



HUNATOTEM
CORPORATION

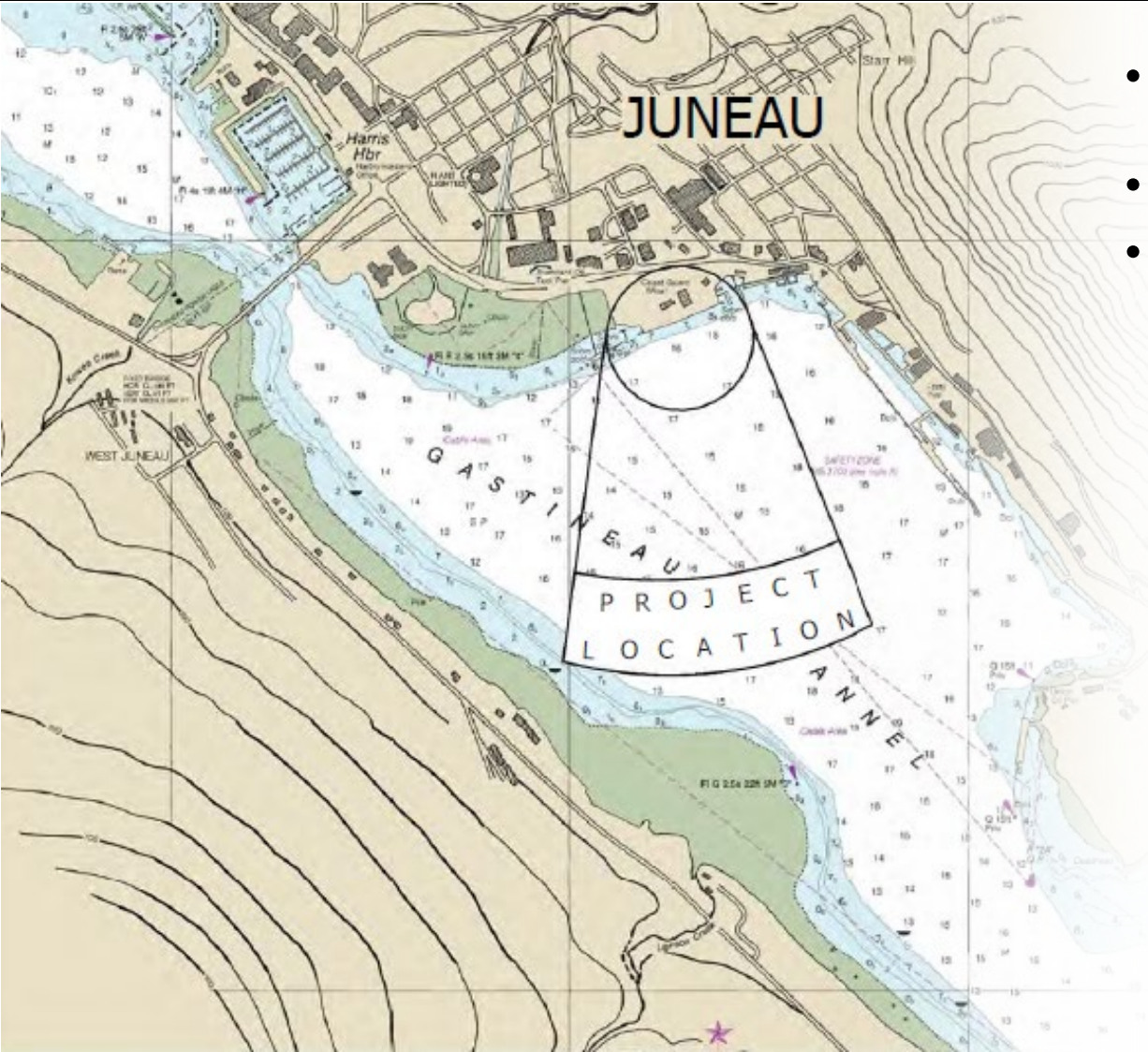
Áak'w Landing Update

CBJ Committee of the Whole
December 2, 2024

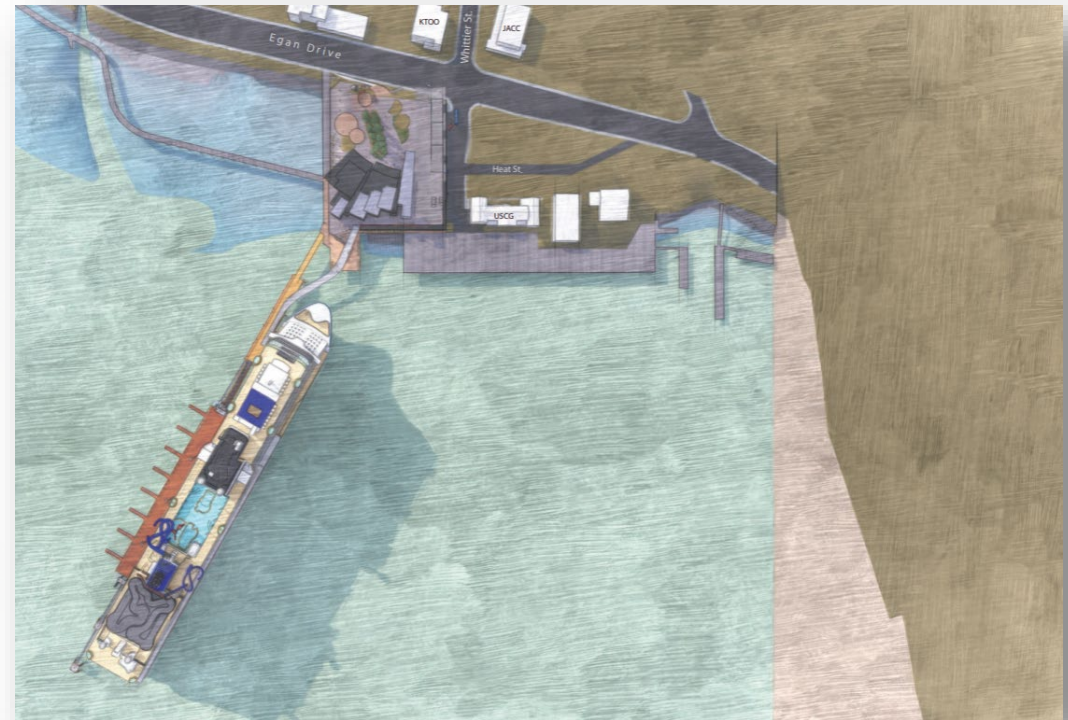


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Conceptual