

CBJ DOCKS & HARBORS BOARD
CIP/PLANNING COMMITTEE MEETING MINUTES
For Thursday July 19, 2012

I. Call to Order.

Committee member Mr. Williams called the meeting to order at 5:00 p.m.

II. Roll.

The following members were present: Mr. Williams, Mr. Simpson, Mr. Keuffner, and Mr. Jardell.

The following member was absent: Mr. Busch, and Mr. Logan.

Also in attendance was: Mr. Uchytel – Port Director and Mr. Gillette - Port Engineer.

III. Approval of Agenda.

At this time it was the decision of the committee members and staff to change the item for information to an item for action. One suggestion by Mr. Simpson was to have more public notice when more information has been collected on this item.

MOTION by Mr. Keuffner: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED. The motion passed without objection.

IV. Public Participation.

There was none at this time.

V. Approval of Previous Meeting Minutes.

MOTION by Mr. Jardell: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM May 24, 2012. The motion passed without objection.

VI. Items for Action.

1. Juneau Maritime Center update.

Mr. Gillette stated that he is going to do a power point presentation regarding the update on the new Juneau Maritime Center. He stated that the proposal is to develop a maritime center on the property that was the former Publics Works property which would include a Maritime Interpretive Center, public restrooms, public meeting room, Port Directors offices and the Marine Exchange of Alaska. The site would also feature a park area and be the north portion of the sea walk. The property is identified in the long range waterfront plan for redevelopment. The Maritime center provides an advantage to the site in that the Marine Exchange operates 24 hours 7 days a week so there would be some presence on this site which would discourage undesirable activities.

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At this time Mr. Gillette did his power point presentation going over various concepts that they have come up with the committee members. (See attached concepts)

Considering all the plans from option A-E they came up with a final plan which would be option E. (See attached)

Further discussion took place among the committee members and staff at this time.

Public Participation:

There were none at this time.

MOTION by Mr. Jardell: ASK UNANIMOUS CONSENT TO FORWARD THIS TO THE FULL BOARD WITH A RECOMMENDATION TO TAKE THIS UP AT THEIR NEXT MEETING WITH A STATEMENT THAT THE CIP COMMITTEE SAW NO OBJECTION TO THE PARK AND RECREATION ASPECT OF THE PROJECT AS WELL AS THE DOCKS AND HARBORS ASPECT. The motion passed without objection.

The committee members agreed that this project needs to be brought up at the next finance meeting also.

VII. Items for Information/Discussion.

There were none at this time.

VIII. Committee Administrative Matters.

The next meeting is scheduled for August 23, 2012 at 5:00 pm in the City Chambers.

X. Adjournment.

MOTION by Mr. Keuffner: THE MEETING ADJOURNED BY UNANIMOUS CONSENT. The motion passed without objection.

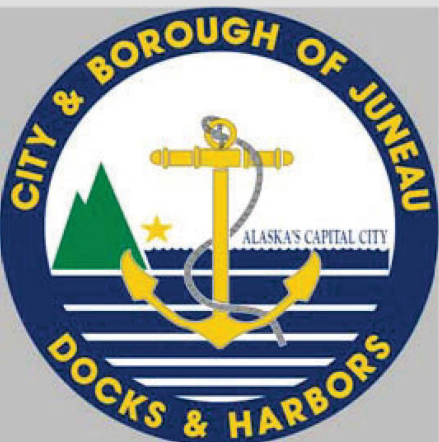
The meeting was adjourned at 5:40 pm.

PROGRAMMING FOR A NEW JUNEAU MARITIME CENTER



5/30/2012

City & Borough of Juneau - Docks & Harbors



Prepared by NorthWind Architects, LLC for CBJ Docks & Harbors ~ May 2012

CBJ Docks and Harbors proposes to develop the Juneau Maritime Center on city owned property at the former Public Works Site at the Juneau end of the Douglas Bridge. The proposed center would house a Maritime Interpretive Center, public restrooms serving the park, a public meeting room/incident command center, Port Director's Offices, and offices of the Marine Exchange of Alaska. The site would also feature park area and be the north terminus of the SeaWalk.

The subject property is identified in the Long Range Waterfront Plan (Adopted Oct. 25, 2004) for redevelopment. The specific area is identified as A3 which calls for re-use of the existing Public Works building as well as a park and SeaWalk terminus (see plan to left). The building has since been demolished.

