

**March 26<sup>th</sup>, 2013**

**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

- Review purpose, timeline, products for this process
- Discuss overall waterfront issues, concerns, needs, potential vision + goals
- Brainstorm initial ideas for South Fill Commercial Area – What do you want for the future of the area?
- Review immediate next steps

6:00 PM – 8:30 PM

# Meeting Guidelines

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

# The Process Area – Cordova Waterfront



Baseball Field

South Fill Commercial Area

Old Coast Guard Dock

North Fill Boat Ramp Area

Coast Guard Dock

Copper River Seafoods

Ferry Dock

Ski Hill

Boat Haulout

# Timeline for Process

- Initial meetings last spring
- Background research + stakeholder interviews
- **March 26<sup>th</sup> – Community Meeting #1**
- Compile, summarize + evaluate what we've heard
- Develop potential alternatives for SFCA
- **April 16<sup>th</sup> – Community Meeting #2: Share potential alternatives**

# Timeline for Process

- Summarize + evaluate feedback on alternatives
- Develop a “Detailed Preferred Option” or “Options” for Review
- **April 30<sup>th</sup> – Community Meeting #3: Share options**
- Draft + present final preferred alternatives to Planning + Zoning Commission
- Present final package of options to City Council

# Issues, Concerns, Needs + Potential Goals

## Overall Waterfront

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

# Issues, Concerns, Needs + Potential Goals

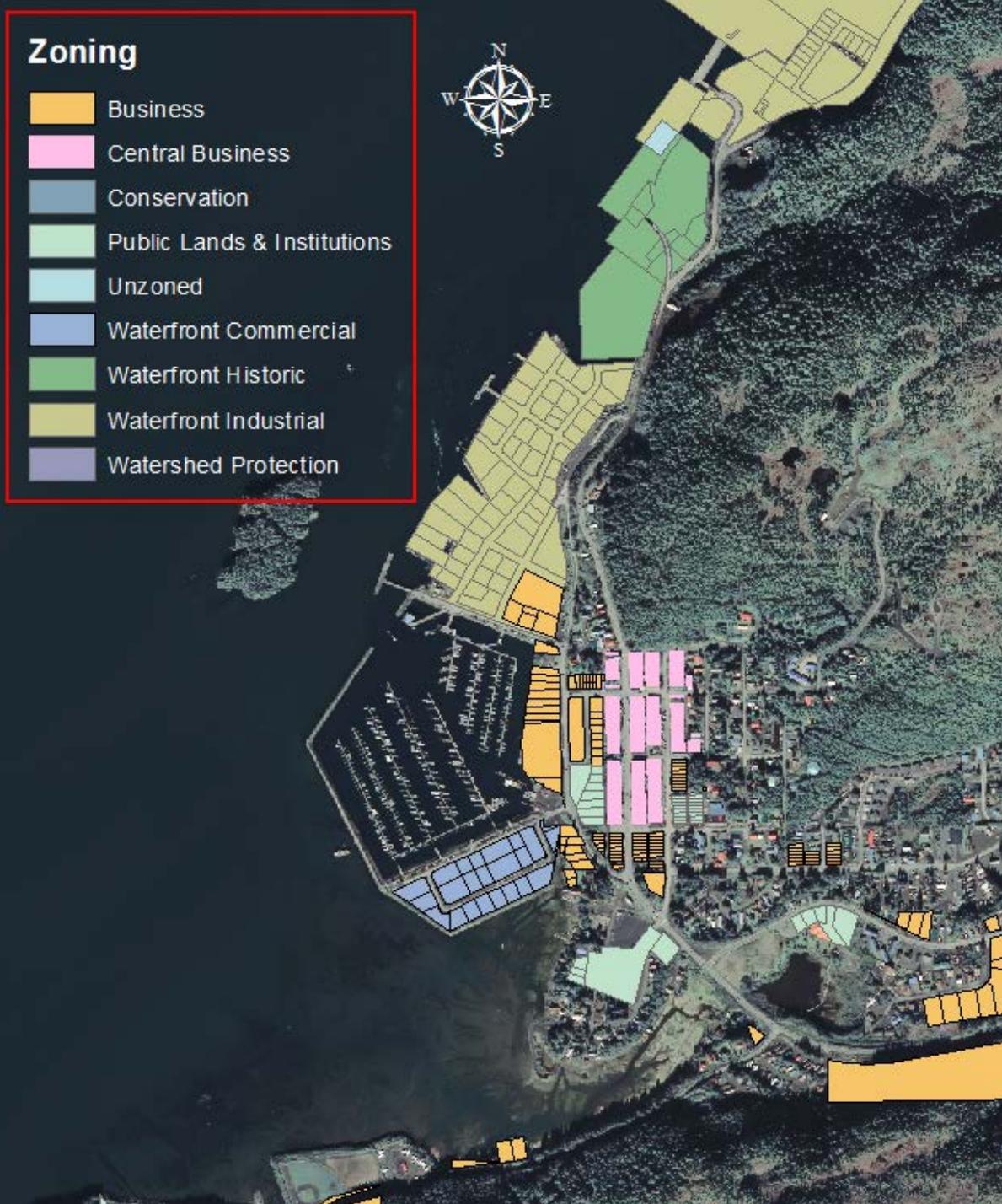
## Overall Waterfront

- Right uses in the right locations – zoning districts
- Development would generate revenues to support local government services
- Need more areas for commercial development
- Other issues, concerns, potential goals?

# Setting the Context – Current Zoning

## Zoning

- Business
- Central Business
- Conservation
