



Municipality of Anchorage, Alaska
Parks & Recreation Department

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Anchorage, AK 99519
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URL www.muni.org/departments/parks



MEMORANDUM

Date: September 4, 2015

To: Parks & Recreation Commission

Cc: Josh Durand, Parks Superintendent

From: Tom Korosei, Park Planner

PRC 2015-16: Request for Utility Easement at Emerald Hills

Project: Park/Campbell Creek Greenbelt

INTRODUCTION & BACKGROUND

ENSTAR Natural Gas Co. (ENSTAR) is requesting a 15-ft.-wide easement, approximately 630 feet long, in municipal park parcels of the Campbell Creek Greenbelt. The area, sometimes known as Emerald Hills Park, is adjacent to Dimond Boulevard. The easement would accommodate a new segment of ENSTAR's 8-inch-diameter natural gas distribution pipeline that is needed to replace an existing section. The existing section of the pipeline does not meet current safety standards for this type of utility facility. Additional information from ENSTAR regarding the project and easement request is attached. ENSTAR is planning to do this work this construction season.

The requested easement follows the south boundary of the park as shown on the attached diagram. The Parks and Recreation Department understands that an alternative alignment south of the existing pipe line is not feasible because of site constraints. The proposed easement is aligned to minimize potential park impacts. The total area of the requested easement is approximately 9450 sq. ft.

As ENSTAR explains, most of the new line would be installed by directional drilling so surface disturbance to the park would be minimized. (Earlier plans calling for traditional trench construction on or near park property have been revised and the trench construction is no longer proposed.) The westerly endpoint of the drilling would be at the south edge of the existing park parking lot, and the east end of the drilling would be on adjoining private property. The disturbed park areas would be restored and revegetated.

This park land is formally dedicated (AO No. 84-199); therefore, the easement may be authorized by the Assembly only if the Assembly finds the easement to be without substantial value to the Municipality, or upon voter approval (AMC 25.30.020).

The affected park parcels were acquired with support of a grant from the Land and Water Conservation Fund, according to park records. LWCF regulations generally allow underground utilities if they do not impair recreational use of park lands.

Parks and Recreation staff believes that, with conditions noted below to mitigate potential visual impact, the granting of the easement would not significantly diminish the potential use of the affected area of Campbell Creek Greenbelt, and use of the easement would not have material impact on the long-term appearance of the park. Maintenance of the underground utility is expected to cause minimal disturbance of the park area in the future.

STAFF RECOMMENDATION

For the reasons noted above, the Department recommends that the Parks & Recreation Commission adopt the proposed resolution to support the requested easement to replace a portion of existing underground natural gas distribution pipeline.

The Department recommends support for the proposal subject to the following conditions:

1. ENSTAR shall pay to the Municipality applicable fees and administrative costs in addition to fair market value for the easement.
2. ENSTAR shall obtain all other required permits and approvals for the proposed project.
3. ENSTAR shall restore disturbed park areas using appropriate materials, in accordance with MOA standards and in accordance with plans that may be required by the Parks and Recreation Department.
4. ENSTAR shall coordinate construction and related site work with Parks and Recreation for permitted park activities.

Cc: Jennifer Diederich, ENSTAR Natural Gas Co.
Tammy Oswald, MOA Real Estate Dept.
Vicki Gerken, MOA Public Works Dept.



ENSTAR Natural Gas Company
A Division OF SEMCO ENERGY, INC.
P.O. Box 190288
401 E. International Airport Rd.
Anchorage, Alaska 99519

August 10, 2015

Parks and Recreation Commission
4700 Elmore Road
Anchorage, Alaska 99507

Subject: Maintenance Work on 8-inch Steel Pipeline at Campbell Creek

Dear Sir/Madame:

ENSTAR Natural Gas Company, a division of SEMCO Energy, Inc., operates an 8-inch natural gas distribution pipeline that runs parallel and in the right-of-way (ROW) along the north side of West Dimond Boulevard. This line currently crosses beneath the Campbell Creek within a 12-inch diameter plastic casing. Due to changes in the Pipeline and Hazardous Materials Safety Administration (PHMSA) regulations this casing no longer meets safety standards. It is considered a disbanded coating and the steel line within the casing cannot be monitored for corrosion. As such, PHMSA has directed us to replace this segment of pipeline.

