

**CBJ DOCKS & HARBORS BOARD**  
**JOINT MEETING WITH PARKS AND RECREATIONAL ADVISORY COMMITTEE MINUTES**  
**For Thursday, October 28, 2010**

**I. Call to Order.**

Mr. Wilson called the Joint Meeting to order at 6:00 p.m. in the CBJ Assembly Chambers.

**II. Roll Call.**

1. The following members for the Docks and Harbors Board were present: Mr. Etheridge, Mr. Donek, Mr. Jardell, Ms. Jebe, Mr. Wostmann, Mr. Kueffner, Mr. Busch, Mr. Williams, and Mr. Preston.

2. The following members for the PRAC Board were present: Mr. Wilson, Mr. Howard, Mr. Sloss, Ms. Hood, Mr. Mertl, Mr. King, Ms. Goldstein.

The following members were absent for the PRAC Board: Mr. Tipps and Ms. Walters.

Also present were the following: Mr. Stone – Port Director, Mr. Gillette – Port Engineer, Ms. Danner – Assembly Liaison, Mr. Matsil Parks & Recreation Director, Ms. Beck Parks & Recreation Administrative Assistant II and Mr. Doll Parks & Recreation Assembly Liaison.

**III. Approval of Agenda.**

**MOTION by MR. WILSON: TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED.**

**The motion passed without objection.**

**IV. Public Participation on Non- Agenda Items (not to exceed five minutes per person, or twenty minutes total).**

There were none.

**V. Items for Discussion.**

**1. Statter Harbor Recreational Launch Ramp Facility**

Mr. Matsil reported at the May 4, 2010 PRAC meeting an action item recommending transfer of management of lot 5 (across from Squire's Rest) from Parks & Recreation to Docks & Harbors was recommended. Docks & Harbors stated that they would move the shelter to the launch ramp/parking site. At the meeting, there was discussion that the present draft plan is a departure from the approved 2005 Master Plan which would have incorporated parking, a launch ramp, shelter, seawalk and vegetated park area. The Docks & Harbors revised plan eliminated most of the public park amenities, vegetation, and waterfront access and moved the picnic shelter to a northeast area, adjacent to Glacier Highway. At the meeting PRAC requested that the shelter be moved to the northwest (on existing fill) to protect the view shed for the public (offers waterfront views) and move it off of Glacier Highway—a non-desirable location.

**V. Items for Discussion (continued)**

At the meeting Gary Gillette stated that the U.S. Fish & Wildlife Service had objected to filling sensitive eelgrass habitat for park amenities—but supported filling for limited parking and the ramp. Mr. Gillette stated that Docks & Harbors would maintain the entire site including the shelter, restroom, walkway, buffer, and parking area.

As requested at the May 4, 2010 PRAC meeting, Mr. Matsil requested that the shelter/scenic overlook and vegetation buffer be moved to the northwest side on existing fill and that a minimum of five free parking spaces be reserved for the public.

Mr. Preston was questioned what was happening with Statter Harbor. He reported he received a revised report back from our Engineer from the regulators that said we could not do what we wanted to do. There has been considerable comments on changes from the Board and they have expressed their dissatisfaction with that. The Board would like the park moved further out. We have not received the environmental assessments revisions yet.

Mr. Stone reported in 2004 & 2005 we engaged Regulators, Users, Parks and Recreation Board and Docks and Harbors board and other entities to come up with a master plan for a boat launch ramp, commercial float for whale watching, marine travel lift, kayak launch ramp, seawalk, expanded park area and some retail. We put this before the assembly and we received some funding for the project. In addition, we received some grant money from Alaska Department of Fish & Game to help with construction. As part of the grant requirement, we did an environmental assessment. We took this to the public and in the scoping hearing we came up with this plan. What we heard from the public, nobody out there liked the idea of the retail. During the planning part of the plan, they liked the idea of retail, but when put out to the public there was not much support, so we dropped retail from the plan. In addition talking to the regulators the port recognizes that over time with environmental requirements they do not like to see anything that is non-water dependent in a fill and that is driving us to avoid or minimize fill. In their eyes launch ramp and seawalks are water dependent. The parking area and everything else is non-water dependent and it can be remote, off property or something like that. We have been trying to work with the regulators to come up with a plan that best addresses the community's desire to have Green space, a nice seawalk, and a functional launch ramp. We are right now trying to develop the environmental assessment that meets all the requirement. What we are hoping for at this point, is to put into the seawalk the covered picnic benches, and wide spots in the seawalk, because the seawalk is considered to be a water dependent area. We are in the process of developing a revised environmental assessment that should be ready in a couple months, and then take back to the regulators again. Hopefully, through the revised environmental assessment we will get to the end and be able to move forward. That is just with the environmental assessment part, there is a whole separate regulatory process that has to occur on the clean water act with the Corp of Engineers.

