



March 1, 2011  
W.O. 60715

Ms. Tina Crawford  
Planning Department  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654

Subject: South Central Foundation Valley Primary Care Center  
Conditional Use Permit Submittal

Dear Ms. Crawford:

DOWL HKM, on behalf of South Central Foundation, is pleased to submit a Conditional Use Permit (CUP) for the Valley Native Primary Care Center (VNPCC) for consideration by the Planning Commission. The CUP is to allow for the development of the VNPCC on Parcel No. 5970000T004 and 5970B01L001, legally described as Tract A and Lot 1, Block 1, Rock Center Subdivision, Phase I.

Thank you for your time and consideration of this exciting new project. Please contact us if you have any questions or comments.

Sincerely,  
DOWL HKM

A handwritten signature in blue ink, appearing to read "Timothy C. Potter", is written over the typed name and title. The signature is fluid and cursive in style.

Timothy C. Potter  
Senior Planner

Attachments: As stated

D60715.Crawford.MR.TCP.030111.mas

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Southcentral  
Foundation



February 28, 2011

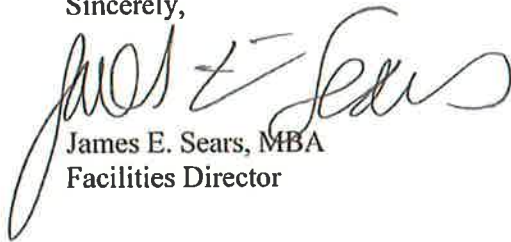
Ms. Tina Crawford, Planning Director  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, AK 99654-7091

Subject: South Central Foundation Valley Primary Care Center  
Tract A and Lot 1, Block 1, Rock Center Subdivision, Phase I  
Letter of Authorization

Dear Ms. Crawford:

This letter authorizes DOWL HKM to act on Southcentral Foundation's behalf regarding any land use actions associated with the property referenced above. If you have any questions, please feel free to call me at 907-729-4928.

Sincerely,



James E. Sears, MBA  
Facilities Director



CITY OF WASILLA  
 • Planning Office •  
 290 East Herning Avenue • Wasilla • Alaska • 99654-7091  
 • Telephone 907-373-9020 •

**APPLICATION FOR CONDITIONAL USE**    CU# \_\_\_\_\_ - \_\_\_\_\_

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Southcentral Foundation	Name: DOWL HKM
Mailing Address: 4501 Diplomacy Drive, Suite 200 Anchorage, Alaska 99508	Mailing Address: 4041 B Street Anchorage, Alaska 99503
Contact Phone: Day (907) 729-4955    Night	Contact Phone: Day (907) 562-2000    Night
FAX: (907) 729-4928	FAX: (907) 563-3953
E-mail: jsears@scf.cc	E-mail: mritter@dowlhkm.com

\*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property: Approximately 10 acres within a 34-acre site
Property tax # Tract A: 5970000T004 and Lot 1, Block 1: 59701301L001
Street Address: 1001 Knik-Goose Bay Road
Legal Description: Lot(s) <u>  1  </u> Block <u>  1  </u> Subdivision <u>  Rock Center Phase I  </u>
OR Parcel/Tract <u>  A  </u> Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>
Requested Use:  Conditional Use for a Primary Care Center.

**AUTHORITY TO APPLY FOR CONDITIONAL USE :**

I hereby certify that I am (I am authorized to act for the) owner of the property and that I am applying for a Conditional Use in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use.