A contractor will horizontally directionally drill (HDD) a new crossing beneath Campbell Creek and the adjacent wetlands for a minimum 425 feet as close as possible to the current line. Once the HDD is completed the new line will be tied-in on both ends to the current pipeline.

The trench areas and tie-in locations within the park will be restored to the original surface condition. Disturbed areas will be stabilized, and re-vegetated as soon as site conditions allow. All of the modifications will be underground and there are currently no above ground facilities, as upon completion the area will be returned to the same.

Utilities, gas and water mains, within the northern ROW of West Dimond Boulevard do not leave the necessary room to safely HDD another pipeline. Therefore, ENSTAR Natural Gas Company requests the Commission's approval for the easements across parks and recreation land. Feel free to contact me if you have any questions. My direct phone line is 907-334-7753 or email to jennifer.diederich@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Diederich".

Jennifer Diederich
Right of Way Supervisor
ENSTAR Natural Gas Company



ENSTAR Natural Gas Company – Campbell Creek 8ST Replacement Project

Project Description

ENSTAR Natural Gas Company, a division of SEMCO Energy, Inc., operates an 8-inch natural gas distribution pipeline that runs parallel and in the right-of-way (ROW) along the north side of West Dimond Boulevard. This line currently crosses beneath the Campbell Creek within a 12-inch diameter plastic casing. Due to changes in the Pipeline and Hazardous Materials Safety Administration (PHMSA) regulations this casing no longer meets safety standards. It is considered a disbanded coating and the steel line within the casing cannot be monitored for corrosion. As such, PHMSA has directed us to replace this segment of pipeline.

ENSTAR will be required to directionally drill a new 8" steel pipeline beneath Campbell Creek, parallel to the existing line. Trenching will be used from either end of the directional drill to tie into the existing gas main.

Timeframe

Pipeline construction is proposed to take approximately 7-10 days during the summer/fall of 2015.

Right of Way

Installation/repair/replacement of the pipeline will take place in ENSTAR easements as well as existing Right of Way.

Easements from the Municipality of Anchorage will be required because there is not enough space in the Dimond Boulevard Right-of-Way to have the new gas main parallel with the existing main. We propose a permanent natural gas easements Fifteen Foot (15 FT) wide coincident and parallel with the Right-of-Way of W Dimond Boulevard. These are described in greater detail below.

A natural gas easement consisting of the south fifteen (15) feet of the east one hundred thirty (130) feet of Lot 3, East ½, Chester H. Lloyd Subdivision. Plat P-213-A, Anchorage Recording District. The south boundary of said easement is the north boundary of the Dimond Boulevard right of way. This easement contains 1,950 square feet, more or less.

A natural gas easement consisting of the south fifteen (15) feet of Lot 2, West ½, Chester H. Lloyd Subdivision. Plat P-213-A, Anchorage Recording District. The south boundary of said easement is the north boundary of the Dimond Boulevard right of way. This easement contains 2,475 square feet, more or less.

A natural gas easement consisting of the south fifteen (15) feet of Lot 2, East ½, Chester H. Lloyd Subdivision. Plat P-213-A, Anchorage Recording District. The south boundary of said easement is the north boundary of the Dimond Boulevard right of way. This easement contains 2,475 square feet, more or less.

A natural gas easement consisting of the south fifteen (15) feet of Lot 110, Campbell Creek Greenbelt Subdivision, Addition #14, Plat 76-116, Anchorage Recording District. The south boundary of said easement is the north boundary of the Dimond Boulevard right of way. This easement contains 1,500 square feet, more or less.

ENSTAR is also requesting temporary construction easements coincident and parallel with the Right-of-Way of West Dimond Boulevard on the east and west sides of Campbell Creek. These are described in greater detail below.

