

**April 16<sup>th</sup>, 2013**

**2<sup>nd</sup> Public  
Meeting**

**Masonic Lodge**

**Cordova**



**Cordova South Fill Commercial Area  
Planning for Future Options**

# Purpose of this Process

**Generally...**

- **Identify existing waterfront issues, concerns, needs**
- **Get a better sense of waterfront vision, goals**
- **Identify areas along waterfront (or other places in the community) that address those needs**

# Purpose of this Process

Specifically...

- Identify options for **South Fill Commercial Area**

Later...

- Develop/implement plan for one or more of those future options

# Tonight – Meeting Purpose + Agenda

- Purpose, timeline, products for this process
- Why we're here – issues + concerns
- Key messages from Meeting #1
- Context – existing conditions, waterfront planning efforts
- And flesh out project ideas
- Review immediate next steps

# Meeting Guidelines

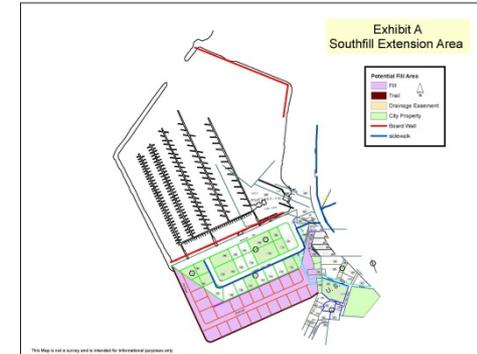
- **Stay on topic**
- **Be clear and concise**
- **Cell phone on vibrate**
- **One person has the floor at a time**

# Process Timeline + Key Products

- Initial meetings last spring, March 2012

*We've come a long way since then...*

- February/March – Conducted background research + stakeholder interviews
- **March 26<sup>th</sup> – Community Meeting #1**
- Compiled, summarized + evaluated what we heard, learned from more research
- Develop potential phased development approach for SFCA



# Process Timeline + Key Products

- **April 16<sup>th</sup> – Community Meeting #2: Share + get feedback on potential phased development approach**
- Summarize + evaluate feedback
- Develop more detailed “Phased Development Approach” for Review
- **April 30<sup>th</sup> – Community Meeting #3: Share + get feedback on detailed approach**
- Draft + present final phased development approach to Planning + Zoning Commission
- Present final package of options to City Council

# Why We're Here - Issues, Concerns, Needs

## Overall Waterfront

- Overall, lack of coordinated waterfront/site planning
- Need to strengthen, diversify local economy
- Desire to improve character of downtown, other waterfront areas
- Lack of trails, sidewalks
- Lack of viewing opportunities and scenic overlooks

# Why We're Here – Issues, Concerns, Needs

## Overall Waterfront

- **Right uses in the right locations – zoning districts**
- **Development would generate revenues to support local government services**
- **Need more areas for commercial development**

# Why We're Here – Issues, Concerns, Needs South Fill Commercial Area?

- Continued requests for commercial property that is centrally located and close to/on waterfront (e.g. recent property disposal for the South Fill had 7 requests for 2 lots)
- Safer routes + traffic flow (e.g. high school students; traffic flow to boat ramp area)
- Creates a recreational walking area (i.e. links Harbor, South Fill Commercial Area, Sawmill Area, Whitshed, Cordova Center + Downtown)

# Why We're Here – Issues, Concerns, Needs

## South Fill Commercial Area

- Projected increase in tourism (e.g. Cordova Center opening, fast ferry, increased recreational activities)
- Opportunity to generate additional revenue
- Any of the potential projects will take years to plan, permit, fund – take steps now for initial planning
- Prepare for potential funding opportunities
- **Due to the factors above** – City Council and Planning + Zoning Commission have funded South Fill Commercial Area planning

# Key Takeaways from Meeting # 1 + Subsequent Interviews

- General agreement on vision/goals for the overall waterfront and SFCA.
- General agreement on the types of projects, where they should happen.
- Purpose of tonight is to learn more and refine:
  - Collective knowledge of existing conditions, planning efforts – **more on context for this process.**
  - **Vision, goals** for SFCA area.
  - List of **potential projects** and what we know about them.
  - **Criteria** for fleshing out, **prioritizing** potential projects.

