CBJ DOCKS & HARBORS BOARD
CIP / PLANNING COMMITTEE MEETING AGENDA
For Thursday, February 17, 2011

I. **Call to Order** (5:00 pm in **ASSEMBLY CHAMBERS**).

II. **Roll Call** (Mike Williams, Kevin Jardell, Eric Kueffner, Jim Preston, Bob Wostmann, Tom Donek).

III. **Approval of Agenda.**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.

IV. **Approval of January 20, 2011 CIP/Planning Meetings Minutes.**

V. **Public Participation on Non-Agenda Items.**
(Not to exceed five minutes per person or twenty minutes total time).

VI. **Items for Action.**

1. Marine Services Building Programming
   Presentation by Port Engineer

   Committee Discussion

   Public Discussion

   Committee Discussion/Action

MOTION: TO REQUEST THE BOARD APPROVE A CONTRACT AMMENDMENT FOR NORTHWIND ARCHITECTS TO PERFORM PROGRAMMING FOR THE PROPOSED MARINE SERVICES CENTER IN THE AMOUNT OF (TO BE PROVIDED AT THE MEETING).

VII. **Items for Information/Discussion.**

1. Fisherman's Memorial
   Presentation by Port Engineer

2. Direct Market Fish Sales Study Updates
   Presentation by Port Engineer

VIII. **Member & Staff Reports.**

CBJ DOCKS & HARBORS BOARD
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For Thursday, February 17, 2011

IX. Committee Administrative Matters.

Next Meeting Thursday March 24, 2011 @ 5:00 pm in CBJ Assembly Chambers

X. Adjournment.

CBJ DOCKS & HARBORS BOARD
CIP/PLANNING COMMITTEE MEETING MINUTES
For Thursday, January 20, 2011

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. Donek, Mr. Kueffner, Mr. Jardell, and Mr. Wostmann.

The Following member was absent: Mr. Preston.

Also in attendance was: Mr. Gillette – Port Engineer.

III. Approval of Agenda.

Mr. Gillette asked to add under items for information #2 Statter Harbor anchoring report.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO APROVE 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. Wostmann: ASK UNANIMOUS CONSENT TO APPROVE THE PREVIOUS MINUTES OF December 9, 2010. The motion passed without objection.

VI. Items for Action.

1. RFP for Architectural Services – Juneau Marine Services Center.

Mr. Gillette stated that the plan here is to move forward on the Marine Services Center project, which is identified for location at the city owned property located under the bridge. The committee of the whole meeting of the Assembly was the essential direction that if a building was to be on this sight it had to contain a maritime museum and it couldn't be larger than the approximately 3500 square foot print.

He stated that this is what we had shown in our proposal for building this. With the direction from the Assembly we felt now is the time that we actually need to get an architect on board to help us do programming, concept designs, and cost estimates to determine if indeed we can build a building to meet our needs.

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Mr. Gillette stated what we would do is solicit this and go through a selection process and then negotiate a fee for the services that we are looking at and then brought back to this committee then to the full board.

Park and Recreation has identified some ideas as well and things have been put on the table like a central café, public restrooms, pick nick shelter, and conceptually we may incorporate them into the building as to not clutter the sight with a bunch of buildings.

The RFP that was in the committee member's packet is a draft (See attached).

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

Public Participation: None at this time.

The committee agreed that staff should spend a little more time internally to add more details to the RFP.

Ms. Danner expressed her concern regarding how one city entity could benefit over all others even if it is a neutral benefit to us. She just wants to make sure that the documents are very clear before they go out.

2. Statter Harbor Renovations and Repairs Design Contract.

Mr. Gillette stated that this is a contract amendment for PND Engineers to do the next phase of engineering services for the Statter Harbor repairs to the existing floats. Previously they did a preliminary engineering investigation, which basically they looked at the anchoring system, and float structure themselves.

Mr. Gillette said this is the next phase of the whole master plan for the rebuild of this facility. What this would do is take us through design of exactly what is needed to do to existing floats. They would get bid ready documents and also cost estimates.

Mr. Jardell question the reconfiguration of the Coast Guard electrical service and Mr. Gillette stated that there are some issues with the electrical status at the facility.

Mr. Gillette stated that he is not aware of any written formal agreement that we have with the Coast Guard regarding the electrical or sewage systems.

Public Participation:

Mr. Swanson stated that he has been giving it a lot of thought about the DeHart's Marina since CBJ bought it and is concerned about the drop in tenants there. He is concerned that the reason that we do not have as many stall holders in DeHart's is because of pricing. He stated that he thinks that it still should be considered to use North Douglas launch ramp for the whale watchers.

Mr. Swanson stated that he is concerned that 5 years should be more than ample time to figure out what will happen with DeHart's patrons. He express that he does not want to be moved to town for a stall.

Mr. Watson brought up the funds request for FY12 and said that it is his understanding that this project will be low priority to the Legislatures. He asked what would happen if we don't get the funding for the renovations and repairs to the facilities? He stated that he had heard that funding was going to be very hard to get this year and suggested that whoever is doing the lobbying better do a real good job.

He also stated that the long term project plan does not show anything past FY12. He asked if there is a more current plan.

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

MOTION by Mr. Wostmann: ASK UNANIMOUS CONSENT TO RECOMMEND THE BOARD REQUEST THE ASSEMBLY APPROVE A TIME AND MATERIALS CONTRACT WITH PND, INC. NOT TO EXCEED $298,354.00 IN ORDER TO PREPARE BID DOCUMENTS FOR RENOVATION AND REPAIRS OF THE STATTER HARBOR MOORAGE FLOAT SYSTEM. The motion passed without objection.

3. Docks and Harbors FY12 CIP Budget.

Mr. Gillette stated that in the committee member's packets is sheets on a number of projects that we are proposing to include for FY12 CIP (See attached). Mr. Gillette went over each of these with the committee members at this time.

Further discussion regarding the CIP list took place among the committee members and Mr. Gillette at this time.

Mr. Gillette went over the request for funding and the amounts for each project with the committee members and Ms. Danner at this time.