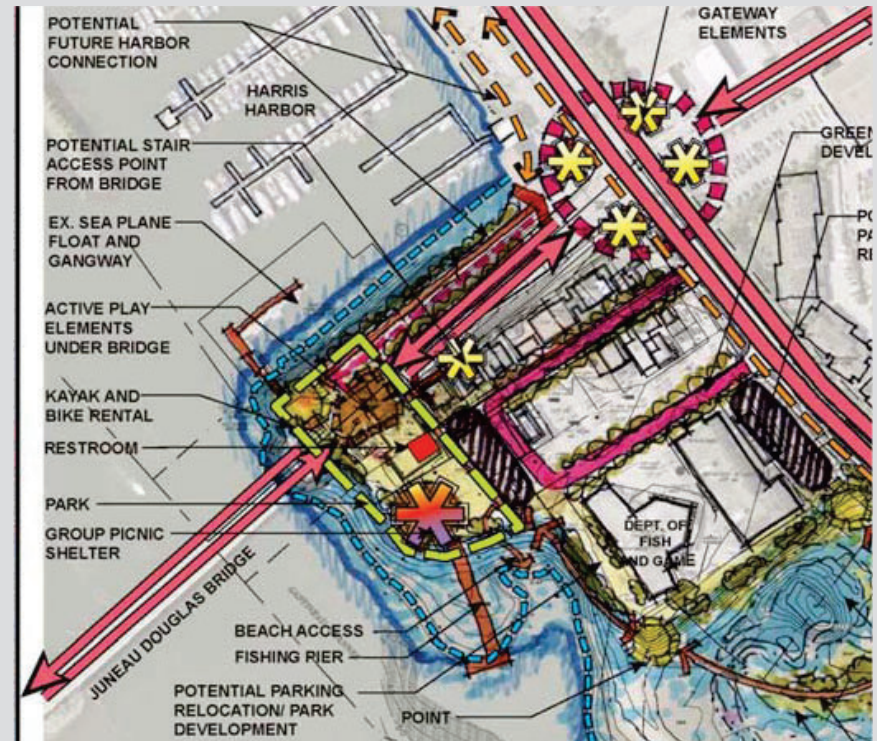
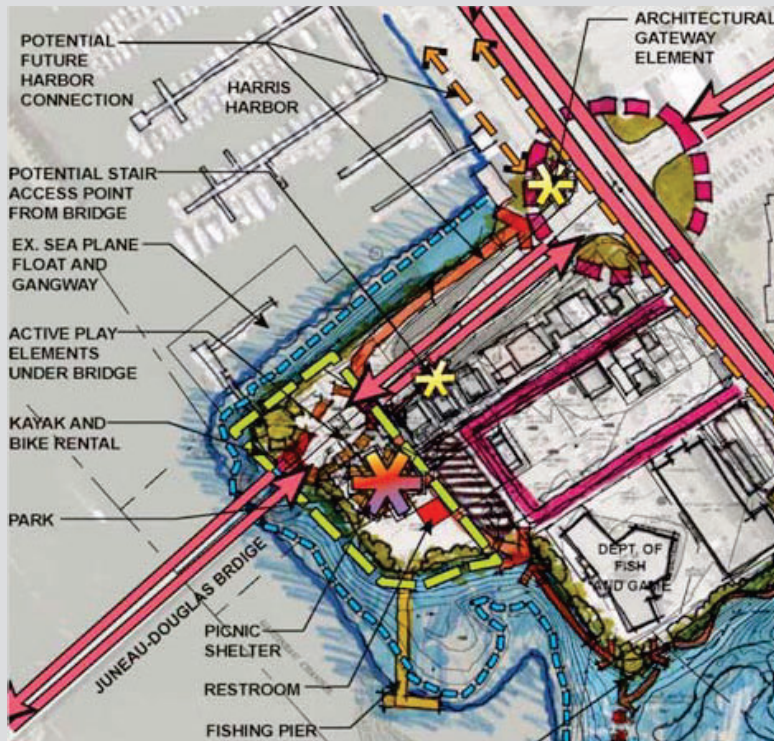
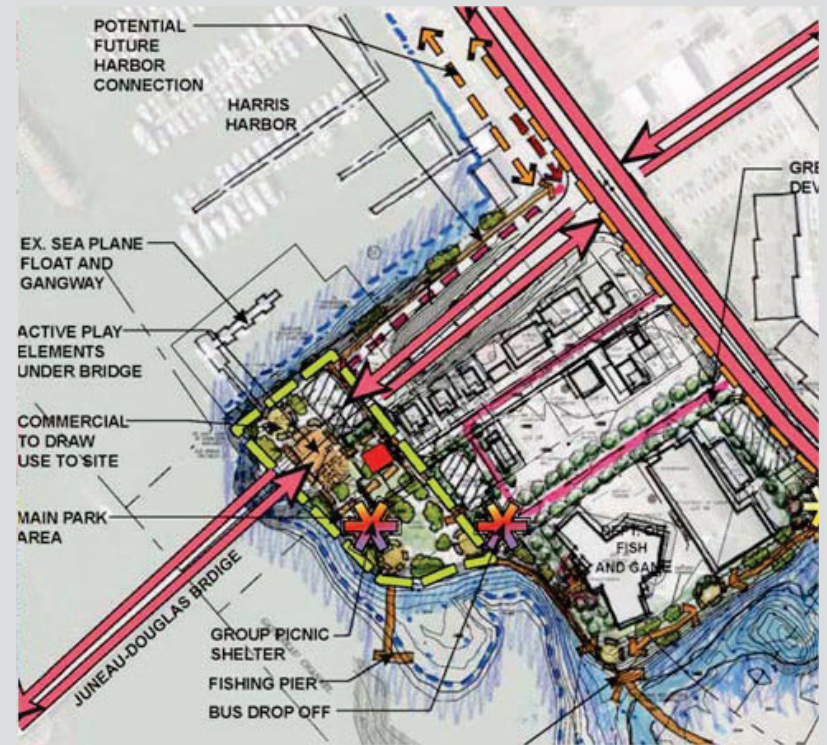
The Maritime Center provides a particular advantage to the area as the Marine Exchange operates 24/7 bringing a presence to the area that would discourage undesirable activities.

