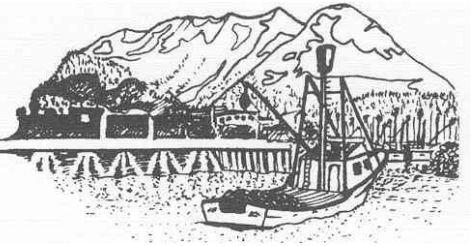


CITY OF CORDOVA



Chairman:

Andy Craig

Commissioners:

Ryan Schuetze

Ken Jones

Hein Kruithof

Christa Hoover

Tommy Sheridan

Garrett Collins

Harbormaster:

Tony Schinella

Admin Assistant:

Brandy Griffith

HARBOR COMMISSION REGULAR MEETING

MAY 8, 2024 @ 6PM

COUNCIL ROOM A&B

AGENDA

CALL TO ORDER

ROLL CALL

Andy Craig, Ryan Schuetze, Ken Jones, Hein Kruithof, Christa Hoover, Garrett Collins, Tommy Sheridan

- 1. APPROVAL OF REGULAR MEETING AGENDA..... (Voice vote) Page 1**
- 2. APPROVAL OF MINUTES**
 - A. Next meeting
- 3. COMMUNICATIONS BY VISITORS**
 - A. Audience comments regarding agenda items (3 minutes per speaker)
- 4. HARBORMASTER REPORT..... Page 2**

Collin Bronson: South Harbor Rebuild report
- 5. NEW BUSINESS**
 - A. PIDP COST ESTIMATE.....Page 3-6
 - B. Breakwater Park Report.....Page 7-9
 - a. Breakwater Park Concept.....Page 10
 - b. Breakwater Park Rezoning Resolution.....(Voice Vote)Page 11
- 6. MISCELLANEOUS BUSINESS**
- 7. AUDIENCE PARTICIPATION**
- 8. COMMISSION COMMENTS & NEXT MEETING AGENDA ITEMS**
- 9. ADJOURNMENT.....(Voice vote)**

Harbormaster's Report

- Daily rounds throughout the facility
- Installed North Ramp floating dock with assistance from Public Works
- South Harbor Project meeting on Wednesdays
- Repaired water leak in North Harbor
- Turned on water in North Harbor, City Dock and Ocean Dock
- Removed snowplows from trucks
- Stenciled life rings on K & J floats
- Clean oil absorbent collection area
- Conducted Samson barge security 2 times
- Installed slip numbers on K & J floats
- Hired Shelly Steffen as temp construction crossing guard
- Harbor crew has been filling in as construction crossing guards
- South Harbor Commissioning Ceremony will be held on 17 May, 5-6PM at the Fishermen's Memorial
- Public Works installed new tires on the Harbors 2015 F250
- Picked trash around the harbor and Shipyard
- Brandy has been making slip numbers and name tags with the Laser engraver
- Attended Council meetings
- Delivered 1100 gals of used oil to High School YTD
- Delivered 2150 gals of used oil to City Shop
- Collected 4655 gals of used oil YTD
- Repaired Travelift drive chain
- Finished siding on eastside of North Harbor restrooms
- 27 vessel lifts for 2024
- Cleaned and organized shop area
- Cleaned and restocked restrooms

