



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

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Memorandum *13-159*

TO: MAYOR BETH WYTHE & HOMER CITY COUNCIL
CC: WALT WREDE, CITY MANAGER
THROUGH: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER *BH*
FROM: PORT & HARBOR ADVISORY COMMISSION
DATE: NOVEMBER 12, 2013
SUBJECT: RECOMMENDATION FOR SEAFARER'S MEMORIAL PARKING LOT EXPANSION

Over the years, the Port and Harbor Commission has discussed the possibility to expand the Seafarer's Memorial parking lot from its existing location over to the boardwalk. Following are some of the strongest justifications for moving ahead with this improvement:

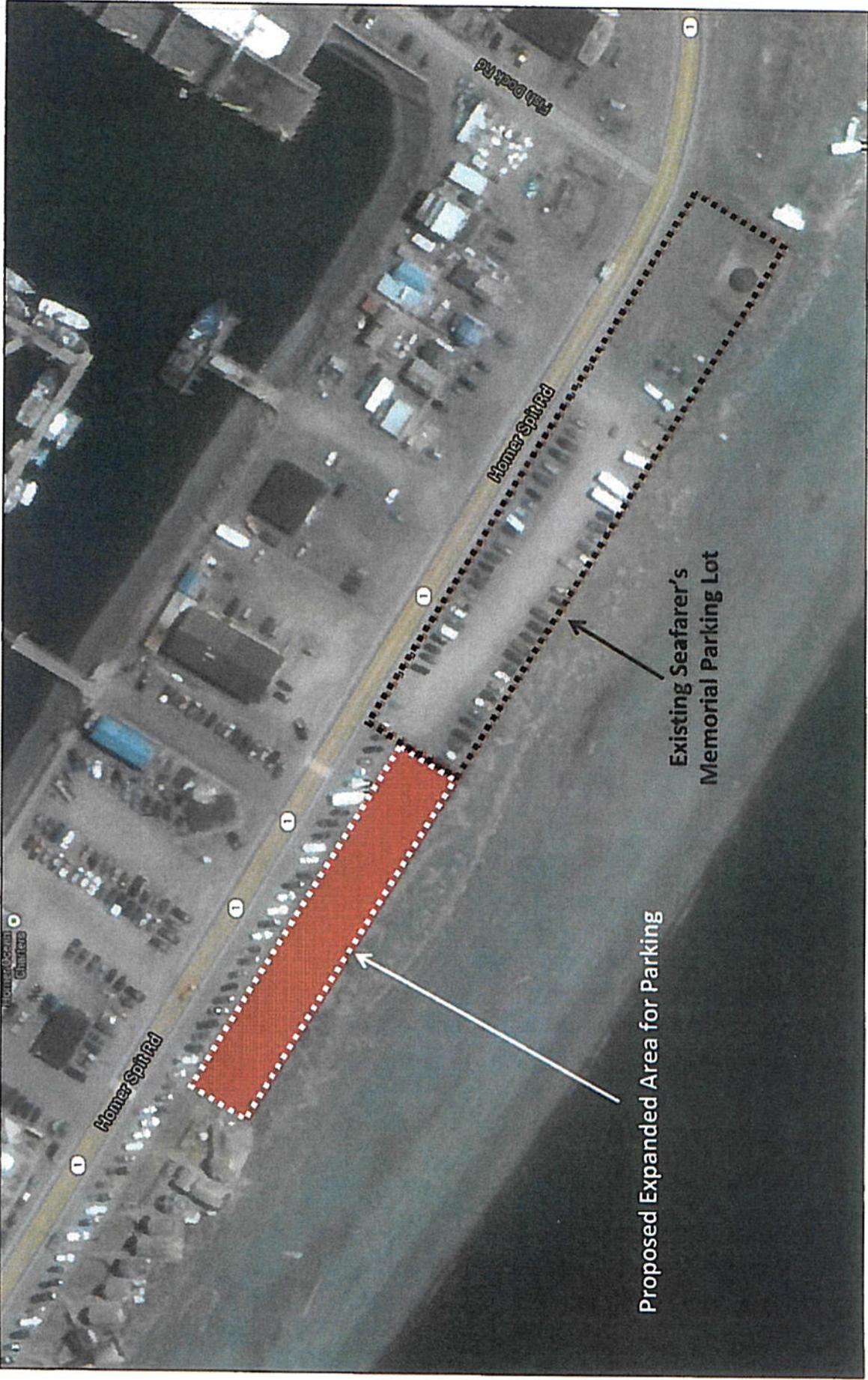
- **Economic growth:** There is a considerable lack of parking in this area of the Spit during summer months, and the commission is convinced that increased parking will help to increase sales and sales taxes.
- **Beneficial use of dredged materials:** Dredged materials would be used for the build-up portion of the project, which would also work to reduce construction costs as these materials are a by-product of our annual dredging program in the harbor.
- **Public safety:** Staff would work with ADOT to reconfigure the current diagonal boardwalk parking and create off-street parking with designated entrances to/from Homer Spit Road. Staff sees this as a priority public safety improvement.

