

MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: September 16, 2003

TO: Planning Commission

FROM: Monique Wheeler, Planner *Monique Wheeler*
Community Development Department

FILE NO.: CSP2003-00012

PROPOSAL: Planning Commission recommendation of expansion of Wildflower Court lease to accommodate a 6-bed expansion.

GENERAL INFORMATION

Applicant: Jensen Yorba Lott

Property Owner: City and Borough of Juneau

Property Address: 2000 Salmon Lane

Legal Description: Salmon Falls Two, Lot 3

Parcel Code No.: 7-B09-0-102-013-0

Site Size: 10.1619 acres

Zoning: GC, General Commercial, and RR, Rural Reserve

Utilities: CBJ Water and Sewer

Access: Hospital Drive

Existing Land Use: 55-bed nursing home facility

Surrounding Land Use: North - Vacant
South - Bartlett Regional Hospital Complex
East - Vacant
West - Wildflower Court Nursing Care



BACKGROUND

In 1999 the CBJ Lands Department leased a 2.52-acre site to the St. Ann's Care Center, Inc. (now called Wildflower Court), for construction of a 55-bed long term care facility (See Attachment A, original building with proposed addition and lease area). The lease proposal was reviewed as CSP98-00015, heard on February 23rd of 1999. The existing structure was built in 2000/2001 adjacent to Bartlett Regional Hospital. The current proposal is for an amendment to this lease to allow for the addition of 5,320 square feet to the lease area to construct a 6-bed addition to the facility (See Attachment B, letter to Lands and Resources Committee). The addition will be on the eastern side of the existing structure (Attachment A, existing building and new addition). Along with the 5,320 square foot lease addition, a additional 4,903 square foot area around the building is designated as a "no-build" zone, allowing for a 45 foot open space area around the new building (See Attachment C, letter requesting lease boundary adjustment). The lease amendment proposed here only modifies the existing lease, whose timeline has already begun with the initial lease agreement in 1999. Thus, the 35-year period of the lease is already underway.

The CBJ Comprehensive Plan designates the hospital area as Institutional Public Use, IPU. Zoning in the area is GC, General Commercial, and RR, Rural Reserve. The CBJ Land Use Code permits nursing care facilities in these zones with the approval of a Conditional Use permit by the Planning Commission. A conditional use permit for the original facility's development was granted in 1999 and an amendment to this Conditional Use permit is being considered by the Planning Commission at the September 23rd, 2003 meeting as USE2003-00043.

ANALYSIS

The proposed amendment to the lease would continue to accommodate a use that complies with the CBJ Comprehensive Plan and the Land Use Code, with the approval of the Conditional Use amendment.

The Planning Commission is asked to review this proposal to make a recommendation to the Assembly whether to approve the lease amendment. The Assembly Lands Committee has reviewed the proposal at their September 8th, 2003 meeting and unanimously approved the lease modification requested, under the same terms and conditions of the original lease (See Attachment C, lease modification request letters). These conditions are listed in the following recommendation section of the report.

FINDINGS

The Planning Commission is required to make recommendation to the Assembly regarding any

proposed acquisition, disposal, long-term leases or development of land by any CBJ agency. The recommendation is to be based upon the provisions of Title 49, the Comprehensive Plan, and the Capital Improvements Plan. Relative to this mandate the following findings are made:

1. The lease amendment and expansion would comply with the CBJ Land Use Code based upon the existing and proposed use, upon approval by the Planning Commission of appropriate use permits.
2. The lease of the land complies with the CBJ Comprehensive Plan for the proposed use, expansion of Wildflower Court (formerly called St. Ann's Care Center) which provides long term nursing care and coordinates care with the adjoining Bartlett Regional Hospital.
3. The proposed expansion is a private development thus the CBJ Capital Improvements Plan (CIP) does not apply. The CIP does not identify any future development for this area through the year 2009.

