

MEMORANDUM

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

DATE: January 20, 2012

TO: Planning Commission

FROM: Beth McKibben, Planner
Community Development Department

FILE NOs.: USE20110026 & CSP 20110007

PROPOSAL: A Conditional use and City Project Review for the 118,000 square foot State Library, Archive, and Museum (SLAM) Facility – at one time proposed to be called Library, Archive, Museum Project (LAMP)

GENERAL INFORMATION

Applicant: ECI/HYER Architecture & Interiors
State of Alaska, DOT/PF, DEED

Property Owner: State of Alaska, DOT/PF, DEED

Property Address: 395 Whittier Street, Juneau

Legal Description: Tidelands Addition Block 66 Lots 4, 5, 6 FR & 10 FR

Parcel Code Number: 1-C06-0-K66-003-0

Site Size: 3.71 acres

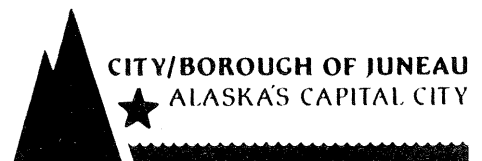
Zoning: MU2

Utilities: City water & sewer

Access: West Willoughby Avenue and Whittier Street

Existing Land Use: State Museum, public parking

Surrounding Land Use: North - MU2, motel, restaurant, liquor store, Willoughby Ave
South - MU2, motel, radio center, Egan Drive
East - MU2, Whittier Street, Zach Gordon Youth Center, JACC
West - MU2, Foodland Mall



ATTACHMENTS

Attachment A – Site Plan
Attachment B – PD-1 District Map
Attachment C – Figure 5, Draft Willoughby District Plan

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit and City Project Review for the development of the Alaska State Museum and Archives Facility (SLAM). The proposed project includes an 118,000 square foot two story building and 38,000 square feet of basement parking.

The applicant is also requesting bonuses to allow a building height of 45 feet (per CBJ§49.60) and seeking a variance to allow the building to a maximum height of 52 feet. This variance will be addressed as a separate staff report (VAR20110026). The bonus request is addressed as part of the review for a major project through this Conditional Use Permit.

BACKGROUND

The site of the proposed project is currently used as a public parking lot and also houses the State of Alaska Museum, parking, and open space (which will be replaced with the new facility). According to the Assessor's data base the existing State Museum was built in 1967.

ANALYSIS

Project Site - The project is located on a 3.71 acre site in the Mixed Use 2 zoning district. The site was recently replatted (SMN2011 0005) consolidating several lots into one larger tract. The site has street frontage on West Willoughby Avenue, Whittier Street and Egan Drive. Primary vehicle access to the surface parking will be from Willoughby Avenue. Access to the underground parking will be from Whittier Street. Only pedestrians will use the access to Egan Drive (see attachment A).

Project Design – The proposed project will replace the current State Museum. It will be a 118,000 square foot two-story building, with 38,000 square feet of underground parking. The main floor will have a public lobby, mezzanine gallery, and 20,000 square feet of museum exhibit area. This floor will also have a coffee bar, multipurpose room and meeting rooms. The second floor will have a 10,000 square foot library reading room and research area. There will also be 20,000 square feet of archive and object storage space for both the museum and library in addition to staff offices and laboratories.

The proposed project will consolidate and integrate the three sections of the Alaska Division of Libraries, Archives and Museums into one new building. The project is intended to better protect and share the collections, to improve educational programs and services, and provide efficient and effective educational outreach. Existing hazards to the collections include: overcrowding, flooding, water damage, friable asbestos, insect infestations, and uncontrolled or inadequate systems for regulating temperature, humidity, fire protection, and light.

Traffic - CBJ §49.40.300 states that a traffic impact analysis is not required when a development is projected to generate less than 250 average trips in a day. Using the Alaska State Museum visitor statistics the applicant has estimated the average daily traffic on a summer day to be 226 and on a winter day to be 214. The applicant used the visitor statistics and projected vehicle trips based on the new gross floor area. Because this facility is replacing an existing one traffic will not be increasing much beyond what is currently experienced. The break down is as follows:

	Summer Day	Winter Day
Tourist Coach Bus	24	0
School Bus	0	2
Visitor vehicle trips	86	96
Staff vehicle trips	100	100
Delivery trips	16	16
Total vehicle trips	226	214

There are no comparable uses in the ITE Trip Generation Manual. Based on the above information a traffic impact analysis was not required.

The bus drop off area allows four buses to queue up for passenger pick up and drop off. Two-way access to the basement parking area is provided from Whittier Street. Surface parking is accessed via Willoughby Avenue. Pedestrian pathways are provided from Egan, Whittier and Willoughby, north, south and east.

Parking and Circulation - The project provides 91 parking spaces. CBJ§49.40.200 requires that in the case of two more uses on the same lot the total requirement for off-street parking is the sum of all the uses calculated separately. To calculate the required parking, staff used the following area allocation; a seating capacity of 120 for auditorium, 25,518 square feet for warehouse storage, 91,251 square feet for library/museum and accessory areas. Using CBJ§49.40.210, Table (a), Minimum Space and Dimensional Standards for Parking and Off Street Loading, a total of 206 parking spaces and 3 loading spaces are required (see table below). This site is located in the recently expanded PD-1 parking district (see attachment B). The PD-1 district provides for a 60% reduction in required parking for new construction.

Parking Calculations				
		Per Table (a)	PD-1(60% reduction)	Parking Provided
Auditorium 1 per 4 seats	120 seats	30	12 (40% of 30)	13
Warehouse/storage 1 per 1,000 gross square feet	25,518 sq ft	26	10(40% of 26)	10
Library/museum 1 per 600 gross square feet	33,538 sq ft	56	22(40% of 54)	30
Accessory Areas 1 per 600 gross square feet	57,713 sq ft	96	38(40% of 96)	38
Total Parking		208	82	91

Loading Calculations				
		Per CBJ49.40.210(c)(2)	PD-1	
2 Per 25,000-50,0000 g s/f		2 (first 50,000 s/f)		
1 Per Each additional 30,000 g s/f		3 (95,000/30,000)		
Total Loading Spaces		5	2 (40% of 5)	3

Noise - Once the new facility is in place, noise can expected to be similar to the surrounding development and the current museum. Noise is not expected to be of concern. However, during construction heavy equipment will be used. CBJ§42.20.095(b) restricts the operation of heavy construction equipment before 7 a.m. and after 10 p.m., Monday through Friday, and before 9 a.m. and after 10 p.m., Saturday and Sunday unless a permit is obtained from the CBJ Building Official.

Public Health or Safety - Potential impacts from this project are traffic and circulation. Pedestrian circulation will be improved with this project, providing safe intentional walkways in three directions and implement the goals of the Juneau Non-Motorized Transportation Plan. In particular, Goal 2 (pg 9) which states:

“Encourage an increase in walking, bicycling and other active forms of transportation by providing safe, efficient and easy to use facilities that connect activity centers.”

A benefit to the public is the improved storage of important artifacts and documents, as well as an improved work and visitor environment.

Landscaping - CBJ§49.50.300 requires that in the MU2 zoning district a minimum 5% of the site be maintained with vegetative cover. For this site this results in 8,080 square feet of vegetative cover.

Conceptual drawings show trees and landscaping along Egan Drive in front of the building and in front of the parking area. The application materials indicate 25,000 square feet of vegetative cover is to be provided. Staff recommends a condition that vegetative cover must be installed as shown in the plans prior to the issuance of a Certificate of Occupancy.

Lighting – 04 CBJAC 050.020 establishes performance standards for commercial and industrial uses. Section (b) requires that industrial and exterior lighting not create glare on public highways or neighboring property. In general, exterior lighting will be provided in parking areas, along pedestrian pathways, and immediately adjacent to the building. All exterior lighting will have appropriate cut-off optics and house-side shields to efficiently focus light in the desired areas and to minimize the impacts to adjacent neighbors.

Staff recommends the following conditions:

- All exterior lighting fixtures shall be of a “full cutoff” design.
- Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements per CBJ§49.40.230(d)

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Property Value or Neighborhood Harmony - The proposed project is located in the Willoughby District as identified in the draft Willoughby District Plan. The Willoughby District is home to major state offices, Centennial Hall, Tlingit and Haida Central Council, the ANB/ANS meeting hall, JACC, Zach Gordon Youth Center, public radio broadcasting, Foodland Shopping Center, Salvation Army, restaurants, and other small offices. The current State of Alaska Museum is located there and will be replaced with the new facility. The new facility will be in harmony with the surrounding development.

Conformity with Adopted Plans - Chapter 5 of the 2008 Comprehensive Plan, Economic Development, states (pg 44) that the CBJ must continue efforts to make itself as attractive and functional as possible to serve the special needs of a Capital City. Policy 5.2 states:

“It is the policy of the CBJ, through a cooperative effort with the State of Alaska, to plan for and support development of an attractive setting, facilities, and other services to enhance the State Capital and to strive to provide an atmosphere conducive to good leadership in the State, accessible to and supportive of all people of the State of Alaska.”

Implementing Action 5.2.IA1 addresses joint planning with the State for development of a Capitol Complex:

“Initiate joint planning, with representatives of the State Legislature and appropriate State agencies, for the Capitol Complex.....”

Chapter 15 of the Comprehensive Plan speaks to Cultural Arts and Humanities. Page 243 identifies the area of the Alaska State Museum as a “cultural campus” and recognizes the Museum as one of the anchors for this cultural campus that would be solidified by the addition of a performing arts center. Replacing the State Museum with a new and better facility will allow it to continue as an anchor for this cultural campus, reinforcing the year-round vitality of this area and the adjacent business district, while supporting Juneau as the Capital City.

The project site is in Subarea 6 of the 2008 Comprehensive Plan (pg 208). Development Guidelines 3 and 6 are particularly relevant to the proposed project. Guideline 3 states:

“Strengthen and enhance the Capitol Complex in the downtown Juneau area. Provide for orderly expansion of state government facilities in the vicinity of the State Capitol and State Office Building....”

Development Guideline 6 states in part:

“Support the establishment of a Cultural Campus anchored by the Alaska State Museum, the Alaska State Library in the State Office Building...”

While the proposed project consolidates the State Library with the State Museum in one facility it continues to provide an anchor for the envisioned Cultural Campus. Also, by moving the State Library to the SLAM building space, the State Office Building will be freed up for more office space.

As mentioned above, this project, implements Goal 2 of the 2009 Juneau Non-motorized Transportation Plan.

The proposed project is within the planning area of the Draft Willoughby District Land Use Plan. This draft is still under review and maybe changed, however, page 9 of the current draft states:

“The Willoughby District will continue to be a place that welcomes all ages, income levels, and populations. Juneau’s Civic, Arts and Cultural campus will thrive as the public and private sectors both take actions to achieve the vision established in the plan. The plan envisions, in part, public open spaces and plazas, a better walking environment to and through the area.”

Development of the State of Alaska Library, Archive, and Museum is consistent with the 2008 Comprehensive Plan and the 2009 Non-motorized Plan. Although it not an officially adopted plan, the proposed project is consistent with the draft Willoughby District Plan.

Bonus Request – CBJ§49.60, Article 1 establishes bonus procedures. The intent of this section of code is to encourage development which exceeds the minimum standards established in Title 49. The applicant is seeking a height bonus as allowed by CBJ§49.60.145 which provides for development in the MU2 district to have a maximum height of 45 feet in exchange for incorporating desirable design features and earning 5 or more bonus points.

