


MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: June 6, 2012

TO: Planning Commission

FROM: Crystal Hitchings, Planner 
Community Development Department

FILE NO.: CSP2012 0011

PROPOSAL: Expansion of a lease on CBJ land to accommodate the demolition and replacement of existing Cornerstone Emergency Shelter.

GENERAL INFORMATION

Applicant: City and Borough of Juneau

Property Owner: City and Borough of Juneau

Property Address: 9290 Hurlock Avenue

Legal Description: USS 381 FR

Parcel Code No.: 5-B16-0-102-023-0

Proposed Lease Area: 1.12 acres (approximate)

Zoning: D5

Utilities: City sewer and water

Access: Driveway via Hurlock Avenue

Existing Land Use: Institutional—Sheltered Care

Surrounding Land Use: North: D-5, Hurlock Avenue, Egan Drive ROW
South: D-5, Jackie Renninger Park
East: D-5, Residential, single-family
West: LC, Mendenhall Loop Road/undeveloped state land

ATTACHMENTS

Attachment A: Development Permit and CSP Land Action Review Applications
Attachment B: Notice of Public Hearing
Attachment C: Vicinity Map
Attachment D: Current Request Site Plan
Attachment E: Original Request Site Plan
Attachment F: Letter from Heather Marlow to Greg Chaney, dated May 1, 2012
Attachment G: Letter from Brent Fischer to PRAC, dated March 6, 2012
Attachment H: Letter from Brent Fischer to Lands and Resources Committee, dated March 8, 2012
Attachment I: Email from Brent Fischer to Community Development, dated May 15, 2012
Attachment J: Ordinance 2012-25

BACKGROUND

Juneau Youth Services (JYS) currently holds a land lease and has maintained a transitional and emergency residential program for high risk youth at this city-owned site since 1967. JYS is requesting an approximately 12,000 foot square expansion of their existing 36,122 square foot lease for a term of fifty (50) years in order to construct new facilities on the site. This proposed lease expansion would occupy the northeast corner of Jackie Renninger Park, a city-owned park, which is directly adjacent to the existing lease site (Attachments C & D). A 150-foot by 85-foot proposed lease expansion is shown on the plan, however, the exact extent is to be determined at the time of construction, according to the applicant, with the intent being to minimize the encroachment into Jackie Renninger Park to the extent possible.

The existing Cornerstone facilities would be demolished upon completion of the new facilities.

Residential neighborhoods abut Jackie Renninger Park to the east and southeast, and appear to have no formal access to the park from that direction. The southwest portion of the park is developed with a skate park, an RV sewer and water station, and a parking lot. The remainder of the park, including that portion proposed as a lease expansion, is undeveloped forest land.

JYS has met with the neighborhood, the Parks and Recreation Advisory Committee, and the Lands Committee to discuss the proposed lease expansion and facilities construction. At their April 30th meeting, the Lands Committee passed a motion of support for a 50-year, expanded lease in order to accommodate the proposed project (Attachment F), and a non-code ordinance (Ord. 2012-25) has been drafted (Attachment J.)

ANALYSIS

The applicant requests an expansion of their lease on City and Borough of Juneau property. The CBJ

Land Use Code section CBJ 49.10.170(c) states:

“the Commission shall review and make recommendations to the Assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement projects by any City and Borough Agency. The report and recommendation of the Committee shall be based upon the provisions of this title and the comprehensive plan, and the capital improvements program.”

Internal reviewing agencies included CBJ Police, Fire, Wastewater, Water, Engineering, and Parks. No comments were submitted from Water. Statements of no concern were received from Police, Wastewater, Fire, and Engineering. Parks stated support with a comment to preserve as many large growth trees as possible.

CONFORMITY WITH ADOPTED PLANS

The proposed lease is requested in order to accommodate a new, larger structure to house the existing JYS/Cornerstone program of emergency and transitional housing and support services for youth. The proposed lease expansion will remove approximately 12,000 square feet from Jackie Renninger Park.

Title 49, Land Use Code

The proposed lease is for a period of fifty (50) years, therefore it is not considered a subdivision and is not required to comply with subdivision standards of the land use code.

The proposed use and development of the lease land is allowed in the D-5 zone with a Conditional Use permit (CBJ 49.25.300, 7.200, Sheltered Care). Conditional Use permits are subject to a public hearing and must be approved by the Commission.

2008 Comprehensive Plan

The 2008 adopted Comprehensive Plan designates this area as ULDR, Urban/Low Density Residential. ULDR lands are characterized as urban or suburban residential land with detached single-family, duplex, cottage, or bungalow developments at densities of one to six units per acre. Any commercial development should be of a consistent scale. The proposed lease lot is 1.12 acres in size, and is proposed to accommodate one, two-story unit used for institutional residential purposes. Current D-5 zoning allows for up to five (5) dwelling units per acre with 50-percent lot coverage. The proposed site plan shows that the new facility, although having a considerably larger footprint than structures existing in the neighborhood, would be designed with a main footprint and several smaller wings, rather than one continuous block, potentially providing for consistency with the apparent scale of existing neighboring residential structures. Residential lots in the adjacent D5 zone are predominantly one-half the size of the proposed lease lot. Lots in the adjacent LC (Light Commercial) zone vary considerably in size from smaller to larger than the proposed lease lot.

