




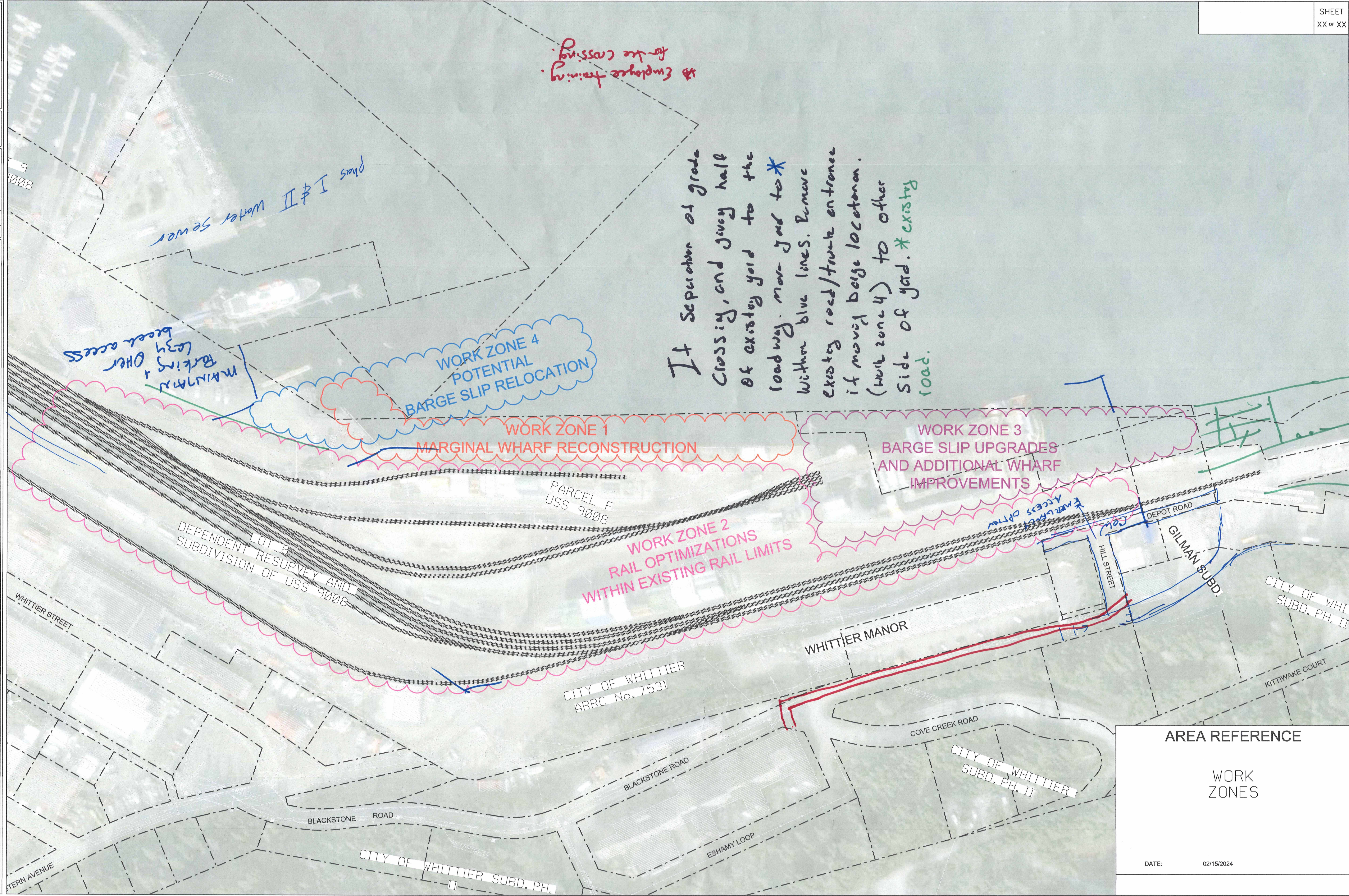
Planning & Zoning Commission Work Session

Topic: HRD, Inc Presentation on ARRC Whittier Terminal Master Lease

February 15, 2024

Name	Signature
Stephanie Carlson	Stephanie Carlson
Jamie Loan	Jamie Loan
Sageer Drazdowski	Sageer Drazdowski
DON STEVENS	Don Stevens
Nick Ortol	Nick Ortol
Anna Dickason	Anna Dickason
DAVE DICKASON	Dave Dickason
TONY HAFNER	Tony Hafner
JULIE JESSEN	Julie Jessen
ELIMABETH GREEN	Elimabeth Green
Travis Brazelton	Travis Brazelton
Heather Brazelton	Heather Brazelton
CHOU J. SHEN	Chou J. Shen
Victor Shen	Victor Shen
Ben Dardine	Ben Dardine
ROSS Carlson	Ross Carlson