Design



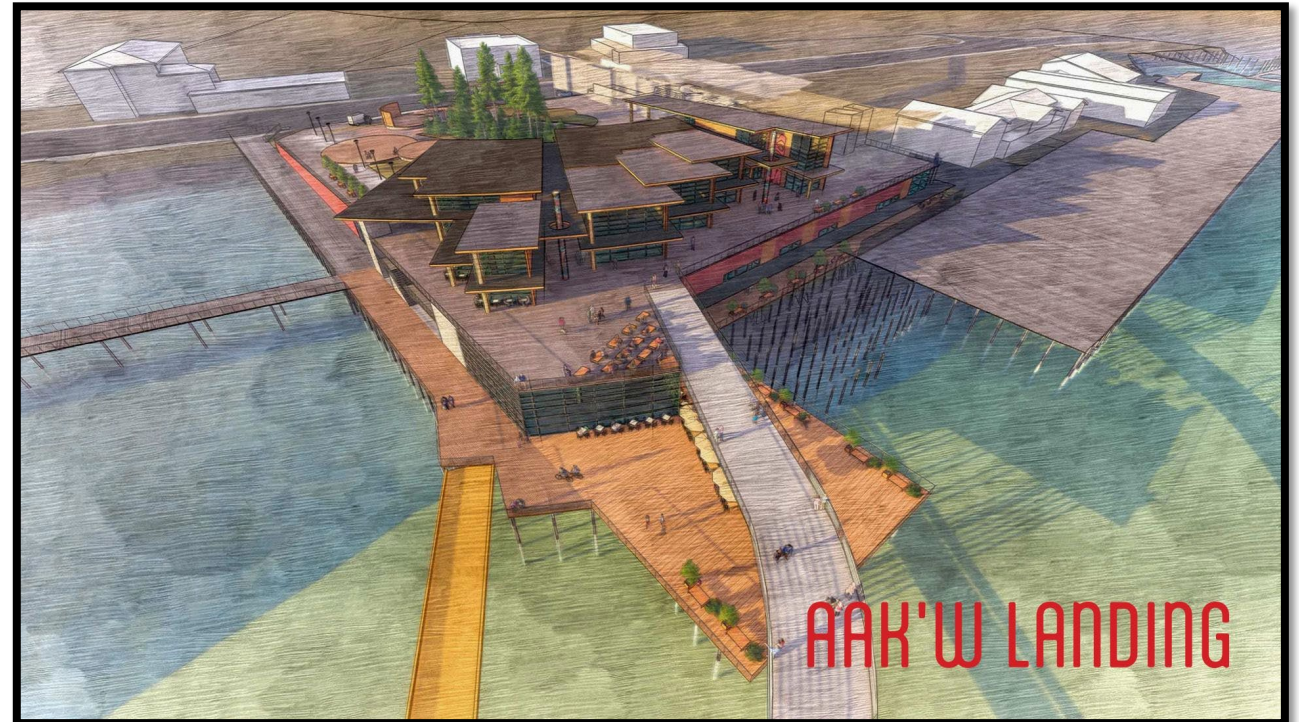
- Welcome Center, retail, dining, public park, and underground parking
- Indigenous Knowledge, Science, and Cultural Center
- Floating dock



