

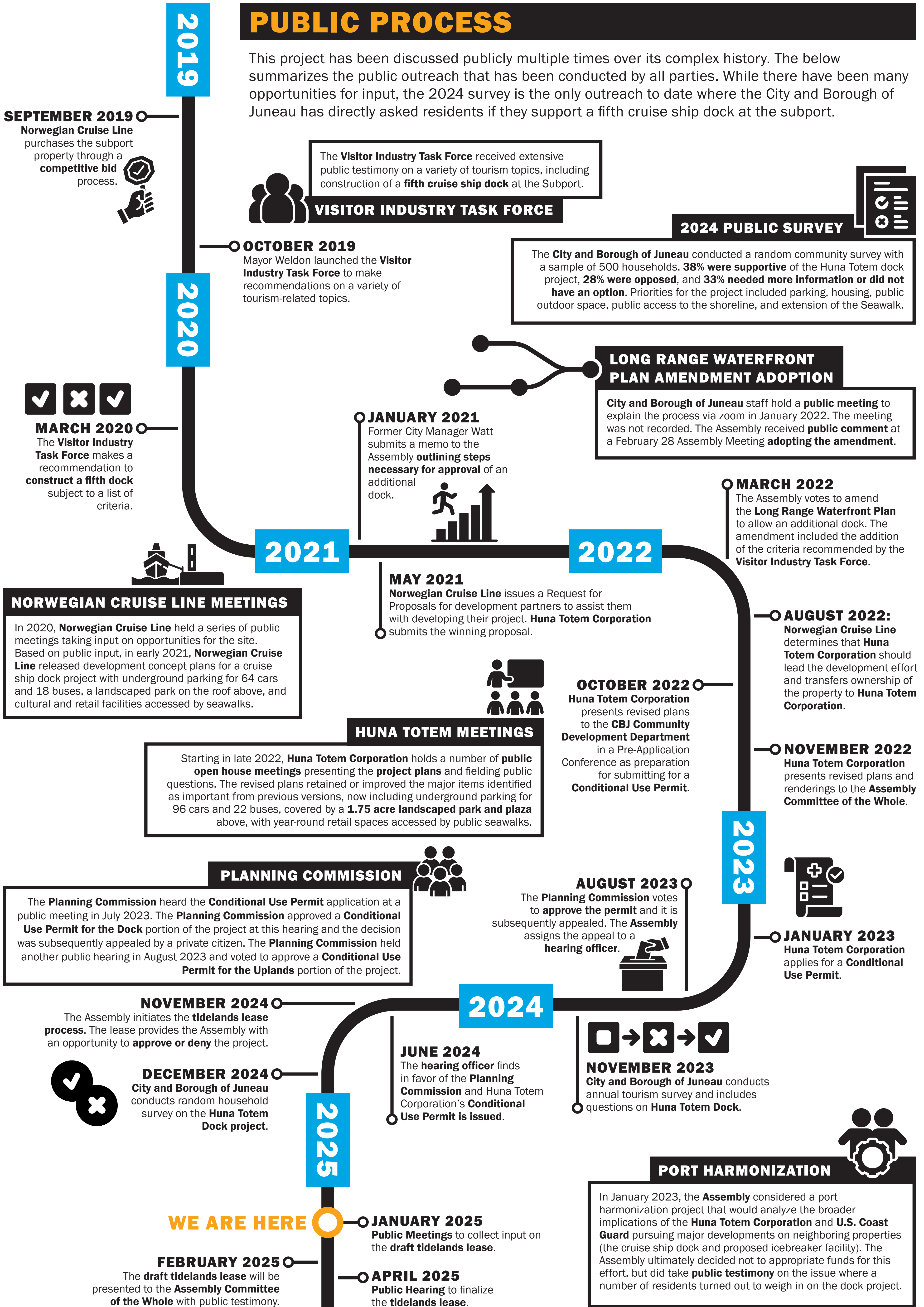
# HUNA TOTEM DOCK



## LEASE OPEN HOUSE

### PUBLIC PROCESS

This project has been discussed publicly multiple times over its complex history. The below summarizes the public outreach that has been conducted by all parties. While there have been many opportunities for input, the 2024 survey is the only outreach to date where the City and Borough of Juneau has directly asked residents if they support a fifth cruise ship dock at the support.



The **Visitor Industry Task Force** received extensive public testimony on a variety of tourism topics, including construction of a **fifth cruise ship dock** at the Support.

