



**HISTORIC RESOURCES ADVISORY
COMMITTEE AGENDA**
February 4, 2026 at 5:00 PM

Downtown Library Large Meeting Room/Zoom Webinar

<https://juneau.zoom.us/j/87853750982?pwd=FN3GTTFIZRn7Me7XRbs8qgkZR753tU.1>

Meeting ID: 878 5375 0982 Passcode: 718679

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS 1. HDDR Review: Alaska Fly & Dive 2. Blighted Properties

1. HDDR Review: Alaska Fly & Dive

2. Blighted Properties

H. STAFF REPORTS

I. COMMITTEE MEMBER COMMENTS

J. NEXT MEETING DATE

K. SUPPLEMENTAL MATERIALS

L. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's Office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's Office telephone number is (907) 586-5278, e-mail: city.clerk@juneau.gov.



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant	PROJECT SUMMARY		
	TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED		
	Accessory Apartment – Accessory Apartment Application (AAP) Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: _____		
	IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?		YES – Case # _____ NO
	UTILITIES PROPOSED	WATER: Public On Site SEWER: Public On Site	
	SITE AND BUILDING SPECIFICS		
	Total Area of Lot _____ square feet Total Area of Existing Structure(s) _____ square feet Total Area of Proposed Structure(s) _____ square feet		
EXTERNAL LIGHTING			
Existing to remain No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures			
ALL REQUIRED DOCUMENTS ATTACHED			
Narrative including: Current use of land or building(s) Description of project, project site, circulation, traffic etc. Proposed use of land or building(s) How the proposed use complies with the Comprehensive Plan		<i>If this is a modification or extension include:</i> Notice of Decision and case number Justification for the modification or extension Application submitted at least 30 days before expiration date	
Plans including: Site plan Floor plan(s) Elevation view of existing and proposed buildings Proposed vegetative cover Existing and proposed parking areas and proposed traffic circulation Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)			

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
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Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Date: December 10, 2025
Re: Alaska Fly & Dive (JYW No. 25031)
Conditional Use Permit Application Narratives

Lot

- Parcel: 1C070-K83-0022 (Lot 1A)
- Address: 356 S. Franklin Street, Juneau
- Area: 33,875 sf (0.7777 Acres)

Narrative

Current Use

The lot is currently an undeveloped flat lot in the center of the tourist district. The lot was modified in a joint project with CBJ Docks and Harbors around 2020 to consolidate several parcels into the privately owned 33,875 sf Lot 1A and adjacent municipal-owned lots to the south (water side) and east. The resulting Lot 1A parcel is bordered by South Franklin Street to the north, the CBJ Docks and Harbors concrete deckover parking / loading area to the east, the CBJ Docks and Harbors timber deck / Seawalk to the south, and the CBJ Parking Garage and Library to the west.

The concrete and timber deckover improvements closely align with the property lines to the south and east. A portion of the deckover concrete landscaped planter overlaps onto the site on the east side. The lot is otherwise undeveloped.

Proposed Project

The Alaska Fly & Dive is an exciting new entertainment and retail experience. The building will house three unique theater/rides, a retail store, and associated offices and support spaces. The 37,100 sf building will have a public Commons (lobby) on the east side of the building, opening both to South Franklin and the east Plaza. The Commons will serve as the central circulation space, connecting the ground-floor Retail and Restroom Spaces as well entry to the 60-person 4D Theater on this level. A central Ticket Counter in the Commons will have staff who can direct visitors around the building. Large central stairs and an elevator will take Visitors up to the 2nd Floor to the primary 72-person Flying Theater and three 20-person Ocean 360 rides. Visitors exiting the rides will be routed back towards the double-height Commons space where they can either go on a different ride or proceed back down to the ground floor and exit through the Retail space.

A mid-level Mezzanine level will house back-of-house spaces, including offices and storage. Emergency exits will be located on the west side of the building to comply with all code requirements.

Construction. The building will be steel-framed with steel pile foundations bearing directly on bedrock. Floors will be a combination of composite concrete over steel deck and pre-cast concrete hollow core planks where required by large spans. Roofs will be low-slope with single-ply membrane over rigid insulation. Exterior rainscreen siding will be a combination of steel, wood, and tile over a fiberglass girt supported exterior insulation system to provide high thermal values to the steel framing. The exteriors will be designed to comply with Historic District standards and provide a high-quality addition to this central location.

Exterior Pedestrian Circulation. Given its prime location, the building will rely on foot traffic for access, similar to the other tourist facilities in this South Franklin area. Tourists will approach the building from the sidewalk on either side of South Franklin Street or over the deckover plaza from the Seawalk. Storefront entries along South Franklin allow entry from the street side, while an entry facing the east Plaza will facilitate movement to and from the future open air food service here. An existing crosswalk across the street aligns very well with NE corner entry of the building and additional/modified crosswalk of South Franklin are not anticipated.

Vehicle Access. The access and utility easement and associated driveway on the west side of the lot provide vehicle access to the rear of the theaters along this side of the building. The easement also provides emergency vehicle access to the building and a route for occupants leaving the emergency exits on this side of the building. The existing Docks and Harbors deckover parking / loading area to the east provides emergency vehicle access to the building from this side. Although the deckover will not be used for site parking, two loading stalls will be located along the existing drive for use in coordination with Docks and Harbors.

Land Use. A portion of the east side of the lot will be developed as an open Plaza with landscaping for public use. This plaza will provide a pedestrian link between South Franklin and the Seawalk and is an important part of the original development plan for the Docks and Harbor deckover project. In the future, open air food service will be developed on portions of the Plaza. Landscaping and planters will be located along the south and east sides of the building with park benches and other public amenities. The north side of the building will be built directly adjacent to the South Franklin Street sidewalk.

Comprehensive Plan Compliance. The 2013 Comprehensive Plan designates this area as MC (Marine Commercial). MC land is to be used for water-dependent commercial uses, including cruise ship tourist facilities. Although the Alaska Fly & Dive is intended to be open during the off season for local use, the majority of customers will be cruise ship tourists.

Drainage, Habitat, and Hazard Areas. The building and canopies will be low-slope roofs with internal roof drains. Storm drainage will be routed to the storm drain under the timber deckover area to the south that was planned and designed as part of the 2020 project. The existing storm drain from the catch basins in South Franklin Street will be re-routed through the site to coordinate with the building pilings. The storm drain will drain through the opening in the retaining wall as originally planned in 2020. As detailed in the Code Study below the site is not in any other hazard zones requiring mitigation.

Exterior Lighting

Exterior lighting will be designed to illuminate pedestrian pathways and building elements without unnecessary uplighting. Although not required, the building illumination will follow dark-sky best practices.

- Site Lighting: free-standing pole lighting will follow CBJ design standards to blend with lights on South Franklin Street and the adjacent CBJ properties.
- Bollard Lights: where possible, bollards will be used to illuminate pedestrian paths without large pole lighting.

- Building-Mounted Lights: pathway and entrance lights will be historic district appropriate, either Atlantic or Shepard's Crook type, typically mounted to illuminate building features such as pilasters or entrance doors.

Flood Zone

We acknowledge that the project site and proposed building are located within the special flood hazard area per currently-adopted flood maps. Based on the current maps, a Flood Plain Development Permit would be required. A Flood Zone Exception is not believed to be required per the current maps because the proposed structures are landward of Mean High Water. However, site conditions are substantially and materially different than what is depicted on the current maps due to construction activities by CBJ. As such, we do not believe the project will require either a Flood Plain Development Permit or a Flood Zone Exception for the following reasons:

- The pile-supported concrete retaining wall, constructed in 2020 following the south property lines, was designed to withstand storm surges and wave action. Although some seawater intrusion may occur through the rock under the site, the retaining wall will deflect all storm surge and wave action.
- Even without being modified by the 2020 project, the original documented Mean High Water Line, based on the original grade elevation of 15.4', is seaward of the proposed building (see Site Plans).
- The FEMA floodplain elevation is 25' (see Site Plans). All of the building within this floodplain area has a finished floor elevation of 28.5'.
- The building will be constructed with steel pile foundations bearing on bedrock with the finished floor above the floodplain elevation within the floodplain.
- Any areas lower than the floodplain elevation (the elevator pit and 4D Theater floor) will be waterproofed to withstand water intrusion even though they are outside of the FEMA floodplain and well above a normal high tide (20').
- We propose moving the project forward with the assumption that any remaining FEMA concerns can be addressed by an as-built survey documenting existing elevations of the land and flood-proofed structures, certification that the current fill pad elevation is above the flood elevation, elevation certificate for the proposed structure (based on either design drawings or as-built condition), and documentation that the pile-supported retaining wall constructed by CBJ was designed to resist flood loads.

Traffic Impact Analysis / Alaska DOT&PF Coordination

On November 7, Reuben Willis met with DOT&PF Southcoast Region Director Christopher Goins and confirmed the following:

- Since the project will not be bringing visitors to the site by vehicle and is not asking for new driveways into the DOT-controlled South Franklin Street, a Traffic Impact Analysis will not be required by DOT.
- As long as the storm drain catch basins in South Franklin remain operational, DOT is not concerned about where the underground culvert through the lot is relocated. They do not have an easement for this culvert.

- The building canopy in the South Franklin Street R.o.W. is anticipated and will be allowed.

Zoning and Planning Study

Overlay Districts

- Parking (49.40.200, Ordinance No 2022-04(b) & 2024-20): Lot is within
 - Town Center Parking Area
 - No Parking Required Area
 - *Discussion: No parking required on site. Site plan shows 4 loading parking stalls for building service, even though none are required. No regular parking stalls will be on the site.*
- Landslide & Avalanche Areas (49.70.300, Ordinance 2023-18):
 - Lot is within Moderate Landslide/Avalanche Area according to 1987 map (repealed December 2023)
 - Lot is outside Avalanche Path according to 2022 Downtown Avalanche Assessment
 - Lot was removed from hazard zone in 2018 after application to CDD by CBJ Docks & Harbors.
- Juneau Downtown Historic District (49.70.510, Ordinance 2013.01):
 - 40' width from South Franklin is within the Downtown Historic District
 - 40' width from South Franklin has Special Height Limit of 38'
 - *Discussion: See Variance & Historic District Narratives.*
- Cruise Ship Berthing and Lightering District: Lot is within.
- 2013 Comprehensive Plan: MC (Marine Commercial)

Zoning

- Property Zoning: WC (Waterfront Commercial), 49.25.250 (a): The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment. Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented.
- Determining uses (49.25.300)
 - (c) (3): Minor development means development which is classified by zoning district as follows:
 - (D): *Any combination of the following within commercial and mixed use districts: ...a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total...*
 - (c) (4): "Major development" means all development activity that is not a minor development.
- Table of Permissible Uses (49.25.300)
 - (2.100) Storage and display of goods with less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods: 3 n
 - (6.130) Theaters seating for 200 or fewer: 3 n
 - (8:300) Seasonal open air food service without drive through: 1 n, 3 n
 - (21.300) Visitor, cultural facilities related to features of the site: 3 n

1, 3. Department approval required if minor development, conditional use permit required if major development.

3. Conditional use permit requires planning commission approval.

n. Use must be water-dependent, water-related, or water-oriented.

- Table of Dimensional Standards (49.25.400)
 - Maximum Lot Coverage: None
 - Maximum Height, Permissible Uses: 35' (height bonus reserved)
 - Minimum Setbacks: 10', 10', 10', 10'

- Minimum Vegetative Cover (49.50.300): 10%

Parking

- Lot is within the No Parking Required Area.
- 49.40.200 (a) (2): The No Parking Required Area, as depicted in Ordinance [2024-20](#) Exhibit A, is adopted. The lots within the area... are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.

Juneau Downtown Historic District

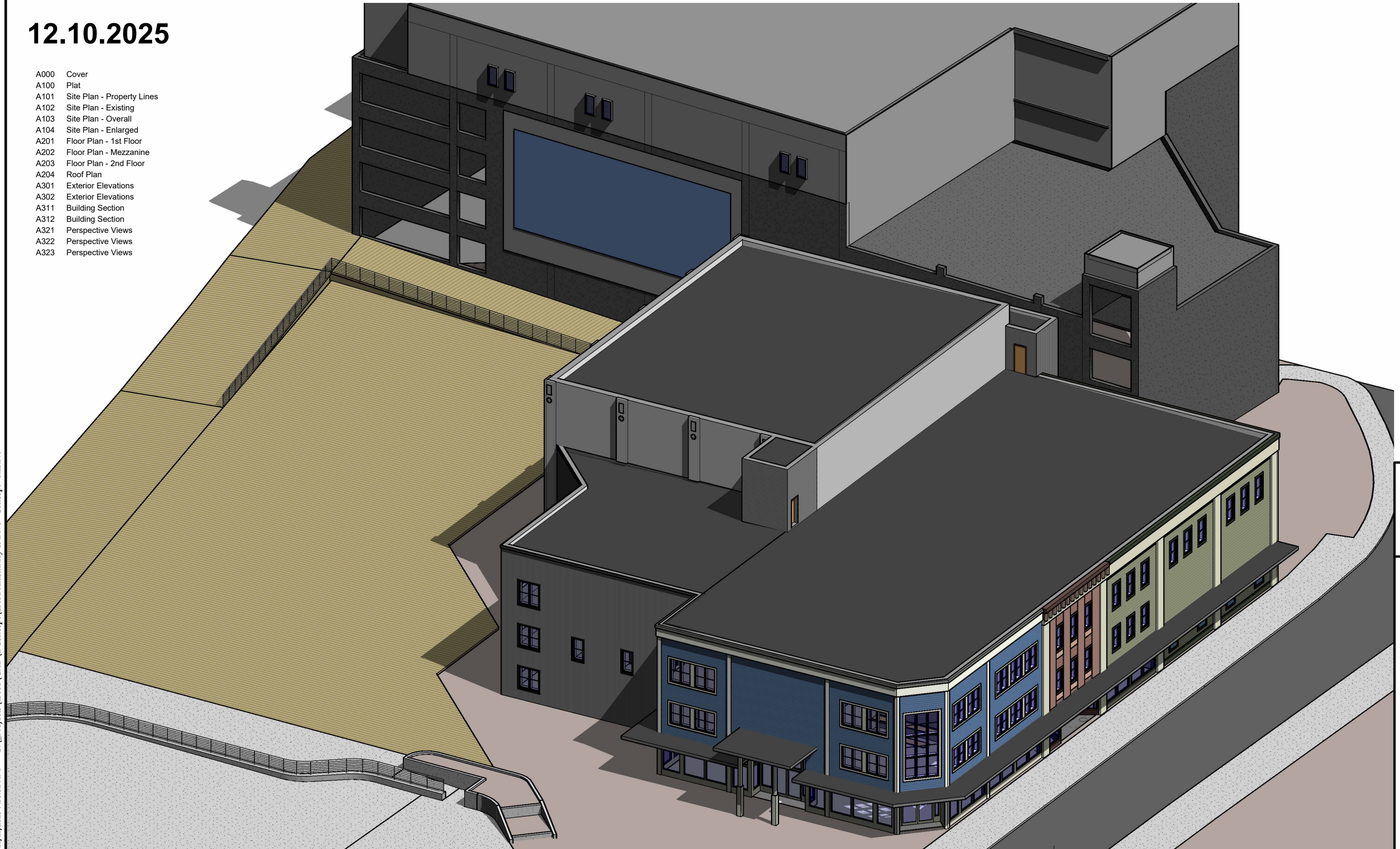
- 40' of the lot depth along S Franklin Street is within the Juneau Downtown Historic District.
- 49.70.510 - Map: There is adopted for the purpose of defining the HST district in the City and Borough, the Juneau Downtown Historic District map, dated January 28, 2013, as the same may be amended from time to time by the assembly by ordinance. Additional height requirements shall be as specified in [chapter 49.25](#), article IV.
- 49.70.530 – Standards for Historic District Design Review:
 - (a): Historic district design review shall be conducted by the department in the case of minor developments and by the commission in the case of major developments. The reviewing agency may approve a site development plan located within a historic district when it is satisfied that the site development under the plan as submitted or as ordered changed by the agency will:
 - (2) In the case of new construction, preserve the harmony of scale, architectural style, sidewalk level use and materials of the existing locale.
 - (b) In reviewing an application within a historic district, the reviewing agency shall use applicable guidelines and policies contained in the downtown historic district development plan and any other plan or program adopted by the assembly, acting as the Juneau historic district commission. The commission may adopt, and the agency shall apply, regulations establishing downtown historic district standards as set forth in section [49.75.220](#).
- Downtown Historic District Design Standards and Guidelines (Chapter 80)
 - 04 CBJAC 080.460 - Placement and Orientation. With the exception of small gaps in the building wall that occur for pedestrian or vehicular alleyways, most structures in the historic district are built to the full width of the parcel and to the front lot line. The resulting "street wall" pattern shall be maintained in new development.
 - 7.1 Maintain the alignment of buildings at the sidewalk edge.
 - Locate the front street wall at the sidewalk line when feasible.

- If the building has a modern interpretation of a storefront, it shall maintain the feel of the street wall through use of architectural elements and features at the street edge.
- 7.2 Street facades shall span lot widths.
 - Spaces between buildings shall be kept to a minimum to maintain the street wall and sense of enclosure at the sidewalk.
 - Exceptions are for access ways to side or rear entrances.

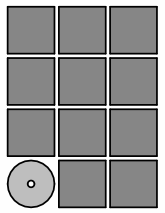
Alaska Fly & Dive

12.10.2025

- A000 Cover
- A100 Plat
- A101 Site Plan - Property Lines
- A102 Site Plan - Existing
- A103 Site Plan - Overall
- A104 Site Plan - Enlarged
- A201 Floor Plan - 1st Floor
- A202 Floor Plan - Mezzanine
- A203 Floor Plan - 2nd Floor
- A204 Roof Plan
- A301 Exterior Elevations
- A302 Exterior Elevations
- A311 Building Section
- A312 Building Section
- A321 Perspective Views
- A322 Perspective Views
- A323 Perspective Views



12/11/2025 9:50:52 AM G:\Projects\25031\CAD\1 Concept\25031 Alaska Fly & Dive - Concept - R25.rvt



Jensen
Yorba
Wall Inc.

522 West 10th Street
Juneau, Alaska 99801
907.586.1070
AECC137
jensenyorbawall.com

FILE: 25031

A000

OWNERSHIP CERTIFICATE

ARCHIPELAGO PROPERTIES, LLC HEREBY CERTIFY THAT THE CORPORATION IS THE OWNER OF LOTS 1 AND 2 AS SHOWN AND DESCRIBED HEREON AND THAT THE CORPORATION HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH FREE CONSENT, AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 5-20-2019
 BY Craig S. Mitchell
 CRAIG MITCHELL
 SENIOR VICE PRESIDENT
 SHIVERS LENDING, LLC, SOLE MEMBER
 ARCHIPELAGO PROPERTIES, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF GEORGIA } S.S.
 COUNTY OF Richmond }
 THIS IS CERTIFY THAT ON THIS 20th DAY OF May 2019 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Craig S. Mitchell TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR THIS CERTIFICATE FIRST ABOVE WRITTEN.



Mitchell
 11-13-2020

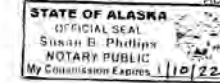
OWNERSHIP CERTIFICATE

THE CITY AND BOROUGH OF JUNEAU, ALASKA (CBJ) HEREBY CERTIFY THAT CBJ IS THE OWNER OF LOTS 3 AND 4 AS SHOWN AND DESCRIBED HEREON AND THAT CBJ HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH FREE CONSENT, AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

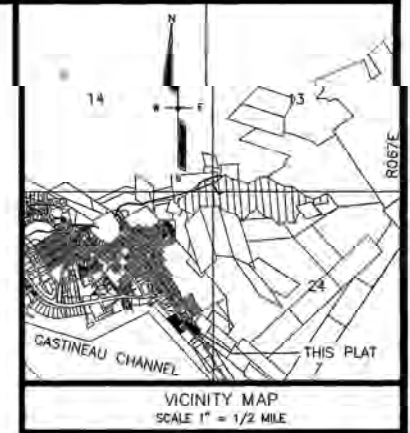
DATE May 23 2019
 BY Gregory P. Chaney
 GREGORY CHANEY
 LANDS AND RESOURCES MANAGER
 CITY AND BOROUGH OF JUNEAU

NOTARY ACKNOWLEDGEMENT

STATE OF ALASKA } S.S.
 FIRST JUDICIAL DISTRICT }
 THIS IS CERTIFY THAT ON THIS 23rd DAY OF May 2019 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Gregory P. Chaney TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR THIS CERTIFICATE FIRST ABOVE WRITTEN.



NOTARY PUBLIC FOR ALASKA Susan B. Phillips
 MY COMMISSION EXPIRES 1/10/22



DETAIL A
 SCALE 1" = 2'

DETAIL B
 SCALE 1" = 2'



BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS PLAT IS THE CALCULATED RECORD BEARING OF S35°56'28"E BETWEEN THE NORTH CORNER OF LOT 7A, BLOCK 83, TIDELANDS ADDITION TO THE CITY OF JUNEAU, PLAT NO. 87-10 AND THE RESET MARKING RM C44 AT NO. 3, AS NOTED.

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, REDUCED TO HORIZONTAL
3. RECORD INFORMATION DERIVED FROM ARCHIPELAGO SUBDIVISION, A SUBDIVISION OF LOT 7A1, LOT 9A AND FRACTION OF LOT 9B, BLOCK 83 TIDELANDS ADDITION, AT NO. 3, PLAT NO. 2013-22. RECORD INFORMATION ALSO OBTAINED FROM JUNEAU DOCUMENT NO. 2015-002355-0.
4. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES
5. PARTS OF THIS SUBDIVISION ARE LOCATED IN A VELOCITY FLOOD ZONE, ACCORDING TO THE ADOPTED FLOOD INSURANCE RATE MAPS OF THE CITY AND BOROUGH OF JUNEAU. SPECIAL REGULATIONS MAY APPLY.
6. IN ACCORDANCE WITH CITY CODE, THE COMMUNITY DEVELOPMENT DIRECTOR AMENDED THE LANDSLIDE AND AVALANCHE MAPS TO REMOVE FORMER LOTS 1, 2, 3, AND 4 FROM THE MODERATE HAZARD ZONE (AME2018-0010).
7. EXECUTION OF THIS PLAT VACATES THE EXISTING 50' PUBLIC ACCESS EASEMENT, DEDICATED BY PLAT 2013-22, FROM SOUTH FRANKLIN STREET TO LOT 4.
8. DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
9. THE VERTICAL DATUM FOR THIS SURVEY IS MEAN LOWER LOW WATER BASED ON A GPS RTK TIE TO NOAA BENCH MARK "2210 K 2011" LOCATED AT THE BASE OF A FLAGPOLE BY THE JUNEAU ARTS/CULTURE CENTER WITH A PUBLISHED ELEVATION OF 27.10' MLLW.
10. THIS SUBDIVISION IS AFFECTED BY A CITY OF JUNEAU DOCK MAINTENANCE, OPERATION AND RECONSTRUCTION EASEMENT, DATED FEBRUARY 14, 1967, RECORDED AS JUNEAU BOOK 85, PAGE 20. LOCATION UNDETERMINED AND NOT SHOWN HEREON.
11. THIS SUBDIVISION IS AFFECTED BY A CITY OF JUNEAU JOINT USE AND OCCUPANCY EASEMENT, DATED AUGUST 05, 1964, RECORDED AS BOOK 73 PAGE 335. LOCATION UNDETERMINED AND NOT SHOWN HEREON.

LEGEND

- RECOVERED ALUMINUM MONUMENT
- RECOVERED 3" REBAR WITH PLASTIC CAP 7712-S
- COMPUTED CORNER, NOTHING FOUND OR SET
- SET 1/2" x 30" REBAR WITH 1/2" STAINLESS STEEL CAP, LS-107707
- SET PK NAIL WITH 1/2" STAINLESS STEEL FLASHER, LS-107707
- RECORD DATA; SEE NOTES 3 & 4
- EASEMENT VACATED THIS PLAT
- VACATED PROPERTY LINE
- EASEMENT DEDICATED THIS PLAT
- TIDELAND LEASE LINE
- SURVEY TIE
- EXISTING EASEMENT LINE
- SURVEYED LOT LINE
- SURROUNDING STATUS LINE



Attest: Edgar J. Green Municipal Clerk
 City and Borough of Juneau

COMMUNITY DEVELOPMENT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE AND CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

BY Jill MacLean DATE 5/23/2019
 JILL MACLEAN, DIRECTOR
 CITY AND BOROUGH OF JUNEAU
 COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYORS CERTIFICATE

I, IAIN BROWN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE 5/15/19



PLAT OF
LOTS 1A, 2A, & 4A
 A SUBDIVISION OF
 LOTS 1, 2, 3, & 4
 ARCHIPELAGO SUBDIVISION
 WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT

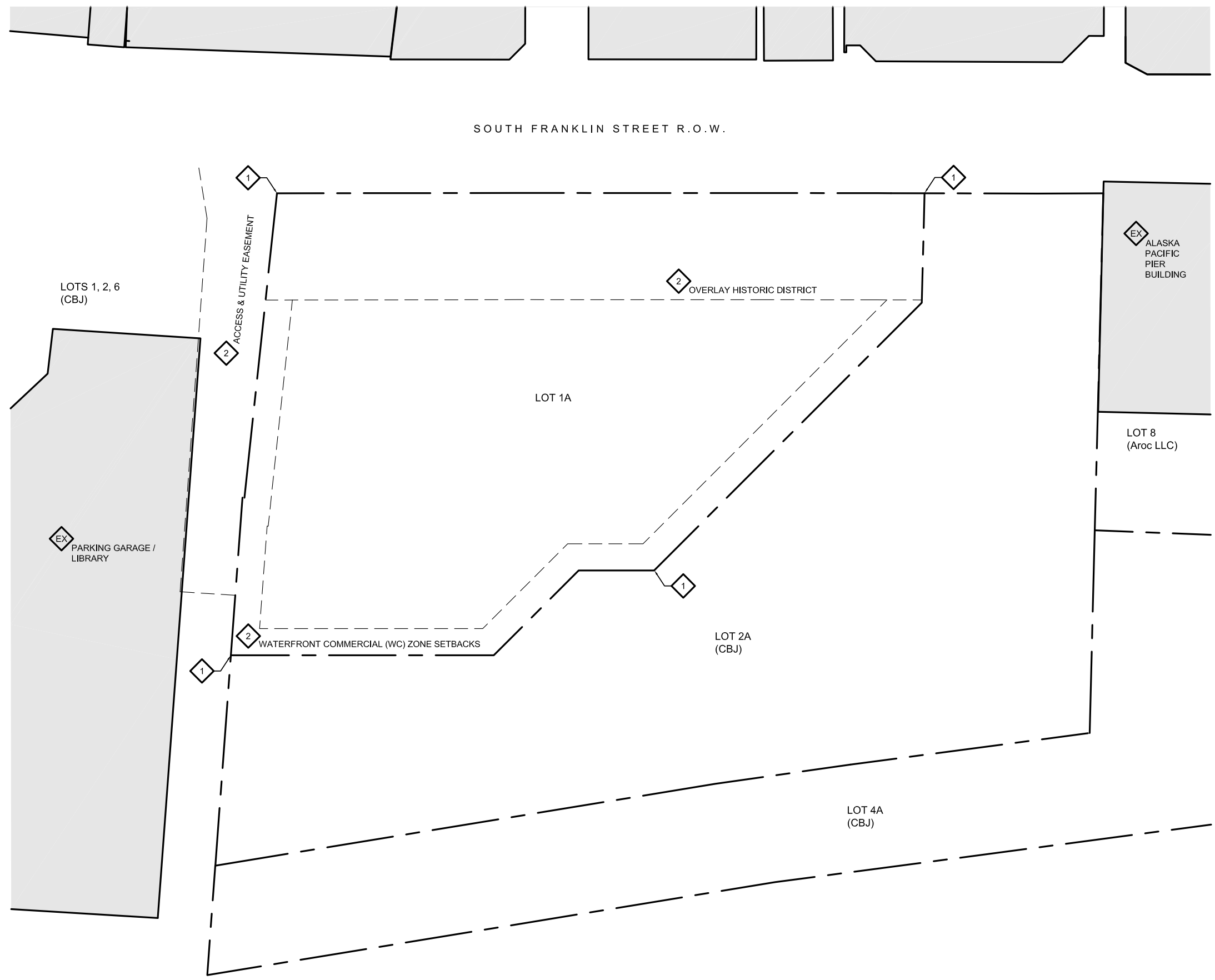
STATE RECORDER'S OFFICE AT JUNEAU

OWNERS: ARCHIPELAGO PROPERTIES LLC & CITY AND BOROUGH OF JUNEAU
 ONE SEALASKA PLAZA, STE 300 & 155 SOUTH SEWARD STREET
 JUNEAU, ALASKA 99801 JUNEAU, ALASKA 99801




PND
 ENGINEERS, INC.

