

2nd Community Meeting

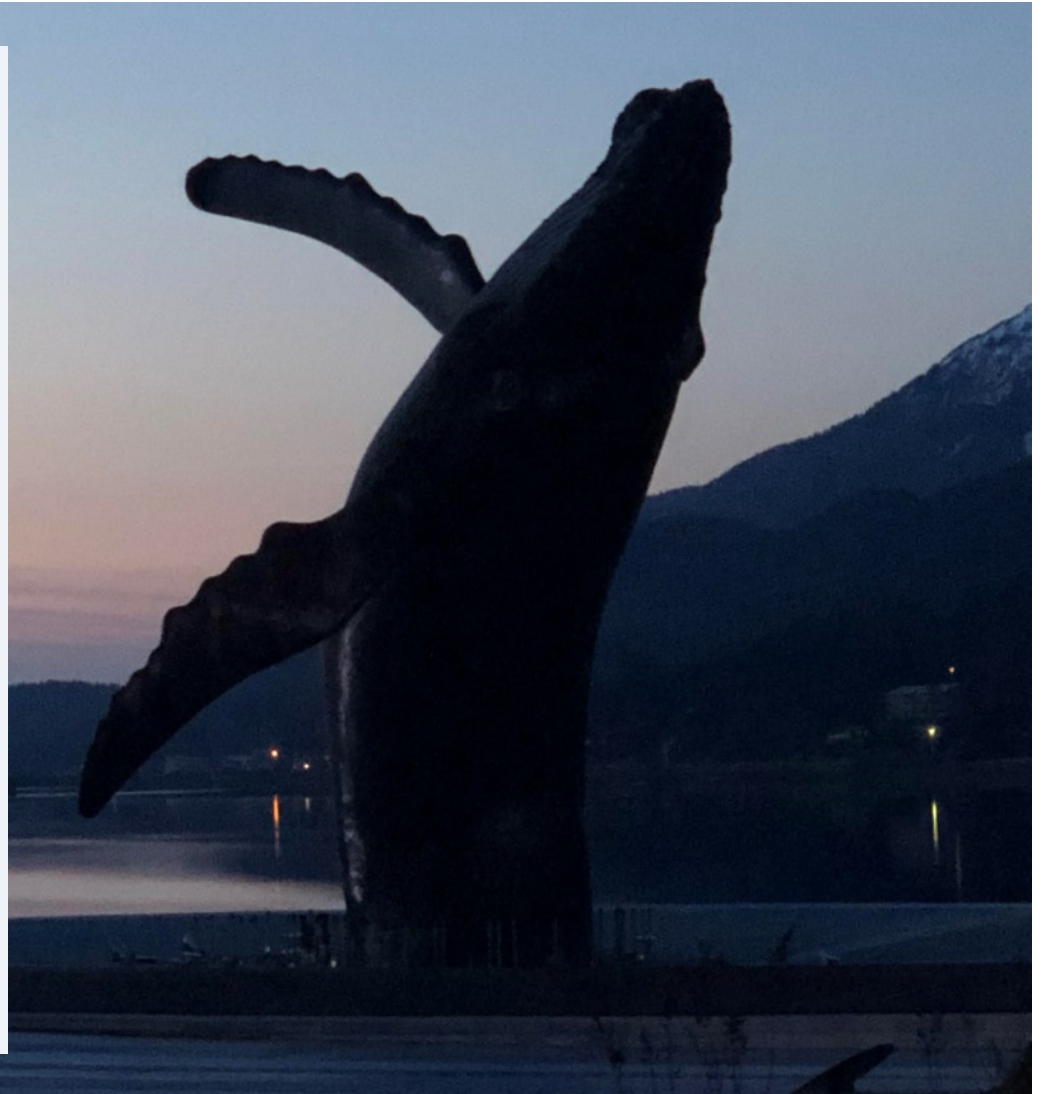
NCL Design Conversation, Auke Landing

December 2, 2020 – 6:30pm



Tonight's Topics

- Master Plan potential, waterfront from Gold Creek to Merchants Wharf.
- Options for in-water and upland design including building uses, Seawalk, park and habitat.
- Group conversations on potentials and concerns.
- Polling, and Q&A with group questions.