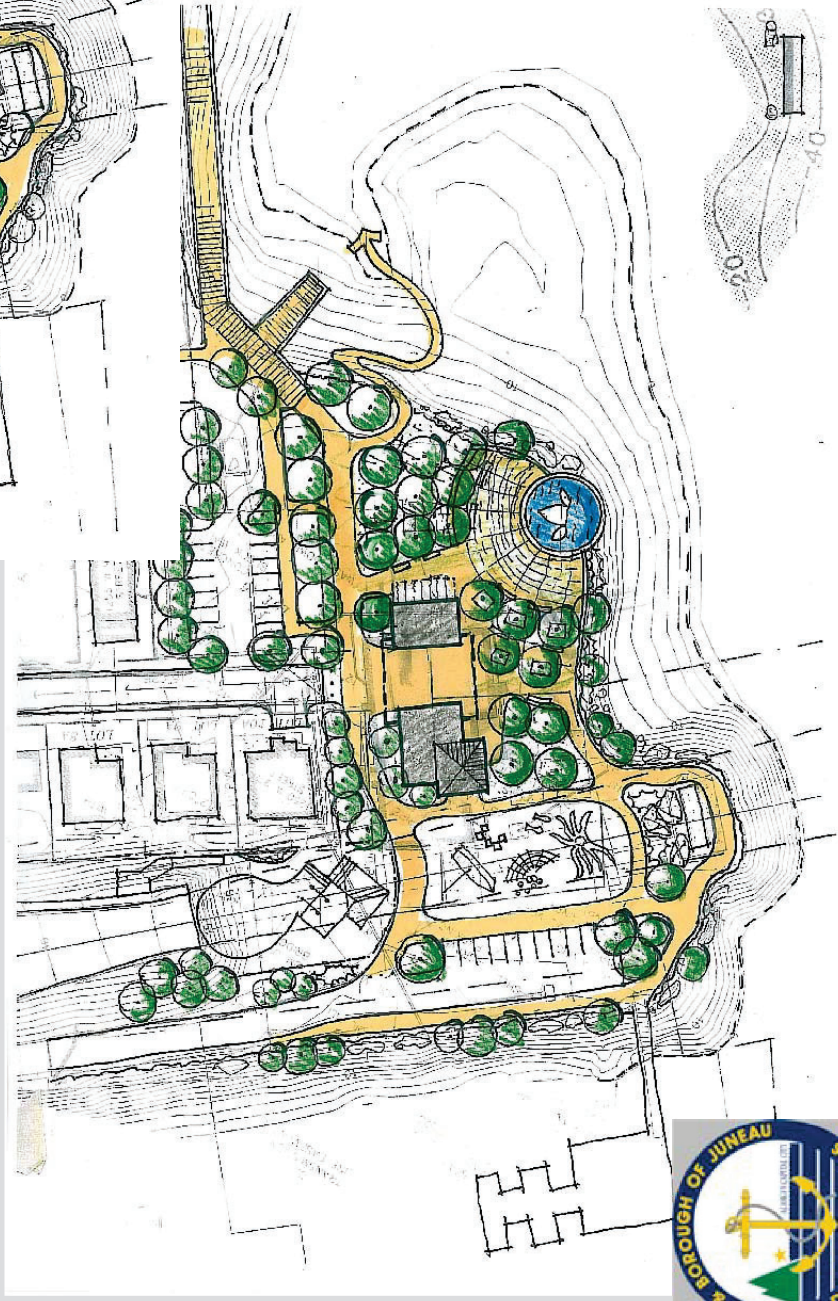
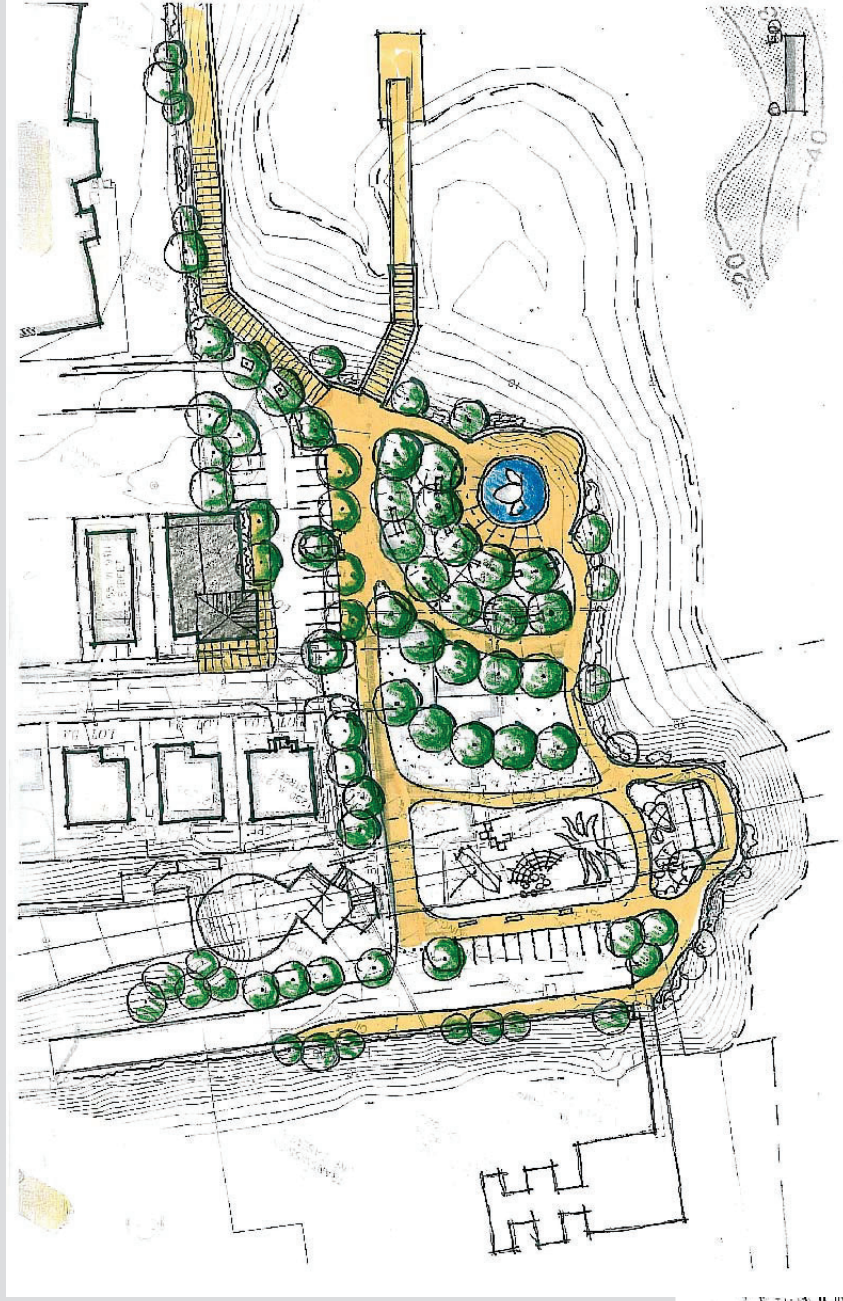
The mix of uses on the site would provide a vibrant and aesthetic improvement to an underutilized city owned property and be consistent with the Long Range Waterfront Plan.





