

# MEMORANDUM

**CITY/BOROUGH OF JUNEAU**

155 South Seward Street, Juneau, Alaska 99801

**TO:** Merrill Sanford, Chair PWFC

**DATE:** January 6, 2005

**FROM:** Rorie Watt, Chief CIP Engineer   
CBJ Engineering Department

**RE:** Nancy Street Pond Restoration/Land Purchase/High School Site Development

CBJ staff brings this item to the attention of the PWFC for consideration and action, and for referral to the CBJ Lands Committee for consideration and comment. In the interest of timeliness, I have already placed this item on the 1/10/05 Lands Committee agenda.

CBJ staff has been developing options for the disposal of an anticipated 100,000 cubic yards of unsuitable soils from the New Juneau High School construction.

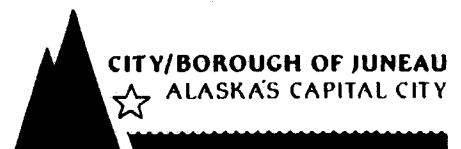
Disposal of these materials is a serious and expensive issue, worthy of substantial consideration. Excavation, loading, trucking and tipping charges for the project are substantial, the construction cost of trucking and tipping alone is estimated between \$350,000 and \$550,000.

A private owner of an un-reclaimed borrow pond is interested in selling his pond to the CBJ. The pond could be used as a waste soil disposal site for the high school project. Use of this private site could save the high school project between \$50,000 and \$150,000.

The pond would be used as a fill site for waste excavation from the high school site; restoration would be completed later, funded with grant monies and tipping charges from the high school project. The concept has huge support from regulatory and funding agencies (see attached).

Purchase of the pond could have a number of additional benefits to the CBJ:

1. Level the bidding field for the high school site work
2. Finally provide initial credits for the Mitigation Bank with no additional expenditure by the Assembly.
3. Wetland creation dedicated as public open space.
4. Reduced truck traffic on municipal and state roads.
5. Place build-able lot on the tax role.
6. Eliminate public hazard
7. Kudos from regulatory groups
8. Improve Duck Creek water quality
9. Does not fill existing permitted sites (the public needs available waste sites to help reduce development costs).



Unlike a private developer, CBJ is well situated to purchase, fill and restore the pond for the following reasons:

- A. CBJ can provide sufficient quantity of fill.
- B. CBJ has an excellent track record with regulatory and funding groups, and can acquire significant grant monies to make restoration feasible.
- C. CBJ recognizes benefit in establishing the Mitigation Bank.
- D. CBJ can guarantee the completion of the restoration.
- E. CBJ recognizes non-monetary benefits (above).

This pond could be managed in a revenue neutral manner, and upon completion of the restoration, original purchase monies can be returned to original source. High School project monies are not a feasible option. Attached to this memorandum are letters of support and plans prepared for restoration. The site has been permitted and had engineering prepared by volunteer and regulatory groups. The CBJ's Wetlands Review Board has identified this site as its highest priority for initiating the Wetlands Mitigation Bank.

**Recommendation:**

- 1. I recommend that staff obtain an option agreement with the property owner, and locate possible purchase monies.
- 2. I recommend that staff present the concept to the Lands Committee.
- 3. Staff to return to PWFC for action to forward matter to the Assembly.

Attachments



**UNITED STATES DEPARTMENT OF COMMERCE  
National Oceanic and Atmospheric Administration**

*National Marine Fisheries Service*

*P.O. Box 21668*

*Juneau, Alaska 99802-1668*

December 6, 2004

Mr. Rorie Watt  
Chief of Projects, Engineering Department  
City and Borough of Juneau  
155 S Seward Street  
Juneau, Alaska 99801

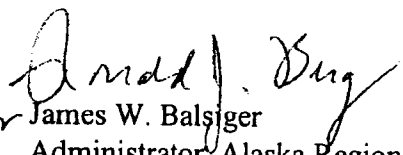
Dear Mr. Watt:

The creation of wetlands in the old dredge ponds on Duck Creek to improve water quality and salmonid habitat has been a restoration priority of the Duck Creek Advisory Group for several years. The Watershed Management Plan for Duck Creek identified wetland creation in three dredge ponds on the East Fork as one of the primary ways to restore the stream. The wetland created at the Church of the Nazarene site a few years ago has been successful in reducing the iron floc and turbidity, increasing dissolved oxygen and improving overwintering habitat for coho salmon. Creating additional wetland in one of the two remaining dredge ponds on Duck Creek will increase the stream's recovery rate.