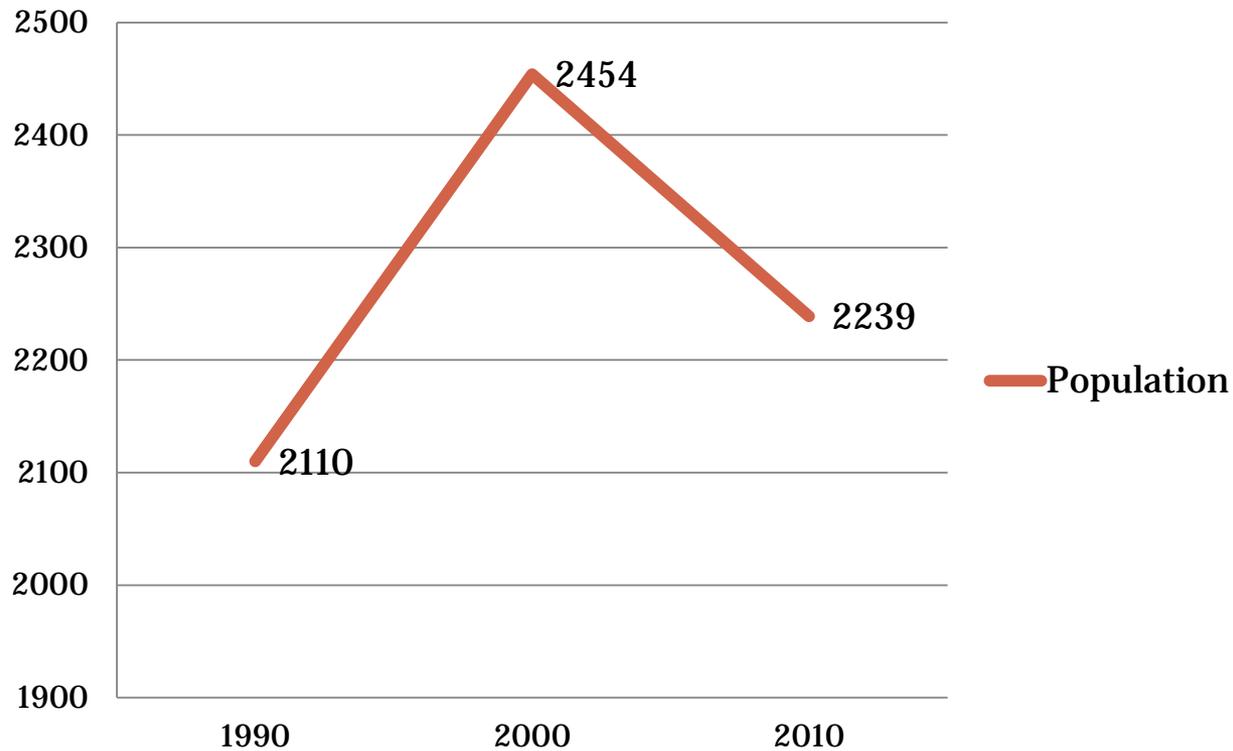
# Context – What do we know about Cordova today?

- **Population**
- **School enrollment**
- **Commercial development land availability**
- **Newly constructed building permits**
- **Current + future makeup of SFCA**
- **Existing/current planning efforts**