Landmark Community Asset



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



Community Benefits

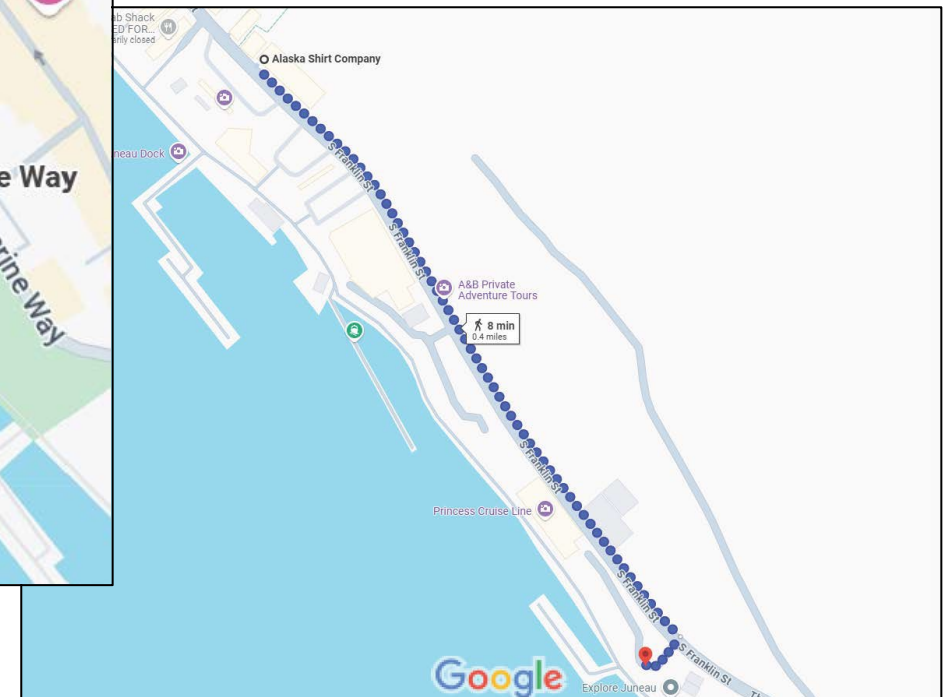
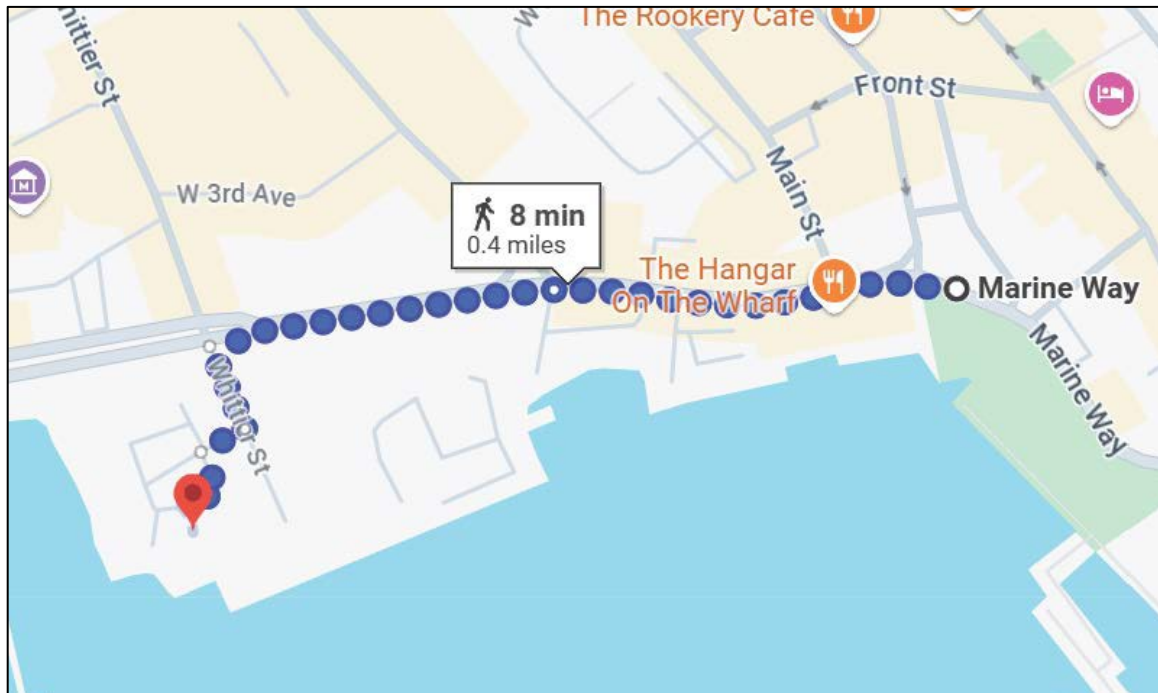