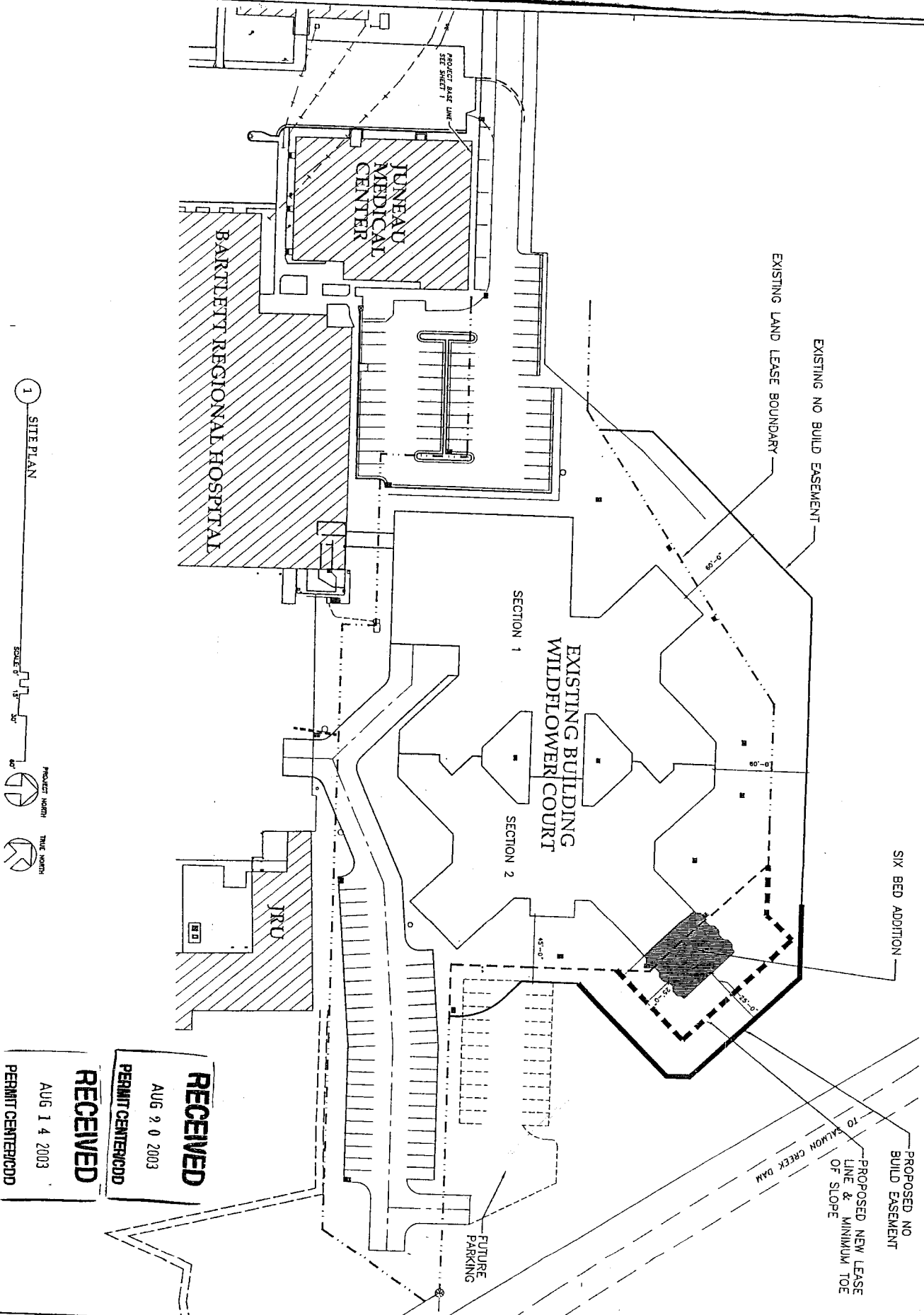
RECOMMENDATION

Staff recommends that the Planning Commission adopt the director's analysis and findings and recommend approval of the requested lease amendment, adding an area of 5,320 square feet to the current lease with a surrounding no build area of 4,903 square feet, to the Assembly. The lease amendment would allow the addition of 6 long-term beds to the current 55-bed nursing care facility. The following conditions, established with the original CSP in 1999, are recommended:

1. The lease would be limited to a term of 35 years (maximum allowed by Code). The lease amendment proposed here will simply modify the existing lease, as the 35-year period began with the original lease.
2. The lease would be at no cost.
3. The use would be limited to long term nursing care and related activities.
4. If construction of the facility addition is not started within two years, the lease will automatically terminate.
5. If the facility is no longer needed for long term nursing care, the lease will be terminated and the building may become the property of the CBJ at its discretion.
6. The CBJ shall have the right to construct additional stories for health care purposes subject to negotiation of non compensated infrastructure costs.

Planning Commission
File No.: CSP2003-00012
September 15, 2003
Page 4 of 4

7. The proposed Wildflower Court addition shall obtain a Conditional Use permit approved by the Planning Commission.



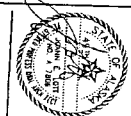
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 AUG 14 2003
 PERMIT CENTER/CDD

DATE AUGUST 12, 2003
 FILE 032

ATTACHMENT A

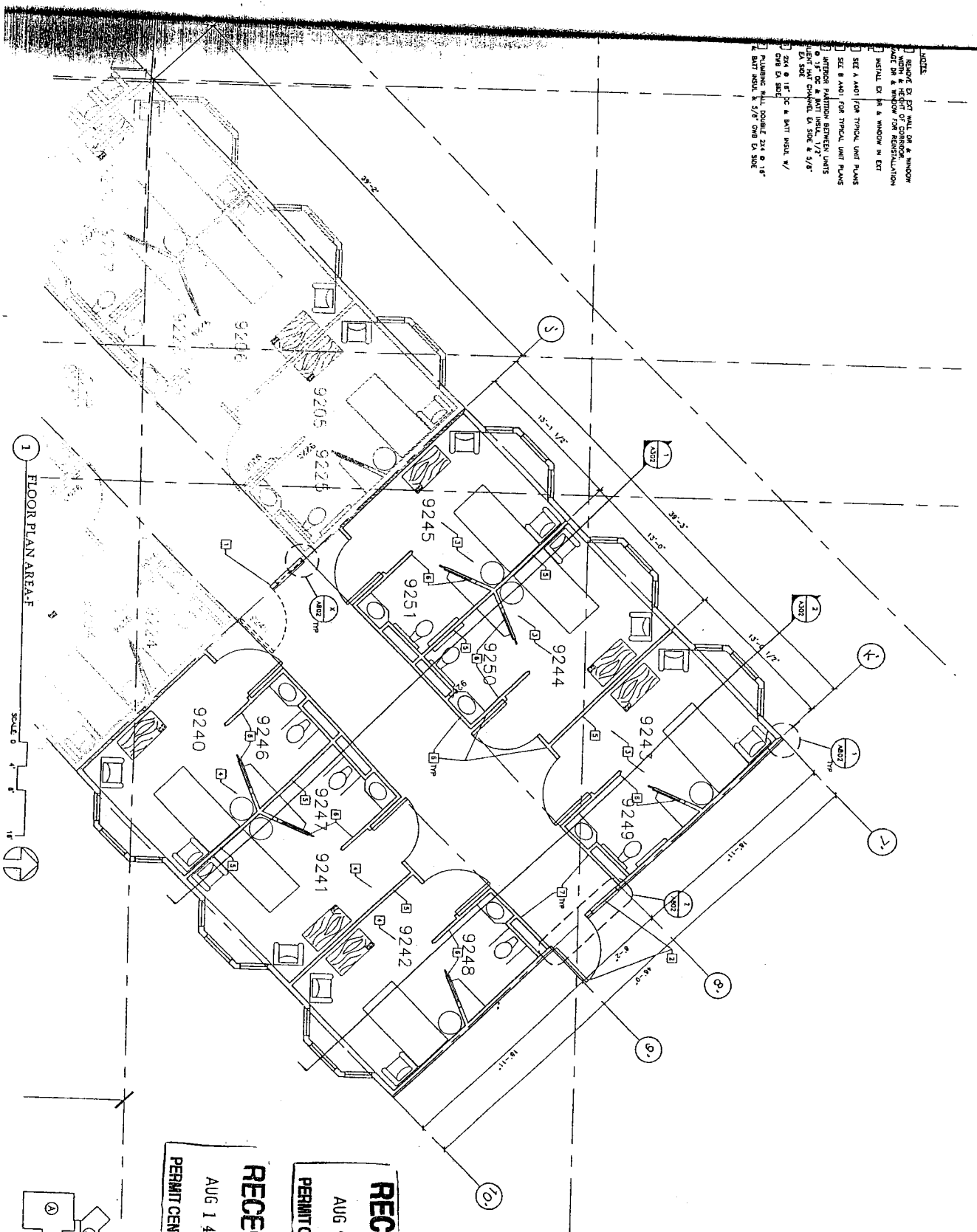
WILDFLOWER COURT
 JUNEAU, ALASKA



323 N. 10th Street
 Juneau, Alaska 99801
 Phone 907-586-1700
 Fax 907-586-3599
 jrc@cityofjuneau.com

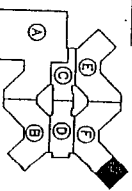
Jensen Yorba Lott Inc.