Because Duck Creek is listed as an impaired waterbody by the Alaska Department of Environmental Conservation, restoration efforts such as wetland creation will help immensely in improving water quality by treating stormwater runoff and reducing pollutants entering the stream. Restoration of Duck Creek has had tremendous support and involvement from the community and the creation of a new wetland in the Winchell Pond near Nancy Street will provide additional opportunities for partnerships. Besides being more aesthetically pleasing and improving salmon habitat, we also understand that wetland creation at this site has local support because the project would eliminate the deep, steep-banked dredge pond, which may pose a safety hazard for children or others.

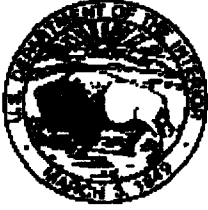
NMFS highly recommends that the City and Borough of Juneau purchase the property known as the Nancy Street Duck Creek EP Pond in order that a wetland can be created at the site for improving water quality and habitat in Duck Creek and the downstream estuary. We appreciate the opportunity to support this worthwhile activity and hope you will as well.

Sincerely,

  
For James W. Balsiger  
Administrator, Alaska Region

cc: K Koski





United States Department of the Interior  
FISH AND WILDLIFE SERVICE  
Juneau Fish & Wildlife Field Office  
3000 Vintage Blvd., Suite 201  
Juneau, Alaska 99801-7100  
(907) 586-7240

RECEIVED  
ENGINEERING

Rorie Watt, Chief of Projects  
City and Borough of Juneau, Engineering  
155 S. Seward St.  
Juneau, AK 99801

RE: Nancy Street Pond Enhancement

Mr. Watt,

I appreciate the opportunity to have met with you to discuss CBJ's potential acquisition of the Nancy Street Pond in the east fork of Duck Creek in the Mendenhall Valley. We understand that CBJ proposes to acquire the pond and use portions of it to dispose of waste silt, gravel, and organic materials from the high school construction site at Diamond Park.

We view this project as an opportunity to meet complementary goals within the community by providing a cost-effective materials disposal site and incrementally restoring one of the most impaired reaches of Duck Creek. Filling the dredge ponds adjacent to Mendenhall Loop Road has been identified in the Duck Creek Management Plan as a priority action since 1999 due to the benefits to fish and water quality. The restored wetland at the Church of the Nazarene immediately upstream of the Nancy Street site provides an example of how a created wetland can reduce iron flocculation, increase fish and wildlife habitat value, and improve the human values and aesthetics of the Duck Creek corridor.

The U.S. Fish and Wildlife Service's Partners for Fish and Wildlife Program works through non-federal cooperators to financially support fish and wildlife habitat restoration and enhancement projects in Southeast Alaska. Using the National Marine Fisheries Service's existing engineering design as a guiding document, we could cost-share with CBJ any final site survey, grading, revegetation, or water control structures associated with the Nancy Street pond up to \$25,000, the limit of the program. The Partners program accepts project nominations October through June annually, and we have partnered with CBJ through at least 6 grant agreements since 1997. We seek to continue this relationship as joint project opportunities arise in Juneau-area waterways. If you have any questions, please do not hesitate to call me at 586-7482.

Sincerely,

Neil Stichert  
Habitat Restoration Biologist  
Juneau Fish and Wildlife Field Office



Natural Resources Conservation Service  
Juneau Field Office  
175 South Franklin Street, Suite 424  
(907) 586-7220  
fax (907) 586-7383  
web site [www.ak.nrcs.usda.gov](http://www.ak.nrcs.usda.gov)

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December 6, 2004

Rorie Watt, Chief CIP Engineer  
City and Borough of Juneau  
155 S. Seward Street  
Juneau, AK 99801

Re: Nancy Street pond on Duck Creek

Dear Mr. Watt,

It is my understanding that the City and Borough of Juneau is considering acquiring the Nancy Street pond on Duck Creek. I am writing to you in support of that effort, and to provide some information on habitat improvement assistance available through NRCS.

As you know, restoration of the dredge pond complex on the east fork of Duck Creek has been identified as a priority in the Duck Creek Watershed Management Plan and has been a goal of several resource agencies for years. Wetland creation in the borrow pit immediately upstream has provided fish and wildlife habitat in a residential setting, and helped improve water quality in the stream, which is listed as an impaired waterbody. The upcoming construction of the new high school presents a unique opportunity to increase habitat complexity in the Nancy Street pond while benefiting the City with a nearby fill disposal site. By purchasing the pond property, the City could add to its parks and natural areas.

