

Áak'w Landing Update

City and Borough of Juneau LHEDC
November 4, 2024



HUNATOTEM
CORPORATION

Vision and Benefits

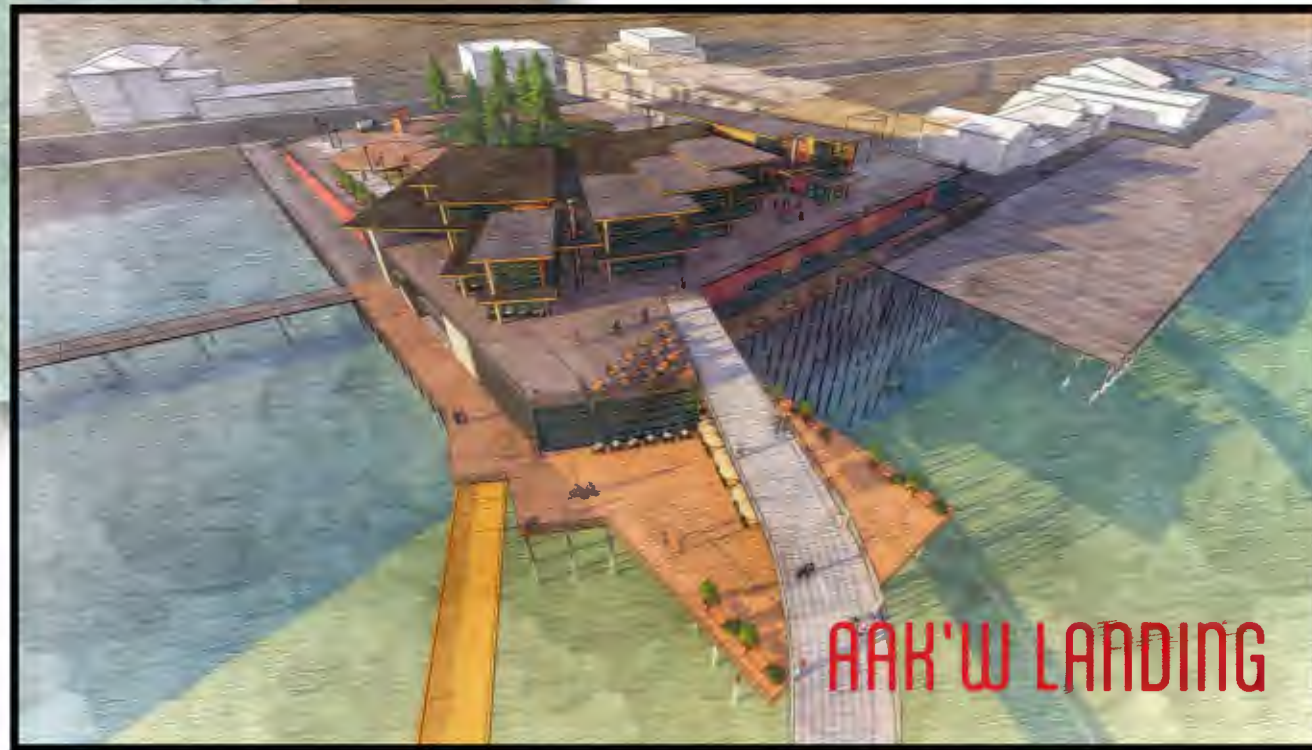


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Conceptual Design



- Floating dock – 500 ft. x 70 ft.
- Uplands – 50,000 sq. ft.
 - Welcome Center, retail, dining, public park, underground parking
 - Indigenous Knowledge, Science, and Cultural Center



Landmark Community Asset



- Vibrant and engaging plaza and park in downtown Juneau
 - Distinctive visitor experience, incorporating culture and scenic views
 - Year-round use by residents, regional neighbors, and business and independent travelers
- Pedestrians flow easily throughout site, tours, and downtown
- Efficient and safe vehicle traffic
 - Underground parking
 - Vehicle access at Whittier Street



Community Benefits



- Reduces downtown congestion
 - Removes buses from congested Marine Way & Franklin corridor
 - Eliminates lightering to downtown docks
 - Expands Seawalk
 - Honors 5-ship limit
- Promotes environmental sustainability
 - Constructed with shore power capability
 - Eliminates 40% of emissions compared to ships at anchor
 - Reduces vessel traffic and emissions from lightering
- Increases safety
 - Fewer passenger movements when a ship is docked, reducing accidents
 - Enhances overall vessel safety in harbor

Community Benefits cont.