A temporary construction easement consisting of the south forty (40) feet of the west fifty (50) feet except the portion included in natural gas easement of the east fifteen (15) feet of the west fifty (50) feet of the south fifteen (15) feet of the East ½ of Lot 3, Chester H. Lloyd Subdivision, according to Plat P-213-A, excepting that portion taken by SOA DOT Book 1236 Page 303, Anchorage Recording District. The south boundary of said easement is the north boundary of the Dimond Boulevard right of way. This easement contains 1,775 square feet, more or less.

A temporary construction easement consisting of the north twenty-five (25) feet of the south forty (40) feet of Lot 110, Campbell Creek Greenbelt Subdivision, Addition #14, according to Plat 76-116, excepting that portion take by SOA DOT Book 1236 Page 303, Anchorage Recording District. The south boundary of said easement is the north boundary of the Dimond Boulevard right of way. This easement would contain 2,530 square feet, more or less.

Access

Access to the entire project will be from West Dimond Boulevard, between Victor Road / Northwood Street on the east and Arlene Street on the west. The primary location of all ENSTAR equipment will be the parking lot of the greenbelt on the north side of West Dimond Boulevard, just west of Campbell Creek (as shown on the terrain view).

Activity

ENSTAR will excavate two trenches - one on either side of Campbell Creek. To the west, ENSTAR will excavate a 10 FT x 10 FT trench for the end of the directional drill. This trench will be at the east end of the temporary construction easement on Lot 3, East ½, and within the greenbelt parking lot.

To the east, ENSTAR will excavate a 5 FT x 10 FT trench to begin the directional drill. This trench will be at the west end of the temporary construction easement on Lot 110.

The directional drill will be at least 425 horizontal feet, to a depth that maintains a minimum depth of 10 feet below the creek bed.

East of the horizontal directional drill starting point, ENSTAR will install approximately 250 feet of 8" steel pipe by conventional trenching with a backhoe. This conventional burial of the pipe will be within the easements located on Lots 110 and 110A

Once the pipeline repair is complete, trenches will be backfilled with excavated material. Where ground conditions warrant, heavy equipment will be operated on mats to prevent soil disturbance.

All efforts will be made to return trenches to the original surface condition, excepting minor over-fill necessary to offset subsidence. Disturbed areas will be stabilized, and re-vegetated as soon as site conditions allow.

Excavations

Dig Length (ft)	Dig Width (ft)	Disturbance Area (sq. ft)
10'	10'	100'
10'	5'	500'
250'	10'	2500'

Stream/Creek/River Crossings

ENSTAR will not ford Campbell Creek with equipment as part of this project.

Wetlands

The wetlands will not be impacted with this project as we will be HDD beneath them.

Brushing

Brushing will be required to the east of Campbell Creek for equipment to access the drill ditch, and then trench back up the hill towards Victor Road / Northwood St. The brushing will be approximately forty (40) feet wide by one hundred (100) feet long.

Equipment

ENSTAR equipment will include two small excavators, a contract directional drill rig, and two crew trucks. All equipment would stay well clear of the creek, itself. The existing gas main will be abandoned in place. The current gas main is shown in purple on the proposed drawing and the new gas main is shown in red dashed line.