- NOTES**
- 1 REMOVE EX. EX. WALL, DR. & WINDOW
 - 2 REMOVE EX. EX. WALL, DR. & WINDOW FOR RESTORATION
 - 3 REMOVE EX. DR. & WINDOW IN EX.
 - 4 SEE A. A.01 FOR TRICAL UNIT PLANS
 - 5 SEE B. A.01 FOR TRICAL UNIT PLANS
 - 6 INTERIOR PARTITION BETWEEN UNITS
 - 7 REMOVE EX. EX. WALL, DR. & WINDOW FOR RESTORATION
 - 8 EX. S.D.C.
 - 9 2x4 @ 16" OC & BATT INSUL. V/
 - 10 CHG. EX. S.D.C.
 - 11 PLUMBING WALL DOUBLE 2x4 @ 16"
 - 12 BATT INSUL. & 5/8" CHG. EX. S.D.C.



1 FLOOR PLAN AREA-F

SCALE: 0' 1" = 8'



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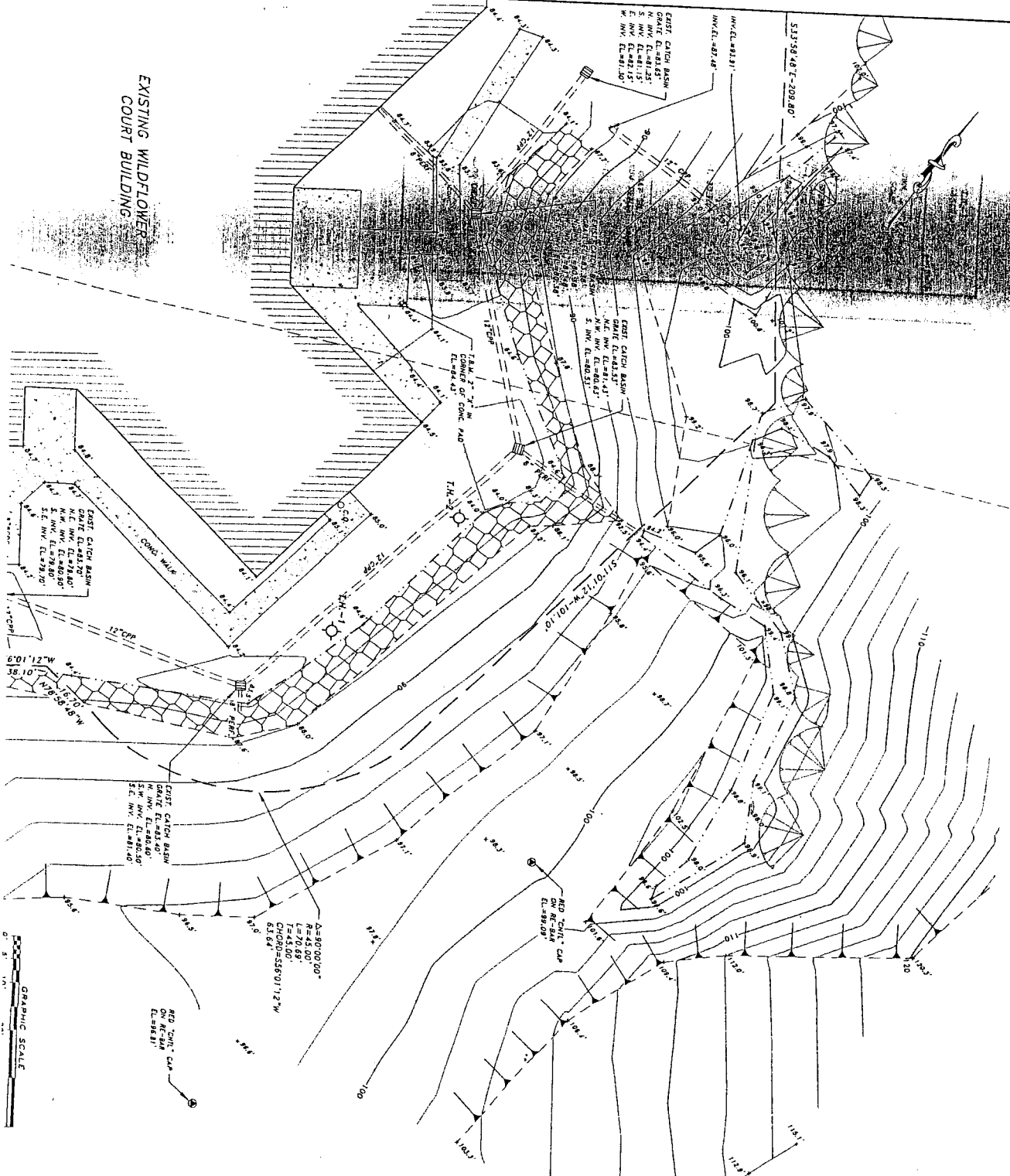
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**WILDFLOWER COURT
JUNEAU, ALASKA**

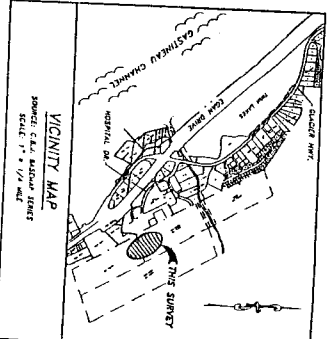
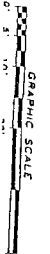


Jensen Yorba Lott Inc.
522 West 10th Street
Juneau, Alaska 99801
Phone: 907-586-1070
Fax: 907-586-3595
jensenyorbajlott.com

REVISIONS
SHEET TITLE
ENLARGED
PLAN
DATE: AUGUST 11, 2003
FILE: 0337
A 0 0 4



EXISTING WILDFLOWER COURT BUILDING



VICINITY MAP
SOURCE: C.A.K. RADON, SEASIDE
SCALE: 1" = 1/4" = 1/2" = 1/4" = 1/2"

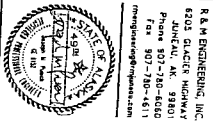
EXISTING SYMBOLS

- LEASE BOUNDARY LINE
- ⊕ LANDMARK BENCH MARK
- ⊙ CONTROL POINT
- CATCHER
- SPOT ELEVATION
- 100' CONTOUR LINE
- CATCH BASIN
- CLAM DIRT
- TOP OF BANK
- TOP OF SLOPE
- CONCRETE
- ROCK WALL
- BUILDING
- PIPE LINE
- ⊙ DIRT TEST HOLE LOCATION

NOTE:
AUTHORIZATION TO CONDUCT THIS SURVEY WAS GIVEN BY
JOHN LOT OF JENSEN YORBA LOT ON MAY 28, 2003.

