

MARINE PARK TO TAKU DOCK URBAN DESIGN PLAN

NOVEMBER 30, 2017



MARINE PARK TO TAKU DOCK URBAN DESIGN PLAN

Process Timeline to Date

October 27, 2016 – Board discusses need for bus staging

November 17, 2016 – Board discusses need for MP to Taku Dock Plan

December 15, 2016 – Board directs staff to seek planning term contractor

February 23, 2017 - Corvus Design selected as term contractor

April 3, 2017 – Notice to Proceed given to Corvus Design

May 21, 2017 - Planning Team met with CBJ Docks and Harbors staff to discuss issues, constraints, opportunities, vision and goals.

May 25, 2017 - Docks and Harbors Board introduced to planning team.

June 8, 2017 – Corvus Developed Site Conditions Maps

June 15, 2017 - Received draft Economic Analysis for Review

June 15, 2017 - Met with Transportation Providers (Holland America-Princess, Alaska Coaches, Juneau Tours, Cruise Line Agencies). They indicated a need for 12 to 15 B Zone spaces.

June 22, 2017 - Updated Board on tentative planning schedule:

August 29 – Board Workshop

September 6 – Public Presentation

September 7 – Open Studio

September 28 – Presentation of Plan Concepts

October 26 – Presentation of modified Plan Concepts

November 30 – Final Approval by Board

MARINE PARK TO TAKU DOCK URBAN DESIGN PLAN

Process Timeline to Date

July 2017 - First discussions with Morris Communications Company regarding their plans to develop Archipelago property. MCC provides various concepts for their development options. Agreed to work together to develop plan that would fulfill MCC and Docks and Harbors needs.

August 29, 2017 - Presentation of Economic Trends, planning objectives, issues, constraints at Board Workshop to solicit input for planning direction

September 6, 2017 - Presentation of Economic Trends, planning objectives, issues, constraints at Public meeting to solicit input for planning direction

September 7, 2017 - Held day-long open studio at Senate Building for one-on-one input from public to planning team

September 28, 2017 - Presented four planning alternatives to Board and public based on input received in previous Board Workshop, Public Meeting and Open Studio. Received comments from Board and public on various elements within the four different planning concepts

November 3, 2017 - Presented one preferred plan based on comments received from Board and public

