

ALASKAN BAY OWNER'S ASSOCIATION, INC
PO BOX 220011
ANCHORAGE, ALASKA 99522

February 6, 2006

Municipality of Anchorage
Project Management & Engineering Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

Robert Palmer, Project Administrator

RE: Bayshore Drive Surface Rehabilitation
100th Avenue to Discovery Bay Drive, Project No. 03-12

Dear: Mr. Palmer

Thank you for the opportunity to review and comment on the Preliminary Design for Bayshore Drive Surface Rehabilitation - 100th Avenue to Discovery Bay Drive, Project No. 03-12 (65% drawings). Several members of the Alaskan Bay Owners Association (ABOA) as well as members of our association were able to review and provide feedback. This has been compiled is presented in this letter.

General

The Engineering and Design team associated with the project has done a good job in project communication, receiving and incorporating feedback and input from the Bayshore West owners, and the Owners Association.

Ensign Drive Bollards

There is a habitual problem of people driving their vehicles over the curb, across the pathway and then parking on the ASD property by the ball fields across from Ketch Circle. In doing this they run over the trees and shrubs, and create a significant safety risk to pedestrians as well as vehicles. The 4-5 existing 4" bollards were installed by one of the owners on Admiralty Bay Drive in an effort to stop the vehicles from driving across the side walk. **Recommendation: install bollards along this section of Ensign to prevent this action. Additional plantings of trees would also be desirable as most of the trees have been either killed by the vehicles, or pulled out (excavated 2 falls ago and thrown into the bush on the ASD property. See Attachment 1.**

Ensign Storm Drains

There is a storm drain on ASD property directly across from Ketch Circle that has not been depicted on the drawings. This storm drain is connected to the MOA system and provides drainage from the ASD property such that water does not infiltrate the offset owner's properties on Admiralty Bay Drive. During the past year the ABOA and the owners have been working with the ASD to have the drainage ditch cleared, as it has over grown and has seen illegal dumping, which has caused back flow issues into the ABOA properties. During this last summer this ditch was opened back up, through manual labor, and has again alleviated the water issues. This Storm Drain needs to remain in place and connected to ensure further water problems are avoided. **Recommendations: ensure SD is surveyed and included on drawings, ensure SD**

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remains in place and connected to the MOA system, excavate around the SD to provide better drainage. See Attachments 2 and 3.

KFQD pathway excursion and landscaping

The landscaping and pathway excursion into KFQD will be a nice addition. Currently there are bollards in place along the complete length of KFQD on the Bayshore Drive side. The current design has the bollards removed along the length where the path way enters the park. Some means of blocking vehicular traffic is required at each end of the path as it extends into KFQD park, or along the length of the path way. Potential solutions include install bollards along the East side of the pathway, install large landscape rocks along the east side of the pathway, or, install a landscape wall 12-18 inches high on the east side of the pathway. **Recommendation: either install bollards similar to that currently in place, or install large landscape rock similar to those planned in other areas of the project Landscape Boulders (Type A). See Attachment 4.**

Crosswalk Choker – Stephandale Way

The Northern Crosswalk Choker on Bayshore, as designed, will result in parking in the choker area (west side) as there will be a perception of room to drive on the east side where the road widens back out after the choker. This can be stated as a fact after viewing the parking and driving habits of the Bayshore school parents for the past 5 years. This can be alleviated by extending the choker on the east side of the road. The length should extend at least the midpoint of the entrance into Stephandale Way. This will ensure that parking does not occur at the cross walk. Recommendation: increase the length of the choker by at least 50 feet to ensure no parking will occur at the School Crosswalk. **Recommendation: extend the choker beyond the entrance of Stephandale Way. See Attachment 5.**

Lighting – Ensign Drive

The section of Ensign Drive which is included in the Bayshore drive rehabilitation work is very poorly lit. This is a major corridor for school children walking to the Bayshore, as well as Mears School. **Recommendation: ensure that the lighting along Ensign meets or exceeds the illumination guidelines used for the Bayshore West Subdivision RID project.**