NRCS has planning and technical assistance available upon request. I encourage the City to sign up for our Wildlife Habitat Incentives Program (WHIP), which provides cost-share assistance for habitat conservation or improvement practices at a rate of up to 75%. A brochure outlining the program is enclosed. NRCS currently has a WHIP contract to replace the McGinnis Street culvert on Duck Creek.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Samia L. Savell".

Samia L. Savell  
Watershed Program Coordinator  
Juneau Field Office

cc: Phil Naegele, Assistant State Conservationist for Operations (electronically)

# Mendenhall Watershed Partnership

P.O. Box 32559 – Juneau, AK 99803  
Phone: (907) 586-6853  
Fax: (907) 586-6856  
[mwp@acsalaska.net](mailto:mwp@acsalaska.net)  
[www.mendenhallwatershed.org](http://www.mendenhallwatershed.org)



12/6/2004

Rorie Watt, Chief of Projects  
City and Borough of Juneau, Engineering  
155 S. Seward St.  
Juneau, AK 99801

RE: Nancy Street Pond Enhancement

Dear Mr. ~~Watt~~ <sup>Rorie</sup>,

The Mendenhall Watershed Partnership supports the City and Borough of Juneau's effort to acquire the Nancy Street Pond as a fill site for waste materials from the valley school construction project.

The Duck Creek Management Plan lists filling the dredge ponds adjacent to Mendenhall Loop Road as a priority action. Duck Creek is listed as an impaired water body by the State of Alaska and the proposed fill plan to create wetlands and control flow are designed to improve water quality, protect residential property and increase the aesthetic appeal for the neighborhood.

We support continued efforts of the City and Borough and State and Federal agencies to monitor and evaluate this and other restoration and enhancement projects on Duck Creek.