CBJ§49.60.150 states that bonus points are accrued to the extent the proposal furthers the intent of the policies stated in CBJ§49.60, Article 2, and the magnitude of the benefit with respect to the size of the development. Bonus points are determined by the Director and the bonus point total must be approved by the Planning Commission. This staff report will present and evaluate the bonus points as requested by the applicant.

04 CBJAC Part 3 establishes how bonus points are awarded.

Sensitive Areas CBJ§49.60.150 – Not applicable.

Non-vehicular access CBJ§49.60.210 – A development in the urban service area may be awarded bonus points for pedestrian paths, sidewalks, bike paths and other pedestrian improvements beyond that required. CBJ§49.40 establishes the requirements for access, parking and traffic. CBJ§49.40.230 requires sidewalks within a development be a minimum of four feet wide and raised 6 inches or more above the surface of the parking area except when crossing streets or driveways. Furthermore, where pedestrian ways cross parking lots or service areas they must be clearly delineated.

The proposed development provides pedestrian access to the site from the east, south and north. These routes connect the site to Willoughby, Whittier and Egan. They provide non-motorized access through the Willoughby District to Egan and the future expansion of the Seawalk across Egan Drive. The entrance plaza of the building provides pedestrian access to Whittier Street and creates a public open space.

A maximum of 5 points may be awarded for implementation of the policy as stated—which is improvements for non-vehicular transportation beyond what is required. Staff recommends that 5 bonus points be awarded for non-vehicular access.

Staff recommends a condition that non-vehicular improvements must be installed as shown in the plans prior to the issuance of a Certificate of Occupancy.

Alternative Transportation CBJ§49.60.220 – A development may be awarded bonus points for bus pull-outs and shelters. The applicant indicates that bus drop off opportunities are provided for private bus service.

Staff understands the intent of this bonus provision to be for public transit and recommends that no bonus points be awarded.

Traffic Mitigation CBJ§49.60.230 – A development may be awarded bonus points for traffic impact mitigation measures on public roads.

CBJ§49.40.300 establishes when a traffic impact analysis is required and what is required within such analysis. It also establishes when traffic mitigation is warranted. This section of code was adopted after the bonus criteria were developed. This development does not generate enough traffic to require a traffic impact analysis and is therefore not expected to reduce the level of service on near by streets enough to require mitigation. No mitigation is proposed and staff recommends that no bonus points be awarded.

Public Services and Facilities CBJ§49.60.240 – No bonuses requested through this policy.

Electrical power CBJ§49.60.250 – A development may be awarded points for measures which minimize the consumption of energy, reduce peak energy demand, or both. The application materials outline in detail the electrical and mechanical systems and how they are intended to reduce energy consumption. In summary, energy efficient lighting, such as fluorescent and LED lighting will be used. Office spaces will use multi-level switches, and for areas that are rarely used or do not have a specific occupant, occupant sensors (similar to motion sensors) will be used. Daylight sensors will be used where appropriate and daylight from windows will be maximized. These measures are expected to reduce lighting energy used by 20-30%. The building mechanical systems area also designed for energy savings. The application materials indicate the hydronic radiant floor heating system is expected to save up to 30% over a conventional forced air heating system. The HVAC system is expected to also provide up to 30% energy reduction from a conventional HVAC system.

04 CBJAC 030.050 allows for a maximum of three bonus points for reducing consumption of energy or reducing peak demand. One point may be awarded for each 15% reduction in average energy consumption.

Staff recommends 2 bonus points be awarded because the project design estimates more than a 30% reduction in energy consumption.

Mixed Use development CBJ§49.60.260 – no bonuses requested through this policy.

Project Design CBJ§49.60.270 – (a) A development in any area which is designed and sited on its lot in such a way as to preserve scenic vistas viewable from public places may be awarded bonus points. (b) In the commercial, waterfront and mixed use districts in the geographic area of Juneau, a development which provides storefront awnings, marquees and canopies over pubic ways may be awarded bonus points.

The application goes into great detail about the view analysis. The project has a large public plaza at the main entrance. The application indicates there will be enhanced views from this public plaza as well as of the building. Furthermore, views through the building will be offered from the plaza. The

applicant puts forth that this is a public building and that by accessing the interior of the building the public will have access to improved views of the channel and downtown Juneau.

Although it has not yet been adopted, and may be changed, the current Draft Willoughby Plan includes a view analysis of this area (see attachment C). The plan proposes various building heights within the district based on viewsheds. This project falls within an area identified to allow, through bonuses, heights up to 65 feet. Based on this viewshed analysis it appears that allowing height bonuses will not impact views of scenic vistas.

The building is not built to the sidewalk and therefore awnings and canopies are not proposed.

04 CBJAC 040.101 provides for up to 5 bonus points to be awarded for a development designed and sited in such a way as to preserve scenic vistas visible from public places. 04 CBJAC 040.101(d) requires recommendations from the Design Review Board's, but the Design Review Board was dissolved.

Staff recommends 2 bonus points be awarded for project design.

Vegetative Cover - CBJ§49.60.280 – Multi-family, industrial and commercial development maintaining more than the minimum required percentage of a site in vegetative cover may be awarded bonus points.

CBJ§49.50.300 requires that in the MU2 zoning district a minimum 5% of the site be maintained with vegetative cover. For this site 8,080 square feet of vegetative cover are required. Conceptual drawings show extensive landscaping. The application indicates 25,000 square feet of landscaping is to be provided and maintained.

04 CBJAC 045.020 states that points are awarded according to the table. The includes a category of public and institutional uses and specifically states that use supersedes zoning district requirements. Public institutional uses require a minimum of 30% vegetative cover and receive bonus points for going beyond that. This project provides 15% vegetative cover and staff recommends that no bonus points be awarded for vegetated cover.

Bonus point summary – Staff recommends a total of 9 bonus points be awarded to the State Library Archive Museum as follows:

- 5 points for non-vehicular access
- 2 points for electric power
- 2 points for project design

Per CBJ§49.60.145 the building height in the MU2 zoning district may be increased to 45 feet in exchange for 5 bonus points. Because this project is eligible for up to 9 bonus points, staff recommends that the maximum building height may be increased to 45 feet.

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 5.300 for the Mixed Use 2 (MU2) 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 Friday, January 13, 2012, and Monday, January 23, 2012 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. Based on the above analysis the proposed development will enhance the public health and safety.

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

No. Based on the above analysis the use will maintain values and will be in harmony with the neighboring area.

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

Yes. As discussed above, the proposed development is in general conformity with the land use plan.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit and City Project Review for the development of the Alaska State Museum and Archives Facility (SLAM). The proposed project includes an 118,000 square foot two story building and 38,000 square feet of basement parking.

It is also recommended that the Planning Commission adopt the Director's analysis and adopt the bonus point total per CBJ§49.60.150 to allow a maximum building height of 45 feet for this project.

The approval is subject to the following conditions:

1. Vegetative cover must be installed as shown in the plans prior to the issuance of a Certificate of Occupancy.
2. All exterior lighting fixtures shall be of a "full cutoff" design.
3. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements at CBJ§49.40.230(d)
4. Pedestrian improvements must be installed as shown in the attached plans prior to the issuance of a Certificate of Occupancy.

NOTICE OF PUBLIC HEARING



PROPOSAL: A City project & Conditional Use permit for an 18,000 sq ft State Library, Archives, & Museum (SLAM) facility.
A Variance Request to exceed the 45 foot height requirement for an 18,000 sq ft SLAM facility.

FILE NO.:	CSP20110007 USE20110026 VAR20110026	APPLICANT:	ECI/HYER Inc.
TO:	Adjacent Property Owners	PROPERTY OWNER:	State of Alaska
HEARING DATE:	January 24, 2012	PROPERTY ADDRESS:	395 Whittier Street
HEARING TIME:	7:00 PM	PARCEL NO.:	1-C06-0-K66-003-1
PLACE:	ASSEMBLY CHAMBERS Municipal Building 155 South Seward Street Juneau, Alaska 99801	SITE SIZE:	3.72 acres
		ACCESS:	Whittier Street
		ZONE:	Mixed Use 2

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 Beth McKibben at 586-0465, or e-mail: beth_mckibben@ci.juneau.ak.us

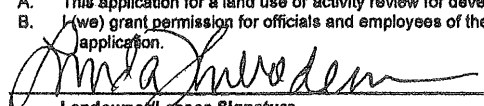
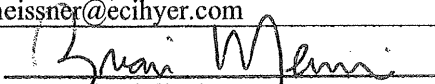
ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION


Project Number	Project Name (15 characters) CSP 11-007	Case Number Use 11-076	Date Received 10/29/11
TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED			
<input type="checkbox"/> Accessory Apartment*** (AAP) <input type="checkbox"/> Driveway in Right-of-Way (ADW)			
<input checked="" type="checkbox"/> Use Listed in §49.25.300 (USE) (Table of Permissible Uses)			
Please list the Table of Permissible Uses Category: <u>5.300 Libraries, Museums, Art Galleries</u>			
***An Accessory Apartment Application will also be required.			
DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.			
New 38,000+118,000 sf State of Alaska Library, Archive and Museum facility in MU2 district consisting respectively of a basement parking garage and two stories accommodating program areas.			
Conditional use required per table of permissible uses CBJ 49.25.300 remark #3 (Major development)			
IS THIS A MODIFICATION OF AN EXISTING APPROVAL? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES - Case # _____			
CURRENT USE OF LAND OR BUILDING(S): _____			
Existing State of Alaska Museum and off street museum parking			
PROPOSED USE OF LAND OR BUILDING(S): _____			
Replacement of existing State of Alaska Museum with new Library Archive and Museum facility.			
Site improvements include extensive vegetation cover, public paths and plaza, off street parking, and bus drop off.			
UTILITIES PROPOSED: WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site			
SITE AND BUILDING SPECIFICS: (3.7 ac.)			
Total Area of Lot <u>161,726</u> square feet Total Area of Existing Structure(s) <u>20,000</u> square feet			
Total Area of Proposed Structure(s) <u>38,000 + 118,000</u> square feet			
EXTERNAL LIGHTING:			
Existing to remain <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures			
Proposed <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures			
PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:			
<input type="checkbox"/> Site Plan <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation			
<input type="checkbox"/> Floor Plan of proposed buildings <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)			
<input type="checkbox"/> Elevation view of existing and proposed buildings			
<input type="checkbox"/> Proposed Vegetative Cover			
ALLOWABLE/CONDITIONAL USE FEES			
C1.5			
Fees			
Check No.			
Receipt			
Date			
Application Fees \$ <u>1,600</u>			
Admin. of Guarantee \$ _____			
Adjustment \$ _____			
Pub. Not. Sign Fee \$ <u>50</u>			
Pub. Not. Sign Deposit \$ <u>100</u>			
Total Fee \$ <u>1,750</u> 042016 C1.5 2485			
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.			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description New 118,000 sf State of Alaska Library, Archive and Museum facility + 38,000 sf parking in MU2 district consisting of a basement parking and two stories. Site include vegetation cover, public paths and plaza, off street parking, and bus drop off.		
	PROPERTY LOCATION		
	Street Address 395 Whittier Street		City/Zip Juneau, AK 99801-1718
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 1: consolidated from lots 4, 5 and fractions of lots 6,9,10,12, block 66 and a fraction of lot 2, block 67, Alaska Tidelands Survey # 3		
	Assessor's Parcel Number(s) 1C060K660030		
	LANDOWNER/LESSEE		
	Property Owner's Name State of Alaska, DOTPF, DEED		Contact Person: Linda Thibodeau
	Mailing Address 2200 East 42nd Avenue Anchorage, AK 99508		Work Phone: 907.461.5543
	E-mail Address linda.thibodeau@alaska.gov		Home Phone: Fax Number:
			Other Contact Phone Number(s): 907.723.7600
PROJECT / APPLICANT	LANDOWNER/LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/Engineering Permits***</small>		
	I am (we are) the owner(s) or 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		10/17/2011
	Landowner/Lessee Signature		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 <small>If the same as OWNER, write "SAME" and sign and date at X below</small>		
Applicant's Name ECI Hyer Architecture and Interiors		Contact Person: Brian Meissner	
Mailing Address 101 W Benson Blvd., Suite 306 Anchorage AK99503		Work Phone: 907.561.5543	
E-mail Address bmeissner@ecihyer.com		Home Phone: Fax Number: 907.562.3213	
		Other Contact Phone Number(s):	
X		10/17/2011	
Applicant's Signature		Date of Application	