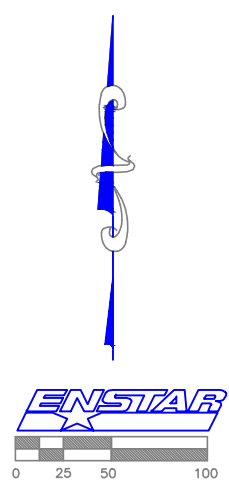
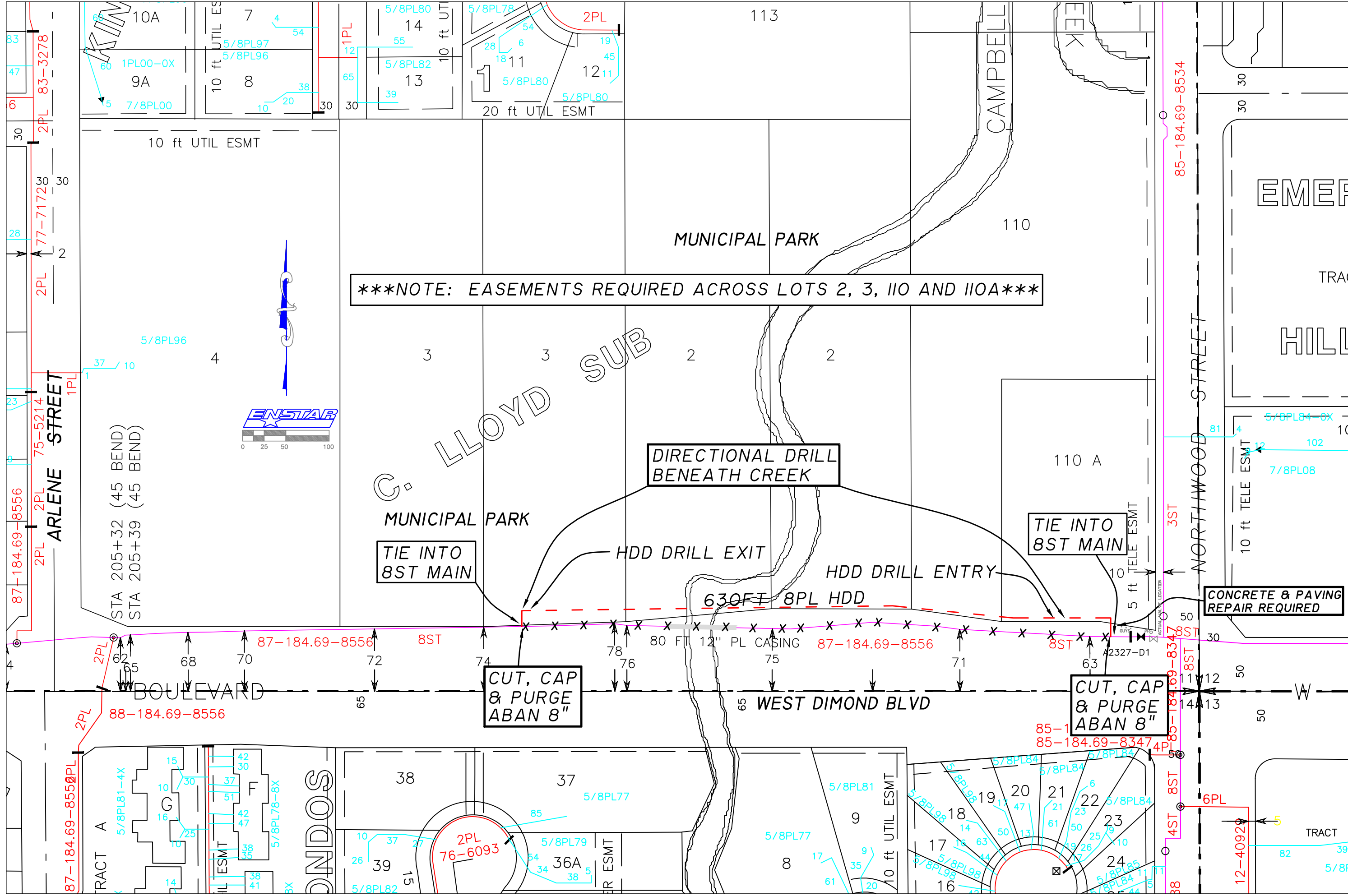
Project Area

- Nearest Community:** Anchorage
- Anchorage Municipal Grid:** 2327
- USGS Quads:** Anchorage A-8 NW
- Nearest Waterbodies:**

Stream/Creek/River	Lat	Long	AWC
Campbell Creek	61.13768	149.92510	222-10-12990

Project Legal Description

The project is located in Section 11, Township 12 North, Range 4 West, Seward Meridian