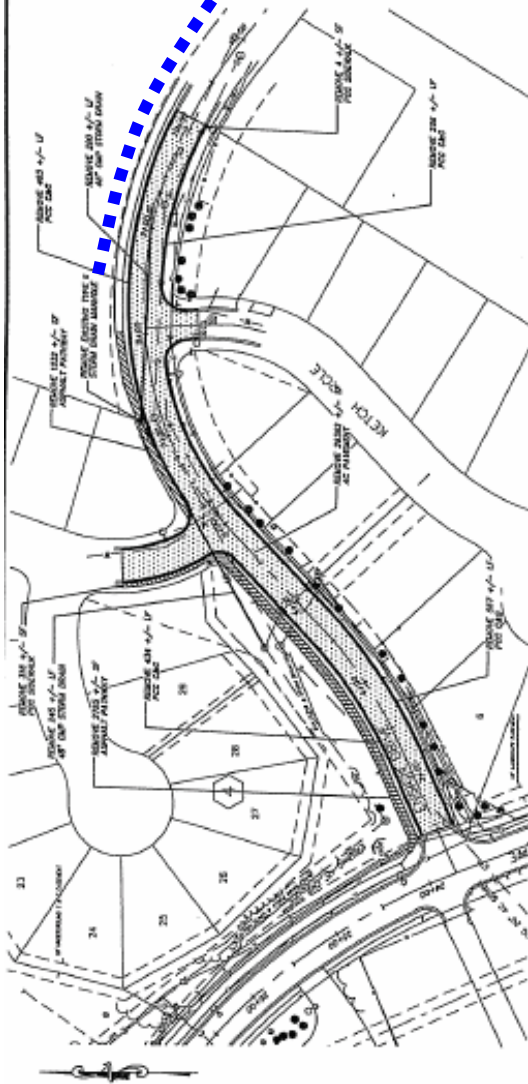
If you have any questions, or wish to discuss this matter further you can reach me at (907) 263-4370 (day), or at (907) 344-7619 (evening before 10:00pm). I can also be reached through the ABOA website (aboa.org)