November 30, 2017 - Present Final Plan for Board approval

December 4, 2017 – Discussion with CBJ Assembly Committee of the Whole

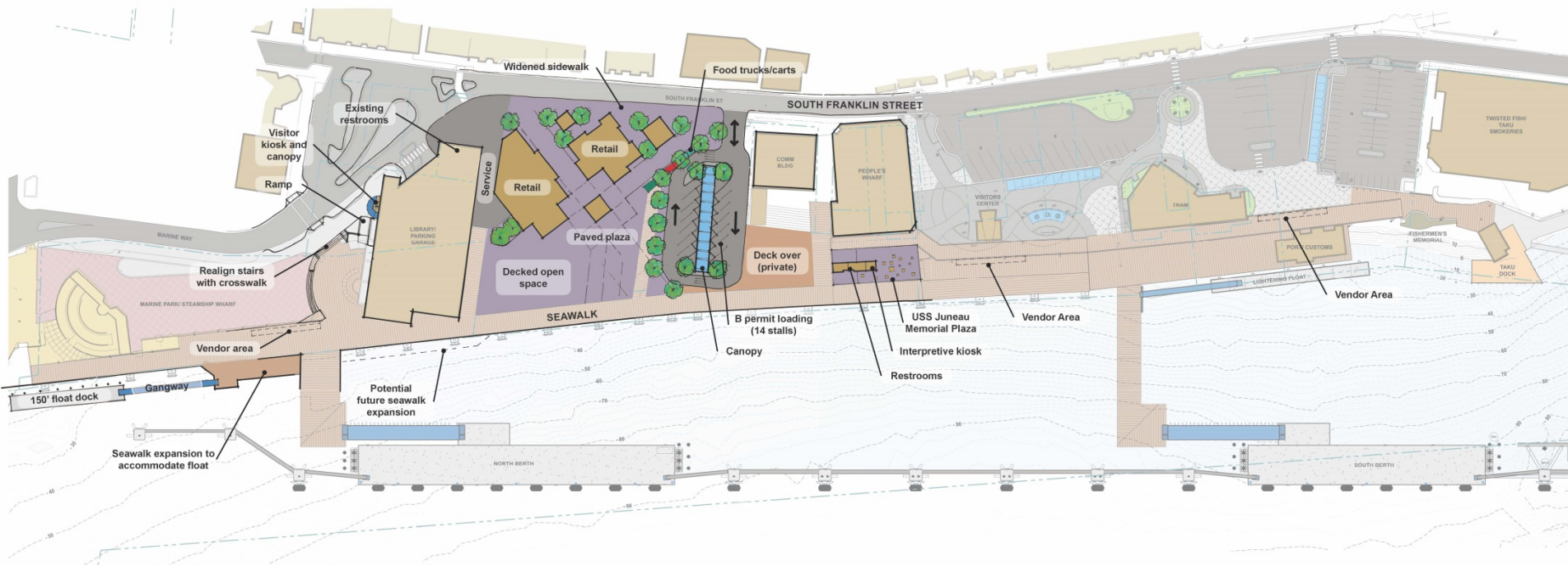
Public Meetings



Waterfront Before Cruise Berth Project



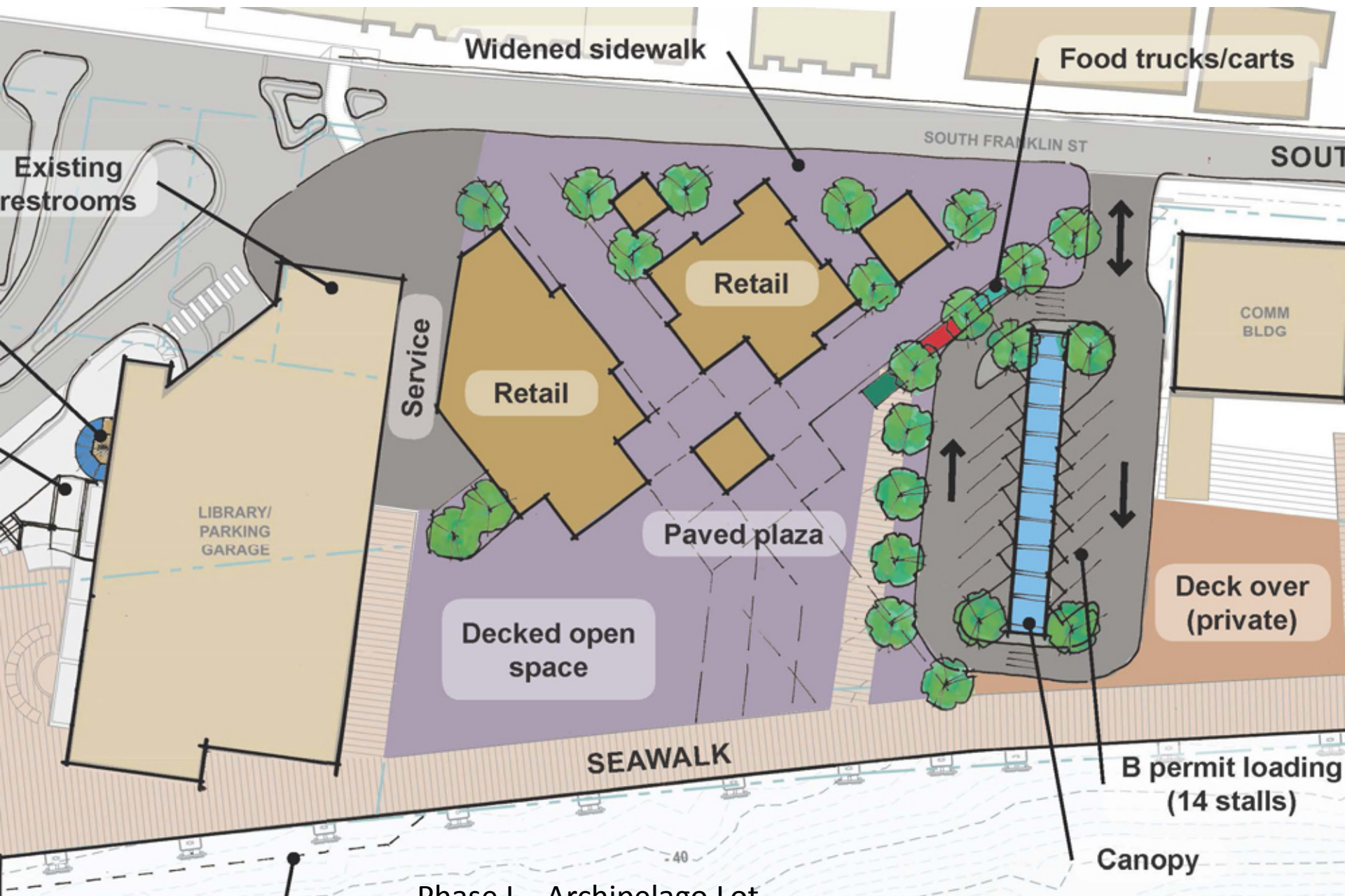
Archipelago Lot Before Cruise Berth Project



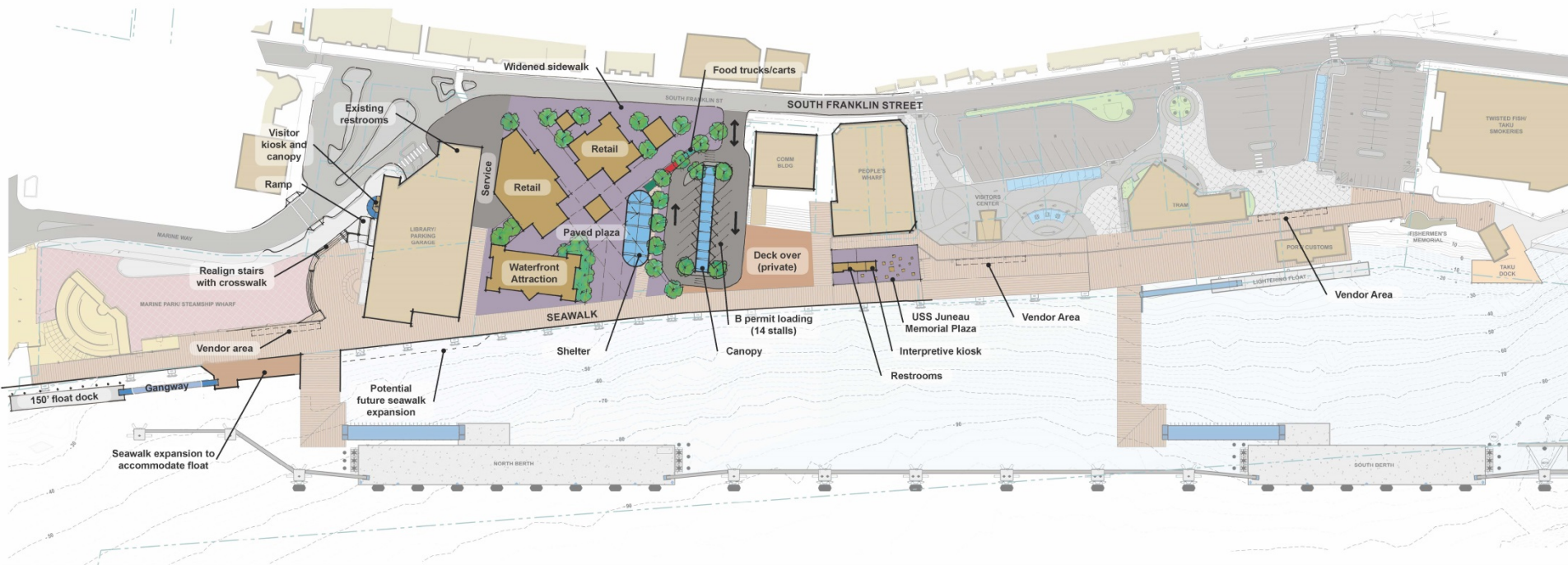
Taku Dock to Marine Park Urban Design Plan Preferred Master Plan - Phase I