Sincerely,

  
Mark Jaqua  
Executive Director

CC: MWP Board of Directors

# EAST FORK DUCK CREEK MARSH RESTORATION

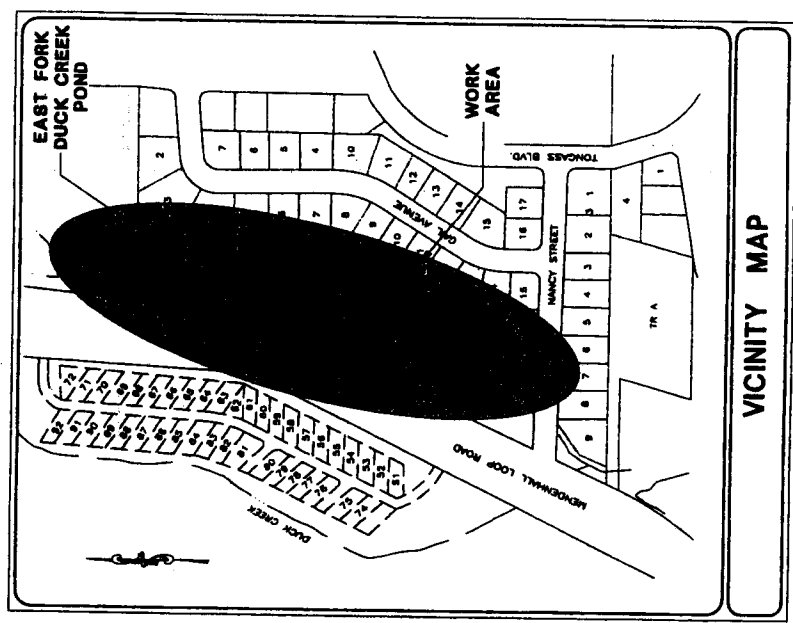
to Bob McLeod  
Kay 789-6024

**Toner  
Nordling**  
& ASSOCIATES, INC.  
CONSULTING ENGINEERS  
LAND SURVEYORS  
CONSTRUCTION ADMINISTRATION

FOR  
**NOAA  
NMFS  
AUKE BAY LAB**

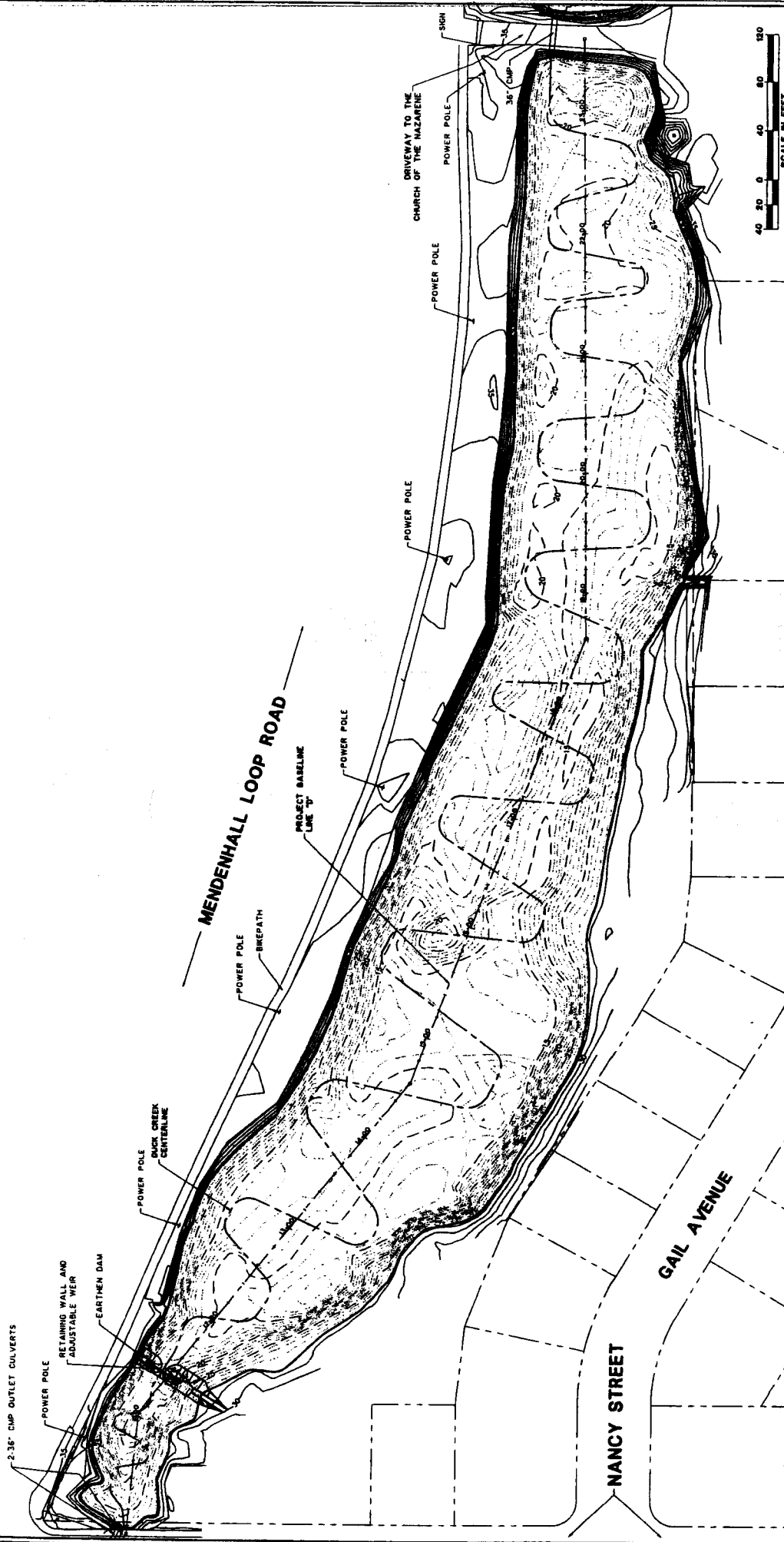
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VICINITY MAP

APPROVED BY	SHEET NO.
CONTRACTING OFFICER TECHNICAL REP.	1 of 8
SIGNATURE	DATE
SIGNATURE	DATE



SHEET NO. 2 of 8

EXISTING TOPOGRAPHY AND SITE MAP

EAST FORK DUCK CREEK MARSH RESTORATION

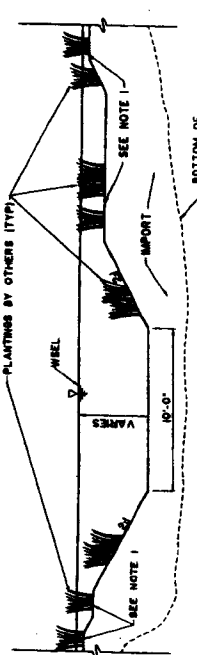
NOAA  
NMFS  
AUKU BAY LAB

**Topor Nording**  
Consulting Engineers • Land Surveyors  
Construction Administration  
5241 COMMERCE BLVD. AERIAL, ALABAMA 36801  
(907) 790-3633 OFFICE (907) 790-3633 FAX  
DRAWN BY: J. [REDACTED] CHECKED BY: STAFF DATE: FEBRUARY 1998



DATE PRINTED	BY
DATE	REVISIONS





**NOTES:**  
 # ELEVATION CHANGES AND LOCATIONS ARE TO BE CONSTRUCTED ACCORDING TO THE PLAN ELEVATIONS AND CROSS SECTION SHEETS.

