



**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2022 0016
HEARING DATE: DECEMBER 13, 2022**

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: November 30, 2022
TO: Michael LeVine, Chair, Planning Commission

BY: Jennifer Shields, Planner II

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- The BRH campus was originally developed in the late 1960's, with multiple expansions and modifications taking place over the years.
- Proposed structural work includes renovation and expansion of the existing Emergency Department and ambulance bay.
- Site work includes adding a cul-de sac near Wildflower Court, changing the ambulance approach direction, and providing a

GENERAL INFORMATION

Property Owner	City & Borough of Juneau
Applicant	CBJ Engineering Department
Property Address	3260 Hospital Drive
Legal Description	Hospital Lot 1 [Hospital Complex Land Parcel]
Parcel Number	7B0901020041
Zoning	General Commercial (GC)
Land Use Designation	Institutional and Public Use (IPU)
Lot Size	699,574 square feet (16.06 acres)
Water/Sewer	Public water and sewer
Access	Hospital Drive
Existing Land Use	Bartlett Regional Hospital
Associated Applications	CSP2022-0005

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:
 - CBJ 49.15.330
 - CBJ 49.35.800
 - CBJ 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 procedure 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)	BRH Campus
South (GC and RR)	BRH Campus & AEL&P
East (GC and RR)	Wildflower Court
West (GC)	Egan Drive

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description –

BRH's Emergency Department addition and renovation project will consist of the following:

Structural work:

1. Demolishing the existing ambulance bay;
2. Adding 4,000 square feet for the expansion of the existing Emergency Department;
3. Adding a new 1,300 square foot ambulance bay with a mechanical room above; and
4. Renovating 4,000 square feet of major renovation and 3,500 square feet of finish upgrades in the existing Emergency Department space.



Site work:

1. Providing a cul-de-sac style turn around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall;
2. Changing the direction that ambulances approach the ambulance bay; and
3. Providing a pedestrian sidewalk around the new bay and a patient drop off.

Although these changes will result in a reduction of 10 parking spaces, the minimum parking requirement is still met. The parking area entrance off Hospital Drive will have minimal alignment changes. The total cost of the project is approximately \$17 million. A detailed project description, exterior renderings, and site plans can be found in Attachment A.

Background –

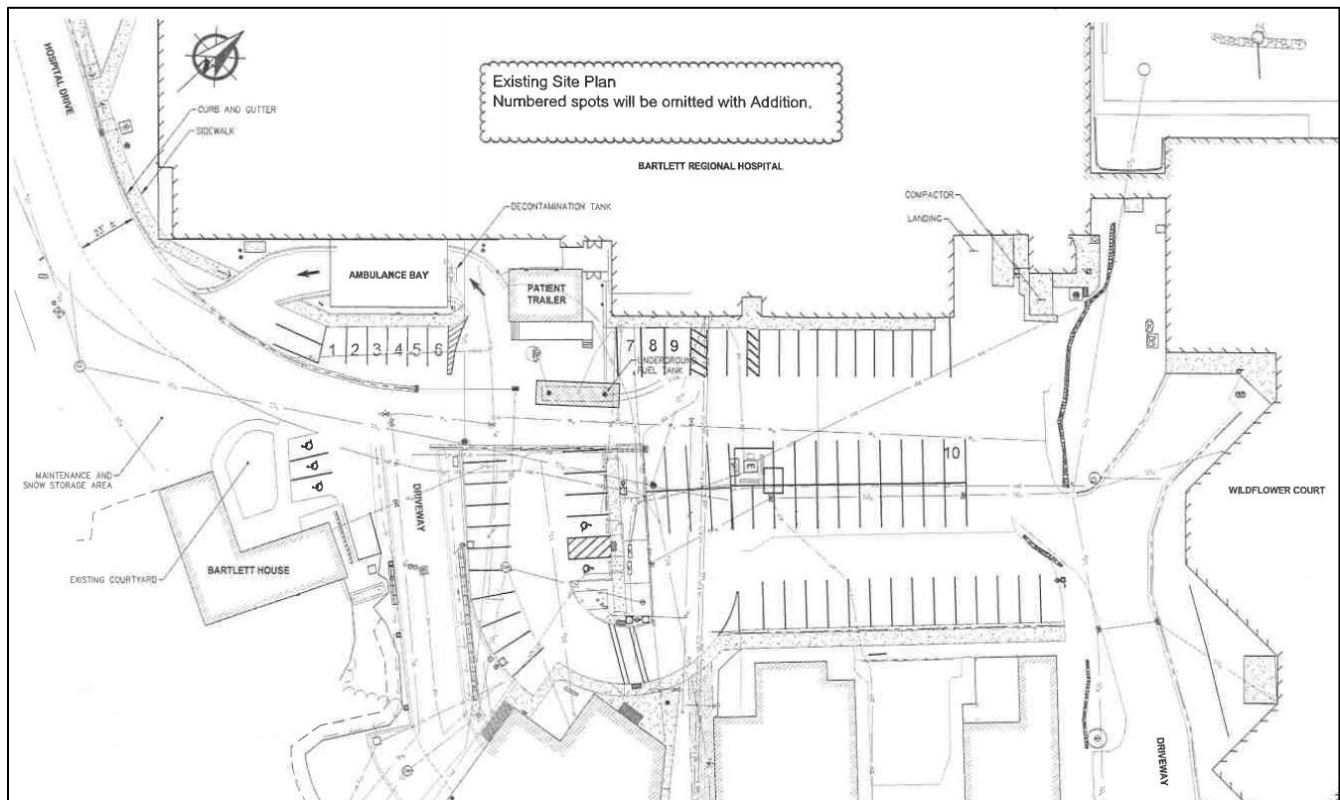
The table below summarizes relevant history for subject parcel and proposed development.

Item	Summary
Plat	1999 Hospital Subdivision Plat (Attachment B).
BLD-7274 (1969)	Hospital Building.
BLD-8347 (1971)	Medical Arts Building.
USE1984-0015	Juneau Medical Center.
CSP1986-0012 and USE1986-0022	Hospital expansion project.
CSP1997-0012 and USE1997-0070	Administration Building.
CSP1998-0003 and USE1998-0018	Bartlett House, a nine (9) unit patient family boarding house.
BLD1999-0835	Wildflower Court 55-bed long term care facility.
CSP2002-0004 and USE2002-0009	Hospital expansion of a 53,000 square foot, three (3) story addition with a rooftop helicopter landing pad.
CSP2002-0011	City project to extend Salmon Creek Lane 1,300 foot loop to hospital complex at the Juneau Medical Clinic.
CSP2003-0012 and USE2003-0043	Wildflower Court expansion of 1,800 square feet with six (6) new beds.
CSP2019-0006 and BLD2019-0177	Rainforest Recovery Center
BLD2020-0718	Hospital Emergency Department reception window.
BLD2021-0115	Behavioral Health Facility (under construction).
BLD2021-0490	Hospital Emergency Department ventilation improvements.

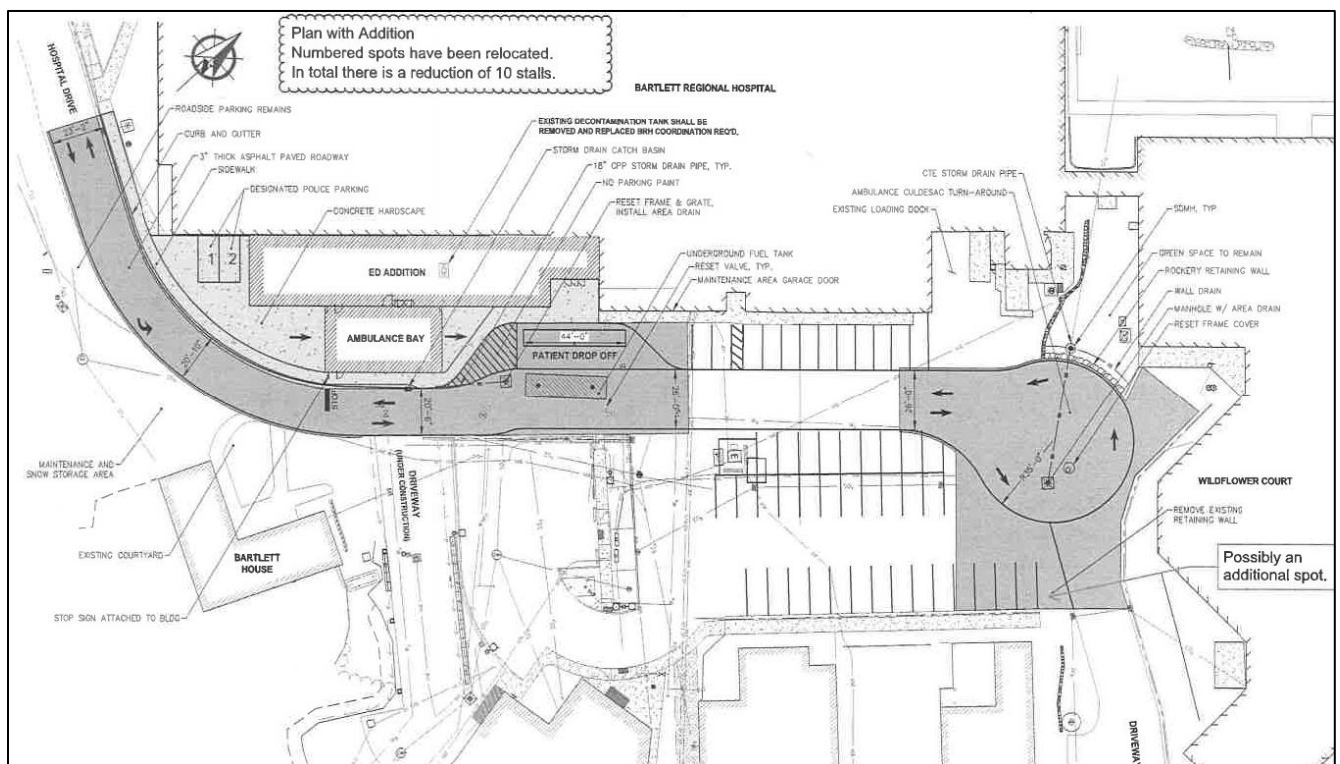
ZONING REQUIREMENTS

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size	2,000 square feet	No Change	699,574 square feet	CBJ 49.25.400
	Width	20 feet	No Change	~1,200 feet	CBJ 49.25.400
Setbacks	Front	10 feet	No Change	~40 feet	CBJ 49.25.400
	Rear	10 feet	No Change	~120 feet	CBJ 49.25.400
	Side (NW)	10 feet	No Change	~360 feet	CBJ 49.25.400
	Side (SE)	10 feet	~160 feet	~180 feet	CBJ 49.25.400
	Street Side	10 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage Maximum		N/A	~25%	~25%	CBJ 49.25.400
Vegetative Cover Minimum		10%	>10%	>10%	CBJ 49.50.300
Height – Addition and Ambulance Bay	Permissible	55 feet	26 feet	N/A	CBJ 49.25.400
	Accessory	45 feet	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		50 units/acre	N/A	N/A	CBJ 49.25.500
Use		Commercial	Hospital	Hospital	CBJ 49.25.300

EXISTING SITE PLAN – PROJECT AREA



PROPOSED SITE PLAN – PROJECT AREA



ANALYSIS

CBJ 49.80.120 defines Hospital as, *“An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities”*.

CBJ 49.25.300 lists Hospitals as a permissible use in the General Commercial (GC) zoning district (USE 7.100). Due to the proposed expansion of the building and the modifications to circulation and parking, staff determined that a Conditional Use Permit was required and is being applied for concurrent to a CBJ Project Review (CSP2022-0005).

Project Site –

Originally known as St. Ann's Hospital, the hospital first opened in 1886 and was operated by the Sisters of St. Ann until the 1960s. In 1965, the hospital's operations were turned over to the City and Borough of Juneau (CBJ), and a new facility was originally built at the hospital's present location on Hospital Drive in the late 1960's. The hospital serves a 15,000-square-mile region in the Northern part of Southeast Alaska.

Over the years, the hospital campus expanded and now consists of several buildings, including the Hospital, the Robert Valliant Administration Building, the Medical Arts Building, Bartlett House, the Rainforest Recovery Center, the Juneau Medical Center, and Wildflower Court long-term care center. Likewise, as the hospital campus grew more land was used to accommodate the addition of buildings. The Emergency Department's addition and renovation project lies within Lot 1 of the Hospital Subdivision platted in 1999 (Attachment B).

BRH currently has several ongoing projects impacting the site, including oil tank improvements, the Behavioral Health facility under construction, and water main improvements. Ongoing projects are being closely coordinated with BRH.

Condition: None.

Project Design –

Addition: The Emergency Department is located towards the back of the hospital campus and near the end of Hospital Drive. The proposed 4,000 square foot addition and new 1,300 square foot ambulance bay will extend Southward and face Bartlett House, the Rainforest Recovery Center, and the new Behavioral Health Center currently under construction. The project will replace many temporary renovations required in the Emergency Department due to the pandemic and will create five negative pressure exam rooms, a negative pressure Resuscitation room and a true Airborne Infection Isolation (AII) room. The project will also provide a 360-degree view from the main nurse station and an additional behavioral health room that will improve patient and staff safety and patient outcomes.



Ambulance Bay: The ambulance bay width and length will remain approximately equal to the existing. Height will be increased to accommodate vehicle antennas. The bay will be enclosed with remote activated garage doors. The direction that emergency vehicles currently approach the ambulance bay will be changed to enter from the west, then exit and drive east toward WFC to turn around in a new cu-de sac below WFC. This revised approach is to expedite patient admittance to the Emergency Department.

Patient Drop Off: A patient drop off near the Emergency Department Entrance is included, sized to accommodate two parked vehicles and minimize conflicts with emergency vehicles.

Condition: None.

Traffic –

Although the overall hospital building square footage will increase, patient and staff levels are not anticipated to increase proportionately, and the majority of the expansion and renovation will provide room for existing uses and specialized machinery and instrumentation. Since the building's occupancy is not anticipated to significantly increase, traffic levels are anticipated to remain similar to current levels.

According to CBJ 49.40.300(2), a traffic impact analysis is not required since the project will generate less than 250 Average Annual Daily Traffic. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) highest projections for a Hospital based upon the project's additional square footage.

Condition: None.