- Increases economic activity
 - Proximity to downtown encourages spending on shopping, dining, and attractions
 - Passengers spend more time and money in town when ships are docked
- Strengthens cultural experience
 - Indigenous Knowledge, Science, and Cultural Center
 - Tlingit culture featured throughout site
 - Complements cultural and event spaces
 - Alaska State Museum, Juneau Arts & Culture Center, Centennial Hall, Elizabeth Peratrovich Hall, Walter Soboleff Building, Sealaska Heritage Arts Campus, and Tlingit & Haida Willoughby District development

Community Commitment



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Incorporating Public Input and Huna Totem Expertise



- Norwegian Cruise Line purchased the property from Alaska Mental Health Trust Authority in open and public auction (2019)
 - Initiated series of meetings to share vision and capture public input
- NCL gives property to Huna Totem (2022)
 - Entrusted Huna Totem with project development
 - Continued gathering public input and conceptual design
- 20+ years of destination development
 - Icy Strait Point is Hoonah's largest employer and a catalyst for local businesses
 - Developments in Whittier and Klawock reflect community vision and needs
 - Áak'w Landing builds on extensive community input and expertise

Collaborative and Transparent Process



- Multiple layers of CBJ input
 - Visitor Industry Task Force recommendations
 - Planning Commission process and conditions
 - Department input including Tourism Manager, Docks & Harbors, Parks & Recreation, Community Development
 - Addresses priorities and issues in annual resident surveys
 - Honors CBJ MOAs with cruise lines
- Navigability Study
 - Ensures project is compatible with docks, floatplanes, and vessel traffic
- US Coast Guard
 - Compatible with adjacent property use and vessel operations

Collaborative and Transparent Process cont.

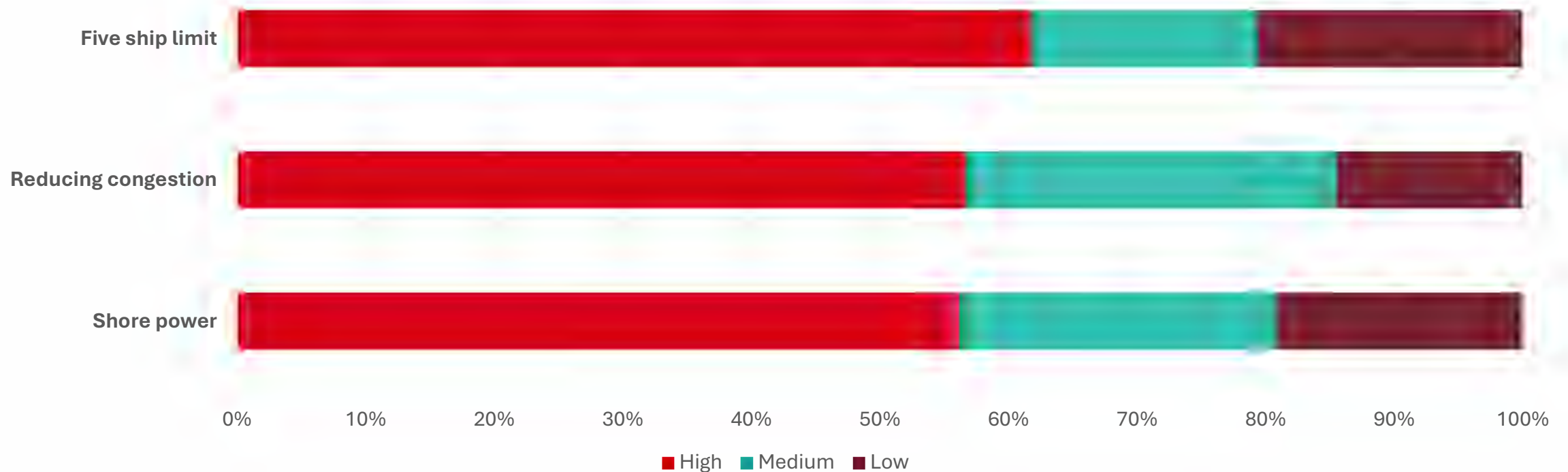


- US Army Corps of Engineers
 - Coordination with federal agencies, including NMFS
- Alaska Department of Transportation
 - Traffic Impact Analysis
- Alaska Department of Natural Resources
 - State-owned submerged lands
- Alaska Department of Environment Conservation
 - Clean Water Action section 401 certification

