

Gary Gillette

From: Deb Bergmann <blueanddeb1979@gmail.com>
Sent: Friday, November 17, 2017 6:34 AM
To: Gary Gillette
Subject: Waterfront project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Gary,

About the new proposal to develop the lot on the waterfront next to the parking garage, I don't see much space to include the shops that have been operating there for several years. Especially the food vendors! Our daughter has the Alaskan Crepe Escape for the last 9 years there. Her business has become one of the favorite summer places for local and tourists alike! She opened her business 9 years ago and has followed all the city rules. She employs 12-15 high school and college aged kids every summer.

I understand that the property should be developed and we definitely need more public restrooms downtown but please don't squeeze out all the young people who have opened businesses there in the last several years. They have all been very popular places to go and with all the people who work in the downtown shops we need those options! Please make more space for them! We don't need anymore jewelry stores going into retail spaces!

Thank you,

Deb Bergmann
The Alaskan Fudge Co
195 So Franklin
Juneau, Ak

Sent from my iPad

Gary Gillette

From: Carl Uchytíl
Sent: Thursday, November 30, 2017 10:41 AM
To: Gary Gillette
Subject: FW: URBAN DESIGN PLAN - COMMENTS?

Follow Up Flag: Follow up
Flag Status: Flagged

From: Day, Kirby (PCL) [<mailto:kday@hagroup.com>]
Sent: Thursday, November 30, 2017 10:40 AM
To: Carl Uchytíl
Cc: Drew Green
Subject: RE: URBAN DESIGN PLAN - COMMENTS?

Carl -

Overall the plan looks good, interesting, and a very nice addition to the waterfront.

I am not giving an "official industry position" on this and these are personal comments. I assume industry will comment based on where MPF monies are planned to be spent.

A few personal comments:

- 1) is there a plan to install another mooring dolphin on north end of AS dock and/or utilize the northern most existing "left over" mooring station up on the wooden portion of the dock for larger ships that may wish to run addition head or stern lines?
- 2) what is the purpose of the new float on north end? tendering? tour boats? Will its use interfere with larger ships berthing at AS Dock?
- 3) the location of the new visitor center and canopy will likely cause similar issues as we experience at the entrance to the Tram. With that area in front of this new visitor center being the main area for ship and locally sold tour passengers to meet, I can envision the entire front portion of the visitor center and covered canopy taken up by passengers trying to get out of rain or even on sunny days, just standing and waiting for tours and thus, causing congestion at the entrance/front of the visitor center building.
- 4) Larger and larger ships coming will create further need for covered passenger staging area around AS dock and Marine Park coach staging - I don't see any additional covered area. (ref my comment #3 above)
- 5) will the new B loading zone accommodate the mini-bus (24') type vehicles in addition to vans?

6) is the new plan able to accommodate all the food and retail vendors who have currently been renting space in the Archipelago lot ?

7) is there really a need to spend the money to move the USS Juneau Memorial? Maybe this is small ticket item and simply centralizes it along with the main portion of the Juneau waterfront.

8) can the planned restrooms near the new location of the USS Juneau Memorial be incorporated onto the back side of the current Travel Juneau Visitors Center at CT?

9) will current rest rooms on street side of Library/Parking Garage remain in use?

10) identify streetside A zone coach staging area along Marine Park as an unloading AND loading area for A coaches, not just for dropping off. Will need the additional loading spaces for A size coaches with larger ships using AS -- (Emerald Princess, Grand Princess, etc.) Assume HAP and AK Coach Tours have weighed in on this.

11) is there any discussion of adding some covered passenger staging area to the Columbia/Tram lot along the curb in that area about 100+ feet in front of the vendor booths? Original plan years ago had a covered area here that ultimately never was built. This would also give passengers a covered place to congregate in sight of the buses for tours other than the AJ Dock Shuttle which already has a covered waiting space in the Columbia/Tram lot. I am not sure the portable (Costco) tents placed behind the tram got much use as it seems easier to stage passengers within sight of the motorcoaches they are boarding - in Columbia/Tram lot.

Thanks for the opportunity to provide my personal observations on the plan.

Rgds, Kirby Day

From: Carl Uchytel [<mailto:Carl.Uchytel@juneau.org>]

Sent: Wednesday, November 29, 2017 10:40 AM

To: Drew Green <andrewg@claalaska.com>; Day, Kirby (PCL) <kday@hagroup.com>

Subject: URBAN DESIGN PLAN - COMMENTS?

Drew/Kirby –

Any comments from the Industry before Thursday's meeting?

<http://www.juneau.org/harbors/agendas/20171122014019-a.pdf>

thx.

Carl

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

Gary Gillette

From: Paul DiCarlo <pauldicarlo23@gmail.com>
Sent: Sunday, November 19, 2017 6:59 AM
To: Gary Gillette
Subject: Waterfront Development

I believe it would be great if there were large covered areas to get out of the rain but still enjoy the area.

Sent from my iPad

Gary Gillette

From: Leslie Eagle <leslie.eagle@gmail.com>
Sent: Tuesday, November 21, 2017 4:15 PM
To: Gary Gillette
Subject: waterfront plan

I would like to make the following comment on the proposed plan for Juneau's waterfront:

Having lived in Aurora Harbor for five years now, I don't think Juneau needs another small boat harbor. The harbors we already have in the downtown area are never full. Even when a third of the harbor was torn out, the remaining slips were not completely full.

I think a better option would be to build a small float house/houseboat community so the houseboat owners can opt to be separated and treated as a community of **real estate owners** instead of being lumped in with people living an entirely different lifestyle. Floating home owners are investing as much as **100 thousand dollars or more** into their homes

Separating floating homes allows for a clearer separation of rules which govern them. For instance, I currently can't rent my houseboat out to someone else because it is treated like a vessel and falls under specific harbor regulation against it. A float house community should have different rules with the understanding the people who live there own their homes and consider their homes to be permanent home which will always be homes, and not vessels being used as homes temporarily.