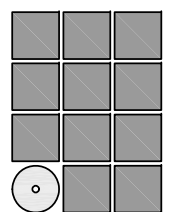
1506 West 36th Avenue
 Anchorage, Alaska 99503 Phone:
 907.561.1011
 www.pndengineers.com
 AK LIC# AECC250

SCALE: 1" = 30'	FIELD BOOK: N/A	GRID: JUNEAU
DESIGNED BY: IB	DATE: 2/21/19	CASE NO: MIP2019 0004
CHECKED BY: DS/MW	PROJECT NO: 182045	SHEET NO: 1 OF 1



KEY NOTES:

-  EXISTING
-  PROPERTY LINES
-  SETBACK / ZONING DISTRICT / EASEMENT LINES



**Jensen
Yorba
Wall Inc.**




522 West 10th Street
Juneau, Alaska 99801
907.586.1070
AECC137
jensenyorbawall.com

Alaska Fly & Dive

1 Site Plan - Property Lines
SCALE: 0 20' 40'

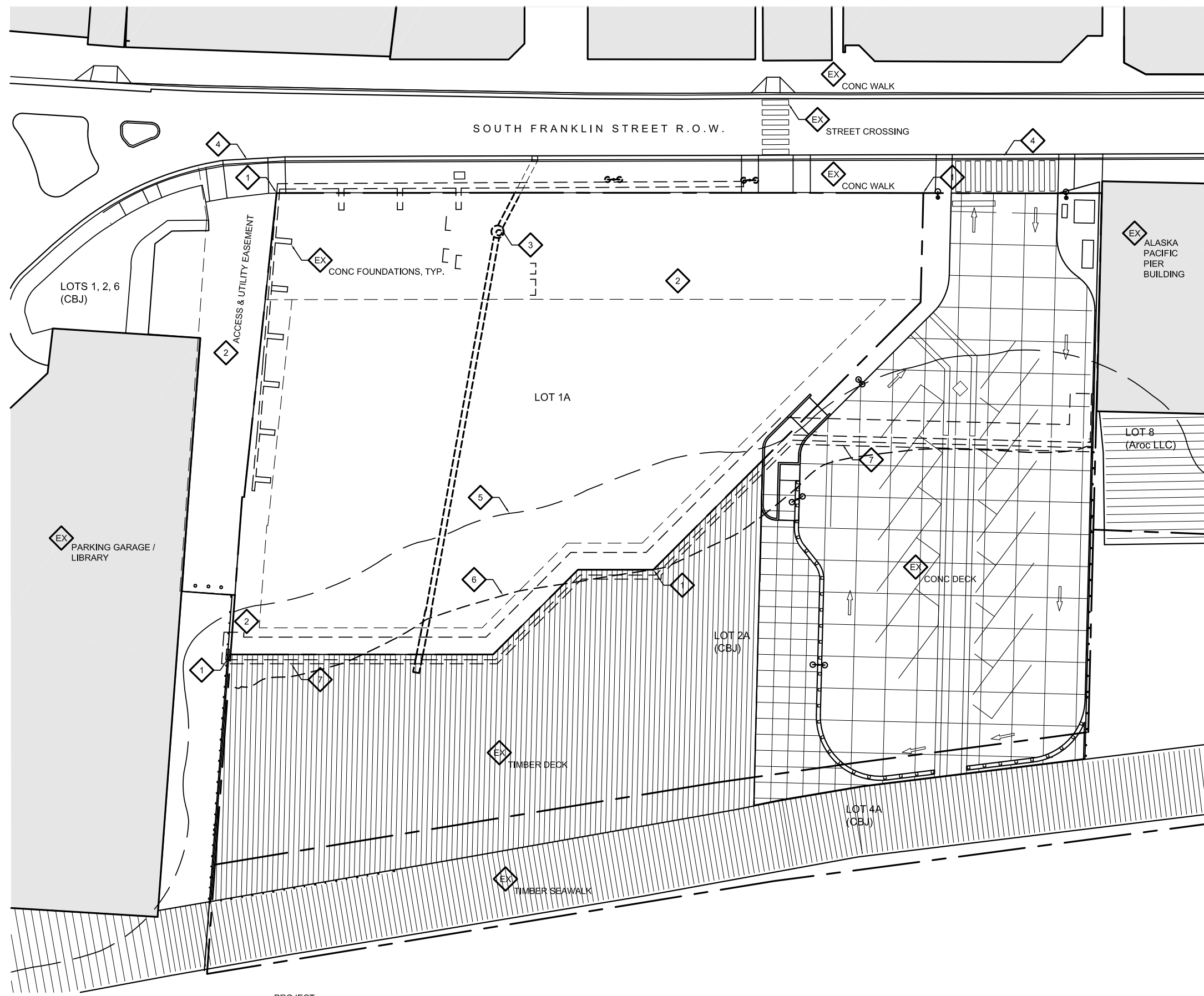


CU Permit Set

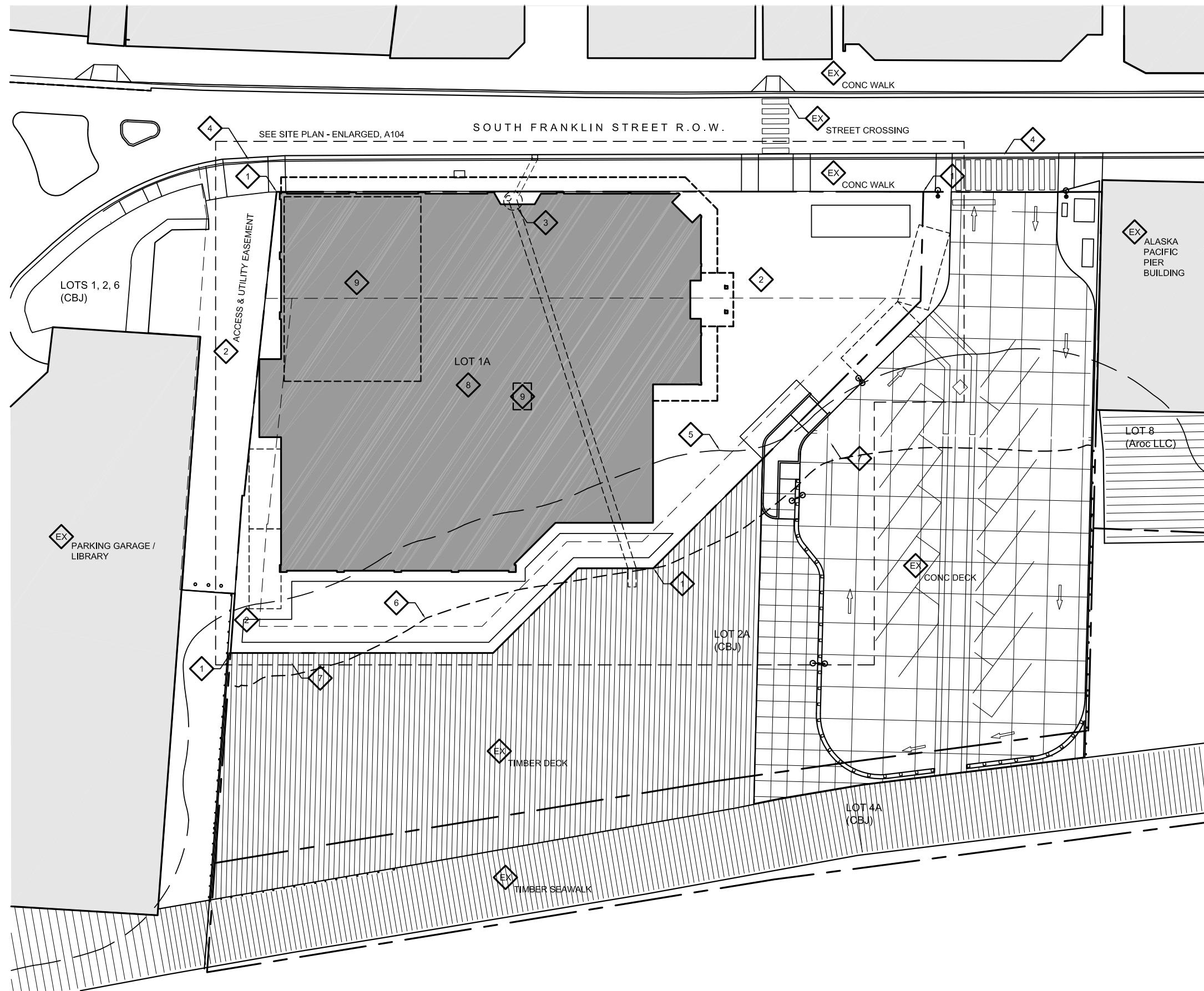
- REVISIONS
-  1
 -  2
 -  3
- SHEET TITLE
**Site Plan -
Property Lines**

DATE: 12.10.2025
FILE: 25031

A101

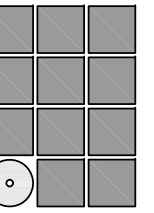


- KEY NOTES:**
- EX EXISTING
 - 1 PROPERTY LINES
 - 2 SETBACK / ZONING DISTRICT / EASEMENT LINES
 - 3 STORM DRAIN TO BE REMOVED & RELOCATED
 - 4 EXISTING DRIVEWAY ENTRANCE
 - 5 FEMA FLOODPLAIN LIMIT (APPROX.) PRIOR TO RETAINING WALL, ZONE VE, ELEVATION 25'.
 - 6 MEAN HIGH WATER LINE (MHW), PRIOR TO RETAINING WALL, ELEVATION 15.34'
 - 7 PILE SUPPORTED CONCRETE RETAINING WALL BELOW ALONG SOUTH OF LOT 1A. TOP OF WALL 27.17' TO 28.53'. BFE CONTOUR (25') AND MHW CONTOUR (15.34') NOW AT FACE OF WALL.



KEY NOTES:

- EX EXISTING
- 1 PROPERTY LINES
- 2 SETBACK / ZONING DISTRICT / EASEMENT LINES
- 3 STORM DRAIN TO BE REMOVED & RELOCATED
- 4 EXISTING DRIVEWAY ENTRANCE
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- 8 ALASKA FLY & DIVE BUILDING, FINISHED FLOOR ELEVATION 28.5'
- 9 THEATER FLOOR AND ELEVATOR PIT, FINISHED FLOOR ELEVATION 23.5'



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1 Site Plan - Overall

SCALE: 0 20' 40'



CU Permit Set

REVISIONS

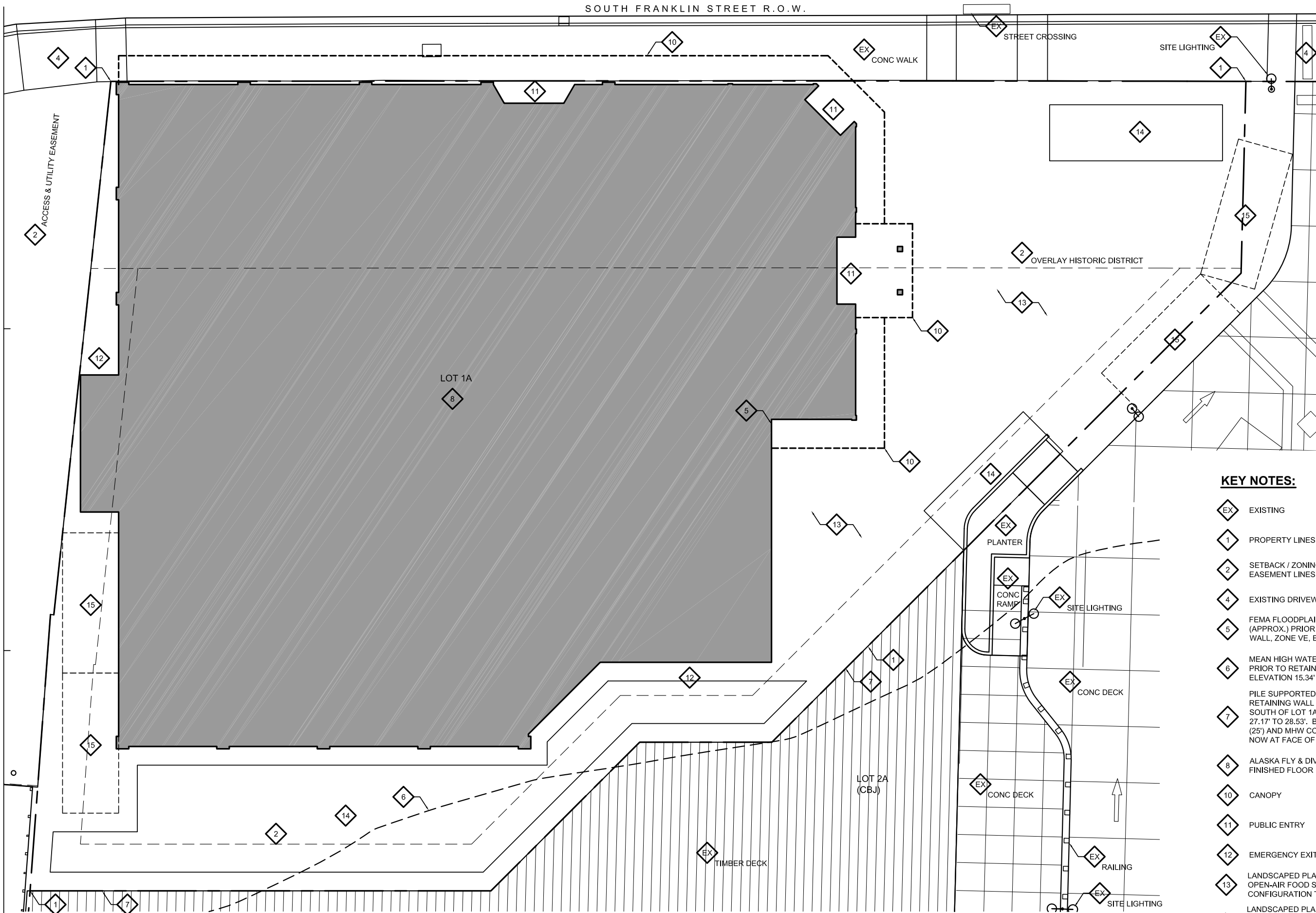


SHEET TITLE

Site Plan - Overall

DATE: 12.10.2025
FILE: 25031

A103



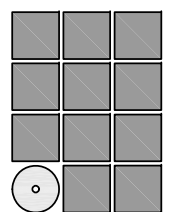
KEY NOTES:

- EX EXISTING
- 1 PROPERTY LINES
- 2 SETBACK / ZONING DISTRICT / EASEMENT LINES
- 4 EXISTING DRIVEWAY ENTRANCE
- 5 FEMA FLOODPLAIN LIMIT (APPROX.) PRIOR TO RETAINING WALL, ZONE VE, ELEVATION 25'
- 6 MEAN HIGH WATER LINE (MHW), PRIOR TO RETAINING WALL, ELEVATION 15.34'
- 7 FILE SUPPORTED CONCRETE RETAINING WALL BELOW ALONG SOUTH OF LOT 1A. TOP OF WALL 27.17' TO 28.53'. BFE CONTOUR (25') AND MHW CONTOUR (15.34') NOW AT FACE OF WALL.
- 8 ALASKA FLY & DIVE BUILDING, FINISHED FLOOR ELEVATION 28.5'
- 10 CANOPY
- 11 PUBLIC ENTRY
- 12 EMERGENCY EXIT / STAFF ENTRY
- 13 LANDSCAPED PLAZA AND FUTURE OPEN-AIR FOOD SERVICE, CONFIGURATION TBD
- 14 LANDSCAPED PLANTER, CONFIGURATION TBD. (3,388 SF VEGETATIVE COVER REQUIRED, 3,420 SHOWN.)
- 15 LOADING PARKING STALL. (NONE REQUIRED, 4 SHOWN.)

1 Site Plan - Overall

SCALE: 0 10' 20'

PROJECT NORTH

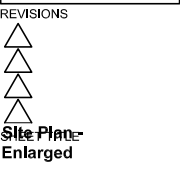


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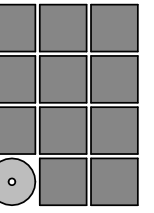
Alaska Fly & Dive

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DATE: 12.10.2025
FILE: 25031

A104



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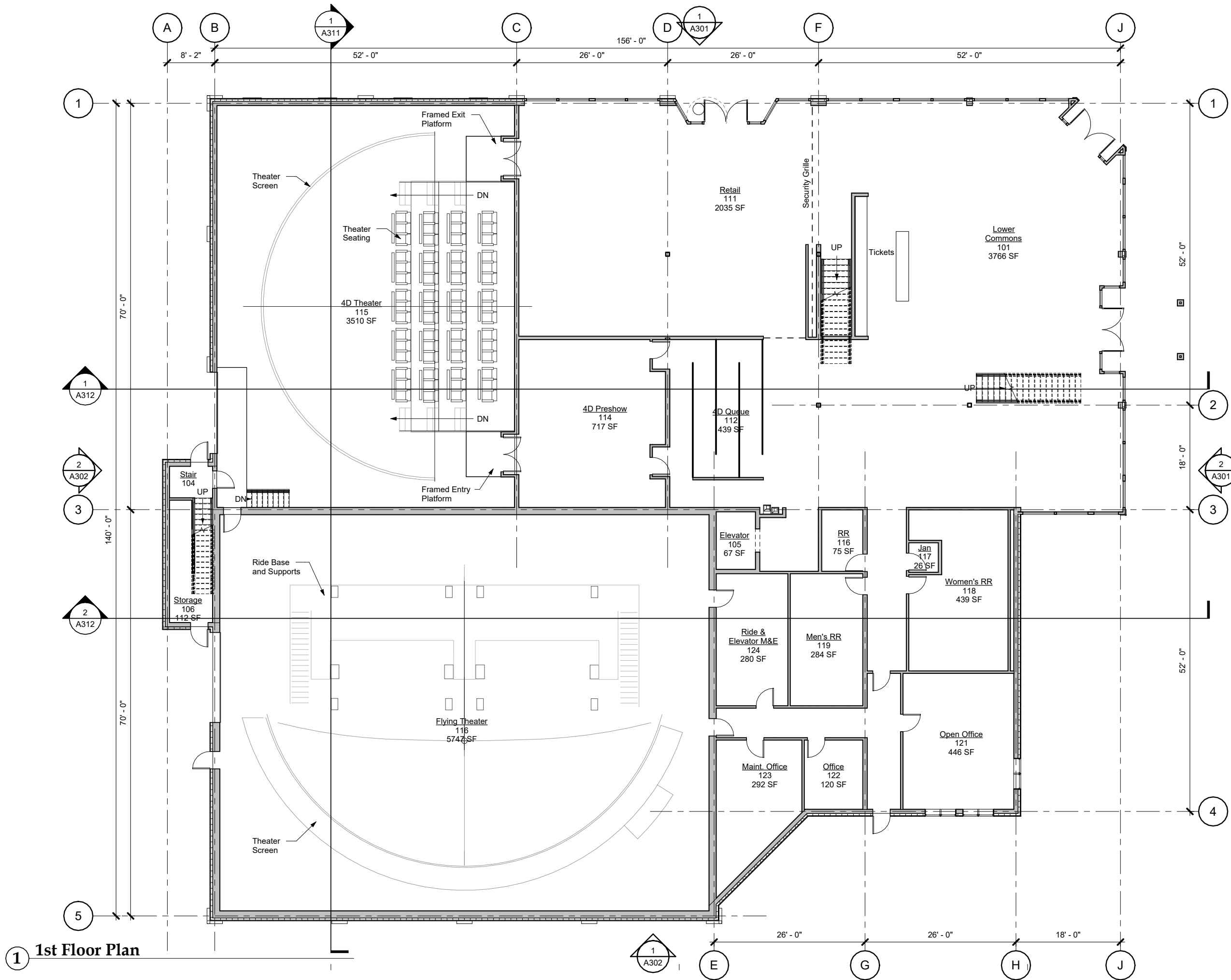
REVISIONS



SHEET TITLE
Floor Plan - 1st Floor

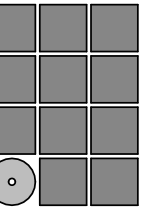
DATE: 12.10.2025
FILE: 25031

A201



1 1st Floor Plan

12/10/2025 4:08:12 PM G:_Projects\25031\CAD\1 Concept\25031 Alaska Fly & Dive - Concept - R25.rvt



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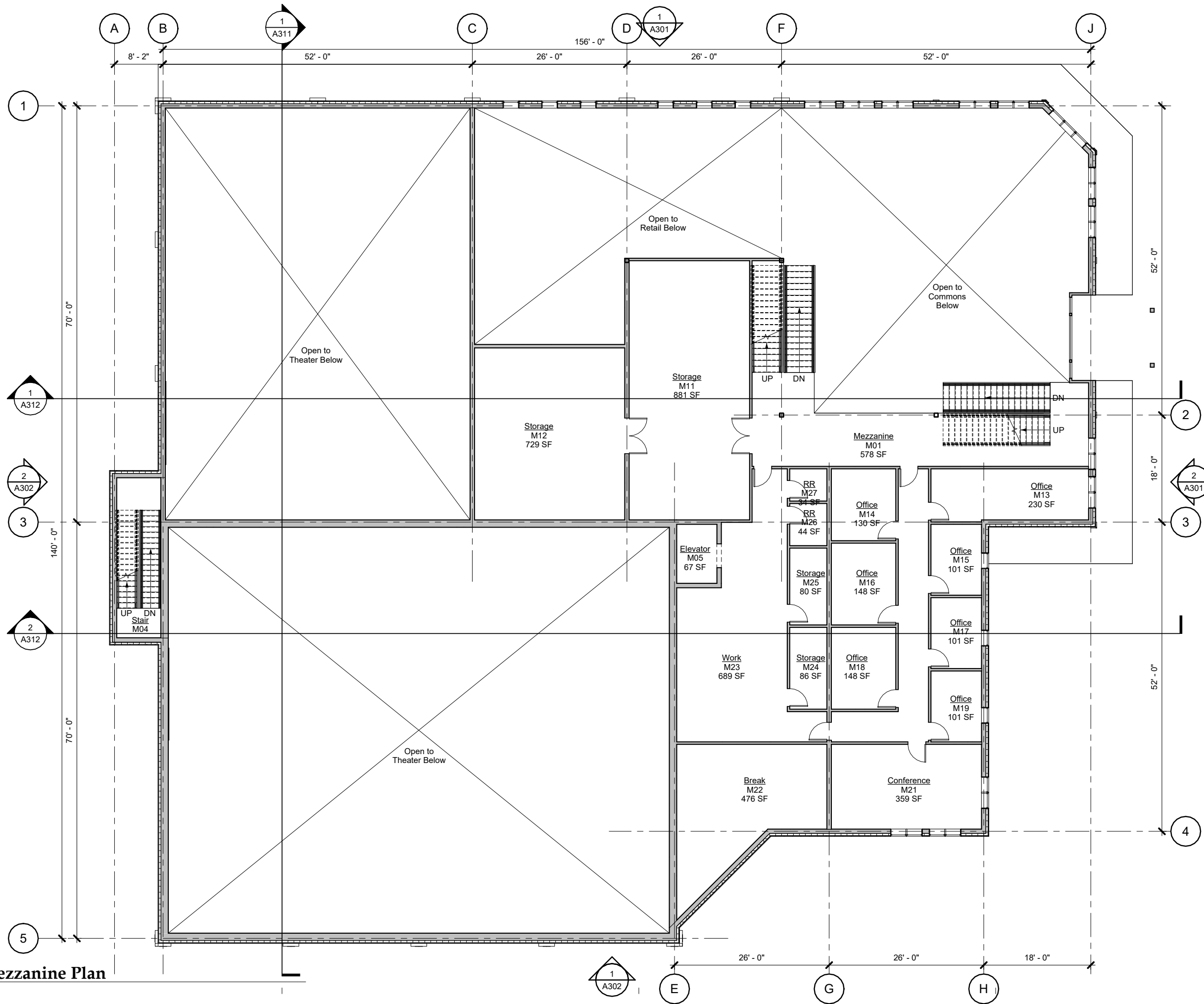
REVISIONS



SHEET TITLE
Floor Plan - Mezzanine

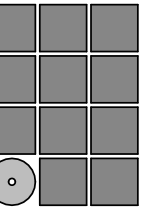
DATE: 12.10.2025
FILE: 25031

A202



1 Mezzanine Plan

12/10/2025 4:08:13 PM G:_Projects\25031\CAD\1 Concept\25031 Alaska Fly & Dive - Concept - R25.rvt