Phase I – Overall Plan



Phase I – Archipelago Lot

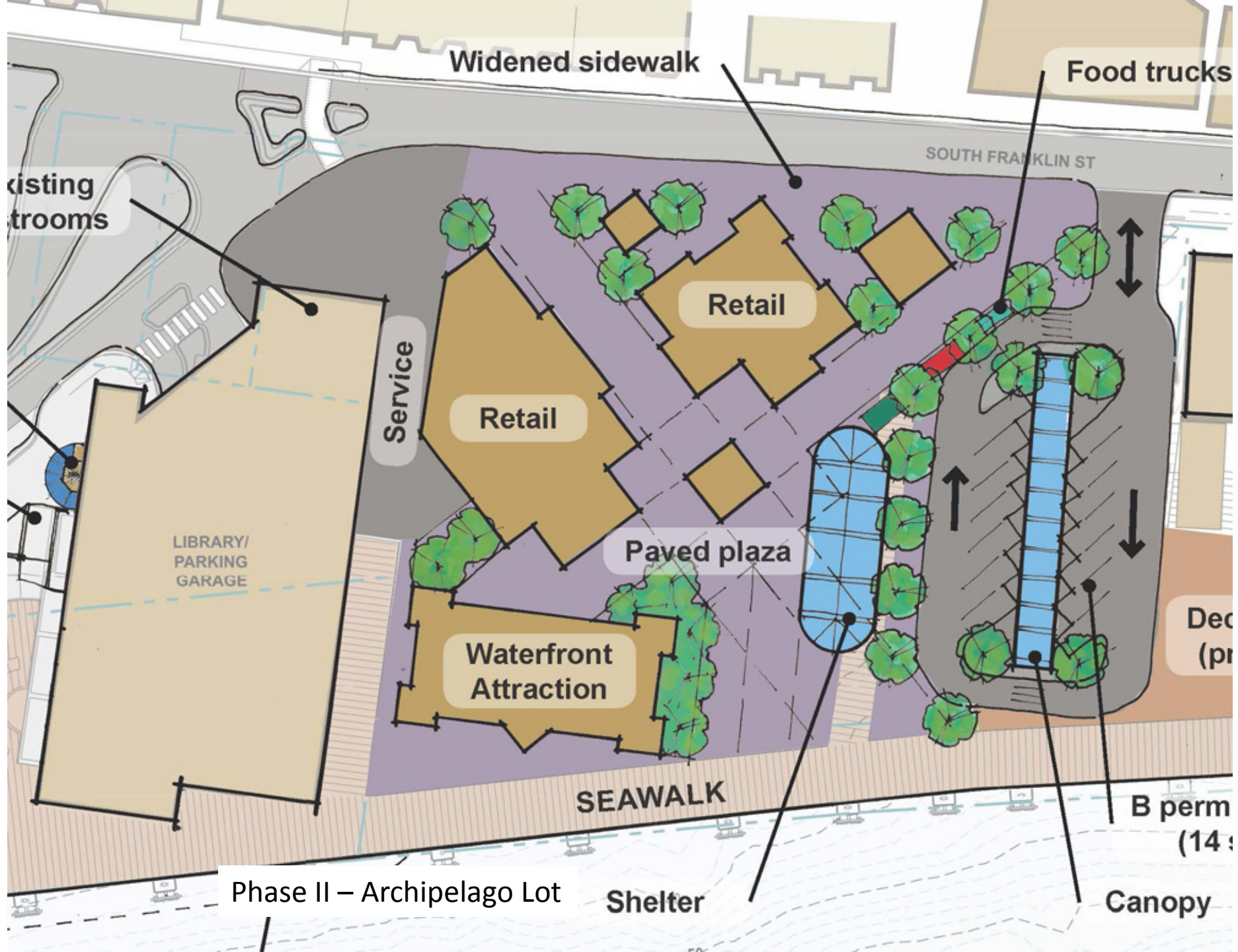


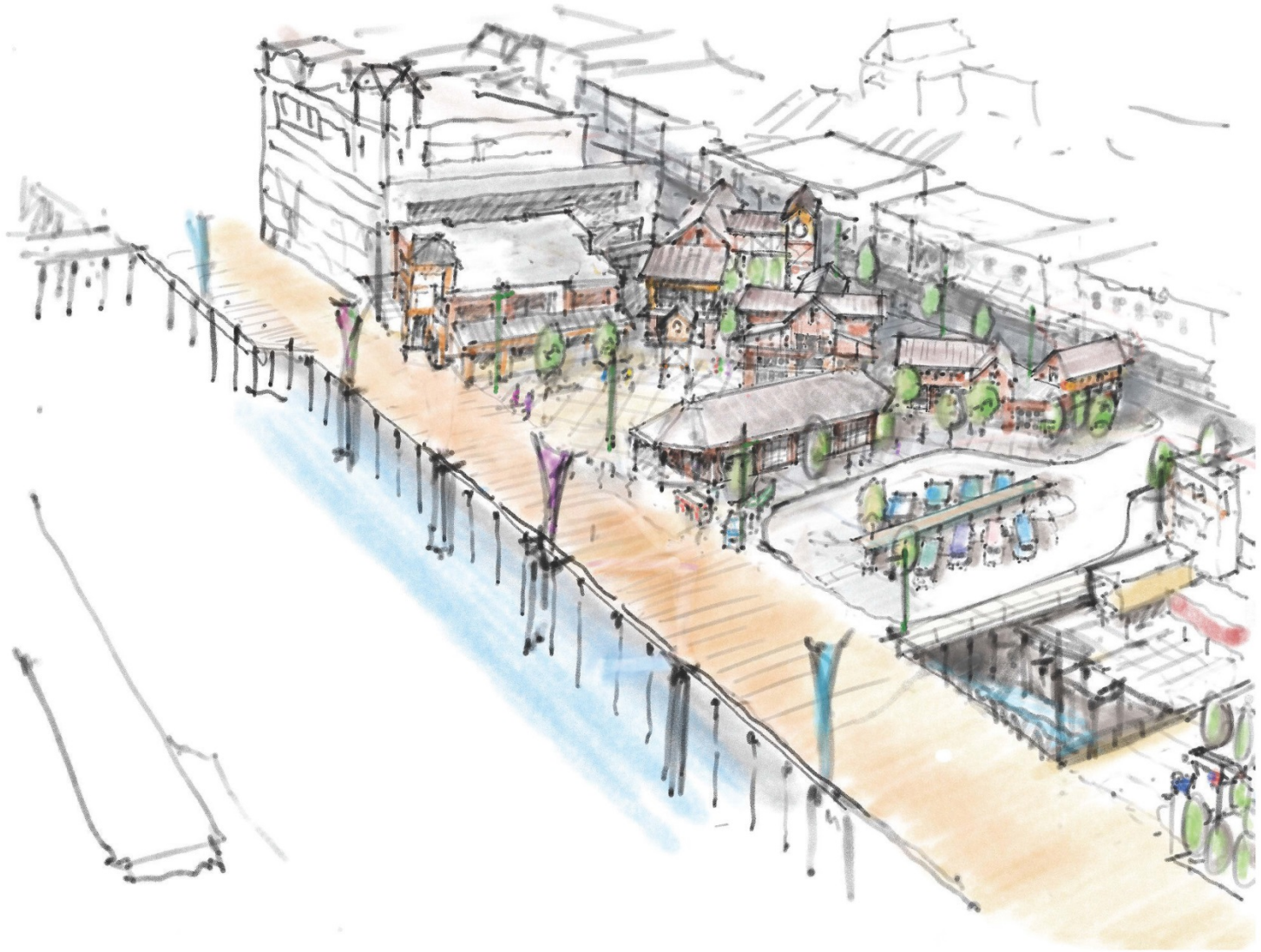
Taku Dock to Marine Park Urban Design Plan