Respectfully yours

Jordan Wiess

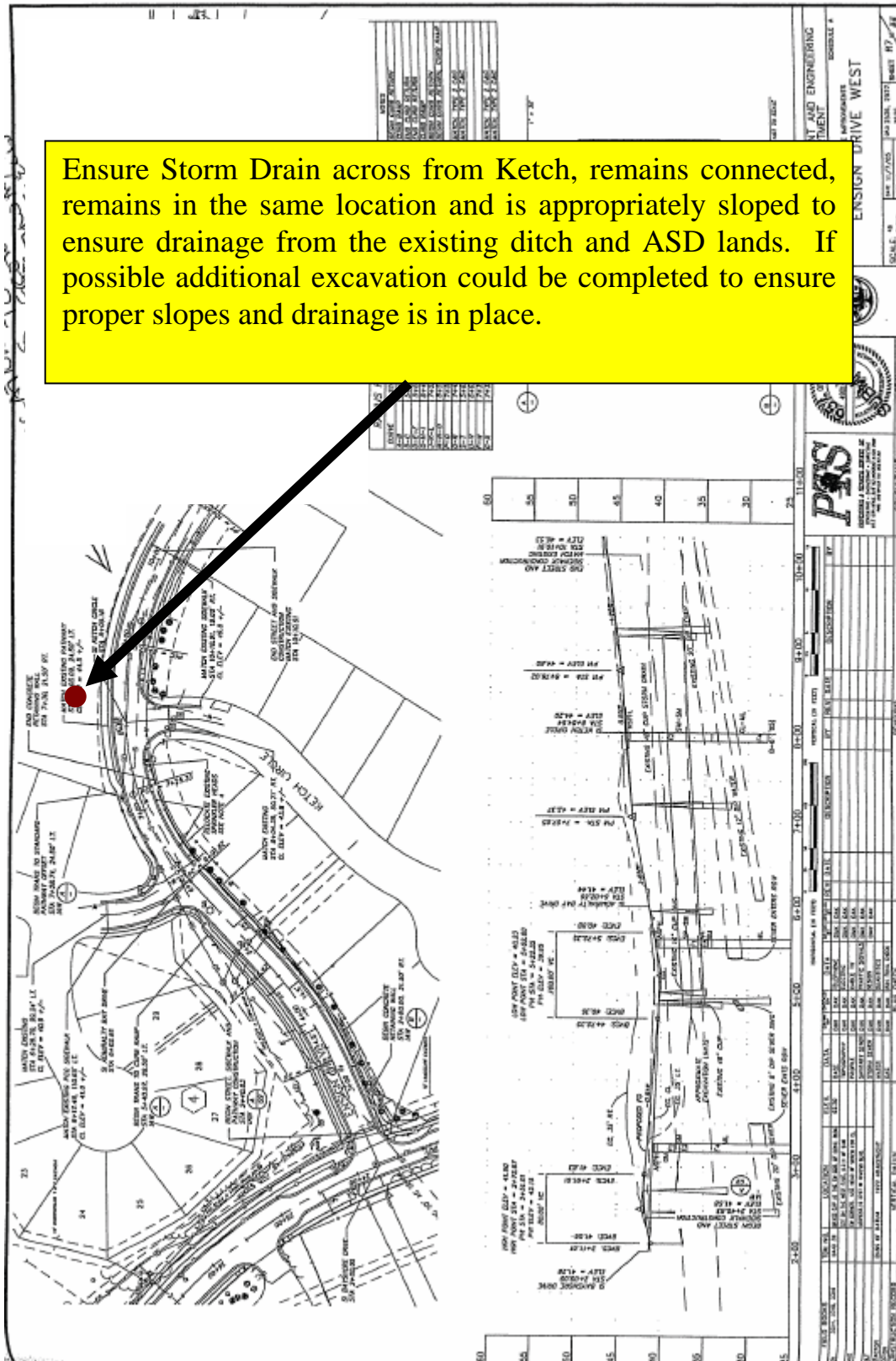
Jordan Wiess, President ABOA

Install Bollards along Ensign, across from Ketch, to stop vehicles from driving over curb, and pathway, driving over the trees and parking on the ASD property by the ball fields.

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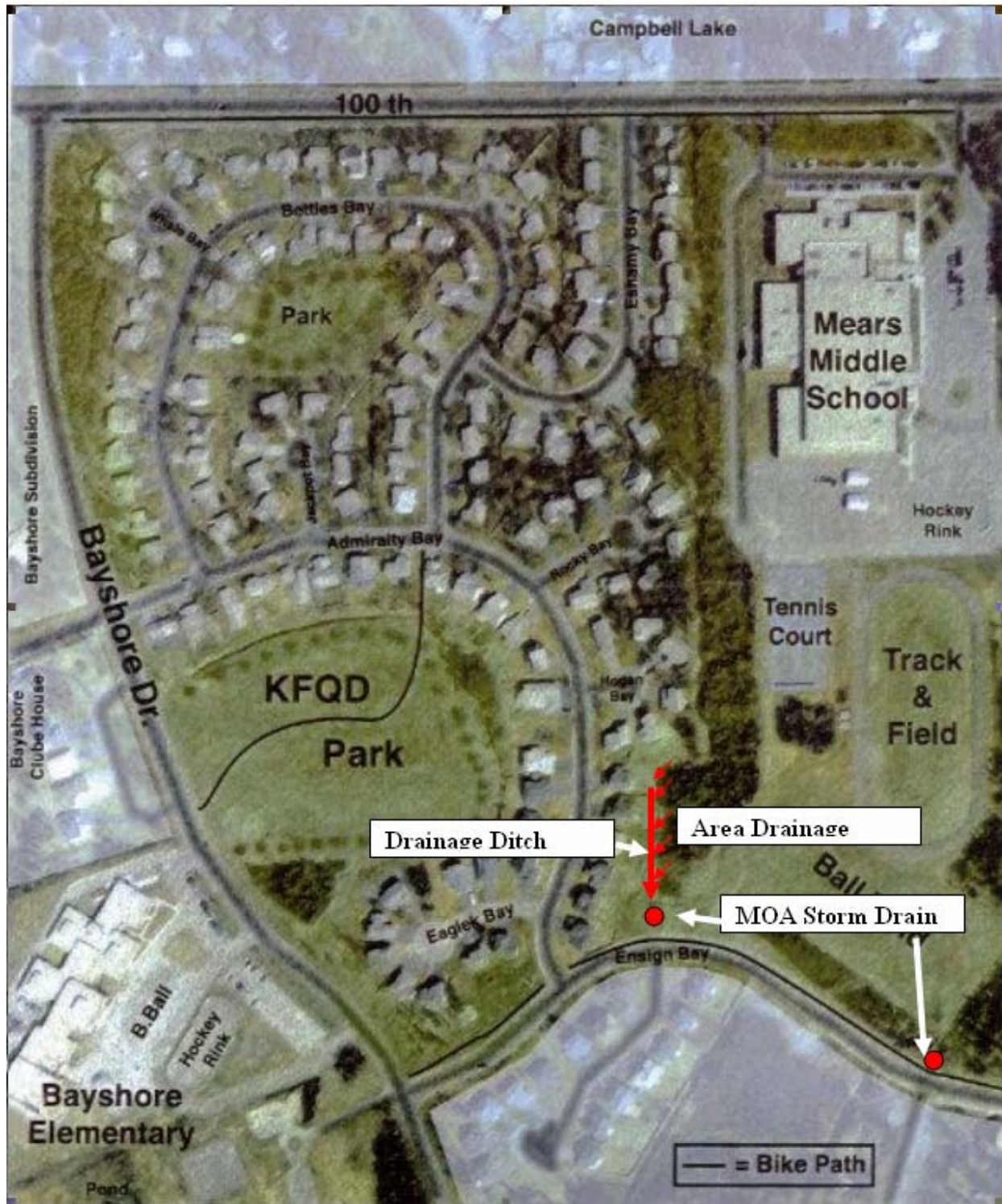
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Attachment 2

Ensure Storm Drain across from Ketch, remains connected, remains in the same location and is appropriately sloped to ensure drainage from the existing ditch and ASD lands. If possible additional excavation could be completed to ensure proper slopes and drainage is in place.



