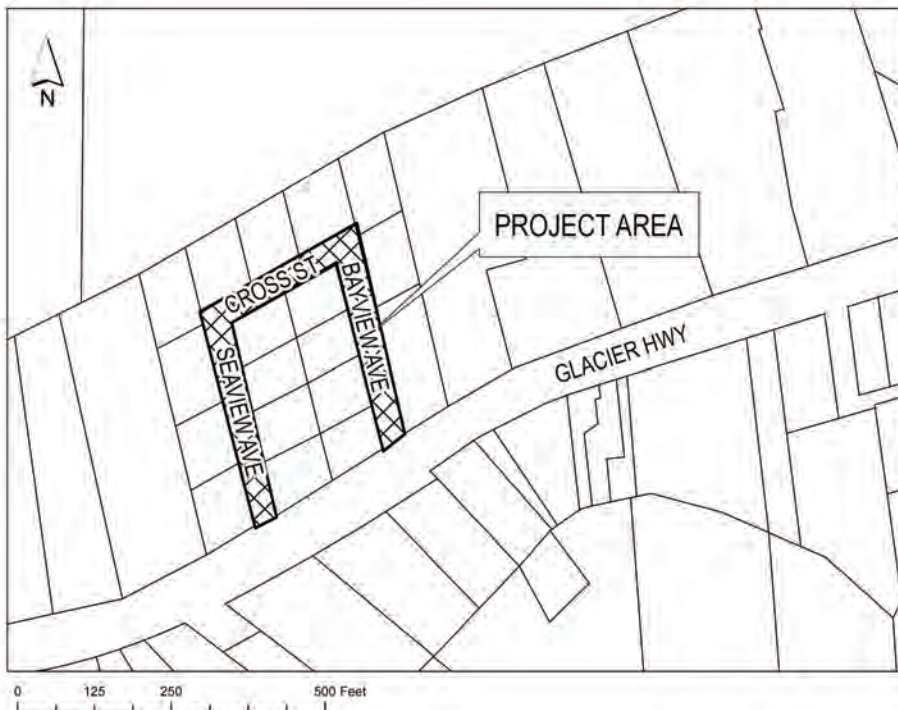
DATE: MAY 9, 2014
R & M NO. 141327
SHEET **C203**

MATCH LINE STA 18+54, SHEET C202

I:\2014\141327\AutoCAD\EP\141327.wk.dwg PLOT: May 09, 2014 dt: 7:05pm



NOTICE OF PUBLIC HEARING



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

SHIP TO:



PROPOSAL: Roadway reconstruction on Seaview Avenue, Bayview Avenue and Cross Street, including repaving, water pipe replacement and storm drain improvements.

File No:	CSP2014 0012	Applicant:	City and Borough of Juneau Engineering Department
To:	Adjacent Property Owners	Property PCN:	N/A
Hearing Date:	July 8, 2014	Owner:	City and Borough of Juneau
Hearing Time:	7:00 PM	Size:	920 ft. long, 40 ft. wide right-of-way
Place:	Assembly Chambers	Roadway Classification:	Roadway other than arterial or collector
	Municipal Building	Site Address:	Seaview Avenue, Bayview Avenue, Cross Street
	155 South Seward Street	Accessed Via:	Glacier Highway
	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 14 days prior to 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 or at 586-0466.*



