

April 30th, 2013

**3rd Public
Meeting**

**Mt. Eccles
Elementary
School**

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

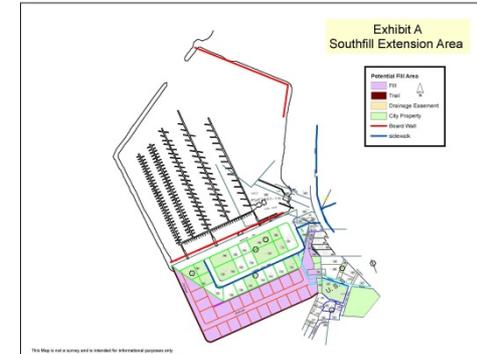
- Review purpose, timeline, products for this process
- Review why we're here – issues + concerns
- Share and get feedback on what we've accomplished since Meeting #2
- Collaboratively, develop a near-term action plan
- Review immediate next steps

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 26th – Community Meeting #1**
- Compiled, summarized + evaluated what we heard, learned from more research
- Developed potential phased development approach for SFCA



Process Timeline + Key Products

- **April 16th – Community Meeting #2: Share + get feedback on potential phased development approach**
- Summarized + evaluated feedback
- Developed more detailed “Phased Development Approach” for Review
- **April 30th – 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 South Fill Commercial Area?

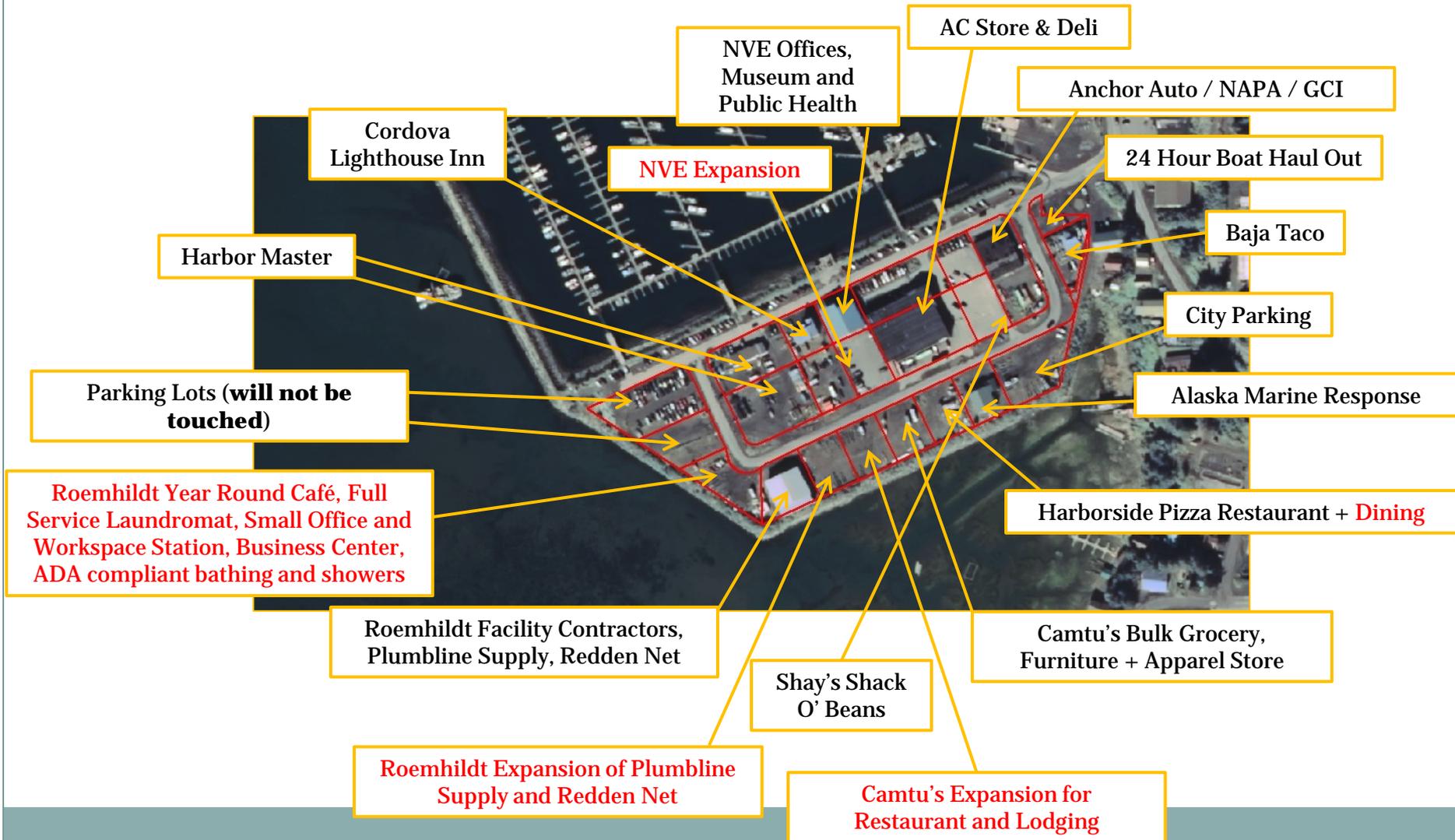
- Continued requests for commercial property that is centrally located and close to/on waterfront
- Need safer pedestrian routes
- Need to ease traffic flow
- Desire for recreational walking, viewing areas
- Potential tourism opportunities

Why We're Here – Issues, Concerns, Needs

South Fill Commercial Area

- 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

Current + **Future** Makeup of SFCA



What we've accomplished since Meeting #2



- **Confirmed and slightly revised shared goals, project considerations.**
- **Assessed how potential projects meet/not meet shared goals.**
- **Revised short, medium and long-term maps.**
- **Used the project considerations to develop detailed project summaries.**
- **Developed step-by-step example for highest priority project: Sawmill Ave to SFCA pathway.**
- **Developed a preliminary plan for near-term actions.**