231027 - 2024 Update--Cordova North Harbor Modernization

CBS Position Code	Description	Material Quantity	Unit of Measure	Total Unit Cost	Total Cost
	JOB	1.00	LS	\$29,119,707.41	\$29,119,707.41
1	Cordova North Harbor Modernization Project	1.00	LS	\$29,119,707.41	\$29,119,707.41
1.1	Mobilization and Demobilization	1.00	LS	\$2,192,826.29	\$2,192,826.29
1.1.1	Mobilization	1.00	LS	\$1,542,391.43	\$1,542,391.43
1.1.1.1	Yard Mobilization	1.00	LS	\$125,543.57	\$125,543.57
1.1.1.2	Site Mobilization	1.00	LS	\$1,416,847.86	\$1,416,847.86
1.1.2	Demobilization	1.00	LS	\$650,434.86	\$650,434.86
1.1.2.1	Site Demobilization	1.00	LS	\$566,739.14	\$566,739.14
1.1.2.2	Yard Demobilization	1.00	LS	\$83,695.71	\$83,695.71
1.2	Demoition and Disposal	1.00	LS	\$489,721.99	\$489,721.99
1.2.1	Misc Demo	1.00	LS	\$100,000.00	\$100,000.00
1.2.2	Trestle and Boat Grid Demolition	6,600.00	SF	\$51.47	\$339,721.99
1.2.3	Materials Disposal	1.00	LS	\$50,000.00	\$50,000.00
1.3	Sheet Pile Bulkhead	1.00	LS	\$5,866,959.17	\$5,866,959.17
1.3.1	Provide Sheet Pile Materials	1,163.00	Ton	\$3,060.00	\$3,558,780.00
1.3.2	Set Templates and Temporary Supports (Per Cell)	31.00	EA	\$26,700.77	\$827,723.98
1.3.3	Drive Sheet Pile	1,195.00	EA	\$1,134.89	\$1,356,193.89
1.3.4	Cutoff Sheet Pile and Weld Interlocks	730.00	EA	\$170.22	\$124,261.30
1.4	Provide and Place Fill	1.00	LS	\$982,551.93	\$982,551.93
1.4.1	Provide and Place Imported Gravel Fill	16,200.00	CY	\$40.70	\$659,401.65
1.4.1.1	Provide Gravel Fill - Loaded at Pit	16,200.00	CY	\$18.01	\$291,804.68
1.4.1.2	Haul Gravel Fill	16,200.00	CY	\$10.73	\$173,860.25
1.4.1.3	Place and Compact Gravel Fill	16,200.00	CY	\$11.96	\$193,736.73
1.4.2	Provide and Place Base/Subbase	3,950.00	CY	\$58.17	\$229,770.96
1.4.2.1	Provide Base/Subbase Fill - Loaded at Pit	3,950.00	CY	\$30.11	\$118,944.91
1.4.2.2	Haul Gravel Fill	3,950.00	CY	\$16.10	\$63,587.78
