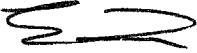


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: August 16, 2011

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: USE2011-0019

PROPOSAL: A Conditional Use permit to expand the Johnson Youth Center facility in Salmon Creek.

GENERAL INFORMATION

Applicant: State of Alaska Department of Transportation & Public Facilities (DOT/ PF)

Property Owner: City and Borough of Juneau/ State of Alaska

Property Address: 3252 Hospital Drive

Legal Description: USS 1075 Hospital Complex

Parcel Code Number: 7-B09-0-102-007-0

Site Size: 4.14 acres

Zoning: General Commercial (GC)

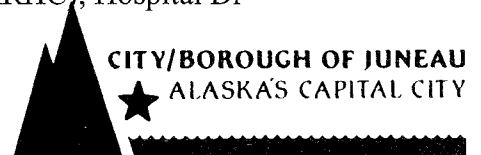
Utilities: Public Water & Sewer

Access: Hospital Drive

Existing Land Use: Temporary Youth Correction/ Rehabilitation Facility

Surrounding Land Use:

North	- GC; Southeast Alaska Regional Health Consortium (SEARHC);
South	- GC; Egan Drive
East	- GC; Bartlett Hospital complex
West	- GC; Southeast Alaska Regional Health Consortium (SEARHC); Hospital Dr



ATTACHMENTS

Attachment	A	Vicinity Map
Attachment	B	Site Plan
Attachment	C	Existing Floor Plan
Attachment	D	Proposed Floor Plan
Attachment	E	Elevation Drawings
Attachment	F	Outdoor Lighting Plan
Attachment	G	Site Photographs

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit to expand the Johnson Youth Center (JYC), consisting of four new beds, several new offices, meeting areas, and a new sally port security entry. This site is located in Salmon Creek, as shown in the vicinity map (Attachment A). Along with new building space, the applicant is installing geothermal heat pipes to use for building heat. The areas of expansion and the heat pipes are depicted in Attachments B - F. Current pictures of the facility can be seen in Attachment G.

This facility provides short- and long-term detention rooms for youth waiting the outcome related to their offense. More about this facility can be read at the following website: <http://hss.state.ak.us/djj/facilities/jyc/default.htm>

According to the Table of Permissible Uses of the Land Use Code, Correctional Facilities in the General Commercial zoning district may only be permitted with an approved Conditional Use permit.

BACKGROUND

According to staff's records, the JYC has expanded many times since the early 1990's adding new beds, dining/ kitchen areas, teaching rooms, restrooms, parking areas, etc. to meet the growing needs of the community.

This type of facility is very unique and provides a special need for the community and Southeast Alaska. According to the Johnson Youth Center website, there are only a few of these State operated facilities in Alaska; only three in the Southeast region.

ANALYSIS

Project Site

The property is accessed from Hospital Drive in Salmon Creek and made up of several buildings and parking lots. Properties to the east, west and north are medical in nature. Hospital Drive and Egan Drive are south of the property. All properties in the neighborhood, including the subject one, are zoned General Commercial.

Project Design

As seen in the vicinity map, there are multiple structures on the property that make up the Johnson Youth Center. Attachment B labels these buildings as 'Core Building', 'Annex Building', and 'Treatment Building'. A security gate prevents access past the Core building to the Annex and Treatment buildings. There are parking lots in front of each of these buildings.

The proposed areas of expansion will only occur in the Core building. The applicant indicates there are 26 existing beds and 4 additional are being proposed with this permit. Along with the new bedrooms, a new commons rooms, new vehicle sally port, and small offices will be added. The additional bedrooms and personnel will likely be the only aspect of the proposal that will increase the intensity of this project.

Traffic

With few additional bedrooms and offices, staff does not foresee any significant increase in traffic.

Parking and Circulation

The site plan shows 53 existing spaces and 3 new spaces up against the Core building. The latter spaces are proposed to better suit the needs of security. The Land Use Code parking table does not list a youth detention center, but it does list Halfway houses that could be considered most similar. Using the parking calculation for a Halfway house, staff has calculated the new parking requirement below.

Halfway House: 1 space per Bedroom

Proposal: 30 Bedrooms total; 1 space x 30 bedrooms = 30 spaces

Accessible Parking: 2 spaces for 26-50 of total parking space requirement = 2 Accessible spaces

Total parking requirement: 30 spaces, including 2 accessible spaces, one of which must be Van-accessible space

The site plan shows a total of 56 parking spaces. This results in an excess of 26 spaces. There are several existing accessible parking spaces and associated aisles on the parking lot.

Noise

Traffic from the adjacent uses in the neighborhood likely produces the most noise in the neighborhood. The additional bedrooms and offices will increase capacity and may increase the number of staff at the facility. This expansion will not likely increase noise levels beyond what is customary in this neighborhood.

Public Health or Safety

The Johnson Youth Center is a type of detention center with many indoor and outdoor security features. Personnel are specifically trained for this type of environment. The Juneau Police Department (JPD) and Capital City Fire/ Rescue (CCF/R) were solicited for comments. JPD was supportive of the project. CCF/R did not have any comments. The proposal will enhance public safety by expanding the community's capacity to accommodate young offenders.

Property Value or Neighborhood Harmony

The JYC has been in operation for more than 20 years adjacent to various types of medical and treatment facilities. Unlike adjacent uses, the JYC is not a heavy customer- or patient-oriented business; operations do not produce high vehicle trips. This expansion will not decrease adjacent property value or neighborhood harmony.

Conformity with Adopted Plans

The 2008 Comprehensive Plan (Comp Plan) designates this parcel as General Commercial (GC), as defined as “Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers, such as shopping centers and malls, office complexes or other large employment centers”. This matches the General Commercial zoning district that also overlays the subject property. The current use of a detention facility is not specifically listed, but does compose of offices and personal service uses. Therefore, it is an acceptable use in the General Commercial land designation.

The following policy of the Comp Plan is germane to the project:

Policy 13.3 It is the policy of the CBJ to promote quality medical and social services in the CBJ to ensure the safety, health, well-being and self-sufficiency of its residents.

The Comp Plan does not mention the Johnson Youth Center specifically or detention facilities. Overall, the project will not negatively affect adjacent property values. The additional beds, offices, and common rooms will likely have a low increase, if any, to the overall production of the facility.

Title 49, Land Use Code permits a youth detention facility through the Table of Permissible Use category 7.500 ‘Correction Facilities’ land use category with an approved Conditional Use permit in the General Commercial district. This district is intended to accommodate most commercial uses. A detention facility may not be a likely use in this district. However, with adjacent medical and various treatment facilities, the Johnson Youth Center does blend since it provides a certain type of rehabilitation program. Together, all the uses of the neighborhood act as a type of personal treatment campus for the community.

The applicant plans on replacing existing outdoor lights with high-efficient light emitting diode (LED) bulbs. Many outdoor lights attached to the buildings will also be replaced. These lights are indicated in Attachment B, and their design can be seen in Attachment F. Since the light bulbs are recessed in the hood and pointed downward, the light will not be glaring onto adjacent streets or buildings. This light fixture design complies with the Land Use Code.

Overall, the expansion of the Johnson Youth Center is consistent with the 2008 Comprehensive Plan and is compliant with the Land Use Code.

49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS

None of these sections of the Land Use Code apply to the project.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 7.500 for the General Commercial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the August 12th and 19th issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. As discussed in the staff report above, the Johnson Youth Center is a secured detention facility with staff trained in this type of environment. The increase of users with the permit is low and will not endanger the public's health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. The facility has existed for +20 years adjacent to various personal treatment centers. Many of these centers are new or have expanded in the recent past. Staff finds that the Johnson Youth Facility is not substantially different or out of character with adjacent land uses. Therefore, the proposed addition will not decrease property values or harmony of the neighborhood.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. As reviewed previously in this report, the neighborhood acts as a large personal treatment campus for the community, and the Johnson Youth Center provides a type of youth rehabilitation. This facility contains offices and personal service uses that are listed uses in the General Commercial land designation of the 2008 Comprehensive Plan. Further, this use is a commercial use within the General Commercial zoning district.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

Not Applicable. The additional square footage will not be near any sensitive environs such as wetlands, anadromous streams, etc.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the expansion of the Johnson Youth Facility, as requested by the applicant.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>USE 20110019</i>	Date Received <i>7/27/11</i>
----------------	------------------------------	------------------------------------	---------------------------------

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 7.5000 Correctional Facilities

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Additions and renovations to the existing Johnson Youth Center facility; additions to the existing core building structure.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

- NO YES - Case # CBJ file 1997-0079 CU
AV 87-01
AV 90-07

CURRENT USE OF LAND OR BUILDING(S):

Youth Detention and Treatment, with Probation Offices.

PROPOSED USE OF LAND OR BUILDING(S):

Youth Detention and Treatment, with Probation Offices.

