



City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: **USE20260006**
Plan Type: **PL - USE - Conditional Use Permit**
Work Classification: **Commission Approval (Final)**
Plan Status: **In Review**
Apply Date: **05/21/2026**
Expiration: **[None Listed]**

Pre-Application Case Number: APC20260017

Describe the Project: A seasonal art installation of king crab legs crawling out of the top story, exterior facade windows on the building.

Describe the Project Purpose: This installation is meant to honor the Crabbing/Fishing Industry and celebrate 20 years of business in town. We have commissioned a seasoned, museum quality sculptural art installation

Describe the Project Site Circulation: The legs will come out of our offices on the second floor of the building. The legs will not be branded, no logo, no advertising or lights. We believe it will serve as a meaningful cultural landmark, photographic destination for all who visit Juneau.

Describe the Project Traffic: I don't anticipate traffic to be any different than a busy day on the cruise ship docks. It will be landmark for Juneau and people will post pictures, enhance the visitors experience and provide a cultural and photographic moment on the Juneau waterfront.

Describe the Project Site Drainage: Waterfront dock

Describe the Project Site Snow Storage: No storage

Describe the Project Site Vegetation: City planter flower boxes

Describe Any Other Project Details: We have commissioned world class movie production designers with 30 years' experience in installations in amusement parks, sporting events, commercials. They are used to working with difficult conditions such as wind. The legs will be taken down in the winters to preserve quality.

Comprehensive Plan: Similar to other art around town such as Taku Smokeries Crab, Alaska native art on buildings.

Accessory Apartment?: No

Total Area of Lot (Sq. Ft): 10000

Total Area of Existing Structure(s) (Sq.Ft): 10000

Total Area of Proposed Structure(s) (Sq. Ft.): 572

Total Lot Coverage Existing Structure(s) (Sq. Ft.): 10000 sf

Total Lot Coverage Proposed Structure(s) (Sq. Ft.): 572 sf

Current use of land or building(s): Restaurant and gift shops with offices and apartments

Proposed use of land or building(s): Extending legs out of our office on the second floor.

Project includes proposed lighting?: No

Existing lighting to remain?: N/A

CBJ Water Available?: On Site

CBJ Sewer Available?: On Site

Class I Use: No

Class II Use: No

Class III Use: No

Class IV Use: No

Class V Use: No

CRAB LEG SCULPTURAL INSTALLATION

SEASONAL PUBLIC ART INSTALLATION

CONCEPT

- Seasonal public art
- Celebrates local crab industry
- Enhances visitor experience

SEASONAL & TEMPORARY

This is a seasonal, temporary public art installation installed during peak tourism months and fully removed and stored during the off-season.

- No permanent alteration to the building
- No long-term maintenance burden
- If issues arise, it's removable

TOURISM / SEASONAL

Designed to enhance the visitor experience during peak cruise season while celebrating local industry.

EXTREME WEATHER PLAN

- Removal trigger plan:
- Removed before winter storm season
 - Designed for X wind load

INSTALL PROTOCOL

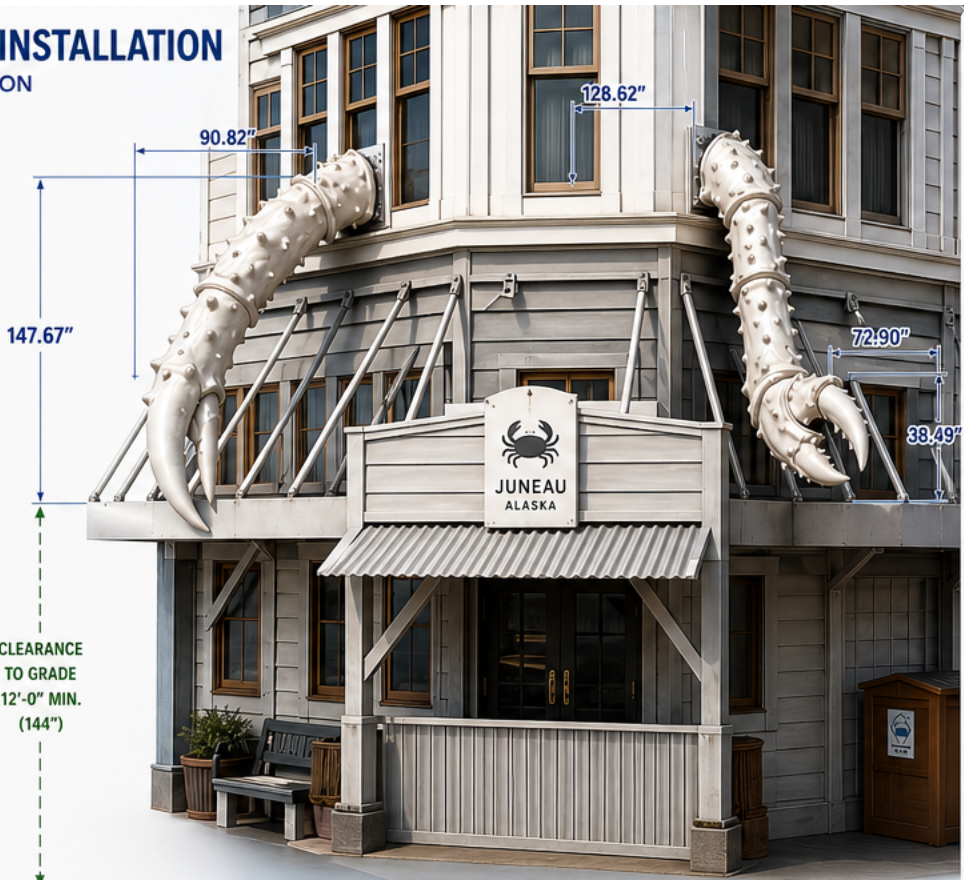
Each season includes a documented install and inspection process, including structural check, mounting verification, and surface condition review prior to public exposure.

