




**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2024 0007
HEARING DATE: MAY 14, 2024**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: May 3, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Irene Gallion, Senior Planner 
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Expansion of Community Center from 7,625 to 9,984 square feet. Parking shared with neighboring buildings.

STAFF RECOMMENDATION: Approval with conditions.

KEY CONSIDERATIONS FOR REVIEW:

- Existing off-street parking agreement with north neighbor addresses off-street parking requirement for both lots.
- Existing stream setback encroachments will be removed.

GENERAL INFORMATION	
Property Owner	Juneau Tlingit Haida Comm Council
Applicant	MRV Architects
Property Address	3235 Hospital Drive
Legal Description	USS 1075 TLINGIT HAIDA LT 1
Parcel Number	7B0901040101
Zoning	General Commercial
Land Use Designation	Commercial
Lot Size	46,477 square feet, 1.0670 acres
Water/Sewer	CBJ
Access	Hospital Drive
Existing Land Use	Community Center
Associated Applications	BLD2023 0925

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.15.330
 - 49.25.230(b)
 - 49.40.210(b)
 - 49.40.300(a)(2)
 - 49.80

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (GC)	Training Center
South (GC)	Hospital Drive
East (GC)	Redeveloping
West (GC)	Medical Office

SITE FEATURES	
Anadromous	Salmon Creek
Flood Zone	AE Elevation 23
Hazard	Not mapped
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The Applicant requests expansion of an existing Community Center, Shaan S’ooxs (Attachment A).

Background – Nonconforming Certification (NCC2023 0052, Attachment B) provides detailed background. To summarize:

- The Cultural Center was built in 1978. Eighty (80) off-street parking spaces were required.
- Under current parking requirements, 61 off-street spaces are required.
- Existing parking agreements meet the requirements of the Applicant.

ZONING REQUIREMENTS

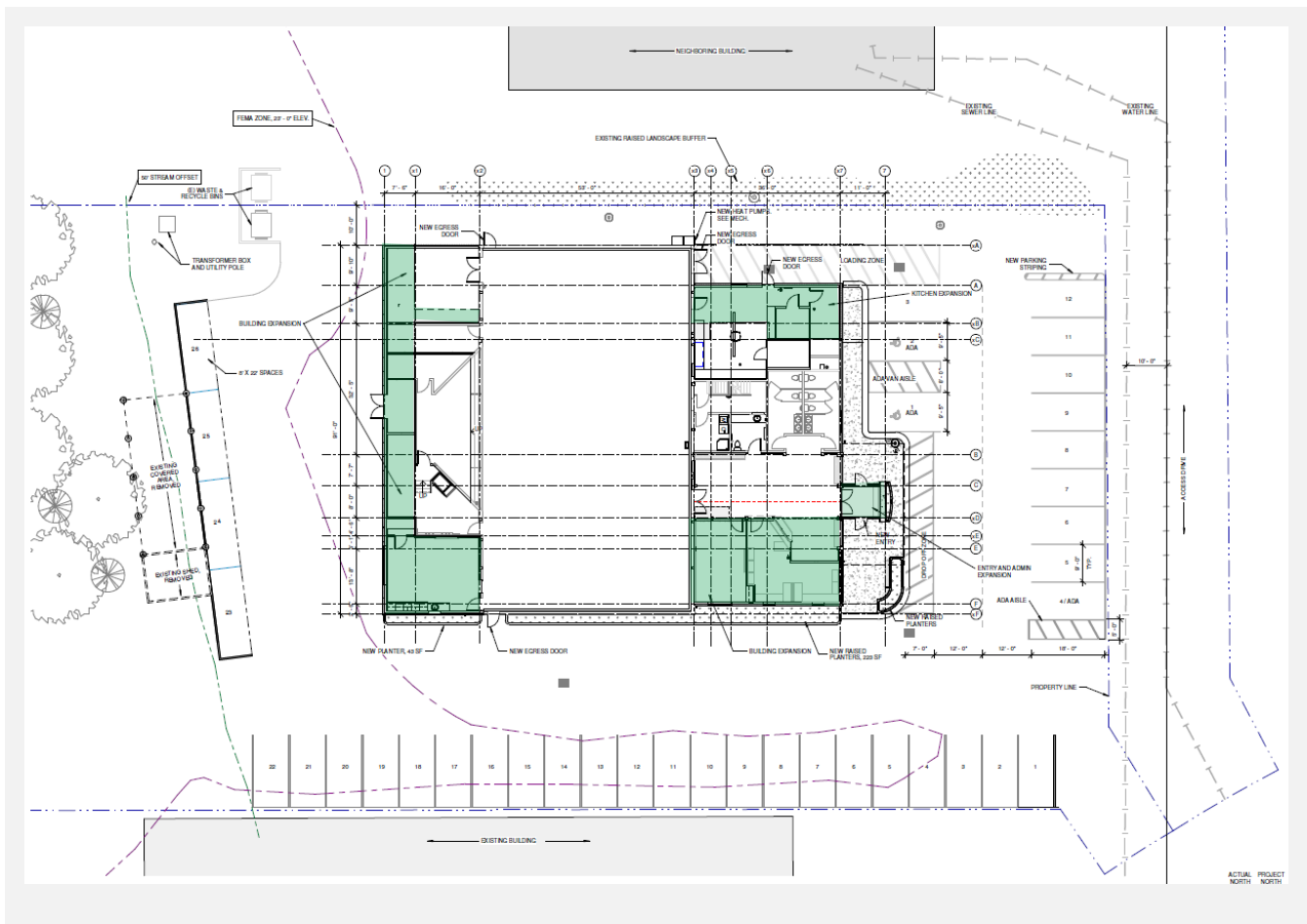
Items remaining the same are dark grey.

Standard		Requirement	Existing	Proposed	Code Reference
Lot	Size, square feet	2,000	46,477		49.25.400
	Width, feet	20	20.10		49.25.400
Setbacks	Front (south)	10	100+	90+	49.25.400
	Rear (northwest)	10	~130	125	49.25.400
	Side (northeast)	10	10.5	10.5	49.25.400
	Side (southeast)	10	~62	53	49.25.400
	Side (southwest)	10	48.33	48.33	49.25.400

Standard	Requirement	Existing	Proposed	Code Reference
Lot Coverage Maximum	No limit	7,625 sf, 16%	9984 sf, 21%	49.25.400
Vegetative Cover Minimum (%: sf)	10%: 4,650	~27%: ~12,700	~26%: ~12,200	49.50.300
Height	Permissible	55	~24	49.25.400
	Accessory	45	N/A	49.25.400
Maximum Dwelling Units (50/Acre)	53	0	0	49.25.500
Use	Community Center	Community Center	Community Center	49.25.300, ¶ 5.400

Undocumented distances were scaled from the existing plat, or from documents provided by the applicant.

SITE PLAN – Green highlights approximate areas of expansion.



ANALYSIS

The use is permissible with a conditional use permit under the Table of Permissible Uses, Paragraph 5.400, “Social, fraternal clubs, lodges, union halls, and yacht clubs.”

Commercial land use (2013 Comprehensive Plan, page 148):

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. Mixed retail/residential/office uses are allowed and encouraged. Residential and non-residential uses could be combined within a single structure, including off-street parking. Residential densities ranging from 18- to 60-units per acre are appropriate in this area, with even higher densities appropriate in mixed-use or transit-oriented developments. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

General Commercial [CBJ 49.25.230(b)]:

The GC, general commercial district, is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential development is allowed in mixed- and single-use developments in the general commercial district.

Project Site – A 1991 subdivision created the lot, with 20 feet of frontage (VAR1991-0001) and a shared driveway.

Salmon Creek, an anadromous stream, runs through the west portion of the lot, limiting development. Two structures previously constructed in the “no development” buffer are slated for removal with this project.

Condition: None.

Project Design – The expansion creates a more uniform structure, expanding into gaps to better serve the community use.

Condition: None.

Traffic – A traffic impact analysis is not required [CBJ 49.40.300(a)(2)].

The Institute of Transportation Engineers’ Trip Generation Manual (9th Edition) projections for a *Lodge/Fraternal Organization* on a weekday, is based upon the number of employees. This projection represents the highest estimated Average Daily Trips (ADTs) across all categories for this type of use.

Use	Trips Generated	# Employees	Total Trips
Lodge/Fraternal Organization	46.90 per employee	3	140.7
Total ADT’s:			140.7

Condition: None.

Vehicle Parking & Circulation – Required off-street parking is compliant through an agreement with the neighboring property to the north. The proposed dimensions for the loading space must be modified to meet code.

Use	Parking Standard	Spaces Required
<p><u>USE 5.400:</u> <i>Social, fraternal clubs, lodges, union halls, yacht clubs</i></p> <p><u>Parking:</u> <i>Churches, auditoriums, and similar enclosed places of assembly</i></p> <p><u>Square Footage:</u> 4,629 square feet – 20% for circulation, unconcentrated use without fixed seating = 3,703 square feet</p>	<p>1 space for each 4 seats</p>	<p>247 seats = 61.75 = 61 spaces (rounded down)</p>
<p>Total</p> <p>Per CBJ 49.40.210(b), three (3) accessible parking spaces must be provided as part of the total required off-street parking spaces.</p>		<p>61 (including 3 ADA)</p>

The Applicant is required to provide 61 off-street parking spaces. 26 spaces are proposed on site.

Because Cultural Center activities predominate after regular business hours, the Applicant entered into parking agreements with neighboring properties with primarily daytime uses. A current shared parking agreement with Generations Southeast to the north provides 38 spaces (**Attachment A**). This would provide a total of 64 spaces for the Applicant’s use in the evenings, meeting their off-street parking requirement. The agreement also meets Generations Southeast’s off-street parking requirements of 55 spaces.



Three accessible parking spaces are required, with one providing van accessibility. The proposed site plan includes two van accessible parking spaces near the entry of the structure, and a third ADA space across the drive aisle from the entrance (**Attachment A**, Sheet A151).

The expanded facility is required to have one loading space that is 30 feet by 12 feet, with an unobstructed height of 14.5 feet. The width of the proposed loading space north of the structure is 9 feet 10 inches.

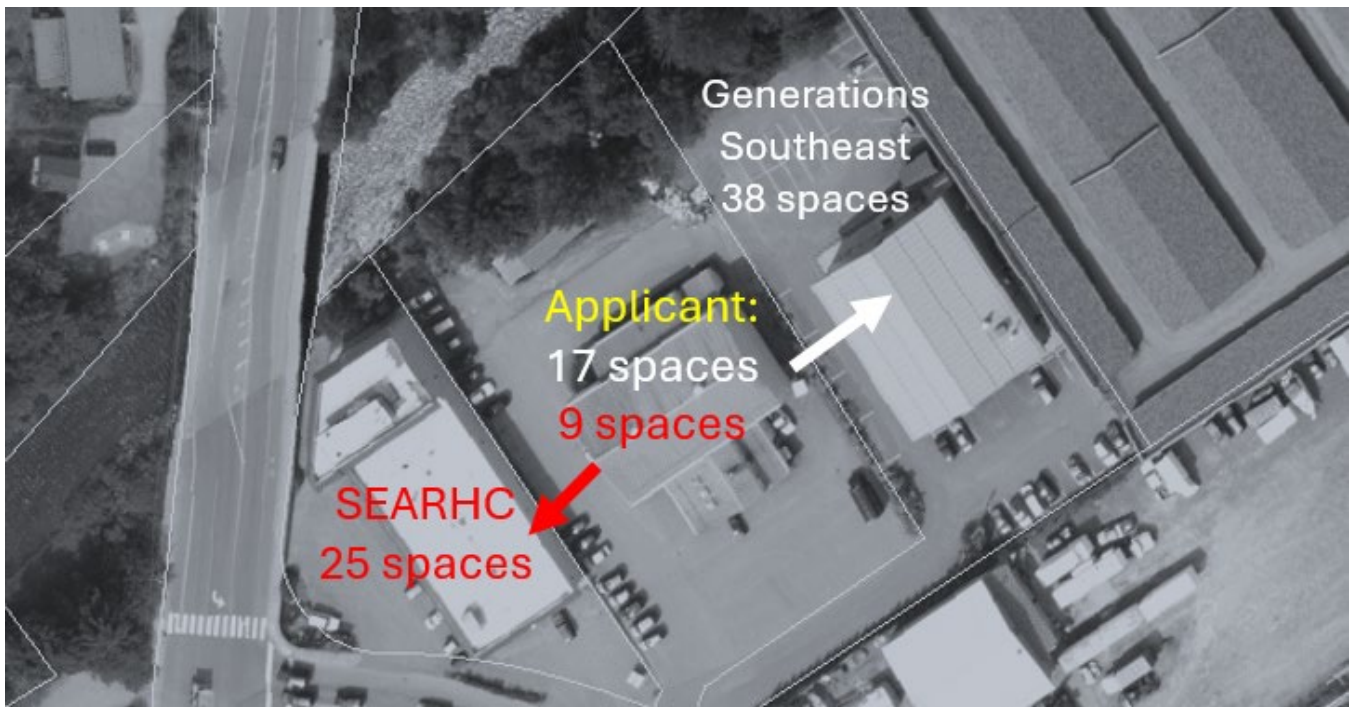
While code compliance is verified during the building permit process, the condition proposed clarifies that the Commission approval of a project does not include reduced dimensions for a loading space.

Condition: Prior to issuance of a building permit, the Applicant must provide a loading space on site that meets the requirements of 49.40.225(c), "Dimensional Standards and Signage for required off-street spaces."

The Applicant had past parking agreements with SEARHC to the south. The agreement has expired under a change in ownership.

SEARHC is required to provide 58 off-street parking spaces. SEARHC has 25 spaces on site, leaving a deficit of 33 spaces.

Even if all of the Applicant's spaces were provided to SEARHC, their off-street parking needs would remain unmet. An existing agreement with Generations Southeast that requires 17 of the Applicant's 26 proposed spaces, leaving nine (9) spaces for SEARHC use.



CDD's Code Enforcement sent a letter to SEARHC apprising them of their noncompliant off-street parking condition and of limits to the off-street parking that the Applicant can provide.

Condition: Shared parking agreements with 3225 Hospital Drive cannot exceed provision of nine (9) spaces on the Applicant's lot.

Noise – Noise is anticipated to be in character with the General Commercial district.

Condition: None.

Lighting - The Applicant has provided cut sheets that show shielded, downward cast exterior lighting. A lighting plan is shown in **Attachment A, Sheet E111**.

Condition: None.

Vegetative Cover & Landscaping – Vegetative cover for GC zoning is 10 percent. The anadromous stream setback and site improvements will facilitate approximately 8,600 square feet of vegetative cover, or 18 percent.

Current vegetative cover is shown on the site plan (**Attachment A, Sheet C002**) at 4,308 square feet, or nine percent.

Condition: None.

Habitat - The lot abuts Salmon Creek, an anadromous stream. The site plan illustrates development, including off-street parking, is outside of the 50-foot development setback. An existing shelter and smokehouse built in the setback will be removed (**Attachment A, Sheet C002**), improving conformity and compliance.

Condition: Prior to issuance of a building permit, the two structures located in the no development buffer must be removed.

Drainage and Snow Storage – General Engineering will evaluate the drainage plan submitted with the building permit.

Snow storage will be within the 50 foot “no development” setback from Salmon Creek. This will provide adequate area and soil filtering before draining into Salmon Creek.

Condition: None.

Hazard Zones - The development is outside of mapped hazard areas.

A portion of the paved parking lot is in the Special Flood Hazard Area. A Flood Zone Development Permit has been issued (**Attachment C**).

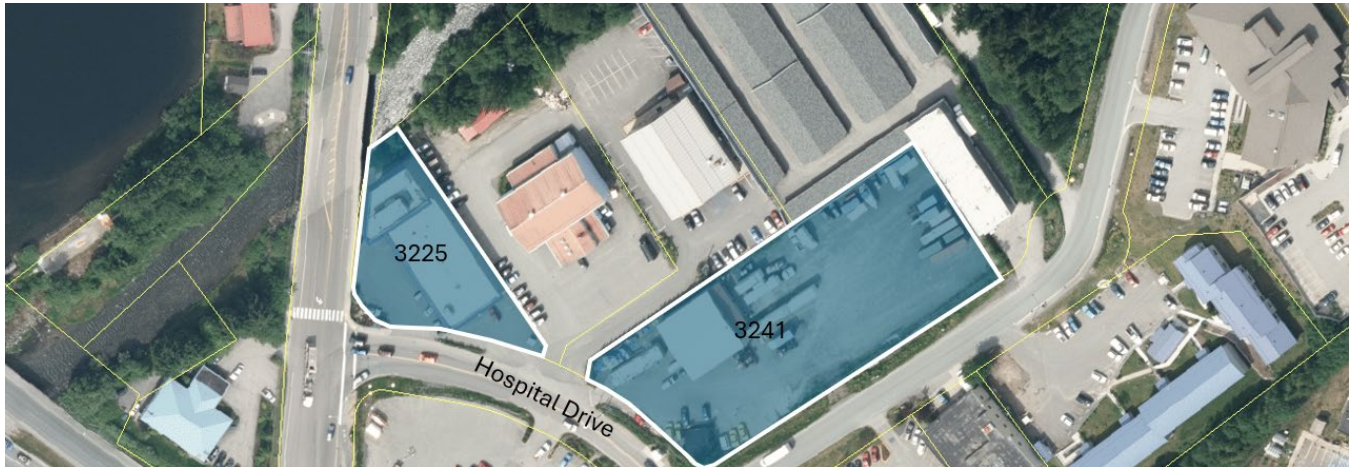
Condition: None.

Public Health, Safety, and Welfare – New mechanical equipment will include conversion from an oil boiler to a new air-source heat pump system, improving air quality and reducing handling of hazardous materials.

Condition: None.

Property Value or Neighborhood Harmony – The project expands an existing harmonious use.

Parking limitations impact SEARHC’s provision of off-street parking. SEARHC recently purchased property at 3241 Hospital Drive which could be used to provide additional off-street parking for the 3225 Hospital Drive facility. See blue highlights in the image below.



Community Center activities tend to operate outside of standard work week hours, providing complimentary use patterns to neighboring facilities.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between April 1, 2024, and April 15, 2024 (**Attachment D**). No comments were received.

PUBLIC COMMENTS

CDD conducted a public comment period between April 2, 2024, to April 23, 2024. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment E**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment F**). No public comments were submitted at the time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	11	148	Land Use	Land use C, Commercial

FINDINGS

Conditional Use Permit Criteria –

1. *Is the application for the requested Conditional Use Permit complete?*

Analysis: No further analysis required.

Finding: Yes, the application is complete.

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

Analysis: No further analysis required.

Finding: Yes, the use is appropriate according to Paragraph 5.400 of the Table of Permissible Uses.

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

Analysis: No further analysis required.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, noise, and flood zone development.

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

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested cultural center expansion, in a General Commercial zoning district, will not materially endanger the public health or safety.

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

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested cultural center expansion, in a General Commercial zoning district, will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. *Will the proposed development conform with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?*

Analysis: No further analysis needed.

Finding: Yes. The proposed cultural center expansion, with the recommended conditions, will conform with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow expansion of a community center from 7,625 to 9,984 square feet. Parking is shared with neighboring buildings.

The approval is subject to the following conditions:

1. Prior to issuance of a building permit, the Applicant must provide a loading space on site that meets the requirements of 49.40.225(c), "Dimensional Standards and Signage for required off-street spaces."
2. Shared parking agreements with 3225 Hospital Drive cannot exceed provision of nine spaces on the Applicant's lot.
3. Prior to issuance of a building permit, the two structures located in the no development buffer must be removed.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Materials
Attachment B	NCC2023 0052
Attachment C	Flood Zone Development Permit
Attachment D	Agency review query
Attachment E	Abutters Notice
Attachment F	Public Notice Sign



(CDD CONDITIONAL USE)

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION														
	Physical Address 3235 Hospital Drive Juneau, AK 99801														
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 1, Tlingit Haida, USS 1075														
	Parcel Number(s) 7B0901040101														
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____														
	LANDOWNER/ LESSEE														
	Property Owner Juneau Tlingit & Haida Community Council	Contact Person Mr. Ken Southerland													
	Mailing Address 3235 Hospital Drive, Juneau, AK 99801	Phone Number(s) 907-723-5043													
	E-mail Address kennethsoutherland@me.com														
	LANDOWNER/ LESSEE CONSENT														
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.															
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.															
<table style="width:100%; border: none;"> <tr> <td style="width:50%; text-align: center;">Ken Southerland</td> <td style="width:50%; text-align: center;">Vice-President</td> </tr> <tr> <td style="text-align: center; font-size: small;">Landowner/Lessee (Printed Name)</td> <td style="text-align: center; font-size: small;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="text-align: center;">X </td> <td style="text-align: center;">2/14/24</td> </tr> <tr> <td style="text-align: center; font-size: small;">Landowner/Lessee (Signature)</td> <td style="text-align: center; font-size: small;">Date</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black; height: 20px;"> </td> </tr> <tr> <td style="text-align: center;">X _____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td style="text-align: center; font-size: small;">Landowner/Lessee (Signature)</td> <td style="text-align: center; font-size: small;">Date</td> </tr> </table>		Ken Southerland	Vice-President	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X	2/14/24	Landowner/Lessee (Signature)	Date			X _____	_____	Landowner/Lessee (Signature)	Date
Ken Southerland	Vice-President														
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)														
X	2/14/24														
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. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.															
APPLICANT if same as LANDOWNER, write "SAME"															
Applicant (Printed Name) MRV Architects	Contact Person Paul Voelckers														
Mailing Address 1420 Glacier Ave, Suite A, Juneau, AK 99801	Phone Number(s) 907-209-1353														
E-mail Address paul@mrvarchitects.com															
X	Feb 14, 2024														
Applicant's Signature	Date of Application														

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials <i>JLS</i>	
Case Number <i>USE24-07</i>	Date Received <i>2-22-24</i>



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

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

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

To be completed by Applicant	PROJECT SUMMARY	
	Renovations and expansions to Tlingit & Haida Community Center, Shaan S'oox.	
	TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED	
	<input type="radio"/> Accessory Apartment – Accessory Apartment Application (AAP) <input checked="" type="radio"/> Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: <u>USE 5.400 Social, Fraternal, Clubs</u>	
	IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?	
	<input type="radio"/> YES – Case # _____ <input checked="" type="radio"/> NO	
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		
Total Area of Lot <u>46,477</u> square feet Total Area of Existing Structure(s) _____ square feet Total Area of Proposed Structure(s) <u>9,884</u> square feet		
EXTERNAL LIGHTING		
Existing to remain <input type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed <input type="radio"/> No <input checked="" type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures		
ALL REQUIRED DOCUMENTS ATTACHED		
<input checked="" type="checkbox"/> Narrative including:		
<input checked="" type="checkbox"/> Current use of land or building(s) <input checked="" type="checkbox"/> Description of project, project site, circulation, traffic etc. <input checked="" type="checkbox"/> Proposed use of land or building(s) <input type="checkbox"/> How the proposed use complies with the Comprehensive Plan		
<input checked="" type="checkbox"/> Plans including:		
<input checked="" type="checkbox"/> Site plan <input checked="" type="checkbox"/> Floor plan(s) <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings <input checked="" type="checkbox"/> Proposed vegetative cover <input checked="" type="checkbox"/> Existing and proposed parking areas and proposed traffic circulation <input checked="" type="checkbox"/> Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)		
<i>If this is a modification or extension include:</i>		
<input type="checkbox"/> Notice of Decision and case number <input type="checkbox"/> Justification for the modification or extension <input type="checkbox"/> Application submitted at least 30 days before expiration date		

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

ALLOWABLE/CONDITIONAL USE FEES			
	Fees	Check No.	Receipt Date
Application Fees	\$ <u>750.00</u>	<u>C 1555 III</u>	
Admin. of Guarantee	\$ <u>—</u>		
Adjustment	\$ <u>—</u>		
Pub. Not. Sign Fee	\$ <u>50.00</u>		
Pub. Not. Sign Deposit	\$ <u>100.00</u>		
Total Fee	\$ <u>900.00</u>		

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
<u>USE 24-07</u>	<u>2-22-24</u>

Project: **Shaan S’oox Community House Renovation**
Subject: Conditional Use Application Narrative
By: Paul Voelckers AIA
Date: February 14, 2024, Revised

MRV 2203

The *Shaan S’oox Community Center*, managed by the Tlingit-Haida Community Council, will be renovated and partially expanded. The areas of work include an inviting and expanded entry and office area, support areas along the back side (northwest side) of the building, expanded kitchen areas, and substantial new mechanical upgrades.

Use Pattern and Function: Since its construction, the Community Center has functioned as a large meeting space venue, supported by administrative office, restrooms, commercial kitchen, and general storage. The primary building use is Bingo operations, typically scheduled three evenings a week on Friday, Saturday, and Monday nights. Other primary functions include memorials and potlatch functions which average about one event per week. Other typical uses include Saturday art workshops, called “*Auntie’s House*” with 12-20 participants. Work-week daytime use is more limited, with few major activities.

After this renovation and upgrade, the main social gathering function will remain unchanged. Structural alterations will be made to improve support spaces, including a new vestibule, lobby, admin office, kitchen, conference room, youth activities room, and storage. The existing mechanical mezzanine will incorporate new mechanical equipment and conversion from an oil boiler to new air-source heat pump system. A new building-wide sprinkler system will be added.

The building will continue to function as an assembly space and social hall. No changes in use or occupancy will occur. 7,625 sq.ft. of the existing building will be retained with limited or modest changes, including the large meeting/event space, associated stage, and adjoining storage. Another 2,259 sq.ft. is significantly affected by new work, either as an addition or major space renovation. The total facility size after renovation is 9,984 sq.ft.

Required Parking Analysis: The following parking analysis uses both CBJ parking standards in updated Title 49.40.210, and the most recent 2021 IBC.

- Title 49.40.210 identifies this type of Assembly space as required to provide one stall per 4 occupants (*Churches, auditoriums, and similar enclosed places of assembly*).
- The calculated Assembly occupancy count would be based on 4,629 sq.ft. of primary Assembly space, per MRV drawings.

- Per IBC 2021, the Assembly occupancy count is calculated per table 1004.5. This table identifies Assembly use for unconcentrated use without fixed seating as one occupant per 15 net sq.ft. (This is in contrast with most uses that are calculated with gross square footage). The rationale is that aisle space for egress needs to be accommodated, and that circulation space is subtracted from the gross space size.
- As an approximation, circulation will require 20% of the gross area. The net Assembly space would then be 80% of 4,629 sq.ft. or 3,703 sq.ft.
- This generates 247 occupants at one occupant per 15 net sq.ft.
- 247 occupants would require **61 parking spaces** (rounded down).
- Note that other adjoining auditorium spaces, including stage and youth activity room, are not calculated as additive to the Assembly occupancies, since their use typically reflects sub-sets of the primary Assembly space use.
- 3 required ADA spaces are shown on the updated Site Plan A151.

Historical Site Parking and Modifications: The Community Building was originally constructed in 1977. The as-built site plan provided by the Owner dated 11.21.77 illustrates 80 parking spaces with a gravel-finished parking lot. CDD records also reference this number of 80 parking spaces.

However, by inspection, the project was not constructed with the 80 spaces noted, since that parking plan illustrated parking stalls located tight to the upper stream bank along Salmon Creek. Given the current extent of mature trees, green space, and outside storage structures located northwest (streamside) of the building, it appears that 24 of the indicated 80 spaces were never provided on-site, with actual provision of approximately 56 spaces.

Subsequent site modifications occurred during the mid-1990's. This work provided finished paved parking with striping, and an expanded southeasterly site boundary which was legally platted to establish a 30' access ROW for the adjoining Tlingit/Haida Vocational Training Center. This site revision reduced the on-site parking at Shaan S'oox to 44 spaces, with 44 spaces at the adjoining Vocational Training Center.

Parking Use Agreements: Two recent parking agreements are in place between the Juneau Tlingit-Haida Community Council and adjoining facilities. The first is a flex-use agreement with the Vocational Training Center (now named "*Generations Southeast*") to the northeast of *Shaan S'oox*, at 3229 Hospital Drive. That facility includes 44 parking spaces. The flex use agreement provides *Generations Southeast* additional day-time use of open *Shaan S'oox* parking spaces. The agreement, in turn, allows *Shaan S'oox* to use the *Generations Southeast* spaces in the evenings for typical events like bingo which have relatively high parking demands. A signed copy of this agreement between Central Council of Tlingit & Haida Indian Tribes of Alaska and the Community Council is attached.

The other agreement is with the southwest property owner, SEARHC, at 3225 Hospital Drive. That multi-tenant medical service facility leases 26 parking stalls for daytime business use. 22 stalls are located along the southern edge of the *Shaan S'oox* property, immediately fronting the SEARHC building, with four more along the westerly creek side as shown in the updated Site Plan A151. All spaces are fully available in the evening for event parking for the *Shaan S'oox* facility. A signed copy of that agreement is attached.

After the renovation, the improved front entry area of *Shaan S'oox* will provide 12 parking stalls, including two ADA spaces, a convenient new pick-up and drop-off area, and a dedicated loading zone serving the kitchen and assembly space. Two more informal parking spaces are located along the westerly (creek) side, adjoining open covered storage spaces. The total on-site parking totals 38 spaces (including the 26 shared leased spaces).

CDD Parking Concurrence: The CDD project review for this renovation project discovered that a 1992 parking agreement negotiated with the CBJ had expired in 2022.

It is recommended that a new project approval include CDD acceptance of the two recent shared parking agreements with SEARHC and Generations Southeast, described above. The total number of shared parking spaces easily meets the required 61 spaces.

To summarize, current renovation plans illustrate 12 primary front parking spaces, and 2 existing on-site spaces on the northwest side, for 14 spaces. This requires that a calculated parking requirement of 61 parking spaces be met by accepting the shared use parking agreements for after-hour use, including 26 spaces leased by SEARHC on the Community Building site, and 44 spaces on the adjoining *Generations Southeast* property, generating a total maximum of 84 spaces.

On-site parking and vehicle handling has been improved and made safer by the renovation, with the provision of more accessible and visible parking spaces, including ADA stalls and passenger drop zone right at the main entry.

The shared use of parking stalls with a day/night diversity of use for both adjoining properties appears to be functioning very well. This type of joint use is expressly supported per CBJ 49.40.200 (5)(A).

Traffic Impact Analysis: A traffic impact analysis is not warranted. The primary uses of the building are during evening and weekend hours, with limited traffic conflict with the primary day use of the streets and arterials. No change in size or use pattern is occurring with this renovation.

Streamside Setback Compliance: CDD review of the building and site ascertained that sheds have inadvertently been added within the 50' protected stream buffer for Salmon Creek. Per updated Site Plan A151, the shed and covered area are indicated to be removed. All construction within the 50' surveyed buffer will be removed and the area restored to a clean vegetated state before a final certificate of occupancy is granted.

Vegetative Cover: Per CBJ 49.50.300, a minimum vegetative cover of 10% is required, or 4,647 sq.ft. The updated Civil site plan illustrates vegetative cover along Salmon Creek of 4,680 sq.ft. Additional vegetative cover is also provided along the southwesterly side of the building, totaling 480 sq.ft. The requirement is met.

Site Information: Supportive materials are attached. Materials include:

- Attachment A: Civil Site plan of site, topo, parking, stream, and easements.
- Attachment B: Architectural package: Updated site plan, plan, elevations, rendering.
- Attachment C: Electrical plan showing exterior building lighting.

- Attachment D: SEARHC parking lease agreement.
- Attachment E: Generations Southeast shared use agreement.
- Attachment F: Exterior lighting fixture cut sheets showing cutoff.





(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

Shaan S’oox Community Center Renovation and Expansion

Case Number: PAC2023-0058
 Applicant: MRV Architects, Paul Voelckers
 Property Owner: Juneau Tlingit and Haida Community Council
 Property Address: 3235 Hospital Drive
 Parcel Code Number: 7B0901040101
 Site Size: 46,477 Square Feet
 Zoning: GC (General Commercial)
 Existing Land Use: Social

Conference Date: December 20, 2023
 Report Issued: January 8, 2024

DISCLAIMER: Pre-Application Conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-Application Conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Paul Voelckers	Applicant	Paul@mrvarchitects.com
Zane Jones	Applicant	Zane@mrvarchitects.com
Rhonda Butler	Applicant	Jthtribal@juneauthcc.org
Roald Helgesen	Applicant	RHelgesen@tlingitandhaida.gov
Ken Southerland	Applicant	Jthup@juneauthcc.org
Shaleena Delgado	Applicant	SDelgado@tlingitandhaida.gov
Royal Hill	Applicant	RHill@tlingitandhaida.gov
Stephanie Banua	Applicant	Stephanie.Banua@thtbc.com
Jennifer Shields	Planning	Jennifer.Shields@juneau.gov
Ilsa Lund	Planning	Ilsa.Lund@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
Sydney Hawkins	Permitting	Sydney.Hawkins@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the Pre-Application Conference.

Project Overview

In 1978, the Shaan S'oox Community Center, managed by the Juneau Tlingit and Haida Community Council (JTHCC), was constructed on Parcel No. 2 of the Salmon Subdivision. At that time, the most closely associated land use category for the Community Center did not require a Conditional Use Permit (CUP): *Private and semi-public uses, such as: clubs, lodges, convents, social and community buildings*. 80 off-street parking spaces were required at that time, and a Certificate of Occupancy was issued in 1979.

The Community Center will continue to function as a social space, and will be partially renovated and expanded as follows:

- Expansions for a new entry and office area, support areas off the rear of the building, and the kitchen.
- Upgrades to ventilation and exiting in the main gathering hall.
- Incorporation of new mechanical equipment in the mechanical mezzanine.
- Structural alterations to the entrance, lobby, staff, kitchen, and rear storage areas.

Community Center Square Footage	
Existing	7,625 square feet
Additional	2,259 square feet
Total Proposed	9,884 square feet

Planning Division

1. **Zoning** – The property is zoned GC (General Commercial). The lot size is 46,477 square feet, exceeding the minimum lot size requirement of 2,000 square feet. The lot width is 20.10 feet (as approved in 1991 with variance VAR1991-0001), exceeding the minimum lot width requirement of 20 feet.
2. **Table of Permissible Uses** – Currently, CBJ 49.25.300 lists USE 5.400: *Social, fraternal clubs, lodges, union halls, yacht clubs* as the most closely associated land use category for the Community Center, with development approval procedures varying, depending on whether the project is a Major or a Minor development.

Per CBJ 49.25.300(c)(3)(D), in a GC zoning district, non-residential buildings totaling 10,000 square feet OR using less than one-half acre of land in total constitute Minor Development. Minor Developments are reviewed at the department level. Major Development means all development activity that is not Minor Development. Major Developments are reviewed by the Planning Commission.

As the site is over one-half acre of land, a Conditional Use Permit is required for expansion of the existing use.

3. **Density** – N/A
4. **Subdivision** – N/A
5. **Setbacks** – Front and side yards: 10-foot minimum required for structures. The rear yard includes required anadromous waterbodies setbacks for Salmon Creek, as measured from the Ordinary High-Water Mark (OHWM). These setbacks are listed below under 'Habitat'.

CUP Application: Include setback dimensions for all structures on the Site Plan, including from anadromous waterbodies setbacks. **SHOW THE LOT IN ITS ENTIRETY (ALL LOT LINES)**.

6. **Height** – Maximum allowed of 55-feet for primary structures and 45-feet for accessory structures.

CUP Application: Include elevation drawings, with heights labeled.

7. **Access** – Hospital Drive via Glacier Highway.

8. Parking & Circulation – Existing / Background

- In 1977, a proposed Site Plan for a Community Center on Parcel No. 2 of the Salmon Subdivision (the lot at that time) showed 80 off-street parking spaces. A letter from the project architect dated February 21, 1978, provides justification for proposing **80 parking spaces**.
- On September 11, 1978, a building permit (BLD-12057) was issued for the Community Center which stated:
- *“Parking plan approved based on a seating capacity of 320 spaces. If additional seating capacity is provided, the required additional parking spaces must be provided.”* At that time, CBJ 49.25.500(M) for “Churches, auditoriums, and similar enclosed places of assembly” required 1 parking space for each 4 seats in the auditorium. Therefore, **80 parking spaces** were required for the Community Center.
- In 1979, a Certificate of Occupancy was issued for the Community Center.
- In 1991, the lot was re-platted with the Tlingit / Haida Subdivision Plat 91-34. As part of the subdivision process, VAR1991-0001 was approved to reduce the minimum required lot width from 30-feet to 20-feet. One condition of approval for the Variance stated:
 - *“In connection with the proposed replat, the owner/applicant shall submit a revised parking plan, in accordance with applicable standards, to show not less than **80 parking spaces** for proposed Tract 2A [subject lot]. Parking shall be located on the parcel which said parking is intended to serve, or shall be within allowable distance, and the availability shall be guaranteed with long-term agreement, acceptable to the City and Borough of Juneau Law Department, for a period commensurate with the life of the building, but not less than 30 years.”*
- In 1991, a shared Parking Agreement was signed between the CBJ, the JTHCC, and Generations Southeast to the east. This agreement automatically **expired** on July 1, 2021.
- Currently, JTHCC has two privately arranged parking agreements, with adjacent lots to the east and west, that **have not been approved by the CBJ Law Department** as required by VAR1991-0001. The following table illustrates current parking deficits for the three lots:

Parking Spaces	3225 Hospital Drive SEARHC	3235 Hospital Drive Community Center (JTHCC) (subject lot)	3239 Hospital Drive Central Council (CC) Generations SE
Current Requirement	58 (per VAR2002-0046: 25 on-site 26 off-site, JTHCC 7 off-site, Birthing Center)	80 (per VAR1991-0001)	55
Existing On-Site	25	21 (per 2023 Existing Site Survey)	38
Shared Agreements (not approved by CBJ)	26 – M-F 6am-6pm (off-site, JTHCC) 7 – (off-site, Birthing Center)	ALL – JTHCC 6pm-6am / 6am-6pm CC	
Shortage	0	59	17

Parking & Circulation – Proposed Renovation and Expansion

- CBJ 49.40.210(a) for “Churches, auditoriums, and similar enclosed places of assembly” requires 1 parking space for each 4 seats in the auditorium.
- MRV Architects has provided detailed calculations on determining the number of seats that should be considered in determining parking requirements based upon an unconcentrated use without fixed seating.
- Per CBJ 49.40.210, the following minimum number of parking spaces with dimensions of 8.5 feet x 17 feet is required on the lot. ADA space dimensions of 13 feet x 17 feet, with a 8 feet x 17 feet aisle width, is also required.

Use	Parking Standard	Spaces Required
<p><u>USE 5.400:</u> <i>Social, fraternal clubs, lodges, union halls, yacht clubs</i> <u>Parking:</u> <i>Churches, auditoriums, and similar enclosed places of assembly</i> <u>Square Footage:</u> 4,629 square feet – 20% for circulation, unconcentrated use without fixed seating = 3,703 square feet</p>	<p>1 space for each 4 seats</p>	<p>247 seats = 61.75 = 61 spaces (rounded down)</p>
<p>Total Per CBJ 49.40.210(b), three (3) accessible parking spaces must be provided as part of the total required off-street parking spaces.</p>		<p>61 (including 3 ADA)</p>

CUP Application: On the Site Plan, number all proposed off-street parking spaces, including accessible spaces, with a minimum of 61 spaces required. Label typical parking space dimensions and all drive aisle widths.

Alternatively, CBJ 49.40.215 Parking Alternatives and CBJ 49.40.220 Parking Reductions list potential options the applicant may want to consider if the required number of off-street parking spaces cannot be met on site.

9. **Lot Coverage** – The GC zoning district does not require a maximum lot coverage percentage.
10. **Vegetative Coverage** – Per CBJ 49.50.300, minimum vegetative cover of 10% (4,647 square feet) is required for the lot.

CUP Application: Show vegetative cover areas within the lot on the Site Plan.

11. **Lighting** – All lighting should be full cut-off lighting to prevent glare on neighboring properties or the right-of-way. Parking and circulation standards require that parking lots shall be “adequately lit.”

CUP Application: Show all existing and proposed outdoor lighting locations on the Site Plan.

12. **Noise** – N/A
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No mapped hazard areas.
14. **Wetlands** – If wetlands are to be impacted, contact the U.S. Army Corps of Engineers, Juneau Field Office, at (907) 753-2689 for permitting requirements.

15. **Flood** – Portions of the lot contain both the Salmon Creek Floodway (pink hatched areas on the map to the right) and Special Flood Hazard Area (SFHA) Zone AE (blue shaded areas).



CUP Application: Show all SFHA areas on the Site Plan.

A Floodplain Development Permit will be required prior to the issuance of a Building Permit for any type of development proposed in SFHA areas.

16. **Habitat** –

- a. Check with U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.
- b. Salmon Creek is an anadromous waterbody. Per CBJ 49.70.330, there is a 25-foot ‘no disturbance’ setback measured from the OHWM, and a 50-foot ‘no development’ setback measured from the OHWM.

CUP Application: Show the 50-foot anadromous waterbodies setback on the Site Plan, as staked by CBJ staff.

17. **Plat or Covenant Restrictions** – N/A

18. **Easements** – The lot includes the following recorded easements:

- 1988 Powerline Easement – Book 304, Pages 328-331
- 1988 Rip Rap Easement – Book 304, Pages 332-335
- 1991 Common Driveway Easement – Book 345, Pages 645-648

CUP Application: Show all easements of record on the Site Plan.

19. **Traffic** – According to CBJ 49.40.300(2), a Traffic Impact Analysis is not required since the project will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers’ Trip Generation Manual (9th Edition) projections for a *Lodge/Fraternal Organization* on a weekday, based upon the number of employees. This projection represents the highest estimated Average Daily Trips (ADTs) across all categories for this type of use.

Use	Trips Generated	# Employees	Total Trips
Lodge/Fraternal Organization	46.90 per employee	3	140.7
Total ADT’s:			140.7

20. **Nonconforming situations** – See nonconforming situation report NCC2023-0052.

Building Division

21. **Building** – BLD20230925 is currently under review, pending a Conditional Use Permit for Zoning review.