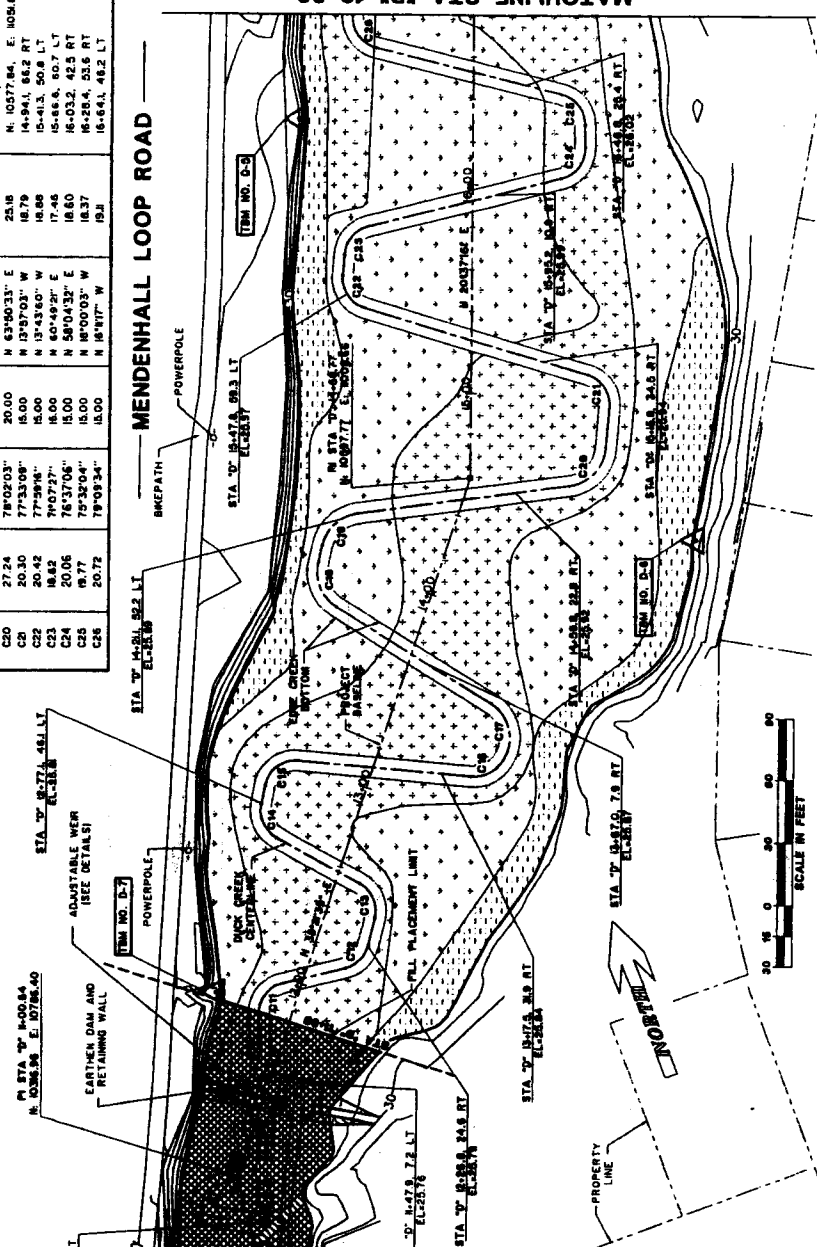
**MAIN CHANNEL TYPICAL SECTION**  
 NTS

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	BEARING	DISTANCE	PC	PT
C1	5.86	33°42'3"	10.00	N 22°17'17" W	5.86	10,774.45 LT	10,225.72 LT
C2	7.72	44°14'17"	10.00	N 17°08'18" W	7.53	10,283.13 LT	10,283.13 LT
C3	13.24	75°53'3"	10.00	N 43°02'28" E	12.30	10,444.89 LT	10,542.94 LT
C4	6.17	54°24'06"	6.50	N 53°47'08" E	5.84	10,584.71 RT	10,624.83 RT (PCC)
C5	15.23	87°14'12"	10.00	N 17°02'08" W	13.80	10,624.83 RT (PCC)	10,752.83 RT (PCC)
C6	6.40	73°17'31"	8.00	N 24°00'18" W	5.97	10,864.48 LT	10,908.16 LT (PCC)
C7	15.18	88°58'18"	10.00	N 04°04'47" E	13.78	10,908.16 LT (PCC)	10,993.90 LT (PCC)
C8	30.54	102°54'37"	10.00	N 48°03'28" E	28.59	10,993.90 LT (PCC)	11,208.23 LT (PCC)
C9	6.18	30°23'14"	17.00	N 14°17'38" E	6.08	11,208.23 LT (PCC)	11,268.48 LT
C10	5.25	15°02'25"	20.00	N 24°27'60" E	5.24	11,268.48 LT	11,317.48 LT
C11	20.80	79°28'57"	15.00	N 55°40'19" E	19.17	11,317.48 LT	11,474.01 LT
C12	16.37	82°32'25"	15.00	N 65°07'38" E	15.57	11,474.01 LT	11,627.92 LT
C13	16.62	74°57'27"	15.00	N 03°37'58" W	16.25	11,627.92 LT	11,786.46 LT
C14	16.32	72°17'05"	15.00	N 04°57'23" W	17.69	11,786.46 LT	11,944.01 LT
C15	22.08	84°18'18"	15.00	N 15°20'30" E	20.14	11,944.01 LT	12,102.11 LT
