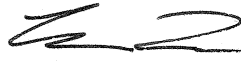


# MEMORANDUM

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.:** CSP2011-0005

**PROPOSAL:** A City consistency review permit for a state project involving the expansion of the Johnson Youth Center detention facility in Salmon Creek.

## GENERAL INFORMATION

**Applicant:** State of Alaska Dept. Health & Social Services (DH&SS)

**Property Owner:** State of Alaska & City and Borough of Juneau

**Property Address:** 3252 Hospital Drive

**Legal Description:** USS 1075

**Parcel Code No.:** 7-B09-0-102-007-0

**Site Size:** 4.14 acres

**Zoning:** General Commercial

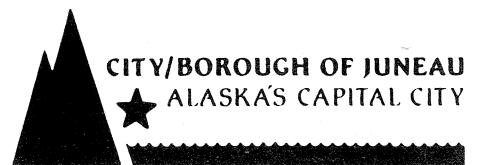
**Utilities:** City Water & Sewer

**Access:** Hospital Drive

**Existing Land Use:** Youth Detention 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	Proposed Addition
Attachment	D	Floor Plans
Attachment	E	Site Photographs

## **BACKGROUND**

The State of Alaska seeks to expand the Johnson Youth Center with 4 new beds, several new offices and common rooms, and a new sally port security entry. Replacement of outdoor light fixtures and a new underground thermal heating system is also proposed. The property is shown in Attachment A. This expansion has been reviewed through a Conditional Use permit. Details of this permit can be read under memorandum of #USE2011-19. Further, since this is a State project on city land it also requires a city consistency review permit, according to AS 35.30. This permit is the subject matter of the memorandum.

The project plans are depicted in Attachments B-D. Current pictures of the property can be seen in Attachment E.

This facility provides short- and long-term detention rooms for youth waiting the outcome of their offense. The existing 26 beds have become insufficient to meet current needs. More about this facility can be read at the following website:<http://hss.state.ak.us/djj/facilities/jyc/default.htm>

## **ANALYSIS**

The 'Core' building labeled in Attachment B is the only building being expanded. The existing and proposed floor plans are shown in Attachment D. This expansion will not likely produce an increase in traffic volume or noise. Additional personnel may be needed with this expansion. Though there is abundant parking on the site, several new parking spaces will be added next to the new sally port for security purposes. Many of the lighting fixtures on existing light poles and those attached to the buildings will be replaced with recessed light emitting diode (LED) bulbs. These new fixtures will continue to guide light in a downward direction. A new underground thermal heating structure will be installed next to the buildings to provide a new heat source for the buildings to reduce dependency on oil heat.

## **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 is composed 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.

Title 49, Land Use Code permits a youth detention facility through the Table of Permissible Uses 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 in 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.

Since the proposed light bulbs will be recessed and pointed downward, they will not glare 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.