Public Participation:

Mr. Watson stated that he has been following the Docks and Harbors CIP's and stated that it is very difficult to see what is on the books out there, where we are at, and where the funding is. He has requested that a spread sheet be developed because it would make it easier for the public to understand where CIP is going and what we are doing.

Mr. Wostmann agreed with Mr. Watson that a spread sheet would be helpful and has requested that staff prepare something of the sort for the committee as well as for others.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO RECOMMEND THE BOARD ADOPT THE DOCKS AND HARBORS FY12 CIP BUDGET AS RECOMMENDED BY THE PORT ENGINEER AND TO SUBMIT THE CIP BUDGET TO THE CITY MANAGER FOR PRESENTATION TO THE ASSEMBLY. The motion passed without objection.

4. Scope of Work and fee Proposal for Additional Investigation of a Haul Out and Boatyard Facility.

Mr. Gillette stated that this topic has been brought up with the CIP committee in the past and it is a contract that has gone back to sometime in 2006 and 2007, where there were conceptual designs done. URS looked at boat haul out facility upgrades for the down town area and also a sight at Norway point. They went through the design phase and cost estimates which was not well received at that time of what had been proposed due to certain issues. Mr. Gillette stated we are revisiting this with the idea of looking at another less costly option.

Mr. Gillette said the thought here is to take a look at the existing Statter Harbor boat yard. We would upgrade the existing launch ramp to accommodate a self propelled hydraulic trailer as apposed to a travel lift. He stated that we would also look at a conceptual design at the ABLF. There is a ramp currently there that would accommodate this type of trailer unit. There is also an uplands area where we can store boats.

This contract would bring URS back into the fold here and they would take a look at these two facilities and come up with some conceptual plans.

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

Mr. Jardell requested that staff have plans for both sites available to look over before we contract URS to do the additional study of a haul out and boat yard.

Public Participation:

Mr. White stated that he was looking at the diagram regarding the Statter Harbor moorage improvements and would like to see that Docks and Harbors retain a boat yard. He said that it would be in inconvenience to put the haul out at the ABLF but didn't go into details as to why at this time.

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

Mr. Watson also commented on the possible relocation of the haul out to the ABLF and stated that a major issue is weather. He stated when the facility was built the ramp was put on the wrong side because it can get extremely windy.

Mr. Donek stated that when the original master plan was first worked up about five years ago they did discuss the issue of the travel lift and options as to where to put it and they did recognize the need to keep one in this area. He stated there is a need for one whether it is at the ABLF or at Statter Harbor of which both places have their pros and cons.

More discussion among the committee members took place at this time.

MOTION by Mr. Wostmann: ASK UNANIMOUS CONSENT TO RECOMMEND THE BOARD AUTHORIZE THE PORT DIRECTOR TO APPROVE A FIXED FEE CONTRACT WITH URS, INC. IN THE AMOUNT OF $28,600.00 TO CONDUCT ADDITIONAL STUDY OF A HAULOUT AND BOAT YARD FACILITY. The motion passed without objection.

5. Auke Bay Loading Facility – Phase II Bid Award.

Mr. Gillette stated that they receive the bids for phase II of the ABLF on Tuesday and in the packet is a bid sheet with four bids on it (See attached). The low bidder was Southeast Earth Movers. Mr. Gillette said that basically this bid finishes out the construction of the ABLF as originally planned and doing the work that were additive/alternates that were in the first bid that we could not afford. Additive/alternate A in this bid is actually work that will be paid for by Alaska Glacier Seafood's as items required by their lease to be taken care of.

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

Ms. Danner went over the budgeted amount that was in the original plan and inquired as to what will happen to the left over funds. Mr. Gillette explained that there will be things to do with the final completion of the project and will more than likely utilize the remaining funds..

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO RECOMMEND THE BOARD ASK THE ASSEMBLY TO APPROVE A BID AWARD FOR AUKE BAY LOADING FACILITY – PHASE II. The motion passed without objection.

VI. Items for Information/Discussion.

1. Memorandum of Agreement between Engineering Department and Docks and Harbors.

Mr. Gillette stated that there is a draft memorandum that was put together by the Engineering Department. He briefly went over the history of what happened down at the Taku Smokeries area where engineering had installed part of the sea walk and there was a small section of decking that they had built and needed to get it in there before the summer season. This fall Docks and Harbors came in with our project and there was an area of overlap where we had to pull the decking out and put our structure in and then the decking will be put back in. An Assembly member noticed it and was concerned that we had not been coordinating between the two departments and the two projects. Mr. Gillette said that we had been coordinating and in fact

knew that it was going to happen but it was a very small impact and it was something that engineering needed to do before the tourist season.

Mr. Gillette said that the concern was that since we have other projects in the down town area that are going to be going together consecutively some by both departments. He said that they have met with the Mayor, Mr. Sanford, Ms. Danner, Engineering staff and Harbors staff and discussed what might be the best way to do this. It is proposed by the City Manager that we have a memorandum of agreement. He stated that this is a first draft that is for us to make comments.

Mr. Gillette said that he and Mr. Stone have review the agreement and believe there should be a purpose statement here because it did resolve out of an issue that was raised. Under coordination add in parentheses "following and perhaps other waterfront projects", we felt it was not necessary because it was very specific at this point and time of the projects that we are talking about. Another comment they talk about is the "department shall include members of other departments in scoring solicitations for professional services", we feel it should state "offer" we may not want to be or feel we need to be part of their selection.

Mr. Gillette stated that other things addressed in the agreement is basically stuff that we already do now. This just puts it in writing.

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

Ms. Danner stated that Mayor and the City Manager haven't officially been presented with this document yet. It was left for the departments to come to terms with the agreement. She stated that there certainly is opportunity to do more modification if it is necessary.

Committee Chair Mr. White and other committee members agreed to direct staff to go ahead and draft up a purpose statement and then do the other changes and bring this back to the CIP committee.

2. Statter Harbor Breakwater Anchoring System Inspection.

Mr. Gillette stated that this is just information for the committee and is relative to the Statter Harbor project. One of the things that were needed to be looked at was the underwater chains and the anchors that hold the breakwater in place. This information will be used in the design. Based on what they saw, they look to be in fair condition.