1.4.2.3	Place and Compact Gravel Fill	3,950.00	CY	\$11.96	\$47,238.28
1.4.3	Provide and Place Surface Course	1,350.00	CY	\$69.17	\$93,379.31
1.4.3.1	Provide Surface Fill - Loaded at Pit	1,350.00	CY	\$41.11	\$55,502.06
1.4.3.2	Haul Gravel Fill	1,350.00	CY	\$16.10	\$21,732.53
1.4.3.3	Place and Compact Gravel Fill	1,350.00	CY	\$11.96	\$16,144.73
1.5	Bulkhead Appurtenances	1.00	LS	\$1,383,256.76	\$1,383,256.76
1.5.1	Steel Facebeam	680.00	LF	\$250.00	\$170,000.00
1.5.2	Timber Boardwalk	6,800.00	SF	\$127.78	\$868,878.33
1.5.2.1	Provide and Install Helical Piers	68.00	EA	\$2,650.00	\$180,200.00
1.5.2.2	Provide and Install Caps	34.00	EA	\$3,414.03	\$116,077.04
1.5.2.3	Provide and Install GLB Stringers	4,080.00	LF	\$48.63	\$198,399.71
1.5.2.4	Provide and Install 3x10 Timber Decking	6,800.00	SF	\$25.03	\$170,201.57
1.5.2.5	Provide and Install Handrail	680.00	LF	\$300.00	\$204,000.00
1.5.3	Pedestal Cranes and Foundations	2.00	EA	\$172,189.21	\$344,378.43
1.5.3.1	Provide and Install Pedestal Cranes	2.00	EA	\$140,000.00	\$280,000.00
1.5.3.2	Provide and Install Pile Foundation	2.00	EA	\$24,689.21	\$49,378.43
1.5.3.2.1	Provide 40' 30"x0.75" Piling	2.00	EA	\$14,758.00	\$29,516.00
1.5.3.2.2	Install Piling	2.00	EA	\$9,931.21	\$19,862.43
1.5.3.3	Electrical Service Connection	2.00	EA	\$7,500.00	\$15,000.00
1.6	Dredging	1.00	LS	\$1,511,581.38	\$1,511,581.38
1.6.1	Dredging	21,000.00	CY	\$33.48	\$703,107.84
1.6.2	Contaminated Dredge Material Remediation - Allowance for Boat Grid Area	1,000.00	CY	\$808.47	\$808,473.54
1.6.2.1	Dredge Material	1,000.00	CY	\$33.48	\$33,481.33
1.6.2.2	Dewatering	1,000.00	CY	\$33.88	\$33,882.21
1.6.2.3	Containerized Transport to Treatment Facility	1,000.00	CY	\$671.61	\$671,610.00
1.6.2.4	Disposal / Remediation at TDS Facility	1,000.00	CY	\$69.50	\$69,500.00
1.7	Uplands Drainage	1.00	LS	\$371,500.00	\$371,500.00