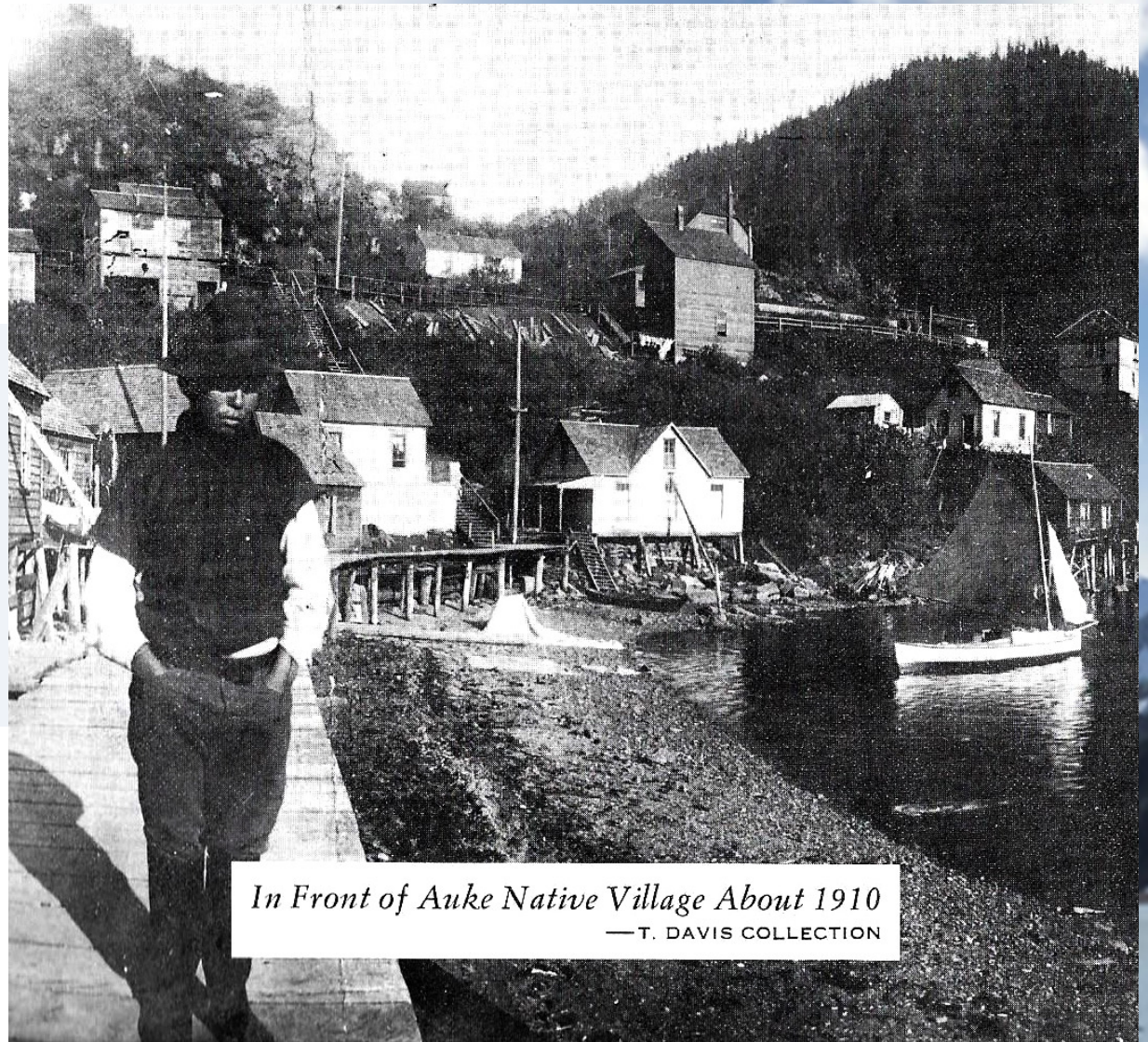
Juneau NCLH Design Goals

- Commitment to sustainability
- Commitment to local workforce



Juneau NCLH Cultural Partnering, Auke Landing

- Aak'w K̓wáan Cultural History and Connection to site
- Potential Shoreline Habitat and Beach Access
- Native Arts Integration

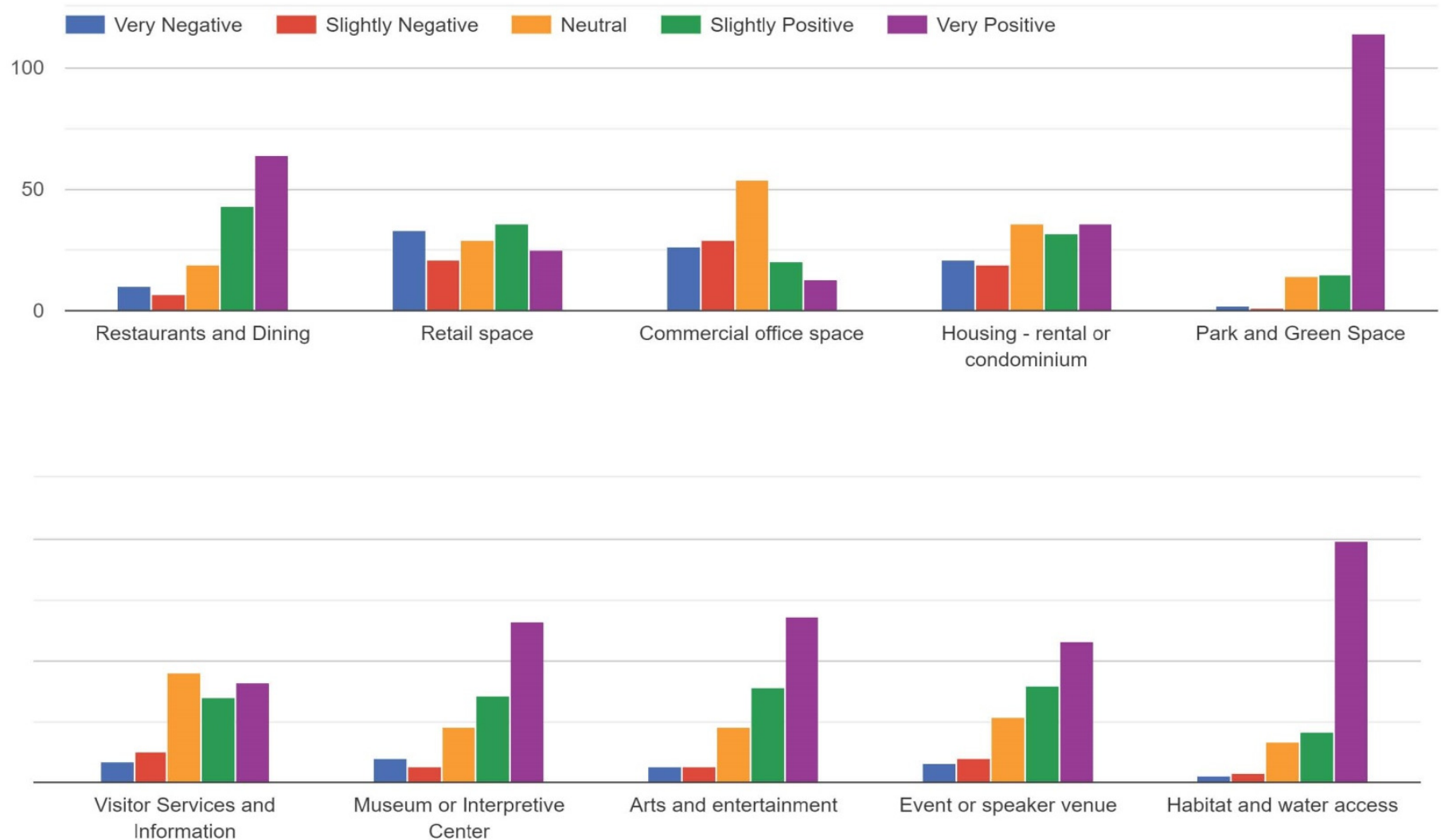


Juneau NCLH Design Goals

- The Seawalk Vision
- Year-Round Community Use
- Green Space & Habitat
- Native Cultural Integration
- Arts Integration
- Ocean Education
- Shore Power/Sustainability
- Accessible Waterfront Opportunities
- Coast Guard & Future CBJ Connections
- Pedestrian and Bike Focus