The following 2008 Comprehensive Plan policies, procedures, and implementing actions are supported by the proposed JYC/Cornerstone programs and facilities accommodated by this lease request:

1. 4.1.IA6 “Facilitate the provision of special needs housing and their supportive services in residential neighborhoods that are readily accessible to public transport, shopping, public amenities and supportive services.” (P.36)
2. Policy 10.5 “...residential development proposals, other than single-family residences, must be located within the urban service area boundary or within a designated new growth area.” (P. 146)
3. Policy 13.3 “...promote quality medical and social services in the CBJ to ensure the safety, health, well-being and self-sufficiency of its residents.” (P. 236)
4. Policy 17.2 “... hold certain lands in the public trust, and to dispose of certain lands for private use when disposal serves the public interest.” (P. 249)

Chapter 9 of the 2008 Comprehensive Plan, titled Parks, Recreation, Trails, and Natural Area Resources, states that “Reviewers should also consult the following CBJ-adopted plans when developing or reviewing parks, open space/natural areas, trails, recreation facilities, capital improvement plans, or permit applications: 1. The 2007 Chapter (8) revision to the Juneau Parks and Recreation Comprehensive Plan”.

Chapter 8 of the Juneau Parks and Recreation Comprehensive Plan includes recommendations for the acquisition, development, operation, and management of the parks and recreation system in Juneau. Specific recommendations are made by planning subareas. The introductory chapter (p.8-1) states that “The recommendations herein are to be considered, along with other Plans, policies, codes and guidelines, when setting forth the CBJ Capital Improvement Program, when seeking various other grant or funding sources, and when reviewing permit applications and rezoning requests.” The subject site is located in what is designated as subarea 3, East Valley/Airport. No specific recommendations are made which appear to affect the site or proposal, but the following statement is relevant to the proposal to remove existing park land: “This subarea is the most densely populated in Juneau and may be the most appropriate area for consideration of mini-parks. A thorough review of the area to determine neighborhoods that need a play area for young children should be done.”

The originally proposed lease expansion (Attachment E) would have removed approximately 48,000 square feet (304 feet by 160 feet shown on plans) of forested land from Jackie Renninger Park, more than doubling the size of the existing leased area. A letter (Attachment G) from Brent Fischer, Parks and Recreation Director, dated March 6, 2012 and addressed to the Parks and Recreation Advisory Committee (PRAC), states that “JYS’ request would have a significant consequence for this park....Renninger Park is the only recreation area for several residential neighborhoods...and parting with approximately 1/3 of the entire parcel was unacceptable.” At another meeting, described in this

same letter, alternative development plans requiring reduced park encroachments were discussed. In a March 8, 2012 letter (Attachment H) from Brent Fischer to the Lands and Resources Committee, summarizing comments from the Parks and Recreation Advisory Committee's review of the lease expansion, Mr. Fischer stated that "In general, the PRAC was supportive of the project with only a few questions and comments." "The main question and comment was requesting that they leave as many large old growth trees in place as possible. They assured the PRAC that they would work with P&R staff to make this happen." Due to these discussions, the Cornerstone development plan was reconfigured and the requested lease expansion area was reduced to its current amount of approximately 12,000 square feet, which is a reduction to ¼ the size of the original request.

CAPITAL IMPROVEMENT PLAN

This project does not involve capital improvement dollars, nor does it appear to conflict with any plans as set forth in the FY 2008-2013 Capital Improvement Plan.

COASTAL DEVELOPMENT, WETLANDS, AND HABITAT

The subject site does not contain nor is it within the setbacks from any mapped/documented anadromous streams, eagle nests, wetlands, or tidal areas. The subject site is at the edge of a mapped A-2 flood zone, although the site itself does not appear to be within the floodplain. Prior to development, the applicant must confirm the location of their property relevant to mapped flood zones.

FINDINGS

The proposed lease area does not conflict with any applicable regulations of Title 49. Any development and use within the proposed lease area shall comply with applicable use and development regulations, and is subject to a Conditional Use review. The proposed lease area does not appear to affect any mapped sensitive areas.

The proposed use and development of the lease area is consistent with the Comprehensive Plan map designation for that area.

The proposed use and development of the lease area supports several service-related Standard Implementing Actions and Policies set forth in the 2008 Comprehensive Plan.

Removal of park land from a densely populated neighborhood could conflict with the statement made in Chapter 8 of the Parks and Recreation Comprehensive Plan regarding planning subarea 3, East Valley/Airport, which indicates that parks are important to develop in this densely populated area. The statements provided by Mr. Fischer reiterate the importance of parkland in this neighborhood. Reducing the amount of land to be removed from park area from 48,640 square feet

to approximately 12,000 square feet retains the majority of land available for park development while supporting the expansion of emergency and transitional housing and support services for youth.