22. **Outstanding Permits** –

- a. BLD20140420 – “Reroof Metal to Metal”
- b. BLD2004-00889 – “Remove dry Chem System and install new UL 300 wet Chem System.”
- c. BLD-0900701 – “PAINT; CARPET; LIGHTING; GUTTERS; COUNTER TOPS; CLEAN-UP BOILER”

General Engineering/Public Works

23. **Engineering** – No concerns at this time.
24. **Drainage** – No concerns at this time.
25. **Utilities** – Proposed waterline increase shall require a utility permit. (proposed upsizing the main to supply sprinklers)

Fire Marshal

26. **Fire Items/Access** – N/A

Other Applicable Agency Review

27. N/A

List of Required Applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application, one for each application type listed below
2. Conditional Use Permit Application
3. Floodplain Development Permit Application
4. Parking Waiver Application, if proposed

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this Pre-Application Conference report.
2. Project Narrative
3. Site Plan (with details as outlined above)
4. Elevation Drawings
5. Lighting Plan / Fixtures Data Sheet

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85. Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit Application – N/A
2. Conditional Use Permit Application – Class III Uses: \$750
3. Floodplain Development Permit Application – \$100

4. Parking Waiver Application, if proposed – \$320
5. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

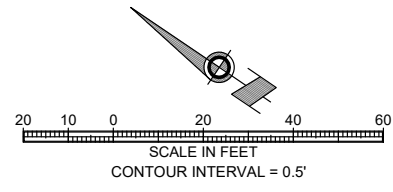
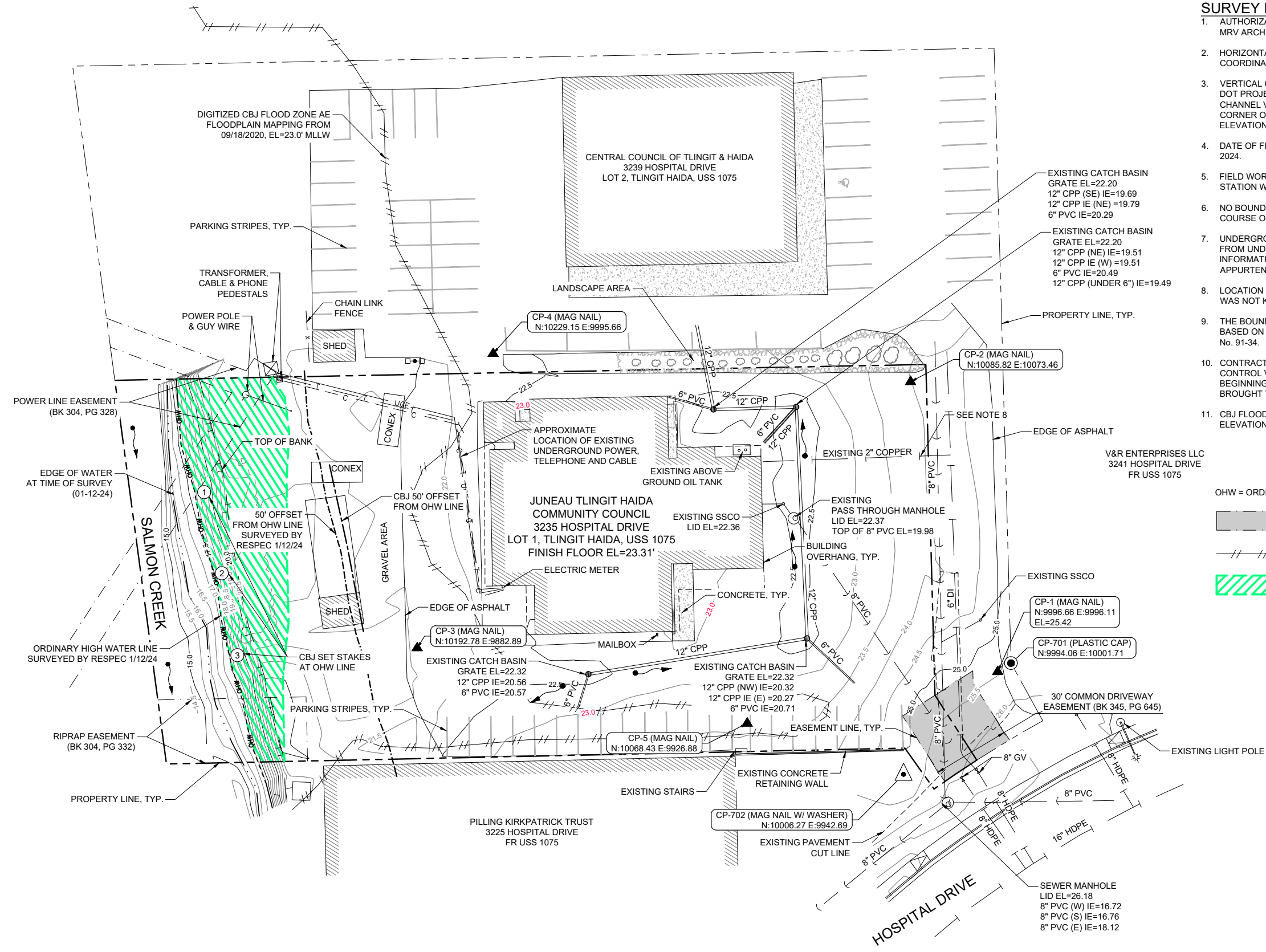
Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

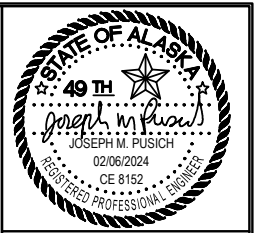
- CBJ 49.15.330 Conditional Use Permits
- CBJ 49.40.200 Parking and Loading
- CBJ 49.40.215 Parking Alternatives
- CBJ 49.40.220 Parking Reductions
- CBJ 49.70.330 Anadromous Habitat Protections
- CBJ 49.70.400 Floodplain
- Development Permit Application
- Conditional Use Permit Application
- Floodplain Development Permit Application
- Parking Waiver Application

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- SURVEY NOTES:**
- AUTHORIZATION TO CONDUCT THIS TOPOGRAPHIC SURVEY BY MRV ARCHITECTS ON APRIL 1, 2022 AND JANUARY 12, 2024.
 - HORIZONTAL FOR THIS SURVEY WERE BASED ON ASSUMED COORDINATES FOR CP-1 WITH N: 9996.66 E: 9996.11 POSITION.
 - VERTICAL CONTROL IS BASED ON A FIRE HYDRANT TBM FROM DOT PROJECT # SFHY00229, GLACIER HIGHWAY / ROSS WAY TO CHANNEL VISTA DRIVE RECONSTRUCTION AT THE SOUTHWEST CORNER OF GLACIER HIGHWAY AND HOSPITAL DRIVE WITH AN ELEVATION OF 28.55 MLLW.
 - DATE OF FIELD SURVEY WAS APRIL 6, 2022 AND JANUARY 12, 2024.
 - FIELD WORK CONDUCTED USING A TRIMBLE S7 ROBOT TOTAL STATION WITH STANDARD LASER RANGING TECHNIQUES.
 - NO BOUNDARY RETRACEMENT WAS PERFORMED IN THE COURSE OF THIS SURVEY.
 - UNDERGROUND UTILITIES, SHOWN HEREON, ARE DERIVED FROM UNDERGROUND UTILITY FIELD LOCATES, AS-BUILT INFORMATION, AND OBSERVABLE ABOVE GROUND APPURTENANCES.
 - LOCATION OF EXISTING WATER LINE TO COMMUNITY BUILDING WAS NOT KNOWN.
 - THE BOUNDARY OF LOT 1, TLINGIT HAIDA SUBDIVISION IS BASED ON THE RECOVERED MONUMENTS, AS SHOWN ON PLAT No. 91-34.
 - CONTRACTOR SHALL PERFORM HORIZONTAL AND VERTICAL CONTROL VERIFICATION OF PROJECT CONTROL PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
 - CBJ FLOOD ZONE AE FLOODPLAIN MAPPING FROM 09/18/2020, ELEVATION = 23.0'.

- OHW = ORDINARY HIGH WATER
- COMMON DRIVEWAY EASEMENT
 - CBJ FLOOD ZONE AE LINE
 - EXISTING VEGETATIVE COVER = 4,308 S.F.



100% PERMIT DOCUMENTS
SHAAN S'OOX COMMUNITY CENTER EXPANSION
 Juneau Tlingit & Haida Community Council

No.	Description	Date

SHEET TITLE:
EXISTING SITE SURVEY & TOPOGRAPHY

DATE: 02.06.2024

DRAWN: JMK
 CHECKED: JMP

SHEET NO.
C002

NOTE: 11"x 17" PRINT IS HALF SIZE



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FAX 907-463-5544
mrv@mrvarchitects.com

MRV #2203

100% REVIEW SET CONSTRUCTION DRAWINGS
SHAAN S'OOX COMMUNITY CENTER EXPANSION
Juneau Tlingit & Haida Community Council

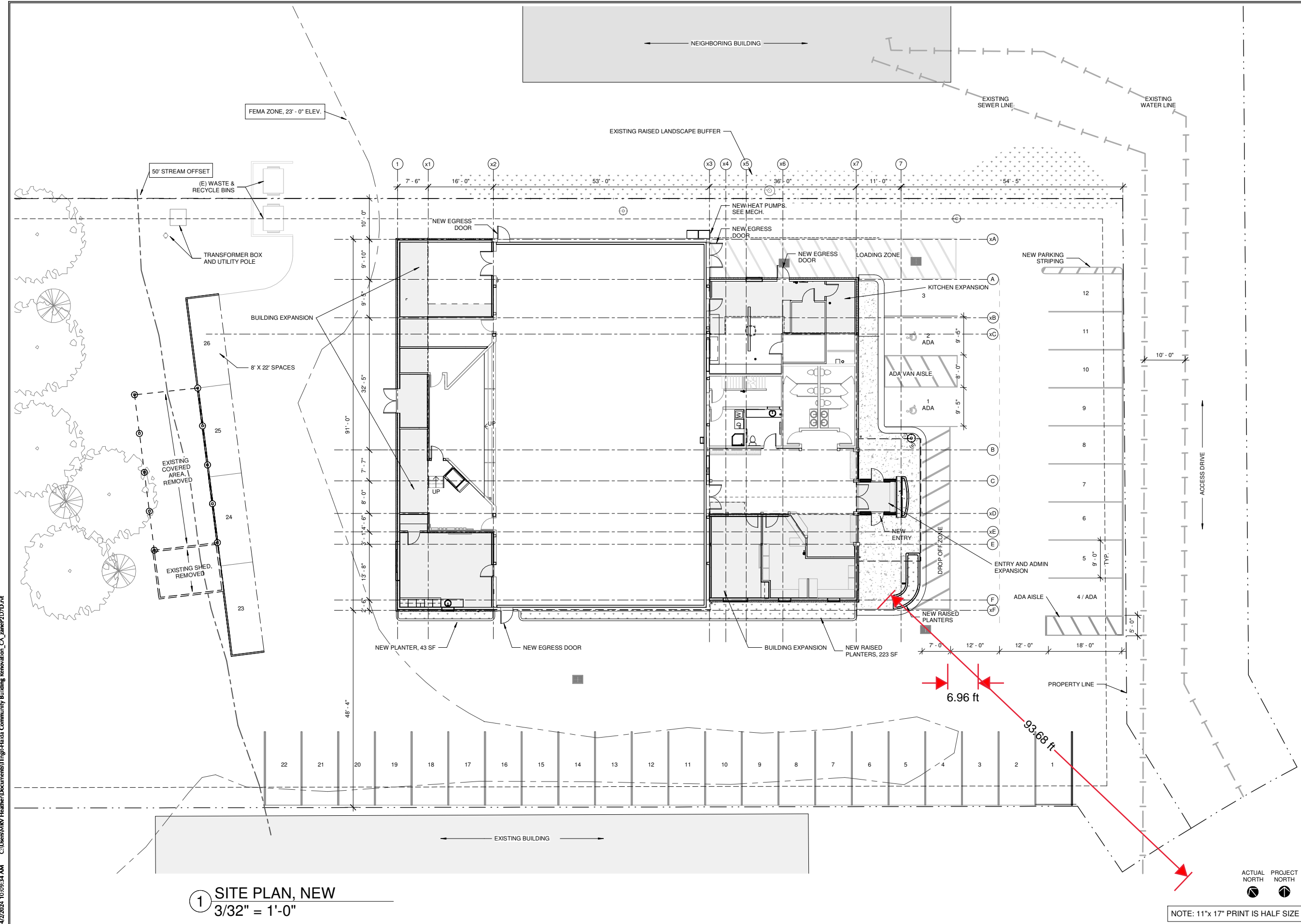
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DATE: 02.14.2024

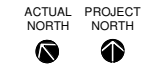
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CHECKED: PV

SHEET NO.
A151

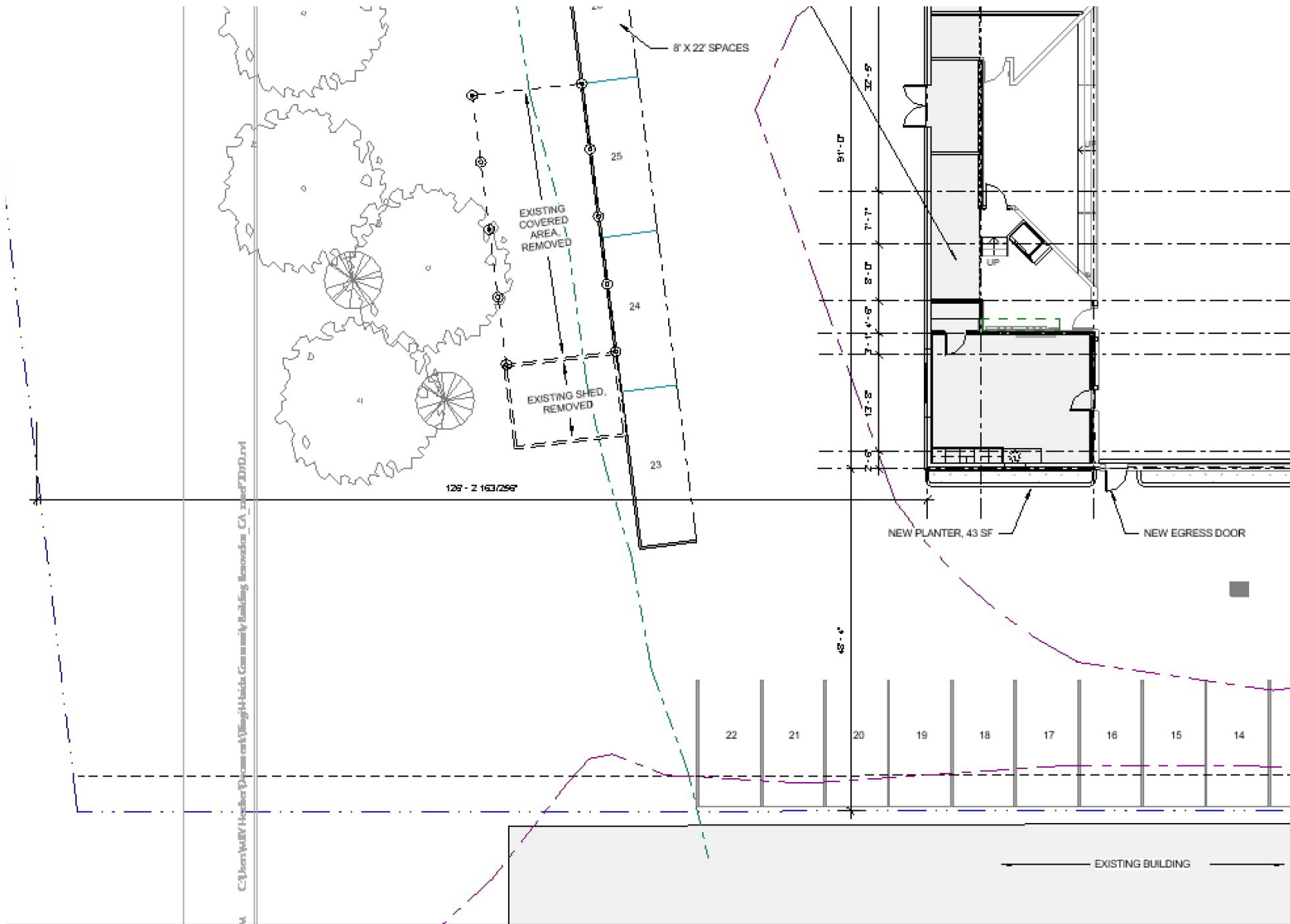


① SITE PLAN, NEW
3/32" = 1'-0"

NOTE: 11"x 17" PRINT IS HALF SIZE



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1 SITE PLAN, NEW
3/32" = 1'-0"

SHAAN S'OOX COMMUNITY CENTER EXPANSION

For The

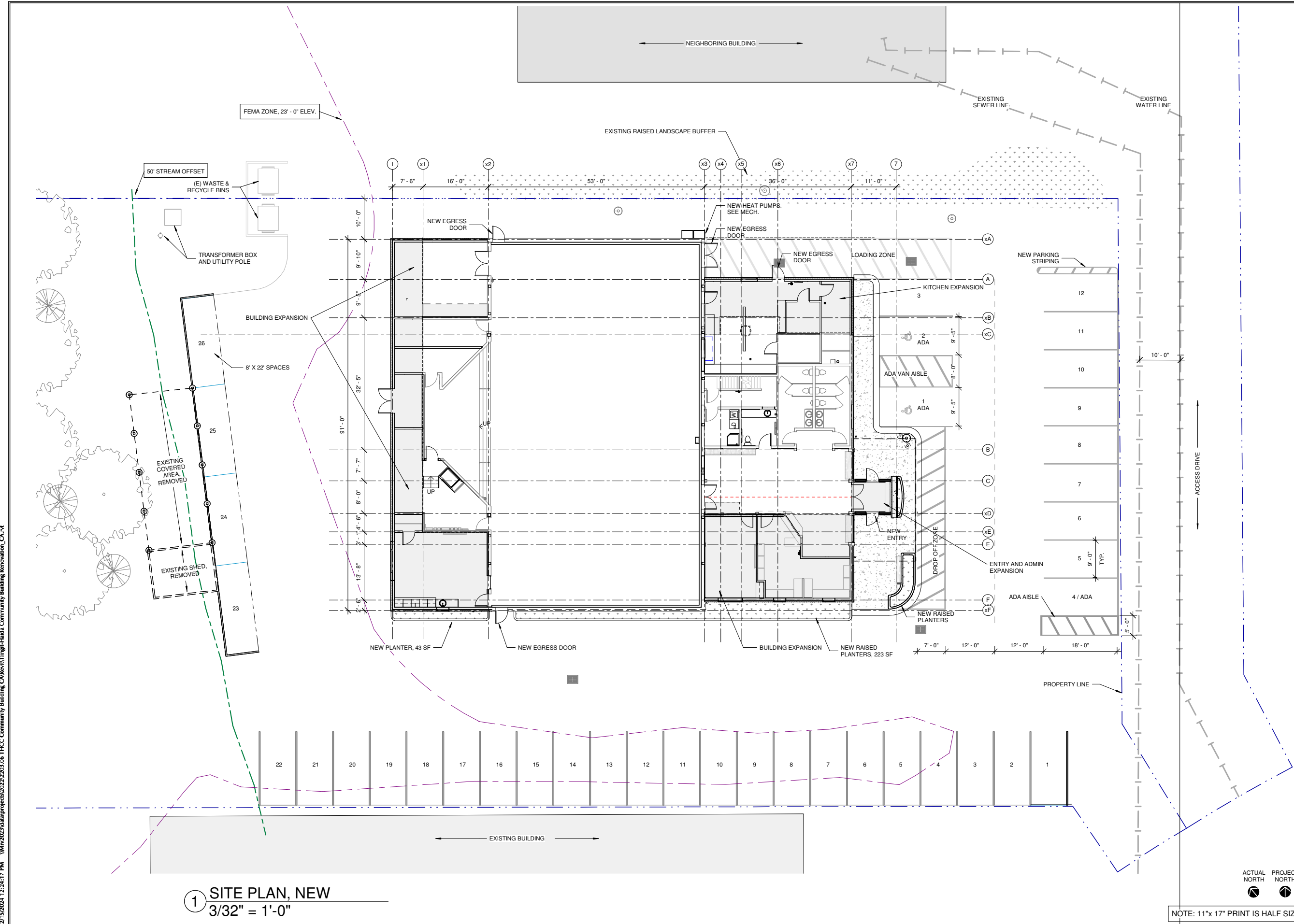
Juneau Tlingit & Haida Community Council



100% CONSTRUCTION DRAWINGS REVIEW SET 10.18.2023

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100% REVIEW SET CONSTRUCTION DRAWINGS

SHAAN S'OOX COMMUNITY CENTER EXPANSION

Juneau Tlingit & Haida Community Council

MRV #2203

No.	Description	Date

SHEET TITLE:
SITE PLAN, NEW

DATE: 02.14.2024

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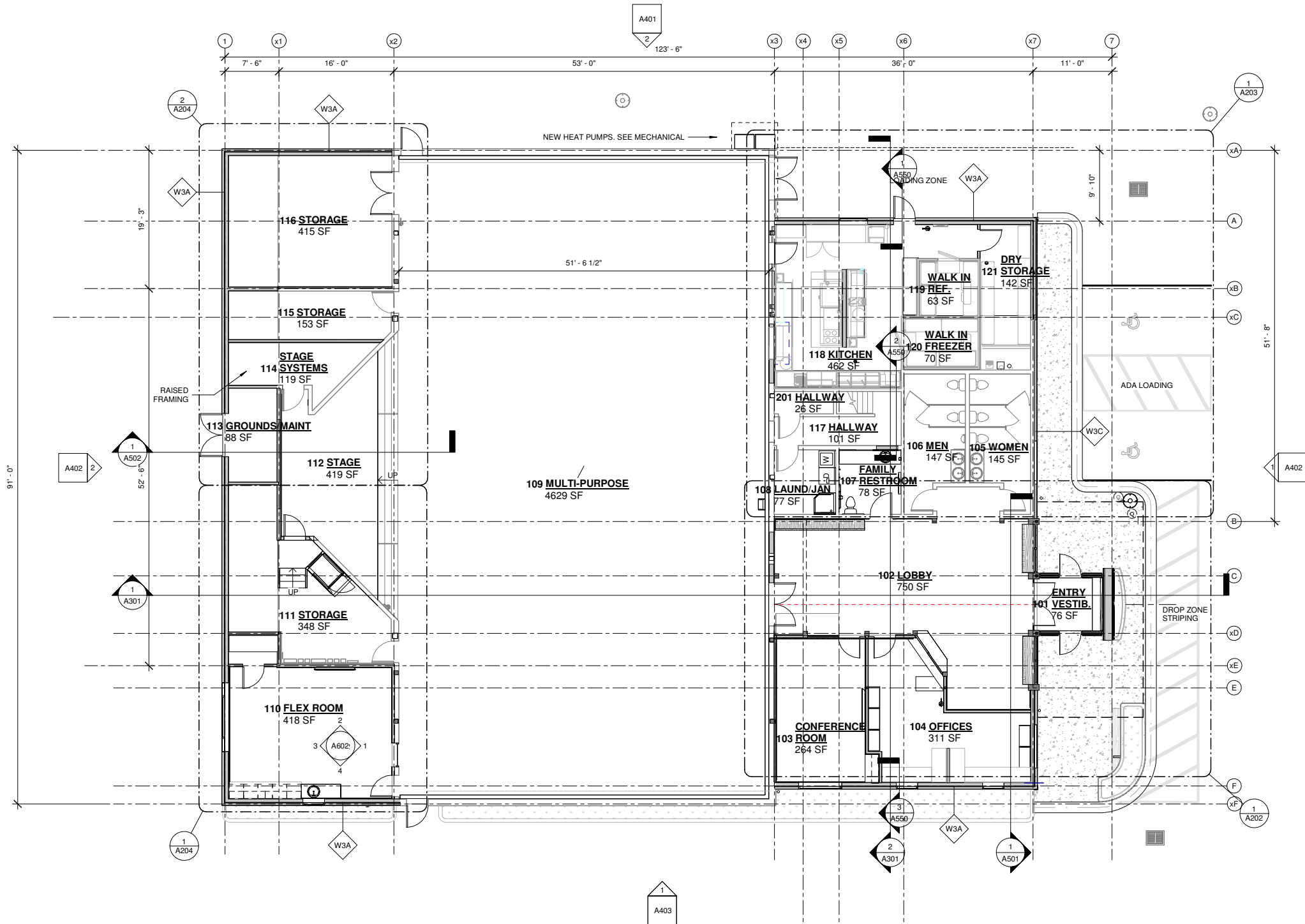
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1 SITE PLAN, NEW
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NOTE: 11"x 17" PRINT IS HALF SIZE

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1 FLOOR PLAN, FLOOR 1
 1/8" = 1'-0"
 0' 4' 8' 16'

GENERAL NOTES:

1. AREA SHOWN WITH GREY HATCH IS EXPANDED BUILDING FOOTPRINT.



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SHAAN S'OOX COMMUNITY CENTER EXPANSION

Juneau Tlingit & Haida Community Council

MRV #2203

No.	Description	Date

SHEET TITLE:
FLOOR PLAN, FLOOR 1

DATE: 02.14.2024

DRAWN: MRV

CHECKED: PV

SHEET NO.

A201



NOTE: 11"x 17" PRINT IS HALF SIZE



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100% REVIEW SET CONSTRUCTION DRAWINGS
**SHAAN S'OOX COMMUNITY
CENTER EXPANSION**
Juneau Tingit & Haida Community Council

No.	Description	Date

SHEET TITLE:
**BUILDING
ELEVATIONS**

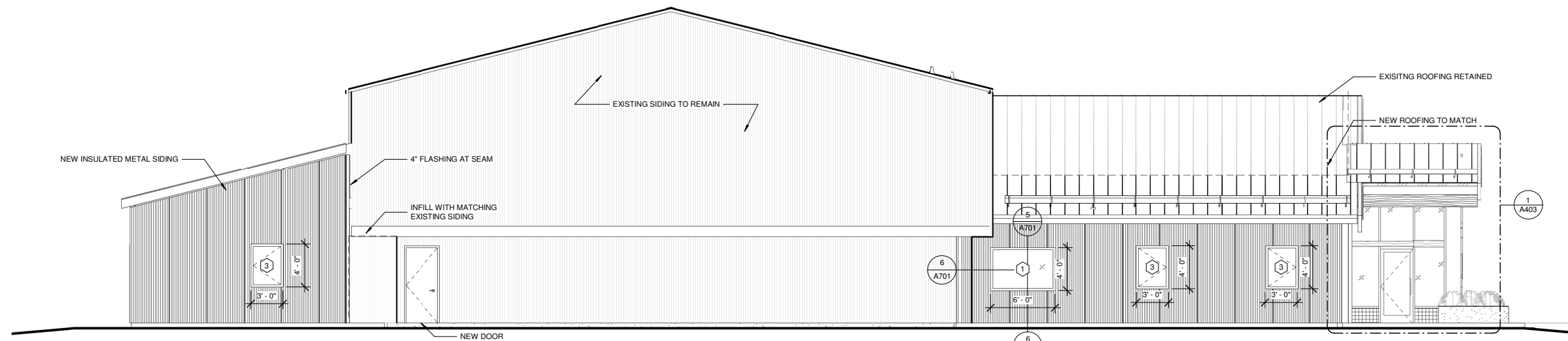
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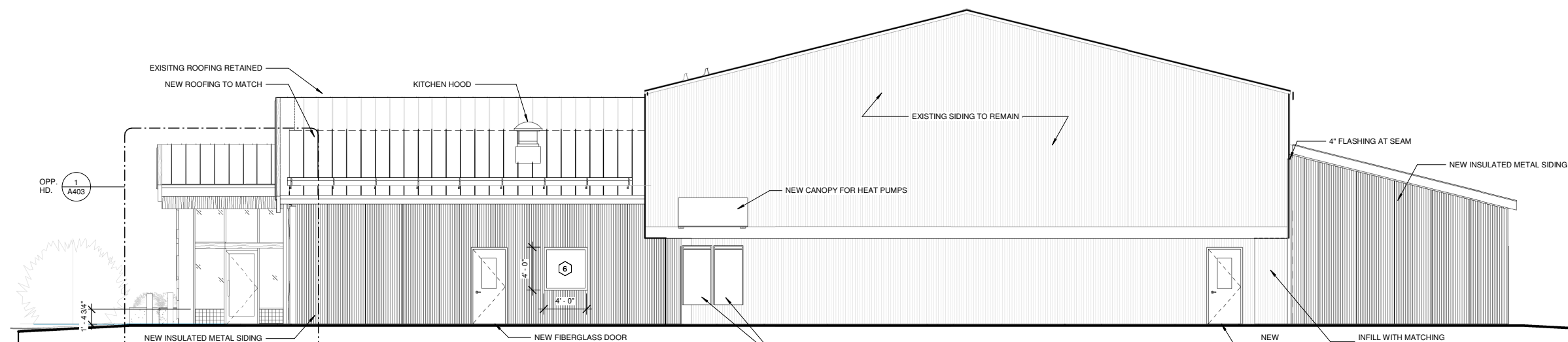
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NOTE: 11"x 17" PRINT IS HALF SIZE



1 ELEVATION SOUTH
3/16" = 1'-0"
0' 4' 8' 16'



2 ELEVATION NORTH
3/16" = 1'-0"
0' 4' 8' 16'

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MRV #2203

100% REVIEW SET CONSTRUCTION DRAWINGS
**SHAAN S'OOX COMMUNITY
CENTER EXPANSION**
Juneau Tingit & Haida Community Council

No.	Description	Date
2	Revision 2	01/04/2024

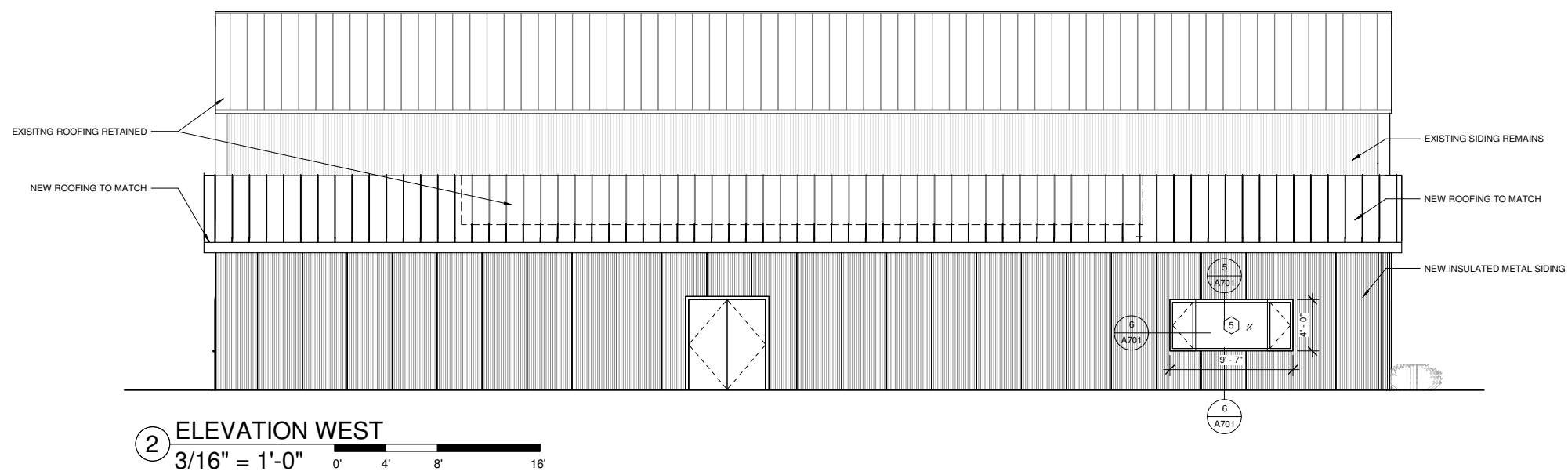
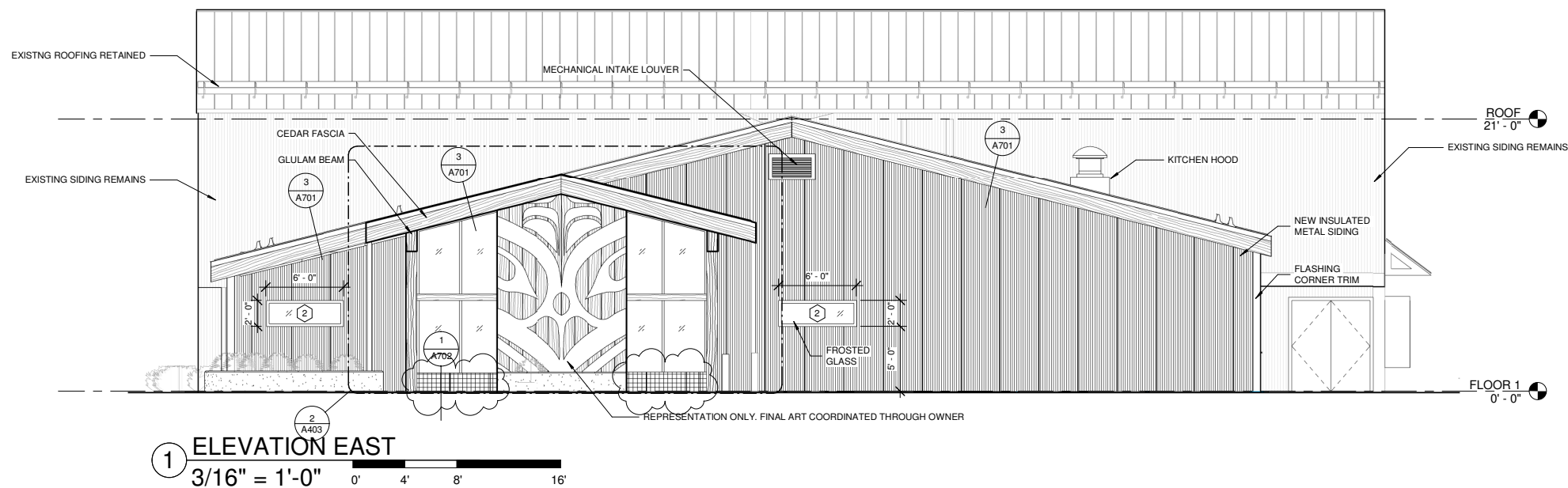
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**BUILDING
ELEVATIONS**

DATE: 02.14.2024

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CHECKED: PV

SHEET NO.

A402



NOTE: 11"x 17" PRINT IS HALF SIZE



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Phone: 907.586.8060
Fax: 907.586.3771
AECCL163270

RESPEC #11009.19215

100% PERMIT DOCUMENTS
SHAAN S 'OOX COMMUNITY CENTER EXPANSION
Juneau Tlingit & Haida Community Council

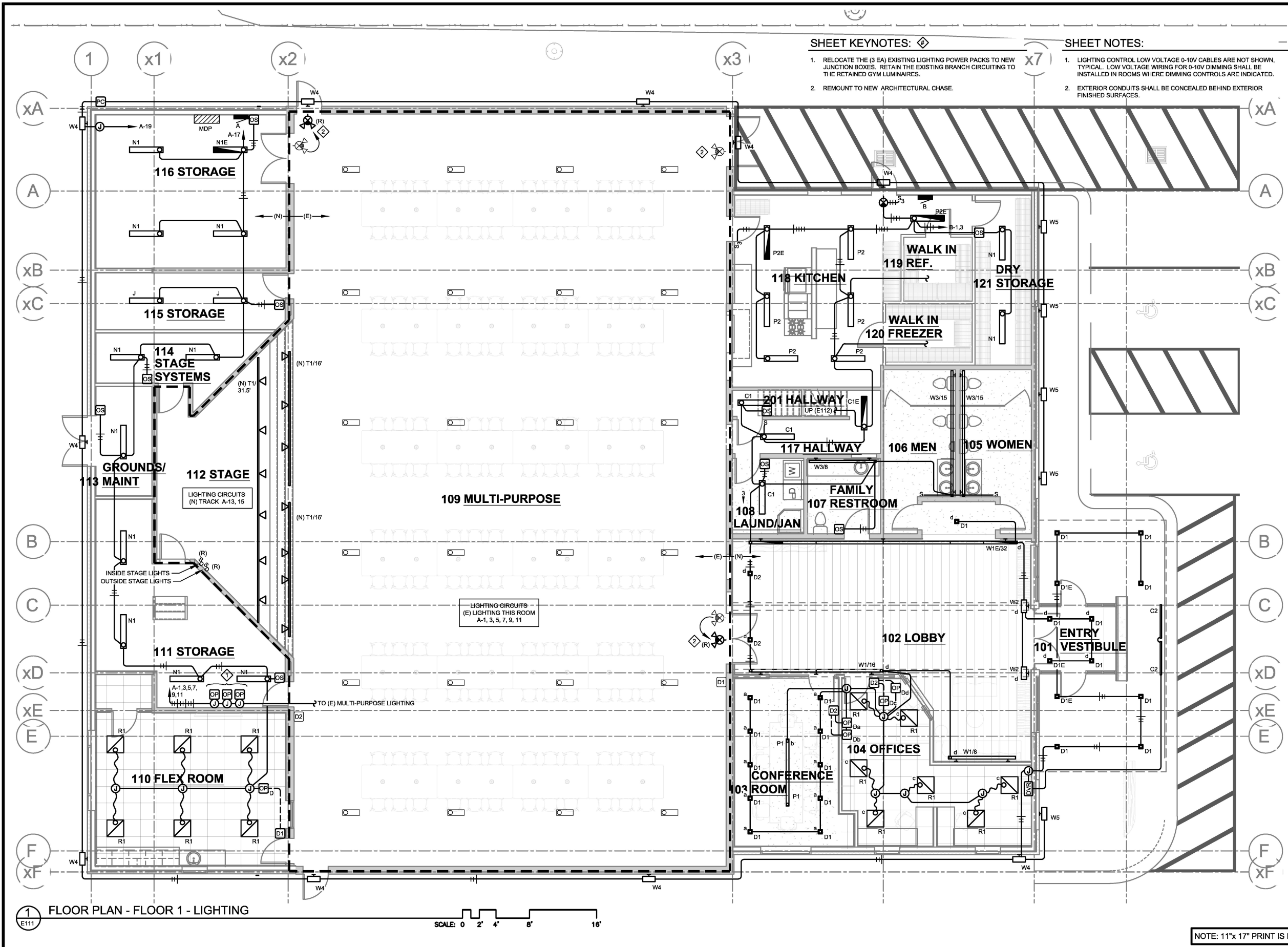
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SHEET TITLE:
FLOOR PLAN -
FLOOR 1
LIGHTING

DATE: 10.18.2023

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CHECKED: BCH

SHEET NO.
E111



1 FLOOR PLAN - FLOOR 1 - LIGHTING
E111

PARKING LOT LEASE AGREEMENT

THIS PARKING LOT LEASE AGREEMENT (this "Lease") is made as of December ____, 2019, by and between the Juneau Tlingit & Haida Community Council, an Alaska nonprofit corporation with an address of 3235 Hospital Drive, Juneau, AK 99801 (the "Landlord"), and Michael Pilling and Kerry Kirkpatrick (collectively, "Tenant") whose address is P.O. Box 020770, Juneau, Alaska 99802.

WITNESSETH

WHEREAS, Landlord and Tenant entered into that certain Parking Agreement dated effective as of September 25, 2002 (and collectively with any amendments thereto and restatements thereof, the "Parking Agreement"), granting Lessee the right to occupy and use Landlord's parking spaces (the "Lease Premises" as hereinafter defined); and

WHEREAS, Landlord and Tenant have agreed to extend the Term of the Parking Agreement and otherwise amend and restate the Parking Agreement in its entirety as hereinafter provided.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions expressed herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Demise of Premises. The Landlord hereby demises and lets to the Tenant, and the Tenant hereby takes and leases from the Landlord, for the term or terms and upon the provisions hereinafter specified, the following described property: 26 parking spaces owned by Landlord and located at 3235 Hospital Drive, Juneau, Alaska, 99801, and as depicted on "Exhibit A" of this Lease, attached hereto and made a part hereof (the "Leased Premises"), together with all easements, rights and appurtenances thereunto belonging or pertaining (collectively, the "Land").

2. Term. The Tenant is hereby leasing the Leased Premises for the initial term commencing on December 1, 2019 (the "Effective Date") and terminating on January 1, 2023 (the "Initial Term"). Subject to the following notice requirements, and provided that at the time of such notice the Tenant is not then in Default (as herein defined) under the terms of this Lease, the Tenant is hereby granted the right (a "Renewal Option") to renew the Initial Term of this Lease for one (1) ten (10) year term ("Renewal Term"). The Tenant shall exercise the Renewal Option, if at all, by noticing the Landlord in writing of its intent to renew within sixty (60) days of the expiration of the Initial Term. All of the terms and provisions of this Lease shall apply to the Renewal Term, except that the Tenant shall have no remaining Renewal Options. In the event the Tenant timely exercises its only Renewal Option, the Landlord and the Tenant each agree to execute an amendment to this Lease in a form reasonably acceptable to both Parties reflecting the extension of the term by the Renewal Term. At the termination of the Renewal Term, if any, the Parties may elect to extend this Lease upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

3. Rent. During the Initial Term and unless rent is adjusted as hereafter provided, rent shall be due and payable, in advance, on the 1st day of each and every month, beginning December

1, 2019, at the rate of \$1,015.97 per month, plus City and Borough of Juneau sales tax. The Tenant shall make each Rent payment to the Landlord at the Landlord's address set forth above, or at such other place or to such other persons or entities as the Landlord from time to time may designate to the Tenant in writing. Rent may be paid by Tenant in the form of personal check, cashier's check, money order, or cash. If a personal check is returned by Tenant's bank for any reason, a charge of \$20.00 shall be billed to Tenant's account. Tenant agrees that if a rental payment is returned uncollected or unpaid, all future rental payments must be in the form of cashier's check, money order, or cash. Late fees will be assessed until rent payment has been cleared. Payments made by the Tenant shall apply first to the oldest item for which a bill or statement has been presented, or for the earliest month's rent then due. Rent is late beginning on the 5th day of the month. If rent is not received before the 5th day of the current month, a late fee of \$15.00 per day will be charged for each day that the rent is late. All late fees shall be deemed additional rent for the rental month and shall be paid and collected as such. Commencing on January 1, 2021 and through any Renewal Term, Tenant's monthly rent shall increase two percent (2%) annually, plus the concomitant City and Borough of Juneau sales tax.