Initial Survey Results



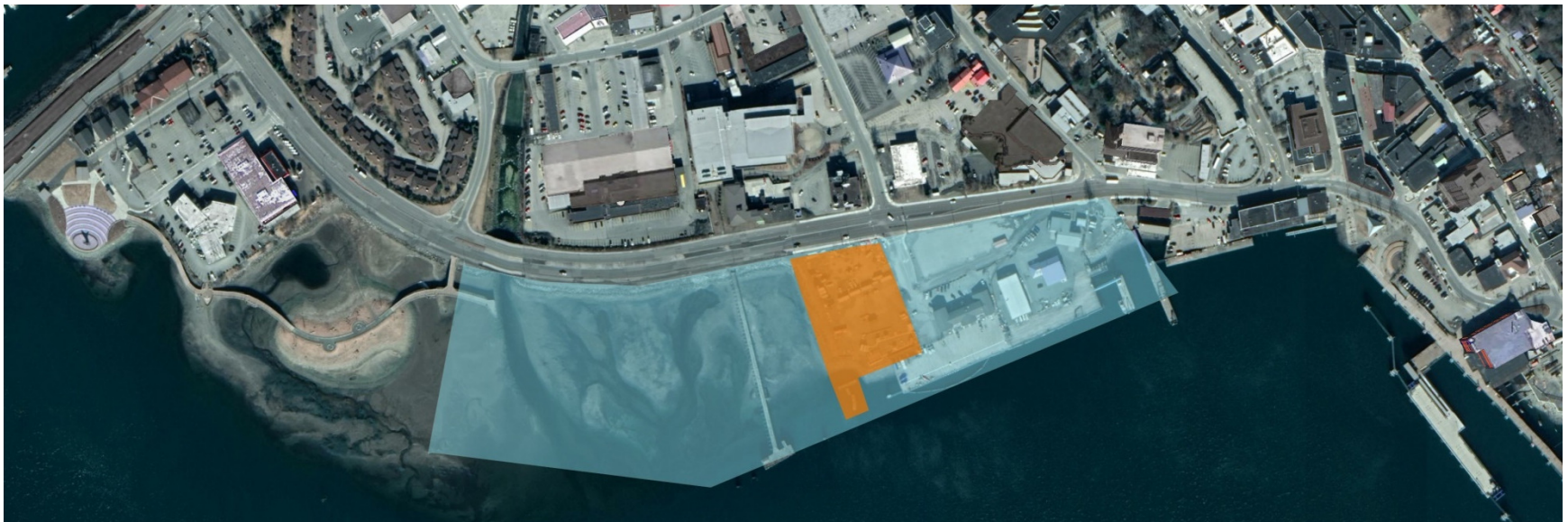
Initial Planning Steps

- Research in late 2019
- Updated navigational studies of the harbor were conducted February – May.
- Background meetings, early 2020
- First Community Meeting, November 18
- 2nd Community Meeting December 2

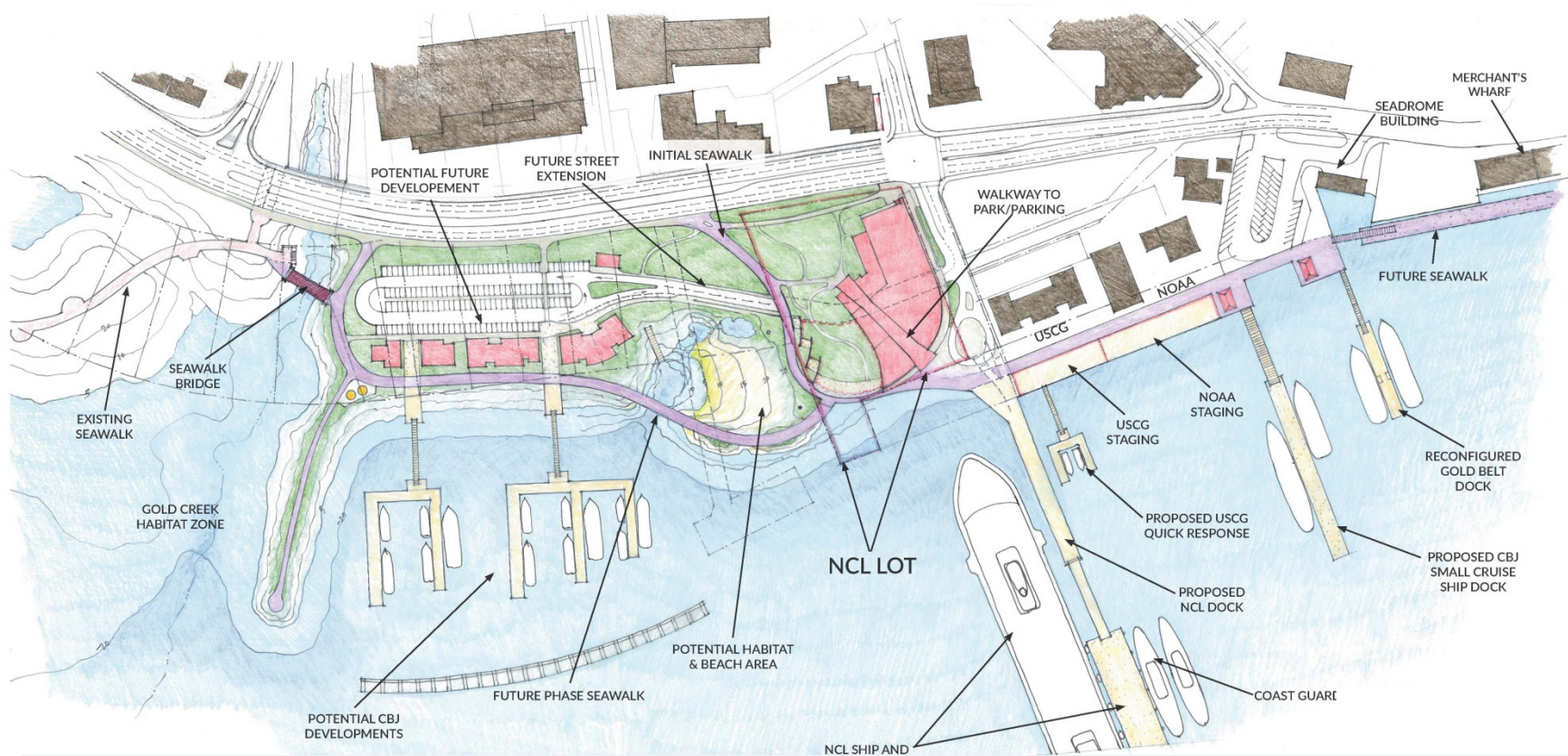


The NCLH Parcel and Community Links

- Opens up a long-range solution for the waterfront from Gold Creek to Merchant's Wharf
- Creates future vehicle access to CBJ tideland property near Gold Creek
- Activates USCG and NOAA property for shared opportunity
- Provides critical link for the Seawalk and waterfront access

