

West Anchorage District Plan
Utilities Focus Group Minutes
Friday, May 29, 2009, 9-11 am
MOA Planning Department, Room 170

OBJECTIVES

- Chugach Electric
 - Chugach Electric has fairly mature infrastructure in this part of Anchorage. Anything that results in increased loading (higher density customer load) would be achieved through an upgrade in the alignments. We already have plans to increase our substation capacity.
 - Airport is their biggest focus- there is so much juxtaposition with runway alignments
 - Kulis Air National Guard Base – Chugach is waiting to see what happens. They're ok- their backbone is fine.
 - Chugach is waiting to see about Fire Island 35KB line. They are anticipating tying in at Raspberry or at Kincaid School. Otherwise, they don't have much connection. They'll respond when they're told more. They've seen the corridor on paper.

- AWWU
 - AWWU has a 20 year forecast master plan. It doesn't focus on community growth- it looks at looping. It looks at how do to make the infrastructure better.
 - We need to know about big build-out areas. South airpark expansion wasn't planned well initially for utilities. The sewer that feeds that area was appropriate/large enough.
 - If we know about large projects, then we would build it into our 20 year plan. We're governed by our tariff. There has to be a driving reason to extend lines with rate-based funding. Instead of relying on private development-funded lines.
 - Pinpoint health and human safety risks. Arsenic in Sand Lake and Kincaid.
 - If you understand the processes in which water & sewer extension occur, how AWWU does business. On the Hillside Plan, the team didn't understand how they do business.
 - Water Treatment Plant – there's no set date on when they're expand it. Outside drivers like the Belugas or the N-S expansion would trigger them to rebuild the facility. We don't have the money to rebuild the plant which they don't have. The Beluga listing is still delayed.

- Waste Disposal
 - We have rolling infrastructure, not fixed infrastructure. We are impacted after the fact. Waste. We damage infrastructure when we provide our service sometimes. Current standards (height) we respond to demand.
 - Transfer station theory is to consolidate loads to limit traffic.

- 8-9tons for commercial loads brought to transfer station while
- Transfer trailer load is ~32 tons.
- 70% of the transfer station transactions are residential.
- 2006 there were 35,000 cars that came through the residential site (about 100 a day) go to the central transfer station.
- It has to be built before we can.
- Smurfit leases their building from Alaska Waste. They're only using 1/3 of their building, but they don't get the volume to fill the space.
- 83% subscription in Sand Lake
- They run small trash trucks and large transfer trucks.
- Wood lot is down at 100th & C St
- The transfer station can easily handle all the traffic by commercial haulers. The biggest problem is the homeowner type customers who backup. Neighbors get angry about this.
- It is unlikely that you will find another location in the bowl where you can build another transfer station.

STRENGTHS

- Chugach Electric
 - A mature system has adequate ROW
 - Some areas are new development which are built to our current standards. They have no capacity issues. We've anticipated growth in the residential areas. The key is the growth within the airport.
 - Trend: We're seeing lower density areas converted to higher density areas, hotels creeping into our system as land costs increase.
 - New substation at north end of airport runway.
- AWWU
 - In is an established area so you have a lot of knowledge where the problems in the area are. It's just a matter of pinpointing
 - We have capacity in the area for water and sewer. Its just not always in the right location.
- Waste Disposal
 - Rolling structure, we can be there as long as the road supports it.
 - We can get to the transfer station fairly quick and the traffic supports it and the road supports the weight of our trucks.
 - The transfer could handle the load as far as development, but the issue is the single customers. It's an efficient system with thousands of vehicles not driving out to Eagle River.

Issues, Weakness, and Problems

- Chugach Electric

- Converting older overhead facilities underground. We configure underground circuitry is looped-in which requires easements. When we make these conversions, we're pushed into road ROW when they can't get easements.
 - Getting from the end of their line to the ROW. Property owners object to granting ROW because easements would disturb gardens, trees.
 - When we get into the road ROW, we demand a certain separation that does not conflict with snow removal and storage.
 - Front-line construction is what many outfits use.
 - Conservation impacts are having an impact on our loads.
 - New Chugach complex off International & Minnesota to be built.
 - Site condo developments are a nightmare, not for installing, but people's quality of life is low. People will build decks on top of their transformers or pedestals. And then when Chugach comes in to service, they have to take down people's structures. People mistreat these properties after they move in.
 - Under Title 21 landscaping requirements, the utilities might not have place to go. We find ourselves outside our comfort zone. There should be some solutions that work better for everyone.
- AWWU
 - It's hard to move a house with well or septic problems onto the public system. Property owners almost never go into AWWU because they have to pay
 - ROW issues on the airport. This was because when the airport boomed, the lease lots changed a lot so facilities were built in unexpected locations. The existing lines to south airpark, for instance, are under capacity and in the wrong location.
 - They're redoing Pump Station #10 in Turnagain. Not a big deal except them impact traffic.
 - The plant is primary treatment so its very smelly and gaseous chlorine is injected into the system which is very dangerous. Therefore, they have an air space need.
 - Their relationship with the airport is good. But the lease lot configurations cause havoc because they work with the lessees and the airport.
 - Real Estate issues with Airport; If Kincaid ever needs sewer. Its not realistic we can get it to them. I would be the same under capacity trunk that goes through Kulis and South Airpark.
 - General R&R (Reconstruction) Problems.
- Waste Disposal
 - As the ground softens up, we can't pick-up the dumpsters sometimes. Older multifamily
 - Older road system- his drivers call the pothole posse.
 - Confined spaces with businesses are mixed-in.