CLEARANCE / PUBLIC SAFETY

The crab leg and claw are installed well above code-required clearance and are not low enough to be interactive or climbable.

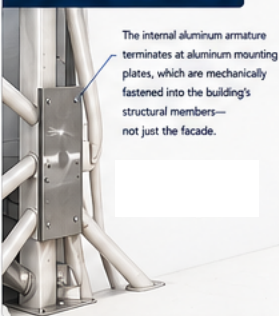
Out of reach / above code-required clearance

Because of the cantilevered form, we're working with an engineer to ensure wind load and moment forces are fully accounted for in the mounting system.



CLEARANCE TO GRADE
12'-0" MIN.
(144")

MOUNTING & ENGINEERING



The internal aluminum armature terminates at aluminum mounting plates, which are mechanically fastened into the building's structural members—not just the facade.

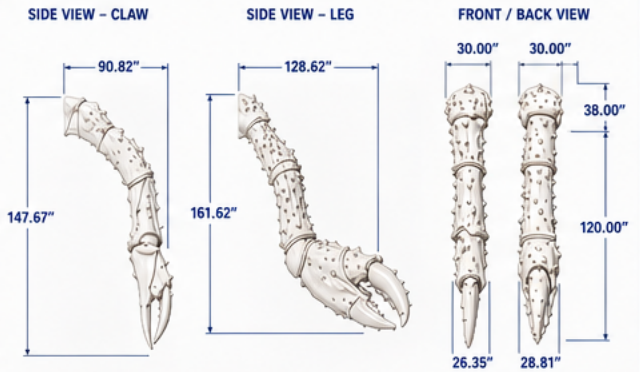
MATERIAL SYSTEM OVERVIEW

- FOAM CORE (LIGHTWEIGHT)**
EPS foam core keeps overall weight low, reducing load on the building.
- 4X4 ALUMINUM STRUCTURAL ARMATURE**
Carries structural forces and provides the engineering backbone.
- McKINNON HP URETHANE COATING**
2 component system, Chemical resistant, UV stable, ISO fire rated, Zero VOC.
- RESULT**
Creates a hardened, impact-resistant shell suitable for exterior public installation.

PERFORMANCE & DURABILITY

- LIGHTWEIGHT + STRONG**
Foam core reduces load; aluminum armature provides strength.
- DURABLE & WEATHER RESISTANT**
Sealed, waterproof, impact-resistant exterior—similar to systems used in themed environments and public displays.
- BUILT FOR COASTAL CONDITIONS**
Designed to withstand a full season of coastal weather—rain, salt air, and temperature shifts.
- FIRE-RATED & ZERO VOC**
Meets ISO fire rating requirements and uses zero-VOC materials for public safety and environmental responsibility.

DIMENSIONS – CRAB LEG ELEMENTS



CONSTRUCTION & MATERIALS

FOAM CORE (LIGHTWEIGHT)

Sculpted EPS foam core reduces overall weight.

4X4 ALUMINUM STRUCTURAL ARMATURE

4x4 aluminum structural tubing (engineered gauge based on load requirements) provides internal strength and rigidity.

HARD-COATED SHELL

Creates a rigid, impact-resistant, sealed exterior.

