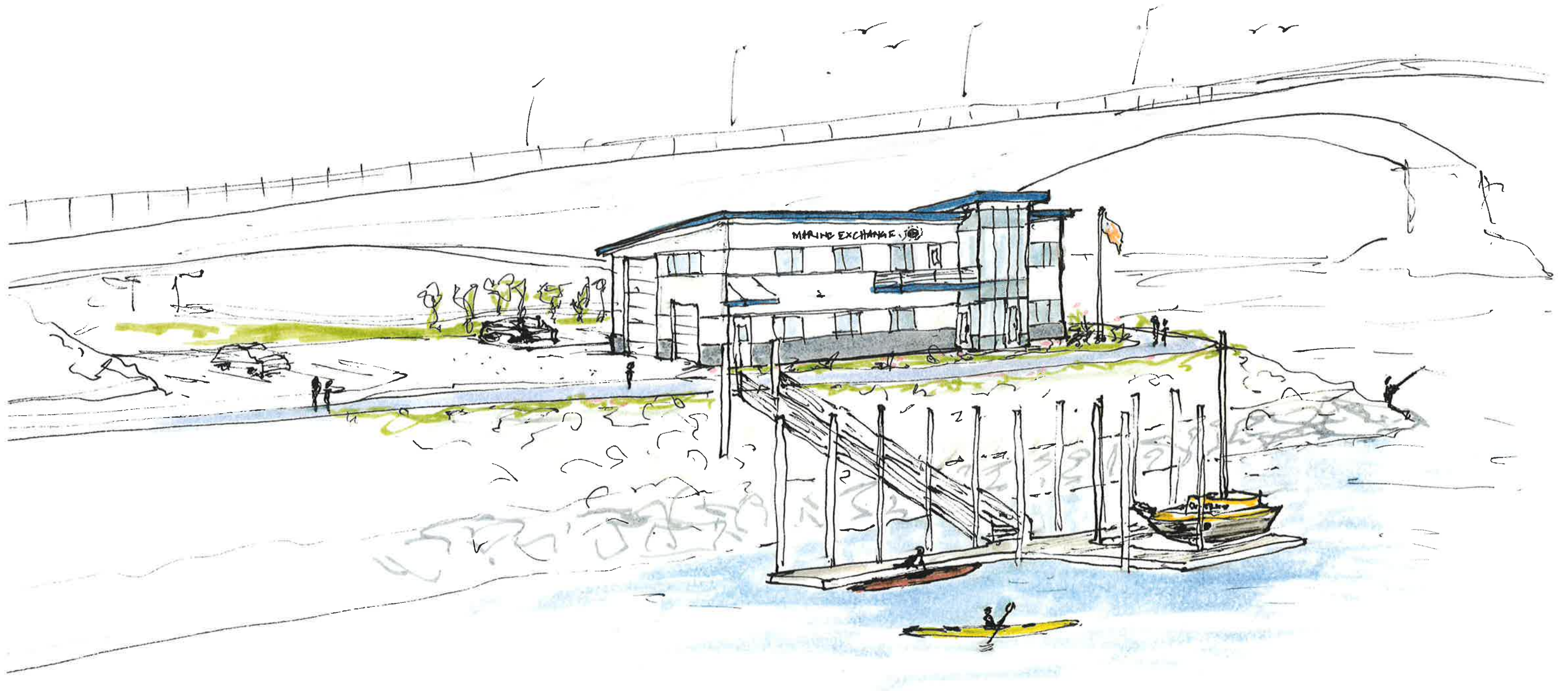


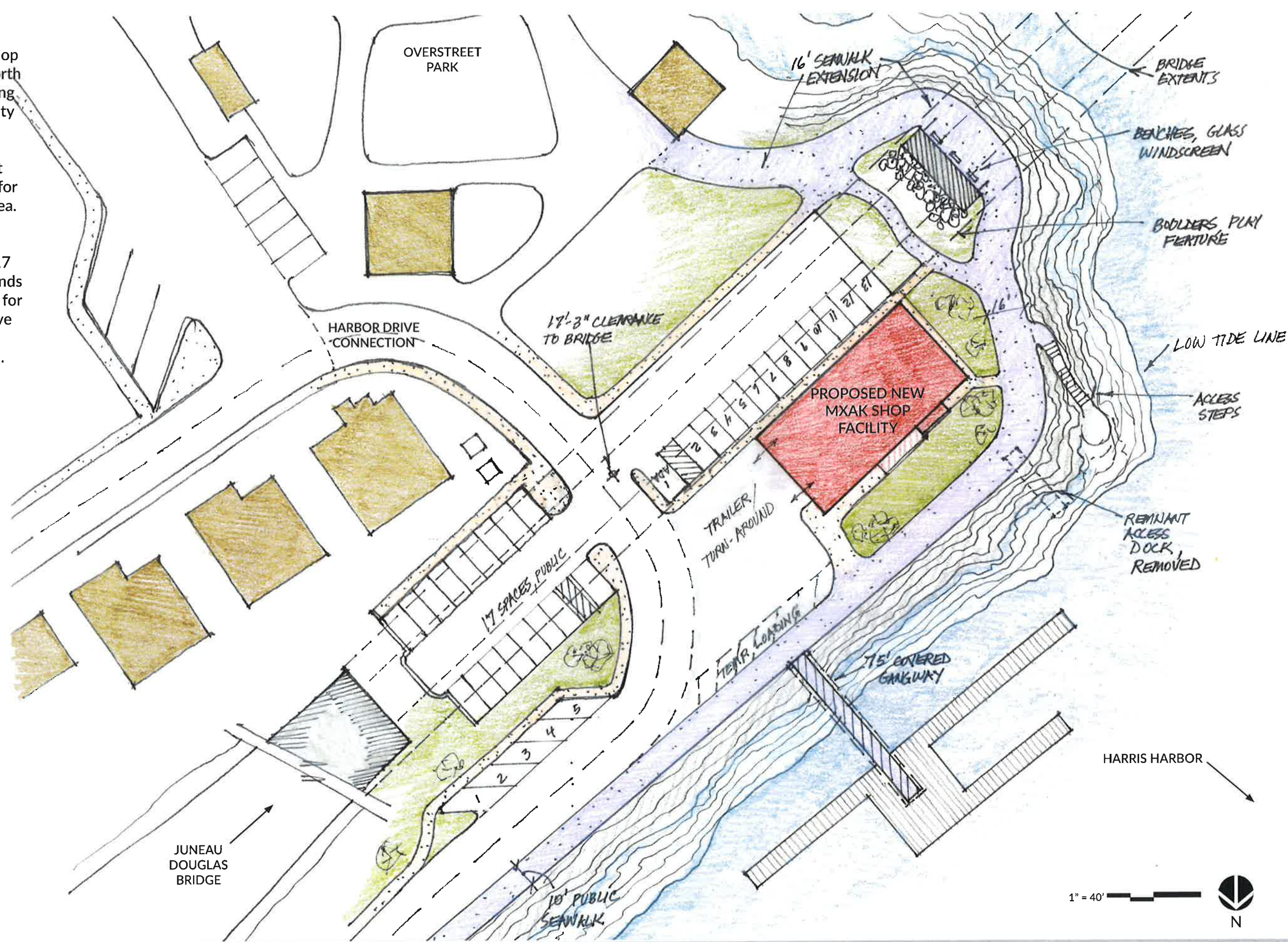
# MARINE EXCHANGE OF ALASKA NEW SHOP AND OFFICE FACILITY





MXAK is proposing a new boat shop facility and support offices just north of the Juneau Douglas bridge facing Harris Harbor. The proposed facility and associated uses is located on CBJ property. MXAK hired MRV architects to coordinate a concept design with CBJ long range goals for waterfront development in the area.

This proposed design suggests improvements outlined in the 2017 "Juneau Downtown Harbors Uplands Master Plan" (see following pages for example.) A suggested Harbor drive connection under the bridge is a critical step in enhancing this area.