The proposed lease expansion does not use any capital improvement dollars nor does it conflict with the Capital Improvements Plan.

Based on the application and attachments A through J, the analysis and findings above, the proposed land lease expansion is consistent with the provisions of Title 49, the Comprehensive Plan, and the Capital Improvement Plan.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommend to the Assembly approval of this consistency review, in favor of granting the requested 50-year lease expansion of approximately 12,000 square feet, for a total of approximately 48,122 square feet, to the Juneau Youth Services Cornerstone Emergency Shelter at 9290 Hurlock Avenue.

DEVELOPMENT PERMIT APPLICATION

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

INFORMATION	Project Description <i>JTS lease request for the Cornerstone Emergency Shelter</i>		
	PROPERTY/LOCATION		
	Street Address	City/Zip	
	<i>9290 Hiclock Ave Juneau, AK 99801</i>		
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	<i>Parcel 4, U.S.S. 381 and an approx 12,000 sq ft portion of Lot 4, U.S.S. 381</i>		
	Assessor's Parcel Number(s)		
	<i>5 B16 0 102 023 0</i>		
	LANDOWNER/LESSEE		
	Property Owner's Name	Contact Person:	Work Phone:
<i>CBS</i>		<i>Heather Menlow</i>	
Mailing Address	Home Phone:	Fax Number:	
<i>155 S. Second St</i>		<i>586-5252</i>	
E-mail Address	Other Contact Phone Number(s):		
LANDOWNER/LESSEE CONSENT <small>***Required for Planning Permits, not needed on Building/Engineering Permits***</small>			
I am (we are) the owner(s)/lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	<i>Heather Menlow</i>	<i>5/1/12</i>	
	Landowner/Lessee Signature	Date	
X			
	Landowner/Lessee Signature	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>(If the same as OWNER, write "SAME" and sign and date at X below)</small>			
Applicant's Name	Contact Person:	Work Phone:	
<i>CBS</i>		<i>Walter Majoris</i>	
Mailing Address	Home Phone:	Fax Number:	
<i>2075 Jordan Ave</i>			
E-mail Address	Other Contact Phone Number(s):		
X	<i>Walter Majoris</i>	<i>5/1/12</i>	
	Applicant's Signature	Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	<input checked="" type="checkbox"/>	Permit Type	Major	Date Received
	<input checked="" type="checkbox"/>	Building/Grading Permit		
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action		<i>5/1/12</i>
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		<i>CBP12-011</i>
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)		
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	<input type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		
<input type="checkbox"/>	Wetlands Permits			
<input type="checkbox"/>	Zone Change Application			
<input type="checkbox"/>	Other (Describe)			
<small>***Public Notice Sign Form filled out and in the file.</small>				
Comments:			Permit Intake Initials	
			<i>GPC</i>	

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 FORMS 2010 Applications Revised November 2009

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 2012cd1	Date Received 5/11/12
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TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT Ty's lease request for the Cornerstone Emergency Shelter replacement

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S): Cornerstone Emergency Shelter

PROPOSED USE OF LAND OR BUILDING(S): replacement of the existing facility with a new structure and demolition of the existing facility

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? No Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ _____