231027 - 2024 Update--Cordova North Harbor Modernization

CBS Position Code	Description	Material Quantity	Unit of Measure	Total Unit Cost	Total Cost
1.7.1	CPEP Drainage Pipe	1,500.00	LF	\$125.00	\$187,500.00
1.7.2	Manholes and Inlets	4.00	EA	\$15,000.00	\$60,000.00
1.7.3	Oil Water Separators	2.00	EA	\$45,000.00	\$90,000.00
1.7.4	Outfalls with Tideflex	2.00	EA	\$17,000.00	\$34,000.00
1.8	Utilities Upgrades and Reconnection	1.00	LS	\$702,500.00	\$702,500.00
1.8.1	Water System Upgrades and Extensions	1.00	LS	\$122,500.00	\$122,500.00
1.8.1.1	New Water Service Vault	1.00	LS	\$35,000.00	\$35,000.00
1.8.1.2	Water Line Extensions	350.00	LF	\$250.00	\$87,500.00
1.8.2	Uplands Electrical Upgrades, Extensions and Reconnection to North Harbor	1.00	LS	\$485,500.00	\$485,500.00
1.8.2.1	Transformers - Small	2.00	EA	\$9,500.00	\$19,000.00
1.8.2.2	Transformers - Medium	1.00	EA	\$75,000.00	\$75,000.00
1.8.2.3	Electrical Service Building	1.00	LS	\$75,000.00	\$75,000.00
1.8.2.4	Electrical Line - Buried	900.00	LF	\$175.00	\$157,500.00
1.8.2.5	Spare Conduit	900.00	LF	\$20.00	\$18,000.00
1.8.2.6	Distribution Panel	2.00	EA	\$10,000.00	\$20,000.00
1.8.2.7	Power Vaults	3.00	EA	\$7,500.00	\$22,500.00
1.8.2.8	Service Rack	1.00	EA	\$8,500.00	\$8,500.00
1.8.2.9	Light Poles	6.00	EA	\$15,000.00	\$90,000.00
1.8.3	Sewer Extensions	1.00	LS	\$94,500.00	\$94,500.00
1.8.3.1	Provide and Install Sewer Line	300.00	LF	\$200.00	\$60,000.00
1.8.3.2	Sewer Cleanouts	1.00	EA	\$2,500.00	\$2,500.00
1.8.3.3	Sewer Manhole	1.00	EA	\$17,000.00	\$17,000.00
1.8.3.4	Sewer Service Connection	1.00	EA	\$15,000.00	\$15,000.00
1.9	Provide and Place AC Surfacing	1,500.00	Ton	\$400.00	\$600,000.00
1.10	Fuel Float	1.00	LS	\$3,493,338.43	\$3,493,338.43
1.10.1	Access Trestle	200.00	SF	\$605.29	\$121,058.71
1.10.1.1	Provide and Install Piles (18"dia x 80')	4.00	EA	\$21,706.21	\$86,824.86
1.10.1.1.1	Provide 80' 18"x0.5" Piling	4.00	EA	\$11,775.00	\$47,100.00
1.10.1.1.2	Install Piling	4.00	EA	\$9,931.21	\$39,724.86
1.10.1.2	Provide and Install Pile Caps	2.00	EA	\$5,737.50	\$11,475.00
1.10.1.3	Provide and Install GLB Stringers	180.00	LF	\$48.63	\$8,752.93
1.10.1.4	Provide and Install 3x10 Timber Decking	200.00	SF	\$25.03	\$5,005.93
1.10.1.5	Provide and Install Handrail	30.00	LF	\$300.00	\$9,000.00
1.10.2	80' Gangway	1.00	EA	\$195,000.00	\$195,000.00
1.10.3	Fuel Float Float (20'x110')	2,200.00	SF	\$750.00	\$1,650,000.00
1.10.4	Provide and Install Float Restraint Piling	8.00	EA	\$33,284.96	\$266,279.71
1.10.4.1	Provide 80' 24"x0.75" Piling	8.00	EA	\$23,353.75	\$186,830.00
1.10.4.2	Install Piling	8.00	EA	\$9,931.21	\$79,449.71
1.10.5	Upland Fuel Tanks and Containment	2.00	EA	\$83,750.00	\$167,500.00
1.10.5.1	Provide and Install Double Wall 12,000 Fuel Tanks	2.00	EA	\$65,000.00	\$130,000.00
1.10.5.2	Containment Liner	5,000.00	Square Feet	\$7.50	\$37,500.00
1.10.6	Fuel Piping	900.00	LF	\$600.00	\$540,000.00
1.10.7	Kiosk / On-Float Building	500.00	SF	\$550.00	\$275,000.00
1.10.8	Fuel Dispensing	1.00	LS	\$75,000.00	\$75,000.00
1.10.9	Electrical Service and Lighting	1.00	LS	\$203,500.00	\$203,500.00
1.10.9.1	Transformers - Medium	1.00	EA	\$75,000.00	\$75,000.00
1.10.9.2	Electrical Line	500.00	LF	\$175.00	\$87,500.00
1.10.9.3	Distribution Panel	1.00	EA	\$10,000.00	\$10,000.00
1.10.9.4	Conduit - Includes Spare for Future	500.00	LF	\$45.00	\$22,500.00
1.10.9.5	Service Rack	1.00	EA	\$8,500.00	\$8,500.00
1.11	Overslope Multimodal Boardwalk	3,700.00	SF	\$240.88	\$891,250.97
1.11.1	Provide and Install Piles (12"dia x 40')	30.00	EA	\$14,044.61	\$421,338.43
1.11.1.1	Provide 40' 12"x0.5" Piling	30.00	EA	\$4,113.40	\$123,402.00