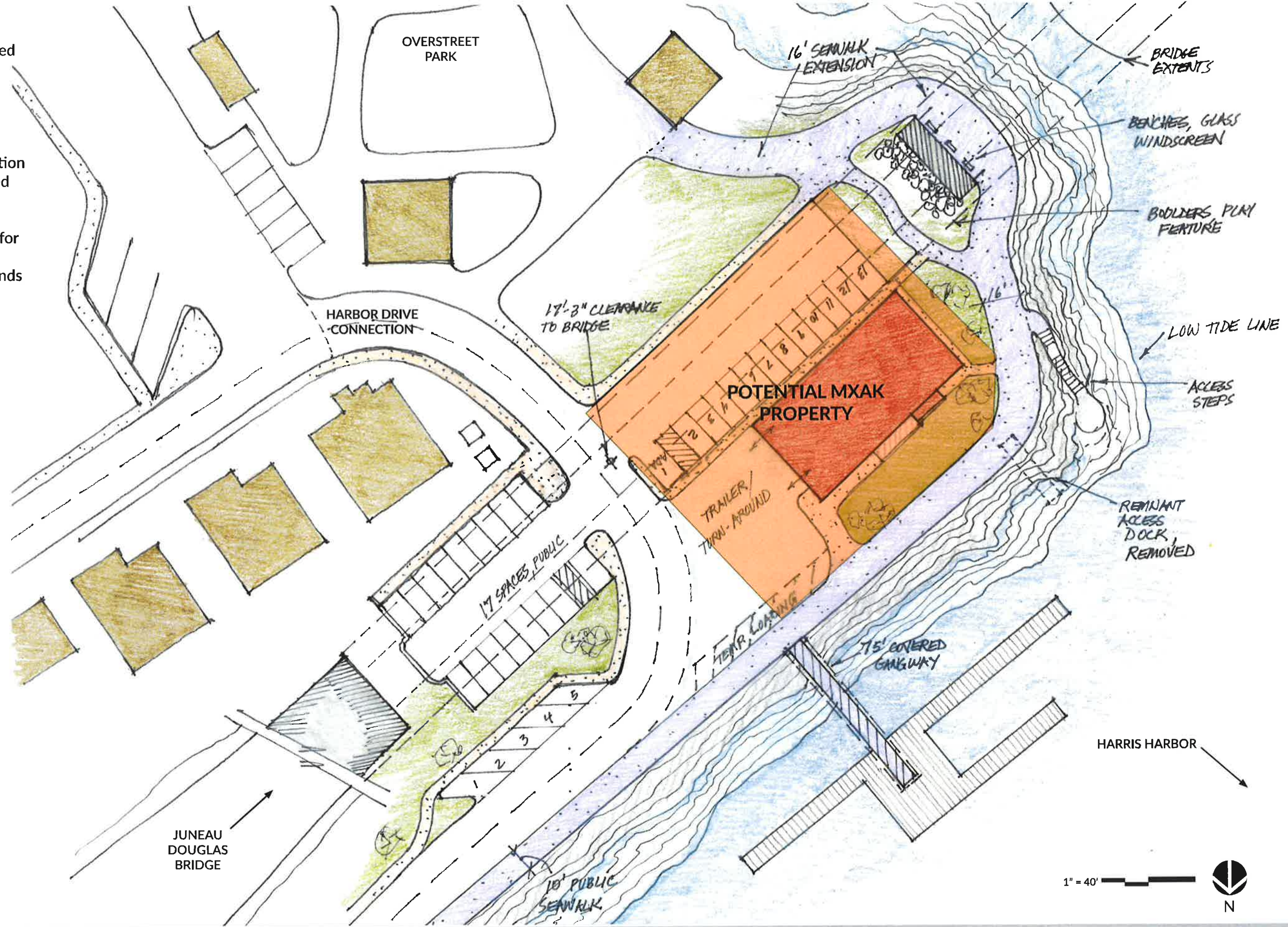




Potential new MXAK property would allow building and associated functions to meet zoning requirements, such as; setbacks, parking and permissible use.

Access would be provided from Harbor Drive. A proposed connection to 8th street would allow improved emergency access and use of site.

Property boundaries would allow for CBJ goals as outlined in the 2017 "Juneau Downtown Harbors Uplands Master Plan".





# Harris Harbor Plan Elements

## Uplands Improvements at Harris Harbor

In Harris Harbor, with the boat grid relocated to Norway Point, a space is created that could be commercially developed and leased. The area could accommodate food trucks and small retail, such as coffee shops. Or these could be small professional maritime-related businesses, with businesses or housing on the 2nd floor. Creating commercial and retail in this area provides economic opportunities and connects the harbors to the adjacent neighborhood to help make the harbors a destination and vibrant part of the community.

