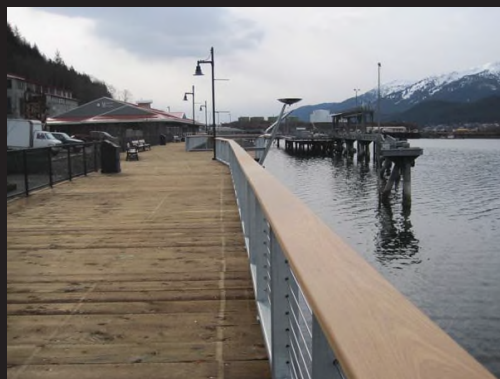
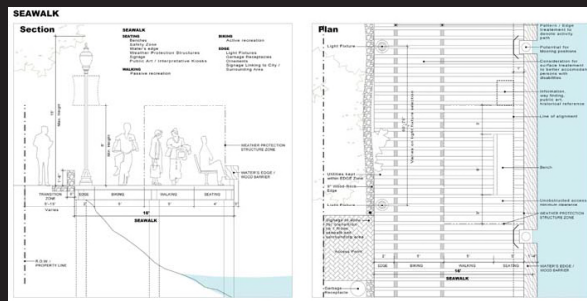


# The Future of Juneau's Waterfront

## The Seawalk and Juneau's Long Range Waterfront Plan



Ex. 109, p. 1

# Juneau's Downtown Waterfront Projects



## LONG RANGE WATERFRONT PLAN

The City & Borough of Juneau (CBJ) has several downtown waterfront projects in various stages of development. The purpose of this exhibit is to help consolidate information for these waterfront projects, to show how our downtown waterfront will be changing in the next few years.

In 2003, the CBJ undertook an extensive planning process to help shape the future of our downtown waterfront. The result was the Long Range Waterfront Plan (LRWP) adopted by the CBJ Assembly in 2004. The LRWP directs and provides background for each of the projects we construct along the downtown waterfront.

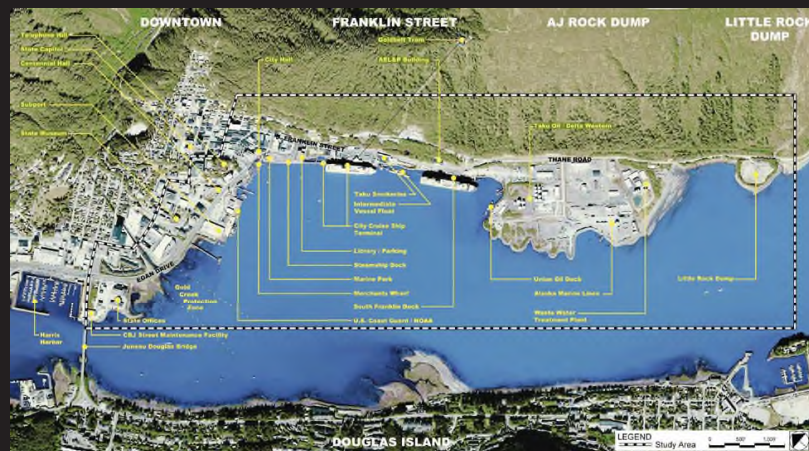
Through the LRWP, four major goals for improvements to the downtown waterfront were formed:

- Enhance community quality of life.
- Strengthen tourism product offerings as well as downtown retail, entertainment, residential and service activities.
- Improve Juneau's image and attractiveness for investment; and,
- Recognize all current waterfront uses.

The study area associated with the Long Range Waterfront Plan extended from the Juneau Douglas Bridge found at the north end of the Study Area south along Gastineau Channel to the Little Rock Dump.

The study area was broken down into six distinct areas, each of which has a central theme/ goal to help direct future development. These six sections are shown in the plan above

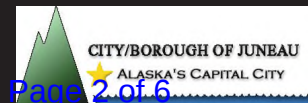
To connect each of these areas, it was envisioned that a seawalk run the entire length of the downtown waterfront to unify the waterfront and its various diverse uses, creating a tremendously useful recreation, mobility, and social feature for residents and visitors alike.