231027 - 2024 Update--Cordova North Harbor Modernization

CBS Position Code	Description	Material Quantity	Unit of Measure	Total Unit Cost	Total Cost
1.11.1.2	Install Piling	30.00	EA	\$9,931.21	\$297,936.43
1.11.2	Provide and Install Pile Caps	14.00	EA	\$5,737.50	\$80,325.00
1.11.3	Provide and Install GLB Stringers	2,200.00	LF	\$48.63	\$106,980.24
1.11.4	Provide and Install 3x10 Timber Decking	3,620.00	SF	\$25.03	\$90,607.31
1.11.5	Provide and Install Handrail	640.00	LF	\$300.00	\$192,000.00
1.12	Sidewalk and Curb	1.00	LS	\$693,549.07	\$693,549.07
1.12.1	Excavation and Disposal	330.00	CY	\$33.88	\$11,181.13
1.12.2	Provide and Place Subbase	300.00	CY	\$58.17	\$17,450.96
1.12.2.1	Provide Base/Subbase Fill - Loaded at Pit	300.00	CY	\$30.11	\$9,033.79
1.12.2.2	Haul Gravel Fill	300.00	CY	\$16.10	\$4,829.45
1.12.2.3	Place and Compact Gravel Fill	300.00	CY	\$11.96	\$3,587.72
1.12.3	Provide and Place D-1	100.00	CY	\$69.17	\$6,916.99
1.12.3.1	Provide Surface Fill - Loaded at Pit	100.00	CY	\$41.11	\$4,111.26
1.12.3.2	Haul Gravel Fill	100.00	CY	\$16.10	\$1,609.82
1.12.3.3	Place and Compact Gravel Fill	100.00	CY	\$11.96	\$1,195.91
1.12.4	4" Concrete Sidewalk	11,000.00	SF	\$15.00	\$165,000.00
1.12.5	Concrete Curb	1,900.00	LF	\$100.00	\$190,000.00
1.12.6	Storm Drainage	1.00	LS	\$303,000.00	\$303,000.00
1.12.6.1	CPEP Drainage Pipe	1,500.00	LF	\$125.00	\$187,500.00
1.12.6.2	Manholes and Inlets	4.00	EA	\$13,500.00	\$54,000.00
1.12.6.3	Oil Water Separators	1.00	EA	\$45,000.00	\$45,000.00
1.12.6.4	Outfalls with Tideflex	1.00	EA	\$16,500.00	\$16,500.00
1.13	Signage and Striping	1.00	LS	\$50,000.00	\$50,000.00
1.14	North Harbor Float System Safety Equipment	1.00	LS	\$76,000.00	\$76,000.00
1.14.1	Safety Ladders	115.00	EA	\$400.00	\$46,000.00
1.14.2	Mobile Fire Suppression Carts	4.00	EA	\$7,500.00	\$30,000.00
1.15	T Dock Upgrades	1.00	LS	\$1,082,500.00	\$1,082,500.00
1.15.1	Shore Power	1.00	LS	\$487,500.00	\$487,500.00
1.15.1.1	Uplands Electrical Service Building	1.00	LS	\$75,000.00	\$75,000.00
1.15.1.2	Transformers - Small	2.00	EA	\$9,500.00	\$19,000.00
1.15.1.3	Transformers - Medium	1.00	EA	\$75,000.00	\$75,000.00
1.15.1.4	Electrical Line - Dock Supported	1,500.00	LF	\$150.00	\$225,000.00
1.15.1.5	Distribution Panel	1.00	EA	\$10,000.00	\$10,000.00
1.15.1.6	Power Vaults	2.00	EA	\$7,500.00	\$15,000.00
1.15.1.7	Service Rack	1.00	EA	\$8,500.00	\$8,500.00
1.15.1.8	On-Dock Powerheads	4.00	EA	\$15,000.00	\$60,000.00
1.15.2	LED Lighting Upgrades	1.00	LS	\$150,000.00	\$150,000.00
1.15.3	Pedestal Cranes	2.00	EA	\$222,500.00	\$445,000.00
1.15.3.1	Dock Upgrades to Support Cranes	2.00	EA	\$75,000.00	\$150,000.00
1.15.3.2	Provide and Install Pedstal Cranes	2.00	EA	\$140,000.00	\$280,000.00
1.15.3.3	Electrical Service Connection	2.00	EA	\$7,500.00	\$15,000.00
1.16	Security Camera System	1.00	LS	\$60,000.00	\$60,000.00
1.16.1	Pan Tilt Zoom Camera	3.00	EA	\$20,000.00	\$60,000.00
1.17	Contractor Indirects	1.00	LS	\$959,171.43	\$959,171.43
1.17.1	Marine Mammal Observation	140.00	Day	\$2,520.00	\$352,800.00
1.17.2	Field Personnel Housing, Per Diem, Transportation	280.00	Day	\$1,342.86	\$376,000.00
1.17.3	Survey	90.00	Day	\$1,448.57	\$130,371.43
1.17.4	Third-Party QA	1.00	LS	\$100,000.00	\$100,000.00
1.18	Design and Construction Contingency (20%)	1.00	LS	\$4,281,000.00	\$4,281,000.00
1.19	Engineering and Project Management	1.00	LS	\$3,432,000.00	\$3,432,000.00
1.19.1	Design Engineering (Assumes 6%)	1.00	LS	\$1,284,000.00	\$1,284,000.00
1.19.2	Permitting/ NEPA (Assumes EA and IHA required)	1.00	LS	\$300,000.00	\$300,000.00
1.19.3	Site Survey	1.00	LS	\$50,000.00	\$50,000.00