Use	Total Sq. Ft.	Trips Generated	Total Trips
Hospital Addition + Ambulance Bay	5,300	13.22 per 1000 sq. ft.	70.07
Total ADTs:			70.07

Vehicle Parking & Circulation –

Roadway and Drive Aisles: The proposed parking area entrance roadway off Hospital Drive will closely match existing roadway widths. The entrance and exit to the parking area will accommodate fire apparatus traffic, and full size tractor-trailers with 40-foot vans for delivery to the loading dock on the eastern side of the parking area; in addition to trash service, oil delivery service, and tank delivery service. Existing drive aisle widths are less than 26 feet in some places near the parking area entrance, but not in areas adjacent to parking spaces, allowing for the existing parking spaces along the northeastern side of Hospital Drive to remain.

Cul-de-sac: A cul-de-sac turn-around will be provided at the eastern end of the parking area to accommodate ambulance turning maneuvers and allow for emergency vehicles to enter the ambulance bay from the west



Looking southeast on Hospital Drive.

bound lane, as preferred. This concept partially encroaches into a Wildflower Court lawn area at the east end of the parking lot. The CBJ Lands Department is working on adjustments to the lease with Wildflower Court, and the completed project will not alter their use of or access to the facility or the employee parking areas. The cul-de-sac will require a retaining wall to be constructed along the north edge of the pavement to account for the significant difference in elevation between the Wildflower Court lawn and the parking area.

Parking: Parking space reduction is minimized to 10 parking spaces. Per CBJ 49.40.210, hospital parking requires two (2) spaces per bed or one (1) space per 400 square feet of gross floor area. Due to the size and complexity of the hospital campus, CBJ Engineering Department conducted a comprehensive review of available parking on site and provided a detailed breakdown as shown below (Attachment A). Based upon this review identifying an excess of 46 parking spaces available after the Emergency Department addition, no additional parking is required.

Condition: None.

Non-motorized Transportation – A pedestrian sidewalk will be provided around the ambulance bay. A pedestrian path from the west side of the hospital, around the ambulance bay, to the Emergency Department entrance, will be provided, similar to existing conditions.

Condition: None.

Proximity to Transit – Capital Transit operates Route 3 (counterclockwise) and Route 4 (clockwise) to the hospital campus area, with one bus stop along Hospital Drive located within 400 feet of the Emergency Department.

Condition: None.

Noise – Noise is not anticipated to be increased or out of character with the existing neighborhood for the proposed project.

Condition: None.

Lighting – According to CBJ 49.40.230(d), parking areas will be suitably lit, and all proposed fixtures will be full cut-off design. Lighting plans submitted with the application indicate these standards will be met (Attachment A).

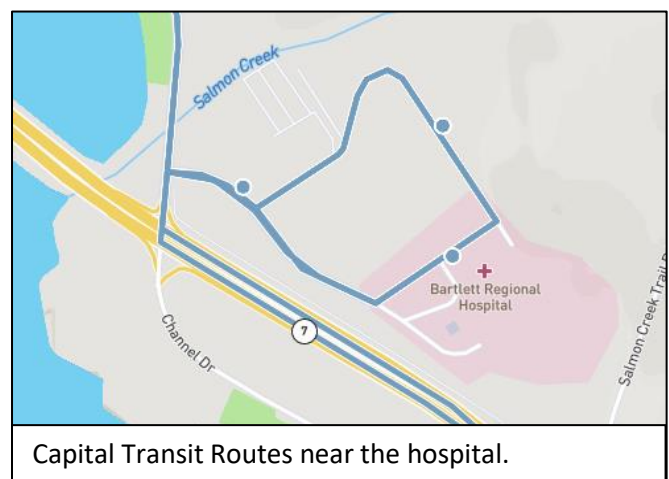
Condition: None.

Vegetative Cover & Landscaping – Minimal changes to the existing landscaping are proposed. Based upon aerial photography, the overall hospital site exceeds the minimum requirement of 10% in the GC zoning district (CBJ 49.50.300).

Condition: None.

Habitat – No known habitat regulated by Title 49 will be affected by the proposed project.

Condition: None.



Drainage and Snow Storage – No significant changes to drainage or the snow storage area near Bartlett House are proposed for the project.

Condition: None.

LEED Certification – CBJ 49.35.800 requires that renovation of existing CBJ buildings costing over \$5 million achieve a minimum level of LEED Certification. The only allowable exception to this requirement is outlined in 49.35.800(c) and is predicated on the economic feasibility of achieving LEED Certification. The Emergency Department addition and renovation project is challenged to meet LEED Certification, as the hospital is not a LEED certified building and the scope of the renovations does not include enough of the building to achieve certification for the whole building. Moreover, it is economically impracticable to meet LEED eligibility criteria for just the addition or the Emergency Department. However, CBJ is striving to incorporate sustainable features in the project to the extent possible. On June 13, 2022, based upon a memo from CBJ's Chief Architect and a recommendation from the Juneau Commission on Sustainability, the CBJ Assembly passed a motion to exempt the project from achieving LEED Certification (Attachment C).



Condition: None.

Public Health, Safety, and Welfare – BRH is a regional health care center. The proposed project will modernize the facility and provide for greater efficiency and more effective emergency services. In this way, BRH will increase public health and safety for Juneau and the Southeast Alaska region in general.

Condition: None.

Property Value or Neighborhood Harmony – No information has been submitted that suggests that the proposed project will negatively affect property values or neighborhood harmony. Currently the site is surrounded by health care related buildings. The Emergency Department addition will be constructed in the center of the BRH campus and is anticipated to blend into the local neighborhood.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between November 7, 2022 and November 14, 2022.

Agency	Summary
General Engineering	No comments at this time, but they will want to see the civil site plans when they are submitted for Building Permits.
Building	No comments at this time.
CCFR	Project meets current fire code requirements as submitted.

PUBLIC COMMENTS

CDD conducted a public comment period between November 2, 2022 and November 21, 2022. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment D). Two public notice signs were posted on-site two weeks prior to the scheduled hearing (Attachment E). No public comments have been received as of the date of this staff report.

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN - The proposed development is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
13	212	Community Services Policy 13.2	<i>TO PROVIDE ADEQUATE AND EFFICIENT FIRE PROTECTION AND FIELD EMERGENCY MEDICAL CARE FOR ALL. IT IS FURTHER THE POLICY OF THE CBJ TO MAINTAIN AN INCIDENT RESPONSE ORGANIZATION TO EFFECTIVELY RESPOND TO LARGE-SCALE EVENTS AND DISASTERS.</i>
13	213	Community Services Policy 13.3	<i>TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.</i>

2015 ECONOMIC DEVELOPMENT PLAN - The proposed development is in compliance with the 2015 Economic Development Plan.

Chapter	Page No.	Item	Summary
1	6	Initiative Objective #4	<i>Increase the depth and breadth of local, skilled health care workers and services for seniors.</i>
2	16	Initiative Summary #1	<i>Support, retain, and expand Juneau's existing 'economic pillars' - our traditional, proven mainstay sectors and businesses. This element focuses on the top economic sectors and activities that comprise Juneau's economy today. These sectors include the existing businesses and industries that provide the bulk of today's jobs and wages in the community. State and federal government, the visitor industry, commercial fishing and seafood processing, mining, construction, education, and health care are among Juneau's economic pillars, along with local government and other key support sector service and supply providers.</i>

2015 ECONOMIC DEVELOPMENT PLAN - The proposed development is in compliance with the 2015 Economic Development Plan.			
5	58	Build the Senior Economy: Objective 2	<i>Increase the depth and breadth of local, skilled health care workers and services for seniors.</i>

2015 LAND MANAGEMENT PLAN - The proposed development is in compliance with the 2015 Land Management Plan			
Chapter	Page No.	Item	Summary
CBJ Land Holdings	55	Salmon Creek LND-0854	Retain. "Retain" are being retained for various public purposes which include parks, harbors, airport, fire stations, schools, the hospital, maintenance shops, etc. These lands are not intended to be sold but may be eased or leased for specific purposes, such as airport related uses, consistent with an adopted plan.

FINDINGS

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

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

Analysis: No further analysis needed.

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

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

Analysis: The application is for BRH's Emergency Department addition and renovations. The use is listed at CBJ 49.25.300, Section 7.100 for the General Commercial (GC) zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

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

Analysis: No additional analysis required.

Finding: Yes. The proposed development will comply with Title 49, including parking, lighting, and vegetative cover.

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

Analysis: No additional analysis required.

Finding: No. There is no evidence to suggest that the requested Emergency Department addition and renovations, in a GC zoning district, will 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 additional analysis required.

Finding: No. There is no evidence to suggest that the requested Emergency Department addition and renovations, in a GC zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. *Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?*

Analysis: No additional analysis required.

Finding: Yes. The proposed Emergency Department addition and renovations will be in general conformity with the 2013 Comprehensive Plan, 2015 Economic Development Plan, and 2016 Land Management 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 the development of Emergency Department addition and renovations.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1999 Hospital Subdivision Plat
Attachment C	LEED Exemption Information
Attachment D	Abutters Notice
Attachment E	Public Notice Sign Photos



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 3260 Hospital Drive, Juneau AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) HOSPITAL LT 1 [HOSPITAL COMPLES PARCEL]Block 102		
	Parcel Number(s) 7B0901020041		
	<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 CBJ & Lands and Resources	Contact Person Dan Bleidorn	
	Mailing Address 155 S. Seward St.	Phone Number(s) 907-586-5252 ext. 4177	
	E-mail Address Dan.Bleidorn@juneau.org		
	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.			
Dan Bleidorn Land Manager Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X <u><i>Daniel Bleidorn</i></u> 10/4/2022 Landowner/Lessee (Signature) Date			
<u><i>David Keith</i></u> Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X <u><i>Charles Smith</i></u> 11/28/2022 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) Lisa EaganLagerquist		Contact Person Lisa EaganLagerquist	
Mailing Address 155 S. Seward Street		Phone Number(s) 907-586-0800 ext 4184	
E-mail Address Lisa.EaganLagerquist@juneau.org			
X <u><i>Lisa EaganLagerquist</i></u> 10/4/2022 Applicant's Signature Date of Application			

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials

AS

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

USE 22-166

Date Received

10/5/22



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

Bartlett Regional Hospital Emergency Department Addition and Renovation. This project includes the demolition of the existing ambulance bay, and providing a 5,300 SF addition to the ED space in its place. The work includes providing a new enclosed ambulance bay to the south of the addition.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 7,100 Hospital, GC 3

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # _____

☒ NO

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 700,000 square feet Total Area of Existing Structure(s) 13 acres square feet

Total Area of Proposed Structure(s) 5300 SF addition square feet

EXTERNAL LIGHTING

Existing to remain

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ Narrative including:

- ☒ Current use of land or building(s)
- ☒ Description of project, project site, circulation, traffic etc.
- ☒ Proposed use of land or building(s)
- ☒ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

☒ Plans including:

- ☒ Site plan
- ☒ Floor plan(s)
- ☒ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☒ Existing and proposed parking areas and proposed traffic circulation
- ☒ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>500</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>650</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.

Attachment A - Application Packet

Case Number

USE-22-16

Date Received

10/5/22



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

Case name

Case Number: PAC2022 0042
 Applicant: Lisa EaganLagerquist
 Property Owner: City and Borough of Juneau Lands and Resources
 Property Address: 3260 Hospital Drive
 Parcel Code Number: 7B0901020041
 Site Size: 699,574 square feet (16.06 acres)
 Zoning: GC (General Commercial)
 Existing Land Use: Hospital

Conference Date: September 7, 2022
 Report Issued: September 30, 2022

DISCLAIMER: Pre-application conferences are conducted for purposes 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
Jeanne Rynne		Jeanne.Rynne@juneau.org
Lisa EaganLagerquist	Applicant	Lisa@EaganLagerquist@juneau.org
David Peterson		David.Peterson@juneau.org
Jennifer Shields	Planning	Jennifer.Shields@juneau.org
Charlie Ford		Charlie.Ford@juneau.org
Jeff Hedges	Building	Jeffrey.Hedges@juneau.org
Andrew Pantiskas		Andrew.Pantiskas@juneau.org
Dan Jager	CCFR	Dan.Jager@juneau.org
Sydney Hawkins	Permit Tech	Sydney.Hawkins@juneau.org

Attachment A - Application Packet

Revised 5/07/2021

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

The Bartlett Regional Hospital Emergency Department Addition and Renovation project will consist of the following:

Structural work:

1. Demolishing the existing ambulance bay;
2. Adding 5,300 square feet for the expansion of the existing Emergency Department;
3. Adding a new ambulance bay with a mechanical room above; and
4. Renovating the existing Emergency Department space.

Site work:

1. Providing a cul-de-sac style turn around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall (Note: CBJ's Lands Department is working with the WFC lease);
2. Changing the direction that ambulances approach the ambulance bay; and
3. Providing a pedestrian sidewalk around the new bay and a patient drop off.

These changes will result in a reduction of 9 parking spaces. The parking area entrance roadway from Hospital Drive will have minimal alignment changes.

Required Applications

- Development Permit Application (DPA): Required form in conjunction with all application types.
- City/State Project Review (CSP): Per 49.15.580 for CBJ capital improvement projects estimated to cost \$500,000 or more.
- Conditional Use Permit (CUP): Hospital expansion and parking revisions (TPU 7.100).

Note: The above-listed applications may be submitted concurrently for review by the Planning Commission. Please include a separate DPA for each application type.

Planning Division

1. **Zoning** – This property is zoned GC (General Commercial). The following standards apply for properties within this Zoning District.
2. **Subdivision** – N/A
3. **Setbacks** – Required setbacks are 10' on all sides. **Show location of property line and setback distances in relation to the project area.**
4. **Height** – Maximum 55' height permitted for principal structures and 45' height for accessory structures.
5. **Access** – The property has direct access from Hospital Drive.
6. **Parking & Circulation** – Hospital parking requirement is 2 spaces per bed OR 1 space per 400 square feet of gross floor area. **Provide a breakdown of existing and proposed parking for the parcel. Based upon CCFR approval, a minimum 20 foot drive aisle width in the limited project area not adjacent to parking spaces may be permitted, pending Planning Commission approval.**

7. **Lot Coverage** – N/A
8. **Vegetative Coverage** – Minimum 10% is required on site.
9. **Lighting** – All parking areas shall be suitably lighted with full cut-off design and not produce off-site glare.
10. **Noise** – N/A
11. **Flood** – The parcel is not within in a Special Flood Hazard Area.
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – There are no mapped hazard areas or slopes exceeding 18% within the project area.
13. **Wetlands** – N/A
14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – N/A
17. **Nonconforming situations** – N/A
18. **LEED Certification** – Required for public building projects over \$5 million per 49.35.800; however, project received an Exemption from the CBJ Assembly on June 13, 2022.