A float house community would also add charm and a point of interest for tourists and citizens. Think of the Seattle waterfront.

Management of a float house community could be separated from the City of Juneau at some point via various avenues such as by home owners association, or sale to a private management company, or by selling off the slips into individual private ownership.

Consider that floating homes offer affordable housing and any project expanding upon Juneau's affordable housing may be able to become a joint effort across multiple funding sources rather than just the waterfront project.

Sitka, Alaska promoted house boats as affordable housing option in the recent past. The fact that we are surrounded by water should really be considered when looking for affordable housing opportunities. An affordable housing project and a waterfront beautification project need not be mutually exclusive.

Thank you for taking the opportunity to collect feedback on the current proposal.

Regards,

Leslie Eagle

Gary Gillette

From: Jessica Geary <jessicageary@gmail.com>
Sent: Wednesday, November 29, 2017 2:10 PM
To: Gary Gillette
Subject: Marine Park to Taku Dock Urban Design Plan

Dear Gary,

I hope this is the appropriate email to address concerns regarding the new design. It doesn't seem much consideration was given to the vendors that currently have food carts and buildings that have been operating for years in the current location. I can tell there is a small area under canopy's for them to go, but there would be no room to put the buildings they have already invested capital and blood, sweat and tears into. Some of the vendors have very sound and solid buildings that they spent a lot of money customizing and decorating for their purposes. They made the investment and they load them up every spring to bring downtown and haul away every fall after the tourists leave. They pay to store these buildings in the off-season. Who is going to buy these buildings from them? There is nowhere else in town to put them and their customers will miss them! Further, they depend on that income for their livelihood. What guarantee can you provide them that your new design takes them into account? Downtown depends on it's businesses and if we continue to make Juneau less friendly to operate a business, it will effect everyone in the end - including our precious tourism. Our economy is already on the decline statewide and that will continue to spread into the communities until the state considers new revenue. Why would we take more jobs away from people than we already have to? Thanks for the opportunity to provide comment.

Sincerely,

Jessica Geary

Gary Gillette

From: Lynda Giguere <lynda.giguere@gmail.com>
Sent: Tuesday, November 21, 2017 9:10 AM
To: Gary Gillette
Subject: New downtown development plans

Hello Mr. Gillette,

I was happy to see the plans for improving downtown Juneau's waterfront. I have long felt that the area was primarily for cruise ship passengers, and I haven't felt so welcome there as a resident. I also bemoan the fact that stores shut down every winter in what should be a vibrant downtown community. The town might have been "seedy" when I moved here in 1975, but it was definitely lively with shops, a cleaners, hardware store, outfitters and grocery store all catering to local residents, and I miss that.

So I support the plans in general; even though the food stalls still look like they're targeting summer businesses. I think giving locals more room to move around with summer visitors and year-round, will be great.

Thank you for the opportunity to comment.

Sincerely,
Lynda Giguere

Gary Gillette

From: Hagevig, Bill (HAP) <bhagevig@hagroup.com>
Sent: Friday, November 17, 2017 12:15 PM
To: Gary Gillette
Cc: Drew Green; Liz Perry
Subject: suggested changes for Marine Park/Taku Urban Design Plan
Attachments: Alternative design for Marine Park and Restroom location.pdf

Gary,

We've been going over the proposed plan for Marine Park and the Taku property and have some design suggestions that should address concerns.

In the original document a few concerns arise

1. JCVB Kiosk will be inundated with guest queries looking for their tours due to its proximity to the tour loading/staging area.
2. There doesn't seem to be a staging area for guests on excursions (like the current tent) unless that was going to share the kiosk space (problematic for JCVB).
3. Placing restrooms on the upper deck will also add to congestion (suggest eliminating them).

Drew Green and I recently met with JCVB and I think they share these same concerns. The bottom line is that they would like to be away from the traffic noise their current location has, but also not too close to the vendor/shore ex operations.

Placing all three of these functions on the upper deck may result in guest congestion and confusion unless they are separated out to the best that can be done.

Another area of concern is the location of the restroom near the proposed USS Juneau Memorial. That location may also add to congestion if lines form, and that may diminish the experience at the memorial. Adjacent to that proposed deck over is a fairly wide expanse (near the Visitor Center) that would be a better location for a kiosk-style restroom (similar, but smaller than what is down at Franklin Dock). There seems to be room there to allow for a double restroom kiosk that doesn't impact the visitor center.

The attached document gives a couple of options that could address these concerns -- personally I favor Option A because it clearly defines the location of the CVB kiosk, vendor sales, and shore loading from the guest perspective, and moving the shore ex staging space above the loading zone and closer to the ship will make it easier for tour operators to access the brickyard from both access points (minimizing congestion for vendor sales and the cvb).