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 160,046 square feet Total Area of Existing Structure(s) 21,021 square feet
 Total Area of Proposed Structure(s) addition; 6,367 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

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings | <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input checked="" type="checkbox"/> Proposed Vegetative Cover | |

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1600.00</u>	_____	_____
Admin. of Guarantee	\$ _____	_____	_____
Adjustment	\$ _____	_____	_____
Pub. Not. Sign Fee	\$ <u>50</u>	_____	_____
Pub. Not. Sign Deposit	\$ <u>100</u>	_____	_____
Total Fee	\$ <u>1750.00</u>	<u>1817</u>	<u>7/27/11</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>7/27/11</u>
Project Name (City Staff to Assign Name)		

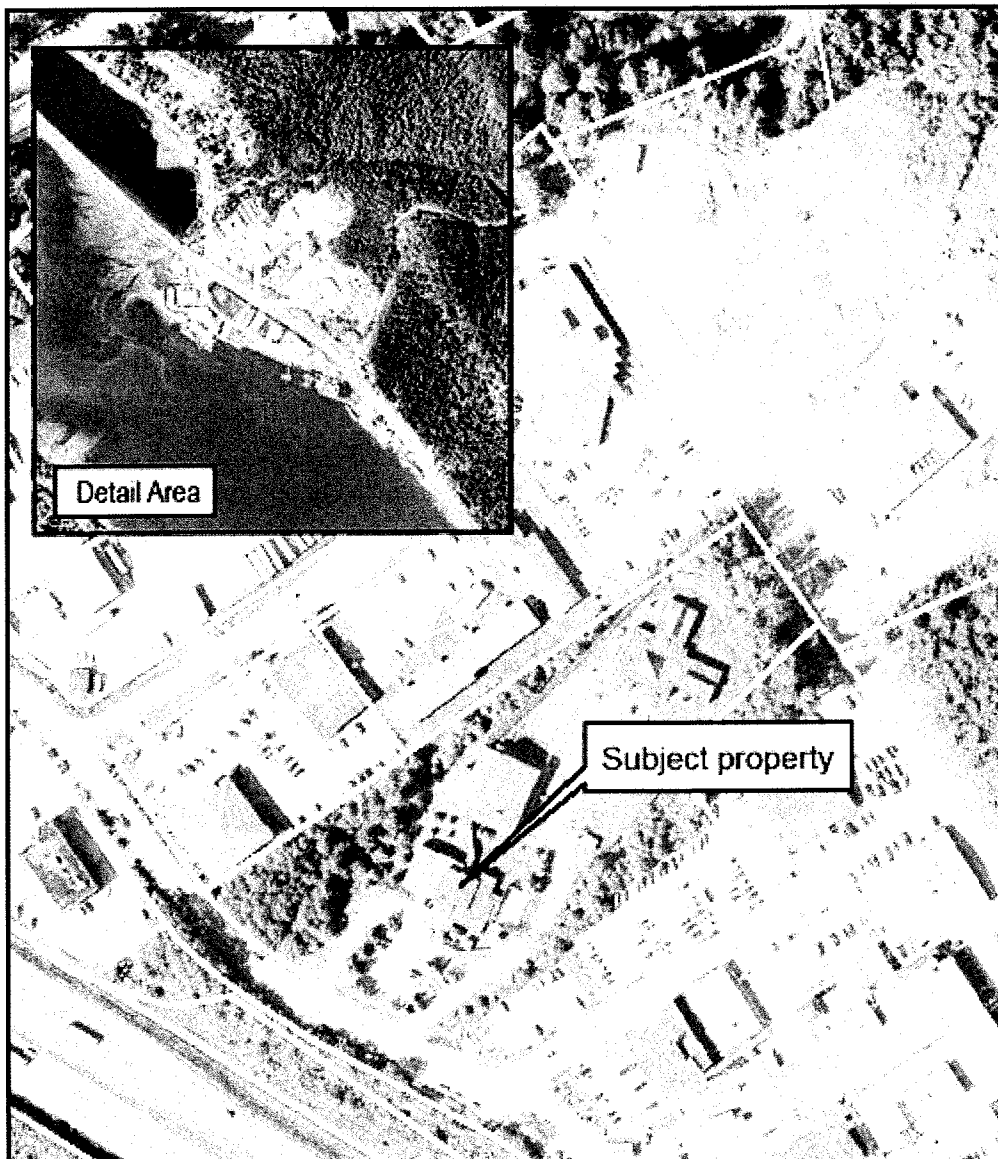
PROJECT / APPLICANT	Project Description Renovations and additions to the Johnson Youth Center Core Building. Addition is replacement and expansion of existing detention unit. Sitework includes regrading of drive, installation of ground source heat pump well-field, and relocation of security fencing and site lighting. Disturbed areas will be re-landscaped with trees and art pieces salvaged from the site.		
	PROPERTY LOCATION		
	Street Address 3252 Hospital Drive	City/Zip Juneau 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 1075 HOSPITAL COMPLEX		
	Assessor's Parcel Number(s) 7B0901020070		
	LANDOWNER/ LESSEE		
	Property Owner's Name City and Borough of Juneau, Lands and Resources	Contact Person: Heather Marlow	Work Phone: 907-586-0205
	Mailing Address Juneau, AK 99811	Home Phone:	Fax Number: 907-586-5385
	E-mail Address Heather.Marlow@ci.juneau.ak.us	Other Contact Phone Number(s): 907-586-5252	
	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***		
I am (we are) the owner(s)/ lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	<u>Heather Marlow</u> Landowner/Lessee Signature	<u>7/26/11</u> Date	
X	_____ Landowner/Lessee Signature	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name State of Alaska, Department Transportation	Contact Person: Jesse Campbell	Work Phone: (907) 266-2723	
Mailing Address POB 2200 East 42nd Avenue Anchorage, AK 99519-6900	Home Phone:	Fax Number: 266-2458	
E-mail Address jesse.campbell@alaska.gov	Other Contact Phone Number(s): 907.440.1523		
X	<u>Jesse Campbell</u> Applicant's Signature	<u>7-26-2011</u> Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee in Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		<u>7/27/11</u>	<u>USE2011 00019</u>
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	
				<u>LB/SE</u>	

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

NOTICE OF PUBLIC HEARING



PROPOSAL: CSP20110005: A state consistency review permit for the expansion of the Johnson Youth Center
 USE20110019: A Conitional Use permit to expand the Johnson Youth Center.

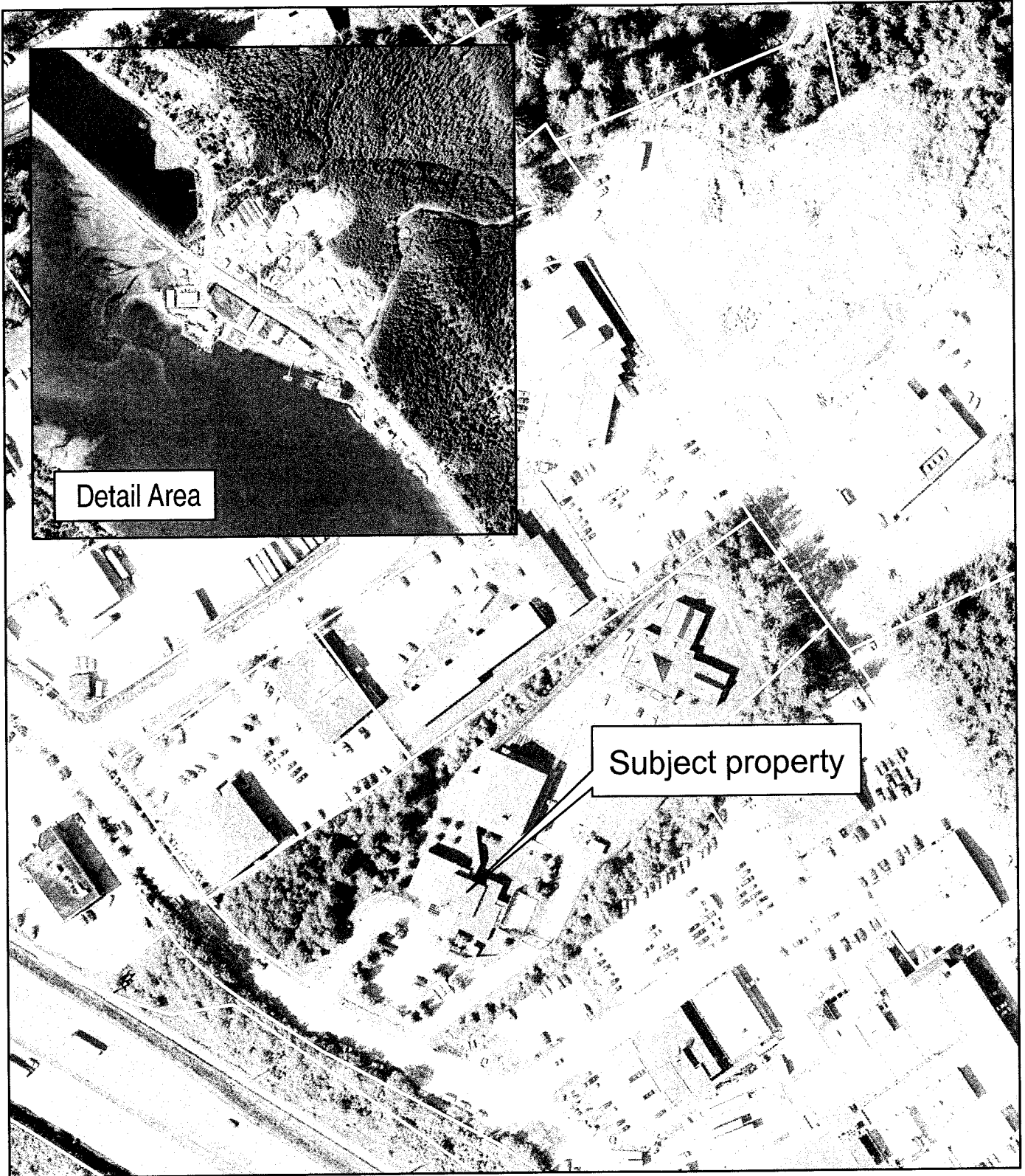
<p>FILE NO: CSP20110005 USE20110019</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: August 23, 2011</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: State of Alaska Dept. of Health & Social Services</p> <hr/> <p>Property PCN: 7-B09-0-102-007-0</p> <p>Owners: CITY AND BOROUGH OF JUNEAU & STATE OF ALASKA</p> <p>Size: 4.14 acres</p> <p>Zoned: General Commerical</p> <p>Site Address: 3252 HOSPITAL DRIVE</p> <p>Accessed via: HOSPITAL DRIVE</p>
---	---