### **HABITAT**

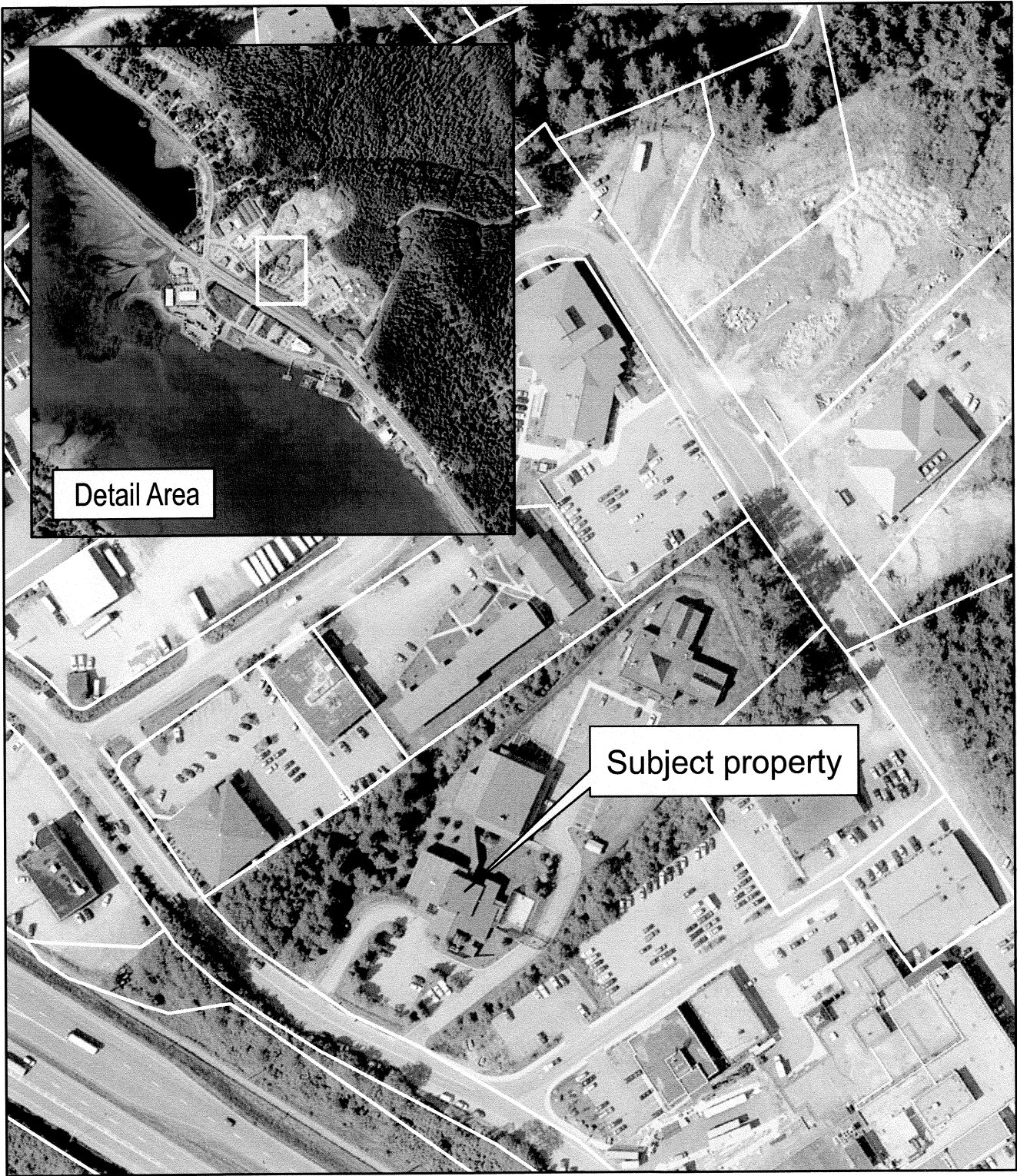
There are no sensitive mapped environs on the subject property.

### **FINDINGS**

Staff finds this permit is consistent with the 2008 Comprehensive Plan and compliant with Title 49, Land Use Code.

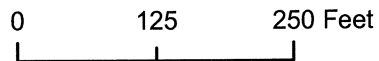
### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and recommend the approval of the CSP to the Assembly.