- Reduces downtown congestion
 - Removes thousands of buses from Marine Way and Franklin Street
 - Eliminates lightering to downtown docks
 - Expands Seawalk
 - Honors 5-ship limit
- Promotes environmental sustainability
 - Constructed with shore power capability
 - Reduces up to 40% of emissions compared to ships at anchor
 - Eliminates emissions from lightering vessels

Pedestrian Access to Downtown



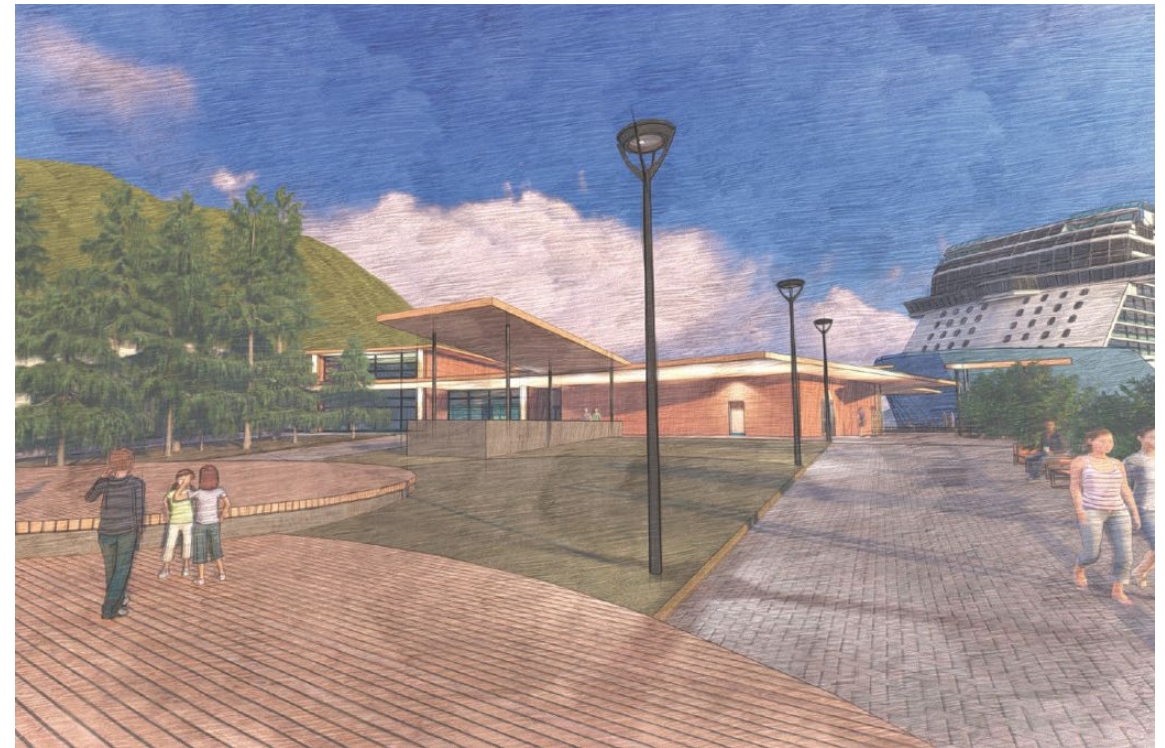
- Similar distance from Áak'w Landing and Franklin Street dock
- Shopping and attractions enroute