VII. Member & Staff Reports.

No reports at this time.

VIII. Committee Administrative Matters.

The next meeting is scheduled for February 17, 2011 at 5:00 pm in the City Chambers.

X. Adjournment.

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

The meeting was adjourned at 6:50 p.m.

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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Port of Juneau
MEMORANDUM

To: Harbor Board CIP and Planning Committee
From: Gary Gillette, Port Engineer
Date: February 11, 2011
Re: Programming for proposed Marine Services Building

On December 13, 2010 the Assembly Committee of the Whole (COW) held a public meeting to discuss site planning of the downtown Public Works property at the east end of Douglas Bridge (minutes attached). The property is being vacated by Public Works and will soon be available for alternate development.

The COW reviewed a number of concepts for development that included park elements, SeaWalk, whale sculpture, Marine Service Building, picnic shelter, public restrooms, restaurant/cafe, playground, skateboard park, and other public amenities. The primary CBJ entities that have interest in the property are Parks and Recreation and Docks and Harbors Departments. Parks and Recreation's primary focus of use for the property is park related; while Docks and Harbors' focus use is a Marine Services Building that would house the Port Director's Offices, Alaska Marine Exchange, and a Maritime Museum.

After much discussion and hearing from Jeff Wilson, Parks and Recreation Advisory Committee Chair and John Stone, Port Director, it was clear the COW expected the Parks and Recreation and Docks and Harbors Departments to work together toward a preferred plan for the site. The COW adopted three motions giving planning direction. The first motion gives guidance on the footprint of the proposed building; the second motion gives direction to consider snow storage and removal activities that will likely occur on the site until other sites are identified; and the third motion establishes that the property north of the Douglas Bridge is under management of the Docks and Harbors Department.

The CBJ Engineering Department has taken the lead on overall planning of the park area and connecting SeaWalk and is coordinating with Docks and Harbors due to common interests in the site and adjacent property north of the bridge. Since the COW meeting the Engineering Department has developed a set of preferred concepts for consideration that include siting of the proposed building (see attached). At this stage the proposed Marine Services Center building is merely a concept. Initial concepts of the building included 2,000 square feet for the Port Director's Offices, 3,000 square feet for Alaska Marine Exchange, and about 3,500 square feet for the Maritime Museum. Now that the building idea is moving forward it is appropriate to better define the building uses and needed square footage. It is quite likely that spaces such as conference rooms, restrooms, and other ancillary spaces can be shared. In addition, spaces for restaurant/café, public restrooms, picnic shelter, or other park needs may be best incorporated into one building so not to reduce overall park space on the site.

Given the above background and current information, the Docks and Harbors Department would like to move forward with programming for the proposed building. Programming work would include an initial meeting of staff from Parks and Recreation, Docks and Harbors, and Engineering Departments to identify the various uses and spaces to be included in the building. Individual interviews would be conducted with specific users of those spaces to determine space and size needs. Spatial relationship diagrams would be produced showing how various individual and shared spaces could be accommodated. The study would also identify needed parking for the facility. The draft programming information would be presented to the Parks and Recreation Advisory Committee and Docks and Harbors Board at their regular public meetings. Upon receipt of comments the concepts would be revised to produce preferred options and a building form concept.

The value of this work is that accurate information would be available for making decisions about the location of a building on the site. If it were determined after completion of the programming that this building is too large for the site the information is valuable for planning considerations for other sites or other options to house these uses.

Currently NorthWind Architects is under contract to Docks and Harbors for planning work in the downtown harbor area including the property adjacent to the Public Works site. We propose to amend their contract to include programming for the proposed building which would provide an accurate assessment of the spaces and sizes needed for the various uses of the building. NorthWind is preparing a fee proposal for this work which will be available at the meeting. If it is determined after programming is completed that a building will be pursued a request for proposal for full design services would be issued through the normal selection process.

THE CITY AND BOROUGH OF JUNEAU, ALASKA
Assembly Committee Of The Whole Work Session

December 13, 2010

I. CALL TO ORDER/ROLL CALL

Deputy Mayor Merrill Sanford called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Jonathan Anderson, Mary Becker, Bruce Botelho (telephonic), Ruth Danner, Bob Doll, Johan Dybdahl, Merrill Sanford, David Stone.

Assemblymembers Absent: Karen Crane.

Staff present: Rod Swope, City Manager; Kim Kiefer, Deputy City Manager; John Hartle, City Attorney; Laurie Sica, Municipal Clerk; Dale Pernula, Community Development Director; Greg Chaney, Planning Manager; Skye Stekoll, Engineering Associate; Heather Marlow, Lands and Resources Manager; Rorie Watt, Engineering Director; Sheila Fisher, Recreation Superintendent; John Stone, Port Director.

II. APPROVAL OF MINUTES

a. Monday, November 1, 2010 Committee of the Whole Meeting

Hearing no objection, the minutes of the November 1, 2010 Committee of the Whole meeting were approved.

b. Monday, November 22, 2010 Committee of the Whole Meeting

Hearing no objection, the minutes of the November 22, 2010 Committee of the Whole meeting were approved.

III. SITE PLANNING – DOWNTOWN PUBLIC WORKS FACILITY AND PROPERTY

Mr. Swope said that when the CBJ obtained the funds and approval to consolidate the Public Works Shops at the new facility at 7 mile, Engineering solicited private and public interest in the use of the downtown public shops for other purposes. We are returning the various ideas that have been proposed.

Mr. Watt said there is a memo in the packet with a variety of pictures and the study of the area of concern. There is also information and a proposal by the Docks and Harbors Board. There is more agreement than not about the area. There is no proposal for use of the existing building. It is in poor condition for anything but a storage facility and any use as a maintenance shop with remodel costs would be prohibitive. That building is slated for demolition. Regarding the seawalk, we have looked at a shoreline path, and outer path and a middle path. The outer path seems to be the favored option. The hybrid option with fill has some support but we are unsure of the response of the permitting agencies. The property in use now will have to be determined as to what is used as open space and what set aside for a building. There are ideas about a harbor

office, a restaurant, a maritime museum, restrooms – a building is possible but no one has funding for any of those proposals at this time. The question would be to reserve a space for a building in the future. The other area of discussion is the space under the bridge. This is essentially covered space and there are many uses, such as storage or play areas. The other issue is snow storage. We are making efforts towards a long term plan but this area will be used for snow storage in the near future. He asked for direction from the Assembly on how to proceed with the use of the area, on the area under the bridge and whether the Assembly favored more open space or building space.