Building Division

19. **Building** – No comments at this time. Plans will be reviewed during the permitting process.
20. **Outstanding Permits** –
 - a. BLD20160161 “Mechanical and electrical work for cooling and ventilation upgrades at 3260 Hospital Dr.”
 - b. BLD20160652 “Interior architectural remodel at 3260 Hospital Dr.”
 - c. BLD20180224 “Fire suppression system for BRH server room”
 - d. BLD20190149 “New rubber roof over existing pvc roof”
 - e. BLD20190177 “Rainforest Recovery Center detox addition”
 - f. BLD20200050 “Install new circuits and panels for new UPS”
 - g. BLD20200651 “Covid Testing Lab renovation in Main Bartlett building”
 - h. BLD20200668 “BRH ASU-11 fans replacement and endoscopy workroom ventilation improvements”
 - i. BLD20200718 “Remodel to create reception window at BRH emergency department reception desk. 3260 Hospital Dr. Modified 5/14/2021 to add additional window and electrical work.
 - j. BLD20210115 “BRH behavioral health facility”
 - k. BLD20210490 “BRH Emergency Department ventilation improvements”
 - l. BLD20220007 “Hospitalist sleeping quarters renovation”
 - m. BLD20220087 “BRH Chiller #2 replacement”
 - n. BLD20220425 “New TVSS for 44 electrical panels at Bartlett with new circuit breakers and appropriate wiring”

- o. BLD20220562 “BRH improvements to facilitate replacement of MRI and two CT scanners, installation of new chiller and temporary MRI trailer.”

General Engineering/Public Works

- 21. **Engineering** – N/A
- 22. **Drainage** – N/A
- 23. **Utilities** – (water, power, sewer, etc.) N/A

Fire Marshal

- 24. **Fire Items/Access** –
 - a. The proposed ambulance bay height will need to meet a minimum of 12’, the door opening must also meet this requirement.
 - b. The road must maintain at least a minimum of 20’

Other Applicable Agency Review

- 25. 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 (DPA). *This form must accompany any land use application.*
- 2. City/State Project Review Application (CSP).
- 3. Conditional Use Permit Application (USE). If approved, additional building permits may be required.

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. Narrative.
- 3. Parking data.

Exceptions to Submittal Requirements

Submittal requirements 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. City/State Project Review (CSP): \$1,600 for projects over \$2.5 million.
- 2. Conditional Use Permit (USE): \$500
- 3. 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.org

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:

- 49.15.330 – Conditional Use Permits
- 49.15.580 – City/State Project Reviews
- Development Permit Application (DPA)
- City/State Project Review Application (CSP)
- Conditional Use Permit Application (USE)

49.15.330 - Conditional use permit.

- (a) *Purpose.* 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 procedure 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.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)---(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;
 - (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
 - (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:
 - (1) Materially endanger the public health or safety;
 - (2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
 - (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a

special district may be required for the purpose of holding or maintaining common property.

- (4) *Dedications*. Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
- (5) *Performance bonds*. The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
- (6) *Commitment letter*. The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
- (7) *Covenants*. The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
- (8) *Revocation of permits*. The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
- (9) *Landslide and avalanche areas*. Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
- (10) *Habitat*. Development in the following areas may be required to minimize environmental impact:
 - (A) Developments in wetlands and intertidal areas.
- (11) *Sound*. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation*. Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access*. Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening*. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size*. Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage*. Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting*. Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions*. Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

49.15.580 - State and City and Borough project review.

- (a) *CBJ project review*: The commission shall review all proposed City and Borough capital improvement projects estimated to cost \$500,000 or more for consistency with this title. The commission may review, at the director's discretion, all proposed City and Borough capital projects estimated to cost more than \$250,000 but less than \$500,000. The commission may recommend conditions on and modifications to any project reviewed by the commission through a notice of recommendation. The notice of recommendation shall be forwarded to the assembly for further action.
- (b) *State project review*: The commission shall review proposed Alaska State capital improvement projects for consistency with this title pursuant to AS 35.30.010 and may impose conditions on and modifications to such projects. If the commission approves or approves with conditions or modifications, a notice of decision shall be issued. A notice of decision becomes final 90 days from the date the project was submitted unless modified or disapproved by the assembly. If the commission disapproves, a notice of recommendation and draft resolution shall be forwarded to the assembly for further action.

(Serial No. 2015-03(c)(am), § 12, 8-31-2015)



City and Borough of Juneau
Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800, FAX: 463-2606

TO: Edward Quinto,
CBJ Community Development Dept. Date: 9/16/2022

FROM: Lisa Eagan Lagerquist,
CBJ Engineering Project Manager File: 2121

SUBJ: Conditional Use Permit: Narrative – Bartlett Regional Hospital Emergency
Department Addition and Renovation.

To Mr. Quinto,

The BRH Emergency Department (ED) Addition and Renovation project will consist of demolishing the existing ambulance bay, a 5,300 SF expansion of the ED department, and renovation of the existing ED space. New construction includes an ambulance bay south of the addition. As far as the civil and site work, it will consist of:

1. Providing a turn-around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall. (CBJ's Lands Department is working with the WFC lease). The turn-around is designed for ambulances. Fire trucks will continue with the existing process of a hammerhead turn-around. CCFR has approved the continuation of this practice.
2. Changing the direction of the ambulance approach to the ambulance bay (from East to West to West to East) for expedited delivery of patients to the ED.
3. Providing a pedestrian sidewalk around the new bay and a patient drop off area east of the ambulance bay to expedite patient access to the ED.

These changes will result in a reduction of 10 parking spaces. Even with this reduction, the BRH property parking exceeds CBJ parking code requirements. (See attached documents.)

To mitigate parking congestion in the ED entrance area, the project will reconfigures internal flow by relocating access to Diagnostic Imaging (DI) Services from the ED entrance at the south side of the Hospital to the Hospital's main north entrance. This will reduce vehicle traffic at the ED area.

The numerous construction projects underway at BRH have exacerbated parking availability, but this is a temporary situation. When no parking is temporarily lost to construction lay-down areas or projects, the BRH campus exceeds the CBJ parking code requirements.

The entrance roadway from Hospital Drive will basically remain unchanged with the width remaining the same. The narrowest point will be 20'-6". CCFR has approved this existing condition.

The current use of the land is per the current CBJ Comprehensive Plan, Chapter 11, Map K is IPU (Institutional Public Use.) The use of the land will not change. Per Table 49.25.300 Hospitals, 7.100, in Zone LC GC, MU or MU 2 are indicated with "3". "3" indicates the use requires a Conditional Use Permit from the Commission. Our project is Block number 102, Zone GC (General Commercial) per the 2022 CBJ Zoning Wall map posted on CBJ CDD website.

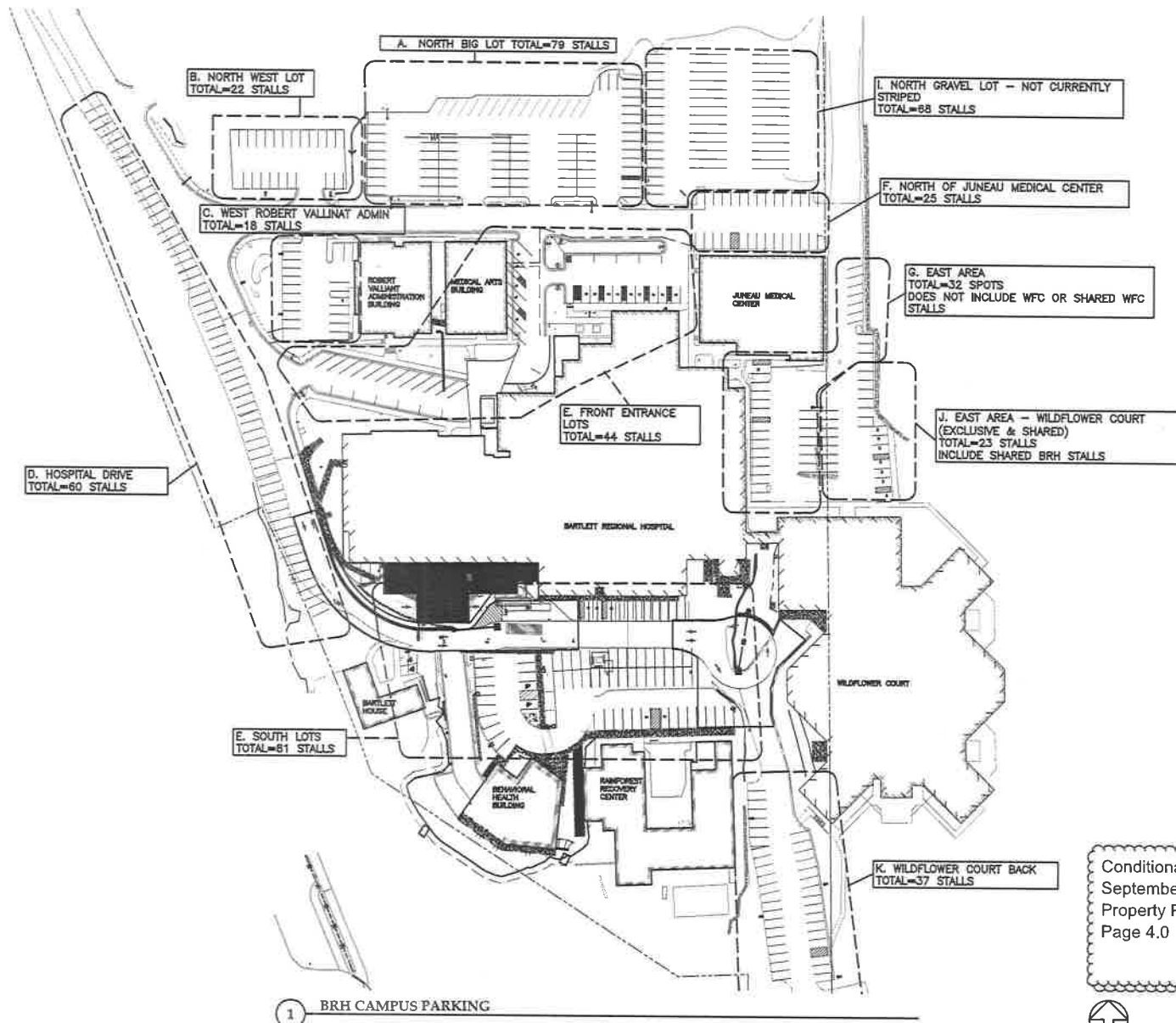
Attachment A - Application Packet

As the use of the land is not changing, the proposed project complies with the Comprehensive Plan and the Land Use Code (Title 49).

We have completed the 35% Schematic Design phase. The 65% design documents are schedule for delivery at the end of September. At this time, we do not have cut sheets for the exterior lighting.

Attachments:

1. Enlarged site plan – Emergency Addition & Renovation showing change in parking
2. Floor plan of the Emergency Addition & Renovation. (Level 1 & 2)
3. Elevation of the addition
4. Campus parking Tables & plan from CSP Application



1 BRH CAMPUS PARKING



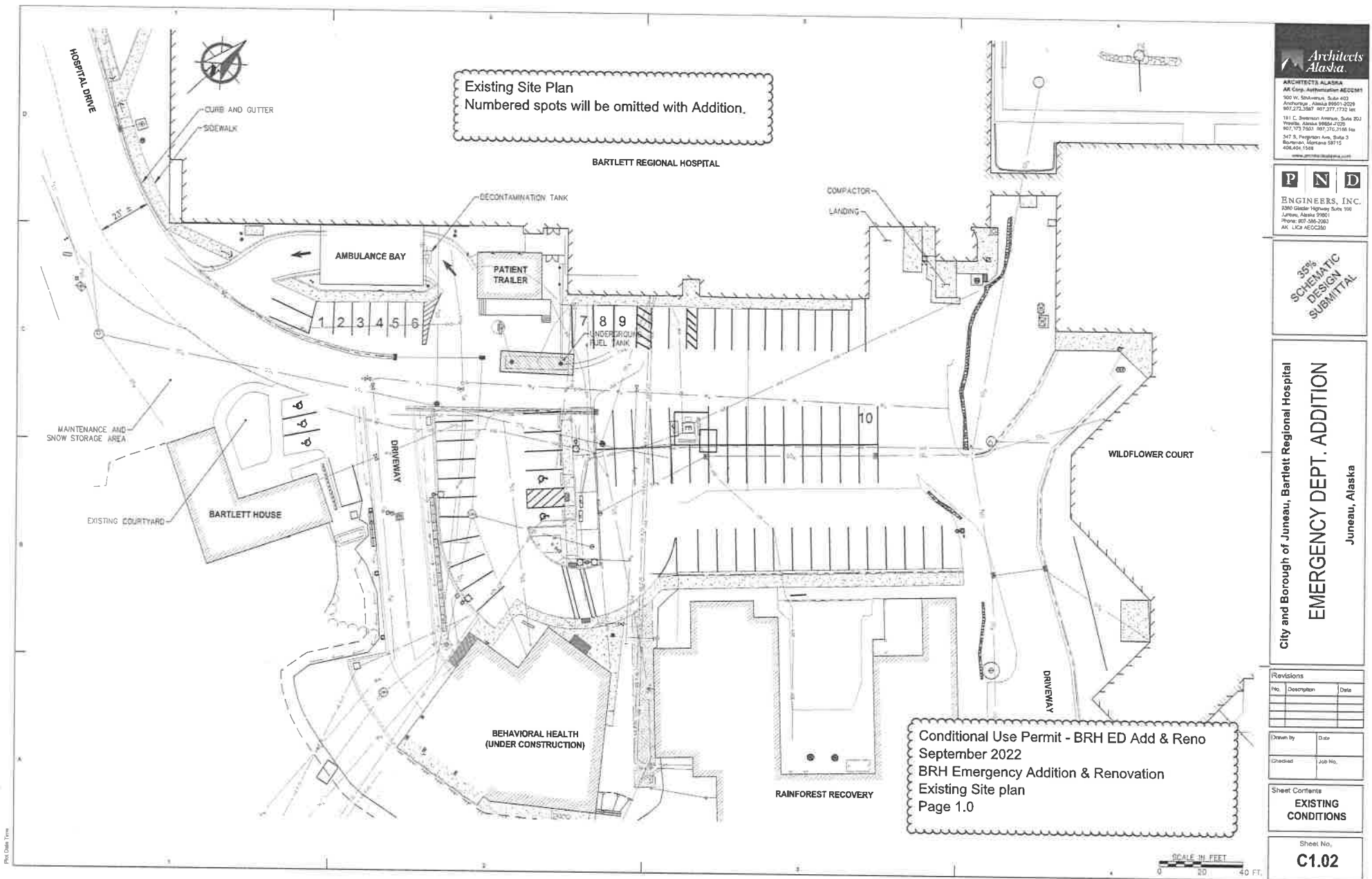
City and Borough of Juneau
BRH ED ADDITION & RENOVATION
Parking
CSP Application
Juneau, Alaska

