

City of Homer

# Memorandum 07-146

TO: Mayor and City Council  
THROUGH: Walt Wrede, City Manager  
FROM: Anne Marie Holen, Special Projects Coordinator *amb*  
DATE: September 5, 2007  
SUBJECT: 2008-2013 CIP; FY 2009 Legislative Request

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The City of Homer Capital Improvement Plan for 2008-2013 is ready in draft form for your review. First, a few notes:

- **Four new projects have been proposed for the CIP. These projects will not be included in the new CIP without approval by the City Council.** Descriptions have been prepared based on information provided so far, and are attached.

<u>Project:</u>	<u>Submitted by:</u>
Homer Gateway Beautification, Phase I: Paving Chamber of Commerce Parking Lot	Homer Chamber of Commerce
End of the Road Park	City Manager/Public Works Director
Ocean Drive Sewer Rehabilitation	Public Works Director
Karen Hornaday Park Improvements*	Parks and Recreation Commission

\*Note: This project could be combined with an existing project, Hornaday Park Ballfields.

Descriptions for several other existing projects will be modified based on recent developments or new estimates. Some of these changes have been noted in the attached draft.

- **Five projects that were in the 2007-2012 CIP will be deleted:**

<u>Project:</u>	<u>Reason:</u>
Senior Access Trail	\$50,000 state legislative appropriation for FY 2008
Kachemak Bay Campus Expansion	\$2.5 million state legislative appropriation for FY 2008
South Peninsula Hospital Expansion, Phase 2	Funded through voter-approved bond sale
KBNER Marne Science Exhibits	\$133,000 state legislative appropriation for FY 2008
Senior Housing	Funded through combination of AHFC, Denali Commission, and local sources

- **Recommendations from City Commissions**

The Homer Advisory Planning Commission recommended the following CIP projects (not prioritized; selected from each of the six major categories). Local roads: *Town Center (land acquisition for Waddell Road being the first)*. Trails: *Senior Access Trail*. State road projects: *East End Road, Main Street, and Intersection Improvements*. Utilities: *Water Supply*. Equipment: *Rescue Equipment and Communications System*. Structures: *Deep Water Dock Expansion, City Hall, Port & Harbor Building, Kachemak Bay Campus Expansion*.

The Parks and Recreation Commission ranked their top five projects as follows: *Karen Hornaday Park Improvements* (proposed as a new project), *Kachemak Drive Separated Pathway* (currently part of the Kachemak Drive Rehabilitation/Pathway project), *Main Street Reconstruction* (from Pioneer Avenue south), *Mariner Park Improvements* (with emphasis on improving access from Homer Spit Road and pedestrian access to the Spit Trail), and *Jack Gist Park Improvements*.

The Library Advisory Board named the following as the most important CIP projects, from their perspective: *Firefighting Equipment—Aerial Truck, Homer Intersection Improvements, Downtown Public Restrooms, Town Center Infrastructure, City Hall/Town Square, and Homer Greenhouse*.

The Port and Harbor Commission named the following projects as priorities: *Deep Water Dock Expansion, Harbor Float Replacement, Harbor Entrance Erosion Control, Pioneer Dock Fenders, Spit Trail Completion/Harbor Pathways, East Boat Harbor, and Williamsport—Pile Bay Road Rehabilitation*.

The Transportation Advisory Committee discussed the CIP but did not provide recommendations.

The Economic Development Commission did not discuss the CIP, due to lack of quorum for meetings.

- Reminder about State funding for water/sewer projects: The City receives 50 points in the DEC scoring system if the project has been identified as our number-one capital improvement priority; without the 50 points it is unlikely a project will score high enough to receive funding. We are required to provide a 30% match for DEC projects.

- Remaining Steps in 2008-2013 Capital Improvement Planning Process: The public hearing for the CIP is scheduled for the September 24 City Council meeting. Adoption of the CIP and the FY 2009 legislative priority list is scheduled for October 8.

proposed new project



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HOMER GATEWAY BEAUTIFICATION

PHASE I: CHAMBER OF COMMERCE PARKING LOT

**PROJECT DESCRIPTION & BENEFIT:** The Homer Chamber of Commerce (HCOC) is seeking funds to pave the HCOC parking lot as part of a phased Gateway Beautification Project. This project will enhance development of the City's new Scenic Gateway Overlay District and has further potential to tie in with proposed Town Center development. The funds requested will be used to pave the parking lot, add ditches and culverts for drainage, stripe the lot for parking spaces, and add signage to deter pass-through traffic from the Sterling Highway to Bunnell Street.