Mayor Botelho asked what additional land would be needed for parking requirements if 3500 sq. ft. were reserved for a building for three uses: a maritime museum, a port office and the Marine Exchange of Alaska. Mr. Watt said he would check with code, but it would be significant and also would require spaces for the park.

Mayor Botelho asked what effect the designation of park space under the bridge might have on future use and expansion of the bridge and right-of-way, given the community's experience with the "4F" designation of construction. Mr. Watt said he has had preliminary discussions with the Alaska Department of Transportation and Public Facilities (DOT/PF) and they have asked that non-hazardous materials and activities be in that area – no fuel tanks, welding, and they may object to permanent structures. Mayor Botelho asked if 4f would prevent expansion of the bridge if a park were to be developed under the bridge. Mr. Watt did not see this would be an issue at a future date – 20 – 30 years out. If it were to happen now, you might have to move the park around but I don't see it being a guide to our methods.

Mayor Botelho asked what are the concerns of the Docks and Harbors Board (D&H) and the Parks and Recreation Advisory Committee (PRAC), and their areas of agreement or disagreement? Mr. Watt said that the drawings reflect the ideas presented to date and Harbors would like to maintain control of the area on the North side, with the seaplane landing and docking. It is a space allocation issue that needs to be solved, especially on the south side of the bridge.

Ms. Danner asked about the utilization of space under the bridge and said there is graffiti there. She has contacted DOT/PF about been getting it cleaned and was given the impression that it is a low priority and DOT/PF was reluctant to allow CBJ to pay for and perform the painting. She asked how much cooperation will DOT/PF give us when there is a park there?

Mr. Watt said there is an agreement back to the 70's for the airspace use of the area and the CBJ owns the land. Regarding the graffiti, he did not see DOT/PF objecting to the city volunteering to paint the bridge, but he had not seen a lot of interest from DOT/PF regarding this property or the project.

Ms. Danner asked about the seawalk and said a seawalk further out into the water seems more expensive.

Mr. Watt said yes, it would be, and referred to the drawings called Concept Alternate 1, 2 & 3. Concept 1 is the further out seawalk on piling, has an idea of a fill island and would be more expensive. Concept 2 is a seawalk that hugs the shore and is a filled option, which may be more difficult to permit. It would be in DOT/PF right of way, at or below the existing sidewalk and the general comment is a question of why bother with this, it doesn't add much interest. Concept 3 is a pure boardwalk option further out. The reason the idea of the boardwalk further out is popular

is that the view would be better and people would be further removed from the noise of Egan Drive. It would be at an elevation that would sometimes be above tidelands, sometimes above water, and it would be a fairly unique pedestrian feature.

Mr. Sanford asked if any costs had been estimated for Concept 2 & 3. Mr. Watt said estimates have been done but he did not bring them to the meeting. He will distribute. He estimated $10 million plus, and this would need to be a phased project. Mr. Sanford said he wanted to know the cost of the boardwalk concept along Egan and the increase cost to go out into the tidelands.

Mayor Botelho asked if $10 million was the seawalk or the entire site. Mr. Watt said $10 million would be the seawalk and a rudimentary park.

Mr. Anderson said even though it is challenging to do this – we need to know permitting costs as well as construction costs. Mr. Watt said a seawalk on a pier is easier to permit. The section by Taku Smokeries was permitted fairly easily.

Mr. Doll asked about funding. Could the portion from the subport to the landing on the park be funded by Marine Passenger Fees? Mr. Watt said possibly if the safety and efficiency standards could be supported, but the farther away from the cruise ship dock it is more difficult to justify. He deferred to Mr. Hartle, who said federal law prohibits any funds raised from the ships from being used for anything other than for safety and transporting of commerce. The seawalk from the rock dump to town is and unchallengeable use of those funds. As it gets farther away and more park-like and more amenity-like, it will be more tenuous.

Mayor Botelho asked if it would depend on the activities at the bridge that might generate traffic, such as a maritime museum or the whale project.

Mr. Sanford said as we get farther along with the seawalk, we will have to have the funding issues pinned down to understand the sources better. We need to discuss tonight the uses of the city shop site, and as the plans develop further, we will be able to give a better judgment.

Mr. Anderson said the answers regarding use of marine passenger fees are always debatable. Mr. Sanford said we can get closer.

Mr. Dybdahl said the Assembly should not plan for a lot of investment under the bridge right away – the bridge may need to be expanded or replaced, as some feel it is somewhat inadequate now.

Ms. Becker asked about storage under the bridge. Mr. Watt said storage would be ok, but not a storage building, and no hazardous materials.

Ms. Becker asked about Americans with Disabilities Act (ADA) access and she hopes all the plans will include some ADA accessible fishing pier from the land. Mr. Watt said there were many comments with support for improved fishing access. We don't have the detail on this now. The complexity is to make the float accessible is difficult with extreme tides in the area and the length of ramp needed. We don't have funding sources for this now.

Mayor Botelho asked if it is possible to give PRAC and D&H some time to comment on this.

Mr. John Stone spoke on behalf of D&H and Mr. Jeff Wilson spoke on behalf of PRAC.

Mr. Stone referred to the D&H memo in the packet and said D&H currently manages the area north of the bridge. The area is used for seaplanes and many gillnetters do net repair there and a few boats are moored there. We have plans to improve the area. We would like to create a more formalized net repair area, and perhaps an area for fish sales. A fish lift crane is an idea. In the past we had open access, but Public Works (PW) installed a gate and it has become more difficult to use. We would like to see better access in the future. The Marine Services center was an idea put forth with a Port Directors office – there are potential parties, such as the Marine Exchange of Alaska that may be interested in sharing a building. It would be good to have some supervision in the area, prevent vandalism, and perhaps expand it to include an "anchor" to the seawalk – such as a maritime museum. He said he thought marine passenger fees could be used for this type of development. We have not done a feasibility study of these ideas.