DATE:   3/1/2011  

SIGNATURE: *Michelle J. Ritter*

Comprehensive Plan Information	
Expected Future Land Use Map shows property as :	
Generally Residential <input type="checkbox"/>	Parks <input type="checkbox"/> Mixed Use Area <input checked="" type="checkbox"/>
Generally Commercial/Business <input checked="" type="checkbox"/>	Generally Industrial <input type="checkbox"/> Public/Institutional <input type="checkbox"/>

Land Use	
Describe current use of property covered by this application: Vacant	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	Commercial
South:	Commercial
East:	Commercial / Rural Residential
West:	Commercial / Multi-Family Residential

Attach a written narrative addressing the following Criteria –	
16.16.050	A. An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section <u>16.16.060</u> are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.
1.	Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.
2.	Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.
3.	Special Uses. The proposal is substantially consistent with the specific approval criteria of Section <u>16.16.060</u> .
4.	Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.
5.	Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.
6.	Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.
7.	Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.
8.	Dimensional Standards. The dimensional requirements of Section <u>16.24.010</u> are met.
9.	Parking. The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.

10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.
11. Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability.
12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial.
13. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.
14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of this criteria.
15. Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following: a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items. b. Adequately sized, located and screened trash receptacles and areas.
16. Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.
17. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the

developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

18. Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.

19. Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.

20. Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:

- a. The location, shape, size and character of the area is suitable for the planned use;
- b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
- c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
- d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
- e. All land must be conveyed under one of the following options:
  - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.
  - ii. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
  - iii. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which

assures its continuing use for its intended purpose.
iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.
21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

**Application Check list:**

- Applicant has owner's authorization to submit application.
- Narrative addressing criterion is attached.
- Application fee.
- Legal description.

Accepted by:	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee:	Tentative WPC Hearing Date:
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**City Planner Approval:**  
**This Land Use Permit is valid beginning \_\_\_\_\_, 20\_\_\_\_\_, unless an appeal is filed, upon which all activity must cease on this property.**  
**Approval of City Planner: \_\_\_\_\_ Date: \_\_\_\_\_**

**Notice of Right to Appeal:** All decisions of the City Planner are appealable per WMC Title 16.

## CONDITIONAL USE APPLICATION

### Project Description Overview

DOWL HKM is submitting this application on behalf of the property owner, Southcentral Foundation (SCF), to request approval for a Conditional Use Permit (CUP) for the Valley Native Primary Care Center (VNPCC) located within the City of Wasilla (Wasilla). The project is located on Tract A and Lot 1, Block 1, Rock Center Subdivision. Tract A is approximately 30.51 acres in size and Lot 1, Block 1 is approximately 3.40 acres in size for a total of approximately 34 acres. Of the 34 acres, approximately 10 acres will be developed for the VNPCC development. The parcel is located at the northeast corner of the intersection of Palmer-Wasilla Highway and Knik-Goose Bay (KGB) Road (Figure 1 - Location Map). The parcel is bordered by KGB Road to the west and Palmer-Wasilla Highway to the south. The site is proposed to have access from both Palmer-Wasilla Highway and KGB Road. The parcel is identified by Tax ID number 5970000T004 (Tract A) and 5970B01L001 (Lot 1) (Appendix A).

This proposal is for a CUP to allow for the development of the VNPCC on the subject site. The site is zoned Commercial (C) District. Wasilla Development Code (WDC) Section 16.20.010.A.5 states that the intent of the commercial district is

*“...to protect areas of existing commercial development and to provide areas for the continued growth of commercial enterprise. The uses in this zone are oriented towards serving the commercial needs of the residents of the city and the surrounding area.”*

Commercial uses with over 10,000 square feet of gross floor area are also required to go through the conditional use site design review public process to evaluate the specific design criteria proposed.

It is anticipated that the VNPCC will operate from 8:00 a.m. to 5:00 p.m., Monday through Friday. There will be between 190 to 200 employees on staff during each 8-hour shift.



## **Background**

SCF is an Alaska Native-owned community health care provider delivering medical, dental, and behavioral health services to eligible Tribal members within Indian Health Service's (IHS) Anchorage Service Unit (ASU). The ASU is 107,413 square miles (an area larger than the state of Colorado), and includes an estimated 59,000 Alaska Native and American Indian (AN/AI) people living in Anchorage, the Matanuska-Susitna Valley, and 60 rural villages. Within the ASU is the Palmer-Wasilla Service Area, a 25,000-square-mile area (approximately the size of the state of West Virginia), which alone serves almost 6,650 users.