4. Condition of Premises. Tenant acknowledges that Landlord is not in default under the Parking Agreement and that Landlord has no obligation to improve, or perform any work in, the Premises or make any contribution toward any such work in the Premises, and Tenant accepts the Premises in its "AS-IS"/"WHERE-IS"/"WITH ALL FAULTS" condition as of the Effective Date hereof. Landlord shall not be obligated to make, and Tenant shall not be authorized to make, any improvements to the Premises except as provided in, and in accordance with, the Lease.

5. No Service Provided; Repairs, Maintenance and Alterations. The Parties understand and agree that this Lease is a land lease and that the Landlord shall not be required to furnish any services or facilities or to make any repairs or alterations in or to the Leased Premises. The Tenant hereby assumes the full and sole responsibility for the condition, operation, repair, replacement and maintenance of the Leased Premises. The Tenant shall maintain the Leased Premises in substantially the same condition of repair and appearance existing at the Effective Date, ordinary wear and tear and casualty excepted. The Tenant shall keep the Leased Premises clear of snow and debris, as required. The Tenant shall not make any alterations, additions or improvements to the Leased Premises without the prior written approval of the Landlord.

6. Use. The Tenant's sole use of the Leased Premises shall be for the parking of cars, trucks and vans used by its agents, employees, consultants, affiliates, guests, invitees and third party assignees, sublessors and designees. Tenant shall have exclusive use of the Leased Premises Monday through Friday, from 6:00 am to 6:00 pm. Tenant shall ingress and egress the Leased Premises as also shown on Exhibit A.

7. Annual Appropriation. The payments of Rent hereunder by the Tenant are subject to annual appropriation by the City and Borough of Juneau relative to Bartlett Regional Hospital's leasing of Tenant's building at 3225 Hospital Drive, Juneau, Alaska 99801, and the Lease may be terminated due to lack of such appropriation.

8. Compliance with Laws. Throughout the term of this Lease, the Tenant, at its sole cost and expense, shall comply with any and all laws, regulations and ordinances that are applicable to the Leased Premises or any part thereof. The Tenant shall not be required to correct

any condition of or on the Leased Premises that existed at the Effective Date and at that time represented a violation of, or noncompliance with, any applicable law, regulation or ordinance by the Landlord.

9. Indemnity; Insurance. The Tenant shall indemnify the Landlord (and its officers, directors and employees) against, and save the Landlord (and its officers, directors and employees) harmless from, any and all losses, damages, claims, liabilities, judgments, costs and expenses (including the reasonable cost and expense of defending any claim), arising directly or indirectly during the term of this Lease out of any act, omission or negligence of the Tenant, its agents, employees, consultants, affiliates, guests, invitees and third party assignees, sublessors and designees. During the term of this Lease, Tenant shall maintain a public liability insurance policy or policies in amounts satisfactory to the Landlord, naming Landlord as an additional insured for liability purposes.

10. Duty to Inform. Landlord will respect and inform its agents, employees, consultants, affiliates, guests, invitees of Tenant's exclusive use of the Lease Premises as described herein,

11. Eminent Domain. If, after the execution of this Lease and prior to the effective date of the expiration or termination of this Lease, the whole of the Leased Premises shall be taken under the power of eminent domain, then the term of this Lease shall cease as of the time when the Landlord shall be divested of its title to the Leased Premises, and Rent and other costs and expenses, if any, shall be apportioned and adjusted as of the effective time of such termination. The Tenant shall not be entitled to participate in any condemnation proceeding on its own behalf, nor shall the Tenant participate in any amounts awarded to the Landlord.

12. Default. In the event that the Tenant shall fail to pay Rent or any part thereof when due or shall violate or fail to perform any of the covenants hereof on the part of the Tenant to be performed, in both such circumstances after notice of such failure or violation shall have been given as hereinbelow provided (each such event, a "Default"), the Landlord may elect either:

A. To re-enter the Leased Premises by summary proceedings or otherwise and re-let the Leased Premises to a third party or parties, making diligent efforts therefor, and upon receiving rent therefrom, applying the same first to the payment of Rent and other fees and expenses accruing hereunder, and the balance, if any, to be paid to the Tenant; provided, however, that the Tenant shall remain liable for the equivalent of the amount of all Rent and other payments due, as the case may be, throughout the remaining term of this Lease to the extent such amounts are not mitigated by such third party lessee or lessees; or

B. To terminate this Lease and to resume possession of the Leased Premises wholly discharged from this Lease. The Landlord shall make such election by written notice to the Tenant at any time on or before the doing of any act or the commencement of any proceedings to recover possession of the Leased Premises by reason of the Default then existing and such election shall be final. If the Landlord shall elect to terminate this Lease as set forth in this Section 11(b), then immediately upon such termination, all rights and obligations whatsoever of the Tenant and of its successors and assigns under this Lease, so far as the same may relate to the unexpired portion of the term hereof, shall cease. Within

ten (10) days after receipt by the Tenant of notice of election by the Landlord to terminate this Lease pursuant to this Section 11(b), (i) the Parties shall, by an instrument in writing in form for recording, cancel this Lease and the unexpired portion of the term hereof, and (ii) the Tenant shall surrender and deliver to the Landlord the entire Leased Premises, and upon any default by the Tenant in so doing, the Landlord shall have the right to re-enter the Leased Premises either by summary proceeding or otherwise.

No Default hereunder shall be deemed to have occurred on the part of the Tenant until thirty (30) days after written notice of such Default shall have been received by the Tenant, and the Tenant within such time shall have failed to remedy such Default. If any Default by the Tenant, (with the exception of the payment of Rent), cannot reasonably be cured within such thirty (30) day period, then the Tenant shall have such additional time as may be reasonably necessary to remedy the same.

13. Assignment and Subletting. The Tenant may not assign this Lease or sublet the whole or any part of the Leased Premises at any time to any other party without the written consent of the Landlord, such consent not to be unreasonably withheld.

14. Taxes. The Landlord shall be responsible for all property taxes relative to the Lease Premises, and each party is responsible for its own income or other taxes not specifically addressed herein.

15. Liens. Tenant shall not suffer the creation of any liens upon the Lease Premises or the Land and shall bond or otherwise discharge any claim of lien within seventy-two (72) hours after receiving notice of the claim.

16. Successors and Assigns. Except as otherwise set forth in this Lease, the agreements and conditions in this Lease contained on the part of either Party to be performed and observed shall be binding upon said Party and its successors and assigns, and shall inure to the benefit of the other Party and its successors and assigns.

17. Quiet Enjoyment. Upon the Tenant's payment of the Rents and other required payments herein provided, and upon the Tenant's observance and performance of all the covenants, terms and conditions to be observed and performed pursuant to this Lease, the Tenant shall peaceably and quietly hold and enjoy the Leased Premises for the term hereby demised without hindrance or interruption by the Landlord or any other person or persons lawfully or equitably claiming by, through or under the Landlord, subject, nevertheless, to the terms and conditions of this Lease.

18. Force Majeure. No liability shall result to either Party from such Party's delay in performance or non-performance under this Lease caused by circumstances beyond such Party's control, including but not limited to acts of God, war, terrorism, riot, fire, explosion, accident, flood, sabotage, strike, lockout, injunctions, catastrophic breakage or failure of machinery or apparatus, national defense requirements or compliance with or change in applicable law. The non-performing Party shall be diligent in attempting to remove any such cause and shall promptly notify the other Party of the extent and probable duration of such cause.

19. Notices. All notices sent or required to be sent hereunder shall be sent in writing by registered or certified mail, return receipt requested, postage prepaid, to the addresses set forth in the caption to this Lease above or to either Party at such other address as such Party may designate by notice to the other Party.

20. Waiver; Invalidity of Particular Provision. The failure of a Party to exercise or enforce any of its rights under this Lease shall not be a waiver of those rights and shall not affect any other right of that Party under this Lease. In the event that any provision of this Lease shall be found to be void or unenforceable, such findings shall not be construed to render any other provision of this Lease either void or unenforceable and all other provisions shall remain in full force and effect unless the provisions which are invalid or unenforceable shall substantially affect the rights or obligations granted to or undertaken by either Party.

21. Construction: Section Headings. Each term and each provision of this Lease to be performed by the Tenant shall be construed to be both a covenant and a condition. The paragraph headings throughout this Lease are used for convenience only, and shall not be held to explain, modify, amplify or otherwise aid in the interpretation, construction or meaning of this Lease.

22. No Merger of Title. There shall be no merger of this Lease nor of the leasehold estate created by this Lease with the fee estate in or ownership of any of the Leased Premises by reason of the fact that the same person or entity may acquire, hold or own, directly or indirectly, (a) the leasehold estate created by this Lease or any part thereof or interest therein or any interest of the Tenant in this Lease, and (b) the fee estate or ownership of any of the Leased Premises or any interest in such fee estate or ownership; and no such merger shall occur unless and until all persons or entities having any interest in (i) this Lease as the Tenant or the leasehold estate created by this Lease, and (ii) this Lease as the Landlord or the fee estate in or ownership of the Leased Premises or any part thereof sought to be merged shall join in a written instrument effecting such merger and shall duly record the same.

23. Surrender. The Tenant shall (a) on the last day of the term hereof (including the final Renewal Term, if any), (b) upon any earlier termination permitted under this Lease, and (c) upon any permitted entry or re-entry by the Landlord upon the Leased Premises, peaceably leave and surrender the Leased Premises into the possession and use of the Landlord without fraud or delay in good order, condition and repair without violations, reasonable wear and tear and casualty excepted. If the Tenant has made additions, alterations or modifications to the Leased Premises, at the request of the Landlord, the Tenant shall remove such additions, alterations or modifications, at its expense, upon such surrender.

24. Entire Agreement. This Lease contains the entire understanding of the parties and may not be modified except by written instrument signed by both parties.

25. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Alaska.

26. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the day and year first above written.

LANDLORD:

JUNEAU TLINGIT & HAIDA COMMUNITY COUNCIL
an Alaska nonprofit corporation

By: 

Name: Kenneth L Southerland

Title: President

TENANT:

MICHAEL PILLING AND KERRY KIRKPATRICK

By: _____

Name: _____

By: _____

Name: _____

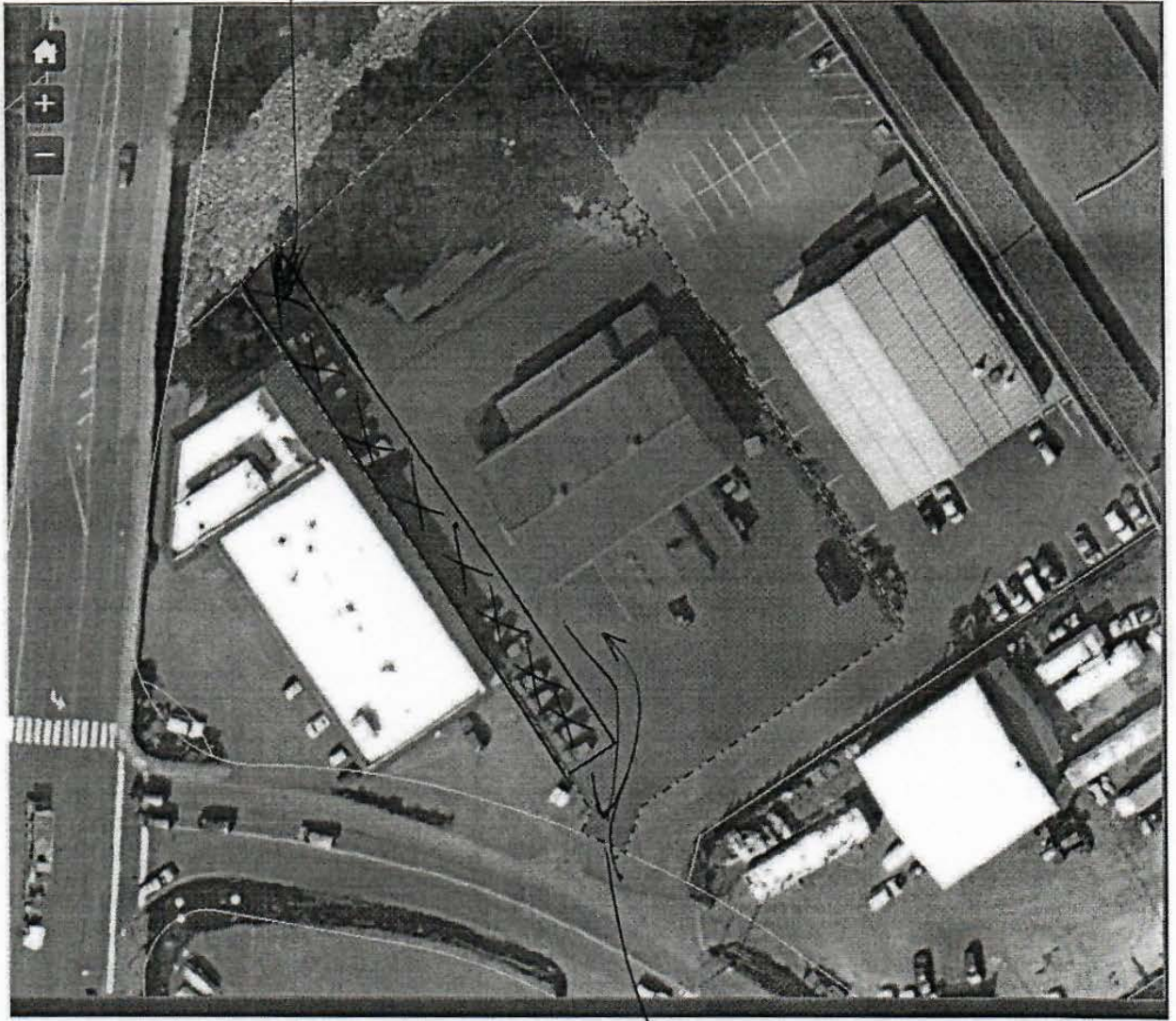
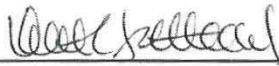


EXHIBIT A

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the day and year first above written.

LANDLORD:

JUNEAU TLINGIT & HAIDA COMMUNITY COUNCIL
an Alaska nonprofit corporation

By: 

Name: Kenneth L Southerland

Title: President

TENANT:

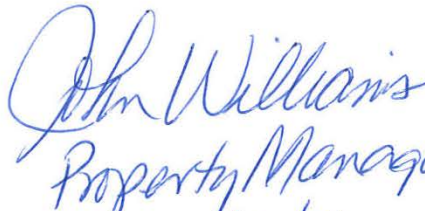
MICHAEL PILLING AND KERRY KIRKPATRICK

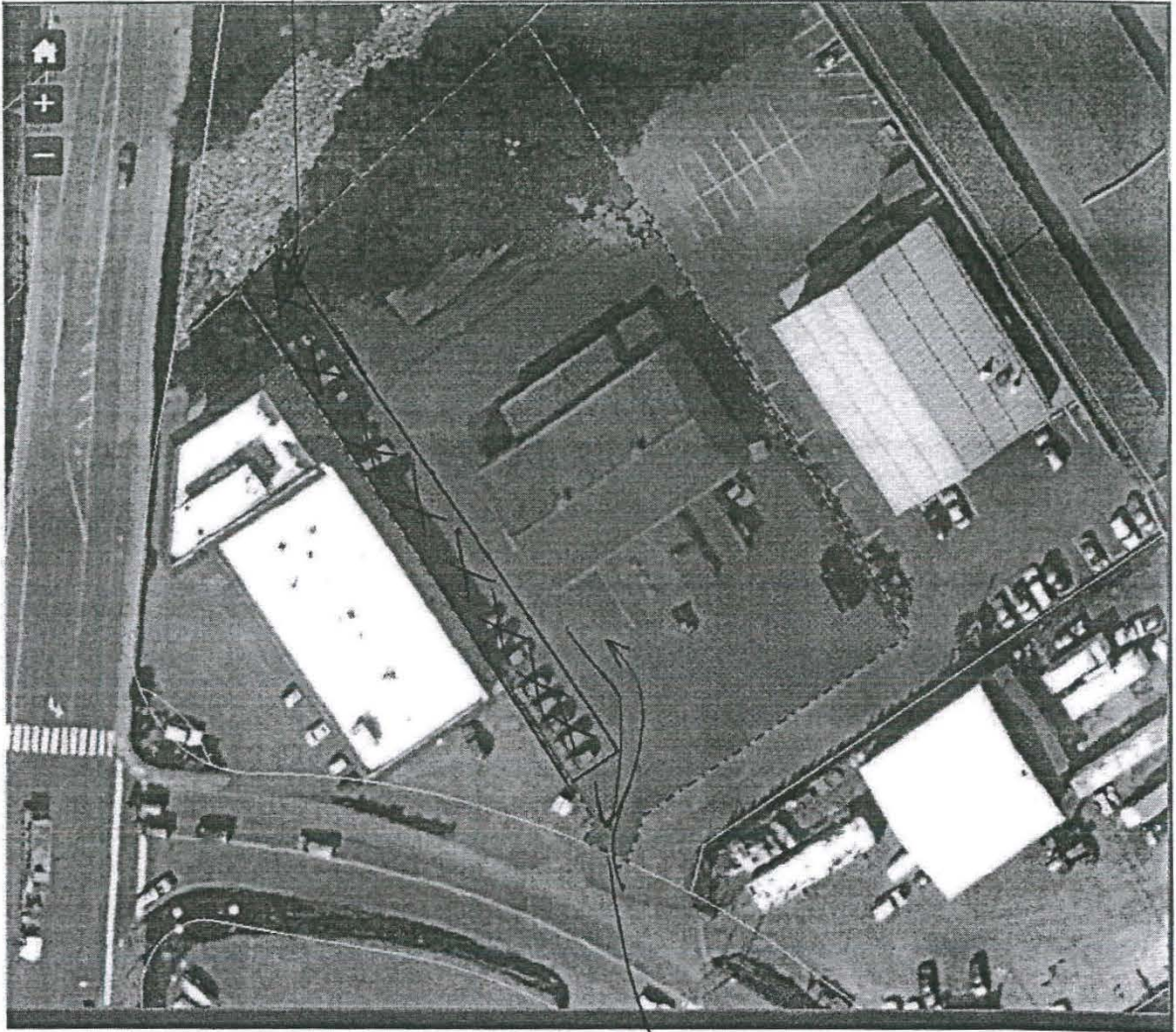
By: _____

Name: _____

By: _____

Name: _____

By 
Property Manager
12/4/19



Parking

Ingress/
Egress

[Signature]
12/14/19

EXHIBIT A

RECIPROCAL PARKING LOT USE AGREEMENT

The Central Council of Tlingit & Haida Indian Tribes of Alaska (“Tlingit & Haida”) AND Juneau Tlingit Haida Community Council (“Community Council”) (together “Parties”) hereby agree to cooperate in the reciprocal use of their adjoining parking lots as set forth in this Agreement.

RECITALS:

- A. Tlingit & Haida is the Owner of Lot 2, Tlingit Haida Subdivision, USS 1075, City & Borough of Juneau, First Judicial District.
- B. Community Council is the Owner of Lot 1, Tlingit Haida Subdivision, USS 1075, City & Borough of Juneau, First Judicial District.
- C. Tlingit & Haida operates Generations Southeast (Gen SE), located at 3239 Hospital Drive, Juneau Alaska, 99801.
- D. Community Council operates the Community Council Event Hall (“Hall”), located at 3235 Hospital Drive, Juneau, Alaska, 99801.
- E. Both Parties require overflow parking during peak hours for their respective operations and recognize the reciprocal benefit of sharing use of the adjoining parking lots.
- F. The peak hours of operation for the GEN SE and the Hall are non-conflicting.

AS A RESULT OF THE FOREGOING, TLINGIT & HAIDA AND COMMUNITY COUNCIL AGREE AS FOLLOWS;

- I. Each Party hereby provides the other, use of the adjoining parking lot for use by their respective patrons.
2. Tlingit & Haida will have primary use of the available overflow parking during the hours of 6:00am - 6:00pm, Monday-Friday.
3. Community Council will have primary use of the available overflow parking during the hours of 6:00pm - 6:00am, Monday- Friday.

4. During the weekends, both Parties will have shared access to the available overflow parking, as needed.
5. This parking agreement will be in effect for 1 (one) year, through December 20, 2024. This Agreement will automatically renew for an additional year in perpetuity, until the parties, in writing, revise this agreement or the Agreement is terminated pursuant to the provisions of this Agreement. Each Party retains the right to terminate this Agreement by providing a minimum of 30 days written notice to the other Party prior to the annual expiration date.
6. The parking lot shall only be used for the purposes of temporary parking and any lawful use incidental to parking and for no other purposes.
7. Both Parties agree to indemnify, defend, and hold the other harmless from and against all claims, demands, judgments, damage, personal injury, wrongful death, wage, employment, or worker's compensation claims arising out of, or in connection to the privileges of this Agreement.
8. The validity, interpretation, and performance of this Agreement shall be governed by: 1) the law of Tlingit & Haida, including traditional tribal law and tribal common law; 2) in the absence of applicable tribal law, federal law, including federal statutory and common law, and; 3) in the absence of applicable tribal and federal law, the laws of the State of Alaska, provided, however, that references to laws of the State of Alaska shall not be construed as an admission or concession by Tlingit & Haida that the State of Alaska, or any subdivision or agency thereof, has authority to promulgate laws applicable to Tlingit & Haida.
9. In the event a dispute over the content, interpretation, or performance of this Agreement shall arise between the Parties, the Parties agree to meet and confer in good faith, in accordance with Southeast Alaska Traditional Values, to attempt to seek an amicable resolution.
10. The venue shall be in the State of Alaska, First Judicial District in Juneau, Alaska.
11. The Parties shall bear their own attorneys' fees.
12. This Agreement contains the entire understanding and agreement of the Parties and supersedes all prior agreements, representations and warranties, whether written or oral.
13. The terms, conditions and covenants of this Agreement shall bind and inure to the benefit of the parties and their respective successors and assigns.

14. This Agreement may be executed in one or more counterparts, each of which will be deemed an original and all of which together constitute one instrument.
15. The Parties are relieved of any liability if they are unable to meet the terms and conditions of this Agreement due to any Act of God, riots, epidemics, strikes, or any act or order which is beyond the control of the party not in compliance. The party out of compliance shall take reasonable steps to effect prompt resumption of its responsibilities under this Agreement.
16. Any notice or demand required to be given under this Agreement shall be given by personal delivery or certified mail with Return Receipt Requested, postage prepaid, addressed as follows:

**Central Council Tlingit & Haida
Indian Tribes of Alaska**
P.O. Box 25500
Juneau, Alaska 99802

**Juneau Tlingit & Haida Community
Council**
3235 Hospital Dr.
Juneau, Alaska 99801

The address to which any notice, demand or other writing shall be given as provided may be changed by written notice given to the other Party.

We hereby agree to the terms and conditions set forth in the agreement.

Central Council of Tlingit & Haida Indian
Tribes of Alaska

By: Roald Helgeson

Title: Chief Operating Officer

Date: December 20, 2023

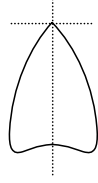
Juneau Tlingit Haida Community Council

By: Rhonda J. [Signature]

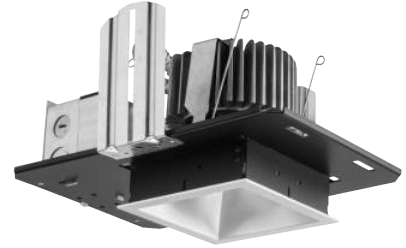
Title: President

Date: 12.20.23

D1 gotham 4in Square evo4sq-4-open
Total # of pages: 8



General Illumination Square Downlight 4"



OVERVIEW

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- ENERGY STAR® certified product
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500
Delivered Lumens*	271	573	808	1001	1527	1994	2580	3110	3612
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1

COMPLIMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core	Downlight	Adjustable	Open Wallwash	Lensed Wallwash	Cylinder	Pinhole	Bevel	Hyperbolic
Healthcare	MRI	Surgical Suite	Patient Room					
Special Applications	Dynamic	Food Service	Vandal/Tamper	Clean Room	Shower	Steam Room		

4" General Illumination Square Downlight

ORDERING INFORMATION

A+ Capable options indicated by this color background.

Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity:** 100 units; 50 for Chicago Plenum.

Luminaire Type:

Catalog Number:

EXAMPLE: EVO4SQ 35/15 AR LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Finish
EVO4SQ	27/ 2700 K	02 250 lumens 20 2000 lumens	AR Clear	(blank) Self-flanged	LSS Semi-specular
	30/ 3000 K	05 500 lumens 25 2500 lumens	PR Pewter	FL Flangeless	LD Matte-diffuse
	35/ 3500 K	07 750 lumens 30 3000 lumens	WTR Wheat		
	40/ 4000 K	10 1000 lumens 35 3500 lumens	GR Gold		
	50/ 5000 K	15 1500 lumens	WR ¹ White		
			BR ¹ Black		
			WRAM ¹ White anti-microbial		

Voltage	Driver ⁴	
MVOLT	GZ10 0-10V driver dims to 10%	EDAB ⁵ eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.
120	GZ1 0-10V driver dims to 1%	EDXB ⁵ eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Minimum 1000 lumens. Refer to DMXR Manual
277	EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	ECOS2 ⁵ Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%, 120V only. Minimum 1000 lumens.
347 ^{2,3}	EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	ECOD ⁵ Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black
	EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	

Control Interface	Options
NLT ⁶ nLight® dimming pack controls	SF Single fuse. Specify 120V or 277V.
NLTER ^{2,6,10} nLight® dimming pack controls emergency circuit	TRW ⁷ White painted flange
NLTAIR ^{2,6,12,14} nLight® AIR enabled	TRBL ⁸ Black painted flange
NLTAIRER ^{2,10,13} nLight® AIR enabled emergency	EL ⁹ Emergency battery pack, 10W, with integral test switch
NLTAIREM ^{2,13} nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	ELR ⁹ Emergency battery pack, 10W, with remote test switch
	ELSD ⁹ Emergency battery pack, 10W, with self-diagnostics, integral test switch
	ELRSD ⁹ Emergency battery pack, 10W, with self-diagnostics, remote test switch
	E10WCP ⁹ Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch
	E10WCPR ⁹ Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
	N80 ¹¹ nLight® Lumen Compensation
	BGTD Bodine generator transfer device. Specify 120V or 277V.
	90CRI High CRI (90+)
	CP ¹² Chicago Plenum. Specify 120V or 277V with FL option.
	RRL_ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature

ACCESSORIES — order as separate catalog numbers (shipped separately)

ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .
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ORDERING NOTES

1. Not available with finishes.	9. 11" of plenum depth or top access required for battery pack maintenance.
2. Not available with emergency battery pack options.	10. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
3. Supplied with factory installed step down transformer.	11. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
4. Refer to TECH-240 for compatible dimmers.	12. Not available with battery pack, EXA1, or EXAB options.
5. Not available with nLight® and XPoint options.	13. Not available DALI or DMX drivers. Not available with CP, or N80 options. Not recommended for metal ceiling installations.
6. Specify voltage.	14. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.
7. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL option.	
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL option.	

Optical Assembly

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling. Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top-down flash characteristic for superior glare control. Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

Electrical

The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output. The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output. Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages. Input wires shall be 18AWG, 300V minimum, solid copper.

Controls

Luminaire shall be equipped with interface for nLight wired or wireless network with integral power supply as per specification.

Dimming

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%. eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered. Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction

Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment. High-impact polymer trim shall be constructed with a durable, vapor deposition finish. Patented adjustable aperture allows ¼" adjustments in all directions and up to 5° of rotation for post-installation adjustment to ensure trim-to-trim alignment. Injection molded mud ring included with flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration. Luminaires shall be suitable for installation in ceilings up to 1½" thick. Tool-less adjustments shall be possible after installation. The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration. 25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise).

Listings

Fixtures are CSA certified to meet US and Canadian standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. Luminaire configurations are Energy Star certified through testing in EPA-recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

Photometrics

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours. Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate with a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

Buy American

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to <https://www.acuitybrands.com/resources/buy-american> for additional information.

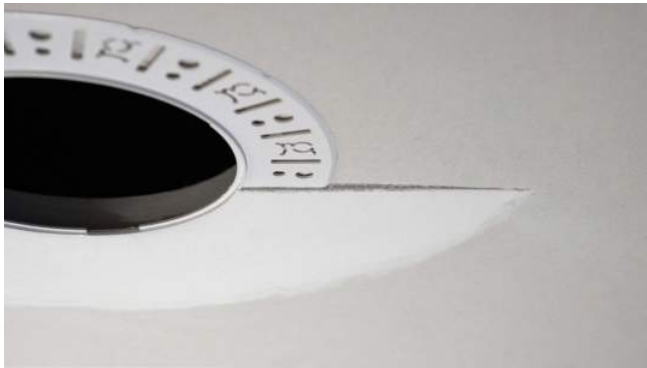
Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note:

Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

Flangeless



Partially finished mud ring, showing cross-section detail.



An EVO downlight requires only approximately 3" of plaster to finish.



EVO with flangeless trim

Flangeless Installation

Gotham's flangeless option utilizes a micro-thin polymer mud ring that minimizes the amount of drywall compound required to finish the ceiling. The end result is a virtually undetectable flangeless downlight installation.

The polymer mud ring is installed independent of the recessed frame, therefore floating with the ceiling. This innovation minimizes any surface cracks during reflector installation, ceiling movement and any future service to the recessed frame, wiring, electronics, etc.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

Tables of Use

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.96
	3000K	1.00
	3500K	1.00
	4000K	1.01
	5000K	1.07
90	2700K	0.80
	3000K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

How to Estimate Delivered Lumens in Emergency Mode
<p>Delivered Lumens = 1.25 x P x LPW</p> <p>P = Output power of emergency driver. P = 10W for PS1055CP</p> <p>LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.</p>

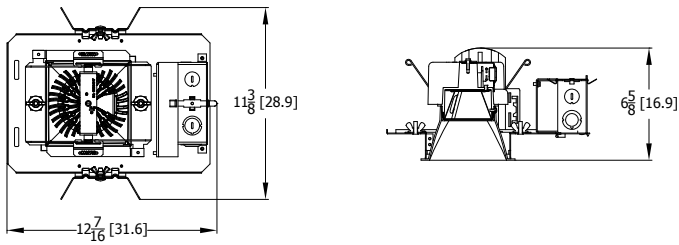
4" General Illumination Square Downlight

DIMENSIONAL DATA

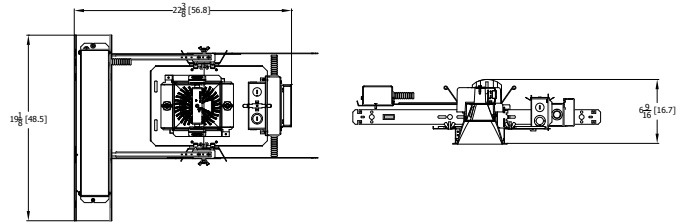
*Dimensions in inches [centimeters]

Aperture: 4-5/16" (11) Ceiling Opening: 5-1/8" (13) self-flanged
 Overlap trim: 5-7/16" (13.8) 5-1/4" (13.3) flangeless

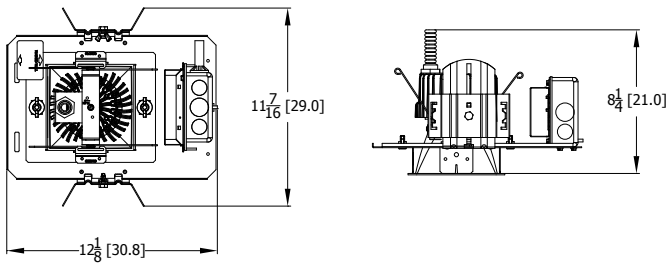
Standard



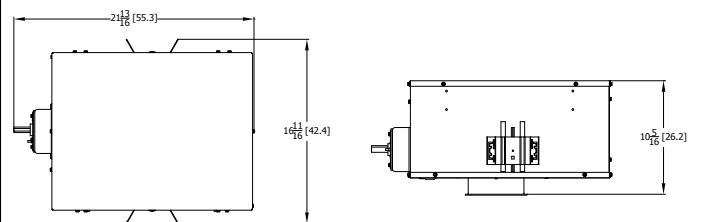
Battery Pack



CP Standard

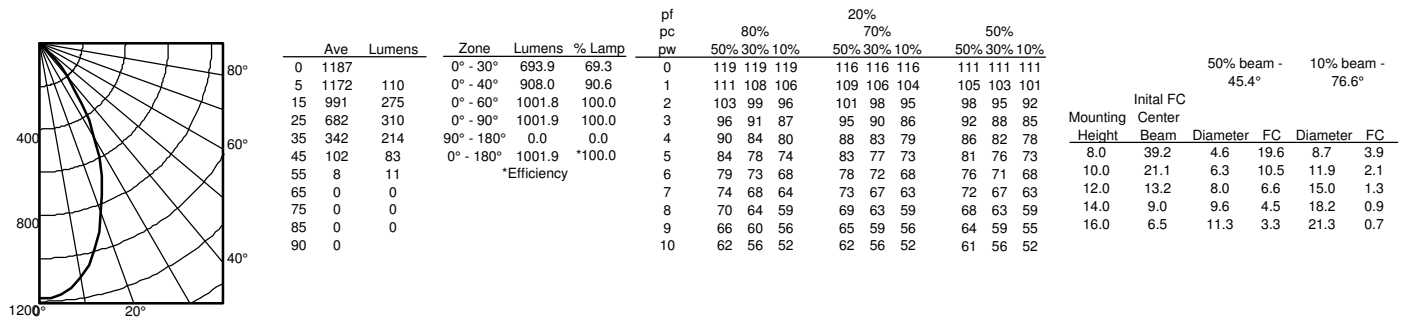


CP Enclosed For Use With Flangeless & nLight

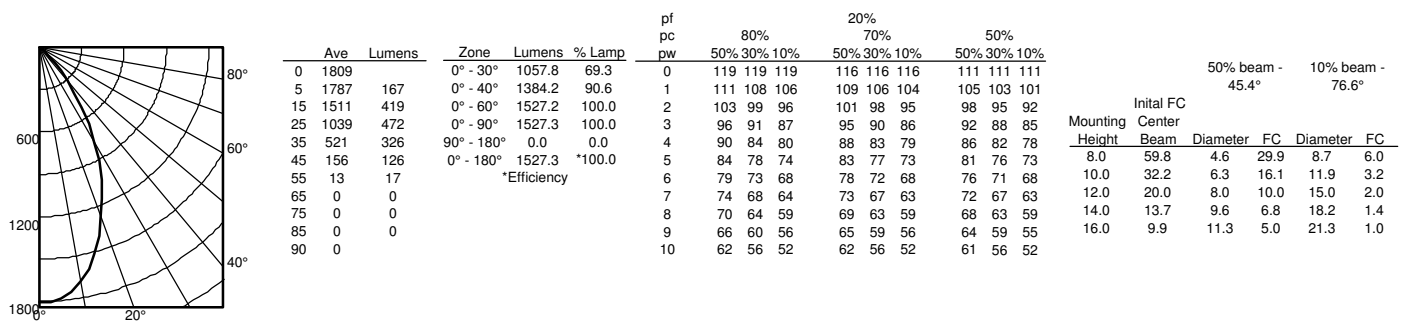


Photometry

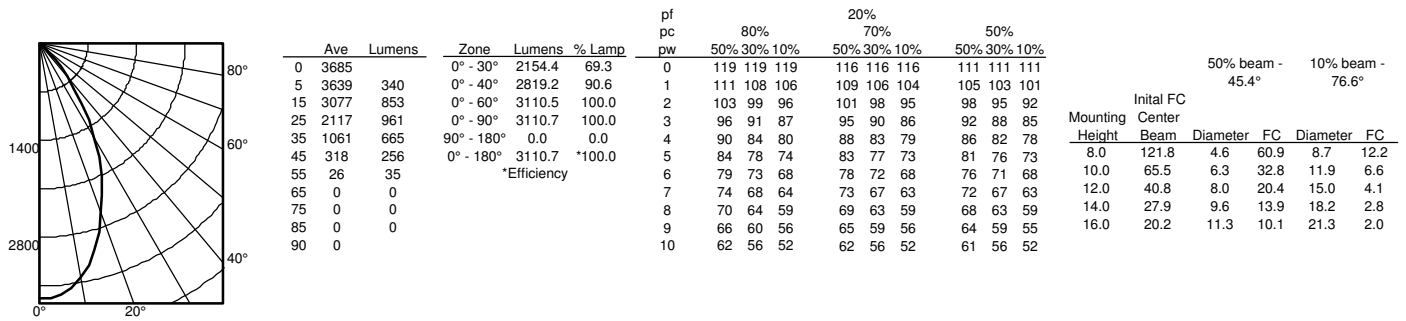
EVO4SQ 35/10 AR LSS INPUT WATTS: 8.8W, DELIVERED LUMENS: 1002LM, LPW= 113.9LM 0.87 S/MH, TEST NO. LTL27794P85



EVO4SQ 35/15 AR LSS INPUT WATTS: 13.7W, DELIVERED LUMENS: 1527LM, LPW= 111.5LM 0.87 S/MH, TEST NO. LTL27794P89



EVO4SQ 35/30 AR LSS INPUT WATTS: 31.2W, DELIVERED LUMENS: 3110LM, LPW= 99.7LM 0.87 S/MH, TEST NO. LTL27794P101



nLIGHT AIR

nLight® AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

nLight® AIR Control Accessories
Order as separate catalog number. Visit [nLight AIR](#).

Wall Switches	Model Number
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

nLight® AIR Control Accessories (cont.)

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight® The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

nLight® Wired Control Accessories
Order as separate catalog number. Visit [nLight](#).

Wall Switches	Model Number
On/Off single pole	nPODM XX
On/Off two pole	nPODM 2P XX
On/Off & raise/lower single pole	nPOD DX XX
On/Off & raise/lower two pole	nPODM 2P DX XX
Graphic touchscreen	nPOD GFX XX

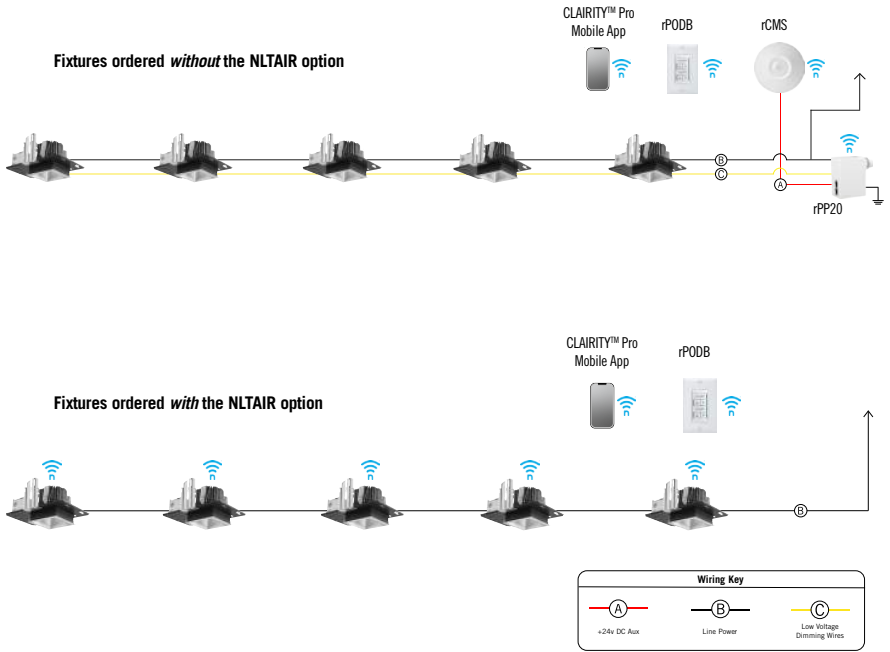
Photocell Controls	Model Number
Dimming	nCM ADCX

nLight® Wired Control Accessories (cont.)

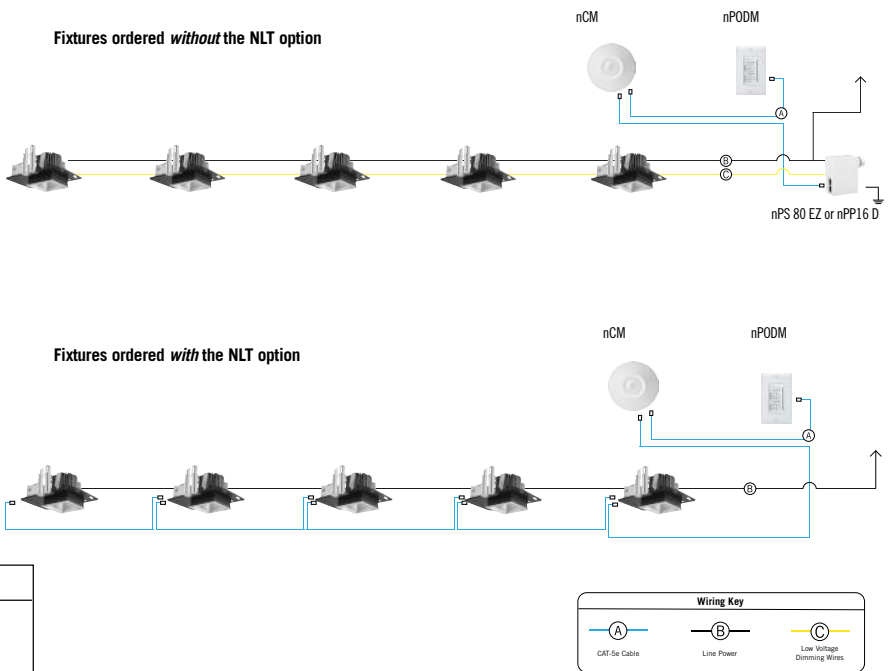
Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX

Cat-5 Cables (plenum rated)	Model Number
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

Possibilities for nLight® AIR



Possibilities for nLight® wired

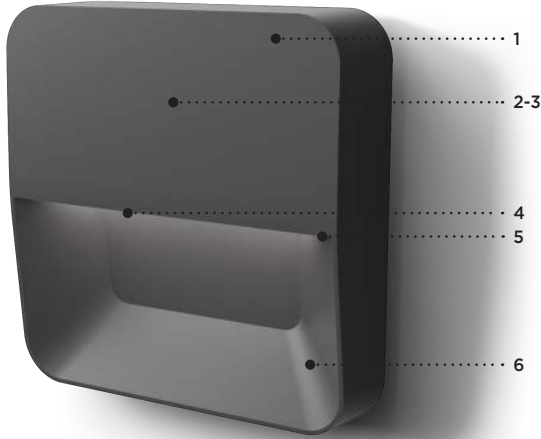


W5 Luminis Step Light SCENA
Total # of pages: 3

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:

MODEL LED LIGHT SELECTION CCT VOLTAGE FINISH OPTION OPTION OPTION



ADA Compliant

- 1- Corrosion resistant diecast aluminum housing.
- 2- Integrated standard 0-10V driver (dim to <10%).
- 3- Precision LEDs with individual lenses for downlight asymmetric light.
- 4- Clear tempered glass.
- 5- Sealed enclosure with durable gaskets.
- 6- All hardware in stainless steel.