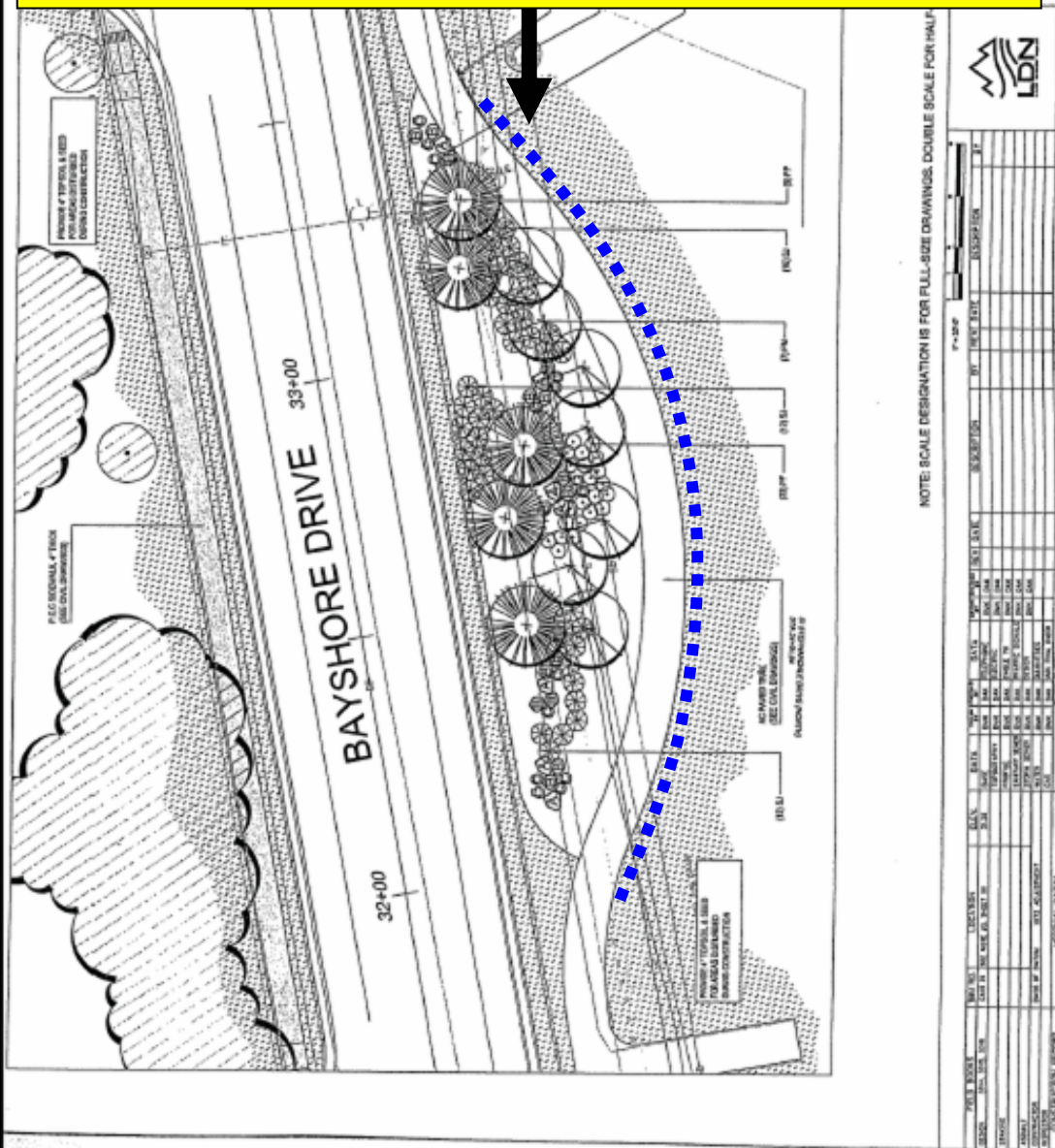
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Attachment 3



Attachment 4

Install a landscape wall 12-18 inches high on the east side of the pathway.



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Attachment 5