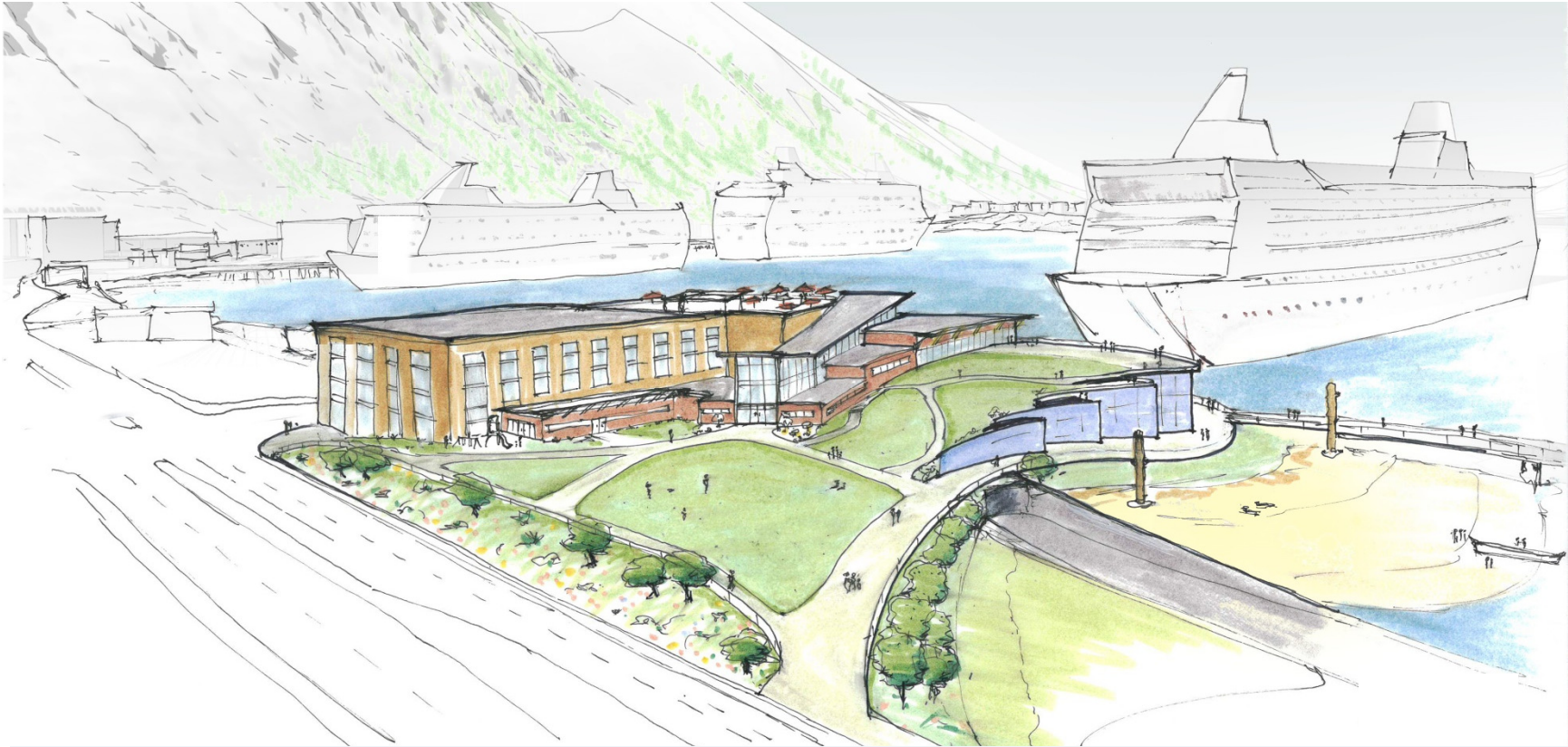


Waterfront Build-Out Concept



- Possible full build-out is illustrated, including development on CBJ tidelands, CBJ addition of a small Cruise Ship dock, and improvements to the Goldbelt Dock.
- Potential development on CBJ tidelands includes community beach areas, habitat, increased moorage, cultural features, and fully linked Seawalk.

NCLH Initial Waterfront Design Concept



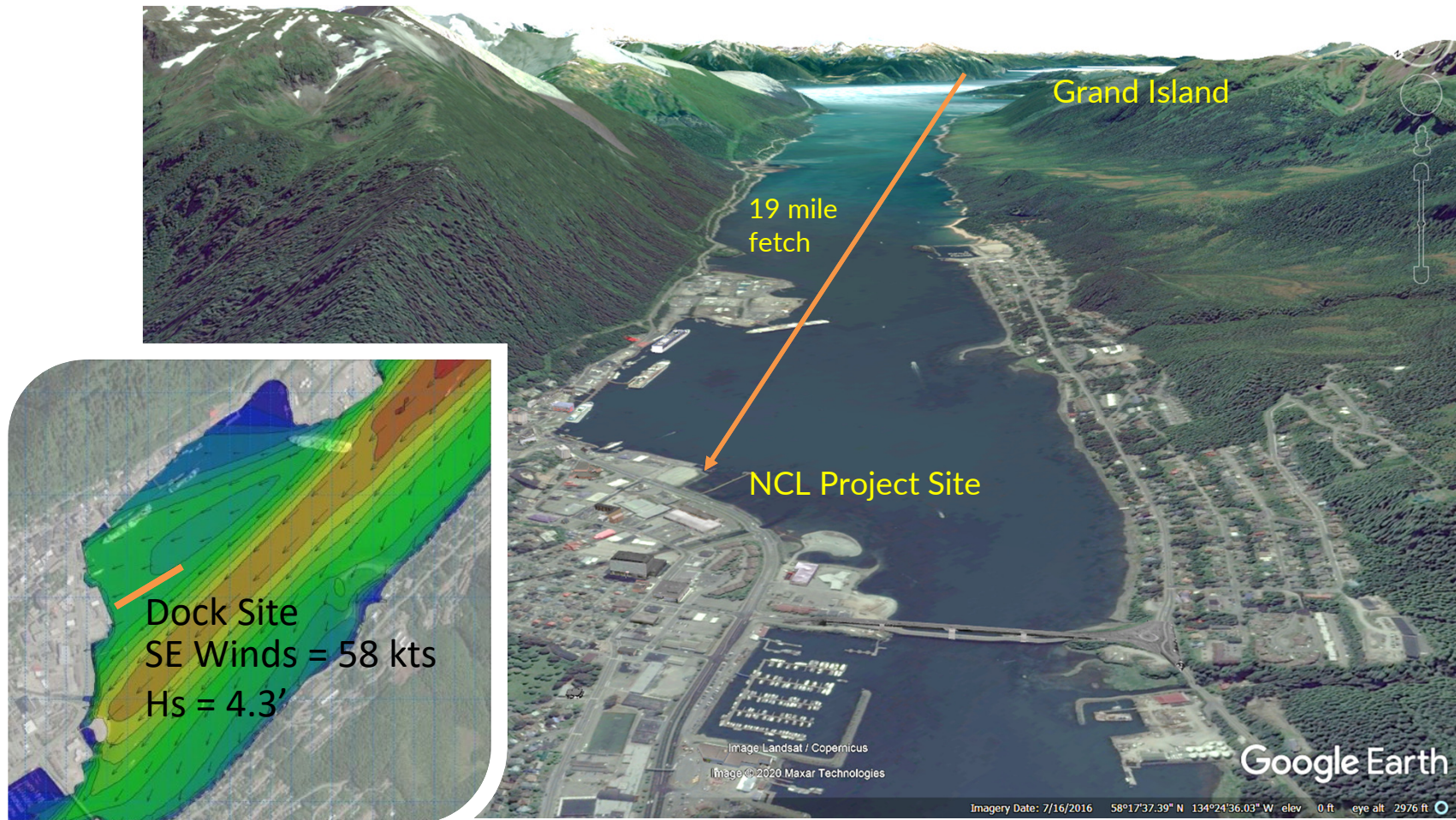
- West-facing development features community park space and open vista, with shared CBJ shoreline, habitat, and future Seawalk
- Residential housing is a potential element of mixed-use building
- Community green-roof park is proposed above the Alaska Ocean Center