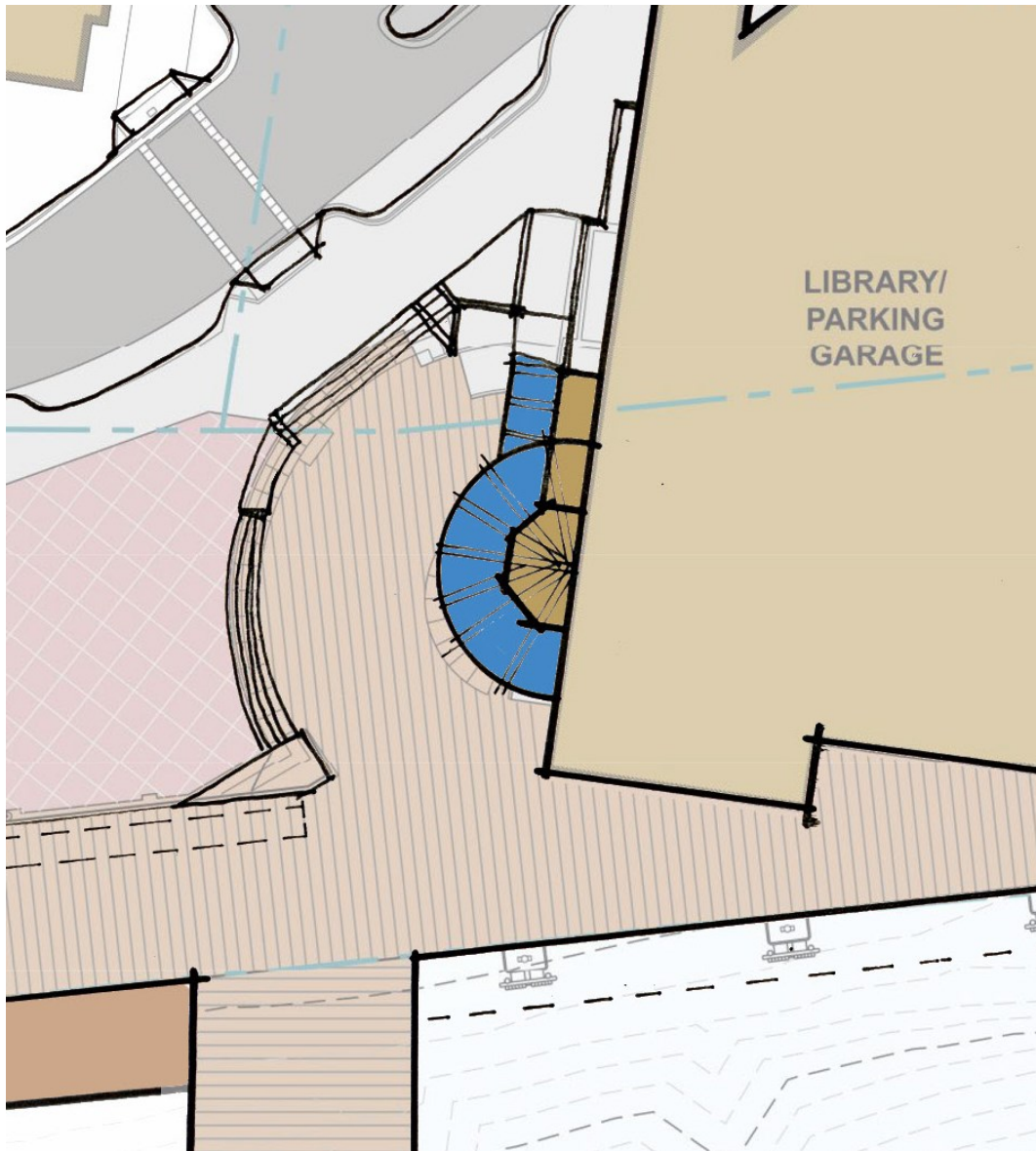
I'm happy to meet if you want to discuss further (maybe a walk through down at the site. Note that I couldn't tell from the drawing how the revised ramp would be set up, but that section looks wide enough to make space for a nice, inviting kiosk as guests make their way into downtown.

Thank you for taking this on, as overall I think this is a good use of the property.

Bill Hagevig, Division Manager HAP Alaska-Yukon
151 Mill Street Juneau, AK 99801 907-723-2430

The information contained in this email and any attachment may be confidential and/or legally privileged and has been sent for the sole use of the intended recipient. If you are not an intended recipient, you are not authorized to review, use, disclose or copy any of its contents. If you have received this email in error please reply to the sender and destroy all copies of the message. Thank you.

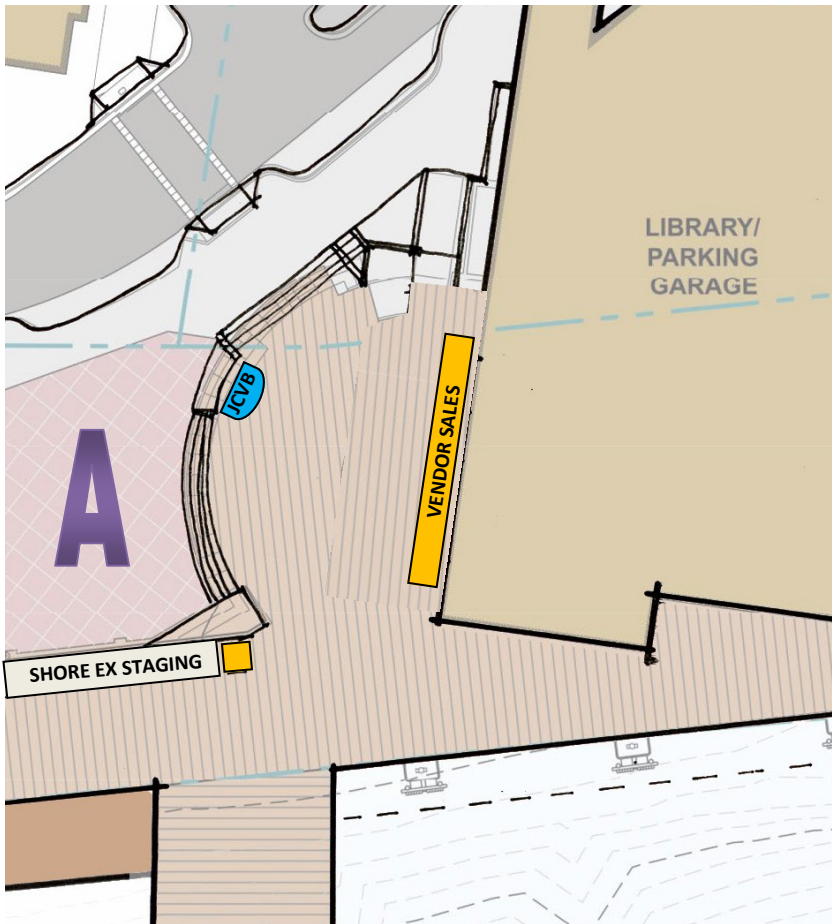
To the extent that the matters contained in this email relate to services being provided by Princess Cruises and/or Holland America Line (together "HA Group") to Carnival Australia/P&O Cruises Australia, HA Group is providing these services under the terms of a Services Agreement between HA Group and Carnival Australia.