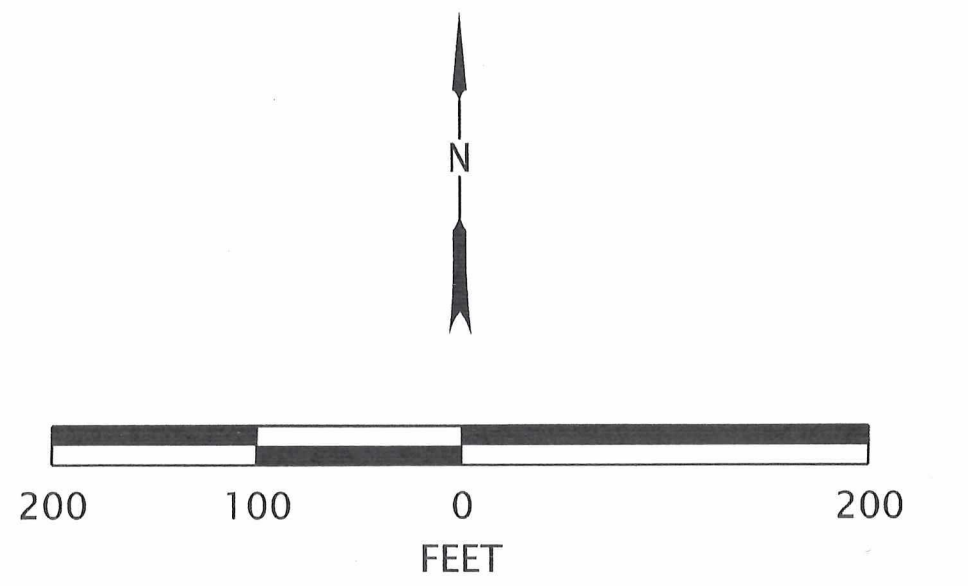
Name	Signature
Kyle Loan	
Shelby Carlson	shelby carlson