*****NOTE: EASEMENTS REQUIRED ACROSS LOTS 2, 3, 110 AND 110A*****

ENSTAR NATURAL GAS COMPANY
ANCHORAGE, ALASKA

PROPOSED GAS MAINS

CAMPBELL CREEK 8ST RELOCATION

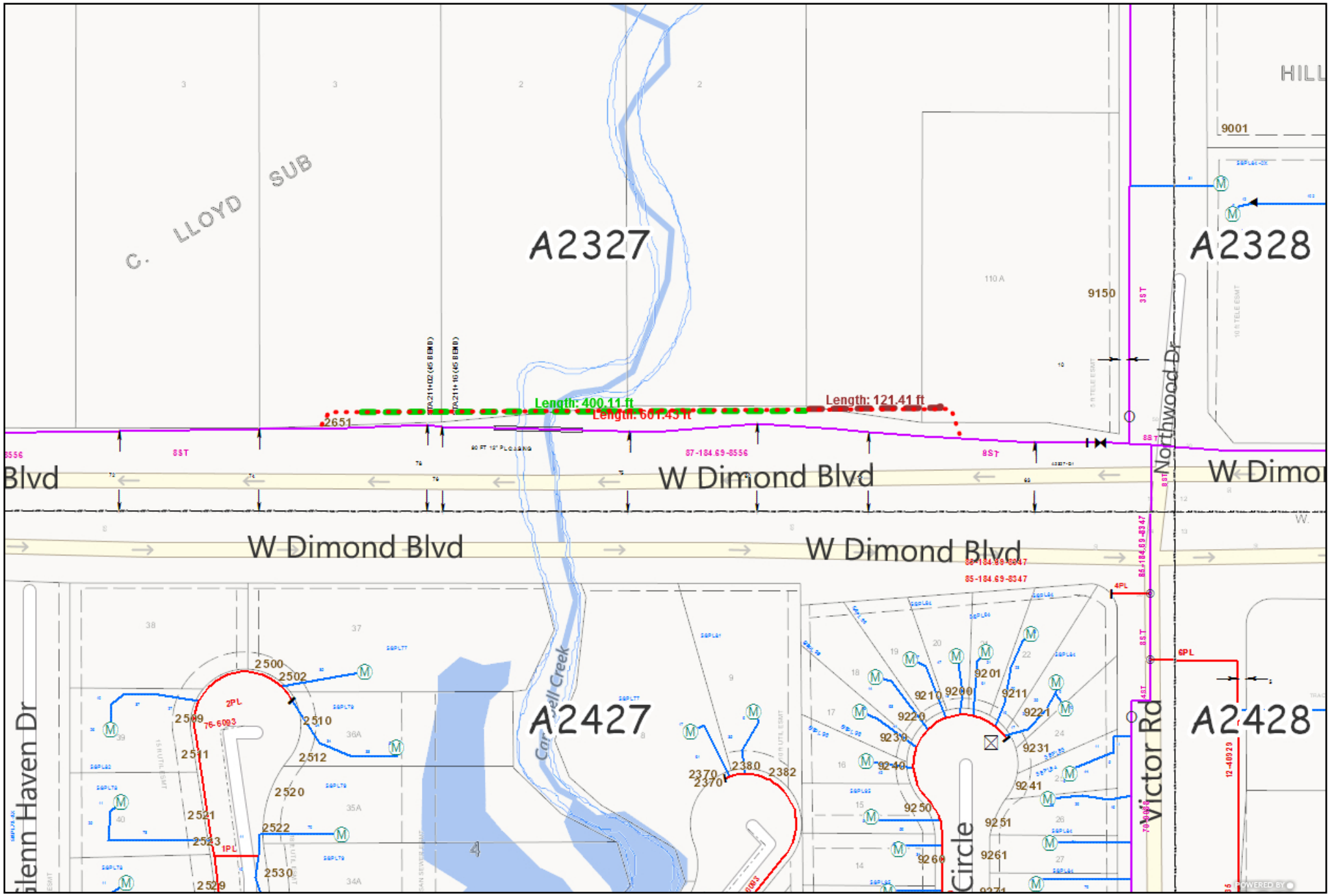
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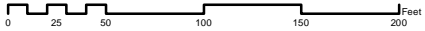
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9/04/15



Prop# 6598
Campbell Creek Casing - Drill





Emerald Hills Park/
Campbell Creek Greenbelt Area