Current design: Areas of concern.

- There doesn't appear to be a defined area for staging guests for tours — something that is currently widely used.
- Location of Visitor Center Kiosk will result in volunteers getting inundated with tour questions instead of their purpose.
- Currently the majority of the guest flows into downtown and the tour loading areas is from the upper deck via the stairs. The access ramp adjacent to Marine Park is largely under used.
- Restrooms aren't necessarily needed due to set at the end of the parking garage and a proposed set down the sea walk — lines at the restroom could also add to congestion on the upper deck.

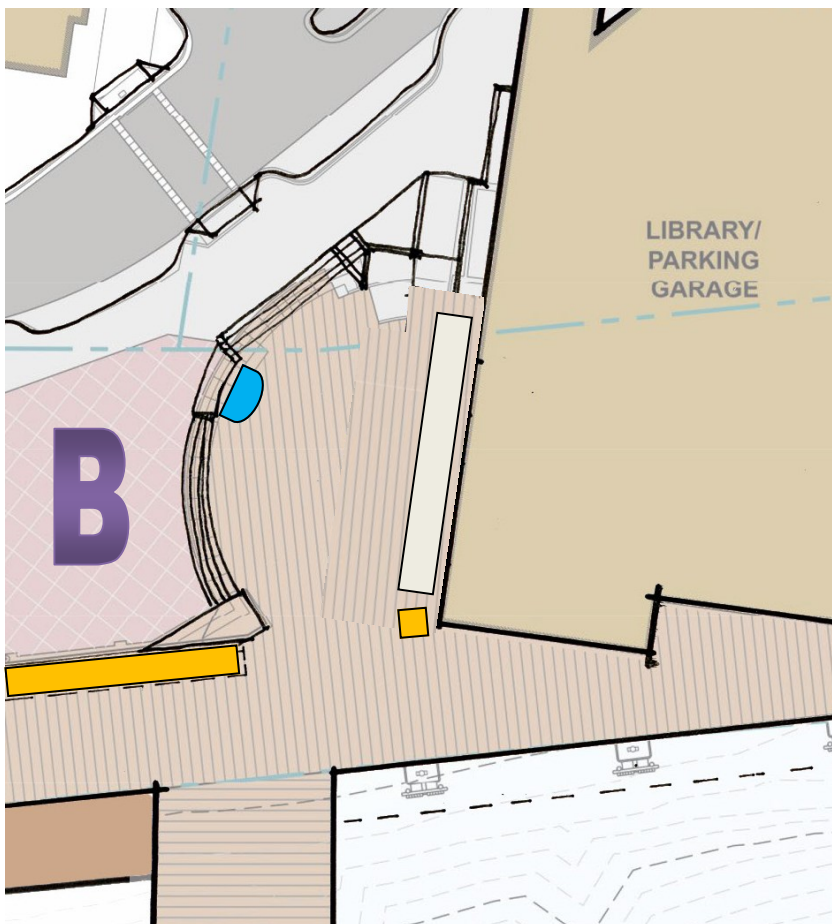
An alternative design would need to allow for the best access and use of the CVB kiosk, spread the pedestrian flow out to all access points, and allow for the various types of operations to function without walking over each other (as sometimes currently happens).



Option A:

- Moves vendor booths up against the parking garage (similar to where they used to be)
- Moves staging tent out on the sea walk near the shore excursion booth for guest grouping.
- Moves the Visitor Information Kiosk away from the guest staging area to a location that faces guests as they enter downtown through the upper corridor.
- Restrooms are eliminated.
- Juneau sign might need relocation to area near the ramp or stairs.

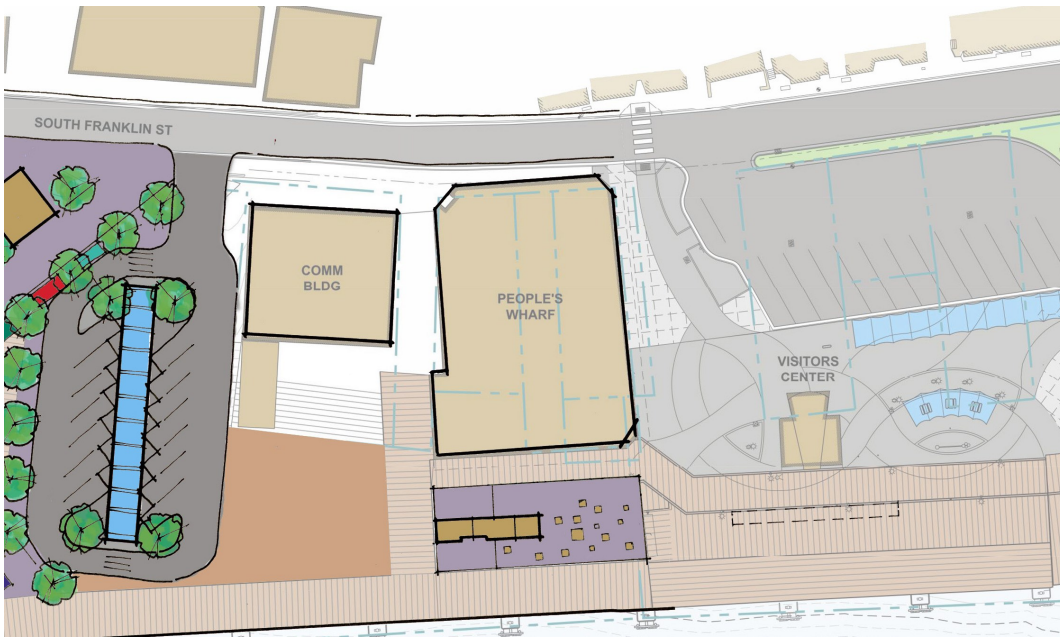
This plan results in a corridor that remains fairly open—even during peak operations. **Operators can load tours from the staging area at both ends of the loading zone and make better use of that section of the sea walk.** Visitor Kiosk is also separated from both staging area and vendor booths. Kiosk facing the main corridor with back to traffic will cut down on traffic noise currently experienced by volunteers.