McKINNON HP URETHANE COATING

2 component system
Chemical resistant
UV stable
ISO fire rated
Zero VOC

ALUMINUM MOUNTING PLATE
Mechanically fastened to building structural members using aluminum hardware.

MARINE ENVIRONMENT COMPATIBLE MATERIALS
All materials selected for maximum performance in coastal conditions.

SAFETY + ENGINEERING INTENT

- Temporary installation
- Engineered mounting system
- Wind + environmental consideration
- Annual inspection protocol
- All materials marine environment compatible
- Removable with no permanent alteration to the building

LOGISTICS

- INSTALL TIMELINE**
Installed prior to peak cruise season (May – June)
- REMOVAL TIMELINE**
Removed before winter storm season (Sept – Oct)
- STORAGE PLAN**
Elements are cleaned, inspected, and stored indoors for off-season protection.

KEY SPECIFICATIONS

- Base (Core): EPS foam, lightweight
- Structure: 4x4 aluminum structural tubing (engineered gauge)
- Coating Structure: Hardened shell
- Coating / Paint: McKinnon HP urethane coating (2 component system)
- Wind Rated To: Designed for X wind load (final to be engineered)

PROVEN SYSTEM. PROVEN RESULTS.

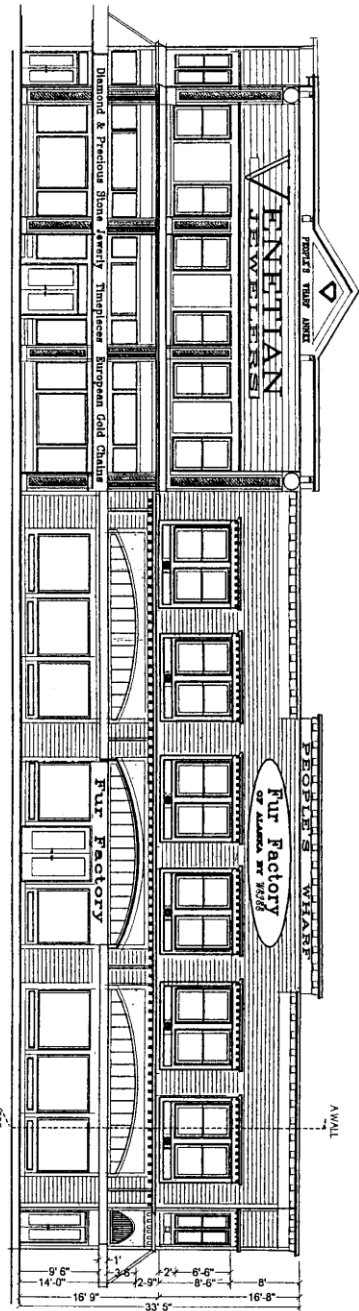
We selected this system specifically because it's commonly used in theme park and public installations where safety, durability, and fire compliance are critical. This reframes it from an "art experiment" to a proven industry approach.

COMPLIANCE & STANDARDS

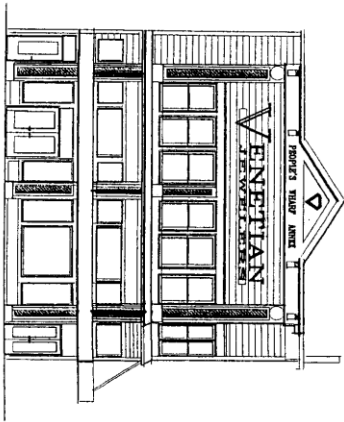
- Designed and reviewed by structural engineer
- Materials selected for marine environment compatibility
- Fire rated (ISO)
- Zero VOC materials
- Built for public safety and durability



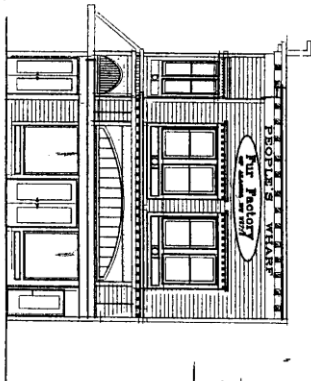




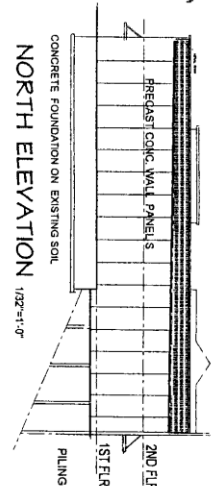
SOUTH ELEVATION 3/32"=1'-0"



WEST ELEVATION 3/32"=1'-0"



FRANKLIN STREET ELEVATION 3/32"=1'-0"