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

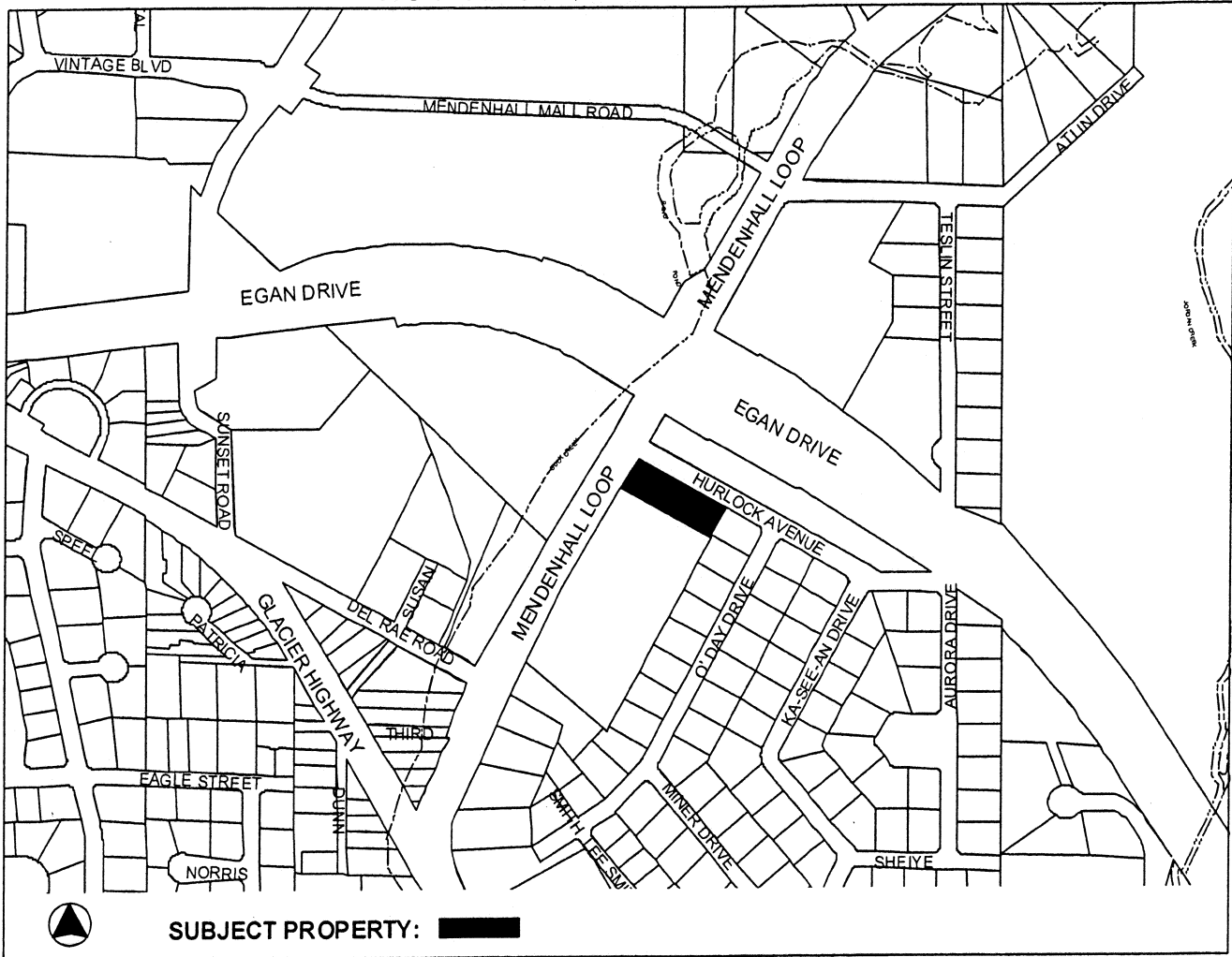
CITY/STATE PROJECT FEES				
Fees	Check No.	Receipt	Date	
Application Fees	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

**&
EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT**

TO BE COMPLETED BY THE APPLICANT

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: XXXXXXXXXX

PROPOSAL: Expansion of existing CBJ land lease site by approximately 12,000 square feet to accommodate the demolition and replacement of existing Cornerstone Emergency Shelter.

<p>FILE NO: CSP 20120011</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: June 12, 2012</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: Juneau Youth Services, Cornerstone House</p> <p>Property PCN: 5-B16-0-102-023-0</p> <p>Owner(s): CITY AND BOROUGH OF JUNEAU & LANDS AND RESOURCES</p> <p>Size: 36,122 square feet</p> <p>Zoned: D5</p> <p>Site Address: 9290 HURLOCK AVE</p> <p>Accessed via: HURLOCK AVE</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