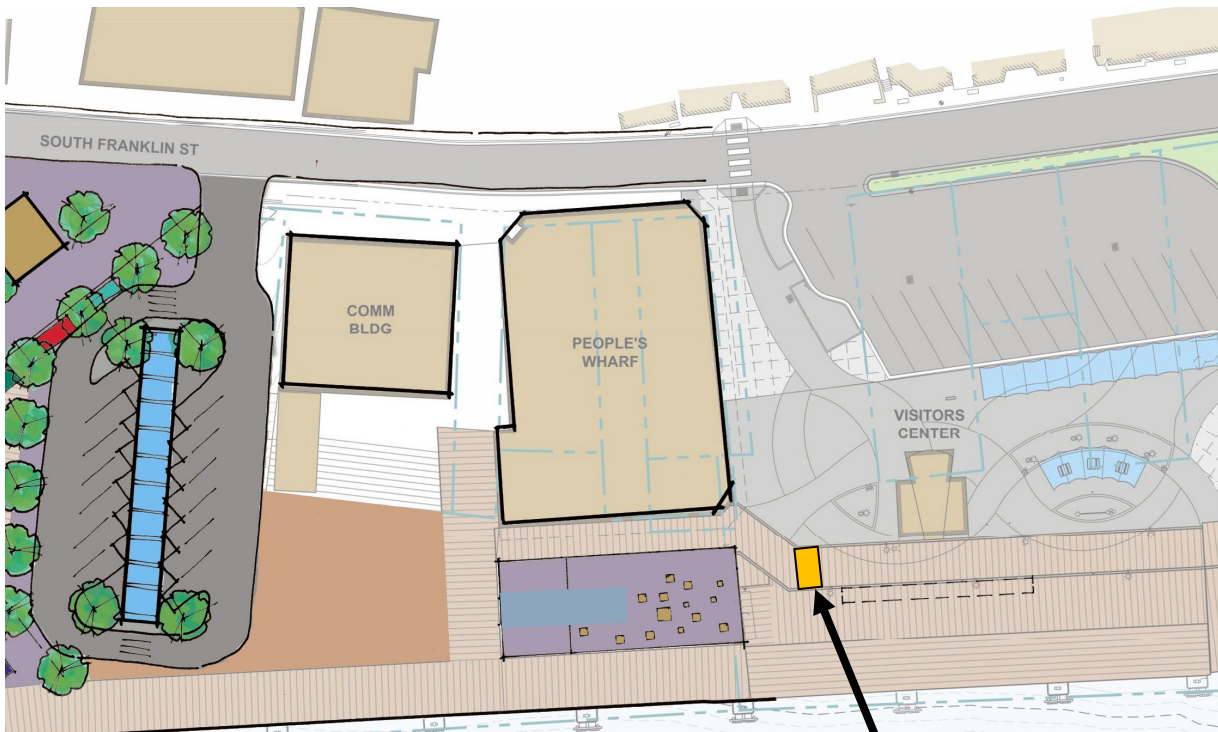
Option B:

- Keeps vendor booths where they are.
- Moves staging tent up against the parking garage to keep as much open traffic space as possible.
- Moves the Visitor Information Kiosk away from the guest staging area to a location that faces guests as they enter downtown.
- Restrooms are eliminated.
- Small Shore Ex booth is over next to the staging awning.

This plan results in a corridor that remains fairly open—even during peak operations. Visitor Kiosk is also separated from both staging area and vendor booths. Kiosk facing the guest corridor with closed back will cut down on traffic noise currently experienced by volunteers. There is still a likelihood that pedestrian congestion will occur during peak tour operations due to the majority of guest flows entering the loading zone from the stairs adjacent to lane one.



Above is existing plan, and restroom location seems like a expensive proposition as well as an area that may be narrowed in high traffic periods.



The above option would relocate the proposed restroom from the decked over space to the more open space that is closer to the Cruise Ship dock. This would likely be less expensive to install, and the back wall could serve as wayfinding (perhaps a map or some sort of interactive screen).

The existing location of the vendor booths would likely need to slide down closer to the CT Dock.

The deck over area adjacent to the USS Juneau Memorial could accommodate another memorial or commemorative site or a gathering area for people on the sea walk (tables & benches similar to what is down at Franklin Dock.) Other than what would fit on the back of the restroom structure, there really wouldn't be a need for any other visitor center program in this location since it's close to the current center.





Dear CBJ Docs & Harbors Board:

As a local, Alaskan born business owner and one of 14 tenants of the Archipelago lot, I would like to see a larger portion of the property dedicated to business opportunities. Based on the preferred plan drawings, it looks like there is very little space dedicated to food/vendor space. As a community member and Juneau Economic Development center loan recipient, it is important that Juneau fosters the development of business opportunity rather than hinder it. I am asking the board to please consider creating a site plan that provides a place to continue doing business.

Thank you so much for your time and consideration,
David McCasland

Gary Gillette

From: Brianne Mecum <briannemecum@gmail.com>
Sent: Thursday, November 30, 2017 1:07 PM
To: Gary Gillette
Subject: Comments re: public feedback on waterfront development plan

Dear Mr. Gillette,

Thank you for the opportunity to provide feedback on the future of Juneau's waterfront. After looking over the plans, I am intrigued as it looks like there are some exciting ideas in the plan that have the potential to really improve our waterfront. I have a couple concerns about the plan that I hope the city will consider as they move forward.

1. It looks like space for food carts has been drastically altered and decreased under this new plan. I hope that I'm reading this incorrectly and that the city is indeed prioritizing these small, local businesses as this plan moves forward. These small businesses are an exciting addition to Juneau's summertime commerce and give our downtown area character and variety. Our city should be doing everything it can to encourage these kinds of small businesses and the local entrepreneurs who run them. These businesses are an important component of our local economy.