231027 - 2024 Update--Cordova North Harbor Modernization

CBS Position Code	Description	Material Quantity	Unit of Measure	Total Unit Cost	Total Cost
1.19.4	Geotechnical Investigation and Dredge Sampling/SAP	1.00	LS	\$300,000.00	\$300,000.00
1.19.5	Shop Drawing, Submittal Review and Fabrication Inspection (Assumes 1%)	1.00	LS	\$214,000.00	\$214,000.00
1.19.6	Construction Administration and Inspection (Assumes 6%)	1.00	LS	\$1,284,000.00	\$1,284,000.00
162					\$29,119,707.41



Harbor Commission Agenda Item

On Agenda: 5/8/2024

ITEM TITLE: Recommendation to Planning Commission to rezone approximately 0.344 acres from Waterfront Commercial Park District to Parks and Open Space District located at end of Nicholoff Way to create a formal park to be tentatively known as Breakwater Park.

SUBMITTED BY: Duncan Chisholm, Parks and Recreation Director.

INFORMATION

MOTION

RESOLUTION

FISCAL NOTES:

Expenditure Required: To be determined.

Unencumbered Balance: N/A

Funding Source: To be determined.

RECOMMENDATION:

The Parks and Recreation Department recommends that the Harbor Commission adopt the attached Resolution recommending that the Planning & Zoning Commission approve the rezoning of approximately 0.344 acres, from Waterfront Commercial Park District to Parks and Open Space District (POS), located at or near 118 Nicholoff Way, as generally proposed.

SUMMARY:

City staff have been working with the Cordova Covered Spaces Project to develop a concept plan for the development of a formal park space at the entrance to the existing Breakwater Trail and Veterans Memorial.

A concept plan was developed in October 2023 with a first stage of public consultation taking place in November and December 2023. Approximately 85% of respondents to the consultation survey supported the development of concept plan.

In addition, Cordova District Fishermen United (CDFU) have also provided a letter of support for the proposed project.

Key points:

- The property is city owned.
- The property boundaries are currently zoned Commercial Waterfront Park District.
- The proposal is in conformance with the comprehensive plan supporting expansion of the parks system.
- The Parks and Open Space District permits passive type recreation that would not be a great intensification to the area if developed.

The proposed request is for the zoning of an unimproved park on the south-western side of Cordova harbor. The area is currently used as a park/open space but is not formally designated.

Part of the proposed park is within the right-of-way (ROW) on Nicholoff Ave and South Harbor Parking Lot (Lot 2 Block 1 South Fill Development Park). If supported by Planning Commission and City

Council, a ROW vacation would occur in tandem with the rezone for the portion of the proposed park within the ROW. The ROW vacation is considered relatively minor in nature.

The City's Parks and Recreation Commission approved an identical resolution to Planning and Zoning on February 27, 2024, as *Resolution PR- 2024-01*.

Existing Site



Proposed Area



CONFORMANCE WITH 2019 COMPREHENSIVE PLAN

Chapter 2. Land Use Goals of the Comprehensive Plan discusses protecting and improving Cordova's character, its downtown, neighborhoods, waterfront and outdoor access.