Mr. Wilson said that downtown parkland on the waterfront is rare. Now the only spot is Marine Park and it is very small, with no rural aspect for green space. This PW site is small, and if you put a building there, it cuts into the area. We would like to see the public be able to use this so that downtown families can use the waterfront. Working with a variety of parities to anchor this as the beginning of the seawalk would be good. What is important now from the PRAC vision is open space. PRAC would prefer green space to a building, and if a building was required, he would support a maritime museum. If we build, we will have building and parking and very small areas for a park. It should be designed and built as a park. He would like fishing, picnicking, and perhaps the whale sculpture. Having signage, interpretive areas, and fishing gear rentals would be great. He would like to see the money spent on the seawalk. We have talked about a skateboard park under the bridge with some play equipment. We understand we will have to share the area for snow. There are many competing interests and not a lot of space.

Mr. Sanford asked about Mr. Wilson's thoughts regarding all the land, all the way down to gold creek – do you think there could be nodules in that entire area supporting some of the ideas we include now – by broadening our perspective?

Mr. Wilson said there is a great opportunity now to develop the waterfront, to develop the educational aspects of the tidelands. We have a chance to get better access corridors across Egan to a seawalk – to get tourism movement into that area. He said the bridge park is a key piece for the community to have a waterfront park.

Mr. Dybdahl said there are many good ideas if they can be afforded, but how will people get there. Mr. Wilson said access is very difficult and the traffic study would have to be looked at. There is not much room for parking or tour buses to pull in or park, especially with big office buildings or a museum.

Mr. Stone said they are looking at a modest sized office building and using the Harris Harbor entrance. In summer, it would be walk in – D&H is not envisioning buses and considers this is a pedestrian-oriented site.

Mr. Anderson said he is conscious of the funding source, so there needs to be something legitimized as a tourism source – such as a maritime museum. If there is a building there it seems most logical. He was supportive of park and green space, but that piece is worthy of consideration.

Ms. Danner said a building – the infrastructure – water and sewer, would be added costs, but whatever we end up doing, regardless, restrooms are required, which will need plumbing, water and sewer. Mr. Sanford said all new water and sewer were brought in with the reconstruction of 9th street. Mr. Sanford said the water source to the current building is now poor but could be upgraded.

Mayor Botelho suggested directing staff to reserve space for a marine center concept outlined by D&H, including an element of a maritime museum as a priority. He recommends minimizing the actual building frontage on the water with a large setback from the shoreline.

Mr. Doll said the harbors has plenty of area for their headquarters now, and this is such a rare plot to devote any portion of it to an office building now is hard to accept. He asked how a maritime museum would be developed.

Mayor Botelho shared his concern about a facility for office space only. The crucial element is the maritime museum.

Mr. Sanford supported the Mayor's concept and the plans submitted by D&H.

Mr. Anderson said he hopes staff will work with the attorney to justify any use of marine passenger fees to allow us leverage in this area.

Mr. Doll said that part of the goal of docking the "Storis" Coast Guard ship in Juneau would be to serve as a maritime museum.

Mr. Dybdahl said situating the seawalk away from Egan is a positive way to remove people from traffic.

Ms. Becker supported Mayor Botelho's suggestion. Ms. Danner asked if it was important to indicate the uses of the building. Mr. Sanford said it is important to let all the departments know where we sit on this issue.

Mr. Anderson said he supports a tourist attracting element there.

Mayor Botelho said absent a museum, he would not want to authorize the placement of a building. There are other places the other functions can happen. If a museum can be combined with other uses, then that is good. Tying to a museum use may make a building happen and will assist with funding.

Ms. Danner agreed and she is concerned with the size. An office space for 22 employees in the Marine Exchange and four from harbors seems like a lot of space. She is concerned about pre-conceived tenants.

MOTION, by Botelho, to reserve 3500 square feet on the property for a building on the site.

Mayor Botelho said this does not take into consideration the parking, but puts sideboards on the building size.

Mr. Stone supported Mayor Botelho's motion and this is not prescriptive and changes can be made, but staff needs guidelines.

Mr. Dybdahl said it is important to have human presence to ensure safety.

Hearing no objection, it was so ordered.

MOTION, by Botelho, that planning should anticipate snow storage and removal activities on the site. Hearing no objection, it was so ordered.

MOTION, by Botelho, that the area north of the bridge would be under control of the Docks and Harbors Board.

Mr. Anderson supported this. The area under the bridge should not be an open storage yard, and P&R should be consulted regarding uses. The north side should be in D&H control.

Mr. Dybdahl fully supported D&H control of the north side.

Ms. Becker asked for more specifics regarding storage needs are for under the bridge. Mr. Stone said a secure area for machinery, so it can't be vandalized. Mr. Stone said some is next to Egan drive now and in the building (infested with carpenter ants). Fencing would be sufficient. Mr. Stone said this is a concept without a lot of planning and can be modified. Mr. Doll said a fence did not seem to be a compatible use.

Ms. Danner said she likes Option Z and would prefer that the under bridge area be used for park vs. storage, she likes the flow of the seawalk and paths, and supports the north side of the bridge for D&H.

Mr. Sanford asked D&H and P&R if Option Z could be a mutual project. Mr. Wilson asked for the 3500 sq. feet now for P&R open space prior to any building use. P&R would like to see the seawalk continue north someday and would like to see space dedicated for this.

Mr. Sanford said this is a matter for the D&H and P&R to work out.

Hearing no objection, it was so ordered.

Mr. Doll said Option Z is fine but is missing the picnic shelter. He would like to see this worked into the plan.

Mr. Sanford said the planners should expand their frame of reference as there is significant open space in the area.

Mr. Dybdahl said that one of the positives of the Option16b cruise ship dock is that it will allow for accessible fishing, any additional ADA fishing ramp would add significant expense.

Mr. Sanford said he did not think that any facility could not be constructed to ADA standards.

