



AUKE BAY MARINE STATION

DRAFT PORT FACILITY REDEVELOPMENT PLAN

Docks & Harbors Board
July 28, 2016



AUKE BAY MARINE STATION OPPORTUNITIES

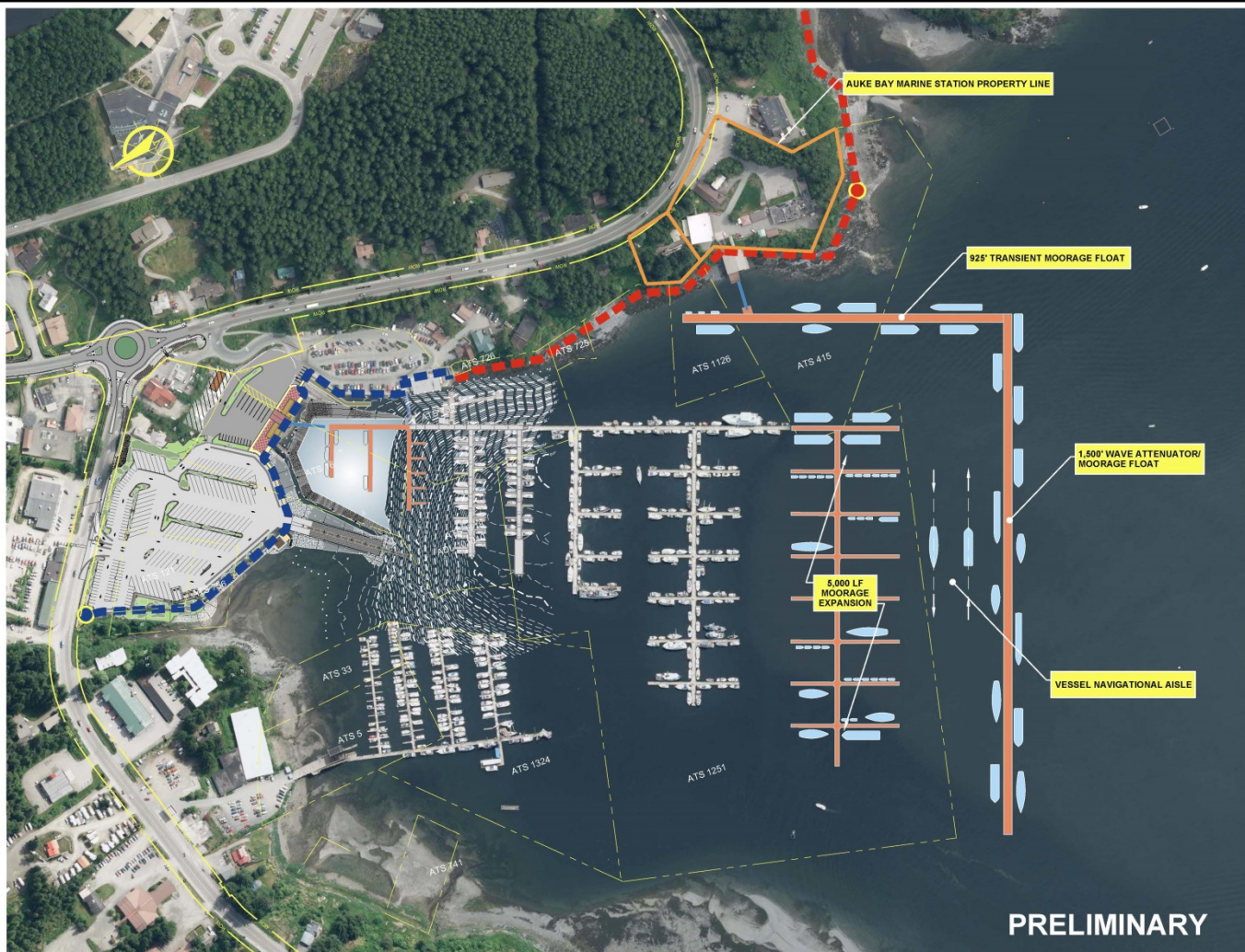
- US General Services Administration (GSA) has offered the Auke Bay Marine Station for conveyance through the U.S. Maritime Administration (MARAD).
- Acquisition by Docks and Harbors provides unique opportunities to expand marine related support services at Statter Harbor:
 - Improved moorage facilities for recreational boaters, fishing vessels, research vessels, pocket cruisers, luxury yachts, Coast Guard vessels, NOAA vessels, seaplane float, net repair float, etc.
 - Uplands and buildings to consolidate Port and Harbor administrative offices, Docks and Harbors Board public meeting room, revenue generating marine services lease spaces, potential lease arrangements with UAS and USCG, new mixed use development, etc.