Community Benefits cont.



- Enhances safety when ships are docked
 - Fewer passenger movements and accidents
 - Improves overall vessel safety
- Increases economic activity
 - Proximity encourages spending on shopping, dining, and attractions
 - Passengers spend more time and money when ships are docked



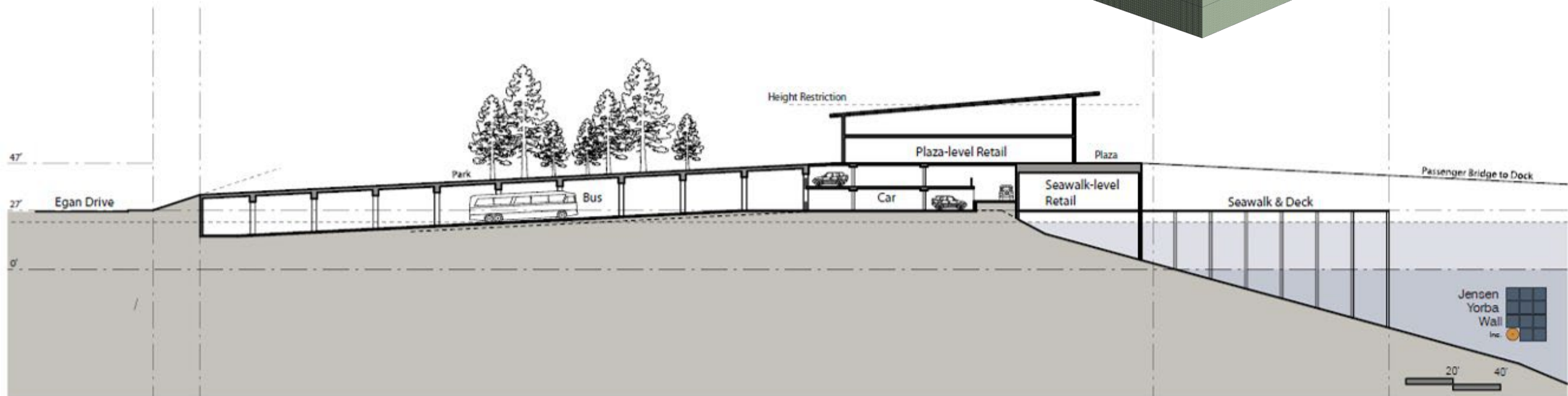
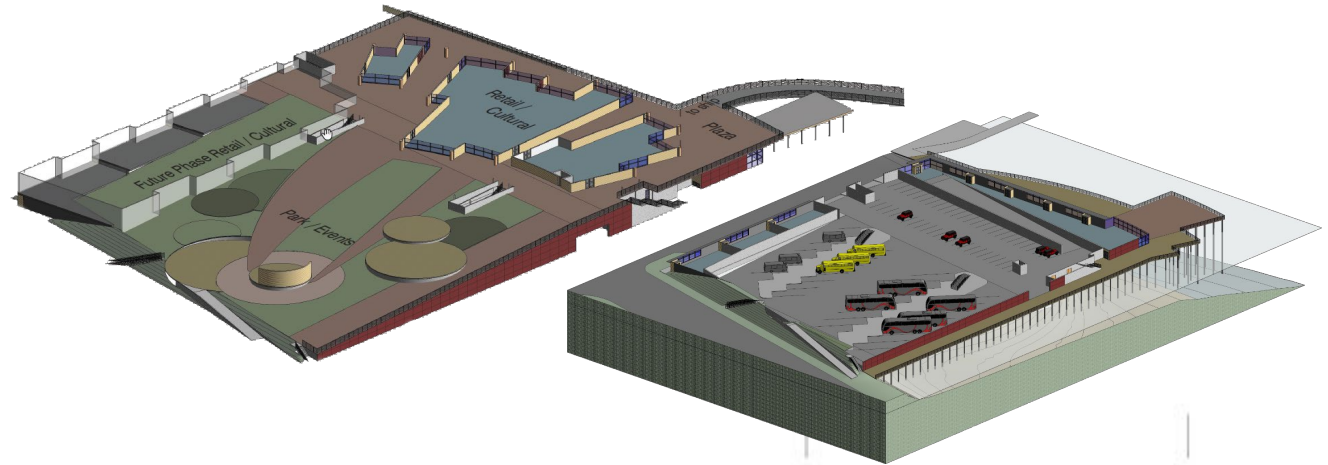
Community Benefits cont.