Access from to Bridge Park would be provided by a new Harbor Walk. The float plane dock would be replaced and the rebuild would include moorage for visiting yachts and room for the Juneau Youth Sailing Club. The area's restrooms will be restored.

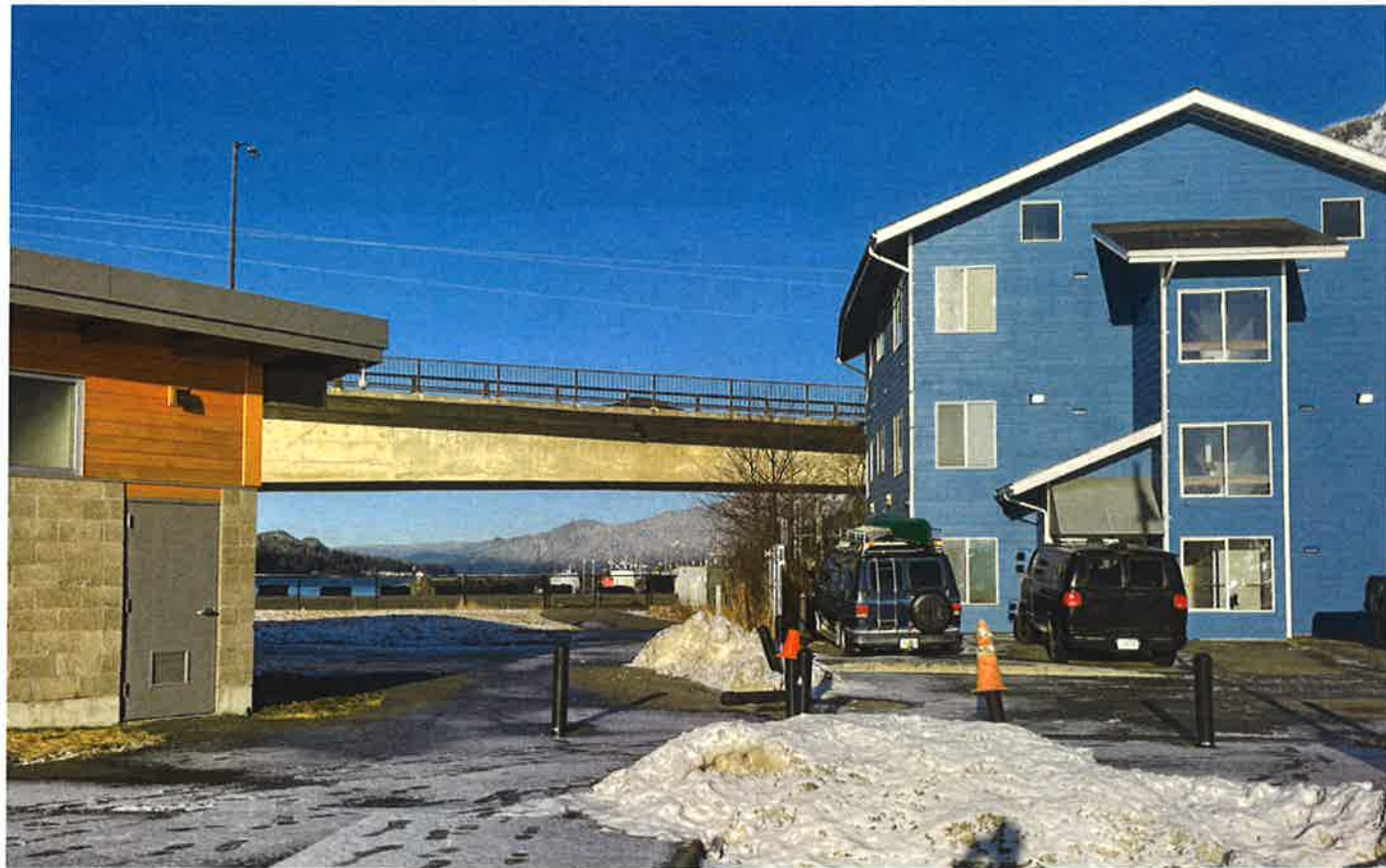
**All elements = \$12.8 million**

*Juneau Downtown Harbors Uplands Preferred Master Plan: Bridge Park to Norway Point*



