

CBJ DOCKS AND HARBORS
REGULAR BOARD MEETING MINUTES
For Thursday, September 28th 2017

I. Call to Order

Mr. Donek called the Regular Board Meeting to order at 5:02 pm in the Assembly Chambers.

II. Roll Call

The following members were present: Weston Eiler, Don Etheridge, Bob Janes, David Lowell, Robert Mosher, Mark Ridgway, Budd Simpson, and Tom Donek.

Absent: David Seng

Also present were the following: Carl Uchtyl – Port Director, Gary Gillette – Port Engineer, and Dave Borg – Harbormaster.

III. Approval of Agenda

Mr. Uchtyl requested to move #2 Cruise Ship Art Work to #1 under Items for Information.

MOTION By MR. ETHERIDGE: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Minutes from the August 31st, 2017 Regular Board Minutes.

Mr. Eiler said on page four of the minutes Bonnett was misspelled and should only have one t.

Hearing no objection, the August 31st, 2017 Regular Board minutes were approved as amended.

V. Public Participation on Non-Agenda Items – None

VI. Special Order of Business

Mr. Uchtyl read three letters of appreciation to seasonal Harbor Technicians. Ms. Laura Slaught received one for her quick response and aid to a cruise ship passenger who collapsed and was suffering an apparent heart attack. Mr. Kenneth Davis and Mr. Shawn Mckeown both received one for aiding an individual who was unable to pull himself from the water during a water side patrol. They both pulled the individual onto the boat and began treatment for hypothermia and transported him to awaiting CCFR emergency personnel on shore. Their efforts aided in saving the individual's life.

Mr. Uchtyl read employee of the year 2017 award to Ms. Jennifer Shinn. This award will be recognized at the AAHPA conference in Petersburg next week.

VII. Consent Agenda – None

VIII. Unfinished Business- None

IX. Items for Information/Discussion

1. Urban Design Plan Concepts Presentation

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Mr. Gillette said staff is moving forward on the downtown urban design plan. Corvus Design is the lead consultant on this project and has Northwind Architect, Raincoast Data, and PND Engineers working for them. There was a Board workshop about a month ago and early September there was a public meeting that was an introduction to this project. There was also a full day studio held at the Senate Building. At all of the meetings the design team made presentations and sought out input from all. This is the first iteration of a series of concepts that address the different comments that was heard. Here tonight you will see four concepts. The team will listen to what you like and don't like in the concepts and work on getting it down to one or two concepts.

Committee Discussion/Public Comment

Mr. Simpson said he is recusing himself from participating in this matter due to a possible conflict of interest.

Mr. Mertl said this project goes from the wedding cake in Marine Park to Taku Fisheries Dock and from Franklin Street to the Seawalk. He provided a brief recap of the project process so far with Melani Shijvens starting the process with a study on trends to cover the economic opportunities and how this area could generate revenue from this project as well as meet the needs of visitors and local residence. Next it was to develop a criteria for development which was to improve pedestrian flow, increased visitor experience, sales tax, year around draw, a growing sector, Juneau does this well, proven local need, quality of life and good location. At the top of the list was public open space, restaurants, drinking places, and food trucks. Near the bottom of the list was Jewelry stores, gift stores and housing only. He asked the Board to vote on priorities. Based on what was provided, the Boards priority list was housing, jewelry stores and gift retail received no votes. Mixed housing received some response as well as children focused facility. Food trucks/carts was the next priority. Hotels, drinking establishments and restaurants were all close together at about 12%. Cruise ship support facilities received 19%. The highest priority was public open space with 27%. This same voting exercise was repeated with the public on September 9th with roughly 35 people in attendance. Jewelry Store and housing was on the bottom of the priority list. Drinking establishment and restaurants were a lower priority than the Boards priority. Gift retail, mixed housing, and retail came out higher than the Boards priority list. Hotel, children focused facilities, public open space and food carts were also all high priorities from the public. He provided a quick synopsis of what he heard the Board and public want.