Fundamental NCL Cruise Ship Dock Needs

- One Berth for a Breakaway Plus Class Ship – NCL Bliss
- Central Floating Pontoon for Safe Passenger Loading
- Vehicle and Pedestrian Accessible Bridge
- Adequate Mooring and Breasting Dolphins w/ Capstans
- Shore Tie Power to Ship
- Water, Sewer, Dock Operations Power and Lighting

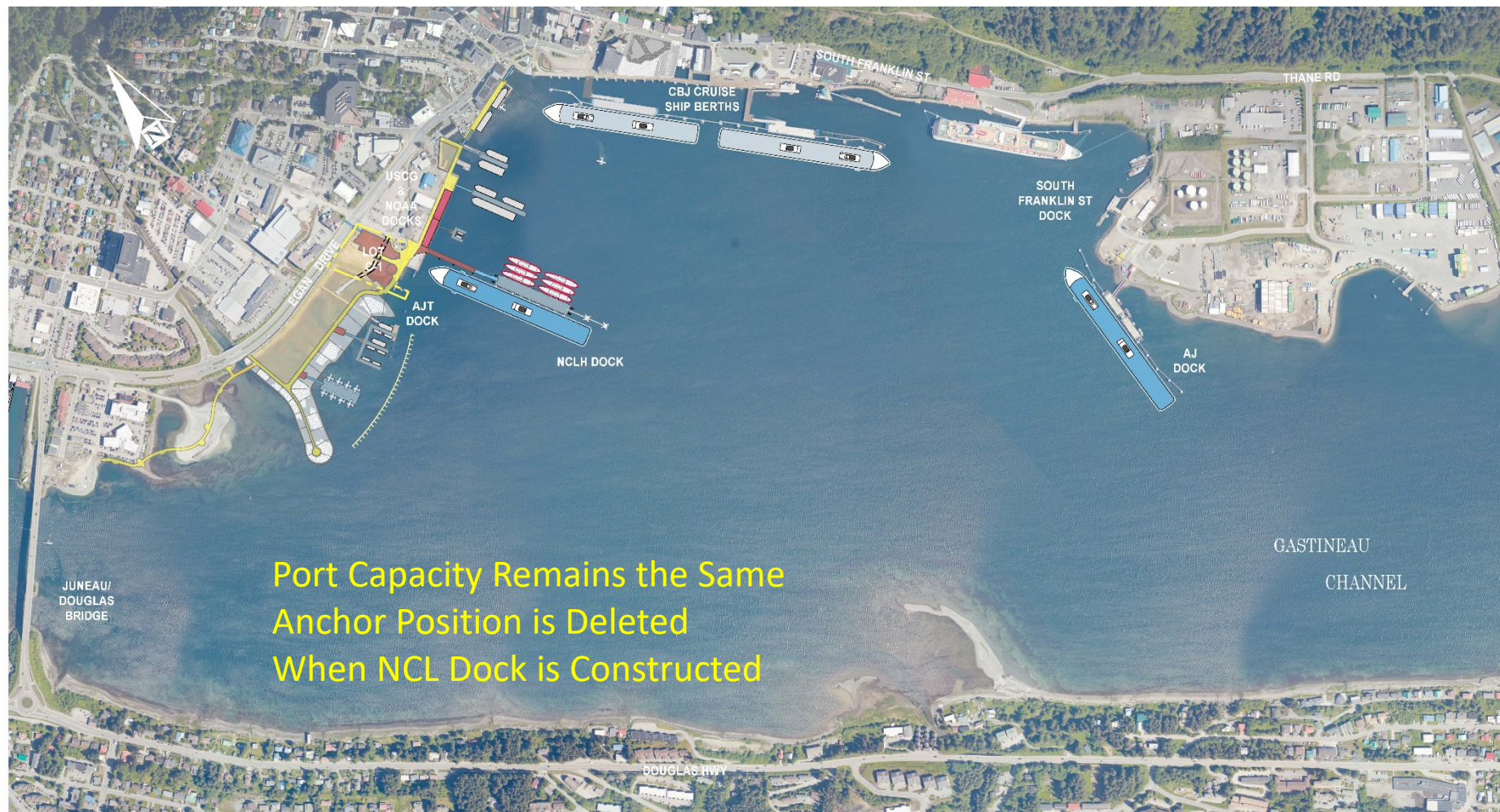


Met-Ocean Study – Dock Siting Analysis



Oblique Aerial Image – Southeast Alignment of Gastineau Channel

NCL Cruise Ship Dock Concept – Port Vicinity View



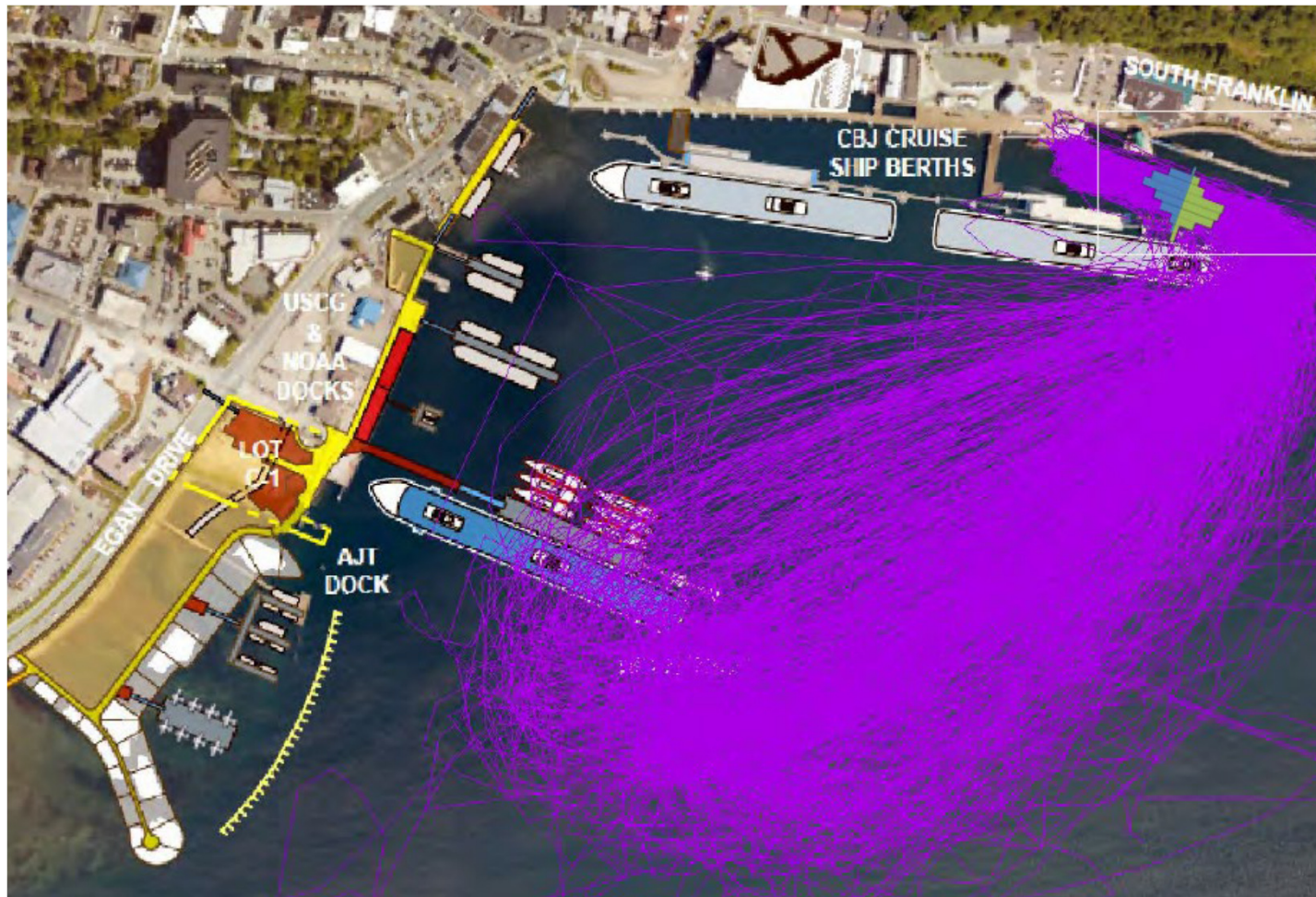
Reducing need to Anchor and Run Shore Launches

Reduces Physical Obstructions, Navigational Hazard and Air Pollution



800 Launch Transits from Anchored Vessels to Shore

Reduces Air Pollution and Hazards to Aircraft & Vessels



Multi-Faceted Permitting Process for Marine Facilities

