



New Seadrome Marina Building
GOLDBELT

Introduction:

- CBJ Docks & Harbors (D&H) and Goldbelt have the opportunity to create better space for a new Seadrome facility.
- The first step is an even land exchange between Goldbelt and CBJ D&H to create more useful and unified properties for both parties.
- Improved property configurations will support small cruise ships with docking and 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.

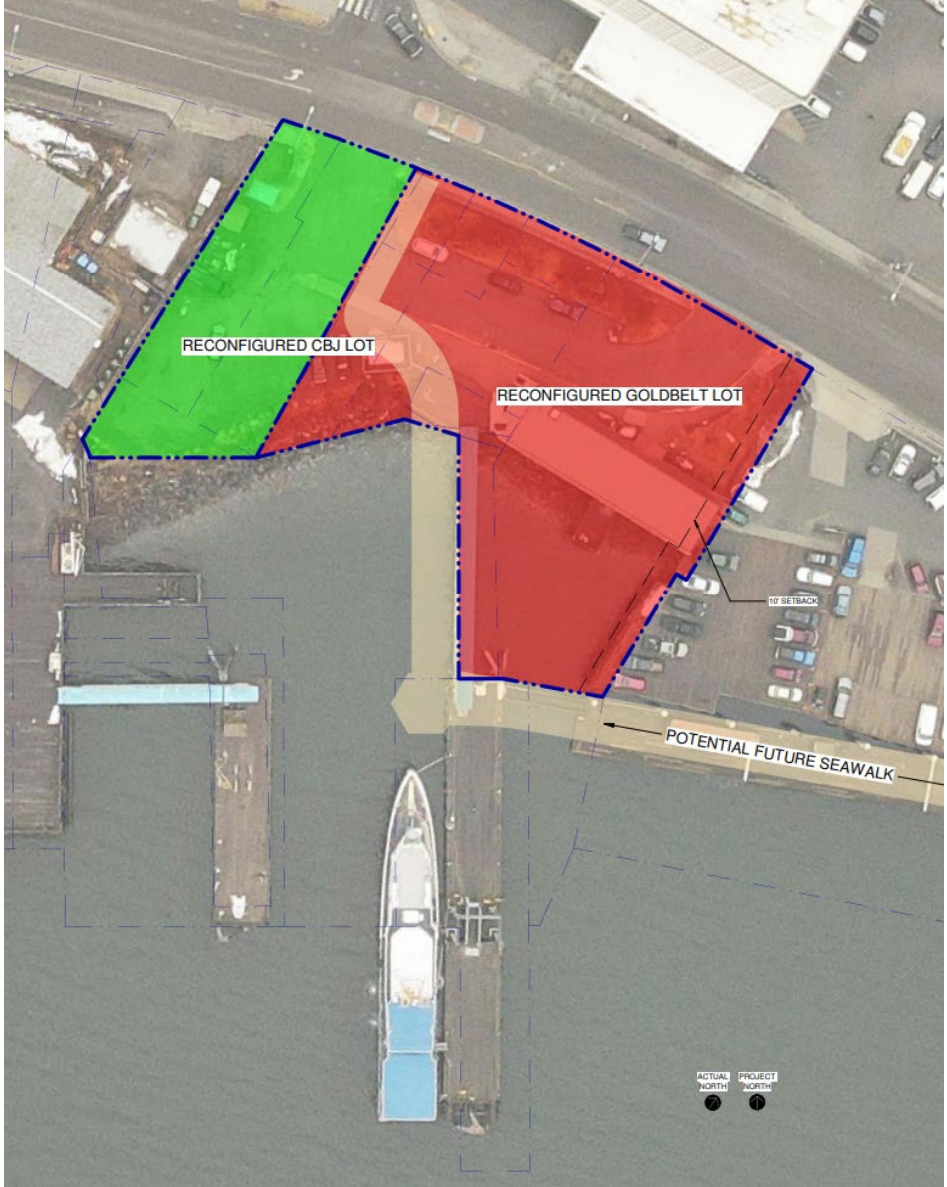
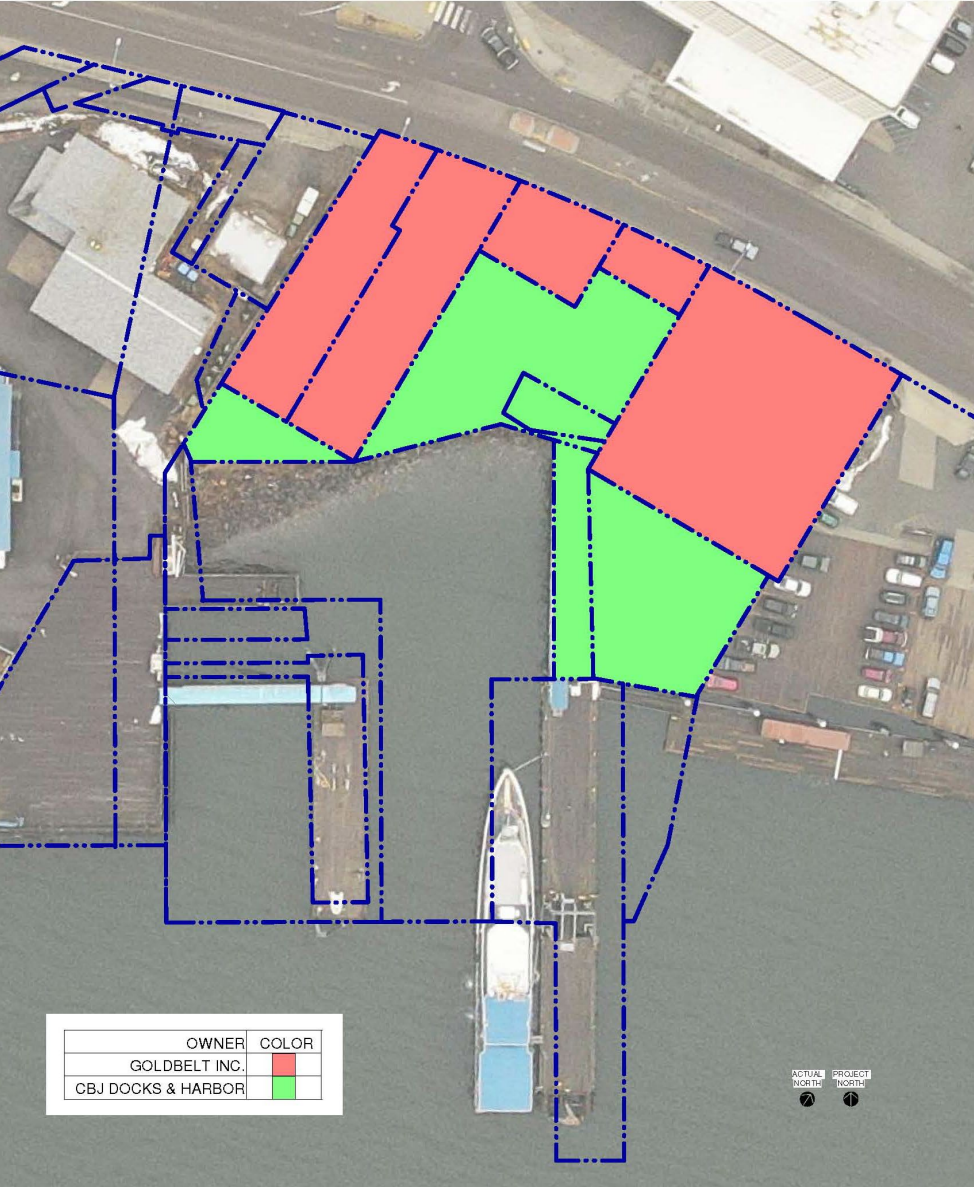


Actions:

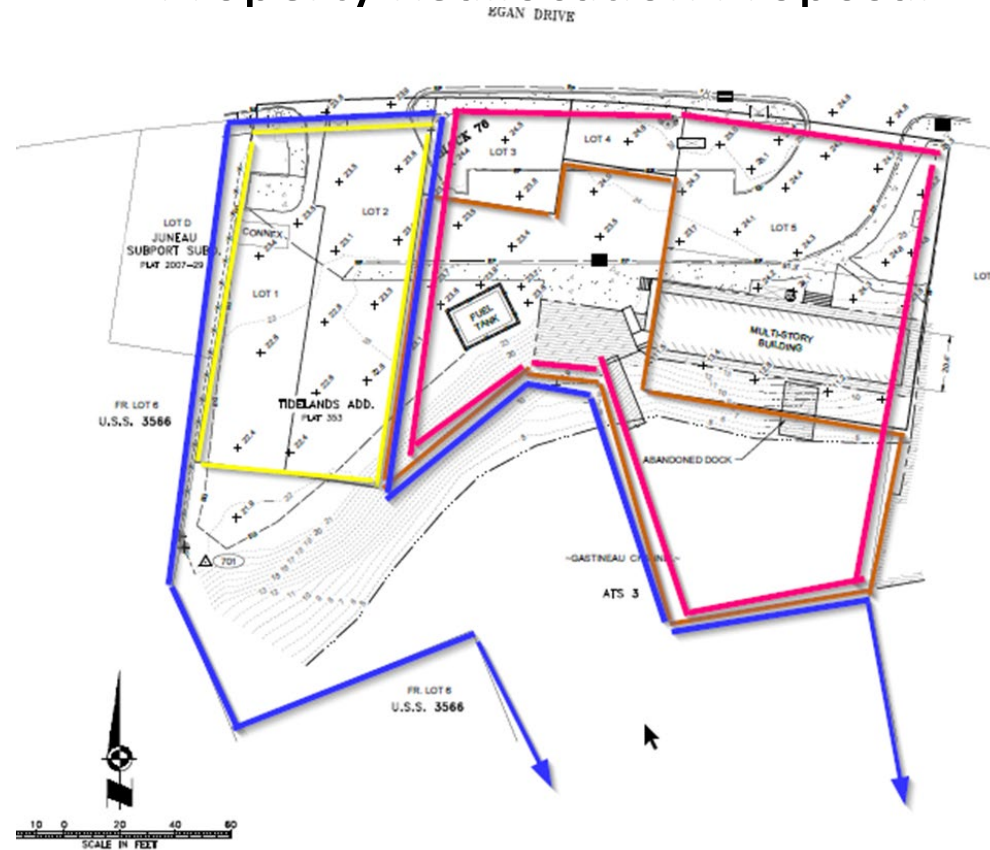
1. An equal property exchange is made to optimize CBJ Docks & Harbors and Goldbelt lots.
2. Goldbelt demolishes the existing Seadrome and builds an improved facility on the newly consolidated property.
 - Meets Waterfront Design guidelines, Lands Management Plan, Support Revitalization Plan, and Small Cruise Ship Master Plan.
 - The facility will host mixed-use spaces that are complimentary to the waterfront.



Original Property Reallocation Proposal



Property Reallocation Proposal



This exchange configuration shows:

- CBJ receiving Goldbelt land outlined in yellow
- Goldbelt receiving CBJ land outlined in orange.
- The final ownership configuration reflected in CBJ outline in blue which extends into the harbor and covers the existing CBJ Goldbelt lease areas.
- The final configured Goldbelt parcel is outlined in red.

Lines overlaid on excerpt of RESPEC survey site survey map dated November 4th, 2022.