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SHEET TITLE

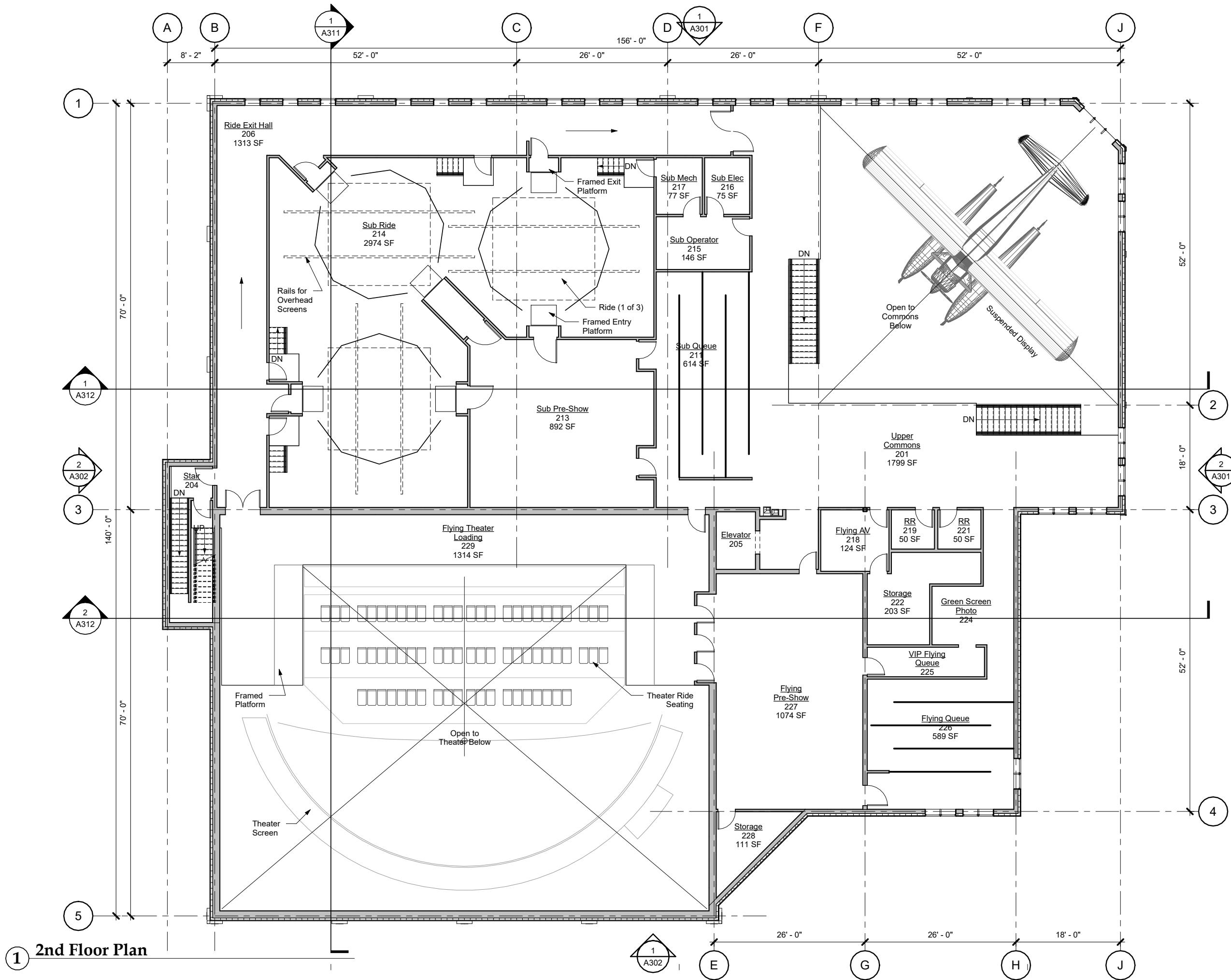
Floor Plan - 2nd Floor

DATE: 12.10.2025

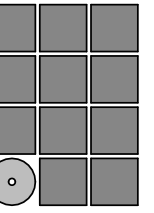
FILE: 25031

A203

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1 2nd Floor Plan



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REVISIONS



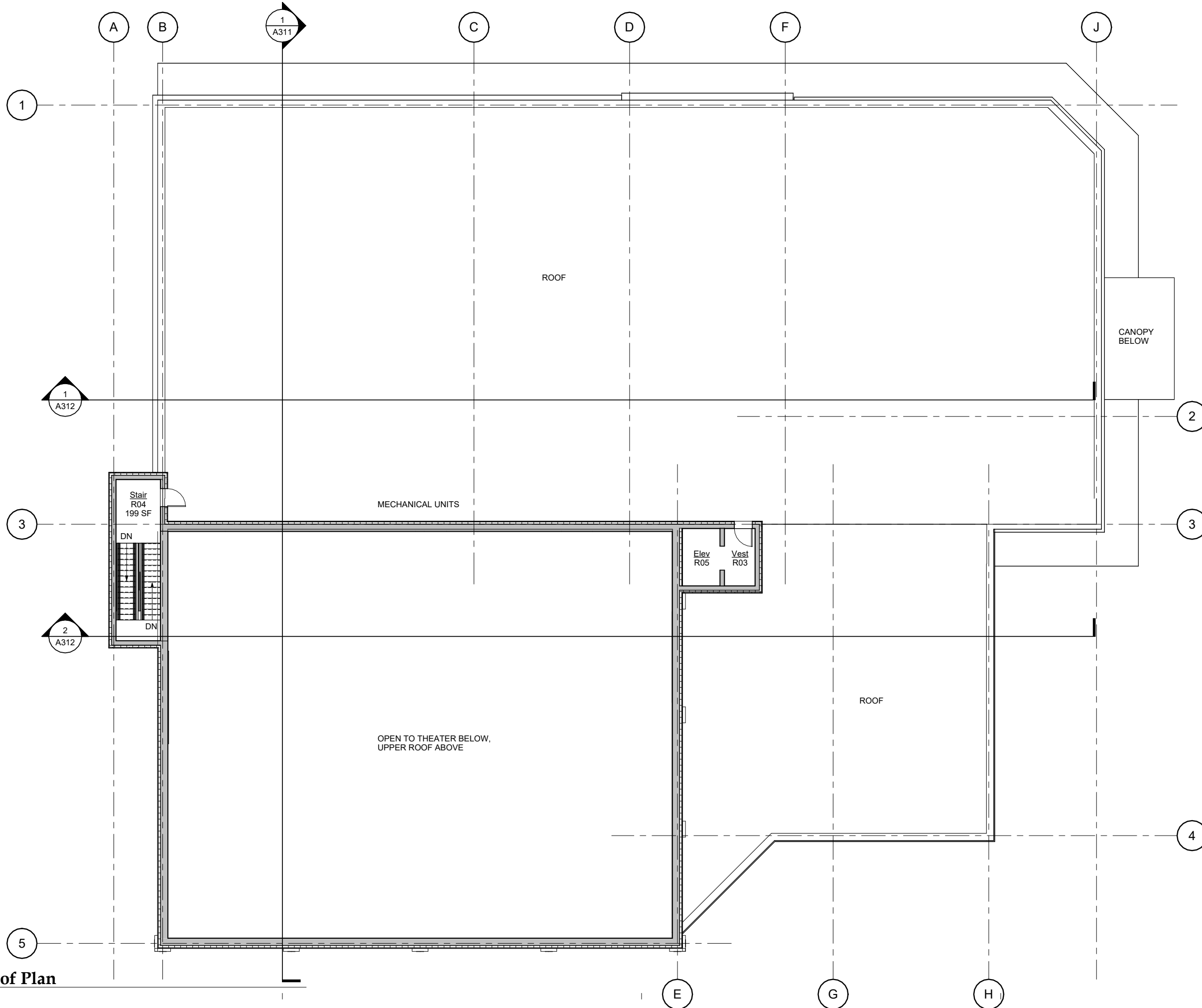
SHEET TITLE
Roof Plan

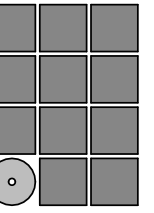
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FILE: 25031

A204

12/10/2025 4:08:15 PM G:_Projects\25031\CAD\1 Concept\25031 Alaska Fly & Dive - Concept - R25.rvt

1 Roof Plan





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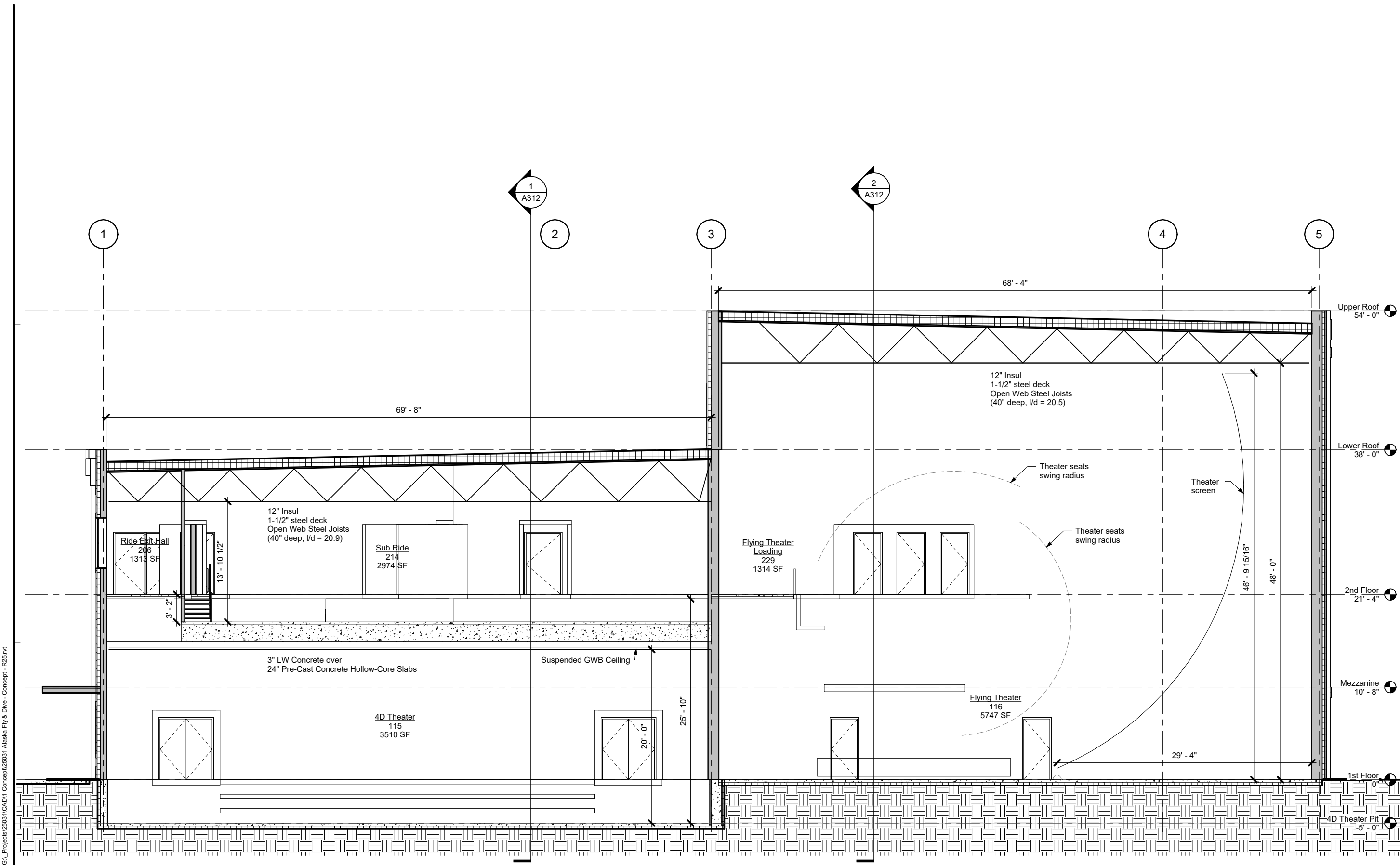


SHEET TITLE

Building Section

DATE: 12.10.2025
FILE: 25031

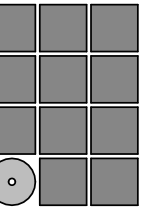
A311



G:_Projects\25031\CAD\1 Concept\25031 Alaska Fly & Dive - Concept - R25.rvt

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1 Section 1-5 @ Flying Theater



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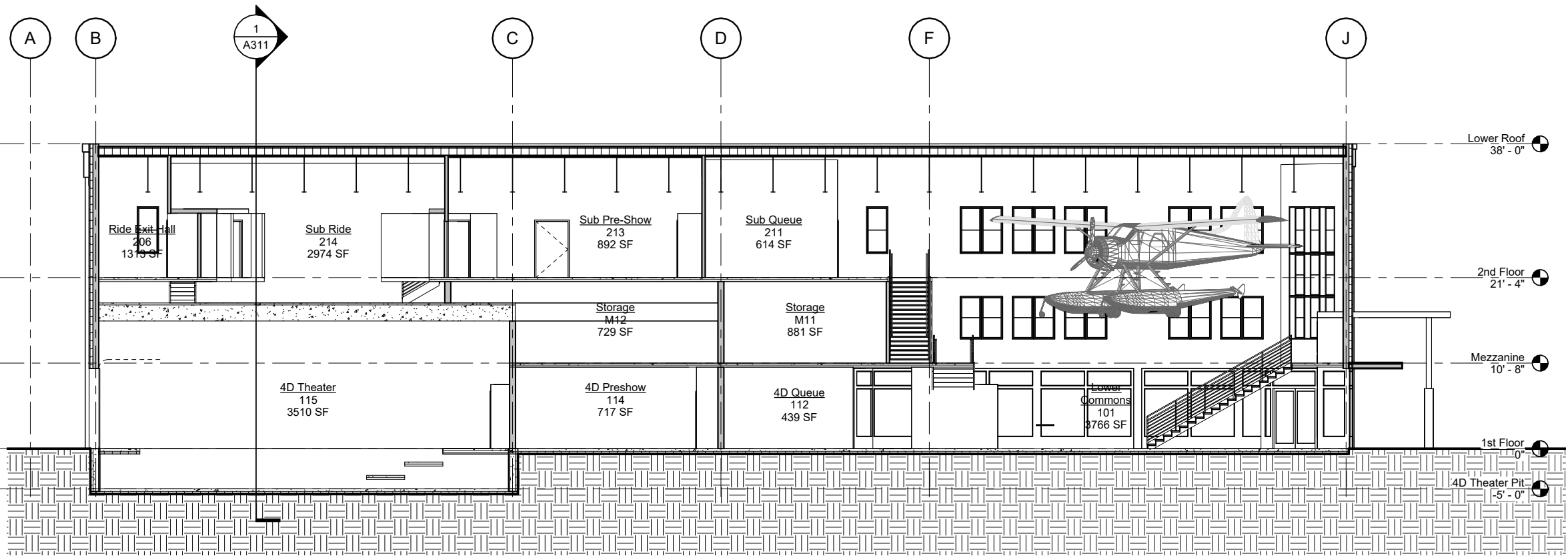


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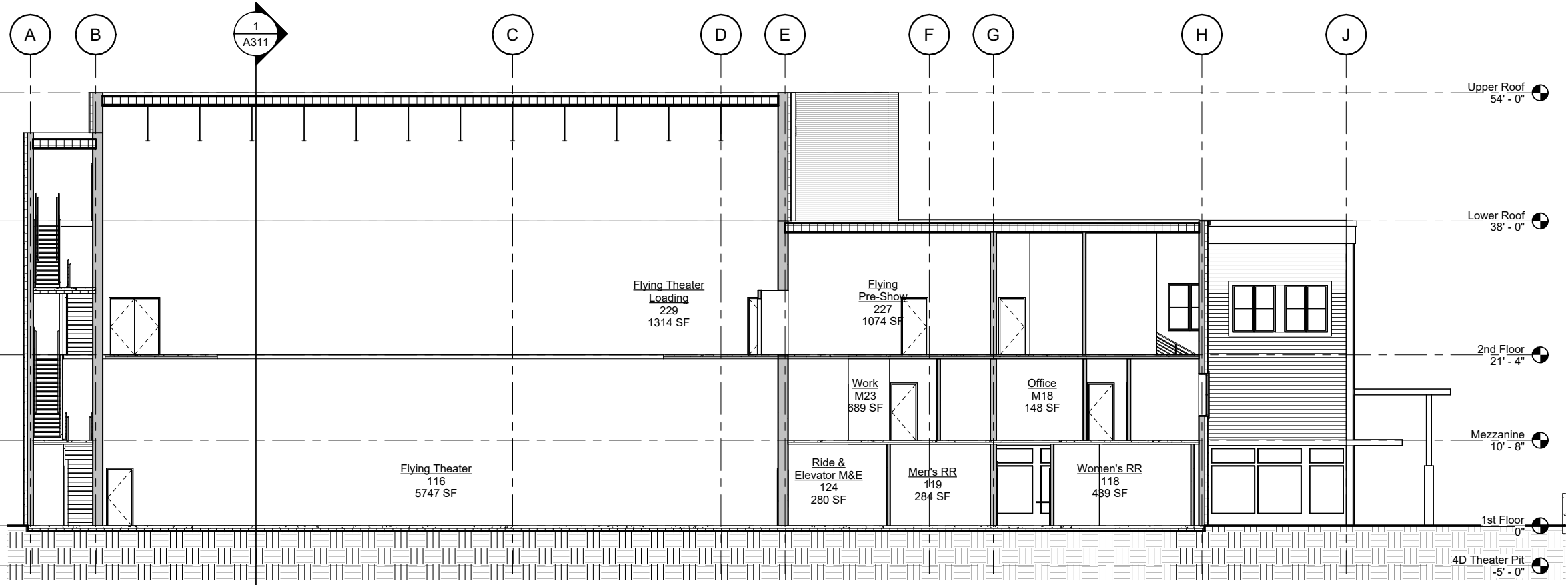
Building Section

DATE: 12.10.2025
FILE: 25031

A312



1 Section A-J @ Commons

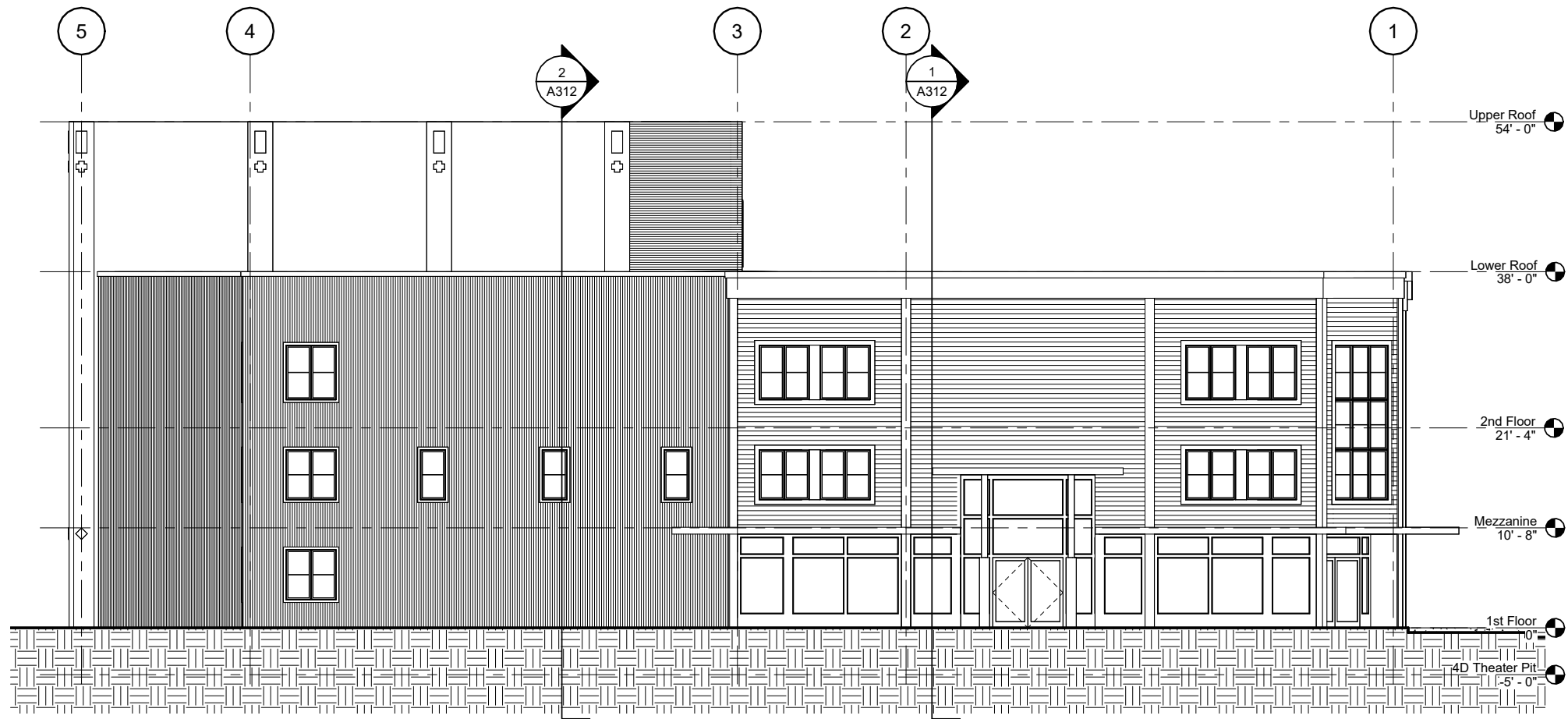


2 Section A-J @ Flying Theater

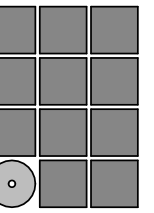
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1 Exterior Elevation - North



2 Exterior Elevation - East



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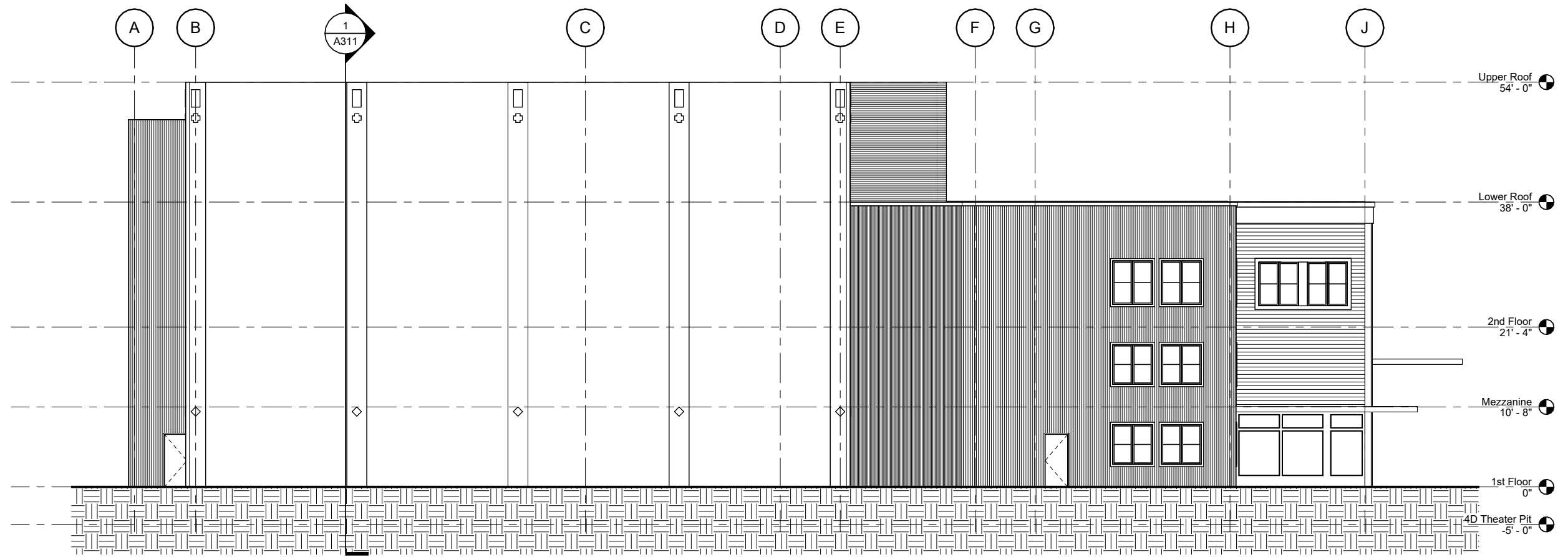
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Exterior Elevations

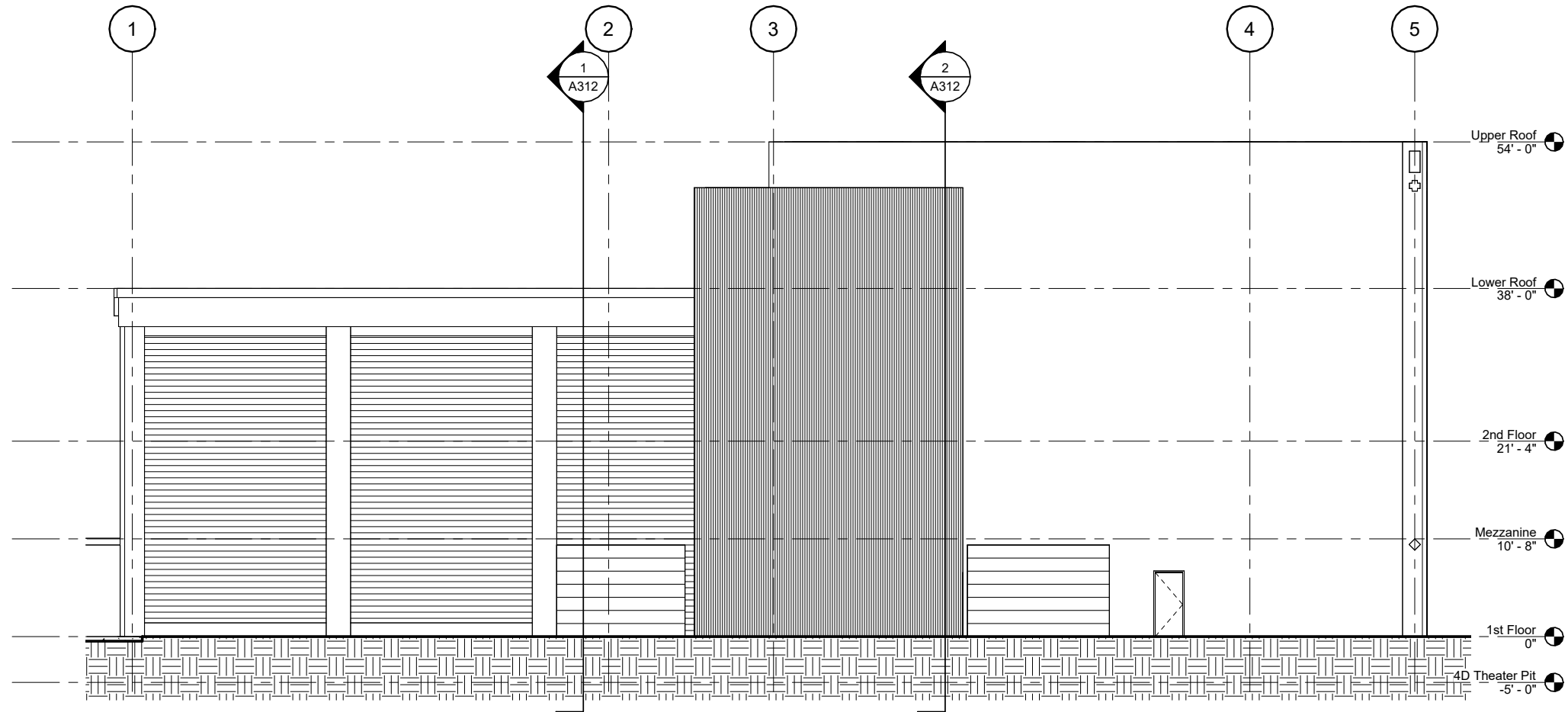
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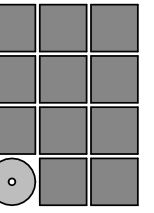
A301



1 Exterior Elevation - South



2 Exterior Elevation - West



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SHEET TITLE

Exterior Elevations

DATE: 12.10.2025
FILE: 25031

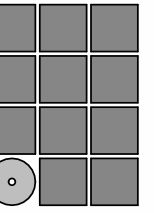
A302



① Perspective - Franklin Street Crosswalk COLORS TBD



② Perspective - Franklin Street @ Pier 49 COLORS TBD



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SHEET TITLE

Perspective Views

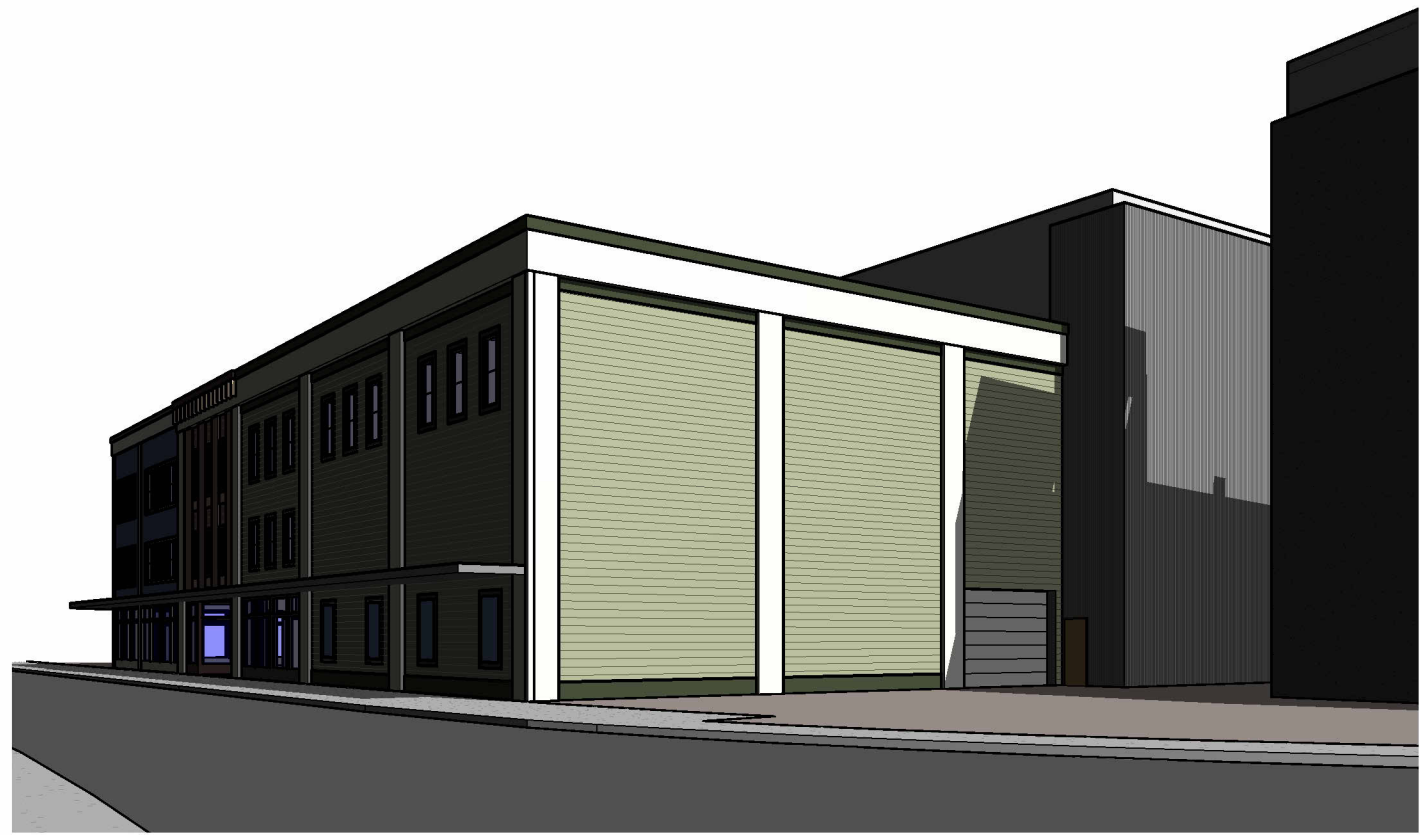
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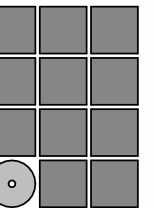
A321