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Eric Feldt at (907)-586-0764 or e-mail eric_feldt@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm



SALMON CREEK VICINITY

Map created: August 3rd, 2011

0 125 250 Feet

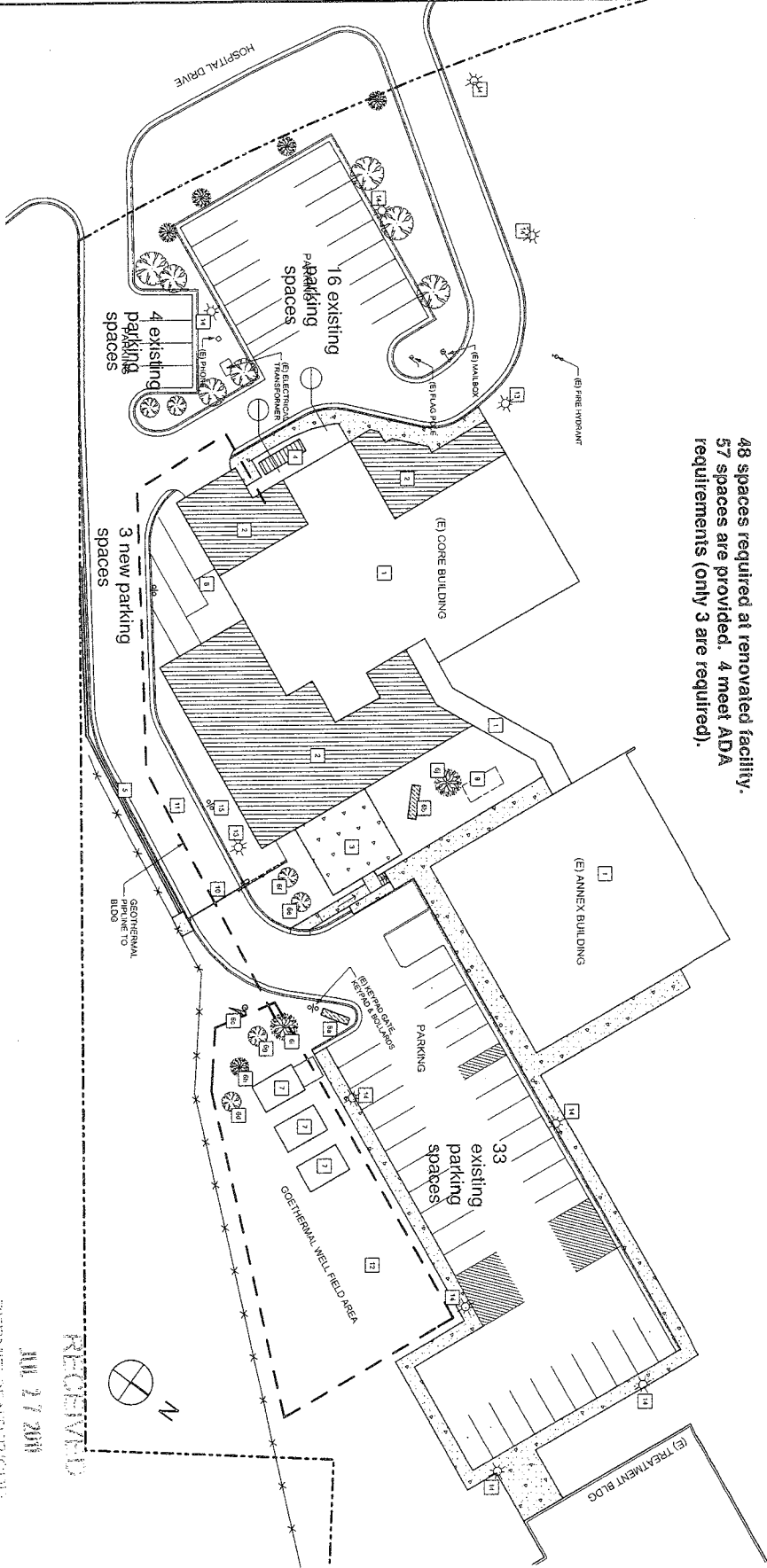


Anticipated parking requirements:
Use is not listed on Table 49.40.210, so interpolating as follows:

For corrections spaces, use similar to rooming or boarding house count of 1 space per bed. Total of 26 existing beds = 26 parking spaces, plus 4 new beds = 4 additional parking spaces.

For office spaces, provide a total of 1 space per 300 sq ft: 5309 sq ft / 300 = 18 parking spaces.

**48 spaces required at renovated facility.
57 spaces are provided. 4 meet ADA requirements (only 3 are required).**



1 SITE PLAN
SCALE 1" = 20'

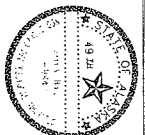
SITE PLAN GENERAL NOTES:

- REFER TO CIVIL & GS DRAWINGS FOR ADDITIONAL WORK TO BE COMPLETED FOR SITE.
- SITE PLAN KEYNOTES:**
 - EXISTING BUILDING
 - BUILDING ADDITION
 - SECURE OUTDOOR RECREATION YARD
 - EXTERIOR FENCED AREA AND SLAB, SERVICE AND INSTALL SALVAGED GENERATOR W/ (N) ABOVE FENCE ENCLOSURE AND GENERATOR COVER
 - (N) RETAINING WALL
 - SAVAGED TREES AND MULCH SCULPTURE INSTALLATION IN VICINITY OF NEW BLDG FOOTPRINT (features are clearly marked on plan and correspond accordingly in the site plan)
 - RELOCATED SHEDS ON GRADE BLOCKING

- ADDITIONAL PARKING
- EXISTING BURIED FUEL TANK LOCATION TANK TO REMAIN
- REINSTALL SALVAGED SECURITY GATES, MOTORS & CONTROLS
- NEW PAVED DRIVE
- NEW TOPSOIL AND GRASS SEED COORD W/ CIVIL & GS DRAWINGS
- NEW BASE AND POLE, AND LIGHT FIXTURE, COORD W/ ELEC
- EXISTING BASE AND POLE, NEW LIGHT FIXTURE, COORD W/ ELEC
- NEW BOLLARDS AND BASE, SALVAGED GATE KEYPAD

RECEIVED
MAY 27 2011
PERMIT CENTER (303)

State of Alaska
Department of Health and Social Services, Division of Juvenile Justice
Department of Transportation and Public facilities
Statewide Public Facilities
2200 East 42nd Avenue
Anchorage, AK 99519-6900