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	Item	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)		10/20/11	use 11-026	
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	<small>***Public Notice Sign Form filled out and in the file.</small>					
	Comments:					Permit Intake Initials 

Beth McKibben

From: Giovanna Gambardella [ggambardella@ecihyer.com]

Sent: Wednesday, November 30, 2011 3:07 PM

To: Beth McKibben; Brian Meissner

Subject: RE: traffic counts

Hi Beth,

Here are the revised numbers per our phone call:

Summer day:

Tourist Coach Bus trips: 24

Vehicle trips, visitors: 86

Vehicle trips, staff: 100

Vehicle trips, delivery: 16

Total: 226

Winter day:

School Bus trips: 2

Vehicle trips, visitors: 96

Vehicle trips, staff: 100

Vehicle trips, delivery: 16

Total: 214

Let us know if you need anything else,

Thank you,

Giovanna Gambardella | ECI/Hyer Architecture & Interiors | 907.561.5543

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]

Sent: Wednesday, November 30, 2011 11:03 AM

To: Brian Meissner; Giovanna Gambardella

Subject: traffic counts

Hi Brian and Giovanna

was going thru the traffic estimates w/Dale and Greg and we have some questions about the number you put together.

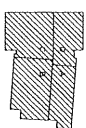
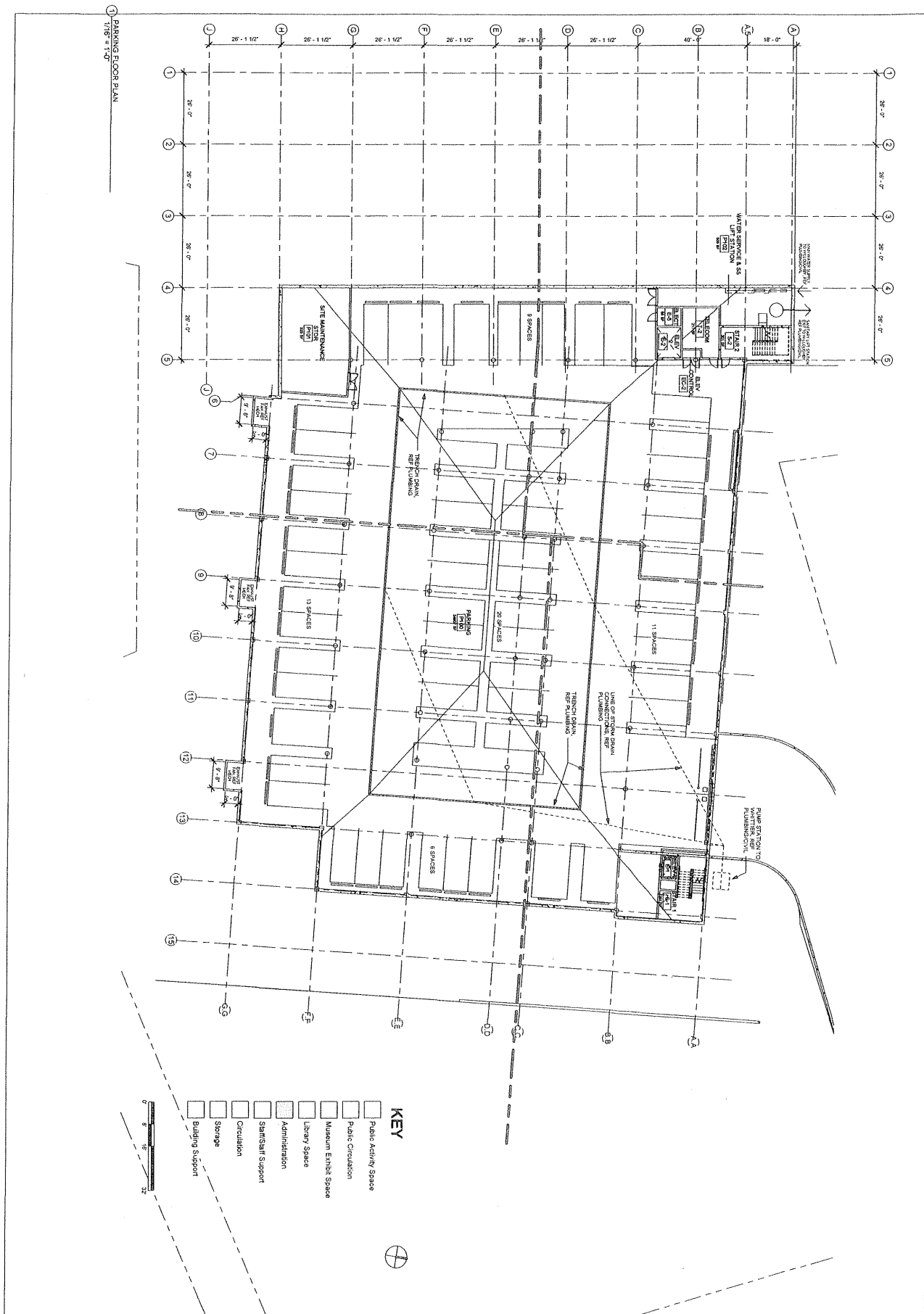
If you could give me a call today that would be great. I'm going to yoga 12-1 plus a little walk time on either end...but otherwise should be around today.

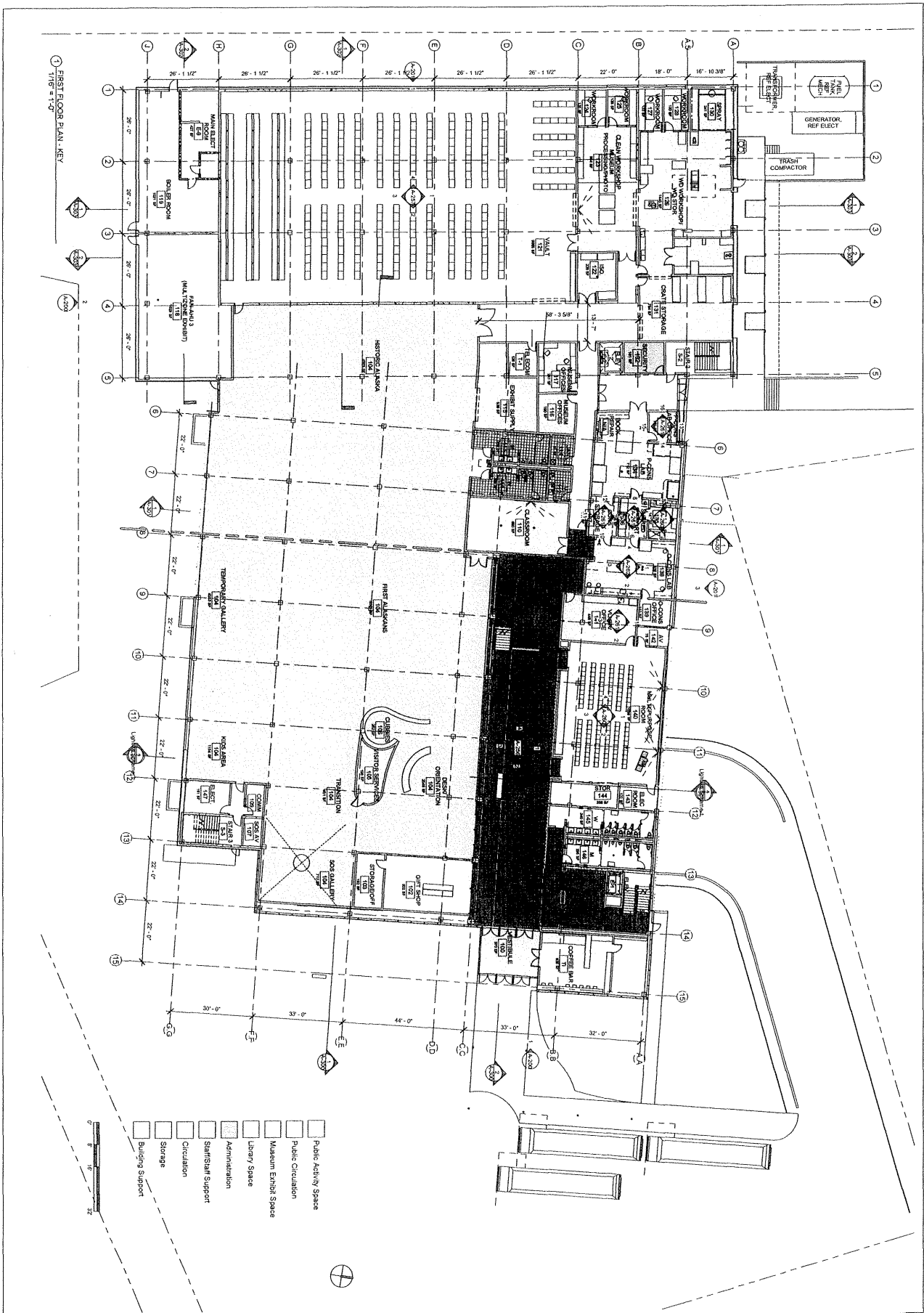
Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

12/6/2011



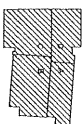


A-101

KEYPLAN - FIRST
FLOOR PLAN

DESIGN
DEVELOPMENT
SUBMITTAL
03.24.2011

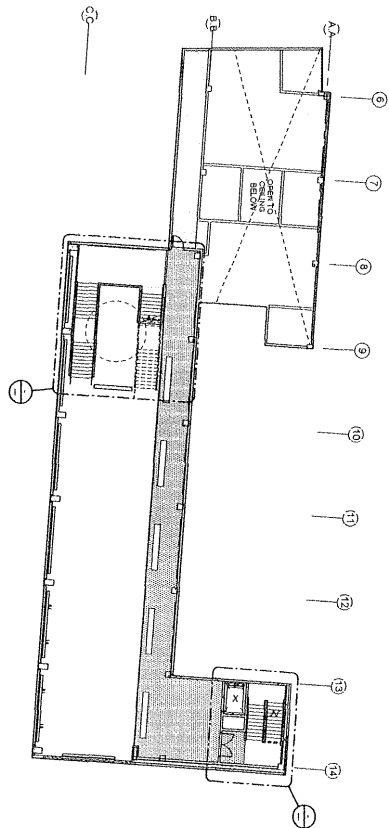
GENERAL NOTES



STATE OF ALASKA
LIBRARY ARCHIVES MUSEUM

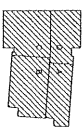
CONSULTANT NAME :: Designer
ECI/HYER :: THA ARCHITECTURE
DEPARTMENT OF EDUCATION & EARLY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
AKS PROJECT NO. 68816