**Food trucks could represent a phase I retail approach**





VIEW OF POTENTIAL HARBOR DRIVE CONNECTION



CURRENT IMAGE OF PROPOSED SITE

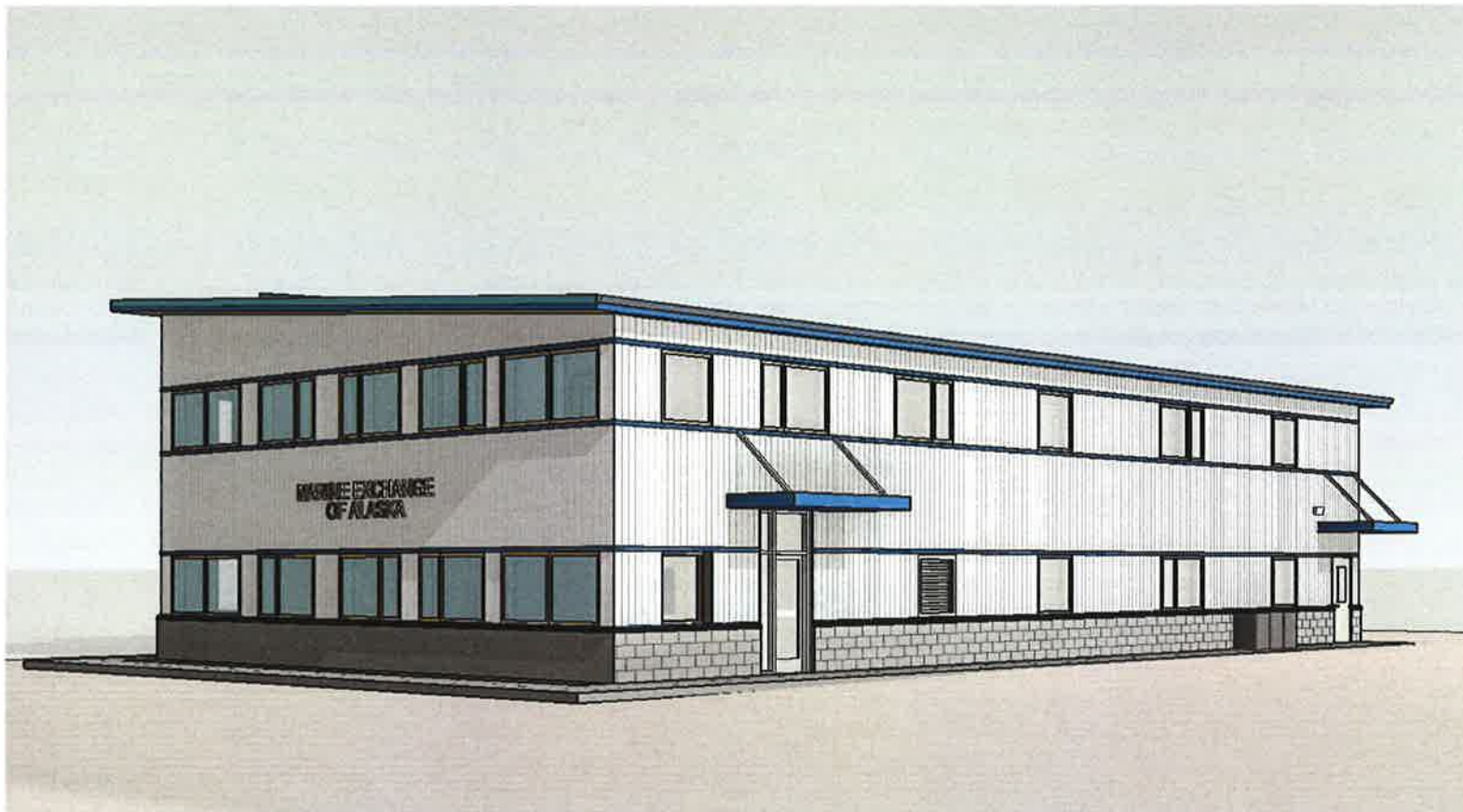


HARBOR DRIVE LOOKING BACK TO EGAN



VIEW FROM UNDER THE BRIDGE WHERE PROPOSED PARKING WOULD BE LOCATED.