Ex. 109, p. 2

To learn more about the Long Range Waterfront Plan and to dig deeper into the details, please visit the following website for the entire plan:

[http://www.juneau.org/planning/Final\\_LRWP\\_112214.pdf](http://www.juneau.org/planning/Final_LRWP_112214.pdf)





# Juneau's Downtown Waterfront Projects

## AREA A

### BRIDGE PARK/ SEAWALK

The existing CBJ Public Works Shop building, under the Juneau Douglas Bridge, was determined to be at the end of its useful life after a building condition survey was completed in 2007 and a more in depth survey done in 2009. After considering the alternatives, the CBJ determined that a new Public Works Facility in Lemon Creek would function better than rebuilding in the current location. The new Public Works Shop was recently completed and the building under the bridge is slated to be demolished within the next year.

The Bridge Park site has been important for snow removal/ winter maintenance for the downtown area and will continue to be used for such purposes over the next year or so until a new location can be found and equipment relocated.

Starting in 2008, the CBJ began planning efforts to determine the best use of the property. As set in the LRWP, the goals for this area are to create a beginning to the Seawalk, a gateway feature, a new park, a mixed used district (on the uplands), and environmental enhancement/ education in the area surrounding Gold Creek.

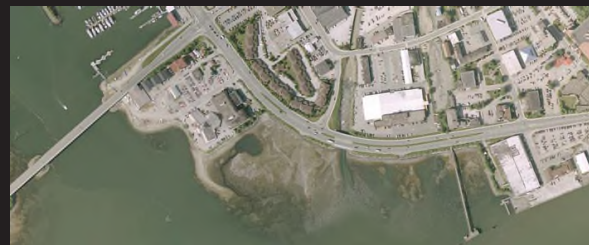
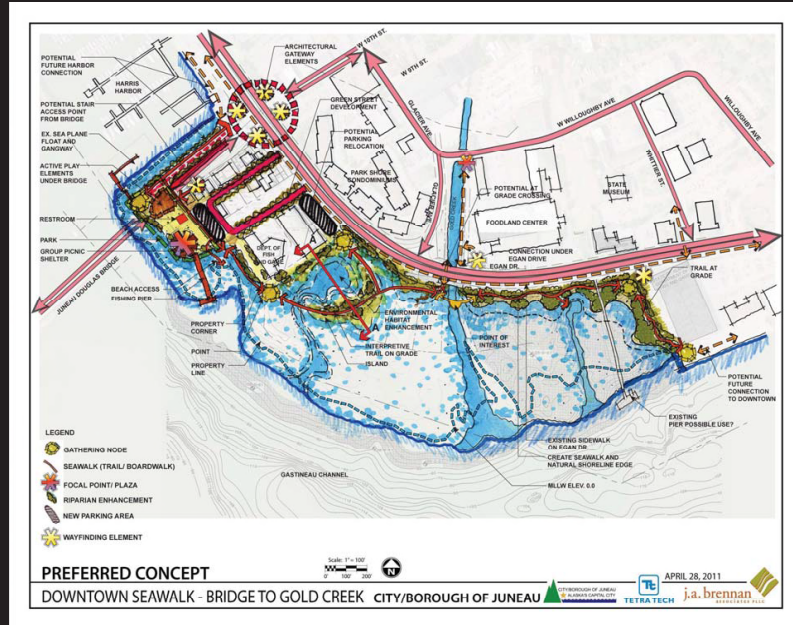
CBJ Docks & Harbors Board and CBJ Parks & Recreation Advisory Committee worked together to delineate the

property for a multitude of uses. Concepts include a fish market, maritime interpretive center/ Port office building, open space, enhanced sport fish areas, restrooms, play areas, dog park, and a picnic shelter.

The seawalk from Bridge Park to Gold Creek will wander through Island habitat, created to enhance and diversify habitat zones. This section of seawalk will focus on environmental education through interpretive signage.

The seawalk from Gold Creek to the subport will pull closer to Egan drive, which will allow for better access/ connections through the Willoughby District. The seawalk location is set to allow future plans seaward of the seawalk to move forward without disruption to the seawalk.

The Bridge Park project is set to move forward with Phase 1 starting in late 2011 or early 2012. The existing Public Works Shop will be demolished, the shoreline cleaned up, and landscape/ park elements will be included as funding allows.