Preferred Master Plan - Phase II



Phase II – Overall Plan





Taku Dock to Marine Park Urban Design Plan
Preferred Master Plan - Sketch



Rendering – Overall Plan



Morris Plan



Rendering - Morris Plan

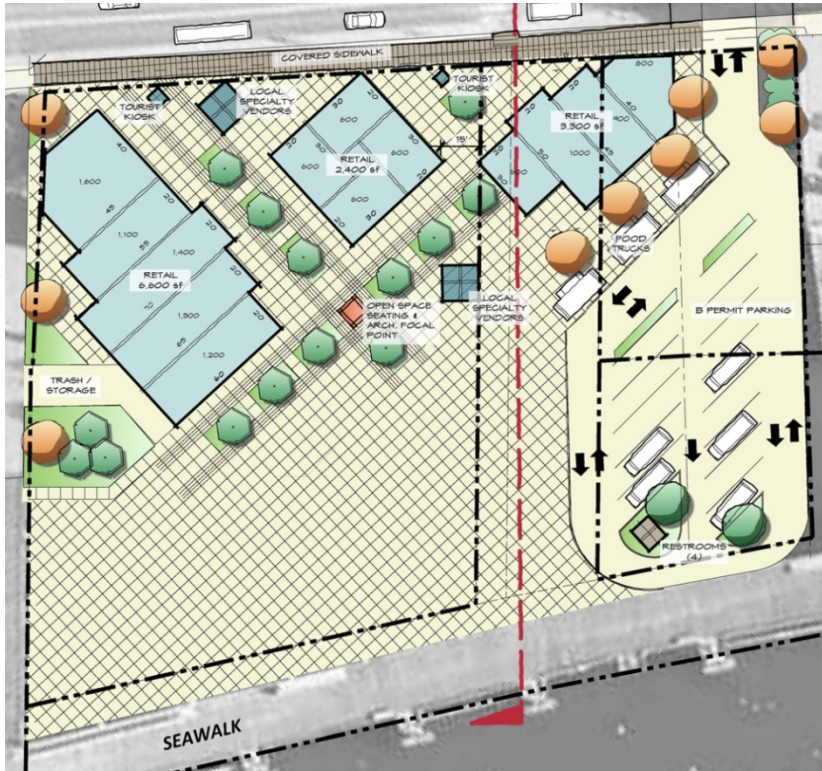


Rendering - Morris Plan

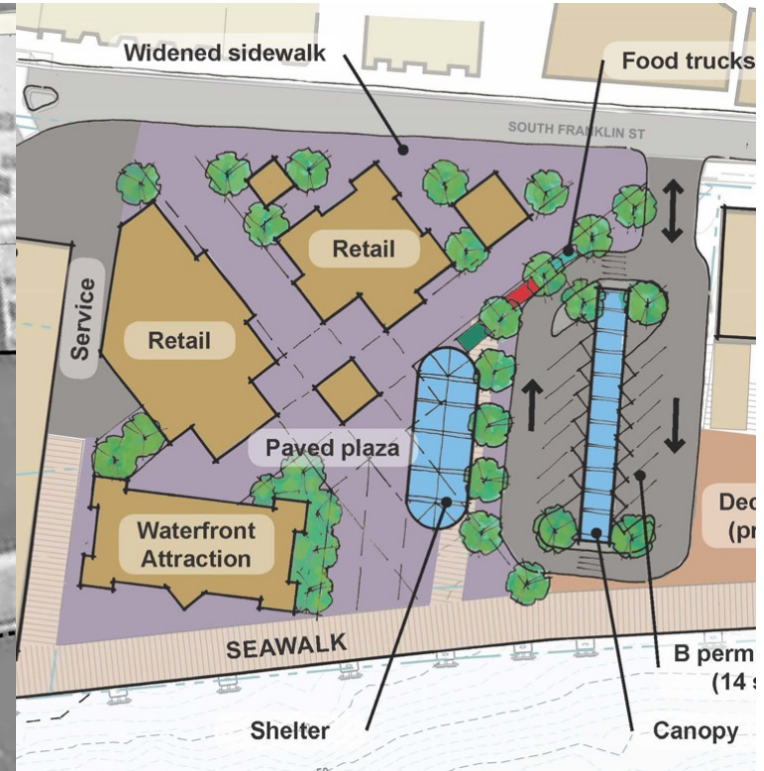


Rendering - Morris Plan

PLAN COMPARISON



Morris Plan

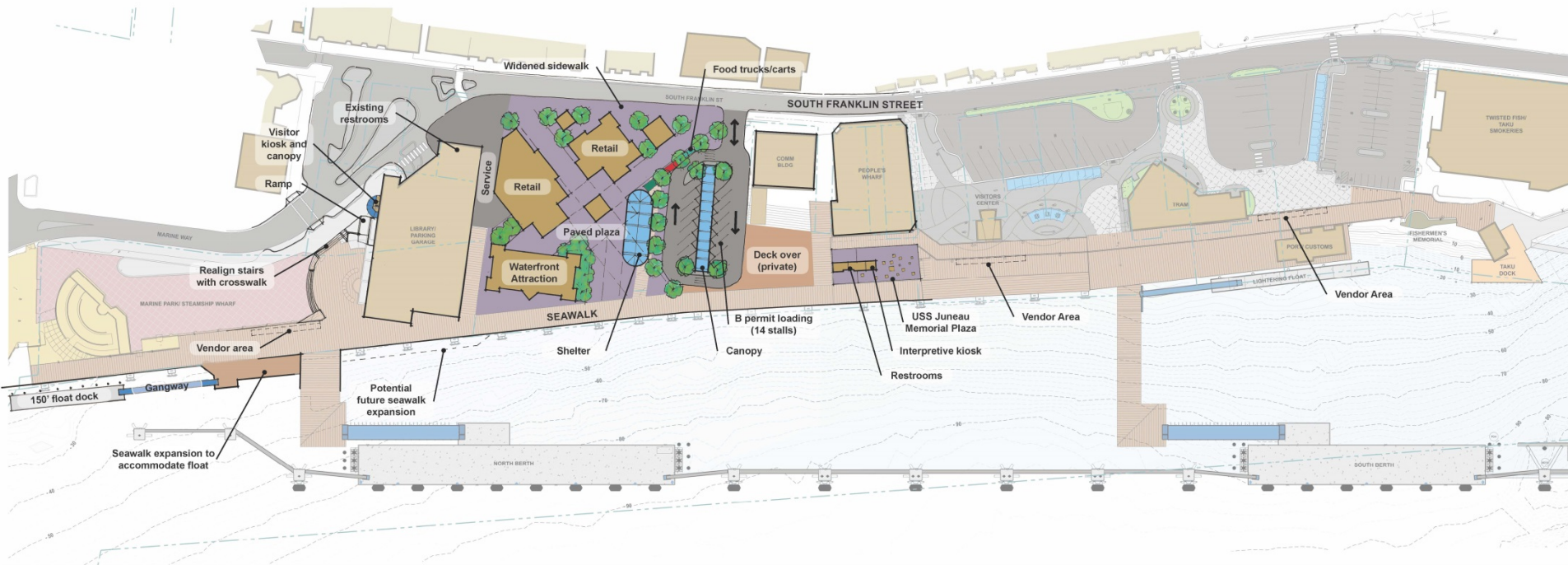


Docks & Harbors Plan

PLANNING LEVEL BUDGET FOR PUBLIC IMPROVEMENTS

(Does Not Include Private Development or Land Acquisition Costs)