C16	34.39	104°16'38"	10.00	N 35°27'36" E	33.04	12,102.11 LT	12,260.65 LT
C17	24.44	70°10'38"	20.00	N 48°03'28" E	22.96	12,260.65 LT	12,419.19 LT
C18	24.44	69°22'08"	20.00	N 53°40'33" E	23.18	12,419.19 LT	12,577.73 LT
C19	27.24	78°02'03"	20.00	N 13°43'60" W	18.88	12,577.73 LT	12,736.27 LT
C20	20.30	77°33'09"	15.00	N 40°49'20" E	17.48	12,736.27 LT	12,894.81 LT
C21	20.42	79°29'16"	15.00	N 58°04'32" E	18.60	12,894.81 LT	13,053.35 LT
C22	18.82	76°37'06"	15.00	N 18°00'03" W	18.37	13,053.35 LT	13,211.89 LT
C23	16.77	75°32'04"	15.00	N 8°51'17" W	19.1	13,211.89 LT	13,370.43 LT
C24	20.06	75°32'04"	15.00	N 8°51'17" W	19.1	13,370.43 LT	13,528.97 LT
C25	16.77	75°32'04"	15.00	N 8°51'17" W	19.1	13,528.97 LT	13,687.51 LT
C26	20.72	79°08'34"	15.00	N 8°51'17" W	19.1	13,687.51 LT	13,846.05 LT

MATCHLINE STA "D" 16+80

**MENDENHALL LOOP ROAD**



**VERTICAL CONTROL TABLE**

TBM NO.	ELEV	DESCRIPTION
D-5	32.02	REBAR LOCATED APPROXIMATELY STA "D" 16+30.0, 83.1 LT.
D-6	29.31	REBAR LOCATED APPROXIMATELY STA "D" 14+80.0, 162.1 RT.
D-7	30.16	REBAR LOCATED APPROXIMATELY STA "D" 14+83.4, 37.8 LT.
D-8	33.83	MAGNOLIA IN SIDEWALK AT OUTFALL CULVERTS.

**NOTES:**  
 1. DUCK CREEK CENTERLINE ELEVATIONS ARE GIVEN APPROXIMATELY EVERY 50 FEET.  
 2. DUCK CREEK CENTERLINE PROFILE GRADE, S+0.0000.