Exerts from the LRWP regarding Area A



View from Douglas of Bridge Park area

South facing view from Bridge Park, over the "spit"

Ex. 109, p. 3



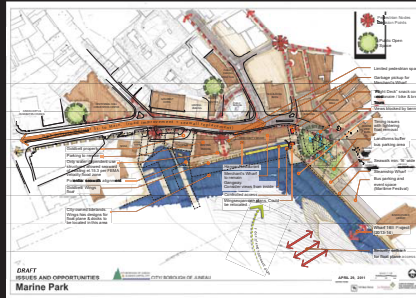
# Juneau's Downtown Waterfront Projects

## AREA C

### MARINE PARK/ SEAWALK



An aerial view shows the existing conditions through this projects extent.



The existing dock/ seawalk currently dead ends at the lightering float, shown above. This will be removed as part of the 16B project, allowing the seawalk to continue.

Area C of the LRWP focuses on the historic district aspects and attributes of the seawalk and expansion of Marine Park. The Merchant's Wharf building and Wings Airways are seen as important elements of Juneau's historic waterfront uses and the LRWP encourages the preservation and celebration of aviation and waterfront history throughout the seawalk in this area.

The Marine Park project is also known as the Steamship Wharf Phase II project. The project was originally slated to be developed shortly after the Steamship Wharf project was completed. However, with the uncertainty of how the CBJ Docks in the area would be developed, the plan was put on hold. Now that CBJ Docks & Harbors has come forward with a plan for the Cruise Ship Dock Improvements (currently called plan 16B), planning and design of the Marine Park area and seawalk from Marine Park to the support has begun.

The goal for a seawalk in this area is to continue the existing seawalk south of Marine Park through Merchant's Wharf, Wings Airways, and the Seadrome building, eventually connecting back to Egan Drive somewhere around Willoughby Avenue. How the seawalk maneuvers through the private property in this area will be directed by the private property owners. Currently the seawalk dead ends at the lightering float in Marine Park. This float/ ramp will be removed after the first section of 16B is constructed. This will allow for the seawalk to continue in a relatively direct route along the waterfront.

Marine Park serves as a major node, the end or beginning point to several major thoroughfares, in downtown Juneau. Marine Park is the sole downtown waterfront park and is open to the public all year. Maintaining the existing function of the park, while looking to take advantage of possible park expansion, are major goals for the park.

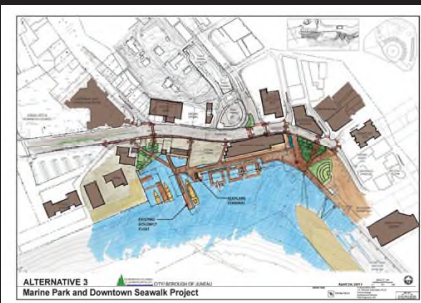
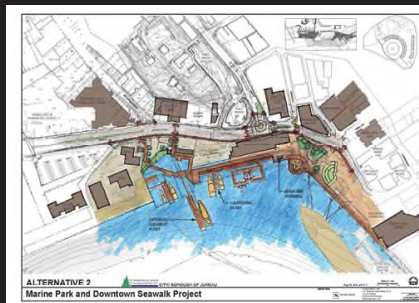
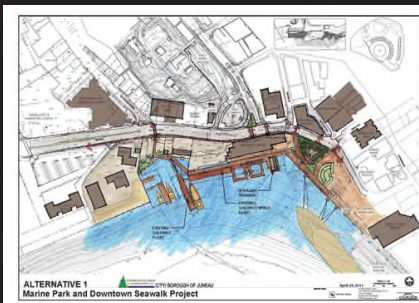


The Alaska Department of Transportation has a project that extends from Whittier Avenue to Main Street. The purpose of this project is to enhance pedestrian and bicycle safety/ access, strengthen the retaining wall next to Merchant's Wharf, and re-pave the road surface.

The Marine Park/ Seawalk project is scheduled to coincide with Docks & Harbors 16B project, with construction beginning in 2013.



The seawalk is proposed to run along the waterside of the Merchant's Wharf building.

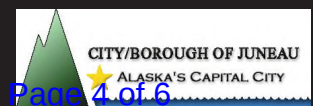


Above are three alternatives for the project. After public meetings and comment it is anticipated that one final concept will be developed that contains elements from each of the three plans.



The existing Marine Park/ Seawalk conditions. With AKDOT looking to implement improvements to Egan Drive from Whittier to Main, Docks & Harbors Cruise Ship Terminal Improvements 16B, and the Marine Park/ Seawalk project, this area will look quite different over the next few to ten years.

