

Greatland Street Extension

Issues to be discussed at Council Work Session

- Current plans are for Greatland to be extended north with the same road width as exists (40'), concrete curb and gutter both sides, and a concrete sidewalk on the west side (similar to the existing road).
- At the Pioneer intersection, the existing curb and gutter width is 28'. Should we narrow the road as it approaches the intersection or reconstruct the intersection to a 40' width? Widening the intersection would require right-of-way acquisition. Additional width would allow for a left turn bay at Pioneer Avenue, although based on current traffic, no left turn bay is warranted.
- Concept plan envisioned installation of street lights along new road construction (24' poles with LED lights, similar to recently constructed Grubstake Avenue). Greatland to the south has no street lights. Should we install lighting along the entire Greatland Street as part of this project?
- The 40' road width will allow for several different striping plans. Currently the Sterling Highway/Greatland Street intersection is striped to provide a left turn bay. The remainder of Greatland Street is provided a centerline strip only. The recent Grubstake Avenue project was striped to provide bike lanes on each side and no turning bays. Once Greatland is extended, several striping configurations are possible:
 1. Stripe it like Pioneer Avenue (continuous left turn bay, including both intersections, for left turn access to adjacent properties, no bike lanes). This is best implemented if the Pioneer intersection approach is widened to 40', but continuous left turn bay could die out at it approaches Pioneer Avenue if no widening at the intersection is completed.
 2. Stripe it like Grubstake Avenue (two vehicular lanes in each direction, bike lanes each side, no left turn bays at Sterling Highway or Pioneer Avenue). This is best implemented if the Pioneer intersection approach is widened to 40'. No widening at Pioneer Avenue means no bike lanes at intersection.
 3. Stripe it like it is currently striped (centerline stripe only, accept at Sterling Highway where a left turn bay will continue to exist, no bike lanes).
 4. Some combination of the three.
- The medical facility at the SW corner of Pioneer/Greatland intersection currently utilizes Greatland street right-of-way for parking. Should the project include work on the property to mitigate parking space losses?

Attachments:

Aerial Photo

Letters to Property Owners Directly Affected

Preliminary Plans

Preliminary Medical Facility Parking Modifications





City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

January 15, 2018

Barbara Scalzi
Northwind Gallery
173 W. Pioneer Avenue
Homer, Alaska 99603

RE: Proposed Greatland Street Extension

Ms. Scalzi;

Thank you for taking the time last month to speak with me about the City's plans to extend Greatland Street up to Pioneer Avenue.

The City Council will be meeting in a work session to discuss the preliminary design of the project and provide final design guidance to the design team. A public comment period is on the agenda. The work session will be held in the City Hall Council Chambers at 4:00 – 5:00 PM, Monday, January 22, 2018. Any formal actions that result from the work session could be acted upon in the regular Council meeting that starts at 6:00 PM.

I would be happy to meet you before, during or after the meeting(s) described above, to answer any questions or discuss any concerns you may have.

If you have any questions, call me at the number above or e-mail me at cmeyer@ci.homer.ak.us.

Yours Very Truly,

CITY OF HOMER

Carey S. Meyer, P.E.
Public Works Director



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

January 15, 2018

Jeffery Murphy
Pensco Trust Company
Custodian: Brian's Appliance & Refrigeration
PO Box 173859
Denver, CO 80217

RE: Proposed Greatland Street Extension

Mr. Murphy;

Public Works has been coordinating the City's plans to extend Greatland Street up to Pioneer Avenue. You own a lot that fronts on Greatland Street.

The City Council will be meeting in a work session to discuss the preliminary design of the project and provide final design guidance to the design team. A public comment period is on the agenda. The work session will be held in the City Hall Council Chambers at 4:00 – 5:00 PM, Monday, January 22, 2018. Any formal actions that result from the work session could be acted upon in the regular Council meeting that starts at 6:00 PM.

Regarding how the project might impact your property, I expect that the project would provide a water and sewer service, and a driveway cut. I would be happy to meet you before, during or after the meeting(s) described above, to answer any questions or discuss any concerns you may have.