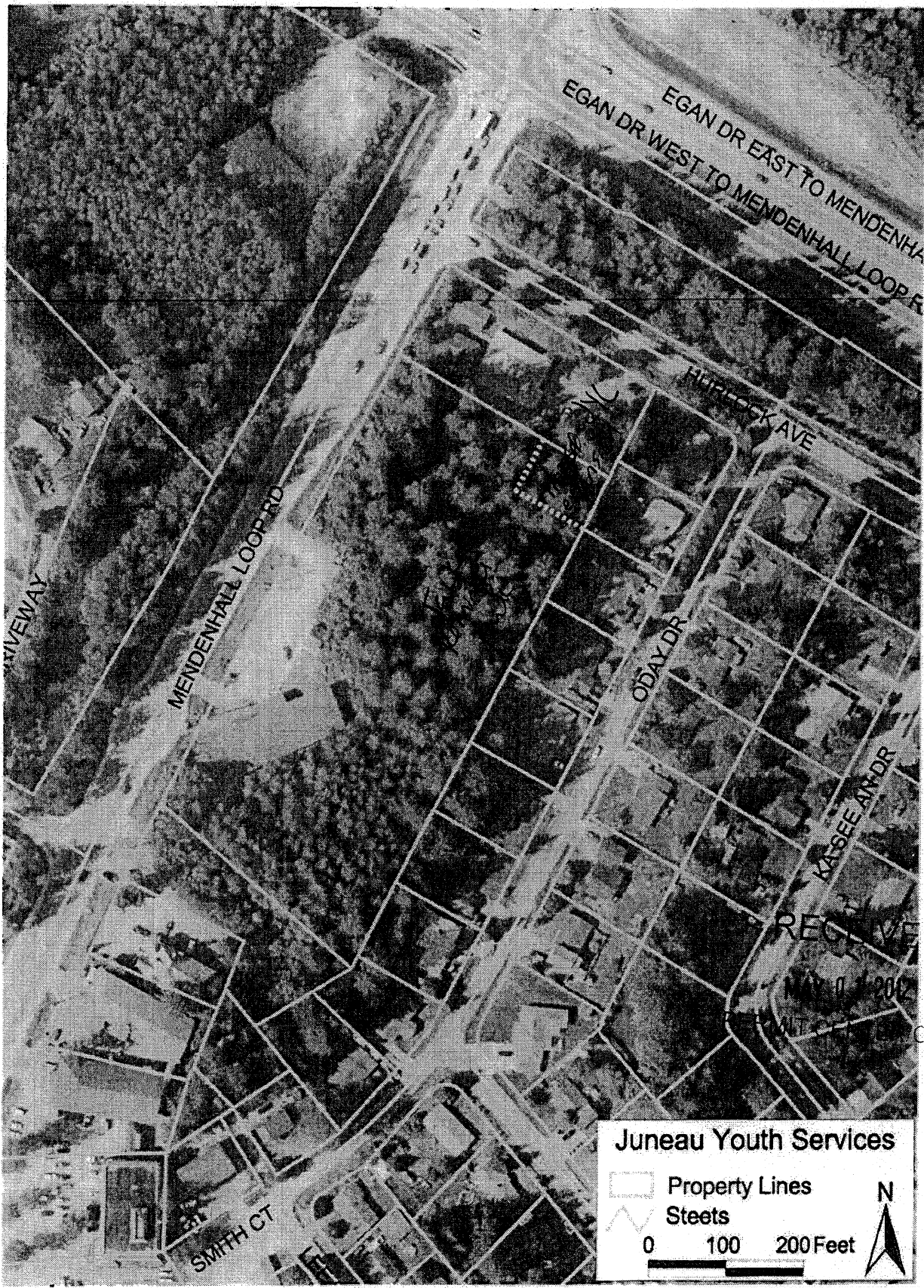
If you have questions, please contact

Crystal Hitchings by phone (907) 586-0756 or email at crystal_hitchings@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: May 30, 2012