SN825



MATERIALS

Scena is made of aluminum diecast offering exceptional precision and durability. The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a clear tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to <10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, over current and output short circuit protection.

LED Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. Optional true amber LED for turtle sensitive areas. Wavelengths: 609nm to 620nm.

LIFETIME

60,000hrs L₇₀B₅₀ (based on LM-80 report for lumen maintenance).

FINISH

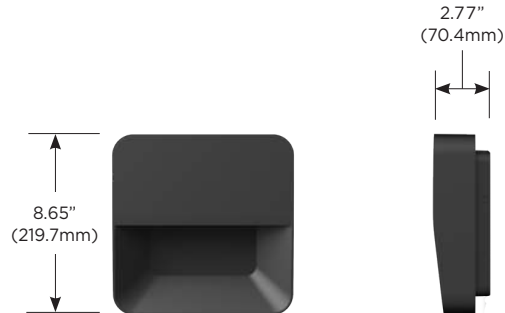
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

Tested to UL1598 and CSA 22.2 #250. cULus listed wet location. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Lumen depreciation in accordance with IESNA LM80 standards. Rated IP65.


MOUNTING

Maximum weight: 4.6lbs (2.1kg)
 Scena is designed for ease of access and installation. The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3 1/2" (89mm) C/C mounting holes.



SN825 SERIES SCENA - LED

LUMINAIRE SELECTION

1 MODEL	2 LED LIGHT SELECTION	3 CCT °K LED	4 VOLTAGE	5 FINISH									
 <input type="checkbox"/> SN825	WHITE LED SELECTION <table border="1"> <thead> <tr> <th>SUFFIX</th> <th>INPUT WATTS</th> <th>DELIVERED LUMENS*</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> L1L5</td> <td>12W</td> <td>553</td> </tr> <tr> <td><input type="checkbox"/> L1L8</td> <td>19W</td> <td>817</td> </tr> </tbody> </table> *4000K / 80CRI	SUFFIX	INPUT WATTS	DELIVERED LUMENS*	<input type="checkbox"/> L1L5	12W	553	<input type="checkbox"/> L1L8	19W	817	<input type="checkbox"/> K27 2700K* <input type="checkbox"/> K30 3000K* <input type="checkbox"/> K35 3500K* <input type="checkbox"/> K40 4000K*	<input type="checkbox"/> 120V <input type="checkbox"/> 208V <input type="checkbox"/> 240V <input type="checkbox"/> 277V	STANDARD COLORS* <input type="checkbox"/> WHT Snow white <input type="checkbox"/> BKT Jet black <input type="checkbox"/> BZT Bronze <input type="checkbox"/> MST Matte silver <input type="checkbox"/> GRT Titanium gray <input type="checkbox"/> DGT Gun metal <input type="checkbox"/> CHT Champagne <input type="checkbox"/> SGT Steel gray <input type="checkbox"/> BGT English cream OPTIONAL COLORS <input type="checkbox"/> CS Custom color <input type="checkbox"/> RAL RAL# color *Refer to color chart
	SUFFIX	INPUT WATTS	DELIVERED LUMENS*										
<input type="checkbox"/> L1L5	12W	553											
<input type="checkbox"/> L1L8	19W	817											
	AMBER LED LIGHT SELECTION - TURTLE FRIENDLY <table border="1"> <thead> <tr> <th>SUFFIX</th> <th>INPUT WATTS</th> <th>DELIVERED LUMENS*</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> L1LK2A</td> <td>7W</td> <td>221</td> </tr> </tbody> </table>	SUFFIX	INPUT WATTS	DELIVERED LUMENS*	<input type="checkbox"/> L1LK2A	7W	221	*80CRI					
SUFFIX	INPUT WATTS	DELIVERED LUMENS*											
<input type="checkbox"/> L1LK2A	7W	221											

OPTIONS

PHOTOCELL

PH Thermal button photocell mounted on top casted housing (as shown on image). Instant turn-on, standard 5-10 second turn-off time delay.

ENVIRONMENT

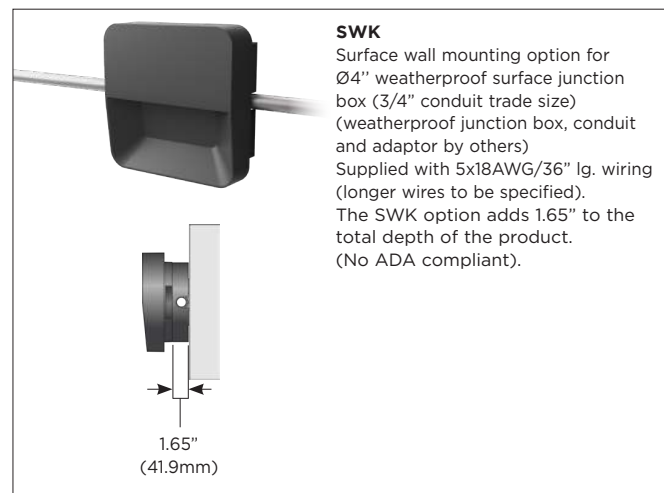
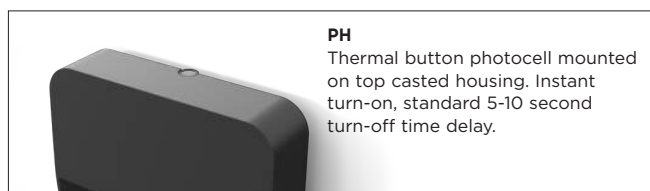
MG Marine grade paint¹

NT Natatorium (only available in WHT and BKT)

MOUNTING BOX

SWK Surface wall or ceiling mounting option with 3/4" NPT conduit adaptor. (Conduit and adaptor by others)
Supplied with 5x18AWG/36" lg. wiring (longer wires to be specified).

OPTION DETAILS



NOTES

1- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required please contact factory for info.

LUMINIS®

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

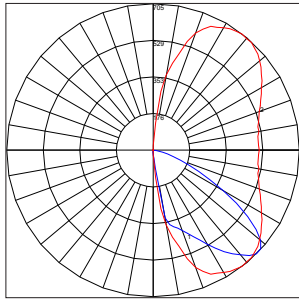
Luminaires may be altered for design improvement without prior notice.

LUMINIS.COM

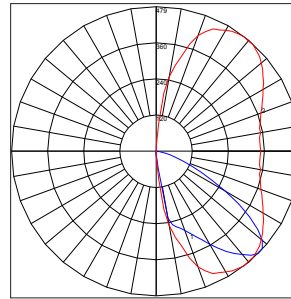
| 2

SN825 SERIES
SCENA - LED

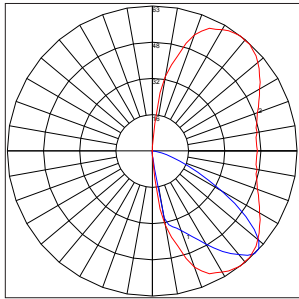
TYPICAL PHOTOMETRY SUMMARY



SN825-L1L8
 Total Lms: 817 Lumens
 Total Input Watts: 18 W
 Efficacy: 44.2 Lumens/Watt
 CCT/CRI: 4000K/80
 Max. Candela: 705 @ 52.5°H/45°V
 BUG: B0-U0-G0¹



SN825-L1L5
 Total Lms: 553 Lumens
 Total Input Watts: 12.2 W
 Efficacy: 45.5 Lumens/Watt
 CCT/CRI: 4000K/80
 Max. Candela: 479.4 @ 52.5°H/45°V
 BUG: B0-U0-G0¹



SN825-L1LK2A
 Total Lms: 221 Lumens
 Total Input Watts: 6.8 W
 Efficacy: 32.5 Lumens/Watt
 CCT/CRI: Not applicable
 Max. Candela: 190.35 @ 52.5°H/45°V
 BUG: B0-U0-G0¹

LUMEN CONVERSION FACTOR (LCF)

CCT	LCF	CRI
2700K	0.91	80
3000K	0.92	80
3500K	0.96	80
4000K	1.00	80

All Photometry shown use the Standard 80CRI 4000K LEDs.
 Please visit our web site www.luminis.com for complete I.E.S. formatted download data

NOTES

1- Tested with Jet Black paint (BKT)



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 260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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Luminaires may be altered for design improvement without prior notice.

Jan. 2022 Rev. 4

W4 Lumark Wall Pack
Total # of pages: 3

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type
Project		
Comments		Date
Prepared by		

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

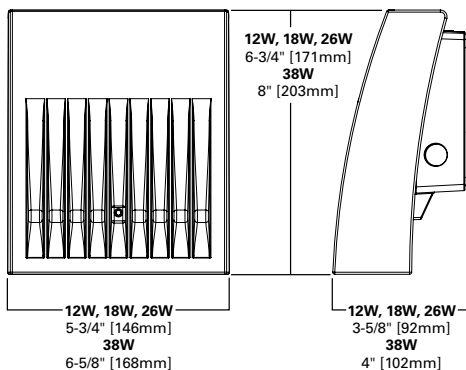
Five-year warranty.



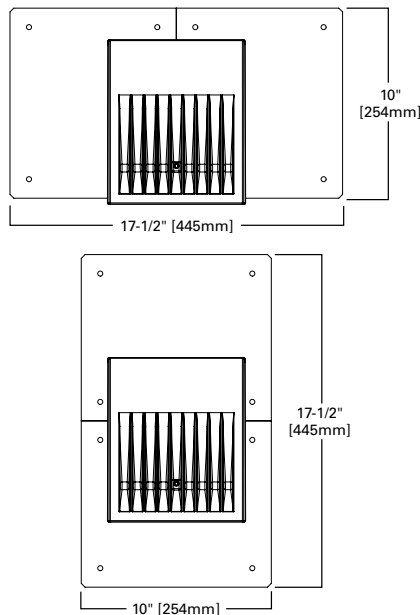
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

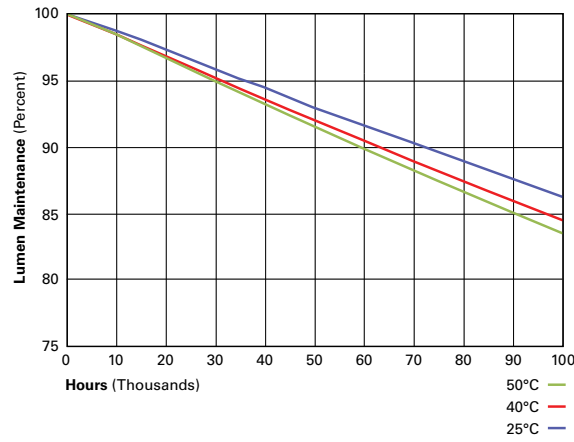
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W BAA-XTOR1B =Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B =Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B =Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B =Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B =Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B =Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B =Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium[®] Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank] =Standard	XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
BAA =Buy American Act	XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
TAA =Trade Agreements Act	XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
	XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.



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 1121 Highway 74 South
 Peachtree City, GA 30269
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Specifications and dimensions subject to change without notice.

TD514013EN
 December 14, 2021 5:27 PM

C2 io-linear-line2
Total # of pages: 5

DESCRIPTION

The iO LED Line 2.0™ luminaire from Cooper Lighting Solutions is a low voltage linear accent LED luminaire ideal for illuminating both interior and exterior vertical surfaces. The 5°, 10°, 30°, 60° and 90° (both symmetrical and asymmetrical options available) optical distributions can be utilized for accent or general illumination and are designed for tight beam control and to minimize stray light. Line 2.0™ is available in nominal 18", 36", 54" and 72" lengths. The variety of mounting options simplify installation and support a broad range of linear lighting applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Line 2.0 is constructed of anodized extruded aluminum body and die cast end caps for a durable housing with UV stabilized acrylic optics.

Electrical

4'-0" 14 AWG, 300 volt rated power cords supplied on one end of the fixture. For details on remote driver distance limitations and run length limits - see pg. 3.

LED Optics

The customized acrylic optics offer very high transmissivity, UV stability and excellent longevity with optical symmetrical distribution options of 5, 10, 30, 60 and 90 degrees. Asymmetrical optic is also available. Please note acrylic optics should not be cleaned with IPA or other harsh chemicals. Acrylic can be safely cleaned with soap and

water. IES LM79 format files may be downloaded from www.cooperlighting.com. All products have an 80+ CRI. White light variance between LEDs is equal to or better than 3-step MacAdam binning.

Mounting

Three mounting bracket options include: surface, wall and offset adjustable with lockable aiming. The luminaires can quickly be locked onto the brackets for easy installation. Adjustable mounting allows fixtures to be rotated 45° with lockable aiming (see details on page 3). Remote drivers are supplied with NEMA enclosures for power connection. To ensure proper performance, architectural details should allow for ventilation and air flow around the fixture. Ambient temperature surrounding the fixture shall not exceed 122°F (50°C).

Finish

Anodized aluminum finish is standard. Custom anodized finishes available upon request.

Compliance

Outdoor fixtures are UL listed for wet locations. Indoor fixtures are UL listed for damp locations. All fixtures are RoHS compliant, and tested per IESNA LM79. LEDs comply with LM80 standards.

Environment

Line 2.0™ is UL rated for wet locations when an OD environment is specified. It is not rated for submersible applications. It should not be mounted in conditions where there is any standing water.

Warranty

Standard five-year limited warranty.

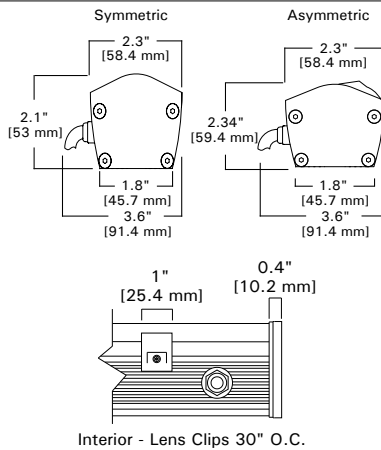
Symmetric



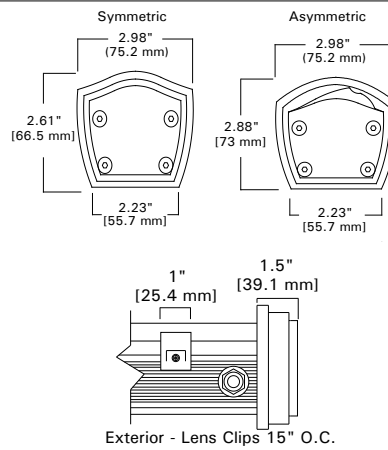
Asymmetric



DIMENSIONS INTERIOR / END CAP DETAILS



DIMENSIONS EXTERIOR / END CAP DETAILS



LINE 2.0 LED

INTERIOR / EXTERIOR
LINEAR ACCENT LUMINAIRE
Symmetric / Asymmetric



IP65
cULus Damp / Wet - 1598
LM79/LM80 Compliant
ROHS Compliant

ORDERING INFORMATION

SAMPLE NUMBER 0.05-06W-830-30-ID-HCD-UNV-AN-AM-1-E-7F6

Series	Light Level ¹ / Power (nominal for 12" section)	LED CRI & CCT	Optical Distribution	Environment	Driver ²
0.05 = iO Line 2.0	03W = 286 lumens/ft (3.9W/ft) 06W = 478 lumens/ft (6.6W/ft) 09W = 649 lumens/ft (9.4W/ft) 12W = 744 lumens/ft (12.1W/ft)	827 = 80+ CRI, 2700K CCT 830 = 80+ CRI, 3000K CCT 835 = 80+ CRI, 3500K CCT 840 = 80+ CRI, 4000K CCT	5 = 5 degree 10 = 10 degree 30 = 30 degree 60 = 60 degree 90SYM = 90 degree - Symmetric 90ASYM = 90 degree - Asymmetric	ID = Indoor fixture, NEMA 1 driver enclosure included OD = Outdoor fixture, NEMA 4x driver enclosure included	STD = 96 V, 0-10V (100% - 10% dimming) HCD = 96 V, 0-10V (100% - 0% dimming)
Voltage	Housing Color ³	Mounting	Driver Location ⁴	Length ^{2,5} (Actual in./mm) (Specify Run or Individual fixture)	
UNV = 120V-277V	AN = Standard anodized aluminum	SM = Surface mount WM = Wall mount AM = Adjustable mount	E = End driver location	_F_ = specify nominal run length in feet and inches (only available in 18" increments) (e.g. 7F6 = 7' 6" run) Or select individual fixtures: 1F6 = 18" (17.71"/449.83mm) 4F6 = 54" (51.71"/1313.43mm) 3F0 = 36" (34.71"/881.63mm) 6F0 = 72" (68.71"/1745.23mm)	

See page 5 for Technical Notes.



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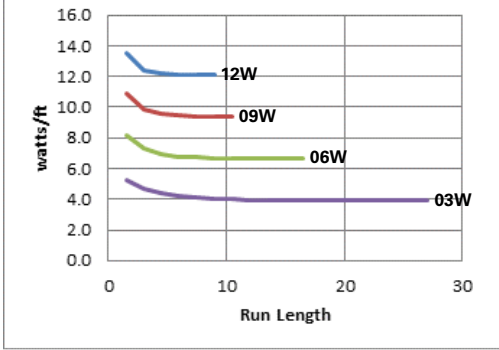
Specifications and dimensions subject to change without notice.
See additional information on the following pages.

TD519022EN
04/05/2021
1 of 5

LIGHT OUTPUT TABLE

Input, W (Includes driver losses) for max run length	Delivered Lumens/ft. per Optical Distribution						
	CCT	5°	10°	30°	60°	90 SYM	90 ASYM
03W = 3.9 W/ft	2700	213	222.9	252.5	209.9	259	98
	3000	227.8	238.4	270.1	224.5	276	105
	3500	236.9	247.9	280.9	233.5	288	109
	4000	241.4	252.7	286.3	238	293	111
06W = 6.6 W/ft	2700	355.8	372.5	421.9	350.8	432	238
	3000	380.6	398.3	451.2	375.2	462	255
	3500	395.8	414.3	469.3	390.2	480	265
	4000	403.4	422.2	478.3	397.7	490	270
09W = 9.4 W/ft	2700	482.9	505.5	572.6	476	586	332
	3000	516.5	540.6	612.4	509.1	627	355
	3500	537.1	562.2	636.9	529.5	652	369
	4000	547.5	573	649.1	539.7	665	377
12W = 12.1 W/ft	2700	553.4	579.2	656.1	545.5	672	567
	3000	591.9	619.5	701.7	583.4	718	607
	3500	615.5	644.3	729.8	606.8	747	631
	4000	627.4	656.7	743.8	618.4	762	643

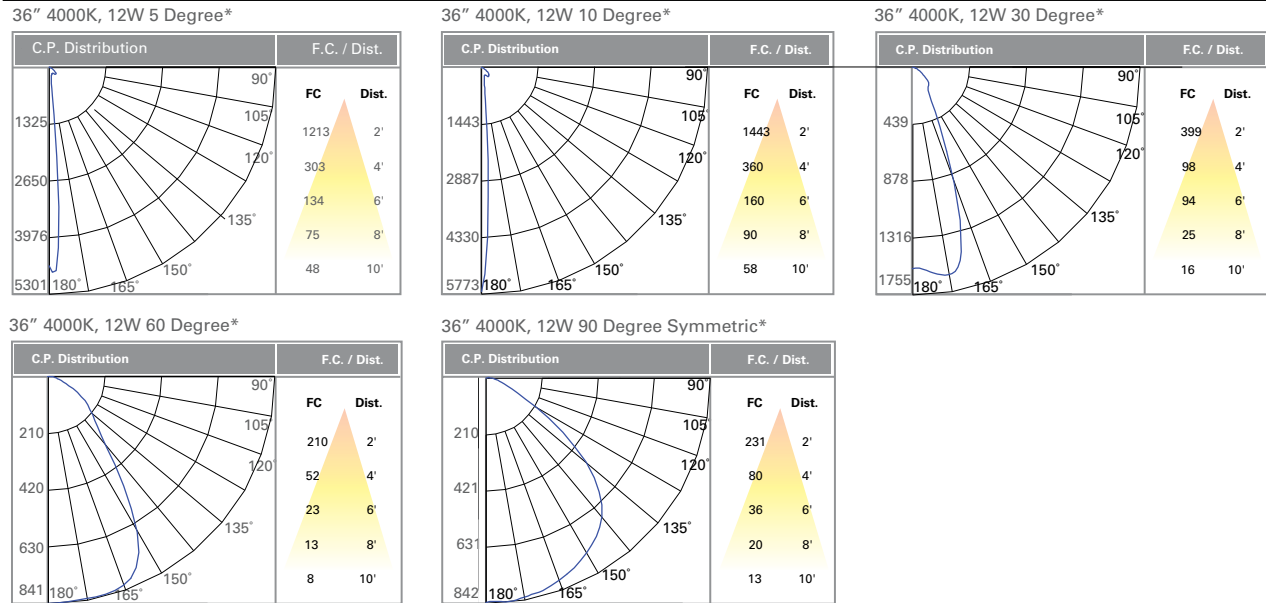
Impact of Run Length on Driver Efficiency (Standard 96W Driver)



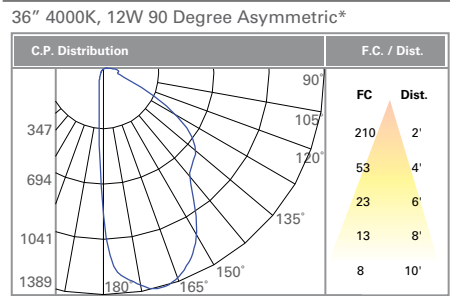
LIGHT OUTPUT CONVERSION TABLE

CCT	03W	06W	09W	12W
2700K	0.34	0.57	0.77	0.88
3000K	0.36	0.61	0.82	0.94
3500K	0.38	0.63	0.86	0.98
4000K	0.39	0.64	0.87	1.00

LIGHT OUTPUT / DISTRIBUTION SYMMETRIC



LIGHT OUTPUT / DISTRIBUTION ASYMMETRIC



*Note: Light output / distributions based on IES file



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INSTALLATION DETAILS

Max Run Length

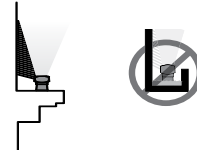
96 W Driver	E = End of Driver Location
line 2.0 - 03W	26' (7.92 m)
line 2.0 - 06W	17' (5.18 m)
line 2.0 - 09W	12' (3.66 m)
line 2.0 - 12W	8' (2.44 m)

Max Allowable Remote Driver Distance by Wire Diameter

Wire Diameter	Max Allowable Remote Driver Distance
12 AWG	71'-0" (21.6m)
14 AWG	46'-0" (14.0m)
18 AWG	18'-0" (5.5m)

NOTE: Line 2.0™ from iO Lighting is UL listed for wet locations when OD is specified. It is not rated for submersible applications. Line 2.0 should not be mounted in conditions where the fixture could be exposed to standing water.

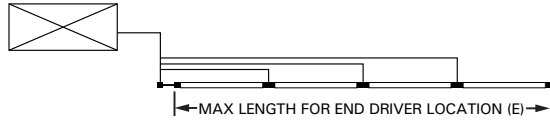
Ambient temperature surrounding the fixture shall not exceed 122° F (50°C)



DRIVER LOCATION DIAGRAM

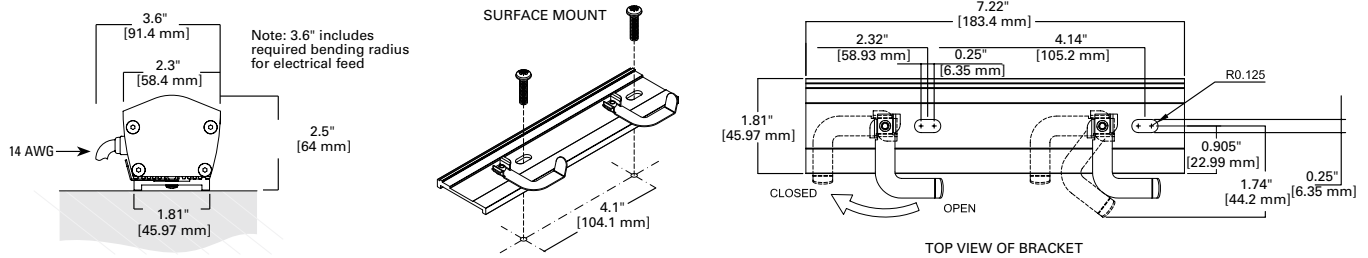
End Driver Location (E):

24V 96W DRIVER

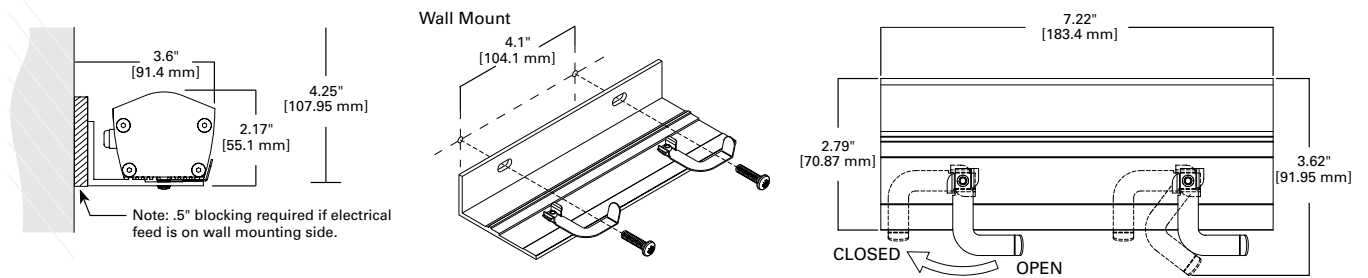


MOUNTING OPTIONS AND BRACKETS

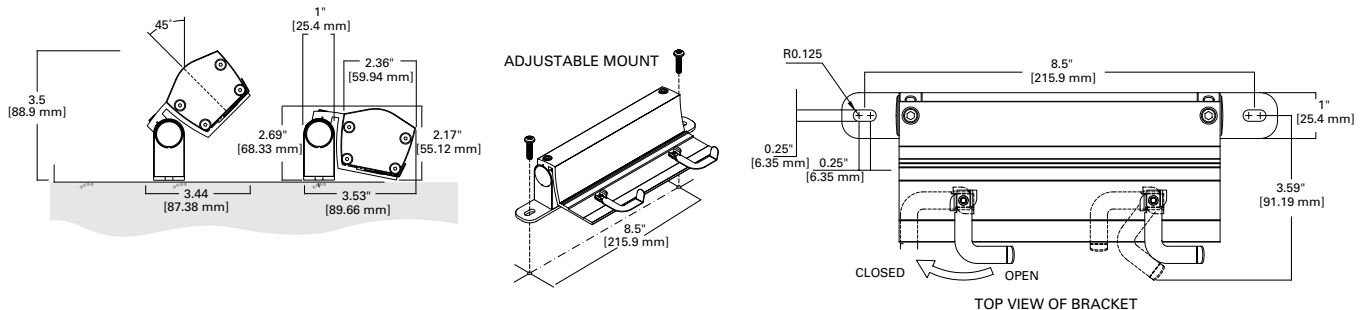
Surface Mount (iO part #: LA.BK.SURFMT)



Wall Mount (iO part #: LA.BK.WALLMT)



Field Adjustable Mount with Lockable Aiming (iO part #: LA.BK.ADJMT)



ELECTRICAL FEED CONFIGURATION



Single Side End Feed
Symmetric



Single Side End Feed
Asymmetric

DRIVER DETAILS

Driver Part Number	Description
STD	96W Driver (capable of either Non-Dimming or 0-10V dimming down to 10%) and either NEMA 1 Enclosure (for indoor spec) or NEMA 4 Enclosure (for outdoor spec).
HCD	96W Driver (capable of 0-10V dimming down to 1% with included OTDIM module) and either NEMA 1 Enclosure (for indoor spec) or NEMA 4 Enclosure (for outdoor spec).

Note: See page 3 for driver run length limits

STD DRIVER SPECIFICATIONS

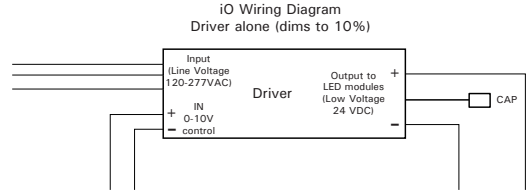
Electrical Specifications	
Input	
Input Voltage (VAC)	120V - 277V (+/-10%)
Frequency Range (Hz)	50 - 60Hz (+/-10%)
Input Current (A)	0.91 @ 120V 0.39 @ 277V
Input Power (W)	111W
THD	< 20%
Power Factor	> 0.95
Inrush Current (Apk)	< 55A
Line Regulation	< 5%
Stand-by Power (W)	< 1.5W
Output	
Output Voltage (VDC)	24V (+/-5%)
Output Current (A)	0.1 - 4.0A
Output Ripple (V)	1V
Efficiency	>85% (Typical)
Load Regulation	<5%
Dimming	
Dimming Control	0 - 10V
Dimming Range	10 - 100%
Dimming Type	PWM
Frequency	250Hz

HCD DIMMING MODULE SPECIFICATIONS

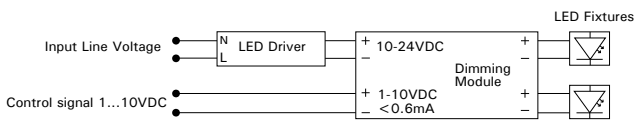
Key Dimming Features	
Utilizes pulse width modulation (PWM), to control LED performance	
Options available for analog or DMX protocols	
Dimming range: 0-100%	
Short circuit, overload and overheating protection	
Dimming Module Specifications	
Location:	Dry
Input Voltage:	24v DC
Max Input Current:	5.3A
Control Voltage:	0-10v DC
Frequency:	135 Hz
Ambient Temp:	-20°C to +50°C
Weight:	.165 lbs
Power Consumption:	Up to 3W

Details on NEMA enclosure options available in the iO LED Accessories Spec Sheet section of the Cooper Lighting Solutions website

STD DRIVER WIRING



HCD DIMMING MODULE WIRING

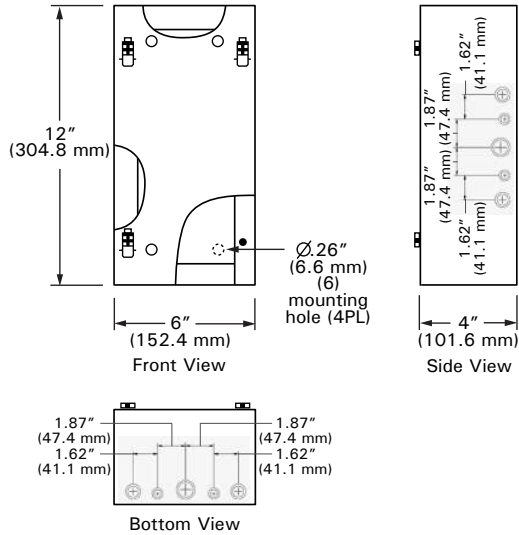


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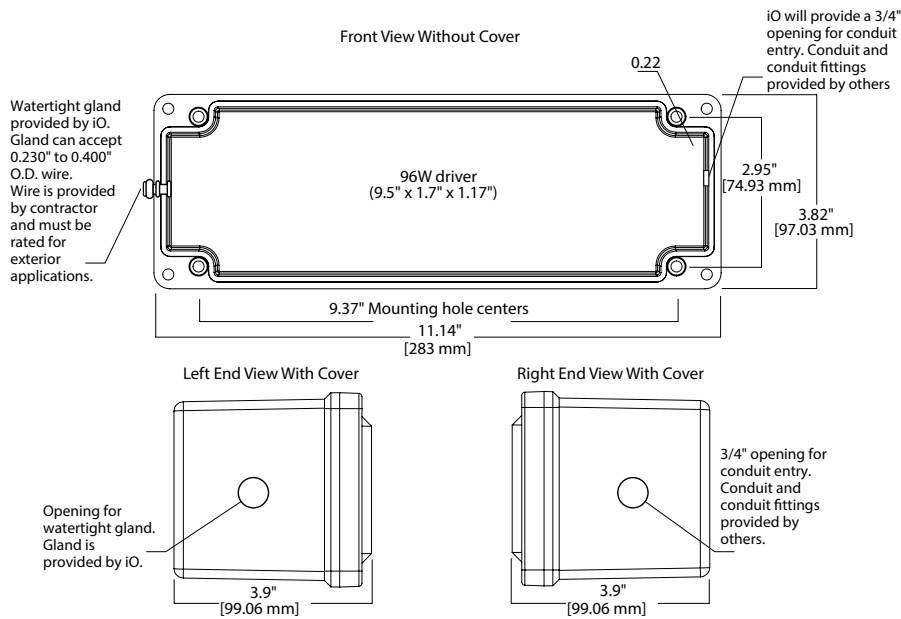
Specifications and dimensions subject to change without notice.
See additional information on the following pages.

TD519022EN
04/05/2021
4 of 5

NEMA 1 ENCLOSURE DIMENSIONS (for ID specifications)



NEMA 4x ENCLOSURE DIMENSIONS (for OD specifications)



TECHNICAL NOTES

1. Light Level provided in delivered lumens based on IES files for 4000K CCT with 30° optical distribution. See table on page 2 for delivered lumen output of all CCTs.
2. Drivers will be optimized if run length is specified; Discrete fixtures will include 1 driver per fixture. Contact Customer Service to order fixtures only.
3. Contact Cooper Lighting Solutions for custom color availability.
4. See Driver Location diagram on page 3.
5. Specified run lengths will be optimized with 6 ft. fixtures and completed with shorter fixtures to satisfy the run length without the total actual length (rather than total nominal length) going greater than the specified run length.

C2 io Driver 96ND-12X6X4
Total # of pages: 4

OPTOTRONIC® Power Supply OT96W/24V/UNV/DIM

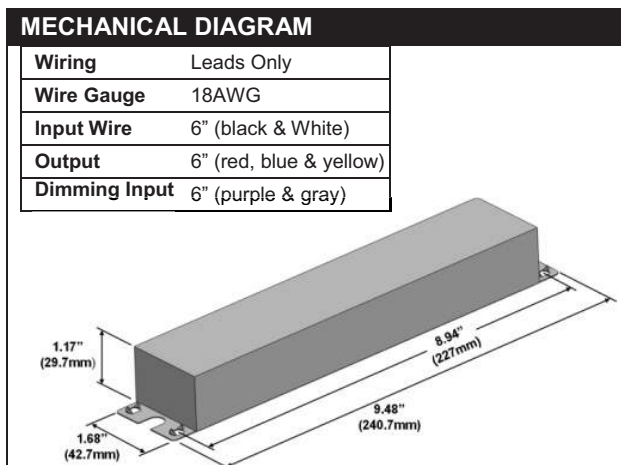
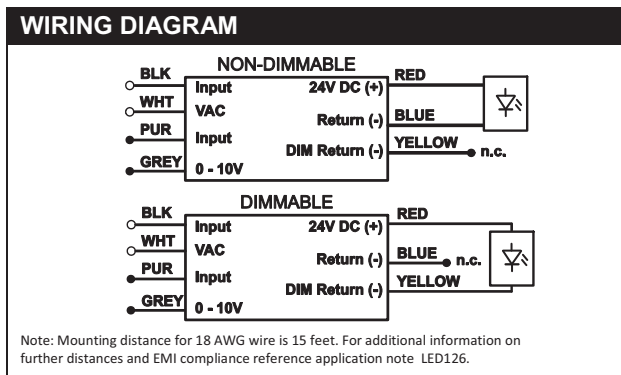


GENERAL INFORMATION	
Item Number	51520
Type	Constant Voltage
Output Power	96W (Max.)
Output Voltage	24V DC
Input	Universal (120-277V)

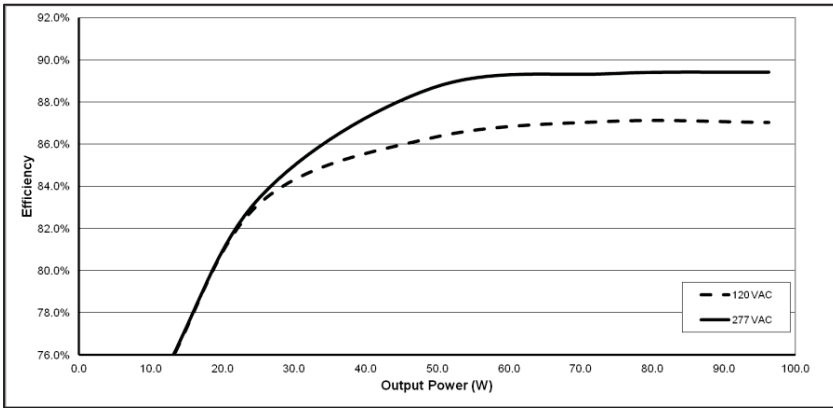
ELECTRICAL SPECIFICATIONS	
Input	
Input Voltage (VAC)	120V-277V (+/- 10%)
Frequency Range (Hz)	50 – 60 Hz (+/- 10%)
Input Current (A)	0.91 @ 120V 0.39 @ 277V
Input Power (W)	111W
THD	< 20%
Power Factor	> 0.95
Inrush Current (A _{pk})	< 55A
Line Regulation	< 5%
Stand-by Power (W)	< 1.5W
Output	
Output Voltage (VDC)	24V (+/- 5%)
Output Current (A)	0.1 – 4.0A
Output Ripple (V)	1V
Efficiency	>85% (Typical)
Load Regulation	<5%

DIMMING	
Dimming Control	0 – 10V
Dimming Range	10 – 100%
Dimming Type	PWM
Frequency	250Hz
Dimming Input Isolation	2.5KV

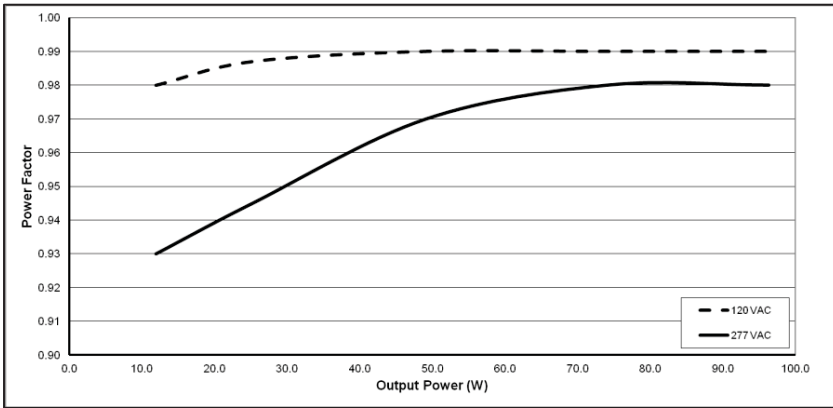
ENVIRONMENTAL SPECIFICATIONS	
Ambient Operating Temp	-25 to 40 °C
Max. Case Temp. T _c	75°C
Storage Temp.	-25 to 50 °C
Max. Relative Humidity (%)	96% non-condensing
Surge Protection (KV)	ANSI C62.41 Cat A (2.5KV)
Vibration Rating	3G
Overvoltage Protection	Yes
Short Circuit Protection	Yes
Over-temperature Protection	Yes
UL Environmental Rating	Damp
IP Rating	IP64
EMI Compliance	FCC Part 15 Class A



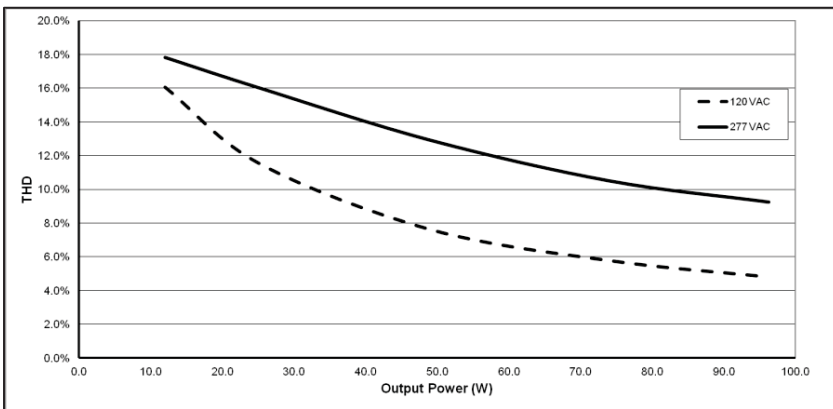
TYPICAL EFFICIENCY



TYPICAL POWER FACTOR



TYPICAL THD



WARRANTY

OPTOTRONIC® products are covered by our LED Module, OPTOTRONIC Power Supply or Control Warranty. For additional details, refer to the latest version of the warranty available at www.sylvania.com.