- Federal Authorizations: USACE Lead Agency
 - USCG – Cooperative Dock Use Agreement & Navigational Review
 - NMFS – Consultations for Impacts to Marine Mammals & Essential Fish Habitat under ESA & MSA.
 - USFWS – Bald Eagles and Sea Otter Impacts
- State Authorizations:
 - ADNR – Submerged Lands
 - ADFG – Fish Habitat
 - ADEC – Water, Sewer & Stormwater Plan Reviews
- Local CBJ Authorizations:
 - CDD & Planning Commission Use Approvals
 - ENG / Public Works – Grading, Drainage, Water & Sewer Plan Review
 - Building Permits

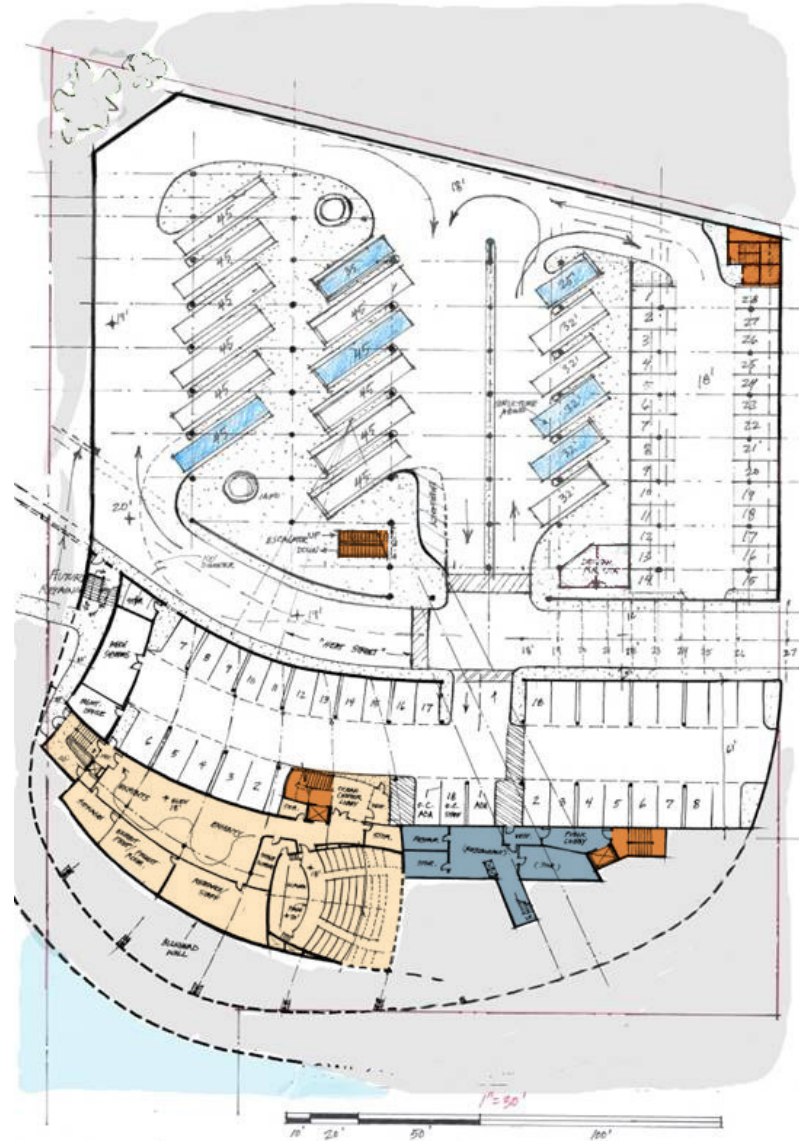
Auke Landing Site Concept

- Whittier Street developed with bus turning lanes
- Circulator stop near visitor arrival at dock.
- Improved pedestrian crossing at Egan Drive
- Parking all underground
- Pedestrian 'street' leading to shops, park, and buses.