# Context – Cordova Population 1990-2010



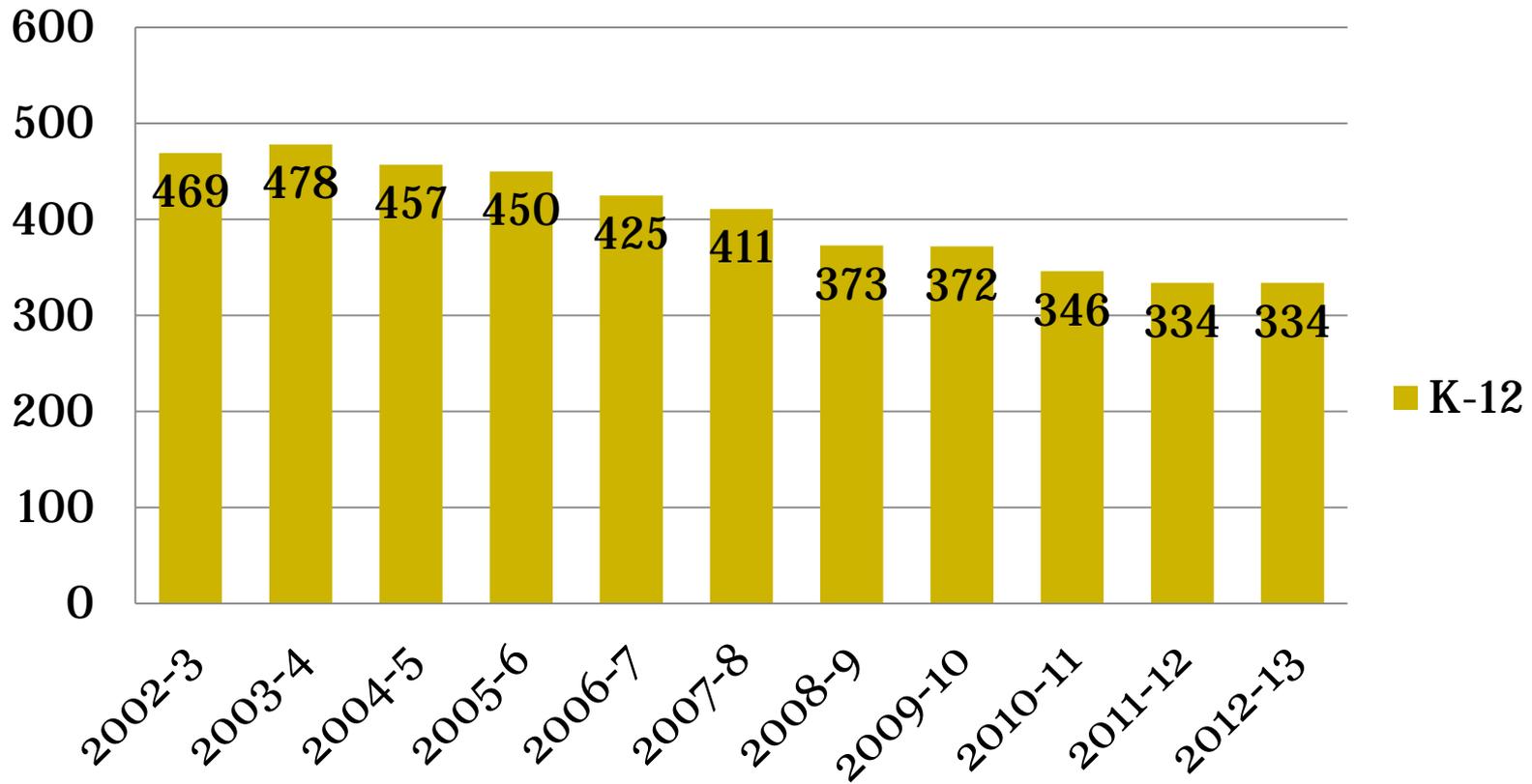
## Cordova Population



# Context – Cordova School District Student Population K-12



## School Population



# Context – City + Private Land Availability



## **Downtown Area**

### City Property:

1. Vacant Lot—Next to Wells Fargo
2. Library/Museum Library Lot-Future availability
3. Snow Dump area behind current Library/Museum
4. Vacant Lot- 527 Third Street

### Private Property

#### *For sale or lease:*

1. Camtu: 512 Second Street
2. Allen Schmitt: 508 Second Street
3. Remy's: 530 Second Street
4. Steve Schmid: 412 First Street
5. Wilson Building (formally Pastimes): 500 Water Street