If you have any questions, call me at the number above or e-mail me at cmeyer@ci.homer.ak.us.

Yours Very Truly,

CITY OF HOMER


Carey S. Meyer, P.E.
Public Works Director

cc: Jeffery Murphy - Brian's Appliance & Refrigeration
(hand-delivered)



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

January 15, 2018

Valentin Caspaar
Valentin Caspaar LLC
PO Box 58547
Seattle, WA 98138

RE: Proposed Greatland Street Extension

Mr. Caspaar;

The City of Homer is proceeding with the design of the extension of Greatland Street with the expectation that construction would be completed next summer.

The City Council will be meeting in a work session to discuss the preliminary design of the project and provide final design guidance to the design team. A public comment period is on the agenda. The work session will be held in the City Hall Council Chambers at 4:00 – 5:00 PM, Monday, January 22, 2018. Any formal actions that result from the work session could be acted upon in the regular Council meeting that starts at 6:00 PM.

If you have any questions, call me at the number above or e-mail me at cmeyer@ci.homer.ak.us.

Yours Very Truly,

CITY OF HOMER

Carey S. Meyer, P.E.
Public Works Director

cc: Brian – Save-U-More – Homer (hand delivered)
Angie Newby – Homer Real Estate (hand delivered)



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

January 15, 2018

Dr. Michael Boling
Jonas Ridge LLC
203 W. Pioneer Avenue, Suite 2
Homer, Alaska 99603

RE: Proposed Greatland Street Extension

Dr. Boling;

Thank you for taking the time last month to speak with me about the City's plans to extend Greatland Street up to Pioneer Avenue.

The City Council will be meeting in a work session to discuss the preliminary design of the project and provide final design guidance to the design team. A public comment period is on the agenda. The work session will be held in the City Hall Council Chambers at 4:00 – 5:00 PM, Monday, January 22, 2018. Any formal actions that result from the work session could be acted upon in the regular Council meeting that starts at 6:00 PM.

Regarding how the project might impact your property, I have attached a preliminary drawing the shows how parking and access issues might be resolved as part of the project. I would be happy to meet you before, during or after the meeting(s) described above, to answer any questions or discuss any concerns you may have.

If you have any questions, call me at the number above or e-mail me at cmeyer@ci.homer.ak.us.

Yours Very Truly,

CITY OF HOMER

Carey S. Meyer, P.E.
Public Works Director



CITY OF HOMER

PUBLIC WORKS DEPARTMENT



PROJECT LOCATION
CITY OF HOMER

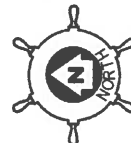
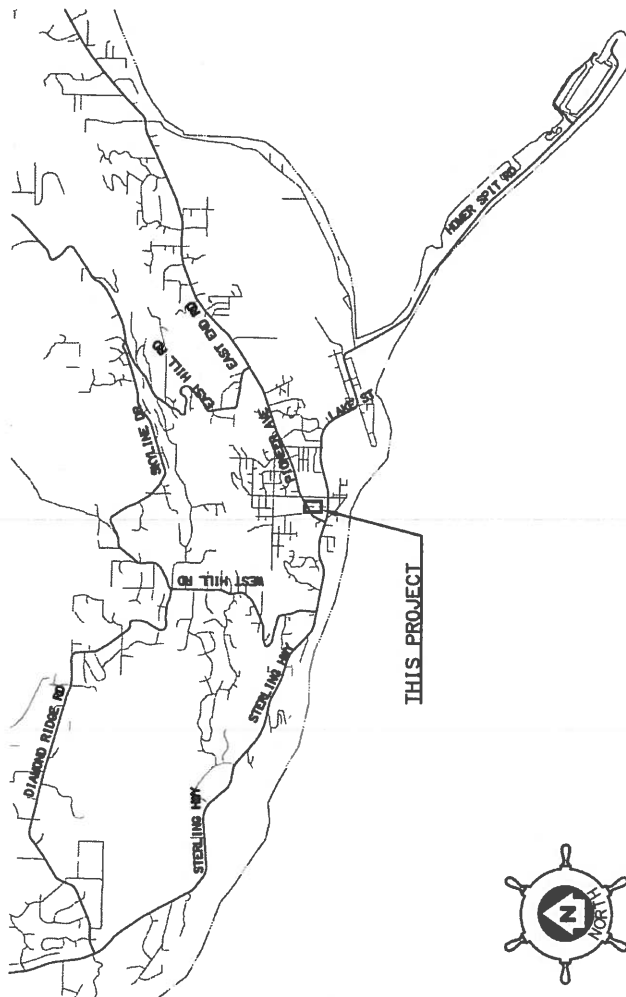
GREATLAND STREET IMPROVEMENTS