Conditional Use Permit - BRH ED Add & Reno
September 2022
Property Parking Site Plan After Addition
Page 4.0

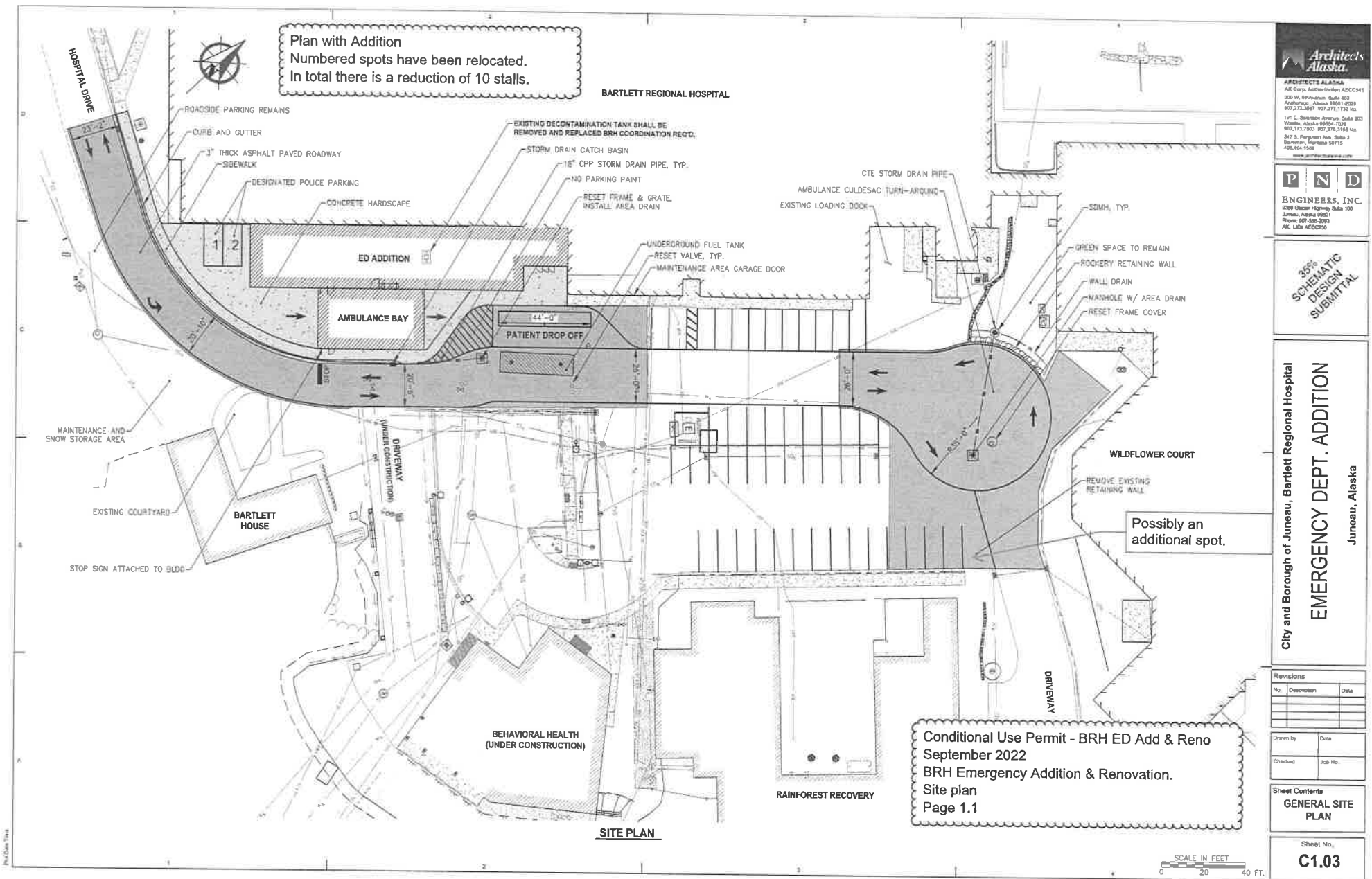


PARKING
DATE: September, 2022
FILE: 2221

A101



Attachment A - Application Packet



BRH Campus - Parking Required per CBJ Code

Existing Buildings	Use	Beds/Units	Area (SF)				Total Area GSF	Parking Stals Required	Parking Required
			Floor 0	Floor 1	Floor 2	Floor 3			
Hospital	Hospital	57 beds						2/beds	114
Robert Valliant Administration	Storage			5,938			5,938	1/1000 SF	6
	Office				6,225	6,320	12,545	1/300 SF	42
Medial Arts	Mech/Elec/Storage			950			950	1/1000 SF	1
	Office				5,400		5,400	1/300 SF	18
Bartlett House	SROwSF	9 units						1/2 unit	5
Behavioral Health Building (Under construction)	Parking		2,500				2,500	0	0
	Office		3,007	5,700			8,707	1/300 SF	29
	Medical Clinic				5,200		5,200	1/200 SF	26
	SROwSF	8 rooms				x		1/2 room	4
Rainforest Recovery	SROwSF	9 rooms						2/beds	18
	Sobering Center	4 beds						1/12 bed	1
Juneau Medical Center	Medical Clinic			11,300			11,300	1/200	57
Total Required Parking for Existing BHR Buildings									321
Planned Construction									
Emergency Addition	Hospital	0						2/beds	0
Total Required Parking Including ED Addition									321
Private Lease on Parcel									
Wildflower Court	Nursing home	61 beds/max residents						2/bed	122
Total Required Parking for of BRH Land									443
Total BRH Property Parking After BRH ED Addition									489

Abbreviations:

SROwSF - Single-Room Occupancies with Shared Facilities

Conditional Use Permit - BRH ED Add & Reno
September 2022
Parking Table - Parking Analysis
Page 4.1

BRH Property Parking			
Parking Area	Stalls After ED Addition	Striped?	Currently affected by campus
A. North Big lot	79	y	y
B. Northwest Lower lot	22	Y	
C. West Robert Valliant Admin	18	Y	
D. Hospital Drive parking	60	y (mostly)	
E. Front Entrance	44	y & n	y
F. North of Juneau Medical Center	25	y	Y
G. East Area *	32	y	
H. South Area*	81	Y	Y
I. North gravel lot	68	n	Y
j. East Area - Wildflower Court (Only & share	23	y	
k. Wildflower Court Back Lot	37	y	
Total BRH Property After ED Addition	489		
*Wildflower court is privately owned and not included in this count.			

Conditional Use Permit - BRH ED Add & Reno
September 2022
Parking Table - Parking After ED Addition
Page 4.2

BIM 360://21090.01 BRH Emergency Dept Add & Reno/21090.01 BRH ED Add & Reno.rvt

D

C

B

A

Plot Date Time: 7/18/2022 5:32:06 PM

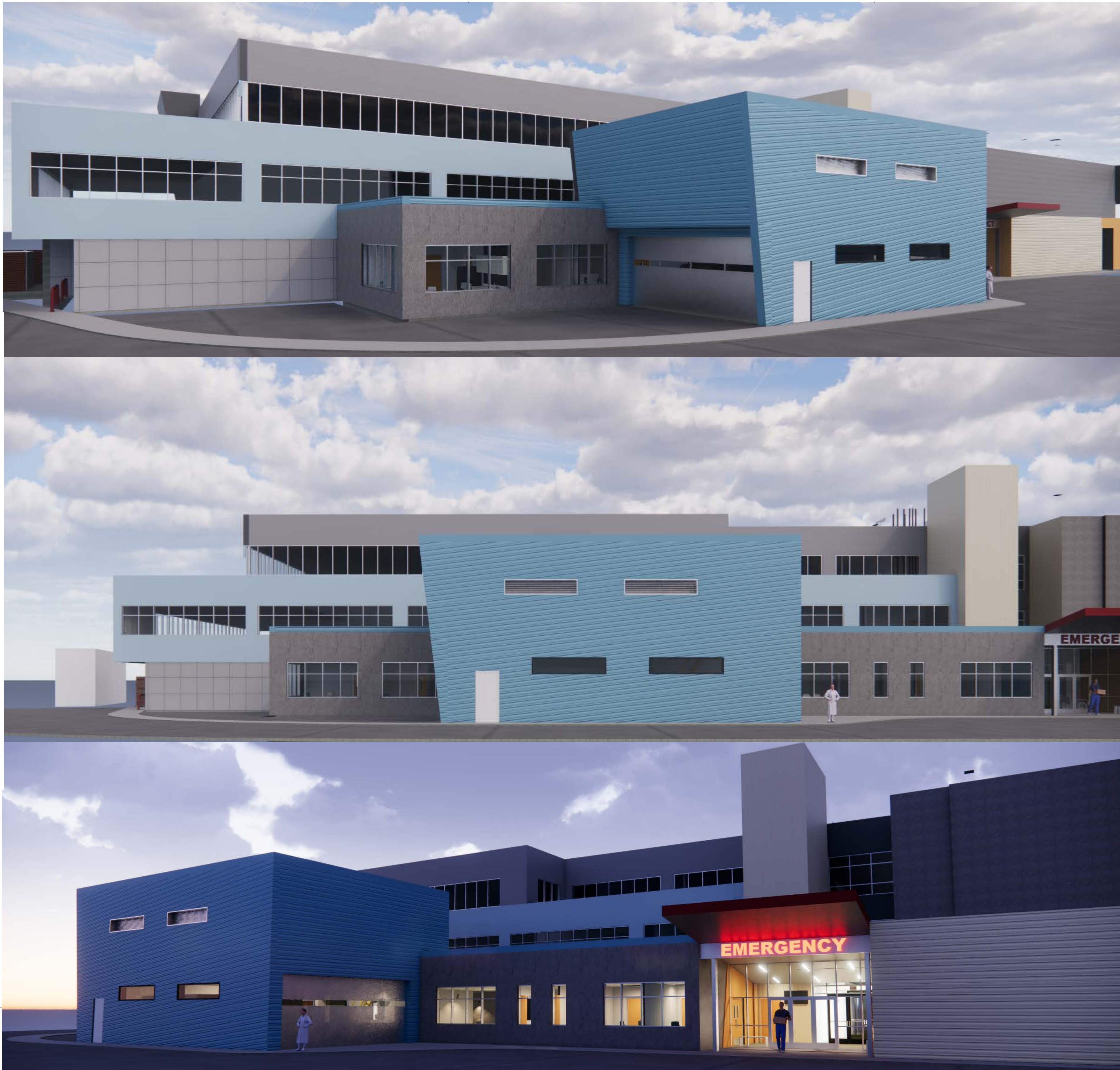
1

1

2

3

4



ARCHITECTS ALASKA
AK Corp. Authorization AECC561
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 907.277.1732 fax
191 E. Swanson Avenue, Suite 203
Wasilla, Alaska 99664-7025
907.373.7503 907.376.3166 fax
347 S. Ferguson Ave, Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com

PRELIMINARY
NOT FOR
CONSTRUCTION

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

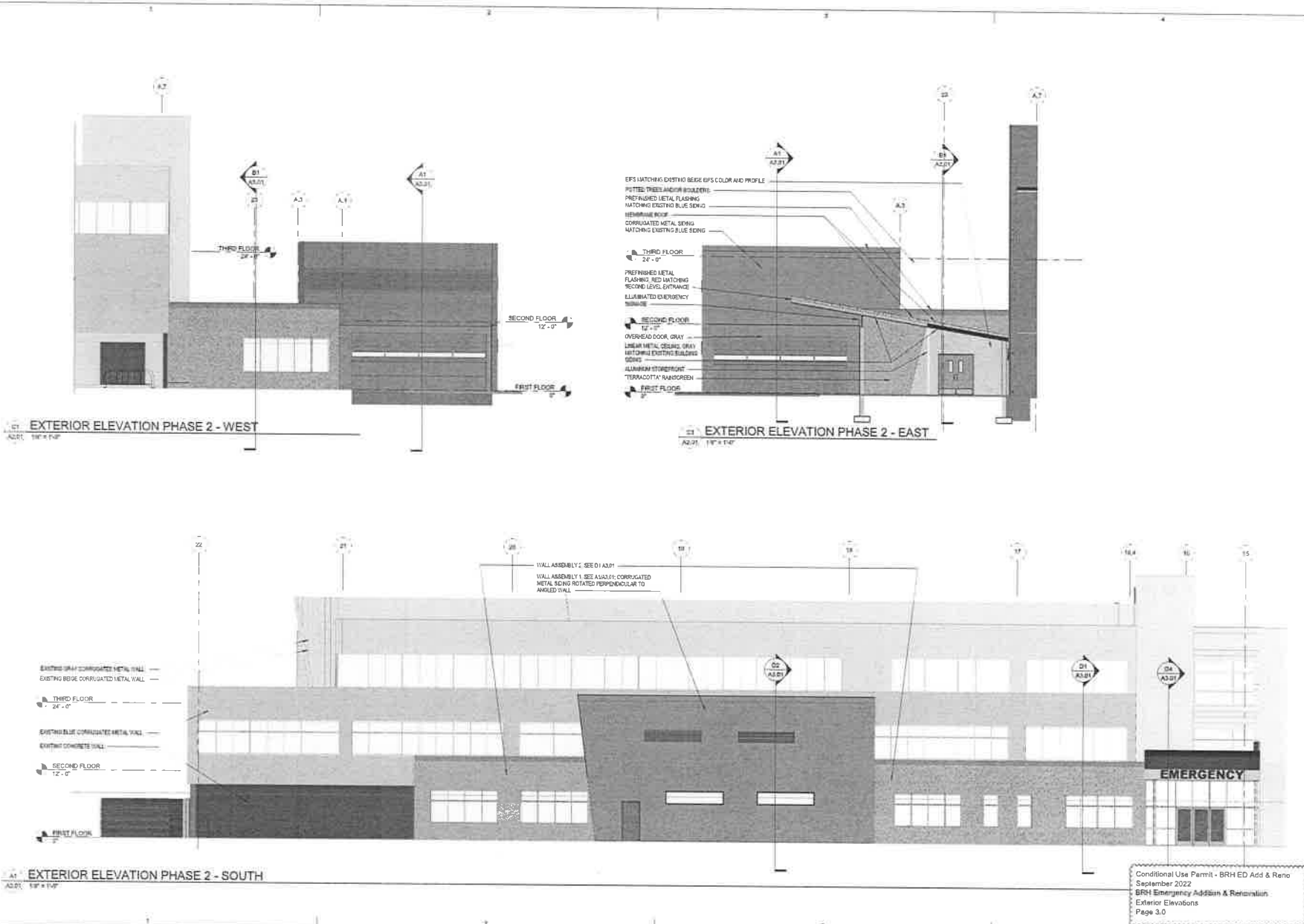
Drawn by Author	Date 14 JULY 2022
Checked Checker	Job No. 22008.01

