

AGENDA

PARKS & RECREATION ADVISORY COMMITTEE

Tuesday, January 2nd, 2017

CBJ Assembly Chambers – 6:00 p.m.

Agenda Item	Presenter	Action Requested
1. Call to Order	Chair, C. Mertl	
2. Agenda Changes		
3. Public Participation of Non-Agenda Items		
4. Approval of Meeting Minutes from December 5 th , 2017		Motion to approve
5. New Business ARPA Lifetime Achievement Award	K. Duncan	
6. Unfinished Business Treadwell Historic District 2008 Master Plan		
7. Directors Report - Master Plan Update - Project Playground Update - Eagle Valley Center – SAIL Contract - Aquatics Board Sunset Discussion	A. Pierce K. Duncan	
8. Committee, Liaison, and Board Member Reports - Chair Report - Liaison to the Assembly Report - Liaisons: a) YAB b) Aquatic Facilities c) Jensen-Olson d) Lands e) 1% for art f) Treadwell - Other Partners: a) JNU Urban Forestry b) Eaglecrest c) TrailMix d) Park Foundation - Other Member Business	C. Mertl N. Gregory T. Rutecki T. Rutecki T. Gilmour C. Mertl J. Anderson E. Carillo C. Mertl E. Carillo B. Farrell C. Mertl	
9. Adjournment	Chair, C. Mertl	

AGENDA SYNOPSIS
PARKS & RECREATION ADVISORY COMMITTEE
Tuesday, January 2nd, 2017
CBJ Assembly Chambers – 6:00 p.m.

New Business—

- A. **ARPA Lifetime Achievement Award:** Helen Clough has been awarded the Lifetime Achievement Award by the Alaska Recreation and Parks Association (ARPA) and the Juneau Parks and Recreation Department is proud to bestow the award on Helen. A letter highlighting Helen's achievements is provided in the packet. [Page 8]

Unfinished Business—

- A. **Treadwell Historic District 2008 Master Plan:** Tom asked that we include the Savikko Park/Sandy Beach/Treadwell Mine Historic Trail Master Plan. [Page 9-66]

Directors Report—

- A. **Master Plan Update:** Alix Pierce will make a brief presentation on the current status and timeline for the project.
- B. **Project Playground Update:** Alix Pierce will provide a brief update on the project.
- C. **Eagle Valley Center – SAIL Contract:** The Lands Department will be developing a lease agreement which will be approved by the Assembly as quickly as possible. [Addition Page 76-77]
- D. **Aquatic's Board Sunset Discussion:** The Aquatics Board met with the Committee of the Whole on November 20th. The Aquatics Board is developing recommendations concerning the upcoming "sunset" of the board. The information presented to the COW is in the packet. [Page 67-75]

DRAFT MINUTES
PARKS & RECREATION ADVISORY COMMITTEE

Tuesday, December 5th, 2017
City Hall Chambers– 6 p.m.

I. Call to Order at 6:01 p.m. – C. Mertl, Chair

Present: J. Anderson, E. Carrillo, B. Farrell, T. Gilmour, C. Mertl, C. Prussing, T. Rutecki

Absent: E. Ouderkirk, G. Schaaf

Staff Present: Kirk Duncan, P&R Director; Lauren Verrelli, Staff Liaison; Allison Eddins, CDD Planner

II. Agenda Changes – Approved.

III. Public Participation of Non-Agenda Items – None.

IV. Approval of Meeting Minutes from November 7th, 2017 – B. Farrell moves to approve the minutes, no objection. *Minutes adopted.*

V. New Business –

A. Commercial Use Fees:

K. Duncan: I'm recommending we change our commercial use fee structure to a simple \$3.50 per person that uses our trails. We currently have 4 companies that use our trails and they will be notified and have time to comment. These recommendations won't go into effect until Summer of 2019.

C. Mertl: \$5 fee seems to be the average minimum that most communities/agencies are charging for trail use. I think we're undervaluing our trails.

K. Duncan: Once the Master Planning process is complete, we will be developing a Fees & Charges Policy. To increase it greatly at this point of time wouldn't be wise. We need to stabilize what we currently have to make it easy to administer and then come forward with a plan for why we charge what we charge.

B. Alaska Canopy Adventures –

K. Duncan: Alaska Canopy Adventures (ACA) has an economic desire to reduce their cost by eliminating boat operation and instead, using coaches to shuttle zipline patrons to Savikko Park. The packet indicates St. Ann's as the drop off but that has been changed. ACA received a Conditional Use permit in 2005 stating they could only boat over patrons to their zipline. Unaware of the Conditional Use permit stipulating boat only access to the zipline, in 2014 Parks & Rec issued a commercial use permit to ACA for trail use for up to 500 people for the summer. ACA only uses that permit if they have problems operating their boats due to weather or mechanical issues. ACA is requesting an increase of trail use for a maximum of 10 groups of 18 people per day. In 2004 the Trails Working Group (TWG) recommended no more than 4 groups of 15 people per day, be off the trail by 5pm and only one weekend day. I was under the impression that these recommendations were not adopted by the Assembly but I learned yesterday that they were. I reached out to the Law Dept. to see if these are regulations or recommendations. They stated that these regulations have some flexibility and are there to guide the permit decision making process. We would need to alter the regulations to some degree. As the P&R Director, from a trails standpoint, having 180 people use the trail and restrooms will not overwhelm them. I don't think this is an infrastructure problem but this is a social issue. Do we want to increase the amount of tourist using Savikko Park and the Treadwell

Historic District Trail? What we're doing tonight is making a recommendation to the Planning commission on how they should proceed with the amendments to the Conditional Use permit.

A. Eddins: The Planning Commission at their January 9th meeting will be looking at whether or not to amend the condition from their original Conditional Use permit that says guests and employees of ACA can only access the site via boat. In 2005, there was no discussion on what would happen if a boat broke down. Access to the site was never addressed at any length because it was ACA's intent all along to offer guests a trip on a boat; it was built into their business model.

E. Carrillo: Has ACA gone out to discuss this with the Douglas community?

A. Eddins: They met with the Treadwell Historic Preservation Society (THPS); additionally we held a neighborhood meeting in October. THPS did submit a letter in support of their proposal in the sense they will be exposing more guests to the history of the area.

T. Rutecki: Does the Department have a recommendation on this issue?

K. Duncan: Not at this time. We would like to hear what the public has to say. Our PlaceSpeak poll indicates opposition to this (70% against; 30% for).

C. Merti: If they're not going to be using St. Ann's where will they be parking their vehicles?

K. Duncan: The only parking of vehicles will be at Treadwell Ice Arena for ACA employees. The coaches will drop off by the restrooms; they will drop off one group and pick up another group. Technically, they won't be parking.

T. Gilmour: This will solely be walking in and out; no use of motorized vehicles on the trail?

K. Duncan: That is correct; this is not a tour that caters to people with physical disabilities. In addition, anyone who wants to use a motorized vehicle in a park, that is specifically excluded by ordinance.

PUBLIC COMMENT ON ACA

Mark Halsted (400 St. Ann's): This whole process needs to be restarted, everything has changed. You reach out to all the residents on St. Ann's but what about everyone that utilizes Sandy Beach? You need to address a new user group, a lot of the people that are here are residents of St. Ann's and now you're telling us that's off the table. ACA's proposal is misleading since St. Ann's is still within their application. They want to change their business plan to economically benefit them; eventually this will lead to restrictions on locals.

A. Eddins: To follow up on a few things, the applicant did originally want to use St. Ann's to access the trail, we immediately reached out to the Streets Department and their Director said that St. Ann's is not a doable option. We communicated that to the applicant and we have not received a new application but we are all in agreement that St. Ann's is off the table. It will be a condition within their Conditional Use permit that they are not allowed to use St. Ann's. To clarify, they have had three conditional use permits.

Laura Haywood (709 St Ann's): I want to thank ACA for being good neighbors, they have always been friendly. I'm worried about the increased usage impacts— dog and tourist interactions, more trash and the impact on the wildlife. A more reasonable thing to do is try smaller increase to see what happens. If there is going to be an increase in traffic we need to get something from that, to enhance the area for the community.

Linda Snow (700 1st St. #12): For full disclosure, I volunteer with the THPS and we have sent in a letter and I was on the original Planning Commission when ACA originally asked for a Conditional Use permit. Personally, what troubles me is that ACA has been using a Commercial Use permit in violation of their Conditional Use permit. The first question should be can they use the trail at all, not if they can use it more. If you do decide to allow use of the trail, I would recommend sticking with the TWG recommendations. It would be nice to have a place to go without all the tourists.

Emily Walker (753 St. Ann's): I feel like we don't know what's going on here; it has been changing so many times. We're extending something that is already not allowed. Even if St. Ann's is not on the table, those buses are coming right across where St. Ann's goes. The turn down to Sandy Beach is not big and this is a place, especially during the summer months where it's busy with use by the community.

Debbie Hart (220 St. Ann's Ave): ACA was providing a tour operation that had low residential impact and it's unfortunate they're making a change. Hopefully they will explore other options. There has been a lot of misinformation and so much has been changing throughout this process, it all needs to slow down and get the public involved. Treadwell is considered a backyard community area and there is probably a big portion of Juneau that is not aware of what is happening to their favorite dog park.

Kent Hart (220 St. Ann's Ave.): I'm wondering what route they're proposing to take from the parking lot to the zipline? Are they going to the trail by the shelters or going up the stairs to St. Ann's? That trail is used heavily for off leash dog walking, runners and school groups which I don't think will be compatible.

Janine Reep (1408 4th St.): This is not a tough decision but an important one. This will change the entire future of the Douglas Community, it will become just like downtown and the glacier. Why would we end our own little private area for the community? Organized tours would transform the trails, no more off leash dogs. I see in these comments in the packet that Mr. Rutecki has commented on PlaceSpeak that the Treadwell Mine Trail is dank and dark, and I'm wondering about the role of some of your membership and how you're making this decision? Are you listening to us and are you going to consider our testimony or have some of you already decided?

Jay Hubbard (1408 4th St): The numbers are deceptive; the foot traffic would be doubled with them walking out to the zipline and then back. Also, the 10-15 minute estimate to walk to the zipline is not reasonable. It doesn't matter that the busses aren't parked, they will be adding to the already congested Douglas Highway. Is the zipline business not viable anymore? Is it the public's responsibility to make their business profitable? The current Conditional Use permit is effective on limiting this impact on Douglas.

Katie Joka (1311 Tarn Ct.): I am representing the Montessori School; I am the Executive Director there. Our Board of Directors has submitted their public comment and we're against ACA's proposal. We represent 52 students, from 15 months to 6 years of age and we're a 12 month school. There is also another childcare center on St. Ann's and they have 8 students. So there are 60 kids who use that area pretty regularly. Our main concerns are pick-up and drop-off by the turn and our kids groups use the trails weekly.

Mark Luchini (739 St. Ann's): Savikko is not a commercial area. The tourists are going to encroach on the shelters and restrooms in the rain. The last thing anyone wants is to change the off leash dog area. There are logistics that need to be worked out.

John DelGado (1300 1st St.): I'm in opposition of ACA's proposal. I do feel that Mr. Rutecki needs to recuse himself. I applaud the efforts of ACA to make this work but they're losing an exciting aspect to their current tour operation by eliminating the boats.

Carol Colle (715 St. Ann's): I want to thank ACA for being a good neighbor; currently they are having minimal impact on Douglas. I have some concerns with the size and number of departures, it's too much too fast. The other thing that has changed that has concerned me, originally they said they were going to be using vans and now they're saying coaches. If it's going to be big tour buses, we don't have the road infrastructure for that.

Jeff White (305 St. Ann's): This whole process has been too rushed, as you can see, many people here tonight are from St. Ann's and it has been sold as a St. Ann's proposal. That is not the case now. It needs to go back out and tell all of Juneau that this is about Savikko Park. I originally supported this project back in 2005; I thought it was a good, low impact tourism venture. I cannot support it now for multiple reasons. The THRS does not represent the people of Douglas or the community, they're a special interest. I encourage this process to be restarted.

End public comment.

Tory Korn (ACA): I'm glad to hear we're perceived as a good neighbor. I love seeing all the passion from the community and neighborhood. Times have changed, demand has decreased and the boats are a high risk variable. The boats are also the highest risk portion of our tour when we unload people at the front onto the beach. The group size is a issue; we do 18's right now since that's what a boat can carry but we are not married to that number. Our average group size is about 6-8 people; looking

at this past season of a little under 5,000 people and we actually have an average of 40-45 people per day. We have days above that and days below that, Monday and Tuesdays tend to be our busiest days. We would be committed to cleaning up and upgrading the trails. We don't intend to use coach buses, but plan to use 14 passenger vans.

T. Gilmour: My biggest concern is how the tourists are going to handle dogs off leash in that area and that it will become a leashed area considering tourists over locals.

T. Korn: Prior to departure time we can address it with them, let them know we're going through a non-leash law area.

C. Mertl: What is the exact route you would take once you drop off your patrons?

T. Korn: We would take the path next to the restrooms and continue along the lower trail until it hooks up with the top trail.

C. Mertl: When do you need to have an answer for next year's season?

T. Korn: If we don't know by January 9th, even if its approved by this point, we would run a type of hybrid for the year, a mixture between the boats and shuttles. We are prepared to operate as is.
Board discussion on ACA proposal.

C. Mertl: How does PRAC fit into this process? Whose permit trumps whose?

K. Duncan: This is the Department's public process. We have been working with ACA and CDD to pull this all together. The Conditional Use permit trumps the Commercial Use permit. As of today, the Commercial Use permit is now void.

C. Prussing: I would like to make a motion that the PRAC recommends that Alaska Canopy Adventures maintain their original Conditional Use permit and not be approved for any modification that would allow motor vehicle access to Savikko Park and pedestrian access on the trails.

All ayes. Motion Passes.

VI. Unfinished Business –

A. Turf Field Proposal:

K. Duncan: Update on Larry Johansen's inquiry about potentially leasing fields to his organization. While no promises are made at this time, the Department will continue to work with him on ways to assist in securing funding for turfing of fields.

B. Knotweed:

K. Duncan: The Law Dept. suggests we proceed slowly and carefully with any knotweed eradication program as there are liability issues to be considered. We will continue on at Twin Lakes.

C. Eagle Valley Center – CBJ Finance Committee:

K. Duncan: We informed the Finance Committee of what we're doing, basically a break even operation at EVC. Kristi West has gone from a temporary employee to a part time limited employee.

VII. Director's Report – K. Duncan

A. Montana Creek Nordic Bridge Crossing:

K. Duncan: The Nordic Club, Trail Mix and Park Maintenance worked to widen the bridge at Montana Creek at the end of the road. The wider bridge makes grooming an easier operation.

B. Parks & Rec Division Updates:

K. Duncan: Gave updates on P&R divisions.

VIII. Committee, Liaison, and Board Member Reports

A. Chair Report— As a PRAC member and a member of the public, please be aware of the amount of politicking you're doing outside. It deteriorates our effectiveness and our ability to operate as an advisory committee.

B. Liaison to the Assembly Report— None.

C. Liaison Reports—

YAAB – T. Rutecki: Board is getting filled. Formed a committee to come up with a scoring criteria for grants.

Aquatics – T. Rutecki: Met with the COW on the four options about the board.

Jensen-Olson Arboretum—T. Gilmour: Construction on parking lot and sunroom.

Lands – C. Mertl: Still discussing land transfer at Indian Cove.

1% for Art— J. Anderson: None.

Treadwell Arena Board – E. Carrillo: None.

JNU Urban Forestry – C. Mertl: None.

Eaglecrest – E. Carrillo: None.

TrailMix—B. Farrell: None.

Park Foundation— C. Mertl: None.

Other Member Business – C. Mertl: Project Playground has public meetings coming up.

Adjournment – 8:33 p.m. *Having no other business before the board.*

Helen Clough worked for the Federal government in a variety of positions for almost 40 years until retiring in 2013. Her early interests in recreation were developed as a high school student in Juneau, where she enjoyed camping and hiking (usually in the rain).

A graduate of the University of California, Helen began her career with the Bureau of Land Management in California as part of the first group of Desert Rangers. Each ranger had a resource specialty (archaeology, in her case) and was assigned to patrol an area of the desert, meet with visitors, and find out “what was happening” in the local area.

In 1981, Helen moved back to Alaska and was hired by the Forest Service as manager of the Admiralty Island National Monument, where she completed the first Wilderness Management Plan in Alaska, and began the Forest Service’s Alaska Wilderness Ranger Program. A move to Sitka saw Helen in the forefront of much media when the Hubbard Glacier advanced and blocked off Russell Fjord near Yakutat, leading to major concerns about changes to the Situk River, a world-class clear water fishing stream. Later in Sitka, Helen took over as head of the Sitka Ranger District and was involved a wide range of activities. She still enjoys her annual fishing trips to Sitka, and regularly visits some of the incredible recreation facilities that now exist but were only in the planning stage when she left.

Helen began working for the National Wildlife Refuge System in 1990, where she continued to work the rest of her career, working in Dillingham, King Salmon, Juneau and Anchorage. Helen’s early accomplishments include river management planning, addressing conflicts among users along several premier Western Alaska rivers, and establishing a River Ranger program to get refuge staff on the ground and in contact with visitors on-site. Helen was involved in a number of refuge planning projects in and outside of Alaska. Notably, she was also the lead trainer for the National Wildlife Refuge System, which involved teaching biologists how to address conflicts with wildlife and with people, with the goal of allowing people to continue to enjoy national wildlife refuges while still protecting the important resources of these areas. Helen continued her work with the National Wildlife Refuge System until her retirement in 2013.

Helen joined ARPA in about 1990, after attending her first annual conference in Fairbanks. Her early involvement with ARPA was through the Wildlands Section, where she served as chair for several years. Helen then became the ARPA board secretary for almost 20 years. During this time, she also became involved in the River Management Society. Upon retirement, Helen joined the River Management Society national board, and continued on as ARPA secretary until 2016. She is still involved with ARPA, currently serving as chair of the ARPA nomination committee, and still maintains involvement with the National River Management Society, serving as President.

Helen continues to live in Juneau when she and her husband are not out fishing and traveling on their boat, or visiting friends and family around the country. They recently acquired a new puppy, and in his first month with them, he has been in two Canadian Provinces and ten states, traveling by car, plane and boat.

ARPA has honored Helen with the Professional Award in 1998, the Bob Robertson Service award in 2002 and the ARPA Appreciation award in 2012. We are pleased to add Lifetime Achievement Award recipient to Helen’s impressive list of accomplishments, and appreciate all her efforts to promote and improve recreation and protect our beautiful natural resources. Congratulations, Helen!

Savikko Park/Sandy Beach/ Treadwell Mine Historic Trail Master Plan

Prepared for:
City & Borough of Juneau

Prepared by:
Margaret Tharp, MLA

Photos and Contributions by:
City & Borough of Juneau R&M Engineering
David Stone Rick Urion
Alaska Historical Library

Adopted by the Parks & Recreation Advisory Committee June 3, 2008



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Introduction

The Savikko Park/Sandy Beach and Treadwell Mine Historic Trail complex supports 35 acres of diverse open space located on the shoreline of Gastineau Channel in Douglas. The recreational, historic and natural area includes an historic mining trail, recreational facilities including playing fields, the Treadwell Ice Arena, a playground, two picnic shelters, restrooms and a successional forest. The City & Borough of Juneau commenced the master planning process in 2007 to provide a vision and serve to guide investments and potential capital improvements for protection and enhancement of the park and its historic features.

Historic interpretation of Treadwell mining activity, park access, circulation, present uses, enhanced recreation and maintenance were primary considerations in the development of the plan.

The Savikko Park/Sandy Beach and Treadwell Mine Historic Trail complex provides a diversity of outdoor recreation possibilities for groups and individuals of all ages.

Public transit provides access to Douglas and the park for much of Juneau's surrounding community. Parking is also available.