**V. Items for Discussion (continued)**

The Corp. of Engineers regulates what fill can be used. That will be subsequent with the environment assessment. We are trying to put together the 404 permits required by the Corp of Engineers with the environmental assessment to have one process. Mr. Stone feels it is clear in talking to the regulators that they would have a tough time with a large fill area. He thinks the Seawalk, launch ramp, landscape, and some parking area would not have issues to receive the permits needed for this project.

Ms Hood said she was one of the PRAC Members that participated on the original plan and some of the retail proposals were to be marine related. She stated she respected that, because the same thing happened with the waterfront downtown. The downtown retailers did not want retailer business anywhere but downtown. She feels Auke Bay and Statter would be supportive of retail. She would like to hear more on the source of objection and to find out why retail was eliminated from the plan.

Mr. Stone said we agreed with the retail and that is why the master plan had a lot of retail in it. A restaurant, fishing gear, and stuff like that. We view that as water dependent, but the regulators do not views retail as water dependent. Their view is; retail could be across the street on non-fill sites. Some of the retail businesses had concerns the city would be putting retail in and competing with them.

Mr. Wilson said our quest is to have public access along the waterfront and he likes the idea of the seawalk and the sheltered picnic areas. He understand we are a long way away from design and development work, and still going through permitting, but he would really appreciate us coming back to PRAC with the design and development in the interim and get some more input.

Mr. Stone said he agreed.

Mr. Wilson asked Mr. Stone about the Auke Bay Pump station facility. He wanted to know what was going to happen to the eelgrass when the pump station was gone.

Mr. Stone said according to Troy Andrews, owner of Fishermen's Bend, the eelgrass would go away because it showed up when the pump station went in.

Mr. Wilson thought with the eelgrass not there, permitting may not be so difficult.

Mr. Stone replied there would because of the meanders, and they have a high habitat value. We have done a lot of study on them to have as little impact as possible.

Mr. Wilson wanted to make sure Docks and Harbors keeps PRAC informed, and would like input on the final draft plan.

**V. Items for Discussion(continued)**

**2. Under Bridge Park/Long Range Waterfront Plan Area A & Seawalk Planning and Design/ Design Consistency of Seawalk.**

Mr. Matsil reported at the October 13<sup>th</sup> PRAC meeting Engineering PM Skye Stekoll gave a presentation of three alternatives that the consultants produced for Long Range Waterfront Plan Area A & Seawalk Planning and Design. Both Parks & Recreation and Docks & Harbors Departments were involved in the consultant selection and RFP planning and design services meetings. As discussed by the PRAC, there is very limited downtown waterfront open space. The consultants offered some compelling alternatives that would provide the public with programmable waterfront open space and access. Mr. Matsil said he received an alternative schematic from Docks & Harbors on Thursday, October 21<sup>st</sup>. In the schematic, Docks & Harbors is proposing office space for part of the site. This would reduce the limited programmable open space on the waterfront for the public—or another public use.

Mr. Wilson said Docks and Harbors has a need for water front space downtown and Parks and Recreation has a need for parks. He said he talked to Jim about this and agreed we both have a viable concern. Docks & Harbors wanted to use the space on the north side of the bridge and were possibly going to put an office building along the waterfront. This space may not be the best for that. He stated he understands the Assembly is going to address this.

Mr. Doll commented to wait until after the Assembly meeting on December 6<sup>th</sup> to discuss this further.

Mr. Preston said he read the letters to the editor about the traffic. He also personally felt this would be difficult because of getting in and out considering the currents.

Mr. Wilson feels with the CBJ Engineering, PRAC, Assembly overseeing the planning with the seawalk and park following mandates and other alternatives, maybe we should wait for the assembly to give us some kind of direction.

Comment was made that it was certainly possible the Assembly would come back to PRAC and Docks and Harbor and want the boards to tell the Assembly what they want to do.

Mr. Donek commented he was reading through some notes about Portland Oregon where the local fishermen complained about not having access to waterfront. He felt maybe that problems they faced would help us develop the commercial launch area.

Comment was made to use as a multi use area.

**V. Items for Discussion(continued)**

Mr. Wilson said he agrees and likes the idea of a fish buying area and to figure out what is best for the community. We only have a small part of waterfront left. PRAC wants to see a park. Docks and Harbors has other plans. Docks and Harbors and PRAC want to work together and that would be a win for everyone.

