

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Michele Hale, Chair
Public Works and Facilities Committee

DATE: January 29, 2019

FROM: Lori Sowa, CIP Engineering Project Manager

SUBJECT: Valley Transit Center Project Background and Fund Transfer Request

The purpose of this memo is to:

1. provide the PWFC with an update on Capital Transit's Valley Transit Center (VTC) project, and to
2. request consolidation of funds from several CIPs into the Valley Transit Center CIP in preparation for the purchase of property for the VTC.

Valley Transit Center Project Update

In the effort to boost transit ridership and reduce overall parking demands downtown, staff has been working toward development of a transit center with associated park and ride facilities in the Vintage/Mendenhall Mall area. The Nugget Mall site (the current transfer station in the Valley) is not suitable for the VTC and is removed enough from Valley commuters and walkers to discourage transit use. With assistance from DOWL, staff evaluated several conceptual designs for the VTC at two sites: Vintage Park and the Mendenhall Mall (see attached memo from August 23, 2018).

The preferred option is the Mendenhall Mall site option 1 near Heritage Coffee. The updated concept for the preferred option includes an access to Riverside Drive that provides a right-turn only exit from the park and ride lot for vehicles as well as a sidewalk and bike path access to the VTC from Riverside. This Riverside Drive access also allows subdivision of the lot without CBJ having to assume ownership of Mendenhall Mall Road first (although this could still happen in the future), making the timeline for development of this lot shorter than originally thought. The Vintage Park options were less desirable due to traffic restrictions at Vintage Boulevard and Glacier Highway, sight distances for busses leaving the site, the probability of having to reconstruct Vintage Boulevard to accommodate changed traffic patterns, and the site owner's reluctance to subdivide the lot for the VTC.

A 35% design with a construction estimate has been completed for the preferred alternative (see attached). Staff also had an appraisal completed for the hypothetical (subdivided) lot to determine fair market value for the property. Once the sale of the Mendenhall Mall property is complete, the new owners will begin the process to subdivide the lot. The potential new owners have already had a pre-application meeting with CDD staff and do not anticipate any issues with the subdivision process. The potential new owners anticipate the sale will be complete within the next month. Once the lot is subdivided, CBJ can purchase the property.

Capital Transit has already secured an \$800,000 grant through FTA for planning and design of the VTC. In December 2018, CBJ applied for another FTA grant to fund construction of the VTC and associated park and ride. CBJ's purchase of the property will be used as in-kind match for both the current grant and the future grant (if awarded). Engineering staff will work through the CSP process and apply for a conditional use

permit for the project over the next month. Once the planning commission review is complete, the project will go to the Assembly for approval.

Fund Transfer Request

Sales tax funds used to purchase the property for the VTC will serve as in-kind match to the FTA grants for this project. Staff requests transfer of sales tax revenue from several existing Capital Transit CIPs to the Valley Transit Center CIP for purchase of the property.

Transfer From		CIP Account Balance		
CIP	Name	Before	Transfer Amount	After Transfer
D71-053	Capital Transit Bus Shelters	\$ 256,544.07	\$ 150,000.00	\$ 106,544.07
D71-085	Capital Transit Main Shop	\$ 119,242.83	\$ 110,000.00	\$ 9,242.83
D71-086	Transit Technology	\$ 2,094.61	\$ 2,094.61	\$ -
D71-088	Bus Shelter/Interim Valley Im	\$ 650,000.00	\$ 650,000.00	\$ -
Transfer To				
D71-089	Valley Tranist Center	\$ 1,071,945.63	\$ 912,094.61	\$ 1,984,040.24