① GALLERY PLAN
1/8" = 1'-0"



KEY

- ☐ Public Circulation
 - ☐ Museum Exhibit Space
 - ☐ Library Space
 - ☐ Administration
 - ☐ Staff/Staff Support
 - ☐ Circulation
 - ☐ Storage
 - ☐ Building Support
 - ☐ Public Activity Space
- PROJECT NORTH
- 0 8 16 32'



STATE OF ALASKA
LIBRARY ARCHIVES MUSEUM

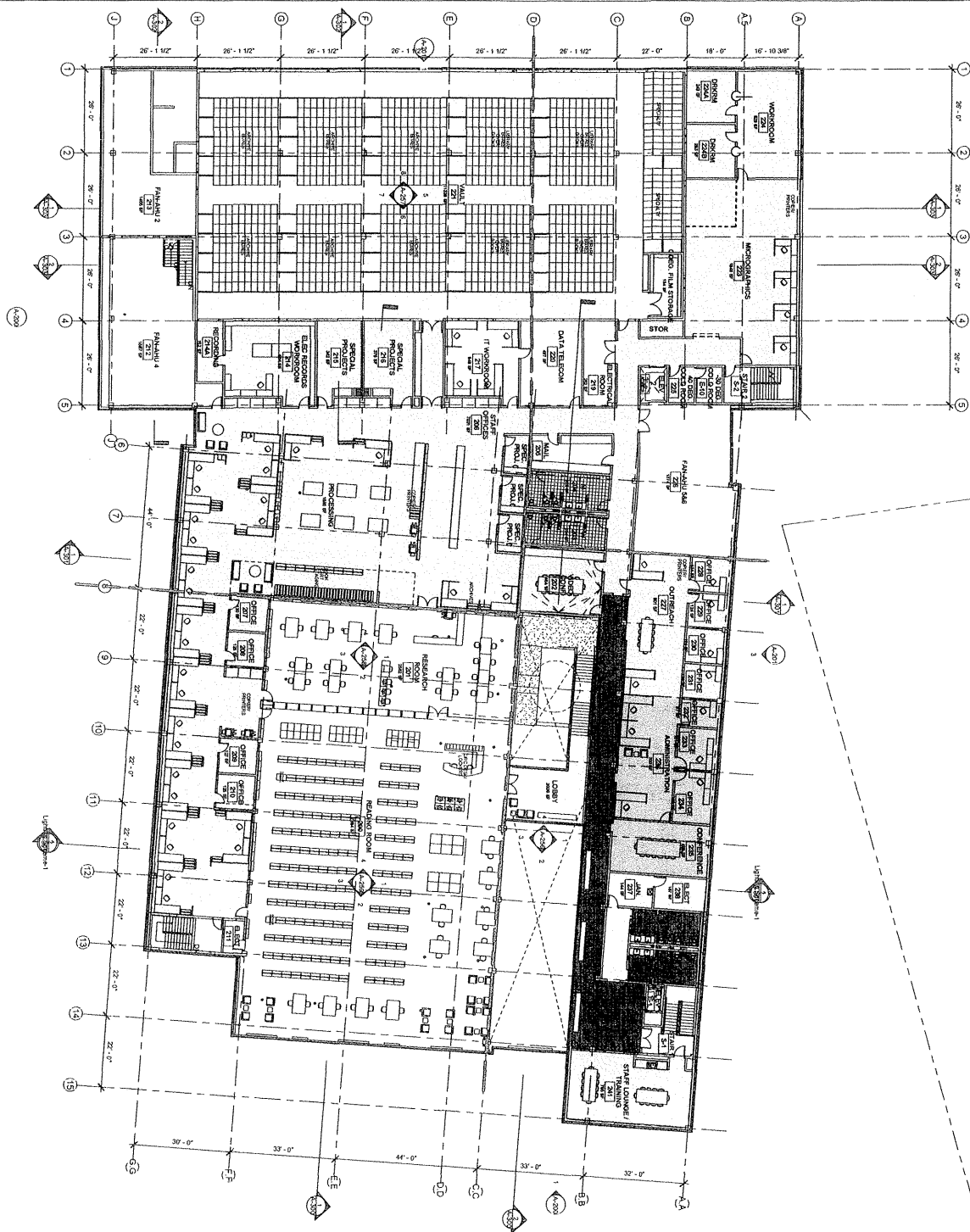
CONSULTANT NAME :: Designer
ECI/HYER :: THA ARCHITECTURE
DEPARTMENT OF EDUCATION & EARLY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
AKSAS PROJECT NO. 68816

KEYPLAN -
GALLERY PLAN
A-102

DESIGN
DEVELOPMENT
SUBMITTAL
08.26.2011

KEYPLAN - (VTS)

① SECOND FLOOR PLAN - KEY
1/8" = 1'-0"



- ☐ Public Activity Space
- ☐ Public Circulation
- ☐ Museum Exhibit Space
- ☐ Library Space
- ☐ Administration
- ☐ Staff/Staff Support
- ☐ Circulation
- ☐ Storage
- ☐ Building Support



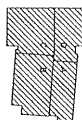
RECEIVED

OCT 26 2011

PERMANENT RECORDS



KEY PLAN - (1/8")

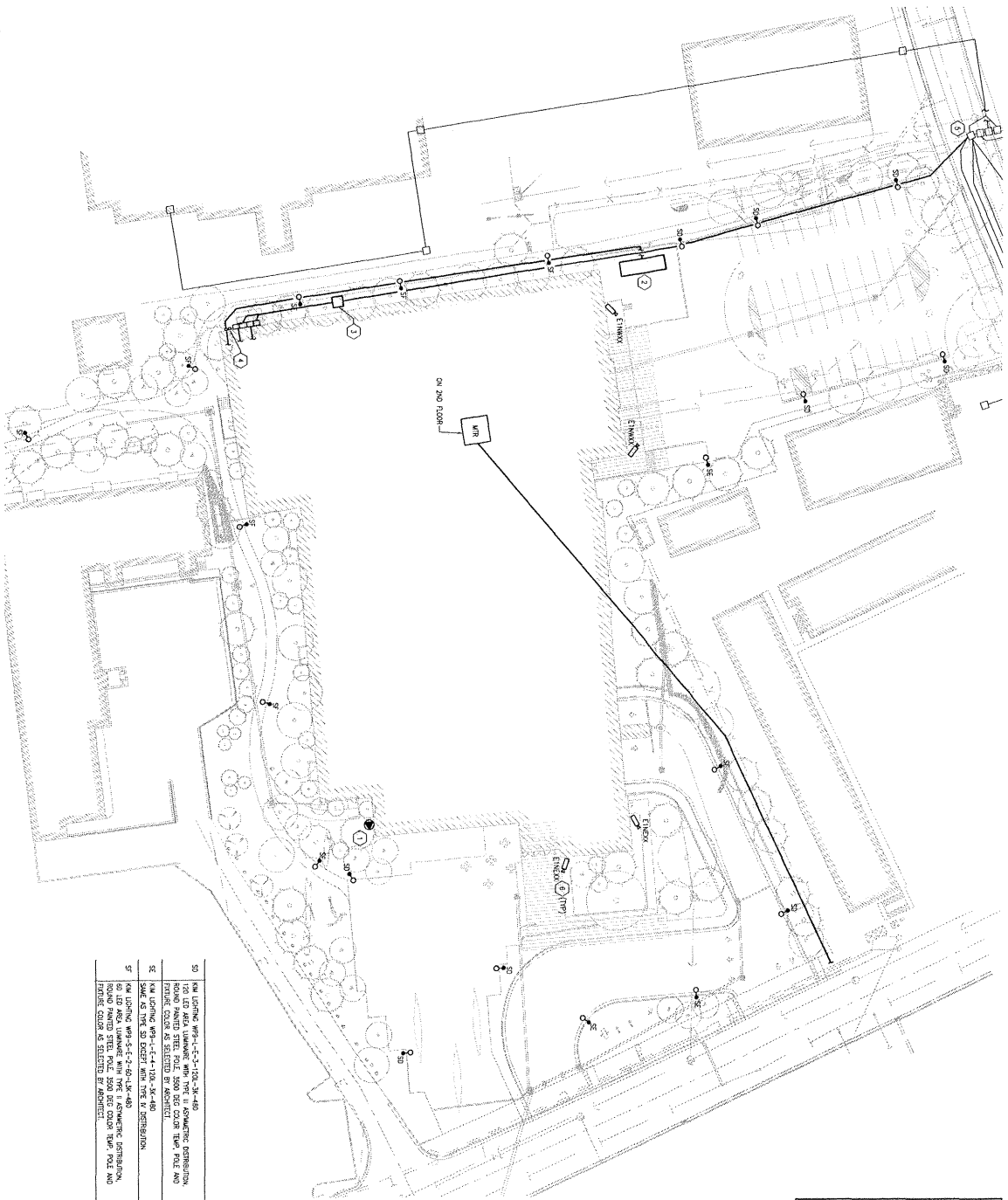


DESIGN
DEVELOPMENT
SUBMITTAL
03.24.2011

KEY PLAN -
SECOND
FLOOR PLAN

A-103

1 SITE PLAN - ELECTRICAL
E-101 SCALE 1" = 30'



50	K&L LIGHTING W/9'-L-3'-2'-100-3K-480	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT
51	120' LED AREA LIGHTING WITH TYPE 1 ASYMETRIC DISTRIBUTION, 120' LED AREA LIGHTING WITH TYPE 1 ASYMETRIC DISTRIBUTION, FUTURE COLOR AS SELECTED BY ARCHITECT	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT
52	K&L LIGHTING W/9'-L-3'-4'-100-3K-480	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT
53	50' LED AREA LIGHTING WITH TYPE 1 ASYMETRIC DISTRIBUTION, FUTURE COLOR AS SELECTED BY ARCHITECT	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT
54	K&L LIGHTING W/9'-L-3'-2'-100-3K-480	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT
55	50' LED AREA LIGHTING WITH TYPE 1 ASYMETRIC DISTRIBUTION, FUTURE COLOR AS SELECTED BY ARCHITECT	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT
56	K&L LIGHTING W/9'-L-3'-2'-100-3K-480	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT
57	50' LED AREA LIGHTING WITH TYPE 1 ASYMETRIC DISTRIBUTION, FUTURE COLOR AS SELECTED BY ARCHITECT	WITH UNIT	WITH UNIT	20 FOOT POLE HEIGHT

- SHEET NOTES**
1. PROVIDE P&L AND SLOPE CONVENTION RECEIPT FOR EXTERIOR LIGHT POWER.
 2. HUBBELL PART NUMBER RELAYBOXES IN OR APPROVED EQUAL.
 3. BROWN STEEL CONDUIT IN WORKING PROTECTIVE ENCLOSURE WITH UNIT. IN INFORMATION. REFER TO SPECIFICATION SECTION 1000 FOR ADDITIONAL INFORMATION.
 4. NEW ALASKA SERVICE TRANSDUCER.
 5. THE 12" SPAN RIB SERVICE DISCONNECT AT THIS LOCATION. REFER TO THE SITE DRAWING FOR ADDITIONAL INFORMATION.
 6. LOCATION OF ALASKA SERVICE POINT.
 7. PROVIDE CITY CABLES AT LOCATION INDICATED. REFER TO SHEET E001 FOR CABLES, SCHEDULE AND WORKING DETAILS.
 8. SITE OUT 4' x 4' K&L CONDUITS FOR TELECOM TO UTILITIES.