#### *Vacant lots*

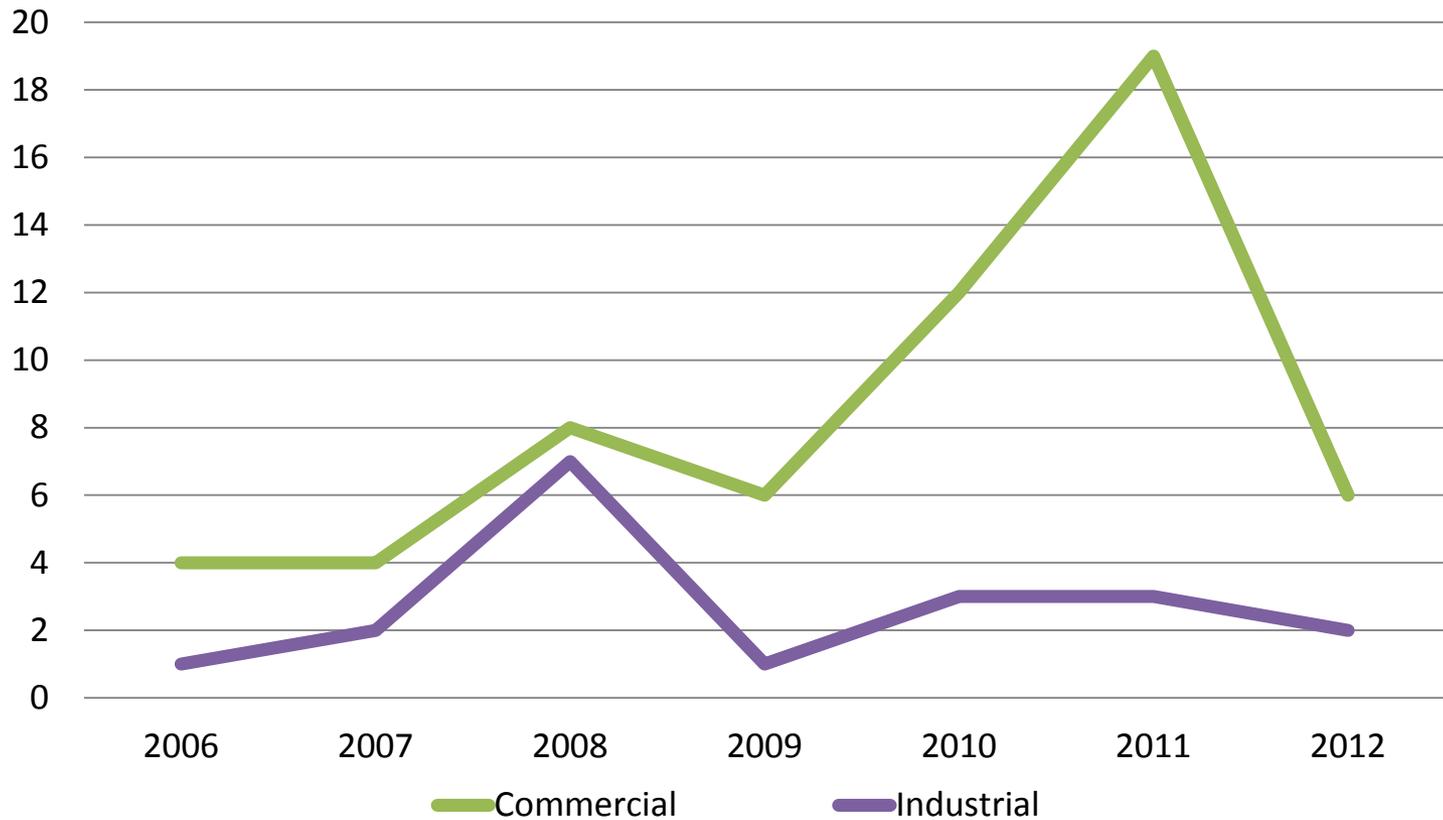
## **Outlying Area**

1. Copper River Highway
2. New England Cannery Road

# Context – Issued Building Permits



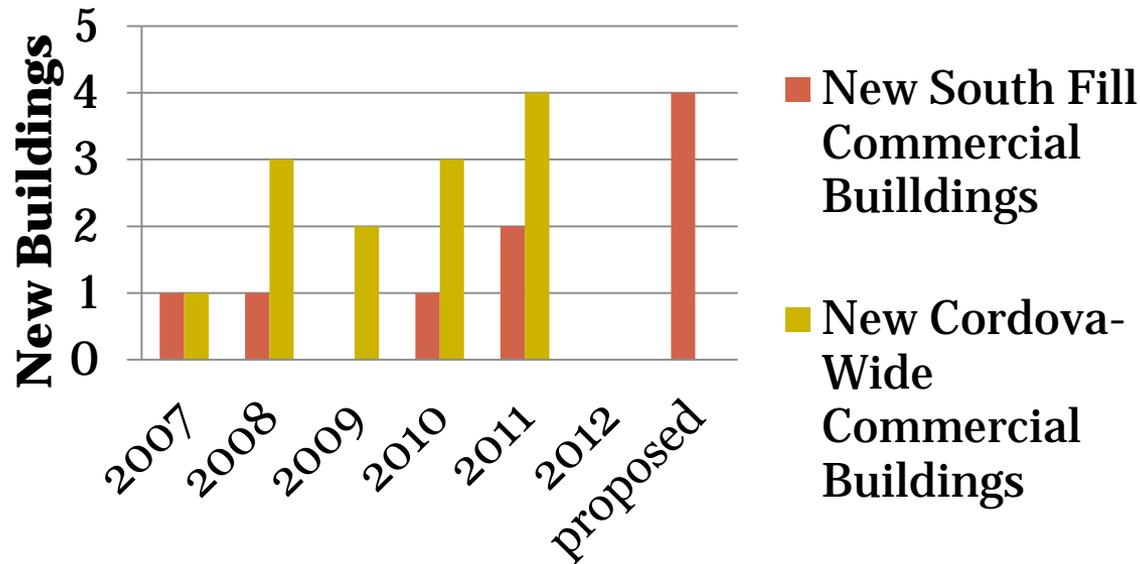
**Annual Building Permit (New and Remodel) Count**



# Context – Newly Constructed + Proposed Commercial Buildings



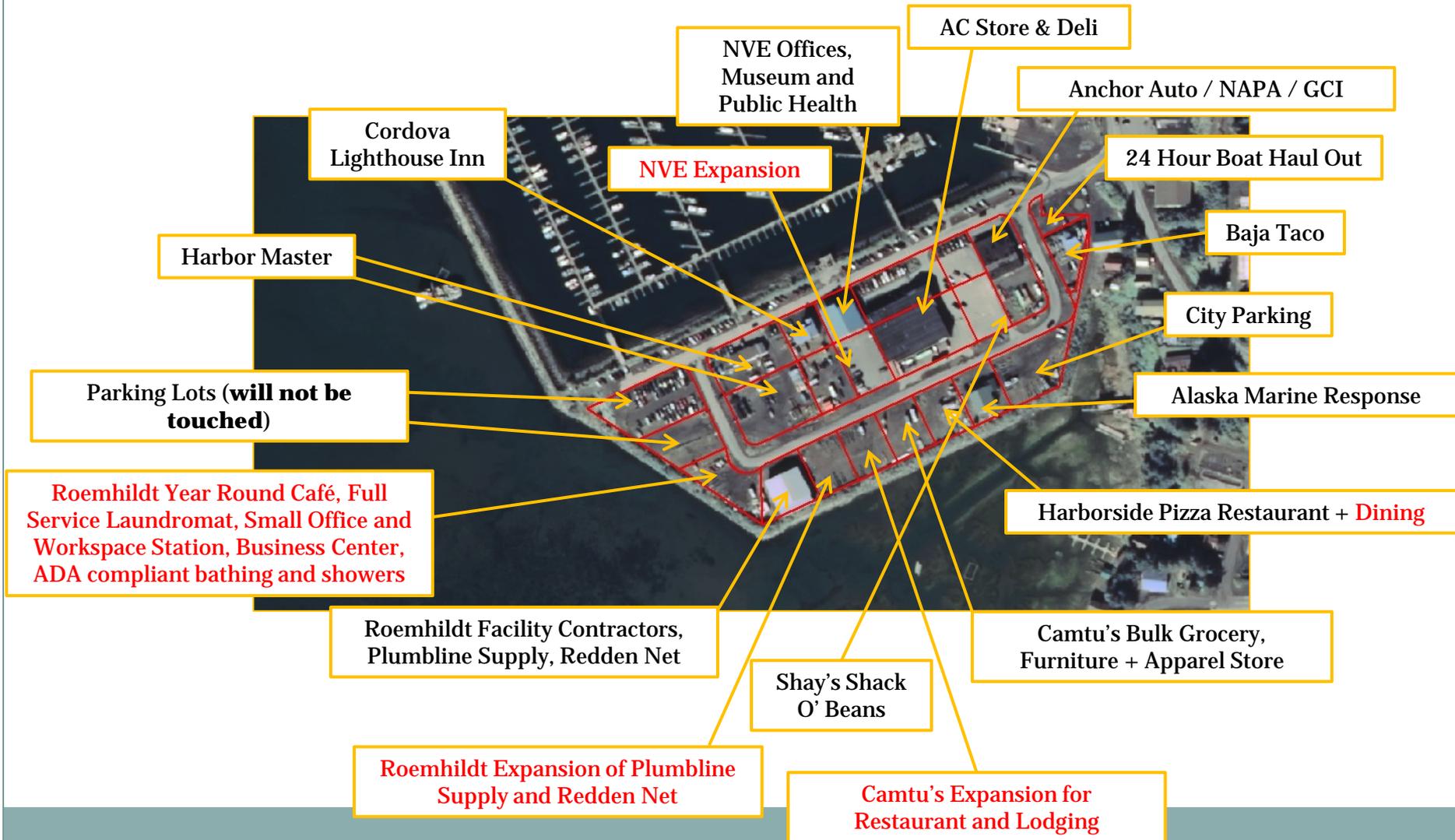
## Issued Permits for New Commercial Buildings