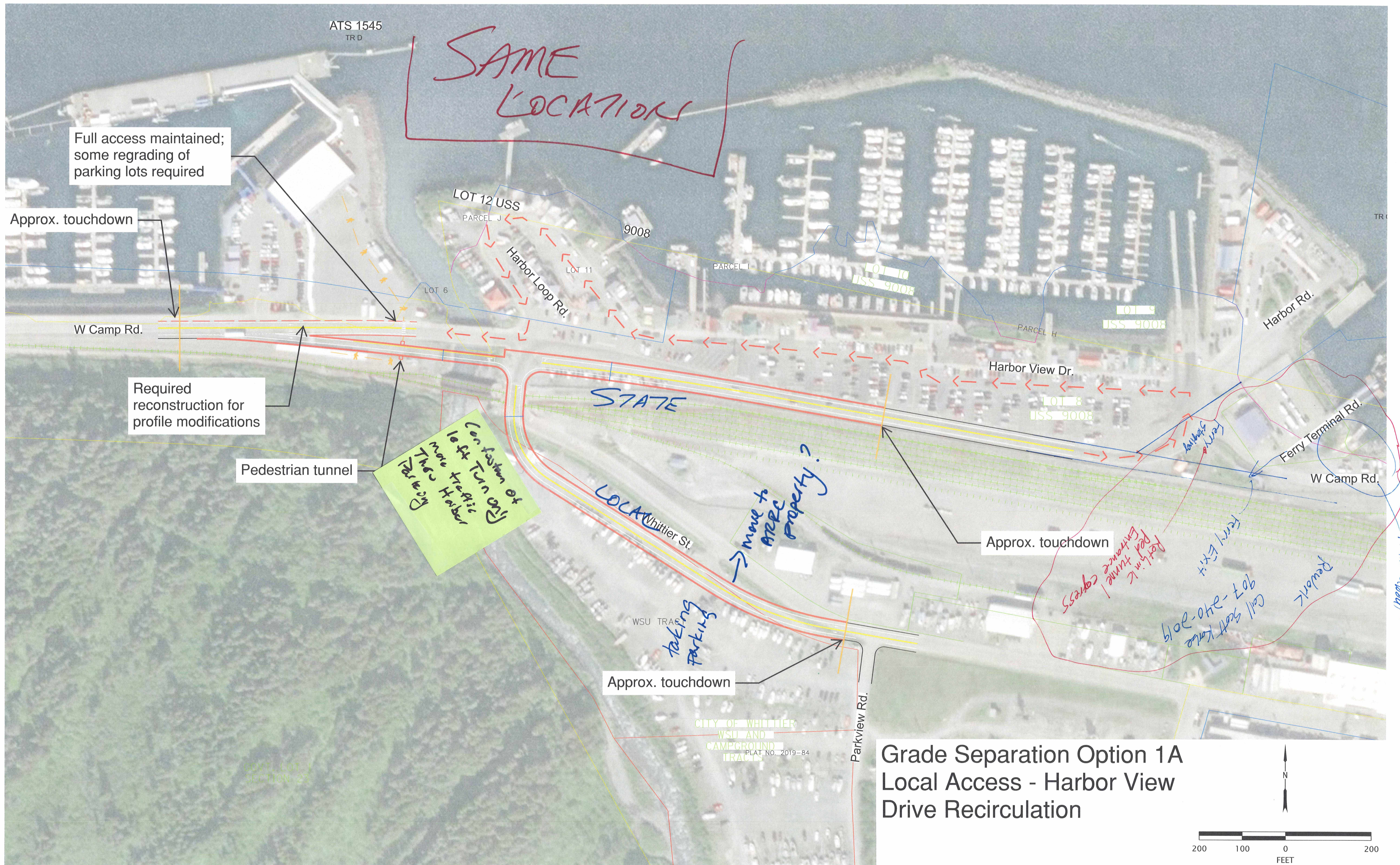


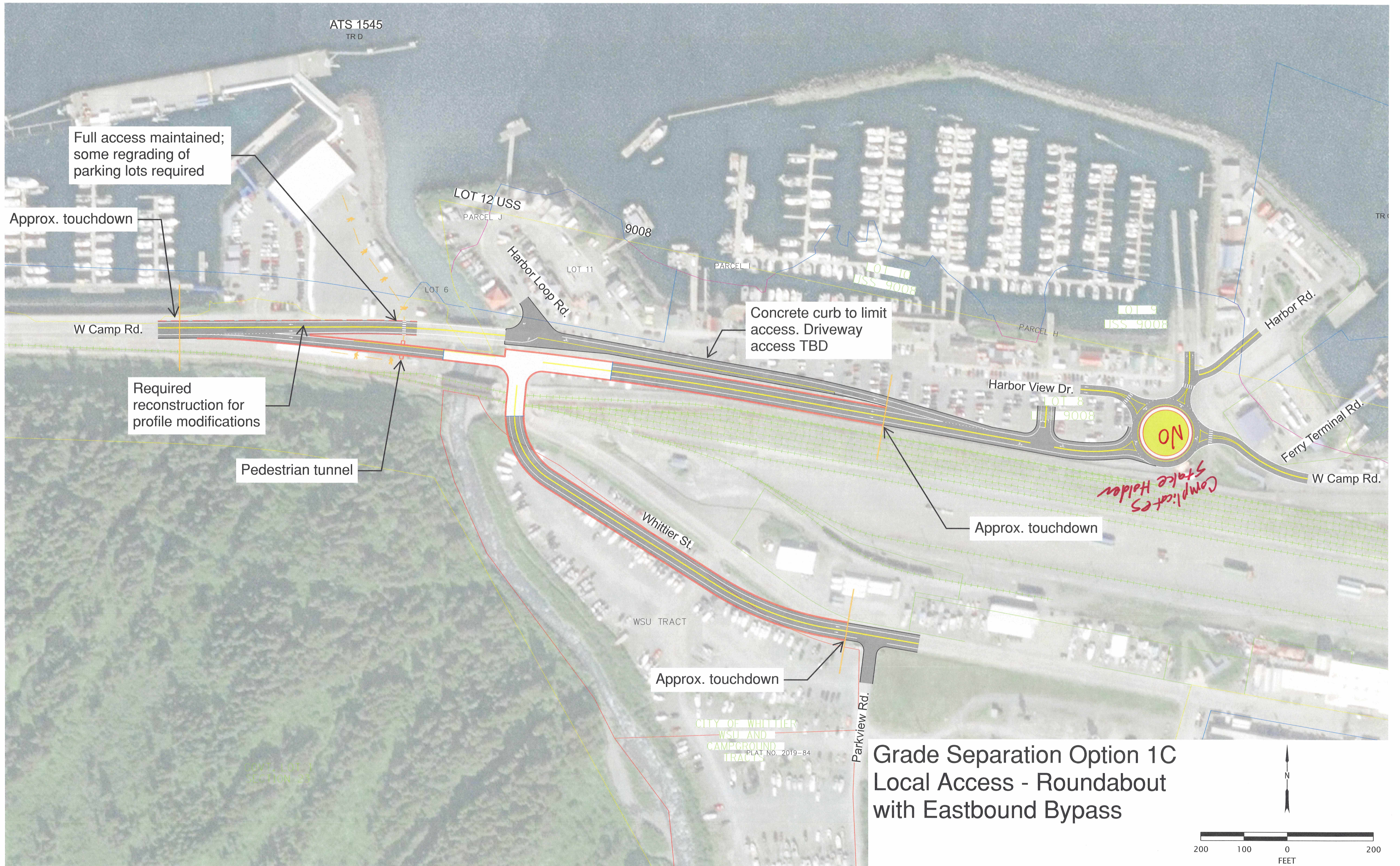
AREA REFERENCE

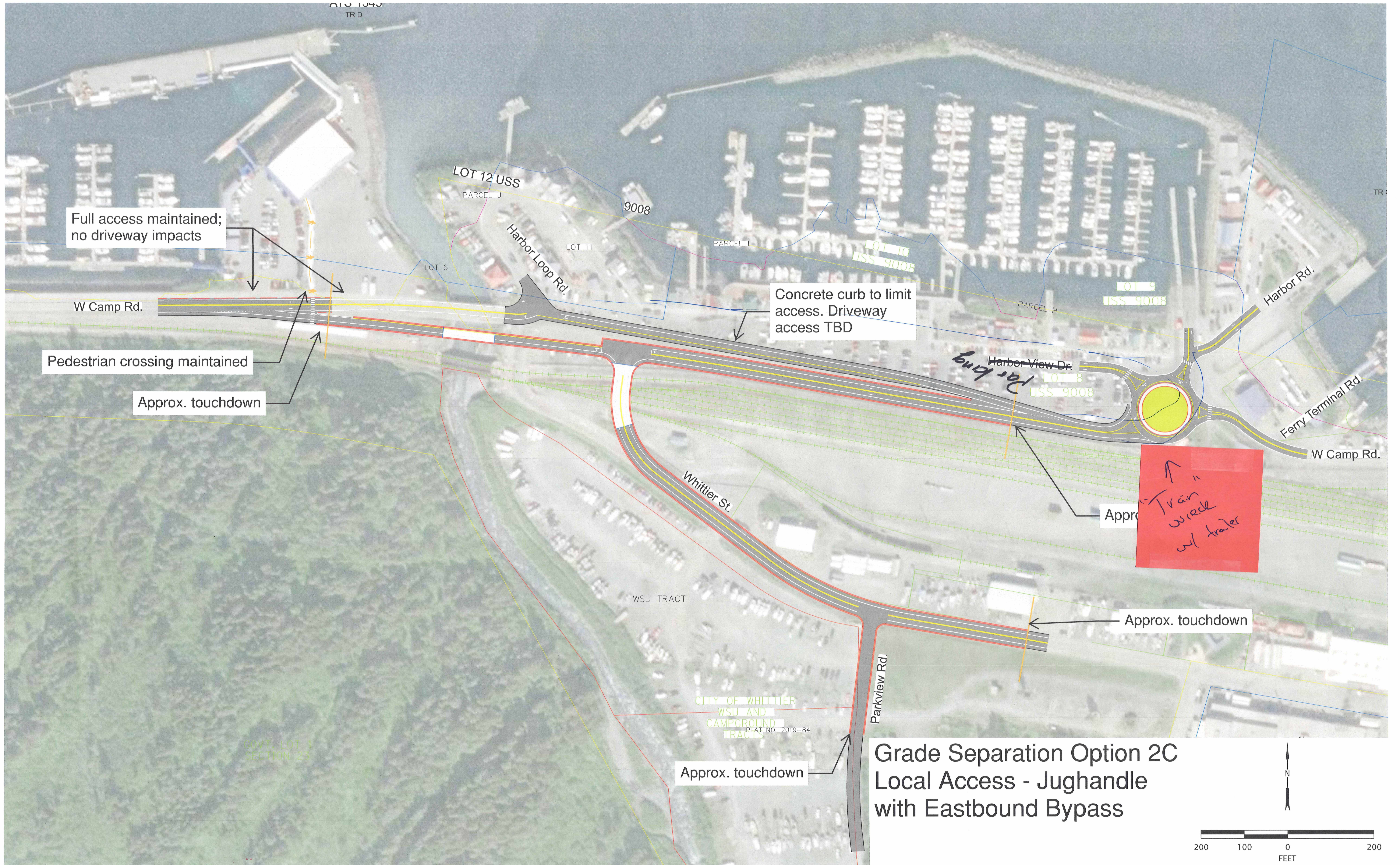
WORK
ZONES

DATE: 02/15/2024













CITY OF WHITTIER

CITY COUNCIL MEETING AGENDA

Dave Dickason, Mayor
Victor Shen, Seat A
Tom Wagner, Seat B
Renner Macaldao, Seat D
David Pinquoch, Seat E
Peter Denmark, Seat F
Dan Blair, Seat G

OCTOBER 15, 2024 – 7:00 P.M.

CITY COUNCIL CHAMBERS, WHITTIER, ALASKA

REGULAR MEETING

1. **CALL TO ORDER**
2. **OPENING CEREMONY**
3. **SWEAR-IN CEREMONY FOR NEWLY ELECTED OFFICIALS**
4. **ELECTION OF MAYOR AND VICE MAYOR**
5. **ROLL CALL**
6. **CITIZEN COMMENTS ON ANY AGENDA ITEM EXCEPT THOSE ITEMS SCHEDULED FOR PUBLIC HEARING** *Those who have signed in will be given the first opportunity to speak on any agenda item except those scheduled for Public Hearing. Time is limited to two (2) minutes per speaker and thirty (30) minutes total time for this agenda item.*
7. **APPROVAL OF AGENDA AND CONSENT AGENDA** *Approval of Consent Agenda passes all routine items indicated by asterisk (*). Consent Agenda items are not considered separately unless a council member requests. In the event of such a request, the item is returned to the Regular Agenda*
8. **CONFLICT OF INTEREST** *Immediately after the Council approves the agenda at a regular or special meeting, each Council member shall declare any financial interest in a matter appearing on the agenda. Any Council member or member of the public present at the meeting may question whether another Council member has a financial interest in a matter appearing on the agenda.*
9. **PRESENTATIONS AND REPORTS**
 - A. Presentations
 1. Presentation to Local Veterans – American Legion Unit 5 Auxiliary
 2. Alaska Railroad Corporation – Master Terminal Plan Update
 3. Icy Strait Visit Presentation
 - B. Mayor's Report
 - C. Vice Mayor's Report