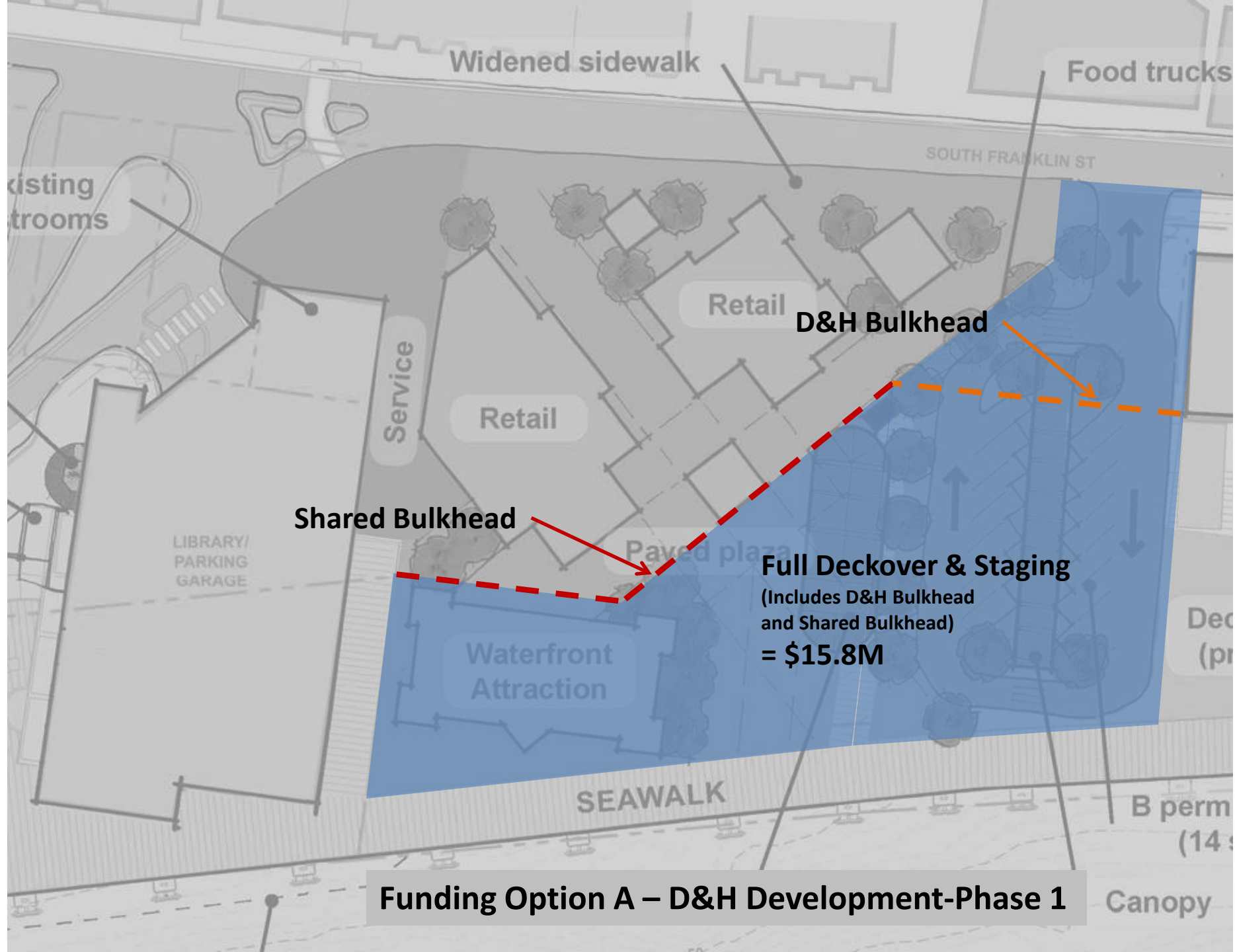
OVERALL BUDGET – ALL PUBLIC IMPROVEMENTS
Marine Park to Taku Dock Urban Design Plan
= \$25M



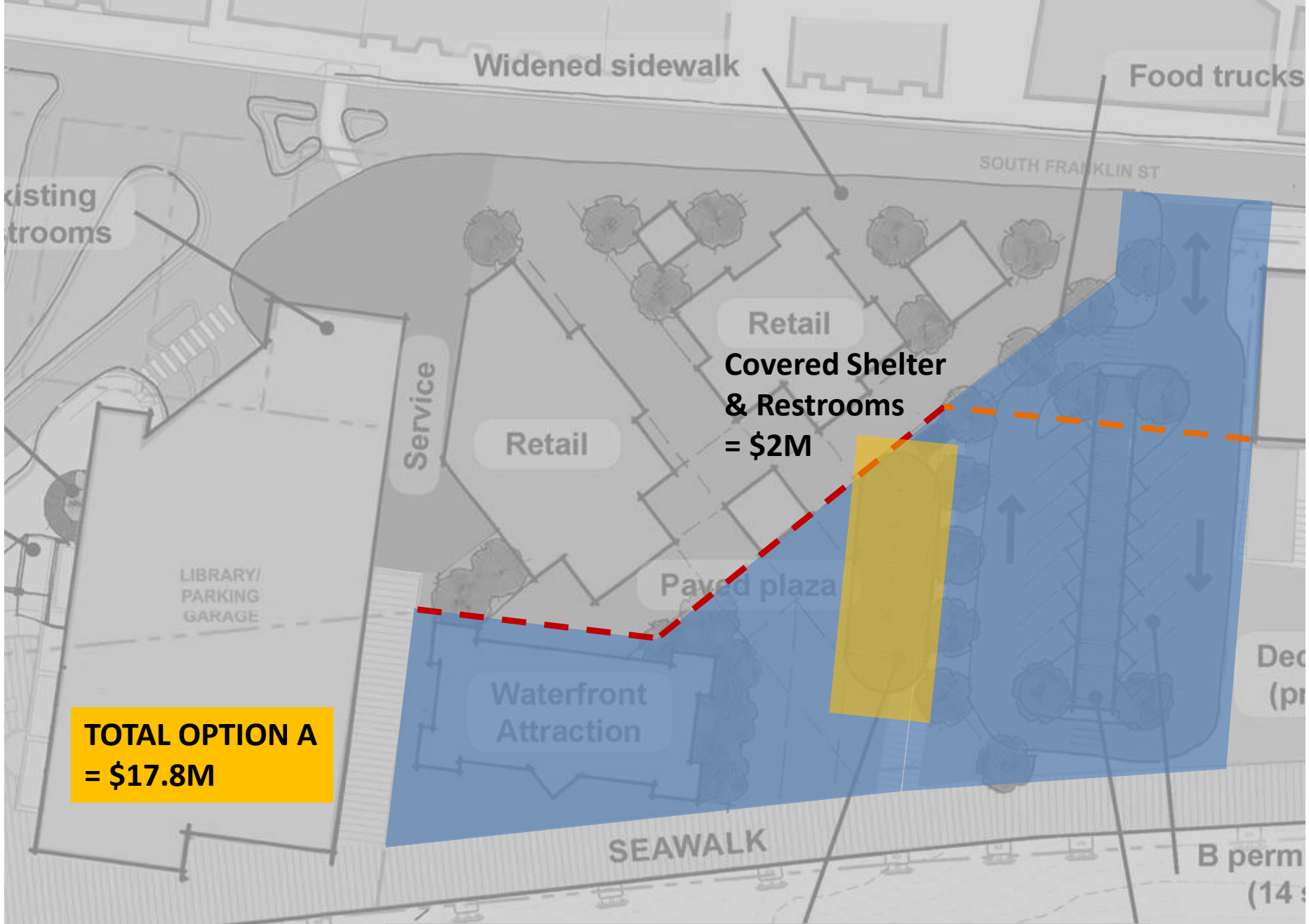
Taku Dock to Marine Park Urban Design Plan
Preferred Master Plan - Phase II