In progress commercial buildings on the South Fill include:

- Year Round Café, Laundromat, Business Center, Bathing and Showers
- Restaurant and Lodging
- Plumblin Expansion and Redden Net
- NVE Expansion

# Current + **Future** Makeup of SFCA



# Context

## Current Water Front Planning Efforts

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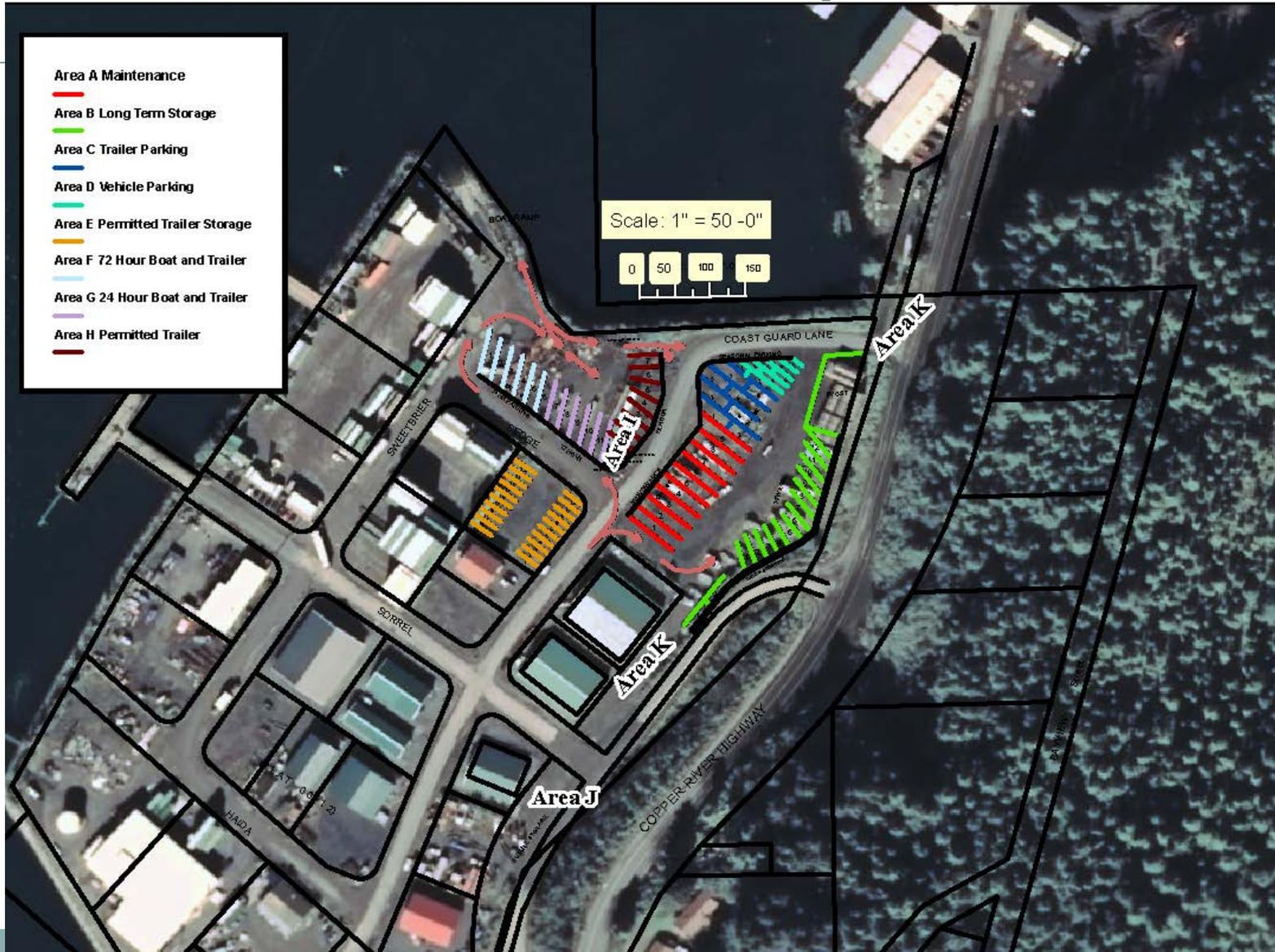
- 1. North Fill Boat Ramp Plan**
- 2. Samson and City Land Swap**
- 3. Potential Shipyard Fill**
- 4. Harbor Re-Design**
- 5. Boardwalks**
- 6. Sidewalks**
- 7. South Fill**