United States
OSRAM SYLVANIA
 100 Endicott Street
 Danvers, MA 01923

Trade
 Phone: 1-800-255-5042
 Fax: 1-800-255-5043

National Accounts
 Phone: 1-800-562-4671
 Fax: 1-800-562-4674

OEM/Special Markets
 Phone: 1-800-762-7191
 Fax: 1-800-762-7192

Display Optic
 Phone: 1-888-677-2627
 Fax: 1-800-762-7192

SYLVANIA Lighting Service
 Phone: 1-800-323-0572
 Fax: 1-800-537-0784

Canada
OSRAM SYLVANIA LTD./LTÉE
 2001 Drew Road
 Mississauga, ON L5S 1S4

Trade
 Phone: 1-800-263-2852
 Fax: 1-800-667-6772

OEM/Special Markets
 Phone: 1-800-265-2852
 Fax: 1-800-667-6772

SYLVANIA Lighting Service
 Phone: 1-800-663-4268
 Fax: 1-866-239-1278

Mexico
OSRAM Mexico
 Headquarters
 Tultitlan/Edo de Mexico
 011-52-55-58-99-18-50

SYLVANIA and SEE THE WORLD IN A NEW LIGHT are registered trademarks of OSRAM SYLVANIA Inc. OSRAM and OPTOTRONIC are registered trademarks of OSRAM AG. Specifications subject to change without notice 1-800-LIGHTBULB (1-800-544-4828)

96W Driver

POWER SUPPLY | 96ND-12X6X4

Remote Distance	Diameter	
7'-0" (2.1m)	w/22 AWG	(.644mm)
18'-0" (5.5m)	w/18 AWG	(1.02mm)
46'-0" (14.0m)	w/14 AWG	(1.63mm)
71'-0" (21.6m)	w/12 AWG	(2.05 mm)

100W	Max Run Length in Series		Max Run Lengths in Parallel	
line .75 - SO / ledge / luxrail	47'	(14.33m)	87'	(26.52m)

line .75 - HO / ledge / luxrail	12'	(3.66m)	23'	(7.018m)
line .75 - VHO (and color) / ledge	9'	(2.74m)	17'	(5.18m)
line 1.5 - SO	30'	(3.66m)	60'	(18.23m)

line 1.5 - HO	8'	(2.44m)	16'	(4.88m)
line 1.5 - VHO (and color)	6'	(1.82m)	12'	(3.66m)
line 2.0 - SO	26'	(7.92m)	26'	(7.92m)
line 2.0 - HO	17'	(5.18m)	17'	(5.18m)
line 2.0 - VHO	12'	(3.66m)	12'	(3.66m)
line 2.0 - V2HO / B / G / A	8'	(2.44m)	8'	(2.44m)
line 2.0 - R	6'	(1.82m)	6'	(1.82m)

12x6x4 Enclosure

POWER SUPPLY | 100ND-12X6X4



Enclosure Construction

Enclosure and cover are fabricated from code 16 gauge steel. Enclosure body has mounting holes on the back and are available with or without knock outs on the sides, top and bottom ends. Cover is secured to the body with plated hex head combo screws, and has keyhole slots for easy removal without removing screws.

Enclosure Industry Standards

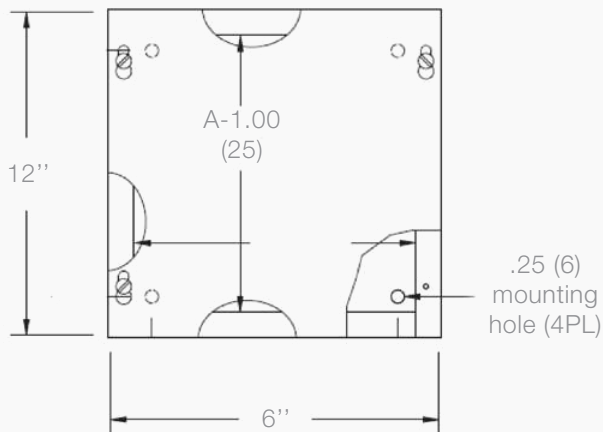
- UL 50 Listed, Type 1
- CSA C22.2 No. 40 certified, Type 1
- Conforms to NEMA standard for Type 1
- IEC 60529, IP30

*One driver enclosure can hold one 20W or 100W driver and one dimming module.

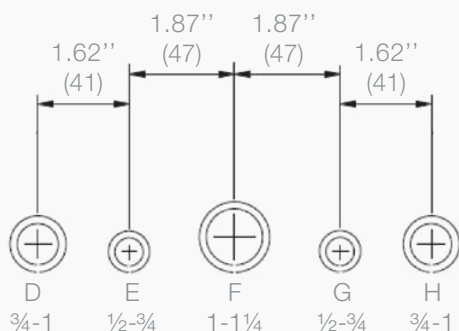
Left End With Cover



Front View Without Cover



Conduit Sizes



Note: Dimensions are in inches. Millimeters are for reference only. Data subject to change without notice.



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: January 5, 2024
File No.: NCC2023 0052

MRV Architects
1420 Glacier Ave Unit 101
Juneau, AK 99801
paul@mrvarchitects.com

Proposal: A Nonconforming Situation Review for structures and parking

Property Address: 3235 Hospital Drive
Property Legal Description: USS 1075 TLINGIT HAIDA LT 1
Property Parcel Code No.: 7B0901040101

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated January 5, 2024, and has found the following situations on the lot to be certified NONCONFORMING to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Structures (CBJ 49.30.250):
 - Anadromous waterbodies setback of 2 feet (picnic shelter)

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the lot is in compliance with this certification and the CBJ Title 49 Land Use Code.

CBJ 49.30.215: Accidental damage or destruction. *Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

The Director of Community Development adopted the analysis and findings lists in the attached memorandum dated December 1, 2023, and has found the following situations on the lot to be NONCOMPLIANT to the Title 49 Land Use Code of the City and Borough of Juneau:

- Noncompliant Structures (CBJ 49.30.250):
 - Anadromous waterbodies setback of 7 feet (unpermitted smokehouse)
 - The property owner must bring the unpermitted smokehouse into compliance with the Land Use Code.
- Noncompliant Parking (CBJ 49.30.270):
 - 59 off-street parking spaces
 - The property owner must bring the parking situation into compliance with the Land Use Code.

MRV Architects
File No.: NCC2023 0052
January 5, 2024
Page 2 of 2

The Director of Community Development adopted the analysis and findings in the attached memorandum dated December 1, 2023, and has deemed the following situation on the lot to be ABANDONED per CBJ 49.30.220:

- Abandoned Parking (CBJ 49.30.270):
 - 24 off-street parking spaces previously located within anadromous waterbodies setbacks

The abandonment of a nonconforming situation relinquishes all nonconforming rights associated with that situation. The existence of an abandoned nonconforming situation becomes a noncompliant situation and subjects the property to enforcement actions consistent with Title 49. In accordance with CBJ 49.30.225 an abandonment determination may be reconsidered within 20 days of the date of the determination. No appeal of an abandonment determination may be made unless reconsideration is first sought.

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner: *Jennifer Shields*
Jennifer Shields, Planner II
Community Development Department

Jill Lawhorne
Jill Lawhorne, Director, AICP
Community Development Department

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



**DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2023 0052**

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: January 5, 2024
TO: Jill Lawhorne, AICP | Director
BY: Jennifer Shields, Planner II

PROPOSAL: A Nonconforming Situation Review for structures and parking.

KEY CONSIDERATIONS FOR REVIEW:

- In 1978, the Juneau Tlingit & Haida Community Center was constructed.
- In 1991, the lot was re-platted as part of the Tlingit Haida Subdivision and a Variance was approved to reduce the lot width from 30-feet to 20-feet (VAR1991-0001).
- 81 off-street parking spaces are required, and 21 off-street parking spaces exist.
- A picnic shelter is nonconforming for anadromous setbacks.
- An unpermitted smokehouse is noncompliant for anadromous setbacks.

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structure – Picnic Shelter

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

- Abandoned Parking

NONCOMPLIANCE:

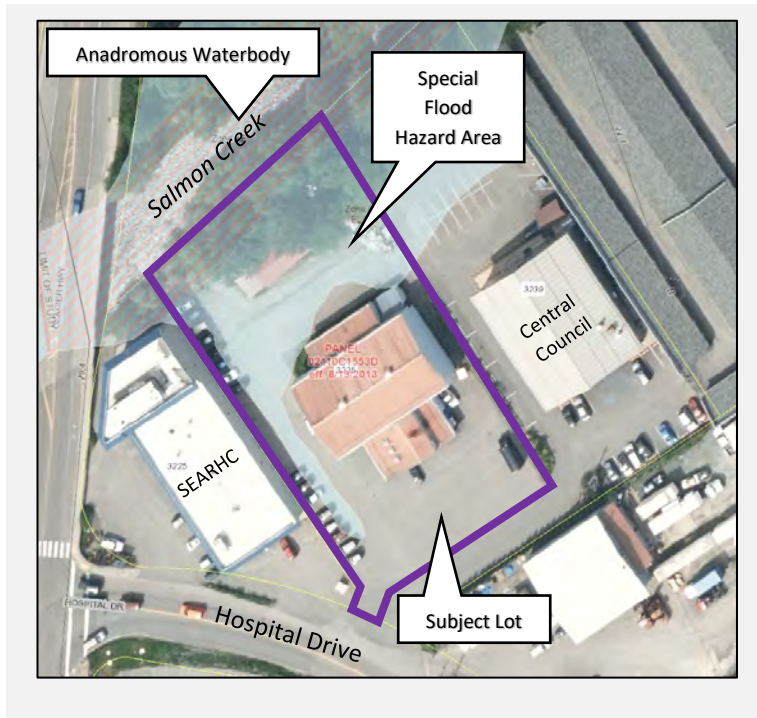
If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

- Noncompliant Off-Street Parking Spaces
- Noncompliant Structure – Unpermitted Smokehouse

GENERAL INFORMATION	
Property Owner	Juneau Tlingit Haida Community Council
Applicant	Paul Voelckers, MRV Architects
Property Address	3235 Hospital Drive
Legal Description	USS 1075 TLINGIT HAIDA LT 1
Parcel Number	7B0901040101
Zoning	GC (General Commercial)
Lot Size	46,477 square feet (1.067 acres)
Water/Sewer	Public water and public sewer
Access	Hospital Drive
Existing Land Use	Social
Associated Applications	BLD2023-0925

CBJ 49.30.215: Accidental damage or destruction. Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.

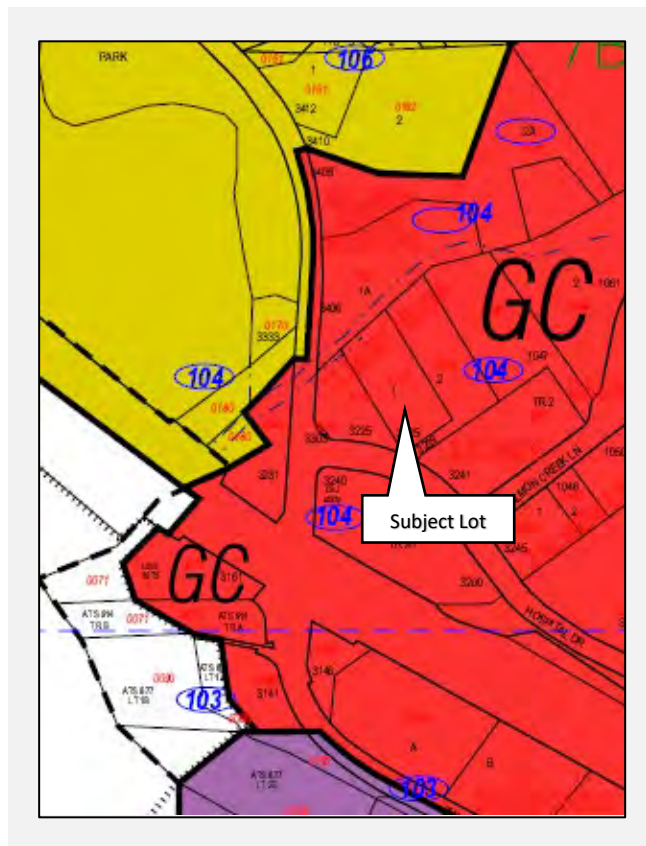
SITE FEATURES AND ZONING



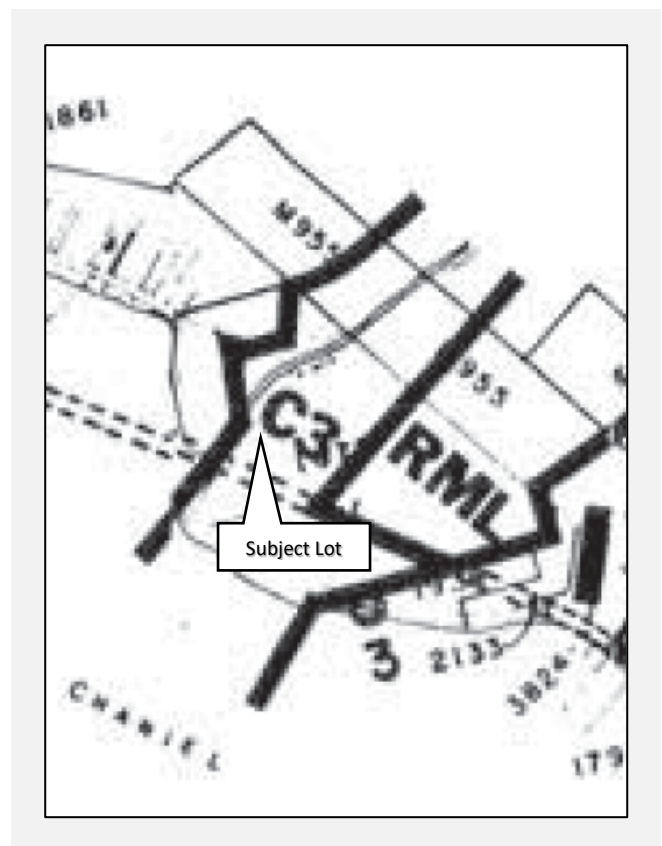
SURROUNDING ZONING AND LAND USES	
North (GC)	Salmon Creek
South (GC)	SEARHC, Medical
East (GC)	Generations Southeast, Educational
West (GC)	SEARHC, Medical

SITE FEATURES	
Anadromous	Yes
Flood Zone	Yes, Floodway/Zone AE
Hazard	No
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

CURRENT ZONING MAP



ORIGINAL ZONING



ZONING HISTORY

Year	Zoning District	Summary
1915	N/A	In 1915, the surrounding area was part of U.S. Survey 1075, prior to the establishment of zoning (Attachment B).
1969	C3 (General Commercial)	In 1969, the surrounding area was zoned C3. The C3 zoning district required a 2,000 square foot minimum lot size and 20-foot minimum lot width. Required setbacks were 10 feet front, and 0 feet rear /side except 10 feet when adjoining a residential district.
1971 (1978)	C3 (General Commercial)	In 1971, Platting Resolution 262 approved the Salmon Subdivision, dividing U.S. Survey 1075 into three parcels. The Resolution was eventually recorded in 1978 as platting waiver 78-39W (Attachment C). Dimensional requirements for the three parcels were met at the time of establishment.
1977- 1979	C3 (General Commercial)	In 1977, a proposed Site Plan for a Community Center on Parcel No. 2 of the Salmon Subdivision shows 80 parking spaces (Attachment D). A letter from the project architect dated February 21, 1978, provides justification for proposing 80 parking spaces (Attachment E). On September 11, 1978, a building permit was issued to construct the Community Center (BLD-12057, Attachment F). At that time, the most closely associated land use category for the Community Center did not require a Conditional Use Permit (CUP): <i>Private and semi-public uses, such as: clubs, lodges, convents, social and community buildings.</i> The building permit stated: <i>“Parking plan approved based on a seating capacity of 320 spaces. If additional seating capacity is provided, the required additional parking spaces must be provided.”</i> CBJ 49.25.500(M) for <i>“Churches, auditoriums, and similar enclosed places of assembly”</i> required 1 parking space for each 4 seats in the auditorium. 80 parking spaces were required. In 1979, a Certificate of Occupancy was issued for the Community Center (Attachment G). Dimensional and parking requirements were met at the time of establishment.
1981	C3 (General Commercial)	In 1981, Platting Waiver 81-35W subdivided the portion of the Salmon Subdivision Parcel No. 2 containing the Community Center to create the “Tlingit- Haida” lot (Attachment H). Dimensional requirements were met at the time of establishment.
1985	C3 (General Commercial)	In 1985, a building permit was issued for a picnic shelter to be built in the rear of the lot near Salmon Creek (BLD-17401, Attachment I).
1987	GC (General Commercial)	In 1987, the lot and surrounding area was zoned GC. The GC zoning district required a 2,000 square foot minimum lot size, a 20-foot lot

Year	Zoning District	Summary
		<p>width, and a 60-foot lot depth*. Minimum setbacks required were 10 feet on all sides.</p> <p>Additionally, CBJ 49.70.310 – Habitat was adopted which enacted anadromous waterbodies setback requirements, as measured from stream banks. Existing site improvements within the 50-foot anadromous waterbodies setback of Salmon Creek included the picnic shelter and 24 off-street parking spaces at the rear of the lot.</p> <p>The picnic shelter and 24 off-street parking spaces became nonconforming for anadromous waterbodies setbacks.</p>
1991	GC (General Commercial)	<p>In 1991, the lot was re-subdivided into Lot 1 of the Tlingit / Haida Subdivision, Plat 91-34 (Attachment J). Subdivision approval included a Variance to reduce the lot width from 30-feet to 20-feet (VAR1991-0001, Attachment K). Variance approval was conditioned upon shared driveway access with an adjacent lot (Attachment L) and provision of 80 off-street parking spaces on or near the lot, specifically as follows:</p> <p><i>“In connection with the proposed replat, the owner/applicant shall submit a revised parking plan, in accordance with applicable standards, to show not less than 80 parking spaces for proposed Tract 2A [subject lot]. Parking shall be located on the parcel which said parking is intended to serve, or shall be within allowable distance, and the availability shall be guaranteed with long-term agreement, acceptable to the City and Borough of Juneau Law Department, for a period commensurate with the life of the building, but not less than 30 years.”</i></p> <p>Subsequently, a Shared Parking Agreement was signed between the CBJ, the JTHCC, and Generations Southeast to the east. This agreement automatically expired on July 1, 2021 (Attachment M).</p> <p>The picnic shelter and 24 off-street parking spaces remained nonconforming for anadromous waterbodies setbacks.</p>
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard.
2021	*All zoning districts – anadromous waterbodies	On September 13, 2021, the CBJ Assembly adopted Ordinance 2021-13, a revision to the anadromous habitat protections.
2023	GC (General Commercial)	<p>A November 2023 Existing Site Survey identifies a smokehouse located within the 50-foot anadromous waterbodies setback of Salmon Creek (Attachment N). The applicant did not provide documentation demonstrating that the smokehouse was permitted and built prior to the enactment of CBJ 49.70.310 Habitat in 1987.</p> <p>The Survey demonstrates that 24 off-street parking spaces are no longer provided within the anadromous waterbodies setbacks.</p>

Year	Zoning District	Summary
		<p>The Survey also demonstrates a total of 21 off-street parking spaces exist on the lot. The applicant did not provide documentation of an additional 59 off-street parking spaces approved by CBJ, either on the lot or nearby, as required by VAR1991-0001.</p> <p>The picnic shelter remains nonconforming for anadromous waterbodies setbacks.</p> <p>The unpermitted smokehouse is noncompliant for anadromous waterbodies setbacks.</p> <p>The 24 off-street parking spaces previously located within the anadromous waterbodies setbacks have been abandoned.</p> <p>The use is noncompliant for 59 off-street parking spaces.</p>

BACKGROUND INFORMATION

In 1915, the surrounding area was part of U.S. Survey 1075 (Attachment B). In 1971, Platting Resolution 262 approved the Salmon Subdivision, dividing U.S. Survey 1075 into three parcels. The Resolution was recorded in 1978 as platting waiver 78-39W (Attachment C).

In 1977, a proposed Site Plan for a Community Center on Parcel No. 2 of the Salmon Subdivision shows 80 off-street parking spaces (Attachment D). A letter from the project architect dated February 21, 1978, provides justification for proposing 80 spaces (Attachment E).

On September 11, 1978, a building permit was issued to construct the Community Center (BLD-12057, Attachment F). At that time, the most closely associated land use category for the Community Center did not require a Conditional Use Permit (CUP): *Private and semi-public uses, such as: clubs, lodges, convents, social and community buildings*. The building permit stated: “Parking plan approved based on a seating capacity of 320 spaces. If additional seating capacity is provided, the required additional parking spaces must be provided.” CBJ 49.25.500(M) for *“Churches, auditoriums, and similar enclosed places of assembly”* required 1 parking space for each 4 seats in the auditorium. The 80 off-street parking spaces were required for the Community Center.

In 1979, a Certificate of Occupancy was issued for the Community Center (Attachment G).

In 1981, Platting Waiver 81-35W subdivided the portion of the Salmon Subdivision Parcel No. 2 containing the Community Center to create the “Tlingit- Haida” lot (Attachment H).

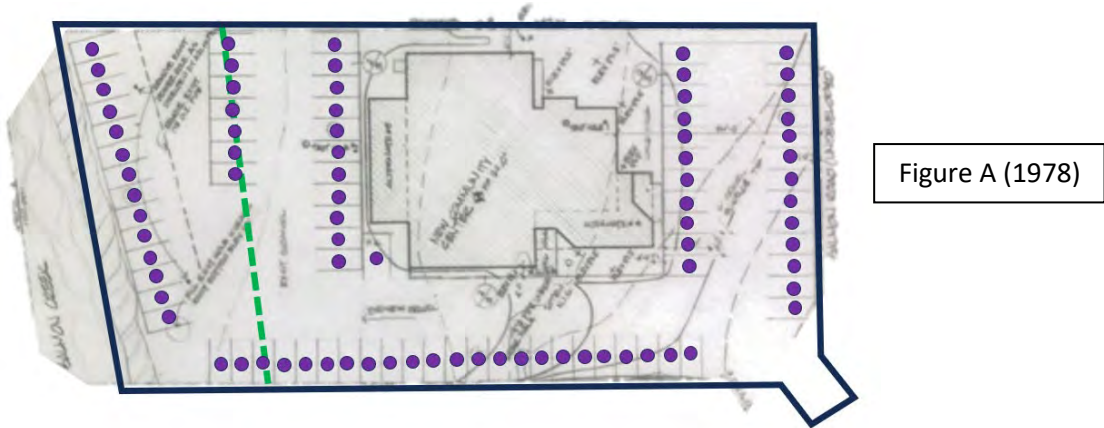
In 1985, a building permit was issued for a picnic shelter to be built in the rear of the property near Salmon Creek (Attachment I). In 1987, CBJ 49.70.310 Habitat was adopted which enacted anadromous waterbodies setback requirements, as measured from stream banks. Existing site improvements within the 50-foot anadromous waterbodies setback of Salmon Creek included the picnic shelter and 24 off-street parking spaces at the rear of the lot.

In 1991, the lot was re-platted into Lot 1 of the Tlingit / Haida Subdivision, Plat 91-34 (Attachment J). Subdivision approval included a Variance to reduce the lot width from 30-feet to 20-feet (VAR1991-0001, Attachment K).

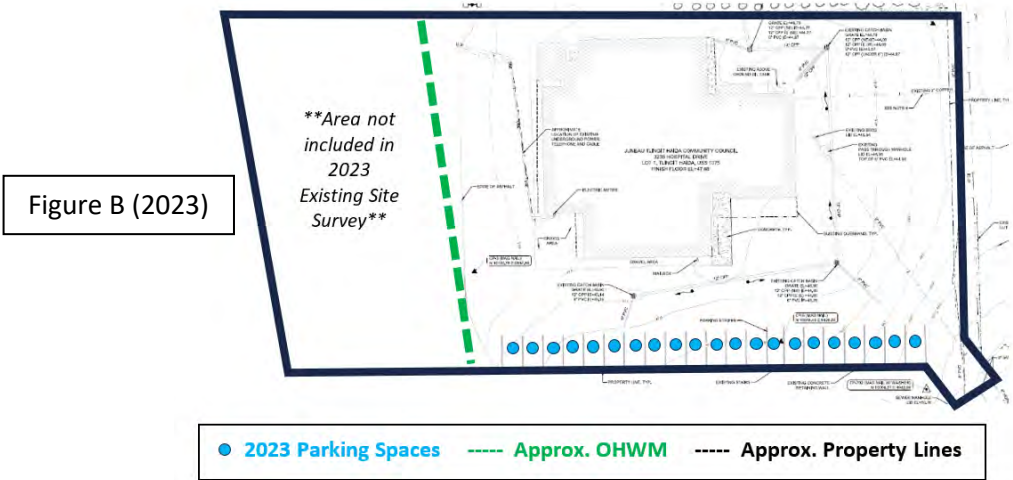
Variance approval was conditioned upon shared driveway access with an adjacent lot (Attachment L) and provision of 80 parking spaces on or near the lot. Subsequently, a Shared Parking Agreement was signed between the CBJ, the JTHCC, and Generations Southeast to the east. This agreement automatically expired on July 1, 2021 (Attachment M).

A November 2023 Existing Site Survey identifies a smokehouse located within the 50-foot anadromous waterbodies setback of Salmon Creek (Attachment N). The applicant did not provide documentation demonstrating that the smokehouse was permitted and built prior to the enactment of CBJ 49.70.310 Habitat in 1987.

The Survey also demonstrates that 24 off-street parking spaces are no longer provided within the anadromous waterbodies setbacks (Figure A below), and the current provision of 21 off-street parking spaces on the lot (Figure B below). The applicant did not provide documentation of an additional 59 off-street parking spaces approved by CBJ, either on the lot or nearby, as required by VAR1991-0001.



● 1978 Parking Spaces - - - - - Approx. OHWM - - - - - Approx. Property Lines



● 2023 Parking Spaces - - - - - Approx. OHWM - - - - - Approx. Property Lines

INFORMATION REVIEWED

Year	Type	Summary
1915	Survey	U.S. Survey 1075 showing the area prior to subdivision (Attachment B).
1978	Plat	Salmon Subdivision Plat Waiver 78-39W, via Platting Resolution 262 approved in 1971, creating Tract No. 2 that the Community Center was built on (Attachment C).
1977	Site Plan	Shows proposed parking spaces for a new Community Center (Attachment D).
1978	Letter	Letter from the Community Center architect to CBJ discussing justification for calculating parking requirements (Attachment E).
1978	Building Permit	BLD-12057 issued for construction of a new 8,900 square foot Community Center requiring 80 off-street parking spaces (Attachment F).
1979	Certificate of Occupancy	Issued for the Community Center based upon requirements of BLD-12057 (Attachment G).
1981	Plat	Plat Waiver 81-35W creating the Tlingit-Haida lot (Attachment H).
1985	Building Permit	BLD-17401 issued for a new picnic shelter (Attachment I).
1991	Plat	Tlingit-Haida Plat 91-34 (Attachment J).
1991	Variance	VAR1991-0001 approved to reduce the lot width from 30-feet to 20-feet (Attachment K).
1991	Common Driveway Easement	VAR1991-0001 approval conditioned upon shared driveway access with an adjacent lot (Attachment L).
1991	Parking Agreement	VAR1991-0001 approval conditioned upon provision of 80 parking spaces on or near the lot. Expired on July 1, 2021 (Attachment M).
2013	Aerial Photography	Aerial imagery is used to estimate vegetative cover (Attachment O).
2023	Existing Site Survey	Shows current site conditions including structures and parking (Attachment N).

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the GC zoning district compared to the lot. A description of these situations is provided in the following sections. Items bolded do not meet current requirements.

Standard		Requirement	Existing	Code Reference
Lot	Size	2,000 square feet	46,477 square feet	CBJ 49.25.400
	Width	20 feet (also VAR91-01)	20.10 feet	CBJ 49.25.400
Setbacks	Front	10 feet	49 feet	CBJ 49.25.400
	Rear – Picnic Shelter	50 feet from OHWM	~2 feet within setback	CBJ 49.70.330
	Rear - Smokehouse	50 feet from OHWM	~7 feet within setback	CBJ 49.70.330
	Side (east)	10 feet	10 feet	CBJ 49.25.400
	Side (west)	10 feet	~47 feet	CBJ 49.25.400
Lot Coverage		N/A	N/A	CBJ 49.25.400
Height	Permissible	55 feet	~24 feet	CBJ 49.25.400
	Accessory	45 feet	~10 feet	CBJ 49.25.400
Maximum Dwelling Units		N/A	N/A	CBJ 49.25.500
Use		Varies	Social	CBJ 49.25.300
Vegetative Cover		10%	~17%	CBJ 49.50.300
Parking		80 (per VAR91-01)	21 (59 less than required)	CBJ 49.40.210(a)

Minimum Lot Requirements – The lot meets the minimum lot size and lot width requirements of the GC zoning district.

Finding: Staff finds the lot conforming for lot size and width.

Minimum Setback Requirements –

1. **Community Center:** The Community Center structure was built in 1978 (Attachment F) and meets all setback requirements according to a 2023 Existing Site Survey (Attachment N).

Finding: Staff finds the Community Center structure conforming for setbacks.

2. **Picnic Shelter:** The picnic shelter was built in 1985, in the rear of the lot near Salmon Creek (Attachment I). In 1987, CBJ 49.70.310 – Habitat was adopted which enacted anadromous waterbodies setback requirements, as measured from stream banks. In 2021, the CBJ Assembly adopted Ordinance 2021-13 to ensure that anadromous waterbodies setbacks are measured from the Ordinary High-Water Mark (OHWM) rather than stream banks. The picnic shelter is located approximately two-feet within the 50-foot anadromous waterbodies setback of Salmon Creek, per CBJ 49.70.330(a) and a site visit conducted by CBJ staff on December 6, 2023.

Finding: Staff finds the picnic shelter structure nonconforming for anadromous waterbodies setbacks.

3. **Smokehouse:** A November 2023 Existing Site Survey identified an unpermitted smokehouse in the rear of the property near Salmon Creek (Attachment N). The applicant did not provide documentation demonstrating that the smokehouse was permitted and built prior to the enactment of anadromous waterbodies setback requirements in 1987. The unpermitted smokehouse is located approximately seven-feet within the 50-foot anadromous waterbodies setback of Salmon Creek, per CBJ 49.70.330(a) and a site visit conducted by CBJ staff on December 6, 2023.

Finding: Staff finds the unpermitted smokehouse structure noncompliant for anadromous waterbodies setbacks.

Lot Coverage – The GC zoning district does not require a maximum lot coverage percentage.

Finding: N/A

Structure Height – A 2023 elevation drawing shows the Community Center structure at approximately 24 feet in height (Attachment N). A 1985 elevation drawing shows the picnic shelter at approximately 10 feet in height (Attachment I). The unpermitted smokehouse structure is approximately 10 feet in height. Maximum height is not exceeded.

Finding: Staff finds the structures conforming for height.

Residential Density – The lot contains zero (0) residential dwelling units.

Finding: N/A

Use – In 1978, a building permit was issued to construct a Community Center on Parcel No. 2 of the Salmon Subdivision (Attachment F). At that time, the most closely associated land use category for the use did not require

a Conditional Use Permit (CUP): *Private and semi-public uses, such as: clubs, lodges, convents, social and community buildings.*

The current, most closely associated USE category for the Shaan S'oox Community House is USE 5.400: *Social, fraternal clubs, lodges, union halls, yacht clubs.* Major developments for this type of land use require a CUP. As the site is over one-half acre of land (major development), a Conditional Use Permit will be required for expansion of the existing building.

Finding: Staff finds the use conforming.

Vegetative Cover – GIS aerial imagery from 2013 shows that the lot has approximately 17% vegetative cover (Attachment N).

Finding: Staff finds the lot conforming for vegetative cover.

Parking – The 80 off-street parking spaces are required on or near the lot. Currently, the lot has 21 off-street parking spaces, and no CBJ-approved joint use parking agreement(s) in place.

Finding: See the “Noncompliant Situations” and “Abandonment” sections below for further evaluation of this issue.

NONCOMPLIANT SITUATIONS

CBJ 49.30.310(j) Failure of a situation to qualify for nonconforming certification. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant, and the property is subject to enforcement actions consistent with this title.

Based upon available information, the following situations are deemed noncompliant:

Smokehouse: An unpermitted smokehouse structure is located approximately seven (7) feet within the 50-foot anadromous waterbodies setback of Salmon Creek, as measured from the OHWM, per CBJ 49.70.330(a).

Finding: Staff finds the unpermitted smokehouse structure noncompliant for anadromous waterbodies setbacks. The property owner must bring the smokehouse structure into compliance with the Land Use Code.

Parking: The 80 off-street parking spaces were required for the Community Center when it received a Certificate of Occupancy in 1979, and again in 1991. A Shared Parking Agreement between the CBJ, the JTHCC, and Generations Southeast to the east automatically expired on July 1, 2021. Currently, the lot provides 59 off-street parking spaces less than required, and no CBJ-approved joint use parking agreement(s) in place.

Finding: Staff finds the use noncompliant for 59 off-street parking spaces.

ABANDONMENT

CBJ 49.30.220(b) Abandonment of a nonconforming situation. *A nonconforming situation is abandoned if any of the following events occur:*

- (1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;*
- (2) The nonconforming situation is damaged, destroyed, removed, or demolished intentionally by the owner or intentionally by an authorized agent of the owner;*
- (3) The nonconforming structure is moved;*
- (4) The owner takes action consistent with an intent to abandon the nonconforming situation;*
- (5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;*
- (6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or*
- (7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.*

Parking: In 1987, CBJ 49.70.310 Habitat was adopted which enacted anadromous waterbodies setback requirements, as measured from stream banks. Site improvements within the 50-foot anadromous waterbodies setback of Salmon Creek included 24 off-street parking spaces at the rear of the lot.

A November 2023 Existing Site Survey demonstrates the abandonment of 24 nonconforming off-street parking spaces previously located within the anadromous waterbodies setbacks, as confirmed by a site visit conducted by CBJ staff on December 6, 2023.

Finding: 24 off-street parking spaces previously located within anadromous waterbodies setbacks have been abandoned.

FINDINGS

1. Was the picnic shelter allowed, or not prohibited by law, when it was established?

Analysis: No further analysis needed.

Finding: Yes. Staff finds the picnic shelter nonconforming for anadromous waterbodies setbacks.

2. Was the smokehouse allowed, or not prohibited by law, when it was established?

Analysis: No further analysis needed.

Finding: No. Staff finds the smokehouse noncompliant. The smokehouse can become conforming with an approved building permit.

3. Was the parking situation allowed, or not prohibited by law, when it was established?

Analysis: No further analysis needed.

Finding: No. Staff finds the use noncompliant for 59 off-street parking spaces.

4. Have the nonconforming situations been abandoned?

Analysis: No further analysis needed.

Finding: Yes. 24 off-street parking spaces previously located within anadromous waterbodies setbacks have been abandoned.

RECOMMENDATION

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lots to be **NONCONFORMING** to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

- Nonconforming Structures (CBJ 49.30.250):
 - Anadromous waterbodies setback of 2 feet (picnic shelter)

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to be **NONCOMPLIANT** to the Title 49 Land Use Code and deny a Nonconforming Certification for the following situations:

- Noncompliant Structures (CBJ 49.30.250):
 - Anadromous waterbodies setback of 7 feet (unpermitted smokehouse)
- Noncompliant Parking (CBJ 49.30.270):
 - 59 off-street parking spaces

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to be **ABANDONED** to the Title 49 Land Use Code and deny a Nonconforming Certification for the following situations:

- Abandoned Parking (CBJ 49.30.270):
 - 24 off-street parking spaces previously located within anadromous waterbodies setbacks.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1915 U.S. Survey 1075
Attachment C	1978 Salmon Subdivision Plat Waiver 78-39W, via Platting Resolution 262
Attachment D	1977 Proposed Community Center Site Plan
Attachment E	1978 Letter from the Community Center architect to CBJ
Attachment F	1978 BLD-12057 for a Community Center
Attachment G	1979 Certificate of Occupancy for a Community Center
Attachment H	1981 Plat Waiver 81-35W
Attachment I	1985 BLD-17401 for a Picnic Shelter
Attachment J	1991 Tlingit-Haida Plat 91-34
Attachment K	1991 VAR1991-0001 for Lot Width
Attachment L	1991 Common Driveway Easement
Attachment M	1991 Shared Parking Agreement
Attachment N	2023 Existing Site Survey
Attachment O	2013 Aerial Imagery



with PLD23-925

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 3235 HOSPITAL DRIVE		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) LOT 1, TUNGIT HAIDA, USS 1075		
	Parcel Number(s) -		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which <u>N.A.</u>		
	LANDOWNER/ LESSEE		
	Property Owner	Contact Person	
	Mailing Address	Phone Number(s)	
	E-mail Address		
	LANDOWNER/ LESSEE CONSENT		
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
<u>Rhonda D. Butler</u> Landowner jth president@juneau.thel... Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee) (907) 463-5680 (907) 305-0241 X <u>Rhonda D Butler</u> Landowner/Lessee (Signature) <u>11-16-23</u> Date Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee) X _____ Landowner/Lessee (Signature) _____ Date NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT			
If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X <u>Paul Voelckers</u> Applicant's Signature <u>11-16-2023</u> Date of Application 1420 GLACIER AVE, JUNEAU 99801 paul@mvkarchitects.com			

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

Intake Initials
Case Number NCC23-52
Date Received 11/16/2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Attachment A - Application
Attachment B - NCC2023 0052



APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

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

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

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

USE
 STRUCTURE
 DENSITY
 PARKING
 LOT

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES NO

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the *situation was allowed when established* may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
<i>structure may be within protected stream corridor -</i>	
<i>Parking Variance/Agreements depend to have expired -</i>	

Relevant information to show that the *situation was maintained over time* may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation
<i>Parking</i>	<i>Site Plan</i>
<i>Structure w/ setback/Stream setback</i>	

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

- Complete Application (Per CBJ 49.30.310)
 - Narrative
 - As-built survey or similar document
 - Documentation
 - Fees

Associated w/ BLD23 225

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	\$			
Admin. of Guarantee	\$			
Adjustment	\$			
Total Fee	\$			

Handwritten initials/signature over the fee table.

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center 907-586-0770.

Case Number	Date Received
<i>NCC23-52</i>	<i>11/16/2023</i>

Nonconforming Certification Application Instructions

Nonconforming Situations is outlined in CBJ 49.30.310

Pre-Application Conference: A pre-application conference is **NOT** required prior to submitting an application. It is highly recommended that applicants meet with a planner to discuss the nonconforming situation(s) and necessary or appropriate documentation for submittal. Staff may have access to documentation that the applicant does not. Please contact the Permit Center at 907-586-0770 or via e-mail at permits@juneau.org.

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

1. **Forms:** Completed application for Nonconforming Certificate and Development Permit Application forms.
2. **Fees:** Fee is \$150. If submitted in conjunction with a development permit, the fee is waived. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the nonconforming situation(s).

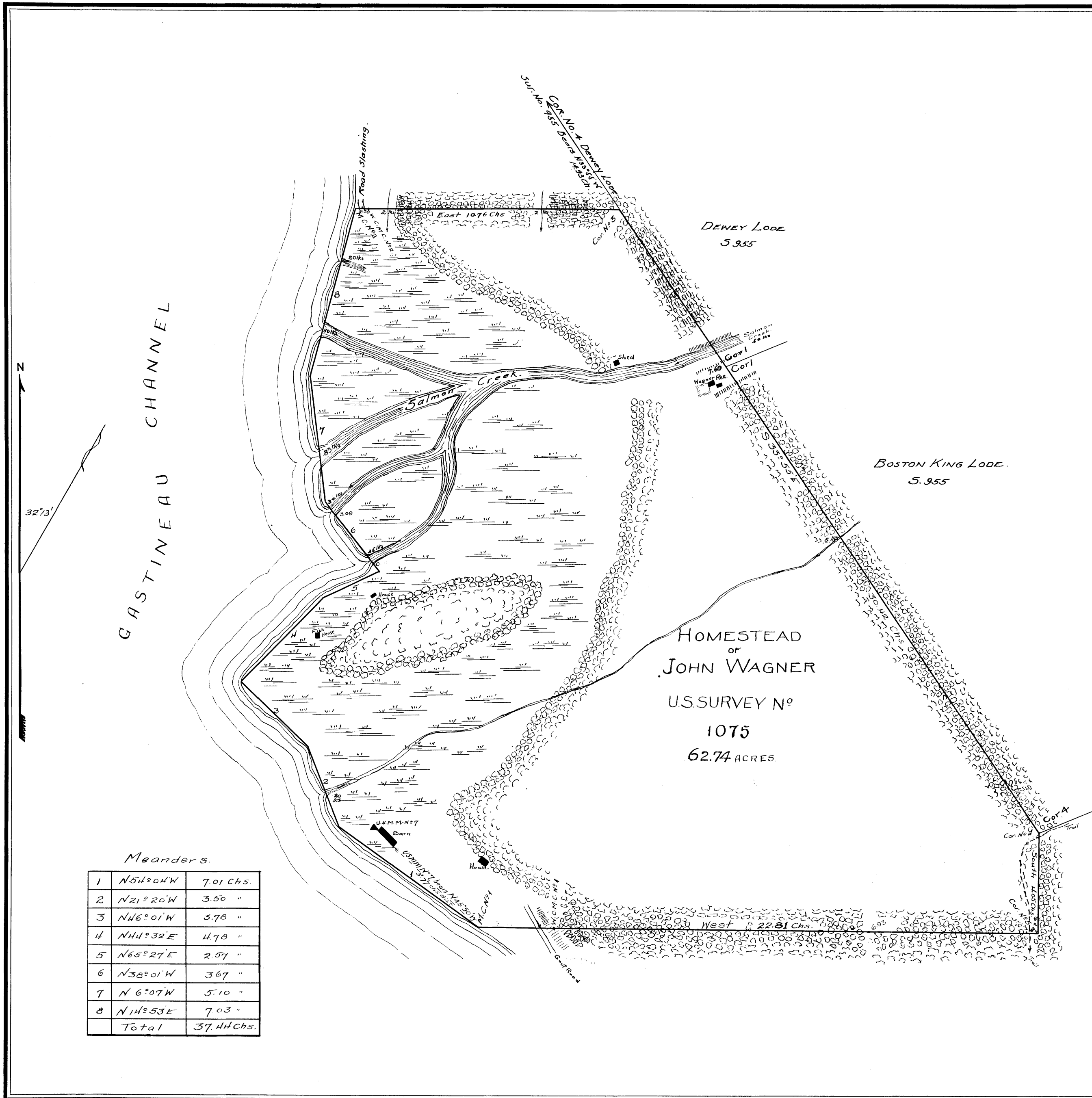
Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

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

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

Review: As part of the review process, the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes. Depending on the details of the permit request, the application may require review by other City & Borough of Juneau departments. Applicants may be required to provide additional information and clarification.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



GASTINEAU CHANNEL

32° 3'

Meanders.