1 SITE PLAN CONCEPT OVERALL
3/32" = 1'-0"

SHEET TITLE:
SITE PLAN CONCEPT

SHEET NO.
A04

02.26.2024

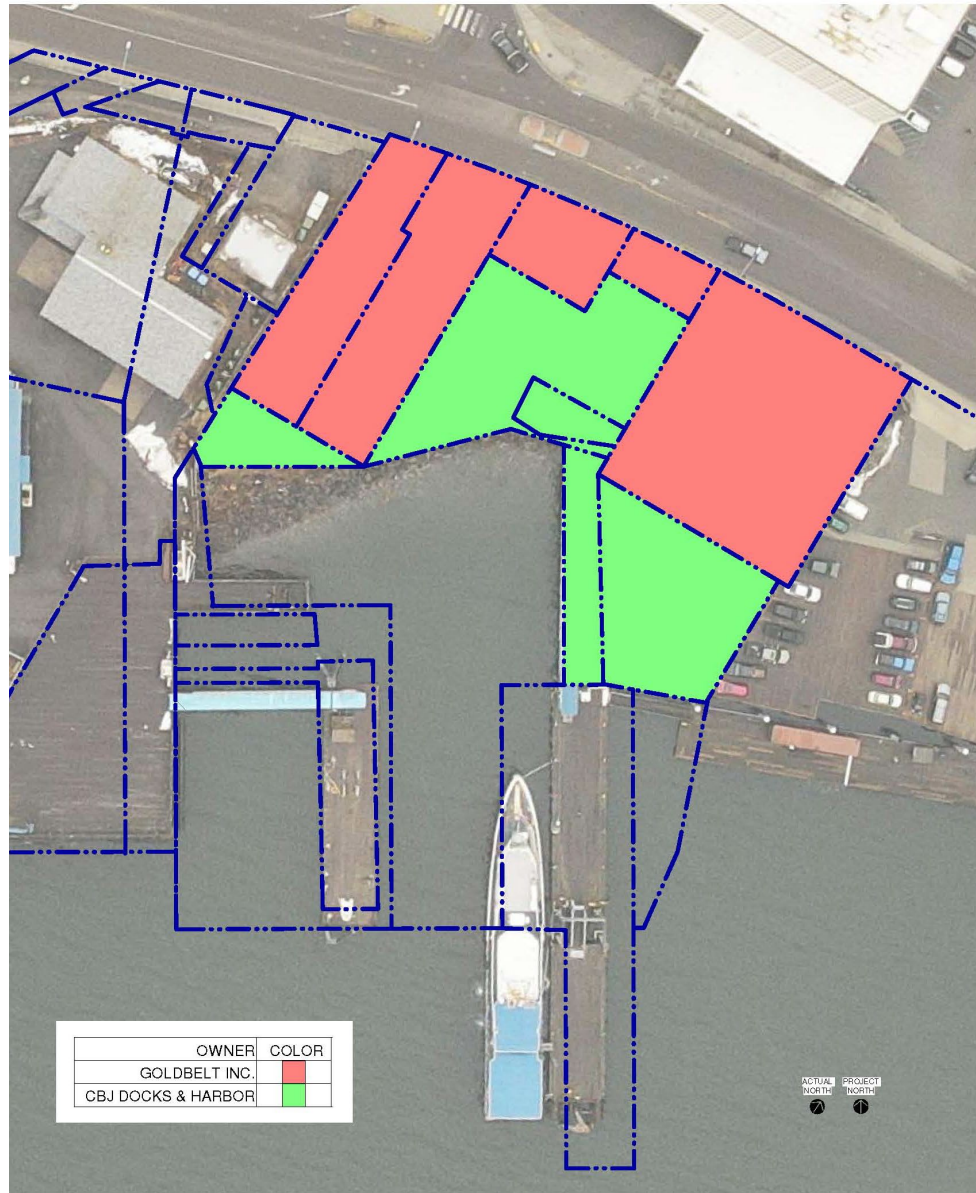
CONCEPT PHASE

New Seadrome Marina Building

