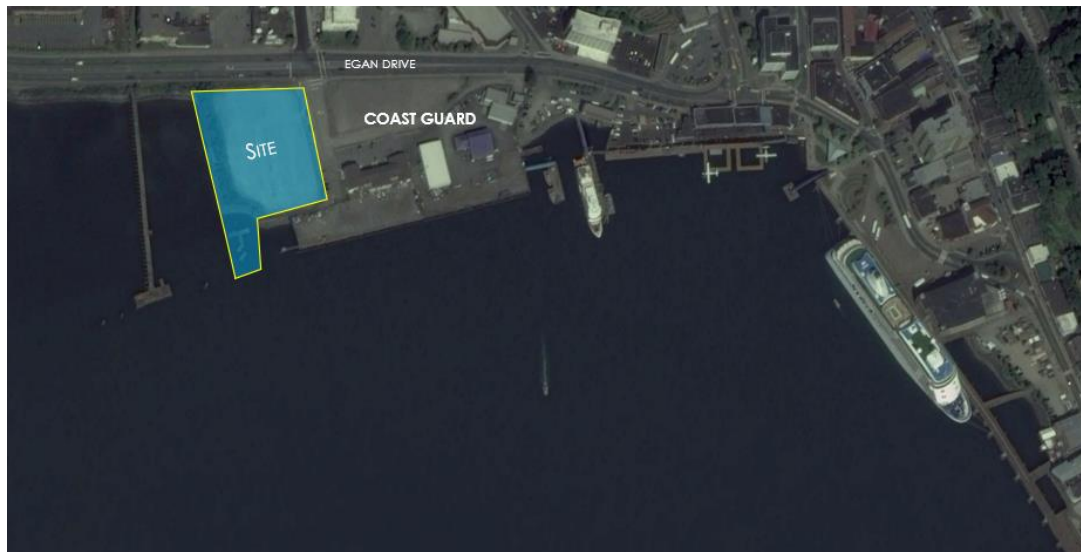




REQUEST FOR INFORMATION (RFI)

FOR THE REUSE AND DEVELOPMENT OF JUNEAU'S "AUKE LANDING" WATERFRONT PROPERTY



OPEN CALL FOR REQUEST FOR INFORMATION (RFI) TO NORWEGIAN CRUISE LINES, "BAHAMAS" LTD.



INTRODUCTION

This Request for information (RFI) seeks information for partnership opportunities to develop a waterfront parcel located in Juneau Alaska, recently purchased by Norwegian Cruise Line. This property, previously known as the “Subport Property,” will be named *Auke Landing* (Aak’w Landing), acknowledging its Tlingit Native legacy.

NCL is seeking information from a broad spectrum of private and public entities with the capacity to partner in the creation of waterfront development opportunities. Such development will balance needs and expectations of the residents of Juneau, Alaska, as well as those of our seasonal visitors. NCL is committed to development which capitalizes on the waterfront potential, while promoting positive connections with the surrounding community. Our core company values extend beyond our ships.

BACKGROUND AND LOCATION

The 2.9-acre parcel is located in a prime waterfront setting, an area which has been under-developed due to years of property uncertainty over ownership and direction in the past. That uncertainty is now resolved with the recent NCL purchase.

Juneau boasts 1.3 million cruise passengers annually, with both large cruise vessels and a growing small-ship boutique cruise sector. Juneau is the largest cruise destination in Alaska, and is rated as the most popular port of call.

The NCL parcel is centrally located in the growing Arts and Culture district of Juneau. The property offers exceptional views, access, and infrastructure support. *Auke Landing* development will link to adjoining City and Borough of Juneau properties and provide an important element of a popular sea walk, with access to adjoining recreational spaces.

It is NCL’s hope that additional partners in site development will play a role in both optimizing the property and supporting the surrounding community. As such, we are seeking information from interested private and public entities with the capacity to partner and /or invest in the creation of high-value opportunities.

