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**Willoughby District Meeting
Salvation Army, 500 W. Willoughby Ave.
August 27, 2014
Meeting Summary**

Meeting Goal: Attendees have greater awareness of the plans for the Willoughby District, including CBJ Willoughby District plan, and share updates on developments in the district with stakeholders.

A. Overview of Meeting and Introductions

Brian Holst, Executive Director, JEDC, welcomed attendees, who then briefly introduced themselves.

I. Role of JEDC and Downtown Revitalization efforts

JEDC has been working on downtown revitalization with support from CBJ.

B. Presentation of CBJ Willoughby District Plan

I. Rorie Watt, CBJ Engineering

An update on the Seawalk, part of the Long Range Waterfront Plan (adopted by the Assembly in 2004) was given. A whale sculpture is planned for location near the bridge and is being manufactured by a foundry. The CBJ Assembly appropriated \$500,000 for site preparation at Bridge Park. Site work will begin next spring and summer with the delivery of the whale. Docks & Harbors is looking at an office, possibly leasing space from the Marine Exchange. In addition, increased visitors and bus traffic might mean upgrading West 8th and 9th into one way streets. Another project slated includes altering turn lanes and sidewalks from Main Street to the Bridge (at Egan Drive.) For more details, check the CBJ website links to the *Seawalk Project*.

CBJ is also looking at various ways to solve the parking deficit in the Willoughby District. There is a project to look at parking, perhaps shared by state, city and federal government that could perhaps improve parking while freeing up land. There are many proposals but no "front runners" from rebuilding the north parking garage and making it larger, a garage near Centennial Hall, a deal with the federal government for a garage on the site of their current parking lot. They will solicit planning services. A concrete garage costs about \$50,000 per space, or \$5 million for 100 spaces. A consortium is likely. Opportunities might be created for "park and ride." A question was asked about permit parking. Rorie said CBJ does oversell but not by much.

II. Tyler Myers, Foodland IGA

Tyler introduced Mark Graham, Foodland IGA manager, and Tim Clifford, Information Tech Specialist. They have been planning a remodel and are assessing what is best both for the store and for Juneau. He has been speaking with Craig Good about moving his store, Good Hardware, to the Super Drug site; regardless, there will be a hardware store at the Super Drug site. They will build a pharmacy space in the IGA; they will also add a bulk foods section, expand floral, meat & seafood, as well as frozen food, and, include a bigger salad bar. They will have a destination BBQ.

To compete, they need a liquor section and are looking for a permit and could build the space. The neighboring store does not want to be in-store. If a liquor license is not procured, he will put a supplements section there. Also planned is expanded seating for both the café and for their customers. The bank has been an improvement for customers. The store will be painted, and receive new flooring and lighting. Timeframe: design and plans are done. Next week he will go for permits and hopes to start October 1. The store will not close during renovation. He anticipates 60 days to remodel the Super Drug side, and additional time for shelving. February 1st would be the opening for the grocery store.

Tyler has a long term lease and considered possible purchase but the grocery store is his priority. He will look forward to updating us. Meanwhile if people have feedback or problems, they should talk with Mark Graham.

C. Updates on Development Activities in the District

1. Chris Mertl said Corvus completed the SLAM site plan for art work and landscaping. There will be more plaza space, flow, connection to state facilities, Centennial Hall, and the WAC. Nimbus is coming back repainted. They want a Willoughby District streetscape vernacular but state management is holding off until after the state highways project on Whittier is completed—with an identification by way of pavers, colors, etc. similar to what was done on Main Street. Trees will be planted on the back side of the building, parking moved and soft landscape added between parking and the building. Also, with Northwind, he has worked pro bono with the Salvation Army regarding the Church building and the retail store with the goal of moving the chain link, reconfiguring parking and creating a positive entrance.
2. Sioux Douglas spoke about the work volunteers are doing regarding a senior study of Assisted Living. Data will be useful to investors. They still need land, builders, operators, but are further along than last year.
3. Greg Chaney, CBJ, spoke about the potential on the Willoughby District for district heating. WD is built on tidally influenced land where there is inflow on AJ fill. Looking at heat pumps: there could be one circulatory cold water loop and individual heat pumps in each building. This is a unique opportunity. (NOAA has used a sea water system heat pump for years.) The SLAM is planned for heat pumps and had planned on drilling wells for the system. This looks encouraging. Brian Holst added that in June we hosted presenters from Vermont about their district heating system as well as from other locales.
4. Margo Waring introduced winners of the Storefront Improvement competition and thanked the sponsors of the project. The grand prize winner was the Twilight Café. Runners up were Bruce Abel's building on Willoughby and the Goldstein Development Corporation's improved access and canopy. Margo put in a pitch for others to explore LED lighting in their canopies. Annie Kaill's won the People's Prize for Existing Storefront. JEDC is currently promoting a Winter Windows project for seasonal businesses.
5. Lt. Dana Walters, Salvation Army, explained that they are looking for additional funding to complete a redesign of their handicapped access ramp so that seniors and other can access the food pantry which will be expanding as the Glory Hole gives this project over to the Salvation Army.
6. Assembly members Mary Becker and Loren Jones were thanked for coming. The Salvation Army hosts were also thanked for being the Willoughby District Meeting hosts. The next WD meeting will be held in November (or December) and JEDC is looking for a host. Attendees were asked to let us know what topics they might like to hear about in future meetings.
7. Close.