#### 2024 PUBLIC SURVEY

The **City and Borough of Juneau** conducted a random community survey with a sample of 500 households. **38% were supportive** of the Huna Totem dock project, **28% were opposed**, and **33% needed more information or did not have an option**. Priorities for the project included parking, housing, public outdoor space, public access to the shoreline, and extension of the Seawalk.

#### LONG RANGE WATERFRONT PLAN AMENDMENT ADOPTION

**City and Borough of Juneau** staff hold a **public meeting** to explain the process via zoom in January 2022. The meeting was not recorded. The Assembly received **public comment** at a February 28 Assembly Meeting **adopting the amendment**.

#### NORWEGIAN CRUISE LINE MEETINGS

In 2020, **Norwegian Cruise Line** held a series of public meetings taking input on opportunities for the site. Based on public input, in early 2021, **Norwegian Cruise Line** released development concept plans for a cruise ship dock project with underground parking for 64 cars and 18 buses, a landscaped park on the roof above, and cultural and retail facilities accessed by seawalks.

#### HUNA TOTEM MEETINGS

Starting in late 2022, **Huna Totem Corporation** holds a number of **public open house meetings** presenting the **project plans** and fielding public questions. The revised plans retained or improved the major items identified as important from previous versions, now including underground parking for 96 cars and 22 buses, covered by a **1.75 acre landscaped park and plaza** above, with year-round retail spaces accessed by public seawalks.

#### PLANNING COMMISSION

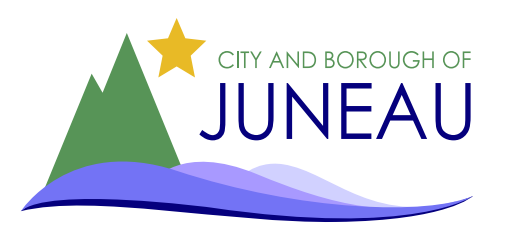
The **Planning Commission** heard the **Conditional Use Permit** application at a public meeting in July 2023. The **Planning Commission** approved a **Conditional Use Permit for the Dock** portion of the project at this hearing and the decision was subsequently appealed by a private citizen. The **Planning Commission** held another public hearing in August 2023 and voted to approve a **Conditional Use Permit for the Uplands** portion of the project.

#### PORT HARMONIZATION

In January 2023, the **Assembly** considered a port harmonization project that would analyze the broader implications of the **Huna Totem Corporation** and **U.S. Coast Guard** pursuing major developments on neighboring properties (the cruise ship dock and proposed icebreaker facility). The Assembly ultimately decided not to appropriate funds for this effort, but did take **public testimony** on the issue where a number of residents turned out to weigh in on the dock project.



