MINUTES
Waterfront Development Committee
Wednesday, July 7, 2004 ~ 5pm
Assembly Chambers

Waterfront Development Committee Members Present: Jeannie Johnson, David Stone, Jeff Wilson, Don Etheridge, Merrill Sanford, Stan Ridgeway
Members Absent: Johan Dybdal
Staff Present: Dale Pernula, Donna Pierce, Greg Chaney, Debbie Meyer

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

II. Agenda Changes
None

III. Approval of Minutes
Mr. D. Stone moved to approve the June 8, 2004 minutes. Hearing no objection, the minutes were approved as presented.
Mr. M. Sanford moved to approve the June 29, 2004 minutes with the following changes.
☞ Under Port Office Project, change motion to read…Ms. Johnson asked if there was any objection…
☞ Page 2, Item B, last sentence change to read …Mr. Pernula put in a formal request for FEMA to remap the entire downtown waterfront.
☞ Page 2, Item C, 8th bullet - change Jefferson Dock to Jacobson Dock.
☞ Page 4, Item E, 5th paragraph - change sentence to read…Committee recommends limiting the development of 1,000-foot cruise ship piers in the downtown area…Hearing no objection, the minutes were approved with changes.

Ms. Pierce will follow-up in getting the CFR from Mr. Ken Koelsch.

IV. Public Comment
Chip Thoma - Hopes the Subport and Waterfront Plans are melded together. Strong supporter of expanding the seawalk and Marine Park. Approves of $5 head tax increase in next 10 years. Believes the head tax monies should be dedicated more and more to the harbor area. Strongly urges not to approve any dock being built perpendicular off our dock at the Marine Park, which would greatly affect the view. Supports parking garage between Goldbelt and up the hill, and have Goldbelt be a partner in it. Believes we are approaching the maximum saturation of cruise ship passengers in town. Should be no more than 5 mega ships in the harbor a day. He personally can not allow our harbor to become a high-security area. We cannot block off this downtown area and suggests we have our docks somewhere else where they can have security. Strongly recommends moving the Coast Guard and NOAA down to the Little Rock Dump and converting that area to a federal dock. He views the Coast Guard and NOAA docks everyday and doesn't see much activity. He doesn't see that they are used as a working dock. They should not have that very valuable, prime waterfront property.

Kirby Day - NorthWest Cruiseship Agency (NWCA) has some thoughts on another dock downtown and would like to share them at a later date. Referred to Mr. Pernula's memo of July 7, 2004 in the packet, page 7, #2, 1st bullet - Asked for clarification of "tourist-related retail" in Area "E" and suggested it be clear as to what it means in the final Plan.

Mr. Pernula responded that he thinks the idea is to not occupy additional industrial lands with further retail business development. If it is uses that are accessory to that cruise ship function, that don't create new buildings, and occupy new spaces on the Rock Dump, that would be appropriate.
V. Agenda Items,

A. Committee Recommendation from June 29th Meeting

Mr. Pernula incorporated all the changes from previous meetings into his memo of July 7, 2004, with the exception of dealing with limiting cruise ship docks to the downtown area. If it is our intent to limit all the cruise ship docks in the downtown Juneau, we need to have it in a bigger document. The major changes included in his memo, begin on page 4 and 5. The other major portion begins on Page 9, Unifying Projects, down through the end of the memo.

Committee stopped and took the time to read through Mr. Pernula's "Combined Area Recommendations" memo and made the following changes:

- Page 4, Area C, #1 - Change to read Merchant's Wharf Site instead of Wharf Building and remove last sentence.
- Page 5, #3 - Add Franklin Street.
- Page 5, #4 - Change wording to read …reconfigured or removed and replaced, in order…
- Page 5, #5 - Period after the word relocated, delete "to the west".
- Page 7, #1, 3rd bullet - Delete the word "eventual".
- Page 7, #2, 1st bullet - Add sentence to clarify retail uses.
- Page 8, Area F, #1, 1st paragraph - After discussion Committee agreed to put intent language in and take the underlined sentence out. Will monitor if transporting boats through town becomes a problem during the summer months.
- Page 10, #4 - Committee will revisit this after information from (NWCA) is received.
- Page 10, #5 - Change wording to read The Little Rock Dump.