**SALMON CREEK  
VICINITY**

Map created: August 3rd, 2011

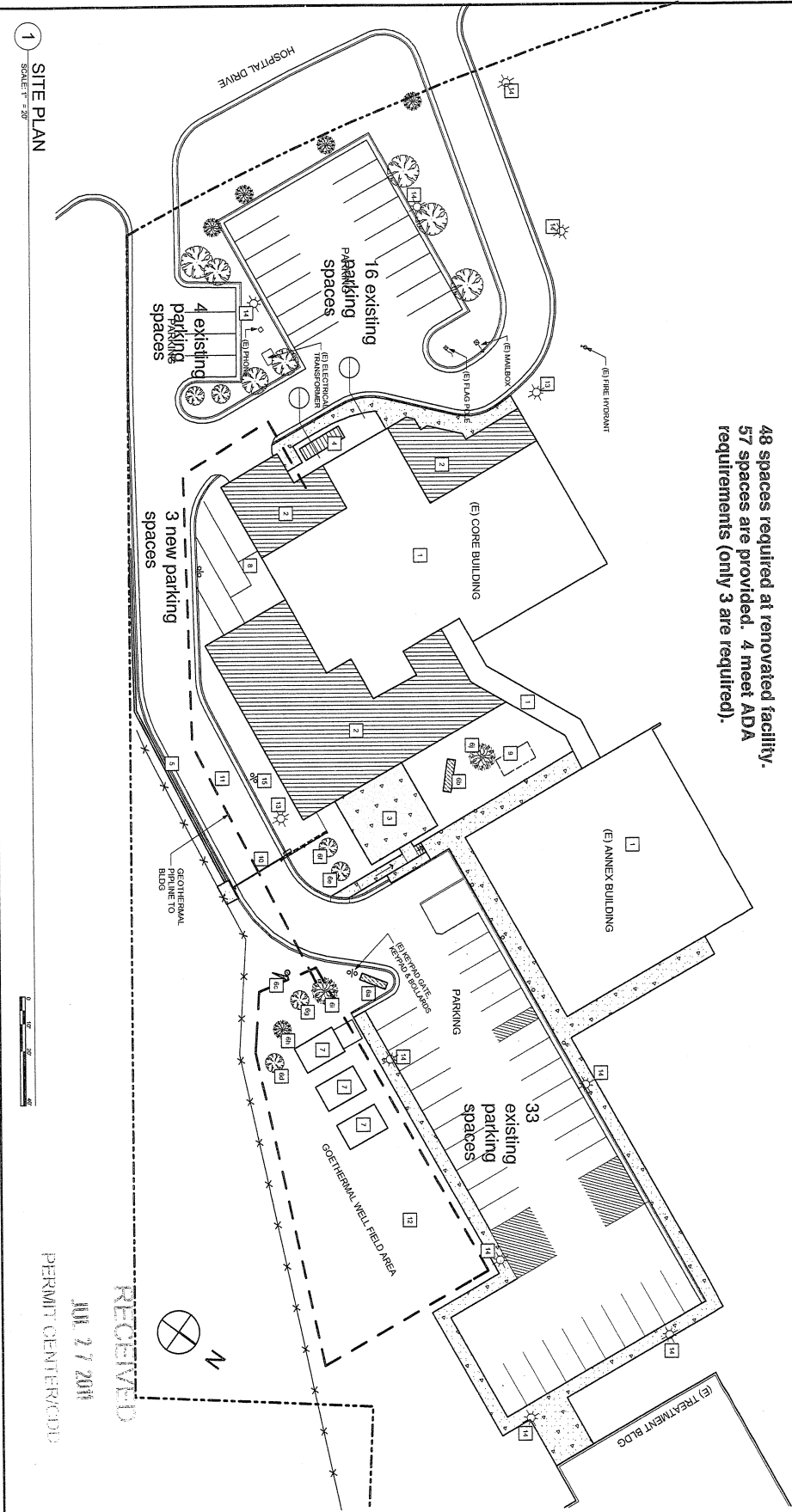


**Anticipated parking requirements:**  
 Use is not listed on Table 49.40.210, so interpolating as follows:

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 sf: 5309 gsf/300 = 18 parking spaces.

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



- SITE PLAN GENERAL NOTES:**
- REFER TO CIVIL & GS DRAWINGS FOR ADDITIONAL WORK TO BE COMPLETED FOR SITE.
  - SITE PLAN RENOVATIONS:**
    - EXISTING BUILDING
    - BUILDING ADDITION
    - SECURE OUTDOOR RECREATION YARD
    - EXTERIOR FENCED AREA AND SLAB, SERVICE AND INSTALL SALVAGED GENERATOR W/ (N) ABOVE GROUND TANK ON CONCRETE SLAB PROVIDE NEW FENCE ENCLOSURE AND GENERATOR COVER
    - (N) RETAINING WALL
    - SALVAGED TREES AND W/TS, SCULPTURE EXISTING, FENCED AREA AND SLAB, SERVICE AND GROUND TANK ON CONCRETE SLAB PROVIDE NEW FENCE ENCLOSURE AND GENERATOR COVER
    - 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 KEEP

**90% GOCM BID PHASE I**

July 1, 2011

ADDITIONAL NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

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**

NORTHWARD ARCHITECTS, LLC  
 178 SEWARD ST  
 UNEN, ALASKA, 99601

STATE OF ALASKA  
 DEPARTMENT OF REVENUE  
 RECEIVED  
 JUN 27 2011  
 PERMIT CENTER/CDD

**G1.01**

SITE PLAN

PROJECT DESIGNATION NUMBER  
 No. 01001

STATE  
 ALASKA

YEAR  
 2011

DRAWN BY: EK CHECKED BY: SB

IF THE ABOVE DIMENSION DOES NOT MATCH ONE INCH TO ONE FOOT, THE DIMENSION SHALL BE BASED ON THE REDUCED MEASUREMENT.