EXISTING LAND USES

The 2.9-acre platted parcel has 2.6 acres of current filled footprint. The property was developed in World War II as a staging area for the US Navy, housing a large warehouse. That warehouse was used by the State of Alaska until 2007, when it was demolished, and the site was restored to a gravel pad.

The property is bound on the south face by portions of a US Coast Guard dock, and open waterfront exposure. The property on the west abuts undeveloped City and Borough of Juneau tidelands. The property on the north face abuts Egan Drive, a major four-lane arterial highway. The property on the east side abuts Whittier Street, a major cross street with a signalized

intersection at Egan Drive. The eastern side of Whittier Street includes an active USCG operational facility, and parking areas.

The *Auke Landing* property is zoned MU-2 by the City and Borough of Juneau, a *Mixed Use* classification with a bias toward residential and commercial uses. It is the only parcel along the downtown waterfront that is not designated WC, *Waterfront Commercial*. This reflects community sentiment from planning studies which have favored development of this waterfront stretch with a community focus, including housing, mixed use commercial activities, and public amenities. NCL is comfortable with this zoning designation and the underlying community expectations.

RFI DEVELOPMENT GOALS

Responders are encouraged to identify development projects which reflect community goals, while capitalizing on the enormous opportunity of this site. NCL, together with the developer, the community, and City leaders, will create a project which:

- Engages the community
- Integrates attractive waterfront activities with year-round vitality
- Improves access to neighborhoods with pedestrian amenities
- Provides the cruise industry improved support and efficiency
- Creates a special sense of place within the downtown area
- Addresses the solution of parking needs
- Increases public green and open space
- Exemplifies highest efficiency and sustainability benchmarks
- Promotes multi-use elements for “live-work” environments

LIKELY SITE DEVELOPMENT

- NCL development at *Auke Landing* will include the construction of a new perpendicular pier for NCL ships docking in Juneau, likely extending off of Whittier Street. NCL vessels will tie up on the westerly pier face, with use of the interior face reserved for USCG or other governmental vessels.
- Upland development of the site will include the *Alaska Ocean Center*, a non-profit visitor center which will likely be located in the southwest waterfront corner of the site. Other NCL commitments include a public park and green space of approximately 1.1 acre, as well as integration of a public Sea Walk, measuring 20’ in width which will run along the westerly and southerly property boundaries.
- A below-grade garage will be developed for bus staging and vehicle parking, extending under most portions of the site ground plane, including the park areas. To support developmental proposals, 30-50 parking spaces are potentially available in the garage, depending on the mix and diversity of combined parking needs.



- The zoning of the site is MU-2, requiring 5' setbacks on all sides, and a 45' overall height limit. MU-2 is a medium-density mixed-use zoning, with a bias toward housing and commercial uses.
- The details of the site utilization, development mix, and pier configuration are flexible. NCL intends to work cooperatively with potential development partners to optimize the site for shared advantages.

DEVELOPER RESPONSE SUBMITTALS SHALL INCLUDE

- Table of Contents and Introduction
- Narrative describing the Project
- Preliminary Drawings, Graphics, and Renderings as applicable
- Team Structure with Roles – Goal is an Integrative and Holistic Team
- Identification of Steps To Achieve Community Goals
- Environmental Considerations and Benchmarks
- Zoning and Parking Expectations or Needs

TIMELINE FOR IMPLEMENTATION

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| • Solicitation is distributed, 30 day response period | April 23, 2021 |
| • Requests for RFI Clarification: | May 7, 2021 |
| • RFI Responses Due | May 24, 2021 |
| • Development Permit Package to CBJ | October 15, 2021 (est) |
| • Construction Start, Uplands | April, 2022 (est) |
| • Uplands Completion, Projected | February, 2024 (est) |

REQUESTS FOR INFORMATION AND SUBMITTALS SHALL BE FORWARDED TO:

Howard Sherman, Executive Vice President; On- Board Revenue and Destination Services
 Alicia Cuervo, Vice President; On-Shore Design, Development and Construction

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