- Public Lands & Institutions
- Unzoned
- Waterfront Commercial
- Waterfront Historic
- Waterfront Industrial
- Watershed Protection



# Purpose of Waterfront Commercial District

## 18.39.010 - Purpose.

- The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city.
- Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community's marine—oriented lifestyle.
- Uses within the waterfront commercial park district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location.

# Waterfront Zoning + Potential Future Projects

## Proposed additional fill in SFCA:

- Extra waterfront commercial zoned property
- Public pathways, mini parks
- Improved access from High School to South Harbor area

- Harbor Redesign Study
- Potential boardwalks

## Proposed additional fill Haul Out area:

- Take advantage of Boat Haul Out Facility
- More space for industrial activities



Baseball Field

Waterfront Commercial

In general – We need signage

North Fill Boat Ramp Area:  
Improvements +  
reorganization of area

Proposed bike/walk path

Proposed trail or road connecting Sawmill to South Fill Commercial Area

Central Business

Waterfront Industrial

Business

Walkable Trail from Ferry to Town

Waterfront Historic

Ski Hill

Waterfront Industrial

# Why Consider New Options for South Fill Commercial Area?

- **Continued requests for commercial property that is centrally located and close to/on waterfront**
  - Example: Recent property disposal for the South Fill had 7 requests for 2 lots
  - Since 2010, five lot sales – every lot that isn't a parking lot has been sold/leased
- **Safer routes + traffic flow**
  - For kids to access the South Fill business area
  - For improved traffic flow around the boat ramp area
- **Creates a recreational walking area**
  - Links the Harbor, South Fill Commercial Area, Sawmill Area, Whitshed, Cordova Center + Downtown