Chapter 6 Quality of Life Goals discusses enhancing and improving Cordova's indoor and outdoor recreation opportunities with Strategy 1b being to *Maintain and enhance Cordova's local parks and green spaces.*

The proposed rezoning is in conformance with the comprehensive plan as the plan supports the expansion of the parks system and where connectivity to nearby facilities can eventually be constructed.

PLANS FOR THE AREA

The subject property is within the area considered under the 2013 South Fill Commercial Area Plan.

Under the Cordova Municipal Code Chapter 18.39 Waterfront Commercial Park District the following use is permitted - *Waterfront parks, access paths, and boardwalks.* However, this zoning does not provide adequate land use protections for dedicated parks.

The Parks and Open Space District is intended to provide for the preservation and protection of the community's scenic resources, parks, recreation, and subsistence activities. Parks and open spaces within Cordova support the livability of the City.

The South Fill Commercial Area Plan references the development of a pocket park in its action plan.

The South Harbor Rebuild Project includes a 6ft wide walking path along Nicholoff Way which would then link to the Breakwater Trail.

PROCESS

2/27/24 – P&R Commission approved Resolution PR-2024-01.

5/8/23 – Reconsider of support by Harbor Commission for Resolution 05-24-01

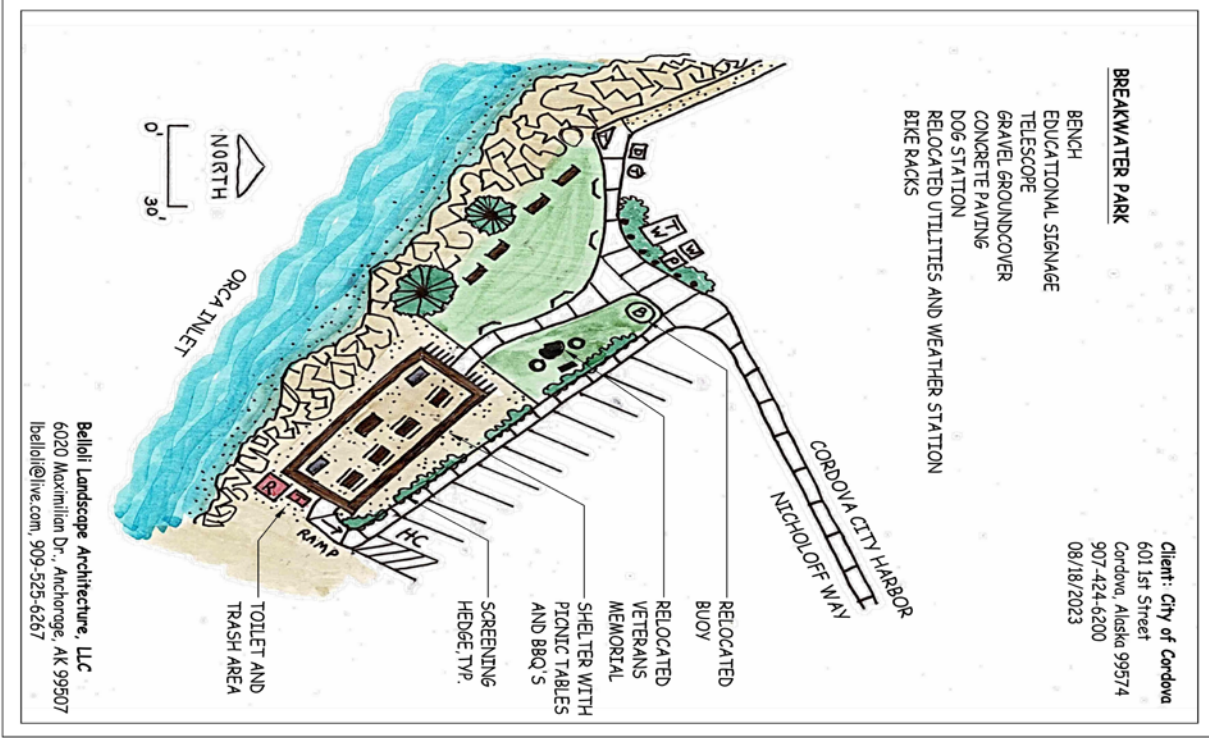
May / June 2024 onwards -

1. P&R Department submits application(s) to the Planning Department for:
 - Rezoning the parcel(s) of land.
 - A Subdivision of a portion of the parcel of land currently used as the South Fill Parking Lot
 - Vacation of a portion of Nicholoff Way right-of-way.
2. Public Hearing Notification
3. Public Hearing is scheduled and reviewed by the Planning and Zoning Commission
4. If recommended for approval by the Planning & Zoning Commission the request is forwarded to the City Council for approval.
5. If recommended for denial by the Planning & Zoning Commission the request is forwarded to the City Council for consideration.
6. Zoning request is scheduled for City Council Public Hearing and First Reading
7. If zoning is approved by City Council:
 - a. Zoning request is scheduled for City Council Final Reading
 - b. Ordinance becomes effective.
8. If zoning is denied by City Council
 - a. Request is terminated