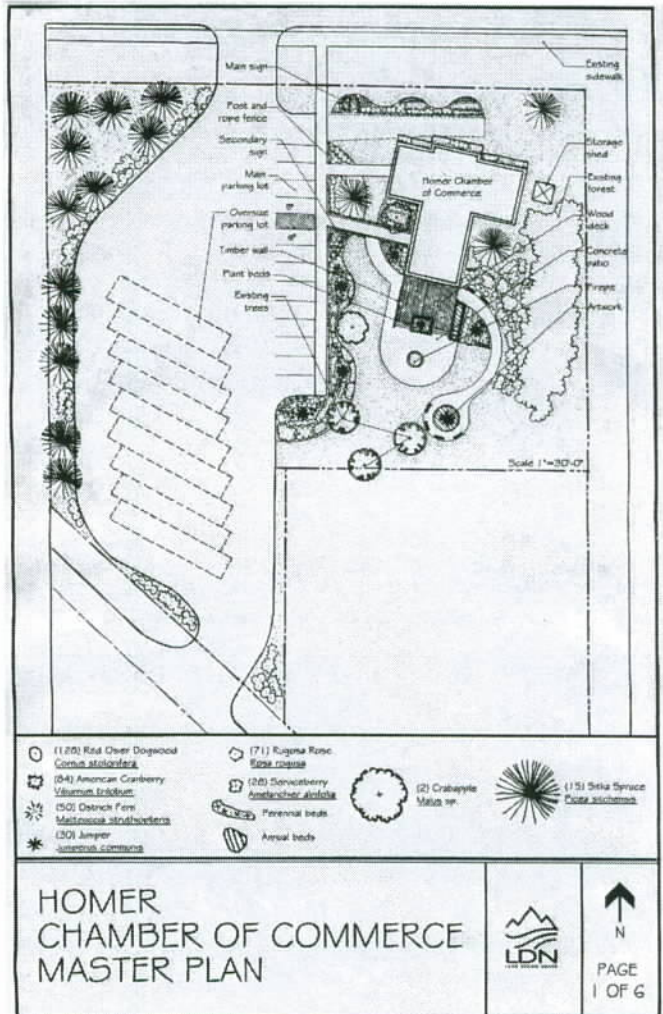
Paving the HCOC parking lot will improve access for the influx of visitors during the summer season and at year-round Chamber events, and will provide improved overflow parking for surrounding businesses. It will help address health and safety issues related to poor air quality, speeding vehicles, and pebbles kicked up by cars cutting through the parking lot between the Sterling Highway and Bunnell.

First impressions are what visitors to a community use to judge that area. One of the first places visitors come to when they drive into Homer is the Homer Chamber of Commerce's Visitor Information Center. Approximately 150,000 people visit the Chamber every year. Attracting new businesses and families to Homer—while also maintaining community pride for existing residents—is one of the key missions of the Homer Chamber of Commerce. The appearance of the community, the Chamber complex, and the surrounding grounds should be considered critical community strengths.

Other phases of the Gateway Community Beautification Project to be spearheaded by HCOC include completion and implementation of a new site plan to incorporate storage facilities, a recreational and picnic area, decking or patio, artwork, plant beds, and fencing. A third phase will look at development of the parcel located between the Chamber building and Bunnell Street, which could include leasing to a second party for development.

**PLANS & PROGRESS:** The HCOC has already raised \$59,100 to excavate, grade, and backfill the existing parking lot. An additional \$12,100 has been allocated for the design and construction of new signage. The HCOC Ways and Means Committee, in cooperation with the Chamber Building Committee and Board of Directors, is planning a fundraising campaign to accomplish the beautification projects and is actively seeking partnership with the City of Homer.

Total cost: \$140,000      Request for FY 2008: \$75,000  
 Need: Essential              Schedule: 2008



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*proposed new project*

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## MARINER PARK IMPROVEMENTS

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**PROJECT DESCRIPTION & BENEFIT:** This project will accomplish key improvements to Karen Hornaday Park, as recommended by the Karen Hornaday Park Master Plan.

- Demolish existing restrooms and equipment shed and construct new restrooms.
- Continue drainage work and construct pathway along the ballfields.
- Enhance landscaping to improve overall attractiveness of the park.
- Repair the tile wall behind the Karen Hornaday memorial bench.