Phase II – Overall Plan

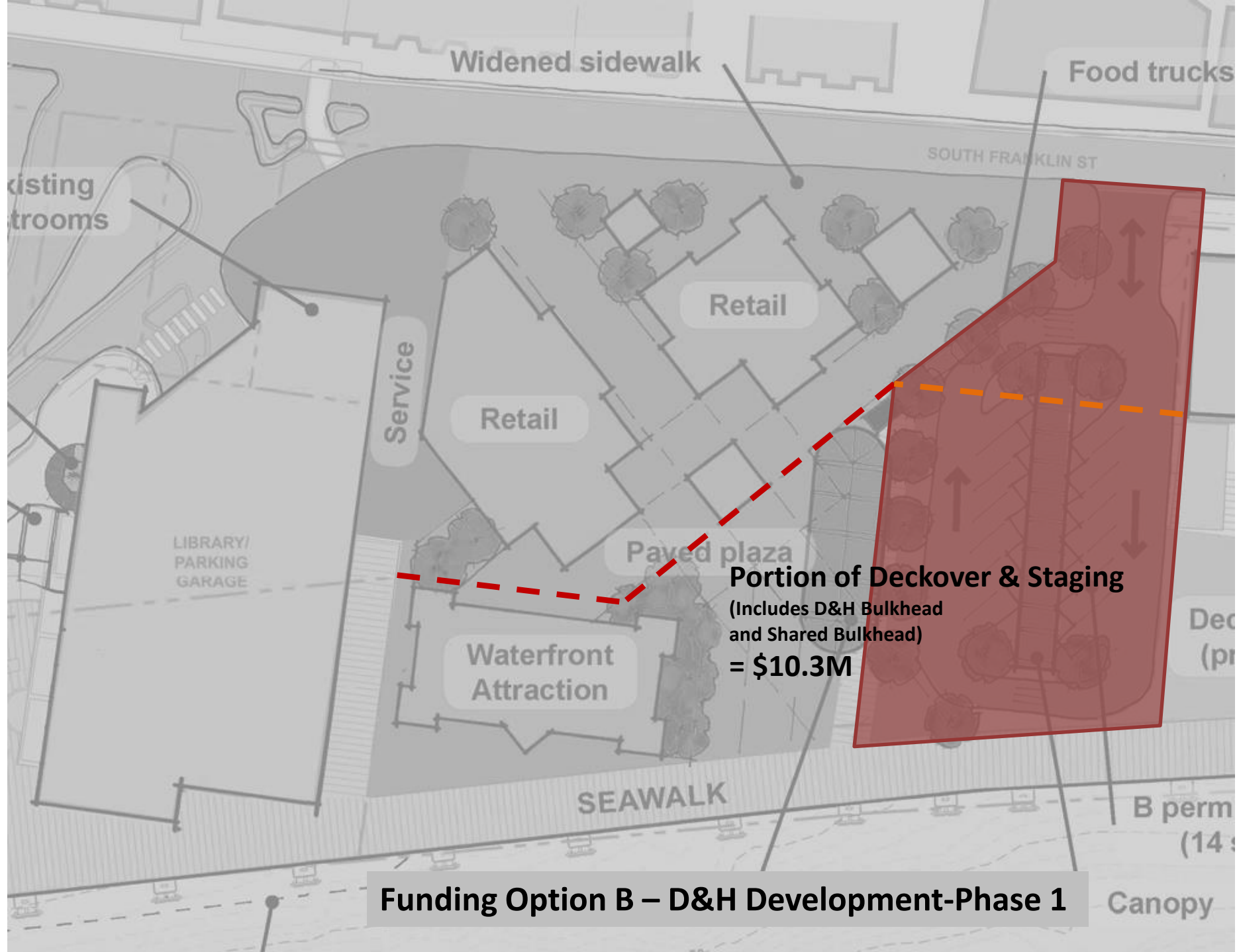


Funding Option A – D&H Development-Phase 1

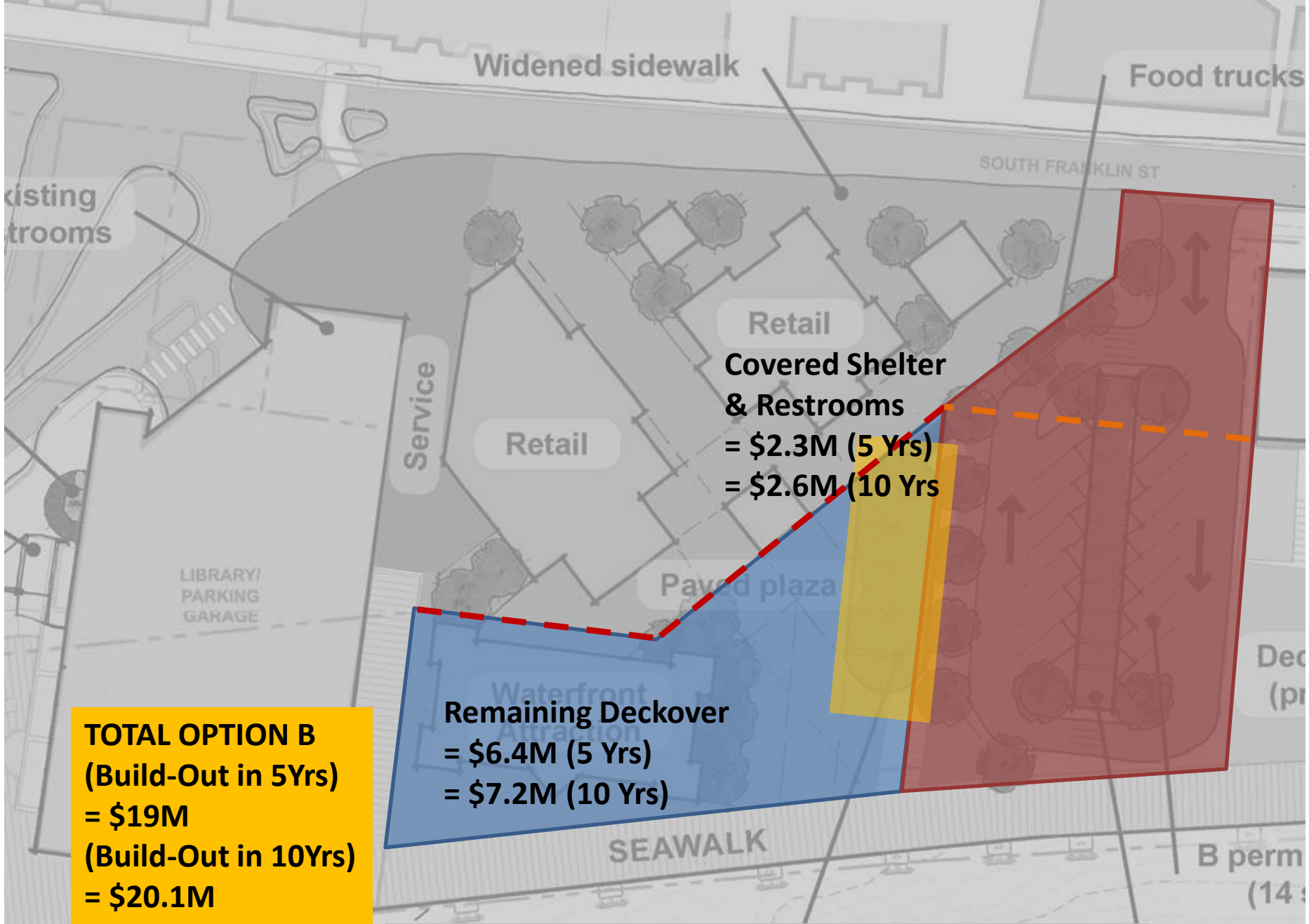


**TOTAL OPTION A
= \$17.8M**

Funding Option A – D&H Development-Phase 2



Funding Option B – D&H Development-Phase 1