STATE OF ALASKA  
 DEPARTMENT OF REVENUE  
 RECEIVED  
 JUN 27 2011  
 PERMIT CENTER/CDD

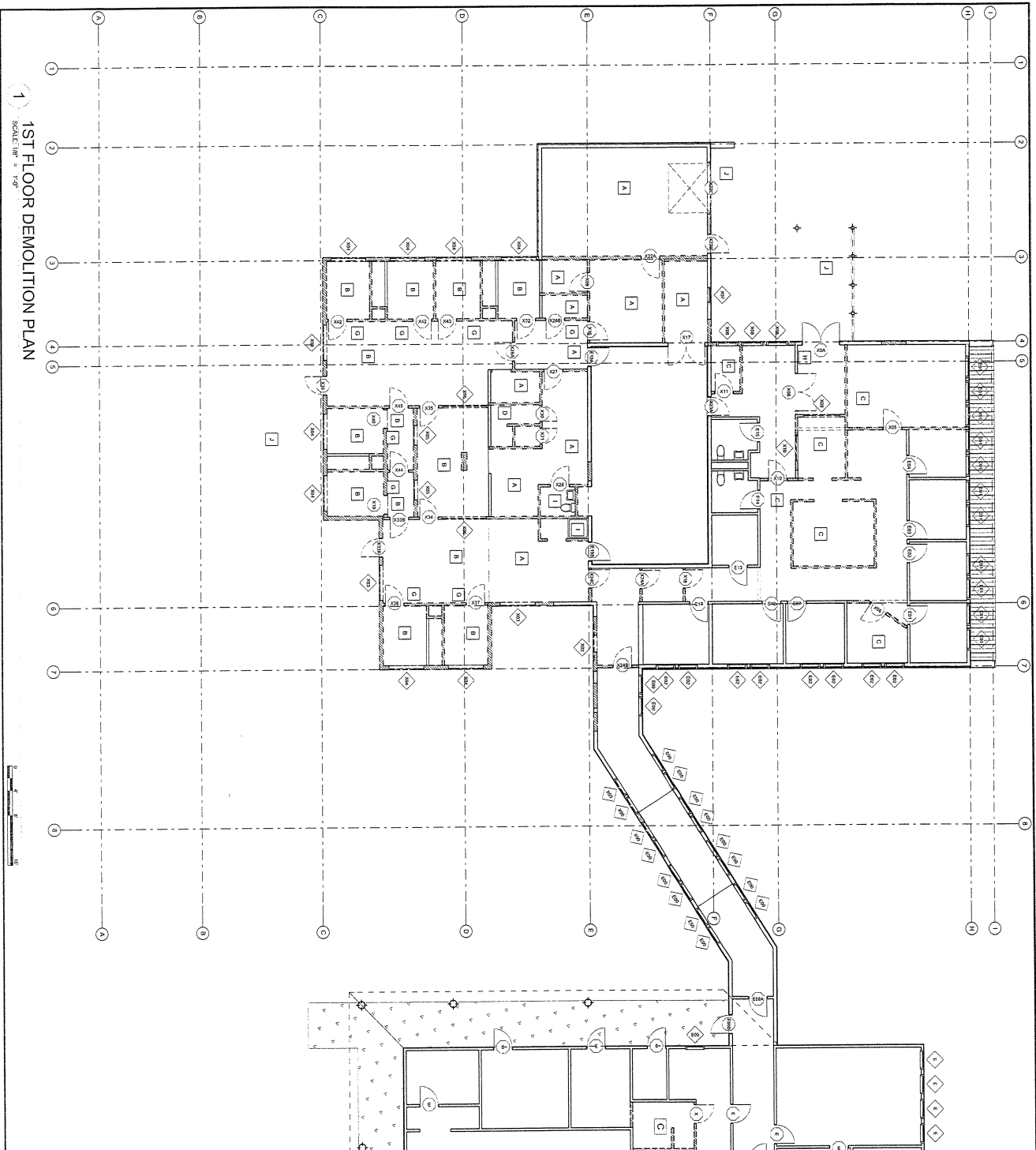
1 SITE PLAN  
 SCALE: 1" = 20'

