



**Seadrome Marina Proposal for  
Docks & Harbors – Goldbelt,  
Inc.**

## Introduction:

- CBJ Docks & Harbors (D&H) and Goldbelt have an opportunity to create better space for a new Seadrome facility.
- The first step is a property purchase agreement between Goldbelt and CBJ D&H to create a more useful and unified property, not infringed upon by setback codes.
- Improved property configurations will support multiple small cruise ship companies' operations.
- New property layout will plan for a Seawalk that leads to the Egan Drive crosswalk.
- Goldbelt will rebuild the Seadrome building on the expanded site, establishing an iconic Alaskan Native facility on the waterfront to better support visitors.

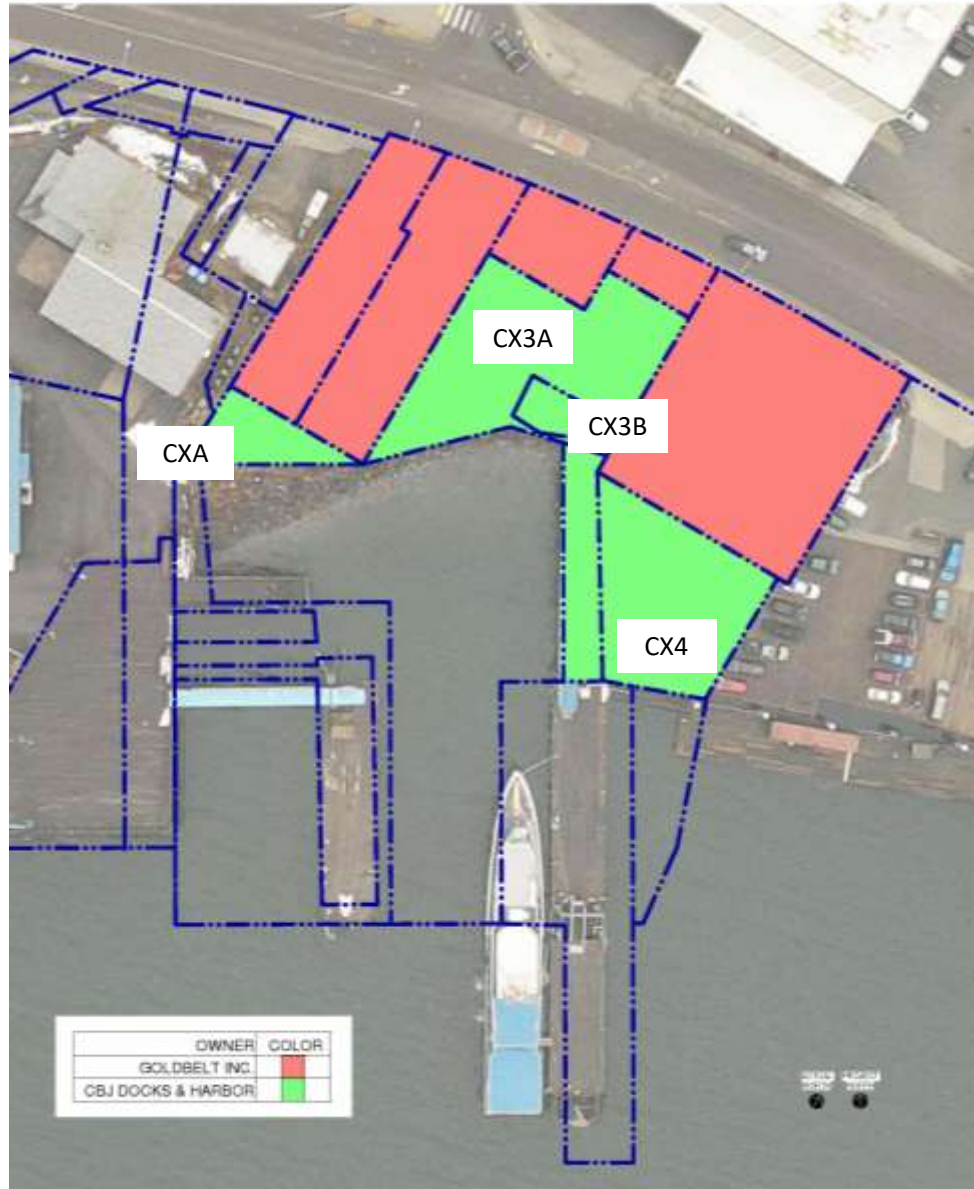


## Actions:

1. Goldbelt and D&H enter direct negotiations, ultimately resulting in a property purchase agreement to optimize land for an expanded Goldbelt-owned property.
2. Goldbelt demolishes the existing building and builds an improved facility on the newly consolidated parcels.
  - Meets Waterfront Design guidelines, Lands Management Plan, Subport Revitalization Plan, and Small Cruise Ship Master Plan.
  - The facility will host mixed-use spaces that are complimentary to the waterfront.



# Property Purchase Proposal



| CBJ DH To Goldbelt | Exchange Parcel       | SF Area | Unit Value | Total Value |
|--------------------|-----------------------|---------|------------|-------------|
| Parcel B           | CX3A Upland           | 4,900   | \$65       | \$318,500   |
| Parcel B           | CX3B Sloping/Tideland | 2,098   | \$26       | \$54,548    |
| Part Parcel C+Cone | CX4 Sloping/Tideland  | 6,650   | \$26       | \$172,900   |
| Parcel A           | CXA Upland            | 1,307   | \$65       | \$84,955    |