Sheet Contents EXTERIOR RENDERINGS

Sheet No.
A2.02

BRH 340-77090-03 BRH Emergency Add A2.01, Rev. 2 09/23/22 BRH ED Add 8 Rev. 01

Plot Date: Time: 7/13/2022 5:33:38 PM



Architects Alaska
ARCHITECTS ALASKA
451 Corp. Architects LLC 0381
500 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501-2219
907.273.1367 907.273.1713 fax
151 E. Northern Avenue, Suite 203
Yakutat, Alaska 99571-0223
907.273.7881 907.273.2100 fax
347 N. Fairview Ave., Suite 3
Buenos Aires, Alaska 99571
454.404.1548
www.architects-alaska.com

PRELIMINARY
NOT FOR
CONSTRUCTION

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Describe	Date

Drawn by	Date
Author	14 JULY 2022
Checked	Job No.
Checker	2201.01

Sheet Contents
EXTERIOR ELEVATIONS

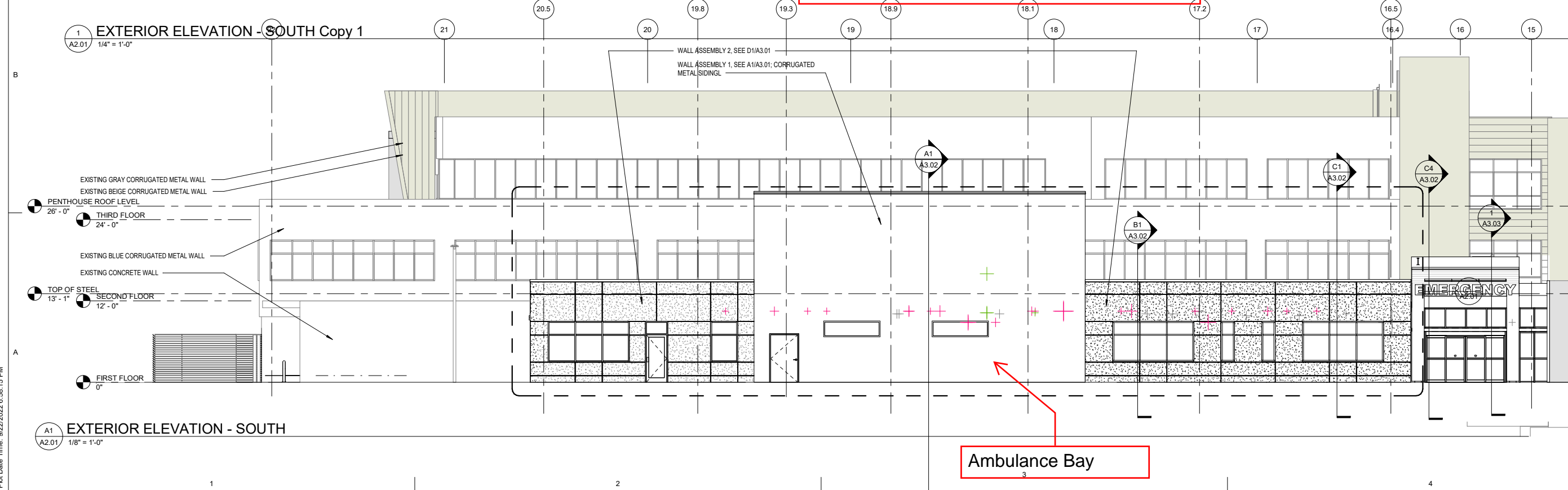
Sheet No.
A2.01

Conditional Use Permit - BRH ED Add & Reno
September 2022
BRH Emergency Addition & Renovation
Exterior Elevations
Page 3.0

BIM 360://21090.01 BRH Emergency Dept Add & Reno/21090.01 BRH ED Add & Reno.rvt
Plot Date Time: 9/22/2022 6:58:15 PM



Color rendering. Center of ambulance bay not shown so length of building can fit.



Architects Alaska.
ARCHITECTS ALASKA
AK Corp. Authorization AECC561
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 907.277.1732 fax
191 E. Swanson Avenue, Suite 203
Wasilla, Alaska 99654-7025
907.373.7503 907.376.3166 fax
347 S. Ferguson Ave, Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com

65% DESIGN
DEVELOPMENT

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

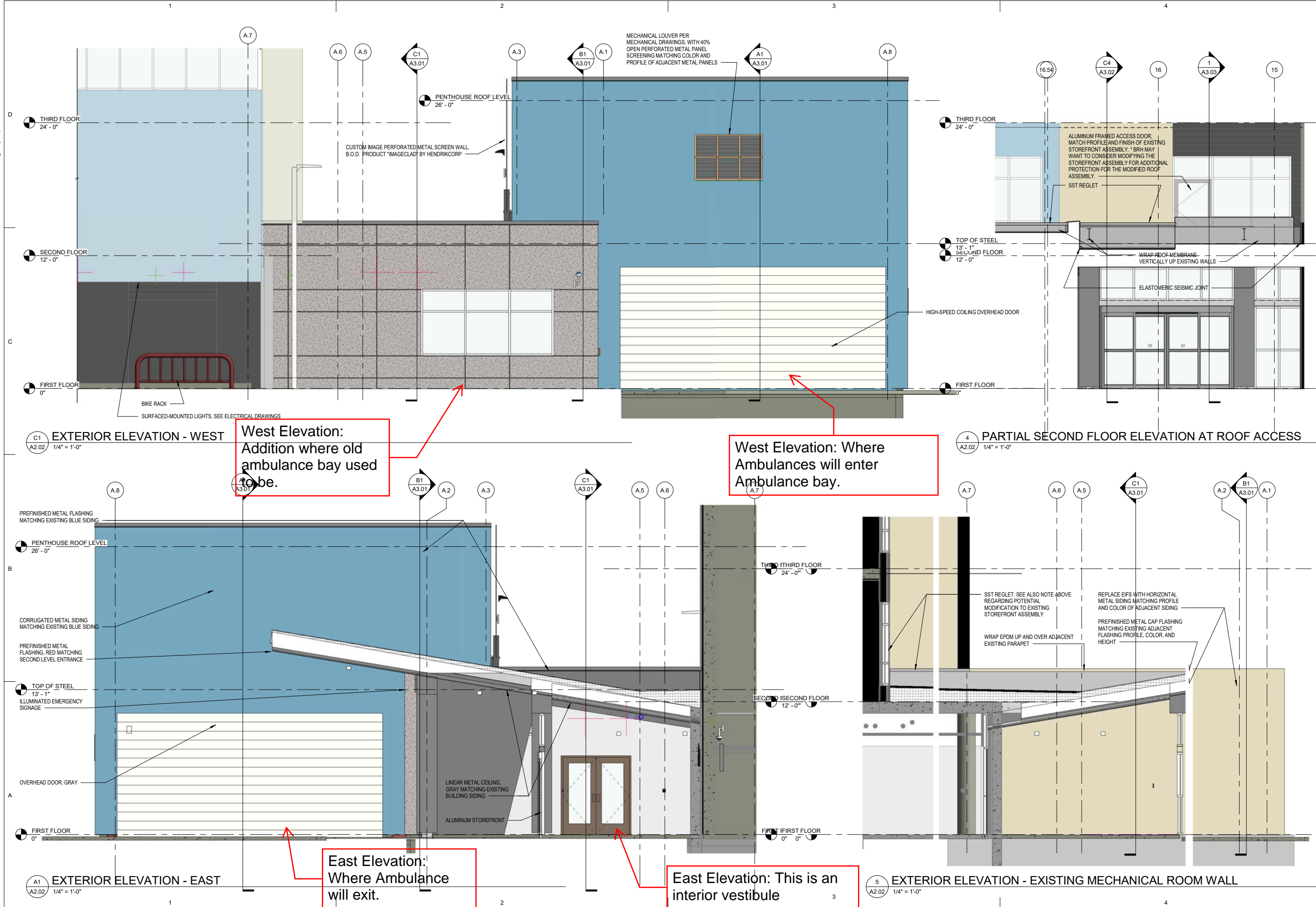
Revisions		
No.	Description	Date

Drawn by SS,DM,MR	Date 22 SEPT 2022
Checked KS,MK	Job No. 21090.01

Sheet Contents
EXTERIOR ELEVATIONS

Sheet No.
A2.01

BIM 360://21090.01 BRH Emergency Dept Add & Reno/21090.01 BRH ED Add & Reno.rvt
Plot Date Time: 9/22/2022 6:58:21 PM



Architects Alaska.
ARCHITECTS ALASKA
AK Corp. Authorization AECC561
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501 2029
907.272.3567 907.277.1732 fax
191 E. Swanson Avenue, Suite 203
Vasilisa, Alaska 99654 7025
907.373.7503 907.376.3166 fax
347 S. Ferguson Ave, Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com

65% DESIGN DEVELOPMENT

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

Drawn by SS,DM,MR	Date 22 SEPT 2022
Checked KS,MK	Job No. 21090.01

Sheet Contents EXTERIOR ELEVATIONS

Sheet No.
A2.02

BIM 360://21090_01 BRH Emergency Dept Add & RenoBRH ED Add & Reno - MEP.rvt

C

B

A

Plot Date Time: 9/20/2022 3:22:53 PM

LIGHTING CONTROL SCHEDULE		
#	SPACE TYPE	DESCRIPTION
1	TOILET	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
2	CORRIDOR STAFF	LOCAL CEILING MOUNTED OCCUPANCY SENSOR(S). NO MANUAL CONTROL. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
3	CORRIDOR	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH(ES) OF EACH ZONE LOCATED AT NURSE STATION. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "a": NORTH CORRIDORS (035, 039, 064) ZONE "f": SOUTH CORRIDORS (002, 018, 026, 045)
4	NURSE STATION	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED MANUAL ON/OFF SWITCH(ES) WITH DIMMING CONTROL OF EACH ZONE. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "a": GENERAL LIGHTING (TYPE F) ZONE "b": PERIMETER ACCENT COVE (TYPE R) ZONE "c": PERIMETER ACCENT TOE (TYPE R) ZONE "d": DOOR NURSE ENTRANCES (TYPE B)
5	UNDERCABINET	UNDERCABINET LIGHTING WITH NO AUTOMATIC CONTROL. MANUAL CONTROL ONLY. PROVIDED WITH LOCAL ON/OFF SWITCH.
6	PYSCH	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH WITH DIMMING AND COLOR TEMPERATURE CONTROL LOCATED IN CORRIDOR OUTSIDE SPACE.
7	PHARMACY MEDS SECURITY SLEEP DECON	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED MANUAL ON/OFF SWITCH(ES) WITH DIMMING CONTROL.
8	STORAGE SOILED	LOCAL CEILING OR WALL MOUNTED OCUPANCY SENSOR(S) WITH MANUAL ON/OFF SWITCH(ES) LOCATED AT DOOR ENTRANCE(S). AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
9	OFFICE CONSULT RECEIVING	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF AND DIMMING. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
10	LOUNGE LOCKERS	LOCAL CEILING MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF AND DIMMING. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
11	AMBULANCE BARN	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH(ES) LOCATED AT DOOR ENTRANCE(S).
12	TOILET PSYCH	LOCAL CEILING MOUNTED OCCUPANCY CONTROL. NO MANUAL CONTROL. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
13	CORRIDOR 002A	LOCAL CEILING MOUNTED OCCUPANCY SENSOR. NO MANUAL CONTROL. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY ZONE "g": CORRIDOR 002A
14	A.I.I TOILET	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY PATIENT STEP LIGHT (FIXTURE TYPE N) OPERATED WITH INTEGRATED PHOTOCELL. TYPE N OPERATED AS FOLLOWS: AUTOMATIC ON WITH PHOTOCELL AUTOMATIC OFF WHEN AMBIENT LIGHT IS PRESENT.
15	A.I.I.	NO AUTOMATIC CONTROL OF ZONES "a" AND "b". TWO-ZONE WALL MOUNTED CONTROLLER AT DOOR ENTRANCE WITH MANUAL ON/OFF AND DIMMING CONTROL. PATIENT STEP LIGHT (FIXTURE TYPE N) OPERATED WITH INTEGRATED PHOTOCELL. TYPE N OPERATED AS FOLLOWS: AUTOMATIC ON WITH PHOTOCELL AUTOMATIC OFF WHEN AMBIENT LIGHT IS PRESENT.
16	TRAUMA EXAM CAST SUTURE	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED ON/OFF SWITCH WITH DIMMING CONTROL AT DOOR ENTRANCE.
17	WAITING/CORRIDOR	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH LOCATED IN P.A.S. 007. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "c": WAITING 004 AND CORRIDOR 005
18	ENTRY	LIGHTING FIXTURES CONTROLLED WITH ADJACENT EXISTING CORRIDOR LIGHTING FIXTURES.
19	CANOPY AND EXTERIOR MOUNTED FIXTURES	LIGHTING FIXTURES CONTROLLED WITH EXISTING EXTERIOR SITE LIGHTING FIXTURES.