**NOAA**  
**NMFS**  
**AUKE BAY LAB**

**FINISHED SITE PLAN WITH HORIZONTAL & VERTICAL CONTROL: STA "D" 10+00 TO STA "D" 16+80**

**Toner Nording**  
 Consulting Engineers - Land Surveyors  
 Construction Administration  
 5304 COMMERCIAL BLDG. ANCHORAGE, ALASKA, 99501  
 T & ASSOCIATES, INC. (907) 780-3833 OFFICE (907) 780-3335 FAX  
 DRAWN BY: JH CHECKED BY: ST/MS DATE: JANUARY 1988

**VERTICAL CONTROL TABLE**

TBM NO.	ELEV	DESCRIPTION
D-5	32.02	REBAR LOCATED APPROXIMATELY STA "D" 16+30.0, 83.1 LT.
D-6	29.31	REBAR LOCATED APPROXIMATELY STA "D" 14+80.0, 162.1 RT.
D-7	30.16	REBAR LOCATED APPROXIMATELY STA "D" 14+83.4, 37.8 LT.
D-8	33.83	MAGNOLIA IN SIDEWALK AT OUTFALL CULVERTS.

DATE PRINTED: \_\_\_\_\_ BY: \_\_\_\_\_

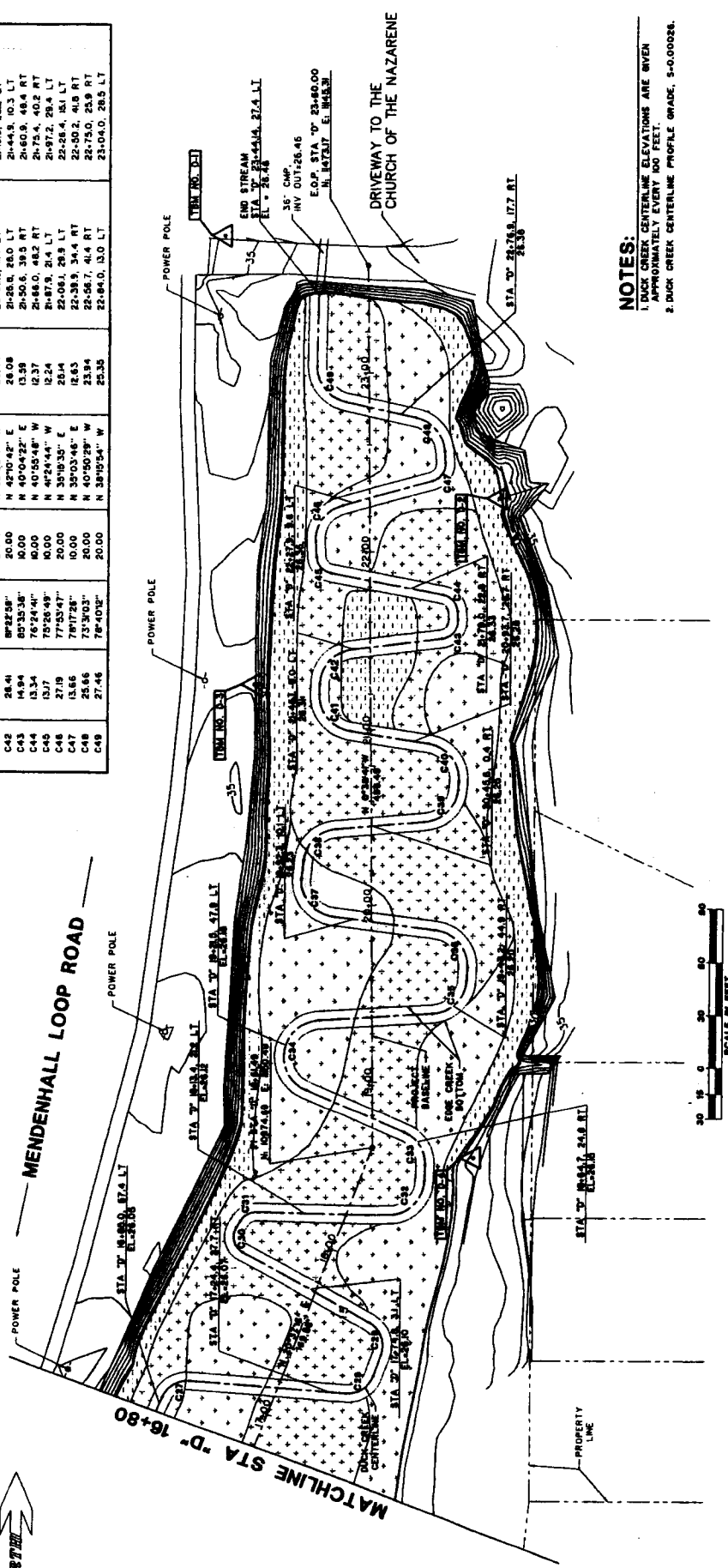
DATE REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