① Perspective - Across Franklin Street COLORS TBD



② Perspective - North Franklin Street COLORS TBD



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REVISIONS



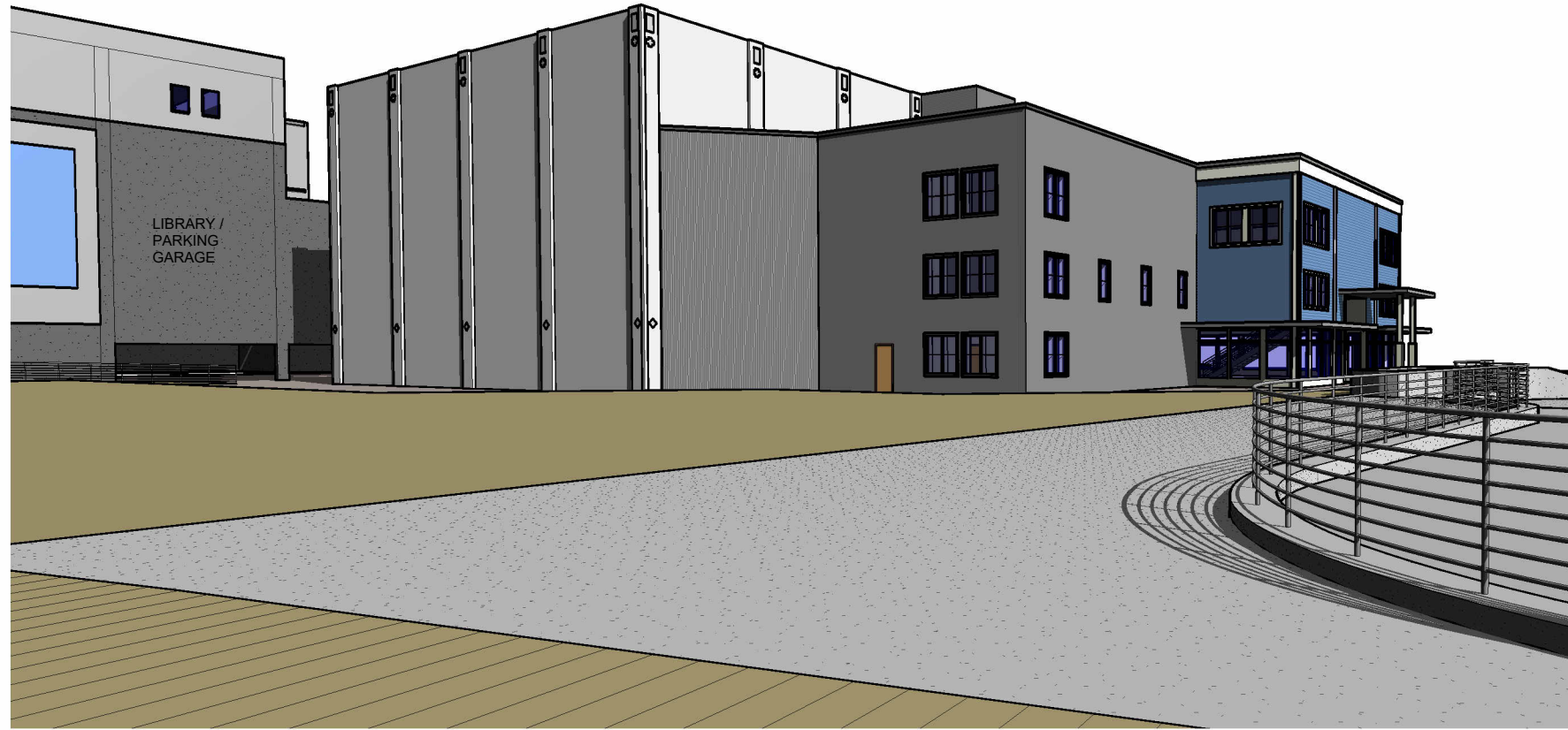
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Perspective Views

DATE: 12.10.2025

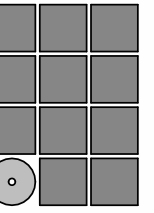
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A322



① Perspective - Seawalk South COLORS TBD

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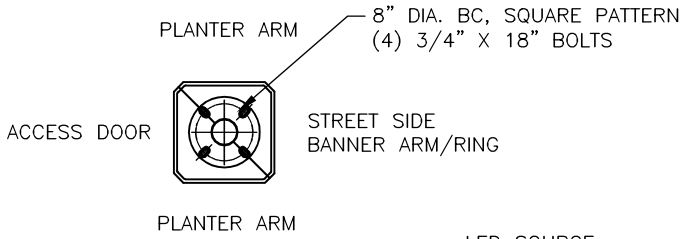
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Perspective Views

DATE: 12.10.2025

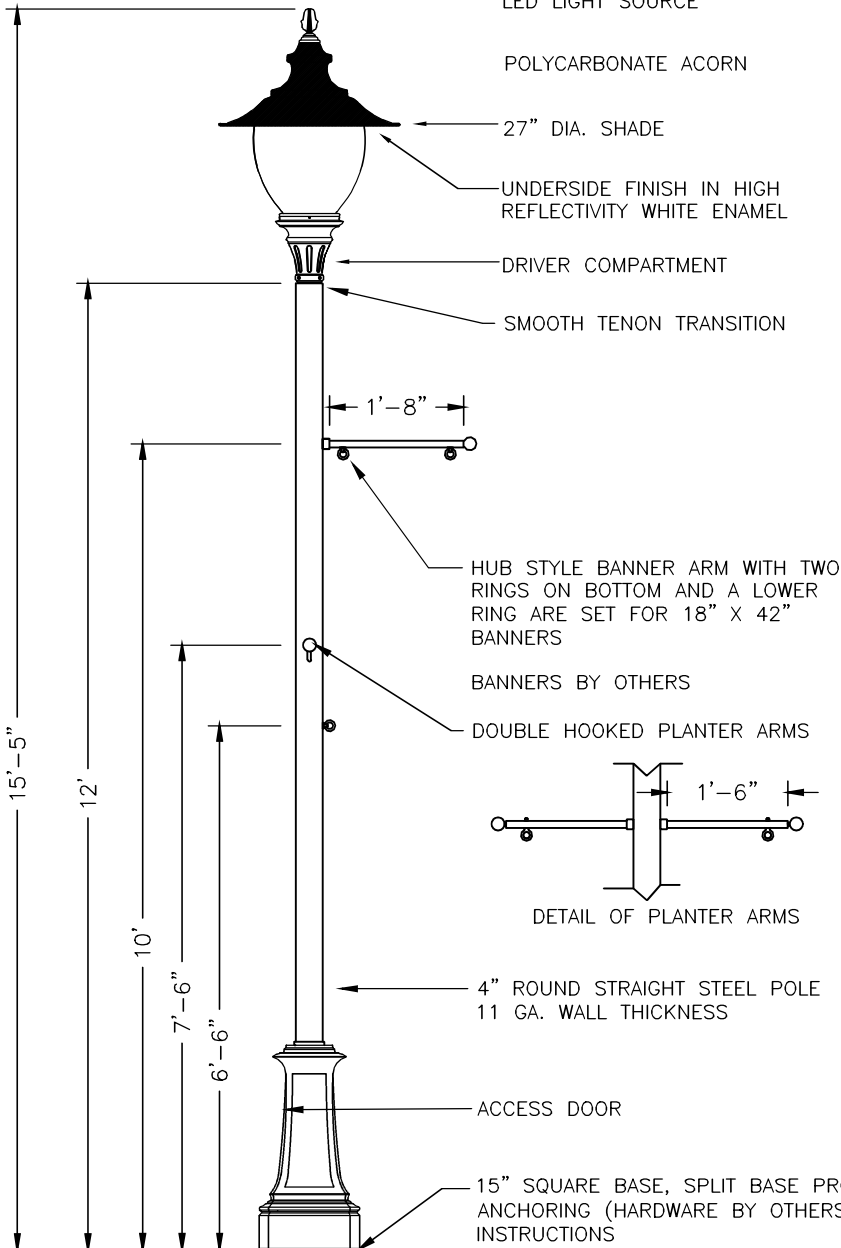
FILE: 25031

A323



LED SOURCE
 4ARC35T3
 56 LED'S,
 64w, 3,500K
 TYPE 3 DISTRIBUTION

LED LIGHT SOURCE
 POLYCARBONATE ACORN



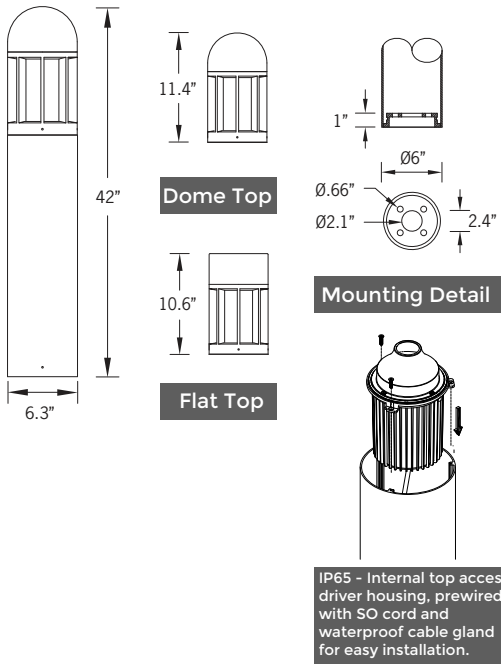
REV	REVISIONS	DATE	RVS	BY	DATE	SCALE	DRAWN
A	ORIGINAL	2/8/18					JG
BOROUGH OF JUNEAU JUNEAU, AK							
PT-M960SRLED-5P-4ARC35T3-MDL03-P/RSS12F400-P3-8401-SS(MOD 4") /DHFA/SHBAR-(MOD)/BKT							
DRAWING NUMBER SC30201-1							
POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"							
SternbergLighting ESTABLISHED 1923 / EMPLOYEE OWNED							

UAA-10087

Atlantic 1 Bollard



41w COB - 1454 Lumens | 29w COB 1028 Lumens
 IP65 • Suitable For Wet Locations
 IK08 • Impact Resistant (Vandal Resistant)
 Weight 15 lbs



Construction

Aluminum
 Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
 8 step decrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
 Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
 LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
 Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
 B1 - U3 - G1 [W30] • B1 - U4 - G1 [W40]

Finishing
 All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
 UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
 The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
 After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
 Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
 Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Opal Borosilicate Glass Lens
 Provided with opal borosilicate impact resistant glass.

Optics & LED
 Precise optic design provides exceptional light control and precise distribution of light.
 LED CRI > 80

Lumen - Maintenance Life
 L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Classic urban neighborhood bollard luminaire family. Timeless lines coupled with unparalleled build quality, flexibility and performance.

A decorative bollard with a symmetrical light distribution. Developed to complement the Atlantic range of pillar lights, post top and wall light luminaires. Designed for various applications including entrances, gardens, precincts and pathways.

Low copper content corrosion resistant extruded die-cast aluminum column. 316 Stainless steel hardware, durable silicone rubber gasket and impact resistant tempered opal diffuser. The luminaire is treated with a chemical nickel and zinc phosphate protection before powder coating (4.9 mil thickness), ensuring high corrosion resistance. Integral control gear.

This fixture is provided with an integrated waterproof driver box at the top of the bollard that ensures that the electrical components are protected from water and dust. This fixture is prewired to the base of the bollard facilitated easy electrical connections onsite. A laser cut anchor bolt template is provided for accurate anchor bolt installation. Options of house side shields and GFCI boxes are available. Please contact the factory for more information.

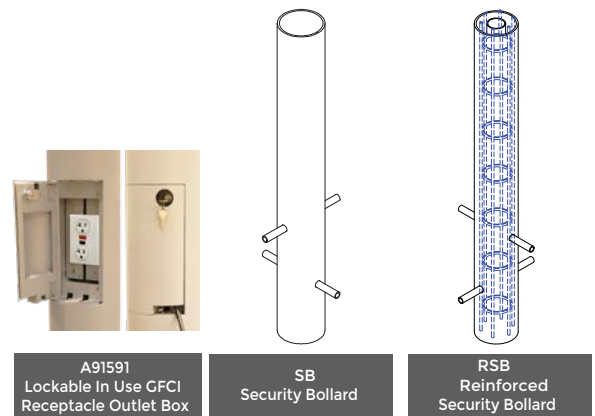
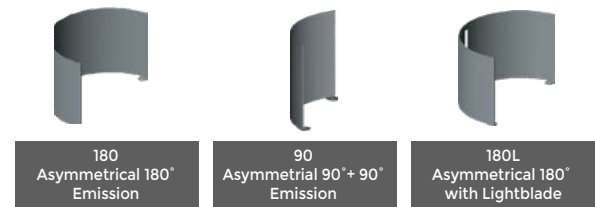
Security Bollard:
 This product can be modified with optional Security Bollard cores. Ligman has **two** security bollard options designed to deter unauthorized vehicular access in restricted areas.

Ligman Standard Security Bollards [SB] are structurally engineered and simulated to meet the performance criteria of a typical traffic-rated bollard system, which corresponds to a 5,000 lb vehicle impact up to 30mph with less than 4ft of penetration.

Ligman Reinforced Security Bollards [RSB] are structurally engineered for impact resistance and simulated to meet the performance criteria of ASTM F2656 M30 P1 (formerly known as K4), which corresponds to a 15,000 lb vehicle impact up to 30mph with less than 3.3 ft of penetration.

These bollards are not certified as crash-rated. Please refer to the product installation sheet for additional requirements and installation guidelines.

Additional Options (Consult Factory For Pricing)



UAA-10087

Atlantic 1 Bollard

PROJECT		DATE	
----------------	--	-------------	--

QUANTITY		TYPE		NOTE	
-----------------	--	-------------	--	-------------	--

ORDERING EXAMPLE || UAA-10087-41w - 1 - W30 - 01 - 120/277v

UAA-10087					
LAMP	TOP	LED COLOR	FINISH COLOR	VOLTAGE	

41w COB
1454 Lumens
29w COB
1028 Lumens

1 - Dome Top
2 - Flat Top



W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL



120/277v
Other - Specify

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ADDITIONAL OPTIONS

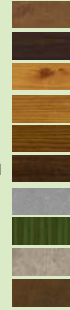
- DIM - 0-10v Dimming
- NAT - Natatorium Rated
- SB - Standard Security Bollard (A12891)
- RSB - Reinforced Security Bollard (A12891-M)
- HGT - Custom Height (SPECIFY HEIGHT)
- 180 - 180° Emission
- 90 - 90°+ 90° Emission
- 180L - 180° Emission w/ Lightblade
- A91591 - Lockable In Use GFCI Receptacle Outlet Box



A91591
Lockable In Use GFCI
Receptacle Outlet Box

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03 - PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH



THERE IS AN ADDITIONAL COST FOR INSPIRED BY NATURE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish



41w COB 2632 Lumens | 29w COB 1856 Lumens
 IP55 • Suitable For Wet Locations
 IK04 • Impact Resistant
 Weight 20 lbs

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUC Rating

B1 - U3 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

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Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Opal Borosilicate Glass Lens

Provided with opal borosilicate impact resistant glass.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
 LED CRI > 80

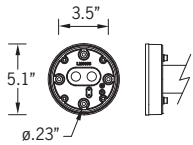
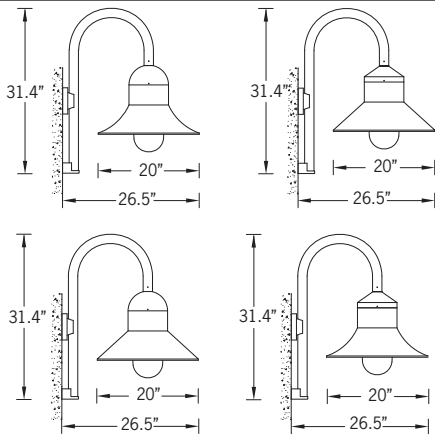
Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

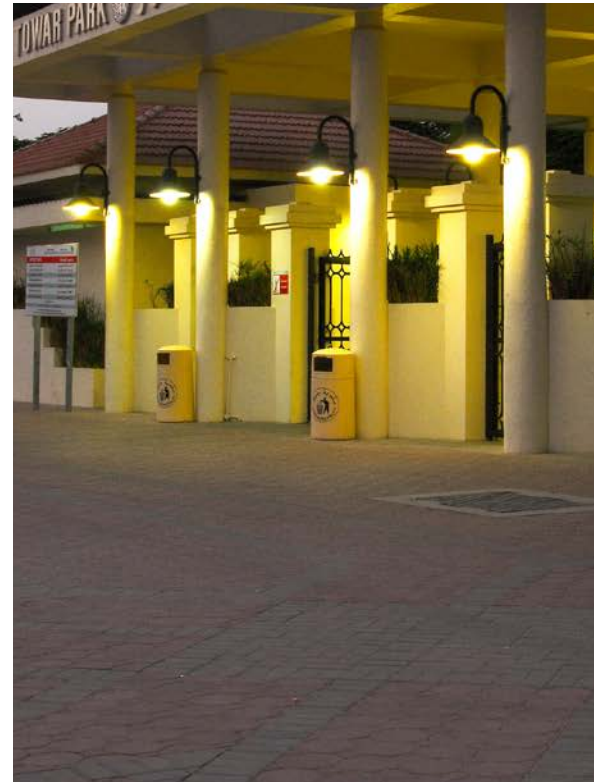
Classic urban neighborhood wall-mounted luminaire family. Timeless lines coupled with unparalleled build quality, flexibility and performance.

A small and medium size shade decorative wall lantern with symmetrical light distribution. Developed to complement the Atlantic bollard and Atlantic pillar light. Designed for lighting of entrances and footpaths. Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.



Mounting Detail



UAA-30186












Atlantic 9 Medium Shade Shepherds Crook

PROJECT		DATE	
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QUANTITY		TYPE		NOTE	
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ORDERING EXAMPLE || UAA - 30156 - 41w - 1 - 2 - W30 - 02 - 120/277v - Options

LAMP	SHADE	TOP	LED COLOR	FINISH COLOR	VOLTAGE

- | | | | | | |
|---|--|---|---|--|--|
| <p>41w COB
2632 Lumens</p> <p>29w COB
1856 Lumens</p> | <p>1 - Swept </p> <p>2 - Straight </p> | <p>1 - Dome Top </p> <p>2 - Cone Top </p> | <p>W27 - 2700K</p> <p>W30 - 3000K</p> <p>W35 - 3500K</p> <p>W40 - 4000K</p> | <p>01 - BLACK RAL 9011 </p> <p>02 - DARK GREY RAL 7043 </p> <p>03 - WHITE RAL 9003 </p> <p>04 - METALLIC SILVER RAL 9006 </p> <p>05 - MATTE SILVER RAL 9006 </p> <p>06 - LIGMAN BRONZE </p> <p>07 - CUSTOM RAL </p> | <p>120/277v</p> <p>Other - Specify</p> |
|---|--|---|---|--|--|

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ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH 
- SW02 - WALNUT FINISH 
- SW03 - PINE FINISH 
- DF - DOUGLAS FIR FINISH 
- CW - CHERRY WOOD FINISH 
- NW - NATIONAL WALNUT FINISH 
- SU01 - CONCRETE FINISH 
- SU02 - SOFTSCAPE FINISH 
- SU03 - STONE FINISH 
- SU04 - CORTEN FINISH 

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

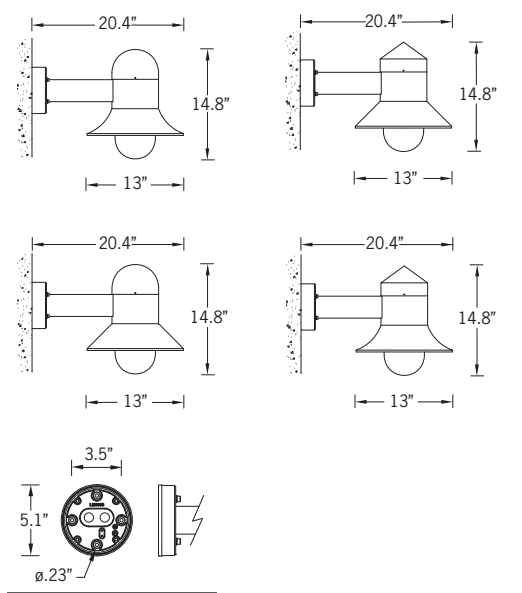
- | | | | |
|---|--|--|--|
| <p>  </p> <p>Oak</p> | <p>  </p> <p>Cherry</p> | <p>  </p> <p>Beech</p> | <p>  </p> <p>Carbon</p> |
| <p>  </p> <p>Walnut</p> | <p>  </p> <p>Chestnut</p> | <p>  </p> <p>Bamboo</p> | <p>  </p> <p>Galvanized</p> |
| <p>  </p> <p>Pine</p> | <p>  </p> <p>Mahogany</p> | <p>  </p> <p>Birch</p> | <p>  </p> <p>Steel</p> |



Example: Inspired by Nature Finish



29w COB 1105 Lumens
IP55 • Suitable For Wet Locations
IK04 • Impact Resistant
Weight 14 lbs



Mounting Detail

Construction

Aluminum.
 Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
 8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
 Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
 LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
 Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
 B1 - U3 - G1

Finishing.
 All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
 UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

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 The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

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 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
 Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
 Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Opal Borosilicate Glass Lens
 Provided with opal borosilicate impact resistant glass.

Optics & LED
 Precise optic design provides exceptional light control and precise distribution of light.
 LED CRI > 80

Lumen - Maintenance Life
 L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Classic urban neighborhood wall-mounted luminaire family. Timeless lines coupled with unparalleled build quality, flexibility and performance.

A small and medium size shade decorative wall lantern with symmetrical light distribution. Developed to complement the Atlantic bollard and Atlantic pillar light. Designed for lighting of entrances and footpaths. Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.



UAA-30146

Atlantic 7 Small Shade Surface

PROJECT	<input type="text"/>	DATE	<input type="text"/>
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QUANTITY	<input type="text"/>	TYPE	<input type="text"/>	NOTE	<input type="text"/>
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ORDERING EXAMPLE || UAA - 30146 - 29w - 1 - 2 - W30 - 02 - 120/277v - Options

UAA-30146	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	LAMP	SHADE	TOP	LED COLOR	FINISH COLOR	VOLTAGE
	29w COB 1105 Lumens	1 - Swept 	1 - Dome Top 	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL 	120/277v Other - Specify
		2 - Straight 	2 - Cone Top 			

<input type="text"/>	<input type="text"/>
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ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH	
SW02 - WALNUT FINISH	
SW03 - PINE FINISH	
DF - DOUGLAS FIR FINISH	
CW - CHERRY WOOD FINISH	
NW - NATIONAL WALNUT FINISH	
SU01 - CONCRETE FINISH	
SU02 - SOFTSCAPE FINISH	
SU03 - STONE FINISH	
SU04 - CORTEN FINISH	

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak	Cherry	Beech	Carbon
Walnut	Chestnut	Bamboo	Galvanized
Pine	Mahogany	Birch	Steel





VARIANCE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.
Not to be used for Administrative Variances**

To be completed by Applicant	PROJECT SUMMARY		
	A new entertainment and retail building. See attached narrative and CUP application for additional information.		
	VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to)		
	See attached narrative.		
	Previous Variance Applications? YES <input checked="" type="checkbox"/> NO Date of Filing: _____		
Previous Case Number(s): _____		Building Permit related to this variance? YES NO	
Was the Variance Granted? YES NO			
UTILITIES AVAILABLE:	WATER <input checked="" type="checkbox"/> Public On Site	SEWER: <input checked="" type="checkbox"/> Public On Site	
ALL REQUIRED MATERIALS ATTACHED			
<p>Complete application per CBJ 49.65.210</p> <p>Narrative including:</p> <p>Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure</p> <p>Why a variance would be needed for this property regardless of the owner</p> <p>What hardship would result if the variance is not granted</p> <p>Site Plan</p>			

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

VARIANCE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number VAR	Date Received
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Variance Application Instructions

Variances are outlined in CBJ 49.20 article II

Application: An application for a Variance will not be accepted by the Community Development Department (CDD) until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Variance Application and Development Permit Application forms.
2. **Fees:** The fee for a Variance Application is \$400.00. If the application is in conjunction with a major development permit, the Variance fee will be reduced by 20 percent. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Description:** A detailed letter or narrative describing the hardship that is the result of an unusual situation or physical feature affecting a specific parcel of land or structure. **Also include how the proposed project meets the variance criteria listed on the attached sheet.**
4. **Plans:** A site plan showing the following information:
 - A. The location of existing and proposed structures (i.e. buildings, fences, signs, parking areas, etc.); and
 - B. The location of existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.).

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Please consult with the Community Development Department to discuss whether additional information may be required for your application. The "Planner-On-Call" can be reached by contacting the Community Development Department at (907) 586-0715 or via email at Permits@juneau.org.

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Variance Application request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Variance Applications must be reviewed by the Board of Adjustment. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Variance process, all requests must be given proper public notice as outlined in 49.20.230 which consists of the following:

Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site. A "Public Notice Sign" is required to be posted on the site by the Applicant and the Community Development Department will create the sign to be posted.

Variance Approval Criteria

A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined that the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:

CBJ 49.20.250(b) Non-administrative variances. *(1)A variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the board of adjustment has determined that:*

- (A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;*
- (B) The unusual or special conditions of the property are not caused by the person seeking the variance;*
- (C) The grant of the variance is not detrimental to public health, safety, or welfare; and*
- (D) The grant of the variance is narrowly tailored to relieve the hardship.*

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ 49.20.200), a variance may be granted to provide an applicant relief from the requirements of Title 49, the Land Use Code. A variance is prohibited from varying any requirement or regulation of this title concerning the use of land or structures, housing density, lot area, requirements in chapter 49.35, or requirements in chapter 49.65. Applications for prohibited variances shall not be accepted for filing or shall be rejected by the director.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Date: December 9, 2025

Re: Alaska Fly & Dive (JYW No. 25031)

Conditional Use Permit Application Variance Narrative

In order to be successful, this large and complicated project requires a few variances to the zoning dimensional standards. First, several setback variances are requested because the lot is within both the Waterfront Commercial property zoning as well as the Historic District Overlay Zone and there are some conflicts between the requirements of each zone. Second, some height restriction variances are requested to make the project economically viable.

Setback Variances. The WC zone requires 10' setbacks from all property lines (Table 49.25.400), while the Historic District Design Guidelines (04 CBJAC 080.460) require locating the front street wall at the sidewalk where feasible (7.1) and street facades to span lot widths (7.2) with an exception for access ways to side or rear entrances.

- *North (South Franklin Street) & West (Library) sides.* Building is located as near as possible to NW property corner. This will create a street wall along the 13' +/- wide South Franklin sidewalk, which seems to be the primary goal of the HDDG. It will also narrow the entrance to the "alley" between the building and the Library where there are no entrances or services. Because of compliance with the HDDG standards, outside of the HDDG zone, the building is closer than allowed to the west property line. **West Side Variance required:** reduction of the west side WC side yard setback from 10' to 0' for a length of 60'.
- *East side.* Building is set back from the east property line by approximately 83'. This is because the building is not large enough to fill the entire 243' length of the lot and because of the desire to create a public Plaza. The Plaza was part of the original vision for the 2020 joint project with Docks and Harbors and was intended to serve as a link from the deckover to the crosswalk across South Franklin. It also allows gathering space for visitors in an emergency off of the narrow South Franklin Street sidewalks. **East Side Variance required:** relaxation of the HDDG requirement for the building to span the lot width to allow for the public Plaza.
- *Justifications:*
 - Unusual characteristics contributing to variance need:
 - Two conflicting setback requirements in a single lot is unusual.
 - The public nature of both the South Franklin street wall and the east side Plaza is also very unusual.
 - The odd shape of the lot, particularly the narrow width on the east end, makes a full build-out of the lot problematic.
 - Variance needed regardless of owner: Any owner would need to deal with the conflicts between zoning districts and the need for some sort of public circulation area on the east side.
 - Hardship if variance not granted:

- Pushing the building east out of the west side WC setback would increase the width of the undesirable alley between the Library and the building and decrease the width of the east side Plaza, which is desired by both CBJ and the owner. It also will widen the street wall gap along the South Franklin side of the Library.
 - Decreasing the size of the Plaza will limit future opportunities to offer open air food service here, decreasing the economic viability of the project.
 - Requiring the building to be built to fill out the full 243' length of the property would greatly enlarge the size and cost of the project.
- The grant of the variances is not detrimental to public health, safety, or welfare:
 - The decrease of the setback along the west doesn't impact public safety because of the access and utility easement along this property line allows access in this location.
 - Granting of the easements allows for more public safety and welfare in the Plaza to the east.
- The grant of the variances is narrowly tailored to relieve the hardship: Both variance requests are limited to the specific property lines / building elevations where the variance is required.