**DEMOLITION PLAN GENERAL NOTES:**

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

**DEMOLITION PLAN KEYNOTES:**

- A REMOVE ALL FIXTURES AND FINISHES, FLOOR SLAB TO ROOFLIFT FLOOR STRUCTURE. PROVIDE TEMP. SHORING WHERE REQUIRED.
- B REMOVE ALL FINISHES, MECHANICAL, ELECTRICAL, PLUMBING 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 OF ROOFING, GUTTER, AND FLASHING SECTION FROM EXISTING TO NEW CONSTRUCTION.
- F SALVAGE THE PIPE GUARD TOUR DEVICES
- G SALVAGE KEY BOX
- H REMOVE (E) FIXTURE
- I REMOVE CONCRETE AND ASPHALT SLABS AS APPLICABLE. COORDINATE WITH CIVIL AND ARCHITECTURAL SITE PLANS.
- J REMOVE ALL DIRBS AND ORGANIC MATERIALS FROM (E) ROOF AND GUTTERS TO REMAIN.



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

65% Design  
Development Submittal  
June 6, 2011  
APPENDIX NUMBER

ATTACHMENT NUMBER  
RECORD OF REVISIONS  
DATE DESCRIPTION

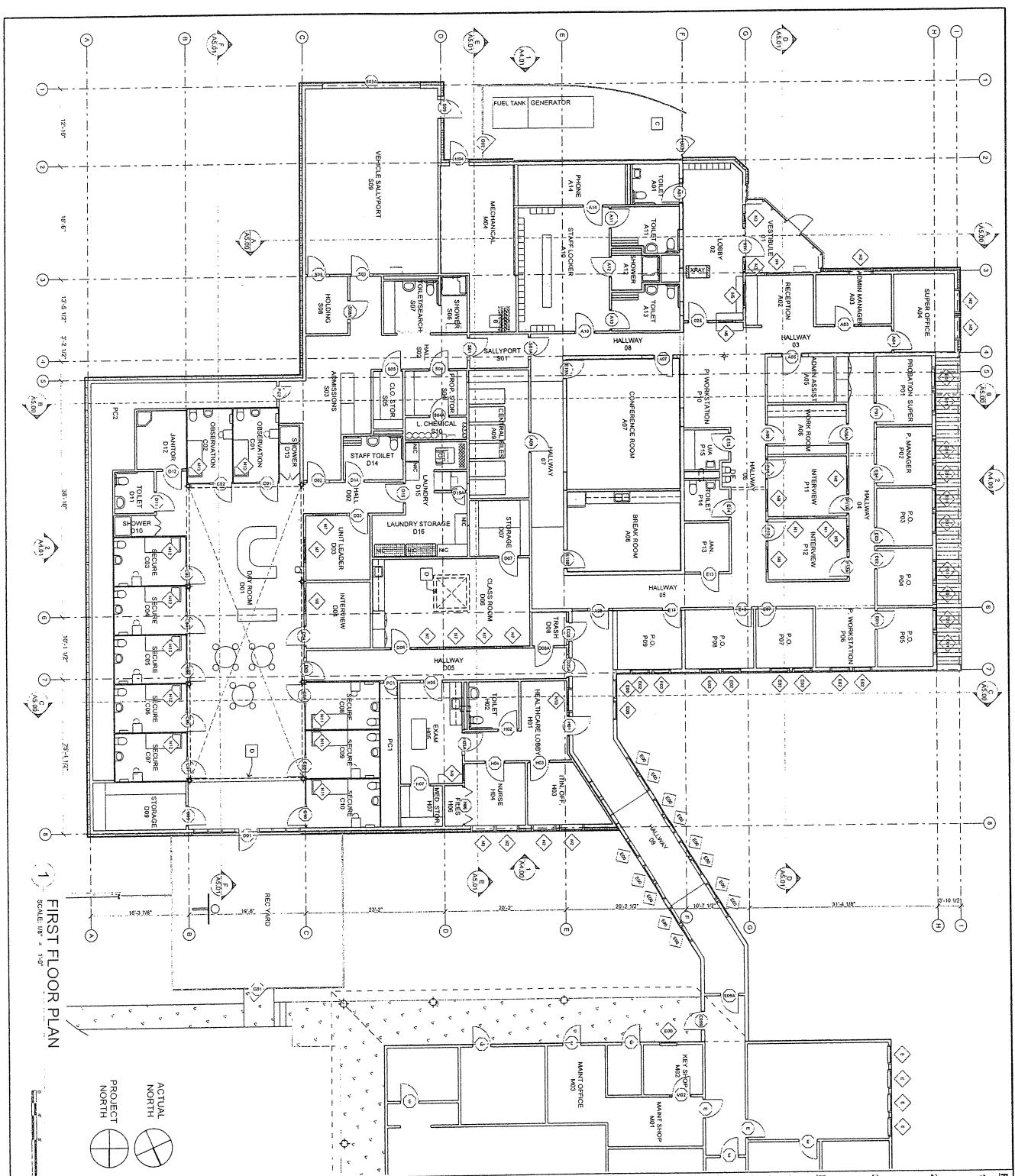
State of Alaska  
Department of Health and Social Services, Division of Juvenile Justice  
Department of Transportation and Public Facilities  
Statewide Public Facilities  
2200 East 42nd Avenue  
Anchorage, AK 99519-6900