 - D. City Manager Report – *City Manager's Report includes, among other things, the Finance Director Report and the Water/Wastewater Manager Report*
10. **PUBLIC HEARINGS** – None
11. **NEW BUSINESS**
 - A. **ORDINANCES FOR INTRODUCTION**
 1. ***NON-CODE ORDINANCE 2024-009** Authorizing the Sale of, and Setting a Hidden Reserve for, a Surplus Harbor Crane by Competitive Sealed Bid in Accordance with Whittier Municipal Code 3.36.410(C)
 - B. **RESOLUTIONS**
 1. ***RESOLUTION 2024-031** Authorizing the Acting City Manager to Sell Surplus City Personal Property (Vehicles) to the Highest Bidder by Sealed Bid
 2. **RESOLUTION 2024-032** Authorizing the Acting City Manager to Enter into a Professional Services Agreement with Appraisal Company of Alaska, LLC to Provide Personal and Real Property Tax Assessment Services for the 2025, 2026, and 2027 Tax Years in an Amount Not to

Exceed \$16,500 Annually, and for Related Purposes

3. **RESOLUTION 2024-033** Appropriating Remaining Harbor Phase III Funding in an Amount not to Exceed \$455,000 Toward Bond Issue Costs, Upgraded Electrical Pedestals and Meters, and Contingency, and Appropriating Funds
4. **RESOLUTION 2024-034** Adopting the 35% Design of the Whittier Small Boat Harbor Phase III Rebuild Project
5. **RESOLUTION 2024-035** Requesting the Planning and Zoning Commission to Continue Efforts on Reviewing and Initiating the Rezoning of the Head of the Bay to Align with Commercial Needs, Including Holding Public Hearings and Providing Recommendations to Ensure Consistency with the Lease Assigned to Huna Totem and Appropriate Commercial Zoning Practices
6. **RESOLUTION 2024-036** Establishing the City of Whittier's Calendar Year 2025 Federal Legislative Priorities
7. **RESOLUTION 2024-037** Establishing the City of Whittier's Calendar Year 2025 State Legislative Priorities
8. **RESOLUTION 2024-038** Establishing the City of Whittier's Calendar Year 2025 Local Legislative Priorities