MAYOR
BETH WYTHE

CITY MANAGER
KATIE KOESTER

PUBLIC WORKS DIRECTOR
CAREY S. MEYER, P.E.

CITY COUNCIL MEMBERS
DAVID LEWIS
CUSTALIA WILSON
DONNA ADERHOLD
CATRIONA REYNOLDS
BRYAN ZAK
HEATH SMITH



INDEX	
SHEET NO.	DESCRIPTION
A1	TITLE
A2	LEGEND
A3	GENERAL NOTES
A4	SURVEY CONTROL
B1	TYPICAL SECTIONS
C1	ESTIMATE OF QUANTITIES
D1-D2	SUMMARY TABLES
E1-E5	STORM DRAIN DETAILS
F1-F2	PLAN AND PROFILE
H1	TRAFFIC LEGEND AND NOTES
H2-H3	SIGNING, STRIPING AND ILLUMINATION PLANS
H4	SIGN SUMMARY
H5	ILLUMINATION SUMMARIES
H6-H9	SIGN DETAILS
H10-H12	ILLUMINATION DETAILS
J1-J2	TRAFFIC CONTROL
U1	WATER MAIN NOTES
U2	TYPICAL TRENCH SECTION
U3-U4	WATER SERVICES
U5-U7	WATER SERVICE DETAILS

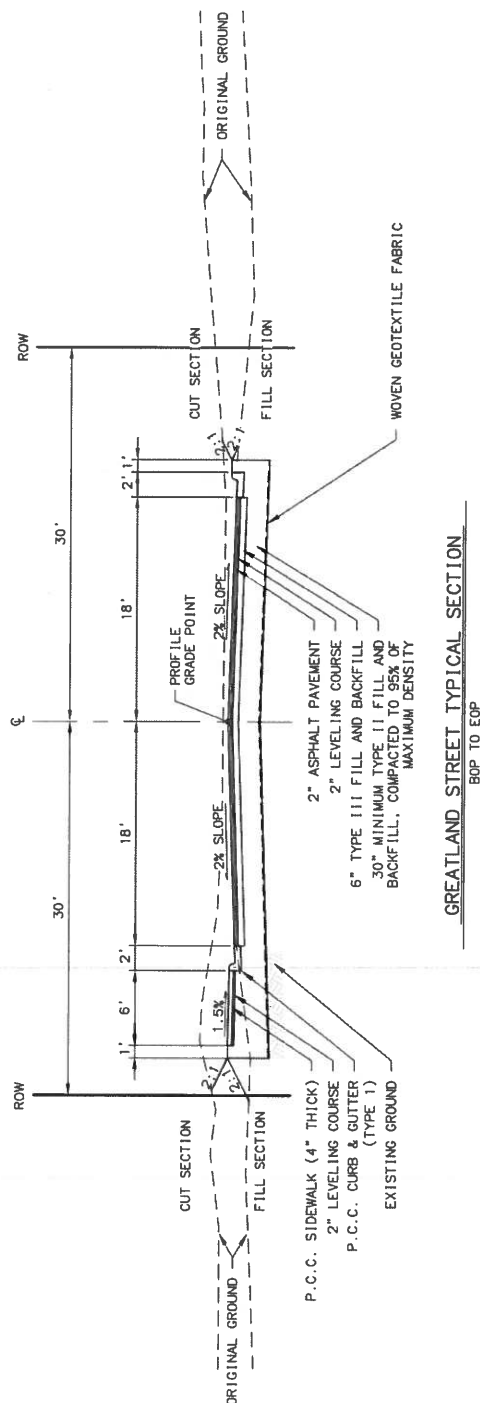


CITY OF HOMER, ALASKA
PUBLIC WORKS DEPARTMENT
2525 HEATH STREET
HOMER, ALASKA 99603
PHONE (907) 235-3145
FAX (907) 235-3145