**JOHNSON YOUTH CENTER RENOVATION**

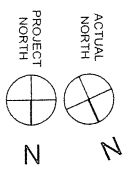
NOBLEMAN ARCHITECTS, LLC  
1305 BROADWAY ST  
JUNEAU, ALASKA, 99801

DRAWN BY: EK CHECKED BY: SB  
A1.01  
FIRST LEVEL DEMO  
PLAN  
PROJECT DESIGNATION NUMBER  
No. 01001  
STATE YEAR  
ALASKA 2011

IF THE ABOVE DIMENSION DOES NOT MATCH THE DIMENSIONS OF THE DRAWING, THE DRAWING SHALL PREVAIL. SEE ALL APPLICABLE SPECIFICATIONS AND ALL APPLICABLE CODES.



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



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

- PLAN & ENLARGED PLAN KEY NOTES:**
1. WHERE WALLS AND DOORS ARE RELOCATED OR FINISHES ACROSS BENCH IN TYPICAL ASSEMBLY.
  2. SEE FLOOR PLANS AND ENLARGED FLOOR PLANS FOR WALL TYPES, KEY NOTES AND DETAIL TAGS. PLAN AND ENLARGED PLAN KEY NOTES ARE LISTED ON SHEET A2.00.
  3. WHERE NEW DEVICES ARE TO BE INSTALLED AT EXISTING ASSEMBLIES, CUT AND PATCH WALL ASSEMBLIES AS REQUIRED FOR INSTALLATION.
- PLAN & ENLARGED PLAN KEY NOTES:**
- A INFILL OPENING WITH NEW FLOOR STRUCTURE
  - B PROVIDE NEW STEEL ALTERNATING TREAD STAR
  - C EXTERIOR AREA HOUSING GENERATOR TANK AND ELECTRICAL PANELS AT SIDE OF BUILDING. ARCHITECTURAL SCREEN STEEL FRAME W/ PERFORATED SHEETMETAL PANELS
  - D CLEARESTORY ABOVE (DASHED LINE)
  - E HIGH DENSITY FILE STORAGE SYSTEM
  - F SS SPECIMEN PASS-THROUGH
  - G WALL MOUNTED DETENTION DESK AND FLOOR MOUNTED DETENTION STOOL
  - H WALL MOUNTED DETENTION BED
  - I PISTOL LOCKER
  - J KEY CABINET
  - K TRANSPARENT WINDOW AND COUNTER WITH COUNTERTOP PACKAGE X-RAY EQUIPMENT
  - L COLLAPSIBLE CLOTHING SHELF AND HOOKS UNIT
  - M DETENTION TABLE AND STOOL ASSEMBLY
  - N CONDOMINIUM SERVICE COUNTER
  - O BASKETBALL BACKSTOP
  - P WARDROBE CABINET STORAGE UNIT
  - Q COUNTERTOP W/ UPERS, LOWERS, AND ACCESSIBLE SINK WHERE INDICATED
  - R LOCKERS
  - S DRESSING BENCH

65% Design  
Development Submittal  
June 6, 2011  
APPENDIX NUMBER

ATTACHMENT NUMBER

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION

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Department of Health and Social Services, Division of Juvenile Justice

Department of Transportation and Public Facilities  
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2200 East 42nd Avenue  
Anchorage, AK 99519-6900

**JOHNSON YOUTH CENTER RENOVATION**

NOPTERWARD OF ARCHITECTS, LLC  
1700 WARD AVENUE  
JUNEAU, ALASKA 99801

DESIGNED BY: EK  
CHECKED BY: SE

**A2.00**

**FIRST LEVEL PLAN**

PROJECT DESIGNATION NUMBER  
No. 81001

STATE  
ALASKA

YEAR  
2011

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.