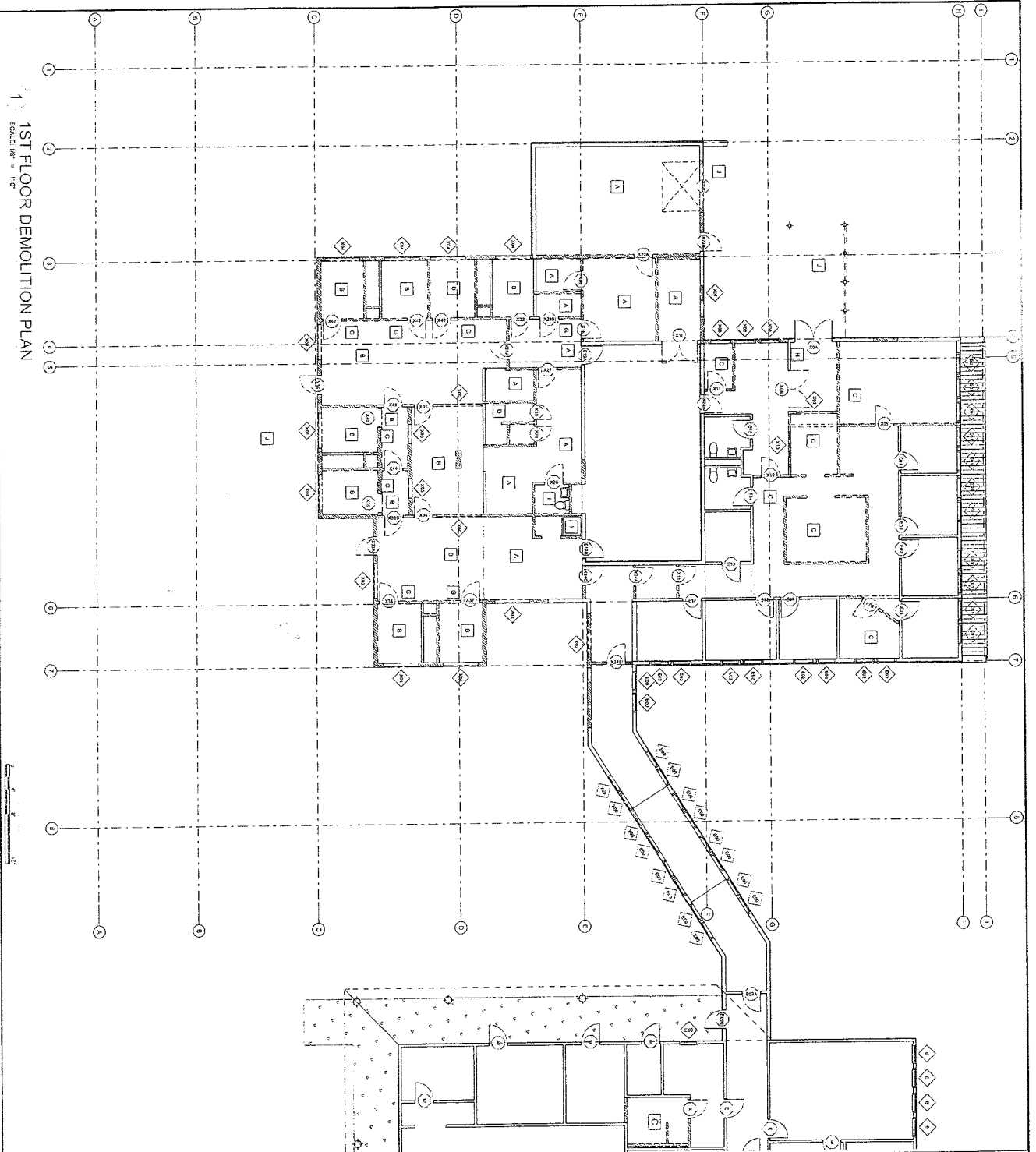


NORTHWARD ARCHITECTS, LLC
JUNEAU ALASKA 99801

DATE: 07/01/11
DRAWN BY: BK CHECKED BY: SE
PROJECT DESIGNATION NUMBER: No. 8100
STATE: ALASKA YEAR: 2011

80% GCCM BID PHASE I		
July 1, 2011		
ABSTRACT NUMBER		
ATTACHMENT NUMBER		
RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

JOHNSON YOUTH CENTER RENOVATION



DEMOLITION PLAN GENERAL NOTES:

- COORDINATE SCOPE OF DEMOLITION WITH SCOPE OF NEW CONSTRUCTION. REMOVE EXISTING CONDITIONS AS REQUIRED FOR NEW CONSTRUCTION.

DEMOLITION PLAN KEYNOTES:

- A REMOVE ALL FURNITURE AND FINISHES. FLOOR SLAB TO ROOF/LOFT FLOOR STRUCTURE. PROVIDE TEMP. SHORING WHERE REQUIRED.
- B REMOVE ALL FINISHES, MECHANICAL, ELECTRICAL, PIPING AND STRUCTURE IN ITS ENTIRETY, INCLUDING FLOOR SLABS.
- C REMOVE INDICATED DOORS, WALLS AND ASSOCIATED FINISHES.
- D REMOVE EXISTING STAIR.
- E REMOVE ROOF STRUCTURE. THIS AREA, DEMOLISH EXISTING ROOFING TO SHEATHING THIS AREA. SALVAGE SUFFICIENT QUANTITIES OF ROOFING, GUTTER, AND FLASHING PROFILE TO FACILITATE CONSTRUCTION OF TRANSITION FROM EXISTING TO NEW CONSTRUCTION.
- F SALVAGE THE PIPE GUARD TOUR DEVICES
- G SALVAGE KEY BOX
- H REMOVE FURNITURE
- I REMOVE CONCRETE AND ASPHALT SLABS AS APPLICABLE (COORD. WITH CIVIL AND ARCHITECTURAL SITE PLANS)
- J REMOVE ALL DIRTS AND ORGANIC MATERIALS FROM (E) ROOF AND GUTTERS TO REMAIN.
- K

State of Alaska
 Department of Health and Social Services, Division of Juvenile Justice
 Department of Transportation and Public facilities
 Statewide Public Facilities
 2200 East 42nd Avenue
 Anchorage, AK 99519-6900

JOHNSON YOUTH CENTER RENOVATION

65% Design
 Development Submittal
 June 6, 2011
 AGENCY NUMBER

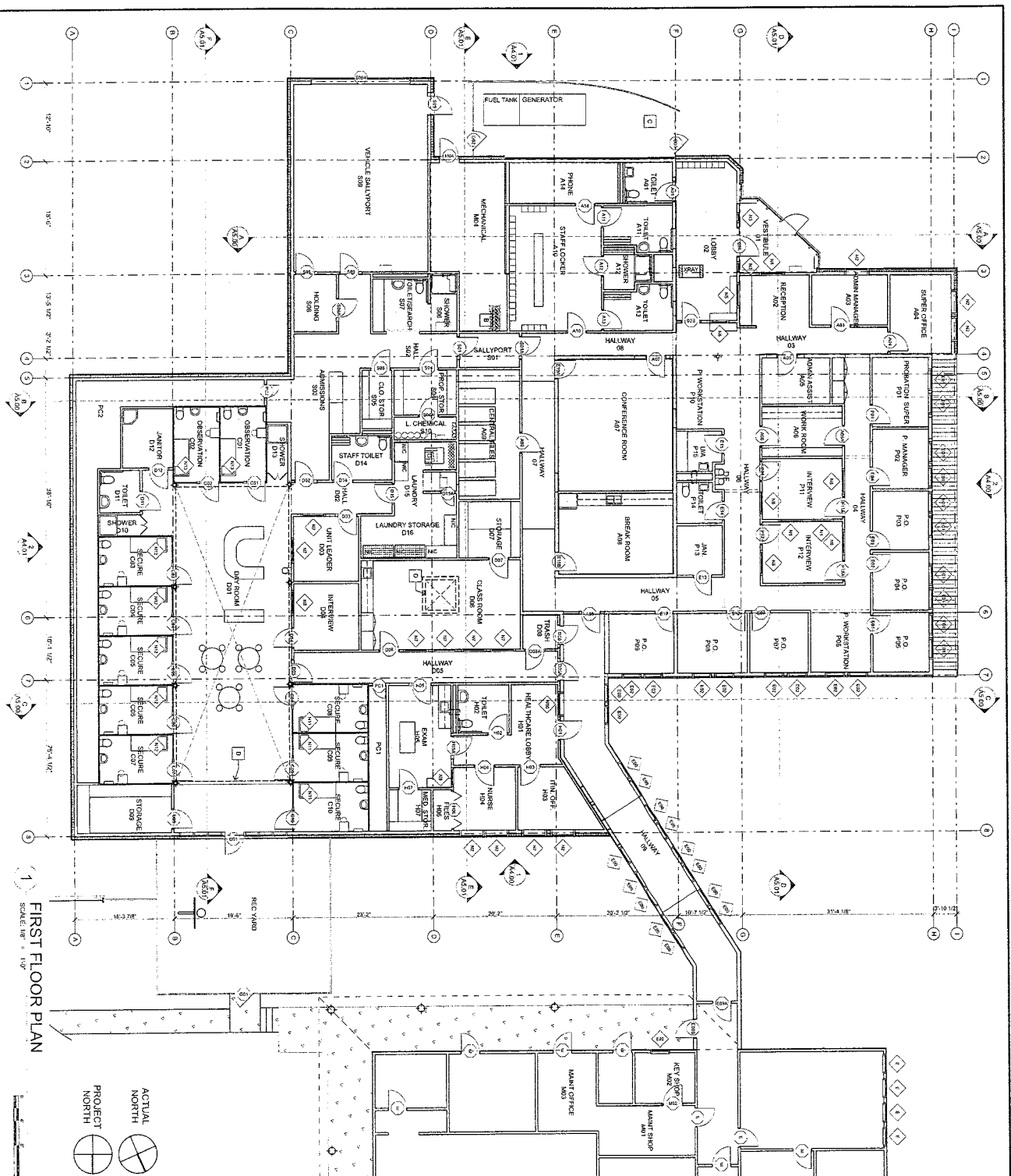
No.	DATE	DESCRIPTION

ATTACHMENT NUMBER
 RECORD OF REVISIONS

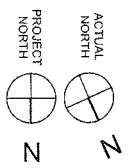
DRAWN BY: [] CHECKED BY: []
A1.01
FIRST LEVEL DEMO PLAN
 PROJECT DESIGNATION NUMBER
 No. 81001
 STATE ALASKA YEAR 2011