REVISIONS		YEAR	SHEET NO.	TOTAL SHEETS
NO.	DATE	DESCRIPTION		
			2018	A1
				A4
				38

NOTES:

1. APPLY 4 INCHES TOPSOIL AND SEED TO ALL DISTURBED AREAS OR AS DIRECTED BY THE ENGINEER.
2. FOR EMBANKMENT FILL, PROVIDE TYPE II FILL AND BACKFILL COMPACTED TO 95% OF MAXIMUM DENSITY.



GREATLAND STREET TYPICAL SECTION

BOP TO EOP

PLANS DEVELOPED BY:
KINNEY ENGINEERING, LLC
FOR
CITY OF HOMER, ALASKA
PUBLIC WORKS DEPARTMENT

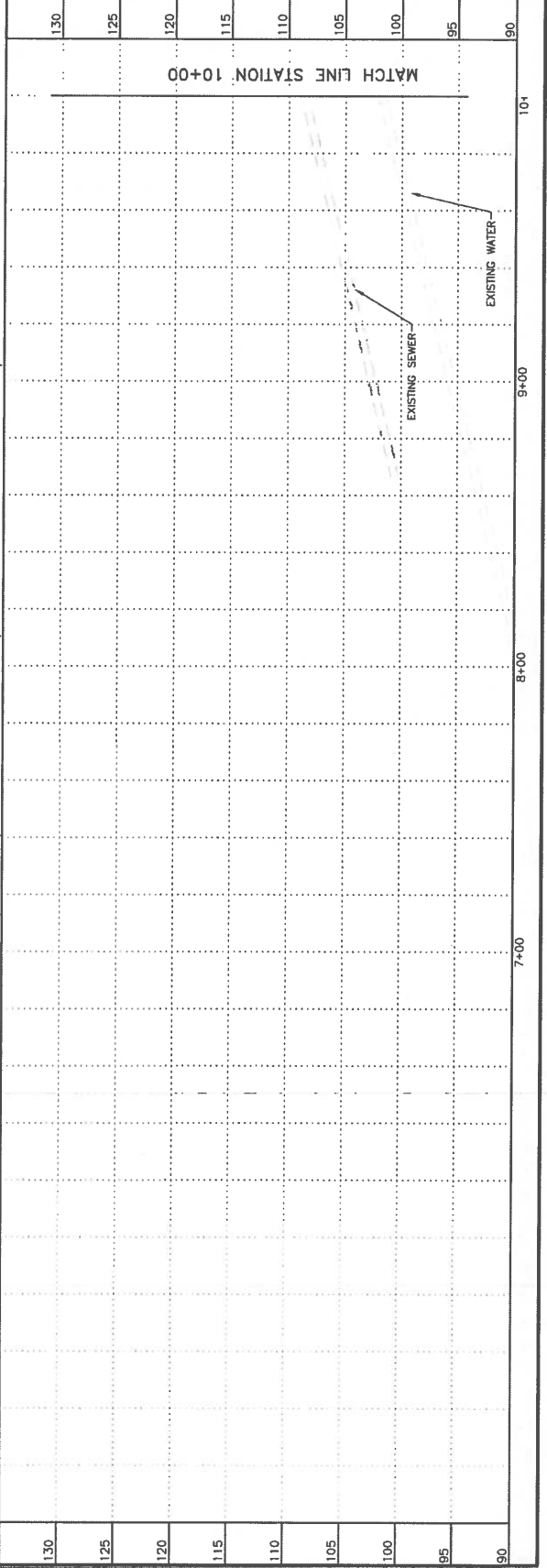
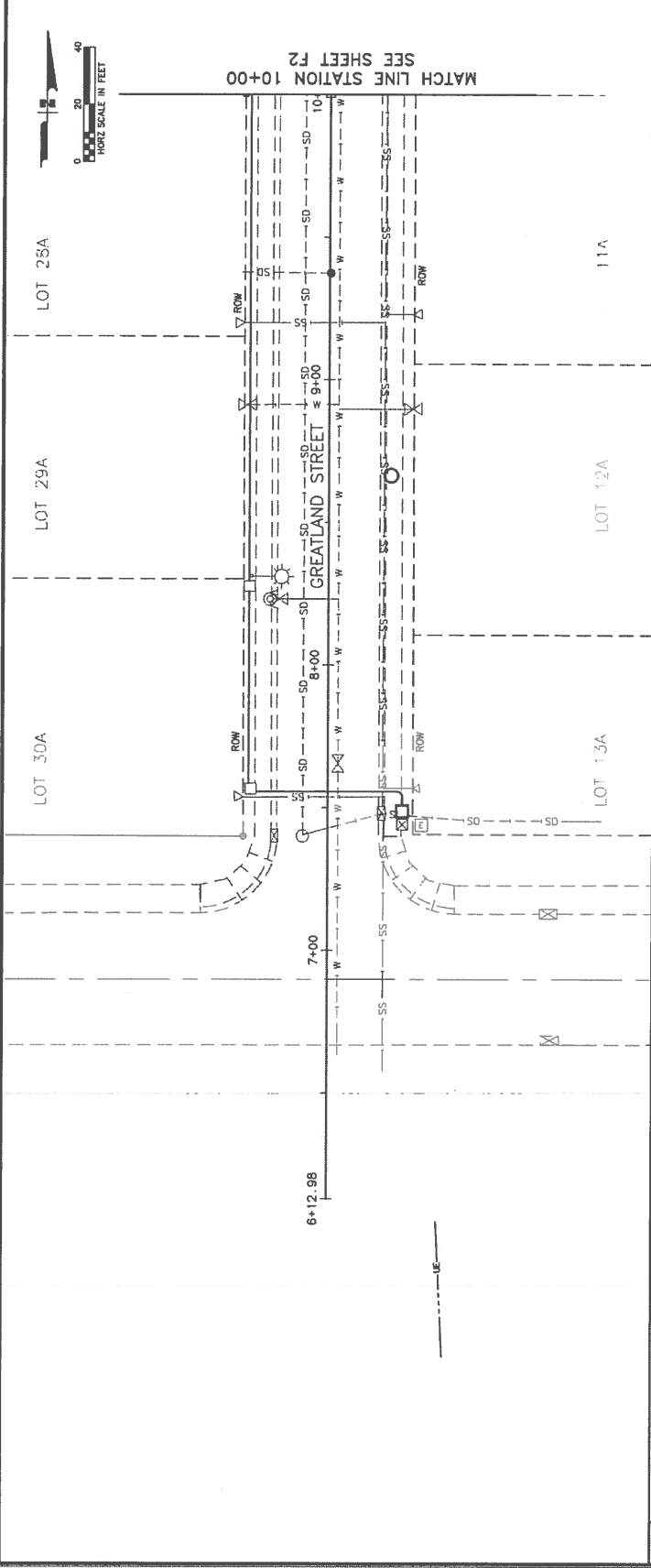