Executive Summary

Purpose and Need for a Master Plan for Savikko Park/Sandy Beach and the Treadwell Mine Historic Trail Complex

Savikko Park/Sandy Beach and the Treadwell Historic Mine Trail complex are among the most diverse open spaces in the Juneau/Douglas community.

Savikko's developed park area provides traditional and organized recreational activities. The long beach and associated mining ruins with their network of trails are used day and night, summer and winter by hikers and walkers, cyclists and dog walkers, joggers, cross country runners and cross country skiers.

Parks & Recreation facilities are among the elements of a community that attract young families. In fact, the Juneau Economic Development Council's 2006 Economic Overview states that "quality of life and the abundance of outdoor recreational opportunities" are the top two reasons people choose to live in Juneau. The Savikko Park/Sandy Beach and Treadwell Mine Historic trail complex is one of the most diverse in Juneau. It is a multi-use space that offers the visitor a diverse

palate of activities in which to engage—at various scales and across generations.

Geological and Historical Background

Perched on the shoulder of North America where the Pacific Plate runs into and under the continent is a series of shoal-like islands, remnants of the waves of subduction. The combination of vulcanism and mineralization has made this one of the most mineral rich areas of the world. In 1880, gold was discovered at Treadwell. As it was developed, it became the largest producer of low grade gold in the world.

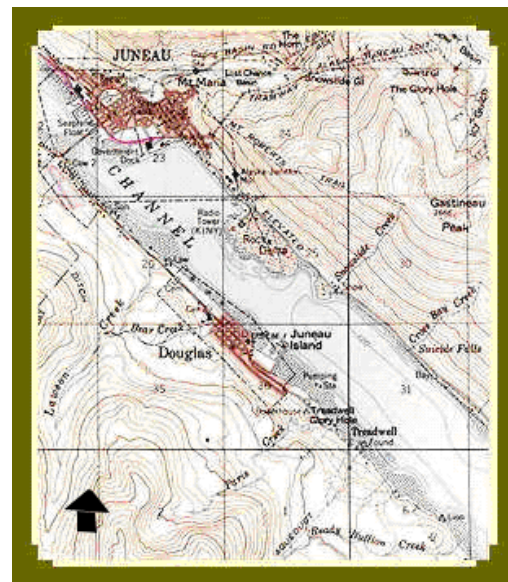


Fig. 1 Map Circa 1910

According to David Stone's Hard Rock Gold (1980), \$21,817,296 was taken from these mines from 1885 to 1904, almost three times the \$7,200,000 paid for the purchase of Alaska from the Russian Empire in 1867. The skills and techniques developed at Treadwell were transferred to other mining sites throughout the world. Modern mining was born in the deep shafts of the Treadwell Mines.

According to Discovery Southeast ecologist Richard Carstensen, if ever there was a place where geology is key to an understanding of human and natural history, Treadwell qualifies. The actual town site of Treadwell sits on unconsolidated marine sediments. This, of course, was not what the miners were interested in. They tunneled through the loose overburden to the underlying gold-bearing bedrock.

All told, from 1883 to 1917 the Treadwell Mine Complex yielded nearly \$70 million in gold. In Mary Lou King and Jim Geraghty's *Treadwell Mine Historic Trail Walking Tour Map & Historic Guide (2007)* at peak capacity in 1915, the 960 stamps of the Treadwell complex crushed 5,000 tons of rock daily—a world record at the time—with an average value of \$2.50/ton. The mine operated 24 hours a day, 7 days a week, 363 days a year and employed 2,000 men who worked 8-hour shifts.

Savikko Park Today

The developed park area is used heavily throughout the year. On the Fourth of July, the Juneau and Douglas community come to play. The ice arena is nearly always booked from autumn to spring. In 2006 and 2007, there were 52,226 and 51,129 ice arena visitations respectively. Due to the rink's popularity, many user groups recommend a second sheet of ice be attached to the existing arena. Insufficient winter parking precludes adequate circulation at the Treadwell Arena.

The fields and play areas of the park are well used.



Fig. 2

Sandy Beach and the Treadwell Mine Historic Trail Complex



Fig. 3

Today, **Sandy Beach** is an informal recreation area that provides a venue for seashore activities, including sand castle construction and dog running. A covered barbeque shelter and sandy playground delineate the boundary between the recreational area and the historic and natural area. It is among the most diverse open spaces in the City & Borough of Juneau and the primary playground for residents of Douglas. Political gatherings, family picnics, interpretive walks of the former mine and Native clan functions are among the diverse interests that attract visitors. Sooner or later everyone from the community is drawn here. Adjoining the beach is the site of the abandoned mining zone, and the site of the once formidable mining

complex of Treadwell Alaska. The overgrown ruins of the former industrial complex evoke images of abandoned temples.

Sandy Beach itself is the most prominent of the remains of Treadwell's activities, the miles of white sand are the remnants of the ore dug from below, crushed in huge mills and separated from its golden fraction. Walking back into the woods behind the beach is like walking into another world, one filled with mysterious ruins, one that can be better understood if one knows the history of the Treadwell mines.

The most striking aspect of the young **Treadwell forest**, according to Carstensen, is the relative absence of conifers. At the beginning of the trail, hikers are greeted by a row of lovely Sitka willows, quite large for the species, arching over the trail and creating a tunnel effect. The dominant trees at Treadwell are red alder, black cottonwood, and European mountain ash scattered throughout the forest. Shrub-layer dominant species include salmonberry, devil's club, elderberry, stink currant, goatsbeard and cow parsnip.

The predominant deciduous forest component at the Treadwell Mine site makes this an attractive area for local birdwatchers for several songbird species otherwise uncommon in the Juneau area. These include Hammond's Flycatcher, downy woodpecker, and more common orange-crowned and myrtle warblers, ruby-crowned kinglets and Swainson's thrush.

Key Elements Addressed by the Master Plan

Savikko Park and the adjoining Treadwell Mine Historic Trail complex trace the roots of the Juneau-Douglas community. It also provides popular recreation opportunities.

The elements fall into three groups: the Savikko Park recreation zone, Sandy Beach, and the Historic Trail Complex.

Upgrading Savikko Park Recreation Facilities

(See Figs. 6-11)

The plan proposes new facilities and features that include a formal park entry, a music pavilion, the Gold Rush Pioneer Plaza, athletic fields, an ADA accessible playground, viewing platform, second sheet of ice, improved walks with seating and other amenities.

- **Music Pavilion**

Designed, funded and planned to be built by the Douglas Fourth of July Committee, this will shelter performers during the Independence Day celebrations and other outdoor events.

- **Gold Rush Pioneer Plaza**

Designed to pay tribute to Juneau-Douglas mining history and other notable events, it would be a gathering space bordered by the ice rink, a new music pavilion, and the soccer field. The proposed plaza would be partially paved with a decorative surface that recognizes

and celebrates the pioneers and their descendants. Through the use of a timeline, notable past events are given historical context. This proposed space would provide a permanent home for the annual Gold Rush Days event, and continue to serve as the food court during the Fourth of July celebration, and double as winter parking for the Ice Arena. (See Figs. 6, 8, 9 & 10)

- **Seasonal Parking for Ice Arena**

During the Ice Arena's busy season, the paved plaza would provide parking for nearly 100 cars. (See Figs. 6, 8 & 10)

- **Arbor Walk**

The Arbor Walk begins at the formal entrance at Savikko Park, and extends through the park, culminating at a viewing platform at the mine's cave-in that signaled the demise of the Treadwell mining era. An ADA accessible walkway would guide the visitor along the athletic fields to the Gold Rush Pioneer Plaza, incorporating non-invasive arboretum style and native plantings with seating, lighting, public art including environmental and historic themes, industrial remnants, and memorials to historic and current community members. This is the beginning of the accessible walkway that traverses through Savikko Park to the end of the Historic District. The plaza and walk are integrated into a community building facility celebrating the diverse forces that played historic roles. (See Figs. 9, 10, 11)

- **Second Sheet of Ice**

The success of the Ice Arena's single sheet of ice has so overwhelmed the Treadwell Ice Arena that another sheet of ice, support and viewing space and a locker room is recommended. (See Figs. 6, 8, & 10)

- **Rebuilt Sledding Hill**

Using the access from St Anne's as a ramp, an improved sledding hill can be built that will turn and end in the re-situated soccer field, if needed. (See Figs. 6 & 8)

- **Moving and Rebuilding Soccer Field**

Expanding the access and parking for an enlarged ice rink may necessitate moving the present soccer field closer to the hill, allowing regrading and resurfacing. (See Figs. 6 & 8)

- **Paving Highlights**

Interlocking concrete pavers engraved with names of pioneers, social groups, families, and clans become markers of significant zones; entries to special areas, historic places, memorial spaces and the central assembly sites accented with a timeline that runs through the paving. (See Figs. 9, 10 & 19)

Sandy Beach

Picnic Shelter, ADA Playground, and transition from the organized recreation zone to less formal use areas.

- **New Playground:**

An ADA accessible playground targeting toddlers to young children

is scheduled for completion in autumn 2008. (See Figs. 4 & 5)

- **Transition zones:** the integration of the entire park area through the Arbor Walk ADA Accessible Trail necessitates some resting spots, places where active team recreation activities decrease and individual experiences begin. These places make ideal areas for special seating; they can focus on a particular mining relic, an environmental art piece, view of a forested corridor, or the channel.

Upgrading Treadwell Mine Historic Trail complex

The Treadwell Mine Historic Trail complex traces the significant mining enterprise that laid the foundation for the present Juneau/Douglas community. Many of the mining remnants are obstructed by vigorous vegetative growth. Some of the foundations, building remnants, land forms, railroad beds and machinery parts are vanishing into the thickets of alder and cottonwood. The organization, interpretation, and continued maintenance of the area will help bring the achievements of the Treadwell mining era into modern awareness. Elements proposed include signage, vegetation management, potential additional trails including an ADA accessible paved path, cleared and surfaced parade grounds, and outdoor theater area, and an elevated viewing platform at the cave-in site.

- **Signage and Historical Interpretation**

Uniform and engaging signage will help link the elements of the historic complex with the present, providing holistic continuity. Sign development is in-progress.

- **Select Vegetation Management**

This will help maintain the access and views of the archeological/mining remnants, its elements and surroundings.

- **Trails**

Joggers, cross-county runners, hikers, strollers, dog walkers and birders have expressed a desire to maintain the natural vegetated character of the trail that provides shelter and protection from prevailing southeasterly winds and fierce seasonal Taku winds. An ADA accessible path from Savikko Park entrance to the Treadwell Historic trail would link the different zones together.

- **Paving Details**

Throughout the park, paving details are recommended as a decorative theme that continues the pattern established earlier in the Savikko Park Arbor Walk and the Gold Rush Pioneer Plaza.

- **Cleared and Surfaced Parade Grounds**

The oldest gathering place in the town, the Fourth of July Parade Ground was the heart of the Treadwell Mine historic complex. Here the miners and their families celebrated Independence Day. Select special events could be programmed on an enhanced Parade Ground. The historic Parade Ground footprint, according to Juneau Historian Jim Geraghty, is estimated at approximately 60 feet wide x 150 feet long.

- **Outdoor Theater Area**

Centered on the best preserved of the historic buildings, the “New Office Building”, an outdoor theater area can be created. Leveling and surfacing the space will provide an area that can be used for dramatic events and concerts, exposed to the elements and surrounded by the forest.

- **Viewing Platform**

At the site of the 1917 cave-in, the viewing platform marks the end of the trail and guides visitors to the platform, rather than the edge of the site.

- **Protection of Mining Archeology.**

Some of the notable archeological sites of the Treadwell Mine include the Stamp Mill, Office Building and Salt Water Pumping Plant. These structures need protection from the weather and may require stabilizing.

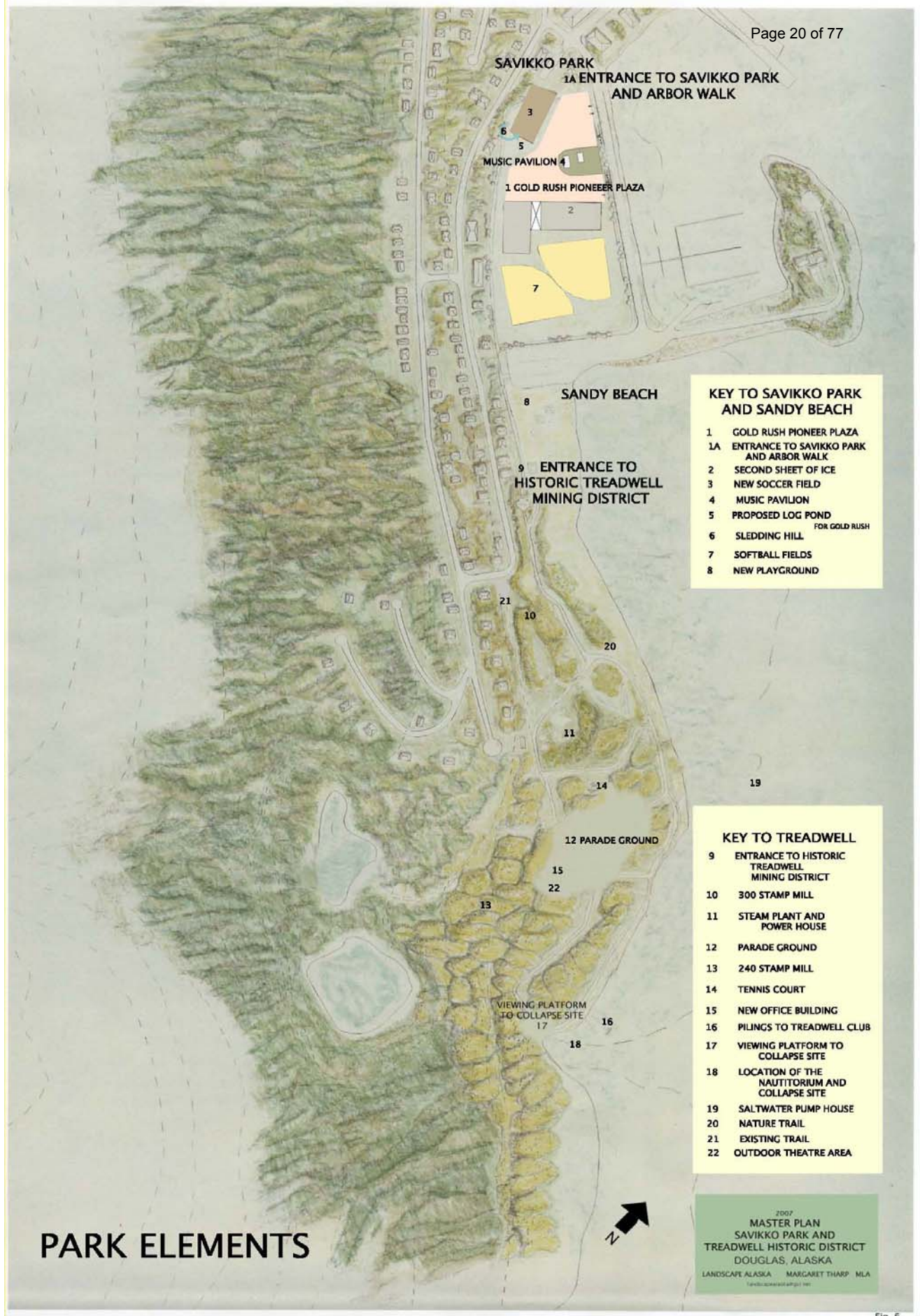


Fig. 6 8

PIONEER GOLD RUSH PLAZA CONCRETE PAVERS
CONSTRUCTION COST ESTIMATE
November 15, 2007

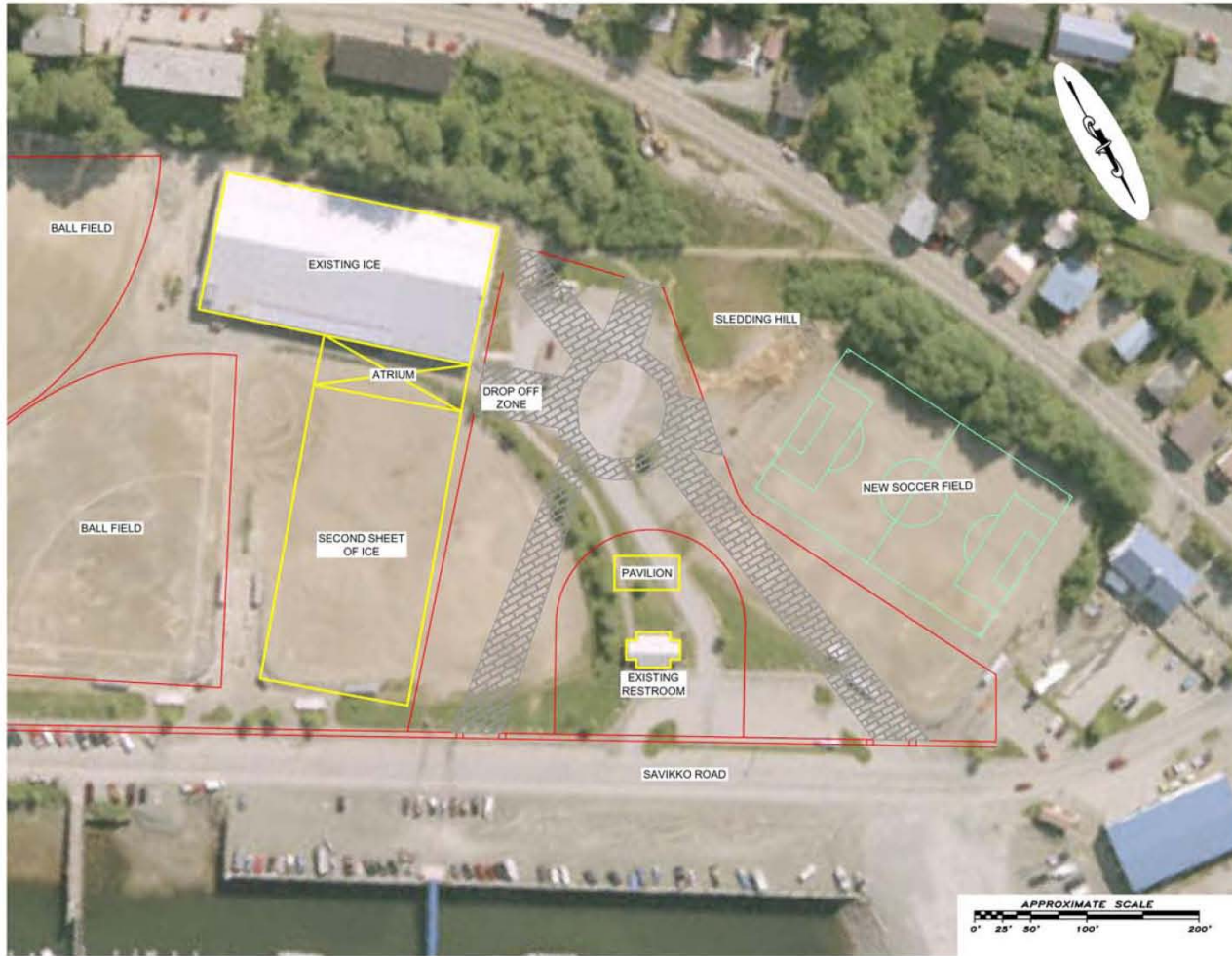
ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY		UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$	150,000.00	\$ 150,000.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$	12,000.00	\$ 12,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$	30,000.00	\$ 30,000.00
4	Excavation	C.Y.	10,533	\$	13.00	\$ 136,929.00
5	Concrete Pavers	S.Y.	4,062	\$	110.00	\$ 446,820.00
6	Concrete Perimeter Curb	L.F.	2,455	\$	20.00	\$ 49,100.00
7	Asphalt Pavement	Ton	1,400	\$	125.00	\$ 175,000.00
8	Base Course, Grading D-1	Ton	3,050	\$	30.00	\$ 91,500.00
9	Cement Treated Sub-base	C.Y.	564	\$	60.00	\$ 33,840.00
10	Selected Borrow	C.Y.	6,703	\$	22.00	\$ 147,466.00
11	Parking Lot Lighting	Each	8	\$	10,000.00	\$ 80,000.00
12	Pavilion	S.F.	1,750	\$	80.00	\$ 140,000.00
13	Drainage	Lump Sum	All Req'd	\$	70,000.00	\$ 70,000.00
14	Sign Assembly	Each	8	\$	400.00	\$ 3,200.00
15	Relocate Landscaping Boulders	Lump Sum	All Req'd	\$	4,500.00	\$ 4,500.00
16	Removal of Curb and Gutter	L.F.	600	\$	10.00	\$ 6,000.00
17	Remove Existing Asphalt Surfacing	S.Y.	2,600	\$	8.00	\$ 20,800.00
18	Remove and Dispose of Existing Dugout/Backstop	Lump Sum	All Req'd	\$	5,000.00	\$ 5,000.00