ATTACHMENT B



Juneau Youth Services

Property Lines
 Steets

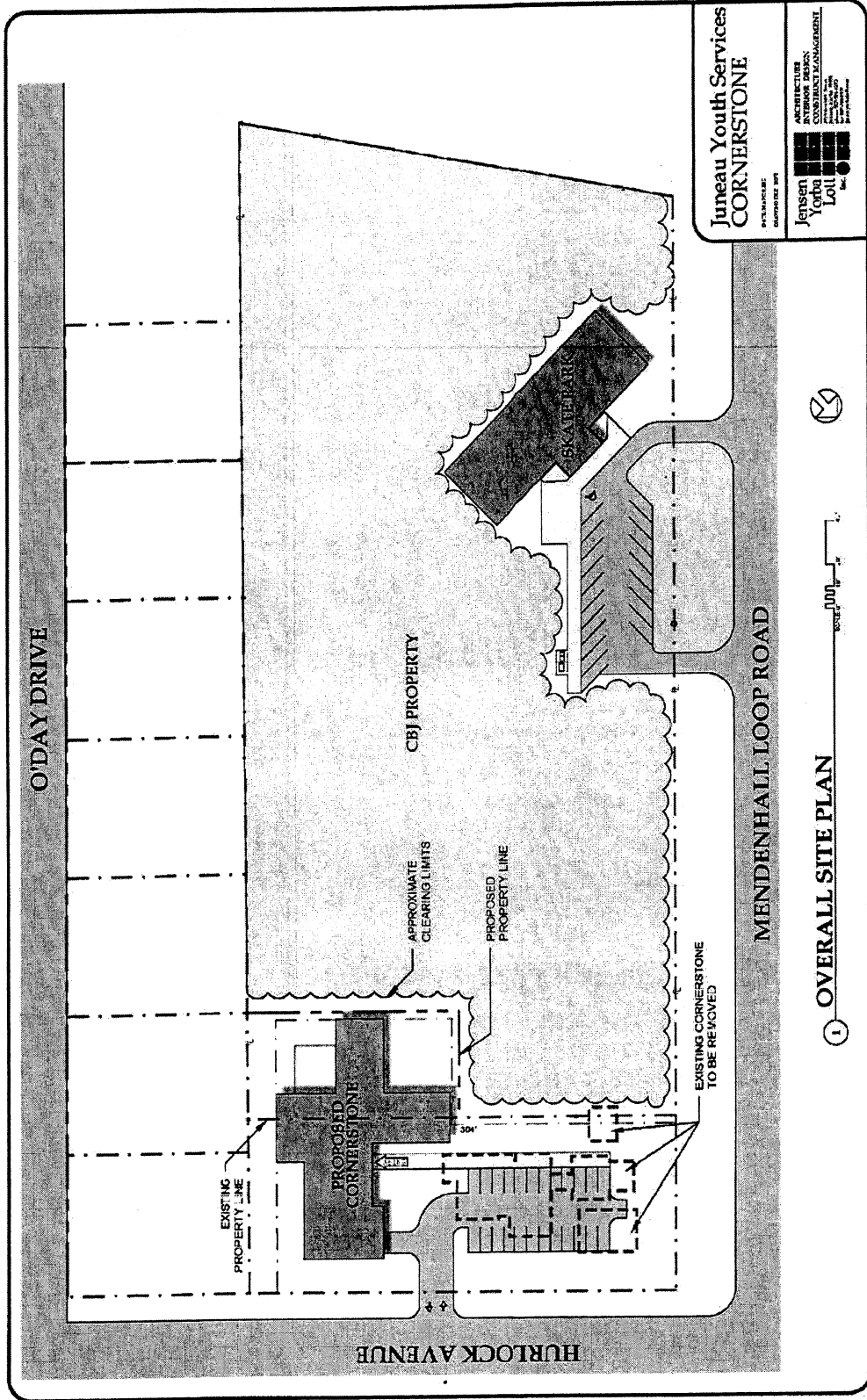
0 100 200 Feet

N

CSP20120011

ATTACHMENT C

Current Request



Juneau Youth Services
CORNERSTONE

REGISTERED PROFESSIONAL ARCHITECTS
Jensen
Yord
Lott
Inc.

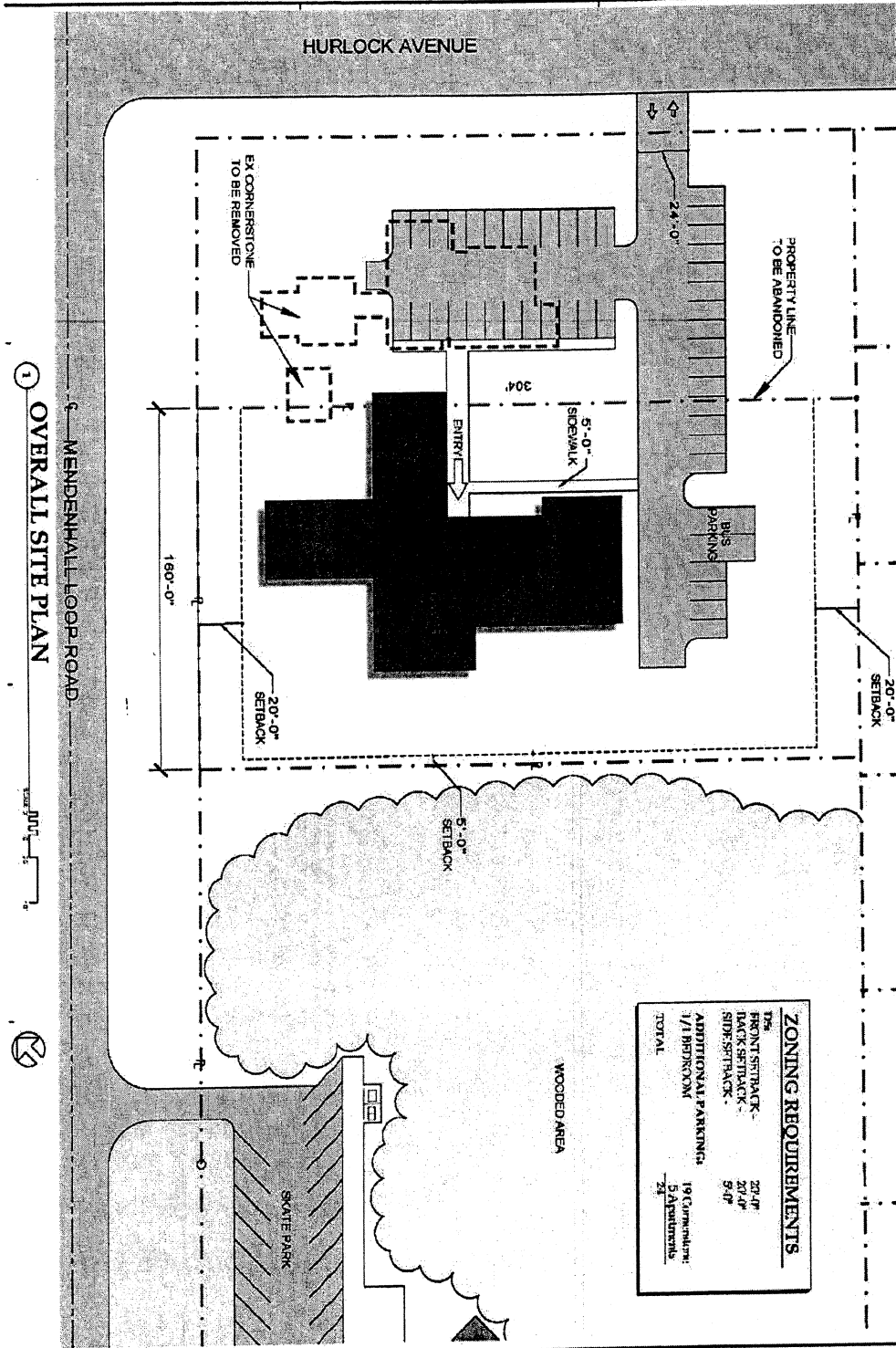
ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING



0 100 200
feet

1 OVERALL SITE PLAN

Original Request



1 OVERALL SITE PLAN

ZONING REQUIREMENTS	
THE	
FRONT SETBACK -	20' 0"
BACK SETBACK -	20' 0"
SIDE SETBACK -	5' 0"
ADDITIONAL PARKING:	19 Commercial
1/1 BEDROOM	5 Apartments
TOTAL	24

SCALE: 1" = 50'

 DATE: 10/1/12

 DRAWN BY: J. LOTT

 CHECKED BY: J. LOTT

 APPROVED BY: J. LOTT

 A1

JUNEAU YOUTH SERVICES
CORNERSTONE
 Juneau, Alaska

Jensen Yrba Lott Inc.


 2017 1/2 1st Avenue
 Juneau, Alaska 99801
 Phone: 907 584 1000
 Fax: 907 584 1005
 Email: info@jyl.com
 Web: www.jyl.com

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Heather_Marlow@ci.juneau.ak.us

TO: Greg Chaney, Planning Manager
Community Development Department

FROM: Heather Marlow, Lands and Resources Manager 
Division of Lands and Resources

DATE: May 1, 2012

SUBJECT: JYS Cornerstone Facility Replacement – Lease Request

Juneau Youth Services (JYS) has initiated a project to replace the Cornerstone facility at the intersection of Hurlock Avenue and Mendenhall Loop Road. At the March 15, 2012 Lands Committee meeting an informational presentation was provided for the project (posted on the Lands Committee website). Since this meeting, JYS has conducted a neighborhood meeting and received a \$100,000 appropriation from the Legislature to initiate planning and design of the Cornerstone facility (see letter from Peter Freer, JYS Board Member).

The current Cornerstone facility is located on CBJ property which is leased to JYS at no cost. The replacement facility is proposed on an expanded lease site, including an approximately 12,000 square foot portion of Jackie Renninger Park. JYS intends to initiate fund raising efforts for the replacement project, including the submittal of grants and donation requests. The authorization of a lease for the project area will demonstrate site control and otherwise assist the project. The design life of the replacement structure is anticipated to be 50 years, which is the recommended duration for the lease term.

~~The Lands Committee passed a motion of support for the lease request at the April 30, 2012 meeting and directed the Law Department to draft an ordinance, and a resolution, that expands the Cornerstone facility lease site by approximately 12,000 square feet, as represented on the current site plan, at no cost, for a 50 year term.~~

The lease request is submitted to the Planning Commission for recommendation to the Assembly.

RECEIVED

MAY 01 2012

PERMIT CENTER/CDD

CSP 20120011

ATTACHMENT F

MEMORANDUM



PARKS & RECREATION
155 S. Seward St., Juneau, Alaska 99801
PHONE (907) 586-5226
FAX (907) 586-5677

TO: Parks and Recreation Advisory Committee
FROM: Brent Fischer, Parks and Recreation Director *B.F.*
DATE: March 6, 2012
Subject: Juneau Youth Services – Cornerstone Facility Replacement

On February 13, 2012, I received a memorandum from Heather Marlow, Lands and Resources Manager, requesting comments on a request from Juneau Youth Services (JYS) to acquire municipal property along the north boundary of Jackie Renninger Park on Mendenhall Loop Road for the replacement of the Cornerstone Facility. Renninger Park is the location of the Pipeline Skate Park facility. I have attached Ms. Marlow's memorandum and the packet submitted to Lands and Resources from JYS.

Our department response to Lands and Resources stated that JYS's request would have a significant consequence for this park. This comment was based upon that Renninger Park is the only recreation area for several residential neighborhoods located between Egan Drive and the airport, and parting with approximately 1/3 of the entire parcel was unacceptable.

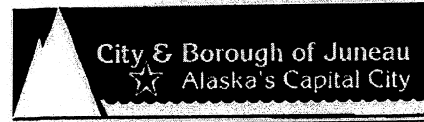
Heather Marlow and I met again with a JYS board member to discuss the impact of their request on the park. Our concerns were to make sure that the use of the land was appropriate and that the footprint of the new facility would have minimal impact to the park and surrounding properties. We discussed the possibility of moving the facility and reducing the property setback from 20' to 10'. He agreed to bring it back to their board to review the orientation of the facility, new setbacks and resubmit their request. With these changes the land needed could be reduced substantially to approximately 75' by 120-140'.

Tonight, JYS will give their presentation to you. Based upon their presentation, I am asking you for your comments and questions to be able to make a staff recommendation for an action item at our April PRAC meeting.