Currently SCF leases approximately 5,468 square feet for its outpatient clinic that serves the active IHS users living in the Palmer-Wasilla Service Area. The existing facility, the Mat-Su Native Primary Care Center, provides primary care services that range from acute care to wellness appointments for newborns to elders. The facility offers a full-time Behavioral Health Consultant, a full-time Dietician, and limited pharmacy and radiology services.

Massive shifts in the population demographics of AN/AI IHS beneficiaries are making the need for a larger facility in the Matanuska-Susitna Borough (MSB) critical. Based on the 2009 IHS active user population, there are almost 6,650 active users in this area. SCF's 2009 Master Plan projects a minimum user population of 10,168 by 2020. The current space constraints severely limit the services that can be provided directly to the active users in the Palmer-Wasilla Service Area. Additionally, the current facility is located in a leased strip mall which limits the possible expansion opportunities at the current location.

SCF is proposing the development of the VNPCC in Wasilla to fill the growing need for services in the Matanuska-Susitna Valley. In the proposed facility, primary care, behavioral health, dietary, radiology, and pharmacy services will be expanded to meet the existing and projected need of the area. Additionally, dental and optometry services will be provided at the new facility, as sufficient space will be available to accommodate these additional services.

### **Conditional Use Permit Standards (WDC 16.16.050)**

#### **Approval of the conditional use permit application is based on the following standards:**

- 1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Not applicable. No neighborhood plan exists for this site in Wasilla; however, the 1996 Wasilla Comprehensive Plan designates the future land use of this site as commercial/business, which the Plan characterizes as a combination of shopping malls and individual businesses.

- 2. Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

The 1996 Wasilla Comprehensive Plan designates the future land use of this site as commercial/business. The general surrounding area is developed with both Residential and Commercial uses. The lands to the north and south are developed with Commercial uses and the lands to the east and west are developed with Commercial and Residential uses. Thus, the project is substantially consistent with the surrounding land uses.

- 3. Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

No specific approval criterion in Section 16.16.000 applies to the proposed VNPCC development.

- 4. Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

No review of the proposed conditional use permit can occur until an application is submitted to Wasilla. As such, there have been no comments or recommendations to address. As the development process proceeds for this site, any comments or recommendations that are received will be considered and addressed, as appropriate.

5. *Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Not applicable. No neighborhood plan exists for this site in Wasilla; however, the 1996 Wasilla Comprehensive Plan designates the future land use of this site as commercial/business, which the Plan characterizes as a combination of shopping malls and individual businesses.

The general surrounding area is developed with both residential and commercial uses. The lands to the north and south are developed with commercial uses and the lands to the east and west are developed with Commercial and residential uses. Thus, the project is substantially consistent with the surrounding land uses.

6. *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

The project site is designed to provide for fire and police access in and around the site. Hydrants will be installed to meet fire coverage for the building on the project site. Prior to construction, the project will be submitted to the Fire Marshall for fire approval. Currently, fire and Emergency Medical Services for Wasilla are provided to the project site by the Central Mat-Su Fire Department.

7. *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.*

The site is bounded by KGB Road and Palmer-Wasilla Highway. Site access will be from both KGB Road and Palmer-Wasilla Highway. KGB Road is classified as a Rural Major Collector by the State of Alaska Department of Transportation and Public Facilities (DOT&PF). The segment between Palmer-Wasilla Highway and the Parks Highway has a posted speed of 45 miles per hour (mph). The right-of-way (ROW) is owned and maintained by the DOT&PF and has a 2009 annual average daily traffic (AADT) of 9,250 vehicles per day (vpd), per DOT&PF Annual Traffic Volume Report 2007-2009.