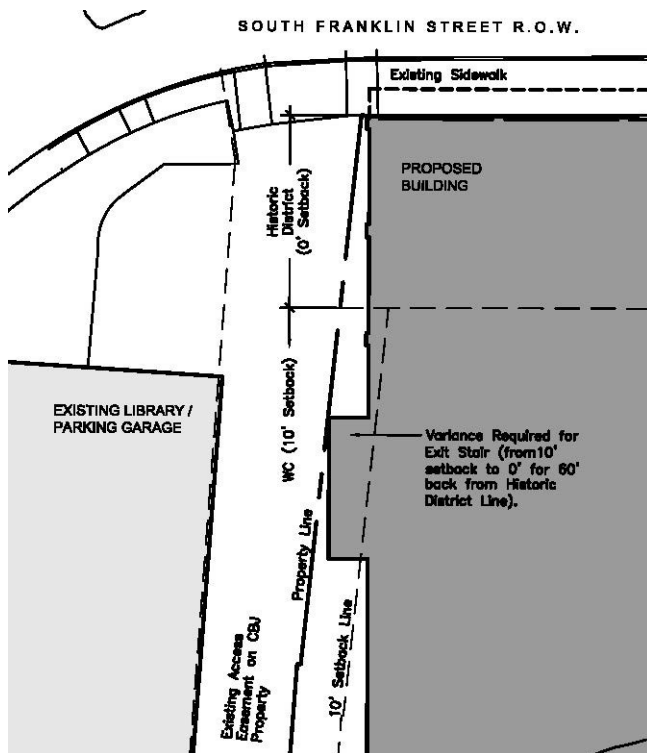


Image 1: Illustration of West Side Variance

Height Variances. The Historic District allows for a building height of 38', while the WC zone limits the height to 35'.

- **38' Height.** Building is 38' tall, typical, which allows for the stacking of the Ocean 360 rides on the 2nd Floor over the 4D Theater on the 1st floor with just inches to spare. **Variance required:** raise the 35' height restriction in the WC zone to 38' for the entire lot, matching the Historic District height.
- **54' Height.** The large Flying Theater ride requires a screen height of just over 49'. Minimal structure for the long spans of the theater space requires a total height for this area of 54'. **Variance required:**

raise the 35' height restriction in the WC zone to 54' for the approximately 5,800 sf Flying Theater and adjacent stairs, elevator, and mechanical equipment / enclosures.

- *Justifications:*
 - Unusual characteristics contributing to variance need (for 38' tall height variance):
 - Maximizing rides within the building requires stacking of the smaller 4D Theater under the Ocean 360 submarine rides. Even after lowering the floor of the 4D Theater 5' below the 1st Floor, a 38' height is still required to fit rides on both levels.
 - Two conflicting height requirements in a single lot is unusual.
 - The building is already allowed to be 38' tall along the historically-important South Franklin Street side.
 - Keeping the parapet height at a consistent 38' will be visually appealing along the public street and Plaza sides of the building.
 - Unusual characteristics contributing to variance need (for 54' tall height variance):
 - The flagship attraction for the planned new facility is the Flying Theater—a ride where visitors are swung out on seats that move along with a video on a large screen simulating flight over Alaskan landscapes. The ride depends on a tall curving screen to fully immerse riders in the experience. The screen alone is over 49' tall, requiring at least a 54' total building height to the roof above.
 - From eye-level a 38' tall building along South Franklin Street blocks the 54' height spaces entirely.
 - The building is located next to an existing building which is much taller. The top of the flat roof of the Library is 66', 12' taller than the maximum height we are requesting. The peaked corners of the Library are an additional 7'-6" and 11'-6" higher than the flat Library roof.
 - The Theater spaces have been designed to not block any views to the Elizabeth Peratrovich mural on the Library or any windows in the Library.
 - The original use of the site was the Juneau Cold Storage—a large, windowless building. The design of the Flying Theater exterior recalls this historic building with tile details on regular vertical pilasters.
 - The site is not waterfront property. Although nothing is currently built there, eventually the Docks and Harbors property is intended to house a museum or other public building that would occupy the waterfront frontage between the Theater and the Seawalk / waterfront.
 - Variance needed regardless of owner: Any owner would need an exceptional type of project to make development of this expensive site economically viable. Obviously, no one has been able to figure out how to make this work in 3+ decades. Raising the height would allow any owner greater flexibility to develop a successful project in this location.
 - Hardship if variance not granted:
 - Decreasing the screen heights in any of the Theater spaces will greatly impact on the economic rationale for the project.
 - The floor of the 4D Theater has already been lowered 5' below the main 1st Floor. Lowering any of the spaces further will move the building into conflict with the FEMA requirements and/or require every expensive waterproofing and other issues.
 - All projecting statues, signage, etc above the parapet level have already been eliminated. The structure between the floors and at the roof has been thinned beyond what is typical and normally economical. Parapet heights have been reduced as far as possible. Any further reduction in the height of the building is not possible without serious impacts to or elimination of Theater spaces.

- The grant of the variance is not detrimental to public health, safety, or welfare:
 - The increase to 38' or 54' building heights will not be visible to pedestrians on South Franklin Street, nor will it block sunlight to the street since the 38' height is already allowed along this property line.
 - The 54' Theater height will not block light or any water views for any windows in the staff or public areas of the Library.
 - The 54' tall Theater will not block sunlight to the Peratrovich Plaza, which located to the south and towards the water.
 - Public safety for building occupants is not impacted by the increase in height, since the building will need to comply with all building codes.
- The grant of the variance is narrowly tailored to relieve the hardship: Both variance requests are limited to the specific rooms and building elements where the variance is required.



Image 2: East Elevation, showing 38' Height Variance

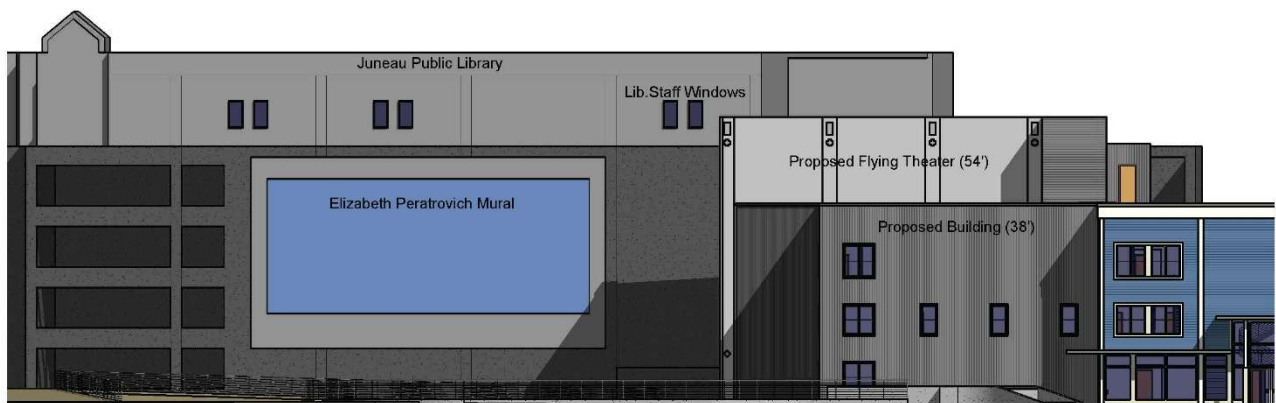


Image 3: East Elevation showing proposed building in relation to Library for Theater 54' Height Variance

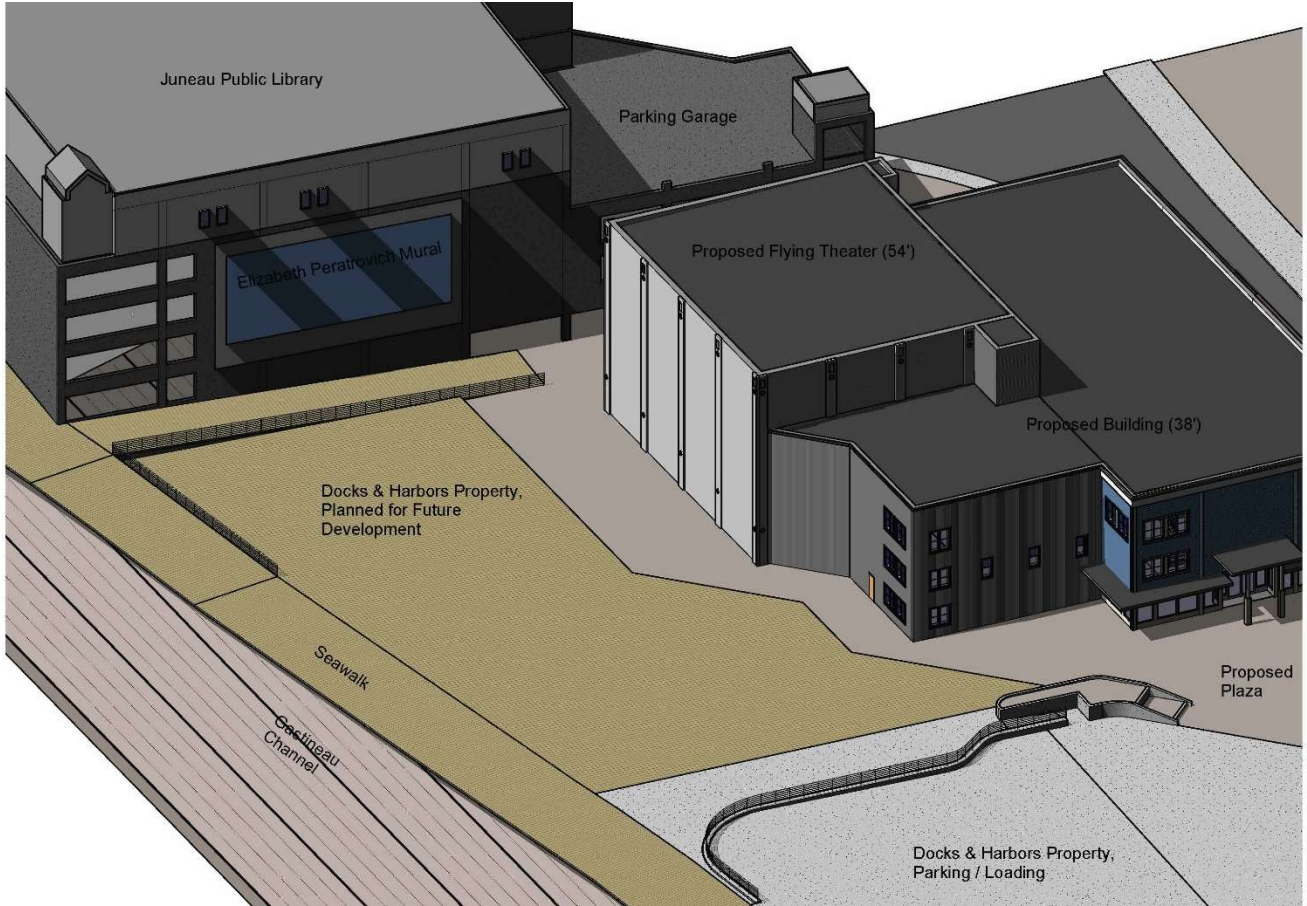


Image 4: View showing proposed building in relation to surrounding properties for Theater 54' Height Variance

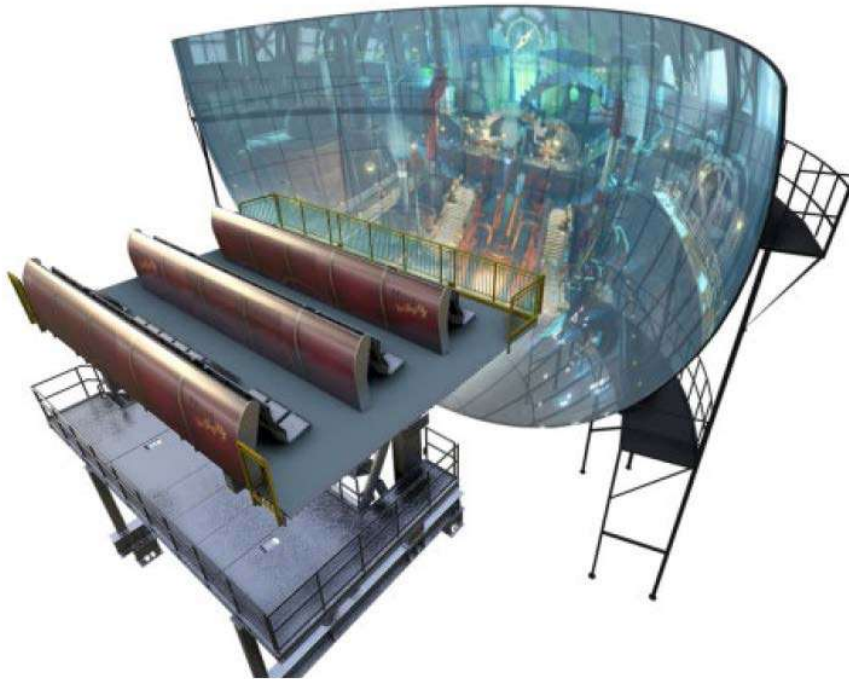
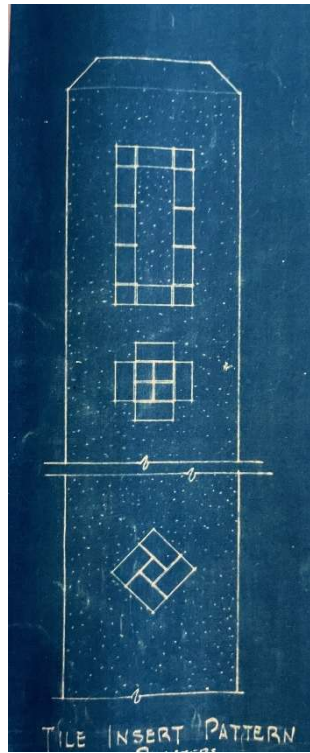
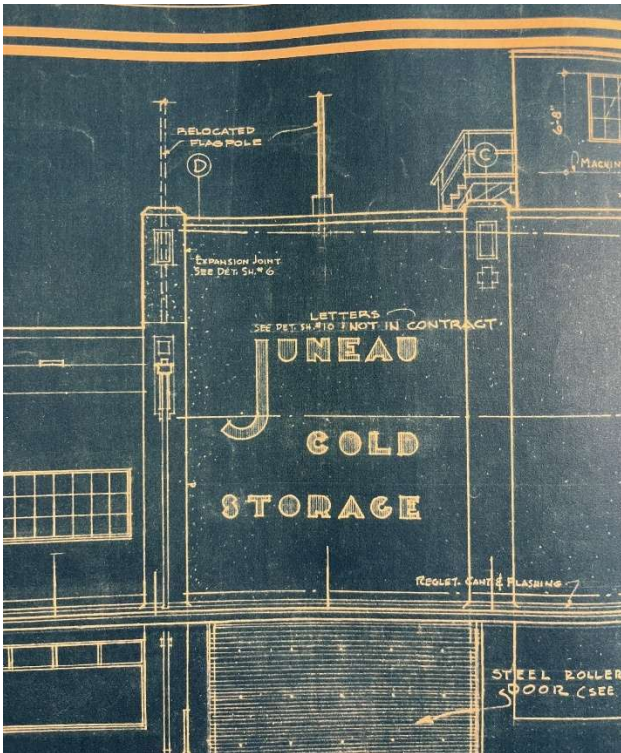


Image 5: Flying Theater Ride with 49' tall Screen for Theater 54' Height Variance



Alaska State Library - Historical Collections

Image 6: Historic Photo of Juneau Cold Storage in location of proposed building



Images 7 & 8: 1944 Juneau Cold Storage blueprints used to develop details of proposed building

Date: December 10, 2025
Re: Alaska Fly & Dive (JYW No. 25031)
Conditional Use Permit Application Historic District Narrative

The South Franklin Street side of Lot 1A is in the Historic District for a depth of 40' across the north side of the parcel. The project has been designed not only to fit the Historic District Standards & Guidelines, but to be a high-quality building in this important location. The following details the way the building complies with the Guidelines Chapter 7, "Design Guidelines for New Construction".

Placement and Orientation

- The building will be immediately adjacent to the South Franklin Street property line. The resulting sidewalk along this frontage will range from 12'-6" to 13'-6"—one of the wider sidewalks in the area.
- As discussed in the Variance Narrative, the building does not extend to the east property line in order to create a public Plaza adjacent to the Docks and Harbor parking / load area here.
- The west side of the building is built at a right angle to the South Franklin Street elevation in order both provide a strong square corner in this very visible location and provide for access along the side of the building from the emergency exit stairs.

Mass, Scale and Height

- The long building elevation along South Franklin has been broken up at consistent 26' intervals with pilasters or vertical trim elements which replicates the smaller buildings of the District.
- Throughout the Historic District portion of the building, the façade has been designed with a storefront below a large canopy, a middle with evenly spaced windows, and a cap of coping elements at the roof line.
- Throughout the Historic District, the 1st Floor is double-height, matching the traditional appearance of a tall ground floor.
- In the Historic District portion of the site, the building is a constant 38' tall, meeting the height restriction for the Zone as well as appearing as a traditional 3-story building. Taller elements are located at the back of the building and are not visible at eye-level from across the street. (See Perspective View 1 on Sheet A322).

Building Materials, Architectural Character and Façade Elements

- Within the Historic District portion of the site, the building will have the exterior elements which will recall, but not replicate, nearby heritage buildings.
 - Body siding will be horizontal and will have the appearance of painted beveled or tongue-and-groove wood. Different widths of siding will be used to vary the appearance along the long elevation.

- The monumental vertical pilasters and horizontal parapet coping will be a smooth panel material such as tile, matching the appearance of the neighboring Alaska Pacific Pier Building. Other vertical elements will have the appearance of painted wood trim.
 - The street-level storefronts will have the appearance of traditional glazed wood storefronts rather than punched windows. The storefronts will have 18" tall kickplate trim below.
 - Windows on the upper levels will appear to be wood double-hung windows surrounded by painted wood trim. The windows are twice as tall as they are wide. The windows are either single, or ganged together in groups of 2 or 3.
 - The building will have a level, horizontal canopy all along the South Franklin and main east elevations.
- Although not required, the portions of the building outside of the Historic District will also recall historic buildings.
 - The small office and back-of-house portion of the building will have vertical corrugated metal siding. This siding will recall the Cold Storage warehouse buildings that used to be along the waterfront in this location. This more subtle portion of the large building will help offset the more decorative elevations of the building in the Historic District.
 - The tall Flying Theater at the SW corner of the building will have pilasters with tile trim matching exactly the trim from the 1944 Juneau Cold Storage Building.

Entries and Pedestrian Interest

- The building will have three main public entries and all will be in wide, 4' deep recessed portions of the storefront.
- The building will have glazed storefront for the majority of the South Franklin and east elevations in the Historic District offering views of the interior retail and display spaces to pedestrians.
- The small portion of the street-level wall along South Franklin without glazed storefront will have display screens framed with painted trim to provide year-round interest to people on the street.
- Walls on the west elevation which are too close to the property line to allow for glazed openings will have vertical pilasters, kickplates along the base, and coping trim to provide visually appealing walls on all sides of the building.

MEMORANDUM

PROJECT NO. 252097.01

DATE: 12/9/25

PROJECT: Alaska Fly and Dive

TO: Cory Wall, AIA

CC: Sean Sjostedt, P.E.

FROM: Mark Sams P.E., S.E.

SUBJECT: Alaska Fly and Dive Building Structural Narrative

The Alaska Fly and Dive building planned for construction on the archipelago lot in Downtown Juneau will utilize a number of structural systems to resist code prescribed loading and provide the maximum flexibility for the building programming and architectural appeal. The anticipated framing system will address geotechnical and other environmental considerations that provide a robust and safe facility for the owner, staff and patrons of the commercial facility.

The structural system will be designed using the latest edition of the International Building Code adopted by the building department in the City and Borough of Juneau where the project is located. The building will be designed using a Risk Category II structure since the assembly/theater/lobby space will support less than 300 people at a time. Based on the Risk Category, the following design criteria will be utilized for the structural design.

Anticipated design loading:

Live load: 100psf for assembly areas and lobby of the theaters.

Other Live loads will consist of the equipment with both static and dynamic loads applied to as outlined by the manufacturer.

Snow Load: 112 psf ground snow load for Category II Structure

Wind Criteria: 140 mph for Category II structure and the 3- second gust wind speed map for downtown Juneau.

Exposure D (building is on the water)

Seismic Criteria:

$S_s = 0.54g$ $S_{ms} = 0.81g$ $S_{DS} = 0.54g$

$S_1 = 0.31g$ $S_{m1} = 0.85g$ $S_{D1} = 0.56g$

R= 8 for special steel moment frames consisted of bolted end plate connections.

The structure is anticipated to be framed using structural steel special moment frames to support the second floor and the roof structures. The first floor will bear on concrete beams supported by steel piles. It is anticipated to use slab on grade concrete for the first floor which will be designed as an elevated slab to address any long-term soil settlement at the site as well as any soil liquefaction that may occur during a seismic event. The first-floor concrete beams will be supported by steel pipe piles that are driven and end bear on the bedrock surface below the building to provide support regardless of any soil settlement or liquefaction that may occur.

The second-floor framing system is anticipated to include steel beams supporting a concrete elevated slab. The concrete slab is anticipated to provide a rigid diaphragm for the second floor. The roof framing members will include open web steel joists designed for large spans to provide maximum flexibility. The roof joists will support steel form deck which will provide a flexible roof diaphragm. The second and first floor framing will support partition walls as needed to divide the space.

The steel moment frame system will provide a flexible surface to mount the building façade. The wall framing system is anticipated to consist of steel studs mounted to the exterior face of the structural steel to provide continuity between floors. The stud system will allow exterior finishes to be mounted continuously and support both door and window headers.

Alaska Fly & Dive

Immersive Alaska
Discover the Magic of Juneau



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Market, page 7

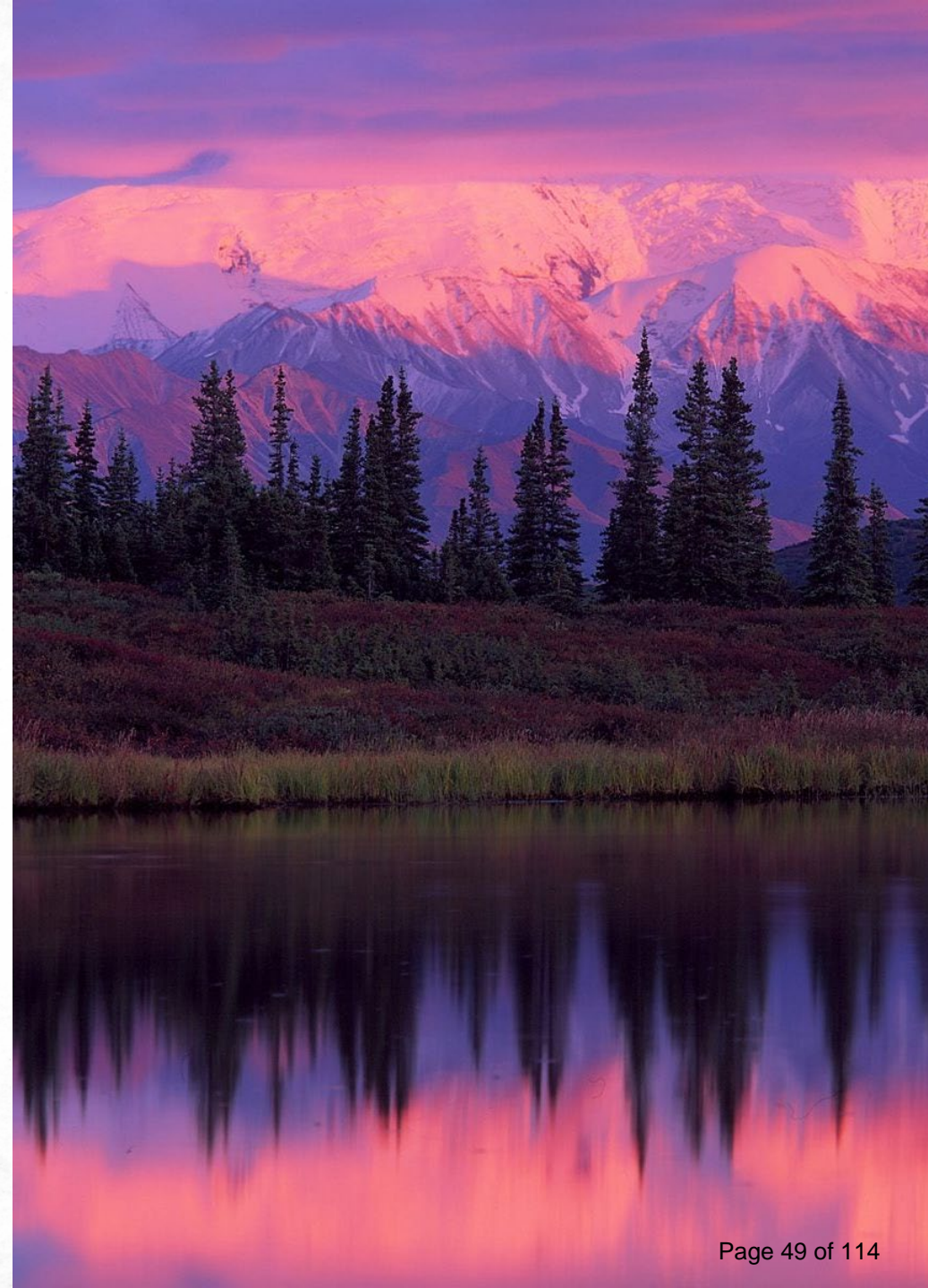
Project Concept, page 8

Architectural Layout , page 13

Attraction Overview, page 17

Appendix, page 44

- Community Impact & Involvement
- Letters of Support,
 - Juneau Economic Development Council
 - Juneau Downtown Business Association
 - Travel Juneau Board of Directors
 - St. Vincent de Paul Saint Therese Conference



PROJECT INTRODUCTION

DISCLOSURE

The materials presented in this overview, including the logo, renderings, and imagery, are conceptual in nature and not final. They are provided solely for the purpose of submittal and review as part of the City and Borough of Juneau (CBJ) Planning Commission process for zoning and code review. While the property is partially located within the historic district, the design has been developed with consideration for its proximity to that area. All visuals are intended to convey design direction and thematic intent and may be refined or revised as the project advances. Final branding, graphics, and design elements will be subject to additional development, review, and approval processes.



A PREMIER LOCATION-BASED ENTERTAINMENT ATTRACTION IN DOWNTOWN

JUNEAU, ALASKA



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PROJECT OVERVIEW

Who We Are

Alaskan Wonder Experience (AWE), LLC is a limited liability company formed in 2025 to consolidate land ownership, architectural designs, ride systems, film content, and related intellectual property for the development of a world-class family entertainment attraction in downtown Juneau, Alaska.

Project Background

Originally conceived in 2017, the project was delayed due to the COVID-19 pandemic and property availability. Now with the land secured and feasibility determined. The project value had to meet the demands of the current tourist base and create enough revenue to justify the cost of the equipment, building and land. The development resumed in 2025 and is now on track to launch in Spring 2027, positioned to serve both Juneau's 1.73 million annual visitors and the surrounding 32,000 residents and other communities in the SE region.

Investment Opportunity

To fund completion of construction, installation, and launch, the Company is offering up to \$60 million in Preferred and Common membership units through a private placement to accredited investors, conducted under Rule 506(b) of Regulation D of the Securities Act of 1933.

Important Note

This Project Overview and Investment Summary are provided for informational purposes only. They do not constitute an offer to sell or a solicitation of an offer to buy securities. Any investment in Alaskan Wonder Experience, LLC will be made solely through the Private Placement Memorandum (PPM) and Subscription Agreement provided to eligible investors.



