AGENDA

Port & Harbor Advisory Commission Worksession

Monday, January 16, 2023 at 5:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall	**Zoom Webinar ID: 925 6798 0403 Password: 278396**
491 E. Pioneer Avenue	https://cityofhomer.zoom.us
Homer, Alaska 99603	Dial: 346-248-7799 or 669-900-6833;
www.cityofhomer-ak.gov	(Toll Free) 888-788-0099 or 877-853-5247

1. **CALL TO ORDER, 5:30 P.M.**
2. **AGENDA APPROVAL**
3. **DISCUSSION TOPIC(S)**

   3.A. Refreshed Preliminary Design for the Port Expansion Project **Page 2 - 9**
   Agenda Item Report PHC 23-001

4. **COMMENTS OF THE AUDIENCE** (3 minute time limit)
5. **ADJOURNMENT** Next Regular Meeting is **WEDNESDAY, JANUARY 25, 2023 at 5:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

City of Homer
www.cityofhomer-ak.gov

Office of the City Clerk
491 East Pioneer Avenue
Homer, Alaska 99603
clerk@cityofhomer-ak.gov
(p) 907-235-3130
(f) 907-235-3143

Supplemental Packet

Item Type: Informational Item
Prepared For: Port & Harbor Advisory Commission
Meeting Date: 16 Jan 2023
Staff Contact: Rachel Tussey, Deputy City Clerk
Department: Clerks

3. DISCUSSION TOPIC(S)

3.A. Refreshed Preliminary Design for the Port Expansion Project
Agenda Item Report PHC 23-001

LOCATION FACTORS

1. Depths
   - » 26’ depth for harbor entries and use
   - » 45’ depth for deep water access
2. Regulatory Aspects
   - » Tidelands Boundary
   - » Critical Habitat Area
3. Use Compatibility
   - » Reduce Mixing of Traffic Types
   - » Construction Disruption
4. Ability for Future Expansion
   - » Small Boat Harbor
   - » Large Vessel Harbor
5. Design
   - » Tides, Currents, and Winds
   - » Vessel Navigation Requirements
   - » Utility Upgrades
   - » Security Needs
6. Financials
   - » Construction Cost
   - » Operations and Maintenance Costs
   - » Income Generation

Green - Benefits of this option

Red - Challenges with this option

5
11
17
29
59
26
45

Tidelands boundary

Extrapolated Contour for Harbor Depth

Extrapolated Contour for Deep Water Dock

Approximate critical habitat area outline

OPTION - WITHIN PARAMETERS

LARGE VESSEL HARBOR MASTER PLANNING

CITY OF HOMER ALASKA March 31, 1964

Corvus Design

Rev. 2022-01-13

Depths are measured in feet

0 150 300 600FT

1”=300’ when printed at 22”x34”

1”=600’ when printed at 11x17

N

LOCATION FACTORS

1. Depths
   - » 26’ depth for harbor entries and use
   - » 45’ depth for deep water access
2. Regulatory Aspects
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3. Use Compatibility
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6. Financials
   - » Construction Cost
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   - » Income Generation

Green - Benefits of this option

Red - Challenges with this option

5

11

17

29

59

26

45

Tidelands boundary

Extrapolated Contour for Harbor Depth

Extrapolated Contour for Deep Water Dock

800’

Approximate critical habitat area outline

OPTION – FLEXIBLE PARAMETERS

CITY OF HOMER ALASKA March 31, 1964

LARGE VESSEL HARBOR MASTER PLANNING

Corvus Design

Rev. 2022-01-13

Depths are measured in feet

0 150 300 600FT

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N

City of Homer
www.cityofhomer-ak.gov

Port and Harbor
4311 Freight Dock Road
Homer, AK 99603
port@cityofhomer-ak.gov
(p) 907-235-3160
(f) 907-235-3152

Port & Harbor Advisory Commission Worksession Feedback
January 16, 2023

Please submit comments or ideas regarding the information shared today and the needs of an expanded facility. Your feedback will be shared with commissioners and the designers working on this design project.

Your Name: _____

Affiliation (*If applicable- your business, organization, etc.*):_____

1. What resources or amenities would you require for your business to operate in the expanded Port facility? This can be on the uplands or in the water.

2. When you think about how you would use an expanded Port facility, how could the resources you mentioned above be located in relation to each other? We would like to know any spatial opportunities, limitations, or constraints that would change how well you could access and make use of the facility.

3. What went well tonight? What was missed? What should be considered moving forward?

4. Any other thoughts to share with the commission? Feel free to continue on to the reverse side.

“What is a Charette?” Informational Handout

Submitted by Chair Crisi Matthews

A charrette is a type of participatory planning process that assembles an interdisciplinary team—typically consisting of planners, citizens, city officials, architects, landscape architects, transportation engineers, parks and recreation officials, and other stakeholders—to create a design and implementation plan for a specific project. It differs from a traditional community consultation process in that it is design based. In addition, and as opposed to traditional planning exercises that can take a long time to be finalized, charrettes are usually compressed into a short period of time.

For projects focused on community change, charrettes can be used to create a wide range of plans, including master plans within a city’s comprehensive plan, town center plans, transit-oriented development plans, affordable housing development plans, and wide-scale redevelopment projects. The charrette process can also be adapted to a range of projects—from constructing an individual building to redesigning an entire neighborhood.

A key component of the charrette is time compression. For four to seven days, participants work together in brainstorming sessions, sketching workshops, and other exercises through a series of feedback loops. Meetings take place with participants coming together as a group at set times or breaking off into smaller working groups. Behind the scenes, the core design team works constantly.

The entire community, however, does not need to take several days off to participate. Most stakeholders attend scheduled meetings. The charrette process can be adapted to fit different projects, but all charrette initiatives use the same basic strategy: planners involve as many stakeholders as early as possible in a set of short, intensive design meetings. In these collaborative, hands-on sessions, participants help planners root out potential problems, identify and debate solutions, and create a buildable plan. The charrette compresses the planning process into a matter of days and brings all the stakeholders—and all of the issues—into one room. In the face of so much information, expertise, and expectation, it’s hard for developers, designers, and community participants not to pitch in and create a workable plan. (Lennertz and Lutzenhiser 2003).

The process of making a good charrette is summarized as follows:

- Charette participants work collaboratively.
- Team designs cross-functionally.
- Charettes use design to achieve a shared vision and create holistic solutions.
- Designers work on the big picture and the details.
- Tight time frame for the work schedule facilitates resolution.
- Team communicates in short feedback loops.
- Charette lasts between four and seven days.
- Charette is held on site.
- Charette produces a buildable plan.

Participants usually appreciate the charrette format because they see quick results. Another advantage of a charrette is that it can boost creativity. Furthermore, participants can observe the project from an integrated point of view because charrettes bring together all relevant disciplines to create a plan that balances transportation, land use, economic considerations, and environmental issues.