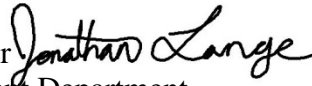


# MEMORANDUM

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

**DATE:** November 24, 2014

**TO:** Planning Commission

**FROM:** Jonathan Lange, Planner   
Community Development Department

**FILE NO.:** CSP2014 0021

**PROPOSAL:** A City Project Review of Eagles Edge subdivision water system and drainage 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: Eagles Edge Subdivision – Gull Way

Legal Description: Gull Way

Parcel Code No.: N/A

Site Size: Approx. 1,000 feet along Gull Way

Comprehensive Plan Future Land Use Designation: MDR – Medium Density Residential

Roadway Designation And Surrounding Zoning: Street other than Arterial or Collector, D-15

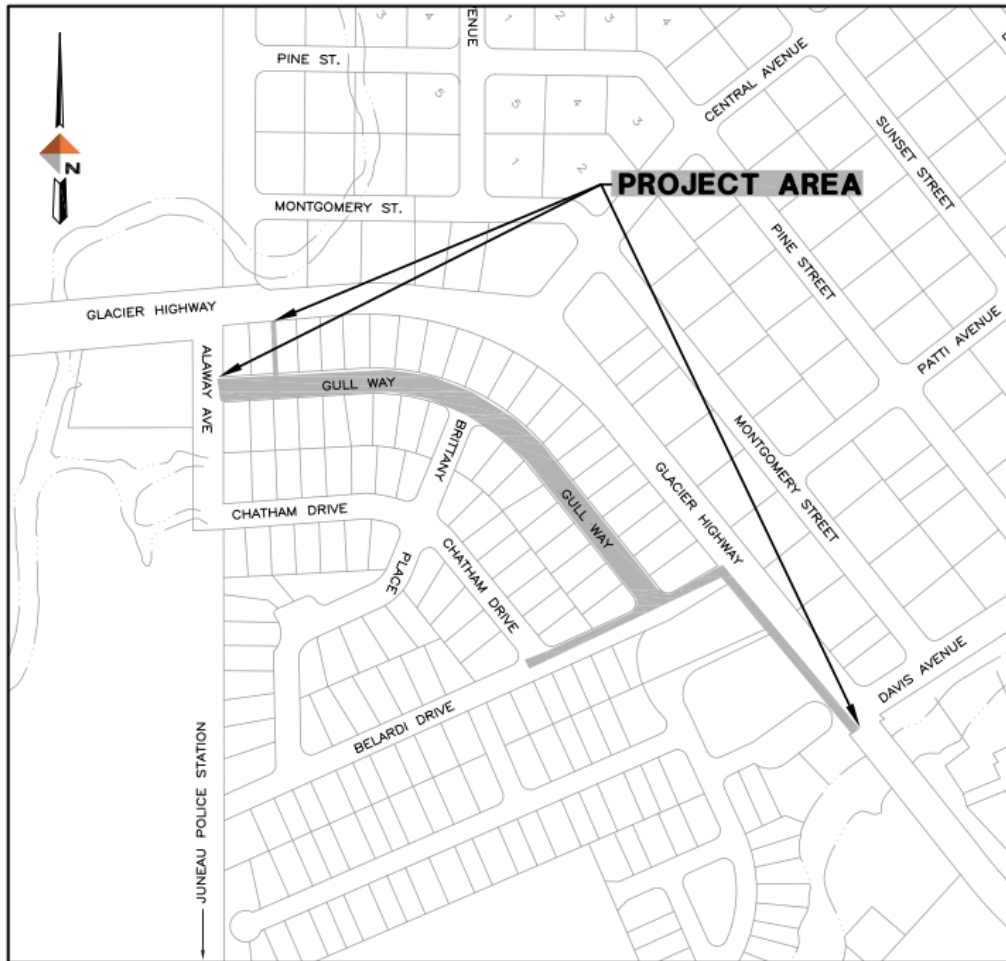
Utilities: Public Water and Sewer

Access: Alaway Avenue and Belardi Drive

Surrounding Land Use: North D-15 – Mobile Homes  
South D-15 – Mobile Homes  
East D-15 – Mobile Homes  
West GC – Office Building