Ms. Becker said that she would like to see a focus on amenities for local citizens as well as tourism.

Ms. Danner said Concept Alternative #1 is her preference and she would like to see interim options to access mid-points in the seawalk for need for emergency access.

Mayor Botelho asked if there is an Assembly willingness to site the whale project in this area. The only area indicated to date is the 'cake' area at Marine Park.

Mr. Sanford said he had no problem situating the whale at this location but we need to know if it would still be possible to use marine passenger fees for the decking.

Mr. Dybdahl said it would be the biggest attraction for tourism on the site if it were sited here and with a maritime museum, with guideposts on the shore side of the seawalk so as not to impair the view.

Mayor Botelho would like the Assembly to look at Concept Alternative #1 as a general expression of the Assembly and to hear the costs, in order to make a decision and move forward.

Mr. Dybdahl said moving it away from the highway provides educational opportunities regarding tidelands since the schools are close.

Mr. Swope said this discussion provided good direction. He does like the idea of a fish market on the north side, net repairs, fishing boats and seaplanes – these are all things locals and visitors would like to see and he did not want to see the area to be used for storage. A maritime museum will help justify the use of Marine Passenger Fees to construct the seawalk but will not build a museum and it is questionable to use MPF for any non-port use, including small boat harbors.

Mr. Anderson asked if a building would have to be there before it could be counted as a destination. Mr. Hartle said he has pulled every case on the tonnage clause since its inception – it was in the body of the constitution. There are a few recent cases and he will try his best to synthesize these with the questions in mind.

Mr. Doll said that in attempting to draw cruise ship passengers to the area, we should minimize storage – maritime museum, whale, open space – all contribute, and the harbor activities on the north side.

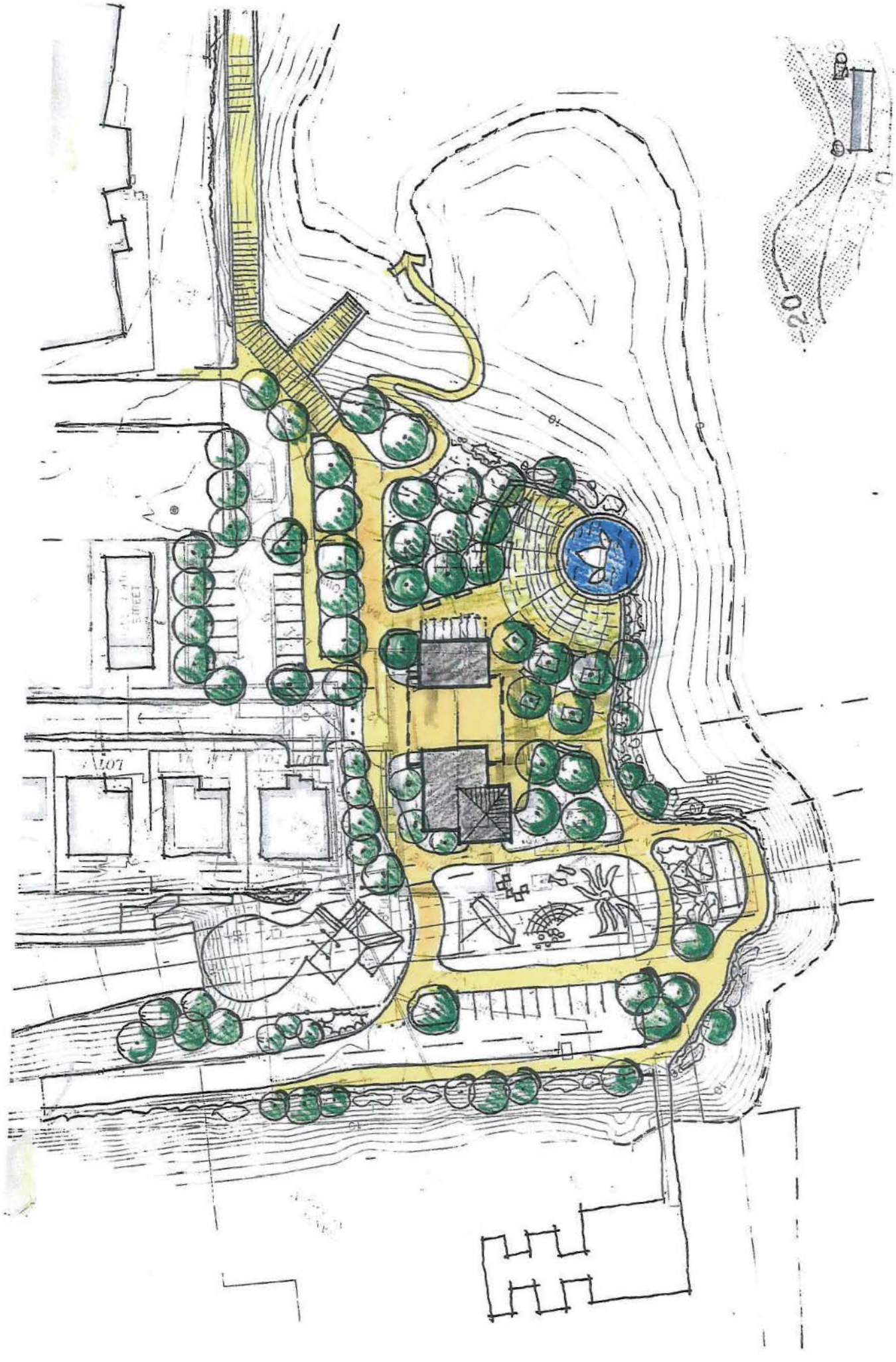
Mr. Sanford encouraged the staff groups, P&R and D&H to work well together.

Mayor Botelho requested that Chair Sanford schedule a concluding discussion on the Assembly's goals and objectives at a future COW.

Mayor Botelho said he had a request to reinstate Assemblymember participants on the High School Project Team, and asked Mr. Doll, Ms. Becker and Mr. Sanford to serve. There were no objections.