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	COLOR TEMP	LUMENS	WATTAGE	MOUNTING	NOTES	
A1	LITHONIA 2BLT4-30L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	3000	24	RECESSED CEILING		
A1G	LITHONIA 2BLT4-30L-ADSM-EZ1-LP835-N80-DGA 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT, DRYWALL GRID ADAPTER	3500K	3000	24	RECESSED CEILING		
A2	LITHONIA 2BLT4-40L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4000	32	RECESSED CEILING		
A3	LITHONIA 2BLT4-48L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4800	38	RECESSED CEILING		
A4	LITHONIA 2BLT4-72L-ADSM-EZ1-LP850-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	7200	61	RECESSED CEILING		
B	GOTHAM EV04-3507-WR-MD-MVOLT 4" DIAMETER LED DOWNLIGHT, WHITE REFLECTOR AND FLANGE COLOR, SELF-FLANGED TRIM, MEDIUM LIGHT DISTRIBUTION, NLIGHT LUMEN MANAGEMENT	3500K	750	7.9	RECESSED CEILING		
BV	KIRLUN LRC-04VND-1000L-UNV-MFL-35K-RWF 4" DIAMETER LIGATURE AND VANDAL RESISTANT DOWNLIGHT, SMOOTH TAPERED SELF-FLANGED CAST ALUMINUM TRIM, WHITE, DIFFUSE ACRYLIC LENS, UNIVERSAL VOLTAGE	3500K	1000	10.5	RECESSED CEILING		
C	KENALL MAUCLED-J/S-MW-11L35K-24-277 24" LENGTH UNDERCABINET LIGHT, INDIVIDUAL OR SERIES MOUNT AS SHOWN ON DRAWINGS, MATTE WHITE FINISH	3500K	1379	11	UNDERCABINET		
D	TLI VCY24-L12-0-LT350-120-277V-TW-35K 2' ARCHITECTURAL VANITY LIGHT, TEXTURED WHITE FINISH	3500K	1400	12	WALL, ABOVE MIRROR		
DV	KURTZON VL-FPA-4-20-1-LED-R-835-UNV-AMB-WHT 2' LENGTH VANDAL RESISTANT PROFILE WRAP, FROSTED LINEAR PRISMATIC POLY, WHITE ALUMINUM AND WHITE CRS INT MATERIAL, ONE ROW LED, UNIVERSAL VOLTAGE, WHITE FINISHED DOOR AND HSG, ADJUSTABLE MOUNT BRACKETS	3500K	1830	15	WALL, ABOVE MIRROR		
F	LITHONIA 2BLT2-40L-ADSM-EZ1-LP835-N80 2'X2', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4000	32	RECESSED CEILING		
G	LITHONIA BLT4-48L-ADSM-EZ1-LP850-N80 1'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	4800	40	RECESSED CEILING		
H	KENALL CSEDO-24-45LD-50K8-DIM1-DV-X-X-SYM 2'X4', LED TROFFER, HIGH-EFFICIENCY LENS FOR REDUCED GLARE, GRID MOUNT, CLEANROOM APPLICATIONS, WIPE DOWN	5000K	4800	40	RECESSED CEILING		
J	PRUDENTIAL BPRO4-REC-FLSH-LED035-MO-4-TMW-SAL-SC-UNV 4'X4' LINEAR, FLUSH, MEDIUM LIGHTING DISTRIBUTION, TEXTURED MATTE WHITE, SATIN LENS, SINGLE CIRCUIT, UNIVERSAL VOLTAGE	3500K	2740	22.4	RECESSED CEILING		
JP	PRUDENTIAL BPRO4-LIN-FLSH-LED035-LO-SO-4-TMW-TMW-SAL-SYM-ADC-SC-UN V-CA48"-X3-DM01 4'X4' LINEAR, FLUSH LENS, TEXTURED MATTE WHITE STANDARD FINISH AND LOUVER COLOR, LOW OUTPUT DIRECT, STANDARD OUTPUT INDIRECT, SATIN LENS DIRECT, SYMMETRIC LENS INDIRECT, ACRYLIC DUST COVER STANDARD INDIRECTY, UNIVERSAL VOLTAGE, SINGLE CIRCUIT, AIRCRAFT CABLE, HARD CEILING, DIMMING	3500K	435/FT DIRECT 1125/FT INDIRECT	3.8/FT DIRECT 7.8/FT INDIRECT	PENDANT TO 8'-6" AFF		
K	GOTHAM EV04CR-35/10-DFF-MD-MVOLT 4" DIAMETER LED CLEAN ROOM DOWNLIGHT, FLUSH LENSED TRIM, WHITE FLANGED, ANTIMICROBIAL PAINT FINISH	3500K	1000	7.9	RECESSED CEILING		
L	KIRLUN LRR-04017-1000L-277-30K-MFL-WHF 4" DIAMETER DOWNLIGHT, MEDIUM STANDARD DISTRIBUTION, WHITE FINIAL FINISH	3000K	1000	14	RECESSED CEILING		
M	LITHONIA BLWP8-80L-ADSM-EZ1-LP835-N80 8' LOW PROFILE LED WRAPAROUND, CURVED SMOOTH LENS, MVOLT, STANDARD PRE-PAINT WHITE FINISH	3500K	8253	68	RECESSED CEILING		

LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	COLOR TEMP	LUMENS	WATTAGE	MOUNTING	NOTES
N	AXIS BCS-S-RH-27-AMW-UNV PATIENT STEP LIGHT, WHITE ANTIMICROBIAL FINISH, RECTANGULAR FACEPLATE, UNIVERSAL VOLTAGE	2700K	23	0.95	RECESSED WALL AT 1'-0" AFF	
P	KELVIX SX-35K-300-24V 0.413" WIDTH LED TAPE, HORIZONTAL BENDING LINEAR LED, RUBBER COATED, 120 DEGREE BEAM ANGLE	3500K	323 PER FOOT	2.8 PER FOOT	COVE	
R	KELVIX DV35K-24V; CH-016-WHR-CP; ULV96 LOW VOLTAGE WHITE LED TAPE, LENGTH AS SHOWN ON DRAWINGS, PROVIDE WITH EXTRUDED WHITE ROUND ALUMINUM MOUNTING CHANNEL, CH-016, 96 WATT REMOTE POWER SUPPLY	3500K	690 PER FOOT	5.3 PER FOOT	SURFACE BASE OF NURSE STATION	
U	KENALL RMCD-24-FLTR-X-45T-27/65K8-ATW-DV-SYM 2'X4', LED TROFFER, BEHAVIORIAL HEALTH APPLICATION, TUNABLE WHITE, 82CRI, GRID MOUNT, DIFFUSED DR ACRYLIC LENS	2700K - 6500K	4653	46	RECESSED CEILING	
V	LUOIFER LPK-1-80L20A-35-FGL; UBB-JCT-40-277T 1.5" DIAMETER PUCK LIGHT, DRY/DAMP RATINGS, DIM TO 10%, DIFFUSING FROSTED LENS, WHITE POWDER COAT FINISH, PROVIDE JUNCTION BOX AND REMOTE POWER SUPPLY	3500K	200	4.3	RECESSED CEILING	
W	DELRAY YL47021-W35-BDIM-277 21" SEMI-RECESSED DOWNLIGHT, SELF FLANGE TYPE TRIM, MATTE OPAL EXTERIOR, WHITE INTERIOR, 277V	3500K	2000	22	RECESSED CEILING	
Z	LITHONIA ZL1N-148-7000LM-FST-MVOLT-3500K-80CRI-WH 4' LED STRIPLIGHT, SNAP ON FROSTED DIFFUSER, WHITE FINISH	3500K	7000	52	SURFACE OR PENDANT MOUNT	3
AA	LITHONIA 2BLT4-30L-ADSM-EZ1-LP850-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	3000	24	RECESSED CEILING	
AAG	LITHONIA 2BLT4-30L-ADSM-EZ1-LP850-N80-DGA 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT, DRYWALL GRID ADAPTER	5000K	3000	24	RECESSED CEILING	
SA	LITHONIA WDGE1 LED-P2-40K-80CRI-VW-MVOLT-SRM-DOBXD 9'X5.5' ARCHITECTURAL WALL SCONCE, WEDGE, P2 LIGHTING PACKAGE, VISUAL COMFORT FORWARD THROW, MVOLT, BRONZE FINISH	3500K	1806	15	WALL MOUNT +7'-6" AFG	
SB	NULITE RXT-FF-07-L35-U-W-4 4'x4' LINEAR, FLUSH FROSTED, IP65 RATED EXTERIOR, WHITE FINISH, UNIVERSAL VOLTAGE	3500K	700/FT	7.9/FT	RECESSED CANOPY	
SC	BEGA 66 057-WHT-K35 7.5" DIAMETER, 6.4" HEIGHT COMPACT EXTERIOR CANOPY DOWNLIGHT, PARTIALLY FROSTED CRYSTAL GLASS, WHITE FINISH	3500K	1900	22	SURFACE EXISTING OVERHANG	
EX	LITHONIA LQC-1/2-G EXIT SIGN, BRUSHED ALUMINUM FACE, STENCIL FACE TYPE, 1 OR 2 FACES AS SHOWN ON DRAWINGS, GREEN LETTER COLOR, ARROWS AS SHOWN ON DRAWINGS	-	-	7	WALL OVER DOOR OR CEILING AS NOTED	

LIGHTING FIXTURE SCHEDULE NOTES

- REFER TO SPECIFICATION SECTION 265000 FOR ADDITIONAL REQUIREMENTS REGARDING LIGHT FIXTURES, LED LAMPS AND DRIVERS.
- PROVIDE AN EMERGENCY CIRCUIT CONNECTION (CIRCUIT AS NOTED ON DRAWINGS) TO ALL EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES. WIRING FOR FIXTURES CONNECTED TO EMERGENCY CIRCUITS SHALL BE KEPT ENTIRELY INDEPENDENT OF ALL OTHER WIRING AND EQUIPMENT IN ACCORDANCE WITH NEC ARTICLE 700.
- SURFACE CEILING MOUNT FIXTURES IN ROOMS/AREAS WITH CEILINGS. IN AREAS WITHOUT CEILINGS, PENDANT FIXTURES DOWN FROM BOTTOM OF STRUCTURE TO HEIGHT INDICATED. IN AREAS WITH MECHANICAL EQUIPMENT, DUCTWORK AND PIPING, PENDANT FIXTURES DOWN TO BOTTOM OF MECHANICAL DUCTWORK OR PIPING AS APPROPRIATE. FIXTURE PENDANTS SHALL BE RIGID (THREADED HANGAR RODS) AND SHALL BE SWAY BRACED WHERE PENDANTS EXCEED 24 INCHES IN LENGTH.



ARCHITECTS ALASKA
AK Corp. Authorization AECC561
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 907.277.1732 fax
191 E. Swanson Avenue, Suite 203
Vasilisa, Alaska 99564-7025
907.373.7503 907.376.3166 fax
347 S. Fergusson Ave, Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com



ENGINEERS
www.ame-engineers.com
Adams, Morgensthaler & Co., Inc.
CoA No. C0342 - 907.257.9100
701 E. Tudor Rd, Suite 250
Anchorage, AK 99503

65% DESIGN DEVELOPMENT

22302

City and Borough of Juneau

BARTLETT REGIONAL HOSPITAL

EMERGENCY DEPT ADDITION

3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

Drawn by DRM, TJT, ERP, JLZ	Date 09/22/2022
Checked ASJ	Job No. 21090.01

Sheet Contents
LIGHTING SCHEDULES

Sheet No.

E0.02

BIM 360://21090.01 BRH Emergency Dept Add & Reno/BRH ED Add & Reno - MEP.rvt
Plot Date Time: 9/20/2022 3:23:23 PM

1 FLOOR PLAN - FIRST FLOOR - NORTH - LIGHTING
E2.11N Scale: 1/8" = 1'-0"



- GENERAL NOTES**
- REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E0.02 AND LIGHTING CONTROL PLAN ON SHEET E2.11L.C.
- SHEET NOTES**
- MOUNT TYPE P LIGHT FIXTURE IN ARCHITECTURAL COVE. PROVIDE LED ACCESSORIES AND DRIVER(S) REQUIRED FOR A COMPLETE SYSTEM. LOCATE DRIVER(S) IN ACCESSIBLE CEILING SPACE. REFER TO ARCHITECTURAL DETAIL FOR ADDITIONAL INFORMATION. LIGHTING TO BE CONTROLLED VIA LIGHT SWITCH IN ACCORDANCE WITH NOTE 3.
 - MOUNT TYPE R LED TAPE WITH CHANNEL AT BASE OF NURSE WORKSTATION. PROVIDE LED ACCESSORIES AND DRIVER(S) REQUIRED FOR A COMPLETE SYSTEM. LOCATE DRIVER(S) UNDERNEATH DESK COUNTER. REFER TO ARCHITECTURAL DETAIL FOR ADDITIONAL INFORMATION. LIGHTING TO BE CONTROLLED VIA LIGHT SWITCH IN ACCORDANCE WITH NOTE 3.
 - PROVIDE FOUR-ZONE WALL MOUNTED SCENE CONTROLLER WITH ON/OFF AND DIMMING LIGHTING CONTROL FOR ZONES "a", "b", "c" AND "d" LIGHTING FIXTURES. COORDINATE EXACT LOCATION WITH OWNER.
 - PROVIDE VANDAL RESISTANT LIGHTING SWITCH FOR DIMMING AND ON/OFF CONTROL OF PSYCH EXAM 028. PROVIDE ENGRAVED NAMEPLATE ABOVE SWITCH TO READ "PSYCH 028".
 - PROVIDE VANDAL RESISTANT LIGHTING SWITCH FOR DIMMING AND ON/OFF CONTROL OF PSYCH EXAM 029. PROVIDE ENGRAVED NAMEPLATE ABOVE SWITCH TO READ "PSYCH 029".
 - PROVIDE TWO-ZONE WALL MOUNTED SCENE CONTROLLER WITH ON/OFF CONTROL FOR ZONES "d" AND "e" CORRIDOR LIGHTING FIXTURES. COORDINATE EXACT LOCATION WITH OWNER.
 - CONNECT LIGHTING FIXTURE TO EXISTING ADJACENT CORRIDOR LIGHTING CIRCUIT AND CONTROL.
 - CONNECT TO COILING DOOR CONTROL TO AUTOMATICALLY TURN ON LIGHTS WHEN DOOR IS OPEN AND TURN OFF WHEN DOOR IS CLOSED. PROVIDE ACCESSORIES AS REQUIRED.

Architects
Alaska.