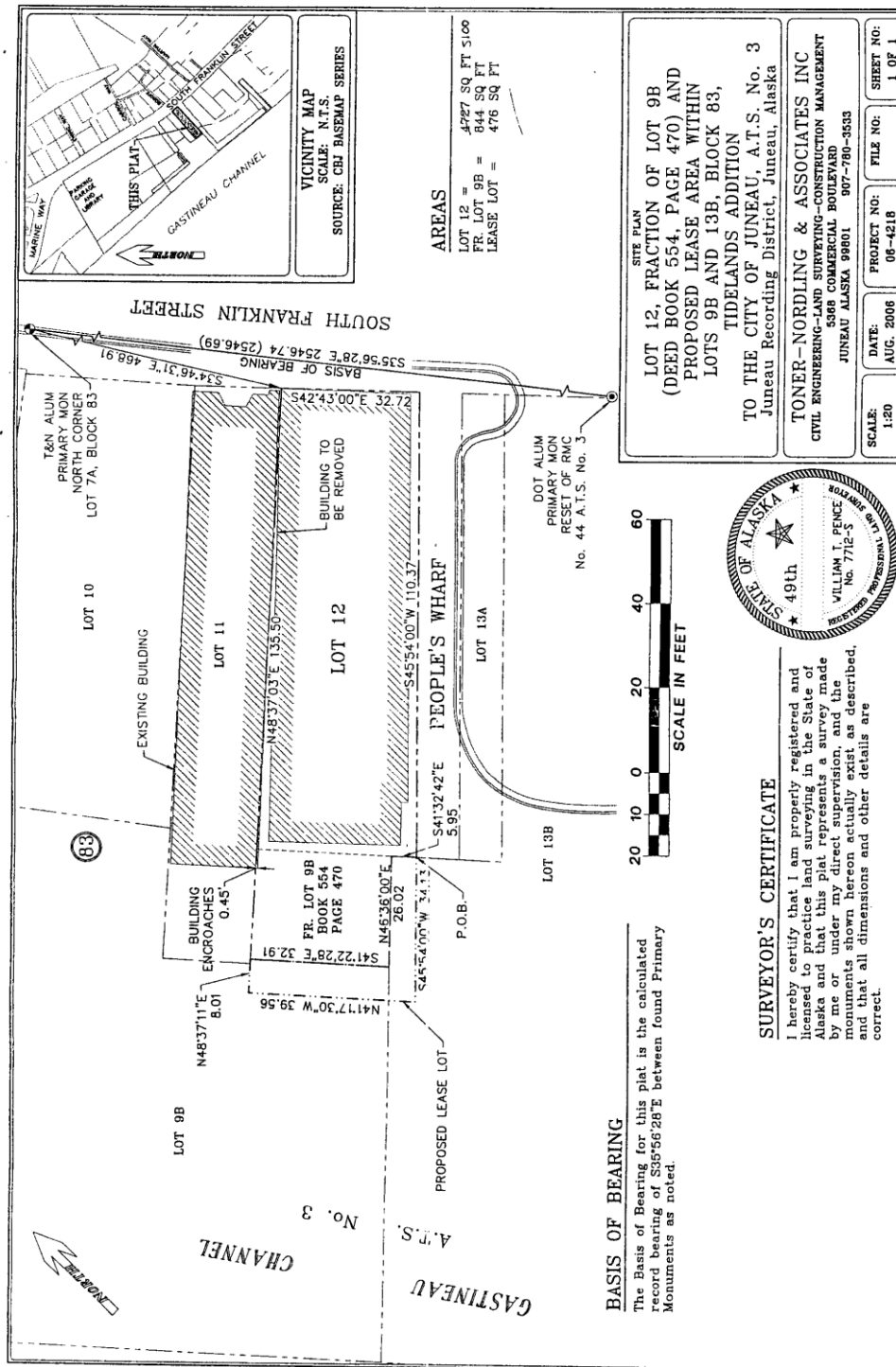
NORTH ELEVATION 1/32"=1'-0"

- ELEVATIONS NOTES
1. Siding BEVEL WOOD SIDING 6" EXPOSURE
 2. AT FLR BUILDING SIDE - HOME SQUIGER / AIR SPACE
 3. WITH AIR SPACE BEHIND
 4. 1/2\"/>

PEOPLE'S WHARF
432 SOUTH FRANKLIN STREET
JUNEAU, ALASKA
WILLIAM HEUMANN
723-4540

ALASKA
BLISS
CONSULTANTS
2100 W. 10TH AVENUE
DENVER, CO 80202
807 344-5538 FAX
BLISSCONSULTANTS@AOL.COM

8.16.05
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ATTACHMENT A