TOTAL OPTION B
(Build-Out in 5Yrs)
= \$19M
(Build-Out in 10Yrs)
= \$20.1M

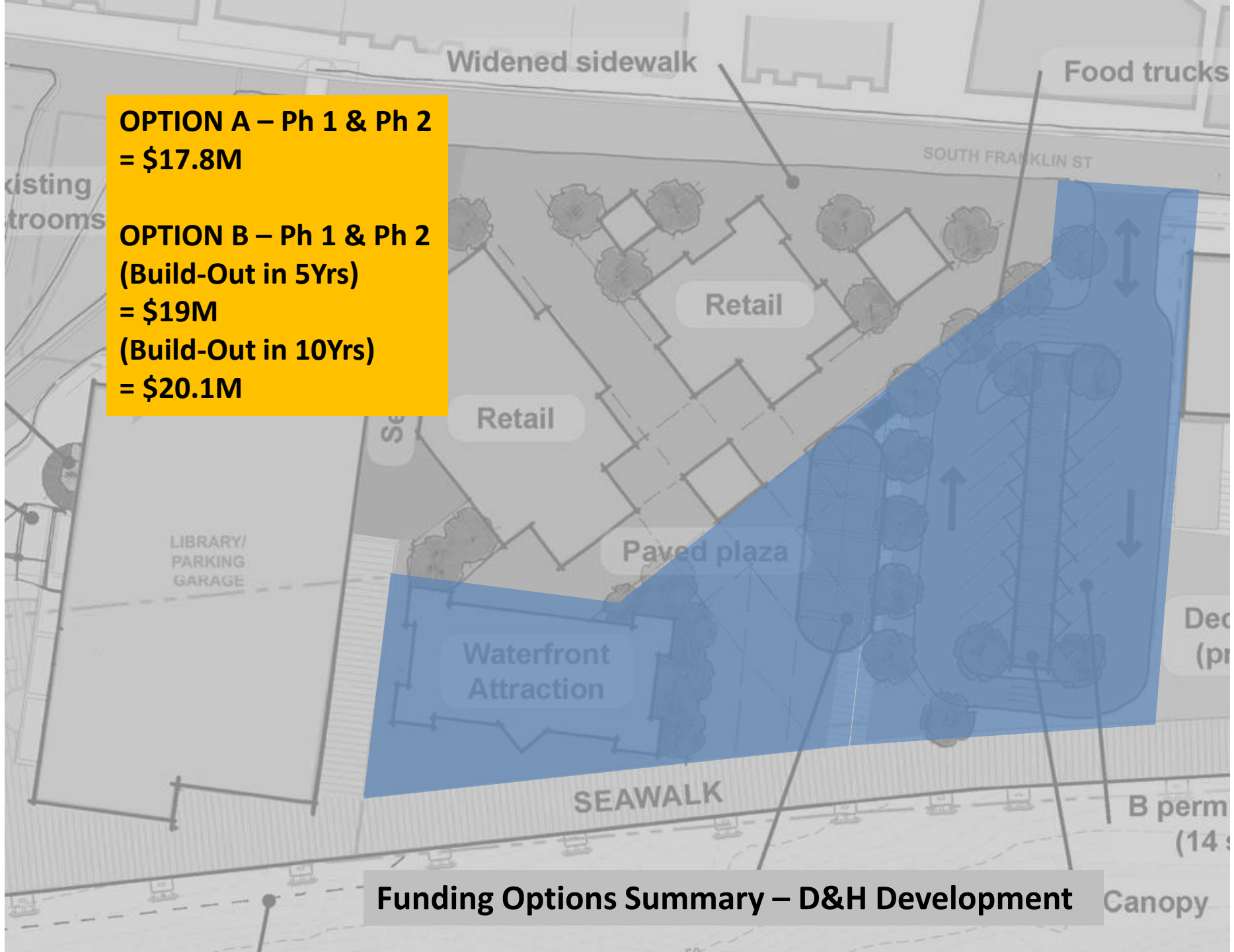
Remaining Deckover
= \$6.4M (5 Yrs)
= \$7.2M (10 Yrs)

Retail
Covered Shelter
& Restrooms
= \$2.3M (5 Yrs)
= \$2.6M (10 Yrs)