Palmer-Wasilla Highway is classified as a Rural Minor Arterial by DOT&PF. The posted speed is 45 mph. The ROW is owned and maintained by the DOT&PF and has a 2009 annual AADT of 11,460 vpd, per the DOT&PF Annual Traffic Volume Report 2007-2009.

Due to the size of this development, a Traffic Impact Analysis (TIA) was performed to evaluate whether any improvements were needed to adequately serve the site. The draft TIA was submitted to the DOT&PF for review in February 2011. SCF will coordinate with DOT&PF to determine if any off-site traffic mitigation will be required (Appendix B – Draft TIA).

*8. Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*

The dimensional standards applicable to this site include setbacks and building height. The following setbacks apply to commercial sites (WDC 16.24.030): Front and rear yards, 25 feet; side yard, 10 feet or none if all requirements of the State of Alaska Fire and Life Safety Regulations are met. Building heights are limited to 35 feet; however, in the commercial district, building heights may exceed 35 feet if approved under a use permit.

The proposed building is located at least 25 feet from the north and south property lines and is at least 10 feet from the east property line (Appendix C – Civil Site Plan). The building height is proposed to be 30 feet. This project meets the dimensional requirements of Section 16.24.010 and 16.24.030.

*9. Parking. The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.*

The parking area, loading areas, and snow storage areas for the building are designed according to the WDC. WDC 16.24.040 requires that all non-residential off-street parking facilities be located within 300 feet of the subject property boundary. For the proposed VNPCC (office) use at this site, the parking requirement is one space per 300 square feet of gross floor area.

Based on the current 85,301-square-foot building, 285 provided parking spaces are required. The current site plan has 352 spaces (Appendix C – Civil Site Plan), which is an IHS requirement. SCF is currently pursuing a waiver from the IHS parking requirement to reduce the

parking to the 285 spaces required by WDC. The additional IHS parking spaces have been shaded on the site plan. If a waiver is granted by IHS, the shaded parking spaces will not be constructed. The grading and drainage plan and landscaping will not be altered due to the potential decrease in parking stalls.

The WDC requires one loading berth per 20,000 square feet (sf) for any non-residential building over 5,000 sf. Based on the current building size of 85,301 sf, four loading berths would be required. The site has four loading berths as shown on the Civil Site Plan (Appendix C).

The WDC requires a 10-foot-wide planting bed around the perimeter of the parking lot for parking lots containing more than 10 spaces. In addition, parking lots containing more than 40 spaces are required to have landscaping islands covering at least 15 percent of the parking lot, in addition to the 10-foot perimeter planting bed. The site has a 10-foot-wide planting bed around the perimeter of the parking lot and landscaping islands covers approximately 15 percent of the parking lot as shown on the Landscape Plan (Appendix D).

The WDC requires one flood light per 25 parking spaces to illuminate the required off-street parking. This lighting may be combined with any applicable access lighting requirements. The WDC includes additional requirements for off-street loading spaces and snow storage. At least 14 lights are required to illuminate the off-street parking for 353 parking spaces and 12 lights are required to illuminate the off-street parking for 285 parking spaces. The site will have a minimum of 12 lights (Appendix E – Lighting Cut Sheets), in combination with the required access lighting.

*10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.*

The site has access to the public sewer main system on the east side of the property, and access to the public water main system is available along the west and south side of the site. A 15-foot utility easement extends along the western and southern property boundary. A 40-sewer easement that overlaps an 80-foot electrical easement extends along the eastern boundary of the project site. SCF will coordinate with water and sewer providers on design of water/sewer services to the facility.

*11. Drainage. The proposed use shall provide for the control of runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability.*

Stormwater from the site will be directed to on-site catch basins. The catch basins will be connected via pipe network and will be routed to an on-site detention pond located at the southwest corner of the site (Appendix C – Civil Site Plan). An overflow pipe will be installed from the detention pond to the ditch within DOT&PF’s ROW along Palmer-Wasilla Highway.