Northwind Architects, LLC
 178 SEWARD ST
 JUNEAU, ALASKA, 99801

Project Manager: []
 Designer: []
 Checker: []
 Approver: []
 Date: []



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



ACTUAL NORTH
PROJECT NORTH

- 1 WHERE WALLS AND DEVICES ARE REMOVED IN DEMOLITION, EXTEND NEW SCHEDULED FINISHES ACROSS BREAK IN TYPICAL ASSEMBLY.
- 2 SEE FLOOR PLANS AND ENLARGED FLOOR PLANS FOR WALL TYPES, KEY NOTES AND DETAIL TACS. TACS ARE LISTED ON SHEET A2.00.
- 3 WHERE NEW DEVICES ARE TO BE INSTALLED, DETAIL WALL ASSEMBLIES AS REQUIRED FOR INSTALLATION.

PLAN & ENLARGED PLAN KEY NOTES:

- A INFILL OPENING WITH NEW FLOOR STRUCTURE
- B PROVIDE NEW STEEL ALTERNATING TREAD STAIR
- C EXTERIOR AREA HOUSING GENERATOR, RANK AND ELECTRICAL PANEL SYSTEM = STEEL FRAME W/ PERFORATED SHEETMETAL PANELS
- D CLEARESTORY ABOVE (DASHED LINE)
- E HIGH DENSITY FILE STORAGE SYSTEM
- F SS SPEAKER PASS THROUGH
- G WALL MOUNTED DETENTION DESK AND FLOOR MOUNTED DETENTION STOOL
- H WALL MOUNTED DETENTION BED
- I PISTOL LOCKER
- J KEY CABINET
- K TRANS ACTION WINDOW AND COUNTER, WITH COUNTER TOP PACKAGE X-RAY EQUIPMENT.
- L COLLAPSIBLE CLOTHING SHELF AND HOOKS UNIT
- M DETENTION TABLE AND STOOL ASSEMBLY
- N COMMODITY SERVICE COUNTER
- O BASKETBALL BACKSTOP
- P WARDROBE CABINET STORAGE UNIT
- Q COUNTER TOP W/ UPERS, LOWERS, AND ACCESSIBLE SINK WHERE INDICATED
- R LOCKERS
- S DRESSING BENCH

EXISTING WALLS
SHADED WALLS ARE NEW
SHADED AREA REPRESENTS NEW CONCRETE SLAB ON GRADE

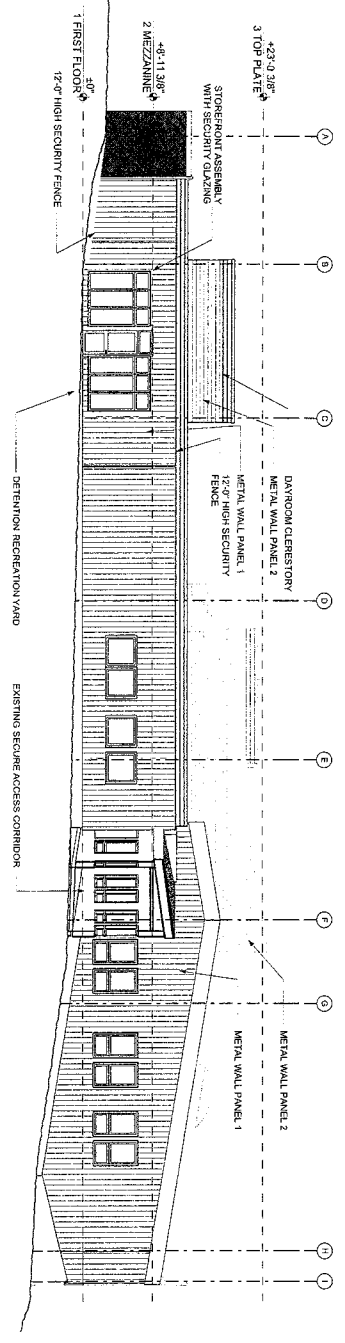
State of Alaska
Department of Health and Social Services, Division of Juvenile Justice
Department of Transportation and Public facilities
Statewide Public Facilities
2200 East 42nd Avenue
Anchorage, AK 99519-6900

JOHNSON YOUTH CENTER RENOVATION

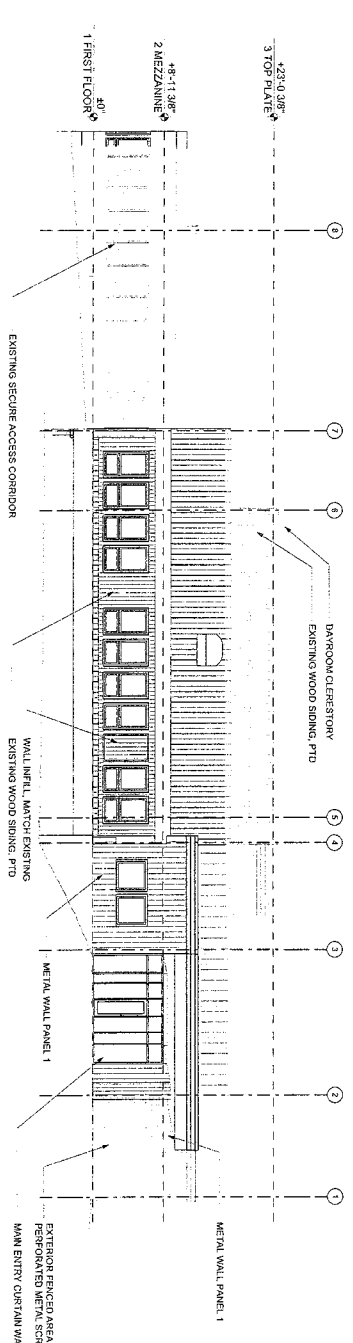
65% Design
Development Submittal
June 6, 2011
APPENDIX NUMBER
ATTACHMENT NUMBER
RECORD OF REVISIONS
DATE DESCRIPTION

NORTHWARD ARCHITECTS, LLC
JUNEAU, ALASKA, 99801

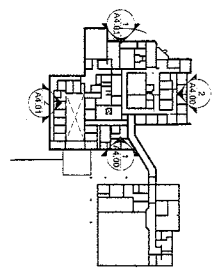
DRAWN BY: EK CHECKED BY: SB
A2.00
PROJECT DESIGNATION NUMBER:
STATE ALASKA
YEAR 2011



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES:

No.	DATE	DESCRIPTION

State of Alaska
Department of Health and Social Services, Division of Juvenile Justice
Department of Transportation and Public facilities
Statewide Public Facilities
2200 East 42nd Avenue
Anchorage, AK 99519-6900