PHONE: (937) 235-3170
FAX: (937) 235-3145



CITY OF HOMER
GREATLAND STREET
IMPROVEMENTS
TYPICAL SECTION

SHEET NO.	F1	TOTAL SHEETS	F3
ADDENDUM NO.			
ATTACHMENT NO.			
REVISIONS NO. DATE DESCRIPTION			

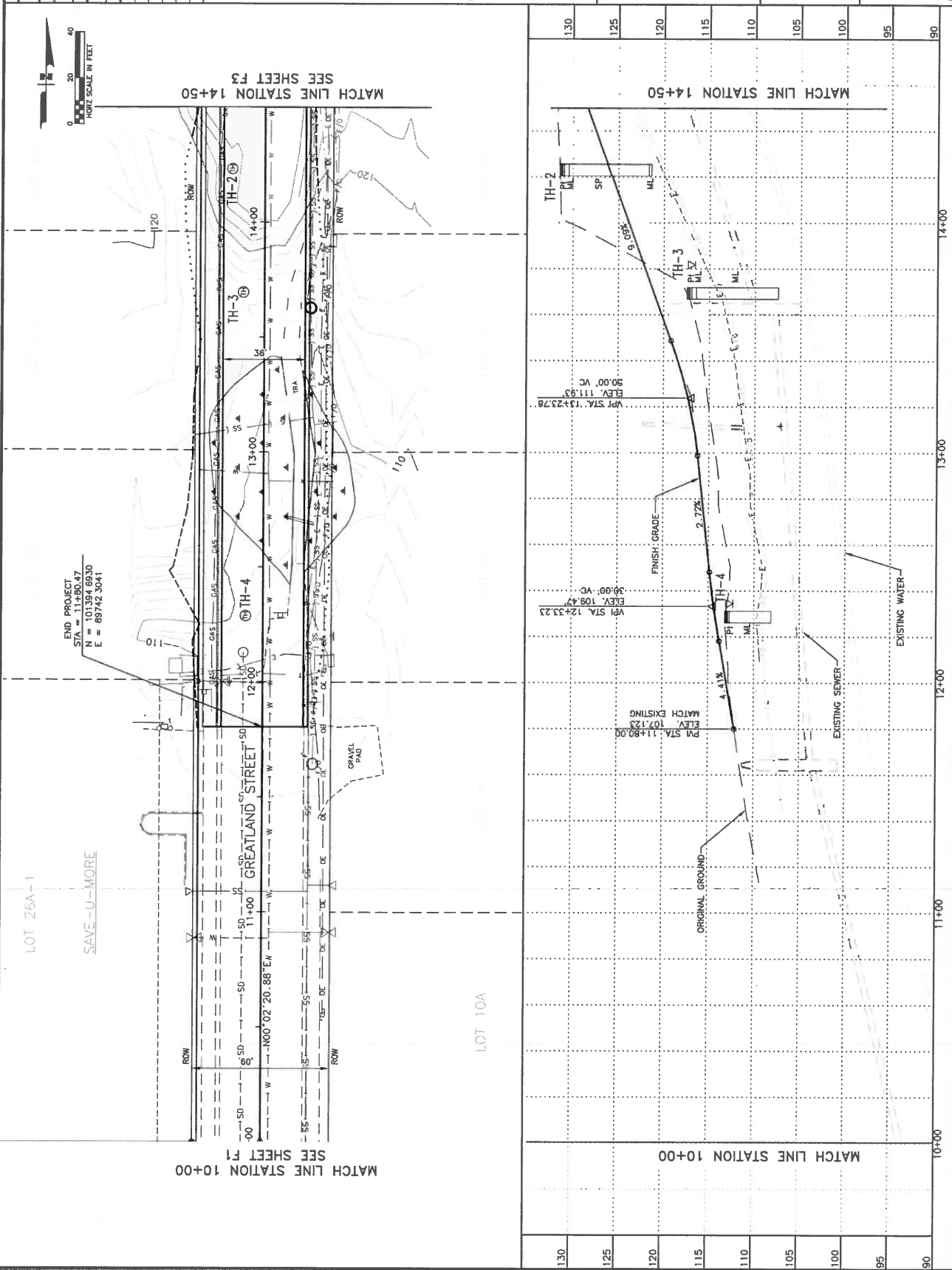


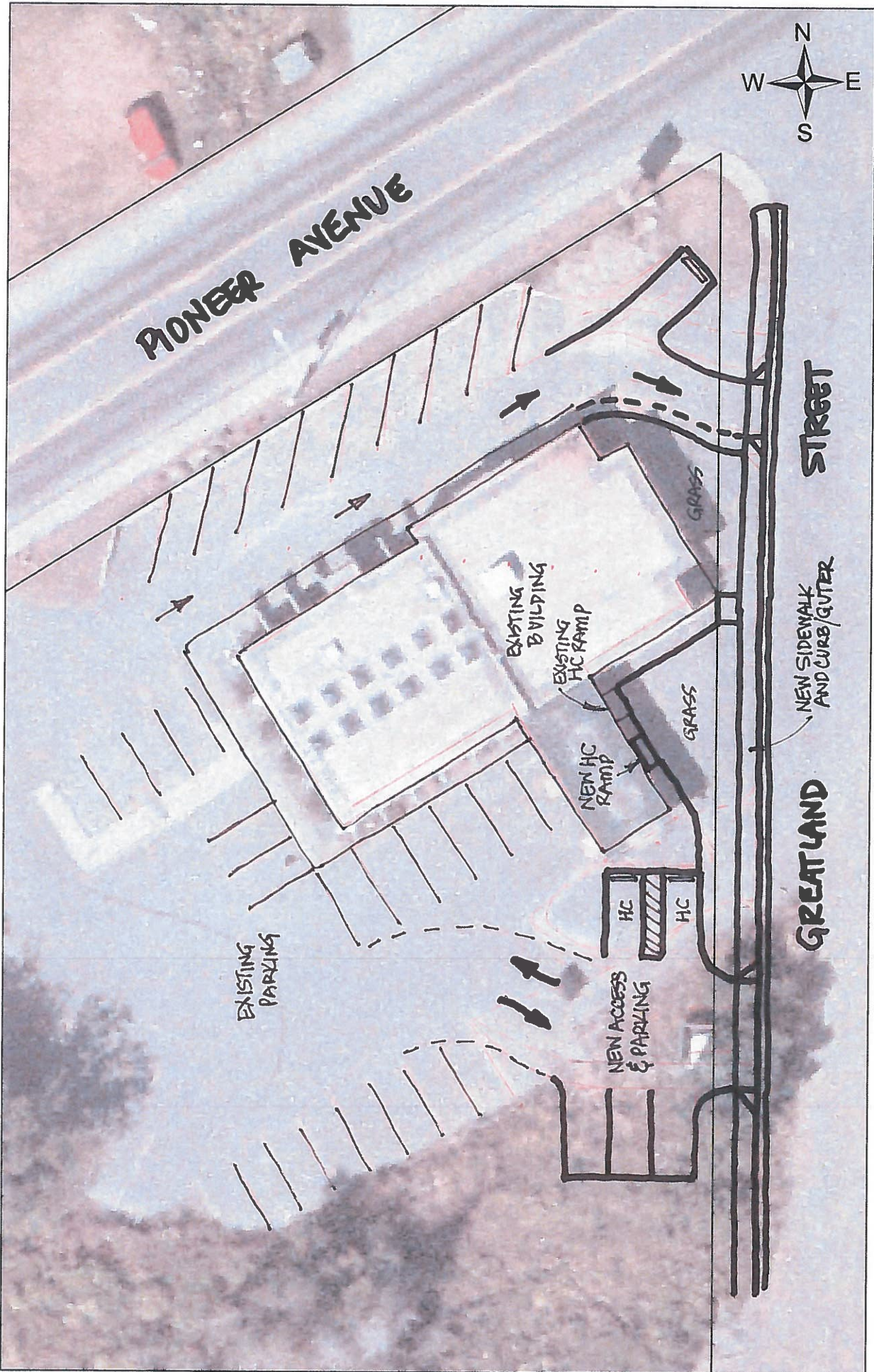
PLANS DEVELOPED BY:
KINNEY ENGINEERING, LLC
FOR
CITY OF HOMER, ALASKA
PUBLIC WORKS DEPARTMENT

12/7/2017
DRAWING
100495-01-F1-F3
PWP.dwg
11/17/2017 4:53 PM

CITY OF HOMER
GREATLAND STREET
IMPROVEMENTS

PLAN AND PROFILE
BOP TO STA. 10+00

[illegible]



1 inch = 20 feet