1	N54°04'W	7.01 Chs.
2	N21°20'W	3.50 "
3	N46°01'W	3.78 "
4	N44°32'E	4.78 "
5	N65°27'E	2.57 "
6	N38°01'W	3.67 "
7	N 6°07'W	5.10 "
8	N14°53'E	7.03 "
Total		37.44 Chs.

PLAT
OF
U. S. SURVEY NO. 1075
OF THE
HOMESTEAD
UNDER ACT OF MAY 14, 1898
AS AMENDED BY ACT OF MARCH 3, 1903
OF
JOHN WAGNER

SITUATE
AT SALMON CREEK
LATITUDE 58°19'30"N; LONGITUDE 134°28'00"W
DISTRICT OF ALASKA

SCALE OF 3.00 CHS. TO INCH
VARIATION 32°-13' EAST
AREA 62.74 ACRES
AS SURVEYED BY
H. P. GROWTHER
U. S. DEPUTY SURVEYOR
JULY-24 TO AUGUST-29-1911

U. S. SURVEYOR GENERAL'S CERTIFICATE

Surveyor General's Office,
Juneau, Alaska, February 19, 1915

The original field notes of the survey of the
Homestead Claim of John Wagner
from which this plat has been made have been
examined and approved, and are on file in this office; and I
hereby certify that they furnish such an accurate description of said
claim as will, if incorporated into a patent, serve fully to identify
the premises, and that such reference is made therein to natural
objects and permanent monuments as will perpetuate and fix
the locus thereof.

And I further certify that this is a correct plat of said
claim, made in conformity with said original field notes of the
survey thereof. And the same is hereby approved.

Charles E. Davidson
Surveyor General of the District of Alaska.

78-39W

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 262

WHEREAS, Joseph Henri
(Applicant(s))

has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of plat and recording requirements of the subdivision of the following described real property:

Portion of U.S.S. 1075 located adjacent to the Hospital property at Salmon Creek

according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance (a) is not being made for the purpose of or in connection with a present or projected subdivision development, (b) is an isolated transaction which does not fall within the general intent of Title 40, Chapter 15, Alaska Statutes, and (c) does not involve or require any dedication of a street, alley, thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

That the said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above described property is hereby granted.

Dated November 11, 1971

CITY & BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION

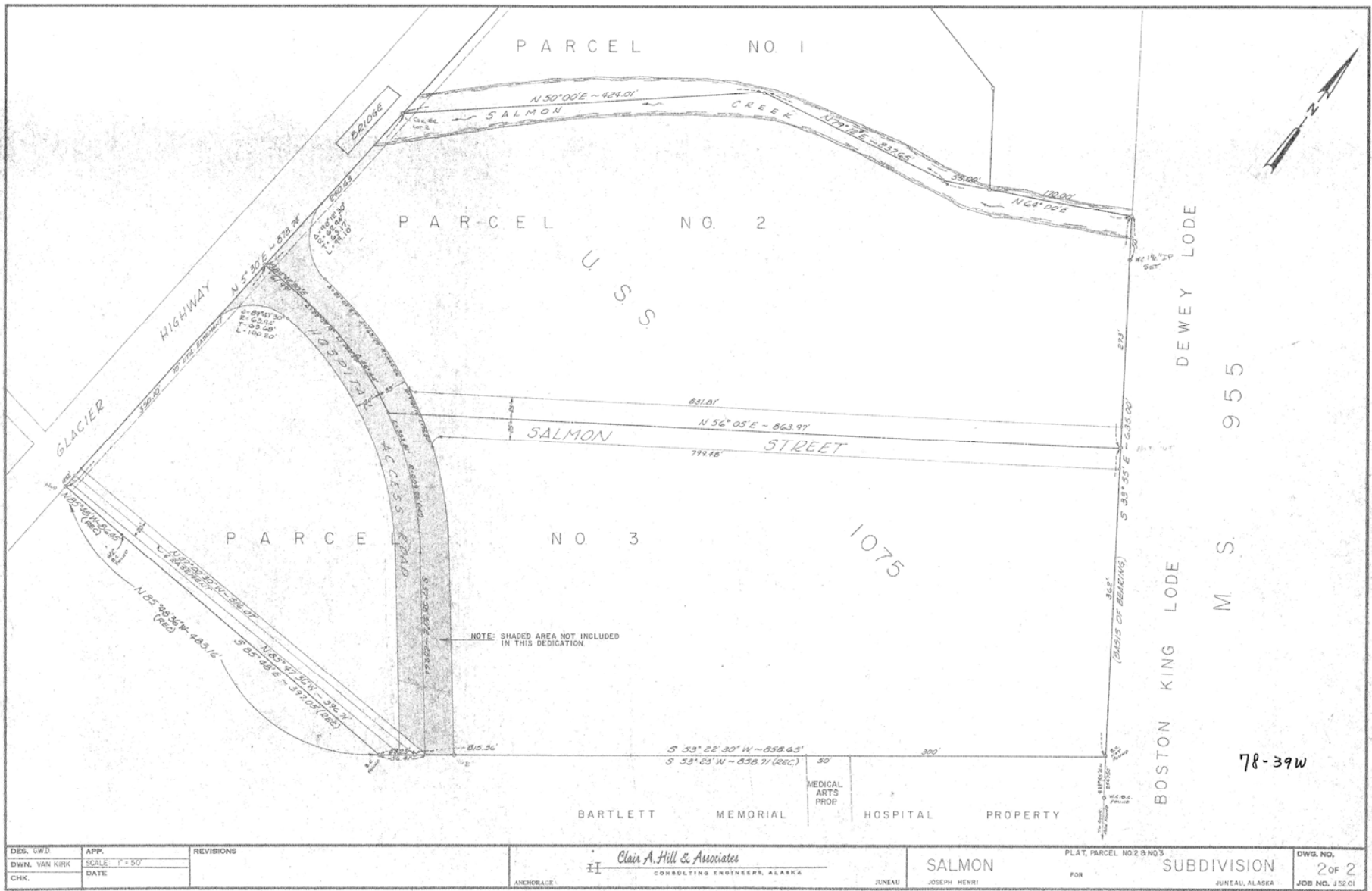
By Thomas E. Selby
Chairman

Attest:
Karl J. Mielke
Clerk

78-8272
300
RECORDED & FILED
JUNEAU REC.
DISTRICT

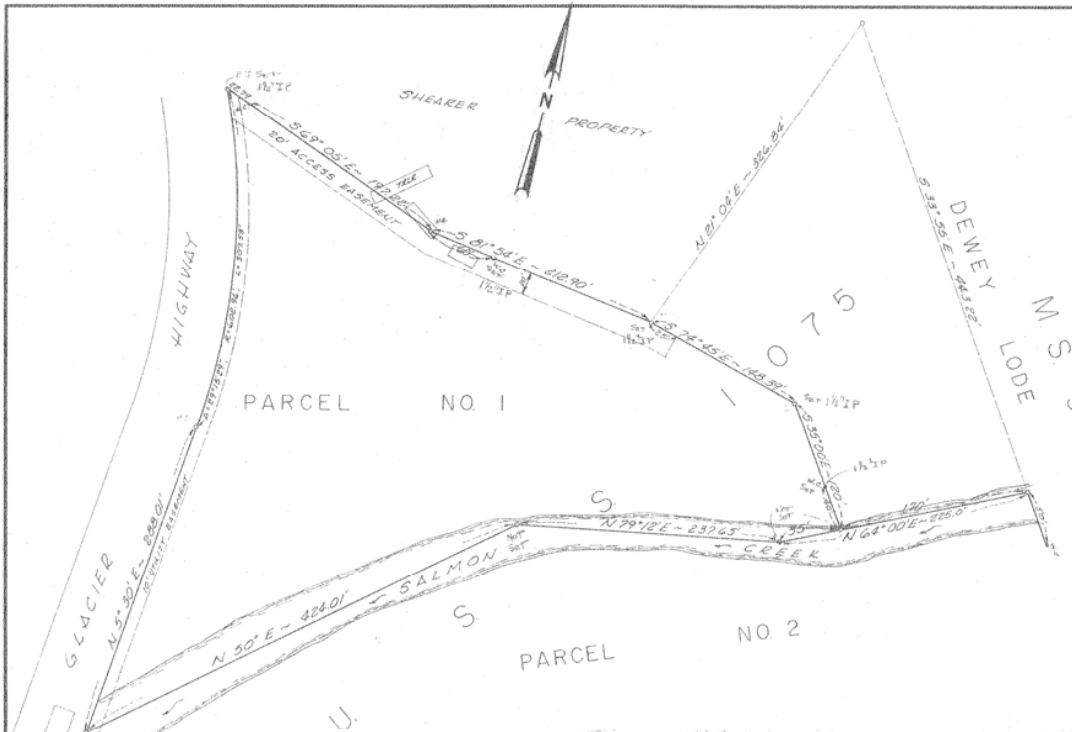
Nov 15 1 55 PM '78
REQUESTED BY
ADDRESS

* Plat attachments are in the plat drawer.



78-39W

Attachment C - 1978 Salmon Subdivision Plat Waiver 78-39W, via Platting Resolution 262
 Attachment B - NCC2023 0052



CERTIFICATE OF OWNERSHIP AND DEDICATION

We certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, walks, parks, playgrounds and other open spaces to public or private use as noted.

Date: _____ 19____

Witness: _____ Owner

Witness: _____ Owner

Signed and sworn before me this _____ day of _____ 19____

Notary Public
My Commission expires _____

CERTIFICATE OF REGISTERED ENGINEER OR SURVEYOR

I hereby certify that I am a registered professional civil engineer and that this plan represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct.

19____ Registered Engineer

CERTIFICATE

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

I, the undersigned, being duly appointed, qualified and acting collector for the City and Borough of Juneau, do hereby certify that, according to the records of the City and Borough, the following described property is owned as the tax records in the name of:

Declarant: _____
and that, according to the records in my possession, all taxes assessed against said lands and in favor of the City and Borough are paid in full that current taxes for the year 19____ will be due on or before _____ 19____
Dated at Juneau, Alaska, this _____ day of _____ 19____

Collector
Gustav Jensen Borough

CERTIFICATE OF APPROVAL BY THE BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Juneau, and that said plat has been approved by the board by Plat Resolution, No. _____, and that the plat shown hereon has been approved for recording in the office of the District Magistrate, Juneau.

19____

Chakman, City and Borough of
Juneau Platting Board.

PARCEL 1 LEGAL DESCRIPTION

Situated in the State of Alaska, Juneau Recording District, City and Borough of Juneau being part of U.S.S. 1075 and known as Parcel 1 of the Salmon Subdivision being more particularly described as follows:

Beginning at the most northerly corner of U.S.S. 1075, thence S 21° 04' W, 321.84 feet to the original place of beginning; thence S 24° 43' E, 148.39 feet to a point; thence S 45° E, 120 feet to a point; thence along a line common with Parcel 2 of Salmon Subdivision S 84° W, 55.0 feet to a point; thence continuing along the common line with Parcel 2 S 79° 12' W, 237.45 feet to a point; thence eastward along the common line with Parcel 2 S 50° W, 424.01 feet more or less to the intersection of said line with the most easterly right-of-way line of Glacier Highway; thence N 5° 36' E, along said right-of-way line 208.01 feet; thence continuing along said right-of-way of Glacier Highway around the arc of a curve to the left, tangent to the last mentioned course, having the following data:

Radius	=	692.96 feet
Interior Angle	=	28° 13' 29"
Length of Long Chord	=	239.25 feet
Tangent Distance	=	157.20 feet

thence S 69° 05' E, a distance of 270.01 feet; thence S 01° 54' E, a distance of 212.93 feet to the original place of beginning, said parcel containing 3.64 acres, more or less.

PARCEL 2 LEGAL DESCRIPTION

Situated in the State of Alaska, Juneau Recording District, City and Borough of Juneau being part of U.S.S. 1075 and known as Parcel 2 of the Salmon Subdivision being more particularly described as follows:

Beginning at the most northerly corner of U.S.S. 1075, thence S 33° 55' E along the common line between U.S.S. 1075 and the Denev Lode and Boston King Lode Mineral Survey 953 a distance of 444.12 feet to the principal place of beginning; thence S 33° 55' E along the common line between 1075 and Boston King Lode, a distance of 779 feet to a point, said point being on the east-southwest corner of the new Salmon Street; thence S 84° 05' W, 863.97 feet along the centerline of the road to the intersection of this road with the centerline of the access road to the Bartlett Memorial Hospital property; thence along an arc to the left following the centerline of hospital road, this curve having the following characteristics:

Arc Length	=	145.39 feet
Radius	=	409.20 feet
Central Angle	=	22° 03' 14"
Long Chord Bearing	=	N 73° 07' 53" W, 164.26 feet

to a point; thence N 84° 42' 38" W, 61.99 feet more or less to the intersection of the centerline of the hospital access road with the most easterly right-of-way line of Glacier Highway; thence N 5° 36' E, a distance of 240.61 feet to a point; thence N 60° E, 424.01 feet along the common line between Parcel 1 and Parcel 2 of the Salmon Subdivision; thence N 79° 12' E, 237.45 feet eastward along the line common with Parcel 1 and Parcel 2; thence N 64° E, a distance of 225 feet to the principal place of beginning, said parcel containing 0.75 acres, more or less.

PARCEL 3 LEGAL DESCRIPTION

Situated in the State of Alaska, Juneau Recording District, City and Borough of Juneau, Alaska, being part of U.S.S. 1075 and known as Parcel 3 of the Salmon Subdivision being more particularly described as follows:

Beginning at the most northerly corner of U.S.S. 1075; thence S 53° 55' E along the common line between U.S.S. 1075 and the Denev Lode and Boston King Lode Mineral Survey 953, a distance of 716.42 feet to the principal place of beginning; thence continuing along the common line of the Boston King Lode and U.S.S. 1075 S 33° 55' E, 148.39 feet to the most northerly corner of the Salmon Subdivision, said corner being common with the most northerly corner of the Bartlett Memorial Hospital property; thence S 83° 21' 30" W, 858.43 feet; thence N 65° 47' 36" W, 471.16 feet to the intersection of the property line with the most easterly right-of-way line of Glacier Highway; thence N 5° 36' E, a distance of 350.10 feet to the intersection of the easterly right-of-way line of Glacier Highway and the centerline of the Bartlett Memorial Hospital access road; thence S 84° 42' 38" E, 61.99 feet to a point of curvature to the right, the curve being tangent to previous described course and have the following characteristics:

Radius	=	409.20 feet
Central Angle	=	22° 03' 14"
Length of Arc	=	145.39 feet
Long Chord	=	164.26 feet
Bearing on Long Chord	=	S 74° 07' 53" W

to the intersection of the Bartlett Memorial Hospital access road with the centerline of Glacier Highway; thence N 64° E, 424.01 feet to the principal place of beginning, said parcel containing 11.13 acres, more or less.

PARCEL 3 Legal Description Continued

SAVE AND EXCEPT therefrom that certain reservation by Joseph L. George, Thomas F. George and Thomas L. George, as recorded in the Office of the Recorder, Juneau Recording District of Alaska, in that certain system No. Joseph L. and Aloha W. Hunt, in Deed Book 95, p. 132, dated 8 March 1971, and renewed on 27 September 1971 in Deed Book 98, p. 310, hereinafter therein as follows:

"All lands within the above-described tract which are required, and which will be subject to condemnation unless complied by the State of Alaska by negotiation, for highway purposes in connection with the relocation of the present Glacier Highway right-of-way within said survey to a new location in connection with the realignment of Glacier Highway which is expected to be accomplished within five years."

78-39W

DES. GWD	APP.	REVISIONS		SALMON	PLAT, PARCEL NO. 1	SUBDIVISION	DWG. NO.
DWN. VAN KIRK	SCALE 1" = 50'				FOR		1 OF 2
CHK.	DATE				JOSEPH HENRI		JUNEAU ALASKA

78-39W



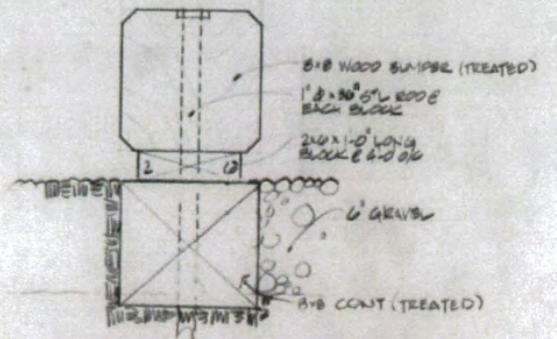
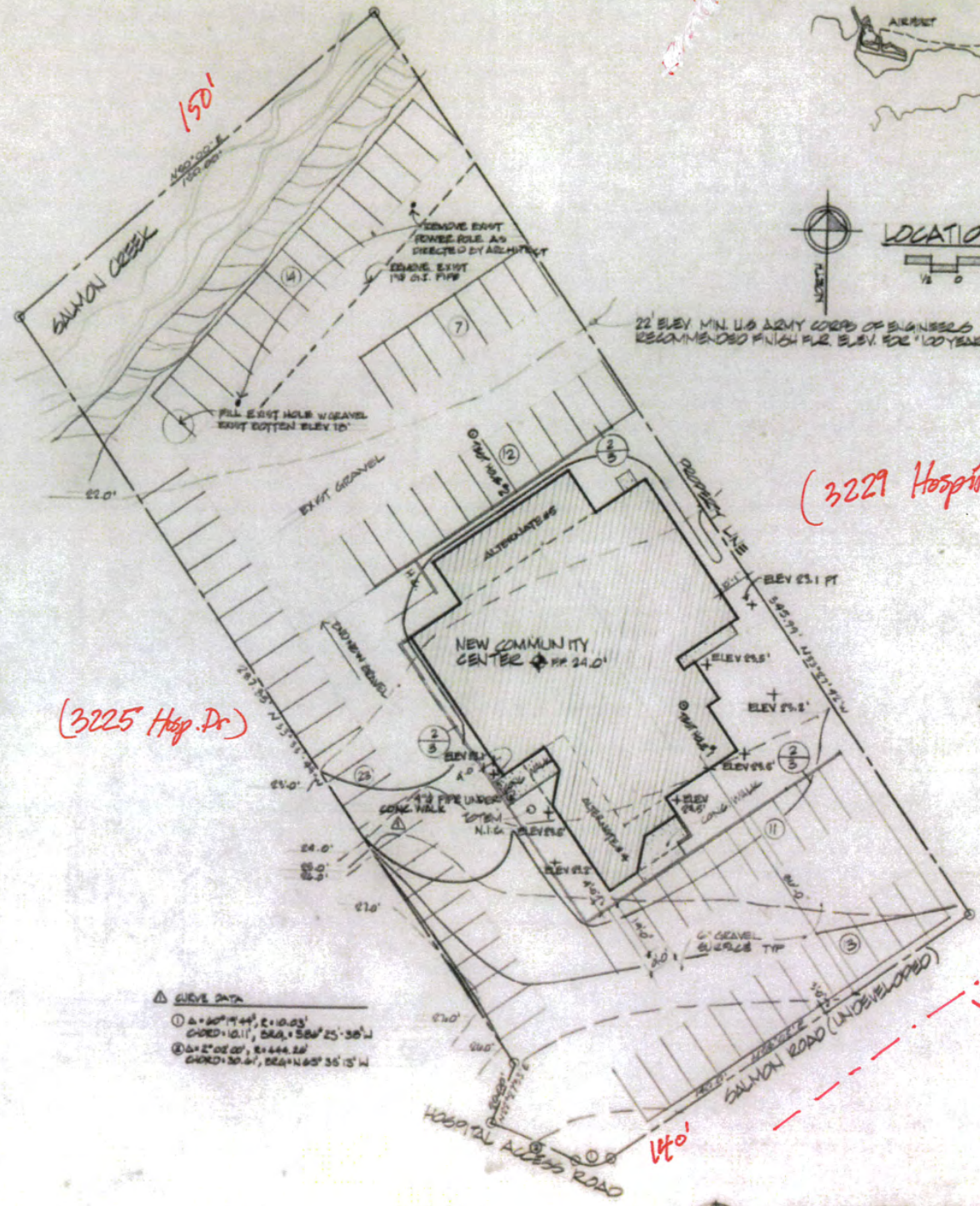
CRITTENDEN
CASSETTA
CANNON
HELLMUTH
OBATA
KASSABAUM

CCC/HOK
ARCHITECTS & PLANNERS
881 WEST FIREWEED LANE
ANCHORAGE, ALASKA 99503 TEL. 907-272-3667

A COMMUNITY CENTER BLDG.
FOR
JUNEAU TUNGIT-HAIDA
COMMUNITY COUNCIL
JUNEAU
ALASKA

AS BUILT DRAWING
THIS DRAWING HAS BEEN
REVISED TO REFLECT
FIELD CONDITIONS
FROM REVISIONS
QUANTIFIED BY
NORTHWEST LOGAN J.
GENERAL CONTRACTOR
4/30/79
DATED

revisions	
1	AS BUILT
project no. 7755	
date NOV 5/77	
drawn JRC	
checked CFS	
sheet contains	
SITE PLAN	
LOCATION MAP	
DETAILS	
drawing no.	
category	sheet
1	1



WOOD CURB
3'-1-0"

- GENERAL NOTES
- BUILDING DESIGNED UNDER THE 1976 UBC
 - ZONE C-3
 - FIRE ZONE 3 (A)
 - OCCUPANCY A-2.1
 - CONSTRUCTION TYPE II
 - BUILDING AREA (GROSS) 5400 SQ FT

- CURVE DATA
- ① Δ=40° 44' 45", R=100.0', CHORD=101.1', BEA=150° 25' 30" W
 - ② Δ=2° 02' 00", R=1444.24', CHORD=30.47', BEA=140° 35' 35" W

① SITE PLAN
SCALE: 1"=20'-0"

ATTACHMENT B

(3229 Hospital Dr)

(3225 Hosp. Dr)

TOTAL OF 20 SPACES

SITE REVISION, DATE UNCERTAIN

Crittenden **Hellmuth**
Cassetta **Obata**
Cannon **Kassabaum**

801 West Fireweed Lane
Anchorage, Alaska 99503
Tel: 907-272-3567

February 21, 1978

Mr. Steven Gilbertson
City and Borough of Juneau
Planning Office
155 South Seward Street
Juneau, Alaska 99801

Subject: JUNEAU TLINGIT-HAIDA COMMUNITY CENTER BUILDING 7735-03

Dear Sir:

It has come to my attention that you have some concern regarding the amount of parking being provided at the new Community Center Building for the Juneau Tlingit-Haida Community Council. The parking requirements for the project were based on the Planning and Zoning Code of the City and Borough of Juneau. In making the calculations, we used the following logic:

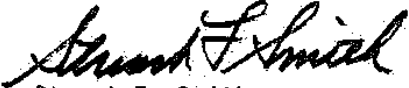
1. The project is most closely related to the category of Churches, Auditoriums and Similar Enclosed Spaces of Assembly which require one space for each four seats.
2. Since the space is a multipurpose space, how many seats should be assumed to be in the facility for purposes of parking?
3. After discussion with the Owners, it was determined that a full auditorium use of the facility would be rare, perhaps happening once a year or less at Tlingit-Haida Tribal Conventions. At this time, most people would arrive at the facility by bus or taxi since they would not be Juneau residents. We, therefore, assumed that 98 percent of the time the facility would function as a gymnasium for Community Council athletic programs, and for small meetings of the Community Council. Additional uses which might generate more parking requirements would be Tlingit-Haida Potlatches and other social gatherings. We, therefore, determined that for purposes of parking, the maximum demand would be most similar to that of a restaurant or night club requiring one parking space for each 200 square feet of gross floor area per the Planning and Zoning Code.

Mr. Steven Gilbertson
Page 2
February 21, 1978

4. The gross area of the facility is 8,468 square feet, which is 200 square feet per space, gives us a requirement of 43 parking spaces.
5. Since the potential does exist for use of the facility in a maximized assembly situation, we maximized the amount of parking on the site to 80 parking spaces or, 37 more than would generally be required.

If you have any further questions regarding the parking, do not hesitate to call me so they might be resolved as soon as possible.

Very truly yours,



Stuart F. Smith
Project Architect

SFS/duw

cc: Mr. Walter Johns

311 (Ref Permitting # 17) 1-1-131-002-000-1075 2057

CITY AND BOROUGH OF JUNEAU, ALASKA

PERMIT FOR: BUILDING GRADING WATER SEWER OTHER

Owner's Name Thngit Haida Community Center
 Address WALTER ADAM 6-6372

Juneau, Alaska Zip Code _____

Contractor's Name N.W. Constructors & Loger Const
 Address/License PO. Box 4-2249 Phone 277-2575

Anchorage, Alaska Zip Code 99509

LOCATION OF PROJECT Salmon Creek
 Juneau Douglas Rural LOT _____ BLOCK _____

SUBDIVISION _____
 U. S. SURVEY 1075 Tract/Lot 2 Occupancy Group _____

Fire Zone 3 Construction Type Frame Building Zone C-3
 Area or Volume 8900 sq' (CUBIC/SQUARE-FT.)

VALUATION: AUG 29 1978
 FEES of Fire Convention: \$181.50 Per Contractor
 Sewer Line: \$390.75
 Sewer: \$1500
 Building Official: _____
 Assessor: 654700
 Total: 1,187.25

RECEIPT NUMBER 51855
 DATE PLANS SUBMITTED _____
 DATE RECEIVED _____

APPROVALS:

APPROVALS:	Date Approved
ZONING ADMINISTRATOR <u>*T.M.</u>	<u>4/11/78</u>
FIRE MARSHALL <u>243 *</u>	<u>8/30/78</u>
SANITARIAN <u>DRS</u>	<u>4-12-78</u>
PUBLIC WORKS <u>* ELK</u>	<u>8/24/78</u>
BUILDING OFFICIAL <u>V. RAO GOUR</u>	<u>Sept. 11, 78</u>

REMARKS: * Parking plan approved based on a seating capacity of 320 spaces. If additional seating capacity is provided the required additional parking spaces must be provided.

NO CONNECTION MAY BE MADE TO THE PUBLIC SEWER SYSTEM UNTIL NOTIFIED BY THE PUBLIC WORKS DEPT. * Subject to our review letter of 2-28-78 * Subject to satisfying the requirements of my letter of Aug. 28, 1978

PROTECTIVE INSPECTIONS	PUBLIC WORKS
Building <input checked="" type="checkbox"/>	Street (new) <input type="checkbox"/>
Plumbing <input checked="" type="checkbox"/>	Street Cut <input type="checkbox"/>
Heating <input checked="" type="checkbox"/>	Sidewalk <input type="checkbox"/>
Electrical <input checked="" type="checkbox"/>	Sewer <input checked="" type="checkbox"/> 6"
Air Conditioning <input type="checkbox"/>	Water <input checked="" type="checkbox"/>

CLASS OF WORK: New Addition Repair Alteration
 Residential : Mobile Home : Commercial : Community Center Building Industrial :
 New Resident Address Salmon Creek

BUILDING TYPE AND USE	HEAT	PLUMBING	BUILT-INS
Single <input type="checkbox"/> Double <input checked="" type="checkbox"/> Other # Stories <u>1</u>	Stove _____ Space Heater _____ Floor Furnace _____ Hot Air Forced _____ Radiant _____ Hot Water <input checked="" type="checkbox"/> Zoned _____ # Chimneys _____ Kind _____	# Tubs _____ # Toilets <u>8</u> # Basins <u>6</u> # Kitchen Sinks <u>1</u> # Shower Stalls <u>2</u> # Exhaust Fans <u>5</u> # Laundry Trays _____ Hot Water Tanks _____ # Gallons _____ Type _____	D. I. Stove & Oven _____ Oven Built-In <u>double</u> Range Built-In <u>1</u> C. T. Range _____ Hood & Fan <u>1</u> Dishwasher <u>1</u> Disposal <u>1</u>
Basement <input type="checkbox"/> Frame <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Block <input type="checkbox"/> Log <input type="checkbox"/> Other _____	FIREPLACES Basement _____ Type _____ 1st Floor _____ Type _____		
FRAME Walls <u>2</u> x <u>6</u> <u>16</u> o.c. Floor <u>X</u> _____ o.c. Roof <u>2</u> x <u>12</u> <u>16</u> o.c.			

DEMOLITION INFORMATION: _____ HOUSING DATA: _____
 DATE DEMOLISHED: _____ No. of Living Units _____
 No. of Bedrooms _____ Total Number _____

THIS DEPARTMENT MUST HAVE AT LEAST 48 HOURS NOTICE PRIOR TO ALL INSPECTIONS. HOWEVER, DURING WINTER, PLUMBING TEST INSPECTIONS SHALL BE BY APPOINTMENT ONLY. FOR CITY SEWER AND/OR WATER SERVICE INSPECTIONS CALL OR NOTIFY CITY AND BOROUGH ENGINEERING OFFICE AT 586-3300, EXT. 30 WITH A MINIMUM OF 24 HOURS NOTICE.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL APPLICABLE STATE LAWS AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF JUNEAU.

SIGNATURE: [Signature]
 (Owner/Applicant)

(AFFIDAVIT on Reverse side of application to be completed by authorized agent of owner)

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate issued pursuant to the requirements of Section 306 of the Uniform Building Code, as amended, certifying that at the time of issuance this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use. For the following:

Use Classification C-3 Commercial Bldg. Permit No. 12057
Occupancy Group A-2
Type Construction Frame Fire Zone 3 Use Zone SA-7
Tlingit & Haida
Owner of Building Community Council Address R.R. 3 Box 3056 Juneau, AK 99801
Building Address 3235 Hospital Drive Locality Salmon Creek
Legal Description of Building Lot U.S.S. 1075, TR2
Madi Lent
Building Official
File No. 7-1-134-PN2-TR2-1075 Date: February 15, 1979

Post this Certificate and all identified attachments in a conspicuous place.

Attachment G - 1979 Certificate of Occupancy for a Community Center

Attachment B - NCC2023 0052

81-35W

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 794

WHEREAS, Applicant(s)

WESTOURS MOTORCOACHES, INC.

has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of platting requirements of the subdivision of the following described real property:

A FRACTION OF U.S. SURVEY 1075

AS SHOWN ON THE ATTACHED SKETCH PLAT

according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance: (a) is not being made for the purpose of or in connection with a present or projected subdivision development; (b) is an isolated transaction which does not fall within the general intent of Title 40, Chapter 15, Alaska Statutes; and (c) does not involve or require any dedication of a street, alley thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

The said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above-described property is hereby granted.

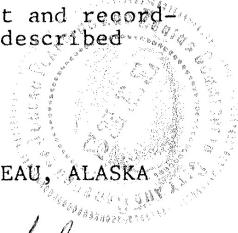
Dated May 12, 1981

CITY AND BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION

By: Kathleen H. Siebels
Chairman

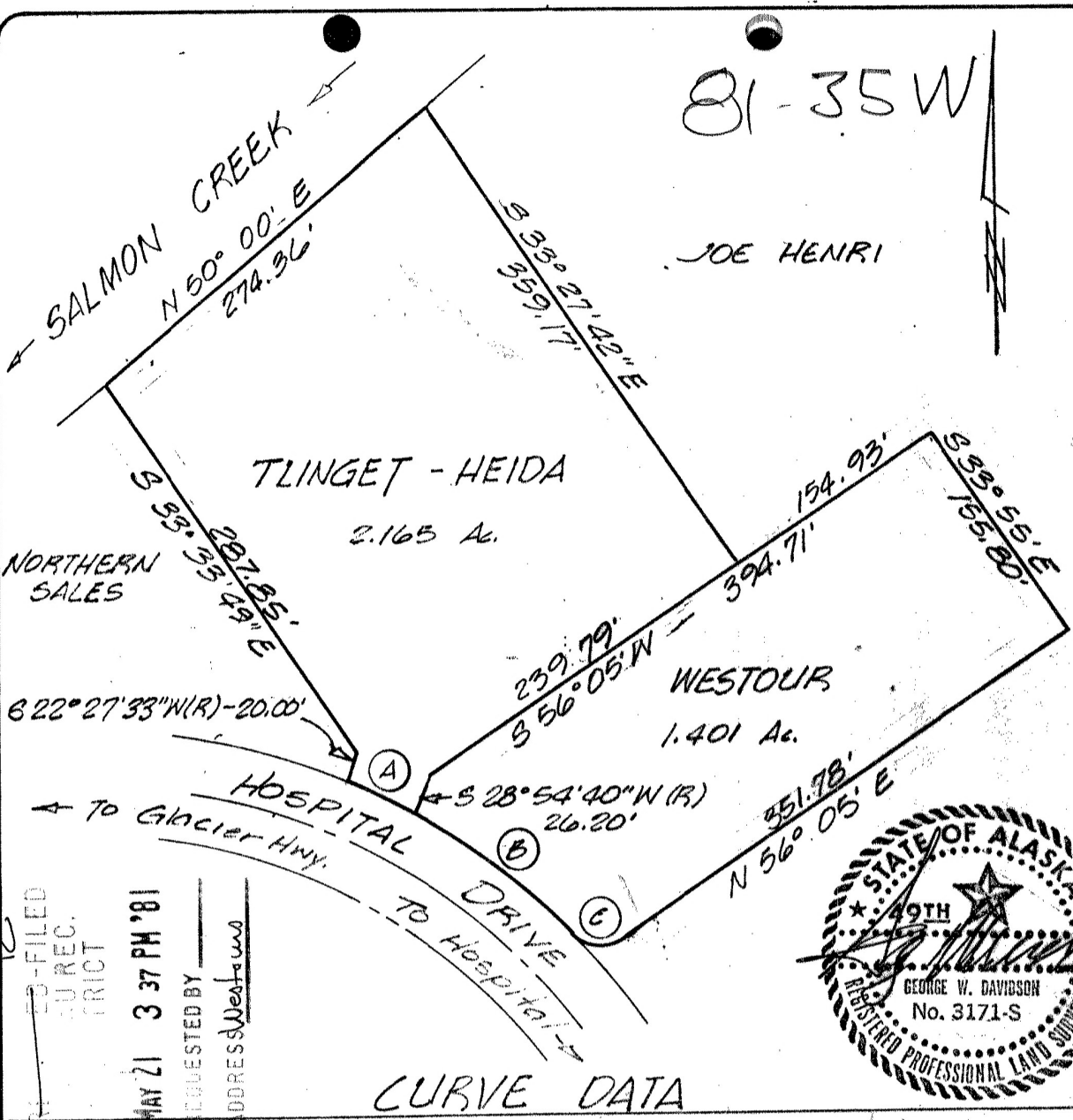
Attest

MOS Newzyl
Clerk



81-35W

JOE HENRI



813315
202

CO-FILED
SU REC.
TRICT

MAY 21 3 37 PM '81

REQUESTED BY _____
ADDRESS Westours



CURVE DATA

CURVE	A	B	L	T	Cord
A	6° 27' 07"	444.26'	50.03'	25.04'	N 64° 18' 34" W - 50.00'
B	16° 51' 19"	444.26'	130.69'	65.82'	N 52° 39' 41" W - 130.22'
C	79° 13' 05"	25.00'	34.57'	20.69'	N 83° 50' 33" W - 31.88'

DESIGNED BY
DRAWN BY T.M.K
CHECKED BY
DATE: 6-15-81
FIELD BOOK _____

SCALE
HOR. 1"=100'
VERT. _____
JOB NO. _____



engineering consultants
Juneau Alaska

REVISED SKETCH PLAT
FOR
WESTOUR WAIVER
LOCATED AT SALMON CREEK
JUNEAU,
ALASKA

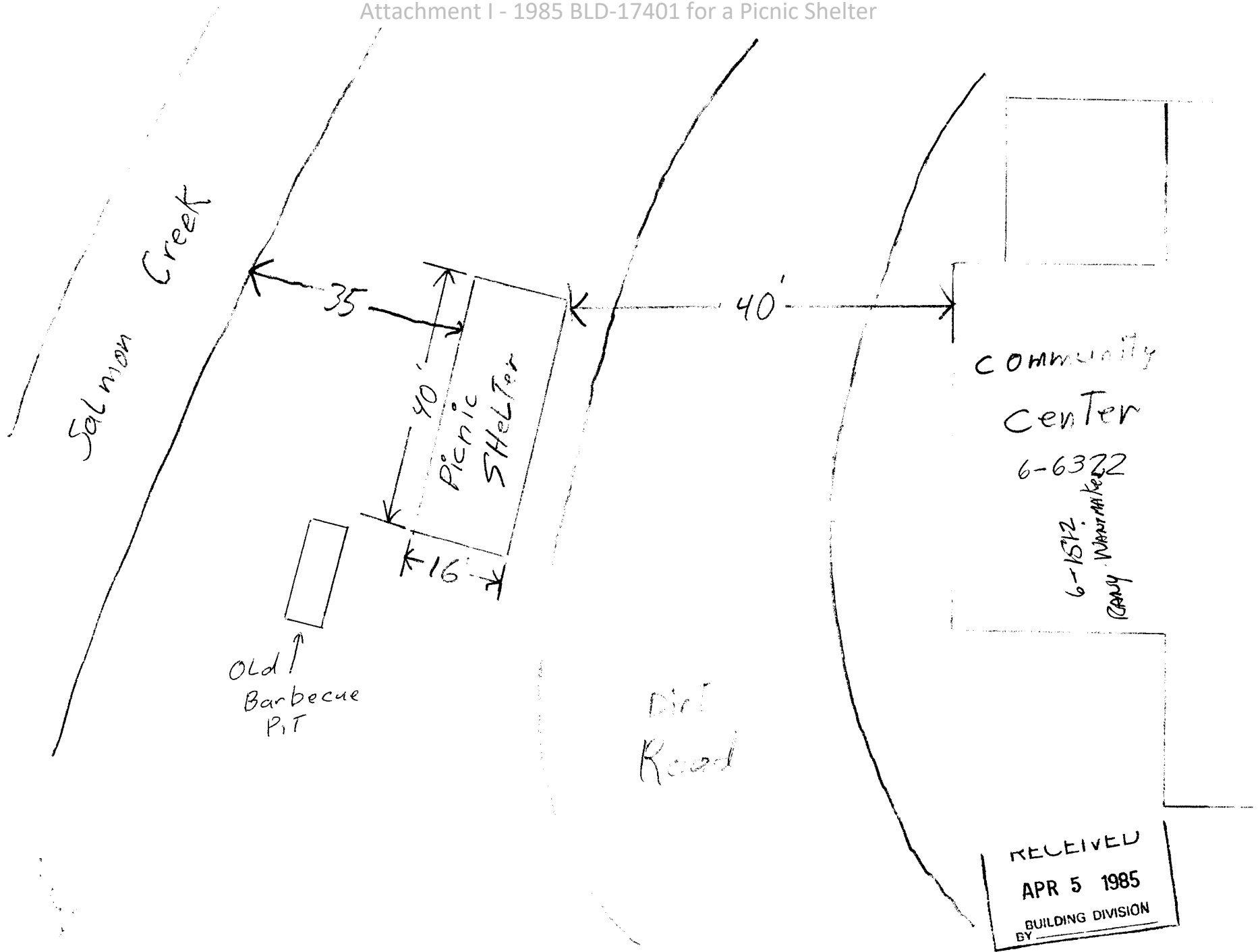
SHEET NUMBER
1. OF 1.