ESTIMATED CONSTRUCTION SUBTOTAL	1,602,155.00
15% ESTIMATE CONTINGENCY	240,323.25
ESTIMATED TOTAL CONSTRUCTION COST	1,842,478.25

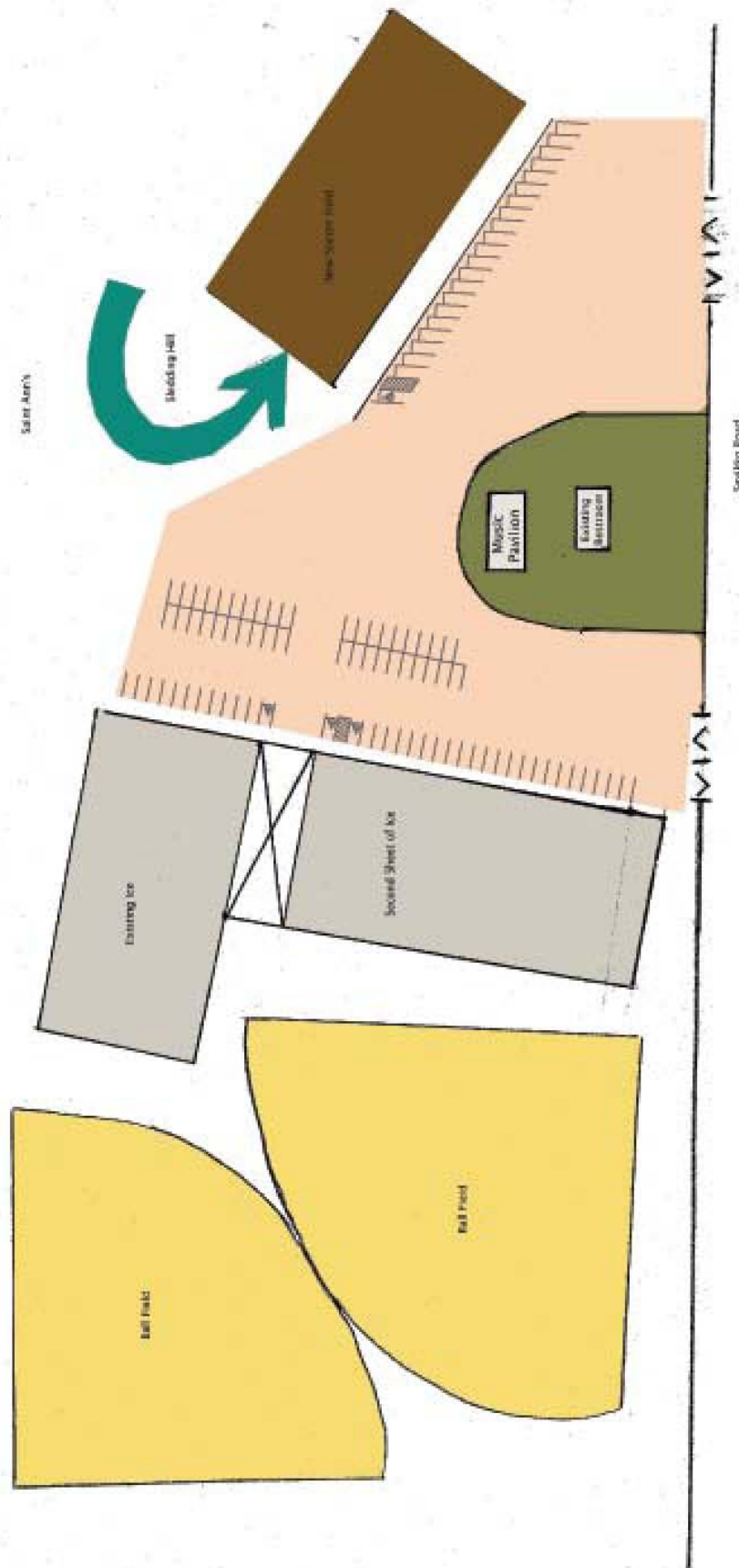
Estimate Notes:

- 1) Concrete paver sub-base preparation consists of tilling dry Portland cement into a 5-inch depth sandy soil (D-1), compacting and moistening.
- 2) Concrete edge restraint is assumed to be a 6"x6" continuous concrete strip around the entire perimeter of pavers with one #4 continuous rebar and expansion joints spaced at 30' o.c.
- 3) Asphalt pavement section consists of 2.5" of asphalt pavement, 6" of base course (grading D-1) and 18" of select borrow.
- 4) Eight site lights are assumed, pole height 25 feet.
- 5) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.





GOLD RUSH PIONEER PLAZA
R&M Engineering on CBJ Photo



PARKING LOT ALTERNATIVE R&M Engineering on M.A.T. Drawing



Fig. 7

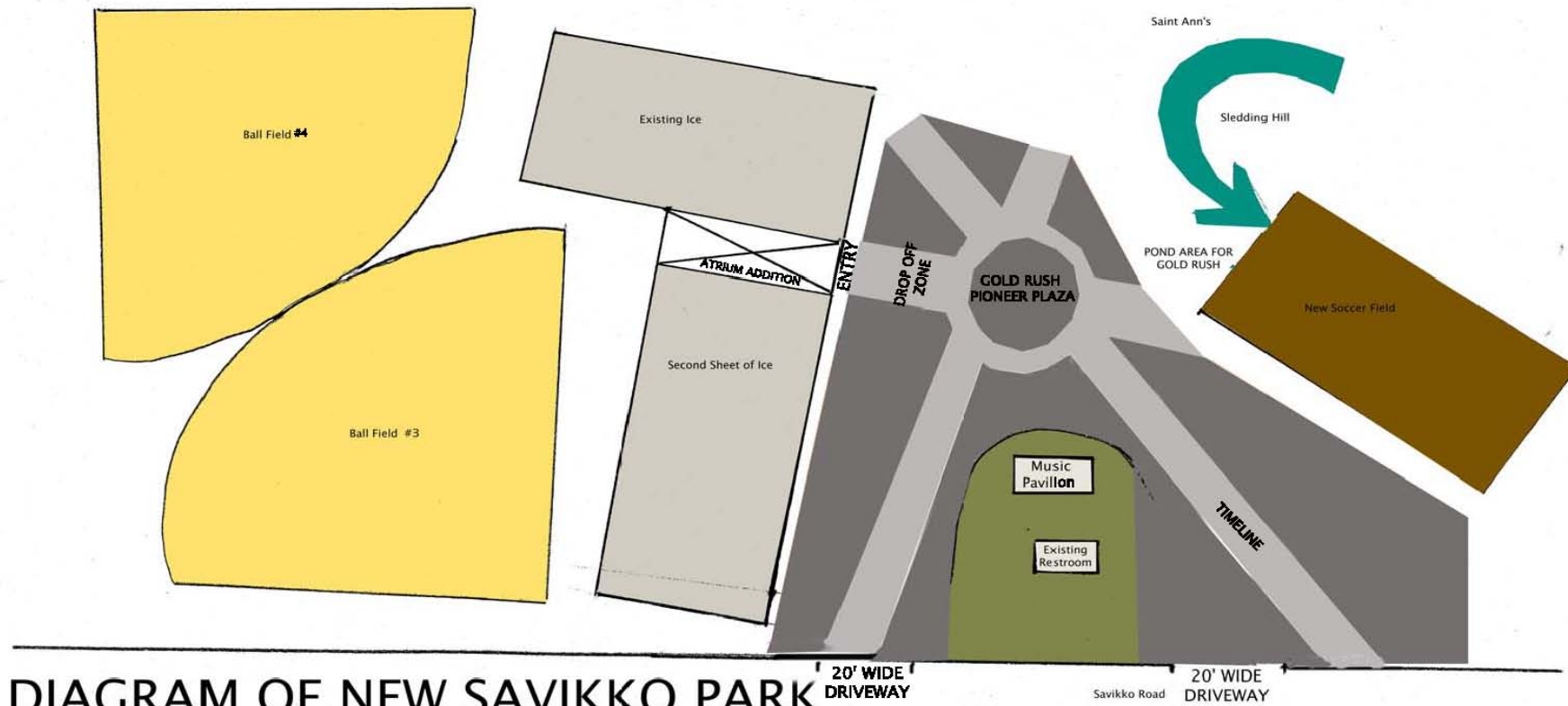


DIAGRAM OF NEW SAVIKKO PARK

GOLD RUSH PIONEER PLAZA AND TIMELINE
 SECOND SHEET OF ICE
 MUSIC PAVILLION
 SLEDDING HILL
 NEW SOCCER FIELD
 POND FOR GOLD RUSH DAYS

Figure 8

2007
 MASTER PLAN
 SAVIKKO PARK AND
 TREADWELL HISTORIC DISTRICT
 DOUGLAS, ALASKA
 LANDSCAPE ALASKA MARCARET THOMP M.A.
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2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA

Page 25 of 77

PIONEER GOLD RUSH PLAZA ASPHALT PLAZA
CONSTRUCTION COST ESTIMATE
November 15, 2007

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 100,000.00	\$ 100,000.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 12,000.00	\$ 12,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 30,000.00	\$ 30,000.00
4	Excavation	C.Y.	10,533	\$ 13.00	\$ 136,929.00
5	Asphalt Pavement	Ton	2,050	\$ 125.00	\$ 256,250.00
6	Base Course, Grading D-1	Ton	4,470	\$ 30.00	\$ 134,100.00
7	Selected Borrow	C.Y.	6,703	\$ 22.00	\$ 147,466.00
8	Parking Lot Striping	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00
9	Site Lighting	Each	8	\$ 10,000.00	\$ 80,000.00
10	Pavilion	S.F.	1,750	\$ 80.00	\$ 140,000.00
11	Drainage	Lump Sum	All Req'd	\$ 70,000.00	\$ 70,000.00
12	Sign Assembly	Each	8	\$ 400.00	\$ 3,200.00
13	Relocate Landscaping Boulders	Lump Sum	All Req'd	\$ 4,500.00	\$ 4,500.00
14	Removal of Curb and Gutter	L.F.	600	\$ 10.00	\$ 6,000.00
15	Remove Existing Asphalt Surfacing	S.Y.	2,600	\$ 8.00	\$ 20,800.00
16	Remove and Dispose of Existing Dugouts/Backstop	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00

ESTIMATED CONSTRUCTION SUBTOTAL \$ 1,151,245.00

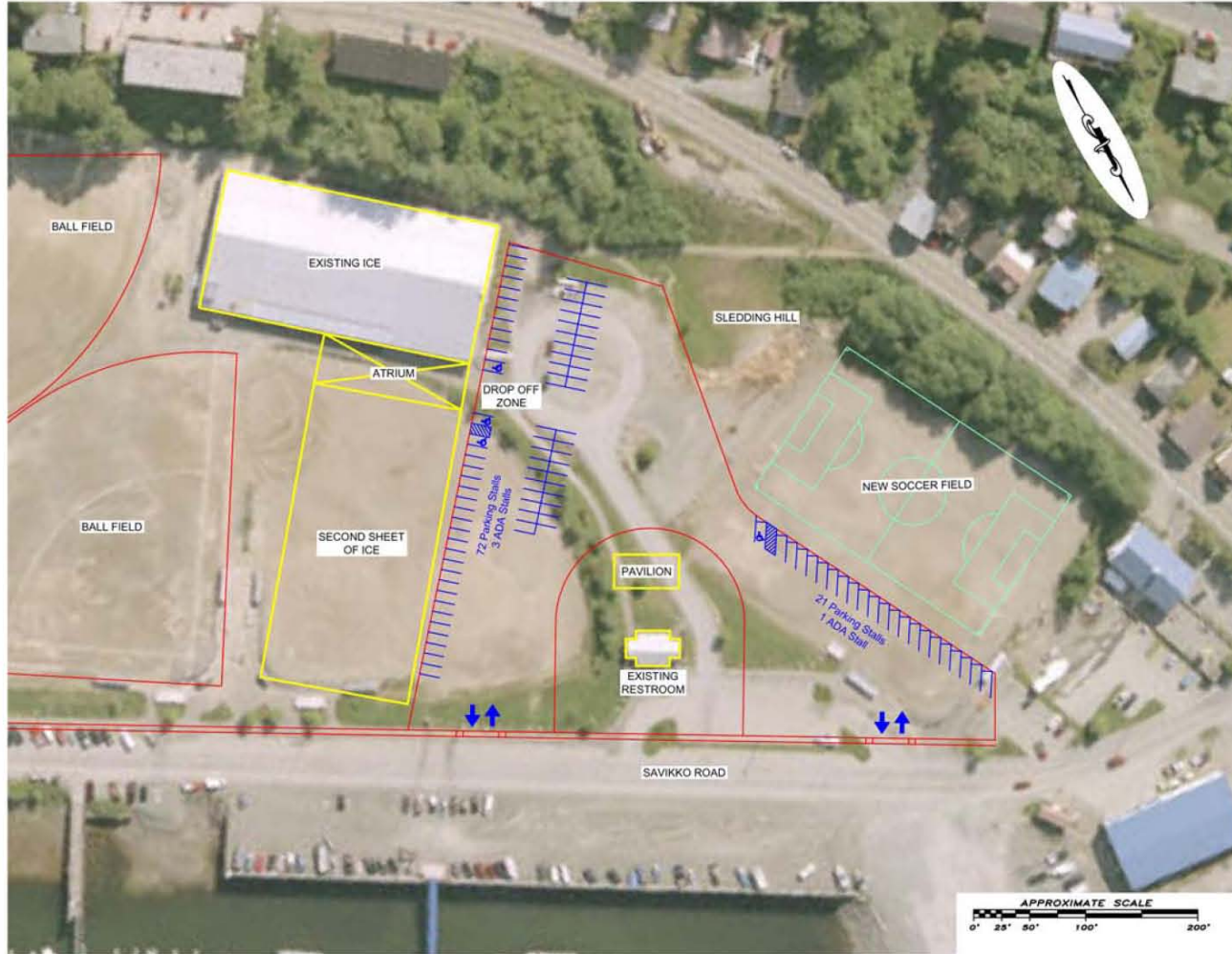
15% ESTIMATE CONTINGENCY \$ 172,686.75

ESTIMATED TOTAL CONSTRUCTION COST \$ 1,323,931.75

Estimate Notes:

- 1) Asphalt pavement section consists of 2.5" of asphalt pavement, 6" of base course (grading D-1) and 18" of select borrow.
- 2) Eight Site lights are assumed, pole height 25 feet.
- 3) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.





PARKING LOT ALTERNATIVE

R&M Engineering on CBJ Photo

**2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA**

**ADA ACCESSIBLE TRAIL THROUGH PARK AND HISTORIC DISTRICT
CONSTRUCTION COST ESTIMATE
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 1,500.00	\$ 1,500.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 1,000.00	\$ 1,000.00
4	Excavation	C.Y.	125	\$ 15.00	\$ 1,875.00
5	Base Course, Grading D-1	Ton	87	\$ 40.00	\$ 3,480.00
6	Selected Borrow	C.Y.	150	\$ 25.00	\$ 3,750.00

ESTIMATED CONSTRUCTION SUBTOTAL 16,605.00

15% ESTIMATE CONTINGENCY 2,490.75

ESTIMATED TOTAL CONSTRUCTION COST = \$ 19,095.75

Estimate Notes:

- 1) Estimate includes construction costs for widening existing gravel surfaced trail from 8' to 12' wide. Length of trail is approximately 800'.
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



2007 MASTER PLAN SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA

RELOCATE SOCCER FIELD 50-FEET TOWARDS HILLSIDE CONSTRUCTION COST
ESTIMATE November 15, 2007

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00
2	Construction Surveying	Lump Sum	All Req'd	\$ 1,500.00	\$ 1,500.00
3	Remove and Dispose of Chain Link Fence	L.F.	300	\$ 10.00	\$ 3,000.00
4	Install New Chain Link Fence	L.F.	160	\$ 60.00	\$ 9,600.00
5	Relocate Bleachers	Lump Sum	All Req'd	\$ 500.00	\$ 500.00
6	Excavation	C.Y.	930	\$ 13.00	\$ 12,090.00
7	Salvage and Relocate Field Topping Material	C.Y.	170	\$ 25.00	\$ 4,250.00
8	Selected Borrow	C.Y.	760	\$ 22.00	\$ 16,720.00
9	Relocate Soccer Goal Posts	Each	2	\$ 150.00	\$ 300.00
10	Ditch Grading at Toe of Slope	Lump Sum	All Req'd	\$ 1,500.00	\$ 1,500.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 54,460.00

15% ESTIMATE CONTINGENCY = \$ 8,169.00

ESTIMATED TOTAL CONSTRUCTION COST = \$ 62,629.00

Estimate Notes:

- 1) Area of soccer field relocation 50' x 260'.
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



**2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA**

**New Playground
CONSTRUCTION COST ESTIMATE
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Multi-use Play Structure	Lump Sum	All Req'd	\$ 50,000.00	\$ 50,000.00
2	Site Preparation and Playground Installation	Lump Sum	All Req'd	\$ 25,000.00	\$ 25,000.00
3	12-Inch Depth Rubber -Type Surfacing	S.F.	10,000	\$ 3.15	\$ 31,500.00
4	12"x12" Concrete Edge Curb	L.F.	400	\$ 20.00	\$ 8,000.00

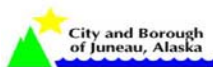
ESTIMATED CONSTRUCTION SUBTOTAL 114,500.00

15% ESTIMATE CONTINGENCY 17,175.00

ESTIMATED TOTAL CONSTRUCTION COST 131,675.00

Estimate Notes:

- 1) Site preparation work to include excavation, borrow placement and drainage
- 2) Rubber Pellet costs from HMS Cost Estimators for Harborview School
- 3) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
 DOUGLAS, ALASKA

SLEDDING HILL
CONSTRUCTION COST ESTIMATE
 November 15, 2007

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 1,200.00	\$ 1,200.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 4,000.00	\$ 4,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 500.00	\$ 500.00
4	Regrade Slope	Lump Sum	All Req'd	\$ 3,600.00	\$ 3,600.00
5	Topsoil	C.Y.	47	\$ 60.00	\$ 2,820.00
6	Topsoil Finish Grading	M.H.	10	\$ 70.00	\$ 700.00
7	Seeding, Hydraulic Method, Type III	S.U.	1	\$ 1,200.00	\$ 1,200.00

ESTIMATED CONSTRUCTION SUBTOTAL 14,020.00

15% ESTIMATE CONTINGENCY 2,103.00

ESTIMATED TOTAL CONSTRUCTION COST 16,123.00

Estimate Notes:

- 1) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA

10'x10' PAVER AREAS
CONSTRUCTION COST ESTIMATE
November 15, 2007

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	1,500.00\$	\$ 1,500.00
2	Clearing and Grubbing	Lump Sum	All Req'd	2,000.00\$	\$ 2,000.00
3	Construction Surveying	Lump Sum	All Req'd	500.00\$	\$ 500.00
4	Excavation	C.Y.	20	13.00\$	\$ 260.00
5	Concrete Pavers, 4" Thick	S.Y.	67	110.00\$	\$ 7,370.00
6	Concrete Perimeter Curb	L.F.	240	20.00\$	\$ 4,800.00
7	Base Course, Grading D-1	Ton	24	30.00\$	\$ 720.00
8	Concrete Treated Sub-base	C.Y.	12	200.00\$	\$ 2,400.00

ESTIMATED CONSTRUCTION SUBTOTAL 19,550.00

15% ESTIMATE CONTINGENCY 2,932.50

ESTIMATED TOTAL CONSTRUCTION COST 22,482.50

Estimate Notes:

- 1) Concrete paver sub-base preparation consists of tilling dry Portland cement into a 6-inch depth sandy soil (D-1), compacting and moistening, included in concrete paver unit price.
- 2) Concrete edge restraint is assumed to be a 6"x6" continuous concrete strip around the entire perimeter of pavers with one #4 continuous rebar.
- 3) Estimate above includes costs for six (6) 10'x10' paver areas.
- 4) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA

VIEWING PLATFORM AT CAVE-IN SITE
CONSTRUCTION COST ESTIMATE
November 15, 2007

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Pressure-Treated Yellow Pine Decking	S.F.	5,000	\$16.00	\$80,000.00

15% ESTIMATE CONTINGENCY = \$ 12,000.00

ESTIMATED TOTAL CONSTRUCTION COST \$ 92,000.00

2	Standard Cedar Decking	S.F.	5,000	\$18.00	\$90,000.00
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15% ESTIMATE CONTINGENCY = \$ 13,500.00

ESTIMATED TOTAL CONSTRUCTION COST \$103,500.00

3	Clear Cedar Decking	S.F.	5,000	\$20.00	\$100,000.00
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15% ESTIMATE CONTINGENCY = \$ 15,000.00

ESTIMATED TOTAL CONSTRUCTION COST 115,000.00

4	Composite Material Decking	S.F.	5,000	\$22.00	\$110,000.00
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15% ESTIMATE CONTINGENCY = \$ 16,500.00

ESTIMATED TOTAL CONSTRUCTION COST \$126,500.00

Estimate Assumptions:

- 1) Unit prices include all materials and labor for installation.
- 2) All structures are assumed to be constructed using pressure-treated posts and joists with cast-in-place, Sono tube foundation.
- 3) Deck structure size = 100'x50'.
- 4) Timber safety rail at 42" height.
- 5) Assumes existing soils are adequate to support deck structure.
- 6) Deck structure 3' above existing ground.
- 7) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



**2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA**

**PARADE GROUNDS - SITE PREP WORK
CONSTRUCTION COST ESTIMATE
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 40,000.00	\$ 40,000.00
*2	Clearing and Grubbing	Acre	0.20	\$ 6,000.00	\$ 2,400.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 12,000.00	\$ 12,000.00
*4	Excavation	C.Y.	475	\$ 13.00	\$ 6,175.00
*5	Base Course, Grading D-1	½ Ton	333	\$ 30.00	\$ 9,976.50

ESTIMATED CONSTRUCTION SUBTOTAL \$ 70,551.50

15% ESTIMATE CONTINGENCY \$10,582.73

ESTIMATED TOTAL CONSTRUCTION COST \$81,134.23

Estimate Assumptions:

- *1) Parade ground area approximately 60'x150' in size (85,500 square feet). – (Consistent with public comment re: approximately 0.20 acre site of parade grounds.)
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



2007 MASTER PLAN
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT
DOUGLAS, ALASKA

PAVING FOR CENTRAL AREA OF PARADE GROUNDS
CONSTRUCTION COST ESTIMATE
November 15, 2007

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 30,000.00	\$ 30,000.00
2	Construction Surveying	Lump Sum	All Req'd	\$ 9,000.00	\$ 9,000.00
3	Concrete Pavers	S.Y.	2,225	\$ 110.00	\$ 244,750.00
4	Concrete Perimeter Curb	L.F.	1,537	\$ 20.00	\$ 30,740.00
5	Base Course, Grading D-1	Ton	250	\$ 30.00	\$ 7,500.00

ESTIMATED CONSTRUCTION SUBTOTAL	\$ 321,990.00
15% ESTIMATE CONTINGENCY	\$ 48,298.50
ESTIMATED TOTAL CONSTRUCTION COST	\$ 370,288.50

Estimate Assumptions:

- 1) Estimate assumes parade ground prep work has already been completed, see Parade Grounds site prep cost estimate.
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.

Savikko Park and Sandy Beach Concepts

Remodel the Ice Rink, Additional Sheet of Ice, Shift the Soccer Field, Add a Music Pavilion, a new ADA Playground, Sledding Hill, and Create a Gold Rush Pioneer Plaza

The pressure on this space to provide the maximum recreational opportunities is great; concepts proposed include:

- An ADA Accessible Arbor Walk linking Savikko Park, Sandy Beach, and the Treadwell Mine Historic Trail Complex.
- A second sheet of ice at the Treadwell Arena.
- The Gold Rush Pioneer Plaza, a paved space with pedestrian amenities, dedicated to the founders of the Juneau-Douglas community which would provide a permanent home for the Gold Rush Days celebration.
- Fourth of July Food Court
- Sledding Hill
- A Music Pavilion designed and provided by the Douglas Fourth of July Committee

- A new ADA accessible playground is scheduled for autumn, 2008.

ADA Accessible Arbor Walk

Beginning at the renovated Park Entrance, and continuing through the three zones of the park, an amenity corridor built to ADA standards may include lighting, seating and ornamental and native plantings would follow the base of the hillside. The walk would provide a venue for Public Art. The park entrance is the beginning of the thread that binds Savikko Park to the Gold Rush Pioneer Plaza, Sandy Beach, and to the Treadwell Mine Historic Trail complex.

The walk could be planted with ornamental and native trees and large shrubs that will provide a transition zone between the active recreation and athletic areas and green edge of the hillside.

The walk will offer families and organizations a vehicle to recognize particular individuals; benches, lighting, plantings and other pedestrian amenities can be donated.

It will offer a pedestrian edge to the park, and also provide a vantage point from which to watch athletic events from a distance. (See Figs. 9 & 10)

Treadwell Arena: Second Sheet of Ice

The original design and placement of the Treadwell Ice Arena left potential for a second sheet of ice to be added. The capacity of the original building would have to be expanded to accommodate this need. If a second sheet of ice is built a significant savings could be realized by using the two wings to create an enclosed space for viewing, lockers, showers, ice resurfacer and a gathering place.

Present users request additional parking. During the winter months the ice arena parking lot overflows with vehicles, and is difficult to access and exit. The one-lane entrance and exit becomes congested, particularly during snow events.

Reorganizing the space to include a second sheet of ice and an interior spectator and support space encourages a community building dynamic. Sharing experiences in comfortable surroundings builds the relationships to nurture and grow a healthy lifestyle. (See Figs. 7, 8, 9 & 10)

Gold Rush Pioneer Plaza

Gold Rush Days is a celebration of Juneau's connection to its mining history; it draws people from many of the trades that support the mining and logging lifestyles that spurred growth in Alaska. The memorial plaza area would celebrate the pioneers and their families and businesses that built Treadwell, Douglas and Juneau. It could be an attractive hardscape using colorful

concrete pavers with decorative inlays naming those families and businesses.

It could also feature a timeline delineating a historic progression of notable Southeast Alaska events from the ice age, human arrival and cultural development, to the series of events leading to the discovery of Treadwell gold, development of the mines and their collapse. It would be an open-ended timeline so that additional events can be added, bridging the past, the present, and the future.

During the summer months, vendors will congregate at the food court on the Plaza for Gold Rush and Fourth of July festivities. There is space for the log rolling competition, and other Gold Rush Days activities. During the winter, the site will double as the drop off zone and parking area for the Ice Arena. This open design has winter snow removal in mind, for maximum winter parking use, no lawns, boulders or sidewalks to navigate around.

This multi use space forms the center of the renovated park, and serves as a cultural center for the community in both summer and winter. (See Figs. 7, 8,9 &10)

Music Pavilion

The Douglas Fourth of July Committee has designed a Music Pavilion for concerts, Fourth of July activities and casual dances. Located at the edge of the Gold Rush Pioneer Plaza, it will have power and lights, and be situated so the prevailing winds will not cause

discomfort for the musicians. It will be located near the public restrooms, easily accessible from the parking area.

Funding for design, construction and installation has been undertaken by the Committee. The Pavilion will be set into a landscaped area with the existing bathrooms. (See Fig. 10)

Fourth of July Food Court

For many years the food vendors were scattered about the landscape, but in 2006 CBJ reorganized the vendors into a Food Court. It has improved circulation and amenities for the vendors.

Integrating the Food Court with the plaza will also encourage participants to partake in the Plaza's historical theme. They may see familiar names and places and follow the timeline through the discovery, development and collapse of Treadwell Mine Complex.

Sledding Hill

Shifting the soccer field closer to the hillside may be considered to allow for other activities.

Using the elevation of St Anne's Avenue as a source of the speed, a sledding hill can be built that will have a couple of entry spots. A higher and lower run, separated by swales can keep the younger participants away from the faster sledders. It will swing out and open into the soccer field as a safe end to the run. (See Fig. 10)

New Playground

Play is essential to social, psychological and physical growth, and most research supports the thesis that the best play is that which is child initiated spontaneous outdoor play. Having the playground situated near the ball fields, soccer fields, ice arena and trails where children can explore and discover is ideal. Seeing themselves as participants in the games of the older youth is the first step towards participating in those games.

These are samples of the kinds of equipment most popular with playground designers. There are combinations of climbing, balancing and overhead swinging.



Fig. 4



Fig. 5

Treadwell Mine Historic Trail Complex Upgrades:

The Historic Trail Complex should include an enhanced interpretive program that focuses on historic mining events, natural and cultural history, and environmental education; enhanced or resurfaced trails; an ongoing vegetation management plan; and the clearing and potential surfacing of the historic Parade Grounds.

- **Signage, Historical Interpretation and Environmental Education**

The remains of the once vital mining complex are difficult to understand without a guide. *The Treadwell Mine Historic Trail Guide—walking tour, map and historic guide* is sold at the Juneau-Douglas City Museum. Trail markers that are compatible with the guide will be installed in 2009/2010 with new interpretive signage at the trail. Signage, site protection, lighting and some restoration would contribute to the effort. Environmental stewardship and education can be combined with historic awareness in a game format that can be played by students and visitors drawing them into an interactive dynamic.

- **Vegetation Management**

Southeast Alaska's early successional forest rapidly obscures trails, view planes and historic relics. A seasonal plan to protect trail margins, historic site boundaries, and specified view planes from trails will give direction to maintenance crews. The trail is presently brushed

twice a year. Some vegetation would be removed to enhance visibility of the archeological mining remnants. A partial canopy is recommended to allow some shading that reduces successional plant growth that obscures and covers the historic remnants.

- **Trails and Viewing Areas**

Three trails could wind through the Historic District:

- 1) an ADA Accessible Trail through Savikko Park and the Historic District which begins as the Arbor Walk;
- 2) a softer surfaced trail for runners and walkers; and
- 3) a nature trail winding along the beach edge.

Viewshed management will keep select areas clear for views out to the beach and channel. Sensitivity to tree stands and the unique successional forest that serves as wind breaks from Taku gusts and prevailing southeasterly winds must be noted and protected. As the trails serve as the venue for high school cross-country track meets, the high school track teams should be consulted prior to any new trail designs.

- **Paving Details**

Paving details including 10 X 10 spaces or smaller with concrete pavers engraved with family and community member names will serve as nodes along the trail, marking significant places. This repeats the pattern established earlier in the Savikko Park Arbor Walk and the Gold Rush Pioneer Plaza.

- **Cleared and Surfaced Parade Grounds**

The historic center of Treadwell where the Fourth of July was celebrated, an area of approximately 0.20 acres is mostly cleared. Engraved concrete pavers in a swirling pattern could memorialize historic figures; the paved area could be set in a larger area of compacted D-1 gravel, but should maintain the historic integrity of the site to maintain consistency with National Registry and Historic District designations. This area, less than 1/4 acre, is the heart of the historic district. The Parade Grounds border the “New Office Building”, which forms the backdrop for an outdoor theater zone, an area that could be

partially cleared and surfaced to provide seating for plays and other events.

- **Viewing Platform at the Cave-in Site**

When the vertical collapse of the Treadwell Mine occurred and the Channel filled the mine, all the miners escaped, but the era mining at Treadwell was over. The site today is just outside the park boundaries, and at the end of the main trail. A 50 x 100 ft viewing platform elevated above the beach would signal the terminus of the Historic Complex, and provide a suitable area for reflection and observation.