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

ATTACHMENT B

Date notice was printed: June 5, 2014

FY 2014 CIP DEPARTMENT IMPROVEMENT PLANS

Department	Division	Priority	Project	Funding Source	Amount
Library Total Funding:					\$ 1,550,000
Parks & Recreation	Centennial Hall	1	Electrical Upgrades, Roof Replacement, Domestic Waterline Replacement	Bonded Projects - Voter Approved 10/02/12	\$ 3,222,000
	Parks/Rec Areas	1	Park & Playground Repairs & Improvements	Areawide Sales Tax	\$ 250,000
		2	Sportsfield Resurfacing & Repairs	Areawide Sales Tax	\$ 100,000
		3	OHV Park Trails - Phase I	Areawide Sales Tax	\$ 200,000
		4	Bridge Park	Areawide Sales Tax	\$ 175,000
		5	Waterfront Seawalk	Marine Passenger Fee	\$ 983,100
		6	Restrooms, Paving & Concessions	Bonded Projects - Voter Approved 10/02/12	\$ 1,300,000
		7	Twin Lakes Multi-Use Path Lighting	Unscheduled - State Grant Requests	\$ 600,000
Parks & Recreation Department Total Funding:					\$ 6,830,100
Public Works	Capital Transit	1	Bus Shelters Improvements	Areawide Sales Tax	\$ 60,000
		2	Maintenance Shop Renovation	Bonded Projects - Voter Approved 10/02/12	\$ 3,050,000
		3	Electronic Ridership System	Unscheduled - State Grant Requests	\$ 1,400,000
	Streets	1	Vactor Dump	Areawide Sales Tax	\$ 300,000
		2	Pavement Management Program	Areawide Sales Tax	\$ 750,000
		3	Areawide Snow Storage Facility Development	Areawide Sales Tax	\$ 250,000
				Unscheduled - State Grant Requests	\$ 2,000,000
		4	Pioneer Avenue Reconstruction - Phase III	Areawide Sales Tax	\$ 500,000
		5	Staircase & Sidewalk Repairs	Areawide Sales Tax	\$ 100,000
		6	Lakewood Subdivision Recon, Phase II	Areawide Sales Tax	\$ 800,000
		7	Lemon Creek Road Reconstruction	Areawide Sales Tax	\$ 1,200,000
		8	Meadow Lane Improvements	Areawide Sales Tax	\$ 800,000
		9	Distin/W. 8th Street Reconstruction	Areawide Sales Tax	\$ 150,000
		10	Eagles Edge Subdivision LID Improvements	Areawide Sales Tax	\$ 1,100,000
		11	Third Street Reconstruction	Areawide Sales Tax	\$ 500,000
Proposed Project, CSP2014 0012		12	Tanner's Terrace LID	Areawide Sales Tax	\$ 1,050,000
		13	Governor's House Area Road Reconstruction	Unscheduled - State Grant Requests	\$ 3,000,000
		14	Safe Routes to School Snow Removal Equipment	Unscheduled - State Grant Requests	\$ 250,000
		15	Snow Chemical Shed	Unscheduled - State Grant Requests	\$ 1,500,000

ATTACHMENT C

ATTACHMENT C

CBJ

SEP 21 2011

Engineering

8/31/2011

John,

Results on proposed Tanner Terrace Paving LID.

Doty on vacation. Young a definite no. Neville a modest no. I did not contact Sherwood in Vermont.

All the rest quite interested depending on cost and method of splitting cost among various parcels.

Jerry Trigg

I'm out till Nov 1 —

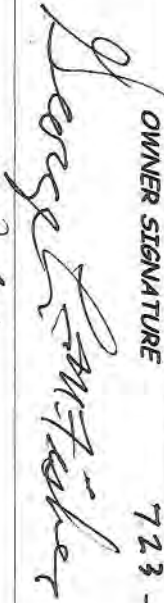



Petition of Interest for Tanner Terrace Paving Improvements

We, the undersigned property owners, hereby petition the City and Borough Assembly to estimate the cost and propose cost apportion methods for a Local Improvement District to construct paving improvements:

PARCEL	OWNER	OWNER SIGNATURE
4B2801040070 12020 GLACIER HWY TANNER TERRACE BL D L 1 & 2	PILCHER R JEFFRY & LEANNE 12020 GLACIER HWY JUNEAU AK 99801	<i>Leanne Pilcher</i> <i>R. Jeffrey Pilcher</i>
4B2801040080 3870 BAYVIEW AVE TANNER TERRACE BL D L 3 AQUIGG FAMILY LIVING TRUST	QUIGG GERALD & MARY TRUSTEES PO BOX 210024 AUKE BAY AK 99821	<i>Gerald & Mary Quigg</i>
4B2801040090 12020 CROSS ST TANNER TERRACE BL B L 5	CURRIER RICHARD A & LISA E 12020 CROSS ST JUNEAU AK 99801	<i>Richard & Lisa Currier</i>
4B2801040100 12050 CROSS ST TANNER TERRACE BL B L 4	YOUNG REBECCA A & BRYON K PO BOX 211112 AUKE BAY AK 99821	<i>Rebecca & Bryon Young</i>
4B2801040110 12070 CROSS ST TANNER TERRACE BL B L 3	FLINT RONALD J & JULIE A 12070 CROSS ST JUNEAU AK 99801	<i>Ronald & Julie Flint</i>
4B2801040120 12090 CROSS ST TANNER TERRACE BL B L 2	SCHWAN MARK W & DEBORAH L 12090 CROSS ST JUNEAU AK 99801	<i>Mark & Deborah Schwan</i>
4B2801040130 12110 CROSS ST TANNER TERRACE BL B L 1	MEINERS ANDREW J & AMY JO 12110 CROSS ST JUNEAU AK 99801	<i>Andrew & Amy Meiners</i>
4B2801040140 3875 SEAVIEW AVE TANNER TERRACE BL A L 3	NEVILLE CHRISTOPHER J & MISTI S 3875 SEAVIEW AVE JUNEAU AK 99801	<i>Christopher & Misti Neville</i>
4B2801040150 3865 SEAVIEW AVE TANNER TERRACE BL A L 2	SHERWOOD THOMAS & MARY E 223 MCCARTY LANE WINCHESTER V 22602	<i>Thomas & Mary Sherwood</i>
4B2801040160 3855 SEAVIEW AVE TANNER TERRACE BL A L 1	MASSEY DAVID R & GENELLE L 3855 SEAVIEW AVE JUNEAU AK 99801	<i>David & Genelle Massey</i>