PREVIOUS SITE PLAN CONCEPTS





PREVIOUS SITE PLAN CONCEPTS w/ WHALE



PROPOSED BUILDING PROGRAM

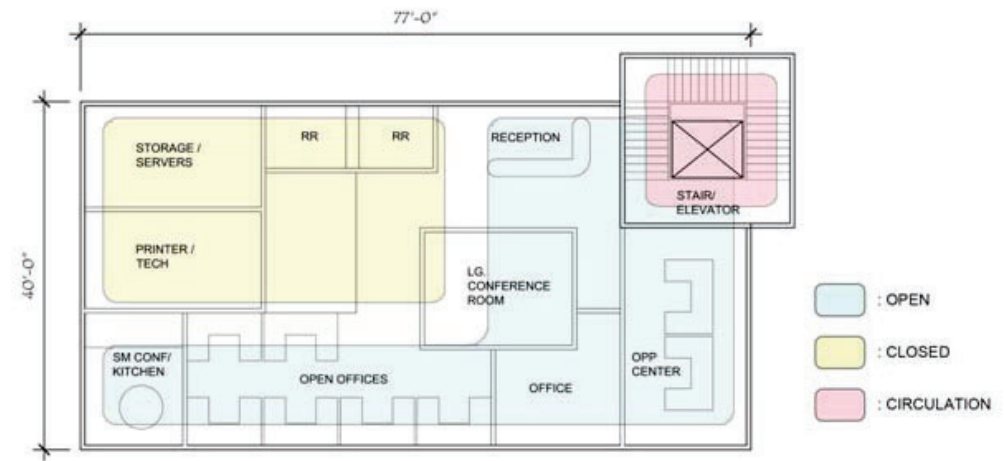


Program Areas				
Floor	Use	(E) Area	(P) Area	Comments
LVL 1	Public			
1.01	Entry, Displays, Maritime Exhibits		900	
1.02	Public Meeting Room and EOC		350	Includes area of kitchenette
1.03	Meeting Storage		60	
1.04	Women's restroom (interior)		190	
1.05	Men's restroom (interior)		190	
1.06	Family restroom (interior)		50	
1.07	Janitor's closet		50	
	Emergency Generator, Mech			
1.08	Boiler Room		180	
	Circulation Space		300	10-15%
	Subtotal:		2270	
LVL 2	Port Director's Office			
2.01	Reception/Admin	96	120	
2.02	Waiting	0	130	
2.03	Conference Rooms	246	400	
2.04	Office 1	106.5	200	Port Director
2.05	Office 2	113	125	Port Engineer
2.06	Office 3	96	125	Deputy Port Engineer
2.07	Office 4	96	125	Admin Office
2.08	Office 5	0	125	Flex Office
2.09	File storage/layout	162	425	
2.10	Kitchen/Break Room	55	200	
2.11	Restrooms	72	120	
	Circulation Space		575	20-25%
	Subtotal:	1675	2670	
LVL 3	Marine Exchange			
3.01	Reception		120	
3.02	Waiting		120	
3.03	Operations Center		350	
3.04	Large conference room		250	
3.05	Small conference room		150	Includes area of kitchenette
3.06	Private office		180	
3.07	Open office space		600	Adequate for 6 stations
3.08	Printer and tech room		225	
3.09	Server and tech room		225	
3.10	Restrooms		120	
	Circulation Space		420	15-20%
	Subtotal:	2352	2760	
Summary				
	Net area (programmed)	SF	7700	
	Stair / Elevator	SF	1600	Four levels, incl. Observation Deck (4th)
	Overhang / Circ at Level 1	SF	600	
	Gross building area	SF	9900	