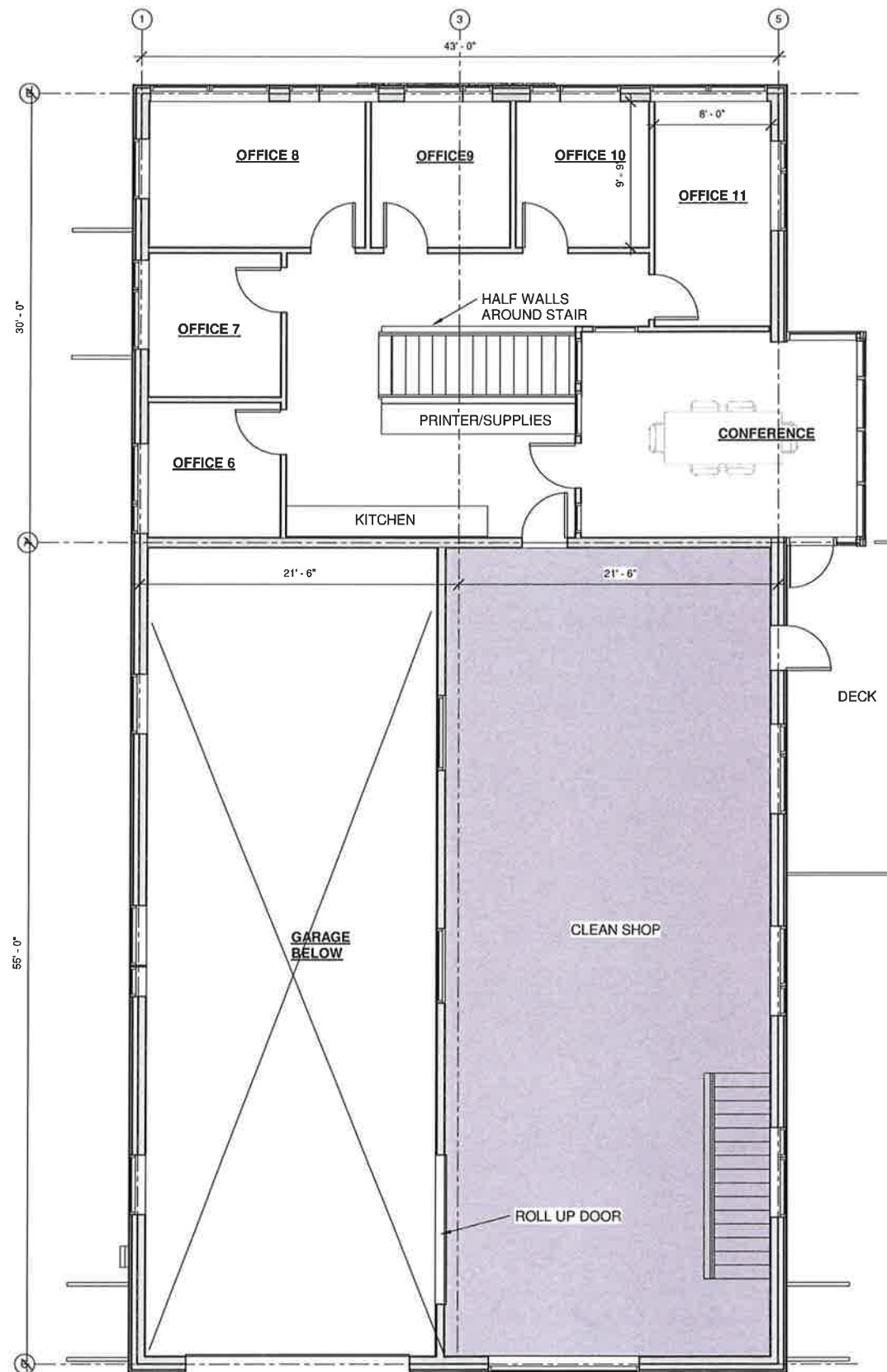








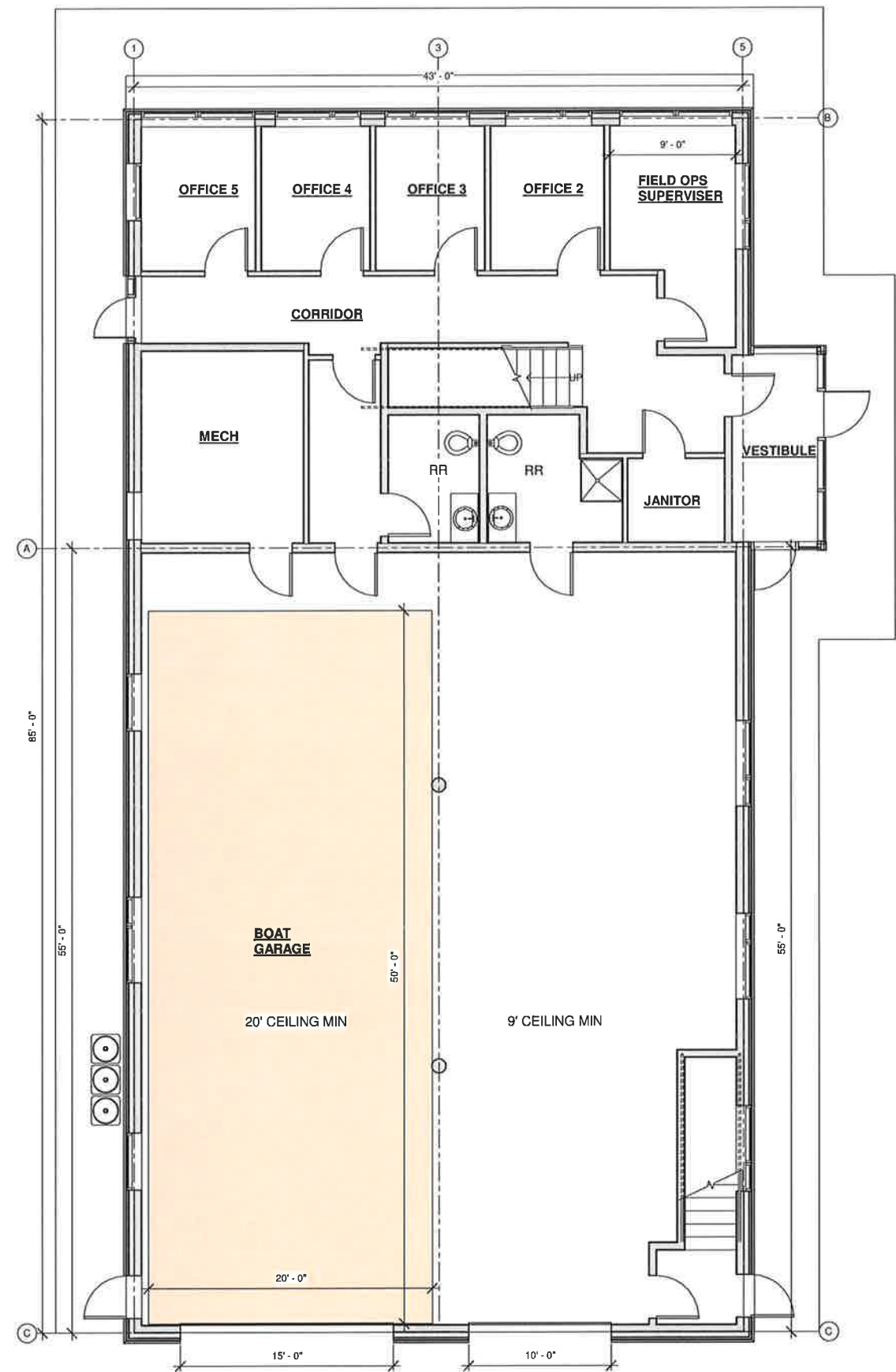




NOTE: PER IBC 1006.2.1  
OCCUPANCY B WITH ONE  
EXIT. OCCUPANT LOAD MX  
49 WITH 75' TRAVEL MAX

OCCUPANTS ARE  
CALCULATED AT 1 PER 150  
FOR A TOTAL ALLOWABLE  
SF AT 7,350.

2 FLOOR 2  
3/16" = 1'-0"



1 FLOOR 1  
3/16" = 1'-0"

BUILDING FOOTPRINT AT 3650+ SF