Petition of Interest for Tanner Terrace Paving Improvements

We, the undersigned property owners, hereby petition the City and Borough Assembly to estimate the cost and propose cost apportion methods for a Local Improvement District to construct paving improvements:

PARCEL	OWNER	OWNER SIGNATURE	723-8899
4B2801040170 3853 BAYVIEW AVE TANNER TERRACE BL C L 1 2 7 & 8	FISHER GEORGE LM 1121 SLIM WILLIAMS WAY JUNEAU AK 99801		
4B2801040180 3869 BAYVIEW AVE TANNER TERRACE BL C L 6	WELTZIN PAUL A & CHERYL A PO BOX 210646 AUKE BAY AK 99821		
4B2801040190 12065 CROSS ST TANNER TERRACE BL C L 5	WILLIAMS PAULA D 12065 CROSS ST JUNEAU AK 99801		
4B2801040200 12069 CROSS ST TANNER TERRACE BL C L 4	STORY MICHAEL C & ANDREA D 12069 CROSS ST JUNEAU AK 99801		
4B2801040210 3866 SEAVIEW AVE TANNER TERRACE BL C L 3	DOTY JOHN A & ANN S 3866 SEAVIEW AVE JUNEAU AK 99801		



Date: August 16, 2011

Sub: Petition for Tanner Terrace Paving
Improvements Local Improvement
District

Mr. Jerry Quigg
PO Box 210024
Auke Bay, AK 99821

Dear Jerry,

Per our conversation regarding a proposed Local Improvement District to pave the roadways within Tanner Terrace (Bayview Ave, Seaview Ave, and Cross St). I am sending you the following information:

1. A brief explanation of the Local Improvement District (LID) process to pass out to your neighbors.
2. A "Petition of Interest" form with all of the affected land owners' names and addresses.

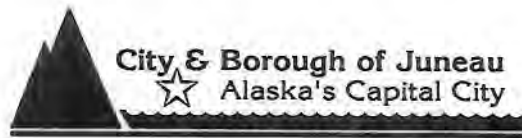
Following your collection of signatures on the "Petition of Interest", please return the original petition to my attention at the CBJ Engineering Office. If you have any questions in the meantime, please call me at 586-0876.

Sincerely,



John Bohan
Chief Projects Engineer

Enclosures: The LID Process, Petition



THE LOCAL IMPROVEMENT DISTRICT (LID) PROCESS

Getting Started

This LID process has been initiated by either the City and Borough of Juneau (CBJ) or the impacted property owners. If initiated by the property owners, the residents may submit a petition to the CBJ to create an LID. It must be signed by a majority of the property owners in the proposed area. If the CBJ Assembly's Public Works & Facilities Committee (PWFC) determines that the project warrants continuing the LID process, the CBJ Engineering Department shall prepare a preliminary project cost estimate and recommend an apportionment method. The CBJ may then send the property owners a "ballot" with a preliminary cost estimate to conduct an informal poll and determine the level of support for the project.

Neighborhood Meeting

CBJ staff conducts a publicly advertised Neighborhood Meeting with affected local residents and the general public. Local residents are contacted individually by mail and through advertisement in the local newspaper. The purpose of the Neighborhood Meeting is to explain the scope of the proposed project, the LID process, and the proposed method of assessment for the benefited properties.

Informal Poll of Property Owners

The informal poll of property owners is used by the PW&FC to determine whether to proceed with the formal LID process. Poll ballots are mailed to affected property owners for their vote on forming the LID. The CBJ Engineering staff will receive the ballots and prepare a summary for the PW&FC to review and approve or reject proceeding with the LID.

LID is Formed

Once an LID is recommended by the PW&FC, an ordinance creating the LID is introduced to the Assembly, and the date is set for the Public Hearing on the proposed LID. Notice of the hearing is published in the Juneau Empire and sent by certified mail to all involved property owners at least 30 days in advance of the Public Hearing. **During this 30 day period, property owners may file written objections to the formation of the LID.** If property owners who would contribute 50% or more of the total amount of assessments file such written objections, the LID must be canceled, unless at least eight Assembly members vote to proceed.

After Construction is Complete

The final LID hearing is scheduled and, at least 15 days in advance of the hearing, notice is sent by certified mail and published locally. The assessment roll is certified and adopted by the Assembly, and LID assessments are recorded as liens against the property assessed.

Payment of Assessments

Each property owner can elect to pay the LID assessment either all at one time or in ten annual installments along with the regular property tax payment. If the 10 year installment plan is chosen, the interest rate for this option is set by the CBJ Finance Department and is based on the cost to the City and Borough to finance the LID local contribution.