- Public open spaces and seawalk are the highest priority.
- Develop the entire seawalk within the project area to be similar to the seawalk adjacent to the tram and Cruise Ship terminal.
- Support local retail and creation of small start ups.
- Consolidate food and carts into a unified area.
- Facilitate cruise truck business.
- Develop a market building or galarea similar to Pike's Street market.
- Provide a year around waterfront destination.
- Provide more B-Zone parking.
- Maintain view to the water.
- Provide shelter from the rain.
- Deck over undeveloped areas in the seawalk.

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- Create more welcoming gateways.
- Eliminate vehicle/pedestrian congestion at the berths.
- Be true to Juneau/build it for locals and the visitors will love it.
- Provide kid facilities.
- Replace the old visitor center kiosk by the Library.
- Consider alternative transportation for cruise ship passengers to and from the downtown waterfront.
- More restrooms.
- Provide winter off season destination and attractions.
- Support brick & mortar businesses and include art culture interpretations.
- Improve the seawalk connection through Marine Park to Merchant's Wharf and beyond.
- Improve or replace Marine Park pavilion.
- Beautify the Library parking garage.
- Allow visual and physical access to the water.
- These are all concepts and themes to incorporate into our designs.

Mr. Mertl said these were all concepts and themes to incorporate into our designs and four concepts have been developed. He went over all the concepts and pointed out the different ideas in each. He then asked each Board member to point out the ideas they liked or didn't like in the different concepts.

Mr. Donek said his likes are;

- USS Juneau Memorial and floating dock in option 1.
- The ramp and stairs outside the parking garage and the visitor center in the corner of the parking garage in option 4.
- The B-zone parking in the north end of this area in option 3, his second choice for the B-zone parking area is in option 1.
- The pavilion in the center of the area.

He does not like;

- The open water in the Seawalk in option 2.
- The B-zone parking area in the middle of the site in option 4.

Mr. Etheridge said his likes are;

- The USS Juneau memorial, and the floating dock in option 1.
- The B-zone parking area in option 1 and option 3.
- The playground in option 4.

He does not like;

- The open water area in the seawalk.

He said he has a concern with all of these options of creating more problems with people camping out. How are those problems going to be addressed?

Mr. Janes said his likes are;

- Option 3 because of the inviting feel bringing the seawalk through the area and to the downtown sidewalks.
- He supports the B-zone parking at the Marine Park area.

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- The reconfigured space in front of the Library with the stairs and the ramp.
- The park with canopy in option 4
- The deck over patio in option 1

He said he wants the service access to be public space as well.

Mr. Eiler said his likes are;

- The USS Juneau Memorial and the playground but unsure where the best place is.
- Adding to the downtown parking garage in option 2. He asked if the B-zone vehicles could go through the parking garage to alleviate some of the parking needs.
- The 150' floating dock and gangway in option 1.
- The combined concept of vendor and visitor center in option 2. He questioned if the Board wants to have the vendor booths directly on the seawalk like in option 4 and wants more discussion.
- The 45 degree angle off the seawalk into the Archipelago lot in option 3. He said he cautioned whether we want the buildings with retail to be that large of a foot print. He suggested a smaller foot print.
- Extending the seawalk is great.

He does not like;

- The open water area in the seawalk in option 2.
- He has a concern with option 3 turning marine park as we know it now into parking.
- The location of the B-zone parking in option 4.

He said the main thing he would emphasize is we look at how we can use the parking garage better.

Mr. Mosher said he likes option 3 the best.

Mr. Ridgway said his likes are

- Incorporation of the playground.
- The USS Juneau Memorial somewhere in the plan.
- Incorporating the south side of the parking garage into any design concept.

He does not like;

- Open water in the seawalk.

He encouraged the design team to get these plans out to the downtown business community for their input.

Mr. Lowell said his likes are

- Option 3 is most favorable. He asked if there was enough room for the existing demand of food carts in option 3?
- The seawalk extension in option 3.
- Restoring access to the water in both option 1 and option 2.
- Option 3 provides larger scale buildings to blend in with existing structures in this area
- The pavilion for events and open thorough fare throughout the Archipelago property.
- He likes the playground in option 4.
- The B-zone permit parking in a separate congregated area, and the covered walkways in option 3.

