Minutes  
Waterfront Development Committee  
Monday, December 13, 2004 – Noon  
Assembly Chambers

Waterfront Development Committee Members Present: Marc Wheeler, Johan Dybdal, Jeff Bush, Stan Ridgeway, Dan Bruce, Don Etheridge, Jeff Wilson  
Staff Present: Donna Pierce, Dale Pernula, Rorie Watt, Skye Stekoll, Greg Chaney, Kim Kiefer, Chris Beanes, Fran Vlahos-Rohm

I. CALL TO ORDER  
The meeting was called to order at noon. Mr. Wheeler chaired the meeting in anticipation of late arrival by Mr. Ridgeway.

II. AGENDA CHANGES  
None

III. ACTION ITEMS  
A. Draft Scope of Work for Boroughwide Large Cruiseship Dock Study  
Ms. Pierce briefly summarized the background of the Draft Study and the recommendation for a supplemental study of other cruise dock or anchorage options outside the downtown area. If the expansion is not to occur in the downtown area, then where? Staff recommended against the most detailed study ($150,000 range). Funding for a study on a smaller scale would come from the balance in the Waterfront Development Plan fund ($118,000). Mr. Pernula presented scenarios for the study, and reiterated the recommendation for a lower level (approximately $20,000) rather than the largest scale study. There was discussion about the best approach for refining a study. An additional goal was recommended to identify a potential “destination location for large cruiseships within the borough and ideal borough boundaries” An estimate for a suitable satellite facility not on the road system should be also be included. The number of buses to be considered in the staging area should be increased from 12 to the range of 18-25. There was no objection to moving forward with the recommended study at the lower level, with noted changes.

B. Local Match for the Historic District Grant  
Mr. Pernula presented information on the Historic District Grant application from CDD to the State. The purpose of the grant is 1) review and evaluation of existing standards, and 2) development of recommended changes in existing standards and permitting process while continuing to preserve and protect the resource of the Juneau Historic District. The required 40% match would total approximately $9,700.00 per year for two years plus staff time. The request was made for the cash portion of the match to come out of the Waterfront Plan Fund. There was no objection to moving this forward to the Assembly with the transfer of funds from the Waterfront Plan CIP.

IV. INFORMATION ITEMS  
A. Seawalk Update  
Mr. Watt gave a presentation and update on the Seawalk. The Seawalk represents an exciting and widely endorsed aspect of the Waterfront Plan. The challenge will be how to take the vision and make it a successful project. Key to success will be smaller, rapid result projects.
Design criteria for the Seawalk have been refined. Objectives are straightforward. Principles of the design have been agreed upon for the overall project goals. He described what exists now, and how a Seawalk can vary in appearance and still fit the vision of a Seawalk. Property ownership issues are complex and will require more survey work. The concept and vision of a seawalk is important in its creation. Money has been appropriated and staff should come back to the committee with project concepts and easement acquisition concepts for prioritization and review. The public process could then begin. Comment from Mr. Ridgeway cautioned that care must be taken not to create issues of congestion by the nature of materials used in the construction of a seawalk. Prioritization will be key to a successful project. Intent is for staff to come back to committee at its next meeting with a list of projects and related issues.

B. FEMA - Update
Mr. Watt summarized the prior request for an appropriation from two other projects to do a technical analysis of FEMA regulations and how to work with FEMA staff on the regulations issues. There are limits to the effectiveness of staff’s ability to affect change of federal regulations. This is probably best addressed by working with our lobbyist and Congressional Delegation. Staff has looked at worst-case scenarios for storm events in the area and is presenting credible, technical information to FEMA officials.

C. Fish and Game Storage Building at Subport-Status Report
Ms. Pierce presented information from State Fish and Game and their plan to construct a 5,000 square foot building in front of NOAA at the current Subport site. A conditional use permit will be required. Staff is requested to come back to the committee with more information about the actual footprint and presence on the waterfront.

D. NWCA Comments on Waterfront Plan
Ms. Pierce presented a letter from the Northwest Cruise Association summarizing comments from industry perspective. (Mr. Wheeler left the meeting at 12:45 and turned the gavel over to Mr. Ridgeway) Staff is being asked to put together information from the two earlier McDowell surveys, perhaps as a side-by-side comparison, and requested any information Harbors may have. These should be prepared for the next Waterfront Development Committee meeting. The committee could then provide input for a face-to-face meeting in January with NCWA, CBJ Management, Mayor, and others. There was some discussion about the Docks and Harbors preliminary cost estimates for the docking facilities and extension, and information about the requirements to mitigate potential problems and damage to the IVF and Taku Smokeries in the case of the dock extension.

V. NEXT MEETING DATE
January 3, 2005

VI. ADJOURNMENT
Meeting was Adjourned at 12:55pm