Mr. Preston said that PRAC and Docks & Harbors agrees to disagree on the proposals and you all give us direction.

Ms. Hood said the waterfront plan is unique because there is not a lot left and she would not like to see another building in that space. She suggested kayak landing or fishing, more outdoor recreation and not filled with buildings.

Mr. Kueffner commented the space would not be good for kayak's in that area because it is too dangerous.

Mr. Wilson commented he will be looking for more direction from the Assembly looking for green space and fishing.

Mr. Wostmann said with the currents and vessel traffic in that area, he feels the only practical public use would be activities from shore.

Mr. Wilson knows Docks and Harbor has funding limitations and are working on the best design.

Mr. King said he was contacted about considering putting a whale statue in the area. He had a problem visualizing this. He would like more information.

Comment was made that they asked Kathy Rudy, the whale sculpture to come to a PRAC meeting.

Question was asked, what design concept was for the Marine Service Center?

Mr. Gillette said the design was to have a Port Directors office, Marine Exchange Alaska, and a community room. In the original concept, we felt it would fit and it was zoned for commercial use, but there is not enough room. One particular area of concern is, it is frequented with transients. Marine Exchange is looking for space and they approached us. We felt that would be a good place for them. They have a 24 hour operation and that would help with vagrancy. We tried to keep the waterfront Seawalk all through and we felt fish marketing would compliment the park. We envisioned a hardscape plaza building to make transition from the park. Marine exchange needs back up generators and they could use that area as their Incident Command Center. Mr. Gillette reported there are a number of reasons this area would work.

**V. Items for Discussion (continued)**

**3 Marine Park Design RFP**

Mr. Matsil reported an RFP requesting proposals from consultants for planning and design services for Marine Park and adjacent waterfront areas has been released and is due to CBJ on November 2. The work shall include design of the Seawalk along the waterfront to connect the existing Seawalk at Marine Park to the western edge of the Seadrome property. The plan will be designed to support existing businesses and waterfront activity and provide for community performance and civic gatherings consistent with recommendations of the Assembly Adopted Long Range Waterfront Plan. The consultant will consider additional decking for the Seawalk and park when the lightering dock is removed. The removal, replacement or refurbishment of the existing shelter will also be incorporated. It is anticipated that both Parks & Recreation and Docks & Harbors staff will be engaged in the consultant selection process.

Mr. Preston commented that we need some more planning tying in the Seawalk with the dock facility. We want a Seawalk not a trip hazard.

Mr. Wilson said Marine Park wants to work together. They would like to be involved with how the Seawalk attaches to the Steamship dock.

Mr. Stone said they are looking at pile locations, engineering details and dolphins.

Mr. Wilson commented his concern is; we do not want to lose the park. In the drawing, it looks like the drive down ramp may be coming right through the park. We want to build the best downtown for residences and tourism

Mr. Stone said we would not take the park away.

**4 Wayside Park Management**

Mr. Wilson would like some background on Wayside Park Management issues and asked Mr. Gillette or Mr. Stone to respond.

Mr. Stone said no issues. This was a topic at the last meeting and he wanting to know if everyone knew what was happening there. Mr. Stone was making sure there are no resentment on how it turned out.

Mr. Wilson commented he would like an update on what is happening.

**V. Items for Discussion(continued)**

Mr. Stone said Docks and Harbor takes care of the fishing float and Parks and Recreation takes care of the park part. It seems to be working well.

Mr. Preston commented a concern for Mr. Kueffners committee has been budget for paying to take care of the fishing float. They are responsible for this, but they have no revenue. Right now, we use moorage and cruise ship passengers fees. We look at this every year and wonder if we should get this money from somewhere else.

Mr. Wilson recommended that Ms. Danner advocate with Mr. Preston for the funding.

Mr. Preston said he feels it is more of an Assembly decision.

Mr. Wilson wanted to know what was happening with the management along the Seawalk with Docks and Harbors and Parks and Recreations now.

Mr. Matsil said Parks and Recreation takes care of plants and restroom and Docks and Harbors takes care of seawalk. In 2005 there was an Assembly agreement that the City manager manages the Seawalk.

Mr. Wilson's point for Mr. Gillette and Mr. Stone is that until this time there has been a small segment of Seawalk. The Seawalk is going to keep growing. There is going to be more garbage to pick up and maintenance. We need to redevelop a management plan. We need to someday address the funding for the upkeep of the Seawalk. A thought is to address funding for upkeep along with our Seawalk development planning.

Mr. Stone said it is practical for his staff to do the upkeep. They are cleaning up the garbage now and making sure there are no trip hazards while working the dock, Seawalk, and loading zones.

