To: Planning Commission

Thank you for doing a thorough review of the harbor expansion project. Your broader perspectives and focus is a needed step in this process. Below are some questions and comments that I have accumulated over the past year.

The question of appropriate size of the harbor expansion for Haines has come up. Does this plan address genuine needs and does it provide for future expansion?

The parking lot sizing is also a question many have. Is the size of the lot properly sized for the need? Is there some rational formula for parking lot size? How will this fit in or complement or compete with the planned boat storage on private property to the north?

Aesthetics are a big issue with this expansion. They have not been addressed in the plan itself, as it is a harbor shell and parking lot at this time. There is an effort to gather ideas for enhancing the visuals of the parking lot addition, but this will not go far enough. The community deserves a professional landscape design be developed to a broader area covering the entire waterfront area from tour dock to picture point. We should commit to doing it

Related to the size of the expansion, what drives the location of the breakwater in deeper water? By doing this the economics favored a pile wave barrier rather than an extension of the rubble mound. The mound would require about half the volume by having it in shallower water, thus making it more competitive economically. Also, it would be permanent, rather than something that has an estimated 50 year life. The life cycle analysis comparison erroneously assumed that the rubble mound has the same life expectation as the pile barrier or floating ones compared. A proper analysis would have analyzed all alternatives at the same time base, which in the case of the rubble mound would be infinite. Would this have made a big difference? I don't know, but it seems the question should have been asked.

Having recently read Haines Multi Hazard Plan, I noticed that the harbor area is expected to have a +25' above MLLW from an extreme surge/tidal event. (ACOE study) Has the design addressed this type of event? A slower type of event we experience here in Haines is glacial rebound. With this going on, is the dredge depth appropriate? Will there be a need for periodic re-dredging costs? Rising ocean levels may mitigate this somewhat.

Thanks for considering these comments.

Ron Jackson.