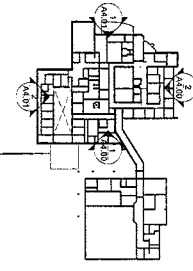
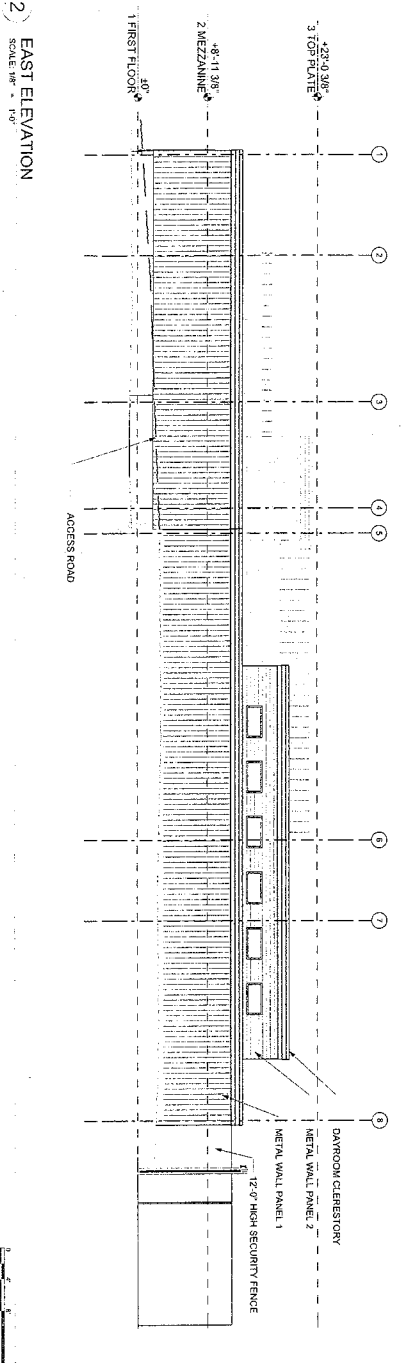
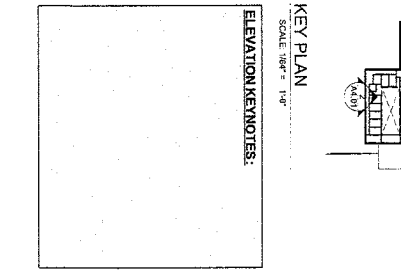
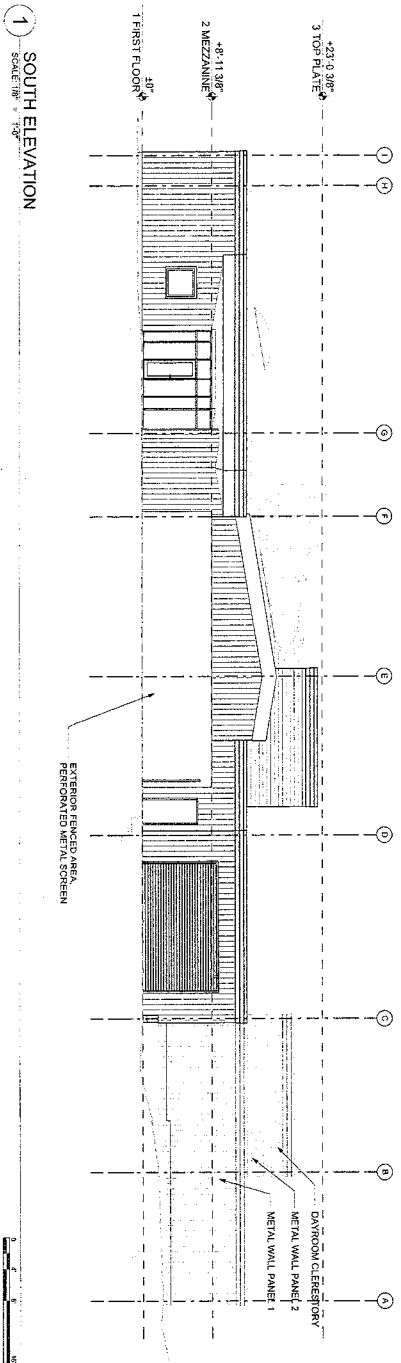
JOHNSON YOUTH CENTER RENOVATION

65% Design		
Development Submittal		
June 6, 2011		
APPENDIX NUMBER		
ATTACHMENT NUMBER		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

NORTHWARD ARCHITECTS, LLC
128 SEWARD ST
ANCHORAGE, ALASKA 99501

IF THIS DRAWING IS USED FOR
ANY OTHER PROJECT, THE USER
MUST OBTAIN THE WRITTEN
PERMISSION OF NORTHWARD
ARCHITECTS, LLC.
DRAWN BY: EK CHECKED BY: SB

A4.00
BUILDING
ELEVATIONS
PROJECT DESIGNATION NUMBER
No. 81001
STATE ALASKA
YEAR 2011



State of Alaska
 Department of Health and Social Services, Division of Juvenile Justice
 Department of Transportation and Public Facilities
 Statewide Public Facilities
 2200 East 42nd Avenue
 Anchorage, AK 99519-6900

JOHNSON YOUTH CENTER RENOVATION

85% Design
 Development Submittal
 June 5, 2011
 ABBREVIATION NUMBER
 ATTACHMENT NUMBER
 RECORD OF REVISIONS
 NO. DATE DESCRIPTION

NORTHWARD ARCHITECTS, LLC
 JUNEAU, ALASKA 99901

A4.01
 BUILDING
 ELEVATIONS (CONT)
 PROJECT DESIGNATION NUMBER
 STATE ALASKA
 YEAR 2011

85% Design
 Development Submittal
 June 5, 2011
 ABBREVIATION NUMBER
 ATTACHMENT NUMBER
 RECORD OF REVISIONS
 NO. DATE DESCRIPTION

DESCRIPTION

The IMPACT Elite family of cutoff wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, Impact Elite provides outstanding uniformity and energy conscious illumination. Combined with a rugged construction, the Impact Elite is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments, and recreational facilities. UL and cUL listed for wet locations.

Catalog #	ISW-A02-LED-E1-BL3-BZ -40F	Type	N/A
Project	Johnson Youth Center Renovation	Date	06-30-2011
Comments	With Advance -40F Xitanium Driver		
Prepared by	Klondike Sales		

SPECIFICATION FEATURES

Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two (2) captive fasteners. Optional tamper resistant torx head fasteners [TR] offer vandal resistant access to the electrical chamber.

Optics

Choice of six (6) high efficiency AccuLED optical systems featuring patented designs that maximize light collection and directional distribution onto the application region. Each optical lens is precision manufactured via injection molding then precisely arranged and sealed to the board media. BL optics offer backlight control to decrease wall brightness while the optional uplight glow provides soft illumination to highlight architectural surfaces. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical

LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. Impact Elite Wall Series LED operates from 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 50,000+ hour life with >70% lumen maintenance. The Impact Elite Wall Series LED luminaire is suitable for operation in -30°C to 40°C ambient environments. LightBARS™ feature an IP66 enclosure rating. Emergency egress options for -20°C ambient environments and optional occupancy sensor available.

Mounting

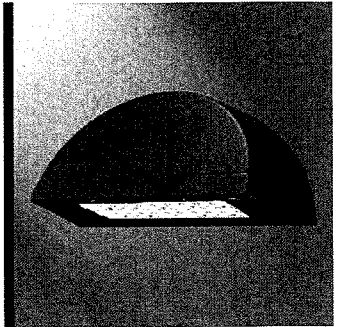
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two (2) captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish

Cast components finished in a 5 stage super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Impact Elite LED features a 5 year limited warranty.



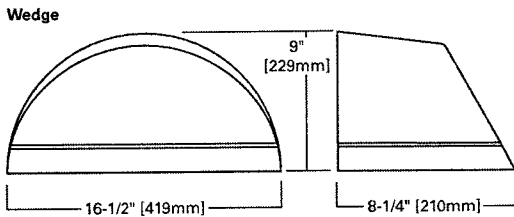
**ISW
IMPACT ELITE LED
WEDGE**

**1 - 2 LightBARS
Solid State LED**

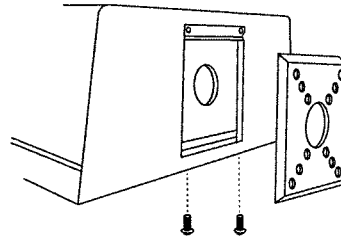
WALL MOUNT LUMINAIRE

Sustainable LED design

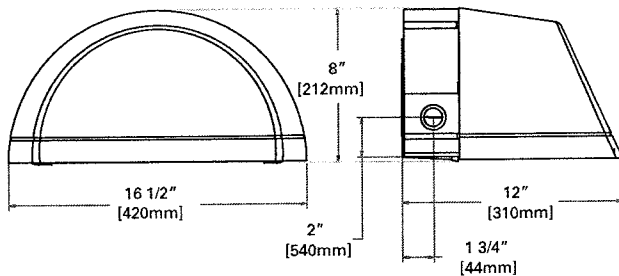
STANDARD DIMENSIONS



HOOK-N-LOCK MOUNTING



STANDARD DIMENSIONS WITH BACK BOX



CERTIFICATION DATA
 40°C Ambient Temperature Rating
 UL and cUL Listed
 LM79 / LM80 Compliant
 IP66 LightBARS
 ARRA Compliant
 ISO 9001

ENERGY DATA
Electronic LED Driver
 >0.9 Power Factor
 <20% Total Harmonic Distortion
 120-277V/50 & 60hz, 347V/60hz,
 480V/60hz
 -30°C Minimum Temperature

SHIPPING DATA
Approximate Net Weight:
 18 lbs. (8 kgs.)