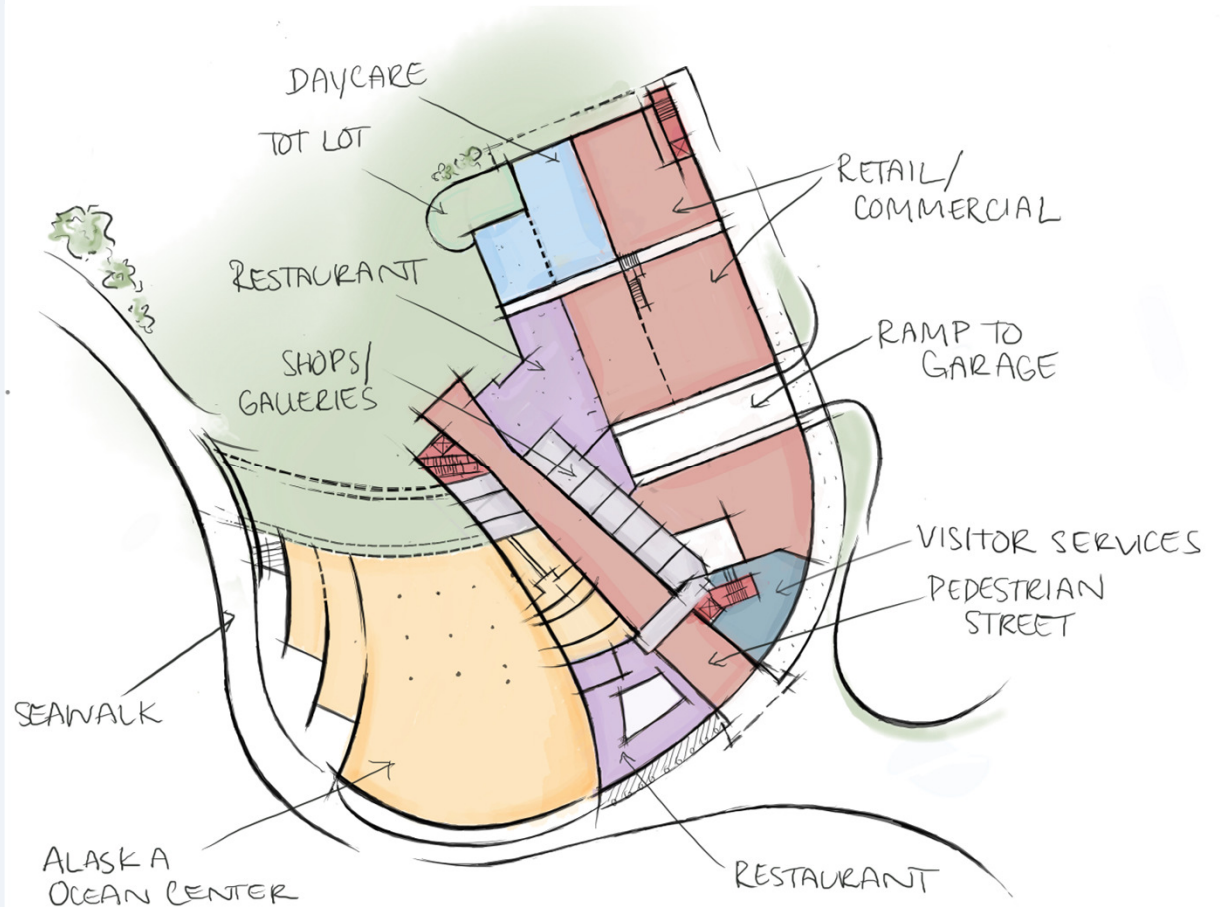
Potential Lower Level Garage Parking

- Large cruise bus staging underground
- Parking and support vehicles underground
- Possible future connection to CBJ properties
- Electric charging stations for buses and cars

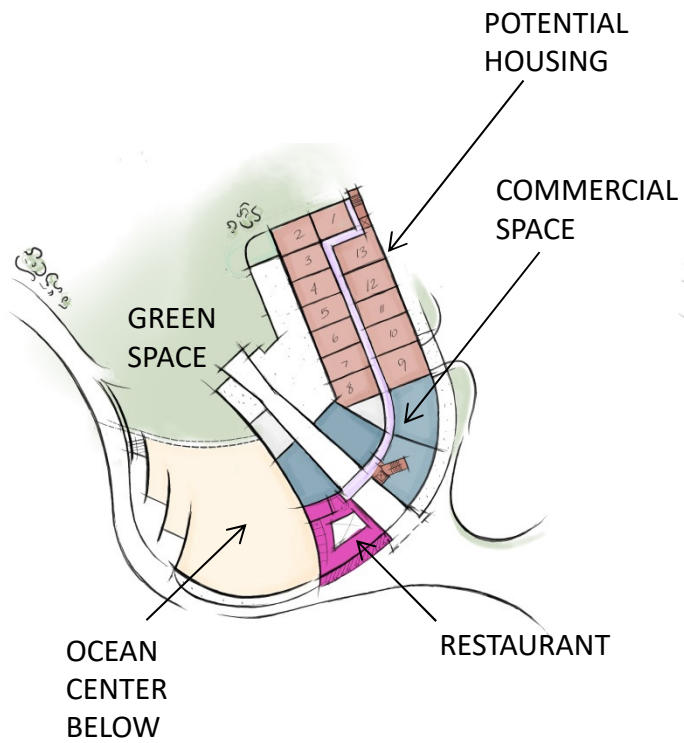


Potential First Floor Plan, Auke Landing

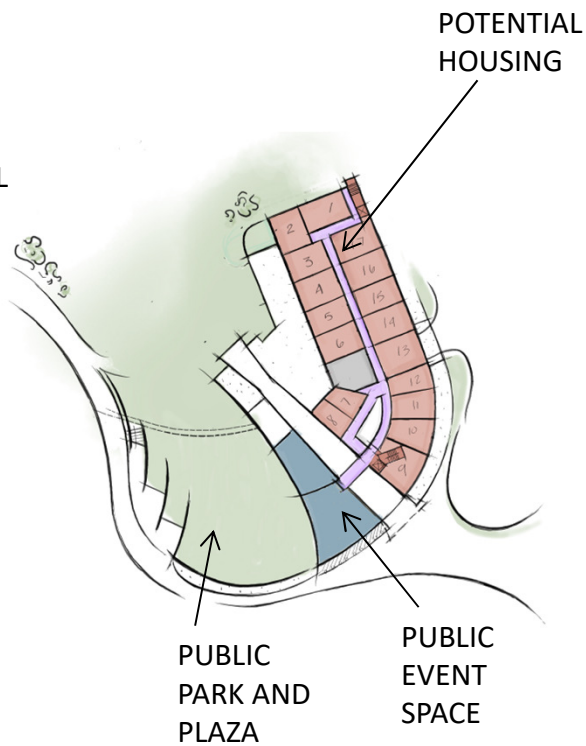
- Pedestrian street provides access to park, buses, and shops
- Alaska Ocean Center and restaurants placed along Seawalk frontage
- Potential daycare facing park
- Year-round retail space along Whittier
- 1 acre community park space