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AUG 14 2003










R & M ENGINEERING, INC.
8203 SLACKER HIGHWAY
JUNEAU, ALASKA 99801
Phone: 907-586-1070
Fax: 907-780-4430
www.randmengineers.com

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Phone: 907-586-1070
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jlsurvey@alaska.com

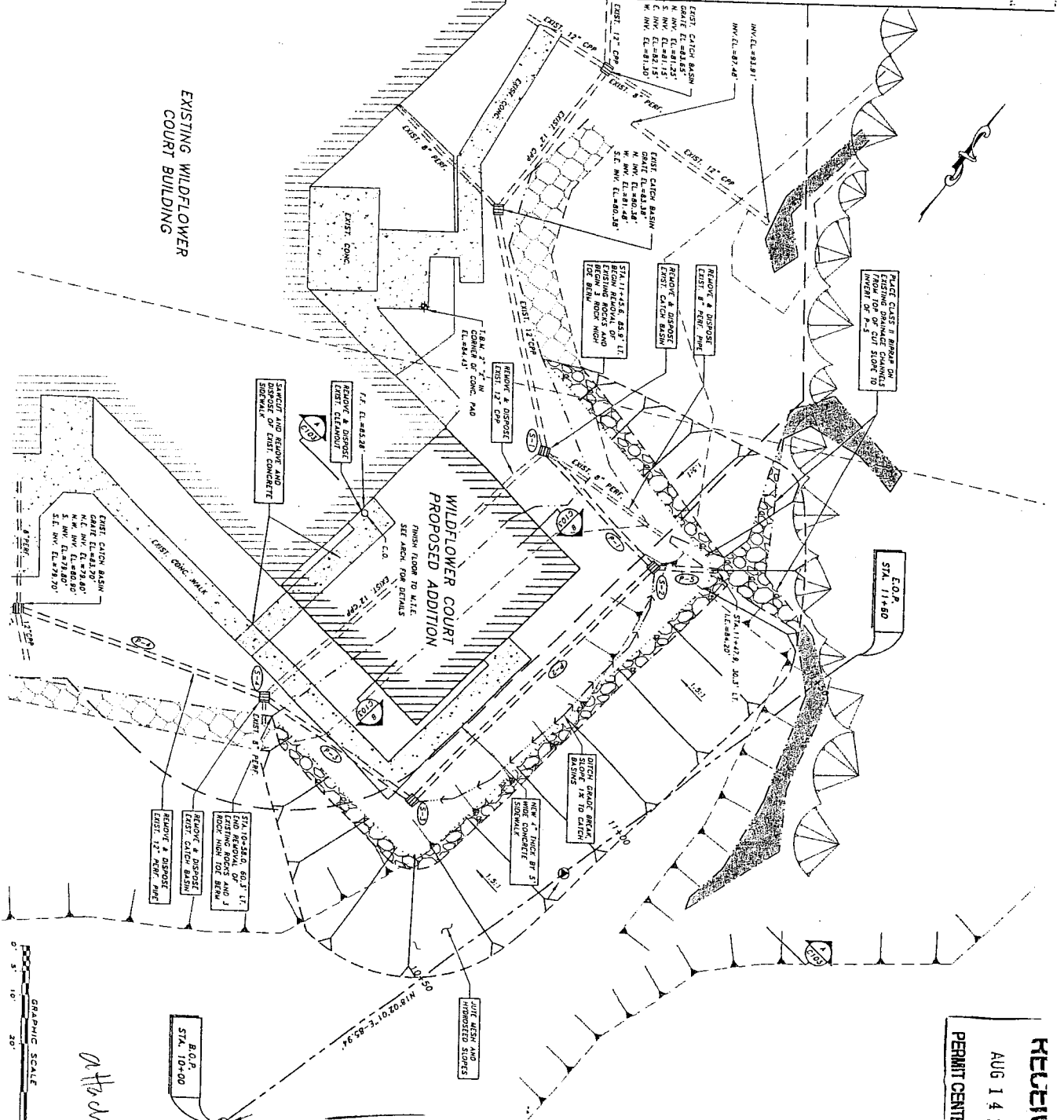
WILDFLOWER COURT
JUNEAU, ALASKA

REVISIONS
DATE: AUGUST 14, 2003
EXISTING TOPOGRAPHIC CONDITIONS

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PROPOSED SYMBOLS
 STORM DRAIN PIPE
 CATCH BASIN
 TOP OF BANK
 TOP OF SLOPE
 CONCRETE
 CLASS II RIPRAP
 BUILDING ADDITION

NOTES:
1) CONTRACTOR TO MAINTAIN EXISTING SLOPE PROTECTION ROCK AND REUSE ON THIS PROJECT.



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STORM DRAIN PIPE SUMMARY THIS SHEET

PIPE	DIAM.	LENGTH	TYPE	SLOPE
P-1	12"	32'	C/P	0.14%
P-2	12"	65'	C/P	0.14%
P-3	12"	33'	C/P	0.14%
P-4	12"	53'	C/P	0.14%
P-5	12"	13'	C/P	28.2%

NOTE: PIPE LENGTHS ARE MEASURED ALONG THE SLOPE. THE CATCH BASIN TO THE WEST OF THE ADDITION IS NOT SHOWN.