2. Along those same lines, the city should be prioritizing local business in all aspects of this plan. From construction and development to the businesses which will ultimately end up in these new retail spaces, supporting local business should be our top priority. Juneauites are sick and tired of a downtown area that continues to be taken over by the cruise ship industry. In order to create a flourishing downtown area, you must also give locals a reason to patronize this area, NOT just tourists and cruise ship passengers. It goes without saying that cruise ship tourism is a vital part of our economy, but we also need to prioritize what locals want to see in their downtown. I believe that these two things are not mutually exclusive; we can create a downtown that Juneauites want to patronize year-round and that will also sustain our growing tourist economy. The long-term health of our local economy depends on this balance.

In summary, please prioritize maintaining adequate space for Juneau's growing food cart sector and prioritize and incorporate local businesses, public comments, and the needs of the citizens that live here year-round as you move this plan forward.

Thank you for taking the time to consider these comments, I appreciate the opportunity.

Sincerely,
Brianne Mecum
4024 Ridge Way
Juneau, AK

Gary Gillette

From: Meghan Nelson <timegnelson@gmail.com>
Sent: Tuesday, November 21, 2017 8:29 AM
To: Gary Gillette
Subject: Downtown Waterfront Development

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

I am writing in opposition to the city's downtown waterfront development. I feel that this change is an unnecessary use of city money. CBJ routinely complains of fiscal issues and it seems that this is a waste of city funds.

Additionally, I feel that this new plan caters more to the tourist industry and less to locals (who are fine with how our current waterfront functions). Local businesses would have fewer options for operating (in terms of those operating food carts as many have indicated that this new plan interferes with their ability to adequately operate) and it would destroy much of the charm our current harbor and surrounding streets possess.

In my opinion we should leave things as they are and only make minor improvements to the parking issues that plague all of downtown. This plan doesn't even begin to address the real problems many of us locals face when attempting to shop/visit the downtown area.

Thank you.

Sincerely,

Meghan Nelson
Juneau, Alaska

Sent from my iPhone

Gary Gillette

From: craig orsborn <theoz@gci.net>
Sent: Sunday, November 19, 2017 8:22 AM
To: Gary Gillette; Craig Orsborn
Subject: Water front development

My name is Craig Orsborn I am a 50 year resident of Juneau. So here we go again with the city wanting to build more stuff for the tourist when we cant even take care of the people that live here. Front page of the Juneau Empire Budget Cuts Hit State Prosecutors Hard, in that article it stats that the city does not even prosecute misdemeanor drug crimes so that gives these creeps a free ride , we are all aware of the rampant drug problem ,shop lifting problem,car rifling,burglary and every other problem that goes with a drug use. I am sick and tired of the city telling me thy have no money just to have them turn around and dump millions of dollars on stupid stuff that does nothing improve my quality of living in Juneau. I bet that if you were to give the MILLIONS wasted on that wale to JPD thy would have the resources to take care of the many problems that the people face every day. So instead the city turns Juneau into a lowlife magnet ,behavioral therapist , warming shelters ,free housing ,free food, buss passes just to name a few but me a taxing paying citizen of Juneau that has to pay for all this what do i get for free a big fat (0). So lets get to some facts on just a few things that the City has wasted my money on , 1. spent 255,000 on a 4 wheel steer truck to haul sewage boxes to AML than drove the truck illegally until DOT told them thy could not cross over the lemon creek bridges do to axle spacing and bridge load limits 2. going to spend 500,000 to replace a time keeping system 3.thy chose to spend money to give to none union employees when a contract is set that thy have no legal binding reason to , their around 750 cbj employees of witch only 250 are union . 4 thy just spent 48,000 on a electric car just to make a few people good. These are just a few things that the city wastes MY money on , so when you want to wast more of MY money on crap for the tourist that does nothing to improve the quality of living for a 50 year resident that is a hard pill to swallow .

Gary Gillette

From: Donna Pierce <donnabpierce@gmail.com>
Sent: Monday, November 20, 2017 11:11 AM
To: Gary Gillette
Subject: waterfront plan

Hi Gary,

Thanks for the opportunity to comment. I generally like the preferred option, and I appreciate that it preserves the cruise/community compromise represented by the Marine Park Plaza (or "brickyard" as I think it is now referred to.)

Two comments on the Archipelago lot:

1. I think that the current lot (underutilized though it is) has served a valuable purpose in providing space for small "incubator" businesses. With better design, these could be attractive, several are successful, and it makes good economic sense to continue to provide space for them. I'd like to see this project help to promote local business, and more diverse businesses in this area. Tracy's is an obvious example of how a local entrepreneur, starting small, can grow a very successful business.

2. If the plan for a mural on the side of the parking garage/library goes ahead, it would be great if the layout of buildings could allow for an unimpeded view.

I hear you are going to retire soon. Very best wishes going forward!
Donna Pierce

Gary Gillette

From: Eric Forst <eric@reddogsaloon.com>
Sent: Tuesday, November 21, 2017 12:49 PM
To: Gary Gillette
Cc: Ken Koelsch
Subject: Archipelego design plan

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

I wanted to drop you a note regarding the development of the archipelago lot you are working on. As you and I discussed, I would strongly urge you to keep the "b" zone parking in front of the Red Dog once this project is complete. It currently works well for vendors and visitors alike as they can come see the Red Dog and catch their tour easily. Not to mention that even with the new loading area, there will still be a need for extra space moving forward given the growth we are expecting to see in the coming years. Please keep me in the loop with regards to ANY changes/decisions that may affect the lot directly in front of the Red Dog as any change will impact the operation we have built here.

In regards to the actual development, I like what you and Morris have come up with for the site. I can see a lot of thought and planning went into it. The widening of the sidewalk is great. One issue I see arising that I have not seen addressed is the increase in pedestrian traffic that is likely to occur in the roundabout. The design of the lot is naturally going to "pull" people off the dock area and lead them out near the front of the parking garage. While there is a small crosswalk there now, it is often ignored and many people walk directly into traffic in the round about. Increasing that flow of pedestrian traffic is going to compound the problem of people walking in the round about. I don't see any measures being taken to impede the travel of pedestrians in that area and direct them to the crosswalk. Signage does not work. I see that every day. There needs to be some physical barrier to entering the roundabout.