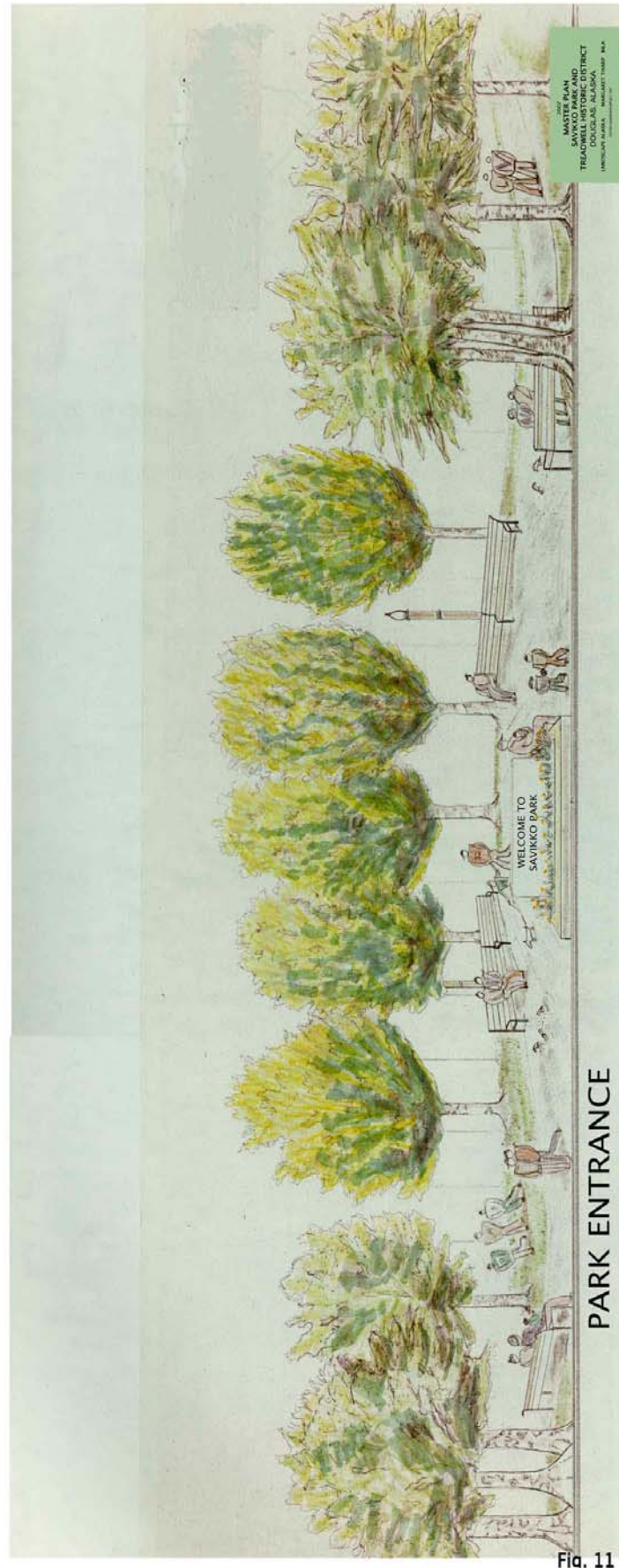


Fig. 11

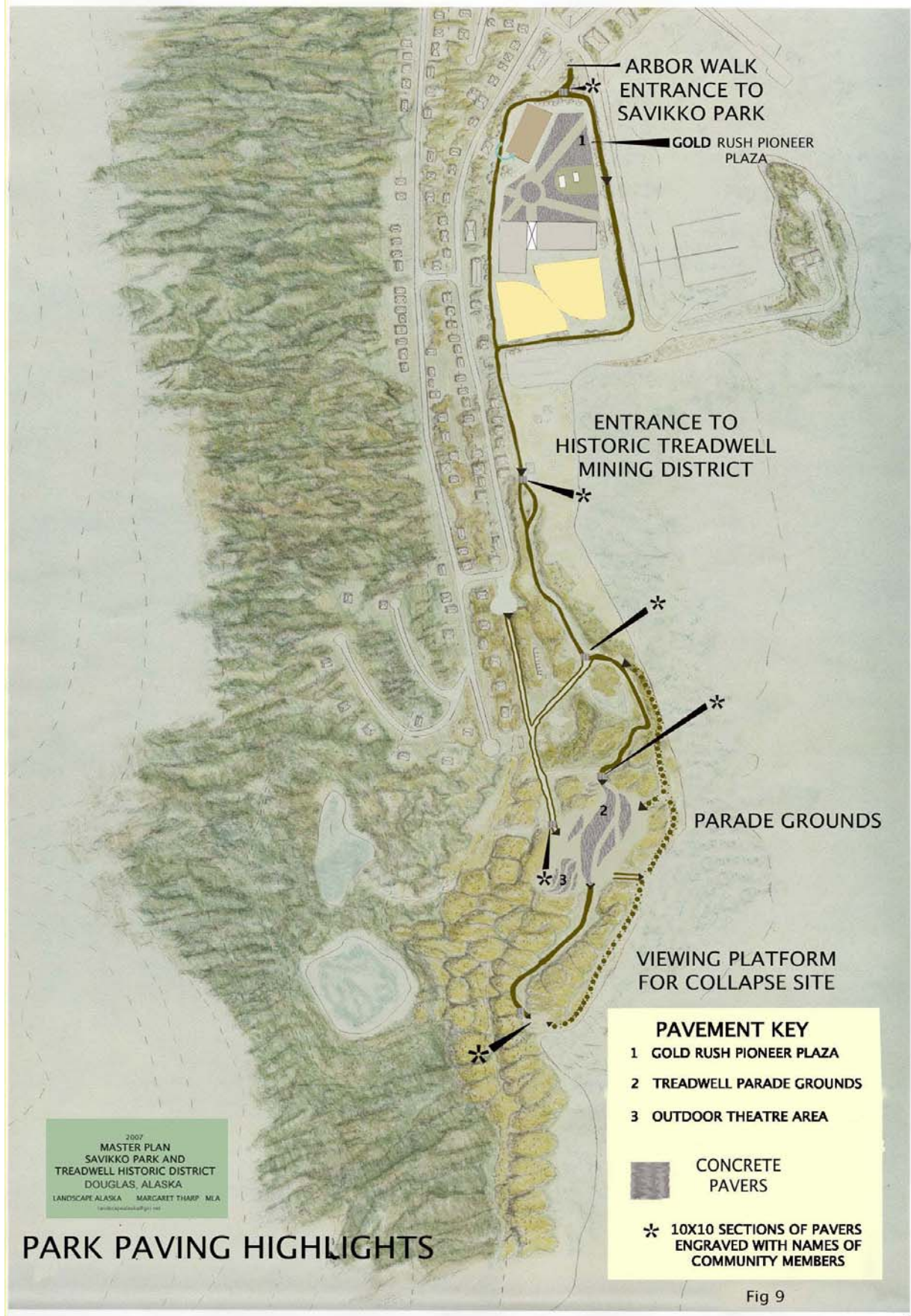
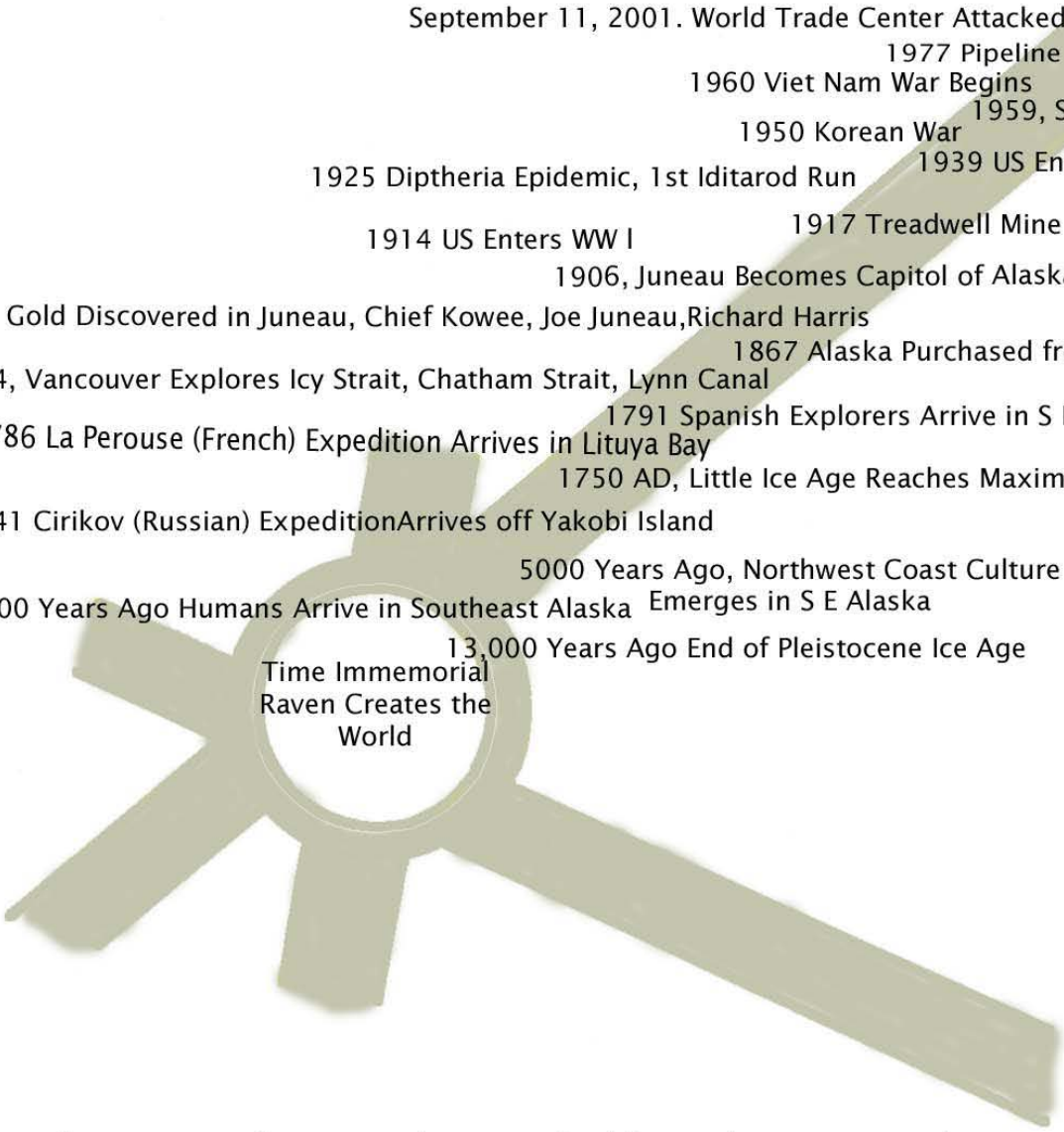




Fig. 10

PROPOSED ENTRIES FOR TIMELINE



2007, Polar Ice Cap Shows Melting
September 11, 2001. World Trade Center Attacked
1977 Pipeline Completed
1960 Viet Nam War Begins
1959, Statehood
1950 Korean War
1939 US Enters WW II
1925 Diphtheria Epidemic, 1st Iditarod Run
1917 Treadwell Mine Collapse
1914 US Enters WW I
1906, Juneau Becomes Capitol of Alaska Territory
1880 Gold Discovered in Juneau, Chief Kowee, Joe Juneau, Richard Harris
1867 Alaska Purchased from Russia
1794, Vancouver Explores Icy Strait, Chatham Strait, Lynn Canal
1791 Spanish Explorers Arrive in S E Alaska
1786 La Perouse (French) Expedition Arrives in Lituya Bay
1750 AD, Little Ice Age Reaches Maximum Extent
1741 Cirikov (Russian) Expedition Arrives off Yakobi Island
5000 Years Ago, Northwest Coast Culture
10,000 Years Ago Humans Arrive in Southeast Alaska Emerges in S E Alaska
13,000 Years Ago End of Pleistocene Ice Age
Time Immemorial
Raven Creates the
World

Sample Entries for Timeline in Gold Rush Pioneer Plaza
to be Chosen by a Wide Variety of Contributors,
Encompassing Historical, Cultural, Environmental
and Industrial Events, Local and Global



The following diagrams show existing structures and the features to be added to the Treadwell Mine Trail Historic Complex

- **Interpretive Signage:**

The signage will provide information that explains the natural processes that influence the site, cultural history, and information that highlights the historic Treadwell Mine and its artifacts. (See Fig. 12)

- **Trail Concepts:**

Three trails run parallel through the park including: *The Arbor Walk*, an ADA accessible pathway approximately eight feet wide which can be plowed in the winter, running from the beginning of Savikko Park through the middle of the Historic District to the Viewing Platform at the Cave-In Site, *The Runners Trail*, a softer surfaced D-1 or natural pathway approximately six feet wide for runners and cross country skiers that has more rise and fall than the first, that runs higher against the hillside and *The Nature Trail*, a non-surfaced set of nature trails four to six feet wide, close to the beach, less formal than the running or accessible trails. (See Figs. 14 & 15)

- **The Parade Ground:**

A 0.20 acre cleared area reflective of the historic Parade Ground where all the trails converge, will be maintained. This concept would clear the understory and pave/harden the site to make it suitable for community

gatherings, Fourth of July and other events, and a Public outdoor Theater. It is the heart of the Historic District, and can be seen in fig 18, the photo showing Fourth of July celebrations in 1906. (See Figs. 12, 14, 16, 17, 18, 19 & 20)

- **Public Theater:**

An outdoor theater zone can be developed adjacent to the New Office Building, with the open space of the plaza and historic building serving as a dramatic backdrop.

- **Vegetation Management Plan:**

The successional revegetation of the former industrial area shows the colonizing ability of the species that make up the Southeast Alaskan forest. Opening up the mining archeology and historical remnants for greater visibility will require ongoing maintenance.

The areas that require semiannual maintenance/brushing to improve visibility of the mining archeology include the building sites, the selected view planes, the Parade Ground, the Cave-In site and trails. The trails will continue to be brushed, the view planes and building sites will be brushed, and the open spaces require the most intensive management; they may require mowing on a more frequent interval.

It would remain a forested site with a continuous fabric of vegetation. The seductive and mysterious sense of the place will remain, every turn of the trail or passage into another space will reveal unexpected sights. (See Figs. 16 & 17)

- **Views From the Trail:**

Looking out to the channel and up to the mountains from the park will maintain the sense of place; the goal is to create a richer experience for the visitor, to be able to see where one is in relation to the larger landscape. A view from the Parade Ground, one from the Viewing Platform and from the juncture of the trails, combined with continued brushing of the 300 Mill and the Vanner Room would reinforce the historical theme of the trail. They are indicated on the drawing by pale blue spaces. Fig. 16

- **Viewing Platform:**

Over the cave-in site, part of the accessible trail system, with clear indication that this is the end of the

trail, and that the cave-in itself is off limits. (See Fig. 17)

- **Exterior Lighting for Trails and Buildings:**

During the dark winters, the park is well used by skiers and hikers. New LED technology uses so little electricity that practical battery-powered lighting is now efficient. Illuminating the trails would add a sense of security. Rechargeable 12 volt batteries and 12 volt LED lights will provide affordable lighting of the principal buildings.

This level of illumination is not enough to read by, but enough to navigate the site during the winter darkness. (See Fig. 12)

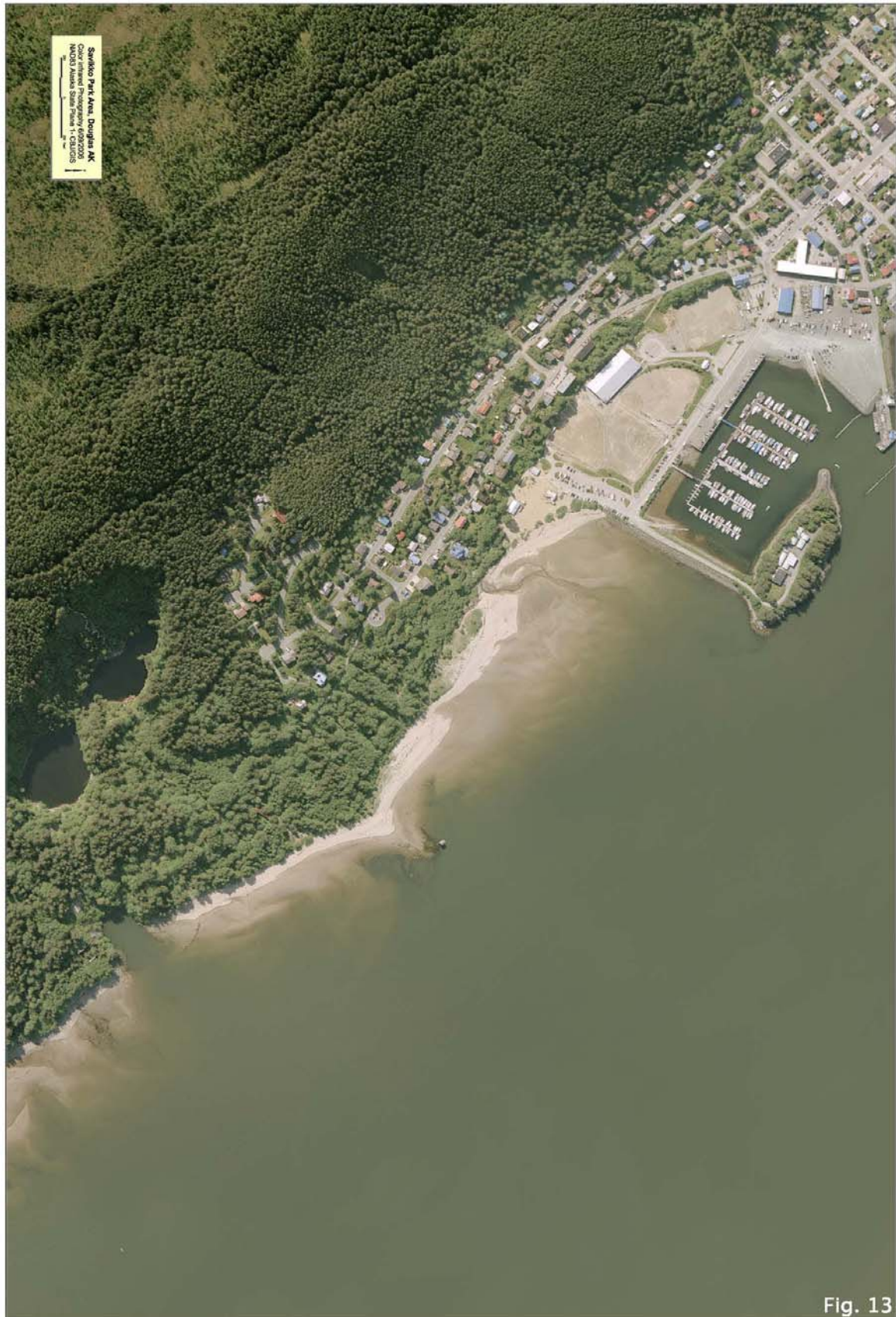
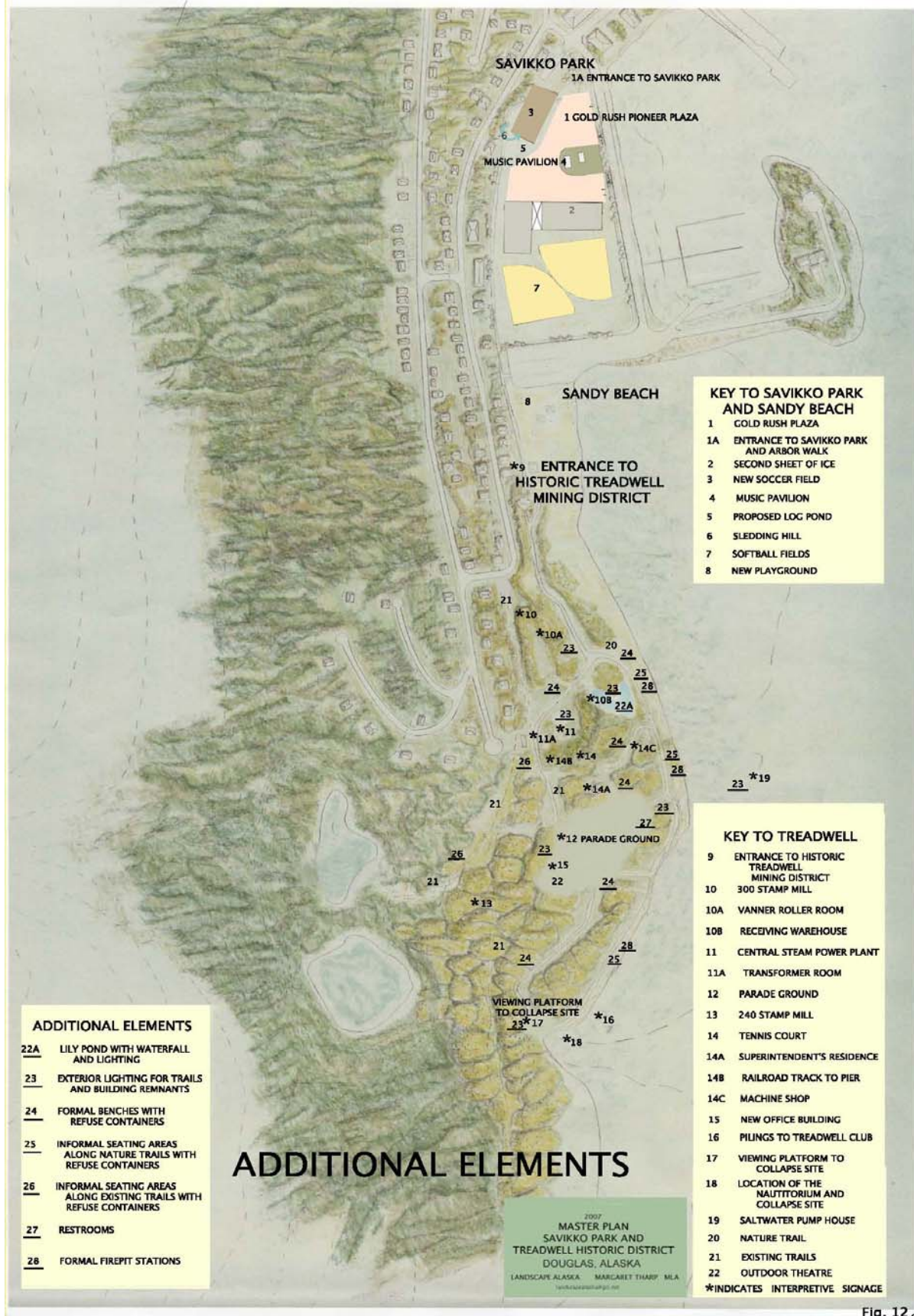