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- The arrangement of the vendor booths and visitor center in option 4 which is along the parking garage and the edge of the seawalk.

Mr. Janes asked if the purchase of the Archipelago property was going to be figured into the final decision cost and will the current land owners be able to move forward with the design that the Board chooses? How does this all come together?

Mr. Uchytel said our planning efforts here are to look at what is best for the Community and Docks & Harbors with the idea that we own everything. As this is refined he would like to have the discussion with the Board on what the public policy aspect of the use of Docks & Harbors managed property is and how much and under what circumstances should the property be a lease open to the community. At this time, we are trying to find out the full potential for this property.

Mr. Janes asked if the vendors in the options are referring to the vendor booths?

Mr. Mertl said yes.

Mr. Janes said he would like to explore the idea of the vendor booths leaving the public dock space and moving into private retail or market space indoors.

Mr. Mertl said that is in option 1.

Mr. Janes said he would like that incorporated in option 3 also.

Mr. Eiler asked to explain the market place open space building?

Mr. Mertl said the concept is there is a solid roof with sliding removal doors as walls on the sides and this would house all the small development and move it to a centralized building. This will provide shelter, restrooms, restaurant, and consolidate the uses. It is basically putting all the smaller elements under one roof and create an environment inviting people to come down to this location. It will be a multi-purpose/multi-use facility that special events could also be held in.

Mr. Ridgway asked if the study indicated how many Juneauties go south of the Parking Garage in the winter time currently?

Mr. Mertl said no.

Mr. Ridgway asked if the general thought is if a pavilion is built they will come.

Mr. Mertl said one of the comments heard was to build for the locals and the visitors will love it.

Mr. Eiler asked which of the options meet the projected growth in tourism passengers.

Mr. Mertl said in all the options we are trying to address congestion related issues.

Mr. Gillette said the team will relook at all the new input. They will look at the ideas that are a real need for the public space and what can be offered to the private sector to join Docks &

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Harbors in development of this space. The plan is to come back with only one or two concepts for the next go around.

Mr. Donek asked what the next step is in this process?

Mr. Gillette said we also want public comment on these options.

Mr. Donek asked if tonight would work for public comment or do it in a special public meeting.

Mr. Uchytel suggested to take the public comment tonight. He said he received two letters and they will be added to the minutes and entered into the record.

Public Comments

Renee Recer, Douglas, AK

She said she likes the central market place under a big covered area with removable walls. She suggested to have it have two floors with the second floor enclosed being dedicated to permanent retail and open year around. She said she likes option 3.

Anna Edgerly-Moore Visitors Service Manager for Travel Juneau

She said in terms of the Visitor Center, option 3 incorporates most of the elements that seem important to people in a functional space and is her favorite. It connects nicely to the angle of the flow of traffic created in the center area by the market. The market is a large foot print but she doesn't know the projected demand for that space. She said she is concerned about the issues the canopy area is going to attract. She said she thinks the playground is a great idea.

Bob Jacobsen

He said the 150' floating dock in option 1 is a safety concern for the float planes.

Mr. Gillette said to contact Chris Mertl or himself if anyone has further comments.

Mariann Cummings, Juneau, AK

She said she is one of the owners of the vendor booths on the dock. All the options have wonderful concepts in each one. Option 3 is her favorite. She likes the parking and the openness of the area. She wants to see the USS Juneau and the playground added to this option. As a business owner, if the vendor booths are not out in the open and in the eye of the visitors coming off the ships, they won't be able to assist and help them with their tours and that is what they are there for. She also pointed out that she is unsure if the public knew they would be able to speak at tonight's meeting and voice opinions. Other vendor booth holders would have attended if they knew they would have been able to speak. She requested to have another public meeting so they could voice their opinions as well.

Mr. Mertl asked her preferred location of the Vendor Booths?

Mariann said location they are at now which is in option 2.

Odin Brudie, Juneau, AK (sp) -

Three of the things he really likes in the options. The access to the water, the historical interpretative opportunities like the USS Juneau Memorial and expanding the B-Zone parking.

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Mr. Donek recommended to have another public meeting for public input.

