



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: December 15, 2022
File No.: CSP2022 0005

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Proposal: City Project Review for Bartlett Regional Hospital's (BRH)
Emergency Department addition and renovation project.

Property Address: 3260 Hospital Drive

Legal Description or ROW name: Hospital Lot 1 [Hospital Complex Land Parcel]

Parcel Code No: 7B0901020041

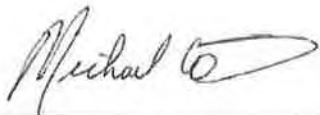
Hearing Date: December 13, 2022

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 30, 2022, and recommended that the Assembly direct CBJ staff to design and build the project.

Attachments: November 30, 2022 memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding CSP2022 0005.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

City and Borough of Juneau
CBJ Assembly
File No.: CSP2022 0005
December 15, 2022
Page 2 of 2



Michael LeVine, Chair
Planning Commission

December 16, 2022

Date



Filed With Municipal Clerk

12/20/22

Date

cc: Plan Review

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



PLANNING COMMISSION STAFF REPORT
CITY PROJECT REVIEW CSP2022 0005
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 *Jennifer L. Shields*
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a City Project Review 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 pedestrian sidewalk in the area.

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	USE2022-0016

ALTERNATIVE ACTIONS:

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed project. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

A Notice of Recommendation will be forwarded to the Assembly for further action.

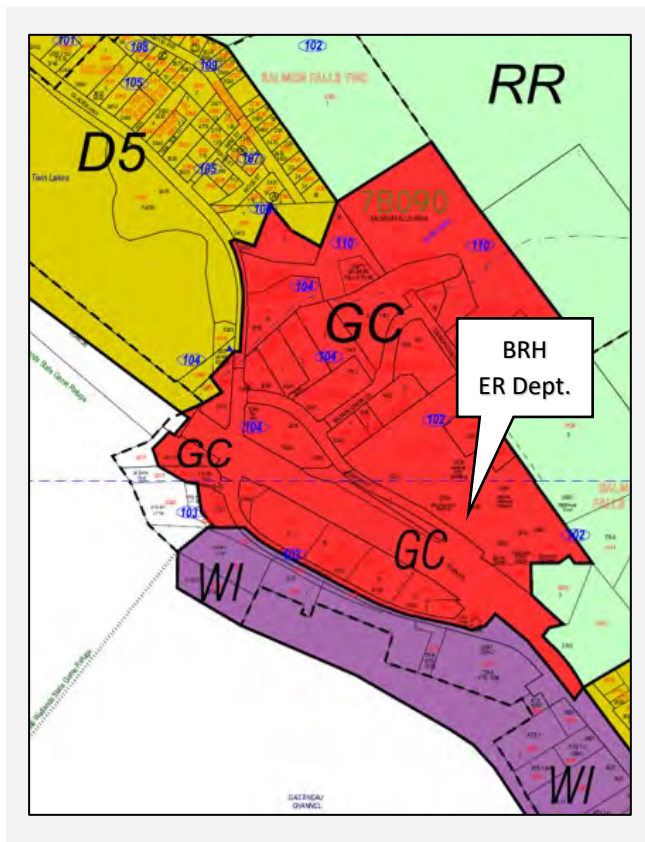
STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o CBJ 49.15.580(a)
 - o CBJ 49.35.800
 - o CBJ 49.80

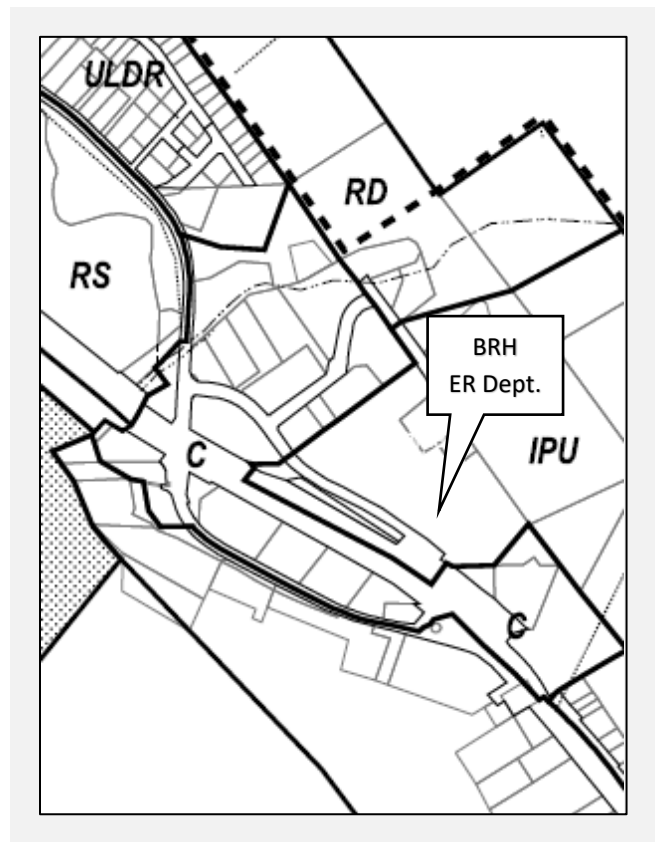
The Commission shall hear and decide the case per CBJ 49.15.580(a) - CBJ Project Review: *The commission shall review all proposed City and Borough capital improvement projects estimated to cost \$500,000 or more for consistency with this title. The commission may review, at the director's discretion, 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.*

CBJ 49.10.170(c) Planning Commission Duties: *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	General Commercial (GC)	BRH Campus
South	General Commercial (GC) and Rural Reserve (RR)	BRH Campus and AEL&P
East	General Commercial (GC) and Rural Reserve (RR)	Wildflower Court
West	General Commercial (GC)	Egan Drive

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.



Existing Ambulance Bay Entrance

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.

These changes will result in a reduction of 10 parking spaces. 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 as shown below, and site plans can be found in Attachment A.