IV. ADJOURN: 7:16 p.m.

Submitted by,
Laurie Sica, CMC
Municipal Clerk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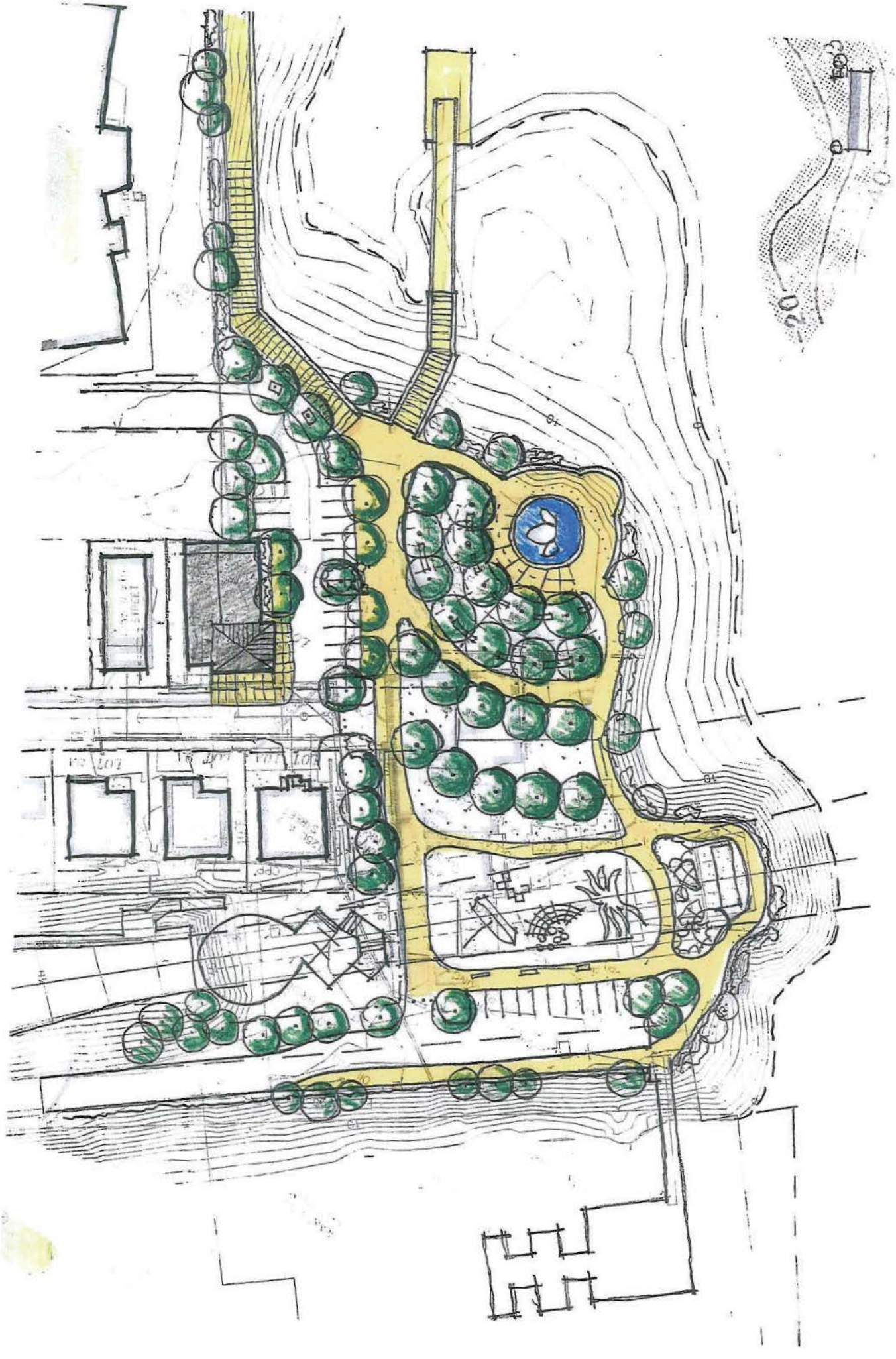

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I				
Conveyance - ADNR Land - Facility	Submitted	Spring 2011		Awaiting survey for land conveyance
Conveyance - ADNR Land - Mitigation	Submitted	Spring 2011		Preparing application amendment
Modification to CU for fuel bunkering				Preparing application
Auke Bay Loading Facility - Phase II				
Bidding	Bid	Jan 18, 2011	SE Earthmovers	Awaiting final contract signatures
Construction		Feb 2011-Aug 2011		
Douglas Floating Breakwater	Construction	Spring 2011	Trucano	Corps funded project
Old Douglas Harbor Reconstruction				
Permitting	Hold	Winter 2010/11	PND	Preparing further documentation per Agency request
Final Engineering and Design	Design	Winter 2010/11	PND	Hold for permit
Construction		Fall 2011		
Statter Harbor Improvements				
EA Process	In Progress	Winter 2010/11	PND	Completing response to agency request for more info
Conveyance - DNR Property at Glacier	In Progress	Winter 2010/11		Survey in progress
Conveyance - DNR Tideland	In Progress			Application Submitted - Awaiting response
Demolition of Lehnart House	Complete		Channel Const.	Awaiting final invoice from contractor
Permitting	Hold	Winter 2010/11	PND	Awaiting EA completion
Final Engineering and Design	Hold	Winter 2010/11	PND	Awaiting EA completion
Begin Construction		Fall 2012	TBD	Awaiting fulll funding
New Cruise Berths				
Preliminary Design Services	In Progress	Winter 2010/11	PND	
Geotech Investigation	In Progress	Winter 2010/11	PND	
Fishermen's Memorial				Awaiting response from Memorial group
Conditional Use Permit				Preparing application
Port-Customs-Visitor Center Project				
Phase I - Port/Customs Building	Construction	Oct 1, 2010	NPE	On Schedule
Phase II - Visitor Center	Hold	Oct 1, 2011	NPE	
Visitor Center Demolition	Hold	Oct 1, 2011	NPE	
1% for Art	In Progress	Mar 2011		Call for Artists in progress
Cruise Staging Area Reconfiguration	Design	Fall 2010/11	PND	
Cathodic Protection	Design	Fall 2010	Tinnea & Assoc.	Awaiting inspection report
Harbor Upland Improvements	Construction	Winter 2010/11	Admiralty Const.	Awaiting final inspection and acceptance
Aurora Harbor Reconfiguration				