I would urge you to take a look at pedestrian traffic flow through that area with the design you are considering as that would be the ideal time to deal with it.

Thank you. If you have any questions, please let me know.

Eric Forst

General Manager/Partner

Red Dog Saloon and Mercantile

278 S. Franklin St.

Juneau AK, 99801

(907)463-3658 ext. 1

(907)723-1275 cell

eric@reddogsaloon.com



www.reddogsaloon.com

Gary Gillette

From: Sally Smith <sallysmith@mac.com>
Sent: Wednesday, September 06, 2017 12:23 PM
To: Carl Uchytel; Gary Gillette
Subject: Sea Walk and Waterfront Development
Attachments: This is how Big Oil will die perspacity.xyz.pdf;
ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Completed

Hi, Carl and Gary—Though I wish I could attend tonight’s meeting, I have another commitment. As plans are discussed for further development along the Juneau waterfront, please consider the following issues as they impact Douglas Island.

Light. It would be marvelous if restrictions could be put on exterior lighting to assure it focuses only on the immediate activity. Too often we get light in our eyes over here in Douglas—the stadium lights from the rock dump, as well as work lights which are not properly positioned. A twinkling of amber light can be warm and pleasant; a blast of white light can be extremely annoying.

Noise. OMG. Please limit allowable noise and be infinitely certain that there are restricted times. Outdoor events too often impact Douglas when the band (it’s usually a band) isn’t under control. Water and atmospheric conditions amplify sound. Then, add the mountains and it just reverberates. Though I’ve never called in a complaint, I know of others who have.

Traffic. Long an issue in the South Franklin corridor, traffic conditions have been exacerbated since the marine transfer companies consolidated to the rock dump. One of the stated reasons the ferry had to move from downtown was to clear the area of trucks so tourism could flourish, yet truck/container traffic has multiplied in the years since the consolidation. Given increased tourism, conflicts are certain to worsen. As a long term goal (the shorter, the better), relocating the marine lines would have many positive effects.*

Park space or Parking? This, of course, is a bit of a conundrum and one which has plagued Juneau for a long, long time, especially since our flatland footprint is so limited. When I was mayor, we envisioned and developed Marine Park Plaza as a **drive through, pick-up/drop-off area** for tour busses and a recreational area for the community. The plan was to develop activities which would draw people downtown. As soon as I left office, the plaza was opened as a parking lot “to help ease the crunch” until the Main Street parking garage was built. It has never reverted back.

My point is that we keep using potential park area for parking, an expensive and questionable use of limited space. Before more land is allocated to parking, please consider the possibility that driverless cars are coming sooner than we think. Perhaps we would be better served by drop-off and pick-up areas. Interestingly, I have learned that revenue losses at O’Hare Airport are directly linked to a decline in airport parking. It is cheaper to

take Uber or Lyft. How much cheaper will it be when there's no need for a driver? This attached article provides interesting insight about the development and horizon for the driverless car.

Gary Gillette

From: Liz Perry <liz.perry@traveljuneau.com>
Sent: Monday, November 20, 2017 9:25 AM
To: Gary Gillette
Subject: Plan comments

Good afternoon, Gary!

We've been looking at the newest images that show the new kiosk placement, and have a couple of questions/comments:

Will the staging/excursion pick-up site be moved from the upper terrace, where the tent has been sited for the last couple of seasons? If so, the plans as shown would be acceptable for the new kiosk.

If not, there's potential for at least a few visitor service issues:

- the canopy as shown on the image can't handle being used as both a staging/pick-up area and a place for visitors to queue for information
- there will be a major bottleneck with no clear path to the visitor info site
- there will be too much noise for volunteers and visitors to communicate.

Would you please clarify the intended overall use of that area? And if the intent is to use that canopy and general area for staging, we'd like to meet and talk about options for moving the kiosk away from that staging area, perhaps closer to its current area, facing the water.

Thank you,
Liz



Liz Perry / President & CEO

Travel Juneau
(907) 586-1761
800 Glacier Ave Ste 201 Juneau, AK 99801
traveljuneau.com



Gary Gillette

From: Carl Uchytíl
Sent: Tuesday, November 21, 2017 2:09 PM
To: Gary Gillette
Cc: Chris Mertl
Subject: Fwd: Tidelands Leasing

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: penny tripp <penny@pioneerjewelers.com>
Date: November 21, 2017 at 1:47:57 PM PST
To: Carl Uchytíl <Carl.Uchytíl@juneau.org>
Subject: **Re: Tidelands Leasing**

Hello Mr Uchytíl

Thank you for taking the time to answer my email. I have looked at the waterfront development options and I agree that using the space for the Juneau Memorial and utilities is the best use for it. I would support that concept all the way.

To clarify my request a bit. In the event that this space was not used for the Juneau Memorial and utilities and instead was leased in part or in total to private individuals, then I would be interested in extending my currently leased area to include the portion of the open area that is directly behind my building. I would imagine that would also increase the time duration of the existing lease to whatever the new lease or extended lease would be.

If the open area along the waterfront is not parceled out, and the space is used as currently illustrated, I am very content with the situation. I will certainly take note of the November 30 meeting and the comments offered at that time. Again, thank you for your time and letting me clarify my thoughts on this. I appreciate the opportunity to converse directly with you.

Best regards

Penny Tripp

On Nov 21, 2017, at 11:40 AM, Carl Uchytíl <Carl.Uchytíl@juneau.org> wrote:

Ms. Tripp,

Thank you for your continued involvement in the planning process along the Juneau Waterfront. We typically identified the undecked/open area in the vicinity of the waterfront seaward of the buildings as "Peoples Wharf". This should not be construed as any proprietary relationship with the owner of the People Wharf Building, it is simply a landmark we have historically used. As you'll see in the proposed sketches, this 4700 sf area is currently be designated as an area for the Juneau Memorial with public restrooms.