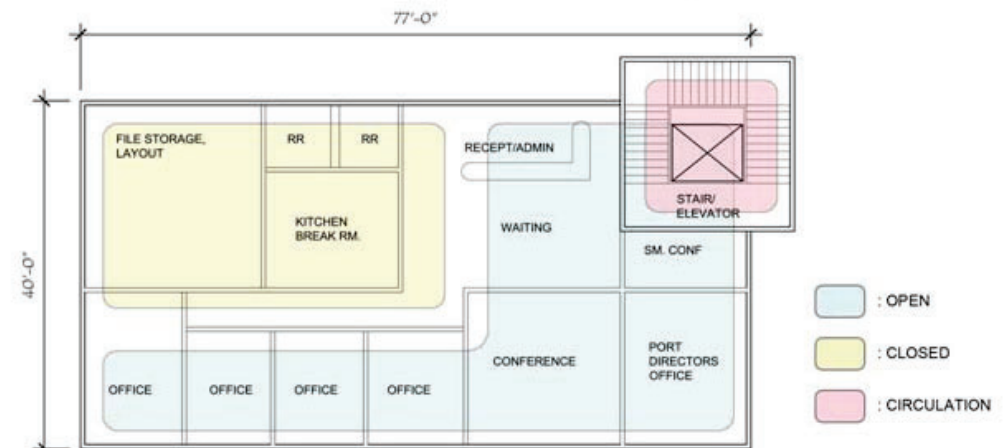
PROPOSED BUILDING FLOOR PLAN CONCEPTS



LEVEL 3 - MARINE EXCHANGE of ALASKA

NTS

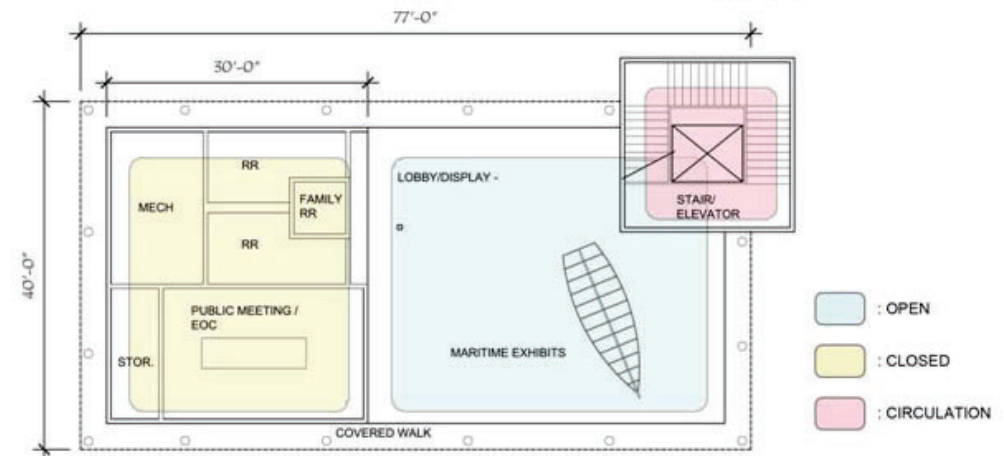
LEASEABLE AREA = 2760 SF