# 1. North Fill Ramp Planning Efforts

## **Project Goals**

- Alleviate congestion at South Ramp.
- Develop underutilized area.
- Create safe and user friendly area.

# 1. North Fill Ramp Plan



## 2. Samson + City Land Swap

Land Swap between Samson and City is near completion.

- Samson and Harbor Staff are moving buildings, boats and equipment.
- Harbor Staff is looking at new lay out options created by the land swap.
- Harbor Commission will be reviewing and discussing new lay out options created by land swap



### 3. Shipyard Area + Potential Fill



- **Preliminary engineering efforts:**
  - Working on design and approximate cost
  - Consulting with ADF&G, Army Corps of Engineers and other agencies on needed permits.
- Potential fill construction and shipyard building on Capital Improvement Project (CIP) list for State Legislation.
- Limited planning on layout of facilities on proposed fill area; site planning is in very preliminary stages.

# Other Current Waterfront Planning Efforts



## **4. Harbor Re-design**

- Preliminary design has been received from engineer.
- Review by Harbormaster and Harbor Commission is at beginning stages.

## **5. Boardwalks around Harbor**

- Engineer has done survey work

## **6. Sidewalks**

- Discussed and reviewed at P + Z meetings

## **7. South Fill**

- Current public meetings

# Context – Current CIP list for State Legislation

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1. Cordova Center
2. Shipyard Fill
3. G Float Replacement
4. Shipyard Building
5. Municipal Dock  
(Ocean Dock)  
Renovation
6. South Fill Sidewalks
7. South Fill Expansion  
+ Sawmill Avenue  
Extension
8. Public Safety Building
9. Recreation Building
10. Ferry Trail

# Moving Forward – Refining Our Work



**Let's review...**

- **Shared Goals**
- **Shared Specific Project Considerations**

**Together...these are your project identification + selection CRITERIA**

- **Will help to refine preliminary project ideas**

# Shared Goals – Overall Waterfront + SFCA



- 1. Improve water front access to both residents and visitors of Cordova.**
- 2. Create a visually attractive water front business district.**
- 3. Compliment and contribute to the vitality of downtown.**
- 4. Improve the strength and diversity of Cordova's economy.**
- 5. Create a safe and pedestrian-friendly waterfront.**
- 6. Protect shorebird habitat.**