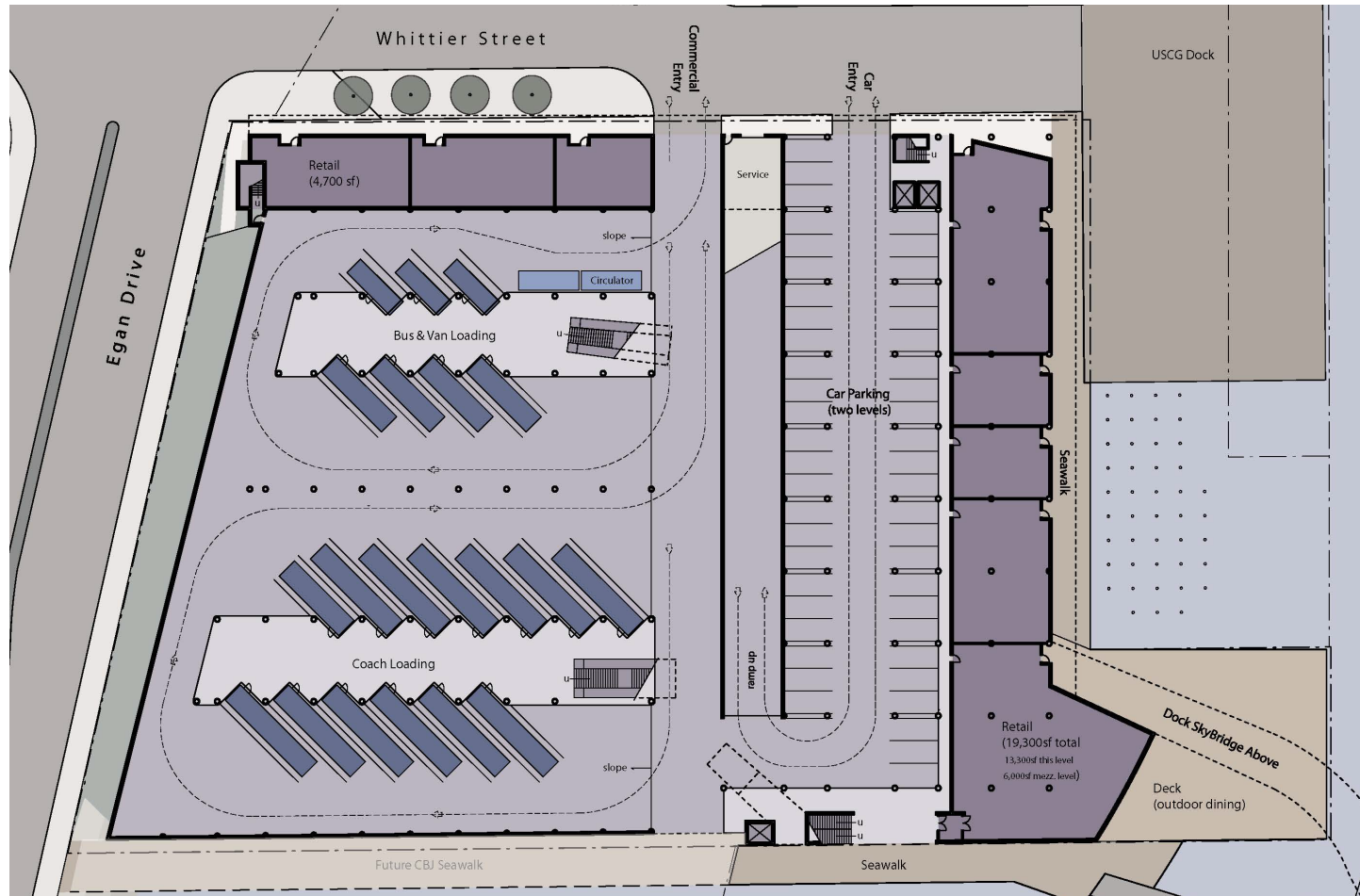
- Strengthens Juneau's cultural offerings
 - Indigenous Knowledge, Science, and Cultural Center
 - Tlingit culture featured throughout site
 - Complements cultural & event spaces
 - Alaska State Museum
 - Juneau Arts & Culture Center
 - Centennial Hall
 - Elizabeth Peratrovich Hall
 - Walter Soboleff Building
 - Sealaska Heritage Arts Campus
 - Tlingit & Haida Willoughby District



