



CITY & BOROUGH OF
Wrangell

**WATERFRONT
MASTER PLAN**

May 2025



INTRODUCTION

Overview of the Waterfront Master Plan objectives.

- Enhance downtown waterfront usability
- Support economic development
- Reflect community values and heritage



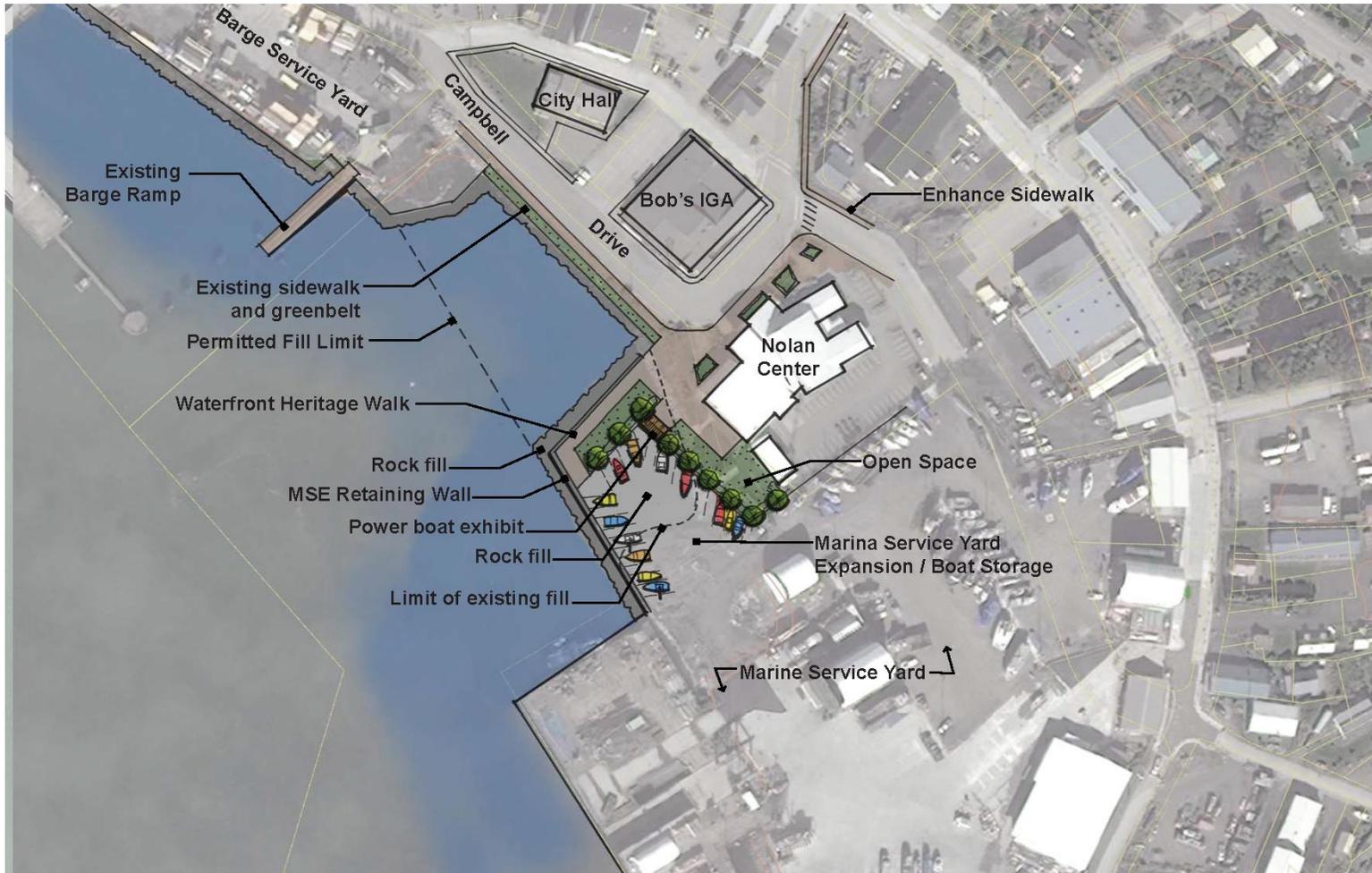
MASTER PLAN OVERVIEW

- Community Engagement and Feedback
- Collaboration with Corvus Design Inc.
- Adoption of the plan by the Borough Assembly in 2015