MARAD CONVEYANCE PROCESS

- Submit a letter of intent to apply for conveyance (submitted by Port Director).
- MARAD invited CBJ Docks and Harbors to submit full application by August 29, 2016.
- The basis of the application is a Port Facility Redevelopment Plan (PFRP).
- The PFRP must address the following:
 - Identification of applicant: CBJ Docks and Harbors
 - Proposed redevelopment plan
 - Statement of need and suitability of property
 - Capital improvement program and financial plan
 - Economic soundness of the plan
 - Environmental evaluation: previously performed by USCG

AUKE BAY MARINE STATION

DRAFT PORT FACILITY REDEVELOPMENT PLAN



LEGEND

- GATEWAY TO "HARBOR WALK"
- EXISTING "HARBOR WALK"
- FUTURE "HARBOR WALK"
- "HARBOR WALK" TERMINUS PARK AND SHORESIDE FISHERY AREA

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P N D
ENGINEERS, INC.

9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: - CHECKED: CRS SCALE: SCALE IN FEET
DRAWN: FJD APPROVED: CRS 0 150 300 FT.

DATE: JULY 2016

CITY & BOROUGH OF JUNEAU, ALASKA
AUKE BAY MARINE STATION

SHEET TITLE: PORT FACILITY REDEVELOPMENT PLAN

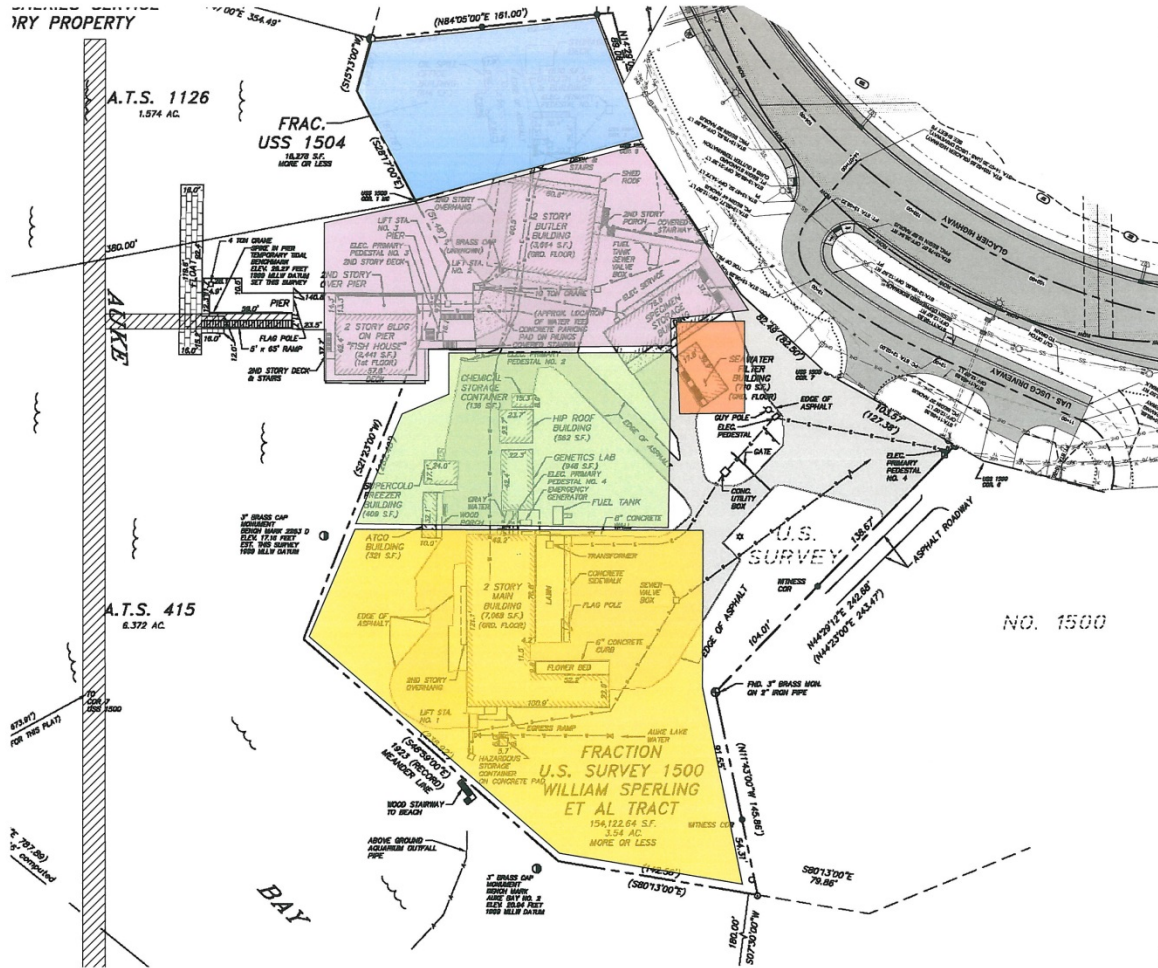
1
SHEET
1 OF 1

PND PROJECT NO.: 162055



AUKE BAY MARINE STATION

DRAFT PORT FACILITY REDEVELOPMENT PLAN



LAND BASED SERVICES LONG TERM - POTENTIAL PUBLIC USE

- MIXED WATERFRONT COMPLEX**
 RETAIL-Food, kayak/boat rental, bike rental, fishing gear, tour operators, tour and yacht supporters - catering, supplies, laundry
 Residential
 Moorage support-bathroom showers, laundry
 Hotel/Bed and Breakfast

- MARINE BASED RETAIL COMMERCIAL**
 CBJ Docks and Harbors Port Office (Public Use)
 NOAA Dive Center 1st Floor
 Marine Electronics, DIY Repair shops, Marine Brokerage, Marine Surveyor, Ice Hous, Charter Fishing, Sea Plane and Transportation Depot, Marine Repair, Commercial fishing gear, Commercial fishing gear repair, Commercial fishing gear storage, Fuel depot

- US COAST GUARD**
 US Coast Guard will be invited to occupy a portion of the parcel and moorage on the expanded dock will be provided