When you state below: "I am absolutely interested in obtaining an extension of my existing tidelands..." Are you inquiring about a time extension or property extension? At the November 30th meeting, the Docks & Harbors Board will consider the public policy implications in making leased land available along the waterfront properties which is managed by the Department.

Please continue to stay abreast of the public process as it unfolds. Here is a link to the plan: <https://beta.juneau.org/newsroom-item/docks-harbors-wants-public-feedback-on-waterfront-development-plan>

Sincerely,

Carl Uchytel, P.E.

Port Director

-----Original Message-----

From: penny tripp [<mailto:penny@pioneerjewelers.com>]

Sent: Monday, November 13, 2017 4:34 PM

To: Carl Uchytel

Subject: Tidelands Leasing

Hello Mr Uchytel

This is Penny Tripp writing regarding the current developments along the seawalk behind my building at 428 S Franklin St. As a fast reminder, I have an existing tidelands lease in that area, as do others.

The last time we had contact on that area was early this year when Tracy's Crab Shack was being permitted. At that time there was some conversation regarding decking over the open area behind People's Wharf in the future by private users.

Now, I may be leaping to conclusions here, but in looking at the various options presented, I see that the approximately 4700 square feet of open space behind the

buildings occupied by Diamonds International, Effy (my building), and Peoples Wharf are all lumped into one unit, titled "Peoples Wharf".

As a property owner, I have not seen any public notices speaking to the possibility for private individuals leasing space in the open area.

Please let me be very clear here, in that I am absolutely interested in obtaining an extension of my existing tidelands lease when or if that becomes possible. I feel that continued free access to my building and the company that occupies it is critical to our future.

I have seen the concepts and various options being considered for the Urban Design plan and find them quite positive in the general sense.

I would sincerely appreciate being brought up to date on the current status of this area and the requirements to formally request an extension of my leased area. I would normally have telephoned you regarding this, but I felt that emailing would allow some

research prior to answering. I understand that you and staff are quite busy and I appreciate the attention to my request. In case my contact information is not current, I have included it below.

Thank you

Penny Tripp
1710 Shine Road
Port Ludlow, WA 98365
206 300 6196

Gary Gillette

From: Linda Vallie <elemvee60@gmail.com>
Sent: Tuesday, November 21, 2017 7:19 AM
To: Gary Gillette
Subject: Waterfront planning

Good morning. Quick comment: Locals would be more inclined to visit downtown during tourist season if there were parking places available. I've given up stopping downtown because of that.

Thanks for your work.
Linda Vallie

Gary Gillette

From: Jennifer Walker <paterjen@gmail.com>
Sent: Sunday, November 19, 2017 2:49 PM
To: Gary Gillette
Subject: Marine Park to Taku Dock Urban Design Plan: public input

Hello! A few items of input for the master plan for Marine Park to Taku Dock

1. I feel like parking, in general, has not been thought of for this area. In this congested area parking is already slim, tricky, and a pain to find (both for employees of the retail stores and restaurants and for locals or guests coming to our town any way except via cruise ship). By adding more retail locations and an awesome waterfront attraction eventually, where will all the new people park? Especially if tourist numbers go up, as they are projected to do. Marine Park Garage already isn't handling the load of people needing to park, how will it handle an anticipated increase in parking demand? I've always felt that when I want to visit particularly the end toward Taku Smokeries and the Tram, that parking just doesn't exist and I'm going to have to walk a LONG way to get to any of that stuff. Even the tram parking is so far from the building!!
2. will the "waterfront attraction" include anything for kids? I feel like this area, in general (waterfront from the bridge on down to the commercial area beyond Taku Smokieries) doesn't have much for kids. I've long imagined a park in this area, and I feel both locals and visotors to this area. I realize that complicates point #1, but that's what you and the geniuses on the planning commission are for!

Thank you for your interest.

Sincerely,
Jen Walker



November 16, 2017

Docks & Harbors Board
Docks and Harbors Department

Re: Taku Dock to Marine Park Urban Design Plan

Dear Board Chair Tom Donek,

Wings Airways has worked closely with the Docks and Harbors management and Board to adapt to the new face of the waterfront. In recognition of the safety hazard presented by the previous lightering float the Docks and Harbor Board removed the original lightering float allowing us to continue safe and orderly floatplane operations at our longstanding location. Valuable public waterfront access continued from an extensive facility at 16A and additional access at the new Whale Park. Without question the Docks and Harbors Boards decision to remove the previous lightering float was essential to our operation, and we sincerely thank you for that action. However, elements of the recent Preferred Master Plan- Phase II compromise safety of our operations. Specifically, the 150' public dock proposed. Please consider the following Wings Airways formal comments on these important issues.

Floatplane docking requires maneuvering aircraft in response to seas, currents, and winds. Given our operating parameters, almost all dockings require turning the planes to the west (toward Douglas Island) on final approach to the dock. The side of the dock closest to Marine Park. The current position of the proposed 150' lightering dock creates a blind approach from both marine vessels and our aircraft. Neither of which can stop with the same urgency as a wheeled vehicle. This proposed dock, which is larger than the removed lightering float, would present a considerable threat to safe and orderly floatplane and vessel operations in an already congested location.

Wings Airways is the current user of the Juneau Seadrome, which has been an active float plane base since the 1920's. We have made considerable investment in both shore facilities and aircraft to become a more professional and community friendly floatplane operator on the Juneau waterfront. We are proud to be a part of this community and want to do our part to enhance the downtown experience. Please note we are willing to continue working with special events such as the Maritime Festival and Celebration to allow temporary use of our dock facilities.

In the interest of continuing the 100-year tradition of safe and efficient seaplane commerce on the Juneau waterfront we respectfully ask for the removal of the 150ft proposed Marine Park public docking facility from the Urban Design Plan.

Thank you in advance for your consideration and support,

Holly Johnson & the Wings Airways/Taku Lodge Ownership Team

President
Wings Airways Inc.