# Why Consider New Options South Fill Commercial Area?

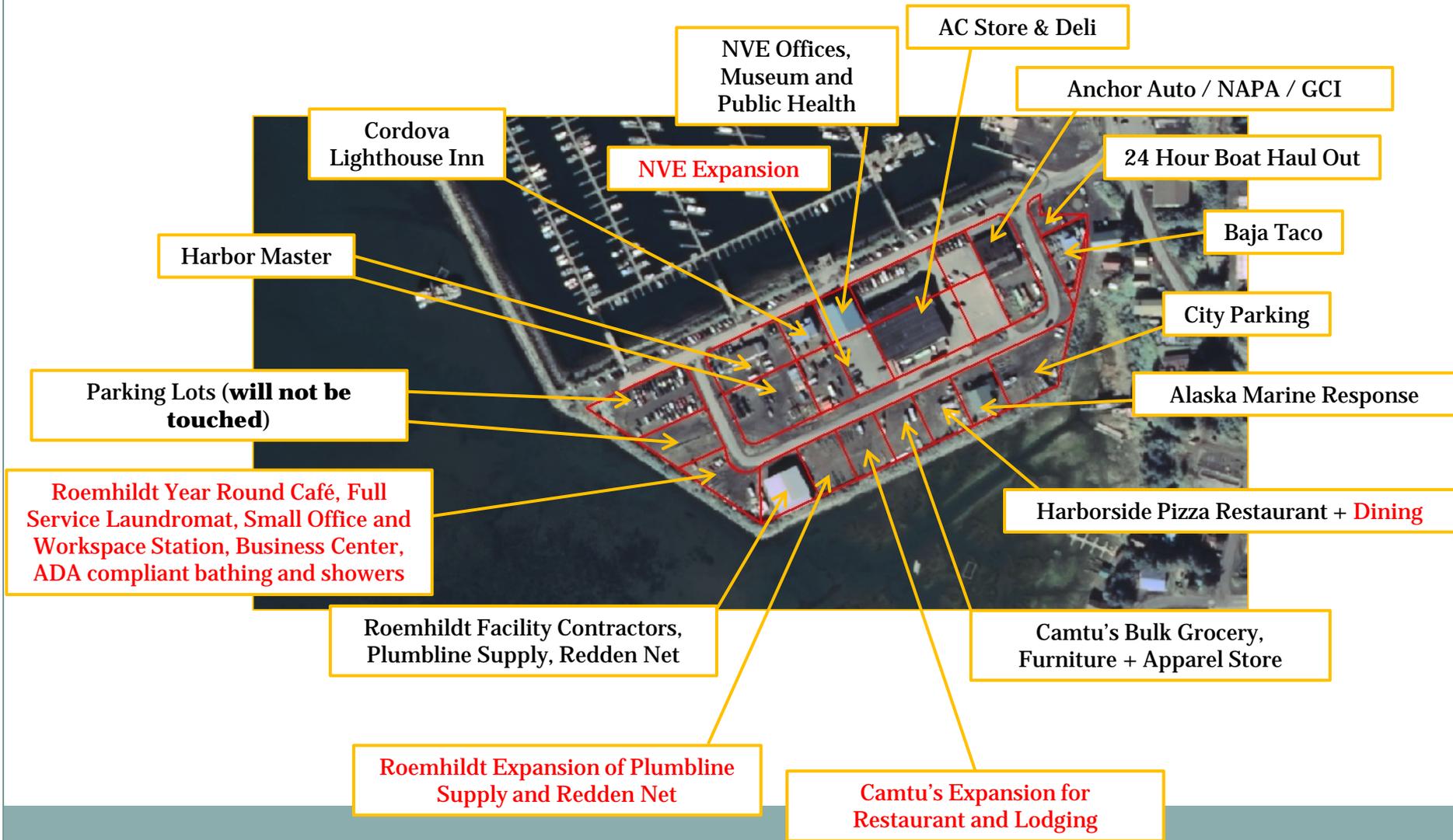
- **Projected increase in tourism**
  - Cordova Center opening
  - Fast ferry
  - Increased recreational activities
- **Generates additional revenue**
- **Project will take years to plan, permit, fund – take steps now for initial planning**
- **Prepare for potential funding opportunities**
- **Due to the factors above – City Council and Planning + Zoning Commission have funded South Fill Commercial Area planning**

# Permitted Principal Uses + Structures

## Waterfront Commercial District

- Boat charter services
- Commercial and sport fishing supplies and services
- Docks and harbor facilities
- Eating and drinking facilities
- Fish and seafood markets
- Fueling piers
- Gift shops
- Hotels
- Laundromats and laundries
- Marine-related retail and wholesale stores
- Offices associated with permitted principal uses
- Recreational goods sales
- Travel agencies
- Visitor information center
- Waterfront parks, access paths, and boardwalks

# Current + **Future** Makeup of South Fill Commercial Area



# Other Available Areas Zoned Waterfront Commercial or Business

- A. Last mile of New England Cannery Road – Waterfront Commercial**
- B. Museum + Library Lots – Central Business**
- C. Area near Eagle Contracting on Copper River Highway – Business**