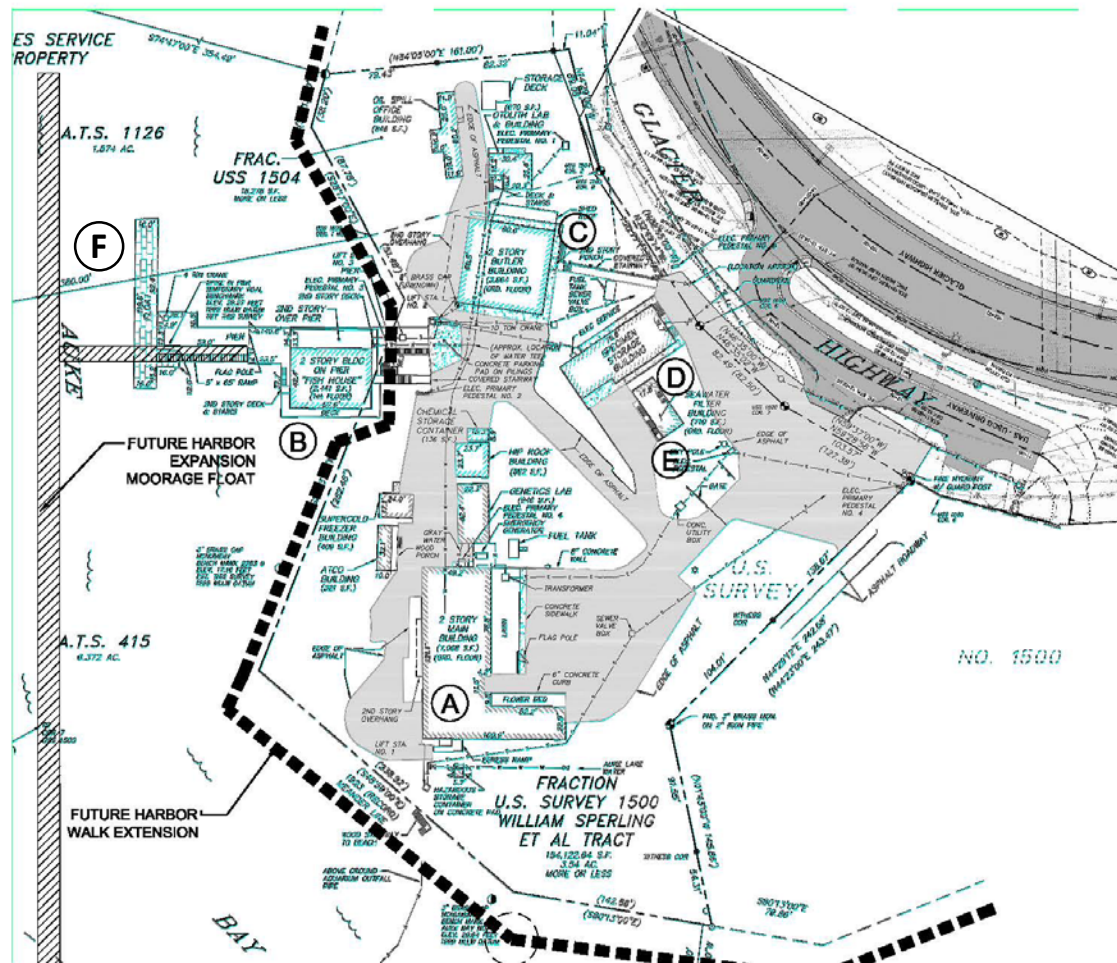
- SEA LIFE INTERPRETIVE CENTER**
 Public use education and research lab (UAS) Sea Life Interpretive Center, Public Education & Marine related Tourism, Restaurant

- SEA WATER FILTRATION & DISTRICT HEATING**
 Potentially reactivate sea water filtration for use by UAS Lab and install district heating for site making use of sea water.

1 SITE PLAN SCALE: 0 20' 40' 80'

AUKE BAY MARINE STATION

DRAFT PORT FACILITY REDEVELOPMENT PLAN



1 SITE PLAN



LAND BASED SERVICES SHORT TERM -POTENTIAL PUBLIC USE

A-MAIN BUILDING

- CBJ Docks and Harbors Port Office (see building B for alternate location)
- CBJ UAS Education & Research (invitation to occupy)
- Marine Services Offices (Lease)

B-FISH HOUSE

- CBJ Docks and Harbors Port Office (Alternate location)
- NOAA Dive Center 1st Floor (invitation to occupy)

C-BUTLER BUILDING

- US Coast Guard (invitation to occupy)
- Marine Services Lease

D-SPECIMEN STORAGE

- Marine Services Lease

E-SEA WATER FILTRATION

- Potentially reactivate for use by UAS Lab.

F-MOORAGE FLOAT

- NOAA Vessel Moorage (invitation to occupy)
- USCG Vessel Moorage (invitation to occupy)
- Pocket Cruiser, Luxury Yacht Moorage