* CONNECT P-4 TO EXIST. CATCH BASIN

STORM DRAIN STRUCTURE FRAME & STRUCTURE

STRUCTURE	FRAME & GATE
S-1	IFCO NO 312-1
S-2	IFCO NO 312-1
S-3	IFCO NO 312-1
S-4	IFCO NO 312-1

CATCH BASIN TOP SLAB OPENINGS SHALL BE DIMENSIONED TO FIT THE FRAME DIMENSIONS. ALL REINFORCING SHALL BE AS SHOWN. ALL FRAMES AND GATES TO BE CAST IN PLACE.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

DATE AUGUST 1, 2003
PAGE 037

WILDFLOWER COURT
JUNEAU, ALASKA



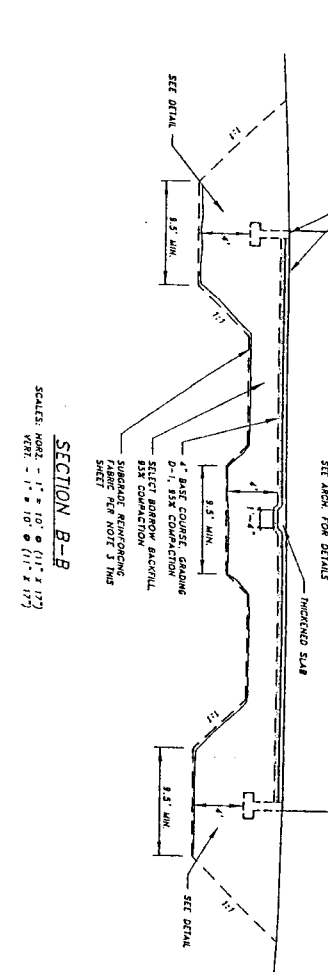
RSM
R.S.M. ENGINEERING, INC.
820 S. KALIFA HIGHWAY
JUNEAU, ALASKA 99801
Phone 907-780-4888
Fax 907-586-3998
jenseny@rsmalaska.com
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Jensen Yorbena Lott Inc.

C102

**WILDFLOWER COURT
PROPOSED ADDITION**



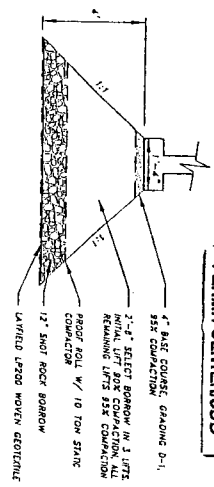
SECTION B-B
SCALE: HORIZ. - 1" = 10' (11' x 17")
VERT. - 1" = 10' (11' x 17")

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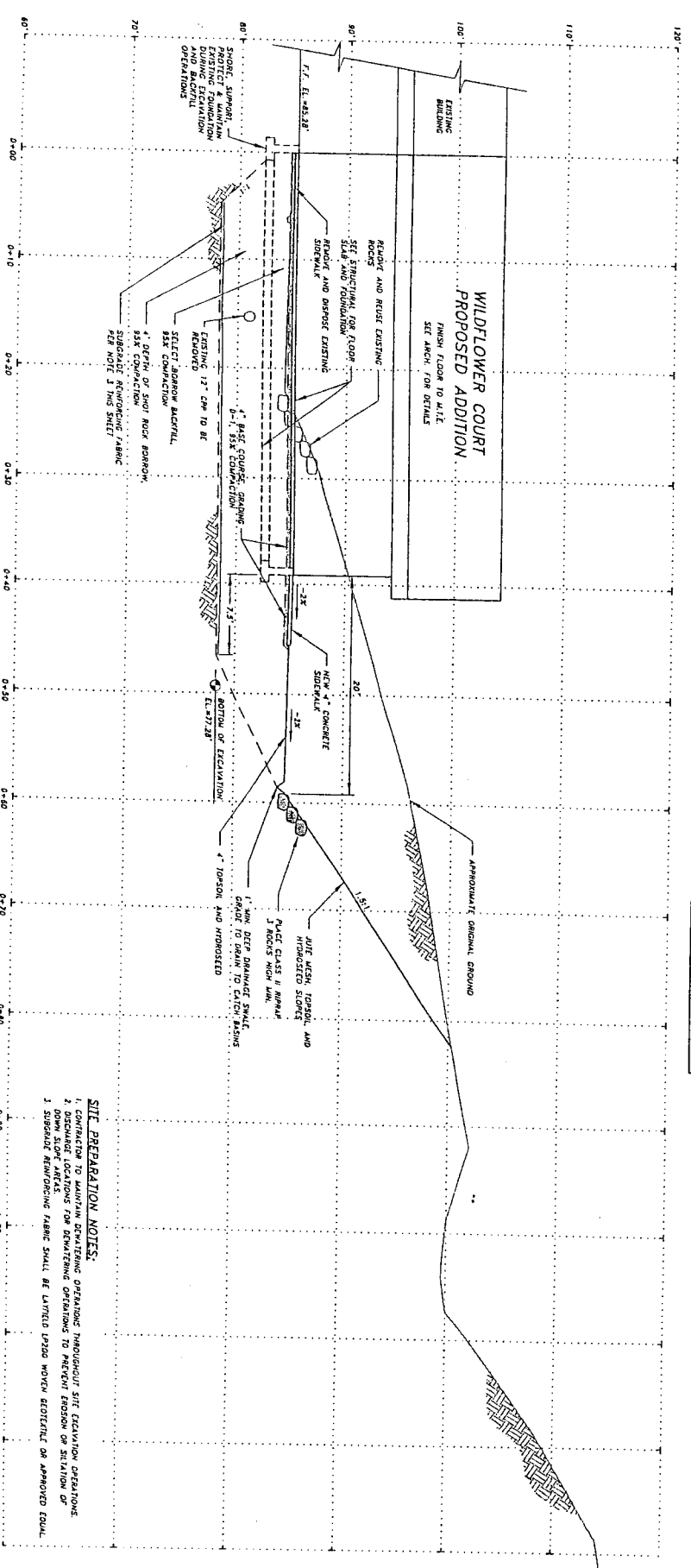
SHOT ROCK BORROW	GRADATION SPECIFICATION	R F VALUE
6-INCH	100	1.00
4-INCH	85-100	1.00
3-INCH	10-50	0-1
No. 200*	0-1	0-1

* GRADATION SHALL BE DETERMINED ON THE PORTION PASSING THE 4-INCH SIEVE.

**FOOTING EXCAVATION/
EMBANKMENT DETAIL**



AUG 14 2003
PERMIT CENTER/CDD

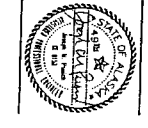


SECTION A-A
SCALE: HORIZ. - 1" = 10' (11' x 17")
VERT. - 1" = 10' (11' x 17")

- SITE PREPARATION NOTES:**
1. CONTRACTOR TO MAINTAIN EXISTING PROPOSED SITE EXCAVATION OPERATIONS DOWN SLOPE AREAS
 2. DISCHARGE LOCATIONS FOR DEMOLITION OPERATIONS TO PREVENT EROSION OR SLIDING OR
 3. SUBGRADE REINFORCING FABRIC SHALL BE LAYED L250 WOVEN GEOTEXTILE OR APPROVED EQUAL.