# A. New England Cannery Road Waterfront Commercial



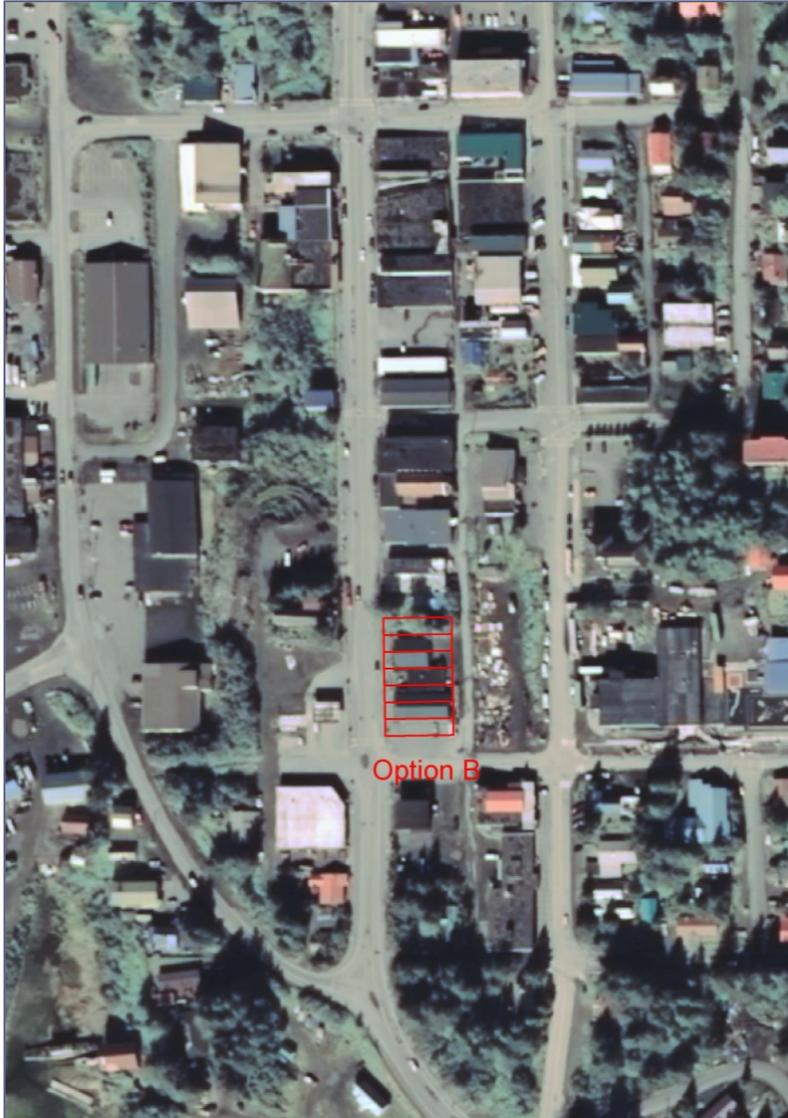
- **Pros**

- Correct zone
- Not filling tidelands
- Scenic overviews
- Potential for trails
- Space for parking

- **Cons**

- Major extraction of rock
- Far from to city center
- No harbor/dock facilities

## B. Library + Museum Lots – Central Business



- **Pros**
  - Central location
  - Walkable to downtown + harbor
  - Near Cordova Center
- **Cons**
  - Small area
  - Not waterfront
  - Parking is limited
  - Does not meet waterfront commercial zoning purpose

# C. Copper River Highway – Business



- **Pros**

- Large area
- Off street parking
- Potential trails

- **Cons**

- Major extraction of rock
- Far from to city center/harbor/waterfront

# Stakeholder Issues + Concerns – SFCA

- **Unsafe for kids walking from high school to SFCA on their lunch breaks**
- **In general, unsafe for pedestrians that want to walk down to the harbor and South Fill businesses**
- **Development could have potential negative impact to residences in the area**
- **We don't want to lose any parking – we don't have enough parking; what we have is unsafe**
- **Development could impact environment, birds, wildlife**

# Stakeholder Issues + Concerns – SFCA

- Let's not rush this project, we need to look at the waterfront as a whole
- Can commercial development need be met on other City properties?
- **Other issues and concerns?**

# South Fill Commercial Area Preliminary Ideas

Proposed additional fill to meet these needs:

- Extra Waterfront Commercial zoned property
- Public pathways, mini-parks
- Improved access from high school to South Harbor area

Meets commercial property needs, safety concerns

- Link existing pathways to future development – meets safety, recreational, tourism needs
- Develop boardwalks around harbor