| Total to CBJ D&H   |                       |         |            | \$630,903   |

- Goldbelt is requesting that the Docks & Harbors Planning Commission enter direct negotiations for the sale of these parcels to move this process to the next steps.
- This expanded footprint would allow Goldbelt the opportunity and authority to build a facility to the size that is profitable.
- In this option, Goldbelt would purchase the CBJ owned parcels for \$630,903\*.

\*Pending an updated appraisal.

# Site Plan Proposal



SHEET TITLE:  
**SITE PLAN CONCEPT**

SHEET NO.:  
**A04**

09.12.2024

CONCEPT PHASE  
**New Seadrome Marina Building**  
GOLDBELT

**MRV**  
ARCHITECTS  
ARCHITECTURE PLANNING EXTERIORS

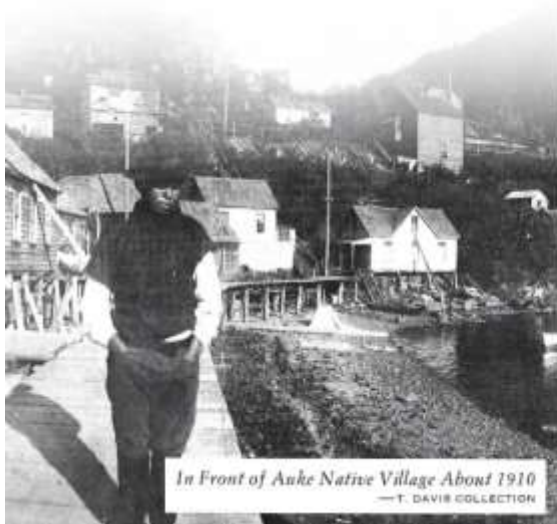
## Improved Site Benefits:

- Efficiency of space for the new Goldbelt building footprint.
- Meets CBJ's various Plans and Guidelines
- Future improvements can be added efficiently – Seawalk construction and upland expansion will funnel visitors to the Egan Drive crosswalk



## Cultural and City Planning Benefits:

- The new Seadrome building will be a cultural centerpiece, featuring prominent Alaska Native art.
  - This space will serve to educate visitors on aspects of local native history
  - Arriving ships will be able to view the building and accompanying local art in a way that will provide pride for the native community and Juneau residents
- The improved facility will provide an ideal arrival point to Juneau, with links to the Seawalk, the Áak'w Kwáan District, the SLAM, expanded Centennial Hall, hotels, and shopping centers.
- The new building will also feature an attractive mix of offices, a restaurant, and other amenities.





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