E-101

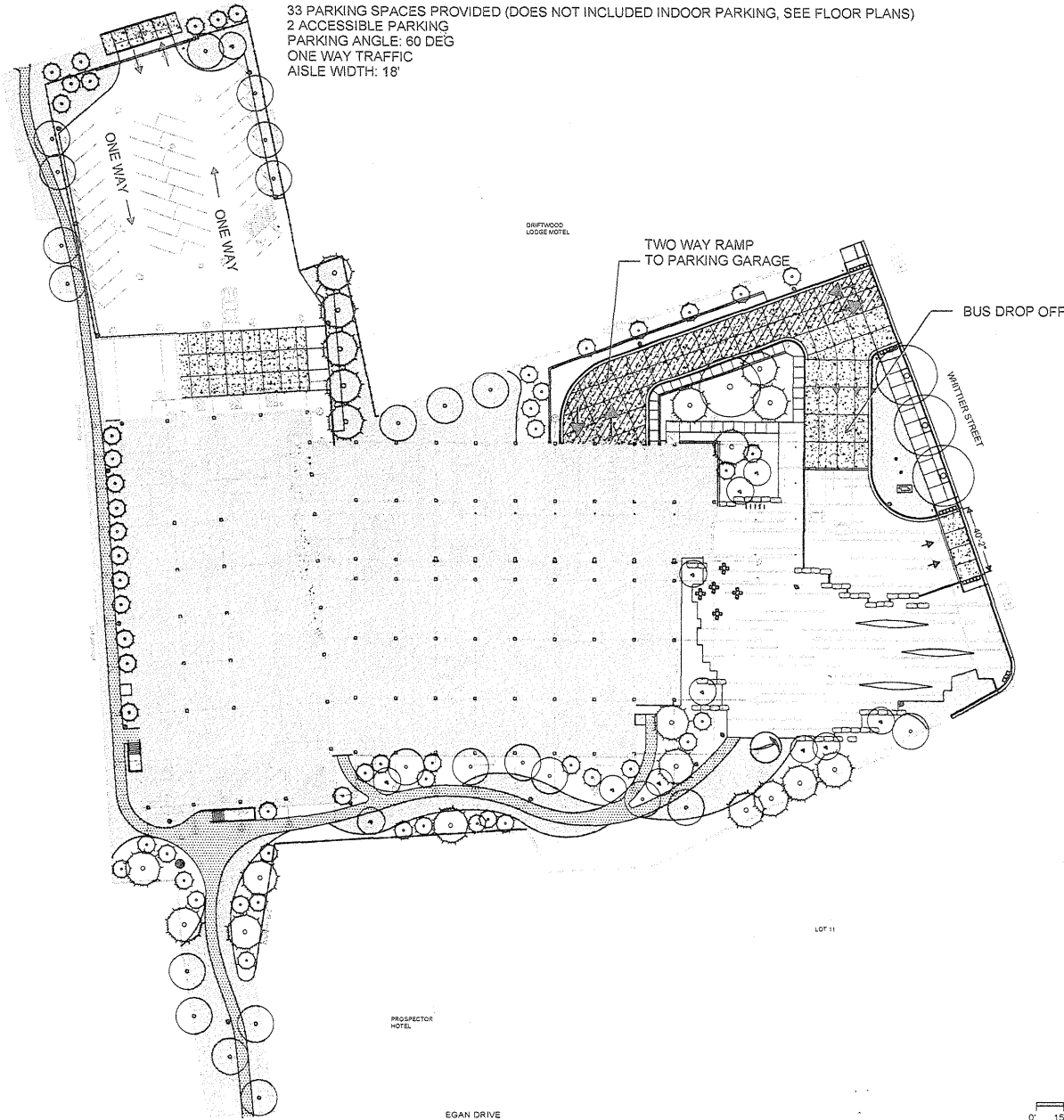
SITE PLAN - ELECTRICAL

DESIGN
DEVELOPMENT
SUBMITTAL
08.26.2011



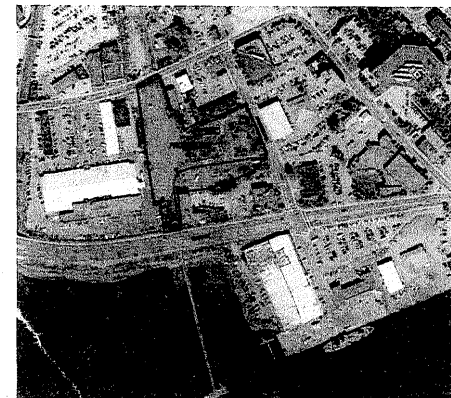
STATE OF ALASKA
LIBRARY ARCHIVES MUSEUM

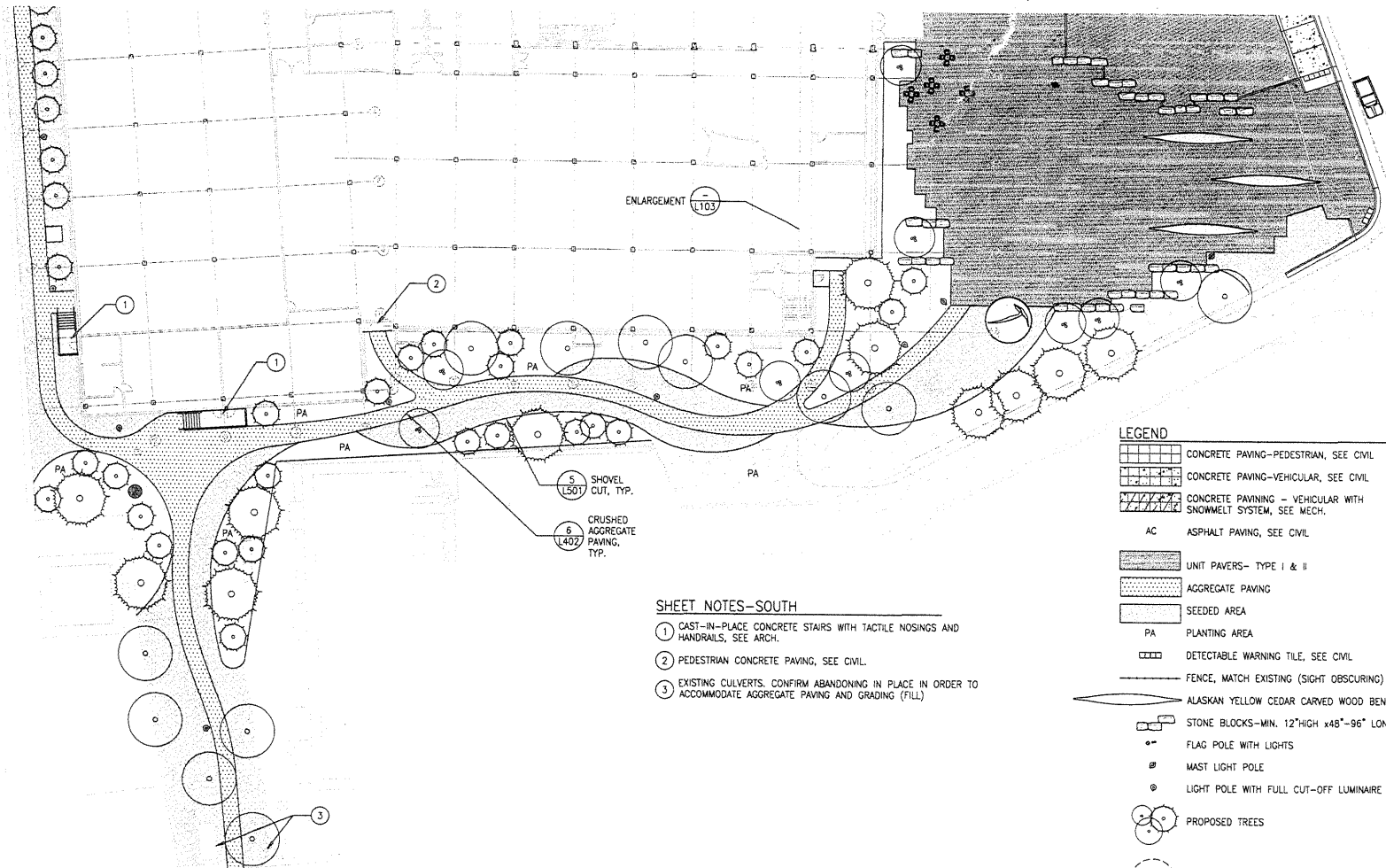
CONSULTANT NAME :: AMC ENGINEERS
ECI/HYER :: THA ARCHITECTURE
DEPARTMENT OF EDUCATION & EARLY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
AKSAS PROJECT NO. 68816



SHEET INDEX	
L 100	COVER SHEET/INDEX
L 101	MATERIAL PLAN-SOUTH
L 102	MATERIAL PLAN-NORTH
L 103	MATERIAL PLAN-ENLARGEMENT
L 201	GRADING PLAN-SOUTH
L 202	GRADING PLAN-NORTH
L 301	PLANTING PLAN-SOUTH
L 302	PLANTING PLAN-NORTH
L 401	LANDSCAPE SECTIONS
L 402	LANDSCAPE DETAILS
L 403	LANDSCAPE DETAILS

- GENERAL NOTES
- SEE ARCHITECTURAL DRAWINGS FOR CONCRETE RETAINING WALL, STAIRS, RAMPS, LOADING DOCKS & GUARDRAILS.
 - REFER TO CIVIL FOR DRAINAGE AND SUBSURFACE UTILITIES