More discussion on maintenance and who is to manage and take care of the Seawalk

Mr. Mertl said at the Wayside Park one thing to look at is when DOT installed all little berms, now they are 5 to 6 feet high. They are looking at remediation overall maintenance cost. Plants are suffering because of poor material used. He suggested when looking at opportunities, spending a little will add in the long run.

**5 Water Access at Downtown Cruise Ship Docks/Handrails at Steamship Wharf**

Mr. Wilson said that PRAC would like to see the public have access to floating docks after season. The movement of the SteamShip Dock Wharf and moving back to a Seawalk. We will need to put handrails up and lighting. He said he wanted to keep the common Seawalk theme, and make sure Mr. Gillette and Docks and Harbors work with CBJ closely on this.

**V. Items for Discussion(continued).**

Mr. Preston commented, at the CIP meeting, it was discussed that the floating dock would be available for the public access water use in the off season. The great thing about that is Juneau will get the boardwalk back after the summer season.

Mr. Wilson commented he wanted to see the Coast Guard honored somewhere in the downtown area.

**6 Douglas Harbor Parking Facility Landscaping.**

Mr. Wilson said Parks & Recreations and Docks and Harbors are trying to make this a joint project. Paving and landscaping the area in Douglas Harbor. This has not been a big priority in the past.

Mr. Preston wanted to know the estimate to pave.

Mr. Stone said he thought we had an old estimate.

Mr. Preston said the landscaping and paving alternative fell off because no money.

Mr Wilson asked Mr. Matsil and Mr. Stone to work together on a budget for Landscaping and paving because PRAC would like to see this happen. Mr. Wilson said he knows our Assembly Liaison would agree.

Comment was made that the Seawalk along Douglas Harbor is not well used. Change Savikko Park and parking lot into a park setting. Put the two projects together and come up with a dual purpose project.

Mr. Stone said every year he goes over to the Douglas Advisory Board and the first question is when are you going to do the landscaping and paving at Douglas Harbor, or what can we do to help you.

Mr. Wilson agrees that the area does need to be landscaped and to get this done, PRAC and Docks and Harbor needs to work together.

Question: Is there a CIP budget to do this project.

Mr. Preston said this was an added alternate to the Douglas Harbor Project.

Mr. Gillette said there was design for the parking lot, landscape separation from Savikko Park and a Seawalk area. We did a project this year that included the approach pad to the ramp and new kiosk and upgrades. We started the Seawalk project and we only had enough money to extend the original dock 30 to 40 feet, and had an alternate to take it all the way to the end of the exiting dock. We already have it designed, but the added alternate was 250 to 300 thousand dollars and we did not have the funds.

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**V. Items for Discussion(continued).**

Question: Is the Douglas Harbor Seawalk like a white concrete sidewalk?

Mr. Gillitte said it is very similar to Statter Harbor, it is a raised walkway with a curb, steel railing with a wood cap. The brackets are already there and ready to mount lights. We just did not have enough money to move forward.

Mr. Wilson said that PRAC supports this project. He suggested Mr. Matsil work with Mr. Stone and get this into a CIP project to get finished.

Mr. Williams said the whole area was hazardous. It has improved, it just looks ugly. The ice rink parking area is inappropriate and the whole area needs a major overhaul. Not just a walk way, but to dress it up.

Mr. Mertl said we need to have master planning to put all this together with a consolidated effort. Right now, we have too many bits and pieces to tie together.

Mr. Matsil commented in 2007 a master plan for Savikko Park and Treadwell Historic Trail was completed. It was a maintenance work exercise with public works. Parking was recently increased by 40 spots. The Engineering cost estimate for the full parking upgrades in the plan is approximately \$4.3 million.

**7. Bathroom and Downtown Port Facilities.**

Mr. Wilson brought up the issue on Ms. Danners question on whether there are enough bathroom facilities downtown.

Ms. Danner said adding more people to the dock adds questions to consider. Are there enough serviceable areas for peak periods? Did the study do what we needed it to do?

Mr. Wilson said there are restrooms at the Tram and Mr. Stone said the library and Franklin Dock also. Mr. Matsil said that Building Maintenance division oversees contractual services for the City Hall restrooms, Marine Parking Garage restrooms and soon to open Downtown Transit Center restrooms. The report suggested better signage is needed. However, with more Seawalks, there could still be a need for more restroom facilities. This issue still needs to be considered and addressed.

**VI. Adjournment.**

**MOTION by Mr. Wilson: TO ADJOURN THE JOINT MEETING**

Meeting adjourned at 6:57 p.m.