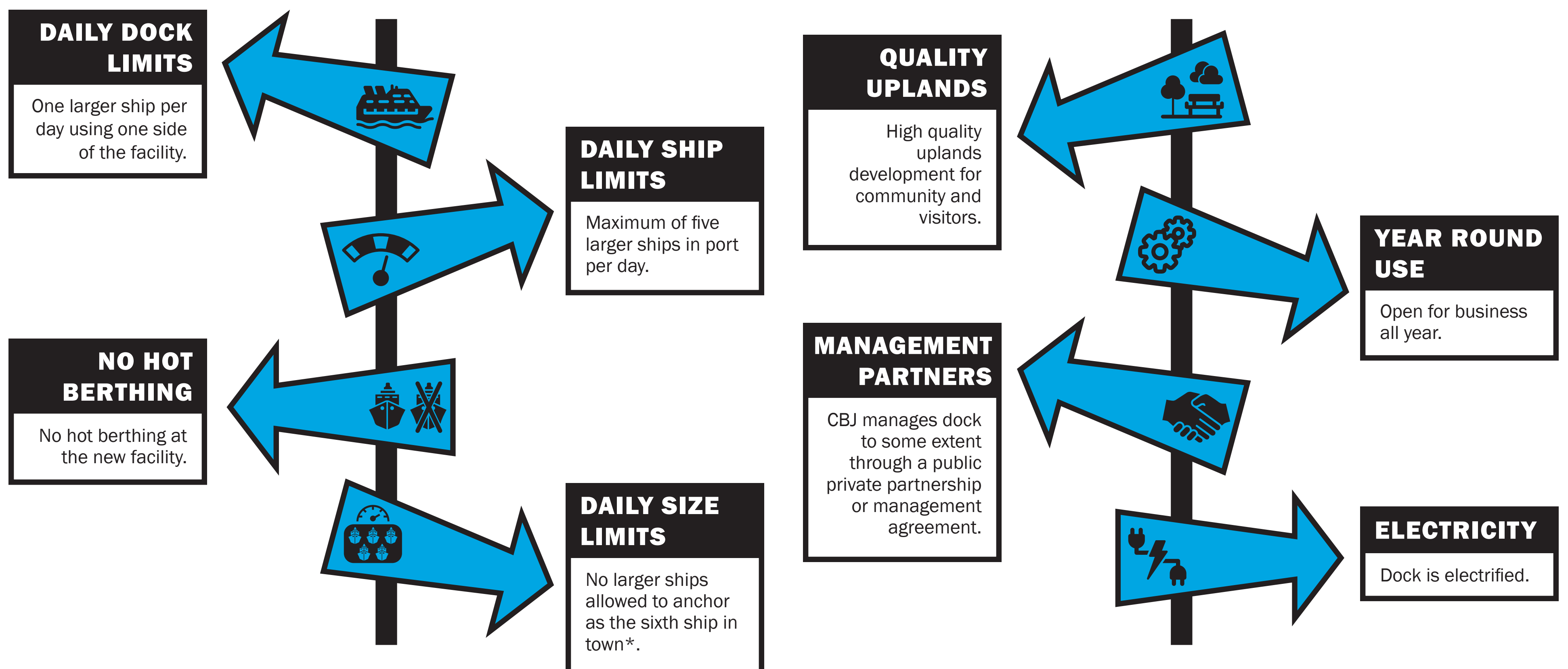
# HUNA TOTEM DOCK



## LEASE OPEN HOUSE DRAFT LEASE CONDITIONS

### VISITOR INDUSTRY TASK FORCE CONDITIONS

The Visitor Industry Task Force outlined the following conditions to be met for the development of the Support in recognition that some of these conditions may be beyond the control of developers.



\*Larger ships may anchor but the number of larger ships in port would still be limited to five (CBJ to consider legal ramifications of limiting size of ships at anchor).

### PLANNING COMMISSION CONDITIONS

Through the Conditional Use Permit process, the Planning Commission reviewed the development plans for compliance with zoning regulations and conformity with adopted plans. The conditions below were placed on the development by the Planning Commission. These conditions will need to be met before City and Borough of Juneau issues a Certificate of Occupancy for the site. The Planning Commission review is site-specific, quasi-judicial and directly related to the City and Borough of Juneau code. The tidelands lease process is the Assembly's opportunity to condition the development based on community needs and make a final decision on whether the development is ultimately in the best interest of Juneau.

**1**

A Temporary Certificate of Occupancy will not be issued for the dock until the tidelands lease is recorded.

**6**

Prior to issuance of a building permit, the Applicant must provide a navigability study that includes explicit consideration of access impacts to the Alaska Steam Dock, Cruise Ship Terminal, USCG/NOAA docks, large traffic, such as material or fuel barges, transiting Gastineau Channel under the bridge, the AJT Mining Properties, Inc. dock, aircraft using the area for landing and taxiing to the float plane docks.

**2**

The minimum width of the constructed seawalk on the south side of the lot will be 16 feet wide. The minimum width of the Applicant-constructed seawalk on the west side of the lot will be 20 feet.

**7**

The dock is limited to one (1) large cruise ship (750 feet or more in length OR 950 or more passengers) each 24 hour period beginning at midnight.

**3**

Before Temporary Certificate of Occupancy for any phase or element of the project, the Applicant will record an easement for City and Borough of Juneau maintenance and management of the seawalk. The easement will be at least 16 feet wide on the south side of the lot, and 20 feet wide on the west side of the lot. The easement will be comparable to such easements in place for other dock owners.

**8**

The dock will not accommodate lightering from a cruise ship at anchor if that ship is over 750 feet in length or accommodates more than 950 passengers at full capacity.

**4**

The Applicant will maintain and operate paths, parks, landscaping, and other amenities (other than the seawalk) for year-round use.

**9**

The dock will not accommodate hot berthing.

**5**

The dock owner will, at their own expense, provide shore power within 24 months after an appropriately sized power line is within 25 feet of the property line. When shore power is provided, large ships using the dock will be required to use shore power instead of ship power.