C. OTHER NEW BUSINESS

1. *Approval of the September 16, 2024, Regular Meeting Minutes
2. *Non-Objection to the Swiftwater Alcohol License Renewal
3. *Commission Member Appointments
 - a. Rachel Swain – Planning and Zoning, Seat A
 - b. Monica Stockburger – Planning and Zoning, Seat B
 - c. Nick Olzenak – Port and Harbor, Seat A
 - d. Trey Hill – Port and Harbor, Seat C
 - e. Ross Carlson – Port and Harbor, Seat F
4. Schedule November Work Session on Council Manual
5. Budget Work Sessions Rescheduled to October 16 – 17
6. Huna Totem Correspondence Requesting Waiver

12. INFORMATIONAL ITEMS AND REPORTS *(No Action Required)*

- A. August 2024 City Financial Reports *Please see City Council packet which contains monthly Financial Statements*
- B. Parks and Recreation Committee Meeting Minutes – October 2024
- C. Memorandum of Ethics Violation Reporting Procedures
- D. Letter from Santos Regarding Pikka Phase 1 Project Oil Transportation
- E. Memorandum of Destruction of 2023 Regular Election Ballots

13. COUNCIL COMMENTS

- 14. CITIZEN DISCUSSION** *Those signed in will be given the first opportunity to speak on any subject over which the Council has control. Time is limited to five (5) minutes per speaker.*

15. COUNCIL AND ADMINISTRATION RESPONSE TO CITIZEN COMMENTS

16. EXECUTIVE SESSION

- A. **Huna Totem Waiver Request** – as per WMC 2.08.040(B)(1), matters that, if immediately disclosed, would tend to adversely affect the finances of the city.
- B. **City Manager Contract** – as per WMC 2.08.040(B)(1), matters that, if immediately disclosed, would tend to adversely affect the finances of the city.

17. ADJOURNMENT



Whittier Terminal Master Plan Update

Alaska Railroad Corporation

Whittier City Council Meeting, October 15, 2024



[AlaskaRailroad.com](https://www.alaskarailroad.com)

➤ Alaska Railroad Whittier Terminal Master Plan Update



Working Vision:

To renew the Whittier Terminal as an efficient, resilient, and balanced facility that safely delivers customer needs and empowers economic growth for the railroad and the State of Alaska.

➤ Problems to be Solved

- Crossing at the only public road to downtown Whittier.
- Working and staging areas are cramped.
- Shared track for passenger and freight traffic.
- Security and access.
- Aging marine facilities.
- Inefficient movement of intermodal freight.
- Increased tunnel traffic (including anticipated increase in cruise ship bus traffic).



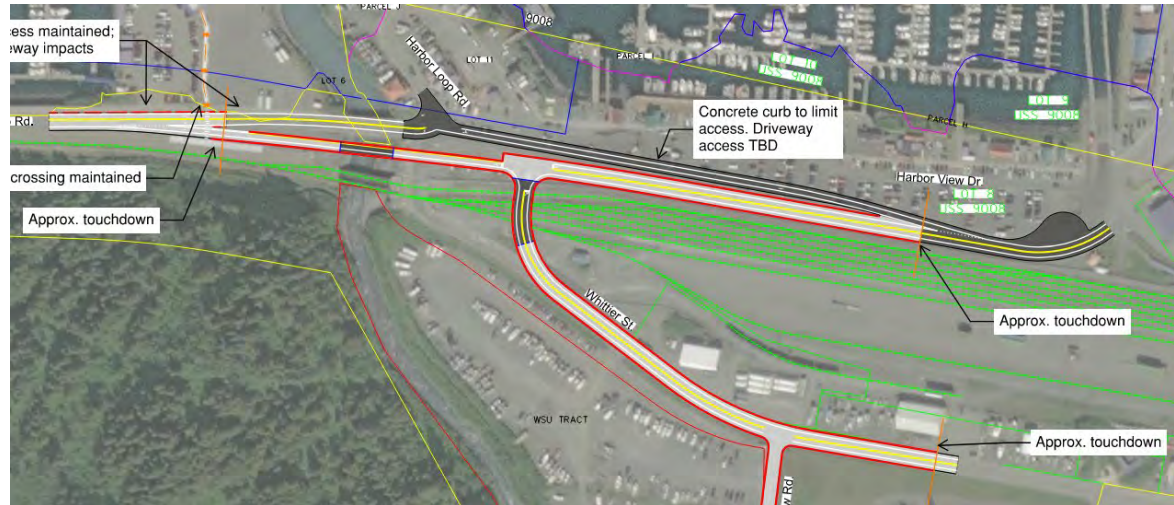
Stakeholder Meetings To Date

Date	Audience	Purpose
7/13/2023	Internal Stakeholder Meeting	Brainstorm Vision statement
8/28/2023	Internal Stakeholder Meeting	Discussion: current and future potential strengths, weaknesses, and opportunities
11/21/2023	City Council Presentation	Introduce project and understand community concerns and opportunities
12/7/2023	External Stakeholder Meeting	Understand operational needs from external stakeholders
2/15/2024	Whittier P&Z Meeting	Understand local conditions and upcoming plans for development
3/18/2024	Internal Stakeholder Meeting	Review Alternative 1 with project management and engineering
4/12/2024	Internal Stakeholder Meeting	Review Alternative 1 with operations
9/30/2024	Internal Stakeholder Meeting	Review Alternative 2 with internal operations and engineering
10/15/2024	City Council Presentation	Provide update prior to final draft document for public review and comment

➤ Where we are now...