GOLDBELT



Alternative Property Reallocation Proposal



Alternative Property Reallocation Proposal

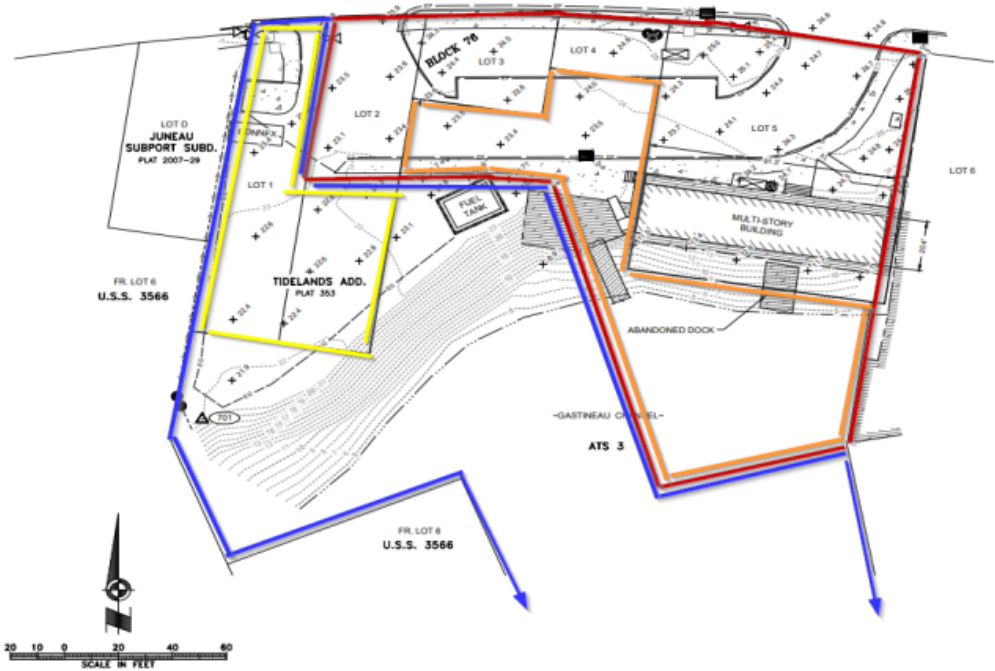
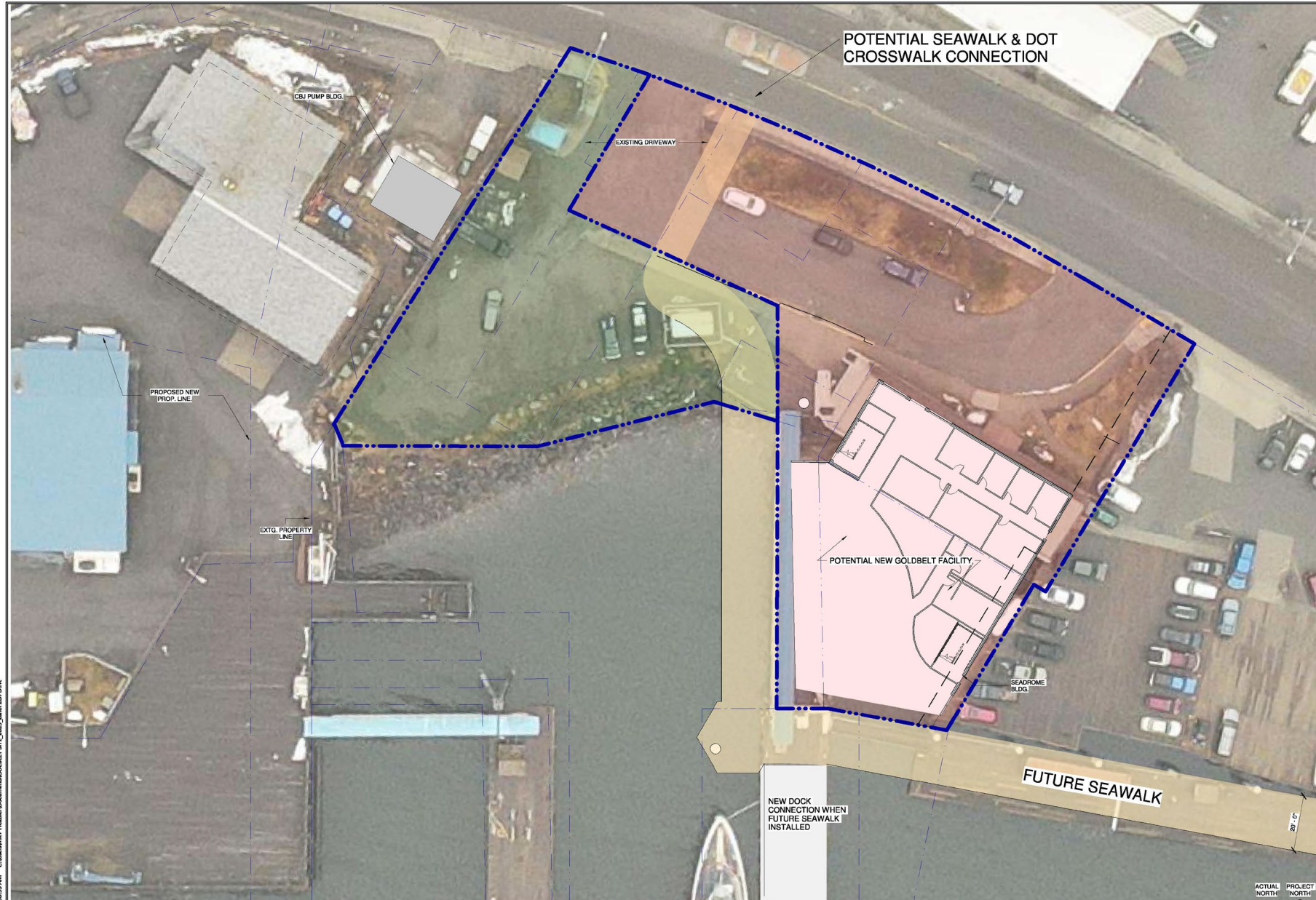