Fig. 13



38

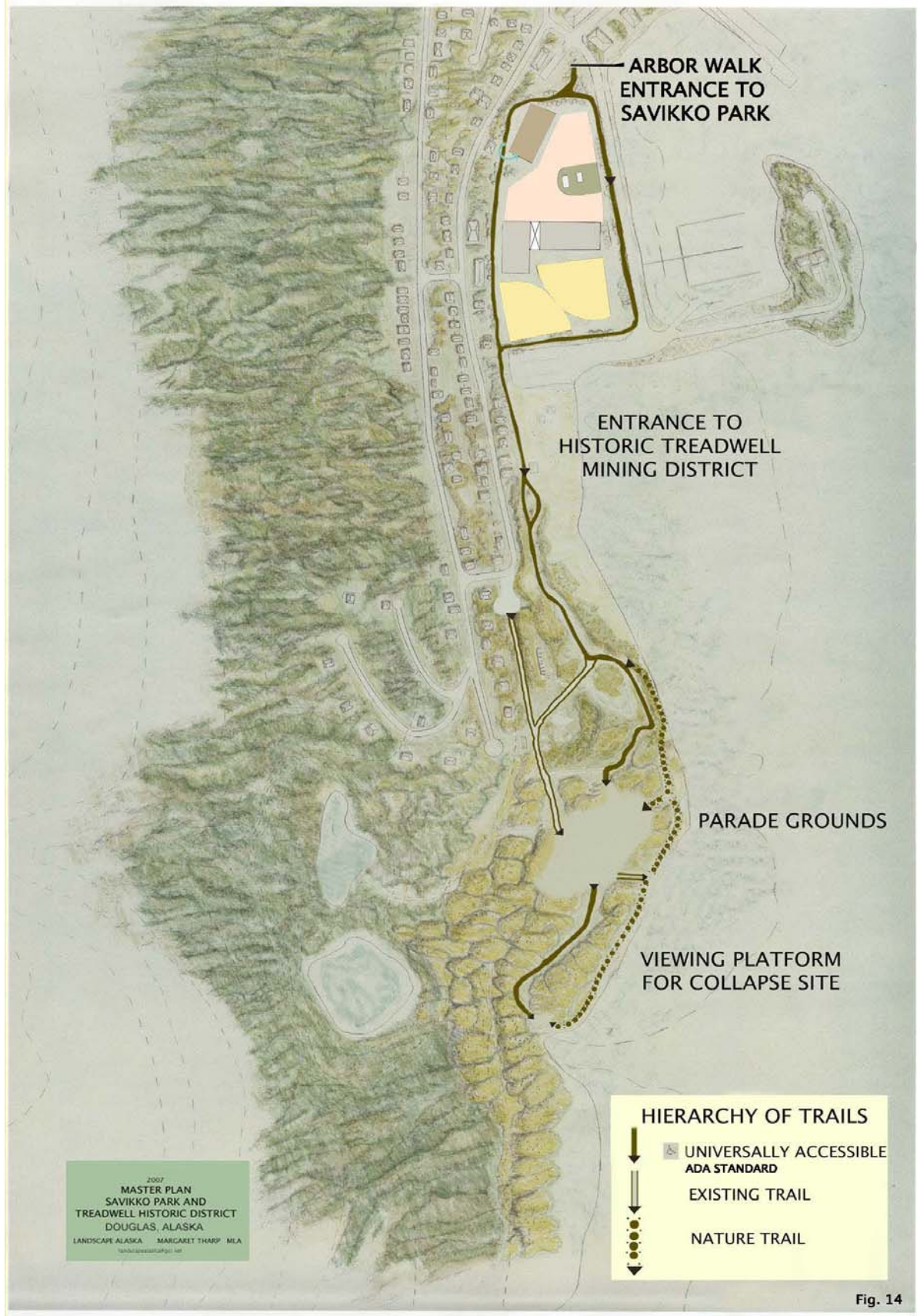


Fig. 14

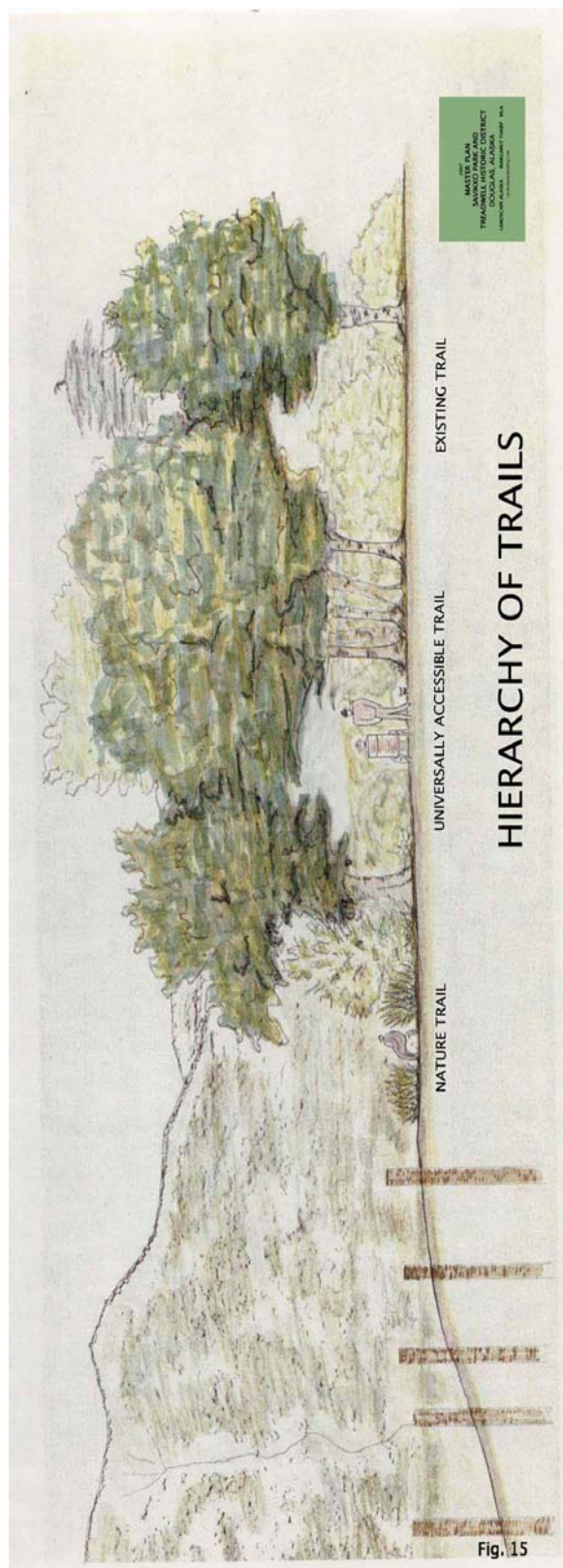


Fig. 15

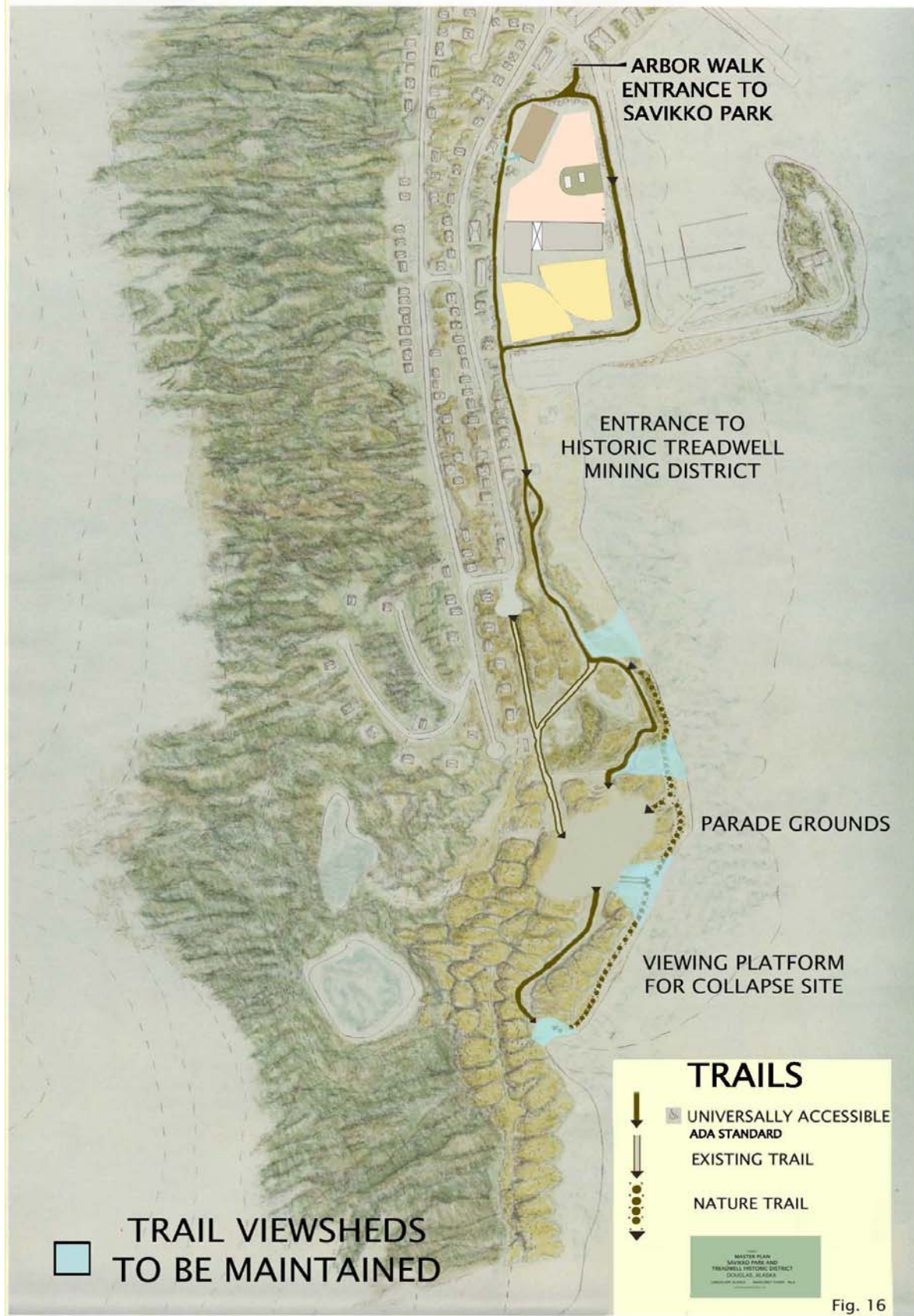
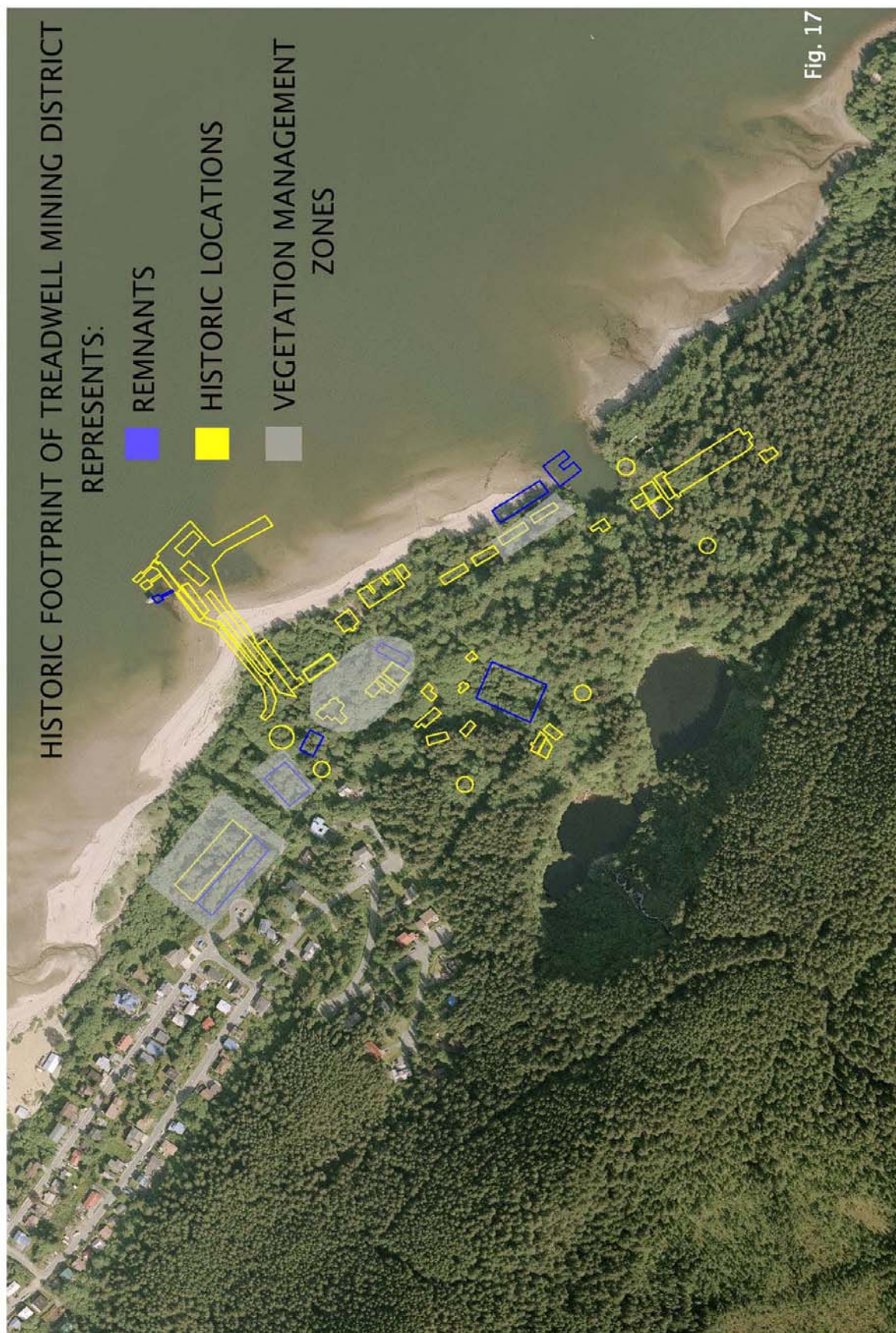