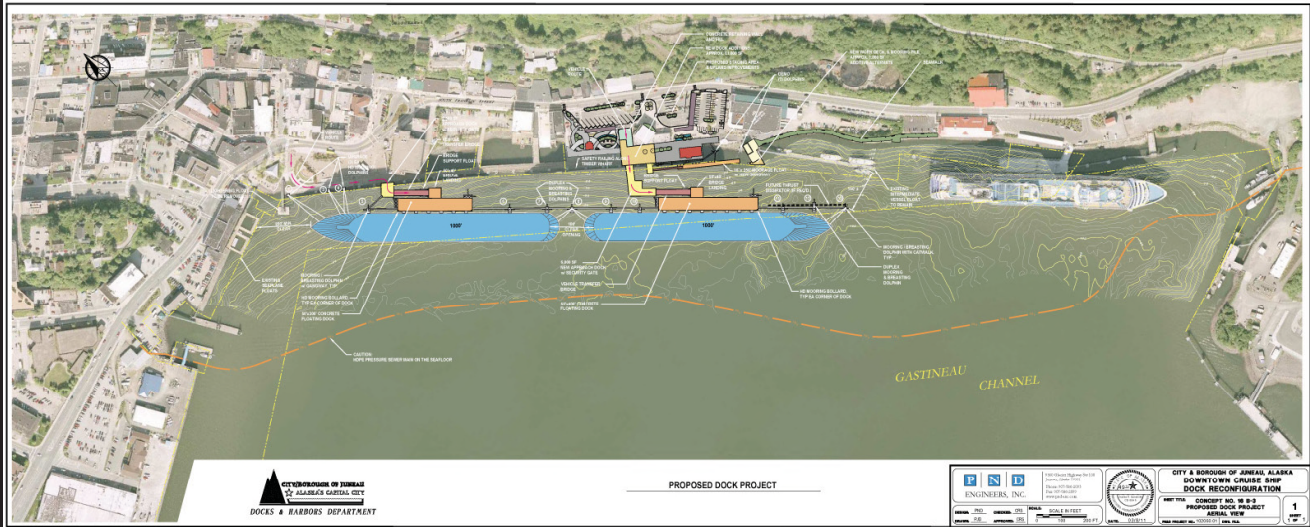
Ex. 109, p. 4



# Juneau's Downtown Waterfront Projects

## AREA D

### CRUISE SHIP DOCK IMPROVEMENTS

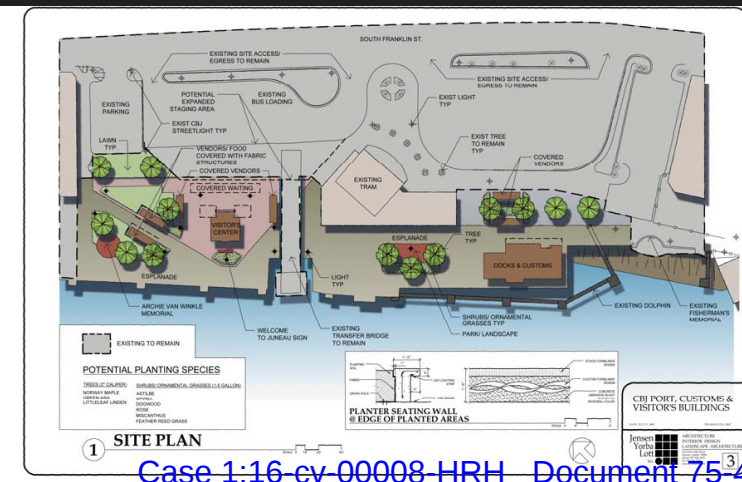


The Downtown Cruise Ship Dock Improvement Project is a \$61 million dollar, multiyear endeavor that will reconfigure Juneau's Port by installing 2 new concrete floating berths to accommodate today's panamax sized cruise ships. Each berth will be 300 to 400 feet in length, 50 feet wide and will be accessed by 2 transfer bridges capable of supporting emergency and service vehicles.



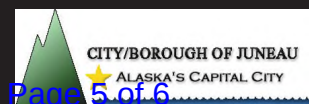
The project will be divided into three phases. Phase 1 will reconstruct the uplands and some decking around the Mt. Roberts Tram building during the winter of 2012. This work will reorganize the public spaces, commercial loading zones, and wood decking. In addition to improvements to the parking lots, the new seawalk will be connected with the existing northern section of seawalk and the infrastructure necessary for future power, water and sewer services to the berths will be constructed.