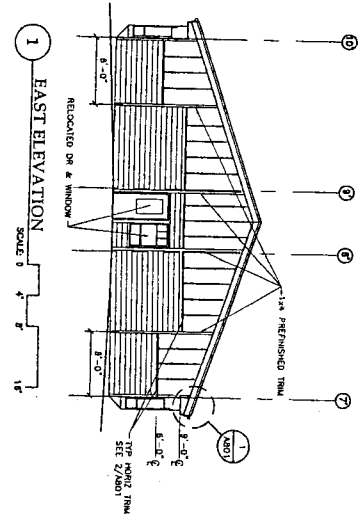
DATE: AUGUST 1, 2003
TITLE: CDD
C103

**WILDFLOWER COURT
JUNEAU, ALASKA**

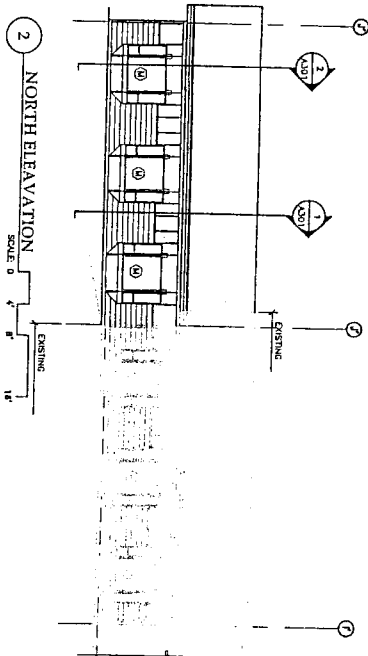


RS&M
J. B. MCDONOUGH, INC.
4205 GARDNER
JUNEAU, AK 99801
Phone 907-586-9359
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mcdonough@rsandm.com

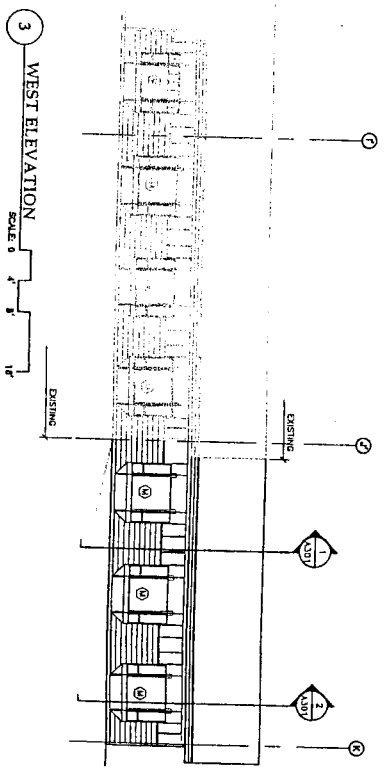
**Jensen
Yorba
Lott
Inc.**
513 West 10th Street
Juneau, Alaska 99801
Phone 907-586-1070
Fax 907-586-9359
jensenyorbac.com



1 EAST ELEVATION
SCALE 0 4' 8' 16'



2 NORTH ELEVATION
SCALE 0 4' 8' 16'



3 WEST ELEVATION
SCALE 0 4' 8' 16'

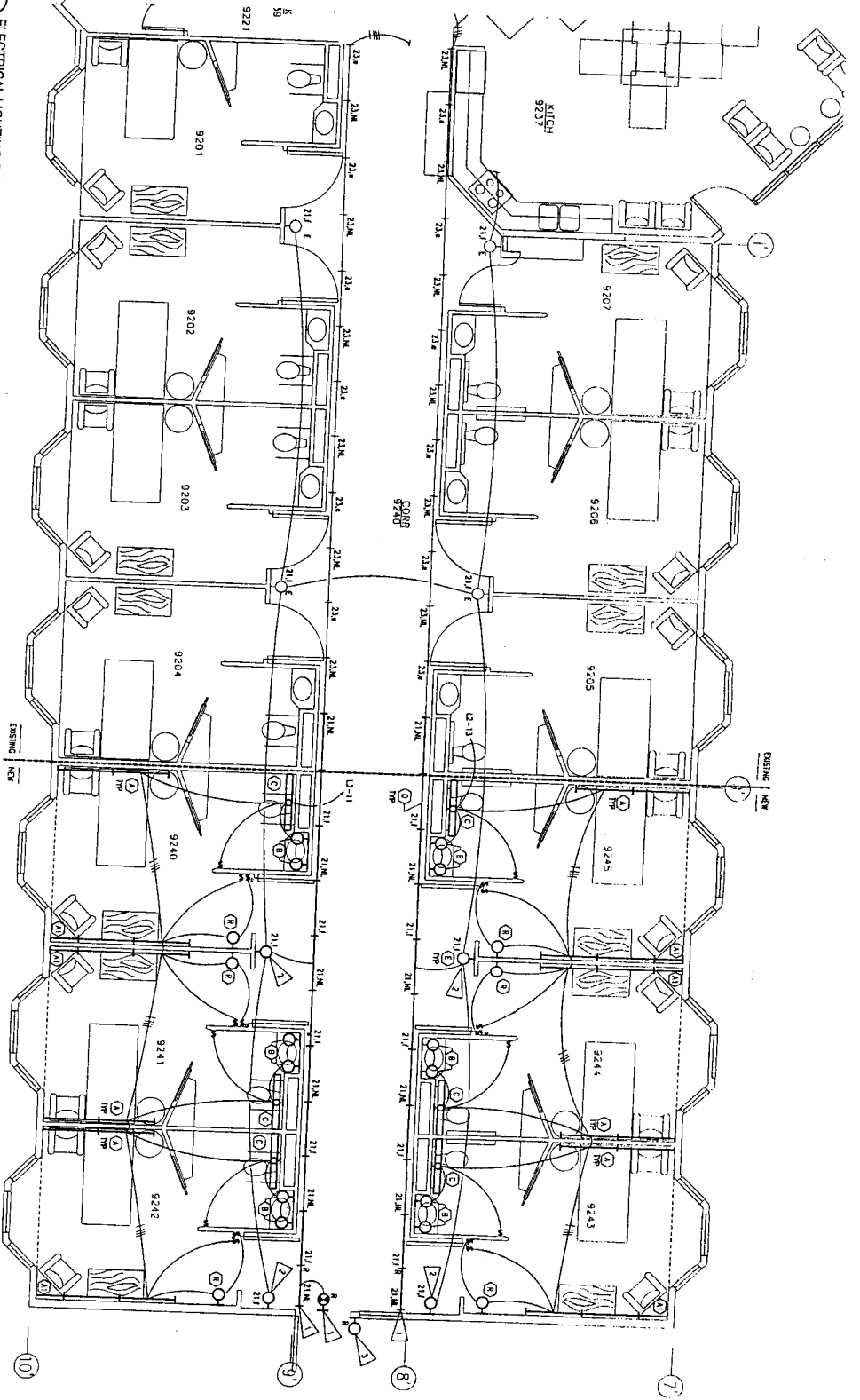
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REVISIONS
 ▲
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 SHEET TITLE
 EXTERIOR
 ELEVATION
 DATE AUGUST 11, 2003
 FILE 0027