*12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial.*

Please see the attached Site Plan and Landscaping Plan (Appendices C and E) which demonstrate the measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Additionally, SCF has included within their design several site enhancements, which include: a canopy, portions of heated sidewalk, and exterior signage upgrade.

SCF is currently evaluating alternative design elements that they may or may not include in their final constructed project. These alternative design elements are subject to available funding and include an exterior gathering area, a playground area, and a gravel path. This CUP submittal includes two site plans. Figure L2.00 (Appendix D) includes the design options that have approved funding. Figure L.201 (Appendix D) demonstrates what the site will look like with the betterments if additional funding becomes available to provide the discussed enhancements. We

are requesting approval of both site plans so that if funding becomes available for the betterments SCF may move forward without additional CUP permitting.

Signage and wayfinding are illustrated in Appendix F. All signage will comply with WDC16.32.130 and is subject to approval of a Sign Permit by Wasilla.

Additionally, it is anticipated that this project will strive to achieve a Silver rating under the USGBC LEED 2009 NC system, in accordance with IHS A/E Guidelines and best practices.

The development fronts upon KGB Road, which is classified as a Rural Major Collector and Palmer-Wasilla Highway, which is classified as a Rural Minor Arterial.

*13. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

This use is not anticipated to significantly affect the peak use characteristics of the area, due to the existing commercial use within the project area. The proposed use of this site is expected to enhance and complement the existing commercial services that are present in the area. As mentioned, a draft TIA was submitted to DOT&PF in February 2011 and SCF will coordinate with DOT&PF to determine any off-site traffic mitigation that may be required for the project.

*14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission are specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will be the intent of this criteria.*

The proposed use does not typically generate excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. The proposed development is not anticipated to have adverse off-site impacts.

*15. Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. This approval authority also may condition approval on the provision of the following:*

- i. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*
- ii. Adequately sized, located and screened trash receptacles and areas.*

The landscape concept for the overall development is to blend with the existing vegetation surrounding the site, create a welcoming environment for visitors, and compliment the built environment (Appendix D – Landscape Plan). Plant materials from Southcentral and Interior Alaska will create an inviting place for indigenous people and visitors to feel at home. Designated planting areas adjacent to roadways, parking areas, and buildings provide adequate planting zones, assist in wayfinding, and provide a clear view of the buildings. Adequate space is allocated around the parking area to meet WDC required snow storage; which will be topsoil and seed. Planting zones include two types of street plantings (type 1 and type 2), parking lot plantings, perimeter site plantings, and building foundation plantings. Each phase of the development will require different planting zones, with Phase I providing clear design standards for the future development.

The site has been cleared of existing vegetation and is surrounded by prominent natural stands of native vegetation on the north and east property lines. The south and west property lines are directly adjacent to DOT&PF ROWs and have minimal low growing vegetation.



Street tree planting type 1, street tree planting type 2, parking lot plantings, perimeter site plantings, building foundation wall plantings, and healing garden zones are included in the base bid. The betterments for landscape include at the exterior gathering area.

Each planting zone is unique and provides a diverse plant pallet for the project. Street tree plantings type 1 include the main vehicular central spine with street trees (i.e. *Betula papyrifera*) in lawn between the curb and pathway. Street tree plantings type 2, is located between the looped vehicular travel way and the parking lots and consist of street trees (i.e. *Quercus Macrocarpa*) and low growing shrubs (i.e. *Spirea japonica*, *potentilla fruticosa*, ect.) to provide an edge that defines the two different spaces. The parking area for Phase I has large planting islands which provide adequate space to plant evergreen trees (*Picea pungens*, ect.) and shrubs to break up the parking area.