# Shared Specific Project Considerations

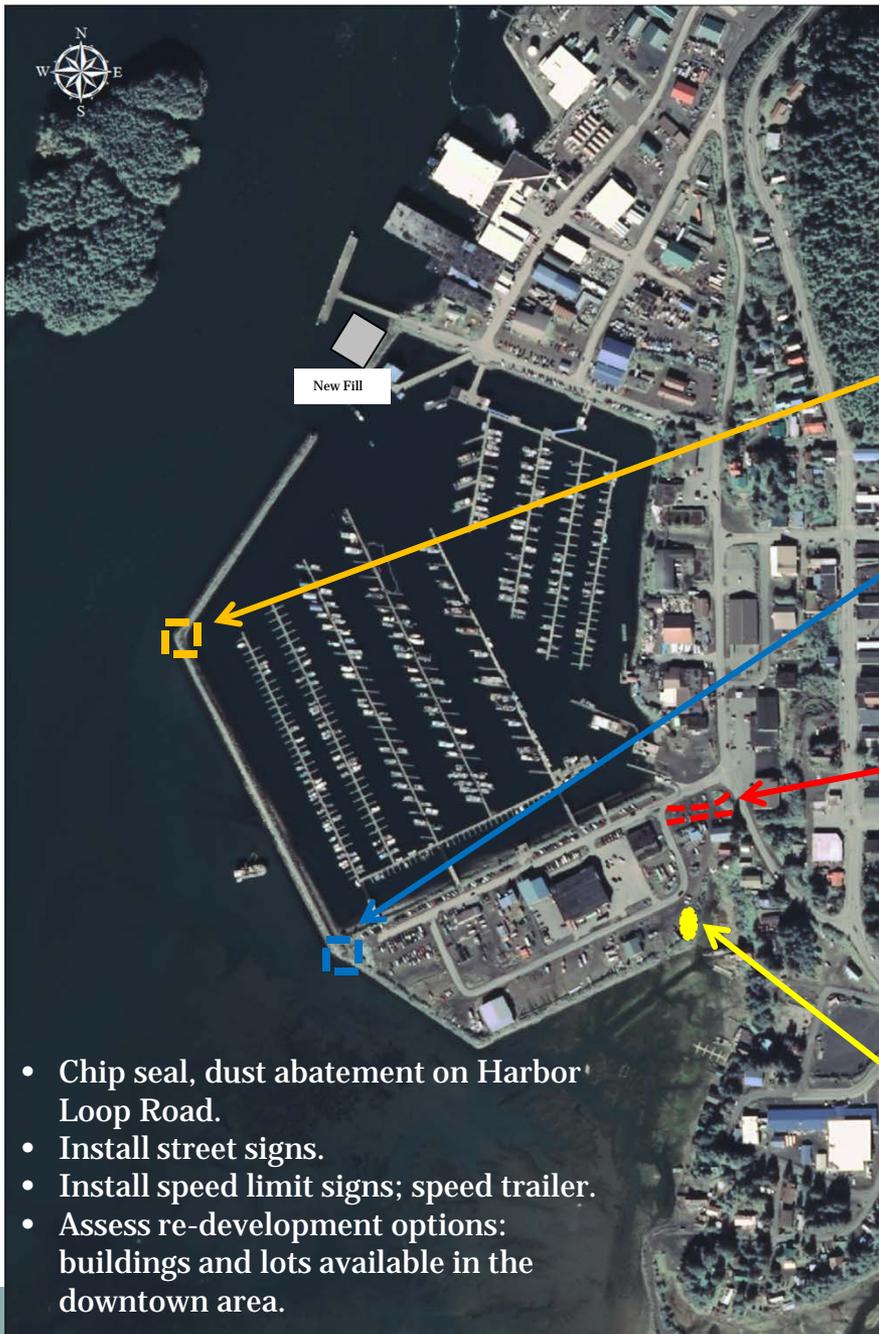


- **Align with other waterfront planning/development efforts, projects.**
- **Economically feasible – both capital costs and long-term operation and maintenance.**
- **Physically doable.**
- **Environmentally compatible.**

# South Fill Commercial Area Future Development Options

## Short Term (1-5 years)

### Summary of community input as of 4/16/2013 Meeting



- Chip seal, dust abatement on Harbor Loop Road.
- Install street signs.
- Install speed limit signs; speed trailer.
- Assess re-development options: buildings and lots available in the downtown area.

- Construct “Widows Watch” Gazebo at end of current Breakwater Trail
  - Research and develop building criteria due to strong winds.
  - Obtain funding.
- Develop pocket park at beginning of Breakwater Trail
  - Implement picnic table, trash can , clean up for summer 2013.
  - Develop long term plan including beautification of pocket park.
- Move Nicholoff Road over to put maintenance area on ramp side.
  - Assess feasibility; determine need after assessing impact of North Fill Ramp Plan implementation.
  - State owns land adjacent to the ramp.
  - Shifting the road would require grade work.
  - Access from Railroad Avenue to Nicholoff Way and Harbor Loop Road would be affected.
- Remove the dirt pile and create 72 hour boat trailer parking
  - Public Works developing permitting process to remove dirt pile and will implement in May '13.



# South Fill Commercial Area Future Development Options

## Medium Term (6-10 years)

### Summary of community input as of 4/16/2013 Meeting

- Culverts installed to allow for Harbor water circulation.
  - Review functionality of multiple culverts.
- Sidewalks, trails and/or boardwalks connecting South Fill to downtown.
  - South Fill sidewalks are on legislative capital list.
  - Sidewalks in front of and through Trident private property aren't feasible.
- Covered walkways at Cordova Center, Baja Taco and existing snow dump .
  - Cordova Center covered stairs connecting to First Street are already funded as part of the project.
  - Snow dump areas are limited.
- Acquire corner lot to allow for widening road at Copper River Highway and Railroad Avenue intersection.
- Green belt around current South Fill.
  - Work with land owners on design and compatibility.
  - Design must accommodate rip rap.
  - Develop design to create green belt over rip rap.

# South Fill Commercial Area Future Development Options

## Long Term (10 + years)

### Summary of community input as of 4/16/2013 Meeting



- Sheet pile
  - North and South Harbors to add parking and/or boardwalks and trails .
  - Inner area of current breakwater to allow for a second boat ramp in South Fill – provide maintenance area for additional ramps.
- Square off the end and extend to NW corner of harbor. All new fill would have greenbelt, trail or boardwalks on outer edges.
  - Filling in front of the breakwater may limit harbor expansion.
  - City does not own all the land outside the breakwater.
- Cut “L” Dock in half to allow for boat access.
  - Does not allow continuous access between floats.
- Square off end of current South Fill. All new fill would have greenbelt, trail or boardwalks on outer edges.
- Fill behind Sawmill connection.
  - Work with landowners.
- Connect South Fill to Sawmill
  - Path, road or bridge.
  - Scenic overlook to view migrating birds.
  - Develop tideland area adjacent to extension.
  - Alignment with idea for navigable waters.
  - Work with landowners.