Aerial and Side Views



Underground Parking



- Two parking levels
 - 93 vehicle spaces
 - 24 bus spaces
- Emergency vehicle access

Community Commitment



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Incorporating Public Input and Experience



- Norwegian Cruise Line purchased the property from Alaska Mental Health Trust Authority in a public auction (2019)
 - Series of meetings to capture public input
- NCL gave the property to Huna Totem (2022)
 - Entrusted Huna Totem with development
 - Continued gathering public input and working on conceptual design
- 20+ years of destination development
 - Icy Strait Point is Hoonah's largest employer and a catalyst for local business creation
 - Developments in Whittier and Klawock reflect community vision and needs

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.

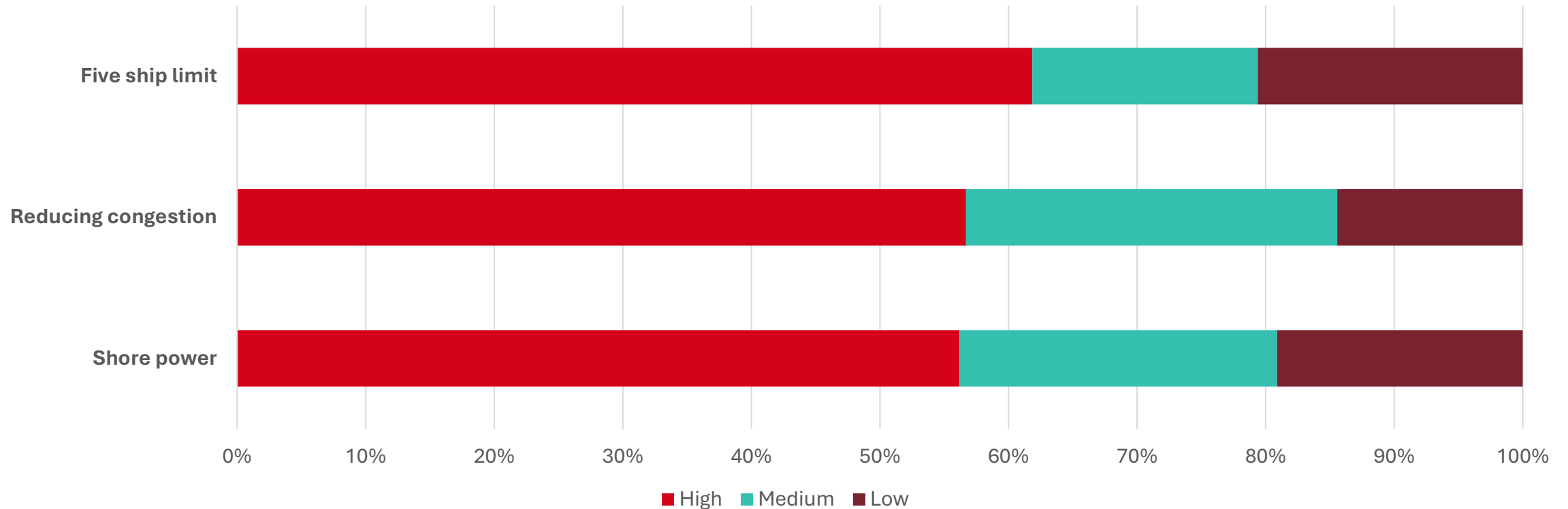


- US Army Corps of Engineers
 - Coordination with federal agencies, including NMFS and USCG
- Alaska Department of Transportation
 - Traffic Impact Analysis
- Alaska Department of Natural Resources
 - State-owned submerged lands
- Alaska Department of Environment Conservation
 - Clean Water Action section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