Proposed trail or road connecting Sawmill to South Fill Commercial Area

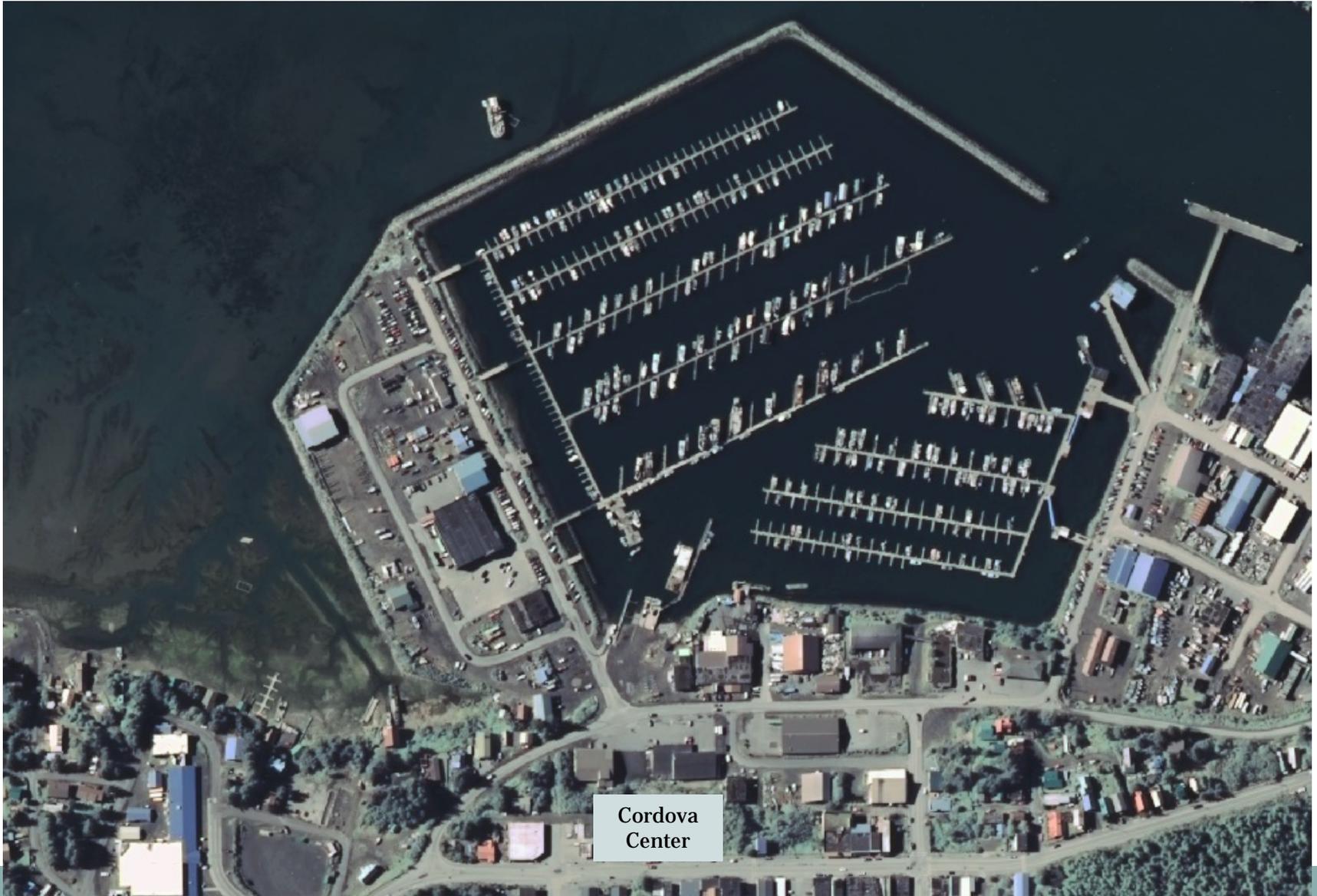
Develop sidewalks around South Fill Area

Trail from Cordova Center /Downtown to SFCA

Cordova Center



# What are your thoughts?



Cordova  
Center

# Immediate Next Steps

- Compile, summarize + evaluate what we've heard tonight
- Develop potential alternatives for South Fill Commercial Area
- **April 16<sup>th</sup> – Community Meeting #2**
- 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),