BUILDING PERMIT APPLICATION
PLEASE DO NOT FILL IN THE SHADED AREAS

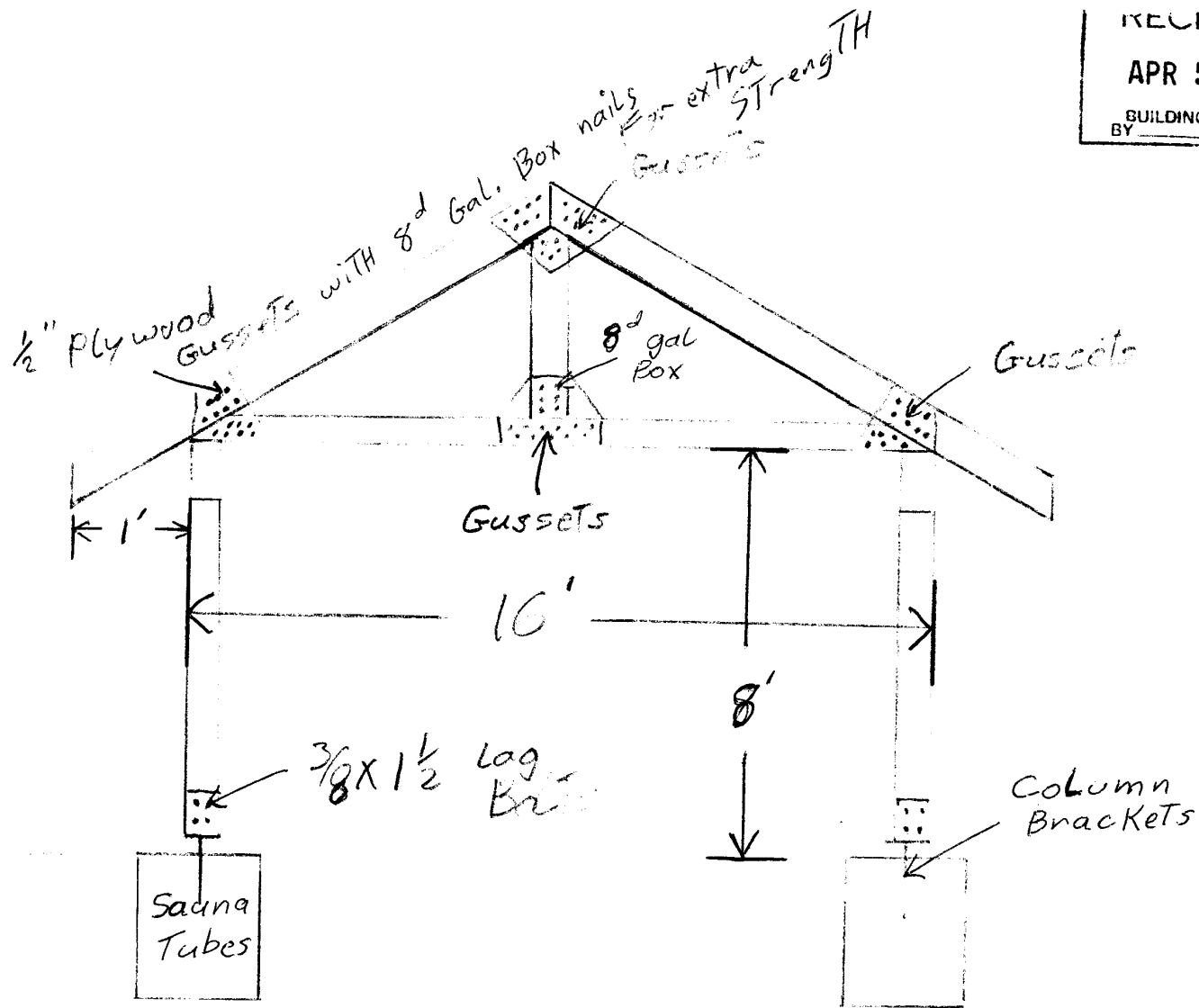
780901010101010

PERMIT PROCESS NO. 10947		CITY and BOROUGH of JUNEAU, ALASKA				PERMIT NO. 17401 A	
PERMIT FOR BUILDING <input type="checkbox"/> GRADING <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> PICNIC SHELTER					DATE RECEIVED 4/5/85		OWNER JOB ADDRESS FILE NO.
Please quote the file number in all future correspondence							
FILE NUMBER 7-1-134-PNA-TR2-1075/7-809-0-104-010-0							
LEGAL	LOT NO. TR2	BLOCK	TRACT/SUBDIVISION BADLAWAN-CREEK 1075	U.S. SURVEY	DATE ISSUED 4-17-85		OWNER JOB ADDRESS FILE NO.
JOB ADDRESS 3235 HOSP. DRIVE							
OWNER (PLEASE PRINT OR TYPE) HLINGIT & HAIDA			MAIL ADDRESS		ZIP	CONTACT PHONE 364-6372 64326-6372	
CONTRACTOR			MAIL ADDRESS Bob Womble		ZIP	PHONE 364-3690	LICENSE NO.
ARCHITECT OR ENGINEER			MAIL ADDRESS		ZIP	PHONE	LICENSE NO.
CLASS OF WORK	NEW ADDITION	REMOVE ALTERATION	MOVE REPAIR	DEMOLITION OTHER	NEW SHELTER		
TYPE OF BUILDING	RESIDENTIAL MOBILE HOME	COMMERCIAL INDUSTRIAL	OTHER	PICNIC SHELTER			
IS THE PROPOSED WORK TO BE DONE ON LAND WHICH HAS BEEN PREVIOUSLY FILLED OR IS PROPOSED TO BE FILLED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
APPLICANT'S REMARKS/USE OF BUILDING PICNIC SHELTER FOR PUBLIC							
REHABILITATION WORK YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IS THERE A SEPARATE APPLICATION FOR REAL PROPERTY TAX EXEMPTION YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> LOCATED IN A FLOOD PLAIN AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
NOTE: If the work is on a landfill, in water, wetlands, or an intertidal area, a corps of engineers of other permits may be required.							
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.							
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT THE WORK WILL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER SPECIFIED HEREIN OR NOT.							
THE GRANTING OF THIS PERMIT DOES NOT AUTHORIZE THE VIOLATION OF THE PROVISIONS OF ANY FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION NOR THE VIOLATION OF THE TERMS OF ANY DEED OR COVENANT OR ANY ZONING OR OTHER REGULATIONS.							
SIGNATURE OF OWNER, CONTRACTOR, OR AUTHORIZED AGENT <i>Gene D. Heltzer</i>							DATE 4-5-85
NEW CONSTRUCTION					TYPE OF CONSTRUCTION	NO. OF STORIES	NO. OF LIVING UNITS
FINISH CONSTRUCTION					NO. OF SEWER UNITS	NO. OF BEDROOMS	HOUSING DATA CODE
ACTUAL VALUE FOR THE WORK DESCRIBED	7300.00	7125.00			OTHER APPROVALS	REG. APPROVED	DATE
ACTUAL PERMIT FEE	38.50	68.60			ZONING	C-1	JRC 4/5/85
ACTUAL PLAN REVIEW FEE	25.03	44.53			FIRE CHIEF		
TOTAL PERMIT FEES	63.53	113.13			PUBLIC WORKS		
LESS FILING FEE	-10.00	10.00			SANITARIAN		
BUILDING FEES	53.53	103.13			ELECTRICAL		
					PLUMBING		
SEWER/ACCT. NUMBER					APPROVAL REMARKS		
WATER/ACCT. NUMBER							
WATER/ACCT. NUMBER							
UTILITY FEES					OCCUPANCY	M	
					AREA IN SQ. FT.	690	
PLANS REVIEWED					APPROVED FOR ISSUANCE BY	<i>JD</i>	DATE 4-5-85
BUILDING OFFICIAL REMARKS	18" DIA FOOTING 8" THICK						
This permit must be kept with the approved plans. A separate Inspection Record Card will be issued with the permit. The Inspection Record Card must be posted on the front of the premises. Arrange all inspections thru 586-1703.							
TOTAL PERMIT FEE	RECEIPT NO.	FILING FEE	RECEIPT NO.				
103.13 53.53	00113	10.00	0065				

See reverse side for special attention

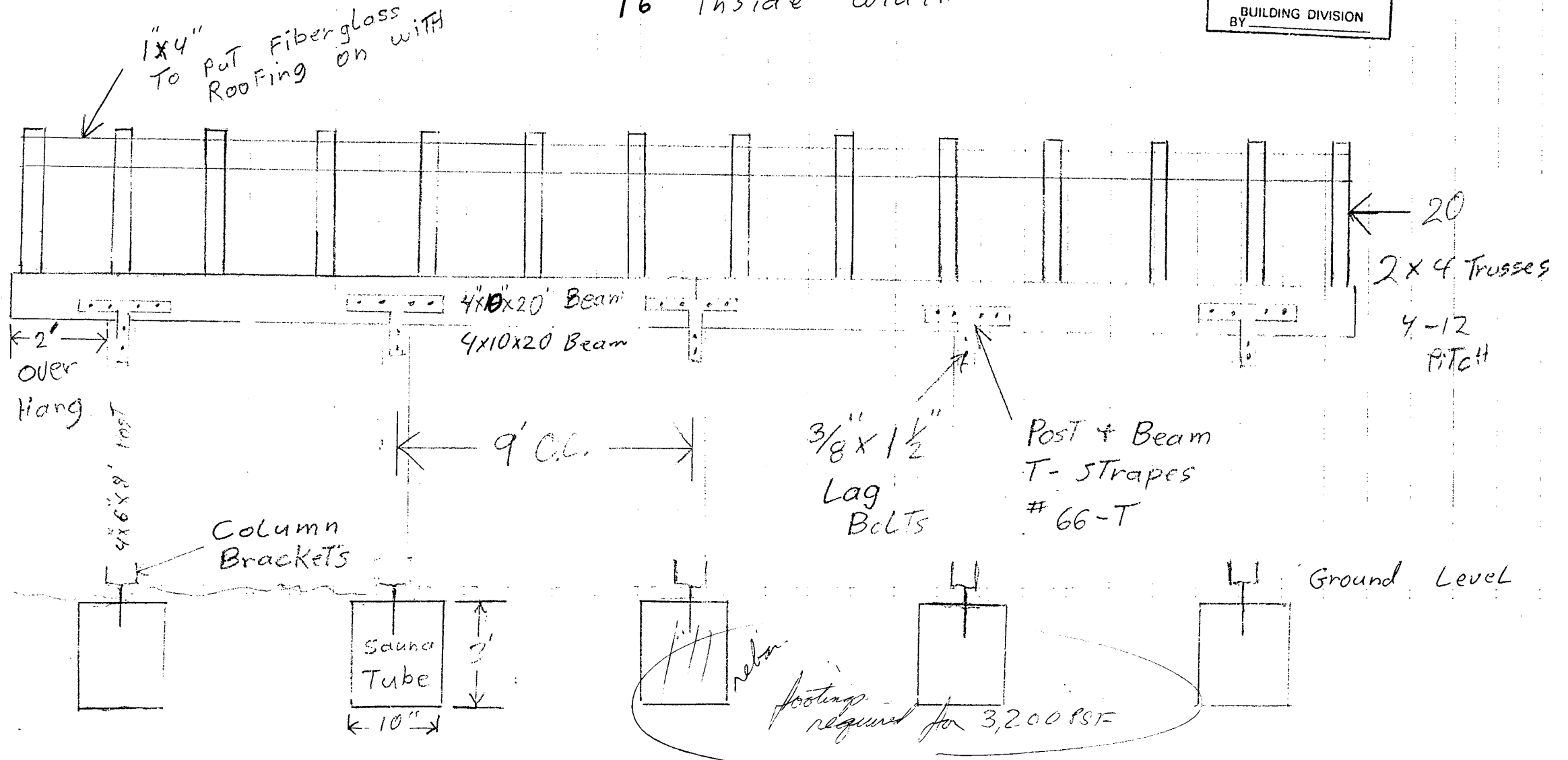


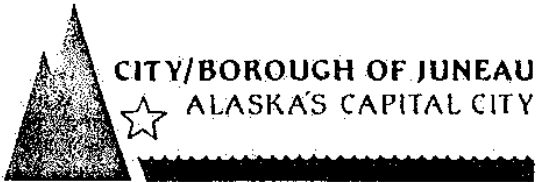
RECEIVED
APR 5 1985
BUILDING DIVISION
BY _____



40' overall Length
18' overall width
16' inside width

RECEIVED
APR 5 1985
BUILDING DIVISION
BY _____





PLANNING COMMISSION
NOTICE OF DECISION
February 21, 1991

File No. VR-01-91

Tlingit and Haida Community Council
3235 Hospital Drive
Juneau, Alaska 99801

Attn: Mr. Andy Ebona

Application for: Zoning Variance
Legal Description: Tract 2, U.S. Survey 1075
Parcel Number: 7-B09-0-104-010-0
Date Submitted: January 24, 1991
Hearing Date: February 12, 1991

The Planning Commission at its February 12, 1991, regular public meeting, approved the requested variance to allow subdivision of the subject property with a lot having less than the minimum width of 30 feet. The approval is subject to the following condition:

Access to the proposed lots shall be by common/shared driveway, identified on the plat. Such common access shall be defined and constructed in compliance with applicable CBJ Engineering standards.

In connection with the proposed replat, the owner/applicant shall submit a revised parking plan, in accordance with applicable standards, to show not less than 80 parking spaces for proposed Tract 2A. Parking shall be located on the parcel which said parking is intended to serve, or shall be within allowable distance, and the availability shall be guaranteed with long-term agreement, acceptable to the City and Borough of Juneau Law Department, for a period commensurate with the life of the building, but not less than 30 years.

Effective Date: March 15, 1991

155 South Seward Street, Juneau, Alaska 99801

Attachment K - 1991 VAR1991-0001 for Lot Width

Attachment B - NCC2023 0052

Tlingit and Haida Community Council
File No. VR-01-91
Page No. 2

Expiration Date: August 12, 1992, unless a plat is issued in accordance with the plans for which the variance is authorized.

Project Planner: Tom Korosei
Tom Korosei
Planner I

RECEIVED BY CITY CLERK

Patty An Polley
2-22-91

cc: Eric Davenport
Debra J. Purves
Terry Brenner
Stephen J. Pearson
John W. Bean

Mr. Williams spoke against the motion. The Duck Creek realignment is the only thing that should be considered at this time. Other adjustments to the plan can be considered after further study.

AMENDMENT - by Williams to address the realignment of Duck Creek.

In response to Mr. Lawson, Mr. Bowers stated there is no justification for doing other improvements without approving the Duck Creek relocation.

Mr. Lawson stated the Duck Creek realignment would be linked with the access road and other future sites. The only item left would be the T-hangers on the east side. He spoke in favor of considering all three items together.

Mr. Williams requested withdrawal of his amendment. There was no objection.

MOTION - by Sheinberg to continue this action to a Committee of the Whole meeting.

Roll Call:

Ayes: Sheinberg, Anderson, Bolton, Eaddy, Halterman

Nays: Lawson, Williams, Dybdahl, Kibby

The motion to continue passed, 5-4.

R E C E S S

9:37 - 9:44 p.m.

VI. BOARD OF ADJUSTMENT

VR-01-91

1. Request for a variance to reduce the required lot frontage on a public road from thirty (30) feet to approximately twenty (20) feet to allow subdivision of a tract of land for commercial development.

Applicant: Tlingit and Haida Community Council

Staff Report: Mr. Korosei reviewed the staff report included in the packet. Staff recommends denial of the

requested variance. The applicant's situation fails to meet all the variance approval criteria as set out in CBJ 49.20.250. The specific condition not met is:

"That compliance with the existing standards would unreasonably prevent the owner from using the property for a permissible principal use and would be unnecessarily burdensome because it would impose peculiar and practical difficulties to, or exceptional and undue hardship upon the developer of such property."

In any event, approval of the variance or subdivision must include a requirement that adequate parking be assured, by submittal of a parking plan and/or long-term parking agreement acceptable to the CBJ Law Department guaranteeing the required parking.

In response to Mr. Williams, Mr. Korosei stated the applicant could work with adjoining property owners to acquire the additional ten feet necessary to make this property into two lots and meet the minimum 30-foot width required.

In response to Ms. Anderson, Mr. Korosei stated it is a requirement in a panhandle subdivision to combine access. Mr. Korosei stated in the Subdivision Review Committee, initially the applicant requested dividing the lot with no direct frontage onto a public right-of-way, with access to the back lot by easement. That was rejected in favor of direct access to the back lot by way of a panhandle.

In response to Mr. Williams, Mr. Korosei stated in a panhandle lot it is preferred not to have two driveways. Mr. Korosei stated there is only 50 feet of frontage available in this case and the code requires a minimum of 30 feet frontage on a public right-of-way. Therefore, only one of the lots can meet the standard.

In response to Mr. Dybdahl, Mr. Korosei stated other properties behind these parcels have other access.

Mr. Korosei clarified for Ms. Sheinberg that the panhandle provision requires access for two lots to be combined.

Public Participation:

Steve Pearson, representing Tlingit and Haida Council, stated no easement will actually be conveyed, but it will

be subject to agreement for common use of a single access onto Hospital Drive. Acquiring the ten feet required for an additional driveway does not appear to be a workable alternative, and the applicant desires to proceed with the variance.

In response to Ms. Anderson, Mr. Pearson stated the common driveway will be on the south end of the property. A row of parking would be eliminated, but by angling parking and reducing the aisle width, there would be no problem retaining 80 spaces.

Commission Action:

In response to Ms. Sheinberg, Mr. Korosei stated a variance is needed because Lot 2A has less than 30 feet of street frontage.

MOTION - by Williams to approve VR-01-91.

Mr. Dybdahl stated his desire to abstain from voting due to his membership on the Tlingit and Haida Community Council.

In response to Ms. Sheinberg, Mr. Pearson stated the intent is to use the 30-foot access to Hospital Drive for both lots.

Responding to Ms. Anderson, Mr. Pearson stated there will be a perpetual common driveway easement with nothing in particular to preclude usage of the 20-foot space.

In response to Chairman Halterman, Mr. Korosei stated, in actuality, tract 2A and 2B do not exist in staff's records; only one tract is recorded, which is the combined area identified as 2A and 2B totalling 94,000 square feet.

Mr. Lawson proposed a friendly amendment to the motion that the variance include a common driveway easement making one access between the two tracts.

Mr. Williams stated a variance might be required for a second driveway anyway. Mr. Korosei stated there is a 6-foot separation requirement from the corner line. Chairman Halterman clarified if the subdivision is

approved and there is a proposal to put a driveway in the 20-foot section, the minimum width for driveways would conflict with the separation requirements between driveways coming onto a public right-of-way.

In response to Ms. Sheinberg, Mr. Korosei stated combined access is required under the panhandle provision of the code, if the subdivision is approved as is.

Mr. Williams accepted the friendly amendment. Mr. Lawson restated the friendly amendment, which would establish an easement between the two tracts requiring that there be only one common access point for both lots to the right-of-way.

Roll Call:

Ayes: Lawson, Sheinberg, Williams, Anderson, Bolton, Eaddy, Kibby

Nays: Halterman

Abstained: Dybdahl

The motion passed, 7-1.

VII. PLANNING DIRECTOR'S REPORT

Mr. Ira Winograd presented the Commission with the operating plan for the A-J Kensington mines. Chairman Halterman stated that an electrical analysis showing effects of supply and demand on the community from development of the A-J Mine was to be included in the socioeconomic input assessment. Mr. Walsh had previously concurred that the contract would be amended to reflect that analysis. Chairman Halterman stated his desire to have that analysis completed.

Mr. Winograd stated the Kensington application has been submitted. Applicant briefings are scheduled for February 19 and March 5. It was proposed in a February 8 memo from Gary Gillette to cover the same topics used in the A-J presentations. A Committee of the Whole meeting should be scheduled to discuss the airport master plan and could include a proposal for a heliport to serve the Kensington.

Regarding the airport master plan, Chairman Halterman stated the airport manager should undertake whatever

MEMORANDUM

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

DATE: February 8, 1991
TO: Planning Commission
FROM: Tom Korosei, Planner I
Community Development
SUBJECT: Variance Application
FILE NO.: VR-01-91

GENERAL INFORMATION

Applicant: Tlingit and Haida Community Council
Property Owner: Tlingit and Haida Community Council
Requested Action: Approval of Variance
Purpose: To reduce the required lot frontage on a public road from thirty (30) feet to approximately twenty (20) feet to allow subdivision of a tract of land for commercial development.
Legal Description: Fr. U.S. Survey 1075
Parcel Code Number: 7-B09-0-104-010-0
Location: 3235 Hospital Drive
Site Size: Approx. 94,200 sq. ft.
Access: Hospital Drive
Existing Land Use: Community Center
Surrounding Land Use: Commercial/Office
Zoning Designation: General Commercial (GC)

CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

PROPOSAL

The applicant is requesting a variance to allow subdivision of a tract of land into two approximately equal lots, at least one with less than the required thirty-foot frontage required by CBJ 49.15.460 (Subdivision Design).

BACKGROUND

The minimum standard of thirty feet for lot frontage appears intended to facilitate reasonable access to, and spacing between access ways to, adjoining properties. The twenty-foot minimum standard lot width that applies in certain zoning districts, for example, general commercial districts, allows lots to be grouped together for economical development without the necessity of frequent replatting. This minimum width would not be reasonable for development of a single lot.

A letter from the applicant's attorney presents additional discussion on the request, and is attached for reference.

ANALYSIS

The property as developed represents a reasonable permissible use. Therefore under applicable criteria a variance is not necessary to allow a reasonable degree of development.

Moreover, if the variance is granted to allow the subdivision, it is unclear that the impact on the developed portion of the property, in terms of providing required parking, will be acceptable.

STAFF RECOMMENDATION

Staff recommends denial of the variance application. The applicant's situation fails to meet all of the variance approval criteria as set out in CBJ 49.20.250. A specific condition not met is:

That compliance with the existing standards would unreasonably prevent the owner from using the property for a permissible principal use and would be unnecessarily burdensome because it would impose peculiar and practical difficulties to, or exceptional and undue hardship upon the developer of such property."

Planning Commission
VR-01-91
Page 3

In any event, approval of the variance or subdivision must include a requirement that adequate parking be assured, as by submittal of a parking plan and/or long-term parking agreement acceptable to the CBJ Law Department guaranteeing the required parking.

LAW OFFICES OF
STEPHEN J. PEARSON
A PROFESSIONAL CORPORATION

STEPHEN J. PEARSON

318 FOURTH STREET
JUNEAU, ALASKA 99801
TELEPHONE (907) 586-2601

GENERAL PRACTICE

FAX (907) 586-3762

January 24, 1991

Planning Commission
City and Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801

Re: Variance Request, Tracts 2A/2B, U.S. Survey 1075.

Dear Members of the Planning Commission:

Attached to this letter is an Application for Variance of the requirements of CBJ 49.15.460(5)(A). The application relates to the subdivision of Lot 2, U.S.S. 1075, near the Hospital. The subdivision was approved by the Subdivision Review Committee on October 31, 1990. Because of the Common Driveway requirements of CBJ 49.15.420(h)(1)(C), the width of Lot 2A immediately adjacent to Hospital Drive would be reduced to 20 feet. Lot 2A would be served by the 30-foot common driveway on Lot 2B. Although the 20-foot dimensional width of Lot 2A adjacent to Hospital Drive meets the criteria of Table 49.25.400, CBJ 49.15.460(5)(A) states that all lots have at least thirty feet of frontage on a dedicated right-of-way. Without knowing, the intent of CBJ 49.15.460(5)(A) may be to assure that all lots have at least 30 feet of driveway access, a condition met in this instance through enforcement of the panhandle lot requirements. In any event, however, a variance may be needed from the literal requirements of CBJ 49.15.460(5)(A).

Background information follows.

1. Background.

Central Council of Tlingit and Haida Indian Tribes of Alaska, the purchaser of Tract 2B, U.S.S. 1075, is a federally recognized Tribal governing body for Tlingit and Haida Indians throughout Southeast Alaska. Central Council currently has approximately 15,000 enrolled members.

The Juneau Tlingit & Haida Community Council, current owner of the entirety of Tract 2, is a political subdivision of the Tribe. Both the Tribe on an areawide basis, and the Community Council, on a local basis, conduct programs designed to benefit Alaska Natives within their respective jurisdictions. Central Council has annual conventions, with officers and the Executive Committee elected biannually. Each Community Council has elections of delegates. The delegates attend and vote at the annual conventions of Central Council.

In approximately 1978, the Juneau Community Council secured funding through the EDA to acquire the land and construct a community center. The community center, located within Tract 2A, provides facilities for meetings by various Native and other organizations, recreation, fund

raising by various organizations, and other activities. The community center is heavily used and is a source of some pride on the part of the Native community.

Despite opposition, the City determined that the property as developed was subject to real property taxation. The Community Council is a non-profit governing body for local Indians. It was unable to cover both operating costs of the facility and taxes. Taxes accordingly accrued to approximately \$ 30,000.00.

The facilities were being foreclosed by the City in August, 1990. To preserve use and ownership of the facility by the Native community, Central Council agreed to purchase approximately one acre of the grounds from the Community Council for a potential Day Care/Family Center. Due to timing exigencies, Central Council needed to promptly pay \$ 35,000 to the City to stop the foreclosure action. The Council worked closely with the City Treasury Department in that regard. The timing constraints did not allow all aspects of the transaction to be worked out in advance, such as division of the lots. The current application seeks to accomplish that end.

The actual background of the property is a bit unclear. It appears that Joe Henry in 1978 initially conveyed what is designated as Tract 2A on the enclosed plat to the Community Council. Apparently, at or about the same time Mr. Henry secured some form of approval to detach Tract 2B from the adjacent land, apparently with the intent of conveying that parcel as well. A subsequent deed conveyed both tracts to the Community Council. The City records which I have reviewed seem to suggest that the Tracts were combined, but is a bit hazy in that regard.

On October 23, 1990, Central Council submitted an application for Short Plat Subdivision. Two alterations to the submitted proposed plat were noted:

1. The boundary line between Tract 2A and 2B would be moved to the northeast by approximately 6 to 12 inches to allow for at least a 10 foot setback from the property line of the current Community Council facility.
2. The area designated as a driveway easement would be replaced by an actual conveyance of title to Central Council to provide 30 feet of common driveway access for both lots to Hospital Drive, consistent with CBJ 49.15.420(h)(1)(C).

The Subdivision Review Committee heard the matter on October 31, 1990, and approved the plat with the changes noted.

Although the minor subdivision meets the requirements of CBJ 49.15.420(h) and although the extension of Lot 2A meets the minimum 20 foot lot width standards of Table 49.25.400, the Planning Department indicated that the 30 foot requirements of CBJ 49.15.460(5)(A) also apply.

Without knowing, that provision may be principally directed to assuring that workable access is maintained at all lots. From that standpoint, the policies would be met by the thirty foot common drive requirements of CBJ 49.15.420(h)(1)(C). However, under the circumstances, it may not be necessary to resolve a potential ambiguity in the ordinances. A variance under the circumstances may be appropriate and is requested.

The standards are discussed below.

2. Variance Standards.

(a) Lesser Relaxation.

Under the circumstances, the proposed lot split and provision for a single 30-foot access would appear to meet the requirements of CBJ 49.15.420(h). The only question is whether the split must also require a second minimum 30-foot road frontage in addition to the 30-foot common driveway requirement mandated by CBJ 49.15.420(h)(1)(C), where both lots otherwise meet all required size, setback and width requirements. The question is an "all or none" issue. The parties currently have 50 feet of road frontage between the two lots. The required drive is 30 feet under CBJ 49.15.420(h)(1)(C). The remaining footage, although consistent with Table 49.15.400, is simply not enough to additionally meet the requirements of CBJ 49.15.460(5)(A).

For the foregoing reason, a lesser relaxation would not be available which would give relief.

(b) Consistency with Intent of Title and Public Safety and Welfare.

The requirements of at least 30 feet of road frontage in CBJ 49.15.460(5)(A) appears to express a policy requirement that suitable access be available for all lots. That policy is met by the requirements of CBJ 49.15.420(h)(1)(C), which mandate a 30-foot common driveway. Additionally, however, CBJ 49.15.420(h)(1)(C) expresses an intent that in panhandle situations, the number of accesses onto the public street be limited to a single driveway. The provision reflects obvious concerns for the sheer number of driveway exits onto publicly travelled streets and thus goes beyond the provisions of CBJ 49.15.460(5)(A).

Under the circumstances, the plat as proposed meets the more restrictive requirements of CBJ 49.15.420(h)(1)(C) and assures that the number of accesses onto Hospital Drive will not unduly multiply as a result of the lot split. Fulfillment of that purpose fulfills both the underlying intent of CBJ 49.15.460(5)(A) and the further strictures of CBJ 49.15.460(5)(A). In essence, there would be no detriment to considerations of public safety and welfare by allowing the 20-foot width for Lot 2A on Hospital Drive, since that area as a potential driveway access is superseded in function by the mandatory 30-foot driveway provided pursuant to CBJ 49.15.420(h)(1)(C).

For the foregoing reasons, the apparent intent of both CBJ 49.15.420(h)(1)(C) and CBJ 49.15.460(5)(A) are met through the application of the more restrictive provisions of CBJ 49.15.420(h)(1)(C). The variance would not be inconsistent with considerations of public safety and welfare.

(c) Injury to Adjacent Property.

The grant of the variance will have no known adverse impacts to adjacent properties. If the variance were not granted, more of an impact could be felt, since efforts would be needed to purchase an additional 10 foot strip of land from the adjacent property owners.

(e) Authorized Uses.

The variance would not authorize a use not allowed in the district involved.

(e) Prohibition of Permissible Use; Unnecessarily Burdensome.

As noted in the application, the purchaser desires to utilize the approximate one acre site for a family/day care center. Such a use is consistent with its functions as a governmental body operating for the common good. Such uses are allowable uses in the zoning district and should materially enhance the public good in light of current shortages in day care and related facilities. If the variance were not granted, development (and the purchase) might well be frustrated. Central Council might not be able to negotiate purchase of additional lands from adjacent neighbors.

As noted above, the apparent intent of access mandated by the ordinances have been met by compliance with CBJ 49.15.420(h)(1)(C). A further requirement of an additional 30 feet frontage for Lot 2A under CBJ 49.15.460(5)(A) would appear under the peculiar circumstances of this case to be unwarranted, where access criteria are already being met, and where Lot 2A otherwise meets the dimensional standards of the ordinance.

The only alternative for Central Council would be to attempt to purchase and effect further plat submittals in regard to shifting of boundary lines with neighboring lots. Some potential problems would be faced in connection with such efforts.

First, Central Council might not be successful in securing additional areas, since the acquisitions would need to be consensual. Tract 1, as noted below, already has limited areas for parking, loading and vehicular flows. The owners might be reluctant to sell any portion of their lands not covered by the existing building, particularly in the area involved, since the building's loading dock is at that end.

At this time, Tract 1 has a total lot area of 20,371 square feet. The gross building area is 11,880 square feet. A rough computation indicates that only approximately 8,491 square feet remains for parking, vehicular flows, loading docks and turnarounds. If further land were sold, insufficient space might remain for efficient parking, access, traffic flows, and maneuvering room for semi-trailers. Beyond negotiations which might or might not be successful with the owners of that lot, some additional complications would occur in regard to replatting of yet an additional lot and appurtenant reviews. Some additional bends in lot lines might be required.

Another alternative would be for the City to sell a portion of its adjacent lot on the other side of the current ingress/egress to the property. Such an acquisition would require a further bend in property lines, relocation of a fence, and potential other complexities. Of course, the City might also not desire to sell any of that land.

For the foregoing reasons, it is submitted that the variance requested would be justified under the somewhat peculiar facts and circumstances of this case where the apparent intent of CBJ 49.15.460(5)(A) is being substantially fulfilled through the requirements of CBJ 49.15.420(h)(1)(C) in any event.

(f) Benefits/Burdens.

The applicant can think of no particular detriments to the neighborhood in the granting of the variance. No additional accesses onto the public ways will be occasioned. Both lots will be in excess of one acre in size. No further panhandling of the lots will be permitted by reason of the express terms of CBJ 49.15.420.

The benefits will include more efficient utilization of the lands, and the planned creation of a new facility which will probably be devoted to public needs in the community.

(g) Zoning Requirements.

The requested variance would not violate housing density, gross nonresidential floor area, or building or lot coverage standards.

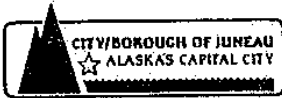
For the foregoing reason, Central Council requests that the variance be reviewed and granted.

Sincerely,



Stephen J. Pearson

cc. Client



APPLICATION FOR VARIANCE

File No.: VR-01-91
Fee: \$100.00

City and Borough of Juneau
Department of Community Development

1. List the dimensional standards of the municipal code (CBJ Title 49) from which you seek to secure a variance (setback, height, bulk, etc):
CBJ 49.15.460(5)(A): Minimum 30 feet road frontage.
2. Describe the activity for which you seek a variance:
Minor subdivision per CBJ 49.15.420(h). Single 30' common driveway access being provided pursuant to CBJ 49.15.420(h)(1)(C).
3. Existing zoning: GC General Commercial
4. Use of existing building and premises:
Lot 2A (not being conveyed to applicant) Community Center/Gymnasium
5. Use of proposed building and premises:
Lot 2B Probable: Day Care/Family Center
6. Dimensions of Property: Lot 2A/Lot 2B
Width: 20'/360' Depth: 140'/124' Area (square feet): 44,000+/44,000+
7. Existing Utilities:
WATER: On Site _____ Public x SEWER: On Site _____ Public x
Public water and sewer will be extended to Lot 2B upon development
8. Size of Proposed Building: uncertain at this time
Width: _____ Depth: _____ Area (square feet): _____
9. Required Setback: Proposed Setback:
Front: 25' Front: No change
Side: 10' Side: No change
Rear: 10' Rear: No change
10. Indicate if there has been any previous variance involving these premises and provide date of filing, character of variance and disposition of the request: None known.
11. State what unique circumstance is peculiar to the land or building involved that distinguishes it from other properties in the area: _____
See attached letter
12. State how the difficulty would apply to the particular land or building regardless of owner: _____
See attached letter.
13. Indicate what hardship would result if the ordinance requirements were compiled with: See attached letter.

REQUIRED PLAN SUBMITTALS

All applications for a Variance shall be accompanied by a \$100.00 application fee and the following plans and submittals:

- A. City and Borough of Juneau General Application Form for Development Proposals (Form #1026P).
- B. SITE PLAN. One copy of a plan drawn (suitable for reproduction) to scale showing the site location, dimensions, and location of existing and proposed buildings. If the variance sought is for a setback, an AS-BUILT SURVEY shall also be submitted. If the variance sought is for topographical reasons the topography shall be shown on the plan.
Submitted already in connection with 10/23/90 Short Plat application approved 10/31/90
- C. A copy of the covenants, easements, and/or deed restrictions affecting the site.

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE PLANNING COMMISSION AGENDA AND WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

GROUNDS FOR VARIANCE

Evaluate the variance request against the following criteria and verify (CBJ 49.20.250):

- (1) Whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;
- (2) That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved;
- (3) That the authorization of the variance will not injure nearby property;
- (4) That the variance does not authorize uses not allowed in the district involved;
- (5) That compliance with the existing standards would unreasonably prevent the owner from using the property for a permissible principal use and would be unnecessarily burdensome because it would impose peculiar and practical difficulties to, or exceptional and undue hardship upon the developer of such property;
- (6) That a grant of the variance would result in more benefits than detriments to the neighborhood; and
- (7) That the variance would not violate housing density, gross nonresidential floor area, or building and lot coverage standards. (Serial No. 87-49 § 2 (part), 1987).

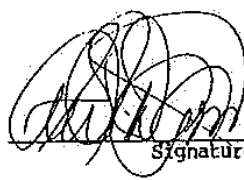
STAFF RECOMMENDATION

DENIAL The staff finds one or more of the above conditions is not met as applied to the requested variance.

APPROVAL

COMMENTS

1/24/91
Date


Signature

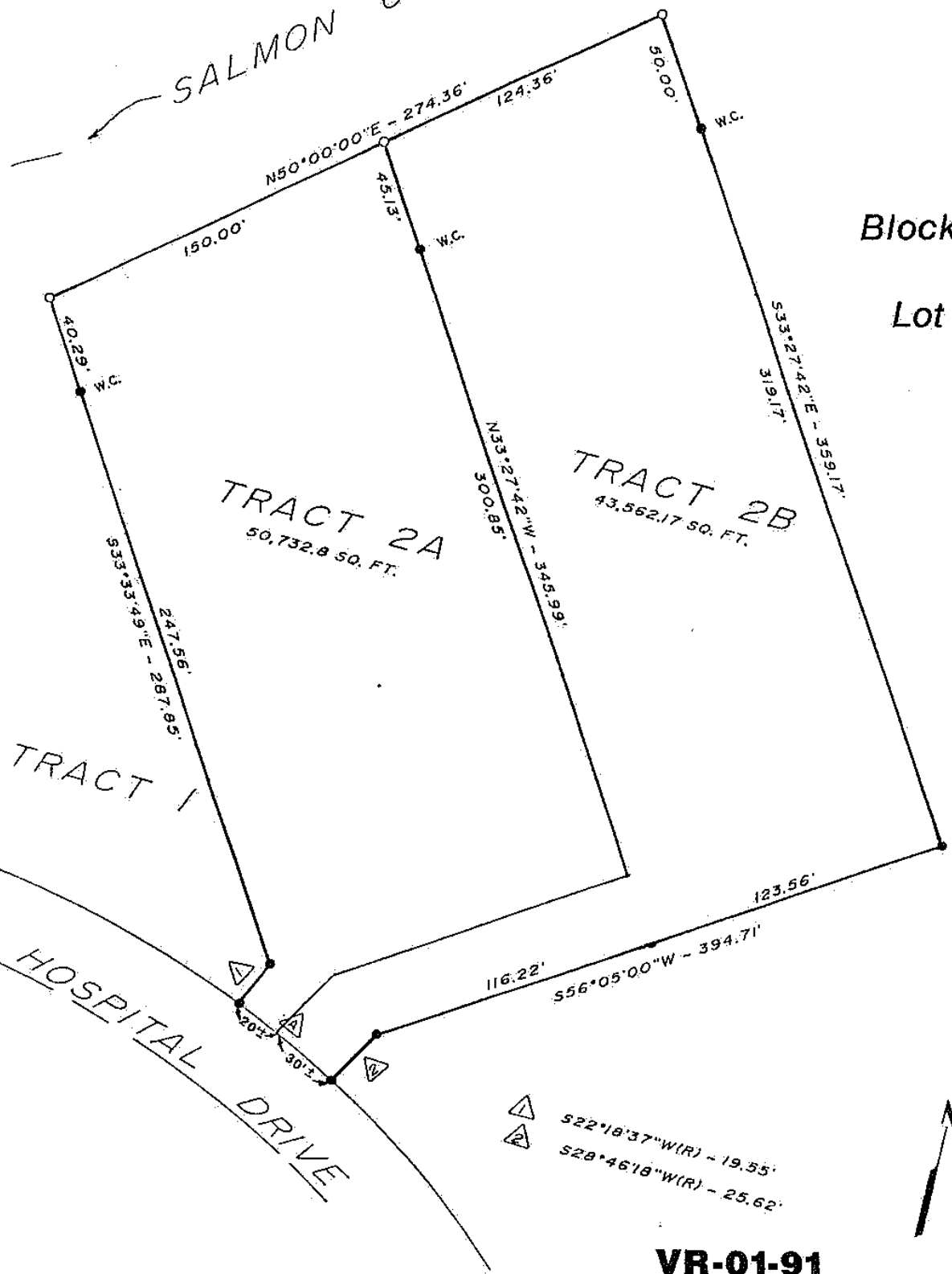
Form #1028P

Proposed subdivision

SALMON CREEK

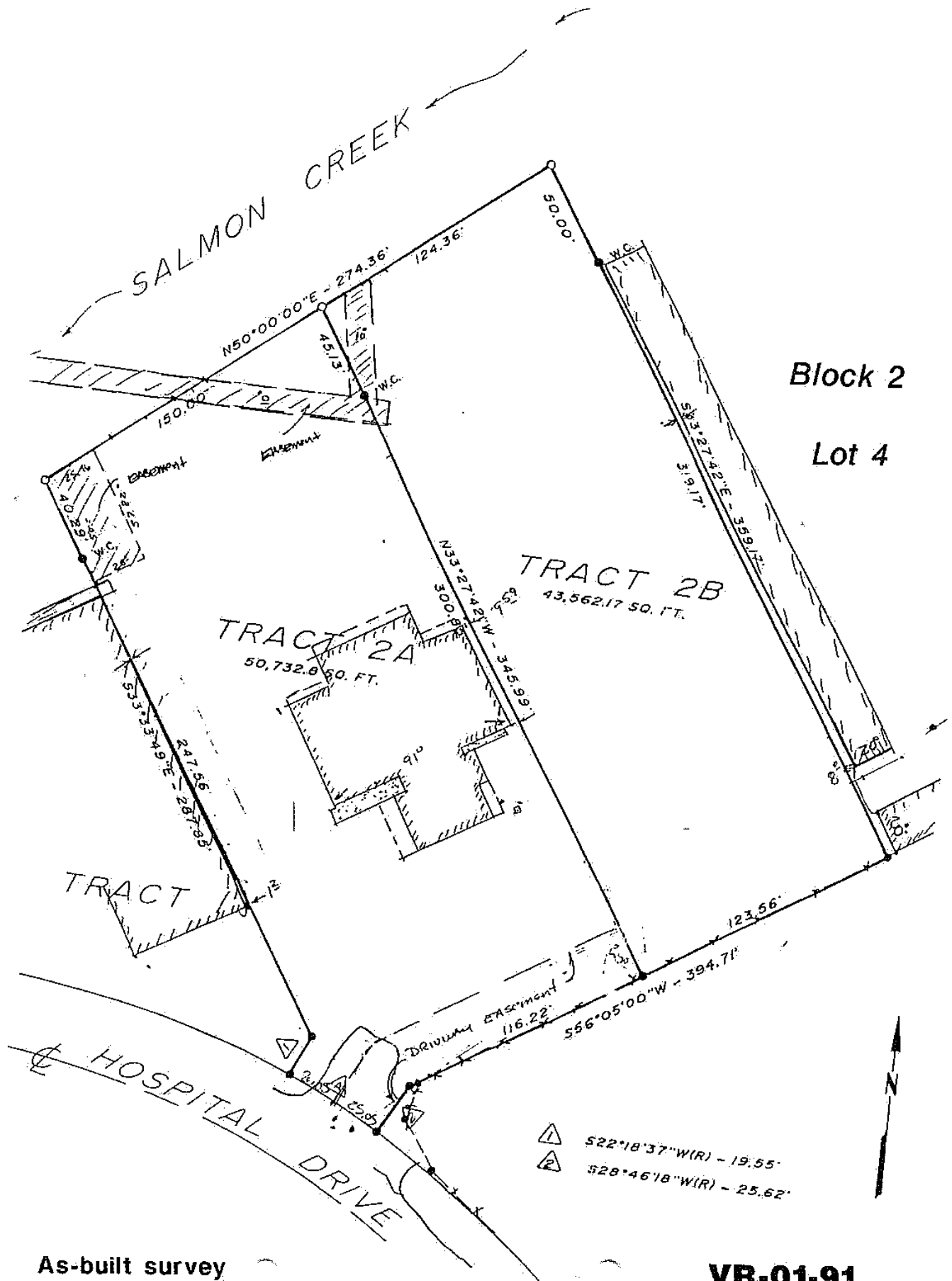
Block 2

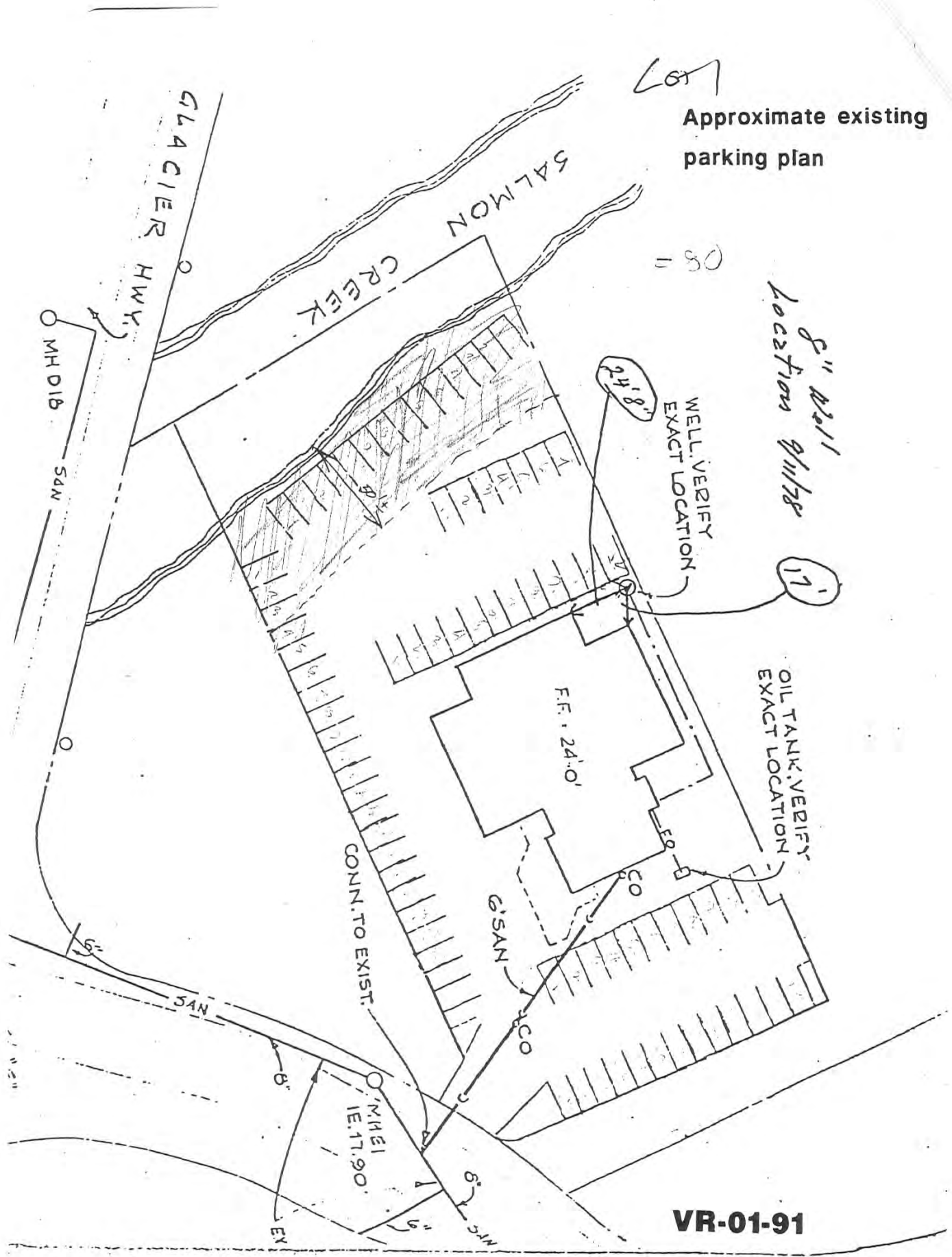
Lot 4



Attachment K - 1991 VAR1991-0001 for Lot Width

Attachment B - NCC2023 0052





Attachment K - 1991 VAR1991-0001 for Lot Width

Attachment B - NCC2023 0052

COMMON DRIVEWAY EASEMENT AND AGREEMENT

THIS AGREEMENT made and entered into effective the 4th day of June 1991, by and between CENTRAL COUNCIL, TLINGIT AND HAIDA INDIAN TRIBES OF ALASKA, a tribal governing body recognized by the United States of Alaska, whose address is 320 W. Willoughby Avenue, Suite 300, Juneau, Alaska 99801 (hereinafter Grantor) and JUNEAU TLINGIT & HAIDA COMMUNITY COUNCIL, whose address is 3225 Hospital Drive, Juneau, Alaska 99801 (hereinafter Grantee),

WITNESSETH

1. COMMON DRIVEWAY AGREEMENT.

(a) Grantor is the owner of Lot 2, Tlingit/Haida Subdivision, a Re-subdivision of a portion of Tract 2, a Fraction of U.S. Survey 1075, Juneau Recording District, First Judicial District, State of Alaska (hereinafter Lot 2). Grantee is the owner of Lot 1, Tlingit/Haida Subdivision, a Re-subdivision of a portion of Tract 2, a Fraction of U.S. Survey 1075, Juneau Recording District, First Judicial District, State of Alaska (hereinafter Lot 1).