The perimeter site planting zone is the zone which complements the existing vegetation the most. Plant material in this zone will be planted with randomly placed deciduous (single- and multi-stem *Betula papyrifera*, *Larix Siberica*) and evergreen trees (*Picea pungens*), and shrubs to emulate the natural environment. This zone will allow views into the site to clearly see the buildings while also defining the edge of the site. The building foundation planting zone is intended to soften the edge of the parking and create a welcoming environment to people visiting the building.

The healing garden zone is a place for SCF to plant future native vegetation that can be used for medicinal purposes (plant material for this area will be provided by the owner at a future time). This area will consist of topsoil only. The retention pond zone will consist of native grasses that typically grow in natural wetland areas in Alaska. Plant material will be focused on the exterior of the pond adjacent to the pathway and meander loosely toward the center of the pond. The exterior gathering zone will include low-growing native grasses and plants with perennials. This area includes plant material that will endure occasional pedestrian traffic during large events that spill outside from the building into the gathering area or a group celebrating around the fire pit.

Plant materials for all planting zones are designed to eliminate the need for a permanent irrigation system. Aggregate mulch which does not blow around in the wind will be

incorporated into the planting zones. Boulders will be placed throughout the site to compliment plant material and add accents to planting zones.

*16. Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Pedestrian access within this site is a design priority. Main intersections are highlighted by crosswalk connections for safe pedestrian passage. Although users will mainly be arriving by vehicle, SCF is committed to creating a safe and enjoyable pedestrian experience (Appendix C – Site Plan).

*17. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public water system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary*

*to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.*

A public sewer main system runs along the eastern property line of this site, allowing for the proposed development to connect to that main line. A public water main runs along the southern and western property line of the site, allowing for the proposed development to connect to that main line. Water and sewer service will be constructed in accordance with the State of Alaska Department of Environmental Conservation (DEC) and Wasilla requirements. The applicant will obtain required permits from Wasilla.

*18. Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.*

There are no known historic resources present at this site. No historic resources will be adversely impacted.

*19. Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.*

The architectural design of the building will blend in with the natural environment as well as showcase the Alaska Native culture. Upon entering the building, the arctic entry will protect the interior from the harsh environment. The curved glass exterior will greet patients arriving to the site and expresses continuity of space between exterior and interior that celebrates the mountains views and honors community. This sweeping curtain wall will provide views to the landscape and to the natural environment of the sky and mountains while allowing in large amounts of natural lighting. The curtain wall will consist of three glass colors patterned across the glazing system. The subtlety of the three glass colors will speak to the cool tones seen in ice which will be in contrast with the warm earth tones of the stone and insulated metal panels of the rest of the building.

The use of exterior material and pattern tries to relate to the culture of hand-made craft. The base of the building will be a golden toned limestone expressed in thin vertical panels that are laid out in an irregular pattern. The upper floor of the building will consist of insulated metal panels of two subtly different warm colors in an irregular order to create depth and interest. The use of both materials resembles, in conceptual ways, the rich culture of craft in the community. For example weaving, an important cultural craft, connects architectural elements with Alaska Native culture and art. The metal panels will be a larger pattern than the limestone base reflecting birch basket construction. The interplay of scale, texture, and materials will create a richness and warmth to the building exterior.

*20. Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:*

- iii. *The location, shape, size and character of the area is suitable for the planned use.*
- iv. *The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted.*
- v. *The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved.*
- vi. *If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release a bond or other assurance when the buildings, structures or improvements have been completed according to the development plan.*
- vii. *All land must be conveyed under one of the following options:*
  - a) *It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.*
  - b) *When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.*
  - c) *When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.*
  - d) *Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.*

It is not anticipated that this development would require dedication of land for a public purpose.

*21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.*

It is not anticipated that this development will contribute to glaciation or drifting snow to the surrounding area. The building entrances and loading areas will be taken into consideration to reduce the amount of glaciations and snow drifting in pedestrian areas. The proposed commercial development will have snow removal requirements, as required for their business use.