ORIGIN STORY: A PREMIUM LOCATION

Franklin Street in Juneau is the city's prime waterfront corridor, an ideal home for an immersive fly theater and other equipment to show case Alaska and all its "Grand Beauty". The founding partners secured the **last available waterfront lot**, offering unmatched visibility at the entrance to the **dock port of Juneau** and immediate access to **five major cruise ship docks**.

With **1.73 million annual visitors** and limited entertainment options, 356 Franklin is perfectly positioned to become Juneau's next iconic destination.

STRONG MARKET OPPORTUNITY

An affluent market, Juneau boasts the most millionaires per capita in the US. The Juneau Borough generated **\$236.8 million** in tourist spending in 2018 from more than **1.73 million visitors**.

Franklin Street in downtown Juneau is the primary beneficiary of tourism, anchored by the **Mendenhall Glacier** which draws more than 700,000 visitors per year and the Mt Roberts Tram. This highly trafficked street is immediately adjacent to disembarking cruise ship passengers.

Alaska Fly & Dive is perfectly located next to the disembarking cruise ships which funnels 1.73 million visitors on two walkways on either side of the property.

ADDRESSABLE MARKET

1.73M VISITORS

TOTAL VISITOR SPENDING

\$ 236.8 MILLION

WEATHER CHALLENGES

LIMITED

TOUR OFFERINGS



CONCEPT SUMMARY

This 36,000+ sq. ft. building rises to 54 feet at its tallest point, stepping down to 35 feet to integrate seamlessly with its surroundings. Inside, guests will discover fully immersive experiences that bring the wonders of Alaska to life.

Highlights include:

- One Large Flying Theater where guests soar above glaciers, and iconic Alaskan landscapes, with feet dangling as they journey through over twenty must-see destinations.
- Three Ocean 360 Submarine Simulators, plunging guests beneath icy waters and we experience features like a glacier dive and orca encounters.
- 4D Theater- Special 3D LED State-of-art theater to showcase special films like the *Salmon Run*.
- 2,100 sq. ft. of retail space, connected public restrooms, and a variety of food & beverage offerings designed for both ticketed and non-ticketed guests.
- Photo opportunities and themed environments, from standing beneath a sheet of glacial ice to exploring a moss-covered rainforest, all designed to create lasting memories.

Together, these features transform the building into a landmark attraction that celebrates Alaska's beauty while providing a welcoming space for visitors and the community.



EXPERIENCE NARRATIVE

Alaska’s wonders are now more within reach than ever — take a journey through the wild to places once visited only by explorers and perhaps discover sights even the most seasoned adventurers have never seen. Guests will experience the breathtaking beauty of Alaska through over twenty iconic must-see destinations that showcase the state’s glorious landscapes, wildlife, and natural wonders.

The building itself exudes this spirit with great marque signage and adventure props peaking through the windows, calling everyone who arrives in Juneau to adventure. A polar bear dives and glides through icy waters on a large LED display in the center of the lobby, giving one of many glimpses into the journeys that await guests. Alaska’s beauty is everywhere sky, ocean, and land: On the Flying Theater experience, we fly *over Alaska*; on the *Ocean 360 Submarine Simulator*, we experiences featuring *Glacier Dive* and an *Orca Journey*, while a 4D theater provides encounters with bear, salmon, foxes and more. These immersive attractions are complemented by a fully themed interior offering guests the opportunity to stand under a sheet of glacial ice or walk through a moss-covered rainforest on Douglas Island.

Together, we welcome all to share in the wonder that defines Alaska.

GENERAL OPERATIONS



Proposed Activity Overview

- We anticipate welcoming **350,000 guests annually**, with projected growth to **400,000 visitors** within five years.
- **Operating Season:** April–October, open daily from 10:00 AM to 10:00 PM. Based on cruise line schedules and demand, hours may extend from 8:00 AM to 10:00 PM.
- During **off-peak months**, when cruise traffic is reduced, programming will shift to local community events, educational activities, and special events.
- General operating hours will be tailored to seasonal demand, aligning with visitor volume and community needs.

Community Use & Flexibility

Beyond serving as a premier attraction, the facility's **36,000+ square feet of space** is designed to support the Juneau community through flexible, multi-use opportunities. The theaters can be repurposed to host educational seminars, workshops, and local conferences, while the grand atrium and common areas can accommodate holiday celebrations, community gatherings, and civic events. This mixed-use approach ensures the venue contributes year-round value to both visitors and residents.

Site Impacts & Amenities

- **Parking:** No on-site parking will be provided.
- **Restrooms:** proposed 7 male, 8 female, plus ADA-accessible and family restrooms will be available for guests.
- **Other Amenities:** Building includes 3 theater attractions that will all be treated with acoustic panels for optimal sound containment. Buildings, lighting, and operational considerations will be designed to minimize community impact and meet local code requirements (including noise). Exterior music and uplighting will also be designed to meet local code requirements.

ESTIMATED STAFFING PLAN



Total Estimated Staffing: 30 Staff Members

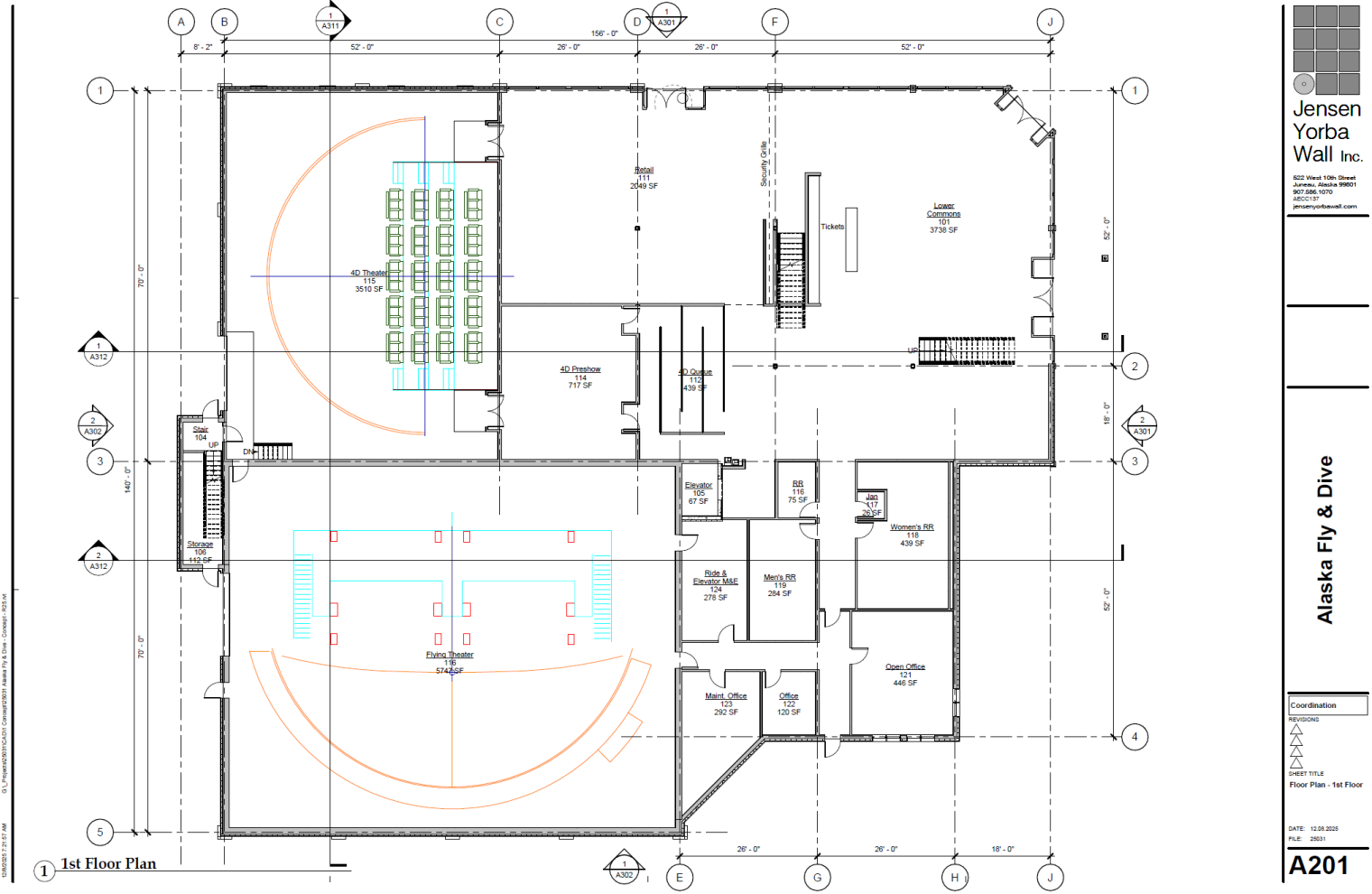
The operation is supported by an estimated 30 staff members, with staffing levels flexing seasonally to accommodate peak demand. To support future growth and provide scheduling flexibility, we recommend planning for a buffer of 30–35 staff. This mix of full-time and part-time employees allows coverage for additional support roles, seasonal fluctuations, and operational needs. Housekeeping, cleaning, and security will likely be supported by contracted services.

Department	Role	Headcount
General Management	General Manager	1
	Duty Manager	1
	Operations Managers	2
Technical Support	Technicians	5
Front of House	Admissions, Front Door, Retail Staff	8
Attractions	Operators, Ticket Scanners, Preshow Attendants	13
Total		30

PRIME LOCATION



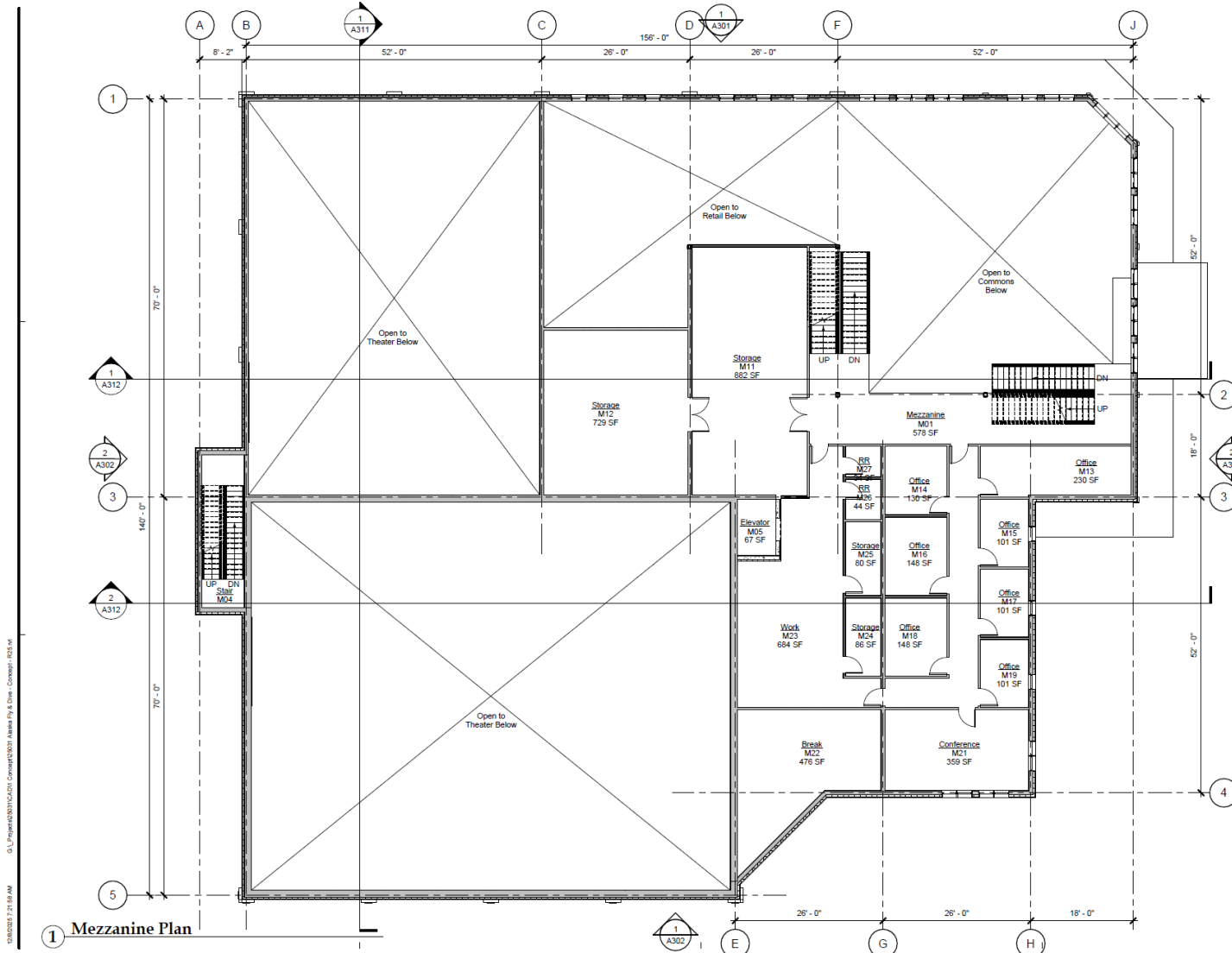
ARCHITECTURAL LAYOUT CONCEPT



Building Conceptual Layout

- Grand atrium entrance
- One large flying theater with preshow experiences
- Three Ocean 360° underwater attractions with preshow
- 4D Theater, 3D LED Theater
- 2,000 sq. ft. of retail space with connected public restrooms
- Alaskan photo opportunities throughout, both paid and complimentary

ARCHITECTURAL LAYOUT CONCEPT



1 Mezzanine Plan

**Jensen
Yorba
Wall Inc.**
522 West 10th Street
Juneau, Alaska 99801
907.586.1070
jensenyorbawall.com

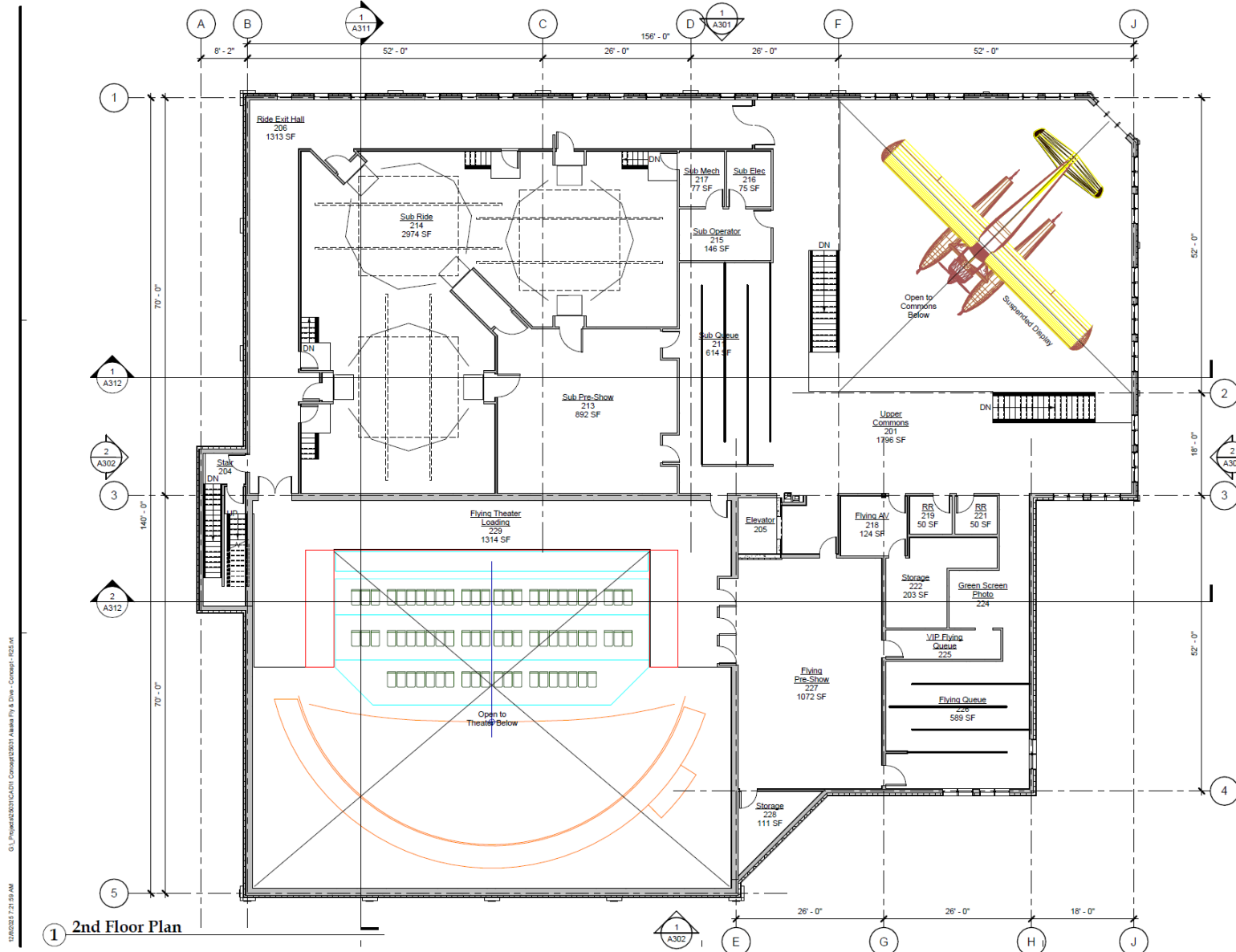
Alaska Fly & Dive

Coordination	
REVISIONS	
▲	
▲	
▲	
SHEET TITLE	
Floor Plan -	
Mezzanine	

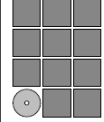
DATE: 12.08.2025
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A202

ARCHITECTURAL LAYOUT CONCEPT



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 12/8/2021 7:59 AM


**Jensen
Yorba
Wall Inc.**
522 West 10th Street
Juneau, Alaska 99801
907.596.1070
AECC137
jensenyorbawall.com

Alaska Fly & Dive

Coordination	
REVISIONS	▲▲▲▲
SHEET TITLE	Floor Plan - 2nd Floor

DATE: 12.09.2025
 FILE: 2301

A203

ARCHITECTURAL LAYOUT CONCEPT

Total Estimated Square Feet: 36,448

The following charts outline the proposed square footage for the Alaska Wonder Experience, covering the first, a Mezzanine and a second floor as well as an outside courtyard of premium space

First Floor Level Area Breakdown	
Description	Sq Feet
Atrium/Lobby	3,738
Retail	2,049
4D Theater Preshow and Que	1,156
4D Theater, 3D LED screens	3,510
Ocean 360 Theater Maintenance Areas	1,457
Flying Theater – 72 Passengers	5,747
MEP (Mechanical, Electrical, Plumbing) Room	567
Maintenance Office/Storage	292
Misc office space	566
Restrooms	723
Elevator	105
Other	
Total	19,910

Mezzanine Level	
Description	Sq Feet
Storage Rooms	1,611
Conference/ Classroom	684
Office space	1,318
Break Room	476
	576
Total	4,665

Second Floor Level Area Breakdown	
Description	Sq Feet
Level 2 _ Commons Area	1,796
Flying Theater Queue	814
Flying Theater Preshow	1,072
Ocean 360 Submarine Preshow	892
Ocean 360 Submarine Theater	2,974
Ocean 360 Theater Maintenance Areas	367
Area 2 - Office/Storage etc.	2,023
Elevator	205
Storage	317
Restroom	100
Exit Corridors Other	1,313
Total	11,873



ALASKA FLY & DIVE

Developed in collaboration with **Malvern Entertainment**, Alaska Fly & Dive (Attraction name placeholder) combines three thrilling experiences within a fully immersive setting:

- **Flying Theater**, featuring state-of-the-art SFX-Motion Seats, a customized motion base, an immersive-dome high-resolution theater for a seamless, gliding sensation as guests experience world-class films produced for the family (*72 seats, 52' dome screen*);
- **Ocean 360**, a deep-sea adventure using fully immersive LED screens and a synchronized motion base to simulate a realistic underwater journey (*360-degree screens, 20-seat simulator*);
- **4D Theater** – Using state-of-the-art 3D LED panels, this theater will deliver beautiful scenic movies with the latest 3D technology as well as state of the art seats for added experience dimension.



FLYING THEATER

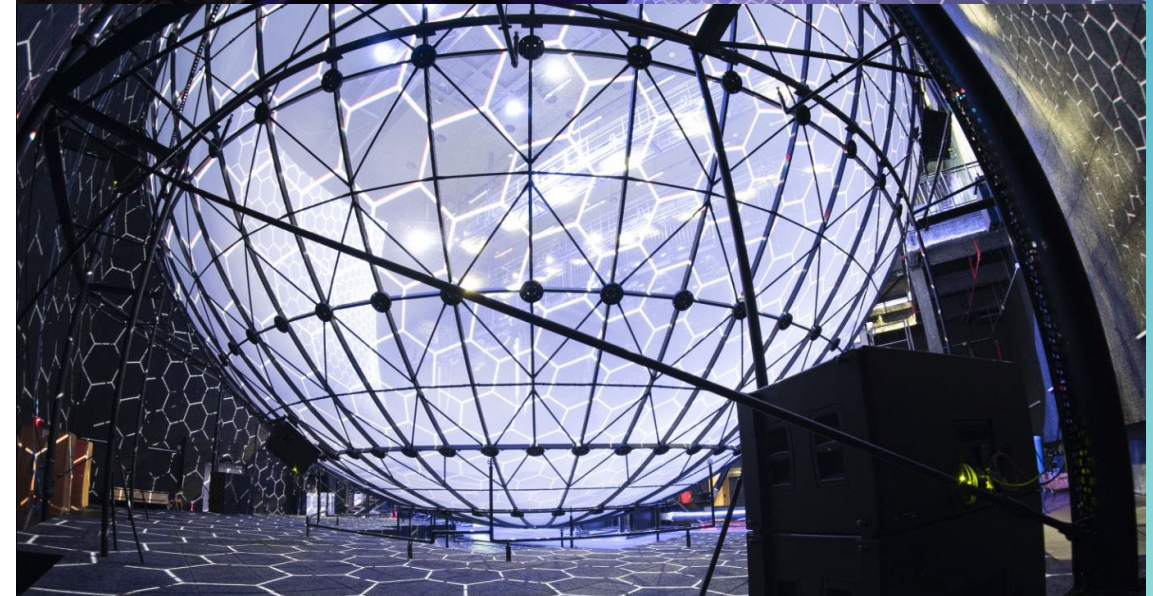


Media Concept Art



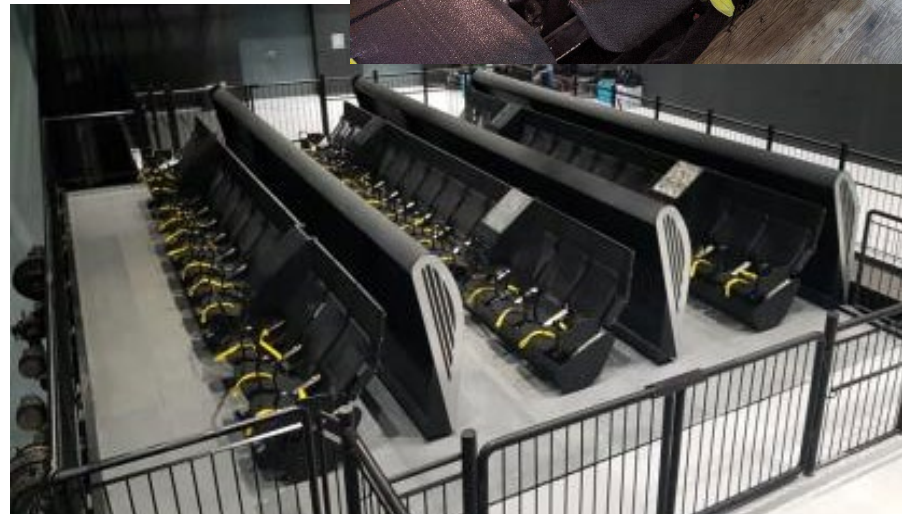
FLYING THEATER Equipment

- Huge Demographic Range – 4 to 94 years old
 - ❑ 39in (100cm) min height requirement
- Single Level Loading
 - ❑ Reduces load / unload time increasing THRC
 - ❑ Requires fewer employees to operate
 - ❑ Reduced facility structure and interface compared with multi-level loading
- Unsurpassed Motion System
 - ❑ Variable motion capability including:
 - ❑ Aggressive high impact maneuvers and multi-axis combinations
 - ❑ Extremely smooth and serene flight
 - ❑ Quiet all-electric drive system
 - ❑ Reduced maintenance with nearly a decade of history and improvements
- Dramatic Reveal Moment – Load to Flying Position
- Ergonomic Mesh Seats with Locked and Monitored Seat Belts
- Special Effects – Wind, Scent, Mist, and Strobe Light
- Industry Best Laser Projectors with Micro-Perforated Aluminum Screen
 - ❑ 20+ Megapixel resolution
 - ❑ Brilliant colors and pin sharp image quality across entire screen
- Premium 3D 11.4 Surround Sound Audio System



FLYING THEATER

- ▶ Flying Theater systems including:
 - Ergonomic mesh seating
 - Single Level Loading
 - Drive components
 - Ride Control Monitored seatbelts
 - Premium surround sound
 - Special effects, wind, scent and mist
 - Screen and laser projection systems – Uses highest resolution projectors



FLYING THEATER

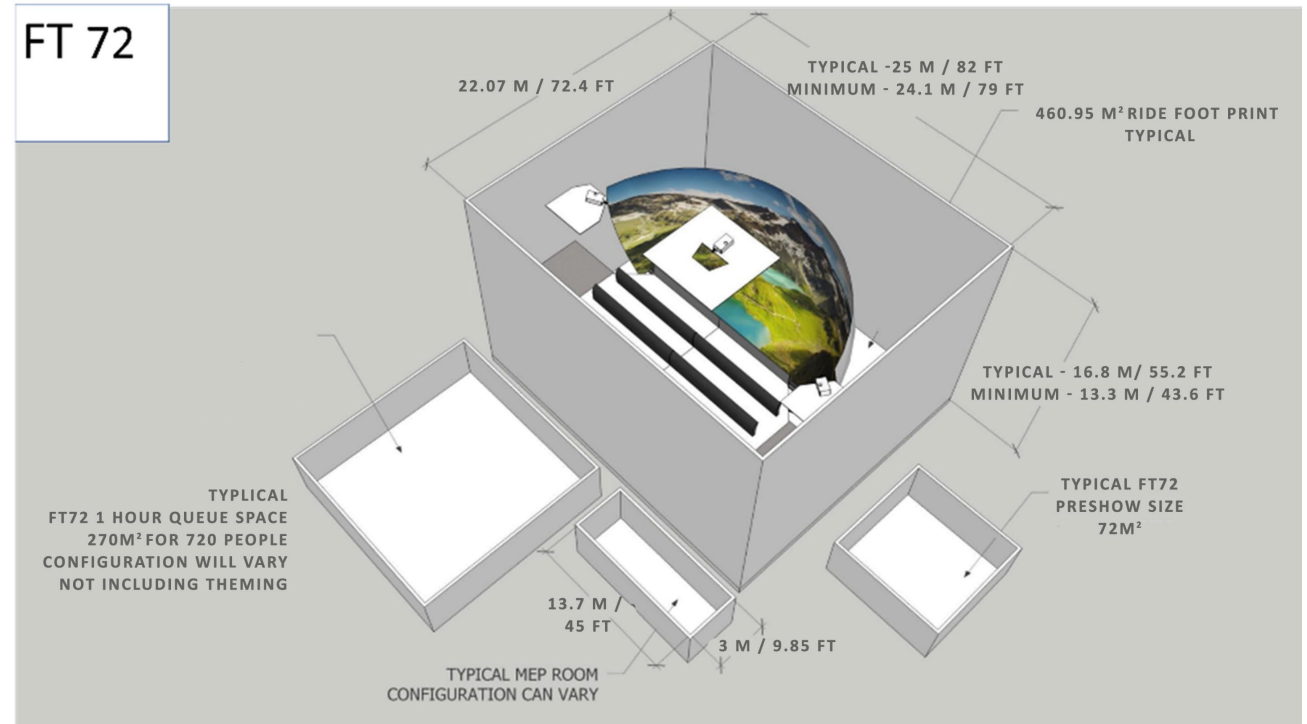
ATTRACTION SPECIFICATIONS

PARAMETERS	FT72
Number of Seats	72
Theoretical Hourly Capacity (THRC)	740 PPH
Ingress / Egress Time	120 sec
Show Time	240 sec
Total Cycle Time	360 sec
Ride Equip Power Requirement	263 kVA at 380V, 3PH, 400A