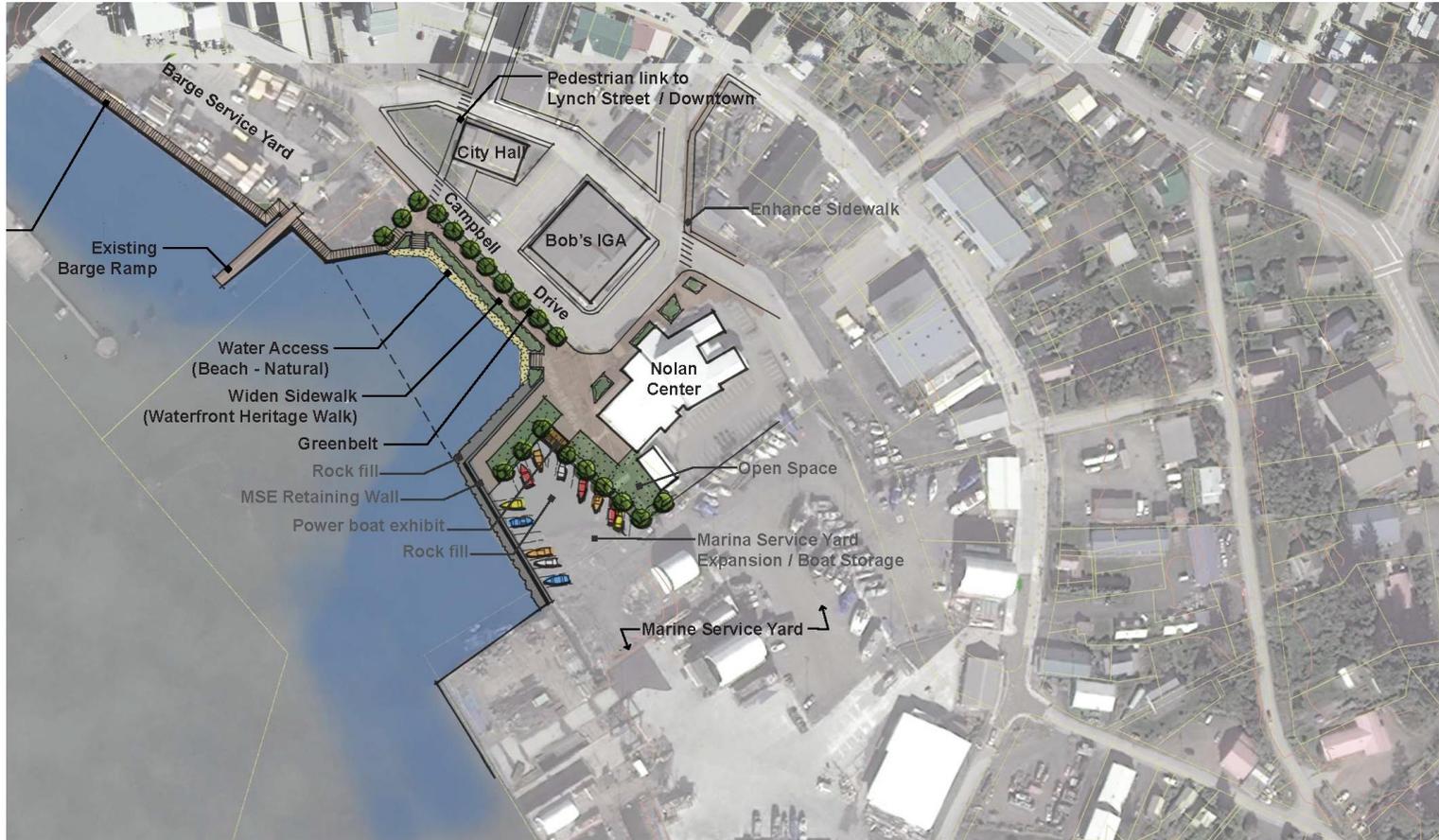
HISTORICAL TIMELINE





PHASE I

The goal of Phase I is to immediately use the fill permit. Under Phase I the Marine Service Center and open space connected to the Nolan Center are expanded by approximately 1.2 acres.



PHASE II

Phase II represents a short-term plan that would provide increased pedestrian connectivity and waterfront access. A 12' wide elevated pedestrian walkway extending over an existing armor rock slope is planned under Phase II.



PHASE III

Phase III represents a mid-term plan to develop a fishing pier, vessel mooring, and a net shed to better service the fishing fleet and provide a focal point on the downtown waterfront. A 60' x 120' pile supported timber pier with a 40'x100 timber net shed is planned under Phase III.



PHASE IV

Phase IV represents the longer-term plan completion of the Wrangell Waterfront build-out. Under Phase IV the barge/freight yard has been relocated to another site and a Gateway Park has been constructed in its place.

KEY TAKEAWAYS

- Maintain public access
- Balance economic development
- Improved infrastructure
- Concerns over industrial expansion
 - Support for Marine Service Center expansion, while maintaining public access
 - Consensus to relocate barge service yard





VARIATION

- Expand marine services
- Fill in the waterfront
- Expand public access
- Create space for dock infrastructure
- Relocate barge services
- Expand downtown economies

AMERICAN CRUISE LINES PROPOSAL



- Small ship advantage (170 PAX)
- Long-term lease (40-year) starting in 2026
- Construction of a new dock for small overnight passenger vessels.
- Supports consistent cruise operations with minimal impact on the local community.



PROPOSED NEXT STEPS

- Receive Assembly Concurrence on filling out the waterfront
- Submit Revenue Bond Application
- May 29th Joint WS - American Cruise Lines Presentation
- June/July – LT Lease Agreement Negotiation and Approval
- Fall/Winter – Bond Issuance
- Winter – Port Commission to Develop plan of highest and best use of MSC expansion
- Spring 2026 – Contract Award for waterfront fill
- TBD – Port Infrastructure Construction and Development Commences
- Summer 2027 – Port Infrastructure Construction Substantially Complete



THANK YOU

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