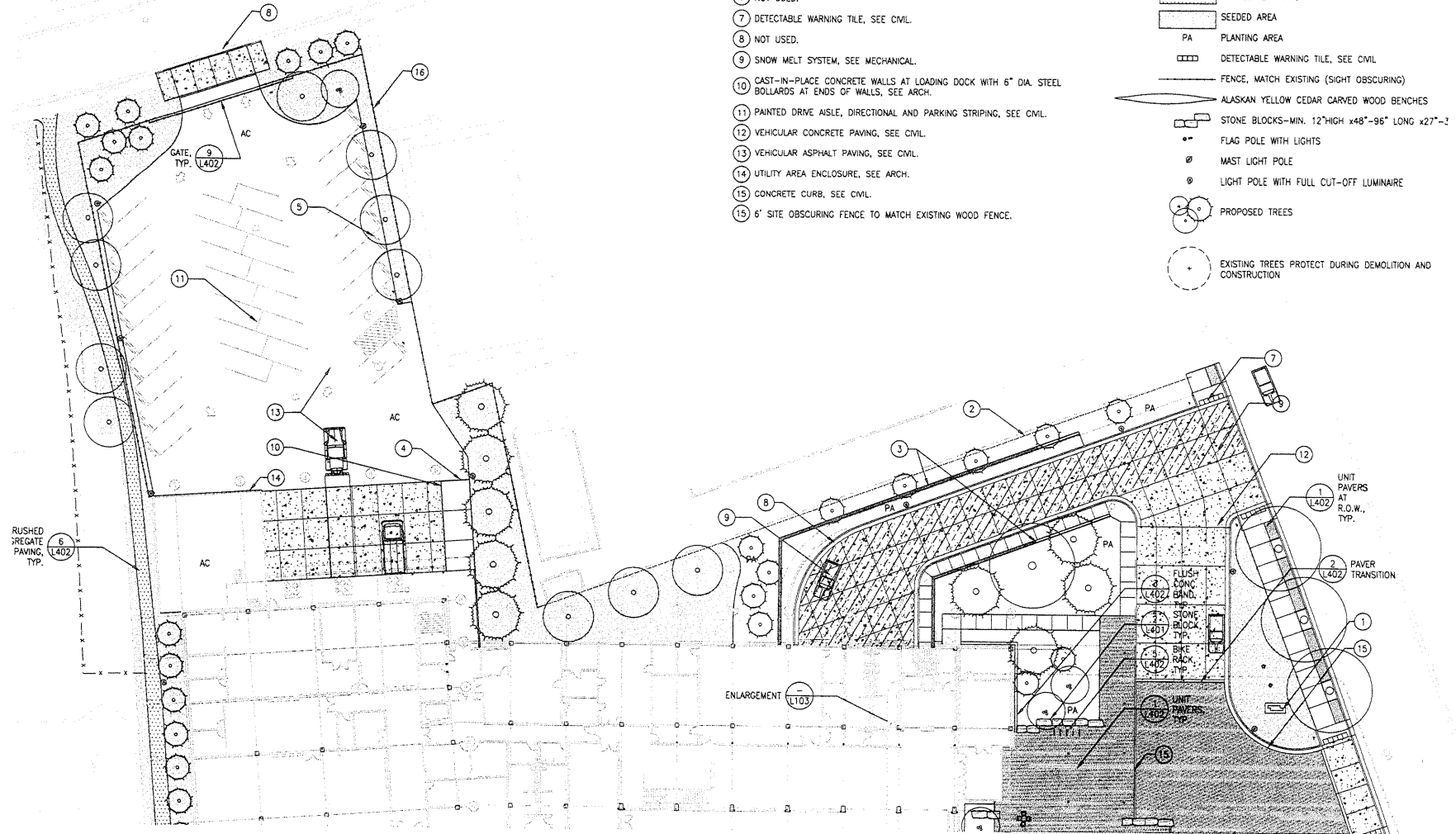


SHEET NOTES-NORTH

- 1 SIGN- STATE LIBRARY ARCHIVES MUSEUM, PLACE HOLDER
- 2 EXISTING WOOD CLAD METAL POST AND RAIL FENCE. PRESERVE AND PROTECT DURING CONSTRUCTION.
- 3 CAST-IN-PLACE CONCRETE WALL WITH GUARDRAIL, SEE ARCH.
- 4 CAST-IN-PLACE CONCRETE RAMP WITH HANDRAILS ON BOTH SIDES, SEE ARCH.
- 5 PARKING LOT WHEELSTOP, ADA SIGNAGE AND STRIPING, TYP.
- 6 NOT USED.
- 7 DETECTABLE WARNING TILE, SEE CIVIL.
- 8 NOT USED.
- 9 SNOW MELT SYSTEM, SEE MECHANICAL.
- 10 CAST-IN-PLACE CONCRETE WALLS AT LOADING DOCK WITH 6" DIA. STEEL BOLLARDS AT ENDS OF WALLS, SEE ARCH.
- 11 PAINTED DRIVE AISLE, DIRECTIONAL AND PARKING STRIPING, SEE CIVIL.
- 12 VEHICULAR CONCRETE PAVING, SEE CIVIL.
- 13 VEHICULAR ASPHALT PAVING, SEE CIVIL.
- 14 UTILITY AREA ENCLOSURE, SEE ARCH.
- 15 CONCRETE CURB, SEE CIVIL.
- 16 6' SITE OBSCURING FENCE TO MATCH EXISTING WOOD FENCE.

LEGEND

- CONCRETE PAVING-PEDESTRIAN, SEE CIVIL
- CONCRETE PAVING-VEHICULAR, SEE CIVIL
- CONCRETE PAVING - VEHICULAR WITH SNOWMELT SYSTEM, SEE MECH.
- AC ASPHALT PAVING, SEE CIVIL
- UNIT PAVERS- TYPE I & II
- AGGREGATE PAVING
- SEEDING AREA
- PA PLANTING AREA
- DETECTABLE WARNING TILE, SEE CIVIL
- FENCE, MATCH EXISTING (SIGHT OBSCURING)
- ALASKAN YELLOW CEDAR CARVED WOOD BENCHES
- STONE BLOCKS-MIN. 12"HIGH x48"-96" LONG x27"-2
- FLAG POLE WITH LIGHTS
- MAST LIGHT POLE
- LIGHT POLE WITH FULL CUT-OFF LUMINAIRE
- PROPOSED TREES
- EXISTING TREES PROTECT DURING DEMOLITION AND CONSTRUCTION



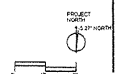


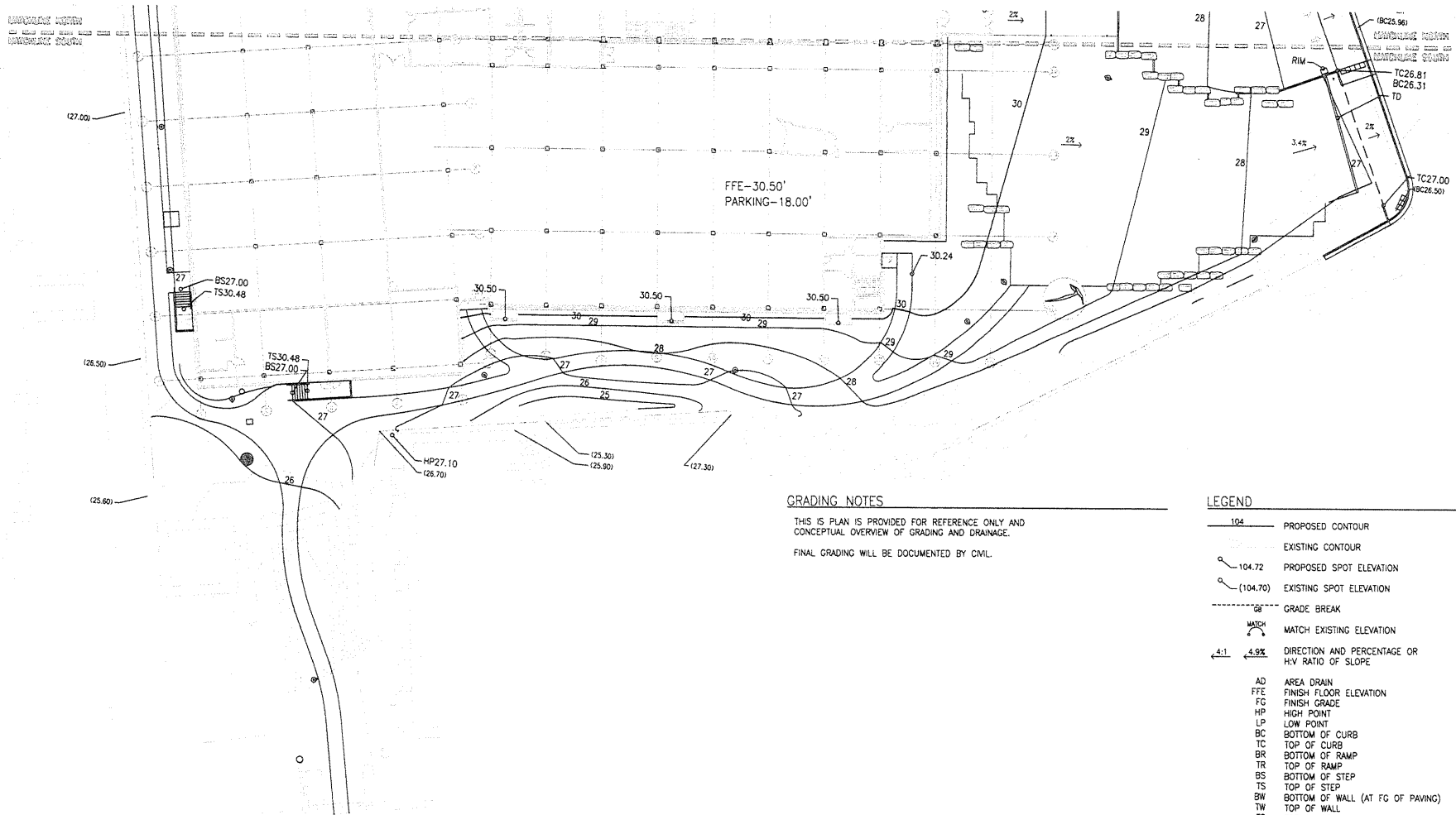
LEGEND

- CONCRETE PAVING-PEDESTRIAN, SEE CIVIL
- CONCRETE PAVING-VEHICULAR, SEE CIVIL
- CONCRETE PAVING - VEHICULAR WITH SNOWMELT SYSTEM, SEE MECH.
- AC ASPHALT PAVING, SEE CIVIL
- UNIT PAVERS- TYPE I & II
- AGGREGATE PAVING
- SEEDED AREA
- PA PLANTING AREA
- DETECTABLE WARNING TILE, SEE CIVIL
- FENCE, MATCH EXISTING (SIGHT OBSCURING)
- ALASKAN YELLOW CEDAR CARVED WOOD BENCHES
- STONE BLOCKS-MIN. 12"HIGH x48"-96" LONG x27"-30"WIDE
- FLAG POLE WITH LIGHTS
- MAST LIGHT POLE
- LIGHT POLE WITH FULL CUT-OFF LUMINAIRE
- PROPOSED TREES
- EXISTING TREES PROTECT DURING DEMOLITION AND CONSTRUCTION

SHEET NOTES-ENLARGEMENT

- ① CONCRETE CURB, SEE CIVIL.
- ② PEDESTRIAN CONCRETE PAVING, SEE CIVIL.
- ③ DETECTABLE WARNING TILE, SEE CIVIL.
- ④ CONCRETE CURB AND GUTTER AND DRIVEWAY PER PUBLIC WORKS STANDARD DETAILS AND PLANS.



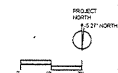


GRADING NOTES

THIS IS PLAN IS PROVIDED FOR REFERENCE ONLY AND
CONCEPTUAL OVERVIEW OF GRADING AND DRAINAGE.
FINAL GRADING WILL BE DOCUMENTED BY CML.