ARCHITECTS ALASKA
AK Corp. Authorization AECC561
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 907.277.1732 fax
191 E. Swanson Avenue, Suite 203
Vasilisa, Alaska 99654-7025
907.373.7503 907.376.3166 fax
347 S. Ferguson Ave, Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com

ENGINEERS
www.s.m.c.-engineers.com
Adams, Morgenthaler & Co., Inc.
CoA No. C0342 - 907.257.9100
701 E. Tudor Rd, Suite 250
Anchorage, AK 99503

65% DESIGN
DEVELOPMENT

22302

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

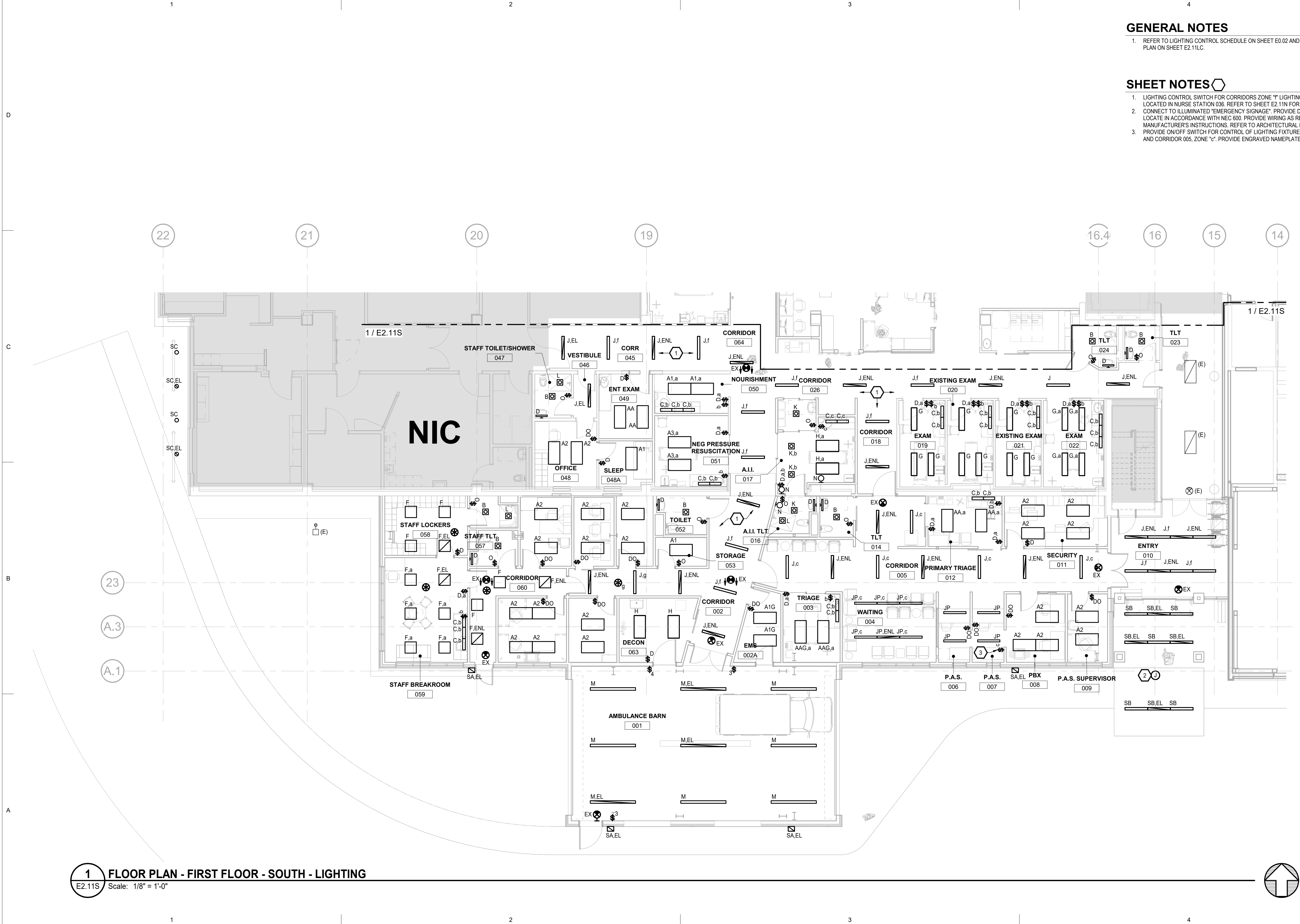
Revisions		
No.	Description	Date

Drawn by DRM, TJT, ERP, JLZ	Date 09/22/2022
Checked ASJ	Job No. 21090.01

Sheet Contents
FLOOR PLAN - FIRST FLOOR -
NORTH - LIGHTING

Sheet No.
E2.11N

BIM 360://21090.01 BRH Emergency Dept Add & Reno/BRH ED Add & Reno - MEP.rvt
Plot Date Time: 9/20/2022 3:23:28 PM



1 FLOOR PLAN - FIRST FLOOR - SOUTH - LIGHTING
E2.11S Scale: 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E0.02 AND LIGHTING CONTROL PLAN ON SHEET E2.11L.C.

SHEET NOTES

1. LIGHTING CONTROL SWITCH FOR CORRIDORS ZONE "T" LIGHTING FIXTURES SHOWN LOCATED IN NURSE STATION 036. REFER TO SHEET E2.11N FOR LOCATION.
2. CONNECT TO ILLUMINATED "EMERGENCY SIGNAGE". PROVIDE DISCONNECT AND LOCATE IN ACCORDANCE WITH NEC 600. PROVIDE WIRING AS REQUIRED PER MANUFACTURER'S INSTRUCTIONS. REFER TO ARCHITECTURAL DRAWINGS.
3. PROVIDE ON/OFF SWITCH FOR CONTROL OF LIGHTING FIXTURES IN WAITING 004 AND CORRIDOR 005, ZONE "c". PROVIDE ENGRAVED NAMEPLATE, "WAITING ROOM".



ARCHITECTS ALASKA
AK Corp. Authorization AECC561
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 907.277.1732 fax
191 E. Swanson Avenue, Suite 203
Vassila, Alaska 99654-7025
907.373.7503 907.376.3166 fax
347 S. Ferguson Ave., Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com



ENGINEERS
www.a.m.c-engineers.com
Adams, Morgenthaler & Co., Inc.
CoA No. C0342 - 907.257.9100
701 E. Tudor Rd., Suite 250
Anchorage, AK 99503

65% DESIGN
DEVELOPMENT

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

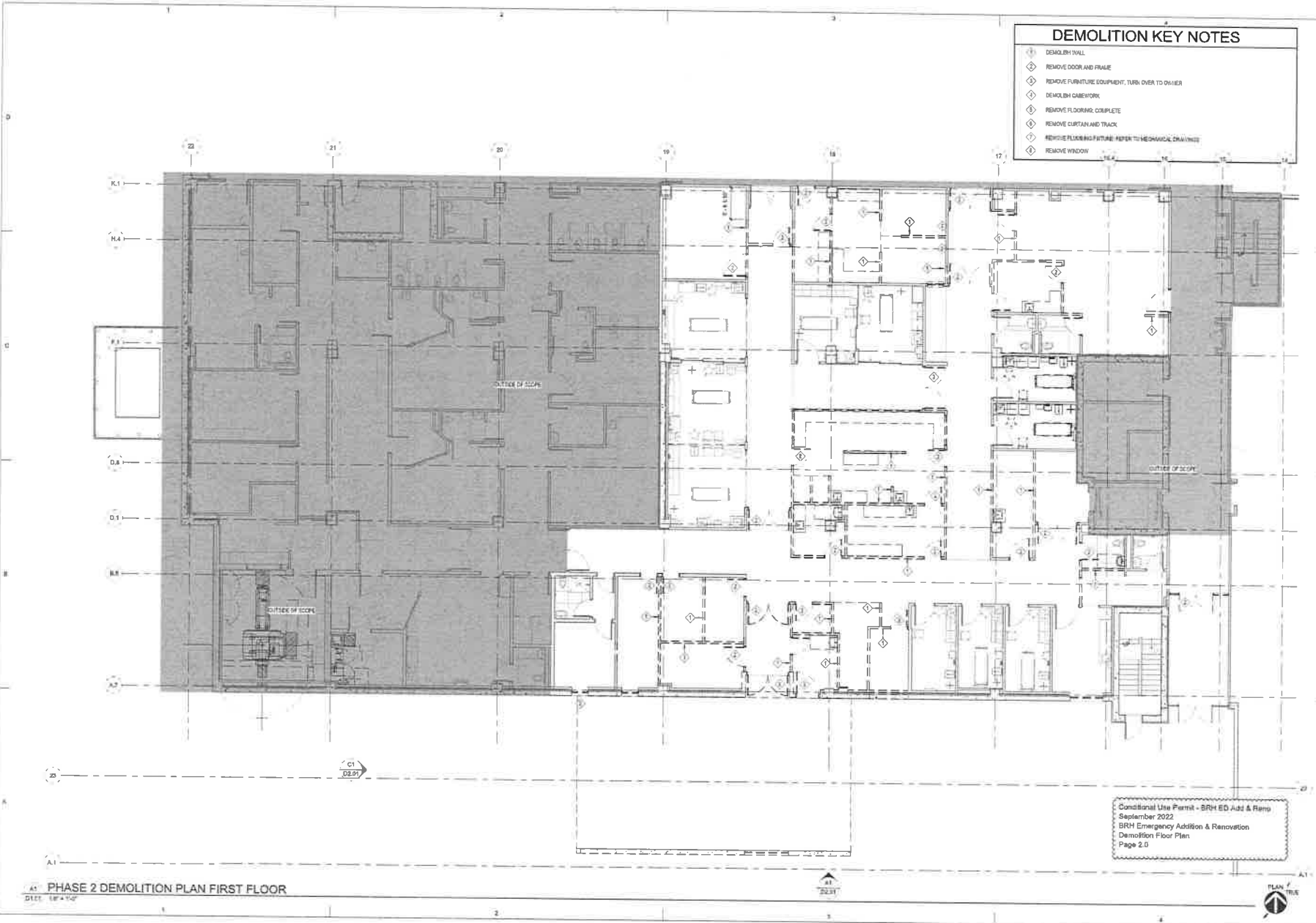
Drawn by DRM, TJT, ERP, JLZ	Date 09/22/2022
Checked ASJ	Job No. 21090.01

Sheet Contents
FLOOR PLAN - FIRST FLOOR -
SOUTH - LIGHTING

Sheet No.
E2.11S

BRH 2040-01 (2020-01) BRH Emergency Dept Add & Ren, 210000 01 BRH ED Add & Ren.dwg

Plot Date Time: 2/22/2023 3:33:11 PM



- DEMOLITION KEY NOTES**
- ◇ DEMOLISH WALL
 - ◇ REMOVE DOOR AND FRAME
 - ◇ REMOVE FURNITURE EQUIPMENT, TURN OVER TO OWNER
 - ◇ DEMOLISH CABINETS
 - ◇ REMOVE FLOORING COMPLETE
 - ◇ REMOVE CURTAIN AND TRACK
 - ◇ REMOVE FLOORING FUTURE: REFER TO MECHANICAL DRAWINGS
 - ◇ REMOVE WINDOW

**Architects
Alaska**

ARCHITECTS ALASKA
AK Corp. Registration AE 05581
200 W. Steinhilber, Suite 403
Anchorage, Alaska 99501-3209
907.273.3497 907.277.1743 fax
101 E. Ruessing Avenue, Suite 203
Vashliu, Alaska 99854-7322
907.273.7869 907.375.3166 fax
347 S. Ferguson Ave. Suite 2
Bartlett, Montana 59715
AKA, AIA, LEED

www.a1aarchitects.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**City and Borough of Juneau
BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT
3260 Hospital Dr. Juneau, AK 99801**

Revisions

No.	Description	Date

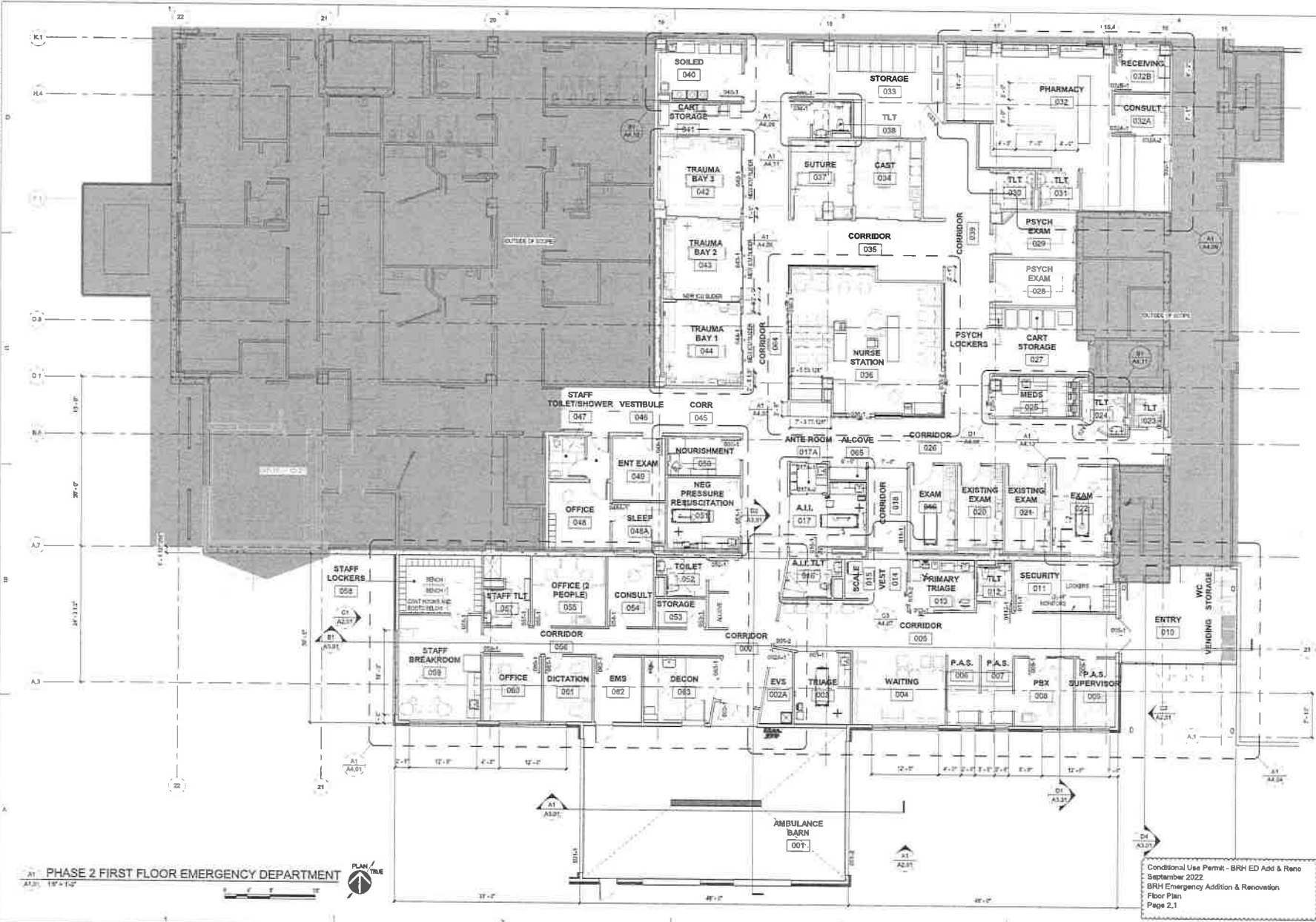
Drawn by SS	Date 14 JULY 2022
Checked MAK	Job No. 22009.01

Sheet Contents
DEMOLITION FLOOR PLAN

Sheet No.
D1.01

BRH 2022-21 1000-01 BRH Emergency Dept Add & Reno 21003.01 (Sheet A1.01) (Add & Reno)

Plot Date: 10/11/2022 1:41 PM





Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: April 29, 2022

TO: Gretchen Kaiser, Chair
Juneau Commission on Sustainability

FROM: Jeanne Rynne, Chief Architect

SUBJECT: LEED Certification
BRH Emergency Department Addition & Renovation

Executive Summary

CBJ Engineering is proceeding with a \$10M renovation and addition of the BRH Emergency Department(ED). Municipal Code 49.35.800 requires that renovation of existing CBJ buildings costing over \$5M achieve a minimum level of LEED Certification. The only allowable exception to this requirement is outlined in 49.35.800(c) and is predicated on the economic feasibility of achieving LEED Certification. The BRH ED Addition & Renovation is challenged to meet LEED Certification, as the hospital is not a LEED certified building and the scope of the renovations does not include enough of the building to achieve certification for the whole building. Moreover, it is economically impracticable to meet LEED eligibility criteria for just the addition or ED department. Still, CBJ is striving to incorporate sustainable features in the project to the extent possible. The purpose of this memo is to inform the Commission of this challenge, to demonstrate our efforts toward achieving sustainable elements in the project scope and to request the commission recommend the Assembly exempt the BRH ED Addition and Renovation project from achieving LEED Certification.

Background

The project is comprised of a 4000 SF addition and 6000 SF renovation of the Emergency Department. This project will replace many temporary renovations required in the BRH ED due to the pandemic. This project will create five negative pressure exam rooms, a negative pressure Resuscitation room and a true Airborne Infection Isolation (AII) room. Moreover, this project will also provide a 360-degree view from the main nurse station and an additional behavioral health room that will improve patient and staff safety and patient outcomes.

Challenges to eligibility for LEED Certification

In analyzing the project's ability to achieve LEED certification, the design team hired a LEED consultant whom confirmed the challenges we outline below.

- When LEED Certification is applied to a portion of a building, the portion is designed as a distinctly separate space, usually owned or managed by a different entity than the base building with the space having separate HVAC.
- The ED, by square footage, is 5% of the whole hospital building which is not LEED certified.
- We are not replacing the HVAC for the whole hospital and the ED HVAC's system will continue to be part of the whole building HVAC system. It is cost prohibitive to separate the ED HVAC system.
- The project area cannot be separately metered for air distributions systems, heat, electricity and water as each of these systems is fully integrated into the hospital system.
- LEED standardly uses Regional Power Grid to estimate the environmental attributes of electricity consumed. Due to this, Juneau's hydropower is not easily accounted for or given credit. This makes it challenging to achieve some of the greenhouse gas reduction points.
- Due to the above constraints, the USGBC has notified the design team that this project is not eligible to register for any current LEED rating system.

Sustainable Elements Included in the Project

Despite the eligibility challenges for LEED Certification, we are incorporating sustainable building practices to the extent possible. These strategies include:

- HVAC:
 - The design team will incorporate sustainable practices including variable volume ventilation systems and motors with variable speed drives to reduce electrical consumption during periods of low use.
 - New HVAC equipment will be designed to meet or exceed energy performance values prescribed in ASHRAE 90.1 - 2016 chapter 6 (Heating, Ventilating, and Air Conditioning). (Note: ASHRAE 90.1-2016 produce almost 40% energy savings from the 2004 version.)
 - Ventilation will be provided to meet or exceed ASHRAE 170-2021 and ASHRAE 62.1-2016 requirements.
 - Outside air volume and space CO2 monitoring will be incorporated.
 - Filtration in the ventilation equipment will be a minimum MERV 13 to meet ASHRAE 170-2021 requirements.
 - Outdoor air ventilation rates will be increased 15% above the minimum required per ASHRAE 62.1-2016.0
- The new addition will be designed to meet many LEED credits and design features such as a tight building envelope, water efficient fixtures, air change effectiveness, CO2 sensing and ventilation control equipment and sustainable light fixtures.
- In both the addition and the renovation portion, we will specify sustainable materials including products with low to no volatile organic compounds(VOCs) to improve indoor air quality.
- We are reusing much of the existing ED space, which is more environmentally friendly than demolition and building new.
- As with all hospital projects, Infection Control Risk Assessment (ICRA) measures are required to be in place throughout construction. This plan will insure that construction practices will lead to a high level of indoor air quality for occupants.
- We will require the contractor to implement a Waste Management Plan, which will lessen the construction impact on our waste stream.

Requested Action: Recommend the Assembly exempt BRH Emergency Department Addition & Renovation from LEED Certification since as a renovation of a non-separated portion of the hospital building, the project scope is not eligible for LEED Certification.



Juneau Commission on Sustainability

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

Date: May 17, 2022

To: Wade Bryson, Chair, Assembly Public Works & Facilities Committee

Thru: Katie Koester, Director, Engineering & Public Works

From: Gretchen Keiser, Chair, Juneau Commission on Sustainability *GKeiser*

Subject: LEED Certification and Potential Exemption under CBJ Code 49.35.800
BRH Emergency Dept Addition & Renovation

In accordance with CBJ Municipal Code 49.35.800 (c), the CBJ Chief Architect approached the Juneau Commission on Sustainability (JCOS) with a request that JCOS recommend to you that the Assembly exempt the Bartlett Regional Hospital Emergency Department (ED) Addition & Renovation project from the requirement for LEED Certification. See the attached 4/29/2022 memo from Ms. Jeanne Rynne for a summary of the project circumstances and LEED certification challenges.

JCOS Recommendation: JCOS recommends that the Assembly exempt the BRH Emergency Dept project from LEED certification. The JCOS recommendation is based on the following reasons:

1. The project's scope represents only 5% of the square footage of the whole hospital (which is not LEED certified), and to achieve LEED certification for the ED portion only would require separate management and a stand-alone HVAC. A separate ED entity and HVAC are cost-prohibitive and makes no sense when the ED is part of the fully integrated heating, electrical, and air distribution utility systems at BRH.
2. The CBJ Architect has conducted due diligence with a LEED consultant who confirmed the challenges summarized above and in Ms. Rynne's memo. In fact, **the US Green Building Council informed the project design team that this ED project is not eligible to register for the LEED certification process.**
3. As enumerated in Ms. Rynne's memo, the BRH Emergency Dept project will incorporate a number of current green building features that address energy efficiency, air quality, sustainable building materials, and demolition/construction waste reduction.

Attachment

4/29/22 Memo. Ms. Rynne to Ms. Keiser, *LEED Certification. BRH Emergency Department Addition & Renovation.*

cc: Jeanne Rynne, CBJ Chief Architect



Engineering and Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Telephone: 586-0800 Facsimile: 463-2606

DATE: June 13, 2022

TO: Beth Weldon, Mayor
Assembly

THROUGH: Rorie Watt, City Manager

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: LEED Certification
Bartlett Regional Hospital Emergency Department
Addition and Renovation

Executive Summary

In accordance with CBJ Municipal Code 49.35.800 (c), staff presented a request for exemption to the LEED Certification requirement of the Bartlett Regional Hospital (BRH) Emergency Department (ED) Renovation and Addition to the Juneau Commission on Sustainability (JCOS) at their May 4, 2022 meeting. JCOS approved staff's recommendation for an exemption. Code requires that requests for exemption obtain consent from the Manager and the Assembly, upon consideration of the recommendation from JCOS. On June 6, the Public Works and Facilities Committee (PWFC) reviewed the recommendation from JCOS and recommended that the request for exemption to the LEED Certification be moved forward to the Assembly for approval.

Background

The CBJ Municipal Code 49.35.800 requires that renovation of existing CBJ buildings over \$5M achieve a minimum level of LEED Certification. The estimated cost of the BRH Emergency Department (ED) Renovation and Addition project is \$10 million. The exception procedure allows for a determination of economic feasibility to exempt a project from LEED Certification. The primary reason that we are requesting the exemption is that the project does not meet LEED eligibility criteria, namely due to the renovation/addition being wholly integrated with the existing ED and relatively small compared to the whole hospital building that is not LEED certified. LEED Certification for additions is achievable when the addition is a distinctly separate space, otherwise the entire facility is required to be LEED certified. Moreover, the USGBC has notified the design team that this project is not eligible to register for any current LEED rating system due to many constraints. Please see the April 29, 2022 memo to JCOS. The exemption request meets the criteria of not being economically feasible, as we do not have the funds to undertake a whole building renovation at this time. In addition, it is not economically feasible to separate the BRH ED mechanical systems from the rest of the hospital building.

Action

We request that the PWFC recommend approval of the LEED Certification exemption request, along with the recommendation from JCOS, be forwarded to the Assembly through the City Manager for consent.

Attachments: Recommendation Memo from JCOS to PWFC May 17, 2022
Staff Memo to JCOS April 29, 2022

49.35.800 - Sustainable building standards for construction and renovation of buildings.

(a) *New construction and renovation of existing buildings and facilities by the City and Borough.* The City and Borough shall construct and renovate its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, and shall be responsible for ensuring that public facilities and buildings meet the requirements as set out in this section and are operated accordingly.

Attachment C - LEED Exemption Information

- (1) LEED shall be the quantitative measurement for how well standards are met;
- (2) All public facilities and buildings utilizing municipal funds and costing over \$5,000,000.00 (either general or bonded), including new private construction for Municipal leasing or renting, shall be designed and constructed in such a fashion as to achieve a minimum level of LEED Certified;

(A) The City and Borough Engineering Department shall determine if attainment of specific LEED credits will be required within the credits pursued for LEED Certification. These required credits shall be documented in CBJ policy and shall be reviewed and updated each time a new version of the LEED standard is issued. Such update shall occur within three months of the issuance of a new LEED standard.

(b) *Application.* The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.

- (1) As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intend to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.

(c) *Exception procedure.* If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification.

(d) *Effective date.* This ordinance shall become effective on July 1, 2011. Existing projects with fully executed contracts for design services on the effective date shall be exempt from this ordinance.

THE CITY AND BOROUGH OF JUNEAU, ALASKA
REGULAR ASSEMBLY MEETING
Meeting Minutes – June 13, 2022

MEETING NO. 2022-13: The Regular Assembly Meeting of the City and Borough of Juneau Assembly was held at City Hall and virtually via Zoom Webinar and called to order by Mayor Beth Weldon at 7:00p.m.

I. FLAG SALUTE

Assemblymember Greg Smith led the Assembly in the flag salute.

II. LAND ACKNOWLEDGMENT

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

III. ROLL CALL

Assemblymembers Present: Mayor Weldon, Deputy Mayor Maria Gladziszewski, Michelle Hale, ‘Wáahlaal Gíidaak, Greg Smith, Carole Triem, Alicia Hughes-Skandijs, Christine Woll, Wade Bryson

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Assistant City Attorney Sherri Layne, Finance Director Jeff Rogers, Port Director Carl Uchtyl, Engineering/Public Works Director Katie Koester

IV. SPECIAL ORDER OF BUSINESS

A. Proclamation Juneau Pride Month (see Res. 2988 under Consent Agenda)

Mayor Weldon read a proclamation to honor June as Juneau Pride Month and presented it to members of SEAGLA (Southeast Alaska LGBTQ+ Association).

B. Instruction for Public Participation

Ms. McEwen provided instruction to the listening public on how to participate in the meeting via the Zoom platform.

V. APPROVAL OF MINUTES

A. January 10, 2022 Special Assembly Meeting #2022-01 DRAFT Minutes

C. May 4, 2022 Special Assembly Meeting #2022-11 DRAFT Minutes

MOTION by Ms. Hale to approve the minutes of the January 10, 2022 Special Assembly meetings,

Public Comment

None.

Assembly Action

MOTION by Mr. Smith to adopt Ordinance 2021-08(b)(am)(AS) and asked for unanimous consent.

Hearing no objection, the motion passed.

X. UNFINISHED BUSINESS

None.

XI. NEW BUSINESS

A. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

There are two property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

The City Manager recommends the Assembly act on each of these applications individually.

Assembly Action

MOTION by Ms. Gladziszewski that the Assembly has considered the two applications from Mr. Larry Hooton and William T. Kramer and for the Assessor to accept these applications for consideration and asked for unanimous consent. *Hearing no objection, the motion passed.*

B. LEED Exemption Request for Bartlett Regional Hospital Emergency Department Addition

Mr. Watt noted that this request is for a LEED exemption request. He noted that the packet had three memos in the packets, one from CBJ Architect Jeanne Rynne, one from the Juneau Commission on Sustainability Chair Gretchen Kaiser, and one from Engineering/Public Works Director Katie Koester, all recommending the Assembly grant a LEED exemption request for the Bartlett Regional Hospital Emergency Department addition project.

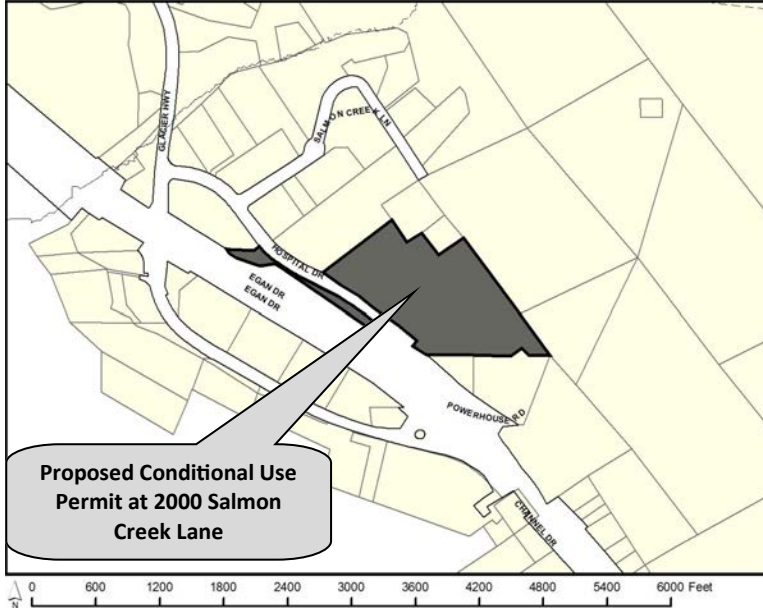
MOTION by Ms. Gladziszewski for the Assembly to exempt the BRH Emergency Department Addition project from the LEED certification requirements because it is a non-separated portion of the hospital and therefore not eligible for LEED certification. *Hearing no objection, that motion passed.*

XII. STAFF REPORTS

None.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **Conditional Use Permit & City Project Review for Bartlett Regional Hospital's Emergency Department Addition at 2000 Salmon Creek Lane** in a GC Zone.

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 December 5, 2022 at

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

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

Now through Nov. 21

Comments received during this period will be sent to the Planner, Jennifer Shields, to be included as an attachment in the staff report.

Nov. 22— noon, Dec. 9

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Dec. 13, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85488605721> and use the Webinar ID: 854 8860 5721 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 S. Seward Street, Juneau, Alaska.

Dec. 14, 2022

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139 ♦

Email: pc_comments@juneau.org

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: USE2022 0016 & CSP2022 0005

Parcel No.: 7B0901020041

CBJ Parcel Viewer: <http://epv.juneau.org>



Attachment E - Public Notice Sign Photos