LEVEL 2 - PORT DIRECTOR'S OFFICE

NTS

LEASEABLE AREA = 2760 SF



LEVEL 1 - PUBLIC

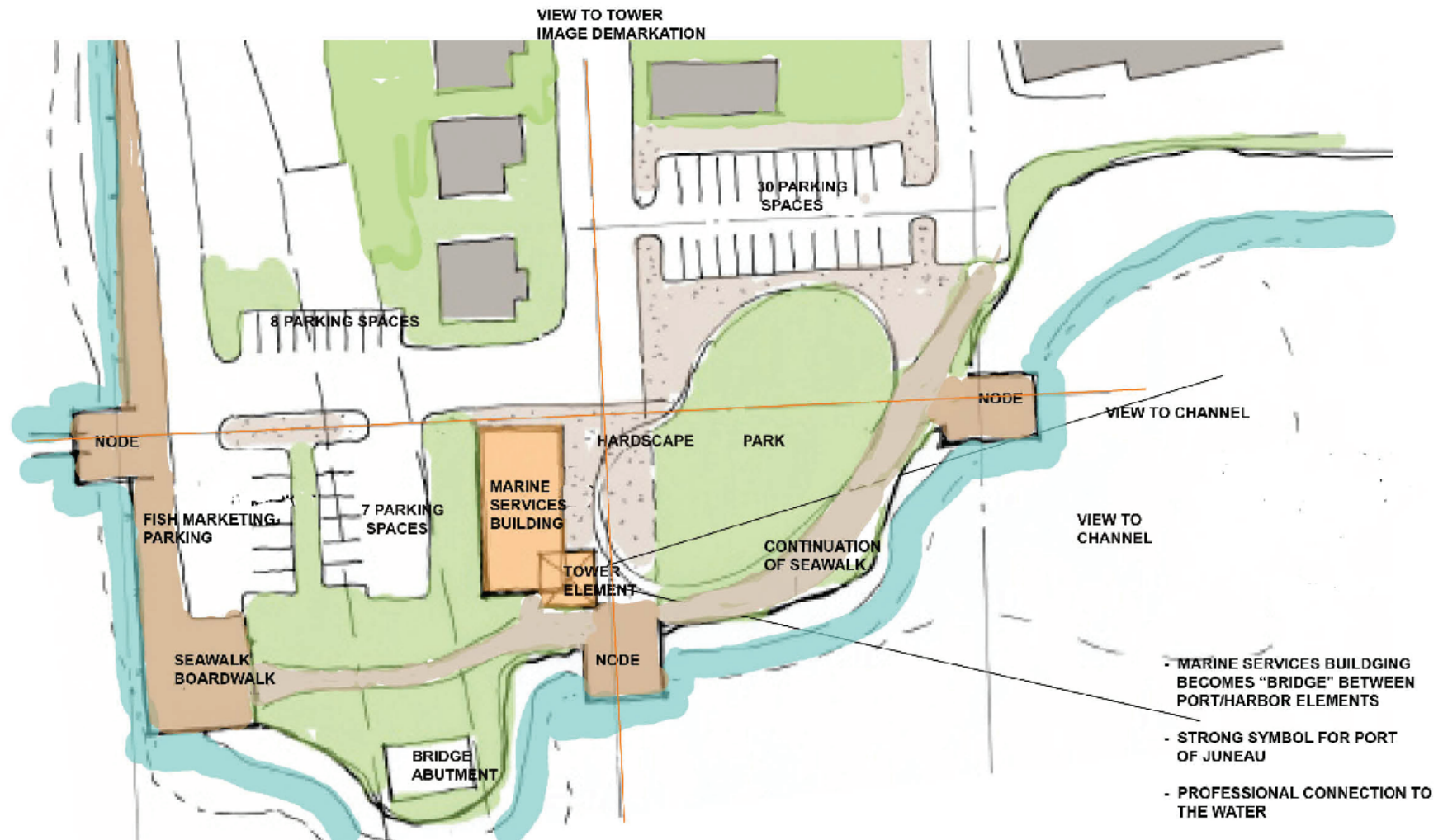
NTS

FOOTPRINT AREA = 3255 SF

ENCLOSED AREA = 2270 SF (INDOOR SPACE)