Funding Option B – D&H Development-Phase 2

**OPTION A – Ph 1 & Ph 2
= \$17.8M**

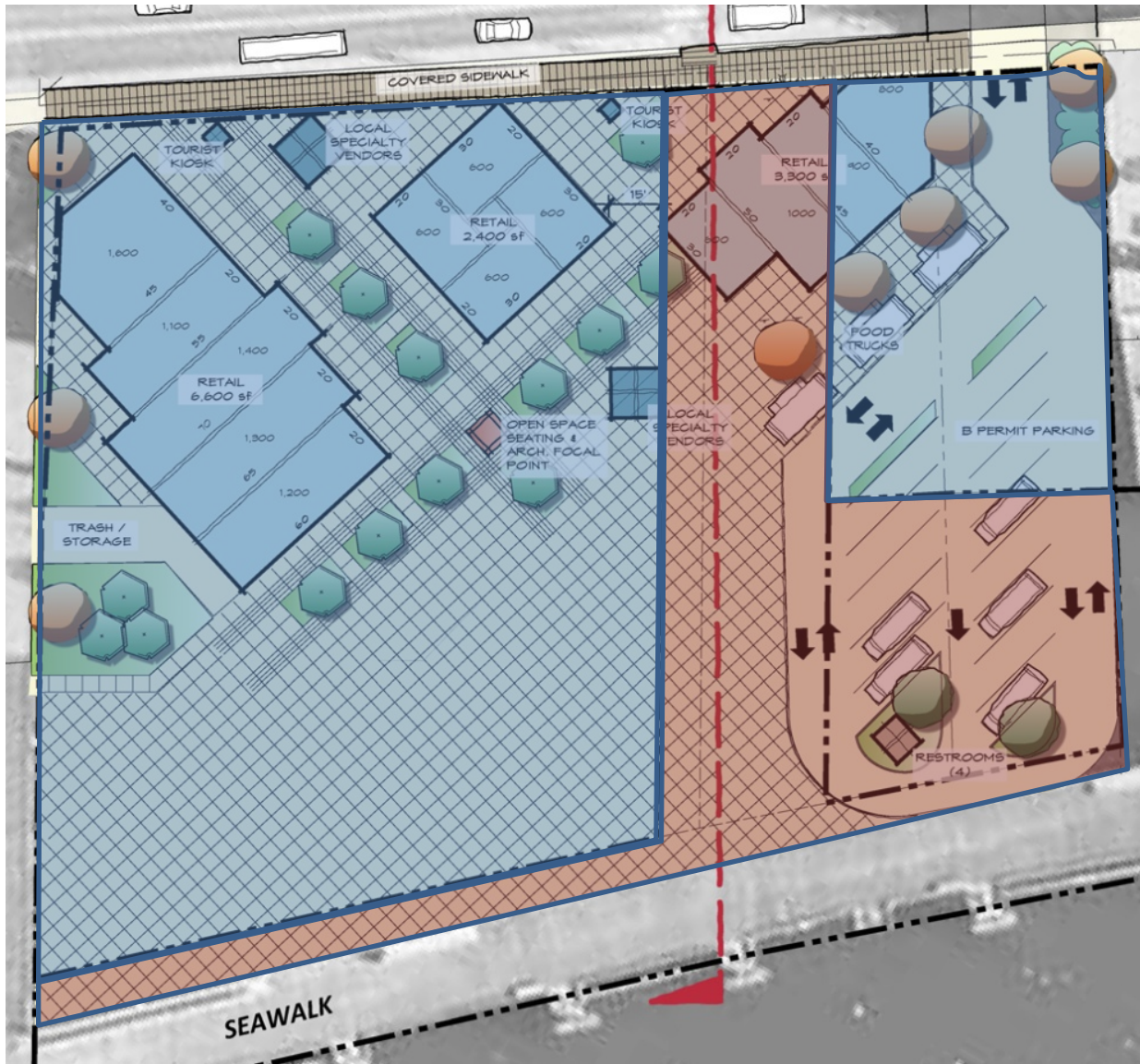
**OPTION B – Ph 1 & Ph 2
(Build-Out in 5Yrs)
= \$19M
(Build-Out in 10Yrs)
= \$20.1M**



Funding Options Summary – D&H Development

PROPERTY OWNERSHIP

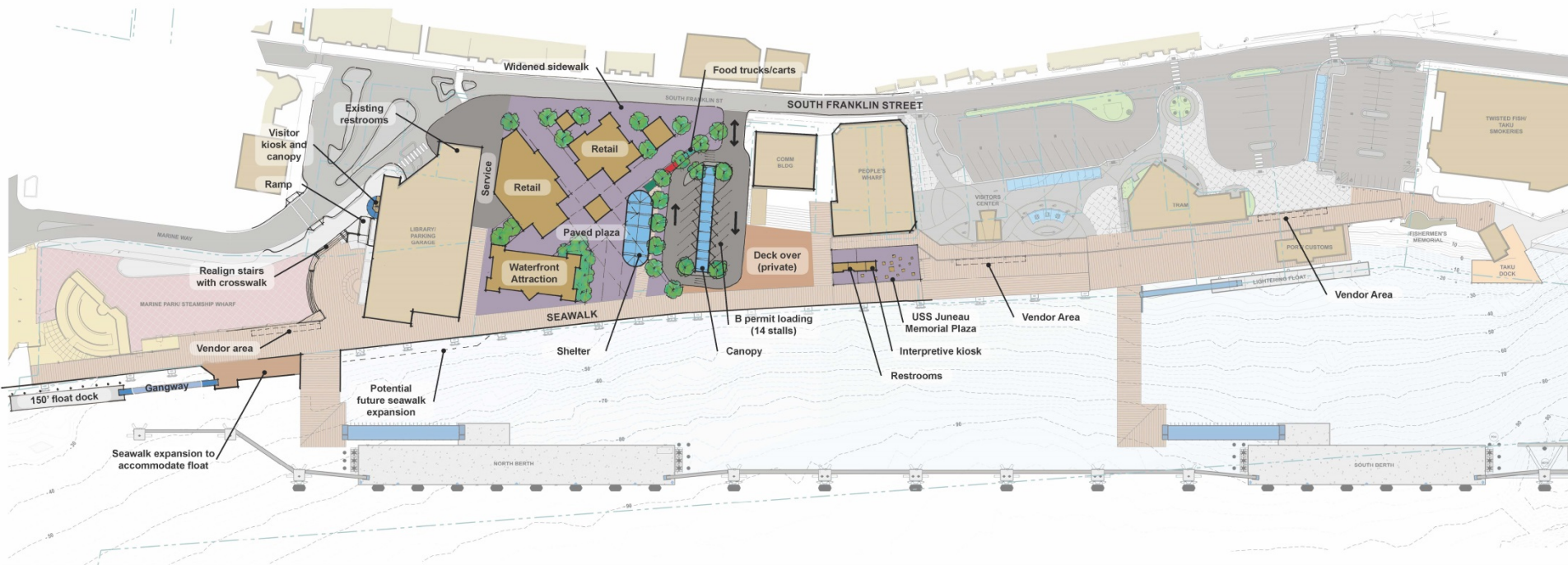
- Morris Communications Company
- CBJ Docks and Harbors





**MARINE PARK TO TAKU DOCK
URBAN DESIGN PLAN
NOVEMBER 30, 2017**

**COMMENTS ?
QUESTIONS ?**



Taku Dock to Marine Park Urban Design Plan

Preferred Master Plan - Phase II



Phase II – Overall Plan