- Low Wires - He wonders how fire trucks can get in there. They have to do the dump far away from the wires.
- Drivers aren't complaining about medians.
- Unrealistic Title 21 Aims: Spent a lot of time with Title 21 They want dumpsters to go away, but this goal is not achievable. And they want dumpsters enclosed which is on top of utilities and covered by snow.
- Defined location for solid waste storage. SWS is never included in the review process of a plat. Most of the time trucks can't get to service the dumpsters.
- Service to Spenard alleys are poorly maintained, overgrown, stacked with junk. They're almost impossible to get through. They're also the last places plowed. They are the worst areas. Improperly hung overhead- usually telephone and cable. They've attached bars on top of their trucks to brush the lines out of the way. We don't want to have to back a trash truck which is dangerous.
- As you increase density, you'll increase the # of people who go to the transfer station. It's the single family people who bring the loads, not the multifamily folks.
- Problem of the location of the transfer station is just that the neighbors have just grown up around it.

Trends

- Chugach Electric
 - Trend: Conservation. Internally we talk about the higher cost of power.
 - 30% reduction based on conservation measures including technologies: LED lighting for converting street lights.
 - Maybe electric vehicles would offset the 30% reduction.
 - Feed the grid with wind or biofuels or small cells? By residential and small commercial- they don't see that being very applicable. Photocell technology is becoming cheaper, but still energy costs would need to become much higher. Our costs are all NG costs.
- AWWU
 - Trend: Easy land is already built on. Newer land is hard to serve and may not have facilities that are easy to get to.
 - New technology doesn't affect the 20 year plan dramatically. Sewer flows downhill
 - The technology of the treatment plant also doesn't affect the grid.
 - Trend: Looping the water system is already in the master plan.
 - Technology to avoid burying 8 feet. WE don't loop heated water like they do in Fairbanks. There are trenchless technologies.
 - Trend: Upgrades are already in the master plan. The Nesse curve shows you this huge R&R trend in money that will need to be spent.
- Waste Disposal

- Curbside recycling is done at a cost.
- Cost fuel is going up.
- Biodiesel will be run in the waste trucks. They have containers which are stationed within restaurants that filter onsite. Restaurants pay \$38/month for their oil pickup.
- Mandatory trash ordinance concept:
 - - Unamerican
 - + Forces people to deal with their trash on a weekly basis
 - + It would clean up areas that have absentee landlords.
 - + It probably wouldn't impact SWS capacity.
- Trend: Automated collection in a 1/3 of their area. They can do 700 houses in the same time 350 houses were done in the past. They do garbage and recycle using the same operating equipment.
- Implications: Automated is harder in high density, alleys not maintained because they're too low on MOA maintenance. In some instances, people build into their alleys.
- Some multifamily served by dumpsters could have larger roll carts instead of dumpsters.
- Trend: Recycling gets more accepted, it doubles the truck traffic.

Solutions

- Chugach Electric
 - Pressures that changed land use practices don't recognize our voice. We're party to these practices (policy makers and developers), but you end up agreeing with things that create problems.
- AWWU
 - You pick the solution that's the cheapest. Trenchless solutions that minimize your impacts become the cheaper solution when we use it more in Anchorage. We're learning from what they're doing at Elmendorf.
 - Airport needs a master plan. To resolve real estate issues: The airport needs to have platting actions so we know when they redraw lines.
 - Improvement District Program tries to share costs with the property owner. This is still too expensive, so we try to get a grant/subsidy. People need a roadmap to try to find grants.
 - Sand Lake Water & Sewer is getting a grant to build backbone infrastructure.
 - Dan Roth could maybe talk about neighborhood on-site systems opportunities. You don't want overlapping utilities, however. Kincaid Park is a perfect example that should do an onsite advanced system that wouldn't interfere with AWWU infrastructure.
 - The State would regulate these, but they don't want to.
 - The method: Amend Title 15, then amend Title 21, and let the MOA regulate instead of the state.
- Waste Disposal

- New developments should give adequate room so cars don't block trash. There are usually more cars than there's ever been.
- Anything to help trucks going in and out.
- Let us review large residential and commercial to make sure there's adequate access to it.
- Better enforcement of what we have. I don't have the ability to ticket cars in front of dumpsters that say no parking.
- Zoning folks don't have time or interest in enforcing encroachments in alley.