Phase 2 will construct the South Berth during the winter of 2013 followed by the North Berth in the winter of 2014. Construction of both berths will involve the installation of over two dozen diameter steel piles that are 4 feet in diameter that will be driven into the harbor's bedrock bottom. The concrete berths will be constructed at one of a handful of large marine facility fabricators and towed to Juneau for installation. Other improvements include a new small vessel moorage float, updated lighting and security features. The project is expected to be completed for the spring of 2015.



Ex. 109, p. 5

To learn more about the project please visit the project website at [http://www.juneau.org/harbors/hot\\_issues.php](http://www.juneau.org/harbors/hot_issues.php)





# Juneau's Downtown Waterfront Projects

## AREA D

### TAKU FISHERIES SEAWALK



Connection to Miner's Cove deck

Beginning of seawalk

The Long Range Waterfront Plan (LRWP) recognizes the segment from Taku Fisheries to Miner's Cove as a key connection within the tourism district of downtown that illustrates the "working waterfront" of Juneau.

The Taku Fisheries to Miner's Cove segment begins south of the Tram plaza and continues south past Taku Fisheries to the Miner's Cove building. The boardwalk follows the waterfront and passes the Fishermen's Memorial, the outdoor restaurant patio for the Twisted Fish, the Taku Fisheries fish processing plant, the Intermediate Vessel Float and connects to the deck at Miner's Cove which then connects to the Franklin cruise ship dock.

The biggest challenge encountered in the design and planning of this seawalk segment was an area of conflict where the seawalk crosses the fish transport route from the docks into the fish plant. Fishing boats tie up to the icehouse dock and the fish is removed from the boats and carried in large plastic totes by forklifts into the building. During salmon season the forklifts can be running all day long unloading fish for processing. To minimize this conflict, the Refrigerated Seawater (RSW) tanks were installed.

With the RSW tanks, during the busy salmon season, fish are pumped from the boat into a pipe that runs under the seawalk to the tanks. A conveyor carries the fish from the pipe up 30 feet to the top of the tanks where workers sort the fish and then place them in icy cold water to await final grading, freezing and shipment. Handling of the fish is minimized which in turn results in a higher quality product. The RSW tank ran its first season this year and significantly reduced forklift traffic across the seawalk improving pedestrian safety and viewing opportunities.

The total project cost to the City and Borough of Juneau for the construction of the seawalk and associated site improvements was approximately \$3.3 million. The funding is provided by marine passenger fees.

The challenges of coordinating fish and people passage as well as the large area of private property to be crossed resulted in approximately three years of negotiations between the City and Borough of Juneau and Taku Fisheries. The final agreement involved a transfer of easement rights whereby the CBJ relinquished existing easement and Taku Fisheries granted additional easement rights. Additionally, the CBJ agreed to fund the purchase of the RSW tank to mitigate the conflict of pedestrian crossing and fish transport.

This stretch of seawalk is the first significant length of seawalk constructed and provides an important connection for tourists visiting Juneau as well as locals who would like to enjoy the waterfront views and activity



Work in progress in front of Taku Fisheries parking lot.



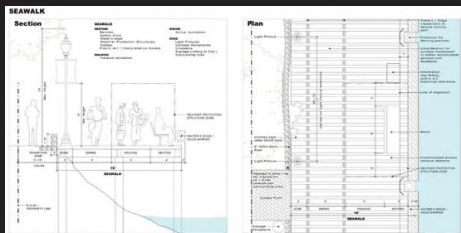
The parking lot on the north side of Taku Fisheries building was reconstructed with a new layout.



The completed seawalk approaching the Twisted Fish. Taku Fisheries new RSW fish processing system is visible in the background.



The completed seawalk approaching the Taku Fisheries building from the south.



Typical seawalk design standards set in the LRWP

Prior to the construction of this seawalk segment pedestrians crowded along a narrow sidewalk on South Franklin Street to reach the Franklin Dock, the Rock Dump area or Thane. Moving pedestrians off the busy street and onto the waterfront improves the safety of this heavily traveled route but also improves the experience. First time visitors to Juneau can enjoy view of the mountains of Douglas, the boats and activity in Gastineau Channel, and the sights, sounds and smells of the ocean. Juneau residents can now continue their walk along the waterfront and enjoy the changing waterfront activity throughout the seasons.



The south end of the completed seawalk. Just outside the rail sits a water sculpture.



The north extent of this completed section of seawalk.