DESCRIPTION

The Concise™ LED luminaire features a rugged and low profile housing construction incorporating patent pending, modular LED LightBAR™ technology. Through superior optical control, Concise delivers uniform and energy conscious illumination optimized to improve vehicular movement and pedestrian safety. UL and cUL listed for wet locations.

Catalog #		Type	
Project	JYC	Date	P
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

One piece, low copper die-cast aluminum housing features heavy wall construction for superior heat transfer and resistance to corrosion. Formed aluminum faceplate is secured via 4 stainless steel fasteners and is recessed for clean mating of door and housing. Optional tamper proof torx head fasteners offer vandal resistant access to the electrical compartment.

Optics

Choice of fourteen (14) high efficiency, patent pending AccuLED Optics™ manufactured from injection molded acrylic. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Optional GL optics internally shield the drive lane and pedestrians from direct source viewing. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical

LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 50,000+ hour life with >70% lumen maintenance. The Valet LED luminaire is suitable for operation in -30°C to 40°C ambient environments. LightBARS feature an IP66 enclosure rating.

Mounting

Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy gauge painted quick mount box complete with toolless removable cable allowing for hands-free fixture wiring. Single carton packaging of housing and quick mounting box for contractor friendly arrival of product to site. Optional mounting

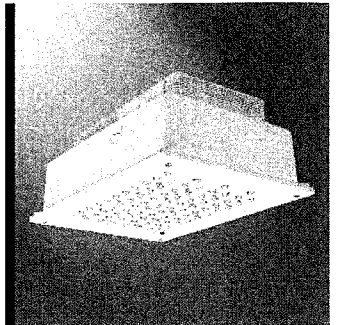
methods include rigid or free swinging pendant, trunnion mount and wall mount and surface mount configurations.

Finish

Cast components and mounting box finished in a super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available.

Warranty

Concise features a 5 year limited warranty.



CNC CONCISE LED

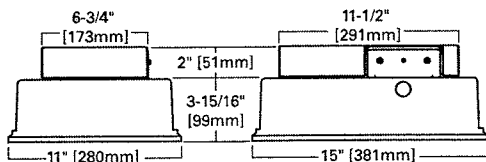
1 - 4 LightBARS
Solid State LED

CANOPY LUMINAIRE

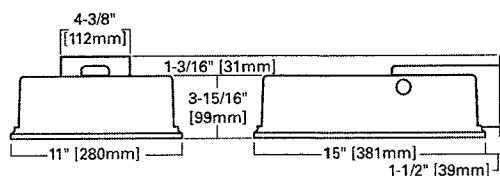
SustainableLED Design

MOUNTING METHODS

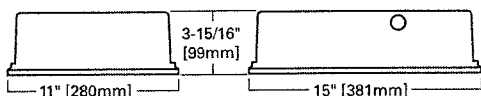
J-Box Mount [Standard]



Wall Mount [WM]



Surface Mount [SM]



CERTIFICATION DATA

40°C Ambient Temperature Rating
UL and cUL Listed
LM79 / LM80 Compliant
IP65 Fixture Rating, IP66 LightBARS
ARRA Compliant
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60hz, 347V/60hz,
480V/60hz
-30°C Minimum Temperature

SHIPPING DATA

Approximate Net Weight:
16 lbs. (8 kgs.)



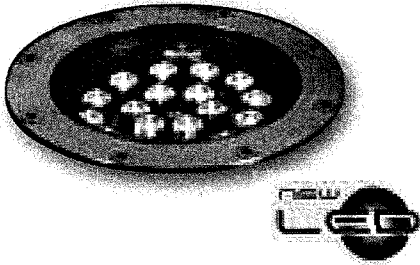
JYC TYPE Q

LED Collection

Outdoor Landscape – Lightvault®

LED LANDSCAPE

LTV71



FEATURES

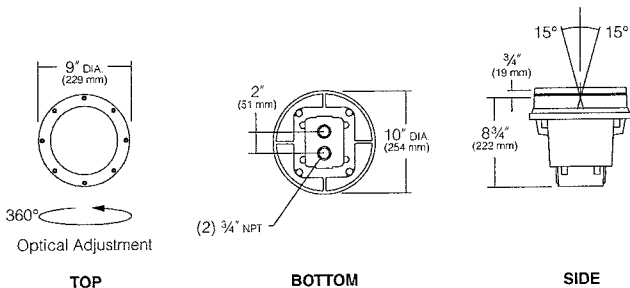
- Designed to withstand exposure to the most abusive environment of all lighting systems
- Suitable for all in-grade applications, the LTV71 features an 18W LED module and composite housing for efficient, long life accent lighting applications
- In-grade components are made from high strength glass reinforced composite
- Above grade components are solid heavy cast bronze and double strength glass
- Gaskets are engineered for flawless reliability, sealing tight after relamping
- To accentuate your environment, specify the LTV71 with a colored lens

ORDERING INFORMATION (Example)

LTV71		SP	18L5K120			SS50
FIXTURE	OPTICS	ELECTRICAL MODULE			FIXTURE OPTIONS	
LTV71 Composite Housing LED Accent	SP Spot NF Narrow Flood ¹	Source	Color Temperature	Voltages	HS50 Half shield Lens Ring ¹	
		18L 18W LED	3K 3500K	120 120V	RG50 Rock Guard Lens Ring ^{1,2}	
			5K 5100K	277 277V	SS50 Brushed Stainless Steel Lens Ring	
			2K Amber		TR50 Trim Ring ³	
		3K = 3500 Kelvin LED			RT50 Rose colored lens ^{4,5}	
		5K = 5100 Kelvin LED			AM50 Amber colored lens ^{4,5}	
		2K = 580nm Amber LED			RD50 Red colored lens ^{4,5}	
					BF50 Blue colored lens ^{4,5}	
					GR50 Green colored lens ^{4,5}	
					HL50 Hex Cell Louver for brightness control ^{6,7}	
					PL50 Prismatic Spread Lens softens lamp distribution ^{6,8}	
					SL50 Spread Lens creates oval beam pattern ^{6,8}	

¹ Cast Bronze.
² Use of Rock Guard RG50 will cast shadows on lighted surfaces.
³ For flush mounting in concrete, brass.

⁴ Replaces standard clear lens.
⁵ Colored LEDs, consult factory for color options.
⁶ Inserts behind main lens.
⁷ Not for use with PL50 or SL50 lenses.
⁸ Not for use with HL50 louver.
 See p. 859 for fixture option & mounting option dimension drawing



DESCRIPTION

The Talon is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, Talon brings outstanding uniformity and energy conscious illumination to walkways, parking lots, roadways, building areas, and any security lighting application. UL and cUL listed for wet locations.

Catalog #	TLM-A03-LED-E1-T3-BZ -40F	Type	O
Project	Johnson Youth Center Renovation	Date	06-30-2011
Comments	With Advance -40F Xitanium Driver		
Prepared by	Klondike Sales		

SPECIFICATION FEATURES

Construction

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -30°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for toolless opening and removal of door frame.

Optics

Choice of fifteen (15) high efficiency, patent pending AccuLED optical systems manufactured from injection molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED optics create consistent distributions with the scalability to meet customized application requirements. Talon optics feature quick disconnect wiring plugs and are field-rotatable in 90° increments allowing manipulation of fixture position independent of fixture position. Offered standard in 4000°K (+/- 275K) CCT and >70 CRI.

Electrical

Offered standard with LED drivers and related electrical componentry hard mounted to die-cast housing details for optimal heat transfer and operating efficiency. Talon operates from 120-277V 50/60Hz, 347V 60Hz, 480V 60Hz. Optional galvanized steel swing-down power tray with integral handle allow tray to be removed from housing providing ample hand and tool room for attachment of fixture during installation. Offered standard with the Cooper Lighting proprietary circuit module designed to withstand 10kV transient line surge. 50,000+ hour life with >70% lumen maintenance. LightBARS™ feature an IP66 enclosure rating.

Mounting

Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional mounting methods include a wall

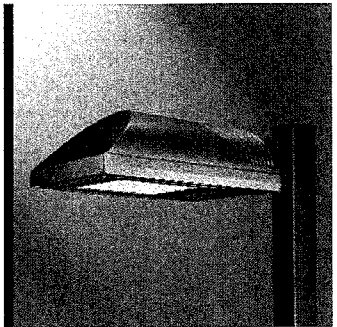
mount plate, an external mast arm that accepts 2 3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters available to slipfit over poles equipped with 2 3/8" or 3 1/2" O.D. tenon. 3G vibration rated.

Finish

Housing and arm finished in a 5 stage super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Talon LED features a 5 year limited warranty.