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Municipal Harbor Matching Grant	Application	July 15, 2010	PND	Submitted application for $2M-Awaiting legislative approval
Taku Fisheries Dock Expansion	Planning	Spriing 2010	PND	Considering options
Norway Point Net Float	Design	Plans Complete		No funds to construct - Est. $50K+/-
Archie Van Winkle Memorial	In Progress	Feb 28, 2011		Transfer to City
Cruise Dock Restroom Study	In Progress		JYL	
Archipelago Property Purchase	In Progress			Working with Lands Department
Fishermen's Sales Facility Study	In Progress	March 31, 2011	Northwind	
Statter Harbor Site Furniture	Planning			Work with Dwight on site options
New USS Juneau Memorial	Planning			Identify support group
Marine Services Center	Planning			Coordination with others

CITY AND BOROUGH OF JUNEAU DOCKS AND HARBORS
CIP ACCOUNTS SUMMARY
As Of December 31, 2010

CIP #	Project	Revenues	Expenditures	Balance	Notes
H354-79	**Amalga Harbor Launch Ramp Upgrade**				Project Complete
	ADF&G Grants	$2,535,000.00	$2,468,973.00	$66,027.00	Funds to be returned to ADF&G
	Harbor Funds	$300,000.00	$329,169.00	($29,169.00)	Fund transfer needed to close account
H354-84	**Douglas Harbor Phase III**				Breakwater
	ADOT Breakwater MOU	$800,000.00			
	2003 GO Bond	$3,500,000.00			
	2003 GO Bond Interest (yet to be appropiated)	$67,145.00			
		$4,367,145.00	$4,306,986.00	$60,159.00	
H354-74	**Auke Bay Loading Facility-Phase I**				Mitigation Phase
	ADCCED Grant	$50,778.00			
	Denali Commission	$1,000,000.00			
	FY01 Marine Passenger Fees	$100,000.00			
	FY02 Marine Passenger Fees	$411,500.00			
	FY02 Harbor Funds	$175,000.00			
	FY02 Dock Funds	$175,000.00			
	FY04 Marine Passenger Fees	$50,000.00			
	FY05 Marine Passenger Fees	$300,000.00			
	FY05 Dock Funds	$150,000.00			
	FY06 Marine Passenger Fees	$500,000.00			
	FY08 F326	$4,411,351.00			
	FY09 Harbor Funds	$292,514.00			
	FY11 Harbor Funds	$130,000.00			
	2003 GO Bond	$3,250,000.00			
	2003 GO Bond Interest	$328,598.00			
		$11,324,741.00	$11,207,414.00	$117,327.00	
H354-85	**Juneau Harbors Deferred Maintenance**				Old Douglas Harbor Re-Build
	ADOT - Bonds for Harbors	$7,047,810.00			
	ADF&G Coop #04-003	$180,000.00			
	ADF&G Coop #05-071	$900,105.00			
	NFF In-Kiind Douglas Pump-out	$73,000.00			
	FY02 Harbor Funds	$13,508.00			
	FY06 Marine Passenger Fees	$500,000.00			

CITY AND BOROUGH OF JUNEAU DOCKS AND HARBORS
CIP ACCOUNTS SUMMARY
As Of December 31, 2010

FY06 Harbor Funds	$15,606.00		
FY08 F326	$4,411,351.00		
FY99 Temp Sales Tax	$6,631.00		
2003 GO Bonds	$2,500,000.00		
FY2003 GO Bond Interest	$40,000.00		
	$15,688,011.00	$11,672,958.00	$4,015,053.00

H354-93 **Statter Harbor Improvements**

New Launch Ramp
Statter Float Repairs

FY08 ADF&G Grant	$900,000.00		
DCCED Grant	$800,000.00		
FY06 Marine Passenger Fees	$250,000.00		
FY07 Marine Passenger Fees	$250,000.00		
FY09 1% Prop 2 Sales Tax	$2,500,000.00		
Sales Tax	$400,000.00		
FY11 Temp 1% Sales Tax	$3,804,600.00		
	$8,904,600.00	$1,555,718.00	$7,348,882.00

H354-95 **Cruise Ship Berth Enhancements**

New Cruise Berths
Port/Cusotms/Visitor Center
CT Staging Reconfiguration

DCCED 09 Grant	$1,500,000.00		
DCCED 10 Grant	$2,500,000.00		
DCCED 11 Grant	$9,000,000.00		
FY02 Port Development Fees	$20,124.00		
Fy03 AW Sales Tax	$3,018.00		
FY03 Docks	$9,755.00		
FY03 Port Development Fees	$203,043.00		
FY05 Docks	$24,194.00		
FY06 Docks	$30,000.00		
FY07 Docks	$32,280.00		
FY08 Marine Passenger Fees	$1,000,000.00		
FY09 Marine Passenger Fees	$379,520.00		
FY09 Marine Passenger Fees	$924,200.00		
FY09 Port Development Fees	$1,750,000.00		
FY10 Marine Passenger Fees	$1,443,800.00		
FY10 Port Development Fees	$1,750,000.00		
FY11 Marine Passenger Fees	$1,023,900.00		
FY11 Port Development Fees	$1,500,000.00		
	$23,093,834.00	$11,098,282.00	$11,995,552.00

CITY AND BOROUGH OF JUNEAU DOCKS AND HARBORS
CIP ACCOUNTS SUMMARY
As Of December 31, 2010

H354-96	**Cruise Ship Tug Moorage Rehabilitation**				Aurora Harbor Re-Build
	FY08 Marine Passenger Fees	$500,000.00			
		$500,000.00	$0.00	$500,000.00	
H354-97	**Landing Craft & Security Cameras**				Harbor Security Cameras
	Federal Security Grant	$219,000.00	$140,066.00	$78,934.00	
H354-99	**Auke Bay Loading Facility - Phase II**				
	TIGER Grant	$3,640,000.00	$139,133.00	$3,500,867.00	