SHEET NO. 3 of 8

TBM NO.	ELEV	DESCRIPTION
D-1	36.42	REBAR LOCATED APPROXIMATELY STA "D" 23+77.1, 76.6 LT
D-2	26.60	REBAR LOCATED APPROXIMATELY STA "D" 22+29.8, 71.5 RT
D-3	33.16	REBAR LOCATED APPROXIMATELY STA "D" 21+25.7, 64.0 LT
D-4	30.89	REBAR LOCATED IN THE PROXIMITY OF STA "D" 18+60.0, 58.0 LT N. 10974.69 E. 160.49

LEGEND	
	EL=27.75
	EL=27.50
	EL=26.50

CURVE TABLE						
CURVE	LENGTH	DELTA	RADIUS	BEARING	DISTANCE	PT
C27	18.61	71°04'30"	15.00	N 58°10'25" E	17.44	17+03.0, 48.3 LT
C28	19.55	74°39'50"	15.00	N 57°04'25" E	18.09	17+22.9, 54.9 RT
C29	21.05	80°45'40"	15.00	N 20°34'33" W	18.44	17+84.7, 49.7 RT
C30	15.90	91°07'30"	10.00	N 10°24'30" W	14.28	17+80.0, 43.2 LT
C31	10.64	80°37'55"	10.00	N 40°35'13" E	10.18	18+04.3, 52.9 LT
C32	27.35	78°27'06"	20.00	N 40°35'59" E	23.27	18+30.2, 23.0 RT
C33	23.98	67°33'47"	20.00	N 31°58'27" W	22.24	18+53.9, 33.7 RT
C34	55.78	62°7'5"	20.00	N 10°20'36" E	40.77	18+70.4, 17.5 RT
C35	29.25	83°48'08"	20.00	N 44°32'28" E	26.71	19+35.6, 29.1 LT
C36	28.78	85°16'47"	20.00	N 40°00'58" W	27.00	19+57.7, 52.4
C37	30.68	87°33'19"	20.00	N 38°43'42" W	27.76	19+85.9, 35.6 RT
C38	27.78	79°37'08"	20.00	N 45°01'31" E	25.61	20+44.1, 19.2 LT
C39	27.78	79°34'38"	20.00	N 45°02'48" E	25.60	20+44.0, 28.5 RT
C40	20.21	85°14'56"	20.00	N 38°00'32" W	21.42	20+70.4, 48.3 RT
C41	28.49	85°14'56"	20.00	N 38°00'32" W	26.44	20+93.3, 10.3 LT
C42	28.49	85°14'56"	20.00	N 38°00'32" W	26.44	20+93.3, 10.3 LT
C43	14.94	80°33'38"	10.00	N 40°10'23" E	13.99	21+50.0, 58.0 RT
C44	13.34	76°24'41"	10.00	N 40°55'48" W	12.37	21+64.0, 48.2 RT
C45	13.17	75°20'49"	10.00	N 40°24'44" W	12.24	21+87.8, 24.4 LT
C46	27.19	77°53'47"	20.00	N 35°19'35" E	25.14	22+08.1, 20.9 LT
C47	13.66	78°17'28"	10.00	N 35°03'46" E	12.63	22+38.9, 34.4 RT
C48	25.66	73°3'03"	20.00	N 40°50'29" W	23.94	22+56.7, 41.4 RT
C49	27.46	78°40'12"	20.00	N 38°19'54" W	25.35	23+04.0, 28.5 LT



**NOTES:**  
 1. DUCK CREEK CENTERLINE ELEVATIONS ARE GIVEN APPROXIMATELY EVERY 60 FEET.  
 2. DUCK CREEK CENTERLINE PROFILE GRADE, S-O-00028.



DATE PRINTED	DATE	REVISIONS	BY
<b>Toner Nording</b> Consulting Engineers • Land Surveyors Construction Administration 5304 COMMERCIAL BLDG. ANCHORAGE, ALASKA 99501 T & N ASSOCIATES, INC. (907) 769-8333 OFFICE (907) 380-3535 FAX TANNER BY: JH [REDACTED] DATE: JUNE 11, 2008 CHECKED BY: STAFF DATE: FEBRUARY 2008			
NOAA NMFS AUK BAY LAB		EAST FORK DUCK CREEK MARSH RESTORATION	
FINISHED SITE PLAN WITH HORIZONTAL & VERTICAL CONTROL: STA "D" 16+80 TO STA "D" 23+80			
SHEET NO.		4 of 8	