(b) Subject to the terms of this Agreement, Grantor and Grantee enter into a common driveway agreement for the uses and purposes hereinafter specified. The common driveway is more particularly described as follows:

A 30 foot wide common driveway centered on the boundary line between Lots 1 and 2, Tlingit/Haida Subdivision, a Re-subdivision of a portion of Tract 2, a Fraction of U.S. Survey 1075, Juneau Recording District, First Judicial District, State of Alaska, commencing at the Hospital Drive right-of-way, and continuing for a distance of 30.00 feet.

(c) Grantee and Grantor, their successors and assigns are hereby given the non-exclusive right and easement to use the common driveway for the benefit of said Lots 1 and 2; provided, however, that use of the common driveway shall not automatically extend to all owners of Lots 1 and 2 or portions thereof should Lot 1 or Lot 2 ever be split into two or more lots. In such an event, the affected parties shall meet to determine whether and under what terms and conditions use of the common driveway shall be permitted to multiple owners within the further subdivided lot.

2. USE OF COMMON DRIVEWAY.

(a) The parties, for themselves, their licensees and invitees shall have the right to use the common driveway for purposes of ingress and egress.

(b) The parties shall not park vehicles on or otherwise block the common driveway.

(c) Grantor shall have the right to make all use of the grounds within the common driveway area as may be consistent with its ongoing use as a common driveway. Without limitation, Grantor may install utility lines (water, sewer, gas, electrical, telephone, cable, etc.) below the surface of the driveway, and may undertake such operations within the driveway area as

COMMON DRIVEWAY AGREEMENT

1
2 may be reasonably necessary from time to time for the installation and maintenance of such utilities.

3 (d) Neither party shall use or permit use of the common driveway in such a manner
4 as to cause deterioration in excess of normal wear and tear.

5 **3. EXPENSES OF REPAIR, MAINTENANCE, IMPROVEMENT.**

6 (a) Unless the need for repair is occasioned by the negligence or misuse of the
7 common driveway by one of the parties, the parties shall share 50-50 all expenses of ordinary
8 maintenance and repair of the common driveway, including, without limitation, grading, plowing,
9 and rocking. Grantor shall have the right to proceed with any such repairs without approval from
10 Grantee and to submit bills in respect thereto to Grantee for payment of Grantee's share. Any bills
11 presented to Grantee shall be paid within thirty (30) days from the date of presentation. Any bills
12 not timely paid shall bear interest at the rate of one per cent (1%) per month, or the maximum legal
13 rate of interest, whichever is lower. Legal proceedings may be commenced for collection of any
14 unpaid contributions.

15 (b) If the need for repair or maintenance is occasioned by the negligence or misuse
16 of the common driveway by one of the parties, their invitees or licensees, then that party shall be
17 solely responsible for the cost of repair or maintenance.

18 (c) The parties upon agreement may provide for improvement and upgrading of the
19 common driveway and for the sharing of expenses incidental thereto. Additionally, Grantor, if
20 Grantor is willing to bear the full costs, shall be permitted to improve and upgrade the common
21 driveway at any time without approval of Grantee.

22 **4. SUCCESSORS AND ASSIGNS.**

23 This Agreement shall be binding upon and shall enure to the benefit of the parties hereto,
24 their successors and assigns.

25 **5. INTEGRATION AND MODIFICATION.**

26 This Agreement constitutes the final and binding agreement between the parties hereto, all
27 prior agreements, representations and warranties, if any, being merged herein and superseded
28 hereby. This Agreement may be modified only in writing executed by both parties hereto.

6. DURATION OF AGREEMENT.

This Agreement shall continue until terminated by mutual agreement of the owners of Lots 1
and 2. This Agreement will not be terminated if such termination would result in any violation of
the zoning laws of the City and Borough of Juneau.

IN WITNESS WHEREOF, the parties hereunder set their hands on the dates mentioned
below.

1 DATED:

June 4th, 1991

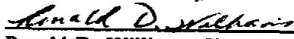
CENTRAL COUNCIL, TLINGIT AND
HAIDA INDIAN TRIBES OF ALASKA


Eric R. Davenport, Director of Business
Administration

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6 DATED:

June 4, 1991

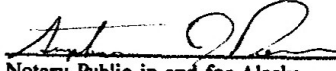
JUNEAU TLINGIT & HAIDA COMMUNITY
COUNCIL


Ronald D. Williams, Vice President

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9
10 STATE OF ALASKA)
11) ss
12 FIRST JUDICIAL DISTRICT)

13 THIS IS TO CERTIFY that on this 4th day of June, 1991, before
14 me, a notary public in and for Alaska, personally appeared Eric R. Davenport, known to me and
15 known by me to be the Director of Business Administration of Central Council, Tlingit and Haida
16 Indians of Alaska, and he being first duly sworn stated under oath that he had read and knew the
17 contents of the foregoing document, that he signed the same as the free and voluntary act and deed
18 of said entity and was authorized so to do.

19 IN WITNESS WHEREOF, I hereunto set my hand and seal on the day, month and year in
20 this certificate first above mentioned.

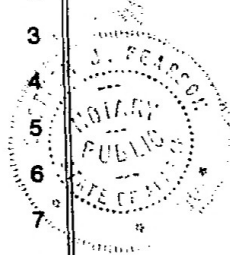

Notary Public in and for Alaska
My Commission Expires: 6-1-95

21 STATE OF ALASKA)
22) ss
23 FIRST JUDICIAL DISTRICT)

24 THIS IS TO CERTIFY that on this 4th day of June, 1991, before
25 me, a notary public in and for Alaska, personally appeared Ronald D. Williams, known to me and
26 known by me to be the Vice President of Juneau Tlingit & Haida Community Center, and he being
27 first duly sworn stated under oath that he had read and knew the contents of the foregoing
28 document, that he signed the same as the free and voluntary act and deed of said entity and was
authorized so to do.

COMMON DRIVEWAY AGREEMENT 3

1 IN WITNESS WHEREOF, I hereunto set my hand and seal on the day, month and year in
2 this certificate first above mentioned.



Stephen Pearson
Notary Public in and for Alaska
My Commission Expires: 6-1-95

Retain to
Stephen Pearson
318 1/2nd Street
Juneau, AK. 99801

91-3129

2400

RECORDED FILED
JUNEAU REC.
DISTRICT CC

JUN 18 10 29 AM '91

REQUESTED BY TJA

ADDRESS _____

28 COMMON DRIVEWAY AGREEMENT

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PARKING AGREEMENT

THIS AGREEMENT made and entered into effective the 4th day of June, 1991, by and between **CENTRAL COUNCIL, TLINGIT AND HAIDA INDIAN TRIBES OF ALASKA** (hereinafter Central Council), a tribal governing body recognized by the United States of Alaska, whose address is 320 W. Willoughby Avenue, Suite 300, Juneau, Alaska 99801, **JUNEAU TLINGIT & HAIDA COMMUNITY COUNCIL** (hereinafter Community Council), whose address is 3225 Hospital Drive, Juneau, Alaska 99801, and the **CITY AND BOROUGH OF JUNEAU, ALASKA**, whose address is 155 S. Seward Street, Juneau, Alaska 99801.

WITNESSETH

1. SHARED PARKING AGREEMENT.

(a) Central Council is the owner of Lot 2, Tlingit/Haida Subdivision, a Re-subdivision of a portion of Tract 2, a Fraction of U.S. Survey 1075, Juneau Recording District, First Judicial District, State of Alaska (hereinafter Lot 2). Community Council is the owner of Lot 1, Tlingit/Haida Subdivision, a Re-subdivision of a portion of Tract 2, a Fraction of U.S. Survey 1075, Juneau Recording District, First Judicial District, State of Alaska (hereinafter Lot 1).

(b) Central Council and Community Council hereby agree to share parking on an "as needed" basis for purposes of use of their respective lots.

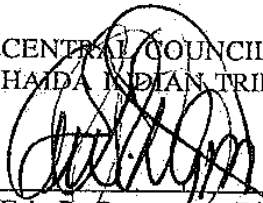
2. DURATION OF AGREEMENT.

(a) This Agreement shall continue until terminated upon at least 90 days advance written notice by either Central Council or Community Council subject to prior approval by the City and Borough of Juneau. Upon termination, the parties shall be responsible to meet any City and Borough of Juneau Code requirements in regard to parking for their respective Lots and uses thereof. Provision of such parking shall be the criterion for City and Borough of Juneau approval of the termination of this Agreement, provided that on July 1, 2021, this Agreement shall terminate automatically.

(b) The party or parties terminating this agreement shall give written notice to the City and Borough of Juneau, attention Community Planning, of such termination at the same time as such notice is given to the other party. The termination shall not be effective until approved in writing by the City and Borough of Juneau, provided that automatic termination on July 1, 2021 shall not require City approval.

IN WITNESS WHEREOF, the parties hereunder set their hands on the dates mentioned below.

DATED: June 4, 1991

CENTRAL COUNCIL, TLINGIT AND HAIDA INDIAN TRIBES OF ALASKA

Eric R. Davenport, Director of Business Administration

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DATED: June 4, 1991

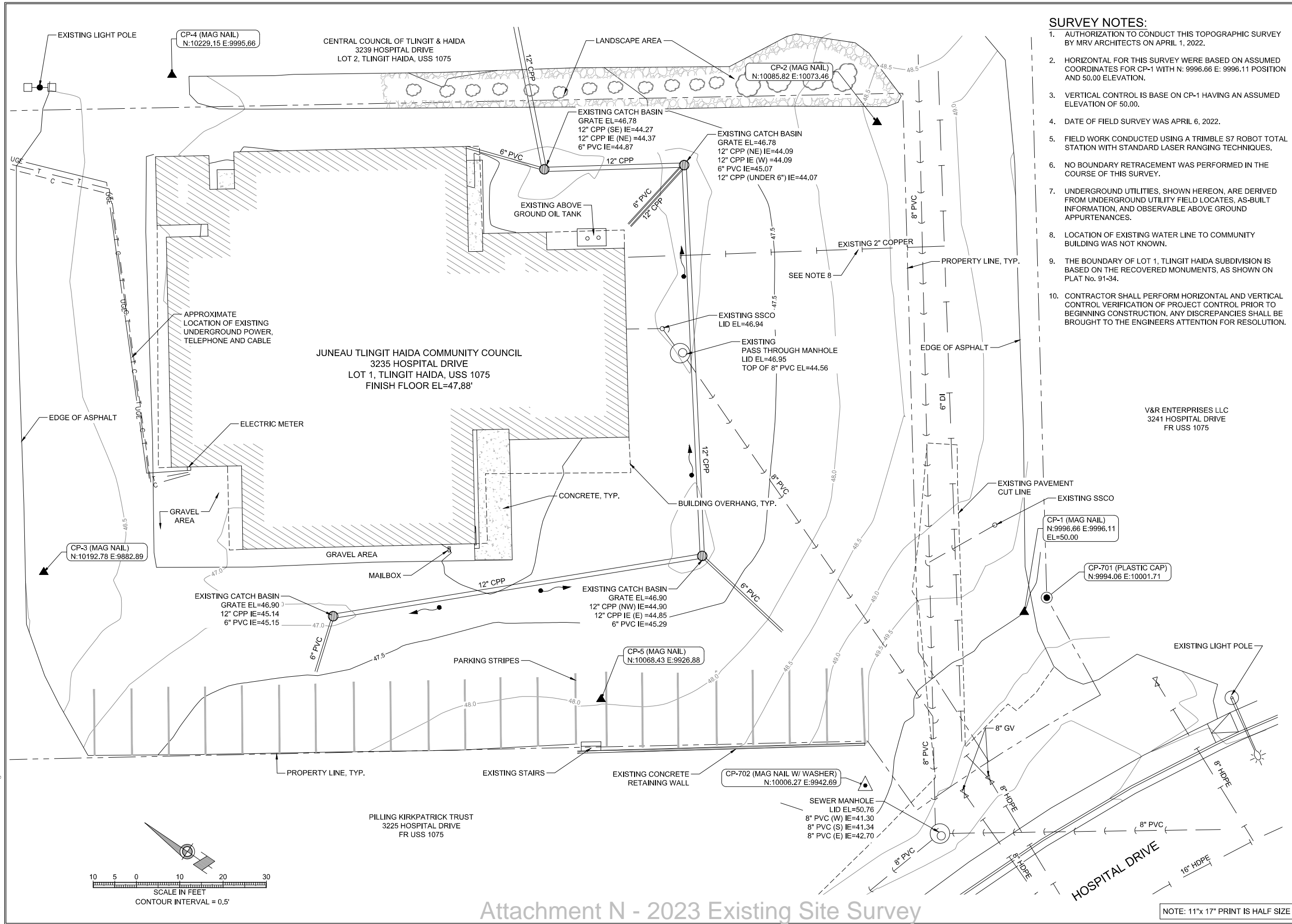
JUNEAU TLINGIT & HAIDA COMMUNITY COUNCIL

Ronald D. Williams
Ronald D. Williams, Vice President

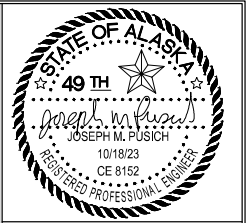
ACKNOWLEDGED this 4th day of June, 1991.

CITY AND BOROUGH OF JUNEAU

Murray Walsh
Murray Walsh



- SURVEY NOTES:**
- AUTHORIZATION TO CONDUCT THIS TOPOGRAPHIC SURVEY BY MRV ARCHITECTS ON APRIL 1, 2022.
 - HORIZONTAL FOR THIS SURVEY WERE BASED ON ASSUMED COORDINATES FOR CP-1 WITH N: 9996.66 E: 9996.11 POSITION AND 50.00 ELEVATION.
 - VERTICAL CONTROL IS BASE ON CP-1 HAVING AN ASSUMED ELEVATION OF 50.00.
 - DATE OF FIELD SURVEY WAS APRIL 6, 2022.
 - FIELD WORK CONDUCTED USING A TRIMBLE S7 ROBOT TOTAL STATION WITH STANDARD LASER RANGING TECHNIQUES.
 - NO BOUNDARY RETRACEMENT WAS PERFORMED IN THE COURSE OF THIS SURVEY.
 - UNDERGROUND UTILITIES, SHOWN HEREON, ARE DERIVED FROM UNDERGROUND UTILITY FIELD LOCATES, AS-BUILT INFORMATION, AND OBSERVABLE ABOVE GROUND APPURTENANCES.
 - LOCATION OF EXISTING WATER LINE TO COMMUNITY BUILDING WAS NOT KNOWN.
 - THE BOUNDARY OF LOT 1, TLINGIT HAIDA SUBDIVISION IS BASED ON THE RECOVERED MONUMENTS, AS SHOWN ON PLAT No. 91-34.
 - CONTRACTOR SHALL PERFORM HORIZONTAL AND VERTICAL CONTROL VERIFICATION OF PROJECT CONTROL PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.



Juneau, AK
 9109 Mendenhall Mall Rd., Ste. 4
 Juneau, AK 99801
 Phone: 907.780.6060
 Fax: 907.586.3771
 AECC163270

100% PERMIT DOCUMENTS
SHAAN S'OOX COMMUNITY CENTER EXPANSION
 Juneau Tlingit & Haida Community Council
 RESPEC #11009.1.19215

No.	Description	Date

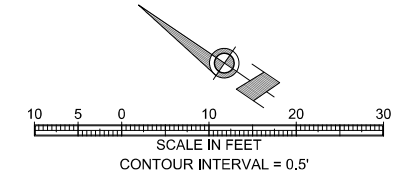
SHEET TITLE:
 EXISTING SITE SURVEY & TOPOGRAPHY

DATE: 10.18.2023

DRAWN: JMK

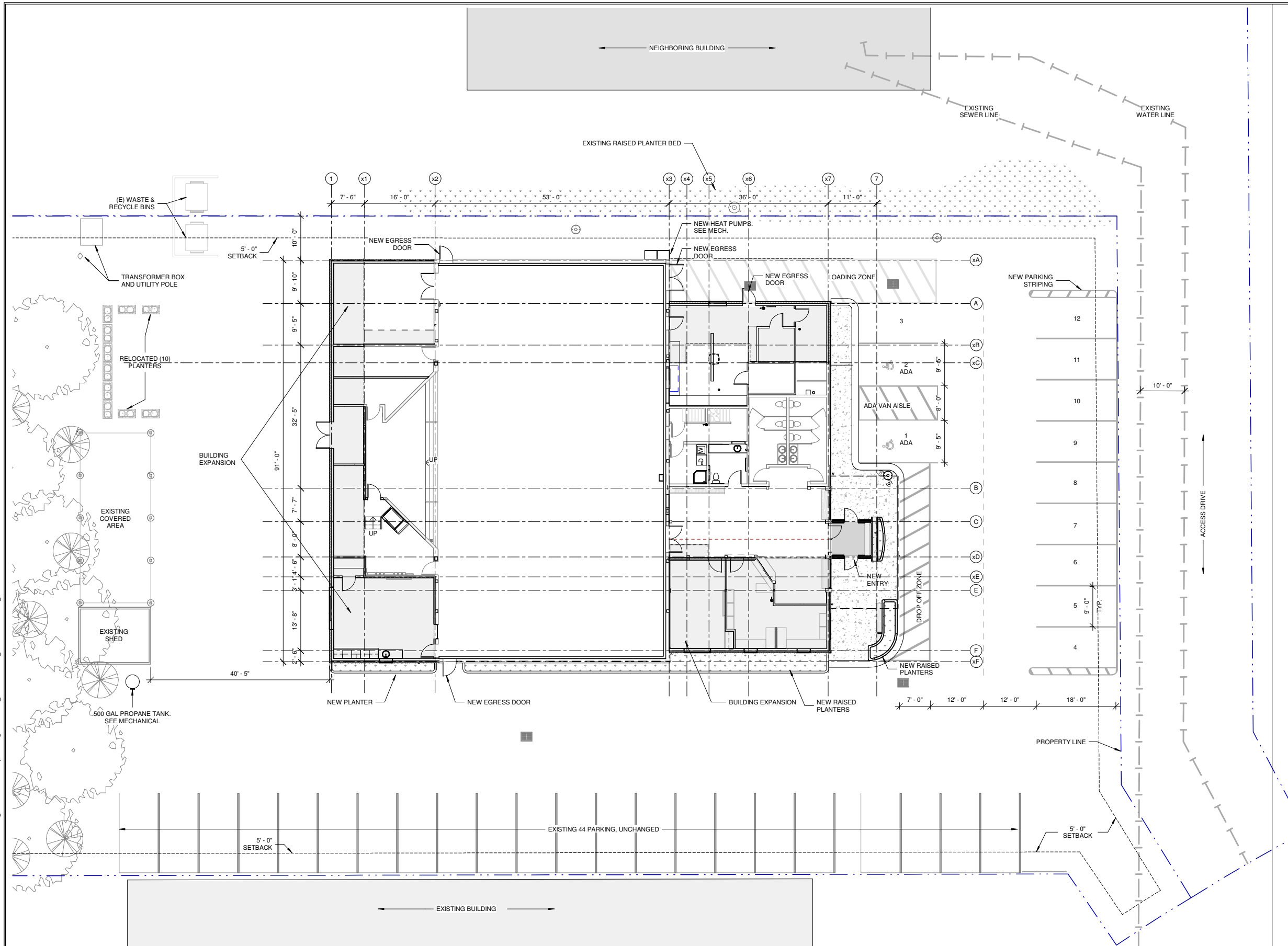
CHECKED: JMP

SHEET NO.
C002



10/23/2023 1:56:30 PM C:\002\CNST-11009.1.19215.dwg

C:\Users\mrv\OneDrive\Documents\Tingit-Haida Community Building Renovation_MRV Architects_CD2023 CENTRAL_mariaVAADP.rvt 11/7/2023 11:22:52 AM



GENERAL NOTES:
1. AREA SHOWN WITH GREY HATCH IS EXPANDED BUILDING FOOTPRINT.



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

100% REVIEW SET CONSTRUCTION DRAWINGS

SHAAN S'OOX COMMUNITY CENTER EXPANSION

Juneau Tingit & Haida Community Council

MRV # 2203

No.	Description	Date

SHEET TITLE:
SITE PLAN, NEW

DATE: 10.18.2023

DRAWN: MRV

CHECKED: PV

SHEET NO.

A151



NOTE: 11"x 17" PRINT IS HALF SIZE

1 SITE PLAN, NEW
3/32" = 1'-0"

Attachment N - 2023 Existing Site Survey

Attachment B - NCC2023 0052



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MIRV #2203

100% REVIEW SET CONSTRUCTION DRAWINGS

SHAAN S'OOX COMMUNITY CENTER EXPANSION

Juneau Tingit & Haida Community Council

No.	Description	Date

SHEET TITLE:
BUILDING SECTIONS

DATE: 10.18.2023

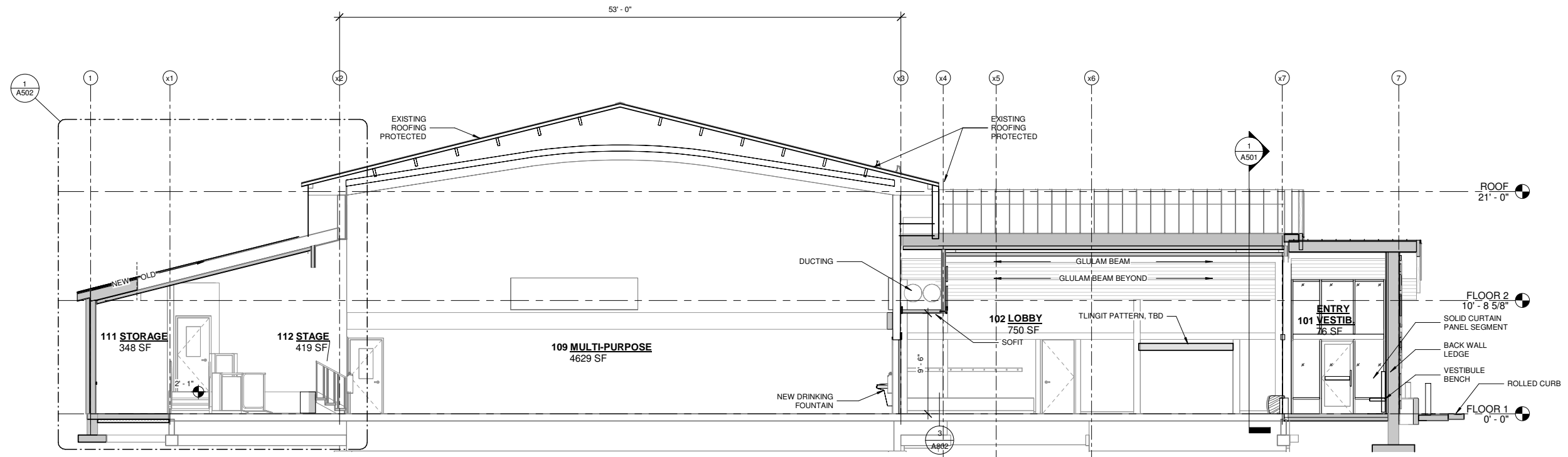
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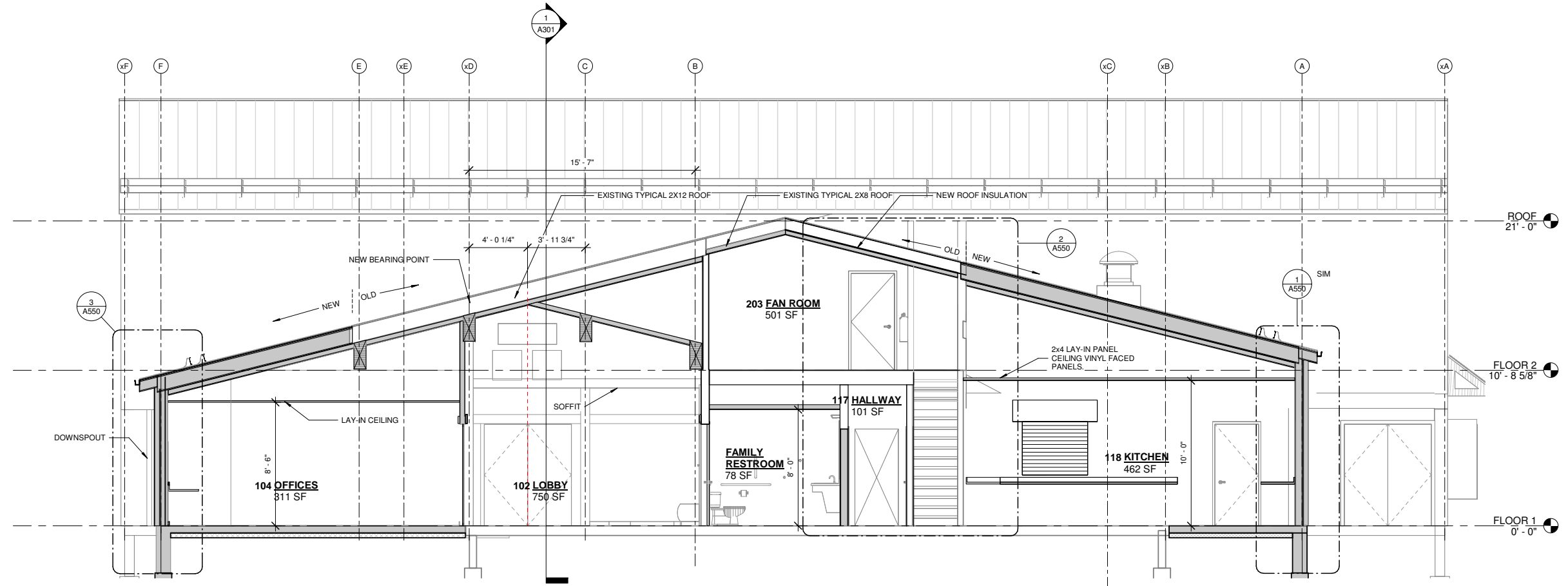
SHEET NO.

A301

NOTE: 11"x 17" PRINT IS HALF SIZE



1 CROSS SECTION
3/16" = 1'-0"
0' 4' 8' 16'



2 LONGITUDINAL SECTION, NEW ADDITIONS
1/4" = 1'-0"
0' 2' 4' 8'

11/7/2023 11:23:03 AM C:\Users\mrv\OneDrive\Documents\Tingit-Haida Community Building Renovation_MRV Architects_CD2023_CENTRAL_mariiah\A301.dwg



Attachment O - 2013 Aerial Imagery



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

**FLOODPLAIN DEVELOPMENT PERMIT
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION**

Date: April 10, 2024
File No.: FZD2024 0004

MRV Architects
1420 Glacier Ave Ste. A
Juneau AK, 99801
paul@mrvarchitects.com &
kennethsoutherland@me.com

Proposal: A Floodplain Development Permit for the Shaan S'oox Community House Renovation in an AE Special Flood Hazard Area
Property Address: 3235 Hospital Drive
Legal Description: USS 1075 TLINGIT HAIDA LT 1
Parcel Code No.: 7B0901040101

After reviewing the development plans for a Floodplain Development Permit for the Shaan S'oox Community House Renovation in an AE Special Flood Hazard Area, the Community Development Department has determined that this development meets the requirements of CBJ 49.70.400, Flood Hazard Areas. The development is within an AE Special Flood Hazard Area with a Base Flood Elevation of 23 feet, as shown below:



Development plans confirm that the lowest floor of the building will be constructed at 23.31 feet, above the Base Flood Elevation of 23 feet. In addition, the development conforms with the applicable floodplain development standards of CBJ 49.70.400. The development either has or is in the active process of obtaining all required state and federal agency permits.

This letter serves as the CBJ Community Development Department Floodplain Development Permit for your project as described in the project narrative and plans submitted on February 16, 2024 for FZD2024 0004.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such. The development also requires a Conditional Use Permit, currently under review as USE2024-0007.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Effective Date: This permit is effective as of April 10, 2024.

Expiration Date: The permit will expire 18 months after the effective date, or October 10, 2025 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Thank you for your cooperation with the Floodplain Development Permit process. Please notify the Community Development Department if you have any questions or anticipate any changes to the plans submitted in your application.

Project Planner: 
Teri Camery, Senior Planner, CFM
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.



(FDZ - FLOODPLAIN)
DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION																
	Physical Address 3235 Hospital Drive Juneau, AK 99801																
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 1, Tlingit Haida, USS 1075																
	Parcel Number(s) 7B0901040101																
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____																
	LANDOWNER/ LESSEE																
	Property Owner Juneau Tlingit & Haida Community Council	Contact Person Mr. Ken Southerland															
	Mailing Address 3235 Hospital Drive, Juneau, AK 99801	Phone Number(s) 907-723-5043															
	E-mail Address kennethsoutherland@me.com																
	LANDOWNER/ LESSEE CONSENT																
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.																	
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Ken Southerland</td> <td style="width: 50%; border: none;">Vice-President</td> </tr> <tr> <td style="border: none; font-size: small;">Landowner/Lessee (Printed Name)</td> <td style="border: none; font-size: small;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="border: none;">x </td> <td style="border: none;">2/14/24</td> </tr> <tr> <td style="border: none; font-size: small;">Landowner/Lessee (Signature)</td> <td style="border: none; font-size: small;">Date</td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none; font-size: small;">Landowner/Lessee (Printed Name)</td> <td style="border: none; font-size: small;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="border: none;">x _____</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none; font-size: small;">Landowner/Lessee (Signature)</td> <td style="border: none; font-size: small;">Date</td> </tr> </table>		Ken Southerland	Vice-President	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	x	2/14/24	Landowner/Lessee (Signature)	Date	_____	_____	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	x _____	_____	Landowner/Lessee (Signature)	Date
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x	2/14/24																
Landowner/Lessee (Signature)	Date																
_____	_____																
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x _____	_____																
Landowner/Lessee (Signature)	Date																
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.																	
APPLICANT if same as LANDOWNER, write "SAME"																	
Applicant (Printed Name) MRV Architects	Contact Person Paul Voelckers																
Mailing Address 1420 Glacier Ave, Suite A, Juneau, AK 99801	Phone Number(s) 907-209-1353																
E-mail Address paul@mrvarchitects.com																	
x	Feb 14, 2024																
Applicant's Signature	Date of Application																

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials	VLS
Case Number	FZD24-04
Date Received	2-22-24



FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

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

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

To be completed by Applicant	PROJECT SUMMARY: Renovation and expansion of Tlingit & Haida Community Center
	National Floodplain Insurance Rate Map Panel #: <u>02110C1553D</u>
	Special Flood Hazard Area: <u>Zone AE</u>
	Base Flood Elevation: <u>23' - 0"</u>
	Elevation of the lowest floor of all structures, measured from MLLW. In V and VE zones, this number is the "lowest horizontal member": <u>23.31'</u>
	REQUIRED INFORMATION (see reverse for details) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project Narrative describing how 49.70.400(e) is met. <input type="checkbox"/> Anchoring methods, if applicable <input type="checkbox"/> Floodproofing methods and certification, if applicable <input type="checkbox"/> Certification that all other permits for the development have been obtained by any federal or state governmental agency. <input type="checkbox"/> No-rise certification, if applicable. <input checked="" type="checkbox"/> Site Plans, engineered drawings, elevation certifications and/or surveys, as applicable.

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

FZD REVIEW FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>100</u> . ⁰⁰			
Admin. of Guarantee	\$ <u> </u>			
Adjustment	\$ <u> </u>			
Total Fee	\$ <u>100</u> . ⁰⁰			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
<u>FZD24-04</u>	<u>2-22-24</u>

Attachment A - Application Packet

Attachment C - Flood Zone Development Permit

Project: **Shaan S'oox Community House Renovation**
Subject: Floodplain Application Narrative
By: Paul Voelckers AIA
Date: February 8, 2024

MRV 2203

The *Shaan S'oox Community Center*, managed by the Tlingit-Haida Community Council, will be renovated and partially expanded. The areas of work include an inviting and expanded entry and office area, support areas along the back side (northwest side) of the building, expanded kitchen areas, and substantial new mechanical upgrades.

Floodplain Response: The existing community building was constructed in 1977, utilizing a concrete foundation and concrete slab on grade, with wood framed bearing walls, sawn framing, composite joists, and glulam structural system.

The existing concrete slab floor system is at elevation 23.31', roughly 4" above the FEMA AE Flood Zone of elevation 23'-0" as mapped in Sept 18, 2020. Partial expansions of the building, extending 8' in a northwesterly direction toward Salmon Creek, and new entry vestibule, extending 8' in a southeasterly direction, will both be constructed with continuous concrete buried footings, and structural slabs on grade, matching and tying to the existing concrete foundation system.

The extent of the site is not expanded, and modest renovation expansions work within the existing paved parking areas surrounding the building. No additional flood exposure is created, or existing conditions aggravated.



Irene Gallion

From: Irene Gallion
Sent: Monday, April 1, 2024 9:05 AM
To: Charlie Ford; Theresa Ross; General Engineering
Cc: Jeffrey Hedges; Dan Jager; Irene Gallion
Subject: USE24-07: Expansion of the Tlingit Haida Community Center
Attachments: APP_USE24-07.pdf; Agency Comments Form.pdf

Hello Team,

Attached is an application to expand the TH Community Center off of Hospital Drive.

If you have any concerns, please let me know by **April 15, 2024**. If you need more time let me know and we will work something out.

There is an Agency Comment Form attached for your convenience.



Thank you!

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



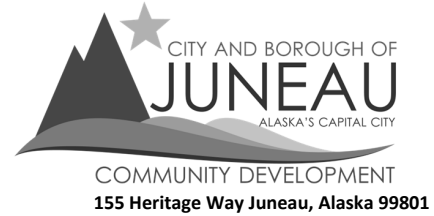
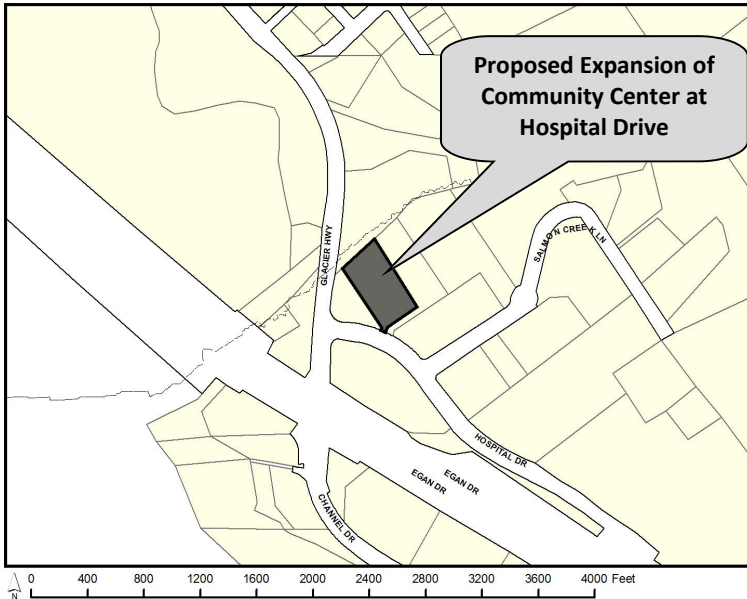
Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for **Expansion of Community Center, from 7,625 to 9,984 square feet, at 3235 Hospital Drive** in a **General Commercial zone**. Parking will be shared with neighboring buildings.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **May 6, 2024** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

<p>Now through April 22</p>	<p>April 23 — noon, May 10</p>	<p>HEARING DATE & TIME: 7:00 pm, May 14, 2024</p>	<p>May 15</p>
<p>Comments received during this period will be sent to the Planner, Irene Gallion to be included as an attachment in the staff report.</p>	<p>Comments received during this period will be sent to Commissioners to read in preparation for the hearing.</p>	<p>This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86939674618 and use the Webinar ID: 869 3967 4618 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.</p>	<p>The results of the hearing will be posted online.</p>
<p>FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4130 Email: pc_comments@juneau.gov or irene.gallion@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801</p>			

Case No.: USE2024 0007
Parcel No.: 7B0901040101
CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

From: James Malapanis <james.m@carverllc.com>
Sent: Monday, April 29, 2024 1:08 PM
To: Irene Gallion; Zane Jones
Cc: Paul Voelckers; Mariah Soriano; Eric Carver
Subject: Re: USE24-07: Public Notice Sign
Attachments: image000000.jpg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Irene,
Please see the public notice sign posted onsite.

Thank you,

James Malapanis; Project Manager

Carver Construction, LLC

P.O. Box 240475 Douglas, AK 99824

C: 907-321-9101

O: 907-364-3215

F: 907-364-3216

Website: <https://carverllc.com>

Physical Address: 1012 2nd Street #1
Douglas, AK 99824

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Monday, April 29, 2024 9:28 AM
To: James Malapanis <james.m@carverllc.com>; Zane Jones <zane@mrvarchitects.com>
Cc: Paul Voelckers <paul@mrvarchitects.com>; Mariah Soriano <mariah@mrvarchitects.com>; Eric Carver <eric.c@carverllc.com>
Subject: RE: USE24-07: Public Notice Sign

Hi Alls,

Just a reminder that the public notice sign for this project needs to be posted today. Please send me a photo when it has been put up. The e mail with the photo will be used to date stamp the installation.

Thanks!

IMG

From: James Malapanis <james.m@carverllc.com>
Sent: Friday, April 19, 2024 2:21 PM
To: Irene Gallion <Irene.Gallion@juneau.gov>; Zane Jones <zane@mrvarchitects.com>



NOTICE For more information
586-0715
pc-communityuse.org

**COMMUNITY CENTER
EXPANSION**
CASE: USE 2024 0007
EXPANSION FROM 7,625 SQFT
TO 9,984 SQFT. PARKING
SHARED WITH NEIGHBORING
BUILDINGS.
HEARING DATE: 5/14/2024

CARVER
Construction, LLC
*Commercial • Residential
Remodel*
Licensed • Bonded • Insured
364-3215

Attachment F - Public Notice Sign