Recommendation

Port and Harbor Advisory Commission recommends to City Council that they fund the design, engineering, and permitting for the project; further that the Council consider using Homer Accelerated Roads and Trails (H.A.R.T) funds in lieu of Harbor Reserves, but if necessary, the Harbor Reserves could be considered. Staff estimates design, engineering, and permitting costs to be \$10,000.00.

Fiscal Note: \$10,000.00 from H.A.R.T funding or Port and Harbor Reserves 456-380

Attached: Homer Harbor Entrance Overview of Proposed Parking Lot Expansion
Port & Harbor Advisory Commission October 30, 2013 Meeting Minutes
Memo to PHC from Port Director/Harbormaster Re: Memorial Parking Lot Expansion dated September 18, 2013



Proposed Expanded Area for Parking

Existing Seafarer's Memorial Parking Lot

Homer Spit Rd

Homer Spit Rd

Fish Dock Rd

Homer Seafarers Charter

A. Port and Harbor Director's Report for September and October 2013

Harbormaster Hawkins reviewed the September and October reports in the packet. In response to questions he confirmed that Bill Sullivan is following up on his improvements and is doing a good job. He commented about the placement of a rock with a plaque to designate a marker for the water trail; work being done on the Deep Water Dock fine tuning the area where the fenders were replaced; harbor erosion entrance project completion; the Tustumena is back and it's amazing how many local people are working on that boat.

Harbormaster Hawkins also explained a "vessel of concern contract" that has been drafted to be used as needed when vessels come to the harbor that need to be allowed in, but needs firm guidelines for them to be there. Guidelines have included bonding, deadlines, scope of work, and strict timeline when they would leave. It is to ensure the harbor doesn't get stuck with the vessel.

PUBLIC HEARING

PENDING BUSINESS

A. Seafarer's Memorial Parking Lot Expansion

Chair Ulmer called for a motion regarding the Seafarer's Memorial Parking Lot Expansion Project.

HOWARD/ZIMMERMAN MOVED THAT THE PORT AND HARBOR ADVISORY COMMISSION SEND THE PROJECT FOR THE SEAFARER MEMORIAL PARKING LOT EXPANSION FORWARD TO THE COUNCIL RECOMMENDING THAT THEY FUND THE DESIGN, ENGINEERING, AND PERMITTING FOR THE PROJECT; FURTHER THAT THE COUNCIL CONSIDER USING HART FUNDS IN LIEU OF HARBOR RESERVES, BUT IF NECESSARY, THE HARBOR RESERVES COULD BE CONSIDERED.

There was discussion that the Commission could hold a public hearing for this funding, as well as the hearing that would occur for the Council to pass an ordinance allocating funds. There will also be a public comment period for the permitting process.

Question was raised about preliminary cost estimates for engineering services. Harbormaster Hawkins said to raise the fill, buy the capping material, and paving, he got a very rough estimate of \$100,000, and the rule of thumb is generally 10% of that would be for engineering.

Discussion ensued about gravel instead of paving, and dealing with the water runoff. Harbormaster Hawkins noted that if the paving is done right there won't be puddles and developing a bio-swale is an option for dealing with the runoff. The water will definitely have to be addressed.

VOTE: YES: CARROLL, HARTLEY, HOWARD, STOCKBURGER, ULMER, ZIMMERMAN

Motion carried.

B. No-Wake Buoy



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Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: SEPTEMBER 18, 2013
SUBJECT: SEAFARER'S MEMORIAL PARKING LOT EXPANSION PROJECT

At the Port and Harbor Commission's July 24, 2013 meeting, City Staff and commissioners walked the area between the Seafarer's Memorial Park and the Hillstrand boardwalk. The group discussed improvements to the property, making it into an off-street parking lot.

I have spoken with ADOT, Corps, and other City Staff regarding this project. The next step in the process is to get the project recognized by City Council and seek funding for design engineering and permitting. The estimated cost for design, engineering, and permitting will be provided to staff by Public Works in time for the meeting.

Regarding the funding for engineering, City Council has been involved in ongoing conversations about road and trail improvement projects. It's possible that this parking expansion improvement project could be a good candidate for funding from the HART fund. This possibility is because expanding the Port and Harbor parking capacity in the Homer Spit's central business area has obvious benefits to the public from a safety and economic growth standpoint.

Recommendation

Port and Harbor Advisory Commission make a motion to City Council recommending they fund the design, engineering and permitting for the Seafarer's Memorial Parking Lot Expansion project. Further, that Council considers funding this first stage of the project using either HART funds or Port and Harbor Reserves.