Mr. Eiler also recommended another public meeting. He asked if there was specific outreach to property owners within this zone of planning?

Mr. Mertl said a lot of the property owners came to the open studio sessions and we worked one on one with them. We did not specifically reach out to all the property owners in the project area. This was also not in our scope of work.

Mr. Eiler recommended staff reach out to property owners in this area.

Mr. Donek asked if the scope of work could be increased to include what Mr. Eiler suggested or an additional public meeting?

Mr. Uchytel said the term contract that was used limits this work to \$50,000 and that was maxed out. We could descope something. The plans are posted on our website and he said he did reach out to Reecia Wilson, Bill Heumann, Diamonds International manager, and the Archipelago property representative. We are getting the word out and people know what Docks & Harbors is doing. People who are interested will show up and provide comments. We also receive comments from our website.

2. Cruise Ship Berths Artwork Update

Mr. Gillette said the artist that did the artwork is Cliff Garten and he is here tonight.

Mr. Garten said this was a great project. The sculptures were installed today and they really look great. The sculptures provide a welcome for the cruise ships as well as a prominent space for the community.

Mr. Gillette said the sculptures will be lit and they will experiment tonight.

Committee Discussion/Public Comment

Mr. Donek asked if there was a ribbon cutting ceremony planned?

Mr. Gillette said a thought was to have it on the first Friday of the gallery walk. No exact time planned yet.

5 Minute Break – 6:32 pm

6:40 pm the meeting resumed

3. End of Season Meeting Summaries

Mr. Uchytel said at the end of every summer staff holds three meetings for the Vendor Booth Holders, Loading Zone Permit Holders, and Statter Harbor Users.

- The vendor booth meeting take away was there is a lot of tension between the vendor booth sales representatives and it was proposed by the vendor booth owners to work on a TBMP type guideline. It would be similar to the Whale Sense program for the Charter Operators that they come together with voluntary rules about how they engage one another. This is something the vendor booth holders will move forward with over the winter.

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- The loading zone holders meeting was well attended and they said the summer was very efficient even with the increased number of people coming off the AS dock. Docks & Harbors staff did a great job managing those conflicts. One complaint was there was a tree limb obstructing the line of site coming out of the CT dock and one of our Harbor Officers is going to trim that limb.
- Statter Harbor users gave the Harbormaster huge compliments on how smooth the operations went this year. The process to take the boat yard out of that area and the new launch ramp facility and the new uplands bus area was great. There was very little drama.

Mr. Borg said hand sanitizer and pot holes were the issues at Statter Harbor. He said another complaint from the loading zone users downtown was having more B-Zone access.

Committee Discussion/Public Comment- None

4. CY2018 Docks & Harbors Meetings Schedule

Mr. Uchytel pointed out differences in the normal scheduled times.

The January OPS Committee meeting will be held on Thursday the 18th to facilitate the Legislative Reception at Centennial Hall on the 17th.

There are no Finance Committee meetings scheduled. He thought to have the budget discussions at the OPS meetings. We can schedule a Finance meeting if it was needed.

Mr. Uchytel asked what room was the preferred location for the OPS meetings?

Committee Discussion/Public Comment

Mr. Simpson said the Assembly Chambers or a fixed location so not to have a lot of moving around.

Mr. Uchytel said looking at the meeting schedule for October this year, he recommended to move the October Board meeting to November 2nd and cancel the October OPS meeting. Items of discussion can be Boat Insurance, Qualified Vessels, and Title 85 review.

X. Committee and Member Reports

1. Operations/Planning Committee Meeting- Wednesday, September 20th, 2017

Mr. Simpson reported the Committee had discussions on;

- The Boat Insurance issue. The Committee directed staff to work on a specific proposal for next meeting.
- The concept of having operable vessels and how to define that.
- Developing a policy for vessels anchored on our submerged lands.

2. ~~Finance Committee Meeting~~ CANCELLED

3. Member Reports

4. Assembly Lands Committee Liaison Report – Mr. Eiler said the Lands Committee did not meet. He said something staff should be prepared for is a proposal regarding Indian Cove.