Aligns With CBJ Tourism Priorities



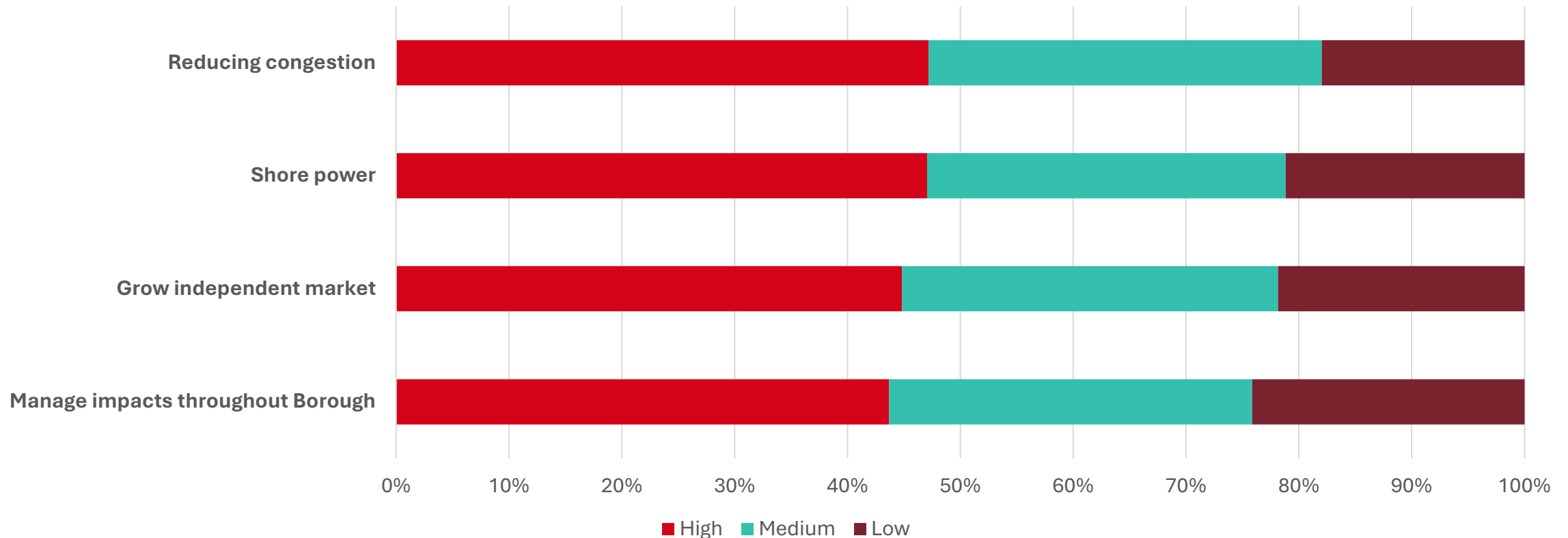
Juneau Tourism Survey 2022



Aligns With CBJ Tourism Priorities cont.



Juneau Tourism Survey 2023



Visitor Industry Task Force Recommendations



- One large cruise ship per day
- Maximum of five large ships in port
- No hot berthing at the new facility
- High quality uplands development
- Year-round development
- Management agreement with CBJ
- Dock is electrified



Planning Commission Approvals and Conditions



- Dock Conditional Use Permit (approved July 2023)
 - Limited to one large cruise ship per day, no hot berthing, no lightering
 - Large cruise ships required to use shore power
 - Width requirements for Seawalk adjacent to site, plus easement for CBJ maintenance and management
 - Huna Totem maintains park, paths, landscaping, and amenities
 - Provide shore power within 24 months after an appropriately-sized power line is within 25 feet of property line
 - Navigability study required
- 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-owned submerged lands
- Finalize agreements with USCG and AJT Mining Properties
- Continued technical studies to inform engineering and design
- City, state, and federal agency permits
- Goal: initiate construction in 2025; completion in 2027

Thank You!

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