Aligns With CBJ Tourism Priorities



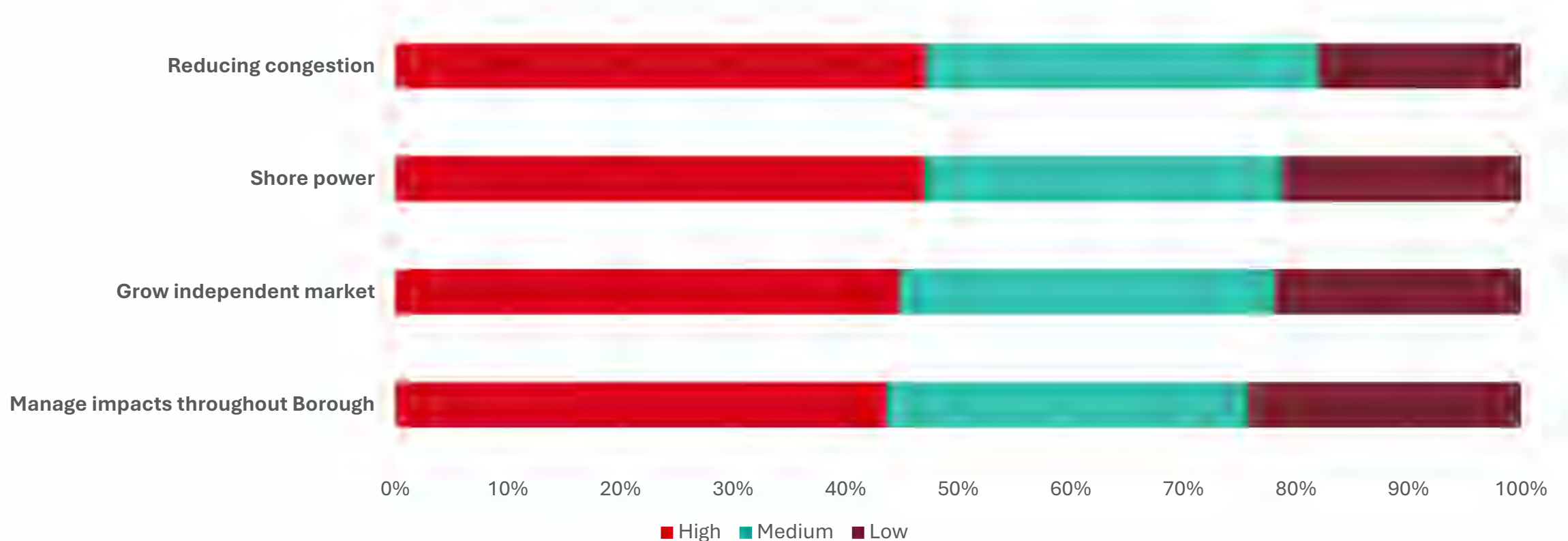
Juneau Tourism Survey 2022



Aligns With CBJ Tourism Priorities cont.



Juneau Tourism Survey 2023



Visitor Industry Task Force Recommendations



- One large ship per day at the new facility
- Maximum of five large ships in port per day
- No hot berthing at the new facility
- High quality uplands development for community and visitors
- Year-round development
- CBJ manages dock to some extent
- Dock is electrified

Planning Commission Approvals and Conditions



- Dock Conditional Use Permit (approved July 2023)
 - Temporary Certificate of Occupancy will not be issued until the Tidelands Lease is recorded
 - Minimum width requirements specified for the Seawalk on south side (16 ft.) and west side (20 ft.)
 - Huna Totem will record an easement for CBJ maintenance and management of the Seawalk
 - Huna Totem will maintain park, paths, landscaping, and amenities
 - Provide shore power within 24 months after an appropriately-sized power line is within 25 feet of property line

Planning Commission cont.



- Dock Conditions cont.
 - Large cruise ships required to use shore power
 - Navigability study required
 - Consideration of existing docks, float planes, and large vessels transiting channel and bridge
 - Limited to one large cruise ship per day, no hot berthing, no lightering
- Uplands Conditional Use Permit (approved August 2023)

Next Steps



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Moving From Concept to Completion



- Continued work with CBJ Assembly and staff
 - Public input this fall and winter
 - City tidelands lease
 - City leading on State submerged lands
- Finalize agreements with USCG & AJT Mining Properties
- Continued technical studies to inform engineering and design
- City, state, and federal agency permits
 - Environmental permitting
- Goal: initiate construction in 2025

Thank You

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