Committee's changes to the Waterfront Plan:

- Page 6, 1.4 Plan Horizon - Committee will go through timeline before adjusting the years in this section.
- Page 7, 2nd paragraph - Make sure it agrees and is consistent with what the Committee has decided on building heights, etc.
- Page 8, 2nd paragraph - should say…the built environment takes…
- Page 15, table 4, last block updated regarding Jacobson Dock.
- Page 17, 2nd paragraph - regarding sentence…an estimated 12,000 to 15,000 vehicles per day utilize this corridor…misleading, clarify/reword what is included in this corridor.
- Page 17, table 5, Jacobsen Family Trust block - update.
- Page 22, 1st bullet - Add AJ Dock to paragraph.
- Page 24, 2nd column, 2nd bullet - might need amplification of first sentence.
- Page 34, Area E: update regarding AJ Dock.
- Page 56, Under "Massing & Scaling" - last sentence change "required" to encouraged.
- Page 64 - adjust term-years after reviewing timeline.
- Page 65 - update term indicators after reviewing timeline.
- Page 71 - 2nd column, last paragraph - Refer to Port Development Committee in past tense.

B. Near-, Mid-, and Long-Term Waterfront Development Chart

Ms. Pierce asked Community Development, Parks & Recreation and Harbor's if they had any comments regarding the timeline. Parks & Recreation and Harbors had no comments.
Mr. Pernula commented that he has one major change that he would like the Committee to think about. He said NT11 is based on MT4, which is the redevelopment of Marine Park. Previously we had discussed having one major project that gets implemented out of this plan for a showcase. He thinks MT1, the extension of the seawalk could be that project, at either end of seawalk. This should be a near-term project. Committee will consider this idea. There was discussion regarding funding. Committee's changes to timeline at back of Waterfront Plan:

- Move start of time to January 2005. Tell B&A new start date so they can shift everything accordingly.
- Work in 6-month increments instead of quarters.
- NT2 - Question whether we want to spend $150,000 on study. Committee will flag this one, wait to hear from NWCA. See how it affects this and then have another meeting.
- NT6 - Project estimate should be $2 or $3 Million.
- NT 6 & NT7 - May be changing because of Timberwolf's remodeling.
- NT7 - Approximately $2 Million project estimate.
- NT8 - Change to mid-term project. Discussion regarding gateway feature.
- NT9 - Question whether that should be there, may need to be rewritten.
- Statement in Near-Term - If any land comes available, to investigate and not wait till Mid-Term.
- NT12 - Check with Joe Buck, maybe move out of NT to MT.
- NT13 - Update regarding restrooms & delete last sentence of description.
- NT14 - Two projects not one, make it Whittier to Main Street.
- NT20 - Study may already be done, check to be sure.
- NT21 - Should include marina.
- NT22 - Already done - reword to say AJ Dock.
- NT23 - Area D refers to the area near the proposed lightering dock, just beyond the Princess Dock, where the old AML parking lot is. Leave in, consistent with Plan.
- MT2 - Move to NT-high
- MT11 - First sentence, change the word "building" to site. Reword last sentence …Redevelopment could include construction…
- MT12 - Change to Merchant's site.
- MT14 - Should say…dock is realigned…
- MT18 & LT1 - Should probably be NT-high.
- LT1 - Change to read Construction of State Capitol…instead of "relocation."

After going through the timeline, Mr. Pernula said he thought we still need a showcase project somewhere in the Near-Term.

Ms. J. Johnson said the Committee would meet one more time to think about what could be considered a showcase project, look at the changes recommended here, and also wait to hear what NWCA is going to recommend to the Committee regarding an operational dock.

Ms. Pierce stated she thought a showcase project should be of high value to both the tourist and the community.

Mr. Ridgeway suggested we have a showcase project that isn't just downtown, which would make it seem as if it was just for the tourist. Mr. Pernula said he wouldn't mind if it was something down by the bridge and seawalk.

Mr. Wilson commented that we have our Marine Park expansion's second phase that needs to be completed. The public knows it's coming and it would be nice to finish that up. It is in our Near-Term timeline.
There was a brief discussion on the Coast Guard and NOAA's impact on the seawalk.

Ms. Pierce met with John Stone and Mike Kreiber and spoke on their behalf since they couldn't make this meeting, about the industry's need to have the proposed docks shown on navigational charts. It would cost about $7,000 to have the whole area done. If the Committee has no objection, they want an ok to proceed. The NWCA this done in order to make their determination regarding the dock site. Ms. Pierce said it was proposed to take the $7,000 from the South Franklin expansion project.

There was no objection from the Committee to ok the $7,000 to have the proposed docks shown on navigational charts.

Next meeting will be determined at a later date.

VI. Adjournment
Ms. J. Johnson made a motion to adjourn at 6:45 p.m.
Seeing no objection it was so ordered.