CSP20120011

ATTACHMENT G

MEMORANDUM



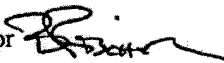
PARKS & RECREATION

155 S. Seward St., Juneau, Alaska 99801

PHONE (907) 586-5226

FAX (907) 586-5677

TO: Lands and Resources Committee

FROM: Brent Fischer, Parks and Recreation Director 

DATE: March 8, 2012

Subject: Initial PRAC Comments from March 6, 2012 Meeting regarding
Juneau Youth Services – Cornerstone Facility Replacement

On March 6, 2012, Juneau Youth Services (JYS) came before the Parks and Recreation Advisory Committee (PRAC) and presented their plans for the replacement of their Cornerstone facility located adjacent to Jackie Renninger Park. This item was presented for information purposes with the intent of coming back to the committee as an action item at the PRAC's next meeting on April 3, 2012.

Attached is my memorandum to the PRAC introducing the item and informing them of our department's comments on the project as requested by Lands and Resources Manager, Heather Marlow on February 13, 2012.

In general, the PRAC was supportive of the project with only a few questions and comments. Questions regarding parking staging, living quarter expansion were addressed at the meeting. JYS stated that Renninger Park parking lot might be used as vehicle staging, but I have concerns that we will not have adequate parking for our park users. JYS said that they did have plans to expand the living quarters and that they would be going from a one story facility to a two story facility. The main question and comment was requesting that they leave as many large old growth trees in place as possible. They assured the PRAC that they would work with P&R staff to make that happen.

The PRAC did not see a problem for the setback to be 20' on the Hurlock Avenue side and at the rear of the facility facing O'day Drive at this time.

CSP 20120011

ATTACHMENT H

From: Brent Fischer
Sent: Tuesday, May 15, 2012 4:19 PM
To: Crystal Hitchings
Cc: George Schaaf
Subject: RE: internal review--lease expansion request CSP20120011

Parks and Recreation is aware of this project and supports it. The only comment from our public meetings (Parks & Recreation Advisory Committee) was to leave as many large old growth trees in place as possible.

George, any comments for Crystal?

From: Crystal Hitchings
Sent: Tuesday, May 15, 2012 4:05 PM
To: Dan Jager; Tom Trego; Ken Huddlestun; Brent Fischer; John Kern; Page W. Decker; Ron King
Subject: internal review--lease expansion request CSP20120011

Attached is a site plan submitted in support of a request for Juneau Youth Services, located at 9290 Hurlock Avenue, to expand their existing lease of CBJ land by 12,750 square feet. Please let me know if you have any comments or concerns regarding this proposed lease expansion.

Thank you,

Crystal Hitchings, Planner
Community Development Department
907-586-0756

ATTACHMENT I

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Presented by: The Manager
Introduced:
Drafted by: J.W. Hartle

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA
Serial No. 2012-25

An Ordinance Authorizing the Manager to Execute a Lease of a Fraction of U.S. Survey 381, Containing 36,122 Square Feet, and a Portion of Lot 4, U.S. Survey 381, Containing 12,000 Square Feet, Located at the Intersection of Hurlock Avenue and Mendenhall Loop Road, to Juneau Youth Services, Inc., for the Construction and Operation of an Emergency Shelter for Youth.

WHEREAS, Juneau Youth Services, Inc., (JYS) is a nonprofit organization providing emergency, residential and community-based programs, including education, mental health and chemical dependency services; and

WHEREAS, over the past 41 years, JYS has used the building and land located at 9290 Hurlock Avenue as a youth shelter (formerly the Juneau Receiving Home); and

WHEREAS, JYS seeks to construct a new emergency shelter for youth, prior to demolishing the existing shelter, while maintaining operations on the premises; and

WHEREAS, JYS has requested to lease a parcel described as a fraction of U.S. Survey 381, and approximately 12,000 square feet of Lot 4, U.S. Survey 381, the northeast corner of Jackie Renninger Park, near the intersection of Hurlock Avenue and Mendenhall Loop Road, as generally depicted in the attached Exhibit "A"; and

CSP 20120011 1 of 4 Attachment J

1 **Section 3. Essential Terms and Conditions.** The lease will include, at a
2 minimum, the following terms and conditions:

3
4 (a) Term. The lease term shall initiate after funding for the construction of a new
5 emergency shelter for youth is obtained by Juneau Youth Services and shall be for a
6 period of 50 years;

7
8 (b) Use of Premises. The use of the lease site shall be for the sole purpose of
9 maintaining and operating an emergency shelter for youth;

10
11 (c) Rent. The payment of rent is waived for the term of the lease in accordance
12 with Resolution Serial No. 2615;

13
14 (d) Hold Harmless. Lessee shall indemnify, defend, and hold harmless the City
15 and Borough and its officers and employees for any acclaims related to or arising out
16 of the Applicant's use, operation, or maintenance of the leased property, equipment, and
17 improvements, or any further development of the leased property or improvements by
18 the Applicant; and

19
20 (e) Other Terms and Conditions. The Manager may include other lease terms and
21 conditions as determined to be in the public interest.

22 //
23 //
24 //
25 //

26

CSP 20120011 3 of 4 Attachment J

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Section 4. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this day of 2012.

Bruce Botelho, Mayor

Attest:

Laurie J. Sica, Clerk