LEGEND

104	PROPOSED CONTOUR
---	EXISTING CONTOUR
104.72	PROPOSED SPOT ELEVATION
(104.70)	EXISTING SPOT ELEVATION
---	GRADE BREAK
MATCH	MATCH EXISTING ELEVATION
4:1 4.9%	DIRECTION AND PERCENTAGE OR H/V RATIO OF SLOPE
AD	AREA DRAIN
FFE	FINISH FLOOR ELEVATION
FC	FINISH GRADE
HP	HIGH POINT
LP	LOW POINT
BC	BOTTOM OF CURB
TC	TOP OF CURB
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
BS	BOTTOM OF STEP
TS	TOP OF STEP
BW	BOTTOM OF WALL (AT FG OF PAVING)
TW	TOP OF WALL
TD	TRENCH DRAIN
RIM	RIM ELEVATION
VIF	VERIFY IN FIELD

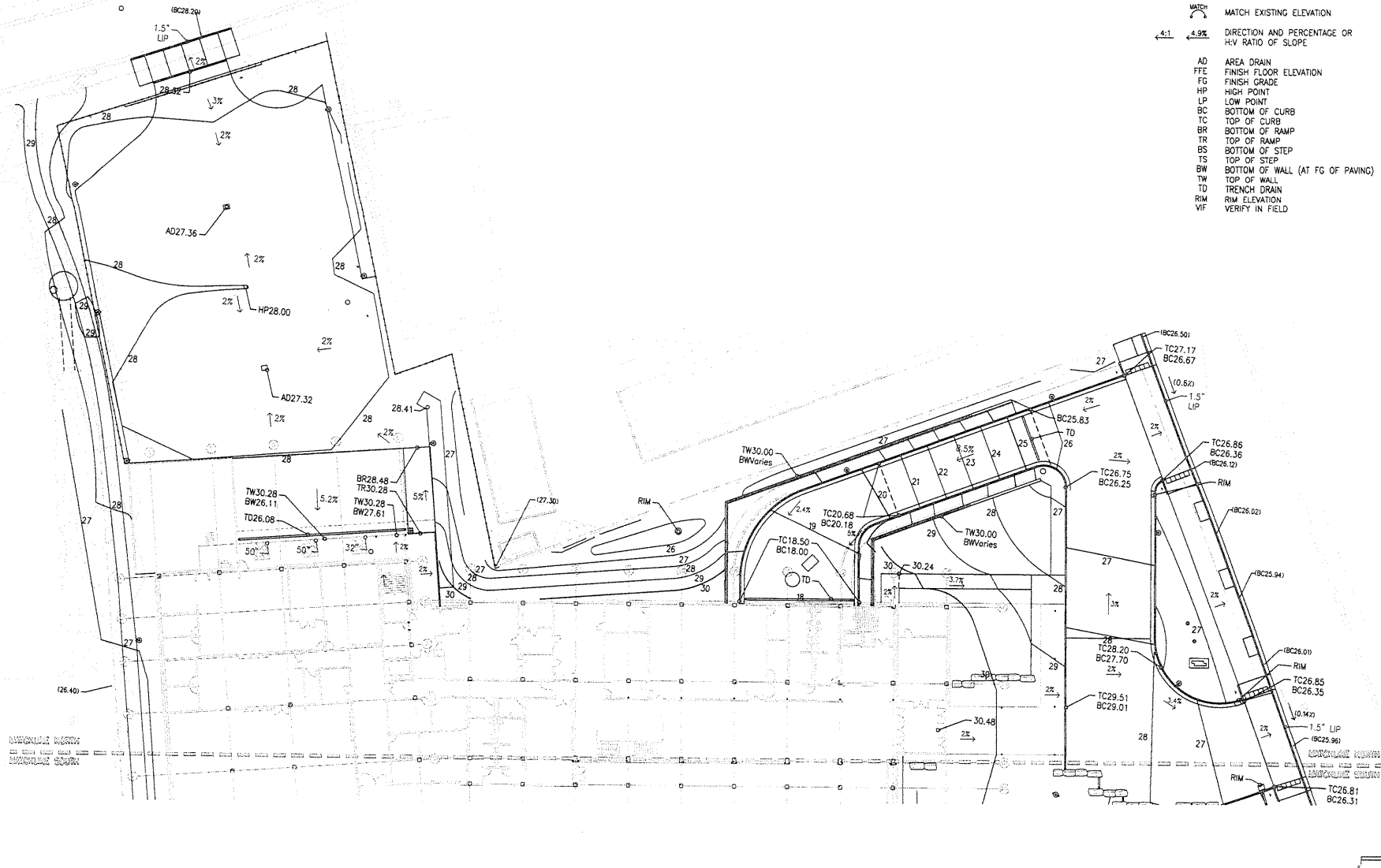


GRADING NOTES

THIS IS PLAN IS PROVIDED FOR REFERENCE ONLY AND
CONCEPTUAL OVERVIEW OF GRADING AND DRAINAGE.
FINAL GRADING WILL BE DOCUMENTED BY CIVIL.

LEGEND

104	PROPOSED CONTOUR
	EXISTING CONTOUR
104.72	PROPOSED SPOT ELEVATION
(104.70)	EXISTING SPOT ELEVATION
08	GRADE BREAK
MATCH	MATCH EXISTING ELEVATION
4:1	DIRECTION AND PERCENTAGE OR H:V RATIO OF SLOPE
AD	AREA DRAIN
FTE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
HP	HIGH POINT
LP	LOW POINT
BC	BOTTOM OF CURB
TC	TOP OF CURB
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
BS	BOTTOM OF STEP
TS	TOP OF STEP
SW	TOP OF WALL
TW	BOTTOM OF WALL (AT FG OF PAVING)
TD	TRENCH DRAIN
RIM	RIM ELEVATION
VIF	VERIFY IN FIELD



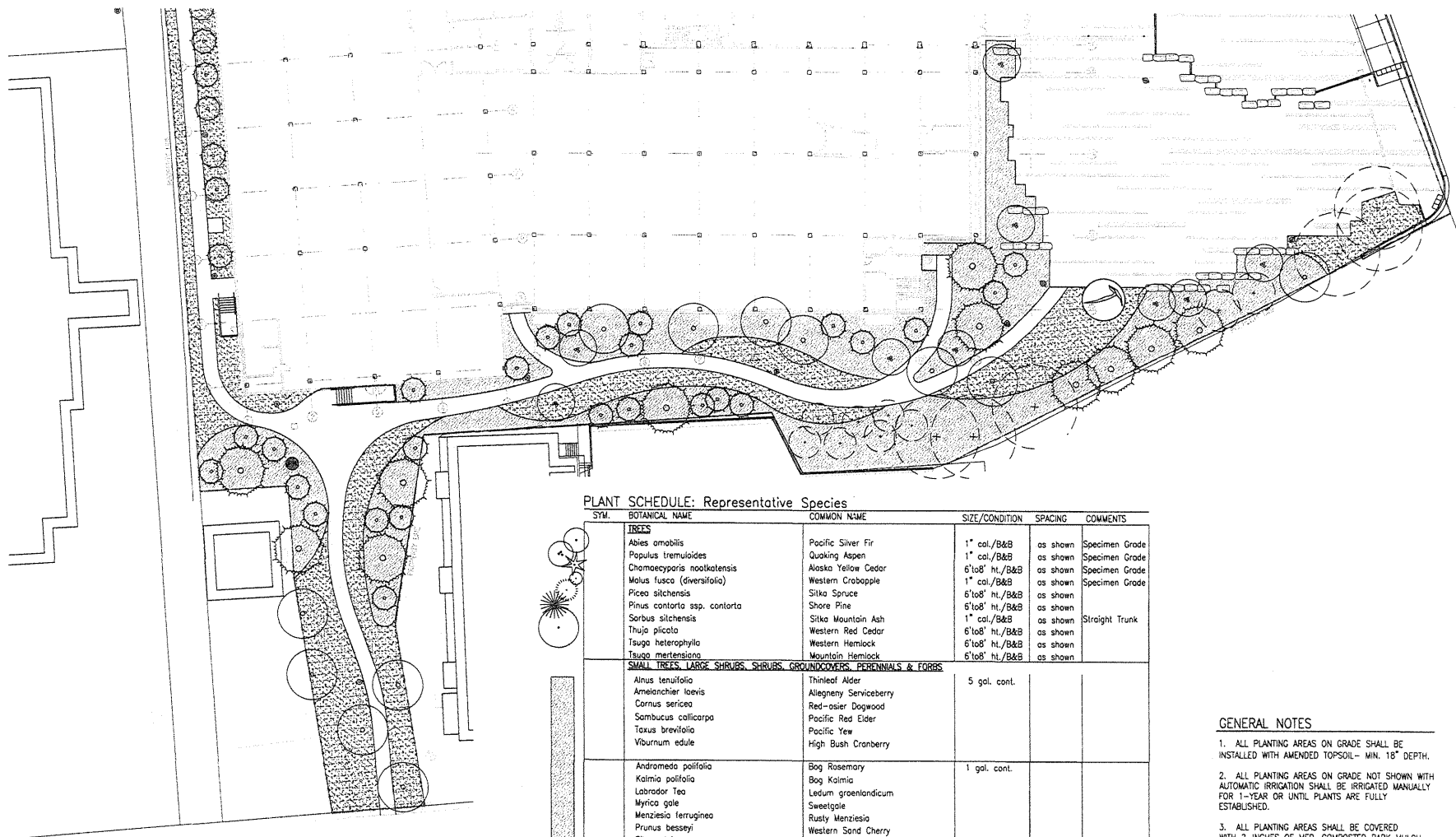
WALKER MACY LANDSCAPE ARCHITECTURE
ECI/HYER :: THA ARCHITECTURE
DEPARTMENT OF EDUCATION & EARLY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
AKSAS PROJECT NO. 48816

STATE OF ALASKA
LIBRARY ARCHIVES MUSEUM



DESIGN
DEVELOPMENT
SUBMITTAL
08.26.2011

Grading Plan
North
L202

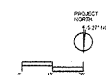


PLANT SCHEDULE: Representative Species

SYM.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	COMMENTS
TREES					
	<i>Abies amabilis</i>	Pacific Silver Fir	1" cal./B&B	as shown	Specimen Grade
	<i>Populus tremuloides</i>	Quaking Aspen	1" cal./B&B	as shown	Specimen Grade
	<i>Chamaecyparis nootkatensis</i>	Alaska Yellow Cedar	6" to 8" ht./B&B	as shown	Specimen Grade
	<i>Malus fusca (diversifolia)</i>	Western Crabapple	1" cal./B&B	as shown	Specimen Grade
	<i>Picea sitchensis</i>	Sitka Spruce	6" to 8" ht./B&B	as shown	
	<i>Pinus contorta</i> asp. <i>contorta</i>	Shore Pine	6" to 8" ht./B&B	as shown	
	<i>Sorbus sitchensis</i>	Sitka Mountain Ash	1" cal./B&B	as shown	Straight Trunk
	<i>Thuja plicata</i>	Western Red Cedar	6" to 8" ht./B&B	as shown	
	<i>Tsuga heterophylla</i>	Western Hemlock	6" to 8" ht./B&B	as shown	
	<i>Tsuga mertensiana</i>	Mountain Hemlock	6" to 8" ht./B&B	as shown	
SMALL TREES, LARGE SHRUBS, SHRUBS, GROUNDCOVERS, PERENNIALS & FORBS					
	<i>Alnus tenuifolia</i>	Thinline Alder	5 gal. cont.		
	<i>Amelanchier laevis</i>	Allegheny Serviceberry			
	<i>Cornus sericea</i>	Red-osier Dogwood			
	<i>Sambucus callicarpa</i>	Pacific Red Elder			
	<i>Toxus brevifolia</i>	Pacific Yew			
	<i>Viburnum edule</i>	High Bush Cranberry			
	<i>Andromeda polifolia</i>	Bog Rosemary	1 gal. cont.		
	<i>Kalmia polifolia</i>	Bog Kalmia			
	<i>Labrador Tea</i>	Ledum groenlandicum			
	<i>Myrica gale</i>	Sweetgale			
	<i>Menziesia ferruginea</i>	Rusty Menziesia			
	<i>Prunus besseyi</i>	Western Sand Cherry			
	<i>Ribes alpinum</i>	Alpine Currant			
	<i>Rosa nitida</i>	Nitida Rose			
	<i>Spiraea betulifolia</i>	Birch Leaf Spiraea			
	<i>Symphoricarpos albus</i>	Snowberry			
	<i>Arctostaphylos uva-ursi</i>	Bearberry (Kinnikinnik)	4" pot		
	<i>Aster sibiricus</i>	Aster			
	<i>Cornus canadensis</i>	Bunchberry			
	<i>Eleocharis palustris</i>	Creeping Spike Rush			
	<i>Empetrum nigrum</i>	Crowberry			
	<i>Rubus arcticus</i>	Nagoonberry			
	<i>Vaccinium vitis-idaea</i>	Mountain Cranberry			
SEED					
	3-way blend- Grasses	Hydraulic Seed	7 pounds per 1,000sf		
SOD					
	Native Block Sod- Understory plants	Manually placed	2' x 4' x 8"		