BREAKWATER PARK

- BENCH
- EDUCATIONAL SIGNAGE
- TELESCOPE
- GRAVEL GROUNDCOVER
- CONCRETE PAVING
- DOG STATION
- RELOCATED UTILITIES AND WEATHER STATION
- BIKE RACKS

Client: City of Cordova
 601 1st Street
 Cordova, Alaska 99574
 907-424-6200
 08/18/2023



Belloi Landscape Architecture, LLC
 6020 Maximilian Dr., Anchorage, AK 99507
 lbelloi@live.com, 909-525-6267

BREAKWATER PARK AMENITY EXAMPLES



RESTROOM, BENCH, PAVING, RECYCLABLE, DOG STATION, BIKE RACK

BENCH, ACCESSIBLE, PICNIC TABLE, BENCH, BIKE RACK



TELESCOPE, EDUCATIONAL SIGNAGE, SALT AND WIND TOY, BENT PLANTING

Belloi Landscape Architecture, LLC



BREAKWATER PARK
 CITY OF CORDOVA
 P.O. BOX 1210, Cordova, Alaska 99574

OWNER:
 City of Cordova
 601 1st Street
 P.O. Box 1210
 Cordova, Alaska 99574
 907-424-6274
 DATE: 11/01/2023
 DRAWING TITLE:
 CONCEPT SITE PLAN
 DRAWING NO:
 L-1

**CORODVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 05-24-02**

RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA RECOMMENDING PLANNING & ZONING COMMISSION APPROVAL OF THE PROPOSED REZONING OF APPROXIMATELY 0.344 ACRES FROM WATERFRONT COMMERCIAL PARK DISTRICT TO PARKS AND OPEN SPACE DISTRICT, LOCATED AT OR NEAR 118 NICHOLOFF WAY, AS GENERALLY PROPOSED.

WHEREAS the Harbor Commission serves in an advisory capacity to the City Council on the operation, maintenance, and improvement of Cordova's port and harbor facilities.

WHEREAS, the Harbor Commission has responsibilities for make recommendations to the City Council regarding plans for development and construction on the Port of Cordova.

WHEREAS Cordova's dedicated park lands have Parks and Open Space zoning designations carried over since establishment as municipal parks.

WHEREAS Title 18 of the Cordova Municipal Code and the 2019 Comprehensive Plan provide that formally dedicated park lands shall be zoned Parks and Open Space District; and

WHEREAS the City of Cordova Department of Parks & Recreation and the City Planner proposes a process to implement the appropriate rezoning of the proposed Breakwater Park; therefore,

NOW, THEREFORE, BE IT RESOLVED that the Harbor Commission recommends that the Planning & Zoning Commission recommend to the City Council the rezoning of this land to the Parks & Open Space Zoning District.

PASSED AND APPROVED by the Harbor Commission this 8th day of May 2024.

Chairman, Andy Craig

Cordova Harbormaster, Anthony Schinella