SITE PLAN – CONCEPT A



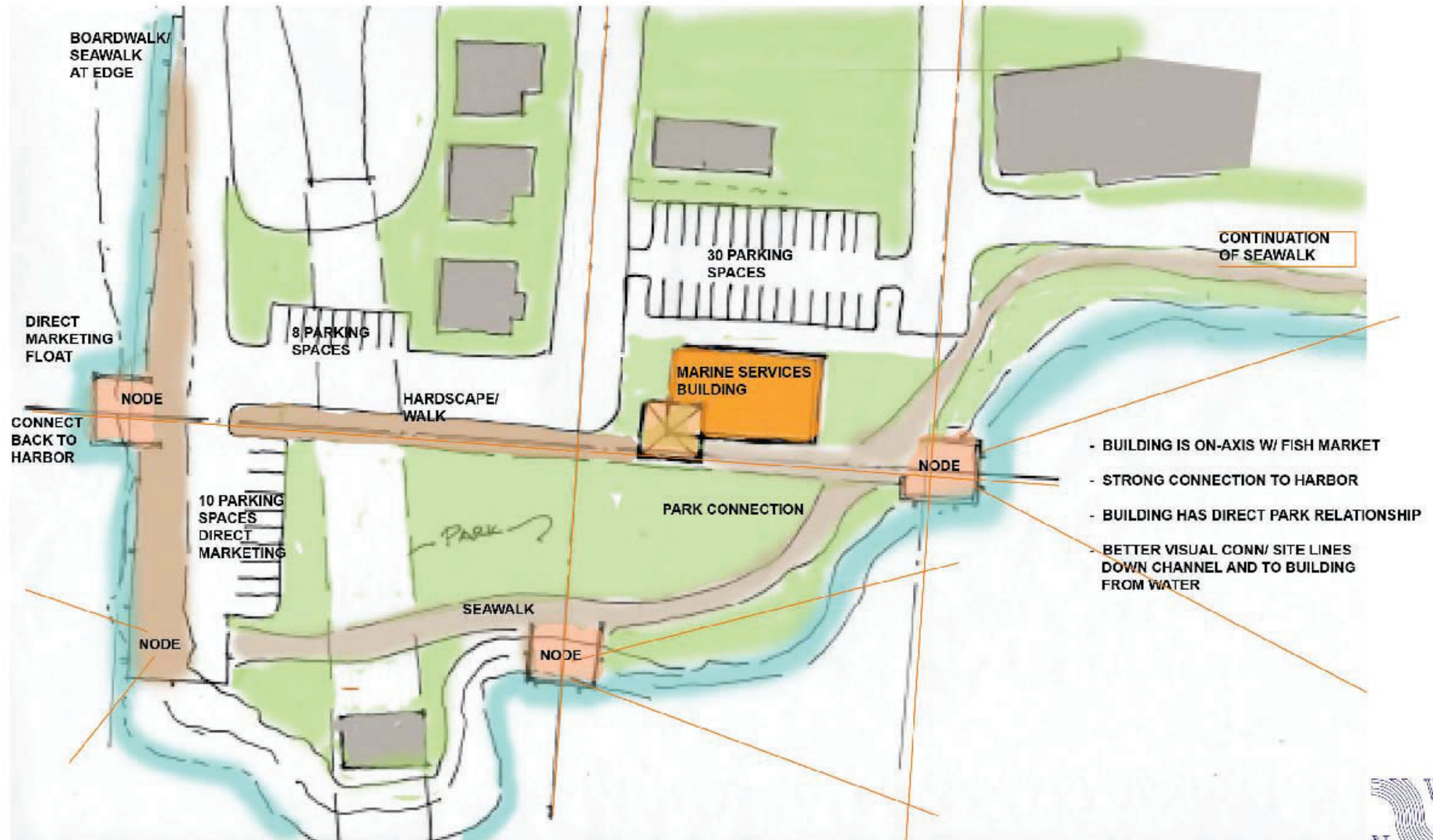


SITE PLAN – CONCEPT B



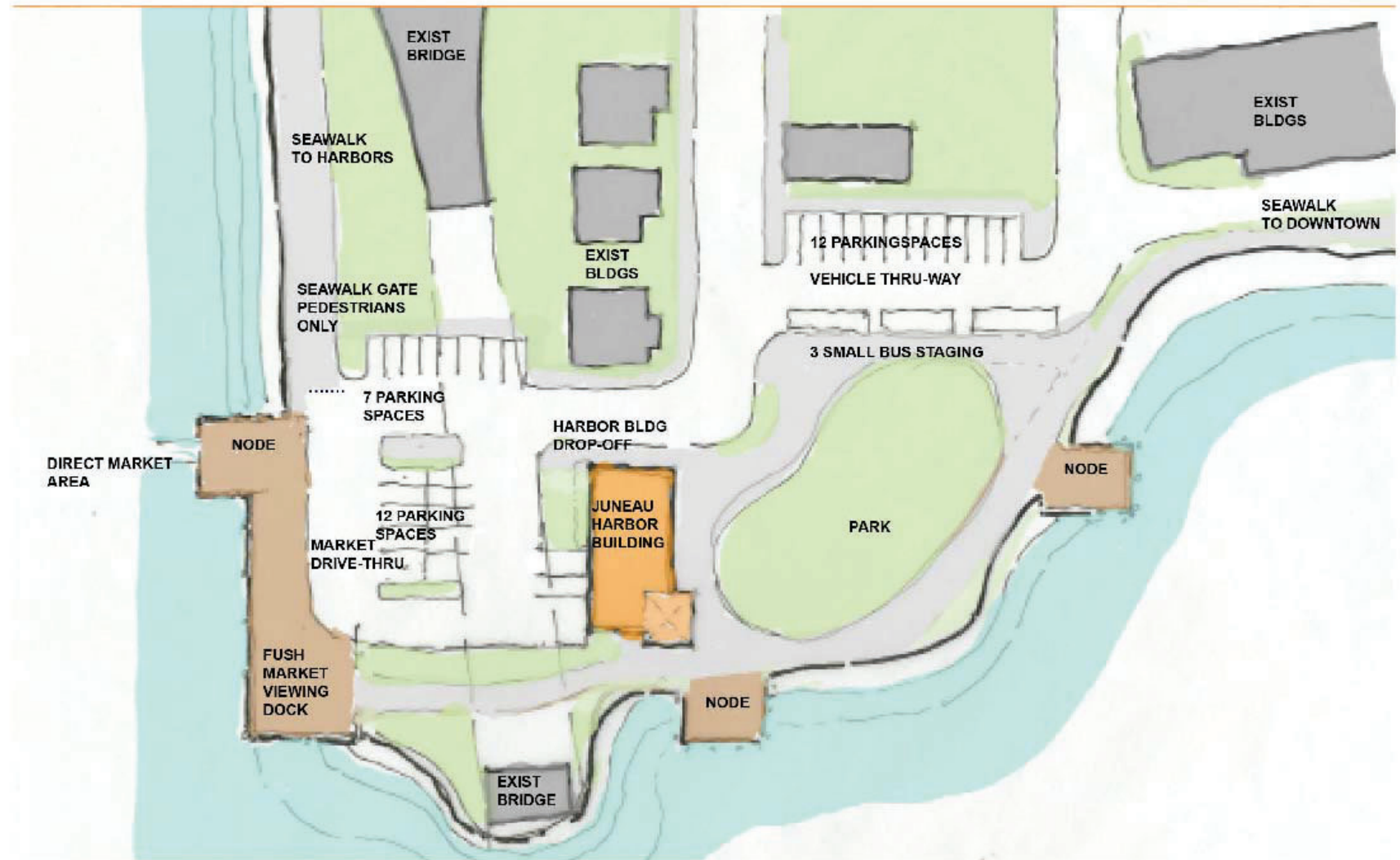


SITE PLAN – CONCEPT C





SITE PLAN – CONCEPT D





SITE PLAN – CONCEPT E