GENERAL NOTES

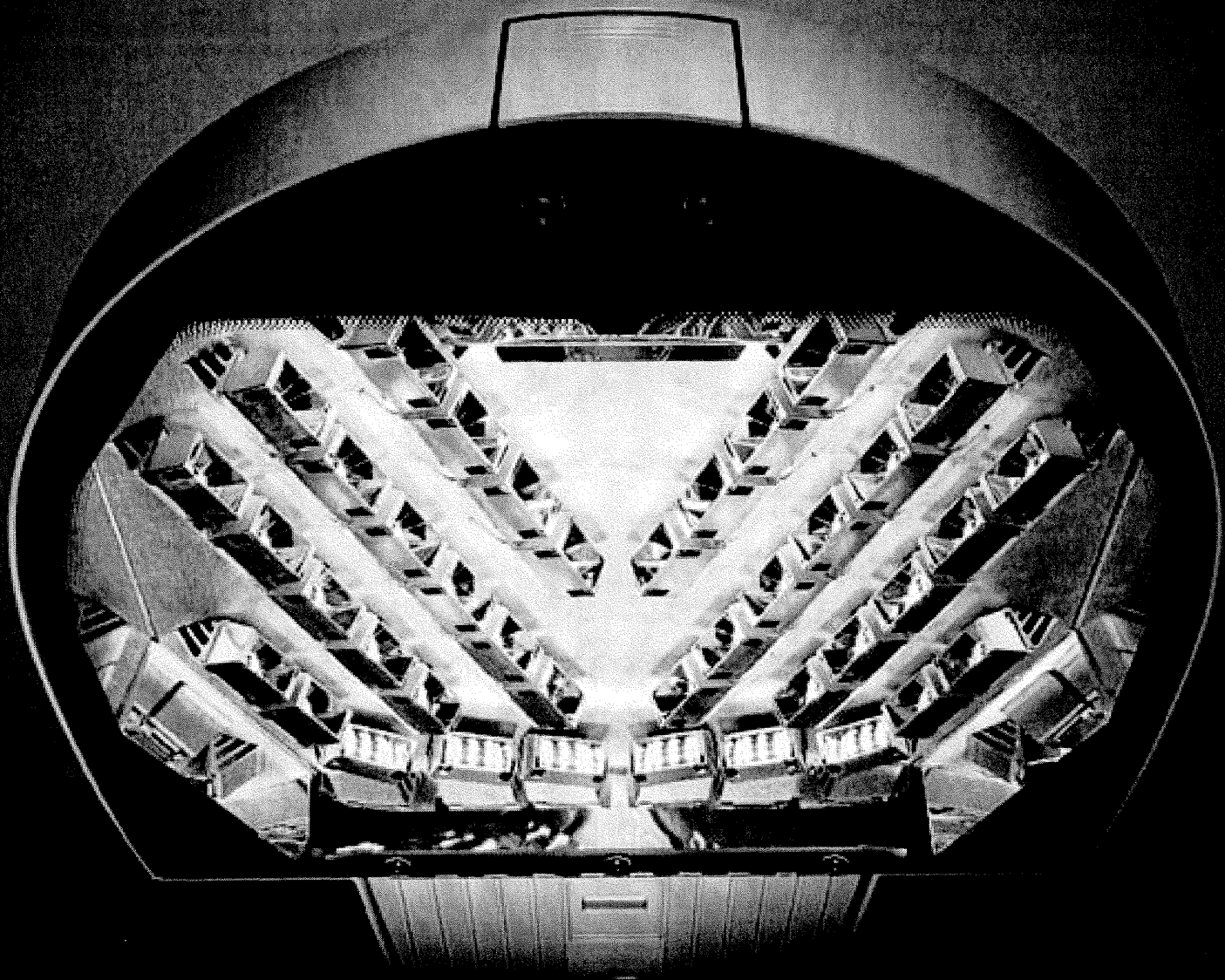
1. ALL PLANTING AREAS ON GRADE SHALL BE INSTALLED WITH AMENDED TOPSOIL - MIN. 18" DEPTH.
2. ALL PLANTING AREAS ON GRADE NOT SHOWN WITH AUTOMATIC IRRIGATION SHALL BE IRRIGATED MANUALLY FOR 1-YEAR OR UNTIL PLANTS ARE FULLY ESTABLISHED.
3. ALL PLANTING AREAS SHALL BE COVERED WITH 2-INCHES OF MED. COMPOSTED BARK MULCH.
4. ALL SEED AREAS SHALL BE AMENDED WITH 4" DEPTH SOIL AMENDMENT PRIOR TO INSTALLING LAWN. CONTINGENT UPON APPROVAL OF ROUGH GRADE ELEVATIONS AND SLOPES BY OWNER



TYPE SD, SE, & SF



WARP9[®] LED



The Next Generation of
LED Site and Street Lighting

 **KIM LIGHTING**

WARP9 LED

Ordering Example:

ISA / WP9LE3 / L5K240 / SG / A-35 / PRA20-4188SA/SG / VSF-ISA

1 2 3 4 5-12 13 14

1 Mounting

3SY configuration is available for round poles only.

Plan View:
Plan View:

EPA WP9S:
EPA WP9L:
Cat. No.:



Wall Mount

0.52

1.04

0.82

1.3

1.3

1.5

n/a

0.95

1.9

1.47

2.4

2.4

2.7

n/a

ISA

2SB

2SL

3ST

3SY

4SC

IW

2 Fixture

Catalog no. designates fixture and light distribution.

WP9

HOUSING
WP9 = WARP9

SIZE

S = Small, 60 LEDs, 88W
L = Large, 120 LEDs, 175W

E

DRIVER
E=Electronic

DISTRIBUTION

2 = Type II Full Cutoff
3 = Type III Full Cutoff
4 = Type IV Full Cutoff
5 = Type V Square Full Cutoff
R = Type R Right Full Cutoff
L = Type L Left Full Cutoff

Light Distribution



Type II



Type III



Type IV
Forward Throw



Type V
Square



Type R
Right



Type L
Left

3 Electrical Module

L

SOURCE
L = LED

COLOR TEMPERATURE

3K = 3500K
5K = 5100K
2K = 1700K Amber

VOLTAGE

120 = 120V
208 = 208V
240 = 240V
277 = 277V
347 = 347V
480 = 480V

4 Finish

Super TGIC powder coat paint over titanated zirconium conversion coating.

Color: Stealth Gray

Cat. No. SG

Light Gray

LG

Platinum Silver

PS

White

WH

Black

BL

Dark Bronze

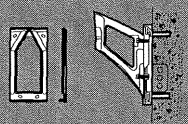
DB

Custom Colors

CC

Consult your
Kim Lighting
representative
for custom
colors.

5 Wall Mounting:



Cat. No. IW

A cast-aluminum mounting plate is mounted to the wall with four bolts (by others). Fixture and arm are mounted to the cast aluminum cover plate before attaching to the wall mounting plate. The fixture-arm-cover plate assembly is hooked to the wall mounting plate and secured with stainless steel screws provided. Field splices are made at the opening in the cover plate. Cover is finished to match arm and fixture color.

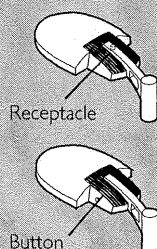
6 Optional Fusing:

High temperature fuse holders factory installed inside the fixture housing. Fuse is included.

Line Volts:	120V	208V	240V	277V	347V	480V
Cat. No.:	SF	DF	DF	SF	SF	DF

Ordering Information

7 Optional Photocell:

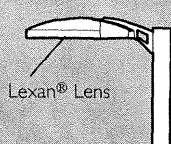


Cat. No.: **A-25**
Receptacle

A-30 - A-35
Button

Two types of photocell controls are available. A receptacle for a NEMA base photocell (by others) is located above the electrical compartment. Also available is an internal photocell with a button sensor on the left side of the fixture. For all multiple-fixture pole mountings with two or three fixtures, one fixture has a receptacle to operate the others.

8 Optional Lexan® Flat Non-Yellowing Lens:



Cat. No.: **LS**

One-piece non-yellowing flat advanced polymer (Lexan® from GE Advanced Materials) replaces standard tempered glass lens.

CAUTION: Use only when risk of vandalism is anticipated to be high. For LED use only.

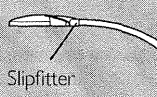
9 Optional Tamper-Resistant Latches:



Cat. No.: **TL**

Standard die-cast latches are optical cavity and electrical cavity provided with a captive 10-32 stainless steel flat socket-head screw to prevent unauthorized opening. Required only for vandal protection in locations where fixtures may be reached by unauthorized persons.

10 Optional Horizontal Slipfitter Mount:



Cat. No.: **HSF**

Replaces standard mounting arm with a slipfitter for mounting to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/8" O.D.). Provides ±5° vertical fixture adjustment.

11 Special Option for Street Lighting:

Cat. No.: **TB**

Terminal Block located inside the fixture electrical compartment. (For Large WARP9 LED only)

12 Dimming Controls: Contact factory for further details and current capabilities.

Kim Lighting is working with several driver suppliers and control system manufacturers to develop a variety of proven turnkey solutions to meet any application's need. Kim Lighting will advise availability of complete control packages, and even two-way monitoring systems, once they have been tested and exceed Kim's high quality standards.

13 Poles:

See Kim Arms and Poles Selection Guide for a complete selection of round and square poles in aluminum and steel.

14 Optional Vertical Slipfitter Mounts:

Round



Cat. No.:
VSF-1SA
VSF-2SB
VSF-2SL
VSF-3ST
VSF-3SY
VSF-4SC

Square



Cat. No.:
SVSF-1SA
SVSF-2SB
SVSF-2SL
SVSF-3ST

SVSF-4SC

Mounting Configuration
1SA - Single arm mount
2SB - 2 at 180°
2SL - 2 at 90°
3ST - 3 at 90°
3SY - 3 at 120°
4S - 4 at 90°

Allows standard fixture and arm to be mounted to poles having a 2 pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length).