# Small Group Activity – Guiding Questions



## ***Flesh Out Preliminary Ideas***

1. What projects are missing?
2. What is the right timeline?
3. How does each project meet the criteria?
4. What do we know about it?
5. What ideas do you have for these projects?

## ***Importance – From what you know, have learned...***

1. Of the projects on **short-term ideas map**, which of these rises to the top as the most important (i.e., from what you know and have learned; best meets criteria)?
2. Of the projects on **medium-term ideas map**?
3. Of the projects on **long-term ideas map**?

# Immediate Next Steps

- Compile, summarize + evaluate what we've heard tonight
- Develop detailed potential phased development approach for South Fill Commercial Area with preliminary action plan on “priority projects”
- **April 30<sup>th</sup> – Community Meeting #3**
- Stay involved
  - Get more information – [www.cityofcordova.net](http://www.cityofcordova.net)
  - Share your comments, questions, concerns with:
    - Sam, 424.6233, [planning@cityofcordova.net](mailto:planning@cityofcordova.net)
    - Shannon, 424.6220, [planning2@cityofcordova.net](mailto:planning2@cityofcordova.net)

# Navigating to the South Fill Project Page

The screenshot shows a web browser window with the URL `cityofcordova.net/`. The browser's address bar contains the text "Welcome - City of Cordova...". The website header features the City of Cordova logo and the text "City of Cordova ALASKA". Navigation links include "WELCOME", "LIVING In Cordova", "BUSINESS In Cordova", "GOVERNMENT Of Cordova", "CORDOVA CENTER Grand Opening 2014", "How Do I...?", and "DOCUMENT CENTRAL Forms for Download". A search bar is located in the top right corner.

The "GOVERNMENT Of Cordova" menu is expanded, showing a list of items: "Notices/Announcements", "Port and Harbor", "Planning (Land Use & Development)", "Police/Fire/Ambulance", "Cemetery", "Mayor & City Council", "Boards & Commissions", "City Charter & Code", and "Public Records Request". The "Planning (Land Use & Development)" sub-menu is further expanded, highlighting the "South Fill Project" link. Other items in this sub-menu include "Building Permits", "Zoning & Conditional Use", "Setbacks & Variances", "Subdivisions", "Lease or Purchase City Land", "Comprehensive Plan", and "Local Hazards Mitigation Plan".

On the left side of the page, there is a "Welcome to Cordova!" section with the text: "Situated in the southeastern end of Prince William Sound, the Alaskan City of Cordova is quickly emerging as one of America's best places to live, work, play, and visit."

At the bottom of the page, there are three main sections: "MAYOR & CITY COUNCIL", "BULLETIN BOARD", and "PUBLIC MEETINGS".

- MAYOR & CITY COUNCIL**
  - Mayor
  - City Council
  - Agendas, Packets, & Minutes
  - Proclamations
  - Resolutions
  - Ordinances
  - Committee Work
  - City Charter & Code
- BULLETIN BOARD**
  - Pool Closure
  - South Fill Commercial Project
  - 2013 Fish Follies Art Show
- PUBLIC MEETINGS**
  - Mon Apr 15: 7:00pm - Board of Equalization - Library Meeting Room
  - Tue Apr 16: 6:00pm - 8:30pm - South Fill Second Public Meeting - Masonic Lodge
  - Wed Apr 17: 7:30pm - City Council Regular Meeting - Library Meeting Room

Additional navigation links at the bottom include "AVALANCHE CONDITIONS" and "CITY FACILITY H...".

# Looking around the South Fill Project Page

http://www.cityofcordova.net/government/planning/south-fill-prc

View Favorites Tools Help

GIS Mapping Softwa... AKDNR - Alaska Mapper Reprojecting spatial data i... Alaska DNR LRIS, Public L... Alaska Department of Nat... Municode SkillPath Seminars - Search Kessler BlogGIS Kessler GIS Or

WELCOME LIVING In Cordova BUSINESS In Cordova GOVERNMENT Of Cordova CORDOVA CENTER Grand Opening 2014 How Do I...? DOCUMENT CENTRAL Forms for Download

You are here: > Home (Welcome) > Government > Planning (Land Use & Development) > South Fill Project

## South Fill Public Meetings

### Learn More + Give Your Feedback!

### Come to Community Workshop #2

### The Future of the South Fill Commercial Area

**WHEN: Tuesday, April 16, 2013; 6:00 – 8:30 PM**  
**WHERE: Masonic Lodge, 400 First Street**



The City of Cordova Planning Department is holding a second workshop to discuss the future of the South Fill Commercial Area and would like to **share and get your feedback on:**

- ❖ **Issues + Concerns** – What we learned from talking with you, Community Workshop #1
- ❖ **Existing Conditions** – What we have learned from additional research
- ❖ **Existing Planning Efforts** – How this process ties into other community projects

#### SOUTH FILL PROJECT MEETINGS

Tue Apr 16: 6:00pm - 8:30pm  
South Fill Second Public Meeting - Masonic Lodge

#### SOUTH FILL PROJECT RESOURCES

- Comprehensive Plan
- Harbor Facilities/Uplands Management Plan
- Tourism Plan
- First Meeting (March 26) Power Point