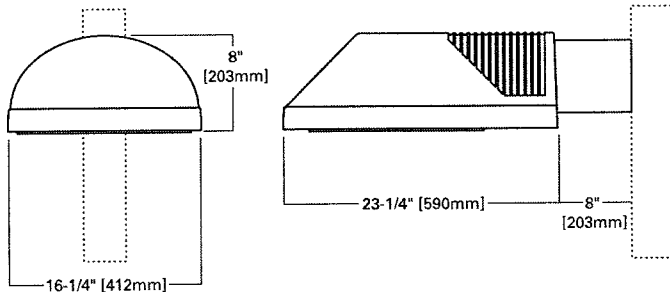
**TLM
TALON MEDIUM
LED**

**2 - 6 LightBARS
Solid State LED**

**ARCHITECTURAL
AREA LUMINAIRE**

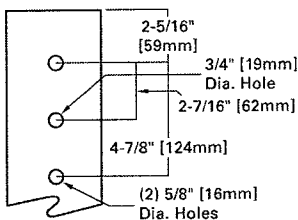
SustainableLEDesign

DIMENSIONS

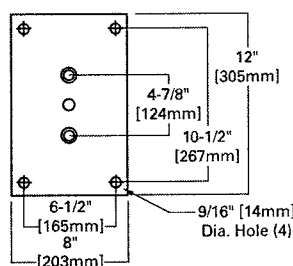


ARM DRILLING

TYPE "M"



WALL MOUNT



CERTIFICATION DATA

40°C Ambient Temperature Rating
UL and cUL Listed
LM79 / LM80 Compliant
IP66 LightBARS
3G Vibration Tested
ARRA Compliant
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60hz, 347V/60hz,
480V/60hz
-30°C Minimum Temperature

EPA

Effective Projected Area: (Sq. Ft.)
Luminaire w/o Arm: 0.79
8" Arm: 0.43

SHIPPING DATA

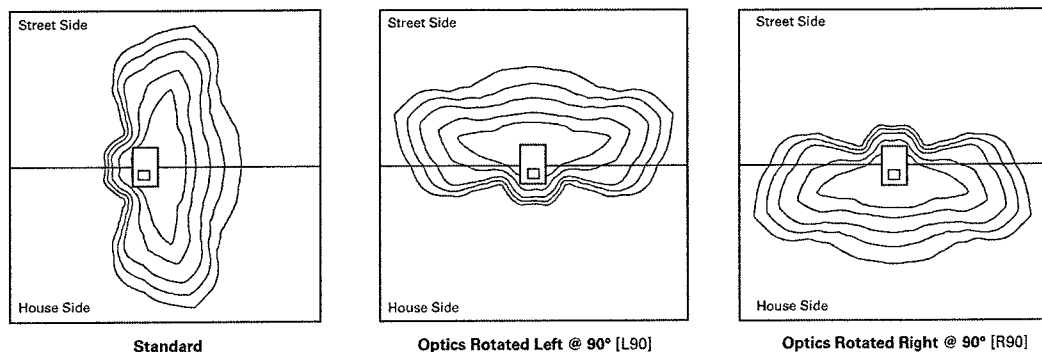
Approximate Net Weight:
57 lbs. (25.91 kgs.)

POWER AND LUMENS BY BAR COUNT

# of Bars	System Watts	Type GL2 Lumens	Type GL3 Lumens	Type GL4 Lumens	Type SQ Lumens	Ambient Temperature	Lumen Multiplier
1 Bar	26	1,626	1,724	1,677	1,868	10°C	1.04
2 Bars	53	3,252	3,447	3,354	3,735	15°C	1.03
3 Bars	80	4,878	5,170	5,031	5,602	25°C	1.00
4 Bars	103	6,504	6,894	6,708	7,469	40°C	0.96

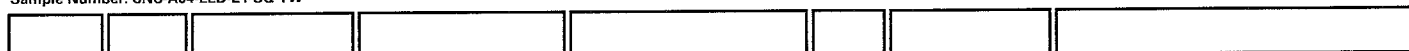
NOTE: Lumen values based upon 4000°K CCT, 350 mA drive current, 25°C ambient operating temperature.

OPTIC ORIENTATION



ORDERING INFORMATION

Sample Number: CNC-A04-LED-E1-SQ-TW



Product Family
CNC=Concise Canopy Luminaire

Number of ¹ Lightbars
A01=1 Bar²
A02=2 Bars
A03=3 Bars
A04=4 Bars

Lamp Type
LED=Solid State Light Emitting Diodes

Voltage
E1=Electronic (120-277V)
347=347V³
480=480V³

Distribution

T2=Type II
T3=Type III
T4=Type IV
CQ=Concentrated Type V Square
SQ=Type V Square
WQ=Wide Type V Square
CR=Concentrated Type V Round
RD=Type V Round
GL2=Type II w/ Glare Control
GL3=Type III w/ Glare Control
GL4=Type IV w/ Glare Control
CPL=90 Degree Forward Throw Perimeter Left
CPR=90 Degree Forward Throw Perimeter Right
RW=Rectangular Wide

Finish

AP=Grey
BZ=Bronze
BK=Black
DP=Dark Platinum
GM= Graphite Metallic
TW= True White

Options ⁴

2L=Bi-Level Switching Capable
WM=Wall Mount
L90=Optics Rotated 90 Degrees Left
R90=Optics Rotated 90 Degrees Right
TR=Tamper Resistant Fasteners
SM=Surface Mount⁵
7060=70 CRI/6000K CCT⁶
LCF=LightBAR Cover Plate Matches Housing Finish
ICP=Integral Cold Weather^{7, 8} Battery Pack (Specify 120V or 277V)

Accessories ⁹

MA1253=10kV Circuit Module Replacement

- Notes: 1 Standard 4000K CCT and greater than 70CRI.
2 Not available w/ 2L Bi-level switching option.
3 Available in models with A02, A03, and A04. Low-Level output varies by bar count specified. Consult Factory.
4 Add as suffix.
5 Surface mount configuration limited to 25 ° C ambient conditions.
6 Consult Factory for lead times and lumen multiplier.
7 Available with A01 configurations only. Rated for 25 ° C ambient operating temperature.
8 Must specify voltage 120 or 277V.
9 Order separately.

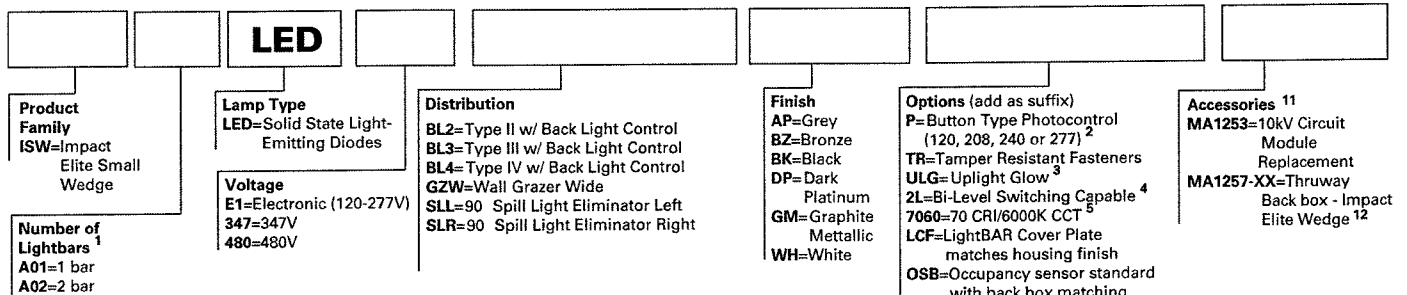
POWER AND LUMENS BY BAR COUNT

# of Bars	System Watts	Type BL2 Lumens	Type BL3 Lumens	Type BL4 Lumens	Type GZW Lumens	Ambient Temperature	Lumen Multiplier
1 Bars	26	1,626	1,823	1,918	1,782	10°C	1.04
2 Bars	53	3,252	3,647	3,836	3,564	15°C	1.03
						25°C	1.00
						40°C	0.96

NOTE: Lumen values based upon 4000K CCT, 350mA drive current, 25°C ambient operating temperature.

ORDERING INFORMATION

SAMPLE NUMBER: ISW-A02-LED-E1-BL3-GM



NOTES:

- Standard 4000K CCT and nominal 70 CRI.
- Must specify voltage.
- Provides 10% uplight in 2 bar [A02] configurations and 20% uplight in 1 bar [A01] configurations.
- Only available in 2 bar [A02] configurations.
- Consult factory for lead times and lumen multiplier.
- Only available in 2 BAR [A02] configuration; streetside LightBAR will be wired to sensor. Time delay factory setting is 15 minutes.
- Not available with OSB.
- Specify 120 or 277V, 0°C minimum temperature.
- Consult factory for availability.
- Specify 120 or 277V, -20°C minimum temperature.
- Order separately.
- Specify finish (color) in place of "XX".

Pictures taken by staff on 8/4/11. Top picture is the 'Core' Building with public access; bottom picture is of the controlled access point to the 'Annex' and 'Treatment' buildings.