**VICINITY MAP**



**ATTACHMENTS**

- Attachment A – Development Permit and City Project Review Applications and Narrative
- Attachment B – Construction Drawings and Plans
- Attachment C – Public Notice
- Attachment D – Comments

## **PROJECT DESCRIPTION**

The City and Borough of Juneau (CBJ) Engineering Department has submitted a proposal for utility and street reconstruction on Gull Way in the Eagles Edge Subdivision in the Lemon Creek area. The proposal includes installing a new 8" water main with new water services to each property, installing a new underground storm drainage collection system with new storm water services to each property, and replacing two storm drain outfall pipes from Gull Way to Glacier Highway drainage ditch. Roadway reconstruction includes new shotrock and D-1 base layered road with new asphalt pavement; curb, gutter, and a 5-foot asphalt sidewalk on the south side of Gull Way; replacing street signs, reconstruction of mailboxes and driveway aprons; ditch grading on the north side of Gull Way; placing topsoil; and hydro seeding.

The Eagles Edge Homeowners Association will pursue a separate arrangement to disconnect the residences from the old water services at the back of the lots, and reconnect the residents to the new water services on Gull Way once the new water main is placed in operation.

Along with the reconstruction work on Gull Way, another new 8" water main will be installed on the south side of Glacier Highway. This will extend from the Davis Avenue intersection along the highway shoulder and will be routed down Belardi Drive to connect at Chatham Drive.

Construction is scheduled for April to September 2015. During the entire project local vehicle access, pedestrian access and emergency vehicle access will be maintained at all times. The contractor will coordinate and maintain uninterrupted public services for postal delivery, garbage pickup, Care-A-Van services, heating fuel delivery, and like services.

## **ANALYSIS**

The Six Year Capital Improvements Program for Fiscal Year 2014-19 lists this project as Eagles Edge Subdivision LID Improvements. The estimated project cost for the utility and roadway reconstruction is \$1,190,231.00.

Construction standards for new streets as outlined in the CBJ Land Use Code Title 49.35, does not apply to reconstruction projects such as the above proposed project. The roadway has been designed with a 22-foot paved surface which is consistent to the existing conditions. Pedestrian safety will be improved with the construction of the proposed 5-foot sidewalk on the south side of Gull Way.

## **CONFORMITY WITH ADOPTED PLANS**

Staff reviewed the CBJ's 2013 Comprehensive Plan Update for policies that may be relevant to the proposed project:

**POLICY 8.8 TO RESPOND TO THE SPECIAL TRANSPORTATION NEEDS OF EACH SUBAREA OF THE CBJ AND TO INTEGRATE THEM INTO A**

**BOROUGH-WIDE COMPREHENSIVE TRANSPORTATION PLAN. THIS SYSTEM SHOULD SEEK TO REDUCE THE CONSUMPTION OF FUSIL FUELS BY FACILITATING EFFICIENT ROUTES OF TRAVEL, CONVENIENT AND RAPID TRANIST, AND SAFE MOTORIZED- AND NON-MOTERIZED TRAVELWAYS.**

**Implementing Action 8.8 – IA7**

**A. Develop a complete sidewalk system and separated pedestrian/bicycle path throughout the Lemon/Switzer Creek neighborhood, connecting residential land uses to schools, playgrounds, employment centers, retailers, and transit facilities.**

The proposed new 5-foot wide side walk on the south side of Gull Way will provide for safe pedestrian access to the area, and help complete a sidewalk system in the Lemon Creek subarea.

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

**HABITAT**

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

**PUBLIC MEETING**

CBJ Engineering staff, Joe Castillo, and contractor DOWL HKM design engineer, Matt McGuan, held a public information meeting on October 28, 2014 from 6:30pm to 8pm at Dzantik'i Heeni Middle School. Two area residents were in attendance. The project was explained; staff and the residents discussed the specific location of the new water services to the resident's properties. Please see staff email from Joe Castillo in Attachment D.

**FINDINGS**

All evidence indicates that the proposed project complies with the CBJ Land Use Code and applicable plans, including the Comprehensive Plan.

**RECOMMENDATION**

Based upon the proposed plan (identified as Attachments A and B), and the findings and conclusions stated above, the Community Development Department Director recommends the Planning Commission **RECOMMEND APPROVAL** to the Assembly for the request.