- ✓ Current Conditions
- ✓ Future Needs
- ✓ Transportation Study
- ✓ Waterfront Reconstruction Study
- ✓ Design Concepts
- Stakeholder Review and Input
- Draft Master Plan

Public Stakeholder Feedback



Previous Grade Separation Concept was a concern for residents:

- What is tsunami evacuation route?
- Traffic flow through harbor will be congested further
- ARRC “taking” more land from City by removing harbor parking
- Train traffic at at-grade crossing is an issue, but not at expense of proposed improvements

Alternatives suggested by public:

- Add pedestrian facilities to cross tracks for tsunami hazards (ped bridge or similar)
- Have two roads into town with rail down the middle
- Improvements that don’t remove waterfront parking
- Improve signage and traffic markings (current City initiative)

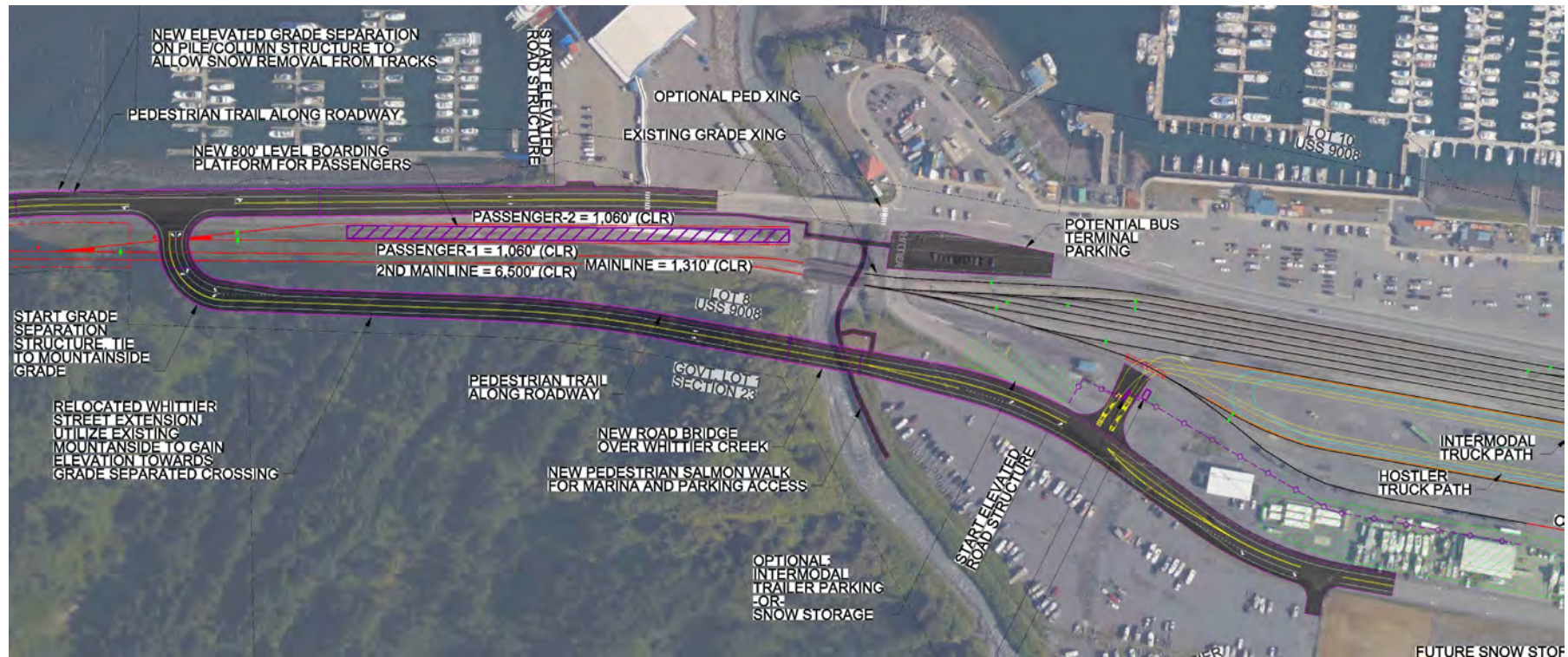
➤ Key Alt 2 Design Concept Updates

- Optimize waterfront and rail improvements to maintain existing operations
- Revise grade separation concept to move crossing location west (like 2 road option)
 - Maintains existing waterfront parking facilities
- Add additional pedestrian facilities near at-grade crossing
 - Improves tsunami evacuation