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. Consider and protect critical habitat.**

Shared Specific Project Considerations



- A.** Meets overall goals + will align with other waterfront planning/development efforts, projects
- B.** Tangible gains/benefits
- C.** Physical constraints
- D.** Legal or regulatory issues
- E.** Economically feasible:
 - Capital costs
 - Long-term operation and maintenance

Focus of this process – SFCA



- What happens to the other potential waterfront projects we've discussed?
 - Sample project: **North Harbor Extension Options**

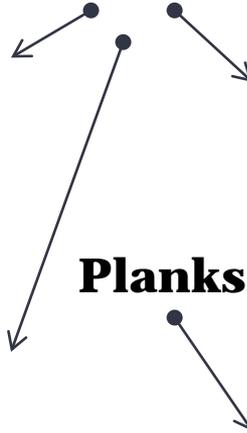
North Harbor-75': To extend the North Harbor Parking Area to include additional parking and walkways (green belt may include commercial area)

<i>Criteria</i>	<i>Alternative 1(Fill)</i>	<i>Alternative 2(Planks)</i>	<i>Alternative 3(Sheet Pile)</i>
A. Goals Met	Yes	Yes	Yes
B. Gains/Achieves	95 additional parking spaces; current parking moved off road; 20 feet greenbelt with possible commercial space	95 additional parking spaces; current parking moved off road; 20 feet greenbelt with possible commercial space	95 additional parking spaces; current parking moved off road; 20 feet greenbelt with possible commercial space; dredge would make deeper boat access & new slips
C. Physical Constraints	Rip Rap Equation-1 foot: 1.5 feet; utilities; boat access concerns	utilities	Utilities; 30 year life span
D. Legal/Regulatory Issues	Permitting	Permitting	Permitting
E. Preliminary capital costs	\$2,173,125 (\$32 per square foot)	\$\$\$	\$6,290,625 (\$91.67 per square foot)
F. Preliminary operation + maintenance costs	Garbage: \$3,600 Plowing: \$28,800 Grading: \$3,600 General Upkeep: \$2,500 Total: \$38,500	Garbage: \$3,600 Plowing: \$35,000 Grading: \$0 General Upkeep: \$2,500 Total: \$41,100	Garbage: \$3,600 Plowing: \$28,800 Grading: \$3,600 General Upkeep: \$2,500 Total: \$38,500

Examples



**Sheet
pile**



Planks



Overview of SFCA Projects



1. Short, Medium, Long-Term Projects

- Maps
- Summary tables

2. Step-by-Step Plan for Highest Priority: Sawmill Ave to SFCA Pathway

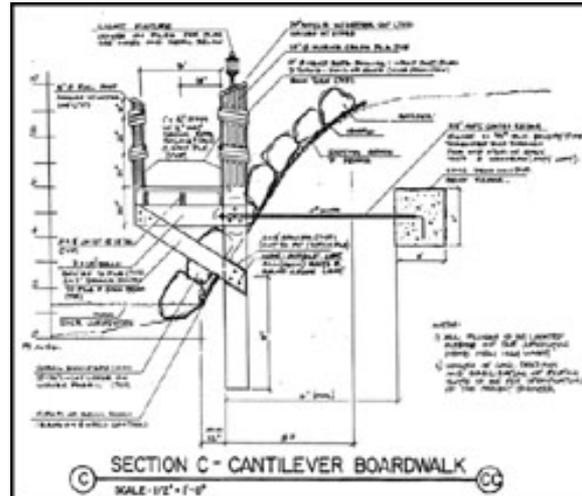
3. Near Term Action Plan

Examples



• Roll curb + gutter

Cantilever



Sawmill Avenue to South Fill Commercial Area

Preliminary Step-by-Step

Step 1:

Hold 3 public meetings to discuss South Fill Commercial Area Priorities.

(March/April 2013)

Step 2:

Complete general design decisions.

(4-6 months)

Step 3:

Finalize preliminary design recommendation in a 4th public meeting.

(1 month)

Step 4:

Recommendation to City Council for final preliminary design.

(2 months)

Step 5:

Research grant opportunities for engineering design and survey work.

(2 months)

Step 6:

Apply and wait for grant response.

(8-12 months)

Step 7:

If grant is denied or no grant is available, go to City Council for appropriation of funds for the final preliminary design and survey.

(6-12 months-depending if funds are appropriated in mid-year or if they have to be requested at the beginning of fiscal year)

Step 8:

RFP sent out and awarded.

Step 9: Project completion.

(best case scenario – 2019)

Near Term Action Plan



Immediate Next Steps

- Compile, summarize + evaluate what we've heard tonight
- Develop and share package for Planning + Zoning Commission.
 - FOCUS: SFCA options, with notes re: other waterfront projects
- Stay involved
 - Get more information – www.cityofcordova.net
 - Share your comments, questions, concerns with:
 - Sam, 424.6233, planning@cityofcordova.net
 - Shannon, 424.6220, 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 "South Fill Project" in red. 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" (listing Mayor, City Council, Agendas, Packets, & Minutes, Proclamations, Resolutions, Ordinances, Committee Work, and City Charter & Code), "BULLETIN BOARD" (listing Pool Closure, South Fill Commercial Project, and 2013 Fish Follies Art Show), and "PUBLIC MEETINGS" (listing Board of Equalization - Library Meeting Room, South Fill Second Public Meeting - Masonic Lodge, and City Council Regular Meeting - Library Meeting Room).