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5. Auke Bay Steering Committee Liaison Report – No Report

XI. Port Engineer's Report

Mr. Gillette said his written report is in the packet. One thing he wanted to point out is that the Auke Bay Loading Facility boat yard buildings and fabric structure are complete and he is doing project close out.

Mr. Lowell asked for a project update on Phase II of Aurora Harbor.

Mr. Gillette said they have been going through the submittal review process and fabricating a lot of the steel. PND's Seattle office have been performing inspections. They are building some floats. He said they will be in town about the middle of October.

XII. Harbormaster's Report

Mr. Borg reported;

- North Douglas floats will be pulled out the first part of October
- In our efforts to continue the seaworthy test, there are about 10 impounds in the works.
- There was a 10" water line break in the parking lot at Statter Harbor. Secon came out and dug it up. They found the break, repaired it, and it is ready for paving today. They did a great job.
- The Breakwater repair was completed by Trucano.
- The waterline breaks in Aurora have been taken care of.
- Seasonal staff finishing up this week. There will be a few stay on for another week to get ready for winter.

XIII. Port Director's Report

Mr. Uchytel reported;

- Next week will be the AAHPA Conference in Petersburg.
- The projected large Cruise Ship passenger count for this year is 1,046,000 which is a record high and about 8,500 small Cruise Ship passengers.
- Statter Harbor Phase III moving forward with the dredging part of the project
- Staff is working on three TIGER Grant applications.
- Working on the Auke Bay Marine Station land transfer.

Mr. Eiler said he would be interested to hear from the AAHPA if anyone other than Juneau and Seward is looking at boat insurance requirements. He also asked for an update on the Lumberman.

Mr. Uchytel said he was given a deadline and we have not heard anything. If we don't hear anything Mr. Borg will engage Law to start the process.

XIV. Assembly Liaison Report – None

XV. Board Administrative Matters

- a. Ops/Planning Committee Meeting – Tuesday, October 17th, 2017 at 5:00pm - Cancelled

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- b. Finance Committee Meeting – Cancelled
- c. Board Meeting – Thursday, October 26th, 2017 at 5:00pm – Moved to November 2nd.

XVI. Executive Session

- 1. Discussion of Personnel Matters relating to the Port Director's Evaluation

MOTION By MR. ETHERIDGE: MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSION ON THE PORT DIRECTORS EVALUATION AT 7:07 PM AND ASK UNANIMOUS CONSENT.

MOTION By MR. EHTERIDGE: RETURN FROM EXECUTIVE SESSION AT 7:14PM.

XVII. Adjournment – The regular Board Meeting adjourned at 7:14 pm.

JUNEAU'S WATERFRONT RESTAURANTS

September 28, 2017

Thank you Docks & Harbors, Corvus Design, and Northwind Architects for your hard work on this project. I very much like what I'm seeing from these sketches and think this site will be a gem for all of Juneau to enjoy.

We operate an outdoor restaurant business in the building directly south of the Archipelago Lot at 406 South Franklin Street. The waterfront and downtown views are essential parts of our business and our exciting future plans for the entire building.

We would like to ask the board and the designers consider adopting a site plan where the view planes of established private businesses are better protected from view obstruction. I believe there is an option being presented today that addresses this concern while also achieving a wonderful blend of public space and facilities, private enterprise, and a van staging solution.

Charlie Herrington



Marketing and Communications Director

Juneau's Waterfront Restaurants

(907) 419-4433



September 28, 2017

DOWNTOWN JUNEAU, ALASKA

CBJ Docks & Harbors Board:

RE: Urban Design Plan Concepts Presentation

Dear Board Members,

As downtown waterfront property owners with year round tenants, we support the use of public funds to purchase property and address infrastructure needs on the waterfront, such as transportation and staging areas, restrooms and open space for the public. Based on preliminary drawings and discussions, these items appear to be addressed. As a related matter, we do not support any use of public funds to purchase property, which, once owned by the City will be used to create commercial opportunities for select individuals. We look forward to your findings and decisions regarding the waterfront, and would be happy to discuss any issues with members of the board or architectural/design team.

Sincerely,

Reecia Wilson

Merchants Wharf, LLC