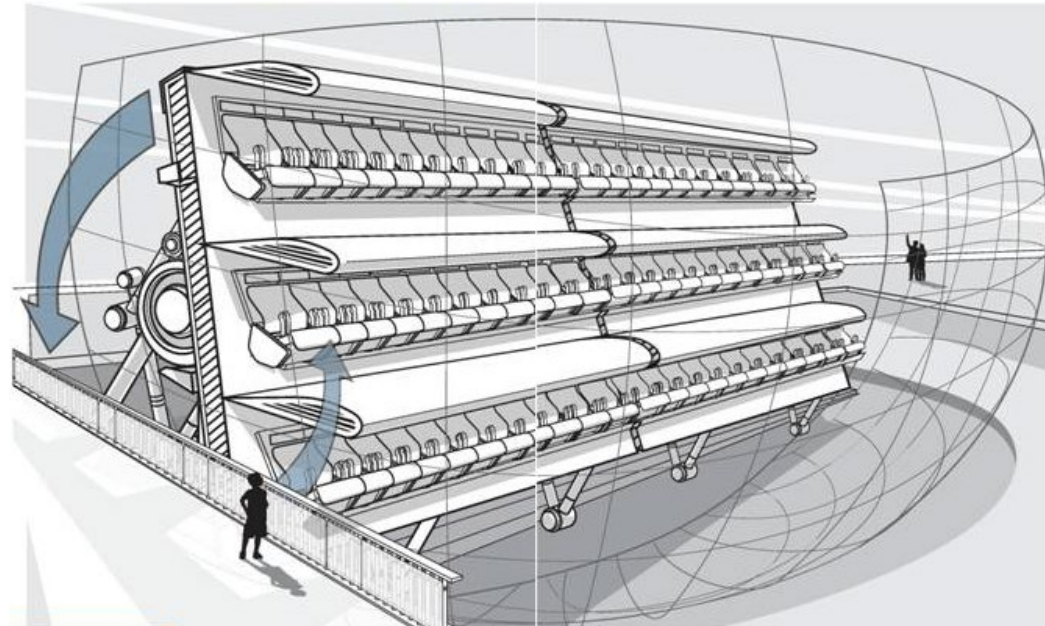
AUDIO VISUAL SPECIFICATIONS

PARAMETERS	FT39
Screen Dimensions	Diameter: 20.2m, Height: 14.6m (Diameter: 65.5ft, Height: 48. ft)
Projectors	3x 4K 3-Chip Digital Laser Projectors 23,500 Lumen, RGB Laser
Screen Resolution	>20 Megapixel
11.4 Surround Sound Audio	11 Screen Mounted and 4 Subwoofers
Film Length	Multiple Films Capable – up to 32min total time
AV Power Requirement	120 kVA at 380V, 3PH, 182A

FACILITY SPACE REQUIREMENTS



Flying Theater Overview



SINGLE LEVEL LOADING

- Quick and easy for riders
- Maximizes THRC
- Minimizes the number of operators

MODULAR DESIGN

- Easy to maintain
- Designed for maximum asset life
- Facility requirements drastically reduced
- Customized requirements

EFFICIENT

- Extremely smooth and serene flight
- Quiet, fully electric motors
- Fewer moving parts and simplified programming

SPECIAL EFFECTS

- Wind
- 3 Scents
- Vibration in Seat
- Water Spritz

DEGREES OF FREEDOM

Mechanical DOF

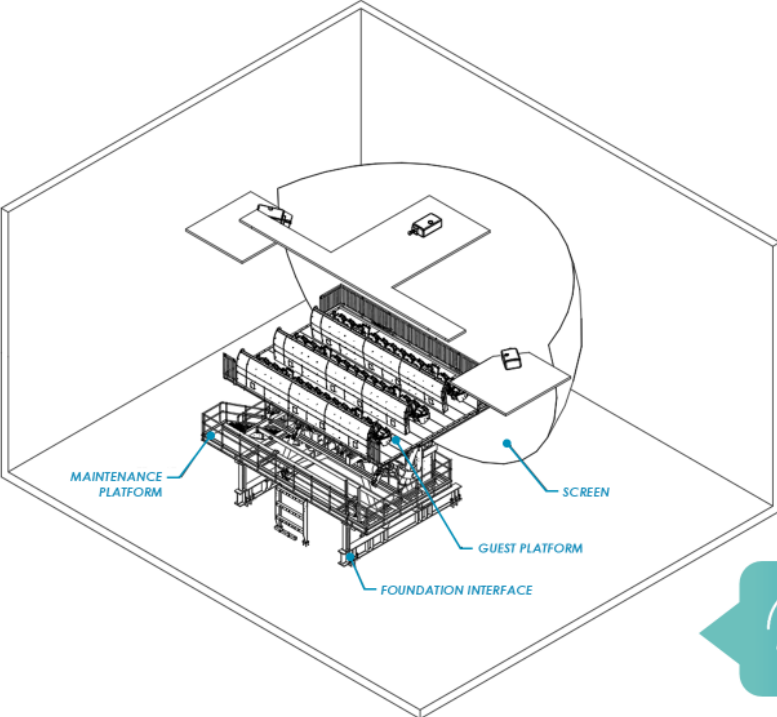
- Pitch
- Heave


Optical DOF (Film effects)

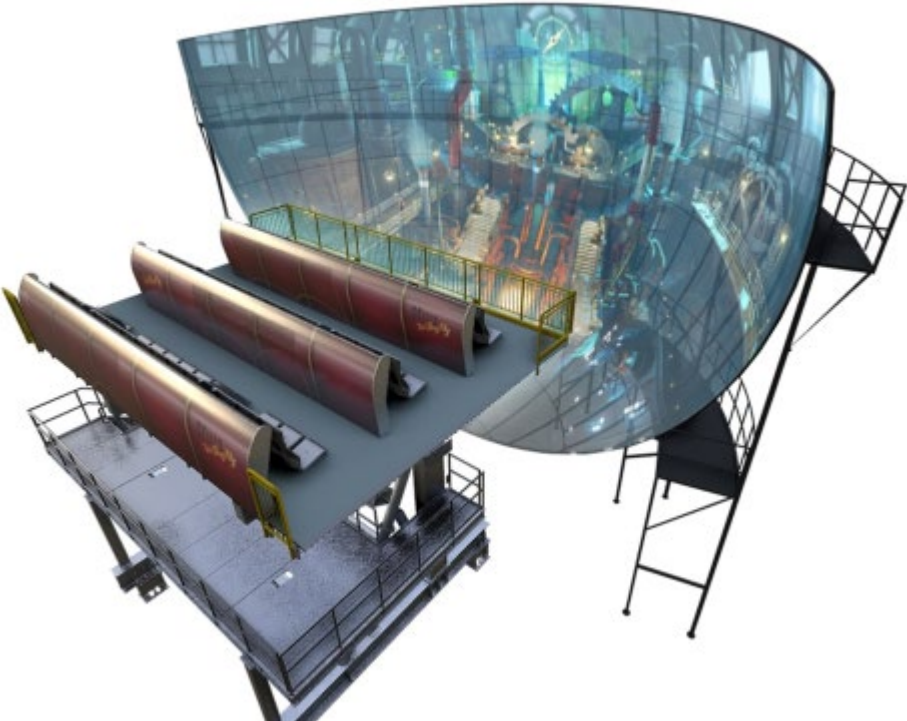
- Yaw
- Roll
- Surge
- Pan

Operating Parameter	FT 72
Platform Motion Range, Loading to Flying Mode	0 – 82 deg
Platform Motion Time (0-82deg)	12 sec
Seat Pitch Range (Pitch Forward to Back)	+/- 10 deg
Seat Pitch Motion Time (0 – 10 deg)	1 sec
Seat Heave Range in Vertical Position	1 m
Seat Heave motion Time (0.5m Movement)	1.25 sec

FLYING THEATER ARRANGEMENT



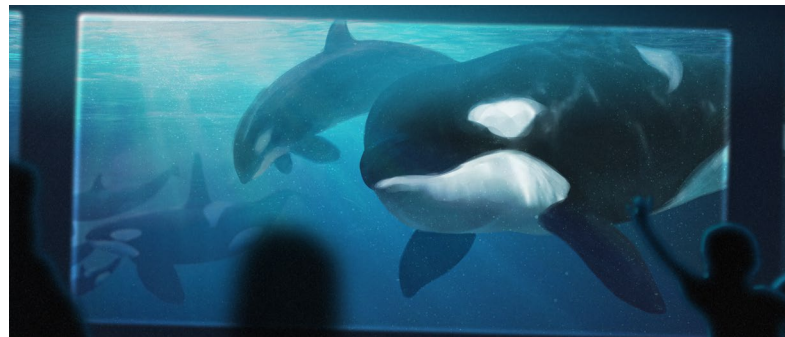
 **Figure 3:**
FT39 General Arrangement
With Motion Base
& Audio / Visual



OCEAN 360



Media Concept Art



OCEAN 360

Submersible Simulator

The Ocean Voyager's combination of cutting-edge technology, immersive storytelling, and interactive elements promises an unforgettable experience that educates, entertains, and inspires a deeper appreciation for the ocean.

Encompassing all views, immersive LED screens and a motion base work together to create a highly realistic and dynamic underwater experience, intensifying the sensation of diving and exploring.





20 seats + ADA



Pitch & Roll + Seat Vibration



Special Effects + Custom Lighting

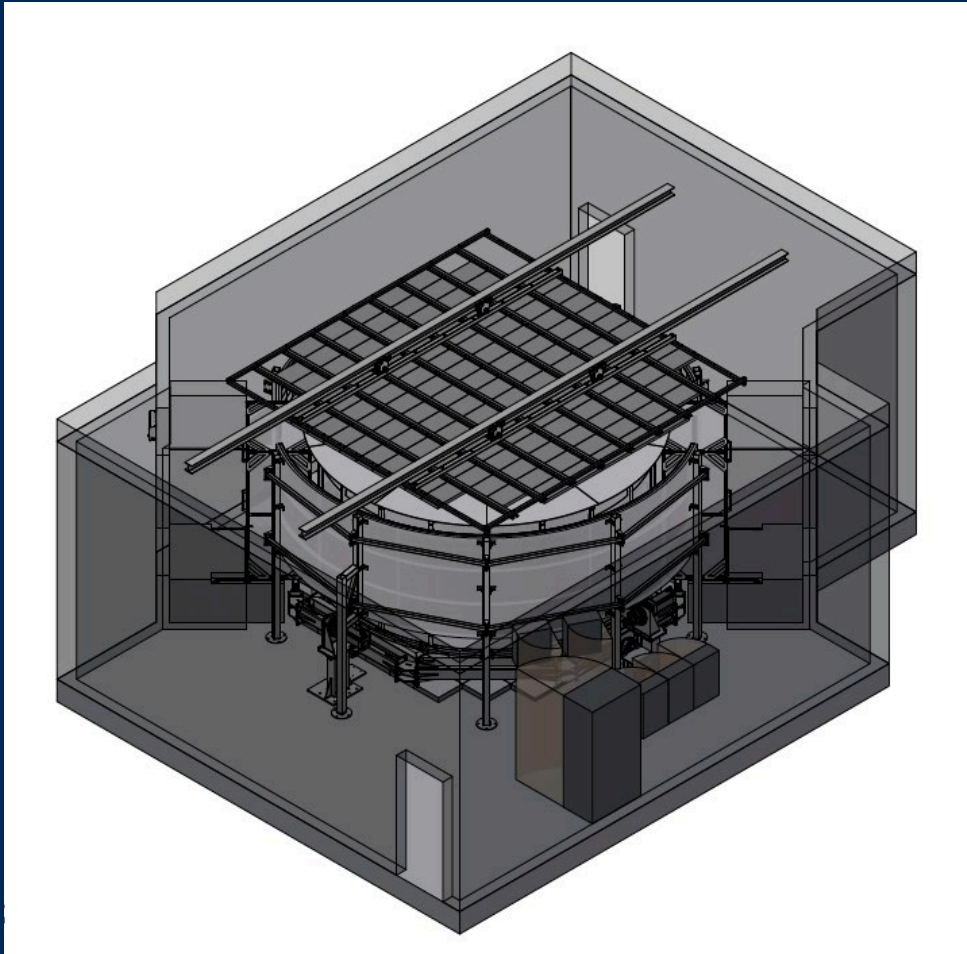


Immersive Audio

RIDES & ATTRACTIONS

OCEAN 360 A LOOK INSIDE

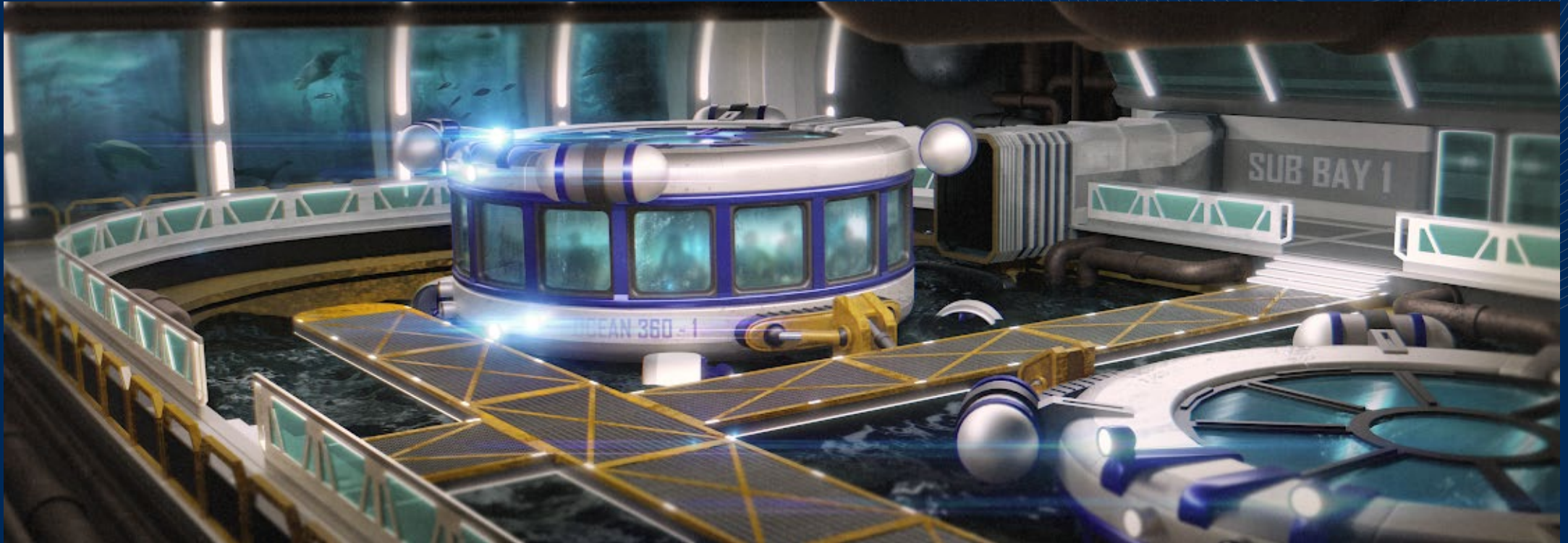




- 2DOF Motion Base (pitch & roll)
- High resolution LED screens
- Fully integrated SFX components
- 10 channel audio system
- Customizable exterior theming
- Simple installation
- Low-cost maintenance
- 99% uptime/highly reliable components
- Revenue generating and extremely marketable
- Offers guest repeatability w/ multiple experiences

Specifications	
Number of Seats	20 + 1 ADA
360° Plus Ceiling and Floor	High Resolution LED Screens
Motion Base	Pitch and Roll
Surround Sound	10 Channel Audio System
Light Onboard SFX	RGB LED and Strobe, Floor Illumination
Minimum Site Requirements	11.4 m X 4.6 m
Typical Load/Unload Time	60 seconds
Desired Show Time	360 seconds
THRC	160
Operational Environment	Indoors
Motion Base Electrical Requirements	3-phase 208 VAC, 50/60 Hz.

Ocean 360 Launch Bay



Humpback Whale Encounter

The awe-inspiring voyage of a Humpback Whale family from Juneau, Alaska to Maui, Hawaii.

We submerge under Juneau, Alaska encircled by a dense kelp forest waving with the current. To our delight, sea otters dart by the portholes and playfully greet us. As the kelp forest gives way to the open ocean we hear a whale song in the distance. Out of the deep blue, one of the most majestic creatures on the planet glides above us. And they are not alone! We follow a mother Humpback Whale and her calf from the safety of Juneau encountering all species of marine animals on the migration route to the Hawaiian Islands.



Sea Lion Encounter



Humpback Whale Encounter



Humpback Whale Encounter



Deep Sea Encounter

Beneath the ocean lies a geological feature as majestic as the Grand Canyon.

The deep sea is still a mystery to all of us, and we will be amazed as we learn how our favorite meal in Juneau lives and congregates as a species – the Alaskan King Crab

We dive through a school of sardines swirling mightily and engulfing the Ocean Voyager. When the sardines disperse, we traverse the depths and encounter other worldly creatures like the Dungeness Crab, King Crab, salmon, and many more.



Sea Lion Encounter

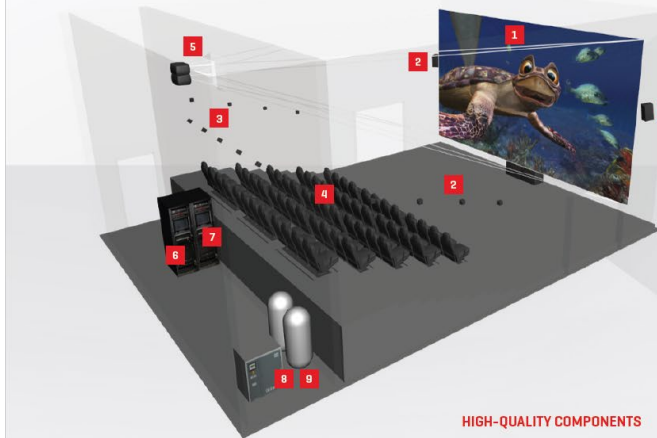


4D Theater featuring state-of-the-art 3D LED Magnos technology

TURN ON ACTION

As one of the world's leading professional AV system integrators, Kraftwerk Living Technologies provides state-of-the-art 4D theater solutions perfectly tailored to the individual client's needs. By combining and integrating stunning special effects with perfectly synchronized 4DOF motion, we make sure that each and every guest experiences a unique and highly immersive 4D adventure. Kraftwerk Living Technologies is your expert in creating innovative 4D theater solutions and technologies that cannot fail to impress your guests!

INSTALLATION DESCRIPTION & COMPONENTS



HIGH-QUALITY COMPONENTS

- 1 Ultra high definition video projection
- 2 Multi-channel surround sound system
- 3 Possible upgrade: Immersive audio system
- 4 4D SFX Motion Seats
- 5 3D-capable projection screen
- 6 High-end video server
- 7 State-of-the-art show control system
- 8 Water treatment system
- 9 Compressed air system

HIGHLIGHTS

Our 4D theater technology sets the stage for showcasing various types of content in a variety of settings – from theme parks to museums, from entertainment to education.

- > GREAT FLEXIBILITY WITH REGARDS TO VENUE SIZE
- > LARGE HOURLY THROUGHPUT RATES POSSIBLE
- > PNEUMATIC MOTION SYSTEM FOR SMOOTH AND REALISTIC MOTION
- > HIGHEST SAFETY STANDARDS
- > INNOVATIVE, CUSTOMIZED SOLUTIONS WITH STATE-OF-THE ART TECHNOLOGIES
- > EXCITING HIGH-CLASS SPECIAL EFFECTS
- > LARGE FLEXIBILITY WITH REGARDS TO CONTENT SHOWN



THE 4D SFX MOTION BASE

The 4D SFX Motion Seats developed by Kraftwerk Living Technologies round off our expertise in creating 4D theater solutions, allowing for the highest-quality experience, featuring 4DOF precision movement as well as the most comprehensive array of integrated in-seat special effects.



* Each base is available as a regular, elevated or curved 3- as well as 4-seater unit, with a basic or special effects armrest



MAGNOS
PASSIVE 3D LED

TRANSFORMING IDEAS
EXCEEDING LIMITS

High-end, state-of-the-art 4D motion seat technology sets the stage for various types of content in a variety of settings - from theme parks to museums, from entertainment to education... bringing your story, your message, your brand and your art to life!

- » 3- or 4-seater unit
- » Electric or pneumatic drive
- » Basic version with regular armrest or advanced one with integrated special effects
- » Optional footrest
- » Curved version for flexible seat alignment



SFX IN SEAT

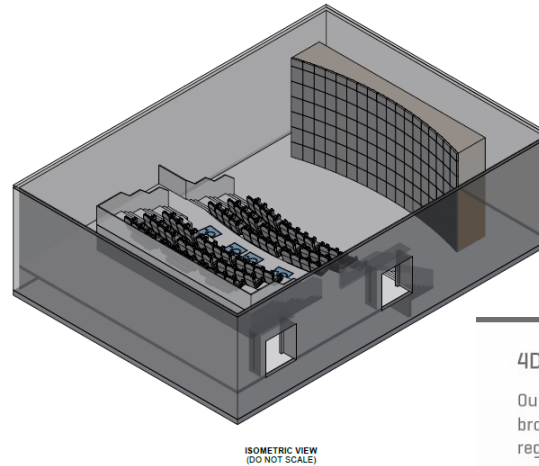
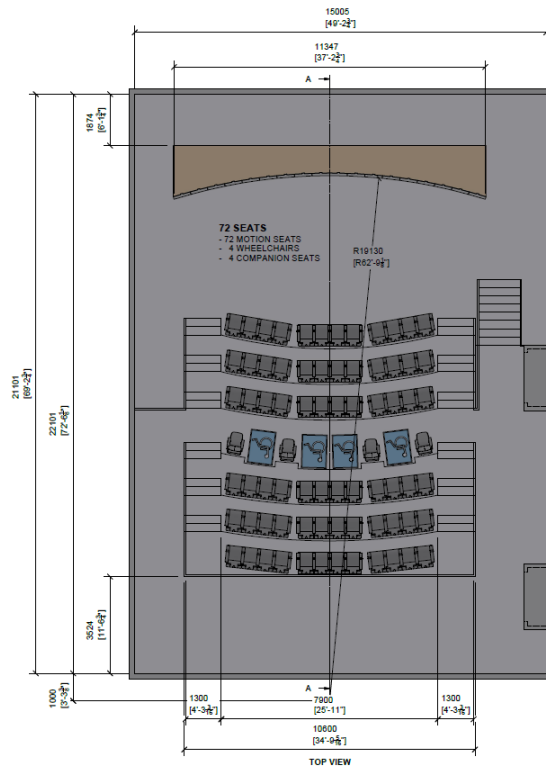
- » Dual Neck Blast
- » Poke Effect
- » Dual Leg Tickler
- » Seat Vibration
- » Water Spray
- » In-Seat Audio System

SFX IN ARMREST

- » Water Spray
- » Face Blast
- » Wind System
- » Strobe Flashlight
- » Face Light
- » Floor Illumination
- » Occupancy Sensor
- » Multi-Scent System



Standard 4D Theater Layout and Seat configuration

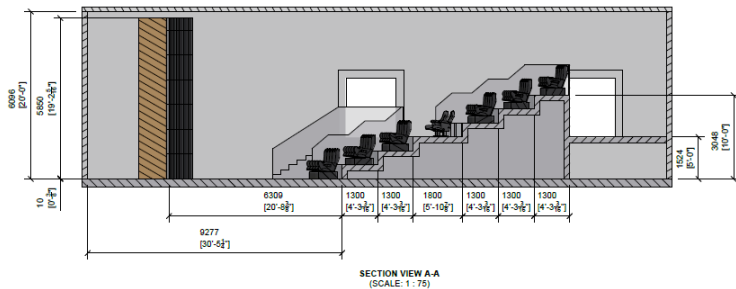


4DOF REAL ANALOG MOVEMENT

Our unique pneumatic motion base using an analog control system guarantees flowing, realistic motion and a broad range of programming possibilities. Our high-quality 4D SFX Motion Seat meets the highest standards regarding comfort and visual appearance. Featuring four Degrees of Freedom (4DOF), real analog movement assures that visitors get directly immersed in the action.

4 DEGREES OF FREEDOM

- 1 Pitch: Forward and backward
- 2 Roll: Tilt side to side
- 3 Heave: Tilt up and down
- 4 Sway: Move left and right



THANK YOU

We appreciate the opportunity to share our vision and look forward to working together to honor Juneau's history while creating new experiences for the community.



APPENDIX

Community Impact & Involvement

Community Benefit Overview – Juneau Flying Theater & Submarine Experience

Our vision is to create a destination that celebrates Alaska’s landscapes, culture, and community year-round. While the Flying Theater and Submarine Experience will attract visitors from May–September, the venue will transform into a civic and educational venue each October–April. Our goal is to serve Juneau residents through learning programs, community events, and discounted local access that enriches life for everyone who calls Southeast Alaska home.

Educational & Youth Engagement

Partner with Juneau School District to offer the “Flight & Depth: Alaska Adventures in Science” program for elementary school — a field trip experience combining the Flying Theater and Submarine rides with interactive STEM lessons about Alaska’s geography, marine ecosystems, and aviation science. Curriculum packets align with Alaska State Science Standards, and students participate in immersive learning opportunities.

Community & Cultural Events (October–May)

MONTH	COMMUNITY EVENT & INITIATIVE
October	JSD Elementary School Nield trips
November	Public Market participation
December	Gallery Walk / Governor’s Mansion Open House / Family Weekends
January	Alaska State Legislators Reception Welcome Back with Free Rides
February	Elizabeth Peratovich Day / Juneau Jazz & Classics Jazz Fest
March	Gold Medal Basketball Tournament
April	Juneau Folk Festival Open Weekends; Host musical groups
May	Maritime Festival / Prom Night Discount / Safe Grad Free Rides for Seniors
June	Sealaska Heritage Institute Celebration

Local Access & Inclusion

- **Discounted Off-Season Tickets:** Deeply reduced pricing for Juneau residents October–April.
- **Sponsored School Visits:** Free admission for teachers and chaperones.
- **Locals Appreciation Days:** Weekend discounts.
- **Nonprofit & Civic Partnerships:** Foyer use for local fundraisers, meetings, and events.
- **Youth Celebrations:** Prom discounts and free Safe Grad graduation night rides to create positive, safe traditions.

By providing education, community, and cultural enrichment, our goal is to imbed this attraction into the cultural and education life of Juneau’s civic life. These efforts will ensure the facility is not only an attraction for visitors, but a gathering place and source of pride and fun for locals throughout the year.

Letters of Support



612 W. Willoughby Avenue
Juneau, AK 99801
Phone: (907) 523-2300
www.JEDC.org

December 1, 2025

City & Borough of Juneau
Attn: Mayor Weldon & Assembly Members
155 S Seward Street
Juneau, AK 99801

Esteemed Mayor Weldon and Members of the CBJ Assembly,

I am writing in support of Alaskan Wonder Experience (AWE) LLC's proposed Alaska Fly & Dive project and their application for a Conditional Use Permit from the City and Borough of Juneau (CBJ).

JEDC fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska. In collaboration with other organizations, JEDC implements initiatives to maintain, expand, and create economic opportunities. We help make Juneau a great (capital) city, strengthen key regional industries, promote entrepreneurship and small business, development talent, and much more.

Juneau is a world-class tourist destination and the most visited community in Alaska during the summer. People come from around the world to enjoy our incredible lands, waters, history, and unique ways of life. The growth in independent travelers and tour operators, expedition-style cruises, and fishing lodges, highlight an emerging trend beyond large cruise ship tourism. AWE LLC's Alaska Fly & Dive will be another opportunity for visitors to experience Juneau and Alaska's beauty through hands-on, immersive experiences. Furthermore, it will create a landmark attraction on the last vacant waterfront lot along the vibrant Franklin Street corridor, providing a new, welcoming space for visitors and community members alike. We applaud the vision of a local entrepreneur to substantially invest in our community and offer a unique experience to visitors to downtown Juneau.

I urge you to support AWE LLC's proposal for a Conditional Use Permit. By favorably considering their application, you will be taking a proactive step towards creating jobs and supporting local business while solidifying Juneau's place as a world-class destination.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Holst", is written over a circular stamp or seal.