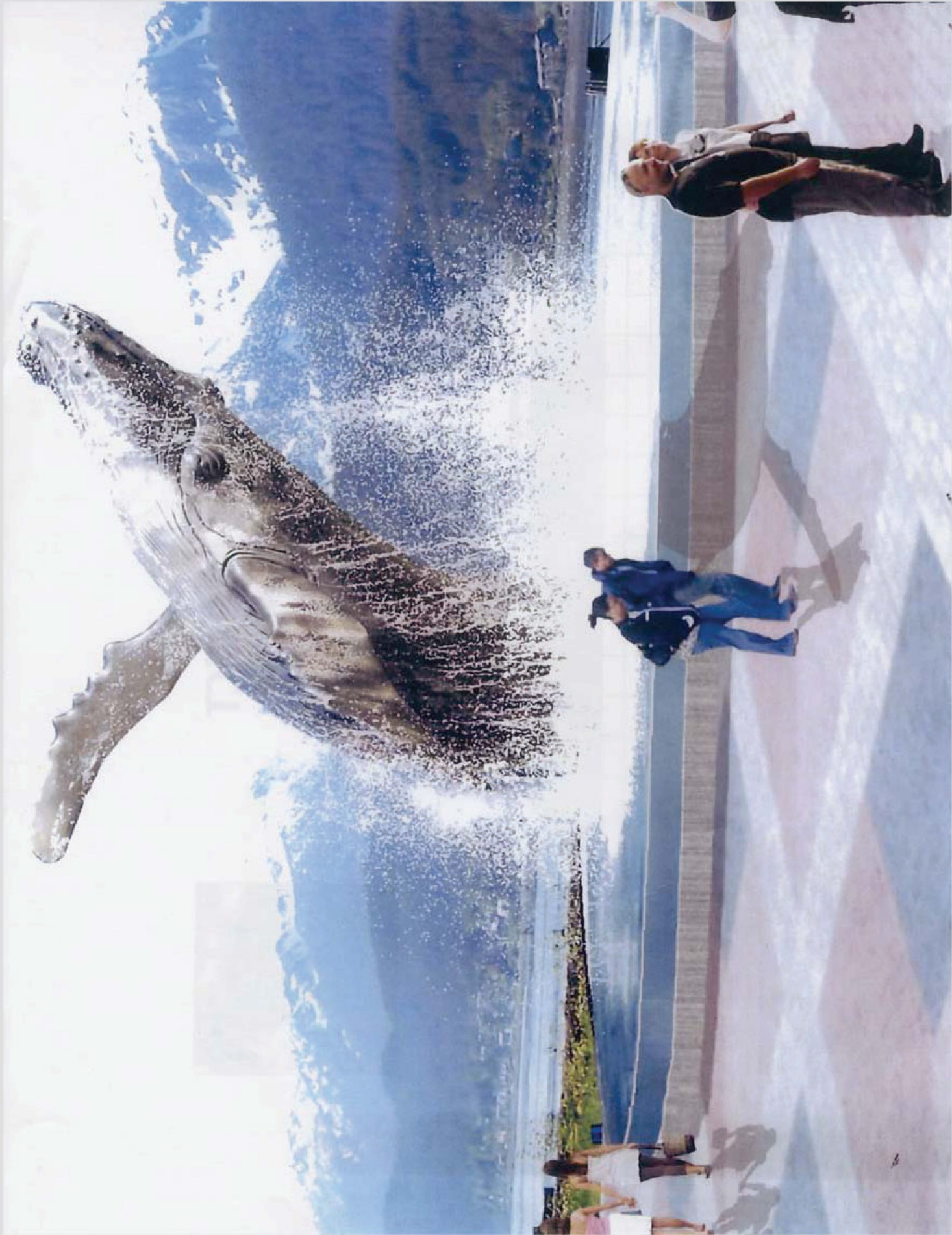




PREFERRED SITE PLAN – With WHALE SCULPTURE



Programming for a New Maritime Center





BUILDING CONCEPT





BUILDING CONCEPT





BUILDING CONCEPT





BUILDING CONCEPT