FIGURE 1.4 - Concluded exchange configuration showing CBJ receiving Goldbelt land outlined in yellow and Goldbelt receiving CBJ land outlined in orange. This makes the final ownership configuration reflected in CBJ outline in blue which extends into the harbor and covers the existing CBJ Goldbelt lease areas for which the city enjoys market rent. The final configured Goldbelt parcel is outlined in red.

Conclusion Traded Land Values

Goldbelt conveys to CBJ	SF Area	Unit Value	Land Value
Upland Parts of Lots 1 & 2	6,252	\$65	\$406,380
Tideland Part of Lot 2	70	\$26	\$1,820
Total Goldbelt Land	6,322		\$408,200
CBJ conveys to Goldbelt	SF Area	Unit Value	Land Value
Upland behind Lots 3 & 4	3,400	\$65	\$221,000
Tidelands west of Lot 5	550	\$26	\$14,300
Tidelands south of Lot 5	6,650	\$26	\$172,900
Total CBJ lands	10,600		\$408,200

Alternative Site Plan With Notched Building



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CONCEPT PHASE
New Seadrome Marina Building

MRV # 2106

GOLDBELT

No.	Description	Date

SHEET TITLE:
SITE PLAN OVERALL, PROPOSED

DATE: 04.11.2023

DRAWN: MRV
CHECKED: PV

SHEET NO.

A03

1 SITE PLAN OVERALL, PROPOSED
1/16" = 1'-0" 0' 8' 16' 32'

NOTE: 11"x17" PRINT IS HALF SIZE

4/11/2023 10:58:35 AM C:\Users\MRV\Header\Documents\GOLDBELT SITE_2023_jan192023.dwg

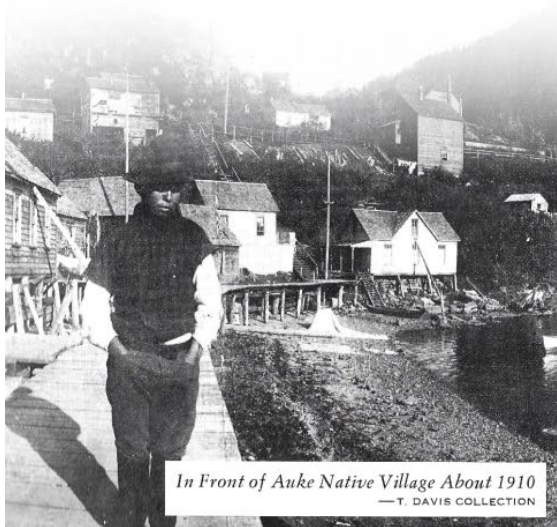
Improved Site Benefits:

- Efficiency of space for CBJ D&H and Goldbelt properties
- 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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