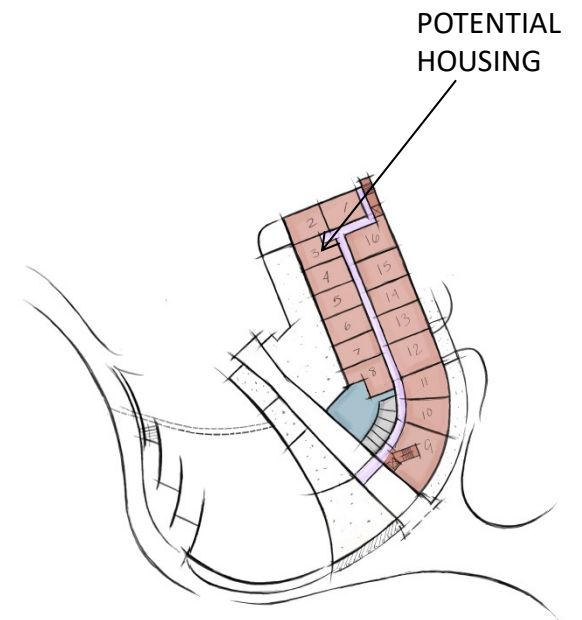
Upper Level Building Options



FLOOR 2



FLOOR 3



FLOOR 4

Shared CBJ and NCLH opportunities

- Potential boundary along NCLH property can be jointly developed with CBJ for Seawalk and habitat features



Green Roof & Park

- Public park extends as a “green roof” over the Alaska Ocean Center.
- The design keeps a low visual profile, with views out to the water.
- Universal design and easy access. ADA gradient



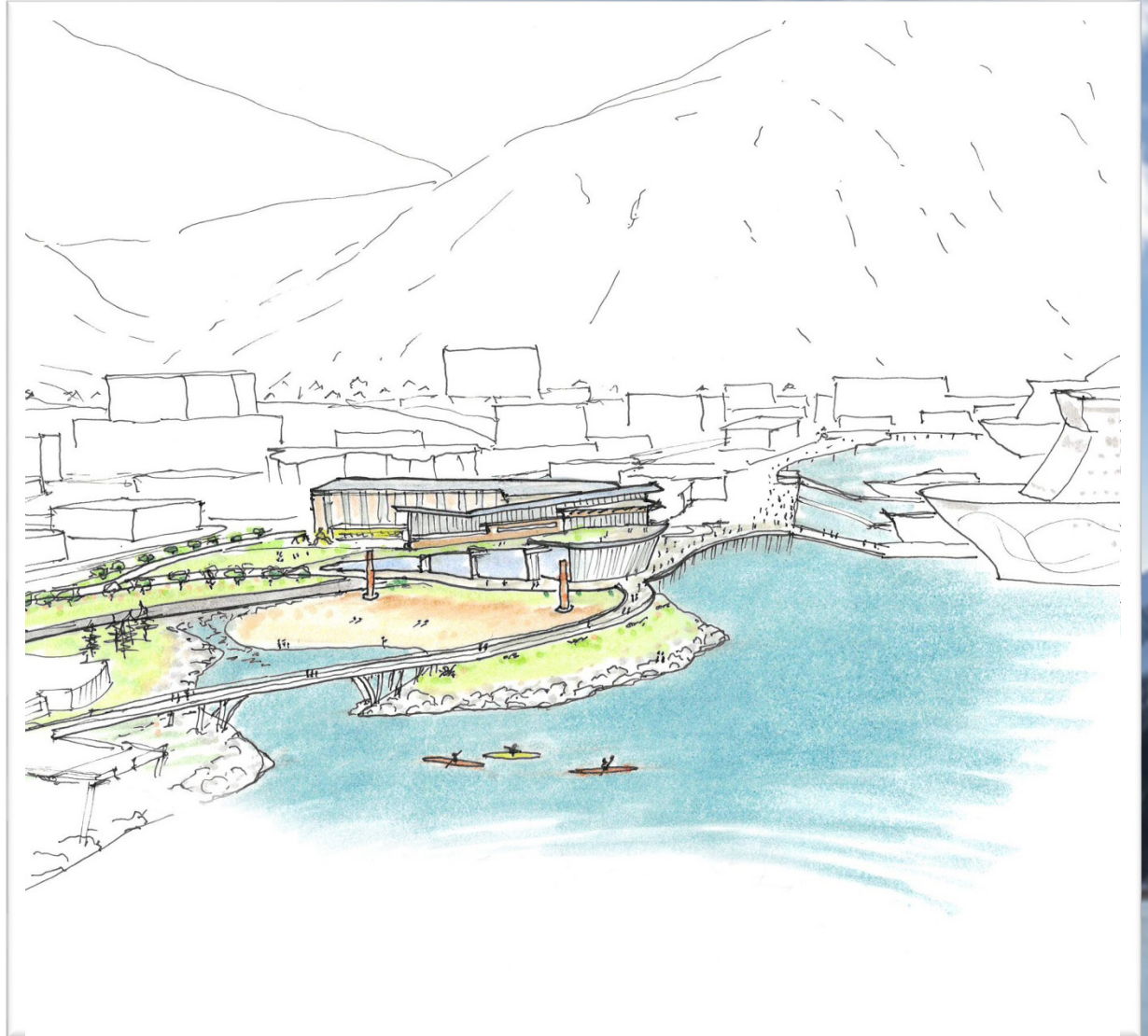
Enhanced Shoreline and Cultural Traditions

- Access to water's edge
- Sheltered areas
- Intertidal recreation and water activities
- Cultural references
- Indigenous plants and animals



Shared Development Goals

- Seawalk completion crosses several different properties.
- CBJ and NCLH can develop shared management of site and public spaces.
- Other corporate, governmental, and non-profit groups asked for input



Digital Round-table, Audience Polling, Q/A Discussion

Next Steps, Auke Landing

- See MRV Architects website for link to meetings, recordings, graphics, and survey materials.
- Next meetings: Dec 28, February 4, 2021
- NCL and MRV will share updated designs
- Presentations to CBJ Planning and Assembly for approval anticipated June, 2021.