**PLANS & PROGRESS:** The.

Total cost: \$      Request for FY 2008: \$      Need: Essential      Schedule: 2008

*Combine w/ existing  
Hornaday Park ballfields  
project?*

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*proposed new project*  
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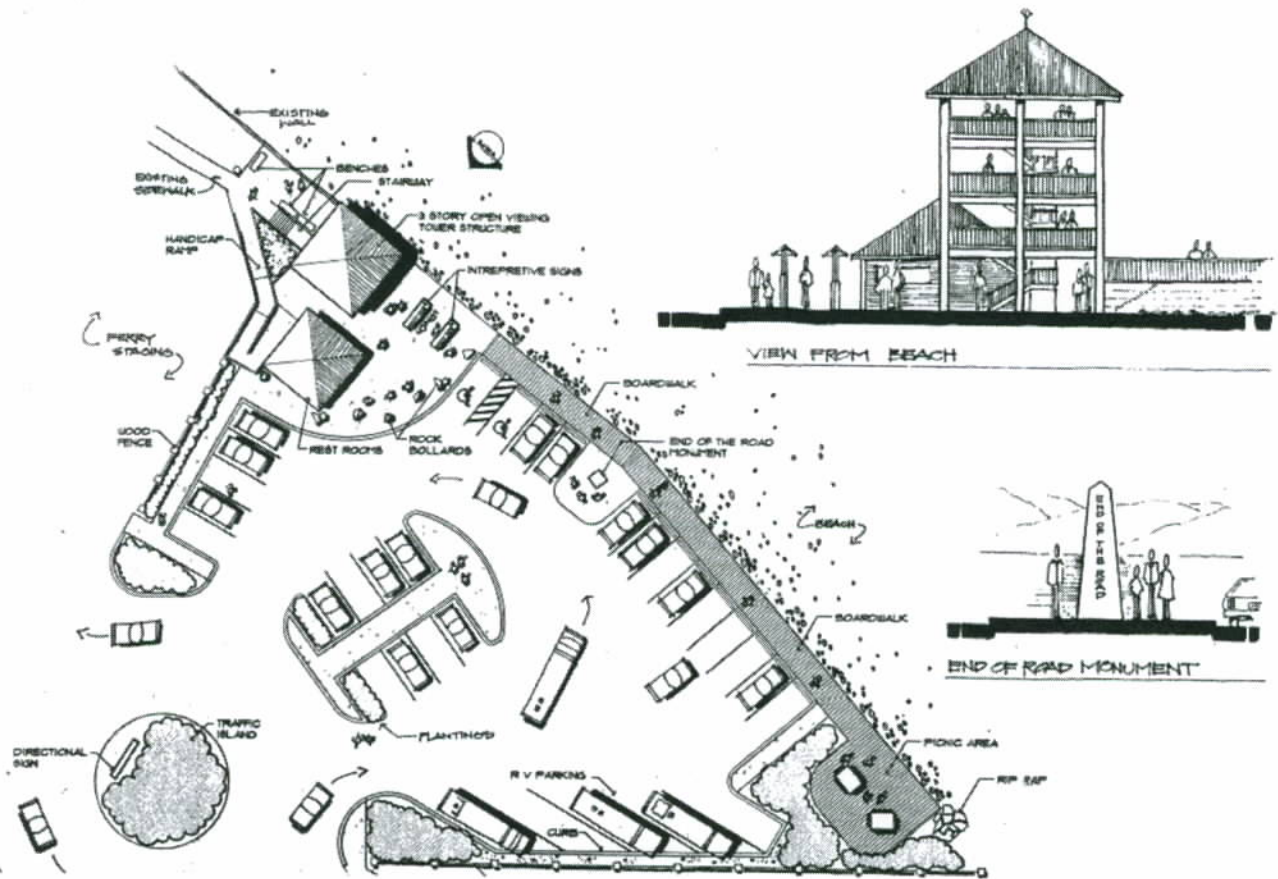
## END OF THE ROAD PARK

**PROJECT DESCRIPTION & BENEFIT:** An "End of the Road Park" has been envisioned for the end of the Homer Spit (between the ferry terminal and Land's End) since the early 1990s. The City of Homer originally sought Federal Transportation Enhancement funding for the park, which was to be built in conjunction with a marine highway ticket office. But in 1995, the two projects were separated and the park was never built. Since that time, activity on the Homer Spit has increased dramatically, especially in the summer. It is time to replace the existing dusty parking lot with an attractive multi-purpose park that will include a restroom, landscaping, and comfortable seating for those who want to enjoy the view in this unique and spectacular setting.

**PLANS & PROGRESS:** The Alaska Departments of Transportation and Natural Resources have provided planning and design assistance in the past for this project, which was expected to serve as the terminus for the Homer Spit Trail. The City of Homer is currently engaged in discussions with DOT and DNR to complete the Spit Trail from the fishing lagoon to the ferry terminal.

Total cost: \$      Request for FY 2008: \$      Need: Essential      Schedule: 2008

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This design for End of the Road Park prepared by ADOT in 1994 features a boardwalk, landscaping, picnic area, restrooms, interpretive signs, and viewing tower along with paved parking.

*proposed new project*



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## **OCEAN DRIVE SEWER REHABILITATION**

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**PROJECT DESCRIPTION & BENEFIT:** Awaiting info from Public Works

**PLANS & PROGRESS:** Awaiting info from Public Works

Total cost: \$      Request for FY 2008: \$      Need:      Schedule:

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