Alt 2: Double Track to Tunnel Entrance

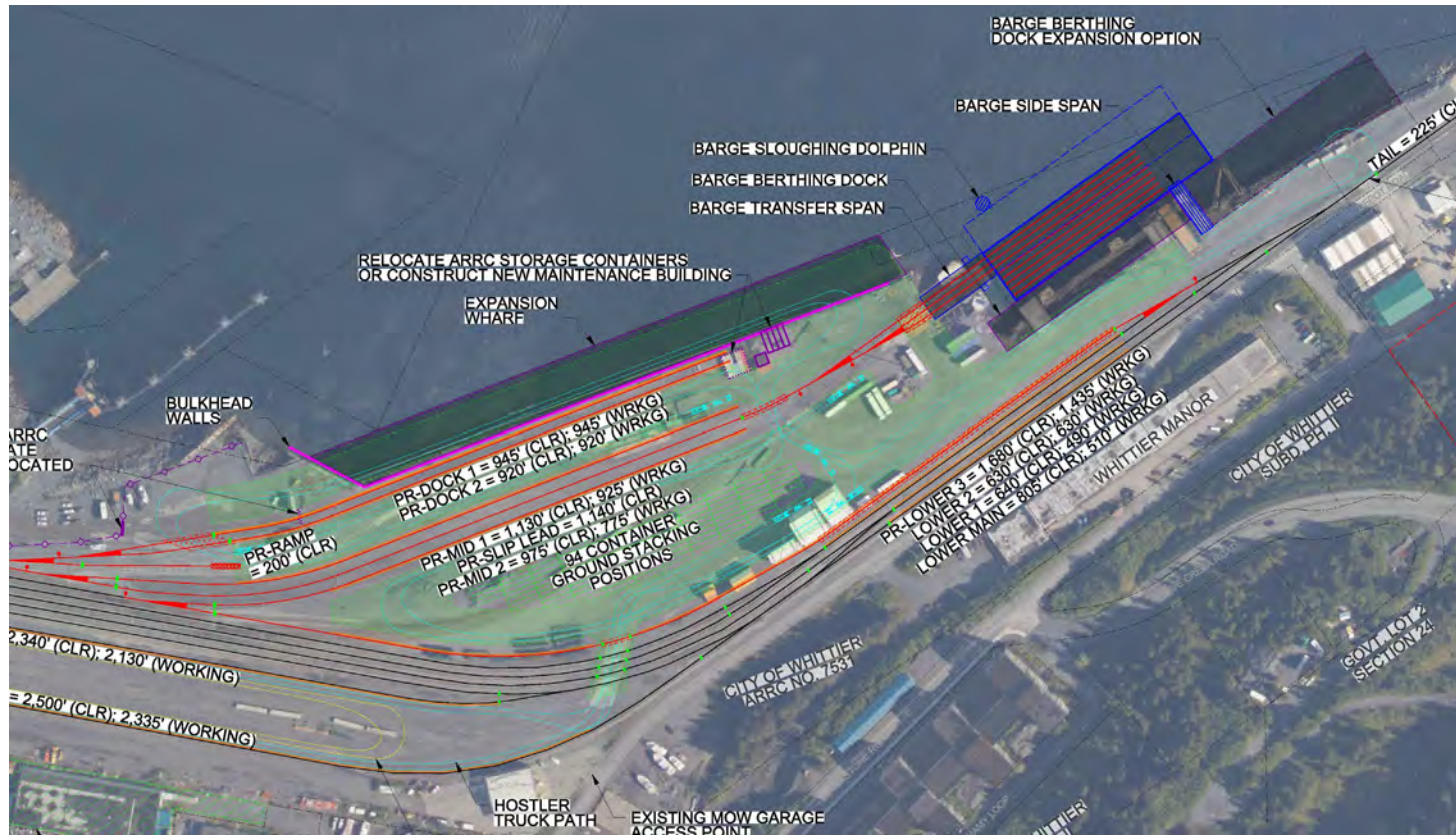


Alt 2: Revised Grade Separation



- Elevated grade separation – split traffic to waterfront/city
- Covered level boarding area for train passengers
- Added pedestrian facilities at Whittier Creek
- Majority of improvements on ARRC ROW
- Pedestrian facilities and new elevated roadways allow for multiple tsunami refuges (high points)

Alt 2: Waterfront and Yard Improvements



- New transfer span in same general location
- Reconstruct marginal wharf
- Improve container storage and track working space

➤ Schedule

<input checked="" type="checkbox"/>	Fall 2023	Data Collection Internal Stakeholder Meetings Key Partner Meeting Whittier City Council and Planning Commission Updates
<input checked="" type="checkbox"/>	Winter 2023/2024	Complete Studies Whittier City Council Updates Planning Commission Updates
<input checked="" type="checkbox"/>	Spring/Summer 2024	Develop Alternatives Whittier City Council and Planning Commission Updates
	Fall 2024	Small Group Meetings Refine Alternatives
	Winter 2024/2025	Small Group Meetings Draft Plan – Public Open House
	Spring 2025	Refine Alternatives, Prioritization, and Final Plan

THANK YOU

A photograph of an Alaska Railroad train traveling through a snowy forest. The train consists of a yellow and black locomotive and a yellow passenger car. The locomotive has "ALASKA" written on its side. The passenger car has "ALASKA" written on its side. The train is moving along a snow-covered track. The background is a dense forest of snow-covered trees.

Email thoughts and ideas to
info@whittierterminalmpu.com



Whittier Terminal Master Plan Update

*Alaska Railroad Corporation
Whittier City Council Meeting
March 18, 2025*



AlaskaRailroad.com

Why Plan



The purpose of the Whittier Terminal Master Plan update is to guide growth and effectively facilitate the terminal's long-term operations.

Goals:

- Identify marine, terminal, and upland infrastructure needs based on current and future rail demand.
- Improve regional rail connectivity and utility
- Create a roadmap for future capital and operational investments.

Terminal Boundaries

The ARRC's 291-acre terminal reserve area includes a barge slip, uplands container handling/storage area, rail yard, and support facilities.