Brian Holst

Executive Director

bholst@jedc.org | (907) 523-2333



December 3, 2025

City & Borough of Juneau
Attn: Mayor Weldon & Assembly Members
155 S Seward Street
Juneau, AK 99801

Dear Mayor Weldon and CBJ Assembly Members,

This letter is to express our strong support for both the Alaska Fly & Dive project as proposed by Alaskan Wonder Experience (AWE) LLC and their application for a Conditional Use Permit with the City and Borough of Juneau.

The DBA's mission is to promote a vibrant, resilient, and welcoming downtown for residents, visitors, and small businesses. We work directly with merchants, seasonal operators, property owners, local entrepreneurs, and community partners to maintain a safe, inviting commercial core that drives Juneau's economic health. Downtown thrives when innovative, locally driven ventures activate space, create new foot-traffic patterns, and encourage visitors to stay longer and explore more of our businesses.

This proposed project aligns precisely with these goals, especially given the anticipated growth of independent travelers, expedition-style cruises, and hands-on tourism experiences that present clear economic opportunities for Juneau. Alaska Fly & Dive would add a signature attraction to a currently vacant waterfront lot on the Franklin Street corridor—an area central to visitor engagement and year-round community life. Filling this long-inactive space with a high-quality, locally owned operation will increase downtown activity, enhance aesthetics, and reinforce the sense of place that makes Juneau memorable.

This project also supports the entrepreneurs who drive much of downtown's character. The willingness of local business owners to invest at this scale signals strong confidence in Juneau's future and creates related benefits such as more customers for nearby businesses, diversified tour offerings, and more reasons for visitors to spend time in our community.

The DBA encourages the Assembly to consider Alaska Fly & Dive not only as a tourism attraction, but as a downtown revitalization initiative—one that activates waterfront frontage, strengthens business vibrancy, and adds to the mix of high-quality experiences available to our guests. We respectfully urge you to approve AWE LLC's Conditional Use Permit application. Supporting this project is a direct investment in the vitality of downtown Juneau, the success of entrepreneurs, and Juneau's long-term prosperity.

Sincerely,

A handwritten signature in black ink that reads "Nimmy J. Philips".

Nimmy Philips, President
Downtown Business Association

November 3, 2025

To Whom it May Concern,


On behalf of the Travel Juneau Board of Directors, I am pleased to provide this letter of support for the "Alaska Wonder Experience" (AWE), an attraction to be constructed adjacent to the Port of Juneau's dock system. The proposed project, which would include an immersive experience theater, food and beverage options, and the potential for year-round use, would fill a need in Juneau's visitor and community experiences.

Located on Franklin Street next to Marine Park Garage, the facility will have the capacity to entertain hundreds of visitors and locals each day of operation. Guests, seated in units that simulate the feeling of flight and diving, will be visually surrounded by Juneau's scenery, wildlife, and marine life. A variety of productions are planned, including seasonal, holiday, and other offerings. The Alaska Wonder Experience will also be available periodically throughout the shoulder and winter seasons, providing a much-needed year-round, indoor activity at a lower price point for locals.

Further, the facility can serve as event space for the community, as well as an offsite option for groups and meetings. The owners are also considering ways to make the facility available to the Juneau School District to augment their science curricula. As a developed property, AWE will also pay CBJ sales tax and property tax, and employ a local staff. The business requires no shuttle parking and will not impact viewing of the Elizabeth Peratrovich mural.

The proposed Alaska Wonder Experience has the potential to be a premier, family-friendly attraction for our community, available and accessible for locals and visitors. It will fill a need for indoor activities that reflect our community and area. For these reasons, Travel Juneau supports this proposed development for downtown Juneau.

Sincerely,



Liz Perry
President & CEO
Travel Juneau

Society of St. Vincent de Paul
St. Therese Conference
8617 Teal Street
Juneau, AK 99801



*"We provide material and spiritual
charity and work for social
justice for all people"*

12/09/2025

Reuben Willis
2908 Jackson Rd
Juneau, AK 99801

To whom it may concern,

The Society of St. Vincent de Paul strongly supports the development of 356 S Franklin Street lot. This development will bring so much to Juneau.

We acknowledge the project will slightly affect the current view from one of our nearby buildings. After review, we find this minor visual impact is vastly outweighed by the need to develop the area and bring more entertainment options to Juneau. We at SVDP are in full support of this project.

Thank you for your consideration, please feel free to contact me with any questions, at 907-713-5622.

Regards,

Executive Director
St. Vincent de Paul Saint Therese Conference

jennifer@svdpjuneau.org

907-713-5622

Proposed Exterior Facade in the Historic District



G:_Projects\25031\CAD\1 Concept\25031 Alaska Fly & Dive - Concept - R25.rvt

1/2/2026 12:01:10 PM

Precedents



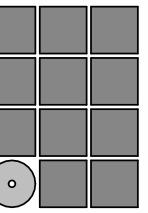
Alaska Pacific Pier Building (Modern interpretation of historic elements, similar to proposed materials.)



Gastineau Apartments



Senate Building



**Jensen
Yorba
Wall Inc.**

522 West 10th Street
Juneau, Alaska 99801
907.586.1070
AECC137
jensenyorbawall.com

Alaska Fly & Dive

CU Permit Set

REVISIONS



SHEET TITLE

Perspective Views

DATE: 12.10.2025

FILE: 25031

A324



APPLICATION FOR DOWNTOWN HISTORIC DISTRICT DESIGN REVIEW

See reverse side for more information regarding the review process and the materials required.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

HISTORICAL STATUS OF STRUCTURE

- CONTRIBUTING PROPERTY WITHIN THE HISTORIC DISTRICT
 NON-CONTRIBUTING PROPERTY WITHIN THE HISTORIC DISTRICT
 LANDMARK PROPERTY OUTSIDE THE HISTORIC DISTRICT

DOES THIS PROJECT REQUIRE A BUILDING PERMIT? YES NO

WHAT BEST DESCRIBES THIS PROJECT?

- TYPE A** - MINOR ALTERATION NOT ALTERING BUILDING STRUCTURE OR FOOTPRINT (Ex: window replacement; canopy replacement)
 TYPE B - ALTERATION THAT WILL ALTER THE BUILDING STRUCTURE OR FOOTPRINT (Ex: removing recessed entryway; adding addition to existing building)
 TYPE C – NEW CONSTRUCTION

HAVE YOU SUBMITTED A NARRATIVE THAT EXPLAINS THE PROJECT? YES NO

TYPE A

The narrative should include the following information:

- How the project will meet the applicable design standards and guidelines.
- If the project is unable to meet the design standards and guidelines, please explain why.
- Will the project impact or alter any significant exterior features of the structure? If yes, please describe which features will be impacted or altered.
- Will the project be a restoration or replacement?
- Will the project effect the placement of outdoor mechanical equipment?

TYPE B & C

The narrative should include the following information:

- How the project will meet the applicable design standards and guidelines.
- If the project is unable to meet the design standards and guidelines, please explain why.
- Will the project impact or alter any significant exterior features of the structure? If yes, please describe which features will be impacted or altered.
- Will the project effect the placement of outdoor mechanical equipment?

ADDITIONAL MATERIALS REQUIRED

TYPE A

- A list of materials that will be used
- Manufacturer’s data on all visible fixtures that are part of the project showing size, form, color and method of installation.
- An elevation drawing drawn to scale showing architectural details such as doorways, windows, canopy, etc.

TYPE B & C

- A list of materials that will be used
- Manufacturer’s data on all visible fixtures that are part of the project showing size, form, color and method of installation.
- An elevation drawing drawn to scale showing architectural details such as doorways, windows, canopy, etc. The elevation drawing must be stamped by a licensed engineer or architect.
- A site plan of the property drawn to scale, clearly showing streets, existing structures and all proposed changes. The site plan must be stamped by a licensed engineer or architect.

Presented by: COW
Introduced: 01/13/2020
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2019-30(am)

An Ordinance Related to the Regulation of Chronic Nuisance Properties.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. New Chapter. Title 36 Health and Sanitation, is amended to create a new chapter to read:

36.70 CHRONIC NUISANCE PROPERTY

36.70.010 Purpose.

The purpose of this section is to protect the health, welfare, and safety of the City and Borough's residents and environment by regulating chronic nuisance property. Consistent with A.S. 29.35.125, the intent of this section is to prevent properties from becoming chronic nuisances, provide reasonable procedures to abate properties that are public nuisances, and provide enforcement tools to recover municipal costs in responding to chronic nuisance properties. However, victims of crime are not nuisances and this ordinance shall not be construed as the basis of evicting a tenant solely because the tenant requested assistance as a victim of crime.

36.70.020 Definitions.

Enforcement agent means a person authorized by section 3.45.010 or by law to enforce City and Borough of Juneau laws.

Chronic nuisance property means

1. Residential property that has had eight or more law enforcement responses to a dwelling unit in a twelve-month period.

2. Non-residential property, including common areas of multiple dwelling unit developments, that has had sixteen or more law enforcement responses to a commercial unit, or if none per parcel, in a twelve-month period.

Residential property means an individual parcel, tract, or lot shown on the most recent plat of record containing one or more dwelling units or a mobile home.

Commercial unit means an area within a property that is readily identifiable by visual inspection as an area used by a single business or commercial enterprise.

Property means any property, including continuous parcel or area of land undivided in ownership.

Law enforcement response means a police officer or enforcement agent responded to and charged or issued a warning based on probable cause of a nuisance activity.

Nuisance activity means any of the following activities, behaviors or conduct:

1. A violation of CBJ 36.20, Nuisances;
2. A violation of CBJ 36.30, Litter;
3. A violation of CBJ 36.40, Solid fuel-fire burning devices;
4. A violation of CBJ 36.50, Tobacco;
5. A violation of CBJ Title 42, Penal code;
6. A violation of A.S. Title 11, Criminal Law;

A nuisance activity does not include a response to any of the following:

1. A report of false information as defined by A.S. 11.56.800 or CBJ 42.30.040, unless the false information was provided by an occupant or owner of the property;
2. A false alarm as defined by CBJ 42.30.030, unless the false alarm was caused, permitted, or allowed by an occupant or owner of the property;
3. A report involving potential child neglect, potential domestic violence as defined in A.S. 18.66.990, or potential stalking under A.S. 11.41.260 or 11.41.270;
4. A report of sexual assault as defined by AS 11.41.410-427;
5. A report of a medical emergency;
6. A report from a tenant or owner of commercial property used as a retail store for law enforcement assistance with (a) theft or potential theft from the retailer, (b) report of the presence or identification of a person subject to a state of federal warrant; or (c) trespass;
7. A report from the tenant or owner of commercial property used as a licensed premises regulated by A.S. Title 4 (alcohol) or A.S. 17.38 (marijuana) for police assistance with law enforcement matters including: (a) a minor seeking unlawful admittance or service, (b) a person under the influence seeking admittance or service, (c) a report of the presence or

- identification of a person under state or federal warrant, or (d) a person under the influence preparing to operate a motor vehicle upon leaving the premises; or
8. A tenant requesting assistance as a victim of crime.

Owner means the person in whose name the property is listed as owner in the State Recorder's Office is conclusively presumed to be the legal record owner.

Dwelling unit means a structure or portion thereof providing independent and complete cooking, living, sleeping, and toilet facilities for a person or group of persons living as a single housekeeping unit.

36.70.030 Violation.

(a) Subject to subsection (b), the owner shall be liable to the City and Borough of Juneau or the owner and the tenant of a unit thereon shall jointly be liable to the City and Borough of Juneau for a fee of \$400 per additional law enforcement response to a chronic nuisance property.

- (1) For property with more than one owner, all owners shall be jointly liable with the tenant for any fee imposed under this chapter. Actual notice to one owner creates a rebuttable presumption of actual notice to all other owners.
- (2) For property owned by a condominium, a fee based on law enforcement response to a chronic nuisance to a single dwelling unit shall be assessed against the owner of the dwelling unit, jointly with the tenant if there is one, and not against the condominium.
- (3) A tenant shall not be liable for the fee if the tenant's conduct did not require the chronic nuisance law enforcement response and the tenant's right to possession commenced on a date subsequent to the date of the first law enforcement response that is counted for purposes of the fee imposed under this chapter.
- (4) If the chronic nuisance property is a mobile home located in a mobile home park, the fee may not be imposed on the owner or operator of the mobile home park, unless the owner's or operator's conduct caused the chronic nuisance. The fee may be imposed jointly on the owner and tenant of the mobile home.

(b) A person is exempt from liability for the fee established by this chapter if:

- (1) The person is a federal, state, or local government agency;
- (2) The property or unit responded to is used exclusively for nonprofit religious, charitable, cemetery, hospital, or educational purposes;

- (3) The municipality has not provided notice to the person in writing as provided in section 36.70.040(b);
- (4) Any person has taken appropriate corrective action and given written notice to police of the action as required by section 36.70.050;
- (5) The owner or tenant of the commercial property or unit responded to has entered a current written agreement with the Juneau Police Department to actively abate nuisance activity on the property; or
- (6) If a lieutenant or higher ranking official of the police department determines appropriate corrective action was taken with respect to a specific chronic nuisance property, the count of law enforcement responses to the unit shall reset to zero, effective the date of the determination.

(c) The fee imposed by this chapter may be collected in any lawful manner, including bringing an action in court for a personal judgment against any one or more of the persons liable.

(d) An owner or tenant liable for a fee under this chapter may bring an action in court against a person whose conduct required the law enforcement responses to the chronic nuisance property to recover the amount of the fee and related costs. An owner or tenant shall not be granted any extension of time or continuance to pay the fee based on a pending action against a third party.

36.70.040 Notices.

(a) Warning Notice. The municipality shall provide a warning notice to the owner or the owner and tenant of a property when the number of law enforcement responses approaches a chronic nuisance property. Notice may be by mail and need not be certified. Failure to provide a warning notice under this subsection shall prevent the assessment of fees under this chapter.

(b) Notice of Chronic Nuisance Determination. Prior to assessing a fee under this chapter, the municipality shall notify the owner or owner and tenant, if applicable, in writing when a chronic nuisance property exists.

- (1) A notice under this section shall be given in a manner reasonably calculated, under all the circumstances, to provide actual notice to the person of the potential liability for the fee. Notice to an owner is sufficient if sent by certified mail, return receipt requested, to the owner's mailing address listed on the real property tax assessment records. If the mailed notice is returned refused for signature by the owner, actual notice shall be conclusively presumed on the date refused. If the mailed notice is returned unclaimed or undeliverable, the municipality shall accomplish notice by another method and attest to

the date notice is accomplished by affidavit or in a police report. Notice to the owner or tenant may be accomplished by any lawful manner.

- (2) The notice shall:
 - (A) Identify the property that is the subject of the notice by street address and legal description, and, if the property has multiple units, identify the dwelling unit or commercial unit;
 - (B) State the number of qualifying law enforcement responses and state additional law enforcement responses to the unit or property may result in imposition of fees under this chapter;
 - (C) State the person shall be liable for a fee for each law enforcement response to the chronic nuisance property, unless, within 30 days, a person takes appropriate corrective action promptly and gives written notice to the Juneau Police Department of the action taken;
 - (D) State the amount of the fee per law enforcement response to the chronic nuisance property; and
 - (E) State the name and telephone number of a representative of the Juneau Police Department to contact concerning the notice.
- (3) Appeal right. A Notice of Chronic Nuisance Determination is appealable to a hearing officer designated by the manager pursuant to 36.70.070. No person shall be entitled to appellate review of a Notice of Chronic Nuisance Determination who fails to file a notice of appeal with the municipal clerk's office within 20 days of when the Notice of Chronic Nuisance was served. An appeal of a Notice of Chronic Nuisance is limited to the issue of whether the property is a chronic nuisance.

36.70.050 Appropriate corrective action.

(a) An owner or tenant of a property shall have 30 days from the date notice is accomplished, as required under section 36.70.040(b), to promptly take appropriate corrective action. Appropriate corrective action is action reasonably expected to correct the cause of the law enforcement responses to the property. Police officers holding the rank of lieutenant or higher are authorized to determine whether corrective action is appropriate under the specific circumstances. The officer's determination shall be in writing and issued within five days of receipt of the person's written notice of the action taken. Should the officer determine the action taken is not appropriate corrective action, the officer shall explain the reasons and the person shall have ten days from the date of the determination to take appropriate corrective action. Examples of appropriate corrective action may include:

- (1) Written notice to quit under AS 09.45.100—09.45.110;
 - (2) Eviction notice served on the tenant or lessee requiring vacation of the premises within 30 days or a reasonable time;
 - (3) Obtaining a restraining order, or issuance of a no trespass order;
 - (4) Installation or implementation of new or additional security measures;
 - (5) Constructing, reconstructing, or removing a structure from the property; or
 - (6) Action recommended by the Juneau Police Department in writing and implemented to the satisfaction of a police officer the rank of lieutenant or higher.
- (b) Appropriate corrective action does not include:
- (1) Relocating a tenant or lessee of a unit to a different unit on the same property, unless a police officer the rank of lieutenant or higher determines the relocation is reasonable under the circumstances. If a person is relocated, the municipality may transfer the number of law enforcement responses from the former unit to the new unit.
 - (2) Communicating only orally with the person causing the law enforcement responses.
- (c) No fee may be imposed for additional law enforcement responses to the unit that is the subject of the notice during the 30-day period allowed under subsection A. if any person takes appropriate corrective action and gives written notice to the Juneau Police Department of the action taken during the 30-day period. There is a conclusive presumption that appropriate corrective action was taken if there are no additional law enforcement responses to the property from the end of the 30-day period and for the next 60 days.

36.70.060 Lien on property.

- (a) A fee imposed under Section 36.70.030(a) is a lien on the property to which there have been an excessive number of law enforcement responses to a chronic nuisance property.
- (b) The lien becomes effective upon the recording of a Notice of Chronic Nuisance Lien that:
 - (1) Describes the property that is the subject of the lien;
 - (2) States the amount of fees accrued at the time of recording;

(3) States the lien has been recorded pursuant to this section; and

(4) The notice is then served on the property owner.

(c) When a Notice of Chronic Nuisance Lien has been recorded, the lien has priority over all other liens except:

(1) Liens for property taxes, special assessments, and sales and use taxes;

(2) Liens perfected before the recording of the lien under this section; and

(3) Mechanics' and materialmen's liens for which claims of lien under AS 34.35.070 or notices of right to lien under AS 34.35.064 have been recorded before the recording of the lien under this section.

(d) A Notice of Chronic Nuisance Lien is appealable after recording to a hearing officer designated by the manager pursuant to 36.70.070. No person shall be entitled to appellate review of a Notice of Chronic Nuisance Lien who fails to file a notice of appeal with the hearing officer at the city manager's office within 20 days of when the Notice of Chronic Nuisance Lien was served. An appeal of a Notice of Chronic Nuisance Lien is limited to the issue of whether the person is liable for each fee imposed under this chapter.

36.70.070 Appeal hearing.

A hearing before a hearing officer shall be informal and be held within 15 days of receipt of the notice of appeal unless extended for good cause. Relevant evidence must be admitted if it is probative of a material fact in controversy. Irrelevant and unduly repetitive evidence shall be excluded. The hearing officer shall issue a written decision within 15 days of the hearing. A decision from a Notice of Chronic Nuisance Determination appeal is not a final administrative decision. A decision from a Notice of Chronic Nuisance Lien appeal is a final administrative decision of the City and Borough of Juneau. Within 30 days of service of the written decision, a person aggrieved by the decision may appeal to the Superior Court of the First Judicial District in Juneau in accordance with the Alaska Rules of Appellate Procedure.

36.70.080 Sunset provision.

No property shall be deemed a chronic nuisance three years after Ordinance 2019-30 becomes effective.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 3rd day of February, 2020.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Presented: 6/9/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-30

**An Ordinance Amending the City and Borough Chapter 36.70 Code
Relating to Chronic Nuisance Properties.**

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 36.70, Chronic nuisance property, is amended as follows:

Chapter 36.70 CHRONIC NUISANCE PROPERTY.

36.70.020 Definitions.

Enforcement agent means a person authorized by section 3.45.010 or by law to enforce City and Borough of Juneau laws.

Chronic nuisance property means:

(1) ~~1-~~ Residential property that has had eight or more law enforcement responses to a dwelling unit in a 12-month period.

(2) ~~2-~~ Non-residential property, including common areas of multiple dwelling unit developments, that has had sixteen or more law enforcement responses to a commercial unit, or if none per parcel, in a 12-month period.

Residential property means an individual parcel, tract, or lot shown on the most recent plat of record containing one or more dwelling units or a mobile home.

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2 *Commercial unit* means an area within a property that is readily identifiable by visual
3 inspection as an area used by a single business or commercial enterprise.

4 *Property* means any property, including continuous parcel or area of land undivided in
5 ownership.

6 *Law enforcement response* means a police officer or enforcement agent responded to and
7 charged or issued a warning based on probable cause of a nuisance activity.

8 *Nuisance activity* means any of the following activities, behaviors or conduct:
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- 10 (1) A violation of CBJ 36.20, Nuisances;
11 (2) A violation of CBJ 36.30, Litter;
12 (3) A violation of CBJ 36.40, Solid fuel-fire burning devices;
13 (4) A violation of CBJ 36.50, Tobacco;
14 (5) A violation of CBJ Title 42, Penal Code;
15 (6) A violation of AS Title 11, Criminal Law;
16 (7) A violation of CBJ Title 8, Animal Control and Protection

17 A nuisance activity ~~nuisance activity~~ does not include a response to any of the following:
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- 19 (1) A report of false information as defined by AS 11.56.800 or CBJ 42.30.040, unless
20 the false information was provided by an occupant or owner of the property;
21 (2) A false alarm as defined by CBJ 42.30.030, unless the false alarm was caused,
22 permitted, or allowed by an occupant or owner of the property;
23 (3) A report involving potential child neglect, potential domestic violence as defined in
24 AS 18.66.990, or potential stalking under AS 11.41.260 or 11.41.270;
25 (4) A report of sexual assault as defined by AS 11.41.410—11.41.427;
 (5) A report of a medical emergency;

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(6) A report from a tenant or owner of commercial property used as a retail store for law enforcement assistance with:

~~(A) a.~~ Theft or potential theft from the retailer,

~~(B) b.~~ Report of the presence or identification of a person subject to a state of federal warrant; or

~~(C) c.~~ Trespass;

(7) A report from the tenant or owner of commercial property used as a licensed premises regulated by AS Title 4 (alcohol) or AS 17.38 (marijuana) for police assistance with law enforcement matters including:

~~(A) a.~~ A minor seeking unlawful admittance or service,

~~(B) b.~~ A person under the influence seeking admittance or service,

~~(C) c.~~ A report of the presence or identification of a person under state or federal warrant, or

~~(D) d.~~ A person under the influence preparing to operate a motor vehicle upon leaving the premises; or

~~(8) e.~~ A tenant requesting assistance as a victim of crime.

Owner means the person in whose name the property is listed as owner in the state recorder's office is conclusively presumed to be the legal record owner.

Dwelling unit means a structure or portion thereof providing independent and complete cooking, living, sleeping, and toilet facilities for a person or group of persons living as a single housekeeping unit.

(Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)

36.70.030 Violation.

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2 (a) Subject to subsection (b), the owner shall be liable to the City and Borough of
3 Juneau or the owner and the tenant of a unit thereon shall jointly and severally be
4 liable to the City and Borough of Juneau for a fee of \$400.00 per additional law
5 enforcement response to a chronic nuisance property.

6 (1) For property with more than one owner, all owners shall be jointly and
7 severally liable with the tenant for any fee imposed under this chapter.
8 Actual notice to one owner creates a rebuttable presumption of actual notice
9 to all other owners.

10 (2) For property owned by a condominium, a fee based on law enforcement
11 response to a chronic nuisance to a single dwelling unit shall be assessed
12 against the owner of the dwelling unit, jointly and severally with the tenant
13 if there is one, and not against the condominium.

14 (3) A tenant shall not be liable for the fee if the tenant's conduct did not require
15 the chronic nuisance law enforcement response and the tenant's right to
16 possession commenced on a date subsequent to the date of the first law
17 enforcement response that is counted for purposes of the fee imposed under
18 this chapter.

19 (4) If the chronic nuisance property is a mobile home located in a mobile home
20 park, the fee may not be imposed on the owner or operator of the mobile
21 home park, unless the owner's or operator's conduct caused the
22 chronic nuisance. The fee may be imposed jointly and severally on the owner
23 and tenant of the mobile home.

24 (b) A person is exempt from liability for the fee established by this chapter if:
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- (1) The person is a federal, state, or local government agency;
- (2) The property or unit responded to is used exclusively for nonprofit religious, charitable, cemetery, hospital, or educational purposes;
- (3) The municipality has not provided notice to the person in writing as provided in section 36.70.040(b);
- (4) Any person has taken appropriate corrective action and given written notice to police of the action as required by section 36.70.050;
- (5) The owner or tenant of the commercial property or unit responded to has entered a current written agreement with the Juneau Police Department to actively abate nuisance activity on the property; or
- (6) If a commander ~~lieutenant~~ or higher ranking official of the police department determines appropriate corrective action was taken with respect to a specific chronic nuisance property, the count of law enforcement responses to the unit shall reset to zero, effective the date of the determination.

(c) The fee imposed by this chapter may be collected in any lawful manner, including bringing an action in court for a personal judgment against any one or more of the persons liable.

(d) An owner or tenant liable for a fee under this chapter may bring an action in court against a person whose conduct required the law enforcement responses to the chronic nuisance property to recover the amount of the fee and related costs. An owner or tenant shall not be granted any extension of time or continuance to pay the fee based on a pending action against a third party.

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2 (Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)

3 **36.70.040 Notices.**

4 (a) *Warning notice.* The municipality ~~may shall~~ provide a warning notice to the owner
5 or the owner and tenant of a property when the number of law enforcement
6 responses ~~equals approaches~~ a chronic nuisance property. Notice may be by mail
7 and need not be certified. Failure to provide a warning notice under this subsection
8 shall prevent the assessment of fees under this chapter.

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11 **36.70.050 Appropriate corrective action**

12 (a) An owner or tenant of a property shall have 30 days from the date notice is
13 accomplished, as required under section 36.70.040(b), to promptly take appropriate
14 corrective action. Appropriate corrective action is action reasonably expected to
15 correct the cause of the law enforcement responses to the property. Police officers
16 holding the rank of ~~commander lieutenant~~ or higher are authorized to determine
17 whether corrective action is appropriate under the specific circumstances. The
18 officer's determination shall be in writing and issued within five days of receipt of
19 the person's written notice of the action taken. Should the officer determine the
20 action taken is not appropriate corrective action, the officer shall explain the
21 reasons and the person shall have ten days from the date of the determination to
22 take appropriate corrective action. Examples of appropriate corrective action may
23 include:
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25 (1) Written notice to quit under AS 09.45.100—09.45.110;

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- (2) Eviction notice served on the tenant or lessee requiring vacation of the premises within 30 days or a reasonable time;
- (3) Obtaining a restraining order, or issuance of a no trespass order;
- (4) Installation or implementation of new or additional security measures;
- (5) Constructing, reconstructing, or removing a structure from the property; or
- (6) Action recommended by the Juneau Police Department in writing and implemented to the satisfaction of a police officer the rank of commander ~~lieutenant~~ or higher.

(b) Appropriate corrective action does not include:

- (1) Relocating a tenant or lessee of a unit to a different unit on the same property, unless a police officer the rank of commander ~~lieutenant~~ or higher determines the relocation is reasonable under the circumstances. If a person is relocated, the municipality may transfer the number of law enforcement responses from the former unit to the new unit.
- (2) Communicating only orally with the person causing the law enforcement responses.

(c) No fee may be imposed for additional law enforcement responses to the unit that is the subject of the notice during the 30-day period allowed under subsection A. if any person takes appropriate corrective action and gives written notice to the Juneau Police Department of the action taken during the 30-day period. There is a conclusive presumption that appropriate corrective action was taken if there are no additional law enforcement responses to the property from the end of the 30-day period and for the next 60 days.

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2 (Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)

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4 ~~36.70.080 Sunset provision.~~

5 ~~No property shall be deemed a chronic nuisance three years after Ordinance 2019-30~~
6 ~~becomes effective.~~

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8 (Serial No. 2019-30(am), § 2, 2-3-2020, eff. 3-5-2020)


9 **Section __. Effective Date.** This ordinance shall be effective 30 days after its adoption.

10 Adopted this 28 day of July, 2025.

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Beth A. Weldon, Mayor

13 Attest:

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Breckan L. Hendricks, Municipal Clerk