MINUTES
Waterfront Development Committee
Tuesday, May 4, 2004 ~ 5pm
Municipal Building Assembly Chambers

Waterfront Development Committee Members Present: Jeannie Johnson, David Stone, Stan Ridgeway, Johan Dybdahl, Jeff Wilson
Absent: Merrill Sanford
Others Present: Dale Pernula, Greg Chaney, Donna Pierce, John Stone, Rorie Watt, Debbie Meyer

I. Call To Order
Ms. J. Johnson called the meeting to order at 5:00p.m.

II. Agenda Changes
None

III. Approval of Minutes
Mr. D. Stone moved to approve the minutes of April 20, 2004
Hearing no objections, the minutes were approved.

IV. Agenda Items

A. Port Security
John Stone addressed the Committee on the port security implications to the Long-range Waterfront Plan. He stated there is a possibility that our downtown docks will not meet the requirements of the new U.S. Coast Guard regulations or the needs of the cruise ship industry under heightened security levels. Mr. Stone has submitted a plan to the Coast Guard to comply with their regulations and expects by the end of the summer there will be an approval of the plan.

He had the following recommendations for the Committee that would make it easier to comply with the new regulations:

- Allow for the consideration of pier berths in the planning area. Design new berths and lightering facilities to segregate the dock activities from the public seawalk. Site new berths as far away from adjacent buildings and loading zones as possible.
- Allow for physical alteration of the downtown docks to segregate dock activities from the seawalk.

Mr. Stone explained the U.S. Coast Guard security levels that he referred to as MARSEC (Maritime Security). He is proposing that with the highest security level if we are going to operate our facility it would be done on a case by case basis.

Brief discussion followed regarding how the new regulations would affect the seawalk and dock activities.

B. Property Ownership
Greg Chaney provided the Committee copies of a map that has all the basic classifications of ownership of properties along the downtown waterfront. He highlighted areas of concern. He will bring to the next meeting a list of owners and their properties assessed value.

C. Area E
Dale Pernula went through his memo of recommendations for Area E. Committee agreed with all the recommendations listed.

Jeannie Johnson said the people of the Jacobson Trust Dock asked that it be referred to as the AJ Dock or Alaska Juneau Dock.
D. Area D

Mr. David Stone removed himself from this discussion because he has a conflict of interest for Area D as his company owns property in this area.

There was general discussion on planning issues identified in Area D which focus on traffic and circulation, both vehicular and pedestrian, including street, sidewalk and seawalk widths, and traffic patterns. Also addressed was the façade of the parking garage, and redevelopment of the AEL&P building. Extension of the city dock will be addressed in a general consideration of additional dock capacity.

Mr. Watt spoke regarding street width and sidewalks along South Franklin Street. He said the existing street width is adequate for current and projected vehicle loading. Because high pedestrian loads create spillover into the traffic lanes there is a need to widen sidewalks.

Mr. Chaney brought to the Committee's attention FEMA's velocity floodplain restrictions. While the Plan shows all new construction located near the shoreline, private landowners along the waterfront have proposed expansion of their buildings beyond the reach of mean high tide. This is prohibited by FEMA's National Flood Insurance Program.

He pointed out that it is important for the Committee to review this issue since adding retail to the Parking Garage, and the Franklin Street widening proposal do not appear to comply with FEMA's current regulations. If we granted a variance even with an adequate engineer's report, they would put the community on probation for participating in the Flood Insurance Program. If we granted two variances, they would suspend our participation with the Flood Insurance Program, which would mean that no property in the entire borough could be insured with a federally backed loan for any flood zone in the community.

If a structure needs to be on the waterfront in order to function, you can get a variance that is acceptable to FEMA. For example fish processing plants or boat repair facilities. Retail shops on boardwalk do not fall into this category.

Ms. J. Johnson requested Mr. Chaney try to have clarification from FEMA and assistance from Bermello & Ajamil in addressing this topic ready for the next meeting on May 18th. This information is needed as the Committee progresses through the Plan.

It was proposed that the Area D boundaries be adjusted on sides touching Area C and E.

Ms. Pierce talked about how shuttles ferrying passengers in the downtown core significantly affect traffic patterns and downtown businesses. There was discussion about the different routes that could be taken and the use of smaller busses that would be able to travel up Franklin Street to Front and Main Street, dropping off at Marine Park. Currently cruise companies plan to use only 50 passenger busses and whether cruise companies or other operators use large or small busses isn't within the scope of the plan, except to the extent that the operations affect routes and traffic. As a policy direction, operations that promote the vitality of downtown could be encouraged. Merchants want more shuttles going through the downtown area.

Ms. Pierce said at this time she does not have any amendments to offer regarding shuttles. This issue will be revisited at the next meeting.

Committee discussed water taxies. Some thought they were not a good idea, but that it wouldn't hurt to leave this option in the Plan.
Circulation of pedestrians was discussed in regards to access portals, seawalk, and water taxi terminals. The Plan calls for the portals to be inviting, but able to be secured if necessary. The seawalk terminates in Area D, which transitions into a "recreational corridor" along Thane Road. The outlook on the terminus can co-exist with the boats that are tied up to it. Need to look at space reserved for possible terminal.

As part of the Plan that was discussed there are issues with reserving areas for water taxi terminals, logistics and security problems that are part of it too. Mr. Pernula will provide better wording in the recommendations regarding this issue.

Committee discussed the Parking Garage Facade and agreed that better utilization should be either a cultural venue, display art or have landscaping, etc., rather than more retail. Plans for use of adjacent property should be considered and FEMA regulations need to be considered in relation to construction in this area. There may be funding available for this from money left over from the deckover.

Brief discussion on the redevelopment of the privately owned AEL&P building into a mixed use property, including craft workshops, restaurant, retail and entertainment spaces. The Plan also calls for a pedestrian crossing and hardscape plaza to slow traffic. The Plan also suggests the seawalk include an elevated "interactive and educational nature" portion past the Taku Smokeries Ice House.

There are various design issues in regards to view corridors, massing and scale on South Franklin Street and the waterside. Roughly half of South Franklin Street in Area D is located in the "Juneau Downtown Historic District." Committee agreed to keep the boundaries of the current historic district. This should include the whole building not just the front facade. It was agreed that on the waterside there doesn't need to be a 10-foot setback.

Hazard zone in Area D is moderate to severe. Plan won't change the hazard zone.

David Stone was invited back to the table for part one of the dock discussion.

Ms. Pierce and staff asked the Committee for some input as to what they would like to see as part of this discussion that covers the two areas in survey.

- Take closer look at Community Survey
- Logistical and cost benefits
- Look at specifics for areas
- Study Harbor Board's reports of costs for developing and expansion of dock and any other ideas Board may have.
- Provide analysis of pros and cons for both docks in survey and the big issue of traffic congestion.

**Next Meetings Scheduled:**
May 18, 5pm, Chambers
May 25, 5pm, Downtown Library, Large Conference Room

**V. Adjournment**

Ms. J. Johnson made a motion to adjourn at 7:00 p.m.
Seeing no objection it was so ordered.

Respectfully Submitted by Debbie Meyer, May 18, 2004