➤ Problems to be Solved



- Road/rail crossing.
- Cramped working and staging areas.
- Passenger and freight rail conflicts.
- Security and access.
- Aging marine facilities.
- Inefficient movement of intermodal freight.

Proposed Concepts

South Terminal
Track Realignments

Second Main Track
(Whittier Creek to
Tunnel)

New Passenger
Boarding Platform

Grade Separation
at Camp
Road/Whittier
Street

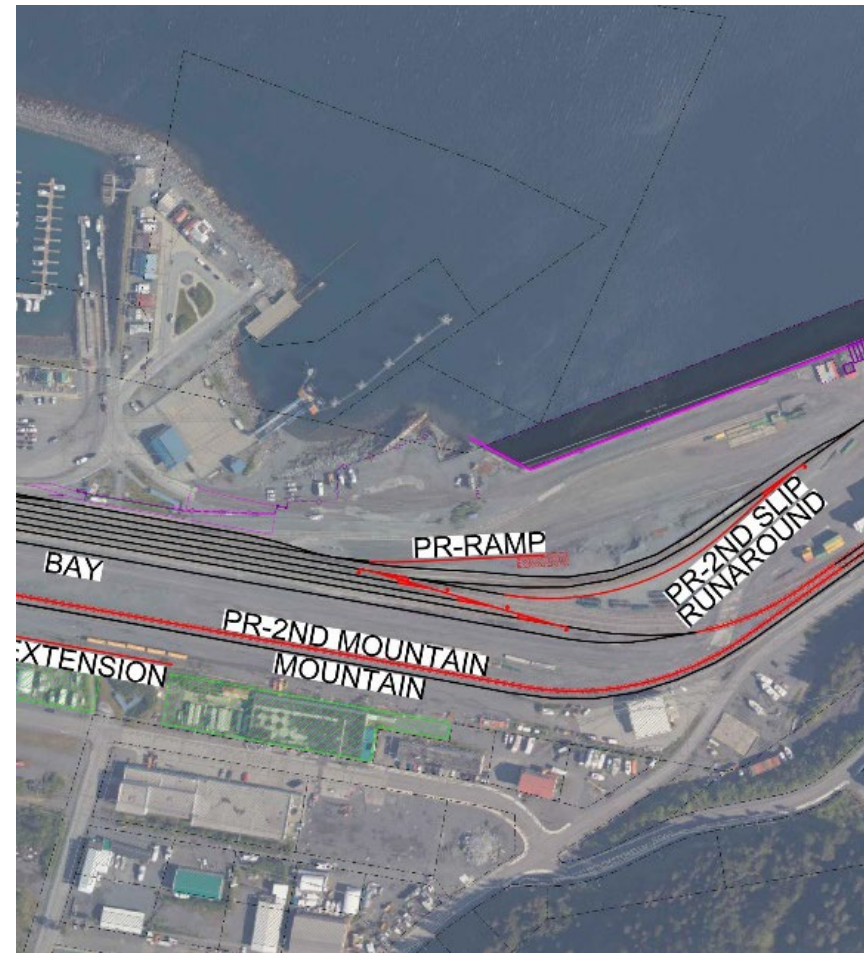
Berthing &
Waterfront Facility
Reconstruction

Snow Storage
Improvements

Security
Improvements

Option D (preferred option) Highlights

- Increases intermodal working track length.
- Increases area for container storage.
- Adds side ramp loading capability.
- Reconfigures the truck entrance to terminal to utilize one-way traffic flow.



Option D (preferred option) Highlights

- Adds second main track from Whittier Creek to tunnel entrance.
- Constructs a new station platform and dedicated passenger loading tracks.
- Replaces the current at-grade crossing at the intersection of Camp Road and Whittier Street with a new grade-separated crossing west of the passenger loading zone.



Schedule



- Draft plan to be updated based on stakeholder input.
- Submit final plan to MARAD for review and approval.
- Future individual projects would still require environmental review, permitting approvals, and funding for construction.

Public Comment

- Draft plan will be posted on the ARRC's project web page, Whittier & Portage Capital Projects section at <https://www.alaskarailroad.com/corporate/projects>
- Public Comment Period April 1 – 30, 2025
- Public Open House: April 15, 2025, from 4:00 to 6:00 p.m. (presentation at 5:00 p.m.)
- Email comments to info@whittierterminalmpu.com

THANK YOU

A wide-angle photograph of a port terminal. In the foreground, a set of rusty train tracks runs diagonally across the frame. To the left, there's a paved area with several shipping containers, including a prominent red one. In the background, a body of water is visible, and beyond that, a range of rugged mountains with significant snow cover under a clear blue sky. On the right side, some evergreen trees and a multi-story building are partially visible.

Email comments to:
info@whittierterminalmpu.com



Appendix B External Stakeholder Meetings



WHITTIER TERMINAL MASTER PLAN

External Stakeholder Meeting

December 7, 2023

Pre-Meeting Questions

1. How does the ARRC currently support your business or agency?
 - a. What works (or what doesn't work) for your day-to-day operations?
 - b. Are there any limiting factors that you would change?
2. What changes do you anticipate in your business or community in the next 5 or 10 years? What would these changes require and how can ARRC support these changes? For example, do you anticipate:
 - a. New business lines?
 - b. Demand/population changes?
 - c. Seasonal changes?
 - d. Changes in technology or equipment?
 - e. Potential industrial expansion or other development?
3. What are your top operational needs which are or could be impacted by the ARRC Whittier Terminal operations and development?
4. Is there anything else you'd like ARRC to know or do differently on its Whittier terminal properties?