Fig. 16



PARADE GROUNDS 4TH OF JULY



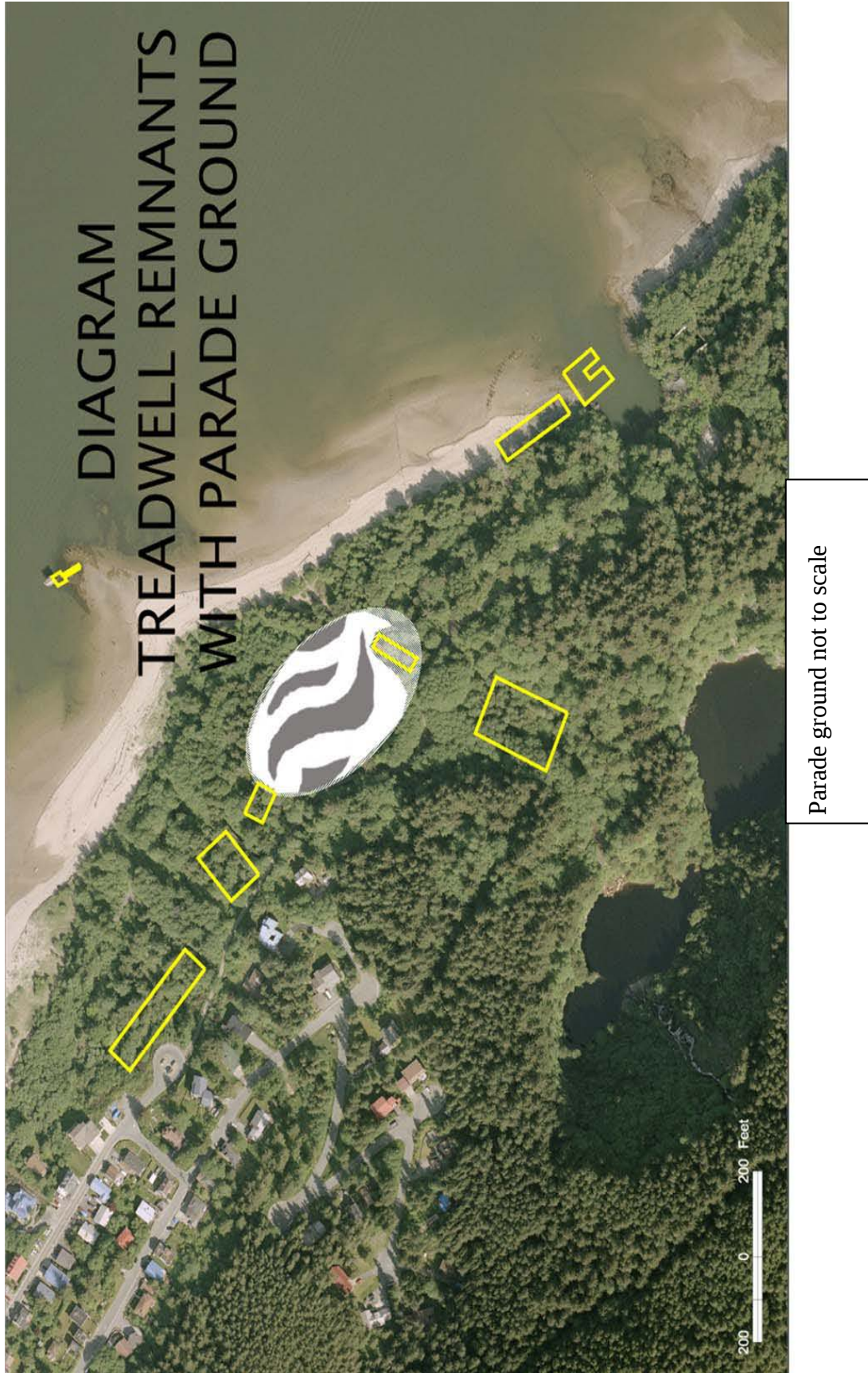


Fig. 19



Parade ground not to scale

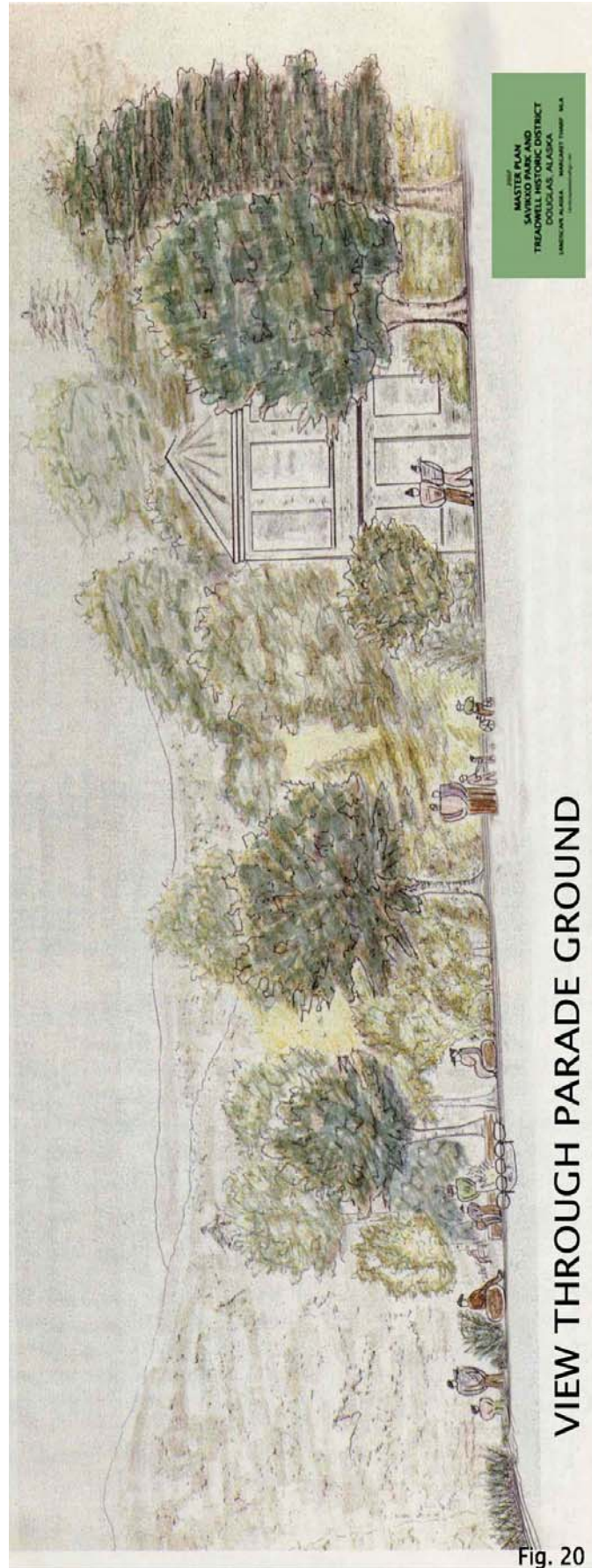


Fig. 20

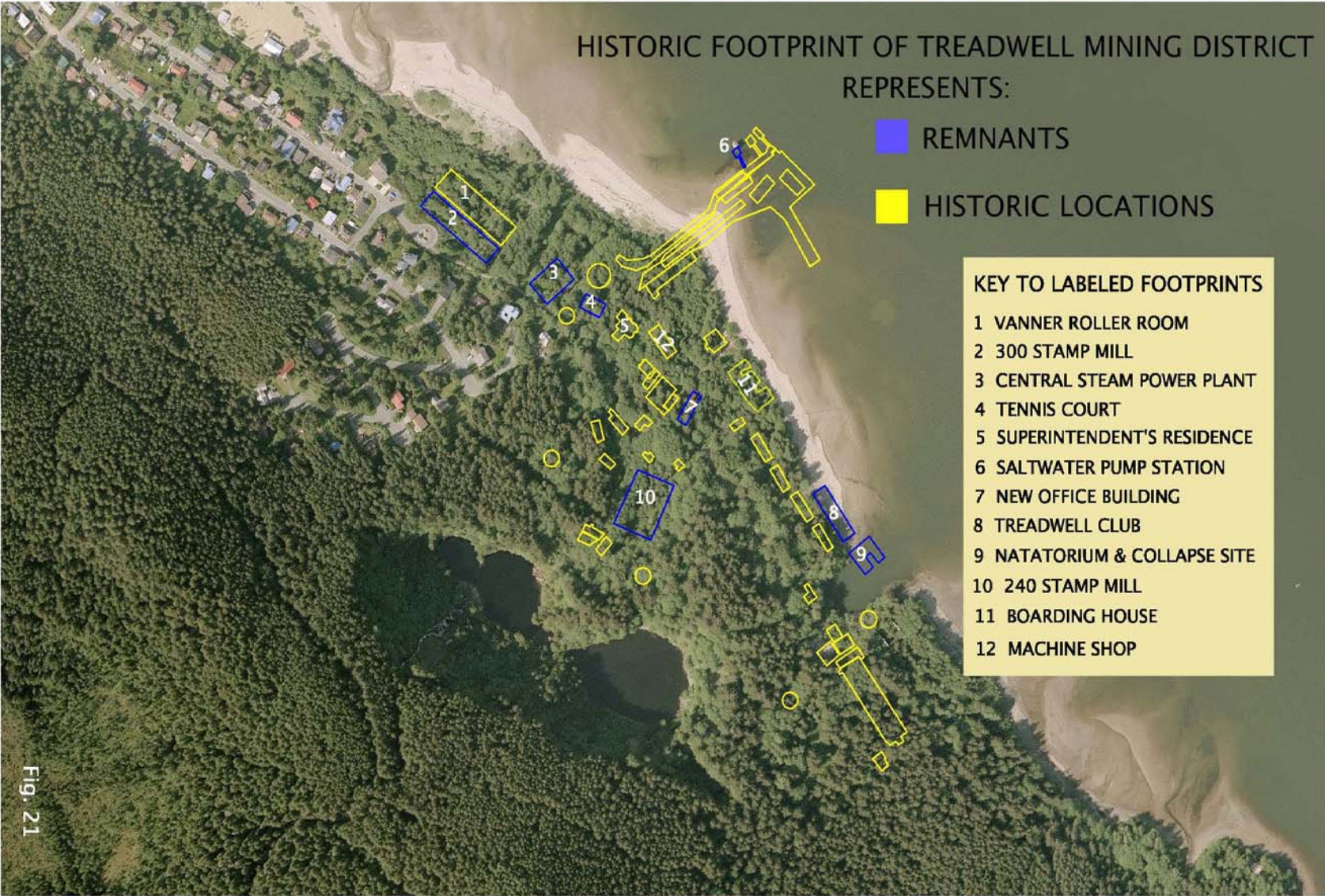
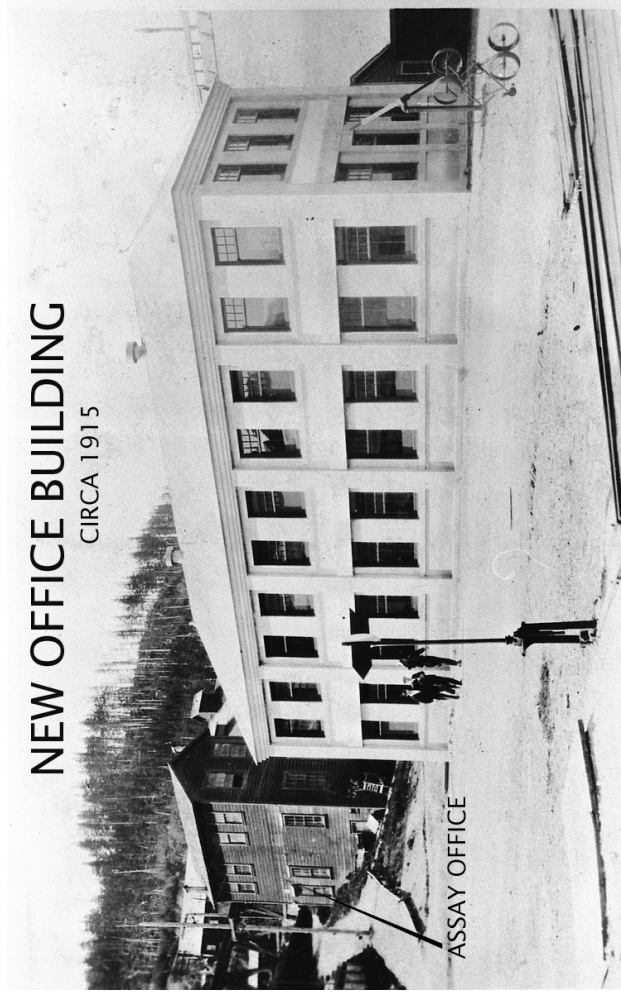
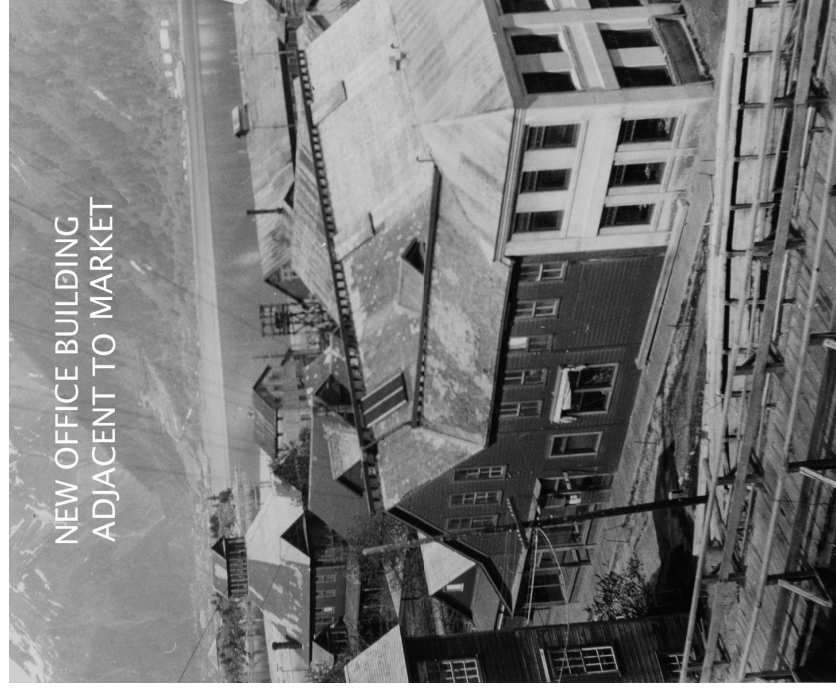


Fig. 21

NEW OFFICE BUILDING



#7



The following historic photos tie the past with today. The numbers on the buildings coincide with the key found on Fig. 21

Fig. 22

View from picture A would
be the back drop for
outdoor theatre area.

#7 Today

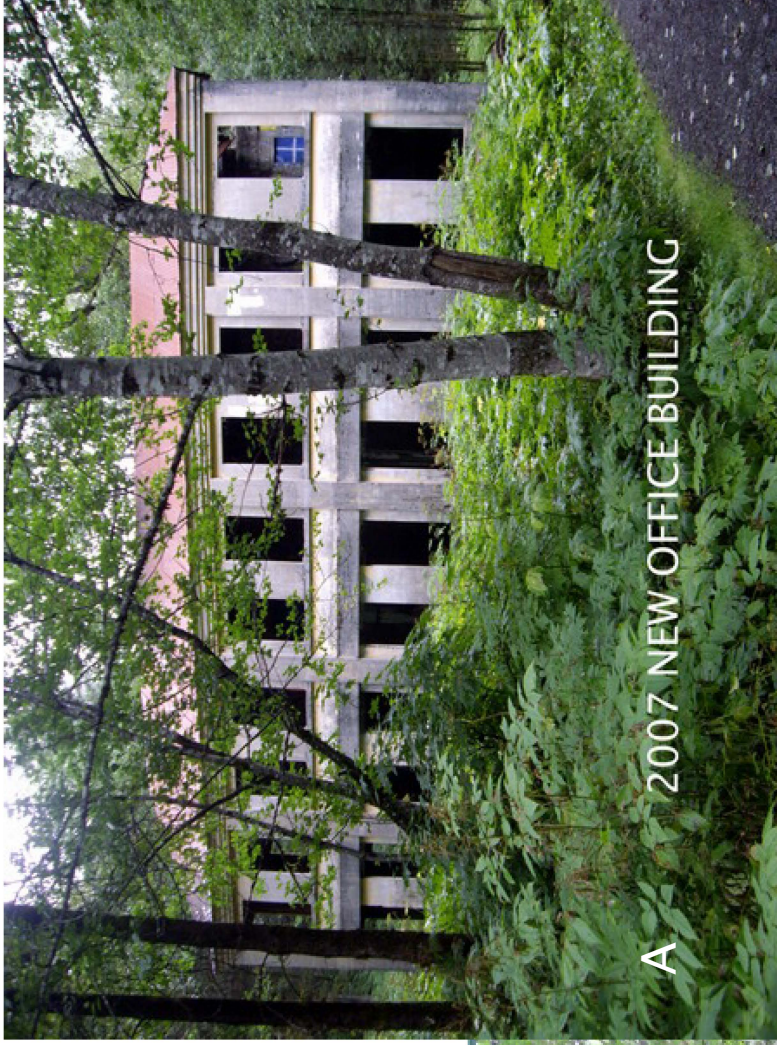
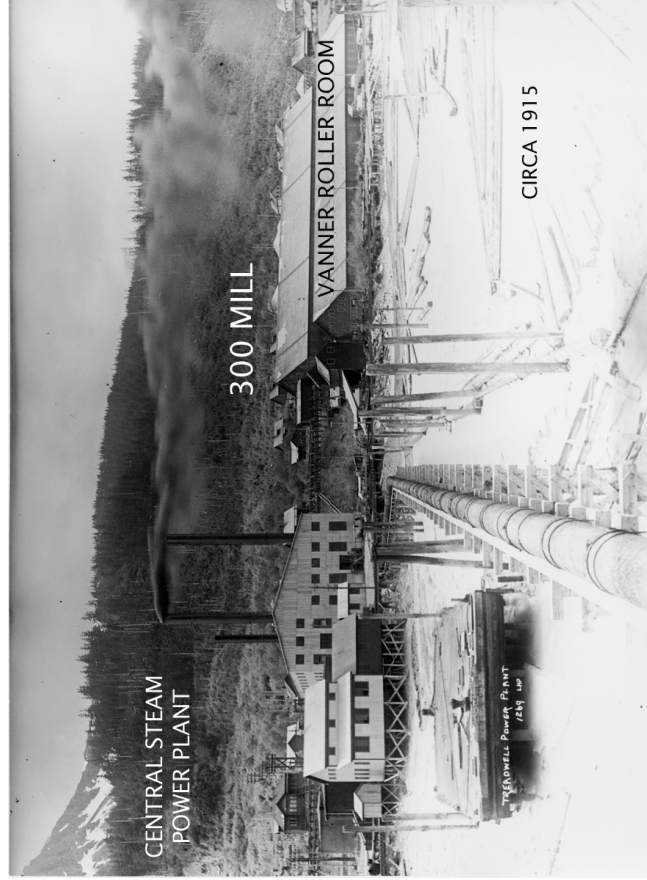


Fig. 23

CENTRAL STEAM POWER PLANT #3



FOUNDATIONS



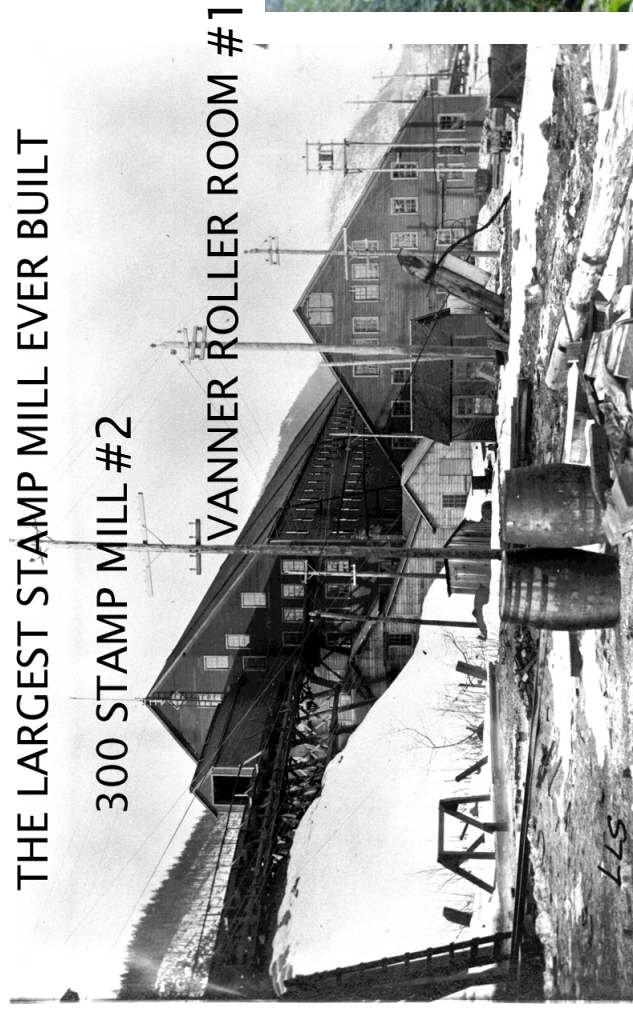
STEAM EXHAUST



PAST & PRESENT

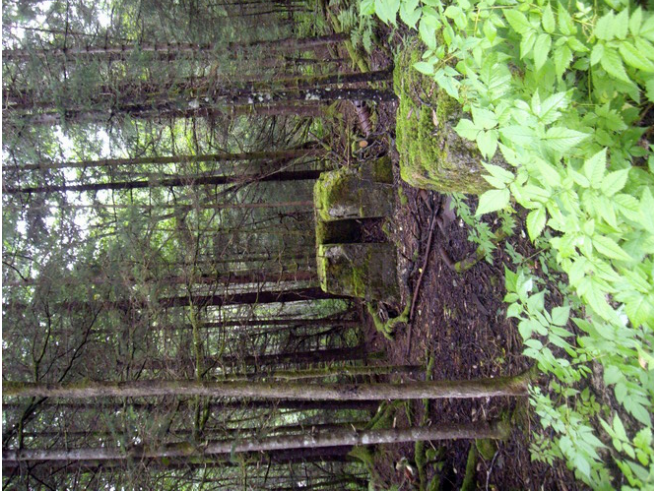
Fig. 24

THE LARGEST STAMP MILL IN THE WORLD!



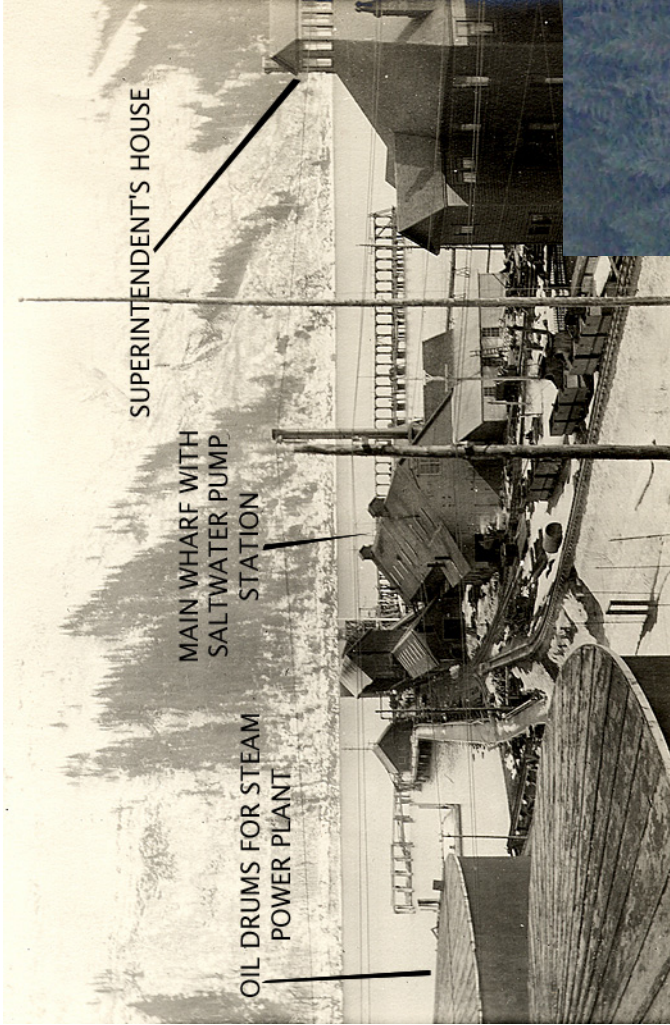
DIRECT WATER POWER TAIL RACE

Fig. 25



MACHINE SHOP
FOUNDATION #12

SALT WATER
PUMPING PLANT #6



WHARF REMNANTS

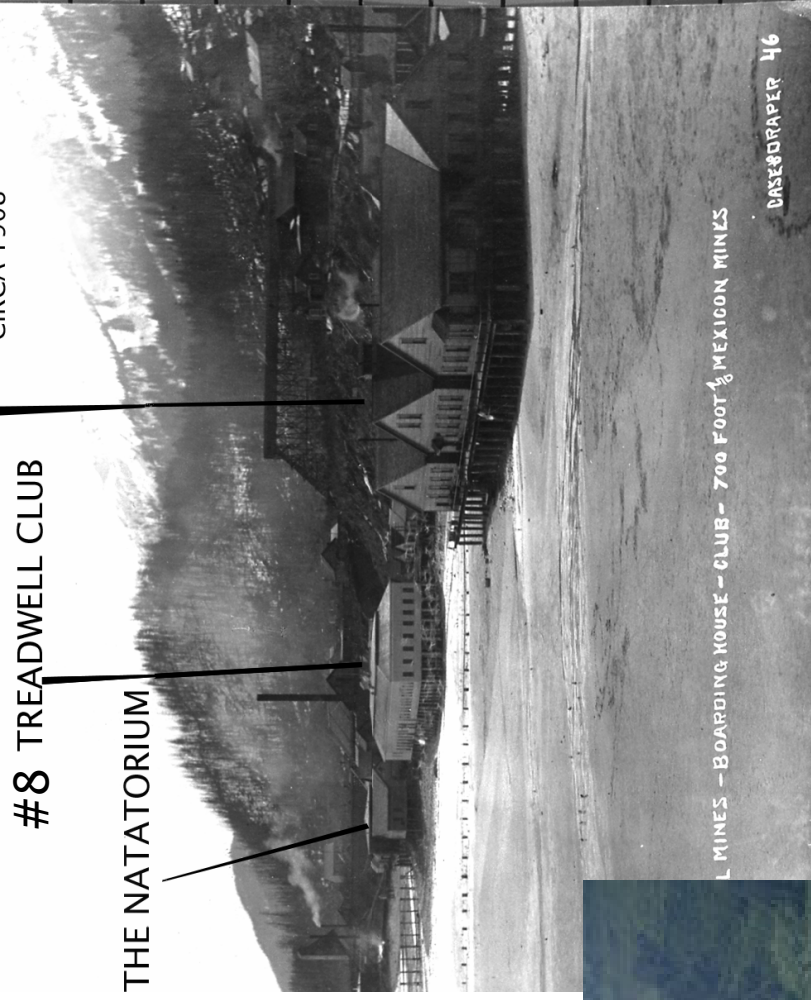
Fig. 26

THE LIFE THAT STOOD BEFORE,

#11 BOARDING HOUSE
CIRCA 1908

#8 TREADWELL CLUB

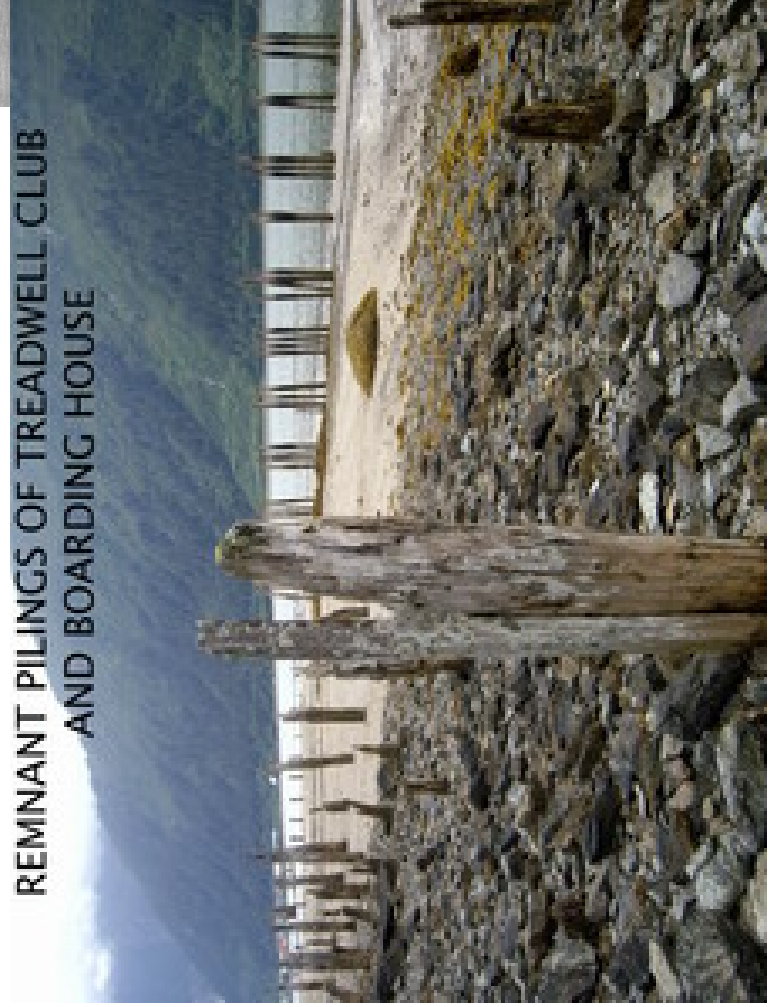
#9 THE NATATORIUM



L MINES - BOARDING HOUSE - CLUB - 700 FOOT MEXICON MINES

BASEDORAPER 46

REMNANT PILINGS OF TREADWELL CLUB
AND BOARDING HOUSE



WHAT REMAINS

TRAIL TO THE NATATORIUM

#9

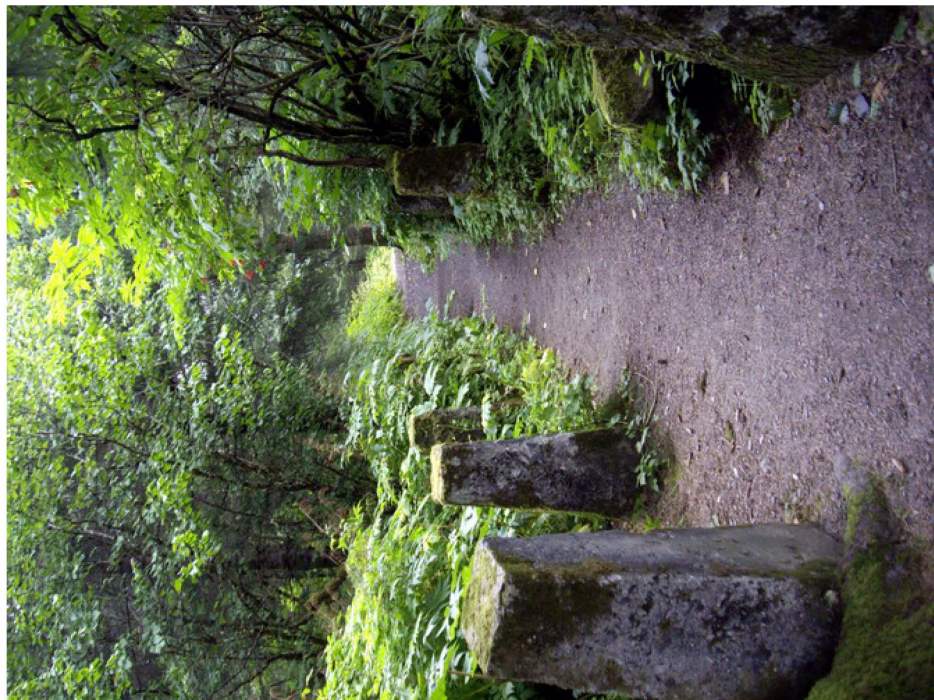
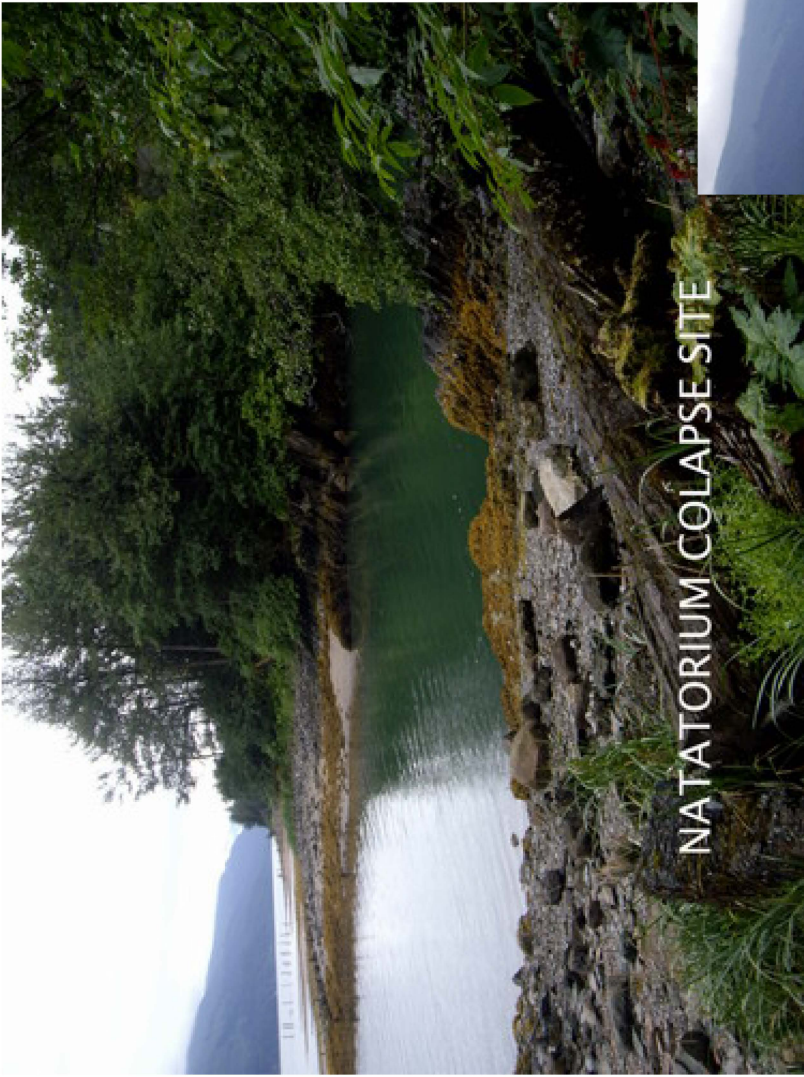


Fig. 28



#9



#8

Fig. 29

Post Script

The Savikko Park/Sandy Beach and Treadwell Mine Historic Trail provides a stage upon which the past and present may be shared with Juneau-Douglas community. It provides a glimpse, an historical timeline that traces Juneau's natural and cultural history. It includes concepts for recreational and historic enhancements, noting the natural resource and passive recreational uses that are treasured by the community. The master plan incorporates modern artistic concepts woven into the fabric and notable history of the park, people and environs.

It provides a center for the town of Douglas, and a way to celebrate the people and organizations that led to the founding of Juneau-Douglas.

City and Borough of Juneau

Aquatics Board

DATE: November 8, 2017

TO: Jerry Nankervis, Deputy Mayor, Assembly COW Chair

FROM: Max Mertz, Aquatics Board Chairperson

RE: Aquatics Board Update and the Board's Future

In October of 2014, Juneau voters approved a Charter amendment authorizing the Assembly to establish by ordinance a board of directors for the municipal pools. On April 27, 2015, the Assembly adopted Ordinance 2015-23(b) which authorizes and assigns duties to the new Aquatics Board; such authorization and duties automatically are repealed on May 28, 2018.

Proponents of the Charter Amendment asked for the legislation in response to budget deliberations that seriously considered the closure of Augustus Brown Pool. The Aquatics Board has worked hard to increase pool revenue, decrease pool costs, increase use of the facilities and increase user satisfaction. The Aquatics Board believes that its work is not finished, that it can continue to assist the CBJ in finding ways to improve our Aquatics operations.

In the 10/3/17 election, voters approved extension of the 1% sales tax that has been traditionally been used for capital projects. In its pre-election public process, the Assembly agreed that one of the intended uses of the sales tax would be to expend \$5M renovating Augustus Brown Swimming Pool. Consequently, the Aquatics Board is committed to finding a path forward that maintains a financially viable approach to Aquatics activities encompassing both of our pools.

In anticipation of its upcoming repeal date the Board is preparing and analyzing information so as to be able to make recommendations to the Assembly regarding management of our Aquatic facilities.

The Board has identified a wide range of pool management options (see attached Preliminary Alternatives Analysis). Depending on the direction that emerges over the coming months, it may be that extension of the Board's life for 12- or 24-months may be necessary in order to provide the Board sufficient time to do a careful options analysis that properly incorporates both the Assembly's and the public's input.

The Aquatics Board's proposed timetable is as follows:

November Committee of the Whole Meeting:

1. Explain the Board's governance and management assessment process;
2. Confirm with the Assembly that the range of options is appropriately inclusive;
3. Identify Assembly members' concerns as we move forward.

Winter:

Aquatics Board deliberates, evaluates the options, engages a public process including pool user groups. This includes development of a decision matrix showing the “Pros and Cons” for each option, including the Board’s estimate of the financial impact where possible.

March 1, 2018:

Aquatics Board submits a progress report to the Assembly along with a recommended alternative, if possible. If necessary, this may include a request to extend the current Board for a period in order to give time to complete the alternatives analysis process.

cc: Rorie Watt, City Manager
Kirk Duncan, Director of Parks and Recreation
Aquatics Board members
Aquatics Board Liaisons to Assembly and School District

Attachments
Aquatics Board Alternatives Analysis
Charter Section
Aquatics Ordinance

Juneau Swimming Pools Management Alternatives Analysis:

Purpose Statement:

The Aquatics Board wishes to provide the Assembly with information, options and recommendations about how to best serve Juneau's aquatic facility needs in the future. The goal is to allow the Assembly to make appropriate financial and policy decisions that balance the provision of services, cost recovery, and general fund support. To assist in this process, the Aquatics Board is analyzing the positive and negative features of a range of governance and management alternatives.

Preliminary Alternatives Analysis:

Option A: No Action

The Assembly takes no action and the Aquatics Board is automatically repealed on May 28, 2018. Management of the facilities reverts to the City Manager. The Assembly may consider the establishment of an advisory committee to facilitate public input on the management of the facilities.

Options B: No Change/Extend the Term of the Existing Pool Board:

Option B1: Retain the feature of having the Aquatics Board and the City Manager jointly supervise the Parks Director in his/her capacity overseeing the Aquatics programs.

Option B2: The Parks Director solely is supervised by the Aquatics Board in his/her capacity of overseeing the Aquatics programs.

Option C: More Fully Empowered Aquatics Board

The scope of duties of the Aquatics Board is expanded, somewhat similar to the Eaglecrest model. A defining feature would be the responsibility of the Aquatics Board to directly hire and supervise the Aquatics Director.

Option C1: Retain the features of the existing Aquatics Board but with the addition of hiring and supervision authority over the Aquatics Manager

Option C2: The Aquatics Board has hiring and supervision authority over the Aquatics Manager. The Board is expanded to possibly include the Parks and Recreation Director, the School District Liaison, and a representative of Glacier Swim Club as voting members.

Options D: Contract with an Outside Entity to Manage the Pools

Nonprofit entities are identified potentially to manage the City-owned pools. A solicitation process would be developed in compliance with CBJ code. The management contract terms would be negotiated along the way. CBJ appoints an internal contract manager.

Option D1: Identify Existing Nonprofits to Manage the Pool

The Board is not aware of any existing nonprofit that has the capacity for Aquatics management.

Option D2: Create a New Local Nonprofit.

A local group would form with the specific purpose of managing the Aquatics facilities.

Option D3: Create a Local Branch of the Alaska YMCA

The Aquatics Board has become aware that local YMCAs manage municipally-owned aquatics facilities in many locations across the US. Benefits of this option could include access to a greater depth of experience in the management of Aquatics facilities. The Alaska YMCA is helping us evaluate this option.

Option E: Aquatics Board Merges with Other Recreational Facilities

This is outside the purview of the Aquatics Board, so it is not in a position to evaluate this option.

Section 3.23. - Aquatics board.

:

The assembly may establish a board of directors for the municipally owned and operated aquatics facilities, and appoint members to the board. Notwithstanding the provisions of Section 3.16 of this Chapter, the board shall derive its authority and power from the assembly by ordinance.

(Serial No. 2014-42(b), § 2, 7-21-2014, approved by voters 10-7-2014)

Chapter 67.10 - AQUATICS FACILITIES^[1]

Footnotes:

--- (1) ---

Editor's note— It should be noted that section 3 of Serial No. 2015-23(b), adopted April 27, 2015, provided that this chapter shall be automatically repealed on May 28, 2018.

67.10.010 - Board of directors.

- (a) The aquatics board shall consist of seven voting members appointed by the assembly to serve without compensation for staggered three-year terms, and one liaison from the Juneau School District. The liaison shall not have the power to vote or be counted in determining whether a quorum of the board is present. Members of the board shall serve at the pleasure of the assembly. Terms shall commence on July 1. Appointments to fill vacancies shall be for the unexpired term. In the event a seat has six months or less remaining to the unexpired term, the assembly, at its discretion, may choose to appoint the member to the remainder of the current term as well as to the full term immediately following the expiration date of the unexpired term. No board member who has served for three consecutive terms or nine years shall again be eligible for appointment until one full year has intervened, provided, however, that this restriction shall not apply if there are no other qualified applicants at the time reappointment is considered by the assembly.
- (b) No board member, or member of a board member's immediate family or household, may be employed by an aquatics facility owned by the City and Borough. To the extent possible, appointments to the aquatics board shall include persons having skills relevant to matters concerning the aquatics facilities. No more than two members of the aquatics board shall be a member or employee of any local swim organization, or the immediate family member of any member or employee of any local swim organization.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.020 - General powers.

- (a) Subject to state laws and City and Borough ordinances, the aquatics board shall generally exercise all powers necessary and incidental to the operation and maintenance of the municipally owned aquatics facilities according to the best interests of the public and in a sound business manner. The aquatics board:
 - (1) Shall be responsible for the operation, maintenance, development and marketing of the municipally owned and operated aquatics facilities, except as otherwise provided by the assembly by resolution.
 - (2) Shall prescribe the terms under which persons and groups may use the aquatic facilities under the board's management and establish and enforce standards of operation.
 - (3) May adopt regulations pursuant to CBJ 01.60 necessary for the administration of the aquatics facilities under the board's management.
- (b) The aquatics facilities shall conform to the City and Borough Personnel Management Code, the City and Borough Personnel Rules, Personnel Classification Plan, and the City and Borough Manager's Administrative Policies. The aquatics facilities shall utilize the services of the human resources and

risk management department when hiring or terminating any employee, when responding to grievances, in labor agreement negotiation, and in substantial disciplinary matters.

- (c) All legal services for the aquatics board and aquatics facilities shall be provided by or under the supervision of the municipal attorney.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.030 - Organization.

The aquatics board shall elect annually from its members a chair and vice-chair and such other officers as it deems necessary. The board may establish an executive committee with authority to act on behalf of the board and may appoint such other committees as it deems necessary.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.040 - Vacancies.

- (a) A vacancy in the aquatics board shall exist under the following conditions:
 - (1) If a person appointed to membership fails to qualify and take office within 30 days of appointment;
 - (2) If a member departs from the City and Borough with the intent to remain away for a period of 90 or more days;
 - (3) If a member submits his or her resignation to the board or assembly;
 - (4) If a member is unable to attend regular board meetings for a period of more than 90 days;
 - (5) If a member misses more than 40 percent of the regular board meetings in a 12-month period;
or
 - (6) If a member is removed by the assembly, in its sole discretion, for the convenience of the City and Borough.
- (b) For the purposes of counting attendance, a member participating telephonically in accordance with the assembly rules of procedure shall be counted as present.
- (c) The chair of the aquatics board shall notify the clerk's office of any vacancy on the board. Upon notification, the assembly shall appoint a new member for the unexpired term.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.050 - Meetings.

The aquatics board shall meet at least once each month at an accessible location and time to be designated by the board.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.060 - Membership in associations.

The aquatics board may maintain membership in any local, state or national group or association organized and operated for the promotion of swimming or for the safety of pools or the advancement of the efficiency of pool system administration.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.070 - Manager designated.

The chief executive officer of the aquatics facilities shall be the parks and recreation department director.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.080 - Director; duties and responsibilities.

The director is responsible for the overall supervision of the municipally-owned aquatics facilities under the aquatics board's management. The director's authority and duties shall include the following:

- (1) To be responsible for carrying out all applicable laws, ordinances and regulations.
- (2) To be responsible for carrying out policies established by the aquatics board not in conflict with policies established or adopted by the assembly or manager.
- (3) To prepare an annual budget as required by City and Borough ordinance.
- (4) To attend all meetings of the aquatics board and its standing committees except as otherwise directed by the board and not otherwise conflicting with other duties of the position of parks and recreation director.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.090 - Schedule of fees and charges.

- (a) A schedule of fees and charges for use of the aquatic facilities shall be approved by the aquatics board annually or more often as the need may arise. All such board approvals shall be forwarded immediately to the City and Borough municipal clerk who shall transmit them to the assembly.
- (b) All charges approved by the aquatics board shall become effective upon board approval unless the board of directors sets a later effective date. The assembly, by motion or resolution, may change any fee or charge approved by the aquatics board.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.100 - Preparation and submission of budget.

The director shall prepare the budget in accordance with approved City and Borough procedure and shall submit it to the aquatics board for approval. The operating portion of the budget submitted by the aquatics board shall, to the extent practical given safety concerns and maximizing operating hours of the pools, minimize its general fund subsidy. The aquatics board shall make its recommendations and submit the budget to the City and Borough manager for transmittal to the assembly in the same manner as general government departments.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

67.10.110 - Other fiscal matters.

All other fiscal matters including custody of and expenditure of funds, accounting and collection shall be governed by general City and Borough ordinance.

([Serial No. 2015-23\(b\), § 2, 4-27-2015](#))

ADDED 1.2.18

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg_Chaney@ci.juneau.ak.us

TO: Assembly

FROM: Greg Chaney
Lands and Resources Manager

SUBJECT: *Southeast Alaska Independent Living* request to lease the Eagle Valley Center Ropes Course, 24600 Amalga Harbor Road

DATE: December 28 2017

Authorization to Negotiate Leases

CBJ 53.09.260 Negotiated sales, leases, and exchanges.

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, ... a ... business entity, may submit a written proposal to lease, ... City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land. (emphasis added)

Background

Tristan Knutson-Lombardo, Deputy Director of *Southeast Alaska Independent Living* {SAIL}, has applied to lease the Ropes Course at the Eagle Valley Center which is a facility managed by the CBJ Parks and Recreation Department. The Eagle Valley Center is located at 24600 Amalga Harbor Road. For many years the facility was leased by the Southeast Alaska Guidance Association {SAGA} however since SAGA has left the site, the Ropes Course has not been regularly used and is in need of maintenance and upgrades. SAIL has requested an exclusive lease of the ropes course and plans to fund maintenance, upgrades including making the course more accessible for people with mobility restrictions.

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Since the Ropes Course was not advertised for general leasing, in order for SAIL to lease the property, the Assembly needs to determine if the proposed lease should be further considered by direct negotiation with the original proposer {SAIL} or seek invitations for additional proposals to lease the facility.

Parks and Recreation is planning to lease the Ropes Course at a standard commercial rate that Parks uses to charge for commercial activity on Parks and Recreation-managed land. No competing inquiries to lease the Ropes Course have been received by the Parks Department or Lands Division at this time.

Typically a proposal of this nature would have first been reviewed by the Lands Committee however due to the Lands Committee schedule, taking this topic to the Lands Committee would add at least a month to the review time. Considering that the decision to lease this facility is relatively straightforward, it was considered appropriate in this case to expedite the process and bring it directly to the Assembly.

Staff Recommendation:

The Assembly adopt a motion similar to the following:

The Assembly, authorizes staff to commence lease negotiations with *Southeast Alaska Independent Living* to lease the Eagle Valley Center Ropes Course, located at 24600 Amalga Harbor Road.