WILDFLOWER COURT
 JUNEAU, ALASKA



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 523 West 10th Street
 Juneau, Alaska 99801
 Phone 907.586.1800
 Fax 907.586.3959
 jensenyorbaltott.com



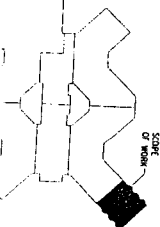
1 ELECTRICAL LIGHTING REMODEL PLAN

NOTES:

1. RELOCATED LIGHTING FIXTURES CONNECT TO NEW LIGHTING BRANCH CIRCUIT AS SHOWN
2. CONNECT NEW LIGHTING FIXTURES TO EXISTING LOCAL LIGHTING BRANCH CIRCUIT AS SHOWN
3. RELOCATED EXISTING LIGHT FIXTURES EXTEND AND RECONNECT EXISTING CIRCUITRY

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VIEW OF WORK



DATE: AUGUST 11, 2003

SHEET TITLE
ELECTRICAL
LIGHTING
REMODEL
PLAN

REVISIONS

CONSTRUCTION
DOCUMENTS

WILDFLOWER COURT
JUNEAU, ALASKA



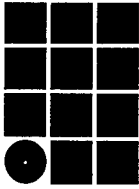
James Albert
121 West 10th S
Juneau, Alaska 99
Phone: 907-584-5841
Fax: 907-584-5843
jralbert@alaska.net

Professional & Design
K&S Engineering, Inc.
252 West 8th
Anchorage, AK 99501
Phone: 907-274-6242
Fax: 907-274-1717
www.kands.com

Jensen
Yorb
Lot
In



**Jensen
Yorba
Lott
Inc**



September 2, 2003

RE: Wildflower Court

Steve Gilbertson
Lands and Resources Office
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

**Architecture
Interiors
Landscape
Architecture**

Dear Steve:

The following is an explanation of this projects history and the need for an expansion of the lease boundaries of Wildflower Court. A separate letter has been sent requesting the lease boundary expansion.

Wildflower court was constructed between 2000 and 2001. The facility is primarily a long term care facility but also houses assisted living units. The facility has 44 long term care units and 11 assisted living units under their current permanent license. They are presently operating with a temporary license which allows 5 of the assisted living units to be used as long term care units, thus they have 49 long term care units and 6 assisted living units.

Of late there has been an increasing demand for more long term care units in Juneau. The long term care units in Wildflower Court have been filled to capacity since they opened in their new facilities. The 5 temporary long term units are presently full. Wildflower Court in response to this growing need for more long term care units, has been pursuing options for expansion as well as conversion of the existing assisted living units to long term care beds. Thus far the State has not approved permanent conversion of the existing assisted living units to long term care units, but they will allow them to add long term care units. Thus Wildflower Court is proposing a six unit expansion on the southeast wing of their existing facility to help provide these essential services. The new 6 units will be used for long term care.

When available long term care units in Juneau are filled, patient care falls to Bartlett Regional Hospital. Since their primary mission is not Long Term Care, they have encouraged the expansion of the Wildflower Courts facilities.

I can be available at the Lands Committee meeting to answer questions, if needed.

Sincerely,

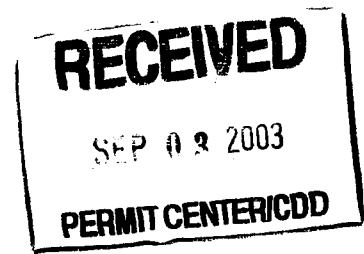
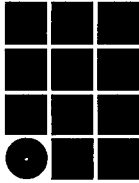
Joann Lott

cc: Kathy Kloster, WFC
CBJ-CDD

522 West 10th Street
Juneau, Alaska 99801
Tel.: 907.586.1070
Fax: 907.586.3959
jensenyorbalott.com

ATTACHMENT B

Jensen
Yorba
Lott
Inc



September 2, 2003

RE: Wildflower Court

Architecture
Interiors
Landscape
Architecture

Steve Gilbertson
Lands and Resources Office
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Dear Steve:

We are requesting a modification to the land lease boundary for an addition to Wildflower Court on the Bartlett Regional Hospital campus. The addition will house 6 single room long term care units. The building expansion will require and increase in size of the leased area. The attached sketch illustrates the proposed modification.

The proposed lease boundary is 25 feet from the sides and end of the new six unit addition. The new lease line adds approximately 5,320 square feet .12 acres.

In addition, we are requesting an increase in size of the "Property Line Agreement and Easement" between the CBJ and Wildflower Court consistent with the original no build easement, which was required to comply with the building code. The prior no build easement provided 45' of open space around the east end of the building.

We are requesting that a revision to the Property Line Agreement and Easement be executed by Wildflower Court and the CBJ extending the "no-build zone" around the new addition to maintain the 45' open area originally required. The increased area of the "no-build zone" is approximately 4,903 square feet or approximately 0.11 acres.

I can be available at the Lands Committee meeting to answer questions if needed.

