



**New Seadrome Marina
Building
GOLDBELT**

Docks & Harbors Board Questions

- Why the changes from the original proposal?
 - After previous presentations, Docks & Harbors board members expressed interest in keeping tideland/waterfront parcels.
- Which proposal is most beneficial for Goldbelt?
 1. Alternative 2: most beneficial, as it allows us to utilize the property footprint to its fullest.
 2. Original Proposal: allows Goldbelt to build a building without setbacks impacting size.
 3. Alternative 1: does not allow Goldbelt to build the desired building due to setback requirements.
- Is there a dollar exchange involved with these land swap proposals?
 1. Original Proposal: no money is exchanged.
 2. Alternative 1: no money is exchanged.
 3. Alternative 2: Goldbelt would purchase the remaining property for approximately \$630,903.

Docks & Harbors Board Questions

- Does the water-front have good access to the beach?
 - No, steep boulders make the beach largely inaccessible and homeless people frequent the area.



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 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 companies operations.
- New property layout will provide 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. A property exchange is made to optimize CBJ D&H 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, Subport 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



Original Site Plan Proposal



SHEET TITLE:
SITE PLAN CONCEPT
SHEET NO.:
A04
02.26.2024

CONCEPT PHASE
New Seadrome Marina Building
GOLDBELT

MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

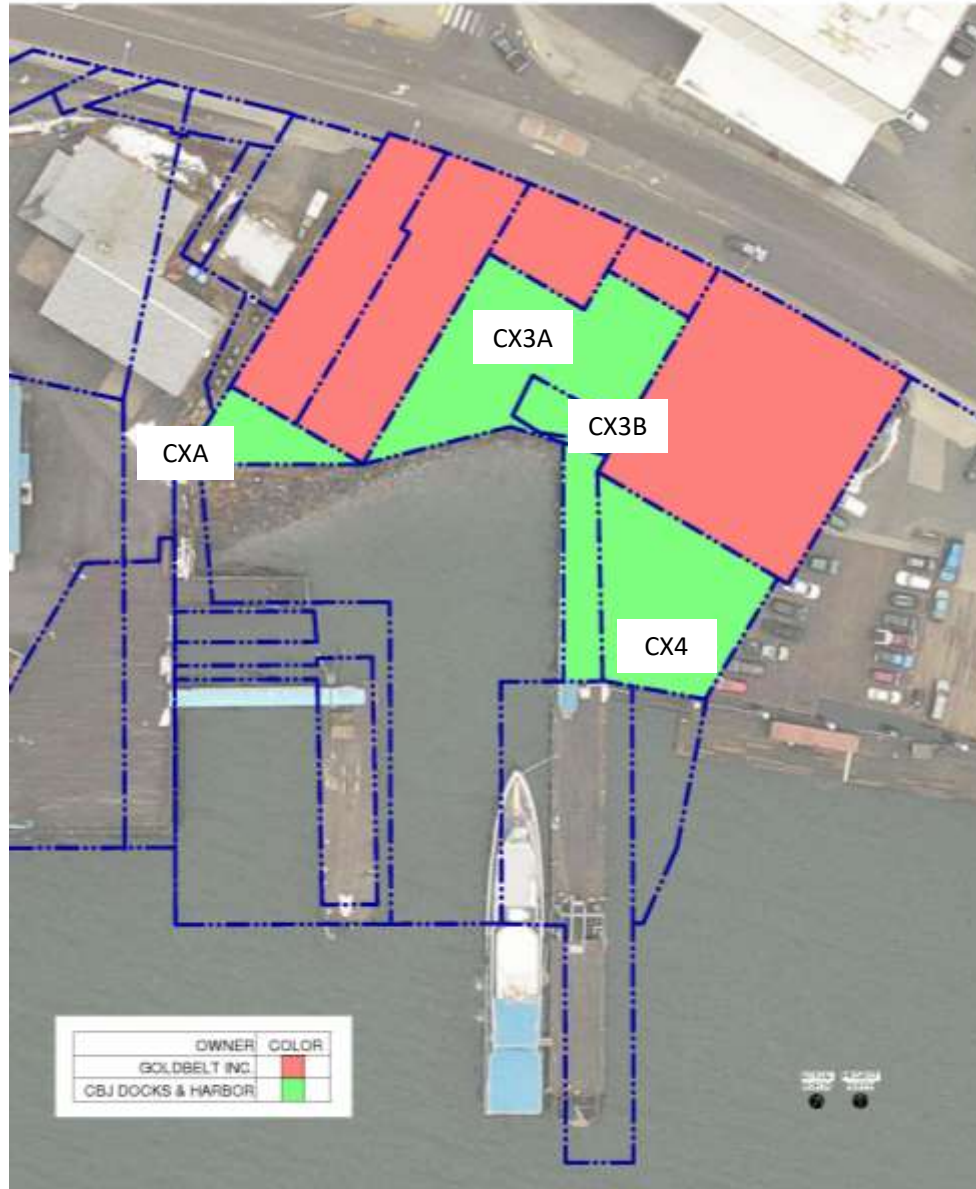
Alternative 1: Property Reallocation Proposal



Alternative 1: Site Plan With Notched Building



Alternative 2: Property Reallocation 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

- In this option, Goldbelt would purchase the CBJ owned parcels for \$630,903.

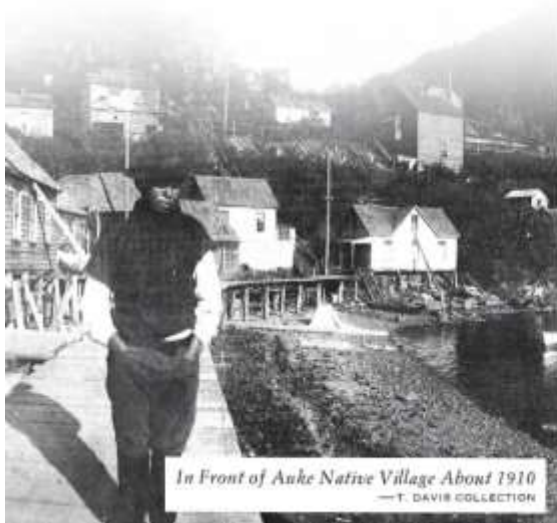
Improved Site Benefits:

- 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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