Sincerely,

Joann E Lott

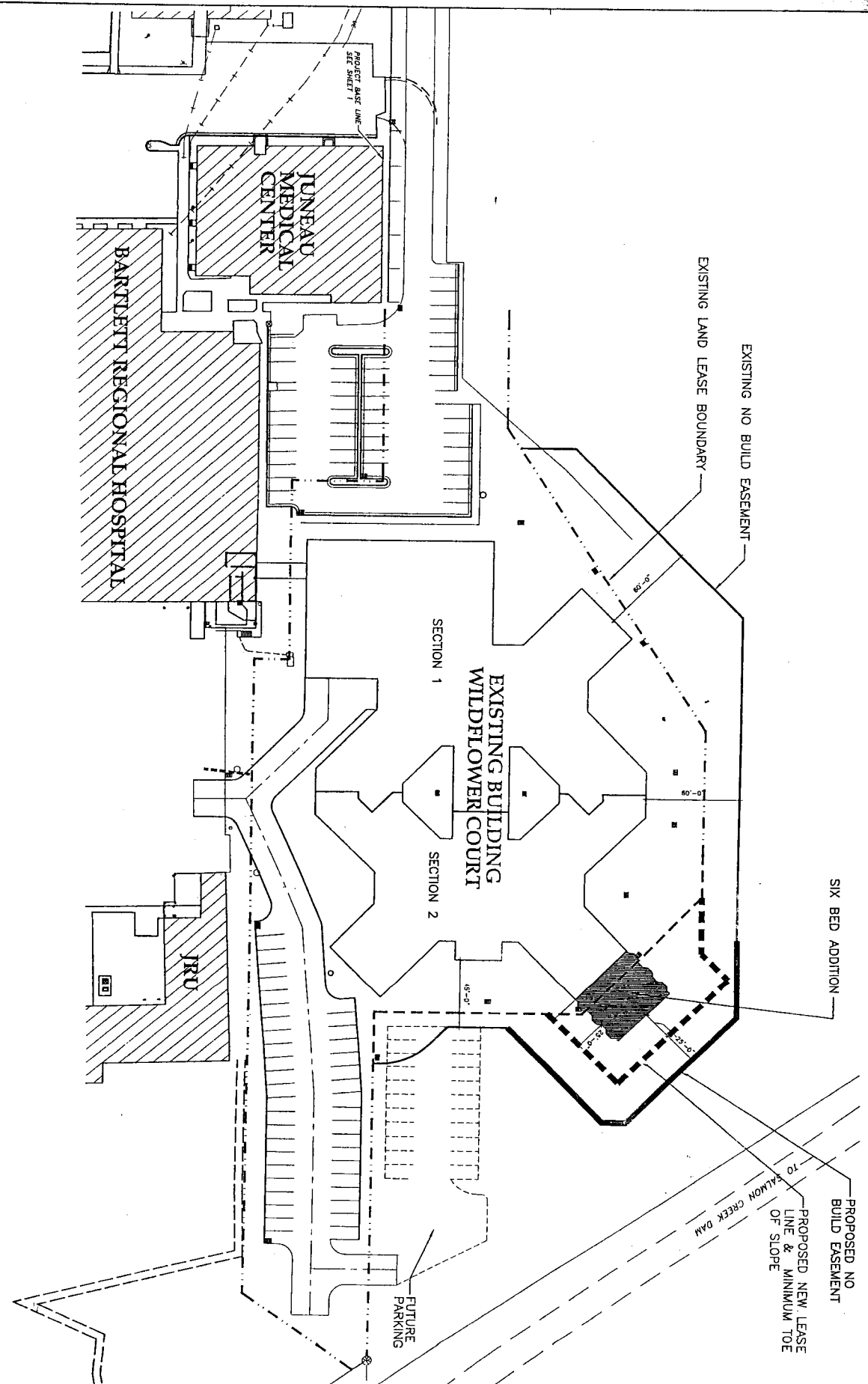
Enclosure(s)

cc: Kathy Kloster
Robert Valliant, BRH
CBJ-CDD

G:_Projects\0327\Word\Corr\5lease8-29-03.doc

522 West 10th Street
Juneau, Alaska 99801
Tel.: 907.586.1070
Fax: 907.586.3959
jensenyorbalott.com

ATTACHMENT C



1 SITE PLAN

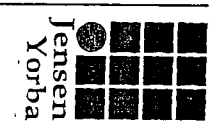
SCALE: 1" = 15'

PROJECT NORTH TRUE NORTH

WILDFLOWER COURT
JUNEAU, A



322 West 10th Street
Juneau, Alaska 99801
Phone 907-586-1070
Fax 907-586-1075
jensen.yorba@alaska.gov



DATE: AUGUST 12, 2003
FILE: 027
A101

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 8-20-03
Project Name (City Staff to assign name)	WILDFLOWER COURT Addition	

PROJECT / APPLICANT INFORMATION

Project Description: Wild Flower Court 6 bed addition

PROPERTY LOCATION

Street Address: 2000 Salmon Lane
City / Zip: Juneau, AK 99801

Subdivision (if known):
Survey (if known):
Block / Tract (if known):
Lot (if known):

Assessor's Parcel Number (if known): * 7B0901020130, 7B0901020041, 7B0901020111

LANDOWNER / LESSEE

Property Owner's Name: Contact by E-Mail: _____
Contact Person: _____ Work Phone No. _____

Mailing Address: _____
Home Phone No. _____ FAX No. _____

LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)

I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X [Signature] [Date] 08/20/03

X [Signature] [Date] 08/20/03

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.

INITIAL ALL THAT MAY APPLY	
APPLICATION TYPE	OWNER'S INITIALS
ALLOWABLE USE	
CONDITIONAL USE	
VARIANCE	
DESIGN REVIEW	
SUBDIVISION	
OTHER	

APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)

Applicant's Name: Jensen Yorba Lott Contact by E-Mail: jhann@jensenyorbaloft.com
Contact Person: Joann Lott Work Phone No. 586-1070

Mailing Address: 522 W 10th St. Juneau, AK 99801
Home Phone No. _____ FAX No. 586-3959

X [Signature] [Date] _____

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS

CK	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	CK	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	ALLOWABLE USE APPROVAL					WATER PERMIT		
X	CONDITIONAL USE APPROVAL		8/20/03	USE 03-43		SEWER PERMIT		
	VARIANCE					GRADING PERMIT		
	DESIGN REVIEW APPROVAL	MINOR MAJOR				DRIVEWAY PERMIT		
	SUBDIVISION	MINOR MAJOR PLAN				RIGHT-OF-WAY PERMIT		
	STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO			X	OTHER - (Describe)	8/20/03	CSP03-12
	BUILDING PERMIT					Permit Intake Initials		WAL

Zone: _____ Total Lot Area: _____ Required Setbacks: Front _____ Back _____ Side _____ Other _____

COMMENTS:

