

# Application for Conditional Use

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Trombley, Adam - Municipality of Anchorage		Name (last name first) Chmielowski, LaQuita - DOWL	
Mailing Address 4700 Elmore Road		Mailing Address 4041 B Street	
Anchorage, AK 99507		Anchorage, AK 99503	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
E-mail Adam.Trombley@anchorageak.gov		E-mail lchmielowski@dowl.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 008-091-16-000		
Site Street Address: 4501 Elmore Road		
Current legal description: (use additional sheet if necessary) Tract 2, Tudor Municipal Campus Subdivision		
Zoning: PLI	Acreage: 25.74	Grid #: SW1836

CONDITIONAL USE APPROVAL REQUESTED	
Use: Homeless and Transient Shelter	
<input checked="" type="radio"/> New conditional use	<input type="radio"/> Amendment to approved conditional use    Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage 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. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

*LaQuita Chmielowski*

6.14.22

Signature     Owner     Representative    Date  
(Representatives must provide written proof of authorization)

LaQuita Chmielowski: DOWL  
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2022-0082	Meeting Date: P2C: 08/08/2022
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**COMPREHENSIVE PLAN INFORMATION**

Improvement Area (per AMC 21.08.050B.):  Class A  Class B

**Anchorage 2040 Land Use Designation:**  
 Neighborhood (Residential)     Center     Corridor  
 Open Space     Facilities and Institutions     Industrial Area

**Anchorage 2040 Growth Supporting Features:**  
 Transit-supportive Development     Greenway-supported Development  
 Traditional Neighborhood     Residential Mixed-use

**Eagle River-Chugiak-Peters Creek Land Use Classification:**  
 Commercial     Industrial     Parks/opens space  
 Public Land Institutions     Marginal land     Alpine/Slope Affected  
 Special Study     Residential at \_\_\_\_\_ dwelling units per acre

**Girdwood- Turnagain Arm**  
 Commercial     Industrial     Parks/opens space  
 Public Land Institutions     Marginal land     Alpine/Slope Affected  
 Special Study     Residential at \_\_\_\_\_ dwelling units per acre

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

Wetland Classification:     None     "C"     "B"     "A"  
Avalanche Zone:     None     Blue Zone     Red Zone  
Floodplain:     None     100 year     500 year  
Seismic Zone (Harding/Lawson):     "1"     "2"     "3"     "4"     "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:  
 Preliminary Plat  Final Plat - Case Number(s):  
 Conditional Use - Case Number(s):  
 Zoning variance - Case Number(s):  
 Land Use Enforcement Action for  
 Building or Land Use Permit for  
 Wetland permit:  Army Corps of Engineers     Municipality of Anchorage

**SUBMITTAL REQUIREMENTS**

(One copy of applicable items is required for initial submittal; additional copies required after initial submittal)  
1 copy required:     Signed application (original)     Ownership and beneficial interest form  
 Watershed sign off form     Underlying plat  
 Special limitations from the underlying zoning, if applicable

16 copies required:

- Signed application (copies)
- Map of area surrounding petition site within 500 feet, including zoning and existing uses
- Map of existing conditions, to scale, including:
  - land uses                       structures                       utilities                       vegetation                       soils
  - natural features                       drainage                       topography                       site access                       pedestrian facilities
  - vehicle circulation and driveways                       easements and/or reservations
- Project narrative explaining:
  - the project                       planning objectives                       facility operations
  - an analysis of how the proposal meets the standards on page 3 of this application
  - construction and operation schedule                       final ownership
  - gross and net density (PUDs only)
- Site plan(s) to scale depicting, with dimensions:
  - building footprints                       parking areas                       vehicle circulation and driveways
  - pedestrian facilities                       lighting                       grading                       landscaping
  - loading facilities                       fences                       drainage                       required open space
  - snow storage area or alternative strategy                       trash receptacle location and screening detail
  - easements                       significant natural features                       freestanding sign location(s)
- Building plans to scale depicting, with dimensions:
  - floor plans                       building elevations                       exterior colors and textures
- Summary of community meeting(s)

(Additional information may be required.)

**GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)**

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

**SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)**

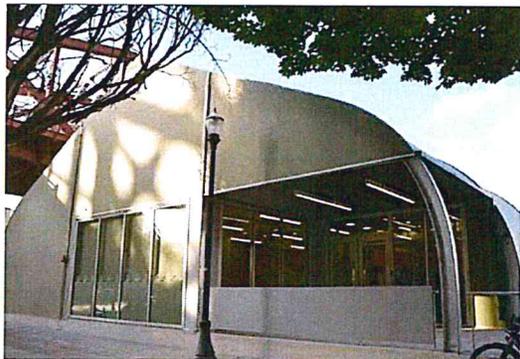
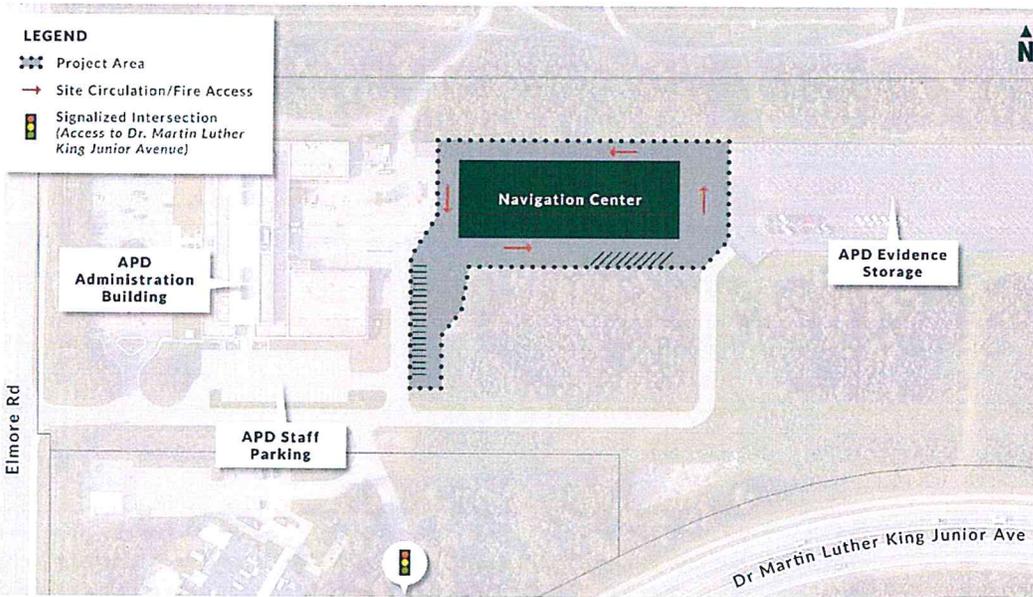
Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.



Conditional Use Permit for the Municipality of Anchorage

# Navigation Center

JUNE 2022





**MUNICIPALITY OF ANCHORAGE**  
**MEMORANDUM**  
**Community Development Department**

April 14, 2022

Mr. Craig Lyon  
Planning Director  
Community Development Department – Planning Division  
Municipality of Anchorage  
PO Box 196650  
Anchorage, Alaska 99519-6650  
Subject : Letter of Authorization  
MOA Navigation Center

Mr. Lyon:

The Municipality of Anchorage owns Tract 2, Tudor Municipal Campus Subdivision (4501 Elmore Road). The project is located at the southeast corner of the intersection of Tudor and Elmore.

We authorize DOWL to act on our behalf as petitioner submitting land use and planning actions for the above referenced land. If you have any questions, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Trombley', with a large, sweeping flourish at the end.

Adam Trombley  
Community Development Director

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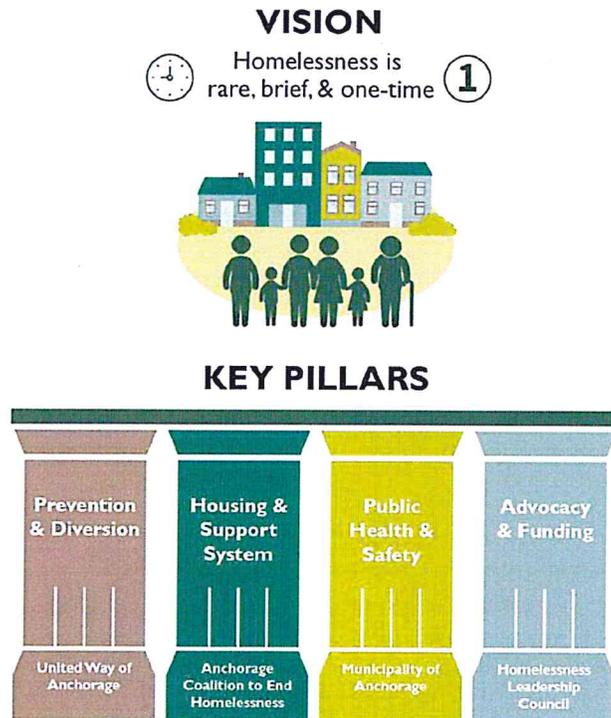
# CHAPTER 1. OVERVIEW

DOWL, on behalf of the Municipality of Anchorage (MOA), is seeking a Conditional Use Permit (CUP) for a new Navigation Center located at the southeast corner of the intersection of Elmore and Tudor Road. The project site is the location of the Anchorage Police Station Building on Tract 2, Tudor Municipal Campus (4501 Elmore Road).

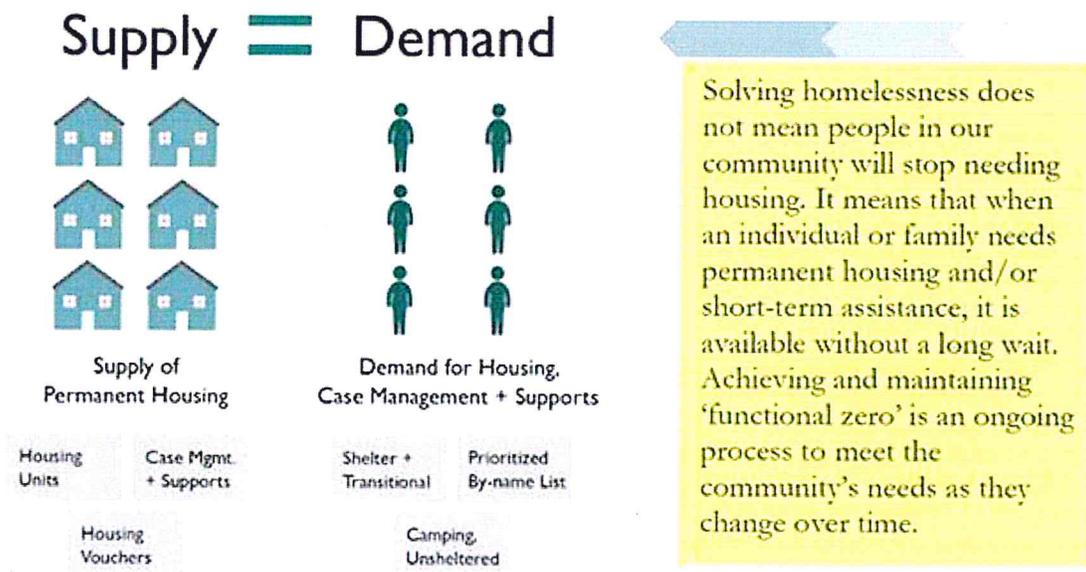
The project is zoned PLI, Public Lands and Institutions and is currently developed. The development consists of the APD building, parking area and associated drives, and evidence storage yard. Per Table 21.05-1 in Anchorage Municipal Code (AMC) 21.05.010.E, a CUP is required to construct the Navigation Center within the PLI zoning district. The PLI zoning district is intended for major public or quasi-public civic, administrative, and institutional uses and activities.

## 1.1 BACKGROUND

People experiencing homelessness has become a more visible and concerning issue within Anchorage. The Anchored Home, Anchorage Strategic Plan to Solve Homelessness: 2018-2021 is a three-year tactical road map that developed new tools and strategies to build a network of services to assist people experiencing homelessness. The goal of the plan is to ensure that homelessness in Anchorage is rare, brief, and a one-time event.



To get there, there is a need to build a sustainable, data-driven system of support by a collective action partnership among the community, the MOA, businesses, housing providers, supportive service providers, community-based providers, and other stakeholders. The overarching goal of the plan is to meet “functional zero.” Functional zero is achieved when the number of people who are experiencing homelessness each month, both sheltered and unsheltered, is fewer than the number of available housing units that month. In other words, that is when the supply of housing and supports meets or exceeds the demand of housing and supports from people experiencing homelessness.



Within the Anchored Home Plan are four key pillars, each of which includes concrete actions and timelines to address homelessness, which include Preventing & Diversion, Housing and Supports, Public Health and Safety, and Advocacy and Funding. Each pillar that was identified in the Anchored Home plan has an overall goal and a set of priorities that are to be implemented through an action plan. Pillar 2 Housing and Support System identifies the need to build and maintain a robust and coordinated system of housing, case management and other supports adequate to house the people who need it, with connections to meaningful work and community. Pillar 3 Public Health and Safety identifies the need to resolve public health and safety issues related to homelessness and revitalize Anchorage's downtown and community neighborhoods with a mix of housing and commerce. Within this pillar, providing housing and support was identified as part of the 3-year priorities.

The Navigation Center is a key component in supporting the pillars outlined above in the Anchored Home Plan. The Navigation Center will be a low-barrier shelter that will provide services to assist people who are on the verge of experiencing homelessness and those members of our community that are experiencing homelessness. The services offered at the Navigation

Center may include Navigators (case managers), obtaining driver license, meal, connecting individuals to public benefits, health services, day use area, and temporary shelter. When a person arrives at the facility, they will meet with a Navigator (case manager) who will evaluate their needs to better assist that person. The goal of the Navigator is to identify the services that an individual needs and then assist them to get those services and into permanent housing. For those individuals that need temporary housing and cannot be immediately navigated to permanent housing, the Navigation Center will provide temporary housing. The intent is to provide a safe, short-term place for the person to stay before they can be navigated to more permanent housing. Stays at the Navigation Center are intended to be seven to nine days in duration.

The Navigation Center is the missing link in a network of facilities that provide a variety of services to act a prevention for people who are on the verge of becoming homeless and for those experiencing homelessness. The network includes public and privately operated facilities throughout Anchorage. The Navigation Center is one piece of the complex solution to reach functional zero.

## CHAPTER 2. COMMUNITY MEETING

This is a critical community project with a need for area wide engagement. For this reason, the project team planned for robust community outreach beyond the one required community meeting. The following is a summary of all the meetings that have been held and that are scheduled. The required community meeting to meet the CUP requirements was held on May 19, 2022, at the Assembly Chambers at the Loussac Library. Approximately 170 Postcards announcing the meeting were sent on April 27, 2022. It was determined to have a community meeting that was open to the community as a whole and to meet separately with the Campbell Park Community Council and the adjacent community councils.

Meeting	Date	Location
Listening Session #1	April 13 <sup>th</sup>	Wilda Marston Theater, Loussac Library
Listening Session #2	April 25 <sup>th</sup>	Wilda Marston Theater, Loussac Library
University Area Community Council Meeting	May 4 <sup>th</sup>	Zoom Meeting
Basher Community Council	May 12 <sup>th</sup>	Baxter Elementary
<b>Required Community Meeting</b>	<b>May 19<sup>th</sup></b>	<b>Assembly Chambers, Loussac Library</b>

Abbott Loop Community Council	May 26 <sup>th</sup>	Zoom Meeting
Campbell Park Community Council	June 16 <sup>th</sup>	Zoom Meeting
Community Meeting #2	June 22 <sup>nd</sup>	Wilda Marston Theatre, Loussac Library
Basher Community Council (community council requested a second meeting)	TBD	TBD

A project web page has also been set up to provide updated information on the design and meetings along with a project email and on-line survey to provide multiple ways for the community to ask questions about the project and provide input.

A summary of the meetings to date are provided in the attachments.

In addition to meeting with the community, the MOA will be forming a stakeholder working group that will consist of members from the Campbell Park Community Council, University Area Community Council, Public Safety Commission, local businesses, Mayor's Office, Anchorage Health Department staff, and SOA Homeless representatives. This working group will work with the MOA throughout the life of the Navigation Center. This will allow community members and stakeholders to continue to be involved in the success of the Navigation Center.

### **CHAPTER 3. LOCATION & SITE SELECTION**

The new Navigation Center is proposed to be located on a portion of Tract 2, Tudor Municipal Campus (4501 Elmore Road). The site is located at the northern portion of the site at the parking area and green space that is located between the APD building and the evidence storage yard.

Per AMC 21.03.140.B.2.iv Public Facility Site Selection, a site selection is not required if subject to a conditional use permit. The Navigation Center requires a conditional use within the PLI zoning district. Even though a formal site selection process is not required, a robust site selection was completed in cooperation between the MOA Administration and the Housing and Homeless Committee.

At the beginning of the process, key criteria were identified as follows:

- Zoning that allows a homeless and transient facility: PLI or B-3
- Land or facility that is available immediately (city owned, on the market, currently

vacant)

- Have available utilities for immediate connection (water, sewer, electric and gas)
- Adequate space for the facility program requirements
- Be within 0.25 miles of public transportation or easily be connected to public transportation
- Can be fenced to provide site security
- Meets health and safety standards within the Municipal code and the CDC recommendations

Originally 78 sites were identified across Anchorage and using the above criteria, the sites were narrowed down to five sites as follows:

- 3330 Denali Street (Johnson Tire)
- 550 Bragaw (Old PNA building)
- 630 E Tudor Road (Former Alaska Club)
- Tudor/Elmore APD campus (outdoor evidence storage yard)
- Tudor/Elmore Development Site (north of the MOA Building Department and west of the Anchorage School District Bus Transportation Facility)

The MOA contracted with The Boutet Company to further evaluate the five site that were identified. Each site was evaluated based on site characteristics, property condition assessment, and recommended renovations. Through this process, it was found that the best and most cost-effective location was at the APD campus.

One of the challenges associated with finding a suitable location is the limitation that the facility is only allowed in the PLI and B-3 zoning district. Consideration was also given to the location of the proposed facility as it relates to nearby businesses and residential districts. As seen on the map below, not only is the site located near hospitals and other support services, but it is also one of the few locations in Anchorage that provides some buffer from the residential zoned areas.



pedestrian connection to the north side of Tudor Road and the U-Med District. The MOA is currently discussing options with DOT to discourage mid-block crossings of Tudor Road. This may include barriers along the pathway adjacent to Tudor Road or other obstructions that direct pedestrians to the signalized intersections.

## **4.2 HOURS OF OPERATIONS**

The Navigation Center is planned to be staffed 24-hours per day, 7 days a week. Quiet hours are planned to be from 10pm to 7am each day. These plans will be finalized as the operator or operators are selected and operation plans are finalized.

## **4.3 FACILITY OPERATIONS AND SECURITY**

The Navigation Center will be a low-barrier shelter. Navigators (case managers) will be at the facility to evaluate and assist clients to get the services needed to navigate clients to permanent housing. One of the important elements to assisting people experiencing homelessness is to provide a sense of community and build trust. People who are experiencing homelessness may have had experiences that make them less trusting, and it can take several contacts by a Navigator before the person is willing to come to the facility or utilize services.

The facility is being designed to provide gathering spaces for visitors and clients to have the opportunity to build community. It is also planned for Navigators to not only be at the Navigation Center, but within the community to meet with people experiencing homelessness and get to know them by name. By touching these individuals' multiple times, it allows that trust to build so that the person will be willing to come to the Navigation Center or other facility to get the services they need.

# **CHAPTER 5. AREA PLANS**

## **5.1 2040 LAND USE PLAN**

The 2040 land use plan map identifies this area as Community Facility.

## **5.2 3500 TUDOR ROAD MASTER PLAN**

The 3500 Tudor Road Master Plan was developed to provide a master plan for the approximately 220 acres that are owned by the MOA on the south side of Tudor Road. The plan provides a framework for development of the area over the next 20 years. The project site is located within the boundaries of the plan.

The 3500 Tudor Road Master Plan identifies the existing development at the project site and identified the land to the east as suitable for new development. Areas identified as suitable for new development are where areas that were recommended for development for institutional facilities, like the Navigation Center.

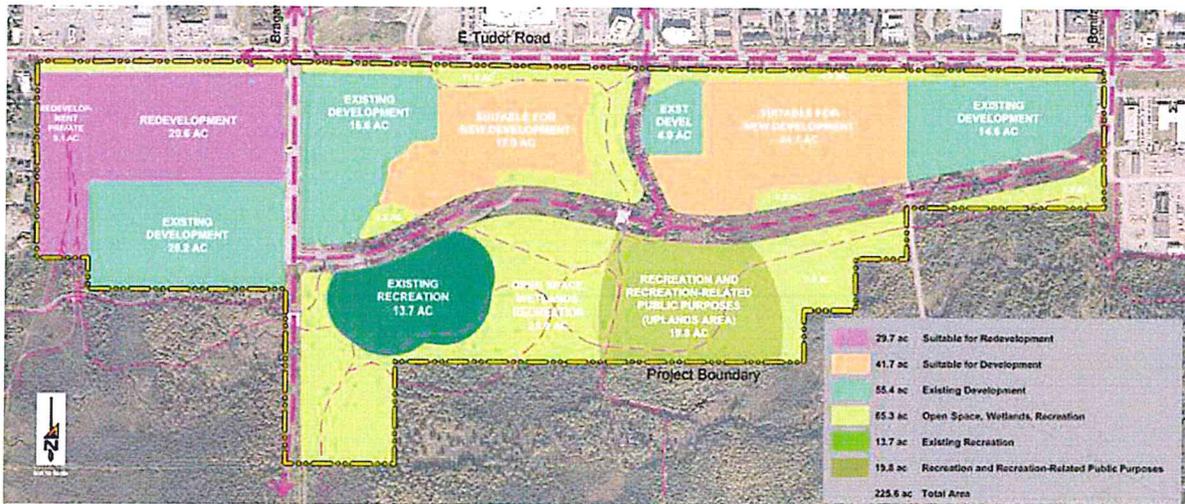


Figure 1: Land Use Plan Map

Chapter 4 of the 3500 Tudor Road Master Plan requires and recommends design standards intend to promote compatible development that is consistent with earlier plans and sensitive to the area’s natural social features and the proximity to Far North Bicentennial Park. The design standards have been developed to protect and enhance the natural resources of the area and to preserve the natural and recreational characteristics. Design standards were established as part of the project. The following are the applicable criteria:

**Establish Clear, Definitive Vehicle and Pedestrian Circulation Systems**

- a. Provide adequate pedestrian circulation within sites and throughout the master plan area.

*On-site pedestrian circulation has been established as part of the APD development. A pedestrian connection will be provided from the entrance of the Navigation Center to the Chester Creek-Campbell Creek Connector Trail on the south side of Tudor Road.*

**Development Areas/Parking**

- a. Parking is prohibited along entry driveways between the main road boundary and the interior site parking or circulation area.

*The site is designed to accommodate necessary parking at the new facility and fencing will separate this use from the APD building located to the west. The parking area for the Navigation Center will have driveways that connect to the internal drives that extend to Elmore Road and Martin Luther King Jr. Drive.*

## **Building Heights**

- a. Building heights along Tudor Road shall be limited to four or five stories while buildings along 48<sup>th</sup> Avenue should be limited to two or three stories with intent to maintain a low profile and low intensity uses along 48<sup>th</sup> Avenue consistent with the PLI parkland character.

*The Navigation Center is one story in height and complies with the two to three story building height limits.*

- b. Setbacks from Tudor Road are defined by existing easements and the setback requirements of the PLI district.

*Noted. The Navigation Center will be placed approximately 350 feet from the northern property line, which exceeds the setback requirements.*

- c. Setbacks from 48<sup>th</sup> Avenue shall be 40 feet.

*The Navigation Center is located near the northern portion of the property near Tudor Road. The setback requirements are met.*

The recommended design standards that are applicable are as follows:

## **Utilities**

- d. Design and install underground utilities to minimize disruption of off-site utilities, paving and landscaping during construction and maintenance.

*Existing on-site water and sewer service lines will be used to extend water and sewer service to the Navigation Center. This will eliminate the need to provide new service line connections to the water and sewer mains. By using the on-site utilities to provide service, the project eliminates the disruption to off-site utilities and infrastructure.*

## **Art in Public Places**

- a. **Incorporate artwork commissioned under the One Percent for Arts program in the site design of each building facility.**

*The One Percent for Arts will be incorporated into the project area.*

## **Signage**

*No free-standing signs are proposed at the site. The existing low profile freestanding signs for the APD building will remain. Any planned signage for the site will be with materials and colors that complement the facility exterior aesthetics of the Navigation Center and APD building.*

## **Lighting**

*Site lighting and parking lot lighting will consist of pole-mounted light fixtures. All light fixtures will be dark sky compliant. Pole-mounted fixtures will be of LED type with glare reduced technology. The lighting poles will not exceed 35 feet, with a goal to keep them below 30 feet.*

## **Maintenance**

*The building materials will include materials that can withstand the local climate and environmental with little maintenance.*

### **5.3 INTENTION OF FINAL OWNERSHIP AND LAND USE**

The parcel is owned by the MOA, Real Estate Services and they will retain land ownership. The site is the location of the existing APD building, evidence storage yard and the proposed Navigation Center.

## **CHAPTER 6. DESIGN**

### **6.1 BUILDING DESIGN**

The Navigation Center will be an approximately 27,000 square foot Sprung Structure. It was determined early in the development of the project to use a fabric structure to assist in the facilitation of the construction timeline of the structure. This is a critical element of the Anchored Home Plan to end homelessness and the facility needs to be operational as soon as possible to provide the missing Navigation component from our overall network. Traditional construction would require approximately two to three years to complete design and construction. The Sprung Structure has been used in a variety of location for these specific purposes and will be designed to withstand the Alaskan climate.

The facility is designed to be a low barrier, high service facility that is welcoming and inviting. Studies have found that people experiencing homelessness want a sense of community that is safe and inviting. The building is being designed to have a welcoming reception area, day use area that will also be used to serve warm meals and drinks, shelter area for 150 beds and a lounge area for use of the clients utilizing the temporary housing. The facility will also have bathrooms, showers, and laundry facilities.

### **6.2 SITE DESIGN**

The proposed site design is dictated by the existing conditions surrounding the Navigation Center and the operational needs of the facility. The building will be located between the APD building and the outdoor evidence storage yard along the norther portion of the site. Vehicles will enter the site from the new access drive that will extend north from the existing internal driveway that serves the APD building and outdoor evidence storage yard. The drive will extend to the new parking area that will serve the Navigation Center and vehicles will exist on a new driveway connection to the outdoor evidence storage yard driveway that is located to the east of the site.

### **6.2.1 GRADING AND DRAINAGE**

Drainage at the site is directed to an on-site detention pond located to the south of the project site. The Navigation Center parking and drives will be graded to match into existing drainage patterns that directs stormwater runoff to the existing detention pond.

### **6.2.2 LANDSCAPING, PEDESTRIAN CONNECTION AND OUTDOOR AREAS**

The site perimeter is naturally vegetated and provides adequate buffer to meet or exceed the required visual enhancement landscaping requirements. A pedestrian connection will extend from the Navigation Center entrance to the Chester Creek-Campbell Creek Connector on the south side of Tudor Road. The trail provides safe access to the signalized intersection of Tudor and Elmore Road with a grade separated crossing to the north side of Tudor Road. An existing fence extends around the entire perimeter of the parcel. Additional fencing will be installed to separate the Navigation Center from the APD building uses.

Two outdoor areas will be created to provide outdoor space for clients to gather and socialize. The first area will be adjacent to the south side of the building and the second area to the south of the Navigation Center. Tables and litter receptacles will be provided at both locations. Additional receptacle will be placed around the site and the operator will be responsible for gathering trash from the area daily.

## **6.3 DESIGN STANDARDS**

### **6.3.1 ZONING**

The site is currently zoned PLI. Per AMC 21.05-1 Table of Allowed Uses, Homeless and Transient Shelter are allowed as a conditional use within the PLI district and Social Services is a permitted use in the PLI district.

### **6.3.2 DESIGN SPECIFIC STANDARDS**

Per AMC 21.05.060.C.5, Homeless and transient shelter use specific standards are as follows:

- i. Homeless and transient shelters shall be located more than 500 feet from other homeless and transient shelters.

*The nearest shelter to the site is the Anchorage Gospel Rescue Mission located at 2823 E. Tudor Road. The shelter is over 500 feet from the proposed project site.*

- ii. Homeless and transient shelters shall be located within one-quarter mile of a public transit route or have a plan to provide transportation to guests. Commuter routes shall not be counted as public transit routes for this standard.

*The People Mover bus has services along Tudor Road with 15-minute headways. There is a bus stop located adjacent to the site that is not currently active but is being requested to be reactivated. In addition, a transportation plan is being developed that will outline other transportation options for clients to the facility.*

- iii. Secure storage for both personal belongings and bicycles shall be provided on-site for guests.

*Secure storage will be provided inside and outside the Navigation Center building for client's personal belongings. Bicycle racks will be provided on site to store bicycles.*

- iv. In the B-3 district, a homeless and transient shelter may not serve more than 150 overnight clients.

*The zoning district is PLI, the criteria is not applicable.*

**6.3.3 YARD COVERAGE**

Per AMC 21.06-3 Table of Dimensional Standards – Other Districts, the yard requirements are Front, side, and rear setbacks shall be 25 feet when abutting district is DR, PR, PLI or residential; otherwise, the setbacks are equal to the analogous minimum setback in the abutting district.

The following is a summary of the building setbacks:

Yard	Street/Boundary	Provided Setback (approximate)
Front	Tudor Road	100 feet
Side Yard	Elmore Road/Tudor Centre Drive	660 feet/1,000 feet
Rear Yard	Doctor Martin Luther King Jr. Avenue	460 feet

**6.3.4 BUILDING HEIGHT**

Per AMC 21.06-3, Table of Dimensional Standards – other districts, the height is limited to 45 feet. In addition, the 3500 Tudor Road Master Plan identified a height limitation of two to three stories.

*The structure is one-story and meets the requirement.*

**6.3.5 PARKING**

Per AMC 21.07.090 off street parking spaces shall be provided in accordance with Tale 21.07-4, Off Street Parking Required. The following is a summary of all uses on the site and the associated required parking:

<i>Use</i>	<i>Required parking</i>	<i>Parking Calculation</i>	<i>Required Parking</i>	<i>Provided Parking</i>
<i>APD Building (based on information provided by APD)</i>				
Warehouse	1 space per 1000sf	20,298 sf	20.30	
Office	1 space per 350sf	51,756 sf	147.87	
<i>MOA Navigation Center (based on current floor plan 3.29.22)</i>				
Administrative Area	1 space per 300sf	3,284	10.95	
Beds	1 per 20 beds	330	16.50	
Warehouse/storage	1 per 1000 sf	837	0.84	
TOTAL			196	216

*The parking requirements are met.*

### **6.3.6 LOADING BERTH**

Per AMC 21.07.090.G, Off Street Loading Requirements, no building or structure used for any use specified in the loading column of Table 21.07-4 shall be erected without prior provisions for an off-street loading berth. Per AMC 21.07.090.G.3, uses not specifically mentioned for off-street loading, shall be the same as the use mentioned in this section which in the opinion of the director, is most like the use not specifically mentioned.

*Health care facility most closely matches the use of the Navigation Center. This use requires one, Type B loading berth. A Type B loading berth is provided at the east end of the site. The requirement is met.*

### **6.3.7 LANDSCAPING, PEDESTRIAN CONNECTION AND OUTDOOR AREAS**

The existing landscaping at the site is part of the APD master plan and the landscape plans were previously approved through a landscape review process. The context for the landscape code evaluation encompasses the parcel, which is beyond the construction limits of the Navigation Center project. The required landscape for the parcel includes site perimeter landscape, parking lot landscape and interior parking lot landscape. Elmore Road, Tudor Road and Tudor Center Drive are public right of ways that are directly adjacent to property lines and require L1

visual enhancement site perimeter landscape, Per AMC 21.07.080 Landscaping, Screening, and Fences, Table 21.07-2. The Existing landscaping at these locations are included with the approved APD master plan and landscape plans, previously approved through a separate review process. The Animal Control Facility is located on a separate parcel at the southwest corner of the APD parcel. Site perimeter landscape is not required between the properties since both properties are zoned PLI. The site perimeter is naturally vegetated with large birch trees, spruce trees, and natural grasses. This natural state of vegetation provides ample buffer to meet or exceed the required visual enhancement landscaping requirements for site perimeter landscape. Parking lot landscaping and interior parking lot landscaping is also met by utilizing existing vegetation and installed plant material from previously approved plans.

Landscaping will be added at the Navigation Center that will further enhance the facility and provide outdoor areas for clients and employees to gather. The design includes selectively clearing small trees and shrubs to allow a clear visual into the vegetated area and enhance the safety for the clients and nearby properties.

A pedestrian connection will extend from the Navigation Center entrance to the Chester Creek-Campbell Creek Connector I on the south side of Tudor Road. The trail provides safe access to the signalized intersection of Tudor and Elmore Road with a grade separated crossing to the north side of Tudor Road. An existing fence extends around the entire perimeter of the parcel. Additional fencing will be installed to separate the Navigation Center from the APD building uses. Bike racks will be provided near the southwest entrance of the Navigation Center.

Two outdoor areas will be created to provide outdoor space for clients to gather and socialize. The first area will be located adjacent to on the south side of the building and the second area to the south of the Navigation Center within a portion of the wetland area. Tables and litter receptacles will be provided at both locations. Additional receptacles will be placed around the site and the operator will be responsible for gathering trash from the area daily.

Per AMC 21.07.080 Landscaping, Screening, and Fences, Table 21.07-2, perimeter landscaping would be required along the property boundary since the site is bounded by roadways. Per AMC 21.07.080.E.2 parking lot perimeter landscaping would be required. In addition, per AMC 21.07.080.E.2.c.i.(b), 40 to 100 parking spaces requires an area of at least five percent of the parking lot shall be devoted to landscaping and 101 to 200 parking spaces require an area at least eight percent of the parking lot shall be devoted to landscaping.

As shown on the landscape plan, natural vegetation surrounds the site that meets or exceed the perimeter landscaping requirements.

### **6.3.8 ILLUMINATION**

Per AMC 21.07.100 Exterior Lighting, all parking facilities in nonresidential zoning districts and parking facilities which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios, and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public streets and light trespass onto adjoining

property.

*The provided lighting plan meets the requirements set forth in the illumination guidelines set by the Illuminating Engineering Society of North America. Full cut-off LED fixtures will be installed to prevent glare and to avoid light trespass onto adjoining properties.*

### **6.3.9 DRAINAGE FACILITIES**

AMC 21.07.040 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges requires a drainage plan that implements the following principles of drainage planning:

- The design of a drainage system shall not transfer a problem from one location to another.
- Adequate space shall be provided for drainage conveyance and storage.
- Good drainage design incorporates the effectiveness of the natural systems, rather than negating, replacing, redirecting, or ignoring them. The features, capacity, and function of the existing natural system shall be considered and utilized.
- Drainage and storm water management facilities shall be designed with ease of maintenance, long-term function, subarctic climate function, protection of public safety, and accessibility as primary considerations.

*Stormwater runoff at the site is directed to the on-site detention basin located at the south end of the site. The Navigation Center will be graded to match into the existing drainage patterns at the site and stormwater runoff from the facility will be directed to the on-site detention basin. A drainage memorandum will be developed and submitted to the MOA as part of the building permit process, as required. The drainage design will meet the municipal requirements as outlined in the MOA Design Criteria Manual.*

### **6.3.10 SNOW STORAGE**

Per AMC 21.07.040.F.a, if snow is to be stored on-site the snow storage area must be equal to five percent of the paved area. Snow storage areas shall have a minimum dimension of eight feet to accommodate snow piling from the low blade. Snow storage areas cannot be in required perimeter landscaping or block on-site storm water facilities

*Snow storage areas have been identified on the site plan and are equal to five percent of the total on-site paved area associated with the Navigation Center.*

## **CHAPTER 7. SCHEDULE**

Construction of the new Navigation Center is anticipated to start with earthwork and utility installation in June/August. Building construction will begin in August 2022 and be in operation in fall/winter of 2022.

## CHAPTER 8. WETLANDS

The Type B wetlands in the area of the Navigation Center were previously permitted as part of the APD Master Plan project. Mitigation was paid at the time of the wetland permit (POA 2008-1401). The most recent approved modification to the wetland permit was for the Anchorage School District Transportation Project (POA-2008-1401-M3). However, the project did not move forward. The following is a permit history of the site:

- POA-2008-1401- The project area has an approved jurisdictional determination (2009), and the Anchorage Police Department (APD) was issued permit number POA-2008-1401 for an Expansion Project (permit expired June 30, 2021). The APD Expansion Project will no longer construct portions of Phase A, Phase C, and Phase D. To date, only the secure outdoor evidence storage area, associated parking, and drainage facilities were constructed from the planned Phase A.
- Modification 1 (2016)- The MOA requested a 5-year extension for the permit and added an access road to the impound lot. The extension request provided the status of construction.
- Modification 2 (2020)- The ASD Transportation Facility was permitted in 2020 to be constructed in the remaining APD Expansion Project area for Phase A, C, and D and the current permit expires September 30, 2025. The ASD Transportation Project was permitted, but the compensatory mitigation was too expensive, and the project is on hold. The Navigation Center would occupy a small portion of wetlands along the western boundary of the ASD Transportation Project.

DOWL is submitting a wetland modification permit request to the USACE for the Navigation Center. The wetland permit is to allow fill of the area between the existing parking area and the access road to the outdoor evidence storage yard. The intent is to use the previous compensatory mitigation apart of the original permit.

## CHAPTER 9. CONDITIONAL USE STANDARDS

**1. The proposed use is consistent with the comprehensive plan and all applicable provisions of the title and applicable state and federal regulations;**

The Anchorage 2040 Land Use Plan identifies the project area as community facilities. The designation provides public or institutional facilities that integrate with the neighborhoods and provide community service or focus for the area of a wider community. The MOA Navigation Center is a community service that will assist in facilitating people who are near or are experiencing homelessness to find the resources that are needed.

**2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;**

Per AMC 21.04.060.E, PLI district is intended to include major public and quasi-public civic,

administrative, and institutional uses and activities. The zoning to the north and west is B-3, General Commercial, the zoning to the south and east is PLI. The site is near medical facilities, including Providence Hospital and Alaska Native Medical Center (ANMC) campus (directly north of the project site).

The requirement is met.

**3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.060.b. Use Specific Standards**

Per AMC 21.05.060.C.5, Homeless and transient shelter use specific standards are as follows:

- i. Homeless and transient shelters shall be located more than 500 feet from other homeless and transient shelters.

*The nearest shelter to the site is the Anchorage Gospel Rescue Mission located at 2823 E. Tudor Road. The shelter is more than 500 feet from the proposed project site.*

- ii. Homeless and transient shelters shall be located within one-quarter mile of a public transit route or have a plan to provide transportation to guests. Commuter routes shall not be counted as public transit routes for this standard.

The People Mover bus has services along Tudor Road with 15-minute headways. There is a bus stop located adjacent to the site that is not currently active but is being requested to be reactivated. In addition, a transportation plan is being developed that will outline other transportation options for clients to the facility.

- iii. Secure storage for both personal belongings and bicycles shall be provided on-site for guests.

*Secure storage will be provided inside the Navigation Center for clients' personal belongings. Bicycle racks will be provided on site to store bicycles.*

- iv. In the B-3 district, a homeless and transient shelter may not serve more than 150 overnight clients.

*The zoning district is PLI, the criteria is not applicable.*

**4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts.**

Site Size and Dimensions

The overall site consist of 25.73 acres and the Navigation Center is located on a portion of the site. The proposed location currently consists of an existing parking area and vegetated area just to the south of the existing parking area.

### Location

The Navigation Center is located on a portion of the overall parcel and will be placed between the APD building and outdoor evidence storage yard. The site is zoned PLI and the zoning to the east and south is also zoned PLI. The zoning to the west and north is B-3. Medical facilities are located to the north, which includes Providence and ANMC.

### Topography

The site is currently developed, and on-site stormwater is directed to an on-site detention basin in the southern portion of the site. The Navigation Center grading will match the existing drainage patterns to continue to direct stormwater runoff to the on-site detention basin.

The condition is met.

**5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of the surrounding properties for the permitted uses listed in the underlying zoning district.**

The properties to the north and west are zoned B-3 and the properties to the east and south are zoned PLI. The MOA building permit department and Anchorage School District Bus Transportation Facility is located to the west.

The site is not immediately adjacent to residential zoned districts, and it is one of the few locations within Anchorage that allows a Homeless and Transient Center that is not directly adjacent to residential. Immediately adjacent to the site is the APD Building, which is used for administrative purpose and warehouse space. To the east is the Alaska Crime Lab and utility substation. To the south are the Chuck Albrecht softball fields. The area surrounding the site is used to recreate with trails located to the south, east, and north.

Through the community outreach there has been concerns expressed about illegal camps increasing in the area and how this may affect the safety of people using the nearby trails to recreate and could potentially increase fire danger. The following mitigation measures will be implemented into the design and operations.

### Trash

Trash receptacles will be placed outside of the facility at key locations, including the day use areas (see below). The operator will also be responsible for monitoring trash in and around the site and conducting daily cleanups.

### Day Use Area

The building design incorporates two areas that provide a safe place for clients to congregate during the day. A day use area will be in the Navigation portion of the facility near the front entrance. The second area will be in the shelter area to provide a space for

clients who are housed at the facility temporarily. Both locations will have televisions and seating areas for clients use.

In addition to the interior day use areas, there will be areas outside the facility that will have picnic tables and other amenities to allow clients an outdoor area to gather. Meals, coffee, and other drinks and snacks will be provided at the center to also encourage clients gather with others at the facility.

Unlike traditional shelters, the Navigation Center clients will be encouraged to stay at the facility during the day as they utilize services, rather than being asked to leave. This will discourage clients from loitering at or near the site and provide ample opportunities for clients to develop a sense of community.

#### Navigators

Navigators (case managers) will be at the facility and will establish a by name relationship with clients at the Navigation Center. In addition, Navigators will go into the community, visiting with people experiencing homelessness on the streets and in camps. People who are currently camping will be encouraged to visit the Navigation Center to obtain the needed services.

#### Fire Wise Design

The site is buffered from the surrounding area by existing vegetation. The existing vegetation will be maintained to buffer the use from the adjacent properties. However, the underbrush will be removed in accordance with Fire Wise Design. This will allow for a clearer line of site from the facility to Tudor Road and discourage camping since the camps would be visible.

#### Regular Patrols

The site is on the same campus as the APD Building, which inherently adds additional security that would not be found at other locations. In addition to the proximity to the APD site, regular patrols will be conducted around the site to direct people loitering or camping around the area to the Navigation Center or other facilities.

#### Zero Tolerance

The MOA is exploring a zero tolerance for camping and drug and alcohol use near the facility and within the U-Med District. Although anyone is welcome at the Navigation Center, even if they are currently using alcohol or drugs, use of these substances will not be tolerated at the facility or within the area. This policy will be further developed as the MOA obtains operator(s).

**6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);**

The Navigation Center is tucked into the 25-acre parcel that contains APD facilities. This site allows the facility to be screened from surrounding uses and is a small portion of a much larger site.

Operations

Although the facility will be open to accept client 7 days a week, 24-hours a day, there will be established quiet hours between 10pm and 7pm. Clients will not be allowed to loiter outside the building during quiet hours.

Traffic

A transportation plan will be developed to provide client transportation to and from the site. This will likely consist of shuttles that have defined routes and times that will allow clients transportation to the facility and other facilities that can provide housing, medical assistance, and other needed support services. In addition to the transportation plan, a bus stop is located directly adjacent to the site on Tudor Road. People Mover provides bus service along Tudor Road at 15-minute headways. The existing bus stop that is adjacent to the site is currently dormant, but a request is being made to activate the bus stop as part of this development.

Noise

It is not anticipated that the Navigation Center will generate noise beyond what is currently experienced at the site and will be compatible with the nearby uses. To assist with noise impacts, the Navigation Center will have quiet hours that will be enforced by the operator. There will also be gathering areas indoors.

It is also important to note that the nearest residential area is over a mile away from the Navigation Center.

Odor

It is not anticipated that the Navigation Center will produce odors. This is a facility that will provide support services and temporary housing and will not produce significant odor.

Dust

Any dust generated at the site will be related to construction and temporary in duration. After construction is complete, the disturbed areas will be stabilized with pavement, building, or other surfacing to minimize dust. The parking areas will also be swept on an annual basis and long-term maintenance will be outlined in the O&M Plan that is required as part of the building permit.

The condition is met.

**7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.**

Wetland

A portion of the site contains Type B wetlands that were previously permitted, and compensatory mitigation was paid as part of the APD Master Plan. DOWL is coordinating with the USACE to amend the approved permit to allow for this project. The intent is to use the compensatory mitigation that was previously provided, since the project is located within the previously approved area.

The condition is met.

Camping and Loitering

The purpose of the Navigation Center is to provide a safe place for people who are near or experiencing homelessness as well as safe place to obtain services and temporary housing, if needed. The building provides areas that encourage clients to gather for a warm meal or relax during the day to build a sense of community.

In addition, there are two outdoor gathering areas that will be located on site for clients and staff use. The outdoor areas will include seating and other site amenities.

The area will be patrolled on a regular basis to detour camping within the area and loitering along the trails adjacent to the site. Camping does occur in the broader area around the proposed site. The introduction of the Navigation Center provides the missing link to allow current campers to be referred to the Navigation Center to obtain the services needed for permanent housing. The Navigation Center is a needed component in the pillars of success that has been outlined in the Anchored Home Plan. The Navigation Center can reduce the number of camps by proactively providing support before people find themselves homeless, a place for people to obtain support services, and temporary housing if a person is experiencing homelessness.

Fire Safety

Fire Wise clearing will be conducted along the perimeter of the site to reduce brush and other debris that can pose a fire hazard. Clearing the underbrush also discourages camping in the area.

The Navigation Center will be fully sprinklered and additional hydrants will be installed as part of the project to provide further protection to the site and surrounding area.

Pedestrian Safety

A pedestrian connection will be provided from the site to trail on the south side of Tudor

Road. The trail provides a separated connection to the signalized intersection of Tudor and Elmore Road and the grade separated pedestrian bridge.

The team is coordinating with DOT to determine if additional measures are appropriate to install at the site or along Tudor Road to discourage or impede mid-block crossings. This may include fencing or other barriers to direct pedestrians to the signalized intersections.

- 8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, success to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulations, and safety for all modes; and**

The site is served by existing driveways that extend to Elmore Road and Doctor Martin Luther King Jr. Avenue. A transportation plan is being developed that will outline how clients can get to the facility. This may include shuttle buses that travel from the Navigation Center to set destinations on a regular time schedule. The People Mover also has a bus route along Tudor Road at 15-minute headways. A bus stop is located adjacent to the site that is currently not operation on the Tudor Road route but is being requested to be reinstated. Bicycle racks and storage will also be available to the site and the site is accessible by the Chester Creek-Campbell Creek Connector trail that extends along the north and east side of the site.

The standard is met.

- 9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.**

The proposed use will not affect the services or facilities in the area. The surrounding roads are fully developed. Pedestrian facilities are located along each roadway that bounds the site. Major utilities are available on-site and the area is served by the Anchorage Fire Department.

#### Sewer and Water

On-site sewer and water service lines are located just to the west of the proposed Navigation Center building. The existing service lines will be extended to the building to provide services. Additional hydrants will be placed around the Navigation Center and the building will be fully sprinklered.

#### Storm Drain

An on-site detention basin is located along the southern boundary of the site. On-site stormwater runoff is collected and discharged to the detention pond through on-site swales and underground piped storm drain system.

### Electric, Gas and Cable

Electric lines are on and adjacent to the site and sized adequately to provide service to the Navigation Center.

### Safety

The nearest fire station is Fire Station 14 and is approximately 1.5 miles east of the site on Campbell Airstrip Drive. Additionally, Fire Station 4 is located approximately 1.5 miles to the west of the site at MacInnes Street. Police protection is provided by APD, whose main building is located in downtown Anchorage. The Navigation Center is located on the APD Tudor Campus.

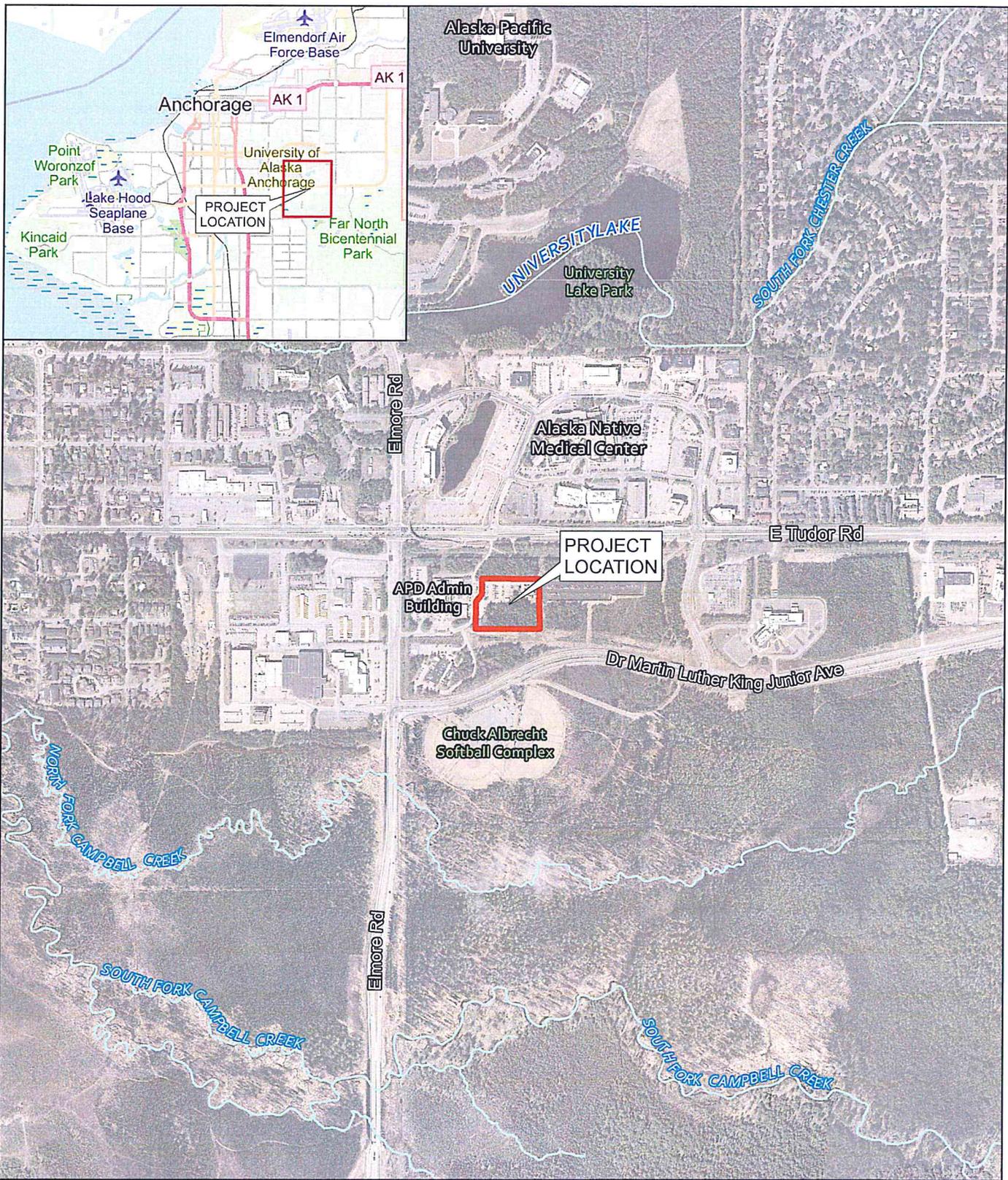
The standard is met.

## **CHAPTER 10. CONCLUSION**

A conditional use permit will allow for the Navigation Center to be constructed, which is a vital part of the network of public and private facilities that are located throughout Anchorage which provide a variety of services to people experiencing homelessness. The Navigation Center is critical in providing services that can prevent people from experiencing homelessness, which is the proactive solution towards reaching functional zero. The Navigation Center is also a resource for those experiencing homelessness. It is a facility where people can safely obtain evaluations, support services, meals, and temporary housing that will lead them on their journey to permanent housing. Without the Navigation Center, we could continue to see the population of people experiencing homelessness rise and the inherent health and safety concerns.

People who are on the verge or are experiencing homelessness are our community members, family, and friends. Homelessness touches many of our lives, whether you have experienced homelessness or know someone who has. None of us are immune. Through careful planning and operations, we can provide a Navigation Center that will provide much needed services and benefit everyone in our community. We request a conditional use permit approval and have shown that the proposed development will not adversely impact the neighboring lots, fits with the characteristics of the area, and will be a benefit to the community overall.

## **APPENDIX 1: MAPS**



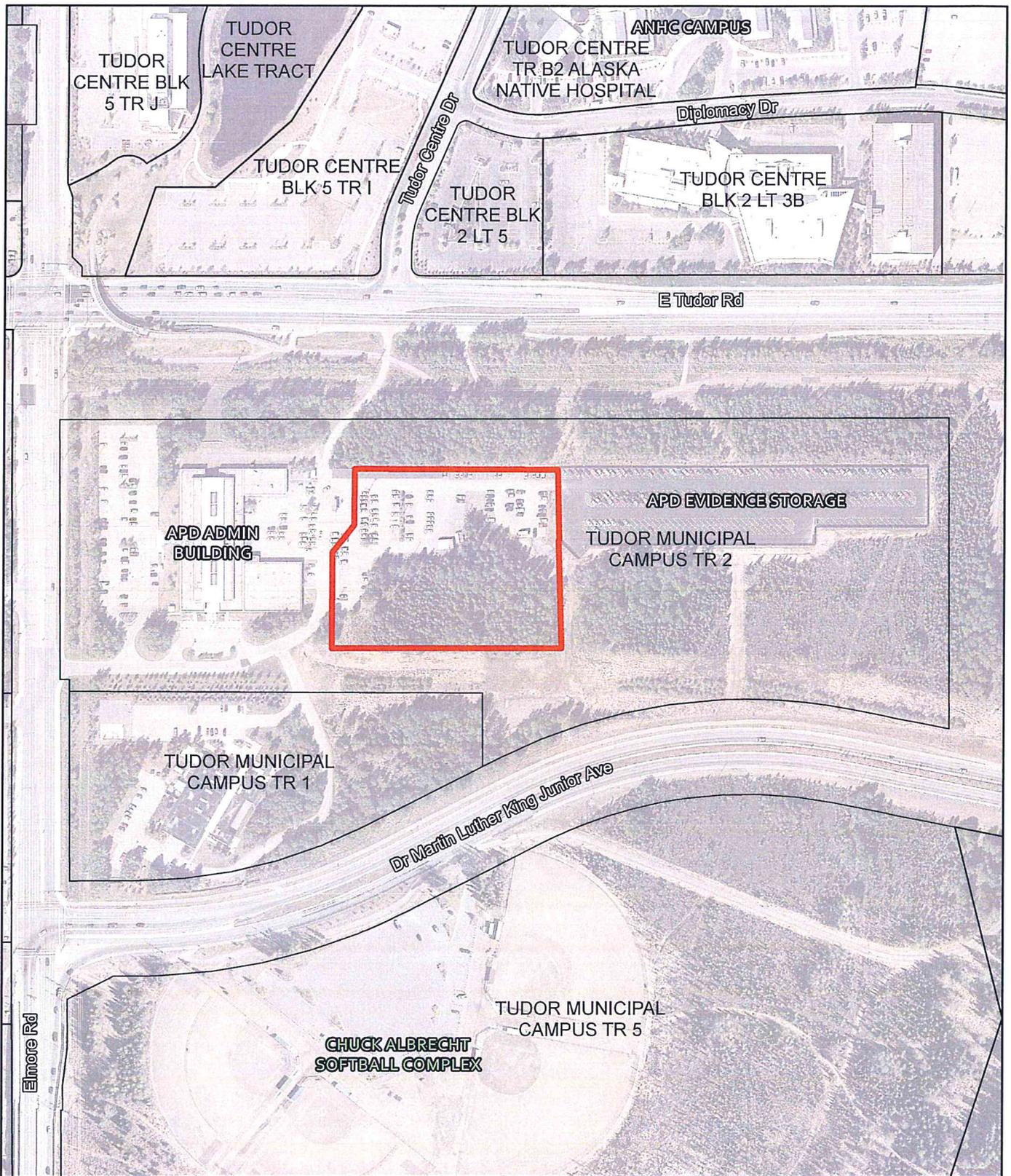
 Project Area

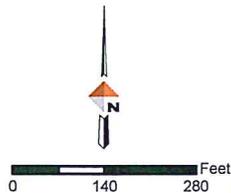

**Project Location & Vicinity**

MOA Navigation Center Conditional Use Permit

	Date: April 25, 2022
	Figure 1



-  Project Location
-  MOA Parcel Boundary



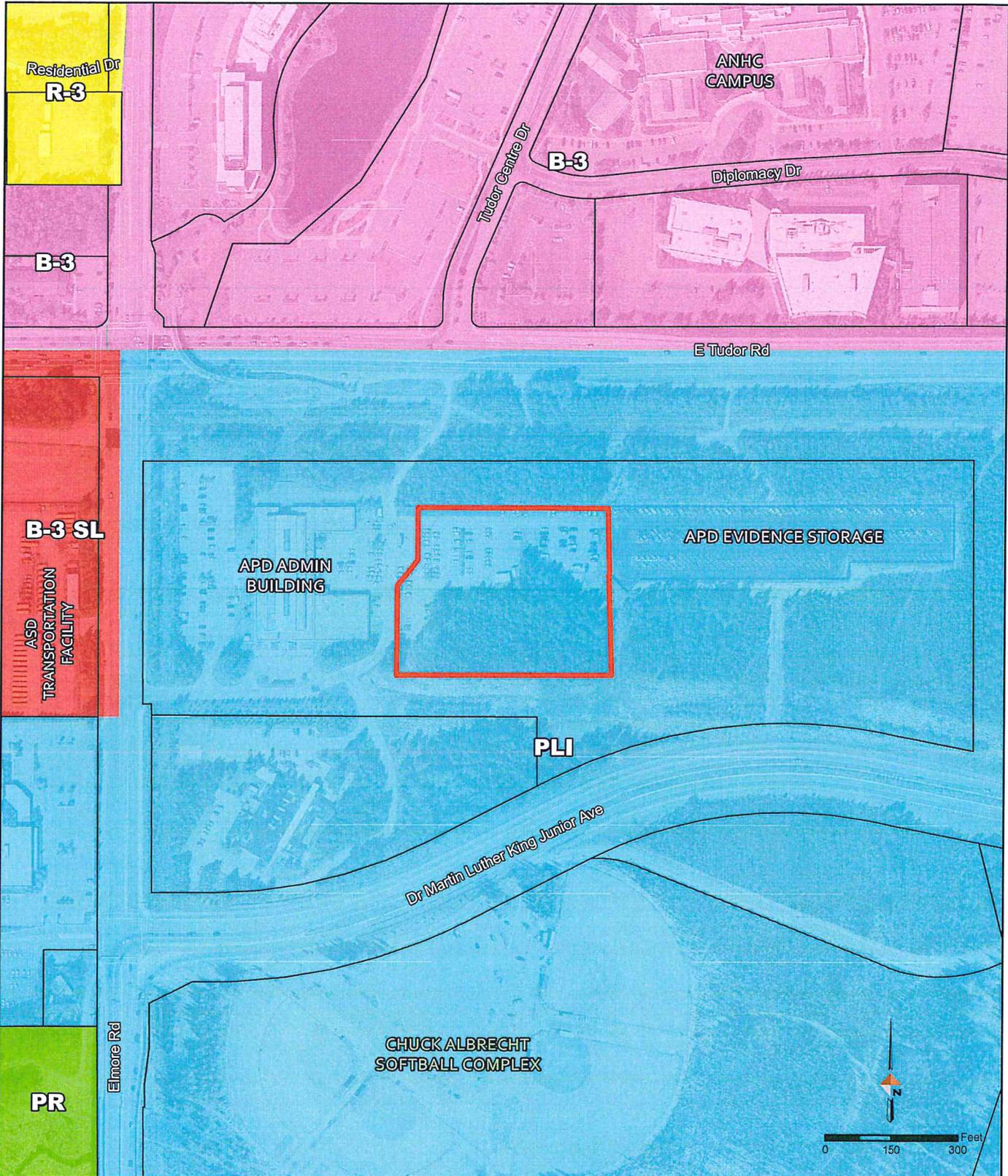
**Site Map**

MOA Navigation Center Conditional Use Permit



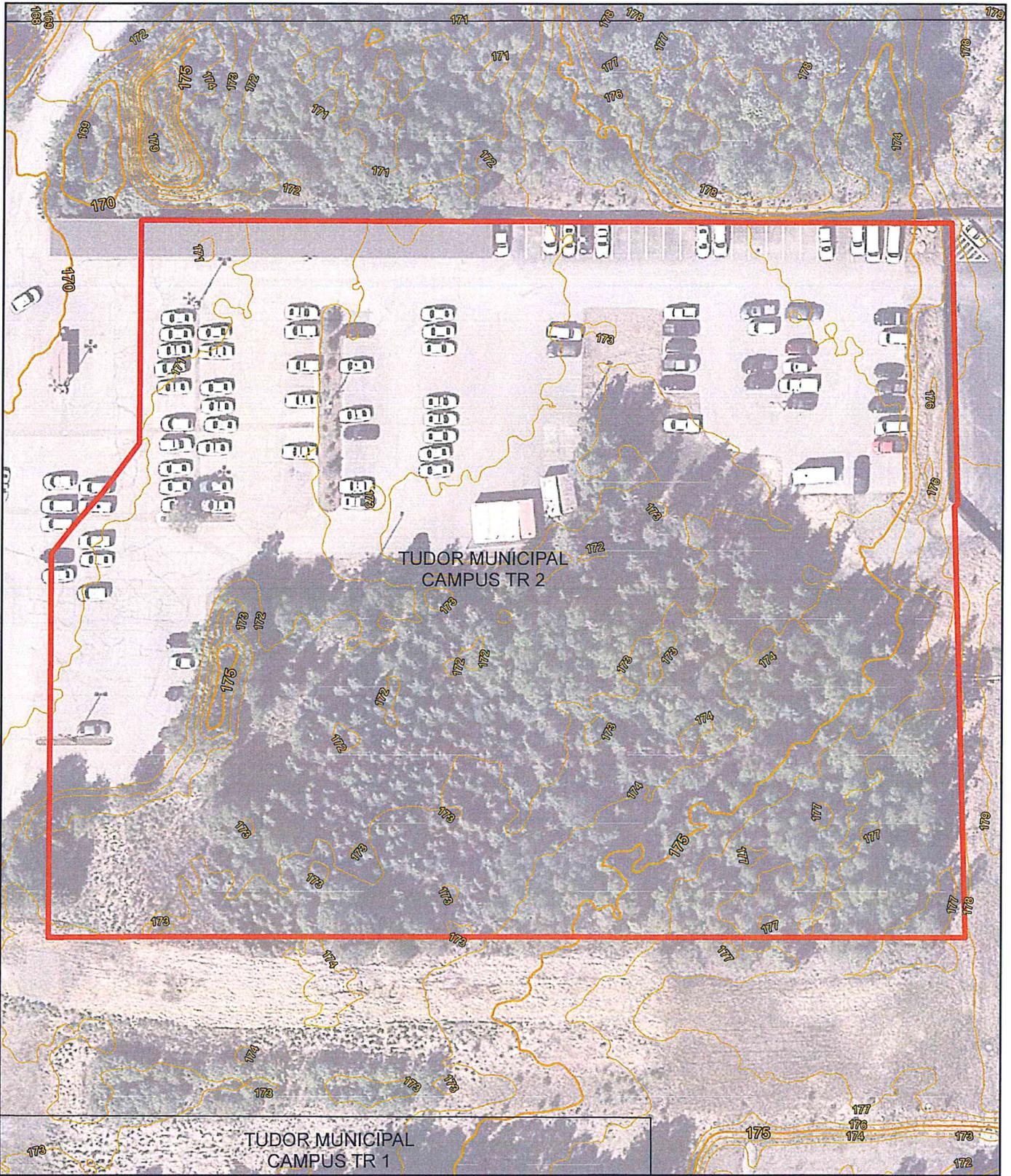
Date: May 02, 2022

Figure 2

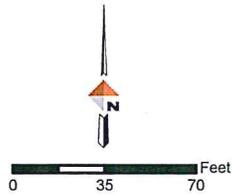


MOA Zoning Designation	
	Project Location
	MOA Parcel Boundary
	Commercial (B-3)
	Commercial with Special Limitations (B-3 SL)
	Multiple Family Residential (R-3)
	Parks (PR)
	Public Lands and Institutions (PLI)

General Zoning Designation	
MOA Navigation Center Conditional Use Permit	
	Date: May 02, 2022
	Figure 3



-  Project Location
-  MOA Parcel Boundary



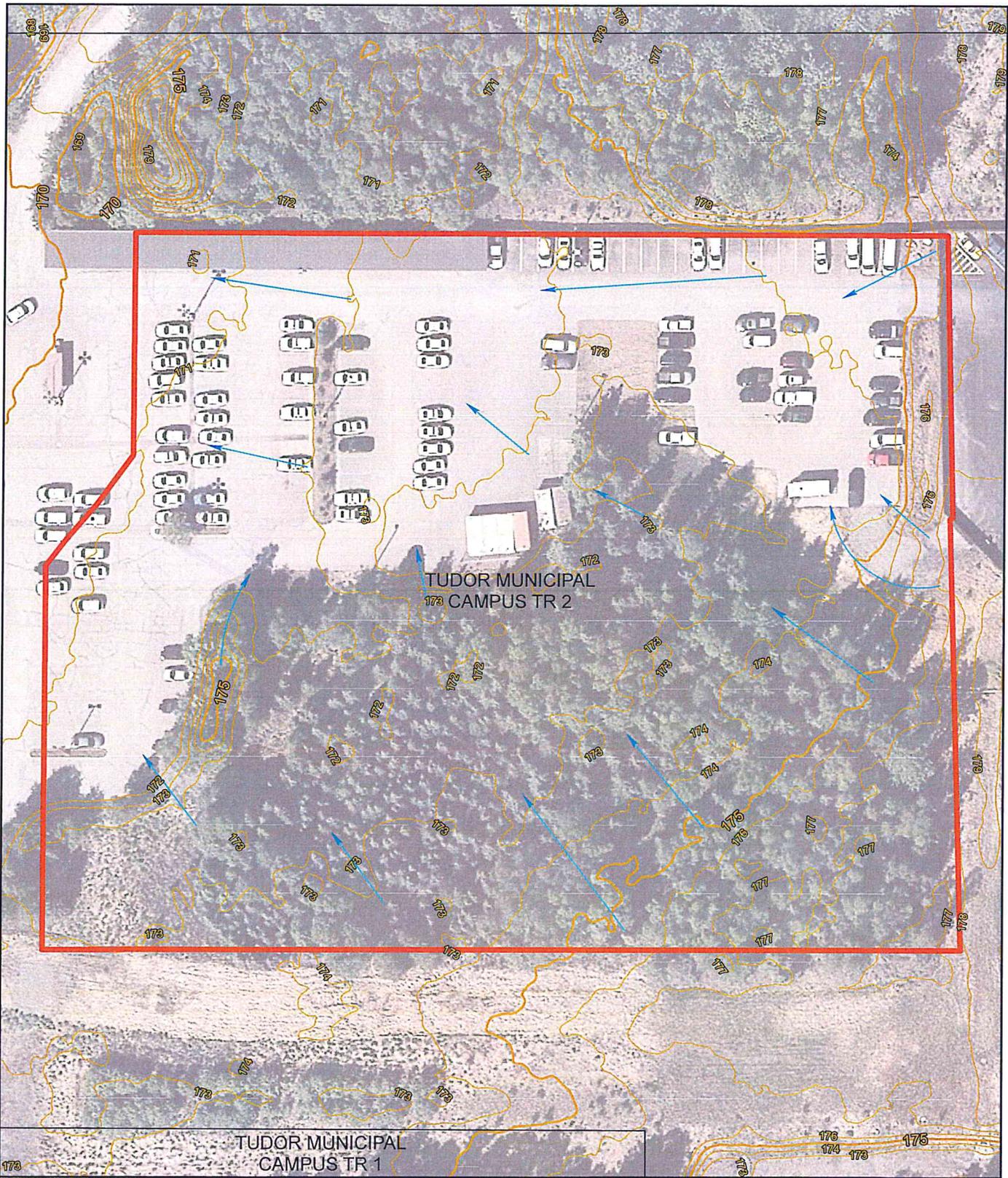
### Topography Map

MOA Navigation Center Conditional Use Permit



Date: April 25, 2022

Figure 4



	Project Location
	MOA Parcel Boundary
	Drainage Line ( <i>Approximate</i> )



N



0 35 70 Feet

<b>Drainage Map</b>	
MOA Navigation Center Conditional Use Permit	
	Date: April 25, 2022
	Figure 5

## **APPENDIX 2: PROPERTY INFORMATION**



Home Residents Businesses Government Visitors Departments Public Safety

Departments > Finance > Property Appraisal > New Search > results

Back

Taxes

Find Parcel Number - - - 000

Submit Search

## Public Inquiry Parcel Details

Show Parcel on Map

PARCEL: 008-091-16-000 01/01 Commercial Police Or Fire Sta 04/05/22

MOA REAL ESTATE SERVICES APD RESOURCE MANAGEMENT PO Box 196650 Anchorage AK 99519 6650  
 TUDOR MUNICIPAL CAMPUS TR 2 Site 4501 Elmore Rd

Lot Size: 1,121,073 ---Date Changed--- ---Deed Changed--- GRW: PIWT  
 Zone : PLI Owner : 06/21/18 Stateid: 0000 0000000  
 Tax Dist: 003 Address: 06/21/18 Date : 00/00/00  
 Grid : SW1836 Hra # : Plat : 090016  
 GRW: PIWC REF #: 04/16/09 008-091-14-000

### ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2020:	13,207,400	12,074,800	25,282,200	
Appraised Val 2021:	13,474,200	11,902,400	25,376,600	--Exemption--
Appraised Val 2022:	0	0	0	-----Type-----
Exempt Value 2022:	0	0	0	Municipal
State Exempt 2022:			0	
Resid Exempt 2022:			0	
Taxable Value 2022:			0	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 08/09 Land Only  
 01/18 Quick Reinv  
 10/21 Desk Edit

### BUILDING DATA

Name: ANCHORAGE POLICE HQ Bldg Area: 69,627 Yr Blt: 1986  
 Eff Yr: 1990 Ident  
 Bldg Type: Police/Fire Station Grade : Excellent # Units: 001 Bldgs: 1

### INTERIOR FEATURES

Floor Level	Size Area	Use Type	Wall Hgt	Wall Material	Constrct Type	Heat Type	Air Phys Con Cond	Funct Util
01/01	51,163	Offices	12	Synth Plast	Fireproof	Hot Water	1 Normal	Normal
02/02	18,464	Offices	12	Synth Plast	Fireproof	Hot Water	1 Normal	Normal

### OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Paving Asphalt Pk	80,000	01	92	Normal	Normal
Paving Concrete-Av	5,200	01	92	Normal	Normal
Canopy Good	14,000	01	90	Normal	Normal
Undergrd Fuel Stora	12,000	01	90	Normal	Normal
Undergrd Fuel Stora	4,000	01	90	Normal	Normal

### BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Sprinkler Wet	69,627	1				

Feedback E-mail: [wwfipa@muni.org](mailto:wwfipa@muni.org)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

**OWNER:**

MUNICIPALITY OF ANCHORAGE  
P.O. BOX 196650  
ANCHORAGE, ALASKA 99519-6650

By *Michael K Abbott*  
SIGNATURE  
Municipal Manager  
PRINTED NAME

MUNICIPAL MANAGER  
TITLE

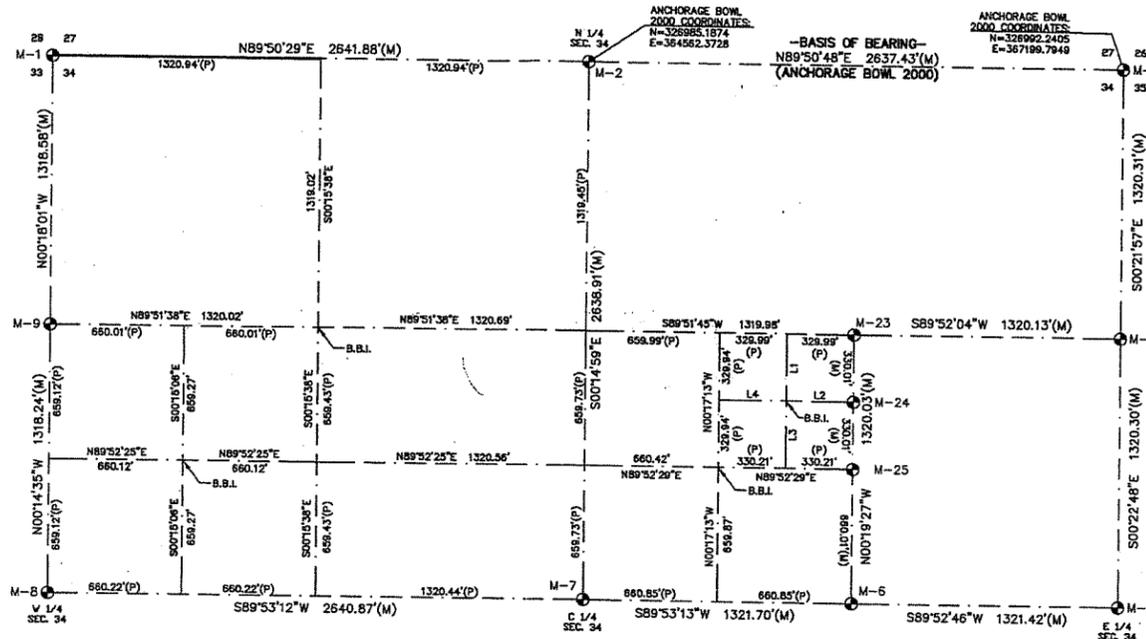
**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>th</sup> DAY OF FEBRUARY, 2009, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MICHAEL K. ABBOTT  
PERSONALLY APPEARED  
*Shawn Ford*  
NOTARY PUBLIC  
5/26/2010  
MY COMMISSION EXPIRES



# TUDOR MUNICIPAL CAMPUS



SECTION BREAKDOWN CONTROL DIAGRAM  
N 1/2 OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA  
(SCALE: 1"=400')

LINE	BEARING	LENGTH
L1	S00°18'20"E	329.97'
L2	S89°52'07"W	330.10'
L3	S00°18'20"E	329.97'
L4	S89°52'07"W	330.10'

**NOTES**

- ALL FEDERAL AND STATE EASEMENTS/PERMITS/LICENSES REFERENCED BY CASE NUMBERS, AND ALL EASEMENTS REFERENCED BY BOOK AND PAGE NUMBERS OR SERIAL NUMBERS WERE CREATED BY DOCUMENTS, AND ARE NOT DEDICATED BY THIS PLAT. DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAT FOR NON-PLATTED EASEMENTS, PERMITS, AND LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. DOCUMENTS THAT CREATED THE EASEMENTS, PERMITS, AND LICENSES SHALL GOVERN THE LOCATION, CONTENT, AND INTENT.
- STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30"=30.00').
- THE DEVELOPMENT OF THIS SUBDIVISION MAY REQUIRE THE COLLECTION AND TREATMENT OF SURFACE WATER RUNOFF. ANY SURFACE WATER RUNOFF COLLECTION AND TREATMENT SYSTEM WILL REQUIRE THE SUBMITTAL AND APPROVAL OF ENGINEERING PLANS TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION OR ITS AUTHORIZED AGENCY.
- BUFFER LANDSCAPING MEETING THE REQUIREMENTS OF AMC 21.45.125.C.2 SHALL BE INSTALLED AND MAINTAINED WITHIN THE BUFFER LANDSCAPE EASEMENT BY THE PROPERTY OWNER OR HIS DESIGNEE.
- PRIOR TO ANY DISTURBANCE WITHIN WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS-REGULATORY BRANCH (COE). ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING OR PLACEMENT OF FILL.
- THE NORTH FORK OF CAMPBELL CREEK, DEPICTED ON THIS PLAT, (ITS LOCATION DETERMINED FROM THE M.O.A. G.I.S. DATABASE,) IS SUBJECT TO A 100-FOOT WIDE STREAM PROTECTION SETBACK MEASURED LANDWARD FROM THE ORDINARY HIGH WATER MARK ON EACH SIDE OF ITS BANKS IN CONFORMANCE WITH THE ANCHORAGE MUNICIPAL CODE (AMC) 21.45.210 AND THE ANCHORAGE WETLAND MANAGEMENT PLAN.
- WITHIN THE TUDOR CENTRE DRIVE RIGHT-OF-WAY, A 250-FOOT WIDE TRAIL CORRIDOR SHALL BE ACCOMMODATED IN ACCORDANCE WITH THE 3500 TUDOR ROAD MASTER PLAN ADOPTED BY AO. 2007-118.
- TRACTS 5, 6 AND 7 CONTAIN PORTIONS OF THE CAMPBELL CREEK GREENBELT TRAIL, OLD RONDY TRAIL, AND/OR ALASKA SLED DOG RACING (MUSHING) TRAILS. THE EXISTENCE AND CONTINUITY OF THE TRAILS SHALL BE MAINTAINED WITH ANY FUTURE DEVELOPMENT OF THE TRACTS. RELOCATION OF THESE TRAILS IS PERMITTED, SUBJECT TO REVIEW BY THE MOA PARKS AND RECREATION DEPARTMENT.
- ACCESS FROM TRACT 2 TO TUDOR CENTRE DRIVE IS PROHIBITED.
- AREAS BEING PLATTED ARE SUBJECT TO EXISTING CEA RIGHTS GRANTED BY BLM ROW A-029894, BLM AA-8319, BLM ROW AA-16161, FPC PROJECT 2170 AND DNR ADL 22654.

- CEA HAS EXISTING ELECTRIC FACILITIES INSTALLED WITHIN THE AREA ON THE NORTH SIDE OF TRACT 4 BEING DEDICATED AS A VEGETATION BUFFER EASEMENT. CEA'S USE OF ITS EASEMENT AREA PREDATES ANY RESTRICTIONS IMPOSED BY THE VEGETATION BUFFER EASEMENT, AND WRITTEN APPROVAL MUST BE OBTAINED FROM CEA BEFORE ANY LANDSCAPING CHANGES OR CHANGES IN GRADE MAY BE DONE. LANDSCAPING WITHIN THE EASEMENT AREA IS SUBJECT TO CEA'S RIGHT TO CUT, TRIM, REMOVE AND CONTROL GROWTH OF TREES, SHRUBS AND OTHER VEGETATION WHICH MAY INTERFERE WITH PROPER INSTALLATION, FUNCTION AND MAINTENANCE OF CEA'S FACILITIES. CEA WILL NOT REPLACE NOR BE RESPONSIBLE FOR DAMAGED LANDSCAPING LOCATED IN THE ELECTRIC EASEMENT AREA.
- THIS PROPERTY IS SUBJECT TO AN INTRAGOVERNMENTAL RIGHT-OF-WAY PERMIT FOR A PUBLIC STREET/WALKWAY/TRAIL, BEING A BLANKET EASEMENT APPROXIMATELY 450 FEET IN LENGTH AND APPROXIMATELY 34 FEET WIDE, AFFECTING TRACT 1, THIS PLAT PER SERIAL NO. 2006-035868-0.
- REFERENCE DEEDS:
  - UNITED STATES PATENT NO. 50-80-0073.
  - STATE OF ALASKA PATENT NO. 6258.
  - STATE OF ALASKA PATENT NO. 6792.
  - STATE OF ALASKA PATENT NO. 15816.
- PLATTED EASEMENTS VACATED BY THIS PLAT:
  - 50' IN WIDTH TRAIL EASEMENT PER PLAT NO. 98-115.
- ALL LOTS WITHIN THE SUBDIVISION SHALL CONFORM TO THE DRAINAGE PATTERNS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY OF ANCHORAGE, AS APPLICABLE.
- THE PROPERTY OWNER SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
- PROPERTY OWNERS SHALL NOT OBSTRUCT, IMPEDE OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS OF WAY.
- DOCUMENTS FOR INTERGOVERNMENTAL USE PERMITS RECORDED AS SERIAL NUMBERS 2007-051107-0, 2007-051108-0, 2007-051109-0, 2007-051110-0, 2007-051111-0, AND 2007-051112-0 CONTAIN THE FOLLOWING NOTE:  
"NO FIELD SURVEY WAS PERFORMED AS A PART OF PREPARING THIS EXHIBIT. THE LOCATION OF THE PROPERTY BOUNDARIES SHOWN IS APPROXIMATE."

**LEGEND**

- ⊙ FOUND MONUMENT AS DESCRIBED. SEE MONUMENT DESCRIPTION DETAILS ON SEE SHEET 4 OF 4.
- COMPUTED POINT - NOTHING SET THIS SURVEY.
- ⊙ SET A 3-1/4" DIA. ALUMINUM CAP ON A 2-1/2" DIA. x 30" ALUMINUM PIPE FLUSH WITH GRADE, WITH DEEP-1 MAGNETS INSERTED WITHIN. SEE MONUMENT DESCRIPTION DETAILS ON SHEET 4 OF 4.
- REMAINING CORNERS ARE SET WITH 2" DIA. ALUMINUM CAPS ON 5/8" DIA. x 30" REBARS, FLUSH WITH GRADE, OR, IF IN CONCRETE, SET 2" DIA. x 2" STEM BRASS TABLETS, FLUSH WITH TOP OF CONCRETE, WITH DEEP-1 MAGNETS INSERTED WITHIN. TYPICALLY STAMPED:
  - (D)W
  - (2008 6714-5)
- B.B.I. BEARING-BEARING INTERSECTION
- (C) COMPUTED
- (H) HELD
- (M) MEASURED
- (P) PROPORTIONED
- (NR) NON-RADIAL
- (NT) NON-TANGENT
- (DTP) DEDICATED THIS PLAT
- (R1) RECORD INFORMATION PER PLAT NO. 96-145.
- (R2) RECORD INFORMATION PER PLAT NO. 2004-59.
- (R3) RECORD INFORMATION PER PLAT NO. 99-50.
- (R4) RECORD INFORMATION PER PLAT NO. 98-115.
- (R5) RECORD INFORMATION PER PLAT NO. 97-15.
- F.H. FIRE HYDRANT
- I.G.P. INTRA-GOVERNMENTAL USE PERMIT
- I.G.R.P. INTRA-GOVERNMENTAL RIGHT-OF-WAY PERMIT
- P.U.E. PUBLIC USE EASEMENT
- R.O.W. RIGHT-OF-WAY
- M-1 MONUMENT REFERENCE NUMBER TO DESCRIPTION DETAILS ON SHEET 4 OF 4.
- SN SERIAL NUMBER
- T&E TELECOMMUNICATIONS AND ELECTRIC.
- C.E.A. CHUGACH ELECTRIC ASSOCIATION
- ⊞ APPROXIMATE CLASS "A" WETLANDS AREA.

APPROVALS  
*JWH*  
PLATTING OFFICER  
*Thomas W. King*  
MUNICIPAL SURVEYOR

2-19-09  
DATE  
2-15-09  
DATE

**TAX CERTIFICATION**

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER, AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

2-10-09  
DATE  
*Jant Hays*  
AUTHORIZED OFFICIAL

**PLAT APPROVAL**

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 17<sup>th</sup> DAY OF FEBRUARY, 2009.

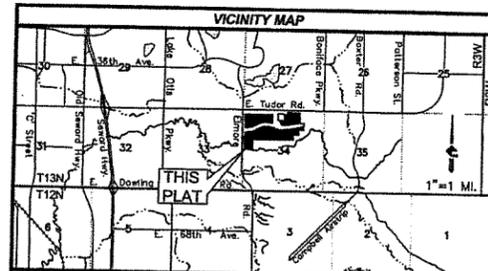
*Shawn Ford*  
AUTHORIZED OFFICIAL

**ACCEPTANCE OF DEDICATION**

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA, THIS 9<sup>th</sup> DAY OF Feb., 2009.

*David H. Hain*  
MUNICIPAL CLERK  
*R. Nelson*  
MAYOR OF ANCHORAGE  
Deputy



LOCATED WITHIN THE N 1/2, SEC. 34, T13N, R3W, S.M. AK

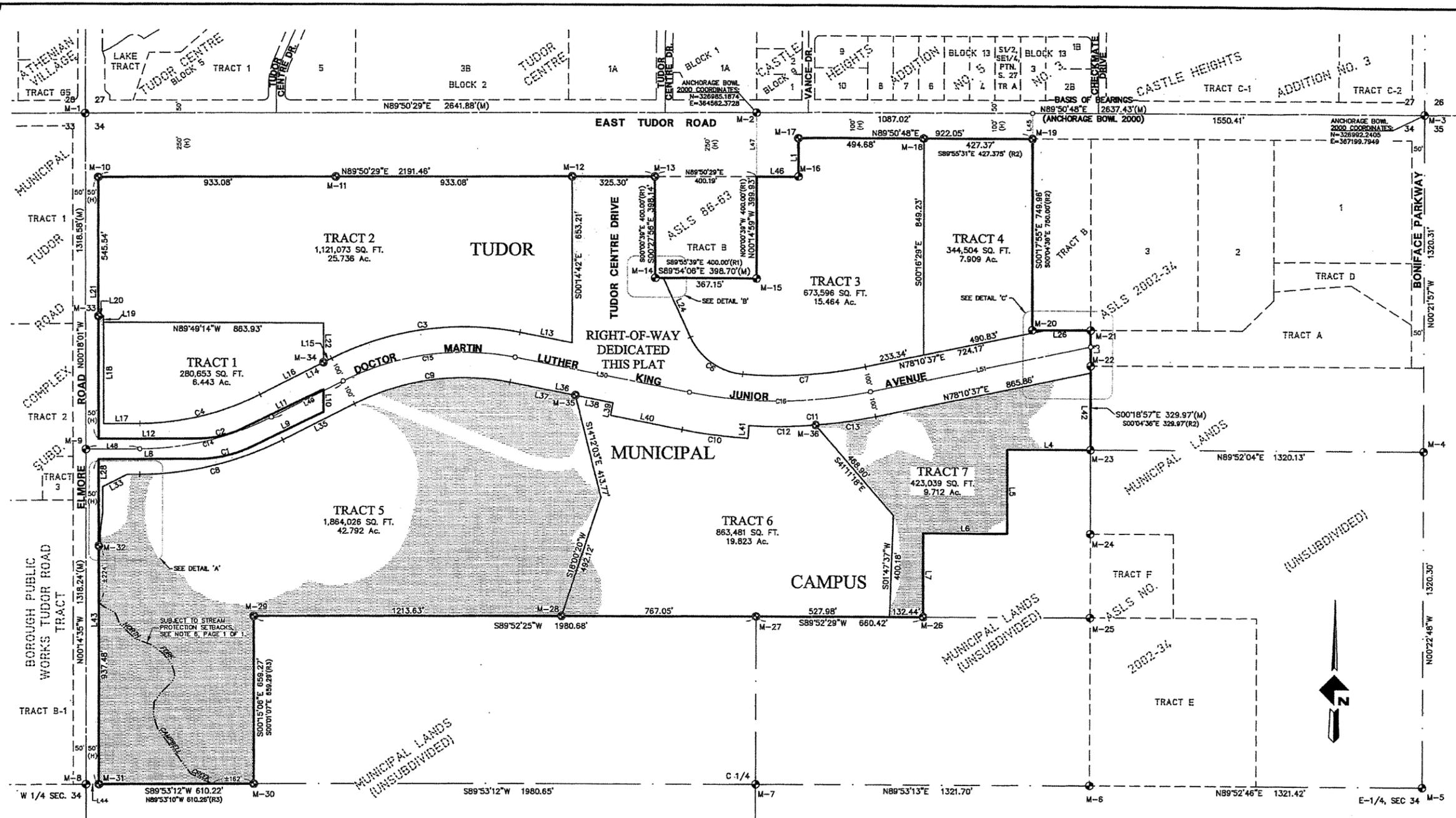
PLAT OF  
**TUDOR MUNICIPAL CAMPUS**  
TRACTS 1-7  
(WITH EASEMENT VACATION)

A 151.570 ACRE RESUBDIVISION OF  
TRACT B, BICENTENNIAL PARK SUBDIVISION, PLAT 87-15;  
TRACT A-1, BICENTENNIAL PARK SUBDIVISION, PLAT 98-115;  
TRACT A, EAST ANCHORAGE BALLFIELDS SUBDIVISION, PLAT 96-50;  
TRACT A, ALASKA STATE LAND SURVEY NO. 86-63, PLAT 96-145;  
TRACT C, ALASKA STATE LAND SURVEY NO. 2002-34, PLAT 2004-59;  
AND  
THE E1/2 OF THE E1/2 OF THE NW1/4 OF SW1/4 OF THE NE1/4;  
THE W1/2 OF THE NW1/4 OF THE NE1/4 EXCEPTING THEREFROM  
THE EAST TUDOR RIGHT-OF-WAY;  
THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF THE NE1/4; AND  
THE NW1/4 OF THE SE1/4 OF THE NW1/4;  
SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST,  
SEWARD MERIDIAN, ALASKA.  
ANCHORAGE RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

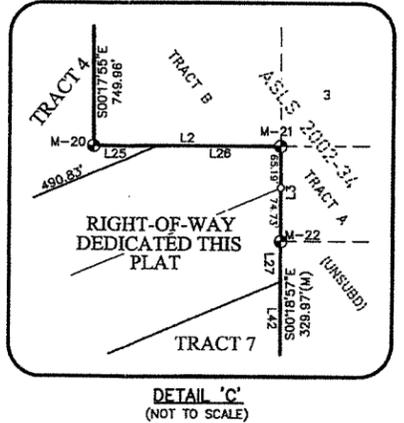
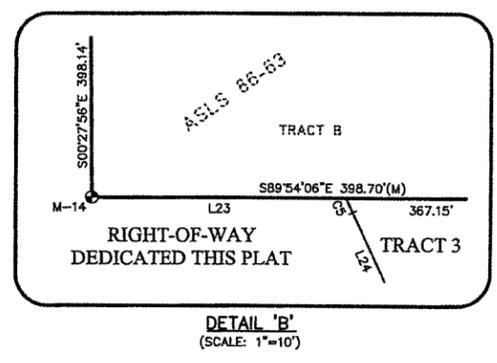
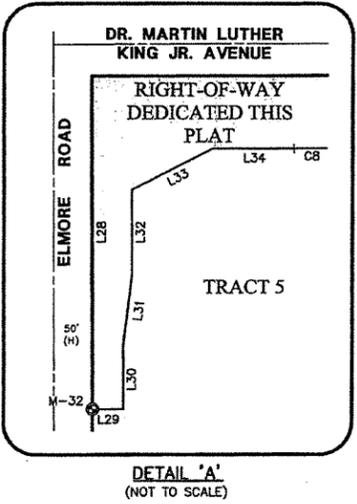
<b>DOWL HKM</b> 4041 B STREET, ANCHORAGE, ALASKA 99503 PH: (907) 562-2000 FAX: (907) 563-3853			
DWN: LFD	CHK: KET	W.O. D59344	DOWL FILE NO: 149-69
SCALE: 1"=200'	FBK: 2092	GRID: S18336, S18337	SHEET 1 OF 4
DRAWN: FEB-05-2009	SURVEYED: NOV-DEC 2007	MOA CASE FILE: S-11678-1	
C-P: PNT NO. 00087499			

ANCHORAGE RECORDING DISTRICT PL 2009-110

P:\Projects\029894\PLATTING\PLAT-B01.dwg FEB 05 2009 11:23:33 (LFD)



LINE	BEARING	LENGTH
L1	S00°15'50"E	150.00'
L2	(M) N89°50'19"E	231.90'
	(R2) N89°55'31"W	232.00'
L3	(M) S00°19'54"E	139.92'
	(R2) N00°04'36"W	139.90'
L4	S89°51'45"W	329.99'
L5	N00°18'20"W	329.97'
L6	S89°52'07"W	330.10'
L7	S00°17'13"E	329.94'
L8	N89°51'38"E	391.90'
	(R3) S89°54'45"E	391.54'
L9	S64°00'27"W	310.30'
	(R3) S64°15'33"W	310.81'
L10	N00°18'44"W	88.77'
	(R4) N00°03'55"W	88.76'
L11	S64°00'27"W	348.77'
	(R5) S64°15'48"W	348.06'
L12	N89°51'38"E	392.08'
	(R5) S89°54'30"E	391.83'
L13	S78°55'09"E	210.17'
L14	S63°02'13"W	315.00'
L15	N63°02'13"E	36.45'
L16	N63°02'13"E	278.55'
L17	N89°51'22"E	140.96'
L18	N00°18'01"W	398.14'
L19	N00°18'01"W	24.96'
L20	N89°41'59"E	20.00'
L21	N00°18'01"W	1028.60'
	(R4) N00°04'08"W	1028.62'
L22	S00°18'44"E	154.65'
L23	N89°54'06"W	31.55'
L24	N24°58'05"W	254.94'
L25	N89°50'19"E	53.20'
L26	N89°50'19"E	178.70'
L27	S00°18'57"E	27.31'
L28	N00°14'35"W	340.79'
L29	N89°45'25"E	5.00'
L30	N00°14'35"W	53.89'
L31	N06°52'55"E	82.64'
L32	N00°14'35"W	97.23'
L33	N63°16'34"E	106.47'
L34	N89°51'22"E	49.97'
L35	N63°02'13"E	315.00'
L36	S78°55'09"E	413.82'
L37	S78°55'09"E	263.39'
L38	S78°55'09"E	150.43'
L39	S11°04'51"W	50.00'
L40	S78°55'09"E	287.67'
L41	N03°22'02"E	50.00'
L42	S00°18'57"E	302.66'
L43	N00°14'35"W	1278.27'
	(R3) N00°00'31"W	1278.32'
L44	(TE) N89°53'12"E	50.00'
L45	(TE) N00°09'12"W	100.00'
L46	(TE) N89°50'48"E	164.84'
	(R1) N89°55'31"W	154.89'
L47	(TE) N00°14'59"W	250.00'
L48	N89°51'22"E	210.69'
L49	N63°02'13"E	315.00'
L50	S78°55'09"E	701.49'
L51	N78°10'37"E	886.19'



CURVE DATA TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	25°51'11"	486.99'	219.74'	217.88'	N76°56'02"E
	(R3) 25°48'42"	486.99'	219.53'	217.68'	N77°02'4"E
C2	25°51'11"	406.99'	183.64'	182.09'	N76°56'02"E
	(R5) 25°48'42"	406.99'	183.48'	183.48'	
C3	38°02'38"	1150.00'	763.59'	749.84'	S82°03'32"W
C4	28°49'09"	1050.00'	491.49'	487.01'	N78°26'47"E
C5	00°18'39"	360.00'	1.95'	1.95'	S24°48'46"E
C6	60°28'20"	250.00'	263.64'	251.59'	S55°10'45"E
C7	16°25'58"	1700.00'	487.67'	485.90'	N86°23'36"E
C8	28°49'09"	1250.00'	585.10'	579.78'	N78°26'47"E
C9	38°02'38"	950.00'	630.79'	619.27'	S82°03'32"W
C10	7°42'49"	1950.00'	262.52'	262.33'	S82°48'34"E
C11	15°11'25"	1900.00'	503.73'	502.25'	N85°48'19"E
C12	7°59'16"	1900.00'	264.89'	264.67'	N89°22'24"E
C13	7°12'09"	1900.00'	238.84'	238.69'	N81°46'41"E
CENTERLINE OF DR. MARTIN LUTHER KING JR. AVE					
C14	26°49'09"	1150.00'	538.30'	533.40'	N78°26'47"E
C15	38°02'38"	1050.00'	697.19'	684.45'	S82°03'32"W
C16	22°54'14"	1800.00'	719.55'	714.77'	N89°37'44"E

PLAT OF  
**TUDOR MUNICIPAL CAMPUS**  
TRACTS 1-7  
(WITH EASEMENT VACATION)

A 151.570 ACRE RESUBDIVISION OF

TRACT B, BICENTENNIAL PARK SUBDIVISION, PLAT 87-15;  
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AND

THE E1/2 OF THE E1/2 OF THE NW1/4 OF SW1/4 OF THE NE1/4;  
THE W1/2 OF THE NW1/4 OF THE NE1/4 EXCEPTING THEREFROM  
THE EAST TUDOR RIGHT-OF-WAY;

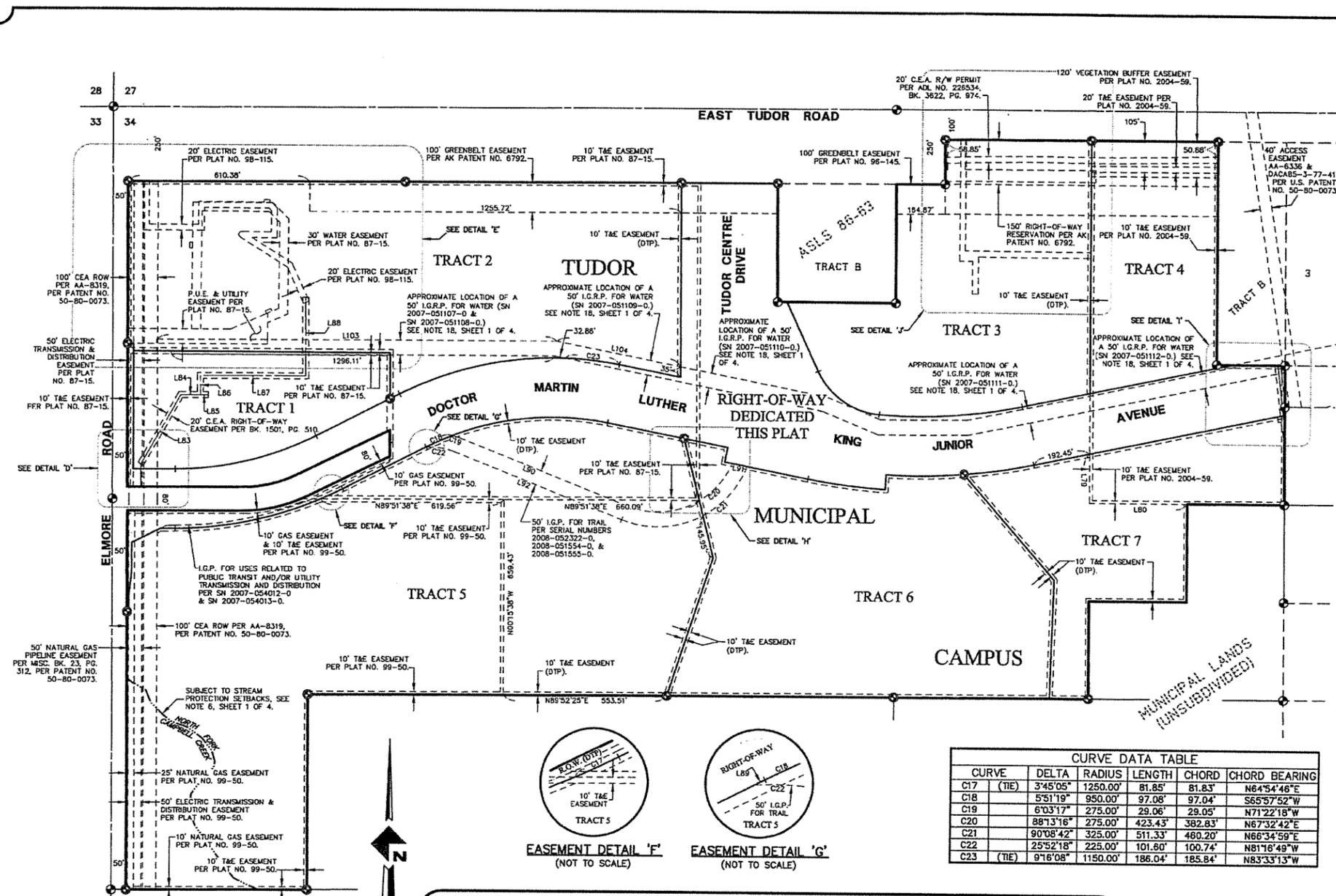
THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF THE NE1/4; AND  
THE NW1/4 OF THE SE1/4 OF THE NW1/4;  
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ANCHORAGE RECORDING DISTRICT,  
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**DOWL HKM**  
4041 B STREET, ANCHORAGE, ALASKA 99503 PH. (907) 562-2000 FAX (907) 563-3953

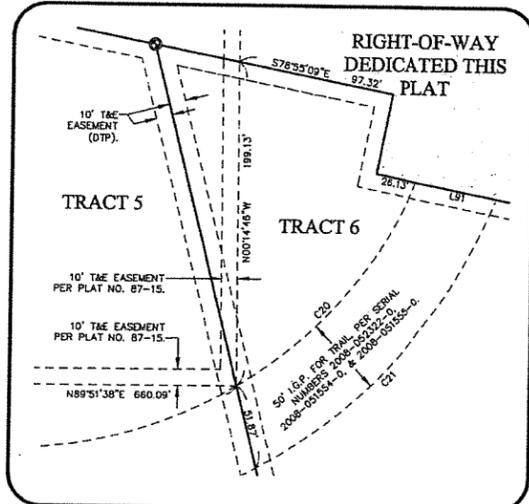
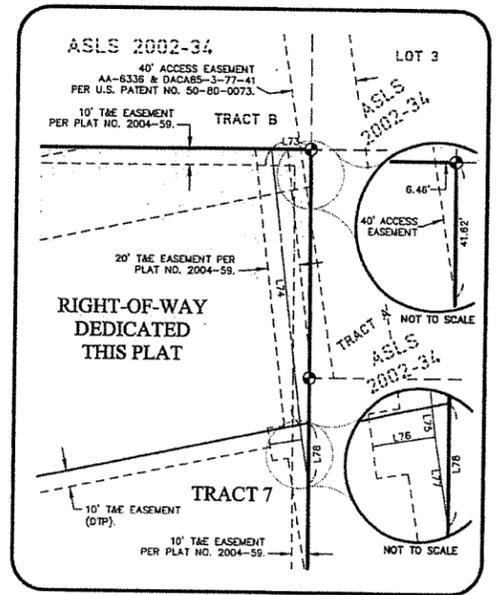
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DRAWN: FEB-05-2009	SURVEYED: NOV-DEC 2007		SHEET
C-P: PNT NO. 00087489	MOA CASE FILE: S-11678-1		2 OF 4

ANCHORAGE RECORDING DISTRICT PL 2009-110



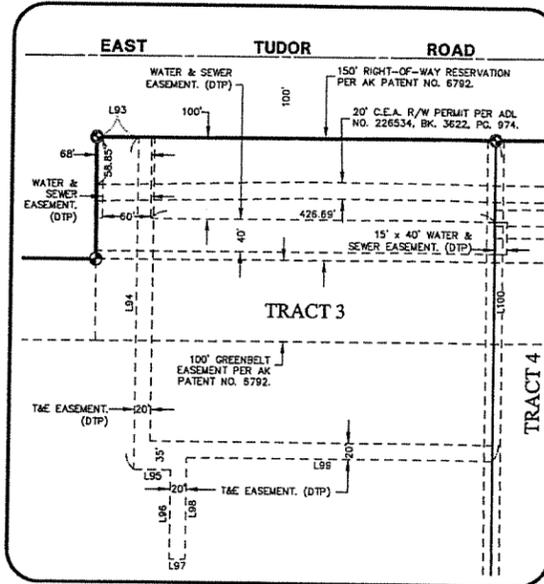
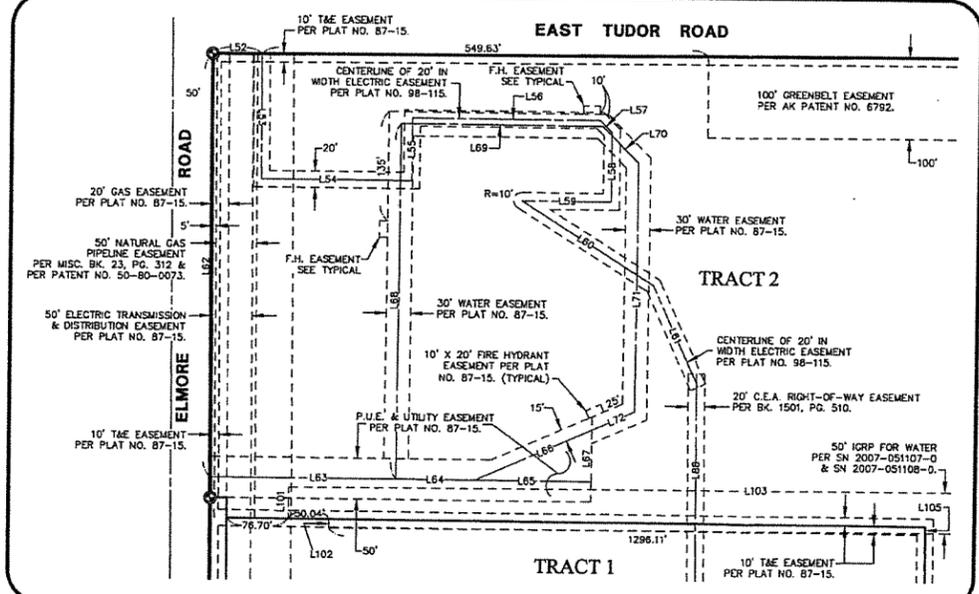
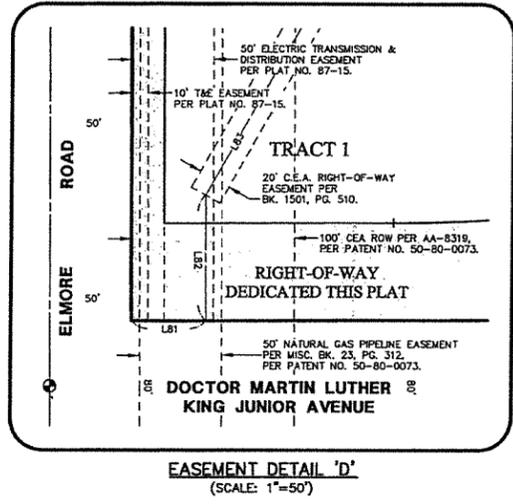
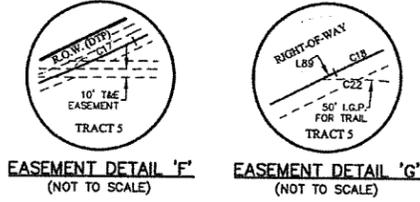
### LINE DATA TABLE

LINE	BEARING	LENGTH
<b>20' ELECTRIC EASEMENT CENTERLINE</b>		
L52 (TIE)	N89°50'29"E	60.75'
L53	S00°18'01"E	153.77'
L54	S89°49'14"E	185.00'
L55	N00°10'46"E	77.00'
L56	S89°49'14"E	231.50'
L57	S44°49'14"E	21.00'
L58	S00°10'46"W	85.00'
L59	N89°49'14"W	110.00'
L60	S57°49'14"E	193.55'
L61	S24°22'13"E	136.03'
<b>PUE AND UTILITY EASEMENT</b>		
L62 (TIE)	N00°18'01"W	520.34'
L63	S89°49'14"E	229.18'
L64	S89°49'14"E	97.05'
L65	S89°49'14"E	143.77'
L66	N66°24'46"E	157.09'
L67	S00°10'46"W	63.31'
<b>30' WATER EASEMENT CENTERLINE</b>		
L68	S00°10'46"W	436.68'
L69	S89°49'14"E	248.37'
L70	S44°49'14"E	63.00'
L71	S00°10'46"W	305.88'
L72	N66°24'46"E	56.93'
<b>20' T&amp;E EASEMENT CENTERLINE</b>		
L73 (TIE)	S89°50'19"W	24.62'
L74	S06°52'32"E	169.49'
L75	S06°52'32"E	9.30'
L76	S80°48'09"W	20.00'
L77	S09°00'22"E	28.05'
L78 (TIE)	N00°18'57"W	38.05'
<b>10' T&amp;E EASEMENT</b>		
L79	S00°16'25"E	166.27'
L80	N89°51'45"E	329.99'
<b>20' C.E.A. R.O.W. EASEMENT CENTERLINE</b>		
L81 (TIE)	S89°51'38"W	45.28'
L82 (TIE)	N00°28'18"W	77.21'
L83	N29°31'42"E	268.00'
L84	S89°59'22"E	66.00'
L85	N89°59'22"W	27.00'
L86	N00°24'10"W	65.00'
L87	S89°59'22"E	355.00'
L88	N00°24'10"W	265.00'
<b>50' I.G.P. FOR TRAIL</b>		
L89	S63°02'13"W	2.10'
L90	S68°20'40"E	608.47'
L91	S78°55'09"E	51.00'
L92	S68°20'40"E	608.47'
<b>T&amp;E EASEMENT</b>		
L93 (TIE)	N89°50'48"E	51.59'
L94	S00°00'00"E	408.42'
L95	S00°00'00"E	45.57'
L96	N00°00'00"E	110.00'
L97	S00°00'00"E	20.00'
L98	N00°00'00"E	125.00'
L99	N89°00'00"E	379.41'
L100 (TIE)	S00°18'29"E	394.61'
<b>50' I.G.P. FOR WATER</b>		
L101	N00°04'30"W	38.41'
L102	S00°10'46"W	11.34'
L103	N89°55'27"E	1351.02'
L104	S78°49'30"E	426.30'
L105 (TIE)	S00°18'44"E	8.06'



### CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C17	(TIE)	3°45'05"	1250.00'	81.85'	N64°54'46"E
C18		5°51'19"	950.00'	97.08'	S65°57'52"W
C19		6°03'17"	275.00'	29.06'	N71°22'18"W
C20		88°13'16"	275.00'	423.43'	N67°32'42"E
C21		90°08'42"	325.00'	511.33'	N66°34'59"E
C22		25°52'18"	225.00'	101.60'	N81°16'49"W
C23	(TIE)	9°16'08"	1150.00'	186.04'	N83°33'13"W



**EASEMENT DETAILS**

PLAT OF  
**TUDOR MUNICIPAL CAMPUS**  
TRACTS 1-7  
(WITH EASEMENT VACATION)  
A 151.570 ACRE RESUBDIVISION OF

TRACT B, BICENTENNIAL PARK SUBDIVISION, PLAT 87-15;  
TRACT A-1, BICENTENNIAL PARK SUBDIVISION, PLAT 98-115;  
TRACT A, EAST ANCHORAGE BALLFIELDS SUBDIVISION, PLAT 99-50;  
TRACT A, ALASKA STATE LAND SURVEY NO. 88-63, PLAT 98-145;  
TRACT C, ALASKA STATE LAND SURVEY NO. 2002-34, PLAT 2004-59;  
AND  
THE E1/2 OF THE E1/2 OF THE NW1/4 OF THE NE1/4 OF THE NE1/4;  
THE W1/2 OF THE NW1/4 OF THE NE1/4 EXCEPTING THEREFROM  
THE EAST TUDOR RIGHT-OF-WAY;  
THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF THE NE1/4; AND  
THE NW1/4 OF THE SE1/4 OF THE NW1/4;  
SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST,  
SEWARD MERIDIAN, ALASKA.

ANCHORAGE RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

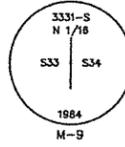
**DOWL HKM**  
4041 B STREET, ANCHORAGE, ALASKA 98503 PH: (907) 562-2000 FAX: (907) 563-9653

DWN: LFD	CHK: KET	W.O. D59344	DOWL FILE NO: 149-69
SCALE: 1"=200'	FBK: 2092	GRID: SW1836, SW1837	SHEET 3 OF 4
DRAWN: FEB-05-2009	SURVEYED: NOV-DEC 2007		
C-P: PNT NO. 00087499	MOA CASE FILE: S-11678-1		



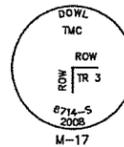
SECTION CORNER  
COMMON WITH SECTIONS 27, 28, 33, & 34,  
T13N, R3W, S.M., ALASKA  
FOUND A 2-1/2" DIA. BRASS CAP  
STAMPED AS SHOWN IN MONUMENT CASE,  
0.40' BELOW RIM. GOOD CONDITION. -HELD-

M-1



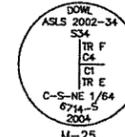
N 1/16 CORNER  
COMMON WITH SECTIONS 33 & 34,  
T13N, R3W, S.M., AK.  
FOUND A 2-1/2" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, IN MONUMENT CASE,  
0.30' BELOW RIM. GOOD CONDITION. -HELD-

M-9



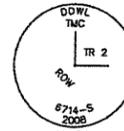
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-17



C-S-NE 1/64 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, PROTRUDING 0.10' ABOVE  
GRADE. GOOD CONDITION. -HELD-

M-25



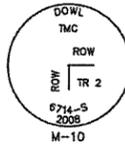
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-33



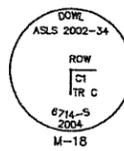
1/4 CORNER  
COMMON WITH SECTIONS 27 & 34,  
T13N, R3W, S.M., ALASKA  
FOUND A 2-1/2" DIA. BRASS CAP  
STAMPED AS SHOWN, IN MONUMENT CASE,  
0.80' BELOW RIM. GOOD CONDITION. -HELD-

M-2



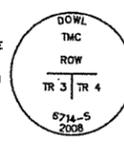
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-10



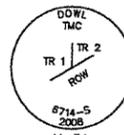
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, PROTRUDING 0.30' ABOVE  
GRADE. GOOD CONDITION. -HELD-

M-18



SW-NE 1/64 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-26



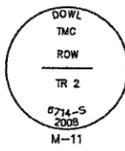
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-34



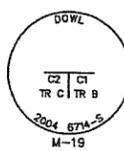
SECTION CORNER  
COMMON WITH SECTIONS 26, 27, 34, & 35,  
T13N, R3W, S.M., ALASKA  
FOUND A 2-1/2" DIA. BRASS CAP,  
STAMPED AS SHOWN, IN MONUMENT CASE,  
0.60' BELOW RIM. GOOD CONDITION. -HELD-

M-3



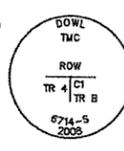
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-11



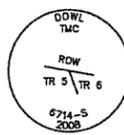
FOUND A 2" DIA. ALUMINUM CAP STAMPED  
AS SHOWN, ON A 5/8" DIA. REBAR,  
FLUSH WITH GRADE. GOOD CONDITION. -HELD-

M-19



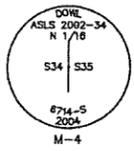
C-S-N 1/64 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-27



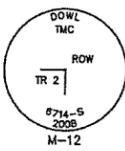
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-35



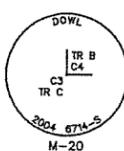
N 1/16 CORNER  
COMMON WITH SECTIONS 34 & 35,  
T13N, R3W, S.M., ALASKA  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, PROTRUDING 0.30' ABOVE  
GRADE. GOOD CONDITION. -HELD-

M-4



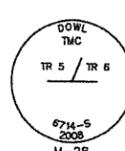
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-12



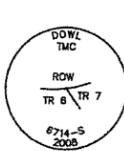
FOUND A 2" DIA. ALUMINUM CAP STAMPED  
AS SHOWN, ON A 5/8" DIA. REBAR,  
FLUSH WITH GRADE. GOOD CONDITION. -HELD-

M-20



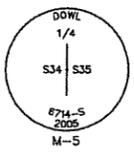
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-28



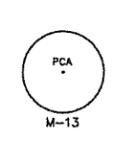
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-36



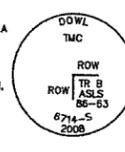
1/4 CORNER  
COMMON WITH SECTIONS 34 & 35,  
T13N, R3W, S.M., AK.  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, FLUSH WITH GRADE.  
GOOD CONDITION. -HELD-

M-5



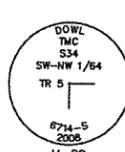
FOUND A YELLOW PLASTIC CAP ON A  
5/8" DIA. REBAR, 0.50' BELOW  
GRADE, FAIR CONDITION. -HELD-

M-13



FOUND A 2" DIA. ALUMINUM CAP STAMPED  
AS SHOWN, ON A 5/8" DIA. REBAR,  
FLUSH WITH GRADE. GOOD CONDITION. -HELD-

M-21



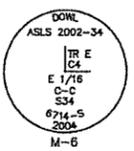
SW-NW 1/64 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-29



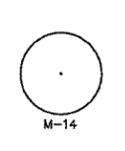
C-W-W 1/64 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-30



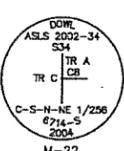
C-E 1/16 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, PROTRUDING 0.20' ABOVE  
GRADE. GOOD CONDITION. -HELD-

M-6



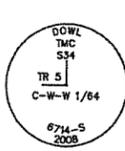
FOUND A 5/8" DIA. REBAR, 2.00' BELOW  
GRADE, GOOD CONDITION. -HELD-

M-14



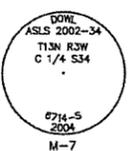
C-S-N-NE 1/256 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, FLUSH WITH GRADE.  
GOOD CONDITION. -HELD-

M-22



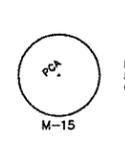
SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-31



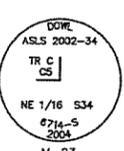
C 1/4 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, FLUSH WITH GRADE.  
GOOD CONDITION. -HELD-

M-7



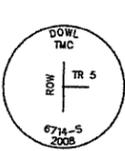
FOUND A YELLOW PLASTIC CAP ON A  
5/8" DIA. REBAR, 0.70' BELOW GRADE,  
GOOD CONDITION. -HELD-

M-15



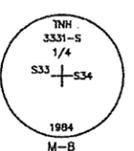
NE 1/16 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, PROTRUDING 0.10' ABOVE  
GRADE. GOOD CONDITION. -HELD-

M-23



SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-32



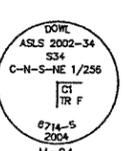
1/4 CORNER  
COMMON WITH SECTIONS 33 & 34,  
T13N, R3W, S.M., AK.  
FOUND A 2-1/2" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A PIPE,  
PROTRUDING 0.10' ABOVE GROUND.  
GOOD CONDITION. -HELD-

M-8



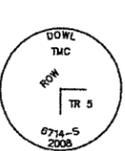
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, IN MONUMENT CASE,  
GOOD CONDITION. -HELD-

M-16



C-N-S-NE 1/256 CORNER  
SECTION 34, T13N, R3W, S.M., ALASKA  
FOUND A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN, ON A 2-1/2" DIA.  
ALUMINUM PIPE, FLUSH WITH GRADE.  
GOOD CONDITION. -HELD-

M-24



SET A 3-1/4" DIA. ALUMINUM CAP  
STAMPED AS SHOWN ON A 2-1/2" DIA.  
x 30" ALUMINUM PIPE, FLUSH WITH GRADE,  
WITH DEEP-1 MAGNETS INSERTED WITHIN.

M-33

2009-110  
RECORDED-FILED 435  
ANCHORAGE REC. DIST.  
DATE 2-19-09  
TIME 1:40 PM  
Requested by MOA  
Address

# MONUMENT DETAILS

PLAT OF  
**TUDOR MUNICIPAL CAMPUS**  
TRACTS 1-7  
(WITH EASEMENT VACATION)  
A 151.570 ACRE RESUBDIVISION OF  
TRACT B, BICENTENNIAL PARK SUBDIVISION, PLAT 87-15;  
TRACT A-1, BICENTENNIAL PARK SUBDIVISION, PLAT 98-115;  
TRACT A, EAST ANCHORAGE BALLFIELDS SUBDIVISION, PLAT 99-50;  
TRACT A, ALASKA STATE LAND SURVEY NO. 85-63, PLAT 98-145;  
TRACT C, ALASKA STATE LAND SURVEY NO. 2002-34, PLAT 2004-59;  
AND  
THE E1/2 OF THE E1/2 OF THE NW1/4 OF SW1/4 OF THE NE1/4;  
THE W1/2 OF THE NW1/4 OF THE NE1/4 EXCEPTING THEREFROM  
THE EAST TUDOR RIGHT-OF-WAY;  
THE NW1/4 OF THE NE1/4 OF THE SW1/4 OF THE NE1/4; AND  
THE NW1/4 OF THE SE1/4 OF THE NW1/4;  
SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST,  
SEWARD MERIDIAN, ALASKA.  
ANCHORAGE RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.



4041 B STREET, ANCHORAGE, ALASKA 99503 PH. (907) 562-2000 FAX (907) 563-9853  
DWN: LFD CHK: KET W.O. D59344 DOWL FILE NO:  
SCALE: 1"=200' FBK: 2092 GRID: SW1836, SW1837 149-69  
DRAWN: FEB-05-2009 SURVEYED: NOV-DEC 2007 SHEET  
C-P: PNT NO. 00087499 MOA CASE FILE: S-11678-1 4 OF 4

**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Tudor Municipal Campus
- Project Location, Tax ID, or Legal Description: 008-091-16-000
- Project Area (if different from the entire parcel or subdivision): Please see attached figure

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

x KBC **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

       **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping **IS NOT REQUIRED**.*\*

       Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:  

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*\*

       Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

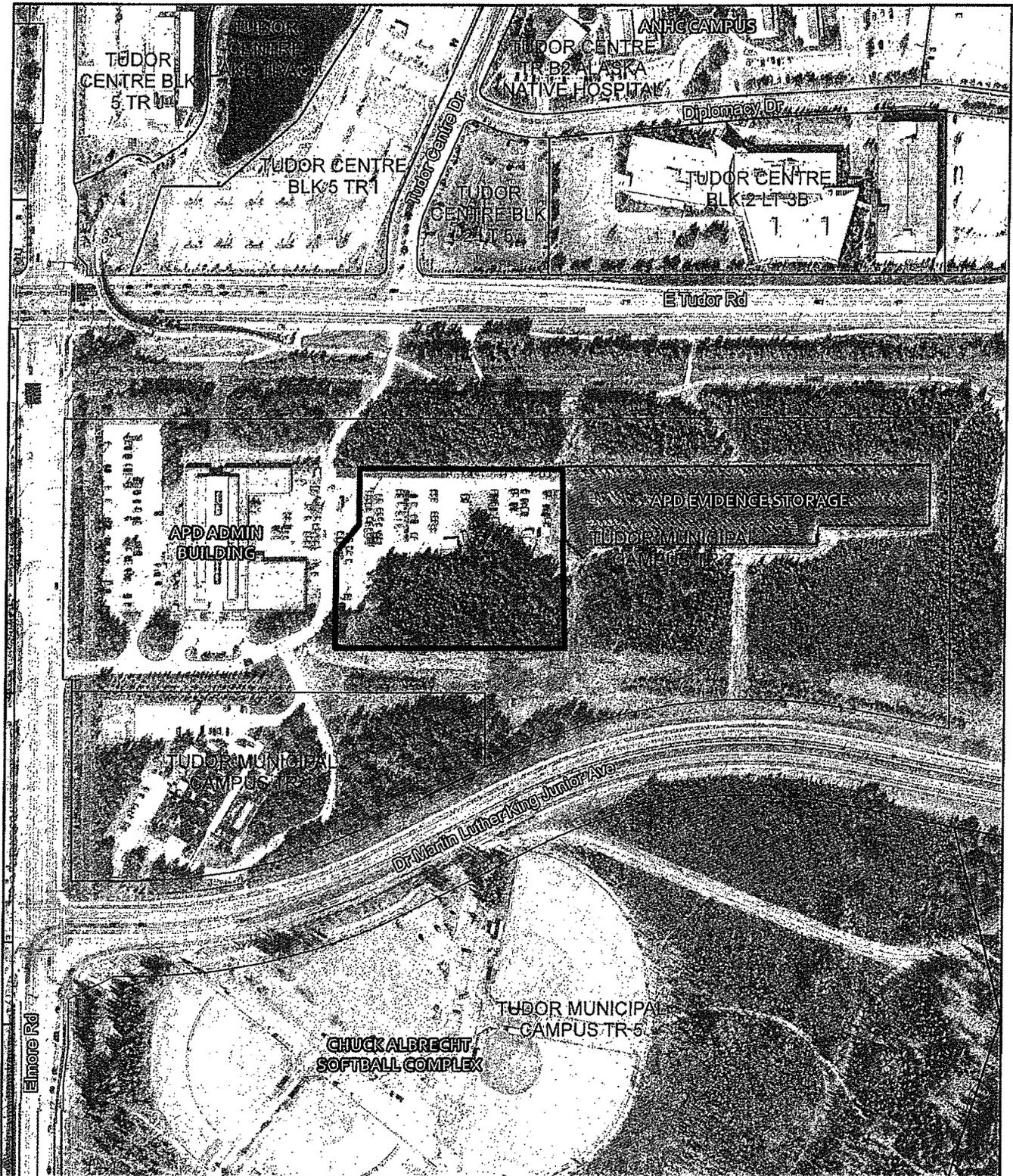
**ADDITIONAL INFORMATION:**

- |                            |                                       |  |                                      |                                |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

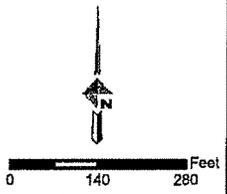
Inspection Certified By:

Date:

5/16/22



-  Project Location
-  MOA Parcel Boundary



<b>Site Map</b>	
MOA Navigation Center Conditional Use Permit	
	Date: May 02, 2022
Figure 2	

## **APPENDIX 3: COMMUNITY ENGAGEMENT**



# MEMORANDUM

TO: Municipality of Anchorage  
FROM: LaQuita Chmielowski, PE  
DATE: 6/14/2022  
SUBJECT: Summary of MOA Navigation Center Community Involvement

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DOWL conducted a series of community involvement meetings that engaged with a broad group of community members. Below is a summary of the different types of meetings carried out by DOWL and the applicant, the Municipality of Anchorage (MOA).

Meeting	Date	Location
Listening Session #1	April 13, 2022	Wilda Marston Theater, Loussac Library
Listening Session #2	April 25, 2022	Wilda Marston Theater, Loussac Library
University Area Community Council Meeting	May 4, 2022	Zoom Meeting
Basher Community Council	May 12, 2022	Baxter Elementary
Community Meeting #1	May 19, 2022	Assembly Chambers, Loussac Library
Abbott Loop Community Council	May 26, 2022	Zoom Meeting

In addition to the above meetings, the following meetings are scheduled to occur:

Meeting	Date	Location
Campbell Park Community Council	June 16, 2022	Zoom Meeting
Community Meeting #2	June 22, 2022	Wilda Marston Theatre, Loussac Library
Basher Community Council (community council requested a second meeting)	TBD	TBD

---

**LISTENING SESSION NO. 1**

**04/13/22**



# MEMORANDUM

TO: Municipality of Anchorage  
FROM: LaQuita Chmielowski, PE  
DATE: 5/23/2022  
SUBJECT: MOA Navigation Center Listening Session #1 (April 13, 2022)

---

## ***Summary of Community Comments***

### **Resources for the Homeless**

- Some of the community members that attended the meeting indicated support for transitional housing and the need for people to get into permanent housing. They are interested in more support and more resources for the homeless at the proposed site.
- Participants wanted to know the number and types of services that would be provided at the Navigation Center and where clients would be navigated to once they come to the center.
- Concern was expressed of how clients would be able to get to nearby treatment centers and the job center at 33<sup>rd</sup>.
- Some expressed preemptive concerns about a lack of proactive services at the proposed Navigation Center, about existing services at other locations already underfunded, not enough housing in Anchorage in general, and the potential ramping up of evictions post-Covid.
- Another speaker wanted to see the Municipality address homelessness at its root causes.
- Bring services to the homeless rather than expecting homeless to get to the services
- More coordination with homeless service providers
- Additional resources needed for:
  - Substance abuse
  - Trauma
  - Domestic abuse
  - Care specific to the needs of Indigenous peoples, LGBTQ+, and other minorities

### **More Information on the Process**

- Speakers expressed concern with how much information had been relayed to the community since the inception of the Navigation Center.
- A speaker wanted to confirm that a CUP process was required for this project.
- Many speakers wanted more information on the following:
  - Project website,
  - structural details,
  - construction schedule, and

- Attendees wanted more information on the fabric structure and was it similar to the Dome structure?

### **Fiscal Questions and Concerns**

Speakers expressed many similar concerns about funding for the construction and operation of the Navigation Center. There was also some general confusion about what money was approved for the project versus money still needing approval to go ahead with construction of the Navigation Center.

### **Enforcement and Safety**

- Safety concerns ranged from fire hazards in the surrounding forest, pedestrian collisions on Tudor Road, and camping and other related activities in the wooded areas around the site. Some speakers cited the area around the Sullivan Arena as evidence of problems that can arise.
- There was fear expressed for neighbors who live near the proposed site related to an increase in crime.
- Speakers were concerned about APD oversight of the homeless and if there will be APD officers on the site at the Administration Building next to the Navigation Center. The fact sheet that was provided at the meeting indicated that camping would not be allowed within a 1-mile radius. Attendees asked how will the one-mile camping policy be enforced?
- Speakers asked if people who arrive at the center be allowed in if they are using drugs or alcohol. If not, where do drug and alcohol users go?

### **General Operating Concerns**

- In general, a concern shared by many speakers was the size of the Navigation Center. There were many comments that proposed smaller shelters throughout the Municipality with the acknowledgement that more shelters could raise overall costs. Some expressed the belief that smaller navigation centers will better serve and be more effective.
- How will the Navigation Center be better than the Sullivan Arena?
- Other operating concerns related to the structure of the Navigation Center in an Alaska context (snow load and earthquakes) and a fabric structure not being sufficient.
- The surge capacity of the Navigation Center came into question on when it would be implemented. It was suggested that the Center have a set capacity since any surge capacity could challenge operation of the Center.
- Finally, speakers asked about general operational considerations related to security, providers, and nurses.

### **Public Involvement**

- Many speakers addressed their feeling that the process, so far, has not been very clear.
- There were also several comments about more representation from the MOA, including the Mayor and the Mayor's office. There was also a desire to hear more from the homeless community.
- Finally, there was some general confusion and concern about the timing of the second listening session after the MOA Assembly meeting.



# Welcome

LISTENING SESSION NO. 1  
APRIL 13, 2022

1



## Agenda

- Welcome and Introductions
- Project Overview
- Listening Session:
  - Rules of Engagement
  - Sign up to speak
- How to submit comments:
  - Next listening session Thursday, April 28, 2022
  - Submit written comments
  - Complete online survey to comment electronically

2



## Project Overview

- Project Map
- Conditional Use Permit (CUP) Process
- Project Timeline

3



## Project Overview Location Map

— Chester Creek Trail  
- - - Pedestrian Overpass  
--- MOA Parcel

4



# CUP Process



**Community Engagement**  
\*Public participation through community meeting



**Application Submittal and Review**  
\*Public comments can be submitted to the MOA Planning Dept.



**Public hearing before Planning and Zoning Commission**  
\*Public comments can be made during the hearing

5




## Listening Session: Rules of Engagement

- **How to be heard:**
  - Sign up to speak at the entrance.
  - Due to time constraints, we will take about 30 speakers tonight (more if comments are brief).
  - If all the slots are full, there is another listening session scheduled for April 28, 2022.
  - Written comments will be accepted and treated with equal weight.
- **Be respectful.** Maintain decency and decorum in your word choice, tone, and volume.
- **One person speaks at a time.** Refrain from side conversations or interrupting the speaker.
- **Be brief and to the point.** To maximize the time we have for comments, we are limiting speakers to three (3) minutes each.

6



# SIGN IN SHEET - SPEAKER LISTENING SESSION NO. 1

Wednesday, April 13, 2022

## PRINT NAME

- ✓ 1. Troy Weiss Basher Community Patrol & Safety Committee
- ✓ 2. Mildred Twitchell
- ✓ 3. JAY STEUERS
- ✓ 4. ~~BRET ELIZABETH~~ ROSALINA + ESCAR
- ✓ 5. BRET ELIZABETH
- 6. Row ALLEVA
- 7. ~~F.P. DAITY~~ KENNY PETERSEN
- 8. Captain Deme Delgado - The Salvation Army
- 9. Kelly Tschida
- 10. JASON DELOZIER
- 11. DAVID LAPORT
- 12. ANDREW GRAY
- 13. JASON LESSARD
- 14. Bryan SILVA
- 15. ~~BRUCE PETERSEN~~
- 16.
- 17.
- 18.
- 19.
- 20.

SP



# SIGN IN SHEET - SPEAKER LISTENING SESSION NO. 1

Wednesday, April 13, 2022

PRINT NAME	
21.	DAVID ULMER
22.	Lina Mavalega
23.	IRENE QUEDNOW
24.	Roger Branson
25.	Cynthia Gachupin - Patterson
26.	Lia Litte
27.	RICHARD TREADWELL
28.	Steve Johnson
29.	Claudia Silver
30.	NIAL SHERWOOD WILLIAMS.
31.	MICHELE R Bryant <del>Wayne</del>
32.	Yarrow Silvers
33.	S Gooden
34.	<del>STEVEN CALLAGHAN</del>
35.	STEVEN CALLAGHAN
36.	
37.	
38.	
39.	
40.	

**SIGN IN SHEET - SPEAKER  
LISTENING SESSION NO. 1**

Wednesday, April 13, 2022



**PRINT NAME**

41. ROB MARX



**SIGN IN SHEET**  
**LISTENING SESSION NO. 1**  
 Wednesday, April 13, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
MICHAEL K. BRYANT - wengland		
Mary F. Weiss Randy R. Roy		
Troy Weiss		
Mildred Twitchell		
Doug Tolsted Lt. Col. Akana Pili		
Elizabeth Xumora		
Kenny Petersen		
Anna Michah Astenfetter		
Dawson Crookes Amie Bradby		
JASON DECORIER		
DENISE COSLETT		
Tim Potter		
E. BLAIR		
BRYAN SILVA		
Heidi Hedberg JESSICA PORTS		



# SIGN IN SHEET

## LISTENING SESSION NO. 1

Wednesday, April 13, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
JOSH SHERMAN		
Joseph Bunker		
IVAGENE HOWERTER		
Lynn Bisher		
Eni I. Mavonyk		
Vincent Botzki		
Lanni Crotter		
Roy Crotter		
Kelly Tschida		
Cristian Denise Telsado		
Forrest Dimeba		
A. Gunn-Dunbar		
JASON VESSARD		
Rebecca Barker		
Meg Tulest		
Chad Harder		
Esau Fualama		



**SIGN IN SHEET**  
**LISTENING SESSION NO. 7**  
 Wednesday, April 13, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
Cheryl Frasa		
Lisa Pollock		
Cynthia M. Ives		
Kristina Trevisio		
Pellin Estrom		
Ryan Buchholdt		
Andrew GAY		
Lia Hitte		
Karen Parker		
Ryan Cherniavoff		
Robert Hockema		
Rob Marx		
Kara McMahon		
DAVID ULMER		
Lina Manaway		
Shelie Gooden		
Janou Silus		
Cynthia Gachupin-Patterson		



# SIGN IN SHEET

## LISTENING SESSION NO. 1

Wednesday, April 13, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
IRENE QUESADA	[REDACTED]	
Roger Branson		
Jan Blake		
Claudia Silver		
Keith Anderson		
Raulo Phillips		
Christy Moore		
John Couhal		
David Gray		
Steven Johnson		
Di Branson		
STEVEN CALAGHAN		



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**LISTENING SESSION NO. 2**

**04/25/22**



# MEMORANDUM

TO: Municipality of Anchorage  
FROM: LaQuita Chmielowski, PE  
DATE: 5/26/2022  
SUBJECT: MOA Navigation Center Listening Session #2 (April 25, 2022)

---

## ***Summary of Community Comments***

### **Enforcement and Safety**

- Community members expressed concern about camps near the proposed navigation center and the danger of wildfires that could come with these camps and their location near and in wooded areas.
- There were concerns raised about pedestrian and traffic safety near Tudor and Elmore.
- Other general safety concerns were raised about effects on the area neighborhoods and parks; community members expressed fear about issues near the Sullivan Arena becoming apparent at the proposed navigation center.
- Speakers were concerned about the negative effects on the large natural areas and potential trash accumulation and fire risk due to potential camping near the new navigation center.
- Panel Response: Sheltering licensing system requires camp abatement ¼ mile around shelter.
- Panel Response: A recent municipal code addition allows for AFD to disallow camping in areas of wildfire concern.

### **General Operating Concerns and Ideas**

- Community members questioned the size of the proposed navigation center, with additional concerns about the proposed surge capacity becoming the normal capacity
- The idea of a low barrier shelter was brought in many comments; speakers were concerned that having a low barrier of entry will restrict some of the success of services offered while also sharing concerns about some of the proposed rules not reflecting a true low barrier shelter.
- Concerns were expressed about a general lack of permanent housing in the Muni for navigation center clients to move into and there were questions raised about how many clients were put into permanent housing during operation of the Sullivan Arena shelter.
- A few speakers worried about individuals who resist services provided or are unable to get into housing or acquire a job due to their background, in addition, concerns were expressed about the chronic homeless needing more services.
- Trained counselors were recommended as part of the services offered at the proposed navigation center.
- A question was raised about the possibility of doing background checks as part of housing navigation center clients.

- Panel Response: The plan for the navigation center is to continually reduce the numbers and hopefully, after two years, the navigation center will close down because of the success of the initiative.
- Panel Response: The idea of the navigation center is to get people in and get them into housing.
- Panel Response: A low-barrier shelter means that individuals are welcome to come in as they are while also balancing the security of the site and other contingencies.

### Location

- Many community members expressed opposition to the proposed location of the navigation center, and many expressed the sentiment that it would be better to have smaller shelters in all parts of the Muni.
- There were various other locations mentioned including the Clitheroe location and a large shelter more centrally located in the Muni.
- Concerns were raised about homeless individuals who chose not to use the Sullivan Arena and the same issue arising at the proposed navigation center.
- Some community members expressed support for the shelter location due to its proximity to facilities and desire to return the Sullivan Arena back to its previous uses.
- There was some opposition to the ideas expressed around many smaller shelters because of financial concerns.
- Some comments were raised about other feasible commercial or B-3 zoned locations.
- Panel Response: The public facility site selection process is not required on a site that requires a CUP.
- Panel Response: Only certain zoning areas allow for homeless and transient shelter and the municipality is bounded by what municipal code says on PLI and B-3 zoning districts allowing homeless and transient shelters.
- Panel Response: The proposed site was narrowed down from a multi-year selection process. After the search was narrowed down to eight different sites, this site was chosen for proximity to transit, proximity to medical facilities.
- Panel Response: Clitheroe does not really work as a navigation center site because there are no services out there. Also, Clitheroe is by the trail system.

### Municipal Operations and Fiscal Questions and Concerns

- Community members had many general comments and concerns about the cost of the proposed navigation center and there were more specific concerns about continued funding of the shelter and how long it will continue to be able to be funded and its permanence in relation to funding. There were also fiscal concerns related to maintenance and labor costs of the proposed navigation center.
- There were also many comments and concerns about the Golden Lion and what the Municipality plans to do with this facility going forward, there were a few comments about wanting to use the Golden Lion as a treatment center. Another comment suggested using the Golden Lion as a half hotel half shelter where clients would staff the hotel.

## MEMORANDUM

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- Some concerns were raised about the CUP process including the CMGC and contracting and other speakers thought that designing the facility needed to come after designing the programming
- There was an idea for the need for more public restrooms in the Muni.
- There was also an idea to instead use these funds to enhance existing homeless services and facilities
- Panel Response: Taxpayer dollars have been being used for the operation of the Sullivan Arena but are concurrently being submitted to FEMA for reimbursement.
- Panel Response: The future of the Golden Lion facility is still being discussed. There are proposals to purchase, but none of the proposals have been acted on.
- Panel Response: The AFD is looking at the proposed design to address fire safety concerns and discuss increased frequency of fire hydrants and fire systems. DOT will also be making comments on proposed safety improvements along Tudor Road.
- Panel Response: There have been 179 individuals housed through the housing surge program from October 2021 through March 2022.
- Panel Response: The navigation center team is hoping to have a listening session at the Sullivan Arena related to the navigation center.
- Panel Response: The municipality has examples of doing CMGC contracts: SWS transfer station in Anchorage and SWS Eagler River. CMGC helps the team meet their timeline and run different pieces of the project concurrently. The municipality is not sure that the current CM will be used as the GC.
- Panel Response: The \$9 million is a separate standalone resolution that has not yet been passed. Costs are estimated at \$800,000 for design and \$2 million for the structure. As far as operating costs, ARPA 2 funds could be used, other community development block grant funds, and other options. The alcohol tax proceeds can continue to fund the existing services. An estimated annual operating cost estimate of \$2.5 million is not set.
- Panel Response: the Mayor's Office of Housing and Homelessness is looking at independent units through the landlord housing partnership, placement of emergency housing vouchers, and more temporary transitional housing at the Guest House to continue the goal of housing 10 individuals per day.
- Panel Response: The municipality is not avoiding the MOA code. The building will be a permanent structure with a permanent foundation including slab on grade underground facilities.



# SIGN IN SHEET - SPEAKER LISTENING SESSION NO. 2

Monday, April 25, 2022

PRINT NAME	
1	SANDRA M. MIEROP
2	Paul Stang
3	JASON DELOZIER
4	Sandy Travis
5	BEV Courtnage
6	BRYAN SILVA
7	STEVE AUERCHT
8	Kathie Bethard
9	Alice Knapp
10	Don Allen



# SIGN IN SHEET - SPEAKER LISTENING SESSION NO. 2

Monday, April 25, 2022

	PRINT NAME
11	Andrew Geary
12	Scott Eggleston
13	Chris Zappier
14	Robin Dublin
15	Henry Morgan
16	Jessica Parks
17	Yarrow Silber





# SIGN IN SHEET LISTENING SESSION NO. 2

Monday, April 25, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
Jennifer Young		
Vincent Botzki		
John Thuman		
DENISE COSLETT		
SANDRA CRITTENDEN		
ROYAL CRITTENDEN		
BRANDY JOHNSON		
AMANDA JOHNSON		
Steen Ahlqvist		
debra salant		
Jack Sipe		
Mary Crosby ALSO KARL		
Joe Hampel		
Forest Dunbar BOB REAPPE		
Nichole Brown		
George Martinez		



# SIGN IN SHEET

## LISTENING SESSION NO. 2

Monday, April 25, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
Paul Stang		
Sandy JASON DELOZIER		
B. Courtrage		
SANDRA M. MUEKOP		
DAN WASELEHAWAY		
Julie Coulombe		
BRYAN SILVA		
Craig Wood		
ADL IPRINA GANI SO		
Kathie Bethard		
Carmen Reed		
ANNELO GRAY		
Doug Billard		
KRYEN WISENER		
GARRET SPARGO		
Ruth Kernplissen		
Kirsten Larsen		



**SIGN IN SHEET**  
**LISTENING SESSION NO. 2**  
 Monday, April 25, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
IVAGENE HOWERTER		
Denise Belgarda		
Patti Prusak		
Tanya Nijelovich		
Aaron Mitchell		
Tien Alvarez		
Kameron Perez-Verdia		
Tim Potter		
Smithy Goodkowitz		
Meg Zaldar		
IRENE QUED NOW		
Robert McLaughlin		
Anne Duhay		
Alice Knapp		
ROB MARSH		
Molly Cullen		
MOM S WEIS		
ANDREW P. HOWER		





# SIGN IN SHEET LISTENING SESSION NO. 2

Monday, April 25, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
Scott Eggeson Ruger Pranson	[REDACTED]	
Kelliann Marvin Robin Dublin		
Ken Norman		
Ben Gould		
Sharon Cissna		
Vanvika Meed		
Veta Williams		



# SIGN IN SHEET LISTENING SESSION NO. 2

Monday, April 25, 2022

PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
Daniel Valland	[REDACTED]	
Aurini Gunn-Darden		
Susanne LaFrance		
Sparrow Stockard		

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**UNIVERSITY AREA COMMUNITY COUNCIL MEETING**

**05/04/22**

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## UNIVERSITY AREA COMMUNITY COUNCIL (UACC)

Wednesday May 4, 2022

7:00-9:00 P.M.

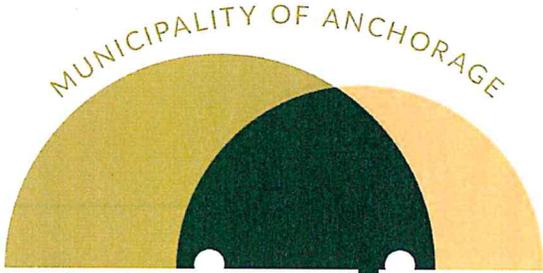
### Zoom Video Conference Agenda

<https://us06web.zoom.us/j/86916081323>

1. Opening (7:00 pm) – Welcome. Please introduce yourself in person or in the chat.
2. Approval of April 2022 Minutes (attached) – Steve Zemke (3 min)
3. Approval of May 4, 2022 Agenda
4. Informational Reports, Elected Officials and Public Servants (5 min each)
5. New Business (Begins around 7:50 pm)
  - a. Tudor Elmore Navigation Center and Shelter – DOWL (10 minute presentation followed by 15 minute Q&A)
  - b. UAA Master Plan Update (15 minutes)
6. Old Business
7. UACC Information Reports
  - a. UACC Board and Committee Reports (3 min each)
    - i. P&Z
    - ii. Parks & Recreation
    - iii. UMED Transit Demand Management Study
    - iv. Safety
    - v. Website
    - vi. Other Executive Board
  - b. FCC Representative Report (2 min)
8. Public Comments – Open Dialog

*“The purpose of the council shall be to improve communications between the citizens of the community and all entities, which may affect it, to encourage community involvement of all citizens, and to respond to local government proposals submitted to the council.”*

– Bylaws of the University Area Community Council –



**navigation**  
C E N T E R

**Welcome**

1



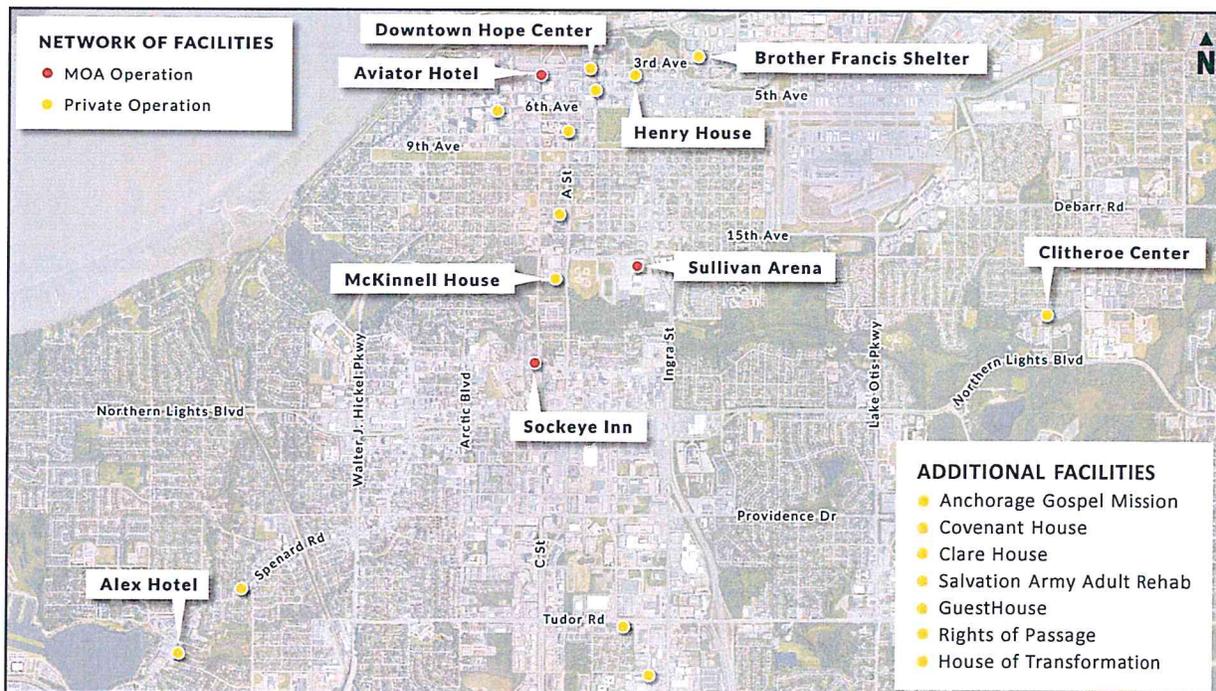
**Agenda**

- Overall System
- Navigation Center Resolution and Appropriation
- Design Specs and Criteria, Site Selection
- Permitting, Schedule, Public Involvement, Long Term Vision
- Breakdown of Costs
- Operations

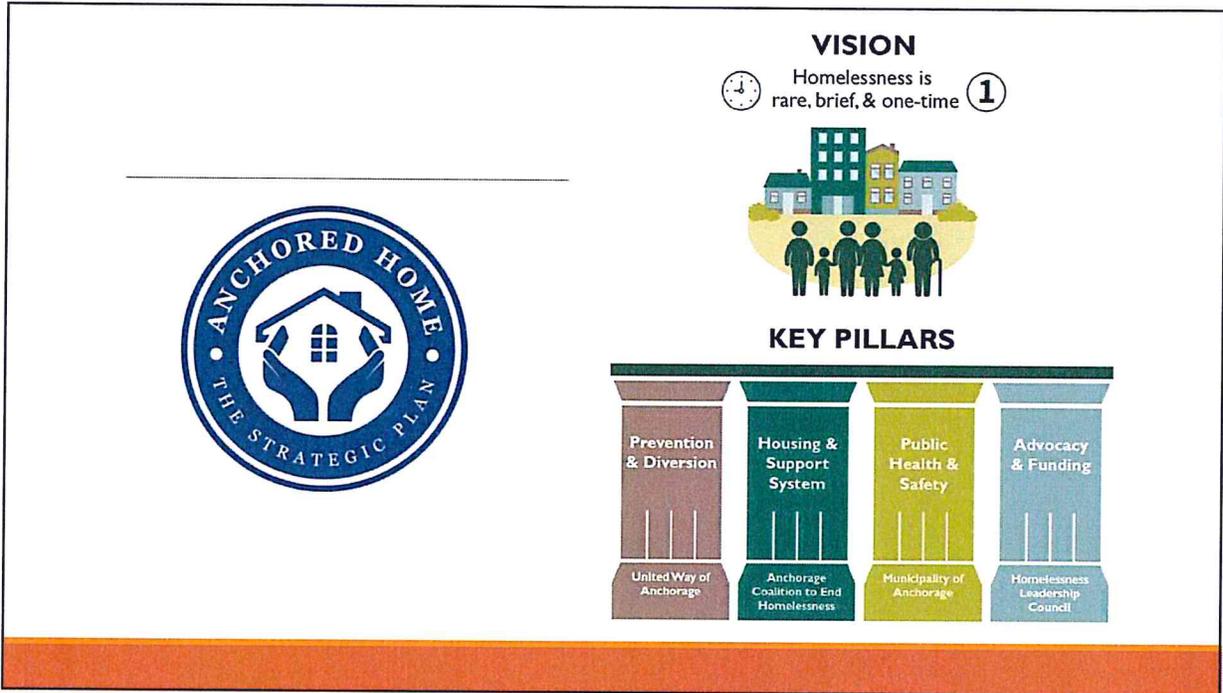
2

# Overall System

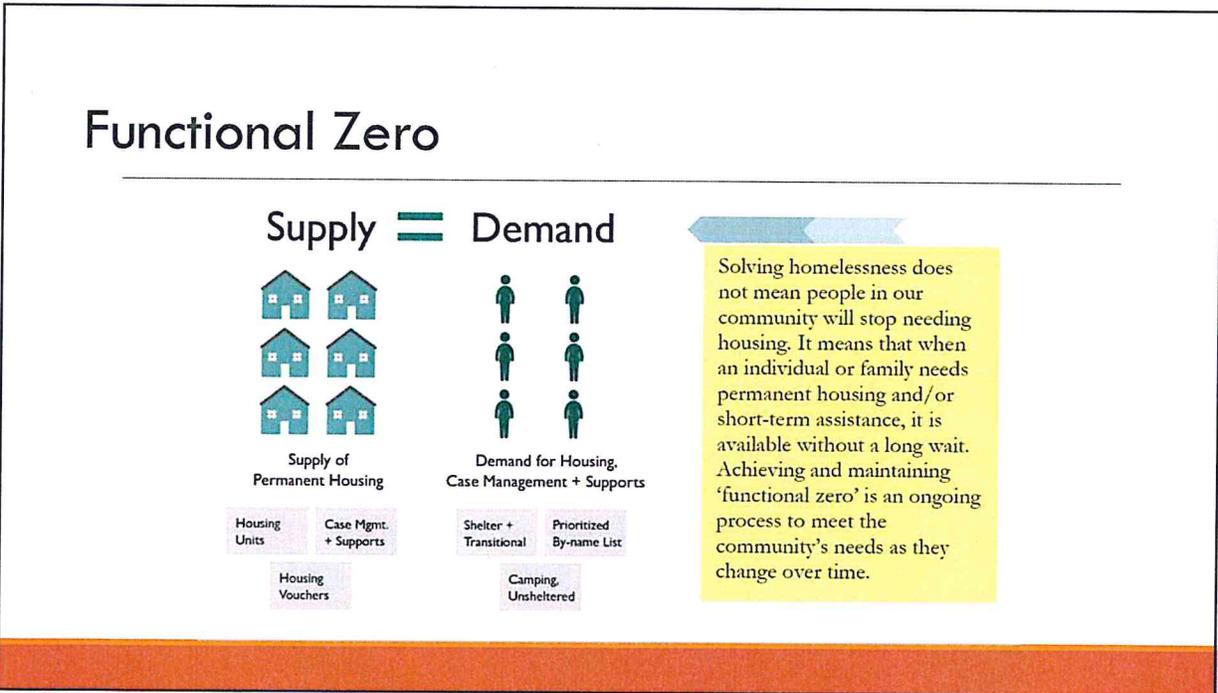
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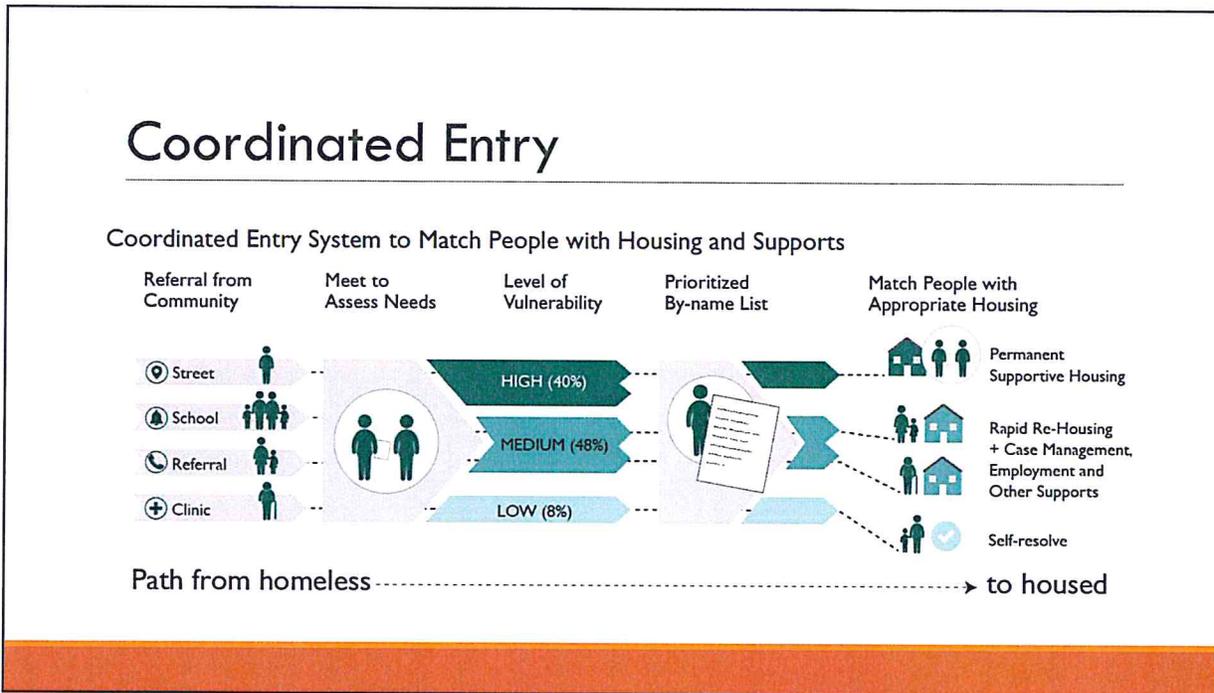
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5



6



7



Anchorage Coalition to End Homelessness

# Gap Analysis & 2021 Community Priorities

## FOR THE HOMELESS PREVENTION & RESPONSE SYSTEM

8

## 2020 Data

### Gap Analysis: Summary and Takeaways

For the interventions included in the table below, gaps were quantified as the difference between demand, or need, and current capacity to meet demand. Gaps represent additional units needed to meet demand for each intervention and subpopulation. For the interventions not included in the table below, gaps were summarized qualitatively in this year's analysis due to insufficient data.

	Single Adults	Families	Youth & TAY	Veterans	Gap <i>(units needed - current capacity)</i>
Shelter	400	30	20	0	450
Transitional Housing	154	(40)	(30)	1	155
Rapid Rehousing	1,510	23	162	(17)	1,695
Permanent Supportive Housing	557	28	95	20	700
<b>Total</b>	<b>2,621</b>	<b>81</b>	<b>277</b>	<b>21</b>	<b>3,000</b>

9

## MOA Involvement in Homelessness Before 2020

- ❖ Camp Abatement
- ❖ 2019 Emergency Declaration
- ❖ Shelter and Other Funding Beginning in 2019
- ❖ Home for Good
- ❖ Pay for Success
- ❖ Camp Abatement Ordinance

= Continued Significant Investment in First Responder and Clean Up Response

10

## MOA Involvement: 2020 to July 2021

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- ❖ Significant Investments through CARES and ARPA
- ❖ Mass Care Operations
- ❖ Shelter Licensing Ordinance
- ❖ B3 Zone Ordinance
- ❖ Berkowitz Plan
- ❖ Quinn-Davidson Plan

= Paradigm Shift

11

## Navigation Center Resolution and Appropriation

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12

# Navigation Center Resolution

Submitted by: Assembly Members  
Rivera, Weddleton, and Mayor  
Bronson

Reviewed by: Assembly Counsel and  
Department of Law

For reading: April 26, 2022

## ANCHORAGE, ALASKA AR No. 2022-146

1 A RESOLUTION OF THE ANCHORAGE ASSEMBLY AND MAYOR'S OFFICE  
2 REGARDING THE PROPOSED NAVIGATION CENTER AND LOW BARRIER  
3 SHELTER AT TUDOR AND ELMORE AND TIME LIMITING THE PROPOSAL.  
4  
5

13

---

28  
29  
30 **Section 1.** the Municipality commits to achieving the goals of Housing First and  
31 functional zero within 2 years from the date construction is complete and the  
32 Navigation Center is fully operational.  
33

14

13  
14 **WHEREAS**, the proposed Navigation Center will follow a “Housing First” approach  
15 that prioritizes permanent housing to people experiencing homelessness, thus  
16 ending their homelessness and serving as a platform from which they can pursue  
17 personal goals and improve their quality of life; and  
18

23  
24 **WHEREAS**, the commitment to Housing First is based on the principle that client  
25 choice is valuable in housing selection and supportive service participation, and that  
26 exercising that choice is likely to make a client more successful in remaining housed  
27 and improving their life; and  
28

15

---

3  
4 **WHEREAS**, the Municipality commits to support the community's goal of reaching  
5 functional zero, which is a milestone that indicates a community has measurably  
6 ended homelessness for a population — and that success is measured by  
7 whether they are driving population-level reductions in homelessness; and  
8

16

33  
34 **Section 2.** the Municipality commits to developing a program for low barrier shelter  
35 and for a navigation center utilizing both local and national subject matter experts,  
36 which (1) utilizes Housing First principles, the five keys to effective low barrier  
37 shelter and meets the adopted definition of what constitutes a Navigation Center,  
38 (2) join the Navigation Center community of practice, (3) identify a dedicated point  
39 person within the Administration to participate and bring additional MOA employees  
40 to participate as appropriate and requested, and (4) the program developed by this  
41 work group will be used to evaluate responses to any requests for proposals for  
42 operators of the low barrier shelter and navigation center at this location.

17

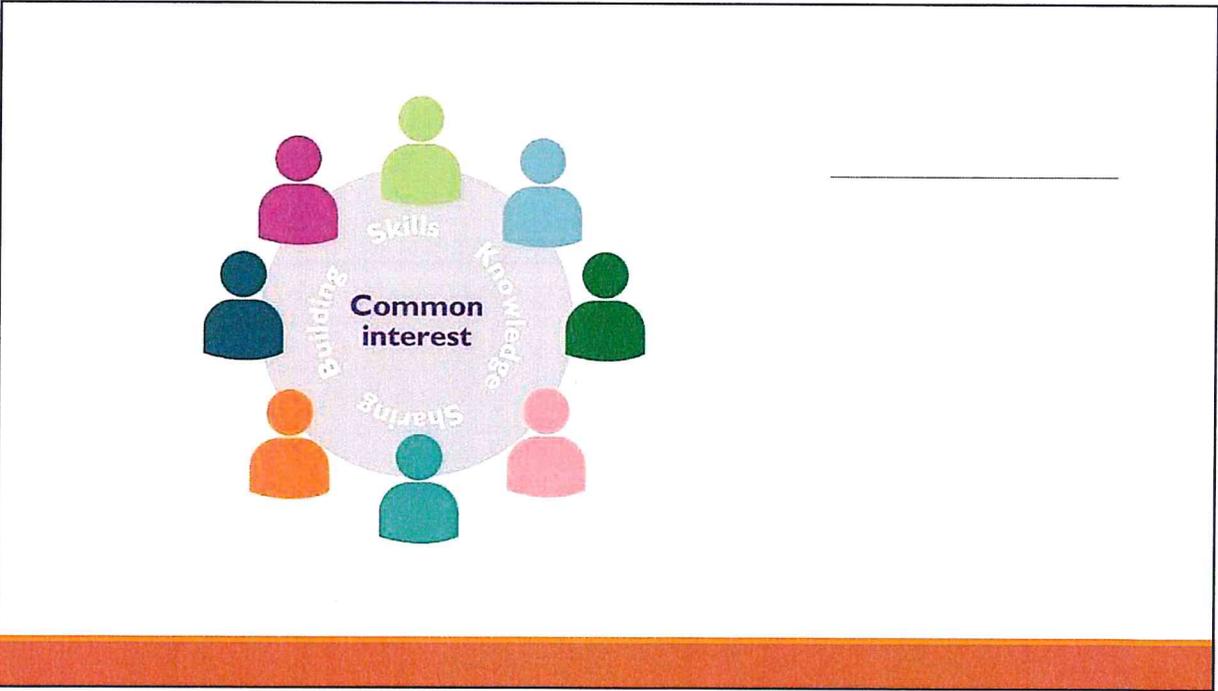
28  
29 **WHEREAS,** the Municipality will employ the five keys of effective emergency  
30 sheltering at the emergency shelter co-located with the proposed Navigation Center:  
31 (1) Housing First approach, (2) safe and appropriate diversion, (3) immediate and  
32 low barrier access, (4) housing-focused rapid exit, and (5) data-driven performance  
33 measurement, and the Municipality will continue to work with a variety of subject  
34 matter experts in designing, implementing and supporting the programs, operations  
35 and services at the Navigation Center; and

18

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5  
6 **WHEREAS**, the Municipality of Anchorage defines a “*Navigation Center*” as  
7 a Housing First, low-barrier, service enriched environment  
8 focused on moving individuals experiencing homelessness into permanent  
9 housing that provides temporary living facilities while case  
10 managers connect individuals experiencing homelessness to income, public  
11 benefits, alcohol and drug substance misuse treatment, health services, shelter,  
12 and housing; and  
13

19



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43  
44 **Section 3.** the Municipality commits to ending operations of the Navigation Center  
45 once the following has been achieved:  
46  
47 At any point in time, the number of people experiencing sheltered or  
48 unsheltered homelessness will be no greater than the current monthly  
49 housing placement rate for people experiencing homelessness.  
50

21

1 **Section 4.** the Navigation Center is considered an emergency shelter location and  
2 use of emergency surge capacity will be activated and deactivated following  
3 requirements in AMC chapter 16.120, Emergency Shelter Plan for Homeless  
4 Persons.  
5  
6 **Section 5.** the Municipality calls upon all community partners to work together in  
7 achieving the goals of Anchored Home.  
8

22

# Navigation Center Construction Appropriation

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Dept. of Maintenance & Operations  
For Reading: April 12, 2022

ANCHORAGE, ALASKA  
AR NO. 2022-111 (S)

1 A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE REAPPROPRIATING NOT TO  
2 EXCEED FOUR MILLION NINE HUNDRED THOUSAND DOLLARS (\$4,900,000) WITHIN  
3 THE AREAWIDE GENERAL CAPITAL IMPROVEMENT PROJECTS (CIP) FUND (401800)  
4 PREVIOUSLY APPROPRIATED ON AO 2020-99, AS AMENDED FOR PROPERTY  
5 ACQUISITION AND APPROPRIATING NOT TO EXCEED ONE MILLION THREE  
6 HUNDRED THOUSAND DOLLARS (\$1,300,000) OF ALCOHOLIC BEVERAGES RETAIL  
7 SALES TAX FUND (206000) FUND BALANCE AS A TRANSFER AND APPROPRIATING  
8 SAID TRANSFER [AND APPROPRIATING TWO MILLION DOLLARS (\$2,000,000), WHEN  
9 TENDERED, AS A RESTRICTED CONTRIBUTION ALL] TO THE AREAWIDE GENERAL  
10 CAPITAL IMPROVEMENT PROJECTS FUND (401800) MAINTENANCE & OPERATIONS  
11 DEPARTMENT, TO BE USED FOR CONSTRUCTION OF AN ADULT SHELTER AND/OR  
12 NAVIGATION CENTER.

23

15  
16 **Section 1.** That the sum of Not to Exceed Four Million Nine Hundred Thousand Dollars  
17 (\$4,900,000) is reappropriated from previously appropriated funds on AO 2020-99, As  
18 Amended for property acquisition, within the Areawide General Capital Improvement Projects  
19 Fund (401800), Maintenance & Operations Department to be used for construction of an adult  
20 shelter and/or navigation center.  
21  
22 **Section 2.** That the sum of Not to Exceed One Million Three Hundred Thousand Dollars  
23 (\$1,300,000) of Alcoholic Beverages Retail Sales Tax Fund (206000) fund balance is  
24 appropriated as a transfer and appropriating said transfer to the Areawide General Capital  
25 Improvement Projects Fund (401800), Maintenance & Operations Department to be used for  
26 construction of an adult shelter and/or navigation center.  
27  
28 ~~[Section 3. That the sum of Two Million Dollars (\$2,000,000) of restricted~~  
29 ~~contribution revenue is appropriated to the Areawide General Capital Improvement~~  
30 ~~Projects Fund (401800), Maintenance & Operations Department to be used for~~  
31 ~~construction of an adult shelter and/or navigation center.]~~

24

# Design Specs and Criteria, Site Selection

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25

## Site Screening

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5 Sites identified out of 78 potential sites

- 3330 Denali (Johnsons Tire)
- 550 Bragaw (Old PNA Building; 7 acres vacant)
- 630 E Tudor (former Alaska Club)
- Tudor / Elmore current evidence lot
- Tudor / Elmore Devt Site (west; site 8 Tazier tract)

Criteria for potential mass care sites for the 2021/2022 winter season:

- Be available now (city owned, on real estate market, currently vacant)
- Have utilities available for immediate connection – water, sewer, electric and gas
- Space on property for surge capacity

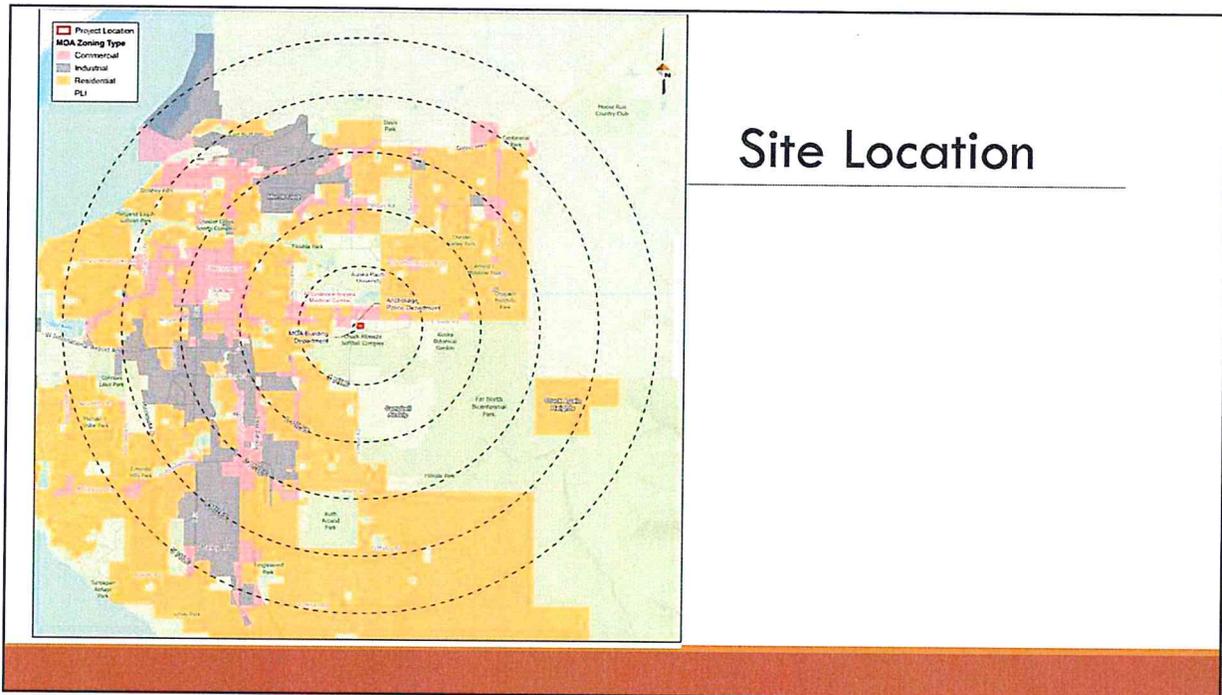
Criteria that any location must meet to be considered a potential alternative for long term care

- Zoning appropriate for shelter licensing (PLI or B3)
- Within 0.25 miles of public transportation or can easily be connected
- Can be fenced to provide site security.
- Meets health and safety standards within Municipal code and the CDC recommendations

Boutet Engineering performed preliminary site analysis that confirmed any of the 5 sites would be feasible, but with widely ranging estimated costs and schedules  
 (Lowest estimated unit cost option was tensioned membrane structure built on MOA owned site

- Renovation costs for identified potential congregate shelter sites and /or standard construction new build was significantly more than purpose built tensioned membrane structure

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# Site Location

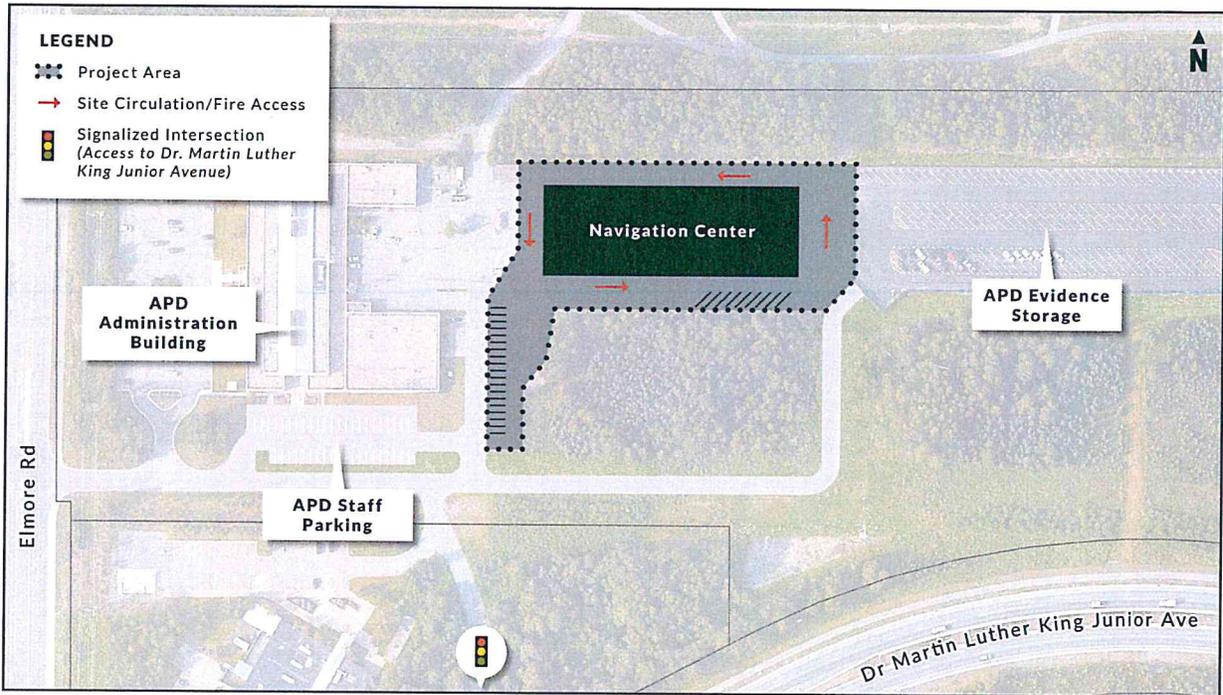
27

# Site Screening

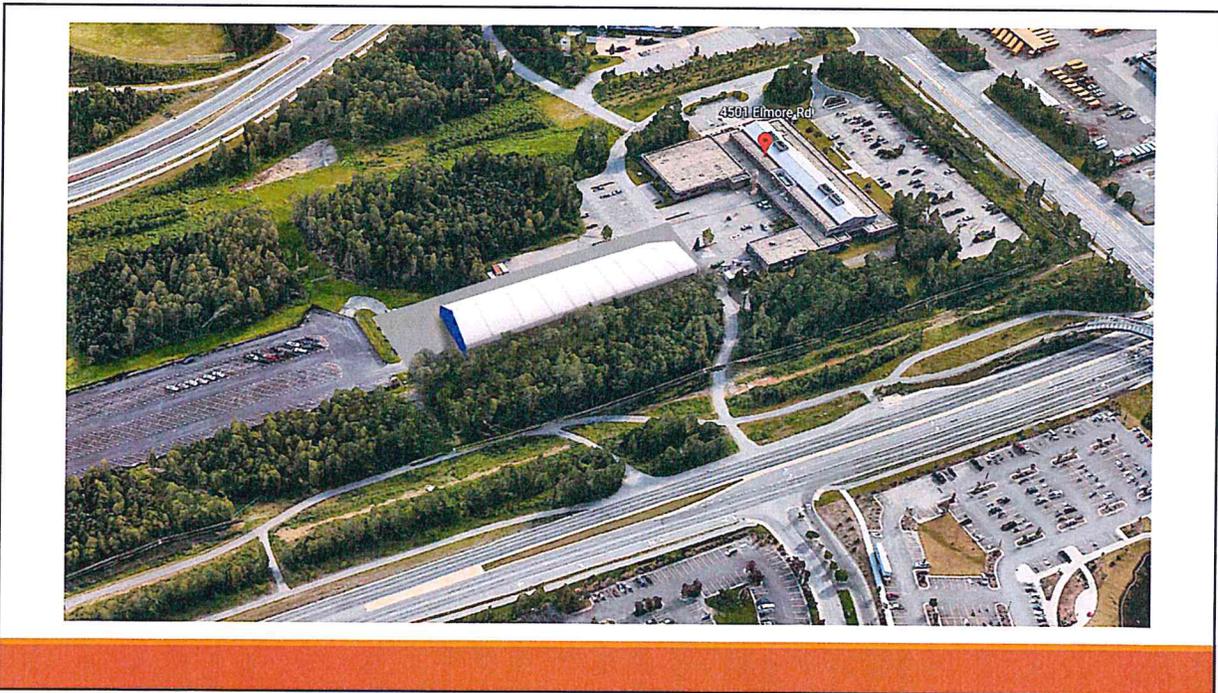
Site No.	Site Name	Address	City	County	State	Year Built	Area (sq ft)	Height (ft)	Notes
1	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
2	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
3	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
4	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
5	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
6	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
7	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
8	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
9	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
10	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
11	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
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19	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
20	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
21	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
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30	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
31	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
32	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
33	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
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63	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
64	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
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66	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
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71	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
72	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
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75	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
76	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
77	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
78	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...
79	10000 E. 10th Ave	10000 E. 10th Ave	Denver	CO	USA	1980	10000	10	...

Site	Available - City owned or otherwise vacant	Available within 1/2 mile boundary	Congregat. Design	Dispersed - High Intensity/High Density	Other Concerns	Mass Care Option?	PLI / B3 Zone	0.25 mi transportation	Low Term Option?
39 4263 Alameda	NO								
40 4400 Business Park Blvd	NO								
41 559 W Bluff Dr (old Petroleum Building)	NO		X						
42 507 E St	NO		X						
43 599 W 3rd Ave	NO		X						
44 512 Eyak Dr	NO		X						
45 525 E 4th (Henry House)	NO		NO	X					
46 6489 Chaperpoint Dr	NO								
47 7200 15 St (old Denver Marriott BEST WESTERN)	NO		NO	X					
48 702 W 32nd	NO								
49 720 W 5th (Westmark Hotel)	NO		NO	X					
50 814 W Northern Lights Blvd (old Mart Mall)	NO								
51 811 E St (Parkview Center)	NO								
52 849 E 36th Ave (VECO)	NO			X					
53 Best Western Golden Lion	NO								
54 Densdale center	NO			X					
55 102 Furniture Warehouse	NO								
56 O'Malley Mall	NO								
57 O'Malley Square	NO								
58 Parkwood Inn Apartment	NO								
59 Salvation Army 8th Ave	NO								
60 Sears Warehouse	NO								
61 Sheraton Anchorage Hotel & Spa	NO		NO						
79	NO								

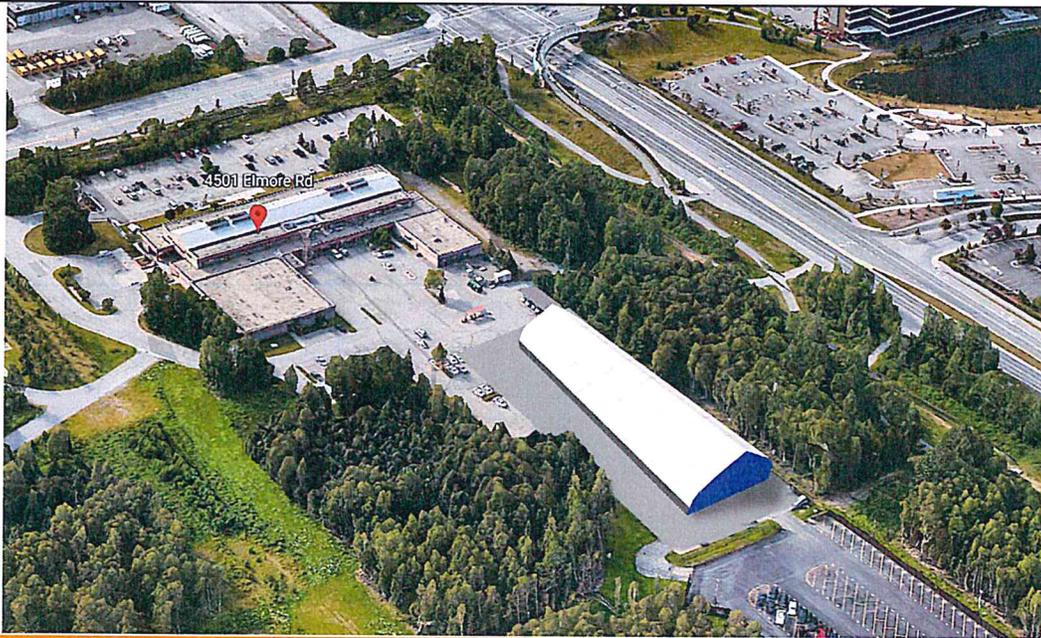
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## Navigation Center Design Criteria

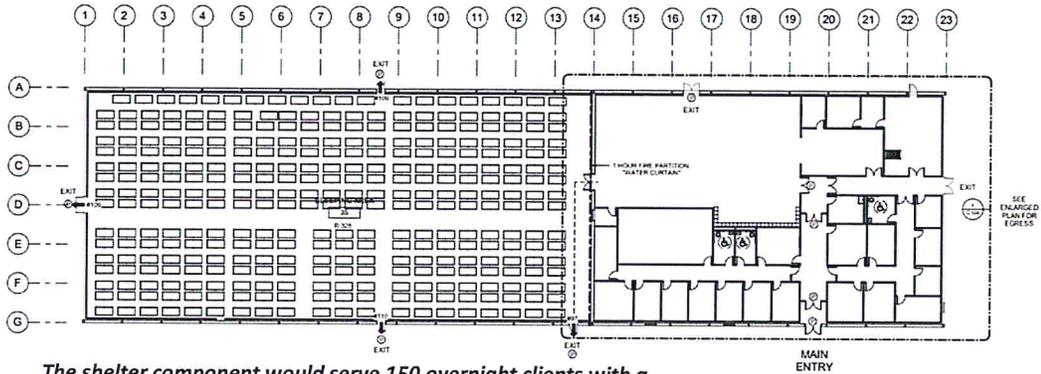
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The MOA requested the following main space program elements:

- Intake and facility management
- Gathering and communal dining
- Overnight shelter
- Treatment and counseling
- Food service
- Building support and storage
- Site amenities

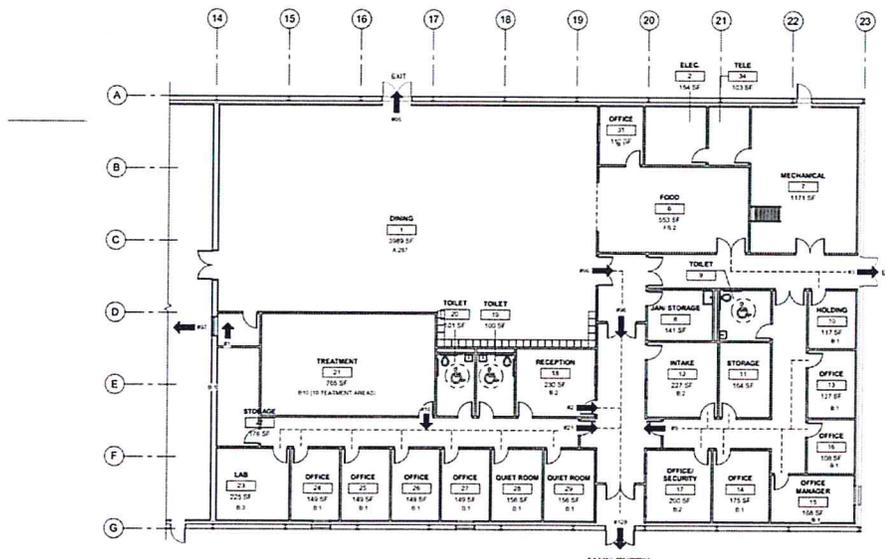
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# Initial Schematics



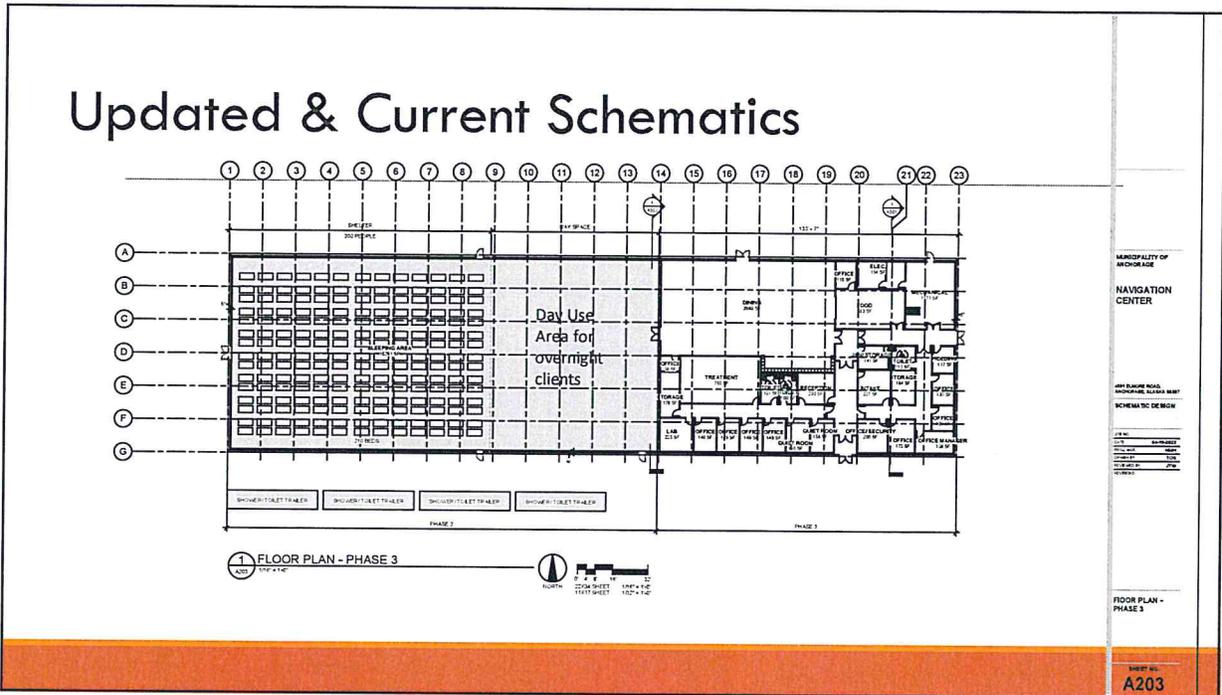
*The shelter component would serve 150 overnight clients with a capacity for 50 overnight clients in an emergency situation*

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## Construction Manager/ General Contractor

### Overview

The CM/GC (Construction Manager/General Contractor) is a Project Delivery Method that has many benefits, most important for the Navigation Center Project is the being able to speed up the design and construction process, ultimately shortening a projects time period. Having a Contractor on the team early in the process allows them to join the team in an advisory role that can give real time information on material procurement times and schedule.

38

### Key Features

- Design Team and CM are separate and independent contracts – both entities contract directly with the Owner/Client
- CM/GC selected early (design at 35% or less). Selection is primarily made on qualifications
- CM/GC gets actively involved in the design and scheduling process right away once selected
- CM/GC provides feedback during the design process including constructability reviews, value engineering suggestions, and construction estimates
- CM/GC to provide GMP Cost Estimate at roughly 65% design level. Owner may choose to reject the GMP offer and proceed with the Design/Bid/Build delivery method

Overall, utilizing the CM/GC process for the Navigation Center Project is going to allow MCG and RHC to begin early to mitigate risk during the design phase, which will ultimately reduce or eliminate any unexpected setbacks during the construction phase.

For this project in particular – schedule is going to be the biggest risk and the CM/GC delivery method is going to give the entire team the best chance to accelerate this project and deliver it quicker than any other delivery method.

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## Sprung Structure



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# Sprung Structure



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## Site and Area Mitigation Measures



Building is fully sprinklered



Additional Hydrants will be placed at the site



Fire access provided around the entire facility



APD nearby for additional support for safety and security



Operations:

Consideration for added security to reduce camping within 1 mile radius of facility  
Trash pick-up around and near the area

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# Permitting, Schedule, Public Involvement, Long Term Vision

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## Permitting Process

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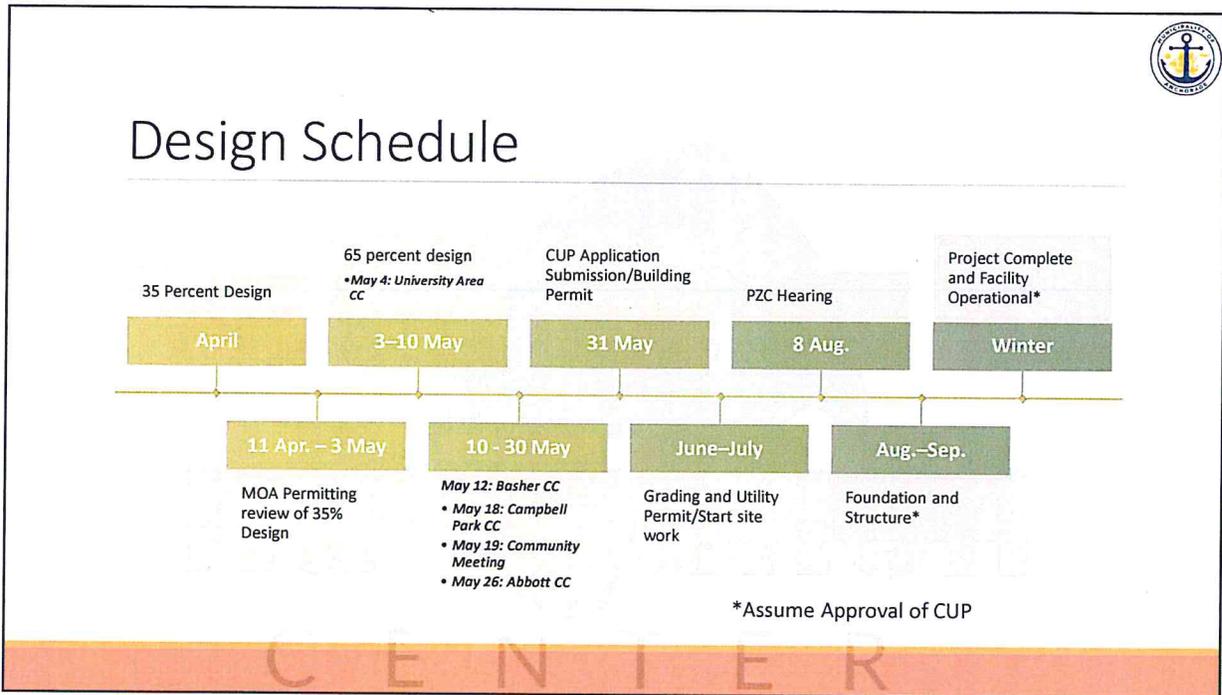
**Zoning:** PLI, Public Lands & Institutions

**Use:** Homeless & Transient Center

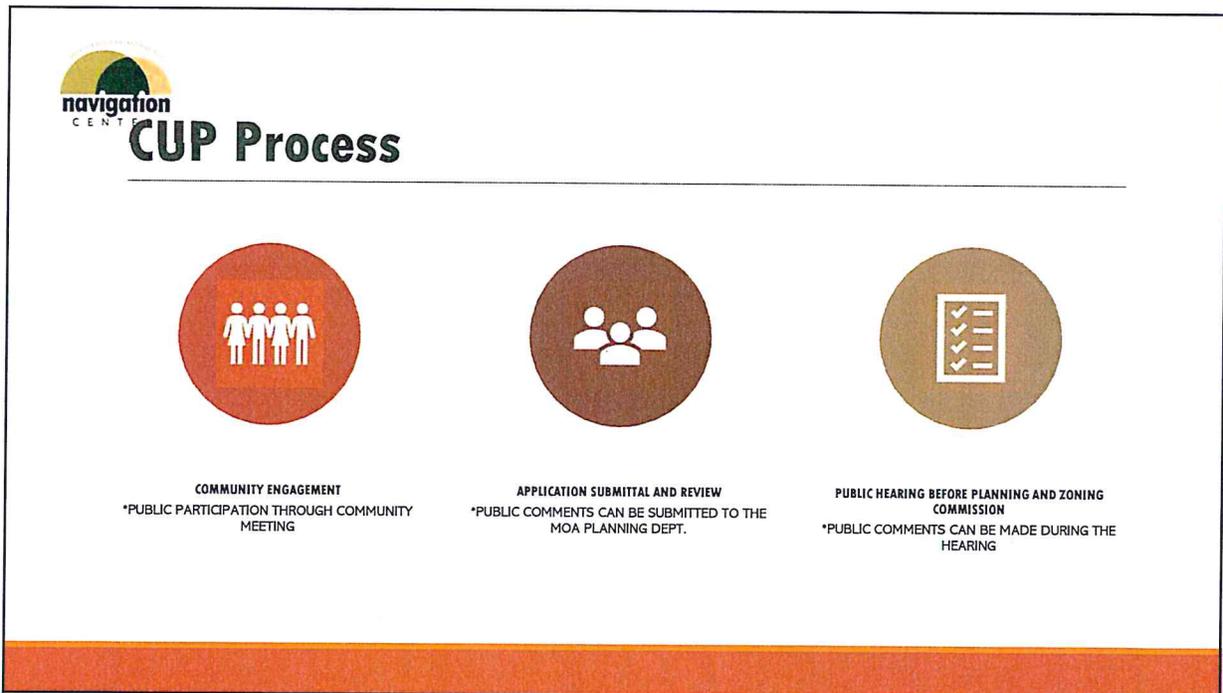
*Homeless & Transient Center is allowed in PLI zoning District with a Conditional Use Permit*

- **Conditional Use Permit**
  - AMC 21.03.140.B.2: A site selection is not required for facilities that are subject to approval of a conditional use under this title
    - A site selection process was completed by the Homeless Coalition
- **Wetland Permit Modification**
  - Area was previously permitted, and mitigation paid to the USACE for the APD master plan.
    - Permit will be amended for this project
- **Building Permit**

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## Sullivan Arena June 30<sup>th</sup> Interim Plan

Two Hotels: Guest House (131, possibly more with couples/roommates) Sockeye (61, possibility for double occupancy)

Aviator Hotel: Over 20 Vacant rooms today, but offered another 25 rooms for the interim..

Hotel Space – 2 would like to remain anonymous at this time.

Increased system capacity city wide (BFS, Henry House, Annex)

Opportunities: for Covenant House to clients 25 and under

Veterans: VA System, Chris Kyle, Salvation Army

Relying on Community Partners for additional placement and returning to pre pandemic operating levels.

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These resources  
do not negate a  
need for a  
Navigation Center  
and low barrier  
shelter

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## Long Term Use of Facility

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**Section 3.** the Municipality commits to ending operations of the Navigation Center once the following has been achieved:

At any point in time, the number of people experiencing sheltered or unsheltered homelessness will be no greater than the current monthly housing placement rate for people experiencing homelessness.

Decision Point: Once low-barrier shelter side closed, does Navigation Center side still play role in overall homeless response system? Administration's answer is yes, Nav Center is integral part of the homelessness response network. Once the low barrier shelter closes, we will redirect to emergency preparedness response.

Emergency Preparedness Needs: Food Security, water storage, emergency response for constituents experiencing emergency shelter needs as a result of fire or earthquake etc

## Breakdown of Costs

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## Rough Order of Magnitude Costs

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Procure and Ship Sprung Structure: \$2,500,000

Erect Structure: \$750,000

Site Development Costs:

- Water and Sewer Service: \$600,000
- Gravel Import: \$750,000
- Foundation Complete: \$1,260,000

Interior Buildout: \$3,150,000

Direct OH: \$1,869,575

Total Project Cost: \$10,361,500

Contingency: \$1,036,150

TOTAL CONSTRUCTION BUDGET: \$11,915,725

51

## Rough Order of Internal Costs

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Interior Costs: Rough Estimate of FF&E - \$1.5 million

There are current offers from Community Partners to donate FF&Es (Bare minimum essentials)

We are encouraged that Community Partners will continue to join to help furnish the interiors once the Nav center is committed to by you.

We do not want to say we will not need allocation, but will exhaust all other options before requesting funding.

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# Operations

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## What We Know About a Navigation Center

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Must be welcoming and inviting. A place where people want to go to.

Must be service enriched and have things for people to do – day engagement services are crucial.

Must have amenities people are looking for to live their daily lives.

Must be safe for the clients and neighbors.

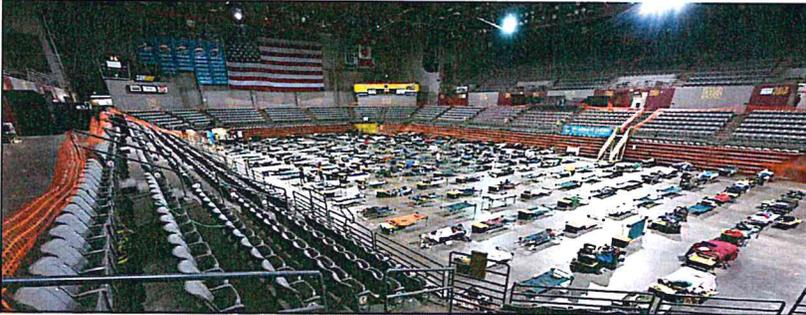
Must have a great operator.

5  
6 **WHEREAS**, the Municipality of Anchorage defines a “*Navigation Center*” as  
7 a Housing First, low-barrier, service enriched environment  
8 focused on moving individuals experiencing homelessness into permanent  
9 housing that provides temporary living facilities while case  
10 managers connect individuals experiencing homelessness to income, public  
11 benefits, alcohol and drug substance misuse treatment, health services, shelter,  
12 and housing; and  
13

54

Compared to the Sullivan, the Navigation Center is...

- Smaller
- Safer
- Intentionally Built
- More opportunities for personal space/Community
- Meets the needs of the clients better.



## Differences + Lessons Learned from the Sullivan

The Sullivan Arena can no longer be the status quo

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## Emergency Surge Capacity

**16.120.020** - Emergency shelter plan activation and deactivation.



- A. The emergency shelter plan shall be activated in the following circumstances: (1) automatically, with no further action required by the department, when the outside temperature drops to 45 degrees Fahrenheit or below on the day when sheltering begins, by ambient or wind-chill measures; (2) at the discretion of the Mayor during declaration of a civil emergency; or (3) when the director determines in writing that a lack of available shelter options otherwise poses a danger to the life and health of unsheltered people within the municipality.

The administration intends to turn on all available emergency capacity throughout the Municipality before activating the emergency surge capacity at the proposed Navigation Center. The Muni commits to not filling only to this location.

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## How to Provide Input and Stay Informed



- Email Us: [MOANavigationCenter@DOWL.com](mailto:MOANavigationCenter@DOWL.com)
- Project Website: [www.MOANavigationcenter.com](http://www.MOANavigationcenter.com)
- Mayors Web Page: [Mayor Mayor \(muni.org\)](http://Mayor Mayor (muni.org))
  - Homelessness Tab
- Complete online survey to comment electronically



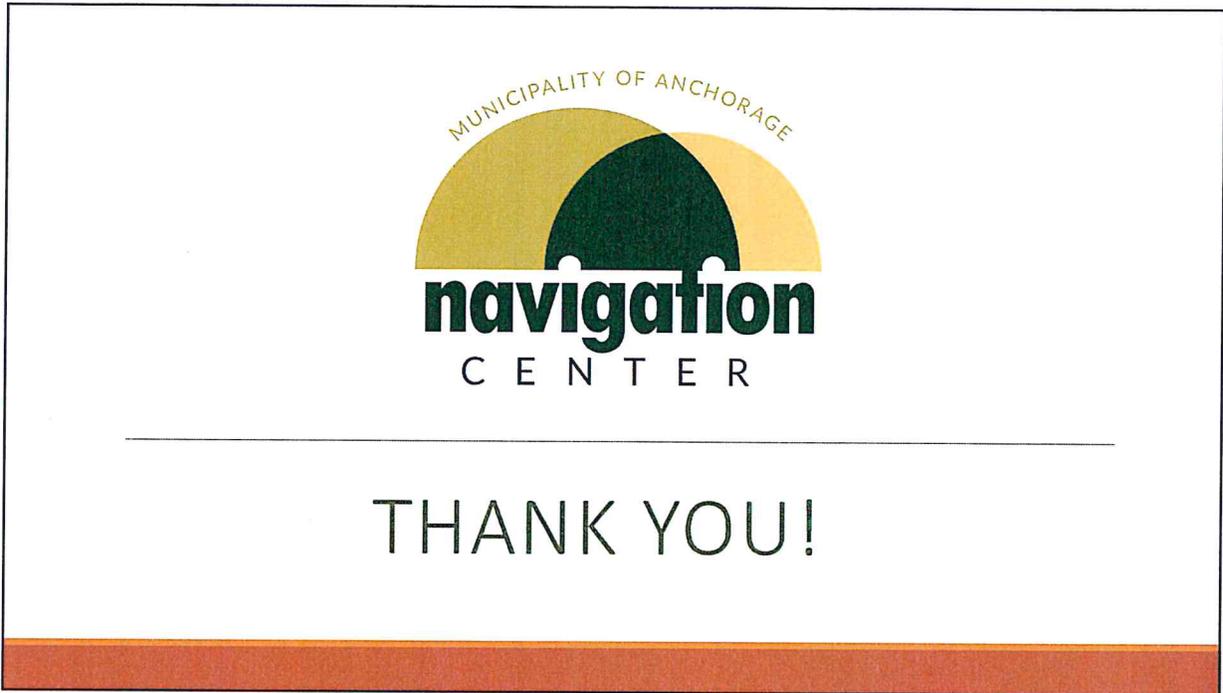
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### What is Next?

	Assembly Hearing	May 10 <sup>th</sup>
	Community Meeting	May 19 <sup>th</sup> 5:30 pm to 7:30 pm Loussac Library, Assembly Chambers
	CUP Submittal	May 31 <sup>st</sup>
	CUP Hearing	August 8 <sup>th</sup>

58



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**BASHER COMMUNITY COUNCIL MEETING**

**05/12/22**



STUCKAGAIN AND NEAR POINT, LOOKING EAST FROM FAR NORTH BICENTENNIAL PARK

# BASHER COMMUNITY COUNCIL

## NEWSLETTER

May 5, 2022, Rev. 1, May 11, 2022

**NEXT COUNCIL MEETING:** Thursday, May 12, 2022, 7:00 PM – 8:30 PM.

**LOCATION:** This will be a regular in person BCC meeting,  
BAXTER ELEMENTARY SCHOOL, LIBRARY ROOM.

**AGENDA ITEMS FOR May 12:**

- Open the floor for additional nominations for the BCC Officer Elections
  
- Open paper ballot to elect BCC Officers in the following order:
  - President
  - Vice President
  - Treasurer
  - Secretary
  - At Large Executive Board
  
- LEGISLATIVE AND ASSEMBLY REPORTS (as available)
  - Liz Snyder, SOA Representatives report
  - Roger Holland@, SOA Senate report
  - Pete Peterson, MUNI Assembly report
  - Forrest Dunbar, MUNI Assembly report (By phone)

- FIRE STATION NO. 14 REPORT – A Shift (as available)
- A Presentation by Dowl's LaQuita Chmielowski on the Proposed Homeless Shelter/Navigation Center SE of Tudor Rd and Elmore Rd. Following the 10 minute presentation, the floor will be open for questions and responses.
- LRSA REPORT

S6/CAR LRSA REPORT– One of the LRSA Board Members will be available to present the LRSA report. (LRSA will decide who will present).

- Regular BCC CIP list report (Construction in Progress)-We will be putting in our submittal request to the MUNI Public Works on or before the May 31, 2020 deadline. Our LRSA Board and I believe that our priority should remain as we have indicated past several years: to upgrade the section of Basher Road from mile 1.1 to mile 3.5 (top Big Hill) to include offsetting bike/walking trail as was also outlined in previous annual submittals. Additional parking and other ideas will be discussed during this meeting.
- There will be an update (to be determined) on the recent Basher Community Patrol and Safety Committee Meeting held on 5/4/22.

Basher Community Patrol and Safety Committee Members:

Troy Weiss, Diane Schenker, Loran Baxter, Robin Dublin, Hilary Morgan, Doug Luiten, Barbara Luiten, Nancy Boardman, Michael Norman

- The alternate Federation of Community Councils (FCC) Delegate is still Hilary Morgan. Margaret Nelson is still the 2<sup>nd</sup> alternate Delegate. Susan Kent-Crafts is still the 3<sup>rd</sup> alternate Delegate. These FCC meetings are still via ZOOM. When face to face meeting resume, anyone else who wishes to attend any of the monthly FCC meetings, that are usually held on the 3<sup>rd</sup> Wednesday of the month, 6-8 p.m., in the 1st Floor conference room at 1057 West Fireweed Lane, Suite 100, is certainly welcome to do so. The next FCC ZOOM meeting is May 18, 2022. It is anticipated that in person meetings will resume after this May ZOOM meeting.

Thank you,  
 Don Crafts, Basher Community Council President  
 343-8451 (w), 952-4627 (c), 344-5666 (h)



# Welcome

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## Agenda

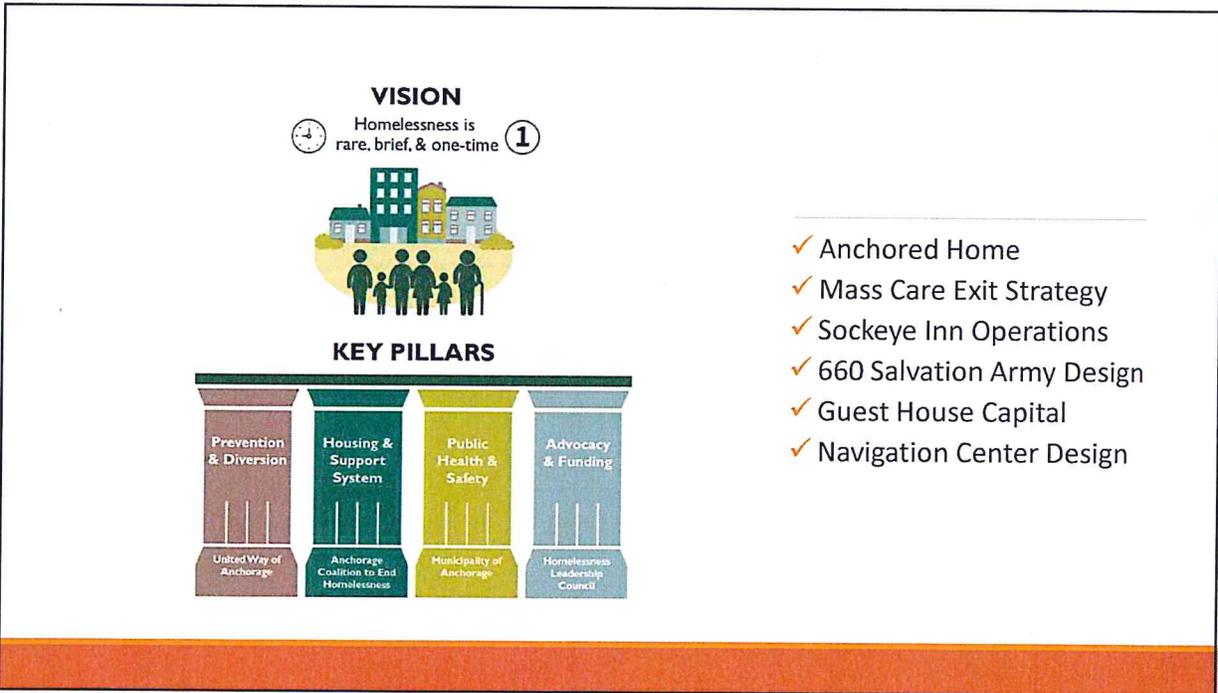
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- Common Ground
- Operations
- Site Selection
- Project Design
- Permitting & What is Next

2

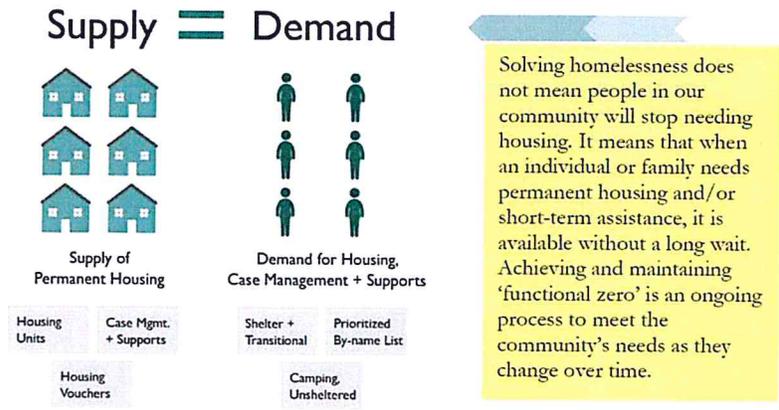
# Common Ground

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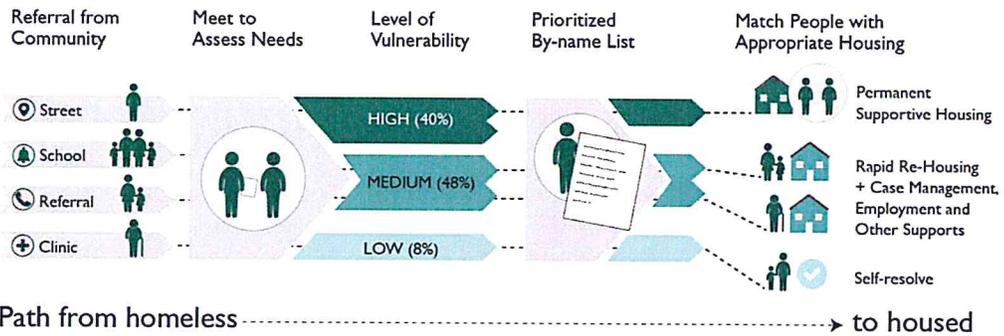
# Functional Zero



5

# Coordinated Entry

## Coordinated Entry System to Match People with Housing and Supports



6

# Operations

7

**What We Know About a Navigation Center**

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Must be welcoming and inviting. A place where people want to go to.

Must be service enriched and have things for people to do – day engagement services are crucial.

Must have amenities people are looking for to live their daily lives.

Must be safe for the clients and neighbors.

Must have a great operator.

5 |  
 6 | **WHEREAS**, the Municipality of Anchorage defines a “*Navigation Center*” as  
 7 | a Housing First, low-barrier, service enriched environment  
 8 | focused on moving individuals experiencing homelessness into permanent  
 9 | housing that provides temporary living facilities while case  
 10 | managers connect individuals experiencing homelessness to income, public  
 11 | benefits, alcohol and drug substance misuse treatment, health services, shelter,  
 12 | and housing; and  
 13 |

8

Site and Area Mitigation Measures

-  Fire Safety:
  - Building fully sprinklered
  - Additional hydrants being placed at the site
  - Fire Wise Design
-  Nearby Camping and Loitering
  - Added security to reduce loitering and camping within a 1 mile radius of facility
-  Cleanliness
  - Trash pick-up around and near the site
-  Additional Safety:
  - APD nearby for additional support for safety and security
-  Operations
  - Friendly and inviting for clients
  - Gathering spaces within the building

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# Site Selection

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10

## Site Screening

### 7 Sites identified out of 78 potential sites

- 3330 Denali (Johnsons Tire)
- 550 Bragaw (Old PNA Building; 7 acres vacant)
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11

## Site Screening

### GO/NO GO Criteria for ALL Sites:

- Not in the Downtown District
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- Within 0.25 miles of public transportation or can easily be connected
- Can be fenced to provide site security
- Meets health and safety standards within Municipal code and the CDC recommendations

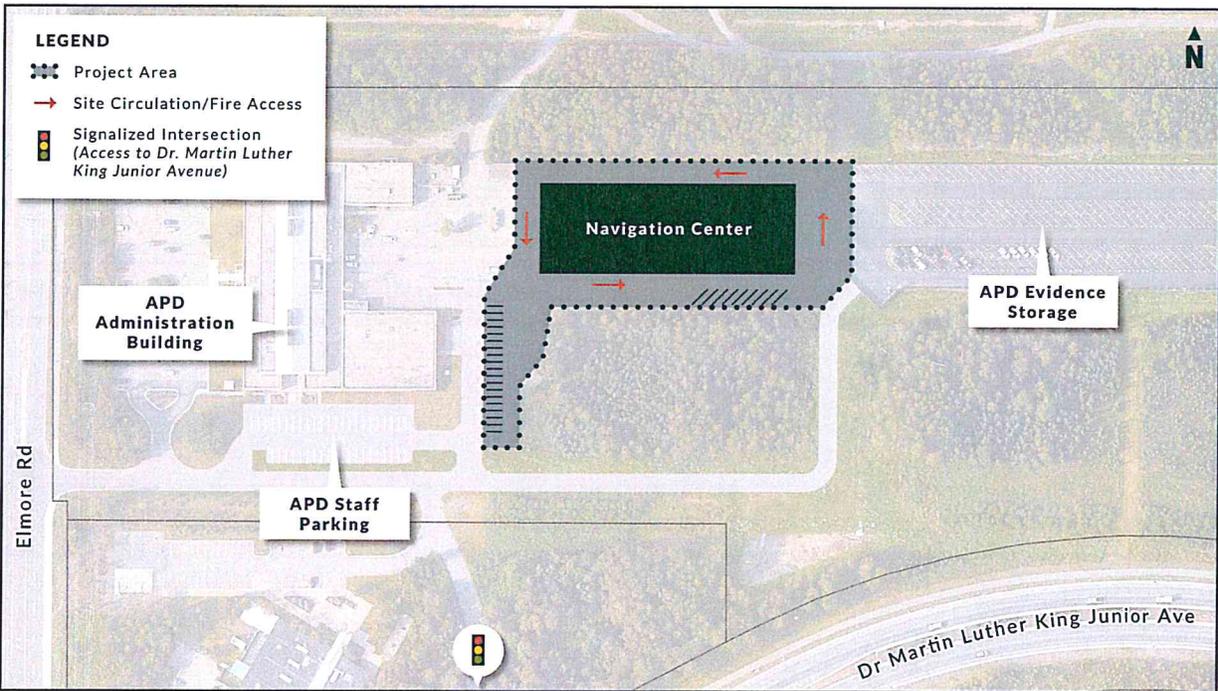
### Criteria that any location must meet to be considered a potential alternative for long term care

- Be available now (city owned, on real estate market, currently vacant).
- Have utilities available for immediate connection – water, sewer, electric, and gas.
- Space on property for surge capacity
- Boutet Evaluation Addressed:
  - Zoning District
  - Accessibility
  - Soil and Drainage
  - Availability of Utilities
  - Environmental Resource Sensitivity
  - Acquisition and Development Cost

12

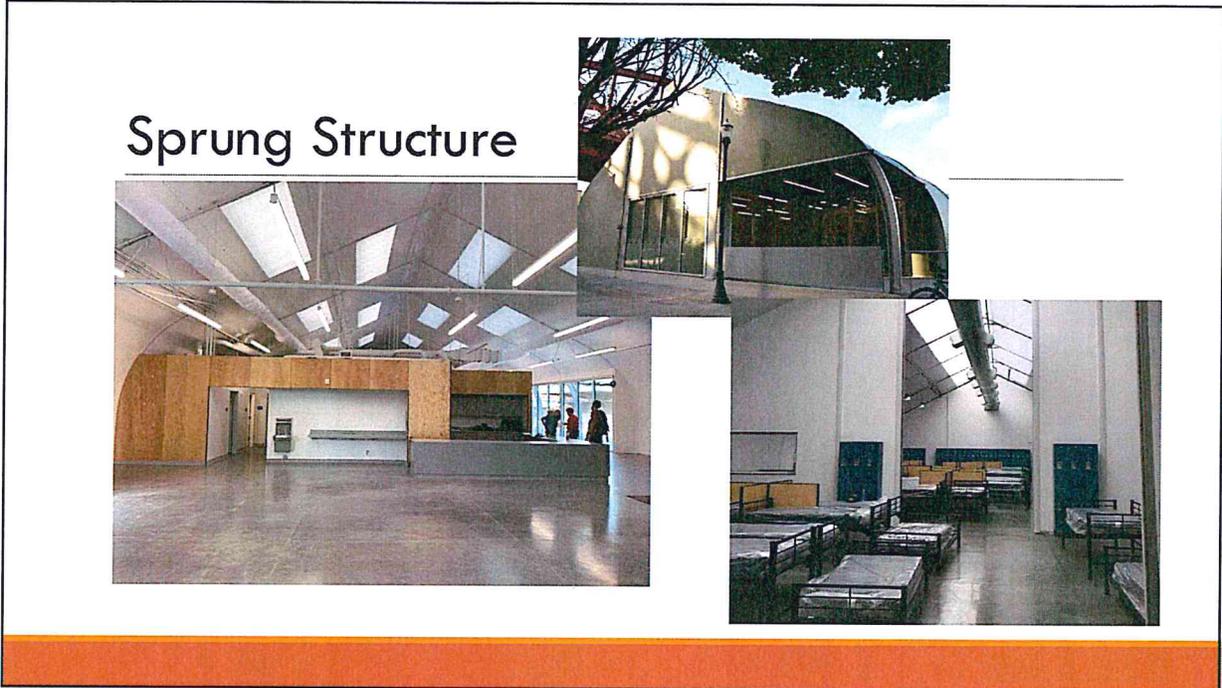
# Project Design

13



14





17

# Permitting & What's Next

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18



# Permitting Process



**Zoning:** PLI, Public Lands & Institutions

**Use:** Homeless & Transient Center

*Homeless & Transient Center is allowed in PLI zoning District with a Conditional Use Permit*

- **Conditional Use Permit**
  - AMC 21.03.140.B.2: A site selection is not required for facilities that are subject to approval of a conditional use under this title
    - A site selection process was completed by the Homeless Coalition
- **Wetland Permit Modification**
  - Area was previously permitted, and mitigation paid to the USACE for the APD master plan.
    - Permit will be amended for this project
- **Building Permit**



# CUP Process



**COMMUNITY ENGAGEMENT**

\*PUBLIC PARTICIPATION THROUGH COMMUNITY MEETING



**APPLICATION SUBMITTAL AND REVIEW**

\*PUBLIC COMMENTS CAN BE SUBMITTED TO THE MOA PLANNING DEPT.



**PUBLIC HEARING BEFORE PLANNING AND ZONING COMMISSION**

\*PUBLIC COMMENTS CAN BE MADE DURING THE HEARING

## What is Next?



	<b>Community Meeting</b>	May 19 <sup>th</sup> 5:30 pm to 7:30 pm Loussac Library, Assembly Chambers
	<b>CUP Submittal</b>	May 31 <sup>st</sup>
	<b>CUP Hearing</b>	August 8 <sup>th</sup>

21



navigation

CENTER



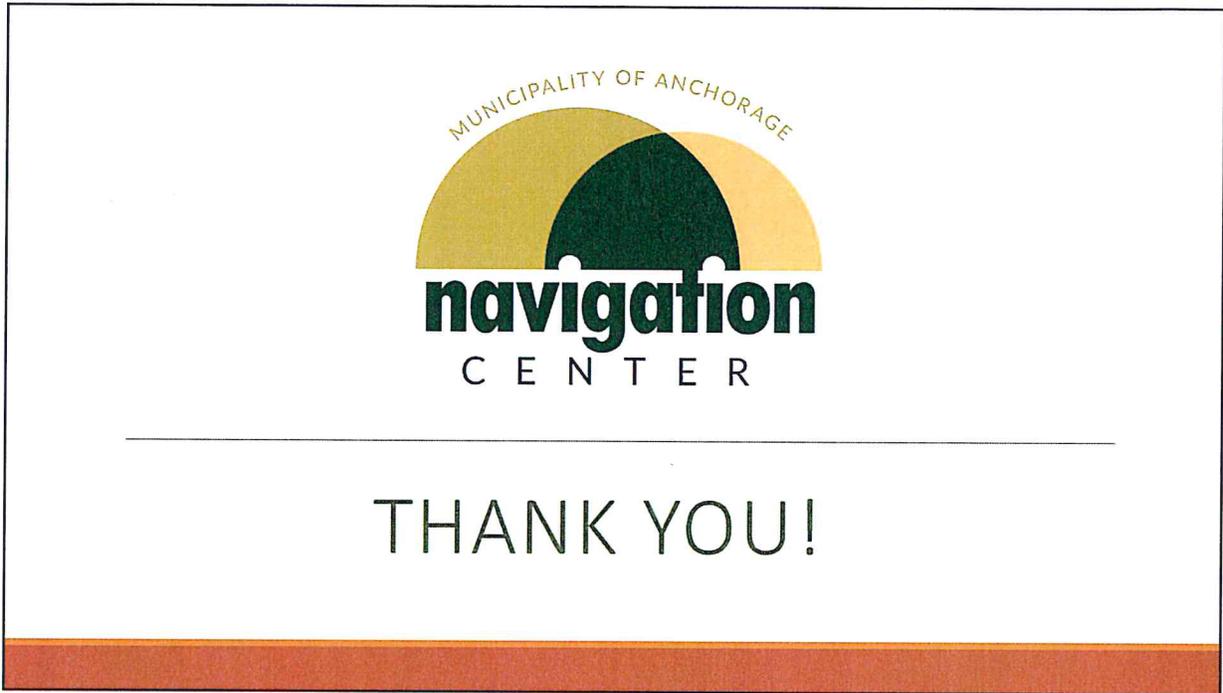


## How to Provide Input and Stay Informed

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- Email Us: [MOANavigationCenter@DOWL.com](mailto:MOANavigationCenter@DOWL.com)
- Project Website: [www.MOANavigationcenter.com](http://www.MOANavigationcenter.com)
- Mayors Web Page: [Mayor Mayor \(muni.org\)](http://Mayor Mayor (muni.org))
  - Homelessness Tab
- Complete online survey to comment electronically

22



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**MOA COMMUNITY MEETING**

**05/19/22**



# MEMORANDUM

TO: Municipality of Anchorage  
FROM: LaQuita Chmielowski, PE  
DATE: 6/14/2022  
SUBJECT: MOA Navigation Center CUP Presentation (May 19<sup>th</sup>, 2022)

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## ***Summary of Community Comments***

- **Speaker 1:** Andrew from Campbell Park
  - o Are these services referenced in nav center provided at the Sullivan Arena currently? Campbell Park CC not getting respected.
    - Panel Response: The Sullivan Arena was not stood up as a permanent shelter. It was proposed a COVID emergency shelter.
    - Panel Response: Still plan to meet with Campbell Park CC in June
- **Speaker 2:** Jace resident and business owner in Fairview, chair of homelessness ad hoc committee
  - o What do we do with people who are in need of mental evaluation and treatment?
  - o Many homeless residents are on a first name basis with APD. You can't keep people from going back to the streets after they go through a navigation center.
    - Panel Response: Is there something that the homeless value near the Sullivan Arena?
      - Speaker Response: They have a sense of place in the woods near the Sullivan and there are more services located there. A sense of community and belonging.
    - Panel Response: Meet the homeless community where they are. Alcohol tax helps the Muni to assist the homeless community. API has seen success but there are challenges. But the biggest challenge is housing. The Sullivan Arena was designed for hockey, yes there might be similar challenges at the Nav Center, but it is still better.
      - Speaker Response: Will there be mental health services at the Nav Center?
    - Panel Response: Yes, there will be multiple places in the Nav Center set aside. The Anchoride shuttle comes almost hourly to the Sullivan Arena, but the Nav Center will be better suited for services.
  - o What is the plan for those who have successfully detoxed? The concern is that some may only go back to the woods.
    - Panel Response: Salvation Army has a 60-bed long-term shelter that will be online by November. Anchorage does not have any "lockdown wards" which is a challenge. 12 additional treatment beds for women-only just came online.
      - Speaker Response: Will Muni be providing transportation?

- Panel Response: Yes, transportation will be provided to get to services. In terms of timelines, now that we have funding, we can better set a future timeline and know when exactly things are coming online.
- Panel Response: Anchorage Coalition to End Homelessness has been able to identify resources that help the homeless population transition to better or more permanent living situations and services that help them.
- Are there concerns about the gap between the Sullivan Arena closing and the Nav Center opening? What about the people that refuse to be “navigated”?
  - Panel Response: Medically fragile, intensive cases will be able to start going into Sockeye Inn on June 6th which will open up Brother Francis for normal capacity. Then, 131 rooms at the Guesthouse will provide 10 placements a day for people in the workforce. The plan for the Sullivan Arena is to transition as many folks as we can to permanent situations. Many of the homeless go to work, but studios, 1beds, 2beds are expensive in Anchorage. Rental Assistance Funds are for the Sullivan community but also the entire Anchorage community.
- How do we deal with not overloading social workers?
  - Panel Response: We pay \$4.2 million to social services; the money is used to go towards cases. They are understaffed, only 7 or 8 case workers. The Muni has 3 or 4 MSW's that work right from the library.
- What are the plans for cleaning?
  - Panel Response: There will be a separate RFP for that. We have realized a hybrid style where the MOA handles some aspects of the Nav Center and the other pieces are contracted out.
- **Speaker 3:** Steven from UMed Area
  - What is the community mitigation plan for the area around the Navigation Center?
    - Panel Response: The navigation center will be open 24 hours a day, but there will not be a “come-and-go” mentality. A client will come in, check in, get searched, then will be accepted into the facility. We will be receiving them where they are and get the right services so that they don't end up camping in the park.
    - Panel Response: There is a major emphasis on moving pedestrians/clients to Tudor and getting them safely across.
    - Panel Response: A third of the building is dormitories to sleep 150, a third is for the dayroom, the final third is social services. The two-year plan is to use the dormitory section for other uses. We are trying to show that we plan to use this navigation center for other emergency uses in the future
  - Are you going to have a 24-hour transit service?
    - Panel Response: We can't guarantee a 24-hour transit service, but we will use different services to get people out to the Navigation Center. The requirement of the Navigation Center will need to have an operator with 3 years of experience.
  - Is there going to be a Navigation Center downtown?

- Panel Response: There is a potential navigation center, but it is a year out from being operational.
- Will you be keeping existing fences around the perimeter?
  - Panel Response: Yes, some fences will need to be upgraded.
- Will you have enough room for parking?
  - Panel Response: There is enough parking according to Title 21 and we are responding to stakeholder comments.
- Did the Navigation Center come about because of COVID-19?
  - Panel Response: That's a complicated question, but no not necessarily. We have a new mayor in office, the alcohol tax has pushed them to have the confidence to construct the navigation center. Housing prices and healthcare are also issues that have pushed us towards the Navigation Center.
  - Panel Response: This is a statewide issue; we are hoping to collaborate at all levels of government to operate this business.
  - Panel Response: The operational side is not going to come out of the alcohol tax, but out of the ARPA funds that Alaska received.
- Have you negotiated a contract yet?
  - Panel Response: Not yet the estimate and schedule are catching up with stakeholder desires while trying to meet the objective.
- Will you have service animals?
  - Panel Response: Yes, we are required by law to allow service animals, but there will not be non-service animals allowed.
- **Speaker 4:** Blake from University Area CC
  - Will people be able to take the bus for free?
    - Panel Response: We will not be providing free bus passes, but we will be providing free vouchers to get them a ride out to the Navigation Center: Uber, Lyft, Anchoride.
  - What does enforcement of loitering look like? Are you going to move people off benches? Are you just looking for tents?
    - Panel Response: We cannot enforce keeping anyone off benches outside our property. We will be enforcing a no camping ban in a certain proximity to the Navigation Center, as well a burn ban. We will be trying to provide the best services possible at the Navigation Center.
  - Will that be that same 10-day camping enforcement like you do throughout the Muni?
    - Panel Response: When we firm up our operational plan, we can't allow camping because we can't allow the fire danger to the neighborhoods. The MOA is working with BLM to make the firebreaks better. We believe we can declare this area as an emergency area because of the fire danger. We believe that there will be a zero-tolerance policy for camping.

- Panel Response: The Navigation Center is a response to Martin v. Boise because the Muni wants it to be so attractive that people will come to there instead of camping.
- What more will we know about the project before it goes to hearing?
  - Panel Response: There will be no surprises for the community in that application and you have heard about 90% of what is going in the application here today.
- What construction activities can happen before the approval date?
  - Panel Response: Any utility work could happen before that date.
- It has been difficult to get answers to questions since this project first came up.
  - Panel Response: The community councils affected by this project will have a seat on the advisory board that will overlook the Navigation Center.
- Is the Golden Lion treatment facility still a part of this?
  - Panel Response: We plan to do an RFP for drug treatment at the Golden Lion. The Golden Lion is being sold; we have two bidders on it right now. The next step after the Navigation Center is the workforce housing along with other pillars of the Anchorage homeless plan
- **Speaker 5**
  - This meeting was not noticed, nobody knew about it. The Assembly did not know about it.
    - Panel Response: The meeting was publicly noticed with a postcard that was sent to the mailing list that is provided by the MOA.
- A few individuals declined to enter the meeting and shared the following comments:
  - Additional senior housing is needed and in safer areas than the current senior housing options.
  - Additional affordable housing options are needed for working people who cannot afford the rental market. Affordable options should include paths to home ownership.



# Welcome

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## Agenda

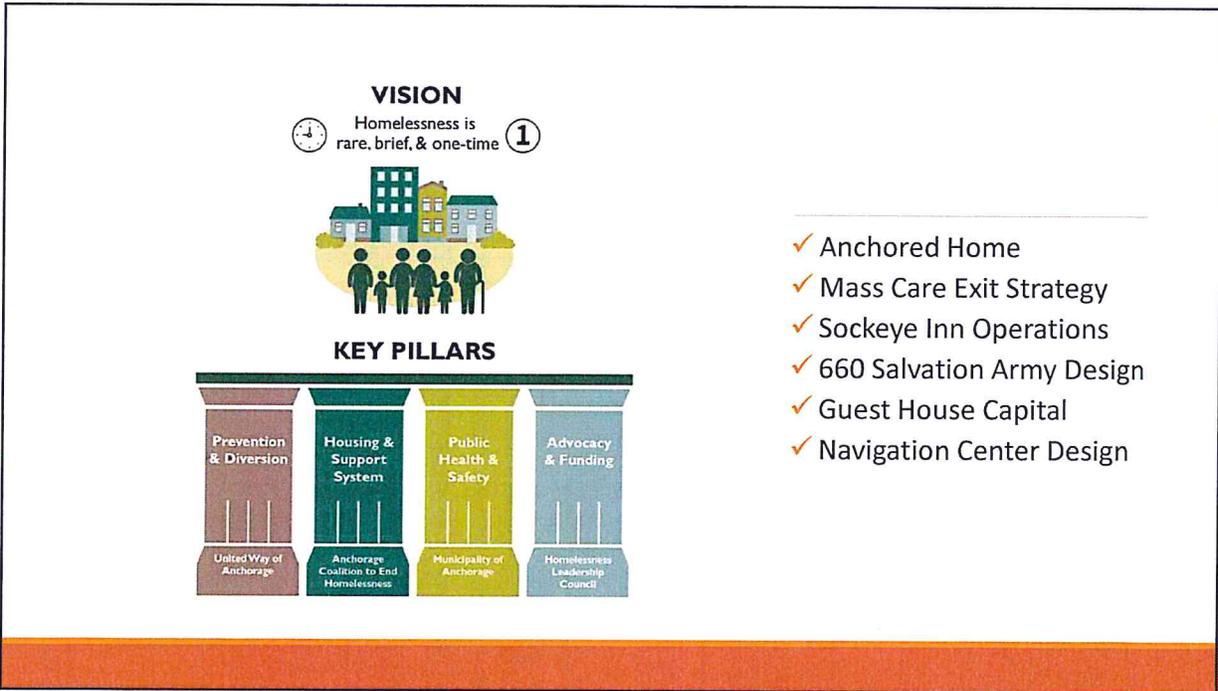
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- Plan to End Homelessness
- Operations
- Site Selection
- Project Design
- Permitting & What is Next

2

# Plan to End Homelessness

3



4

# Operations

5

## The Keys to Success for the Navigation Center

- Must be WELCOMING AND INVITING. A place where people want to go to.
  - To get services or to be housed temporarily.
- Must be SERVICE ENRICHED and have things for people to do – day engagement services are crucial.
  - Keeping people active and engaged keeps them from loitering near or around the facility.
- Must have AMENITIES people are looking for to live their daily lives TO BE WELCOMING.
- Must be SAFE for the clients and neighbors.
- Must have a GREAT OPERATOR
  - The operator is the key to success of the facility.

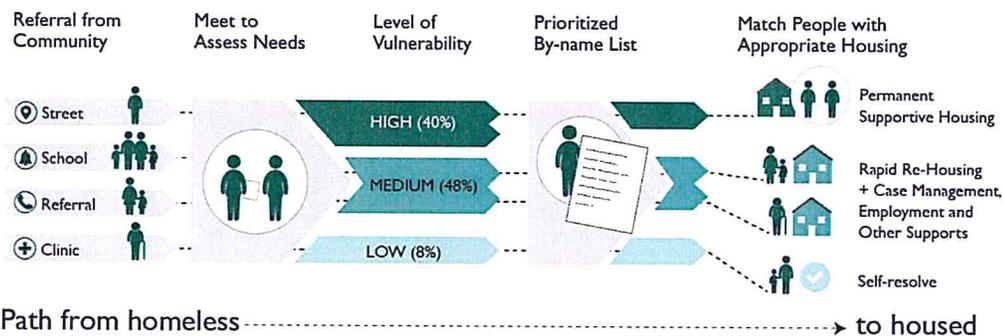
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12 and housing; and  
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6

## Coordinated Entry

### Coordinated Entry System to Match People with Housing and Supports



7

## Facility Operations Highlights

### Navigation Services

- Navigator assigned to every client to work towards permanent housing, and, if applicable, employment
- Navigators prevent clients from getting "stuck" on common issues like:
  - Accessing public benefits
  - Obtaining mental care and health care
  - Referrals to substance misuse treatment
  - Obtaining an ID
  - Getting a haircut (simple, but important!)
  - Transportation



### Prevention

- Clients don't need to be homeless to seek help. Address homelessness BEFORE it happens.

No single point of failure. Operational contracts expected to be spread between multiple entities.

8

# Measuring Success

**Supply = Demand**

**Supply of Permanent Housing:** Housing Units, Case Mgmt + Supports, Housing Vouchers

**Demand for Housing:** Case Management + Supports, Shelter + Transitional, Prioritized Homeless List, Camping, Unsheltered

Solving homelessness does not mean people in our community will stop needing housing. It means that when an individual or family needs permanent housing and/or short-term assistance, it is available without a long wait. Achieving and maintaining "functional zero" is an ongoing process to meet the community's needs as they change over time.

**Establishing performance measures:**

- Length of client stay in the shelter beds
- Number of people permanently housed

**Community Support**

- Continual engagement of key stakeholders and the community
- Formalized process for community & stakeholder feedback

**Operator Accountability**

- Enforceable contractual agreement to maintain best practices
- Shelter licensing process managed by AHD

**Reaching Functional Zero**

- Goal of reaching functional zero in two years

9

## Site and Area Mitigation Measures

- Fire Safety:**
  - Building fully sprinklered
  - Additional hydrants being placed at the site
  - Fire Wise Design
- Nearby Camping and Loitering**
  - Added security to reduce loitering and camping within a 1 mile radius of facility
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# Site Selection

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## Site Screening

---

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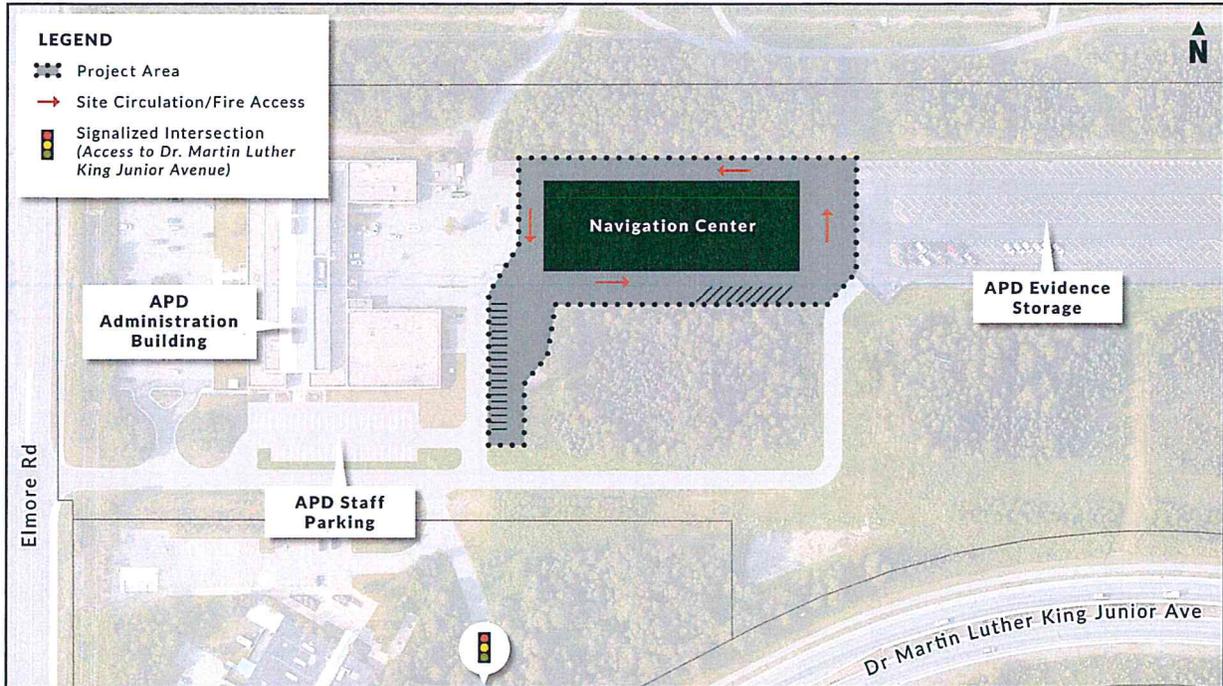
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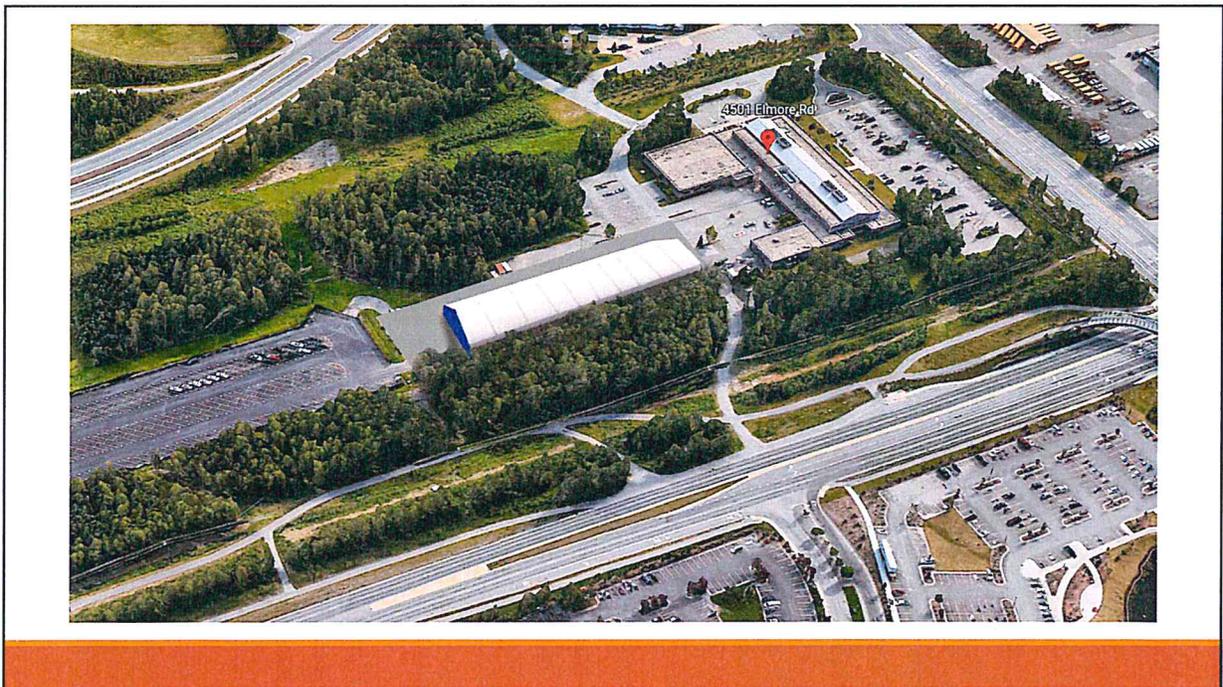
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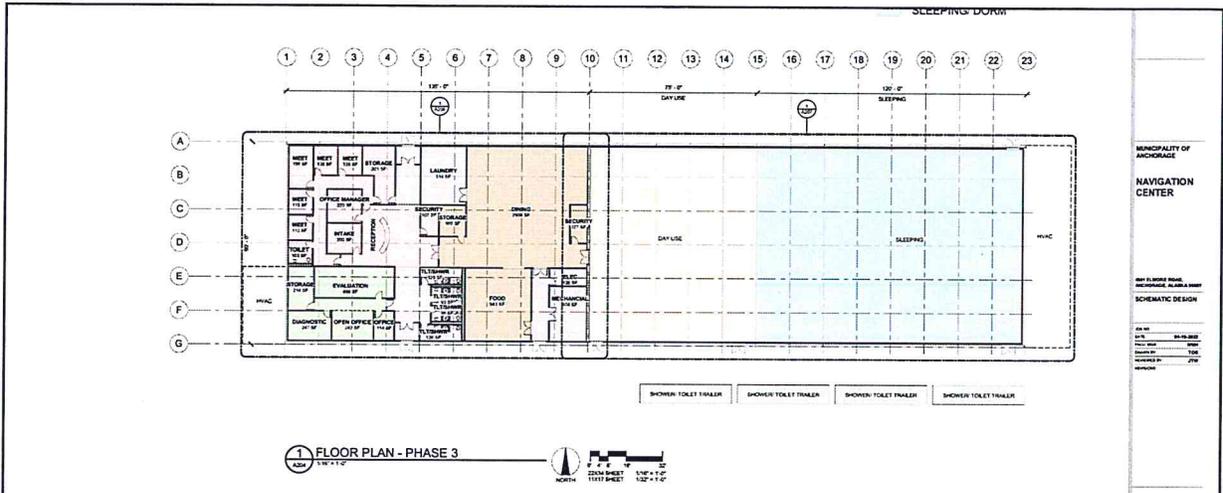
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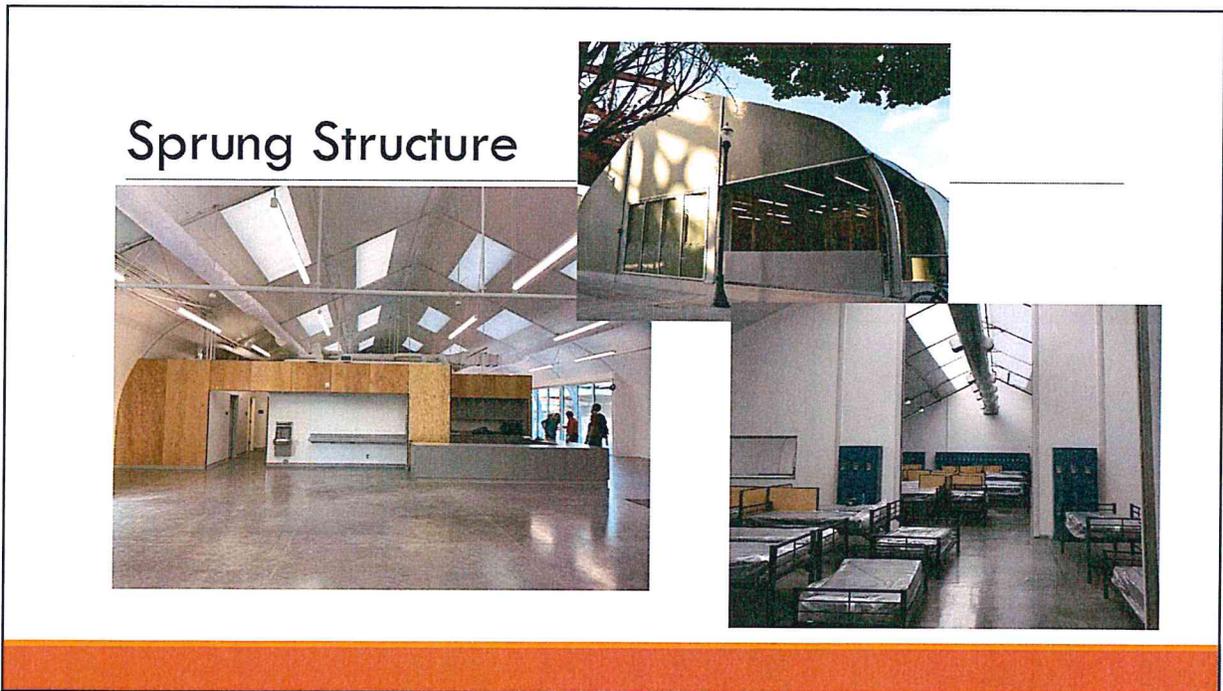


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Floor Plan

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## Pedestrian Access and Security

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### DOT Coordination

- Alternatives Being Considered
  - Barriers along pathway adjacent to Tudor Road to route pedestrian to signalized intersection/overhead crossing
  - Fencing or other barrier along pedestrian connection from site to pathways on Tudor Road
  - Transportation Plan being developed



### Other Considerations

- Perimeter fencing
- Regular security patrols in and around the development
- Possibly installation of security cameras

19

## Permitting & What's Next

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20



# Permitting Process



**Zoning:** PLI, Public Lands & Institutions

**Use:** Homeless & Transient Center

*Homeless & Transient Center is allowed in PLI zoning District with a Conditional Use Permit*

- **Conditional Use Permit**
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21



# CUP Process



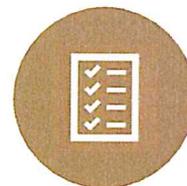
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23



**navigation**  
CENTER



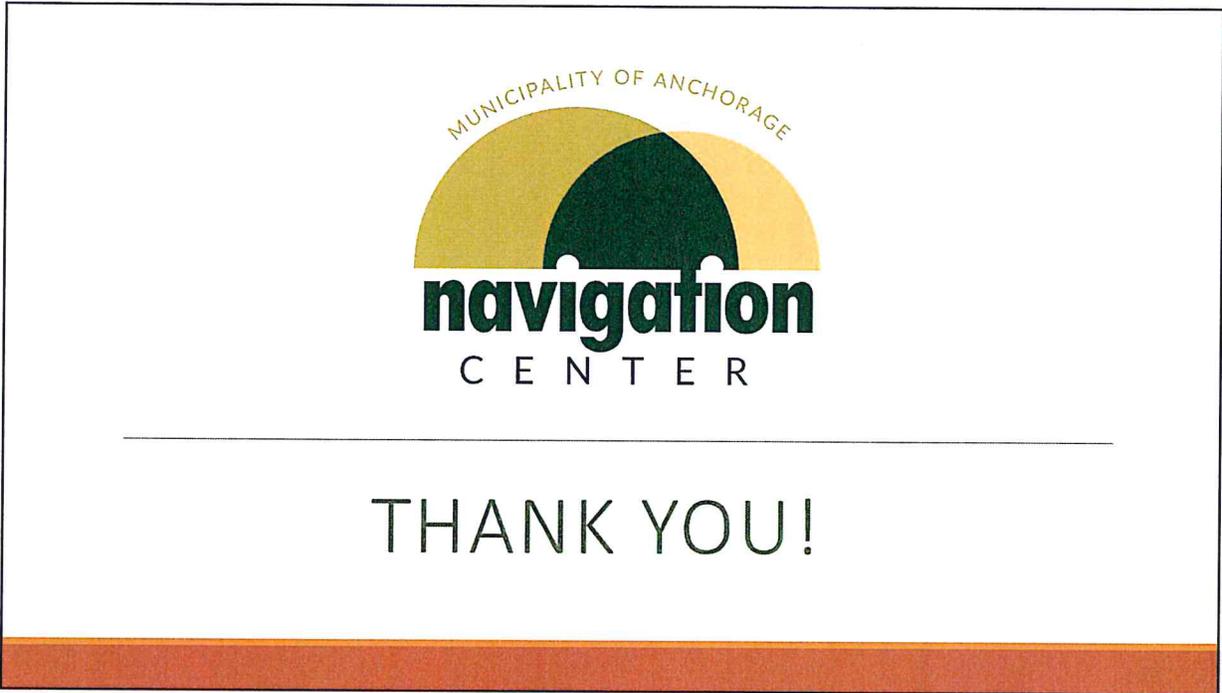


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- Mayors Web Page: [Mayor Mayor \(muni.org\)](http://Mayor Mayor (muni.org))
  - Homelessness Tab
- Complete online survey to comment electronically

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# SIGN IN SHEET

## Community Meeting

Thursday, May 19, 2022



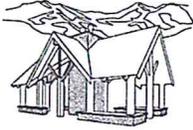
PRINT NAME	EMAIL (or mailing address if no email access)	CONTACT NO.
* Andrew Gray		
* Judy T led g (didn't speak)		
* STEVEN CALVERTHAN		
* Ian Blake		
* James Thornton		
* Yarrow Silves		
* JIM WADSWORTH		

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**ABBOTT LOOP COMMUNITY COUNCIL MEETING**

**05/26/22**

# Abbott Loop Community Council



## AGENDA

GENERAL MEMBERSHIP MEETING

May 26th, 2022, 6:30-8:30 PM

LOCATION: Zoom

\*\*\*NEW ZOOM for 2022\*\*\*

<https://us02web.zoom.us/j/88969066143?pwd=M3I0TVFTWDI0b1FhRkZvV2dTWkQ5Zz09>

Meeting ID: 889 6906 6143 Passcode: 863421 One tap mobile  
+12532158782,,88969066143#,,,,\*863421# US (Tacoma)

If you would like to receive email notifications from the Federation of Community Councils about ALCC meetings, click here: [www.communitycouncils.org](http://www.communitycouncils.org) or go to [www.communitycouncils.org](http://www.communitycouncils.org) and choose "Sign-Up" in the upper right-hand corner.

-On entering the meeting, please go to the participant list and indicate if you are:

- A member of the Abbott Loop Community Council by adding the initials **ALCC** after your name. A member is anyone who resides in or has a business in the ALCC district.
- A guest by adding the word **Guest** or your affiliation after your name.

-Please do not use the chat for private conversations or to ask questions. The chat should be used only to add relevant information (links, contact information etc.)

-To ask a question or make a comment use the "raise hand" function.

-Prior to speaking each speaker should state their name, address (street and cross street is ok) if a member, or guest if a guest.

-Individuals calling in via the telephone must identify themselves as ALCC with name or Guest with their name and affiliation. The host can assist you. To mute/unmute tap \*6. To raise your hand \*9

**This meeting is open to the public and will be recorded therefore, there is no expectation of privacy.**

### Call to order

- Round of Introductions
- Changes or additions to agenda
- Approval of minutes: Kathleen Easley
- Approval of treasurer's report: Heather Schrage

### APD Report

- Report and Q & A- APD Officer

### Legislative Reports: Q & A <http://akleg.gov/>

- Senator: Josh Revak: Report for May
- Representative: Calvin Schrage: Newsletter and report for May
- Representative Laddie Shaw

### Assembly & School Board: Q & A [www.muni.org/departments/assembly](http://www.muni.org/departments/assembly)

- Assembly member Felix Rivera
- Assembly member Meg Zaletel
- Assembly member Suzanne LaFrance
- Assembly member Randy Shulte
- School Board member Andy Holleman
- Mayor's Office Report
- JBER Community Engagement

### Candidate Introductions

## Reports

FCC Representative Bruce Roberts

Roads & Projects Committee: Emily Sullivan

- CIP update/Priority List due by June 15th, 2022.
- Spruce Street Extension Upgrade Project- Open House was 5/17

Parks & Rec Committee: Mark Miner

- Spruce and Winchester Parks
- Meadow Street Park/Picnic Shelter- Information and documents on website. [Resolution of Support](#), approved last month- signed, uploaded and emailed to Assembly.

Planning & Zoning Committee ([munimaps.muni.org/planning/allcomments.cfm](http://munimaps.muni.org/planning/allcomments.cfm)): Mary Miner

Cannabis & Alcohol Committee: Yolanda Meza

- Fred Meyer Stores Inc, Liquor License # 4160, Renewal Package Store
- V.F.W. Post #9978, Liquor License #1203, Renewal Club
- 88th St. Liquor Boutique, Liquor License # 5114, Renewal Package Store

Membership & Events: Lizzie Newell

Abbott Loop Community Patrol: Dan Rudder, Lead; <http://www.accpatrols.org/>

## Old Business

- Dowling Road and Seward Highway Interchange Construction Update- Seward Highway on- and off-ramps at Dowling Road to be CLOSED, as well as Dowling Road, from Brayton Drive through Homer Drive to construct the longer-term temporary Seward Highway DETOUR ROUTES. Homer Drive frontage road access to Dowling Road will be CLOSED. Business access will be maintained at all time. Brayton Drive will be maintained for the Alpine Apartment access.
- Jamestown Dr & Elcadore Dr Reclamation, Project No. 21-05. Start of construction May 16, 2022, with a completion date on or about July 20, 2022
- Statewide Redistricting Maps: Updates <https://www.akredistrict.org/>

## New Business

- DOWL- Kenny Werth- MOA Navigation Center to be located on Tract 2, Tudor Municipal Campus Subdivision. DOWL will be assisting with the preparation of the Conditional Use Permit (CUP) application for the MOA Navigation Center. The site is located on the APD campus at the southeast corner of the intersection of Tudor Road and Elmore.

## Announcements/Comments

Next Meetings:

- June 30th, 2022 Abbott Loop Community Park, 8101 Elmore Rd. 4-8pm, Picnic.
- July 28th, 2022 Whisper Faith Kovach Park, 1904 Lore Rd. 6:30-8pm. Informal gathering
- August 25th, 2022 TBA
- September 29th, 2022

Comments:

## Adjourn

**Resources**

- Abbott Loop Community Council: <http://communitycouncils.org/servlet/content/2.html>
- Abbott Loop Community Forum: <https://www.facebook.com/abbottloopcc/?fref=ts>
- Whisper Faith Kovach Playground & Fenced Dog Park: <https://www.facebook.com/groups/720624007969641/>
- Abbott Loop South Next Door: [https://abbottloopsouth.nextdoor.com/news\\_feed/](https://abbottloopsouth.nextdoor.com/news_feed/)
- Abbott Loop North Next Door: <https://nextdoor.com/neighborhood/abbottloopnorthak--anchorage--ak/>
- Abbott Loop Community Council Facebook page: <https://www.facebook.com/abbottloopcc> or search @abbottloopcc
- Information about the Academy Dr- Vanguard Dr. Project <http://www.academyandvanguard.com/>
- Information for the [Dowling/Seward Highway project 2022/2023](#)
- State of Alaska DOT Seward Highway project O'Malley to Dimond can be found here: <http://www.sewardhighway.info/>
- Information for the Seward Highway & 36th Avenue Interchange Project <http://www.36thinterchange.com/>
- Anchorage Bowl Land Use Plan: <http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/default.aspx>
- APD safety message emails or text alerts: <https://local.nixle.com/register/> or send a text to 888777
- Alaska Redistricting- <https://www.akredistrict.org/>
- Assembly 101 playlist for those wanting to learn all about Assembly procedures, how to participate, etc. <https://www.youtube.com/playlist?list=PLylc7U989Xcav5eQC9FmjAEofZD576ecb>

The Abbott Loop Community Council generally meets the last Thursday of the month from 6:30pm to 8:30pm at Abbott Loop Elementary except in May (date change due to school closure), June (Summer Picnic), July (Potluck Picnic), November and December (combined meeting). If you have agenda items, please send your requests to both: Bruce Roberts [brucearoberts@hotmail.com](mailto:brucearoberts@hotmail.com) 907-952-9969 & Kathleen Easley [katmandu26@hotmail.com](mailto:katmandu26@hotmail.com) 907-748-6076.

**Dena'inaq e'nen'aq' gheshtnu ch'q'u yeshdu. (Dena'ina)**

I live and work on Dena'ina land. (English) ~ Translation by Joel Isaak and Sondra Shaginoff-Stuart

**ABBOTT LOOP COMMUNITY COUNCIL**

OFFICERS		DIRECTORS		
PRESIDENT	Bruce Roberts	Pat O'Hara	Lizzie Newell	Dan Rudder
VICE-PRESIDENT	Susan Soule	Mark Miner	Yolanda Meza	Emily Sullivan
SECRETARY	Kathleen Easley	Kari Nore	Patti Higgins	Marilyn Russel
TREASURER	Heather Schrage			

**STANDING COMMITTEES SPECIAL COMMITTEES**

PARKS & REC	Roads & Projects	P & Z	Cannabis & Alcohol	Membership & Events	Community Patrol	By-Laws Committee
Mark Miner Chair	Emily Sullivan Chair	Mary Miner Chair	Yolanda Meza Chair	Lizzie Newell Chair	Dan Rudder Lead	Kari Nore Chair
Sheila Cernich	Dan Boland	Akis Gialopsis		Kari Nore	Patti Higgins	Susan Soule
Patti Higgins	Mike Moeglein	Dan Boland		Sheila Cernich	Pat Higgins	Patti Higgins
Susan Soule	Bruce Roberts			Patti Higgins	Thomas Greenman	
					Phil Parks	



# Representative Calvin Schrage

*Proudly serving our friends and neighbors in  
the Abbott Loop - Lower Hillside community*

Dear Friends and Neighbors,

The 32nd Alaska State Legislature has finally come to an end. Much progress was made this session, particularly over the last few weeks, and I want to provide our friends and neighbors in the Lower Hillside Abbott Loop community with an end of session update, including an overview of the capital and operating budgets, important legislation, and the final redistricting map for the 2022 cycle.

As always, it is an honor to serve our community and I am here if you have questions, need assistance with an issue you may be facing, or to share your thoughts, ideas, or concerns. You can reach me by email at [Rep.Calvin.Schrage@akleg](mailto:Rep.Calvin.Schrage@akleg), on my personal cell 907-240-8986, or our office 907-465-4931.

## **Operating Budget**

The Alaska Legislature passed an operating and capital budget that invests in our state, funds the essential services Alaskans and our community depend on, and provides relief through a combined PFD/Energy Relief Check of approximately \$3,250, the largest payment in Alaska's history when excluding the Palin Energy Rebate. Although the budget isn't perfect, it delivers on my commitments to our community and sets our state up for long-term success.

### **A few highlights include:**

- In addition to a \$2,600 dividend payment, each Alaskan will also receive a \$650 Energy Relief Check to help those struggling with high fuel prices and record inflation.
- \$2.4 billion total will be left in our FY22 savings accounts, with \$1.1 billion in the Statutory Budget Reserve and \$1.2 billion in the Constitutional Budget Reserve, helping our state prepare for when the price of oil drops again.
- Fully funds K-12 education this year, and adds \$57 million to account for inflation.
- \$711 million will be spent to forward fund K-12 education, providing budgetary certainty to our school districts and preventing teachers from receiving pink slips.

- \$359 million will be spent to refill the Higher Education Investment Fund, which helps Alaskan students looking to further their education, both for merit scholarships and needs-based assistance.
- \$2.5 million for Pre-K, giving Alaskan children entering school a head start in their learning and better preparing them for every stage of their education.
- Paid the full FY23 school bond debt reimbursement and Regional Educational Attendance Area (REAA) along with repaying previous years amounts that were reduced or vetoed, totaling \$299 million in school bond debt, and \$117 million for REAA. This should provide significant relief to property tax rates for Anchorage homeowners.
- Increased funding for the Council on Domestic Violence and Sexual Assault.
- Funded deferred maintenance projects on all six of Alaska's Pioneer Homes.
- Provided recruitment and retention bonuses for Public Health Nurses and other frontline employees.

### **Capital Budget**

This year's capital budget will be the largest investment in Alaska's infrastructure in years. It directly funds nearly \$320 million to Anchorage projects and hundreds of millions for projects across the state. This will create thousands of good-paying jobs and help reboot our economy as we recover from COVID-19 and face record-high inflation. A disappointing reality is that the projects our community advocated for and that I fought to get funding for did not make it into the capital budget. This is in large part due to the fact that the House was completely cut out of the capital budget process by the Senate which incorporated the capital budget into the operating budget (also known as a "Turduken".) This is extremely disappointing but I will continue fighting to bring funds back to our district for capital projects.

### **Capital Budget Highlights**

- Invested \$200 million for the Port of Alaska in Anchorage which is in dire need of repairs and upgrades. The port provides over 70% of Alaska's food and fuel imports and is critical to our state and national security.
- \$350 thousand for the Abused Women in Aid in Crisis (AWIAC) shelter.
- Roughly \$3 million for the Anchorage trails, including the Alaska Long Trail and Crow Pass.
- Nearly \$1 million to Volunteers of America for school-based mental health services.

## **Legislative Update**

Over the last two years, my office has focused on a handful of key pieces of legislation aimed at reinstating campaign contribution limits and empowering Alaska voters, supporting jobs and small businesses, promoting investments in clean and renewable energies, and streamlining government. Although one of our key pieces of legislation, HB 234 aimed at reinstating contribution limits, came short of passing, I'm proud that we passed four critical pieces of legislation this year. Beyond the legislation I sponsored, I am proud to have supported and co-sponsored countless other bills that will have a positive impact for our community and all Alaskans!

## **Our Bills**

### **[HB 163 Vehicle Title Transfers, Drivers Licenses and Plates](#)**

HB 163 is a simple straightforward bill that would allow the DMV to begin the process of using electronic signatures, instead of a ink signature, for vehicle title transfers. HB 163 was amended in the Senate to include two other bills. The amended version of HB 163 waves requirements for dual license plates on vehicles, with many newer models not being built for a front plate, and creating uniformity on the expiration dates for driver's licenses. HB 163 passed both bodies with overwhelming support.

### **[HB 227 Muni Energy Improvement Assessment Program:](#)**

HB 227 is a key piece of legislation that will support small businesses, help create good-paying jobs, and expand access to renewable and clean energy across Alaska. HB 227 builds on the highly successful Commercial Property Assessed Clean Energy (C-PACE) program that provides fixed-rate, long-term financing for energy efficiency and renewable energy projects. It passed the House overwhelmingly on a vote of 31-4 and the Senate unanimously!

### **[HB 234 Political Contribution Limits:](#)**

HB 234, our bill to reinstate fair, reasonable, and constitutional political contribution limits in Alaska elections, passed through the House and made it to the Senate State Affairs Committee where it had many hearings. Despite broad support, HB 234 did not move out of this committee but was incorporated, also known as being "Christmas Treed", into another campaign finance bill which we were nearly able to pass in the Senate. Unfortunately, however, politics got in the way and this legislation did not pass. That said, the fight is not over and I am committed to ensuring Alaska's elections are free from undue and outside interests. More on this to come soon!

### **[HB 402 Identification Requirements for Contractors and Home Inspectors](#)**

HB 402 will streamline identification requirements for contractors and home inspectors in Alaska. Since 1968, contractors and home inspectors have been required to list their name, mailing address, address of the contractor's principal place of business, and contractor registration number in all advertising. With modern advertising, including print, radio, digital, or television, this provision can be costly and outdated. To fix this, HB 402 permits these contractors and inspectors to use a website address to a landing page that includes this information. HB 402 passed both bodies with unanimous support!

### **[HB 411 Municipal Tax Exemptions and Deferrals](#)**

Our bill to allow municipalities to provide economic incentives, and tax exemptions or deferrals within a service area, in order to promote economic growth passed with overwhelming support from both bodies. HB 411 is all about removing state-level red tape to empower our local governments with greater control over their economic development efforts.

### **Other Important Legislation**

#### **[HB 5 / HB 325 Sexual Assaults and Definition of Consent](#)**

Alaska's laws regarding sexual assault and the definition of consent were outdated and resulted in our legal system failing far too many victims of sexual assault. I am proud to have been an early co-sponsor of HB 5, introduced by Rep. Geran Tarr, which updates the legal definition of consent and requires that rape kits be analyzed within 6 months. This bill was later incorporated into HB 325, sponsored by Rep. Sara Rasmussen, which ties image-based sexual abuse crimes to our domestic violence laws. The passage of these two critical pieces of legislation will have a significant benefit for Alaskans. It also represents a significant step forward in addressing domestic violence and sexual assault in Alaska but much work remains to fully address this crisis.

#### **[HB 265 Health Care Services by Telehealth](#)**

Throughout the COVID-19 pandemic, Alaskans across our state have turned to telehealth as a convenient, accessible, and cost-effective alternative to in-patient doctor visits. Up until this point, Alaskans had been faced with regulatory barriers to accessing telehealth visits which had been temporarily relaxed in response to COVID-19. HB 265 will remove burdensome regulations to expand access to telehealth and expand Alaska Medicaid to cover telehealth services. HB 265, sponsored by Rep. Ivy Spohnholz, passed both bodies with broad support!

#### **[SJR 12 Social Security Benefit Windfall Provision Repeal](#)**

SJR 12 urges Congress to repeal the Windfall Elimination Provision and Government Pension Offset of the Social Security Act. These provisions punish Alaska's public employees who have already paid into Social Security through a private-sector job by

reducing the amount of Social Security benefits they would otherwise be entitled to at retirement. This legislation was passed with overwhelming support from both bodies.

### **[HB 246 Marijuana Conviction Records](#)**

The Alaska State House overwhelmingly passed HB 246 to remove minor marijuana-related crimes that took place prior to 2014 from Court View records. After Alaskans voted to legalize marijuana in 2014, these same charges would be legal today. Despite that, such low-level marijuana crimes can add serious barriers to employment and housing. HB 246 reclassifies minor-marijuana crimes for adults 18 to 20 from a misdemeanor to a violation. HB 246 passed out of the House with overwhelming support but did not make it out of the Senate.

### **[HB 55 and HB 220 Retirement System for Public Safety and Public Employees](#)**

Alaska's public safety and public employees have been advocating for a fair, livable, and predictable retirement system since our state moved away from a pension plan to a defined contribution plan. This has been a key force in our challenges with recruiting and retaining quality workers, from educators to police and fire, and has resulted in an exodus to states which offer a competitive pension plan. Both of these bills would have made significant progress and provided a real retirement plan for Alaska's workers but were unable to pass.

### **[HB 66 - Elections, Voting, and Ballots](#)**

HB 66 represents a compromise election reform bill that would expand access to Alaska's elections for eligible voters, allow ballot curing and same-day voter registration, increased compensation for election workers, and helped to keep our elections secure. Although this legislation did not pass, there was much progress made on this legislation which will carry over to the next legislature.

### **[HB 131 - Workers Compensation and Presumptive Benefits for Firefighters](#)**

HB 131 updates workers' compensation and disability benefits for firefighters by adding breast cancer to the list of presumptive illnesses to qualify for compensation benefits. It also increases the compensation amount for partial impairment benefits and death benefits for workers across Alaska!

### **Election for U.S. Congress**

With the passing of Don Young, Alaska is in the process of a special election to fill Alaska's only congressional seat which will remain vacant until a new congressional candidate is elected. A special primary election has been scheduled for June 11th which will take place mostly by mail, with ballots sent automatically to all registered voters. Ballots have been sent to registered voters and if you have not received yours, please

contact the division of elections. For the special primary election, Alaskan voters may only vote for one candidate. The top four vote-getters will then advance to an Aug. 16 special general election, in which ranked-choice voting will be used.

Elections officials are encouraging voters to check their listed address online at [myvoterinformation.alaska.gov](https://myvoterinformation.alaska.gov). If the address is incorrect, update it at [voterregistration.alaska.gov](https://voterregistration.alaska.gov). Users will need an Alaska driver's license or other state ID.

### **Redistricting Update**

In mid-April, the Alaska Redistricting Board adopted a new map for Anchorage senate pairings (Option 3B) on a vote of 3-2. This map would have paired one of the Eagle River districts with South Anchorage and Girdwood; and the other Eagle River district with JBER, and portions of Mt. View and Downtown Anchorage. This map was challenged and found by the Alaska Supreme Court to be a continuation of the partisan gerrymandering in which the previous map was struck down.

Accordingly, the Supreme Court ordered that the Alaska Redistricting Board use Option 2, drafted by Board Member Bahnke, as an interim map through the 2022 election cycle. Although our community remains in the same district, the most notable change is that this map keeps both Eagle River house districts together in the same Senate district.

### **Below are some additional resources for staying up-to-date and engaged:**

**Watch Committee Meetings** – Most committee hearings are broadcast on Gavel Alaska at [360north.org](https://360north.org) or through the Live Now tab on the AK Legislature's [home page](#). House and Senate floor sessions are also available on Gavel Alaska at [ktoo.org/gavel](https://ktoo.org/gavel).

**Access Budget Materials** – The Office of Management and Budget website has many helpful tools and presentations relating to the state budget. You can find these resources, and more, at [omb.alaska.gov](https://omb.alaska.gov).

**Keep Track of Bills** – If you're interested in learning more about a bill from this session or from years past, you can learn more at [akleg.gov/basis/Home/BillsandLaws](https://akleg.gov/basis/Home/BillsandLaws). Just type in a bill number in the search bar (ex: HB 234) at the top of the page. You can also text a bill number (ex: HB 234) to 559-245-2529 to enroll in text alerts.

**Use Your Legislative Information Office (LIO)** – LIOs are a great local resource for navigating the legislative process. The staff at the LIO can help you research bills and issues, navigate the state computer system, and participate in hearings by providing

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public testimony. You can chat with LIO staff Monday-Friday between 8:30 AM and 4:00 PM through their new chat interface, located in the lower right corner of [akleg.gov](http://akleg.gov).

**Contact the Anchorage LIO** – You can reach the LIO by phone (907-269-0111) or email: [LIO.Anchorage@akleg.gov](mailto:LIO.Anchorage@akleg.gov).

Warmly,  
Representative Schrage

PS - I am honored to serve as your Representative. Please do not hesitate to reach out to me or our office anytime.

### **Contact Representative Calvin Schrage**

#### **Session Contact**

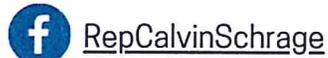
Alaska State Capitol  
Juneau, AK 99801  
(907) 465-4931



Toll Free: (888) 870-4931  
[Rep.Calvin.Schrage@akleg.gov](mailto:Rep.Calvin.Schrage@akleg.gov)

#### **Interim Contact**

1500 W. Benson Blvd.  
Anchorage, AK 99503  
(907) 269-0205



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## PUBLIC COMMENTS



## What is Your Priority for the Center and its Operations?

### Contact Information:

Name: Lia Hittte  
Contact Phone: [REDACTED]  
Contact Email: [REDACTED]

### Priority Preferences:

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |   |   |
|---|---|
| <input type="checkbox"/> Illegal camping abatement/enforcement  | <input type="checkbox"/> Complaint/concern process <ul style="list-style-type: none"><li>• Dedicated process to address issues once the facility is operational</li></ul> |
| <input type="checkbox"/> Safety and security <ul style="list-style-type: none"><li>• Local trails</li><li>• Neighborhoods</li><li>• Parks/fields</li></ul>                      | <input type="checkbox"/> Cost concerns <ul style="list-style-type: none"><li>• Construction</li><li>• Operation and maintenance</li></ul>                                 |
| <input type="checkbox"/> Trash and refuse   | <input type="checkbox"/> Green space concerns <ul style="list-style-type: none"><li>• Fire</li><li>• Litter</li><li>• Wildlife</li></ul>                                  |
| <input type="checkbox"/> Design aesthetics <ul style="list-style-type: none"><li>• Buffer from neighborhood</li></ul>   | <input type="checkbox"/> Traffic disturbances/accidents   |
| <input type="checkbox"/> Operational considerations <ul style="list-style-type: none"><li>• Quiet hours</li><li>• Clean facilities</li></ul>                                    | <input type="checkbox"/> Lack of amenities in the area  |
| <input type="checkbox"/> Site selection <ul style="list-style-type: none"><li>• Not visible from Tudor</li><li>• Location relative to schools, parks, and playgrounds</li></ul> | <input type="checkbox"/> Drug/alcohol use/distribution  |

### Additional comments:

Homeless Indigenous peoples need particular resources to address generational trauma, alcoholism, MMIW, and domestic abuse. Natives have unique needs!! Same goes for LGBTQ+ people and POC in general. I want to see these resources at any shelter of any size.



**What is Your Priority for the Center and its Operations?**

**Contact Information:**

Name: Ian Blake

Contact Phone: [REDACTED]

Contact Email: [REDACTED]

**Priority Preferences:**

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |  |  |
|--|--|
| <u>3</u> Illegal camping abatement/enforcement         | <u>4</u> Complaint/concern process                                     |
| <u>2</u> Safety and security                           | • Dedicated process to address issues once the facility is operational |
| • Local trails   | <u>5</u> Cost concerns   |
| • Neighborhoods  | • Construction   |
| • Parks/fields   | • Operation and maintenance  |
| _____ Trash and refuse                                 | <u>1</u> Green space concerns  |
| _____ Design aesthetics                                | • Fire   |
| • Buffer from neighborhood                             | • Litter   |
| _____ Operational considerations                       | • Wildlife   |
| • Quiet hours  | _____ Traffic disturbances/accidents                                   |
| • Clean facilities                                     | _____ Lack of amenities in the area                                    |
| _____ Site selection                                   | _____ Drug/alcohol use/distribution                                    |
| • Not visible from Tudor                               |  |
| • Location relative to schools, parks, and playgrounds |  |

**Additional comments:**

What is your plan<sup>and vision</sup> for this facility? It is hard to offer any meaningful feedback when there is no operation plan or ~~vision~~ concept of services to be provided!



## What is Your Priority for the Center and its Operations?

### Contact Information:

Name: Vesta Williams  
Contact Phone: [REDACTED]  
Contact Email: [REDACTED]

### Priority Preferences:

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |                                       |  |                                       |  |
|---------------------------------------|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> 4 | Illegal camping abatement/enforcement  | <input type="checkbox"/>              | Complaint/concern process  |
| <input type="checkbox"/>              | Safety and security <ul style="list-style-type: none"><li>Local trails</li><li>Neighborhoods</li><li>Parks/fields</li></ul>                        | <input checked="" type="checkbox"/> 5 | Cost concerns <ul style="list-style-type: none"><li>Construction</li><li>Operation and maintenance</li></ul> |
| <input checked="" type="checkbox"/> 1 | Trash and refuse   | <input type="checkbox"/>              | Green space concerns <ul style="list-style-type: none"><li>Fire</li><li>Litter</li><li>Wildlife</li></ul>    |
| <input type="checkbox"/>              | Design aesthetics <ul style="list-style-type: none"><li>Buffer from neighborhood</li></ul>   | <input checked="" type="checkbox"/> 3 | Traffic disturbances/accidents   |
| <input type="checkbox"/>              | Operational considerations <ul style="list-style-type: none"><li>Quiet hours</li><li>Clean facilities</li></ul>                                    | <input type="checkbox"/>              | Lack of amenities in the area  |
| <input type="checkbox"/>              | Site selection <ul style="list-style-type: none"><li>Not visible from Tudor</li><li>Location relative to schools, parks, and playgrounds</li></ul> | <input checked="" type="checkbox"/> 2 | Drug/alcohol use/distribution  |

### Additional comments:

Would it be possible to do a background check on all housed clients? ✓  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## What is Your Priority for the Center and its Operations?

### Contact Information:

Name: JOYCE WOSCIEHOWSKI  
Contact Phone: [REDACTED]  
Contact Email: [REDACTED]

### Priority Preferences:

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |   |  |
|---|--|
| <input type="checkbox"/> Illegal camping abatement/enforcement  | <u>3</u> <input type="checkbox"/> Complaint/concern process <ul style="list-style-type: none"><li>• Dedicated process to address issues once the facility is operational</li></ul> |
| <u>1</u> <input type="checkbox"/> Safety and security <ul style="list-style-type: none"><li>• Local trails</li><li>• Neighborhoods</li><li>• Parks/fields</li></ul>             | <u>4</u> <input type="checkbox"/> Cost concerns <ul style="list-style-type: none"><li>• Construction</li><li>• Operation and maintenance</li></ul>                                 |
| <input type="checkbox"/> Trash and refuse   | <u>2</u> <input type="checkbox"/> Green space concerns <ul style="list-style-type: none"><li>• Fire</li><li>• Litter</li><li>• Wildlife</li></ul>                                  |
| <input type="checkbox"/> Design aesthetics <ul style="list-style-type: none"><li>• Buffer from neighborhood</li></ul>   | <input type="checkbox"/> Traffic disturbances/accidents  |
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| <input type="checkbox"/> Site selection <ul style="list-style-type: none"><li>• Not visible from Tudor</li><li>• Location relative to schools, parks, and playgrounds</li></ul> | <input type="checkbox"/> Drug/alcohol use/distribution   |

### Additional comments:

I am in favor of the new center.

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**What is Your Priority for the Center and its Operations?**

**Contact Information:**

Name: Robin Dublin

Contact Phone: \_\_\_\_\_

Contact Email: \_\_\_\_\_

**Priority Preferences:**

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |                |  |                |  |
|----------------|--|----------------|--|
| <u>2</u> _____ | Illegal camping abatement/enforcement                  | _____          | Complaint/concern process  |
| <u>3</u> _____ | Safety and security                                    |                | • Dedicated process to address issues once the facility is operational |
|                | • Local trails   |                |  |
|                | • Neighborhoods  |                |  |
|                | • Parks/fields   |                |  |
| <u>5</u> _____ | Trash and refuse                                       |                |  |
| _____          | Design aesthetics                                      | <u>1</u> _____ | Green space concerns   |
|                | • Buffer from neighborhood                             |                | • Fire   |
|                |  |                | • Litter   |
| _____          | Operational considerations                             |                | • Wildlife   |
|                | • Quiet hours  | _____          | Traffic disturbances/accidents   |
|                | • Clean facilities                                     | _____          | Lack of amenities in the area  |
| <u>4</u> _____ | Site selection   | _____          | Drug/alcohol use/distribution  |
|                | • Not visible from Tudor                               |                |  |
|                | • Location relative to schools, parks, and playgrounds |                |  |

**Additional comments:**

too large w/ too many people too close to park  
lands (navigation center/shelter)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## What is Your Priority for the Center and its Operations?

**Contact Information:**

Name: Linde Larsen  
 Contact Phone: [REDACTED]  
 Contact Email: [REDACTED]

**Priority Preferences:**

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |  |   |
|--|---|
| <u>3</u> Illegal camping abatement/enforcement         | <input type="checkbox"/> Complaint/concern process  |
| <u>4</u> Safety and security                           | <input type="checkbox"/> Dedicated process to address issues once the facility is operational |
| • Local trails   | <u>1</u> Cost concerns  |
| • Neighborhoods  | • Construction  |
| • Parks/fields   | • Operation and maintenance   |
| <u>5</u> Trash and refuse                              | <input type="checkbox"/> Green space concerns   |
| <input type="checkbox"/> Design aesthetics             | • Fire  |
| • Buffer from neighborhood                             | • Litter  |
| <input type="checkbox"/> Operational considerations    | • Wildlife  |
| • Quiet hours  | <input type="checkbox"/> Traffic disturbances/accidents                                       |
| • Clean facilities                                     | <input type="checkbox"/> Lack of amenities in the area  |
| <input type="checkbox"/> Site selection                | <input type="checkbox"/> Drug/alcohol use/distribution  |
| • Not visible from Tudor                               |   |
| • Location relative to schools, parks, and playgrounds |   |

*2 yrs presently very unrealistic*  
  
*300 housing units is very unrealistic*

**Additional comments:**

*Wt. home spends tens of millions of \$ w/ little success, you are basically giving people free housing - ~~bringing~~ reducing already tight housing stock - if these people can't pay for housing 'have jobs there' no solution*  
*- stats I've seen - 40-60% of homeless are Native - why aren't Native "corporations" paying a large part of those costs?*

2 - *solution not warehousing homeless jobs - why train to productive employed citizens not likely to help you for many of homeless*  
*• you need to show map of B3, ~~the~~ properties*  
*- why not Northway Mall?*



## What is Your Priority for the Center and its Operations?

### Contact Information:

Name: \_\_\_\_\_  
Contact Phone: \_\_\_\_\_  
Contact Email: \_\_\_\_\_

### Priority Preferences:

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Illegal camping abatement/enforcement   | <input type="checkbox"/> Complaint/concern process <ul style="list-style-type: none"><li>• Dedicated process to address issues once the facility is operational</li></ul> |
| <input checked="" type="checkbox"/> Safety and security <ul style="list-style-type: none"><li>• Local trails</li><li>• Neighborhoods</li><li>• Parks/fields</li></ul>           | <input type="checkbox"/> Cost concerns <ul style="list-style-type: none"><li>• Construction</li><li>• Operation and maintenance</li></ul>                                 |
| <input checked="" type="checkbox"/> Trash and refuse  | <input type="checkbox"/> Green space concerns <ul style="list-style-type: none"><li>• Fire</li><li>• Litter</li><li>• Wildlife</li></ul>                                  |
| <input checked="" type="checkbox"/> Design aesthetics <ul style="list-style-type: none"><li>• Buffer from neighborhood</li></ul>  | <input type="checkbox"/> Traffic disturbances/accidents   |
| <input checked="" type="checkbox"/> Operational considerations <ul style="list-style-type: none"><li>• Quiet hours</li><li>• Clean facilities</li></ul>                         | <input type="checkbox"/> Lack of amenities in the area  |
| <input type="checkbox"/> Site selection <ul style="list-style-type: none"><li>• Not visible from Tudor</li><li>• Location relative to schools, parks, and playgrounds</li></ul> | <input type="checkbox"/> Drug/alcohol use/distribution  |

### Additional comments:

You are eating into a great park little by little and if you think you can contain the problems you are wrong.



## What is Your Priority for the Center and its Operations?

**Contact Information:**

Name: Gayle Martin

Contact Phone: \_\_\_\_\_

Contact Email: \_\_\_\_\_

**Priority Preferences:**

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |  |  |
|--|--|
| <input type="checkbox"/> Illegal camping abatement/enforcement   | <input type="checkbox"/> Complaint/concern process   |
| <input type="checkbox"/> Safety and security   | <ul style="list-style-type: none"> <li>• Dedicated process to address issues once the facility is operational</li> </ul> |
| <ul style="list-style-type: none"> <li>• Local trails</li> <li>• Neighborhoods</li> <li>• Parks/fields</li> </ul>                          | <input type="checkbox"/> Cost concerns   |
| <input type="checkbox"/> Trash and refuse  | <ul style="list-style-type: none"> <li>• Construction</li> <li>• Operation and maintenance</li> </ul>                    |
| <input type="checkbox"/> Design aesthetics   | <input type="checkbox"/> Green space concerns  |
| <ul style="list-style-type: none"> <li>• Buffer from neighborhood</li> </ul>   | <ul style="list-style-type: none"> <li>• Fire</li> <li>• Litter</li> <li>• Wildlife</li> </ul>                           |
| <input type="checkbox"/> Operational considerations  | <input type="checkbox"/> Traffic disturbances/accidents  |
| <ul style="list-style-type: none"> <li>• Quiet hours</li> <li>• Clean facilities</li> </ul>  | <input type="checkbox"/> Lack of amenities in the area   |
| <input type="checkbox"/> Site selection  | <input type="checkbox"/> Drug/alcohol use/distribution   |
| <ul style="list-style-type: none"> <li>• Not visible from Tudor</li> <li>• Location relative to schools, parks, and playgrounds</li> </ul> |  |

**Additional comments:**

I use the trails at MLK/Elmore and in Campbell Tract 3-4 times per week. Recently, I chose to walk at Russian Jack Springs Park instead. I was appalled at the trash - including needles and medicine bottles - the fire rings, the personal items and tents scattered about in the woods. →

I felt unsafe and was anxious to get out of there quickly.

How do you know that the same type of situation will develop around the proposed navigation center? I am very concerned about popular, heavily used recreation trails being trashed by homeless camps.



## What is Your Priority for the Center and its Operations?

**Contact Information:**

Name: Ben Courtage

Contact Phone:

Contact Email:

**Priority Preferences:**

Rank the following potential concerns 1-5 (1 being most important) for what the center should prioritize in its design, operations, and community enforcement to ensure the facility is a positive addition to the community and neighborhood. Feel free to add suggestions for addressing the issue in the area provided.

- |  |   |
|--|---|
| <p><input type="checkbox"/> Illegal camping abatement/enforcement</p> <p><u>1</u> Safety and security</p> <ul style="list-style-type: none"> <li>• Local trails</li> <li>• Neighborhoods</li> <li>• Parks/fields</li> </ul> <p><u>4</u> Trash and refuse</p> <p><input type="checkbox"/> Design aesthetics</p> <ul style="list-style-type: none"> <li>• Buffer from neighborhood</li> </ul> <p><input type="checkbox"/> Operational considerations</p> <ul style="list-style-type: none"> <li>• Quiet hours</li> <li>• Clean facilities</li> </ul> <p><input type="checkbox"/> Site selection</p> <ul style="list-style-type: none"> <li>• Not visible from Tudor</li> <li>• Location relative to schools, parks, and playgrounds</li> </ul> | <p><u>3</u> Complaint/concern process</p> <ul style="list-style-type: none"> <li>• Dedicated process to address issues once the facility is operational</li> </ul> <p><input type="checkbox"/> Cost concerns</p> <ul style="list-style-type: none"> <li>• Construction</li> <li>• Operation and maintenance</li> </ul> <p><u>5</u> Green space concerns</p> <ul style="list-style-type: none"> <li>• Fire</li> <li>• Litter</li> <li>• Wildlife</li> </ul> <p><u>2</u> Traffic disturbances/accidents</p> <p><input type="checkbox"/> Lack of amenities in the area</p> <p><input type="checkbox"/> Drug/alcohol use/distribution</p> |
|--|---|

**Additional comments:**

instead of 1 large facility - multiple smaller ones throughout town - how would clients access this center? Go where they are already homeless clients - they can walk to it safely using existing commercial space does not have neighborhood - now for the Golden Lion - It is a perfect place to give clients the opportunity to INTERN for work ->

Have  $\frac{1}{2}$  <sup>rooms</sup> for clients to live in  
Run ~~as~~ the other  $\frac{1}{2}$  of rooms as a  
hotel - have the restaurant working  
let clients, who are ready, learn  
management  
house keeping  
restaurant  
maintenance  
grounds keeping

} trust industry  
workers

Trainable clients who want to  
work have an opportunity - other  
companies ~~don't~~ won't hire them  
or take a chance.

this would be a lot to manage &  
operate but the benefits of clients  
~~learning~~ learning a job are invaluable -

You can give people fish to eat  
or you can teach them to fish

Good luck

**University Area Community Council Public 2021 Statements re  
Navigation Facility/ Homeless Shelter**  
(Reverse Chronological order)

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**1)**

Sullivan Exit Strategy - 12/11/21 prs

Hi Assembly Members,

Good to see ADN's 12/9/21 coverage of the Assembly's discussion and action re its Sullivan Exit Strategy. We're pleased that support was unanimous for moving ahead with purchase of two facilities (Sockeye and Barratt). Buying struggling hotels for housing people experiencing homelessness has occurred often throughout the US and can be cost effective.

John, we read your comments quoted in the article. We agree that having "good services available on site" is important for operational success, as long as it is coupled with adequate funding and well trained, qualified, competent staff and service providers. Also, a solid commitment and sustained multi-year funding is critical to provide a reliable path to permanent, affordable housing or homelessness will just continue to grow.

However, we believe it is reasonable to assume that a low-barrier navigation/shelter of this size would adversely affect nearby neighborhoods and property values. It is fair to say, the more clients, the more issues.

We have not seen any significant data to show that "much larger shelters around the country are successful and do not harm the neighborhoods." On the other hand, we've read numerous articles about new, well-intended shelters that encounter unforeseen problems and fail to meet their promise. We think this is what Dr. John Morris (in his 11/23/21 ADN Opinion piece), was referring to regarding Salt Lake City and San Francisco. A particularly

insightful article in the 10-26-21 San Francisco Examiner shows the difficulty of finding workable, durable solutions to homelessness.

"When San Francisco's Healthy Streets Operations Center was founded in 2018, it was billed as the best way to remedy some of these challenges... HSOC placed **650** clients in shelter beds in 2019, but **619** of those people returned to the streets afterward. . . Individuals experiencing homelessness told outreach workers they felt traumatized and distrustful of service providers."

A large low-barrier, open-area shelter filled with 300-450 beds will likely have the same problems the Sullivan Arena has seen (noise, aggressive behavior, theft, lack of privacy, etc). The drawbacks of a large shelter/navigation center may result in clients (mostly able-bodied men) wanting to get out into the woods or adjacent neighborhoods on a regular basis. Should Anchorage risk \$10-20+ million (plus \$5 million/year for operations) for such a shelter/navigation facility?

<https://www.sfexaminer.com/news/san-franciscos-failed-promise-to-resolve-homeless-encampments/>

Two articles on SLC:

<https://www.fox13now.com/news/local-news/homeless-coalition-reevaluating-options-after-shelters-put-on-hold-in-slc>

<https://www.fox13now.com/news/local-news/homeless-crisis-increasing-in-salt-lake-city-resource-centers-ineffective>

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2)

**12-7-21 UACC comments on the Assembly Fact Sheet Entitled "Initial Implementation of the Mass Care Exit Strategy – AO 2021-116" for Expenditures to Implement the Mass Care Exit Strategy adopted in AR 2021-350**

Emailed to Mayor and Assembly @12:56 PM on 12-7-21

December 7, 2021

**University Area Community Council Comments on the  
Assembly's 2-Page Fact Sheet entitled:**

**Initial Implementation of the Mass Care Exit Strategy – AO  
2021-116**

**This pertains to Item 14.E.1.–AIM 224-2021.pdf**

**Proposal for multiple homeless facilities is a more realistic approach**

We appreciate all the hard work and time the Assembly/Mayoral team is putting in on issues surrounding homelessness. The plan for several specialized buildings around town for various segments of people experiencing homelessness is a huge step forward.

**Unfortunately, the number of beds is misleading**

Capacity – The FACT SHEET is misleading at first glance. The Single Adults Facility capacity is listed as 200 beds. The “surge capacity” in the array of facilities that comprise the whole system is listed as 130 beds, but all the surge capacity beds are in the Single Adults facility. Thus, the capacity of the Single Adults facility, proposed for Tudor and Elmore, is

really **330 beds, not 200 as shown**. This is about twice the maximum of 150-175 beds that UACC repeatedly recommended for any homeless facility since June 2021.

As experience at the Sullivan and at other Anchorage homeless facilities shows, all the surge capacity is needed most of the year. This is especially true if Mayor Bronson wants to clear out the homeless camps all over town, as he has frequently indicted.

**Adverse effects to UACC neighborhoods would be far greater than any other area of the city**

The above cited number of 330 beds is in addition to the normal 100 beds in the Anchorage Gospel Rescue Mission, a few minutes from the corner of Tudor and Elmore. Thus, based on the Muni's own numbers and planning, **the total number of homeless people directly affecting UACC area neighborhoods is 430** – almost as big as the over-flowing Sullivan Arena. That is a hugely disproportionate number for one area of the city to handle. (Recall Assembly Vice-Chairman Chris Constant's view at the 6/23/21 Assembly's meeting on Homeless Issues: Every area of Anchorage has homeless issues, and every area should do their part in resolving those issues.)

Furthermore, as the Fact Sheet chart clearly shows, the clients of the Single Adults Navigation facility, (mostly men) are the most transitory and mobile (with an average stay of only 26 days – fewer than for any other facility listed). This would adversely affect UACC more than other neighborhoods.

While the plan for several sites is now in the works, more sites need to be identified. **The Single Adult Navigation facility should be replaced by two smaller navigation facilities sized to support 150-175 beds each in different parts of the city.**

Dr. John Morris, the Mayor's homeless coordinator who recently resigned, said in a 11/23/21 AND Commentary that "we can absolutely make our [homeless] situation worse (just like happened in Salt Lake City, San Francisco and elsewhere)." This could easily happen at such a large proposed Single Adults facility.

### **Cost estimates seem unrealistically low and self-contradictory**

The Fact Sheet says funding for the "design or design/manufacturing" for the Adult Navigation Center/Shelter is \$2.8 million. This number must be **either** for "design" or for "design/manufacturing," **not both**.

Several other funding amounts and sources are also mentioned in the document. We understand that financing the proposed whole systems of homeless facilities envisioned by the Fact Sheet is very complicated because it will involve both Muni, federal and possibly state funding each from various sources, as well as from a mix of philanthropic agencies. And each source has specific requirements. We understand that sound, prudent judgements depend on solid design and cost estimates which in themselves are time-consuming and expensive. We request the Mayor and Assembly share that information with the public frequently and in a timely manner.

### **Detailed building design, outfitting, staffing and operations information is needed**

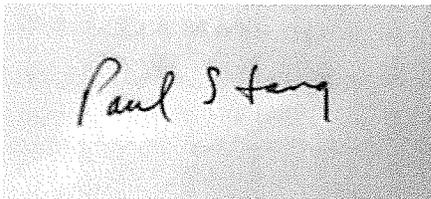
Also, the cost of a building is only a fraction of the cost to outfit, hire and train staff, operate and maintain the facility and surrounding grounds. Funding amounts for these costs must also be accurately presented to see the whole cost picture over time. And the need to find and hire a highly experienced management team to operate the facilities is at least as critical as finding the right mix and size of facilities, equipment and staff.

Inattention to or underfunding these costs and precipitous decisions in selecting operators have caused many seemingly brilliant homelessness

solutions throughout the US to disastrously fail. The internet is littered with them. Anchorage can't afford that.

We look forward to being able to make a thoughtful judgment as to the viability of the structure and operation of the proposed facilities when we receive more accurate detailed cost, design, outfitting and staffing information.

Thank you for the opportunity to comment.

A rectangular area containing a handwritten signature in black ink on a light gray background. The signature reads "Paul R Stang".

Paul R Stang,  
President UACC

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3)

Search on Google: "Small Homeless Facilities are better ADN  
October 18, 2021"

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4)

**From:** paul stang <paulrstang@gmail.com>

**Subject: Shelter Size**

**Date:** December 10, 2021 at 3:55:39 PM AKST

**To: Anchorage Assembly**

Hi Assembly Members,

Good to see ADN's 12/9/21 coverage of the Assembly's discussion and action re its Sullivan Exit Strategy. We are glad to see unanimous support for moving ahead with purchase of two facilities (Sockeye and Barratt). Buying hotels, that are having economic problems, for housing people experiencing homelessness has occurred often throughout the US. It can be very cost effective.

John, we read your comments that ADN quoted. We agree that having well-trained, competent staff and good services available on site is important for operational success. So is a solid path to permanent housing for as many as possible. But we believe it is reasonable to assume that a low-barrier Navigation/Shelter facility of any size would have some adverse effects on nearby neighborhoods. It is really a question of how many and often such effects would be experienced and what resultant changes to property values occur in the longer term. It is safe to say the more clients, the more effects in the readily accessible areas. We have not seen any significant data to show that "much larger shelters around the country are successful and do not harm the neighborhoods." If this were the case, Anchorage neighborhoods would be vying for Shelters to be located near them. They aren't.

On the other hand, we have read numerous articles about brand new shelters that seemed to be a good idea when originally built, but run into many unforeseen issues that keep them from meeting what was promised. I think this is what Dr. John Morris was referring to happened in Salt Lake City and San Francisco in his 11/23/21 ADN Opinion piece. Using smaller existing buildings seems to be the best way to go. Perhaps the City can deepen its search.

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5)

**Testimony for the Anchorage Assembly and Mayor Bronson  
on Assembly Homelessness Resolution AR 2021-350  
Emailed 11-1-21 by Paul Stang, President, University Area Community Council**

BOTTOM LINE — Too many shelter beds in one city area overly burdens nearby residents, businesses, and parks. And as we have heard repeatedly from Anchorage's homelessness experts, large facilities are not the best solution for people experiencing homelessness. We know "smaller facilities are better for all".

On Friday, October 29, 2021, Joe Gerace, the head of the Anchorage Health Department, said on Chanel 2 News that Sullivan Arena's 400 beds make it the largest homeless facility in the US.

The largest homeless facility proposed by the Facilitation Group would have up to 340 single adult beds - only 15% smaller than Sullivan.

This number is clearly not in line with the "smaller facilities are better" philosophy.

In U.S. cities with populations of under 1 million, most shelters are 25-50 beds. We already have the 100-bed Anchorage Gospel Rescue Mission at 2823 E Tudor Rd, an 8- or 13-min walk, respectively, from your two other proposed large sites on Tudor Rd. So, building a new facility on either of these two sites, would increase the number of beds impacting our neighborhoods to 440 (10% LARGER than the Sullivan Arena).

The Mayor/Assembly say they now want input from potentially affected communities. Our community is clearly one of those. We strongly believe no neighborhood or park should have to endure the adverse effects of this high a concentration of people experiencing homelessness.

Instead, we request the city create two shelters for Homeless Adults, each with 170 beds maximum "distributed across the community" per your draft resolution

We also request a substantive written reply from Mayor Bronson and the Assembly to our above points.

Thank you.

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6)

**10-20-21 Presentation to the Assembly Homeless & Housing Committee  
and the Mayor's Town Hall Meeting**

Hi, I'm Paul R Stang, President of the University Area Community Council

Thank you for the opportunity to comment on the findings of the Facilitated Collaborative Process on homelessness. We believe it's a good start.

We are pleased that some community requests for services and progression to independent living are included in the plan.

We now have lots of info on large facilities, but need comparable data on smaller ones, from 100 to 175 beds.

Fortunately, Muni Procurement issued a Request for Information for homeless facilities that include this size.

Richard Marbut stated that a 450-bed homeless facility is the "economic" sweet spot. That may be true, but it's not the best number for function and effective care.

Anchorage's top Homelessness experts clearly say smaller facilities are better for all.

Many of Anchorage's Community Councils agree.

Smaller is more conducive to Public/Private partnerships,

And would preclude disproportionate impacts on neighborhoods and parks.

Smaller is preferable to the noise and safety issues of a large facility,

And is consistent with your Client/Community Approach.

Small facilities could house an EMT and provide navigation services for diverse populations.

Please continue to follow the recommendations in the Muni's 2018 report, "Anchored Home" – Strategic Action Plan to Solve Homelessness

Fully fund the Mobile Crisis Team & keep it in the Fire Dept so trips are covered by Medicaid

Let's be upfront that the proposed Tudor and Elmore facility with 200 beds for Single Adults + 140 for Winter Surge is essentially the same as the initial 400 beds, because the so-called "winter" surge lasts most of the year.

And we already have the 100-bed Gospel Rescue Mission on Tudor Rd. Your initial draft says- facilities would be "distributed around the community", not a five a minute walk from one another.

Thank you,  
Paul Stang,  
President, UACC

UACC 8-31-21 presentation to Assembly/Mayor's Homeless Shelter  
Facilitated Group at City Hall, 632 W 6<sup>th</sup> Ave., Anchorage

- Exclusively focus on the shelter for this fall/winter. Delay consideration of the longer-term solutions until after this urgent, immediate issue is resolved.
- We think that smaller (< 100-150 bed) facilities are superior to larger ones because they are quieter, less anonymous and can house people who have similar needs so people who are homeless can be helped more efficiently.

Smaller is less intrusive on the neighbors and parks in the area, is less expensive if the shelter/care facility fails for some reason. They are less institutional, safer and less conducive to spreading of Covid-19 and other communicable diseases. One advantage of a larger facility is that if a criminal issue arises, the Police may arrive more quickly, but such frequent Police presence may detract from the reputation of the facility.

We acknowledge that several smaller facilities may cost more than one large one, so effectiveness of services/dollar should be considered as should client satisfaction.

- Rejecting the locational preferences of people experiencing homeless could easily backfire. They are likely to leave a facility that is remote to their preferred area.
- Include full detail and facts about any shelter viable options presented.
- Have a full discussion of exactly what services will be provided to people experiencing homelessness. This is at least as important as the physical location and physical characteristics of shelter and should be an equal part of any facilitated agreement proposed by the group. Anchorage's homeless care experts should be requested to draft a proposal of these services for the group to consider.
- Include in the proposal the specific detailed facts and rationale behind whatever proposal the group agrees upon.
- Consider that Pastor John LaMantia said that a critical ingredient for the

Anchorage Gospel Mission to function effectively is that it is a high-barrier facility. The affected neighborhoods and wooded areas will likely experience many more impacts with the low-barrier facility.

- Help those with at least some income, but experiencing homelessness, by relying as heavily as possible on the Affordable Housing Programs (Housing Relief, Rent and Utility Assistance, subsidized housing for Homeless) of the **Alaska Housing Finance Corporation** that is primarily funded by Federal Funds and Grants.

Thank you,

Paul Stang  
President, UACC

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8)

**7-15-21 Email to the Anchorage Assembly Members that represents the UACC Area**

**From:** paul stang <paulrstang@gmail.com>  
**Subject:** Homeless Facility  
**Date:** July 15, 2021 at 7:34:12 PM AKDT  
**To:** Meg Zaletel <meg.zaletel@anchorageak.gov>, "Rivera, Felix" <felix.rivera@anchorageak.gov>, "Dunbar, Forrest" <forrest.dunbar@anchorageak.gov>, "Petersen, Pete" <pete.petersen@anchorageak.gov>

Hi Meg, Felix, Forrest and Pete,

The UACC certainly appreciates your collective efforts to continue to maintain rationality in the addressing the homeless issue.

I read in today's ADN with some dismay that Assembly Member Crystal Kennedy (representing Eagle River/Chugiak) said "The project that the Mayor

had in mind, in concept, I absolutely support, and I don't even object to the location." And then ADN went on . . . "she also didn't think the counterproposal would work because the Mayor already made clear that he doesn't want to buy the Alaska Club building and there has been neighborhood resistance to the building becoming homeless shelter. All this after she was the one who "moved to table the plans."

What is that all about? It gives the clear impression that Ms. Kennedy feels that those who yell the loudest should get their way. She said nothing said about the merits, that's for sure. If you survey all the Anchorage Community Councils, all their neighborhoods most certainly would produce resistance, some more diplomatically than others. In fact, about 25 UAAC area residents clearly did so in writing with their rationales.

Please make clear to your fellow Assembly Members that the UACC area is already doing our share. We already have the 100+ bed Gospel Rescue Mission and the Southcentral Foundation Detox Program (in the old Ernie Turner Center Building at 4330 Elmore Rd) that provides many beds and longer-term assistance to all Alaska residents with substance abuse issues to meet their needs.

We have not received one word from the Mayor or John Morris about our 7-8-21 letter and essentially all our questions and requests remain unanswered.

Other problems --

1) John Morris, speaking for the Mayor, says that homeless peoples' convenience and preference for the location of a Homeless Shelter is not and should not be a factor in the Muni's thinking. That in itself could ensure failure as happened in Austin, Texas when an independent private group leased 5 acres of land near the airport, bought tents for about 150 people and gave it to the city, so the homeless could be moved out of downtown parks. In 2019, he city jumped at the opportunity, but soon found it didn't work. The homeless people didn't want to live there, so they left because they wanted to live downtown. The same thing could easily happen if the 400-1000 person proposal goes ahead SE of Tudor and Elmore or out by our airport for that matter. I wrote to John Morris on 6/13/21 that homeless people may well leave if they don't like the Homeless Shelter he was advocating and that, should it occur, could result in a large waste of Muni money. I checked and found that

the Reno Sprung Homeless Shelter has only been operating for 6 weeks as of today. I also found that last week the San Francisco Sprung Shelter had only 80 clients. So, they are hardly good examples of how well a 400-1000 bed homeless shelter would work.

2) The Mayor, and especially John Morris, has been actively promoting Sprung to build the structure they want, without any regard for an open, competitive bidding process. (John has actively solicited me to talk with Sprung and even got them to email me promoting their Structure's capability.) That all seems ethnically inappropriate, if not illegal. And the Mayor is quite willing to toss out about \$500K of the money of the residents of Anchorage to clear the way for sole-sourcing with Sprung, despite interest by highly qualified Alaska based contractors, including those that are Alaska Native owned.

3) Then the latest, the Mayor is saying he could declare the homeless issue an "Emergency," under which he would circumvent the Muni's procurement rules. If we have a homeless emergency, it's of the Mayor's own making. He has thrown out the hard work the Assembly did to make provisions for housing the homeless which were part of your efforts to make a smooth transition to the new Administration.

Please stay strong in resolving this issue. Know you have the support of the UACC.

all the best, Paul

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9)

**7-8-21 University Area Community Council Letter to Anchorage Mayor and Assembly  
Federation of Community Councils 1057 W Fireweed Ln, Anchorage, AK 99503**

July 8, 2021

Dear Mayor Bronson and Assembly Members,  
Re: Proposed Homeless Shelter/Navigation Center SE of Tudor Rd and Elmore Rd

The University Area Community Council fully acknowledges that more homeless services are needed in Anchorage. We commend Mayor Bronson for addressing the issue, but many of our members have expressed legitimate concerns with the proposed facility. We agree with Vice-Chairman Chris Constant's view at the 6/23/21 Assembly's meeting on Homeless Issues: Every area of Anchorage has homeless issues, and every area should do their part in resolving those issues. The UACC is willing to continue doing our share, even increase our share, and we hope other parts of Anchorage do likewise. However, this huge, proposed facility appears very problematic and not viable in its present form for several reasons.

### Timing

We see no realistic, affordable way this \$15 million+ facility could be even close to fully operational when cold weather arrives in a few months. We have seen a colorful slide show, but few hard facts. The public needs to see detailed cost estimates and plans, from design, permits (land use, building and 404), and project approval, to purchase, construction, furnishing, staffing, training, access and parking and start of full-time operations. Each of these steps is time consuming, considering the complex nature of the work

For example, under current Title 21 regulations, shelters are conditional use in the PLI zoning district. The typical timeframe for completing the conditional use process is at least 90 days. However, this permitting process usually requires more time, upwards of 120-180 days.

This lack of clarity makes it difficult to imagine timely project completion. If the proposal is approved in July 2021, it would require an exceedingly diligent effort to be operating, even by Winter 2022, because the great majority of work occurs after the building is erected. The lack of clarity also makes it difficult for the UACC to make more detailed comments on the proposal and compare it to proposals developed by the previous administration and provided to the Mayor.

What is the new administration's Plan B? How will people experiencing homelessness be housed and provided meals and services if this proposed facility doesn't work out in time. Any Plan B should be distinct and separate from this proposal.

The Mayor indicated he will be requesting \$15 million from the Assembly before the public has seen his detailed "concrete" proposal. We strongly request that the Mayor immediately request or even purchase an extension of the option to buy the former mid-town Alaska Club (set to expire 7/9/21) as the best realistic alternative option that meets the need for the un-housed population in the shortest timeframe. The Muni professional staff indicated, if purchased, the Alaska Club facility could be made ready for full-time

use in fall 2021, as testimony to the Assembly on 6/23/21 made clear. Nothing close to that has been said about this Homeless Shelter/Navigation Facility.

### Too Big a Shelter/Navigation Facility

On 6/20/21, the ADN quoted Lisa Aquino, CEO of Catholic Social Services in reference to the huge, proposed facility: “. . . smaller shelters are better. The Brother Francis Shelter has cut its capacity in part due to Covid-19 but also to mitigate its impact and provide better services.” We understand that the lower capacity will be maintained post-Covid-19. Everyone experienced on homeless issues with whom we have spoken, also said smaller is better, as do the UACC area residents who commented. We understand smaller means a capacity of fewer than 150 beds.

This proposed huge facility has a capacity of 1000 people, but Dr. John Morris indicates that it would actually house about 400. That is exceedingly difficult to believe. If such a large homeless facility/navigation center is built and works as well as he says, more people experiencing homelessness would come. He states the facility would be very low barrier (i.e., few turned away), so more would have to be admitted and housed, perhaps nearing the 1000-person capacity.

This facility (whether it is permanent or temporary is unclear), is under one roof and described by Dr. Morris as having sound-proof walls, smaller spaces for engagement, dignity and quiet, co-locating the full menu of wrap around services, with easy separation of persons based on the type of care they need. Again, we find this ideal very difficult to believe without sufficient evidence of the efficacy of such a proposal. The large congregate setting has a high potential to create serious health and safety risks. A low barrier facility implies minimum paperwork, no curfews or background checks, few or no restriction on possessions, accompanying family members and pets, minimum restraint to entry and exit, etc. Given that locked gates seem inconsistent with the concept of a low barrier facility, people experiencing homelessness would be able to come and go at will 24/7 and have minimum restrictions on their movements within the facility.

2

Unfortunately, among people experiencing homelessness, are those with mental health challenges, sex offenders and people who experience substance abuse disorder. A major concern is whether women and children in the facility can be adequately protected when there is no reasoning with clients who are under the influence. It is likely with the facility's inherent anonymity, size and easy access, that some of those who have been sexually assaulted would come in contact with their molester. That is unacceptable. Also,

this large a facility could promote transmission of disease and allergens, including those from pets and pet waste.

We are concerned people experiencing homelessness will have a bad choice: a) arrest or b) living in a place that may not be safe and sanitary.

We support a smaller facility (up to 150 beds) because it would promote community within the facility while allowing individuals to receive one-on-one care and services resulting in a decrease in negative incidents

Neighborhood safety and security issues

Chris Constant, who is highly knowledgeable on homeless issues, is quoted in the 6/11/21 ADN: "Putting 1000 people in one site costs that neighborhood their integrity." One resident in our area said, "another forested part of Anchorage [could become] a place where garbage and human waste accumulate."

The UACC area already contributes to serving members of our community experiencing homelessness. The well-run, high barrier, Anchorage Gospel Rescue Mission is located on the north side of Tudor just six blocks from the location of the proposed shelter. The Anchorage Gospel Rescue Mission has a capacity of approximately 100 people. Despite the well-run nature of the facility, neighbors with homes and apartments in close proximity have experienced thefts and other property crimes.

The new shelter will also bring an increase in the number of illegal pedestrian crossings on a very busy, 50 MPH section of Tudor Road potentially increasing pedestrian injuries and deaths.

A multi-use trail closely parallels the proposed shelter site on the south side of Tudor before crossing the Tudor bridge and going north toward UAA and APU campuses, including UAA student housing, approximately 2 blocks distance. It also forks east, then north, paralleling the backyards of the homes on the west side of Wesleyan Drive in the College Gate neighborhood.

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In a few minutes, the clients of the newly proposed Shelter/Navigation facility would have easy access to other neighborhoods within a mile or so (U-Med Gateway and Castle Heights) as well as the Greenbriar Apartment Complex (directly across Tudor). A number of businesses and a convenient liquor store are less than 1/2 mile away. A subsequent increase in petty theft would be expected.

Has the transition team or new administration studied or taken into account the impact on these areas and potential conflicts with the hundreds, perhaps thousands of daily users of

the multi-use trails, including dog walkers, hikers, bikers and skiers? We would like to see results of such a study. We have already seen an impact on the multi-use trail and neighborhoods bordering the Sullivan Arena, with groups of people congregating and some camping in nearby wooded areas.

We feel the larger the facility at Tudor and Elmore, the more people experiencing homelessness would camp outdoors in nearby wooded areas. If requested by police to move, they could easily take their camping gear into the facility for a day or two and later re-set their camps. If people can come for meals only, many will congregate, and likely roam around as was seen frequently at Beans Café.

We are concerned that risk of fire would increase substantially. We agree with Samantha Emerson's Letter to the ADN Editor of 6/23/21: The proposal puts this huge facility "into the most densely forested area in the City. This will inevitably result in a mass influx of camps, and dangerous costly fires, into these immense green spaces . . . We already have numerous wildfires in this area each year, started by such camps. Just two years ago, a fire started near the same corner as the proposed site, tore through the woods, forced evacuations and threatened lives." We also do not support the Municipality shifting \$3.5 million in funds earmarked for spruce bark beetle kill mitigation funds for the construction of homeless facilities. We need this mitigation to greatly reduce fire hazards.

The site is close to Providence Emergency Room and even closer to ANMC's, both of which are at capacity essentially 24/day. At first this may appear to be a benefit, but Dr. David Tarby, a nearby College Gate resident with experience working at both said, "When a shelter is placed within walking distance [to an ER] without the opportunity to have pre-screening by EMS or other health personnel these non- emergency visits will greatly increase."

Another UACC neighbor said: "Placing additional strain on the hospitals while moving the primary shelter away from all other support services is a recipe for failure and financial ruin. Attempting to concentrate a large portion of Anchorage's homeless population in one place compounds the problems associated with homelessness.... It

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creates an environment in which housing insecurity, substance abuse, and petty crime are the standards; there is no driving force for positive change. We know this because Anchorage has attempted it twice already."

Additional Missing Information

We request clear statements of sources of public and private funds. What percent of the \$15+ million will be from NGOs? What construction and operations costs are not in the estimate?

Have the Mayor and his advisors made a thorough assessment of the data and analysis that the Muni funded for Site 27 as a possible new location for the Bus Barn? If not, we urge you to do so. It's the same site proposed for the Homeless Shelter/Navigation Center.

We request detailed plans for meals, sleeping, childcare, pet care, laundry, medical and mental health services, a multiple-person de-tox unit, counselling, case management, job-placement, sanitation and security for this facility.

Alexis St. Juliana, a College Gate resident, took the time to spell out the kind of homeless shelter assessment that is needed by the Mayor and the Assembly. We would like to see thoughtful, candid, complete responses to her questions. **See Attachment A.**

Without this and our other requested information, we cannot make a reasoned judgement of the merits, quality and efficacy of the facility and its operations. No one can.

Is this proposal the right solution for Anchorage?

The slide show states a number of conclusions. What is the basis for these conclusions? Who did the assessment that led to them? We need comprehensive analyses.

An assemblage of many organizational logos appears in the Administration's slide show. It implies that these organizations endorse this proposal. Do they think this is the optimal solution for Anchorage? If this is the case, we would like to see a detailed statement of support from each of them.

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An Assessment of the experience gained by the use of the Sullivan Arena should be conducted and distributed to the public as soon as possible.

We would like to see a thorough evaluation of how the Sullivan Arena functioned as a Homeless Shelter and Navigation Center? Was it effective in getting people into housing, and what was the impact on the adjacent greenbelt and surrounding neighborhoods? We want a candid description of the lessons learned from using the Sullivan as a large homeless congregate facility. What worked well, what didn't and why? It appears that the Navigation site concept may be useful in addressing some of the homeless issues, but we feel that having a least a couple of sites could be more successful and better address the inherent difficulties that large congregate facilities have in providing a) services in a

dignified manner, b) health and safety of the homeless population and c) better outcomes in retaining the safety and inherent values of the communities adjacent to the facilities.

Request that the Assembly and the Mayor Consider all Viable Alternatives

We understand that the new administration has or will soon present the Assembly with a formal concrete version of their proposed plan. We respectfully request that the UACC be given a copy this proposed plan, as it would have a tremendous effect on our community. While we understand the urgency of addressing homeless issues with the impending closure of the Sullivan Arena, we are concerned that trying to rush to a “new” solution may create a new big problem that the University Area, adjacent communities and Anchorage as a whole will have to live with for decades to come. We urge the Mayor and the Assembly to look at all viable alternatives, such as the previously mentioned Midtown Alaska Club, perhaps in combination with a facility that services up to 150 clients located at the Tudor/Elmore site, and/or other sites in Anchorage.

Homelessness in Anchorage will not be “solved” by a new big facility or a combination of smaller facilities without substantially more local, state and federal long-term funding of the medical and on-site social services, along with permanent supportive housing, which are necessary to get at and treat its root causes.

A Detailed Milestone Schedule for selecting, developing, constructing, staffing and operating of any new homeless facility is urgently needed.

As we said at the Assembly meeting on June 23, 2021, we request all Project information be shared publicly on a MUNI website that is updated weekly. We request the new issue a detailed schedule as soon as possible, so stakeholders can fully understand this proposal and any others being considered.

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Summary

The UACC strongly supports efforts to reduce homelessness in the municipality. We commend Mayor Bronson for addressing the issue, but believe the proposed facility is far too large. Smaller shelters are better. Insufficient time remains to complete this facility by the onset of colder weather in Fall 2021. The proposal is ill-defined and there is no Plan B. We see no statements of support from any of the organizations in Dr. Morris’ Power Point slides. The 24/7 low barrier to entrance invites safety and security issues and acceptance of pets increases sanitary issues. Serious conflicts with neighbors and an increase in petty theft appear inevitable. The risk of forest fires from nearby camps is likely to be very high. Further overloading of Providence and ANMC emergency rooms would be expected. We would like a thorough, candid, independent assessment of the experience gained by use of the Sullivan Arena. The Mayor/Assembly should

immediately seek an extension of the option to buy the midtown Alaska Club that expires 7/9/21. We need a detailed schedule of critical milestones about the proposal from the new administration straightaway. Failure of this endeavor is likely without developing and meeting such milestones. Without the information we requested, the UACC cannot make a reasoned judgement of the merits, quality and efficacy of the facility and its operations. No one can.

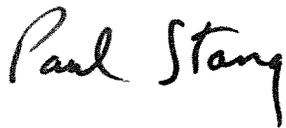
The UACC already has a well-managed homeless facility about a half mile from Site 27. We would consider support for an additional facility of up to 150 beds because it would have less anonymity and the potential for far fewer negative incidents while individuals could get more one-on-one care and services.

We look forward to assisting the new administration in finding an effective and equitable Anchorage-wide solution to this difficult problem.

Vote on sending this letter to the Mayor Bronson and Assembly:

In favor 21 Against 1 Abstain 0

Paul Stang, President, UACC



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#### **Attachment A**

Proposed Homeless Shelter/Navigation Facility

Key Questions from Alexis St. Juliana, a College Gate resident for Anchorage Mayor Bronson and Assembly

I write to express my concern about the hastily planned shelter for those experiencing housing insecurity at East Tudor and Elmore roads. I strongly believe that Anchorage should act quickly to ensure safe shelter and a path to long-term housing for all Anchorage residents. However, the recent proposal strikes me as ill conceived.

I respectfully ask that the incoming Mayor and assembly enlist an impartial research team to conduct a rapid assessment how this particular site will address current needs and yield sustainable solutions in this ongoing crisis. Such an assessment could ascertain how to best use local funding and resources AND meet the needs of our neighbors in need. As I read in local media, the proposal involves the expenditure of up to \$15 million, and likely more funds in the future. Before allocating resources, the city should do its due diligence to make sure this is the right solution. An assessment could address questions such as:

- Are those experiencing housing insecurity comfortable and willing to stay at a facility of this size in that location?
- To what extent will a facility in the proposed location meet the day-to-day needs for transportation to other points in the city for employment, education, medical care, and/or shopping?
- What percentage of the shelter population is likely to access services at the native medical center, versus other medical facilities in Anchorage?
- What are the most needed amenities among those experiencing housing insecurity and living at short-term facilities?
- Would a facility of the proposed type and in the proposed location also offer park benches, playground equipment, or other outdoor recreation opportunities on-site (e.g., basketball hoops)? (An online presentation suggests “secure space for outdoor gatherings,” but it isn’t clear what that means, and it isn’t legible in the site plan).

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- What proportion of the shelter population is likely to be newly vs. repeatedly experiencing housing insecurity?
- Given the question above, what is the likelihood that the proposed site becomes permanent?
- How would a tent structure like the one proposed appreciate/depreciate in value over time? What is the lifespan of such a structure?
- Would investment in a location with a permanent structure allow a better opportunity for the city to invest in real estate that would appreciate in value over time?

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10)

**UACC 6/9/21 Questions given to Dr. John Morris,  
Mayor Bronson's Homeless Coordinator and his 6-  
15-21 Answers re Proposed Temporary Homeless  
Shelter SE of Tudor Road & Elmore Rd, Anchorage**

*Site selection - Please provide some detail on what alternative buildings and sites the Mayor-Elect considered before deciding to propose this idea?*

Our team evaluated well over a dozen sites throughout the Anchorage Bowl. Please see slide titled "Site Selection Criteria." Please see also the Municipality of Anchorage, Anchorage School District, Student Transportation Maintenance Facility Site Selection Study of Sep 2018."

*What did you conclude about these alternatives? On what basis did he choose this 1000-person temporary facility at the location specified?*

While the facility has a large capacity, it is intended to function at a similar size as the Sullivan Arena, certainly much less than 1000 persons. We have not yet identified a superior alternative site. Expert review by multiple service providers, both in Alaska and out, have validated this site selection. Please see slide titled "Site Selection Criteria."

*Have you completed a feasibility assessment before making this proposal?*

We do not have the means to have done a formal feasibility assessment as we are not yet in office. Please see above for information regarding this.

*If so, could you please provide a website address so we can review it? If not, have you drafted any documentation related to the concept/proposal and included evidence from other's first-hand experience that it should work well?*

Please see above slide presentation.

*Could you provide the relevant websites?*

I'm sorry, too many to list other than references provided in slide presentation.

*Does this concept comply with the 9<sup>th</sup> Circuit rulings on treatment of the homeless?*

It exceeds them.

What Native and homeless-related organizations did you consult before deciding on this proposal?

Several. Please see second slide of presentation.

*What are their views?*

I cannot speak for any of the agencies or persons we have consulted on this project and would refer you to them directly.

*What criteria would a person have to meet to be a resident of or to enter such a facility?*

This is anticipated to be a remarkably low barrier facility, in fact lower barrier than any currently existing in Anchorage. Persons with pets, life partners/spouses, and those with a range of disabilities may be accommodated. Arrangements will be made that persons are never locked out at night.

The only barrier is being a danger to self or others.

*Is this facility envisioned as a low barrier or high barrier facility?*

Low. Please see above.

*What would the next step be if the Muni built this huge homeless shelter and few people choose to reside there because they don't like the facility and or rules?*

It is possible that people will not wish to stay at this Navigation Center. It is unlikely however that people will do so at greater rates than currently exhibited at shelters in town as this facility's design draws upon the combined experience of each of these shelters as well as others nationally. It is built for engagement and service.

While it will be vigorously messaged to persons experiencing homelessness that this navigation center is available, and is a much better alternative than the woods or the streets, it will also be messaged that it is no longer acceptable to remain in public spaces. This is a 'carrot and stick' approach that has been used successfully in Houston.

Currently the inflow of persons experiencing homelessness is greater than the outflow to permanent housing. Until that tide turns, through solutions already in progress in our community and which we will fully encourage and support, the capacity for shelter must remain. It is expected that the steady state shelter capacity need will be much lower than is required currently, however, as the permanent housing solutions all require longer lead times the anticipated need for the shelter is on the order of a few years. This shelter may also be readily repurposed for other municipal uses or even dismantled and sold.

*What changes will have to be made as colder, more severe weather moves in?*

For the first time in our city's history there will be a warm bed available for everyone who needs it.

*What is the proposed end-game or exit strategy for this temporary homeless shelter? Under what quantifiable condition will the shelter be closed?*

The exit strategy is standing up greater capacity for housing than the inflow of unhoused persons in our community. When this is accomplished the shelter capacity, as measured city wide, may be reduced. It would be a tremendous success, frankly, if this building became unneeded.

*Also, please provide detail on what longer-term alternatives you are fleshing out and working towards?*

Please see slide presentation. These longer lead time efforts are more solutions than alternatives, they fulfill different needs. The shelter/navigation center allows us to keep the promise of no Alaskan having to sleep outside while waiting for shelter. The efforts for permanent housing are the actual solutions to the problem of homelessness. These permanent housing efforts are best done by private public partnerships.

*Budget and Services - Where do you expect to get funds for this temporary facility?*

We have identified a number of possible government sources of funding and will have more clarity on this issue after taking office July 1, unless sooner informed by the Assembly.

*Has the Muni or Mayor-elect Bronson inquired if the federal government would allow use of Covid-19 funds for such a facility?*

Federal funding of various types has been discussed. Unfortunately, it appears much of the COVID-19 funds have been distributed by the assembly already.

*If such funds are insufficient or not available for such uses, what other sources are you pursuing? We have heard the figure \$12Million. That sounds like an unrealistically low estimate.*

We are confident of adequate funding for the project. A more reasonable figure would be approximately \$15 million. The increase is due to rapidity of construction.

*What is your proposed budget for purchase or rental of a Sprung structure to house 1000 homeless? And what are your detailed budgets and plans for maintenance, repair, operations, staffing, meal service, medical services, mental health and counselling services, case management, services, sanitary facilities, security services, etc.*

Detailed budgets for operations are unavailable until we take office and have seen the results of the RFP/bid process.

*And how will the proposal deal with individuals who could be diagnosed as addicted to drugs or alcohol or mentally ill or some combination of these conditions?*

This is one of the most exciting 'value adds' of this project. A partner has offered to stand up a medical detox facility on site. By relocating the 'sleep off center' to the facility persons suffering from alcoholism will now wake up in a place where they can get treatment, rather than returning to the street. We believe this alone could dramatically change the trajectory of alcohol abuse for these individuals.

*Covid 19 - What are your plans to prevent spread of Covid-19 in such a facility?*

The prevention of the spread of all infectious diseases is important to any congregate living facility. Multiple regulatory agencies have promulgated recommendations which this facility is designed to follow.

*Alternative Sites and Facilities - Have you taken an inventory of and costed out using existing, vacant facilities in Anchorage in lieu of constructing a new huge one-size-fits-all temporary facility?*

This facility is the opposite of 'one size fits all.' By subdividing the space, with sound-proof robust walls, and designing the smaller spaces for engagement, dignity and quiet, co locating the full menu of wrap around services, with easy separation of persons based on the type of care they need, this facility will be the only modern purpose built from the ground up building in Anchorage for the homeless.

Costs, and time to occupancy, are considerably less with this purpose-built building than they are with any of the less desirable vacant buildings available for sale in the municipality. More importantly, however, this location and its possibility of purpose-built design give this plan a significant advantage over renovating existing structures. The cost savings is a nice bonus, however.

*Lots of useful space is available and collectively could be a lot less expensive. How do the pros and cons of this proposal compare with pending proposals for homeless facilities in Muni areas zoned B-3?*

Please see above and slide deck.

*How have previous one size fits all experiences worked out?*

Not very well at all, that's why we aren't doing that. The services and facilities provided here will be as varied as the individuals needing them.

*How much information have you gathered on experiences of housing the homeless in Anchorage and other cities of the US?*

A good bit, but there is always more to learn.

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*How many such large (1000 person) shelters have been tried with what results?*

Several, with both advantages and disadvantages. Of course, we aren't intending to house that many persons and it is much more a Navigation Center than a shelter. The difference being the colocation of services, the design for engagement, privacy, and dignity, and the recognition that efforts must be made simultaneously for longer lead time permanent solutions.

*Neighborhood Security - Where do you think the homeless in Anchorage who choose to stay in such a facility will go when they are not at the facility?*

I expect it will depend on the individual and possibly the weather. When talking to folks staying at the Sullivan, I was surprised by how many said that they wanted to go to church services, perhaps less surprisingly many desired to have activities, find work, and generally do what needed done to successfully having their own place. Several were working full time jobs.

*What provisions have you looked at to provide adequate public transportation for homeless residing in such a facility?*

Transportation, both to and from the facility, for medical care, education, therapy, work and other uses has received a good deal of attention. The facility is located near existing bus stops but will not have direct access to either Tudor or MLK, with entrances instead off the main arteries.

*What plans do you have for security patrols to protect homeless people, neighborhood businesses, residents and private and public property in nearby areas?*

Security and safety are the first two requisites for a successful Navigation Center. I do not know that security patrols will be a tactic employed, but security is a top priority. It is one of the primary reasons for siting the facility here.

*Assemblyman Christopher Constant who represents downtown is quoted in the 6/11/21 ADN as saying that "Putting 1000 people in one site costs that neighborhood their integrity." How would you prevent that from happening?*

Again, we do not intend to place 1000 persons there. I am also not entirely sure what is meant by the phrase 'a neighborhood losing its integrity.' It is expected that the facility will operate at around the same size as the Sullivan, with the ability to increase capacity if actually needed. We hope to do better than we have at the Sullivan – an emergency shelter stood up in just a few days in a hockey rink. We have learned a lot from the experience and will bring that institutional knowledge to bear. The Bronson administration recognizes that those without homes are not the only victims of homelessness, and we when say our goal is to help every one we mean it. Everyone includes the homed and the homeless.

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**11)**

**6-3-21 UACC Presentation to Anchorage Assembly**

**Proposed Homeless Facility - Important Issues**

Thank you. I'm Paul Stang, President of the University Area Community Council.

We fully acknowledge that more homeless services are needed in Anchorage. We commend Mayor-Elect Bronson for addressing the issue, but many of our members have legitimate concerns with his proposal. Multiple thefts have been reported by neighbors near the Rescue Mission on Tudor. How will the Muni secure nearby neighborhoods?

Conflicts between hikers, bikers and homeless people will increase as will fire danger.

Can people come for meals only? If so, many will congregate.

This huge facility, capable of housing up to 1000 clients, is at high-risk for Health & Safety Issues. The low barrier proposal implies clients can come and go at will 24/7. Will they be monitored 24/7?

Unfortunately, among homeless people, are those with mental health challenges, sex offenders and substance abusers. How will you protect women and children in the facility when there is no reasoning with clients under the influence? Clients also have easy access via trails to UAA and APU campuses, student housing, residential and business areas.

There may be transmission of disease and allergens, including those from pets and pet waste.

We are concerned homeless people will have a bad choice: arrest or living in a place that is not safe and sanitary.

We have seen no detailed cost estimates for purchase, transport, construction, staffing, operation and maintenance.

What construction and operations costs are not in the estimate? What % of the \$15 million will be from NGOs?

We've seen no detailed plans for meals, medical and mental health services, counselling, case management, sanitation and security. No statements of support from any of the co-sponsoring organizations; no Plan B and no public information website. In a sense, we are being asked to buy a "pig in a poke".

The Muni should further consider existing structures like the former Mid-town Alaska Club with the addition of a 200-person temporary building instead.

Will there be childcare and kennel services?

We request all Project information be shared publicly on a MUNI website that is updated weekly. We request the new Mayor issue a detailed schedule by July 6, so stakeholders can understand this project. It should include all milestones for the critical decisions necessary to start operations by the onset of winter.

Paul Stang  
President, UACC

## **UACC Position on the Proposed Tudor Elmore Homeless Shelter and Navigation Center, 4/6/2022**

On March 15, the Anchorage Assembly appropriated \$800,000 to advance the design of a 330-bed capacity homeless shelter and navigation center near Tudor and Elmore Roads. In a related action, the Assembly approved another \$7 million in mass care shelter operations. The actions are part of the Assembly and Bronson administration's strategy to stand down temporary shelters put in place by June 30, including the Sullivan Arena that currently serves as a 500-bed temporary homeless shelter.

The only way to meet the exit strategy timeframe is to ignore or bypass Municipal code that requires a Public Facility Site Selection and Conditional Use Permit in advance of obtaining a building permit. These processes are critical to ensuring the safety and dignity of the ultimate users of the facility, as well as the involvement of neighbors and UMED area institutions.

A public facility site selection is required when a "facility has the potential for significant impacts on surrounding properties." At a capacity of 330-beds, the proposed homeless shelter is significantly larger than the size of the Brother Francis Shelter's approved 240-bed capacity. To date, no formal public site selection process has been undertaken, nor is one planned.

Further circumventing Municipal code requirements, the administration seeks to obtain a Conditional Use Permit concurrent with a building permit. However, a Conditional Use Permit is granted prior to a building permit - the Planning and Zoning Commission must find the proposed use meets the conditional use criteria. When questioned, the administration responded they would permit the structure as a temporary structure allowed in the zoning district, and subsequently pursue conditional use approval.

A building for an undisclosed temporary use does not require a Conditional Use Permit, but a homeless shelter does. In short, the only way for the administration to meet the proposed schedule and obtain a building permit is to obscure the intended purpose of the facility while sidestepping policy compliance.

The first step is to provide a thorough application that details the physical design, planning objectives, facility staffing, ongoing operating plan, and how the facility operations intend to drive positive outcomes for clients and mitigate impacts to surrounding areas. At this time, the University Area Community cannot take a position on the proposed facility as no proposal to specifically detail the Municipality's commitments to the success of shelter operations has been presented.

If done properly, the conditions of approval will be clearly documented and captured in the public record. For a publicly owned and operated project, such a step is prudent prior to committing tens of millions of public dollars to build it and millions of annual operating dollars in future costs. Those commitments will be with us long after one-time capital funding is exhausted and the Mayor and Assembly members have completed their terms in office.

The University Area Community Council urges the Assembly and the administration to follow the municipal procedures in place so that the proposed Tudor and Elmore facility and long-term operating plan can be properly evaluated.

**From:** [LaQuita Chmielowski](#)  
**To:** [Sharon Stockard; PUB-MOAnavigationcenter](#)  
**Subject:** RE: [EXT] Tudor Road Homeless Shelter  
**Date:** Tuesday, May 3, 2022 12:52:19 PM

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Thank you for your comments, Ms. Stockard.

We are sharing your input and questions with the MOA team and value your input.

LaQuita

**LaQuita Chmielowski, PE, LEED AP**  
Senior Land Use Planning Manager

**DOWL**

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**From:** Sharon Stockard <sharonstockard@yahoo.com>  
**Sent:** Tuesday, May 3, 2022 12:33 PM  
**To:** PUB-MOAnavigationcenter <moanavigationcenter@dowl.com>  
**Subject:** [EXT] Tudor Road Homeless Shelter

**WARNING:** *External Sender - use caution when clicking links and opening attachments.*

While I'm encouraged the Assembly has reduced the size of the mayor's mega shelter on Tudor Road, I'm disappointed you're still prepared to provide \$6.2 million toward funding it despite the overwhelming opposition at the two "listening sessions" and the frustration over the secrecy and lack of information about the cost, safety risks of putting a vulnerable population next to four-lane virtual highway, proximity to bars and liquor stores, and the risk of encouraging more illegal homeless camps in the nearby woods.

You will be simply moving the problems at Sullivan Arena to Tudor Road. Our concerns and questions should be answered before you spend public money on something that is so controversial and divisive. A woman at the second listening session – one of the few supporters – liked the Tudor location because she lives in South Anchorage and, in her opinion, it's hidden in the woods. That's ludicrous, of course. But that's the mindset of some people who don't have to live near the homeless shelter or are unconcerned about the safety of placing it next to a virtual highway.

My biggest gripe is you aren't listening to us. No one was present at the first "listening session." That didn't go over well. Then you provided a panel of people on the stage, but you still failed to answer our basic questions. Three days later you funded it anyway. Why aren't you using the Golden Lion as the navigation center? If the center is indeed temporary – which I do not believe it will be – then the Golden Lion is the perfect spot. It has the structure, the utilities, the space, and can be turned over to

other uses when done -- if it isn't trashed the way Sullivan Arena is currently being trashed.

When you build a new structure from the ground up for "temporary use," you are almost guaranteeing it will not be temporary. Will you pay to tear it down and restore the area to its previous state? No, you won't.

When I talk to friends, neighbors, and acquaintances about this project, they have the same concerns and questions that I do, primarily about the location because of the dangers of Tudor Road, the liquor stores down the road, the proximity to the Rescue Mission (another shelter) on Tudor where people will walk to, and the likelihood of more homeless camps in the nearby woods. And it still doesn't guarantee people will use the shelter. You cannot force people, and some people refuse to be corralled in a big shelter. I don't blame them.

I still want to know the cost of this project. Construction costs have already risen beyond the previous \$9 million to \$11.9 million -- for a temporary tent. That is a colossal waste of public resources. The \$11.9 million does not include \$1.5 million for furnishings. What else is missing? Bathrooms? Kitchen? Showers? It's already \$13.4 million, with no end in sight. We remember SAP.

Before a penny more is spent on this divisive project, the public should be told the complete construction cost, the complete operations and maintenance costs, and the cost to dismantle the project at the end of the two years that you are promising as its termination date. We are paying for this; we deserve to know not only how much we are asked to pay, but what we are paying for.

I also want the safety risks of Tudor Road addressed, as well as the other questions I've posed above and in my previous email that have still not been addressed. I can reiterate the questions in my previous email upon request; I'm trying to keep this short.

I don't want this project on Tudor Road, and not because of NIMBY, but because of the reasons I state above. It's shrouded in secrecy, lack of transparency, and lack of accountability -- which points to NO PLAN. To me, that means a big N-O.

Thank you.

Sharon Stockard

**From:** [LaQuita Chmielowski](#)  
**To:** [Jason DeLozier](#); [wwmas@anchorageak.gov](#); [larry.baker@anchorageak.gov](#); [Dave W.](#); [joe.gerace@anchorageak.gov](#); [Cheryl.frasca@anchorageak.gov](#); [PUB-MOAnavigationcenter](#)  
**Subject:** RE: [EXT] Tudor and Elmore Shelter Listening Session  
**Date:** Wednesday, April 20, 2022 10:55:36 AM

---

Hello, Mr. DeLozier.

We appreciate your attendance at the meeting and follow up comments.

Your input will be shared with the Municipality staff.

We would also encourage you to attend the upcoming listening session on April 25, 2022 at 5:30pm at the Loussac Library in the Wilda Marston Theatre.

Thank you again,  
LaQuita

**LaQuita Chmielowski, PE, LEED AP**  
Senior Land Use Planning Manager

#### **DOWL**

(907) 562-2000 | office  
(907) 865-1266 | direct  
(907) 232-1720 | cell

[dowl.com](http://dowl.com)

---

**From:** Jason DeLozier <[jdelo119@gmail.com](mailto:jdelo119@gmail.com)>  
**Sent:** Thursday, April 14, 2022 10:03 PM  
**To:** [wwmas@anchorageak.gov](mailto:wwmas@anchorageak.gov); [larry.baker@anchorageak.gov](mailto:larry.baker@anchorageak.gov); [Dave W.](mailto:Dave.W.<Dave.bronson@anchorageak.gov>)  
<[Dave.bronson@anchorageak.gov](mailto:Dave.bronson@anchorageak.gov)>; [joe.gerace@anchorageak.gov](mailto:joe.gerace@anchorageak.gov); [Cheryl.frasca@anchorageak.gov](mailto:Cheryl.frasca@anchorageak.gov); [PUB-MOAnavigationcenter](mailto:PUB-MOAnavigationcenter<MOAnavigationcenter@dowl.com>) <[MOAnavigationcenter@dowl.com](mailto:MOAnavigationcenter@dowl.com)>  
**Subject:** [EXT] Tudor and Elmore Shelter Listening Session

Some people who received this message don't often get email from [jdelo119@gmail.com](mailto:jdelo119@gmail.com). [Learn why this is important](#)

**WARNING:** External Sender - use caution when clicking links and opening attachments.

Good evening,

I attended last night's "listening session" and with the hopes of getting some questions answered, however all in attendance were shocked that the two officials on stage had zero plans of answering any questions about the shelter or the plan. This is despite it being reported that ["At Tuesday night's Assembly meeting, Bronson said the listening sessions will allow the public to learn more about the project and to ask questions."](#)

Again, a misrepresentation from the mayor's office. This has gone on for over a year, where East side residents' who have voiced concerns with the Tudor/Elmore shelter to the Mayor and assembly members of the homeless/houseless committee get dismissed like our East side community doesn't matter. Everyone in the Wilda Marston Theater thought the listening session would provide an actual well packaged plan that would be communicated to stakeholders to include critical information such as:

- Criteria and determination process for chosen site 27 (what were the other original 27 sites)
- Detailed outline of monies requested
- Potential RFPs for builders
- Contracts agreed to and completed to date
- Total design costs
- An itemized budget for construction expense and development for all phases
- Operational costs (electric, grounds keeping, security, non - clinical providers, clinicians, dining, etc..)
- Actual blueprints of structure
- Evidence structural framing can withstand earthquakes
- Fabric material and evidence it can withstand polar climates
- Explanation of how a fabric structure can bypass city codes
- Amenities (guest storage, food storage, bathroom, showers, outdoor spaces, etc..)
- Clear explanation how the temporary structure will become a permanent structure
- List of resources available to guests (housing, SUD, mental health, legal, abuse, engagement activities, etc)
- Human Resources - total staff positions needed to efficiently provide services for 200-380 guest
- Human Resources - identification of potential in-state providers and clinicians for hiring
- Human Resources - out of state recruiting plan for providers and clinicians with cost incentives for hiring

I could continue, however, I hope you understand what stakeholders in attendance expected to be presented during the listening session last night. Stakeholders also expected the mayor and Assembly members in the work group to speak and be present. Again, what was voiced last night has been the same stakeholder concerns that have not been addressed for over a year. So if the Mayor, his staff ([Trombley Alaska News Source](#)), and Assembly members truly want stakeholders to be heard, why have they not listened to what stakeholders have said for over a year. Was the listening session used to check a box because many testified during the March 14th Assembly meeting that the open meetings act was being violated and there had been no opportunity for public input before the \$32,000 wetland mitigation and \$800,000 for shelter design money was requested and voted on.

I respectfully request that all action items and voting on ANY SHELTER business at the next assembly meeting on April 26th be moved to future business until after the April 28th "listening session." I also request that the Mayor and key staff as well as assembly members on the homeless and housing committee be present during the next listening session to answer questions. It would help everyone if you all would come prepared to present a detailed plan including the above items.

Thank you for considering these requests.

Jason DeLozier

**From:** [LaQuita Chmielowski](#)  
**To:** [Sharon Stockard](#); [PUB-MOAnavigationcenter](#)  
**Subject:** RE: [EXT] Tudor Road Navigation Center Homeless Shelter  
**Date:** Sunday, April 24, 2022 6:18:15 PM

---

Hi, Sharon,

Thank you for your comments. Your comments will be shared with Municipal Staff and the project team.

We will be working with the team to assist in answering questions that you and others have posed.

We do encourage you to attend the listening session that will be held tomorrow. There will be more information about the project cost, design, and planned programming process.

Please feel free to reach out any time with questions or concerns related to the project.

Thank you,  
LaQuita

**LaQuita Chmielowski, PE, LEED AP**  
Senior Land Use Planning Manager

#### **DOWL**

(907) 562-2000 | office  
(907) 865-1266 | direct  
(907) 232-1720 | cell

[dowl.com](http://dowl.com)

---

**From:** Sharon Stockard <[sharonstockard@yahoo.com](mailto:sharonstockard@yahoo.com)>  
**Sent:** Friday, April 22, 2022 4:04 PM  
**To:** [PUB-MOAnavigationcenter](mailto:pub-moanavigationcenter@dowl.com) <[moanavigationcenter@dowl.com](mailto:moanavigationcenter@dowl.com)>  
**Subject:** [EXT] Tudor Road Navigation Center Homeless Shelter

Some people who received this message don't often get email from [sharonstockard@yahoo.com](mailto:sharonstockard@yahoo.com). [Learn why this is important](#)

**WARNING:** External Sender - use caution when clicking links and opening attachments.

I attended the city's "listening session" April 13 on the proposed Navigation Center homeless to be located along Tudor Road next to Bicentennial Park. There was no presentation of information made at the April 13 meeting, nor were any specifics provided about the proposed big tent homeless shelter. The handout listed a handful of vague bullet items, but without any concrete information for citizens. I have questions and concerns about this project, as follows:

Why was this location chosen? Where and when was the public process for choosing this site?

The proposed location is next to Tudor Road – essentially a highway. Anchorage has a significant number of pedestrian deaths each year on our roads. Why would you put a vulnerable population next to a highway? What tangible steps do you propose to take to protect the people you will be responsible for?

Why would you place a homeless shelter in such close proximity to a forest and public recreation trails? The city has struggled unsuccessfully for years to keep homeless camps out of our parks and public spaces. Now you are proposing the put a HUGE homeless shelter next to a major forested public recreation area. This will just encourage more trashing of the woods and trails.

Why is the homeless shelter so big? Studies have shown that smaller shelters are more effective and less harmful to the surrounding neighborhoods, and to the homeless residents themselves. Three hundred is too big. To say that is the "surge" is meaningless. If you say 300 is the cap, then it's a 300-capacity homeless shelter.

What specific services will the homeless people be "navigated" to? Who will pay for the transportation, and what will it cost?

You say you will have zero tolerance for alcohol and drugs, but this location is near easy access to liquor stores and bars. That makes no sense.

The flimsy handout refers to an APD-enforcement zone. What does that mean? The police station moved downtown. Are you going to move uniformed police officers back to Tudor Road? What does it mean?

Why is the structure temporary? Does the city plan to use it for short-term goals? What is the timeline? When it is no longer used will it be removed?

Why is the structure a tent? How will that people living there warm in the winter? How will you ensure the snow load doesn't collapse the structure? That has happened at the Dome, also a "fabric structure." Since no one was living there no one was injured. That won't be the case with the Navigation Center since people will be living there.

How will you protect the tent from vandalism? The Dome has been damaged by vandalism and was shut down for at least a week for repairs?

What is the cost to build the Navigation Center? What is the proposed design, including restroom, shower, sleeping and eating facilities for up to 300 residents, plus staff?

What is the annual cost of operations and maintenance? This includes not only the cost to operate and maintain the tent, but also to keep the grounds around it clean and secure?

What concrete mitigation steps have you made to protect wetlands and nearby streams?

What steps have been communicate with surrounding neighborhoods and community councils for input on locating a giant homeless shelter nearby?

What services will you provide for homeless people who arrive at the shelter inebriated or high on drugs? Will you take them to jail, Clithroe, or will you admit them and help them? It makes no sense to turn away homeless people simply because they're inebriated. And it certainly makes no sense to jail them as the mayor has

suggested. They need help and treatment, and the city is responsible for getting them into alcohol treatment.

What is the city doing to address the root of homelessness, significantly fueled by alcohol and drug addiction? What is the city doing to expand long-term treatment facilities and available beds in Anchorage? It makes no sense to ask the public to provide millions to house the homeless in a giant tent instead of also addressing the root cause of homelessness. There is already a private-public partnership in place for this. The city should be a major driver behind funding and advocating for more long-term treatment beds.

Why wasn't there a public process long before this site was selected, construction manager hired and a funding request made to the Assembly? These listening sessions seem to be coming at the end of the process to "check a box" rather than elicit authentic feedback that someone will really listen to. Why is this process being rushed and this project shoved down our throats? As you can tell from the first "listening session," there is great opposition to it and a great deal of frustration on the lack of information.

Thank you.  
Sharon Stockard

**From:** [LaQuita Chmielowski](#)  
**To:** [paul stang](#); [PUB-MOAnavigationcenter](#)  
**Subject:** RE: [EXT] Request concerning information about the purchase, construction and operations of MOA proposed Navigation Center/ Homeless Facility @ Elmore and Tudor Roads in Anchorage  
**Date:** Monday, May 2, 2022 7:49:51 AM

---

Hello, Mr. Stang.

Thank you for your comments. Your input is valuable to the team and we will be sharing your comments and questions with the MOA team.

We look forward to meeting with you and the rest of the University Area Community Council and will be providing an update on the project, which should help to answer your questions.

Thank you again for your input and participation!  
LaQuita

LaQuita Chmielowski, PE, LEED AP  
Senior Land Use Planning Manager

**DOWL**

(907) 562-2000 | office  
(907) 865-1266 | direct  
(907) 232-1720 | cell

[dowl.com](http://dowl.com)

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**From:** paul stang <paulrstang@gmail.com>  
**Sent:** Sunday, May 1, 2022 4:58 PM  
**To:** PUB-MOAnavigationcenter <MOAnavigationcenter@DOWL.com>  
**Subject:** [EXT] Request concerning information about the purchase, construction and operations of MOA proposed Navigation Center/ Homeless Facility @ Elmore and Tudor Roads in Anchorage

**WARNING:** External Sender - use caution when clicking links and opening attachments.

On behalf of the University Area Community Council, I request:

- a) that the attached information (comments, concerns, questions, requests and suggestions) be distributed to and studied by members of the Mayoral/Assembly/Dowl group responsible for staffing and decision making regarding the subject project;
- b) that your group answer each of the questions in writing;
- c) that you respond in writing to the requests and seriously consider the recommendations, providing a rationale for any that you reject in part in in whole; and also
- d) that you assure the attached information is made part of the Administrative decision record for this project.

All the attached information was thoroughly revised, edited and approved by the UACC Executive Board or the UACC as a whole.

The items included in the first of the three attached documents were all written, approved and made public between June and December, 2021 and reflect the views of the UACC. The individual items were all emailed to the Anchorage Assembly shortly after being written, and most also sent to Mayor Bronson and members of his staff. The second document was unanimously approved by the UACC at our April 6, 2022 meeting and the third document is a verbatim copy of the comments I made at your April 25, 2022 listening session at the Loussac Library. The third document was not specially reviewed and approved by the UACC Board due to time constraints, but is fully consistent with UACC expressed views.

I provided a paper copy of these three document to Saxton Shearer, Muni Director of Mainatance and Operations and to DOWL at your 4/25/22 listening session, but thought you may be able to use and distribute these electronic versions more easily.

I would appreciate responses to these requests.

The UACC appreciates your hard work on the difficult issues surrounding homelessness and stands ready to continue to assist as best we can.

Best regards,

Paul R Stang,  
UACC Board

4-25-22 Listening Session on  
the Muni Homeless Center/Navigation Facility  
Proposed for the Elmore Rd and Tudor Rd area  
Held at Loussac Library, Anchorage

Hi, I'm Paul Stang, UACC Board

In June 2021, the Administration appeared to try to circumvent Muni Competitive bid procurement rules by saying homelessness is an "Emergency" in Anchorage. There was no homeless emergency. Homelessness is a chronic issue. The Administration seemed to be using the term "emergency" to clear the way for a fast sole-source purchase of a big "Sprung Structure" tent.

In July, Mayor Bronson, requested quick approval of \$8 million from the Assembly to buy the tent and have it fully operational by October 2021. Subsequently, a Muni contractor found that the Sprung Structure design would fail wind load, snow load and seismic specifications. Tent redesign would be expensive and time consuming.

Fast forward to the present -- The Mayor set June 30<sup>th</sup> as a deadline, however unrealistic, to have a Navigation Center built and fully operational. The Muni issued an RFP and somehow, magically, Sprung Structures won the contract, hands down, as the only bidder who could meet the artificial deadline. So, effectively, a sole-source.

Also, the Administration seems to be ignoring or bypassing its own code that requires lengthy Public Facility Site Selection and a Conditional Use Permit process BEFORE obtaining a building

permit. Their approach of calling the facility “temporary” without specifying its use, avoids these requirements. But, they also are calling it a “permanent” homeless facility which seems blatantly contrary to the letter and spirit of the law. And the public never gets any substantive details for timely review.

The attached position paper, written by our UACC President Tyler Robinson explains the issues succinctly. It was unanimously adopted by the UACC and subsequently published last Tuesday as an ADN Commentary. Tyler has extensive first-hand experience on these matters, including 7 years on the Anchorage P&Z Commission, three as Chairman. Steven Callahan, also a permitting expert on our board, confirmed how problematic the Muni’s approach is at your first listening session on 4/13.

Three requests

We request Adam Trombly meet his commitment to Assemblyman Rivera to provide examples of other Muni-approved projects that used your above shortcut, piggyback approach.

We request the Muni reassess, revise and make public its pre-permit processes before any more related contracts are awarded.

Finally, here’s a dozen relevant UACC statements since June. We request the Administration’s substantive response to each.

When can we expect to get answers to these requests?

Thank you.

Paul Stang, UACC Board

**From:** [paul stang](#)  
**To:** [PUB-MOAnavigationcenter](#)  
**Subject:** [EXT] Request concerning information about the purchase, construction and operations of MOA proposed Navigation Center/ Homeless Facility @ Elmore and Tudor Roads in Anchorage  
**Date:** Sunday, May 1, 2022 4:58:05 PM  
**Attachments:** [UACC 2021 Public Statements re Homeless Shelter Facilities-copy.original.pdf](#)  
[UACC Adopted Position - Tudor Elmore Shelter 04.06.2022.pdf](#)  
[4-25-22 Listening Session on Homeless - prs.pdf](#)

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**WARNING:** *External Sender - use caution when clicking links and opening attachments.*

On behalf of the University Area Community Council, I request:

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- b) that your group answer each of the questions in writing;
- c) that you respond in writing to the requests and seriously consider the recommendations, providing a rationale for any that you reject in part in in whole; and also
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I would appreciate responses to these requests.

The UACC appreciates your hard work on the difficult issues surrounding homelessness and stands ready to continue to assist as best we can.

Best regards,

Paul R Stang,  
UACC Board

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**MOA POSTCARD**

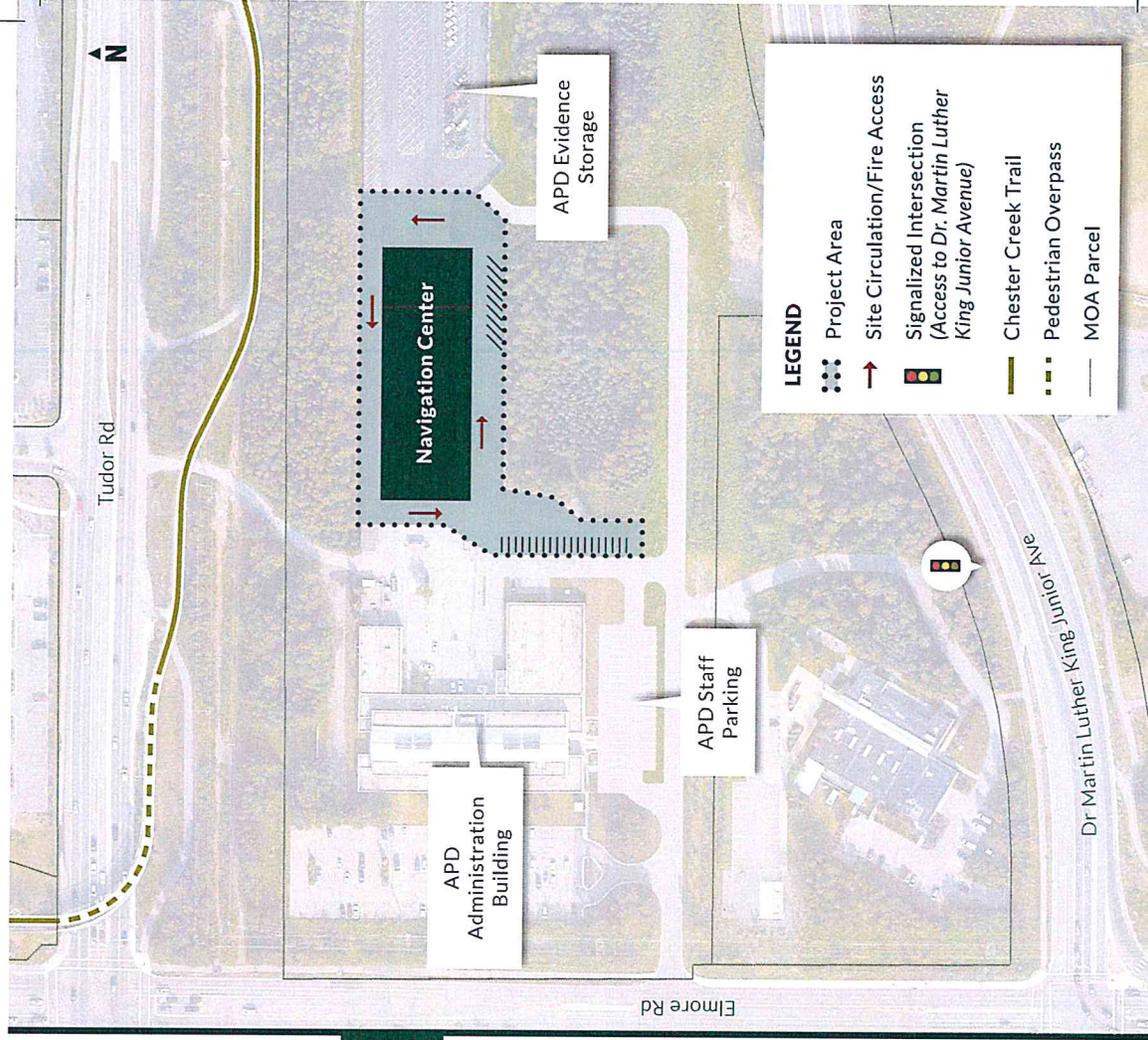


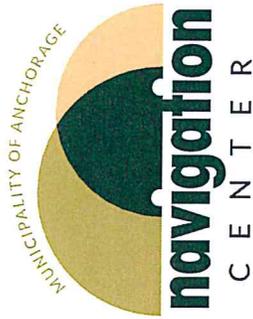
## Community Meeting

### Municipality of Anchorage Navigation Center Conditional Use Permit

We need your input as we move forward to provide safe housing and support services to further the end to homelessness!

Please join the MOA, DOWL, and members of the design team at a community meeting to learn more about the Navigation Center and conditional use request. The Navigation Center is the first step in a plan outlined by the joint work of the Mayor and the Assembly Housing and Homeless Commission. The Navigation Center is a 20,000 to 30,000 square foot fabric structure facility proposed to be located adjacent to the Anchorage Police Department building at the southeast intersection of Tudor and Elmore. The facility will provide housing and support services to provide food and shelter to the homeless and connect them with the resources they need to get them into permanent housing.





**DOWL**  
Attn: LaQuita Chmielowski  
4041 B Street  
Anchorage, AK 99503

## Community Meeting

**Meeting Location:**

Assembly Chambers  
Loussac Library  
3600 Denali Street  
Anchorage, Alaska 99503

**When:**

Thursday, May 19  
5:30-7:30 p.m.

**We need your input!**

There will be an opportunity to provide your comments at the meeting. You can also submit your feedback or questions by contacting:

LaQuita Chmielowski, PE, LEED AP

☎ 907.562.2000

✉ [MOANavigationCenter@dowl.com](mailto:MOANavigationCenter@dowl.com)

**MOANavigationCenter.com**

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**CAMPBELL PARK COMMUNITY COUNCIL MEETING**

**06/16/22**

**Campbell Park Community Council**

Agenda

Thursday, June 16, 2022 | 7:00 pm

Via Zoom

<https://us02web.zoom.us/j/88005982312?pwd=cXBDFJHdUZldnZJRDUrODlwSlZzQT09>

Meeting ID: 880 0598 2312

Passcode: 516817

- I. Call to order
- II. Approval of Agenda
- III. Approval of meeting minutes
- IV. Guest Speaker: LaQuita Chmielowski, DOWL presentation of the MOA Navigation Center Project
- V. Reports
  - A. Assembly (Felix Rivera/Meg Zaletel)
  - B. Legislature (Rep. Andy Josephson; Note: Sen. Gray-Jackson takes summer off)
  - C. Mayor's Office
  - D. School Board (Carl Jacobs)
  - E. FCC (Kevin Fimon)
  - F. Housing and Homelessness Committee (Michael Burke/Pat Dooley)
  - G. JBER
  - H. CPCC Chair (Anna Hutchinson)
- VI. New Business: confirm no July CPCC meeting
- VII. Next Meeting: August 18th, 2022, 7:00 p.m. Zoom
- VIII. Adjournment

---

**MOA Community Meeting Mayor Press Release**

**06/22/22**

**From:** Young, Corey A. <Corey.Young@anchorageak.gov>

**Sent:** Tuesday, May 31, 2022 1:47 PM

**Subject:** [EXT] FOR IMMEDIATE RELEASE: Navigation Center Community Meeting To Be Held Wednesday, June 22nd

**WARNING:** External Sender - use caution when clicking links and opening attachments.



**FOR IMMEDIATE RELEASE**

**May 31, 2022**

## **Navigation Center Community Meeting To Be Held Wednesday, June 22nd**

**Anchorage, AK** – The Municipality of Anchorage is hosting a community meeting for the public to allow the community to provide input and ask questions to learn more about the Navigation Center. The meeting will be held at the Wilda Marston Theatre in the Loussac Library (**3600 Denali Street**) on **Wednesday, June 22<sup>nd</sup> from 5:30PM to 7:30PM**. The MOA and DOWL will be on hand to give a presentation and answer questions.

The Navigation Center is the first step in a plan outlined by the joint work of the Mayor, the Legislative Drafting Group, and the Assembly Housing and Homeless Commission. The Navigation Center is an approximate 27,000 square foot fabric structure facility proposed to be located adjacent to the Anchorage Police Department building at the southeast corner of the intersection of Tudor and Elmore. The facility will provide housing and support services to provide food and shelter to people who are at risk or currently experiencing homelessness and connect them with the resources they need to get to permanent housing.

For more information please go to:

[www.MOANavigationcenter.com](http://www.MOANavigationcenter.com)

**Media Contact:** Corey Allen Young, Communications Director, Mayor's Office,  
[corey.young@anchorageak.gov](mailto:corey.young@anchorageak.gov), 907-229-4150

###

## **APPENDIX 4: DESIGN DRAWINGS**

E. TUDOR ROAD

8' PEDESTRIAN ACCESS PATHWAY TO TUDOR

EXISTING APD BUILDING

APD STAFF PARKING

NAVIGATION CENTER

APD EVIDENCE STORAGE LOT

WETLANDS

DR. M.L.K. JR. AVENUE

FOR:  
SUBMITTAL  
PRICING



MUNICIPALITY OF ANCHORAGE

NAVIGATION CENTER

4501 ELMORE ROAD, ANCHORAGE, ALASKA 99507

CONDITIONAL USE PERMIT

JOB NO.	10140.07
DATE:	05/27/2022
PROJ. MGR.:	RLC
DRAWN BY:	CMK
REVIEWED BY:	RLC
REVISIONS:	

SITE PLAN - OVERALL

SHEET NO.

C100

1 SITE PLAN - OVERALL SCALE: GRAPHIC

60' 0 60' 120'



MUNICIPALITY OF  
ANCHORAGE

NAVIGATION  
CENTER

4501 ELMORE ROAD,  
ANCHORAGE, ALASKA 99507

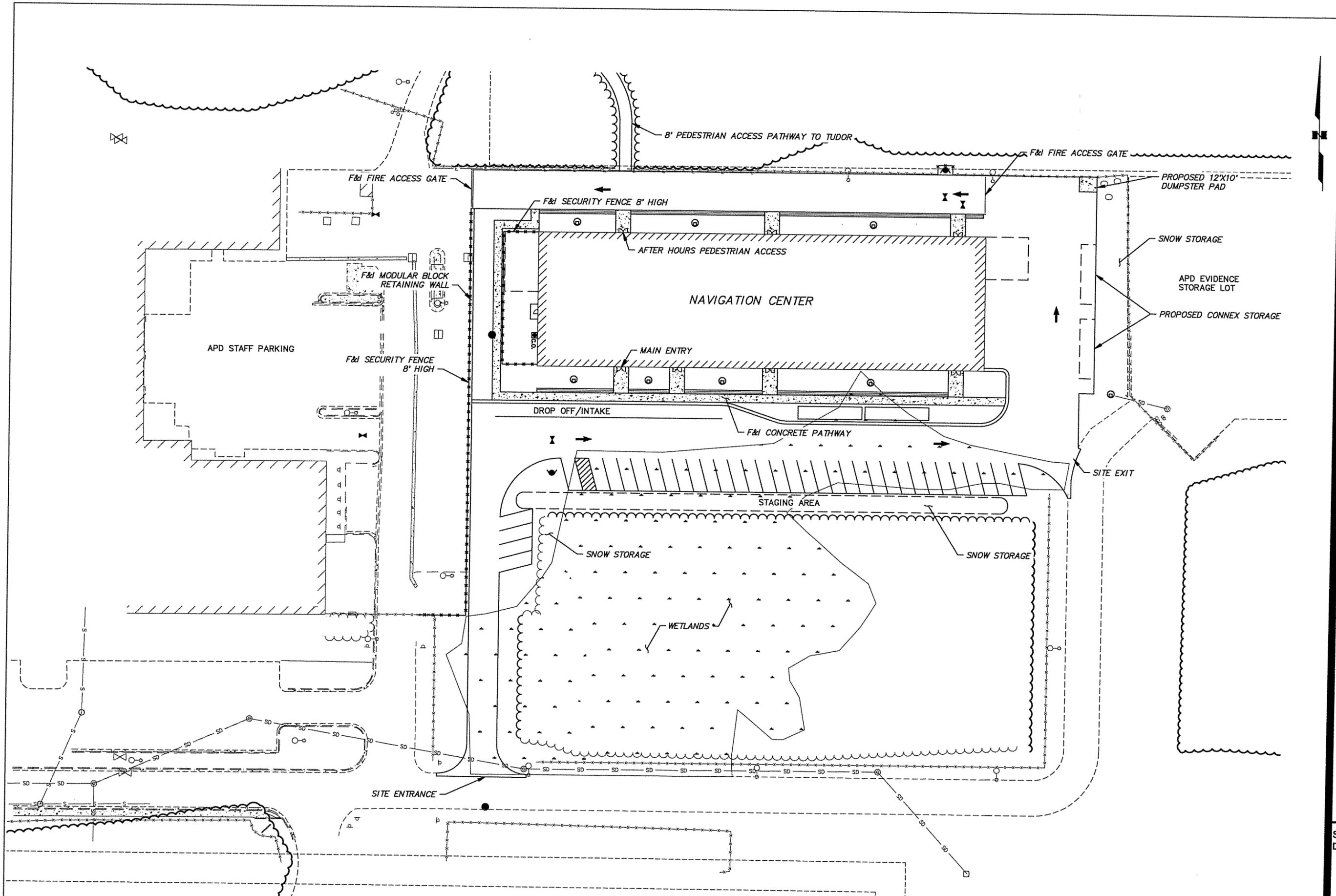
CONDITIONAL USE  
PERMIT

JOB NO.	10140.07
DATE	05/27/2022
PROJ. MGR.	RLC
DRAWN BY	CMK
REVIEWED BY	RLC
REVISIONS	

SITE PLAN -  
DETAILED

SHEET NO.

C101

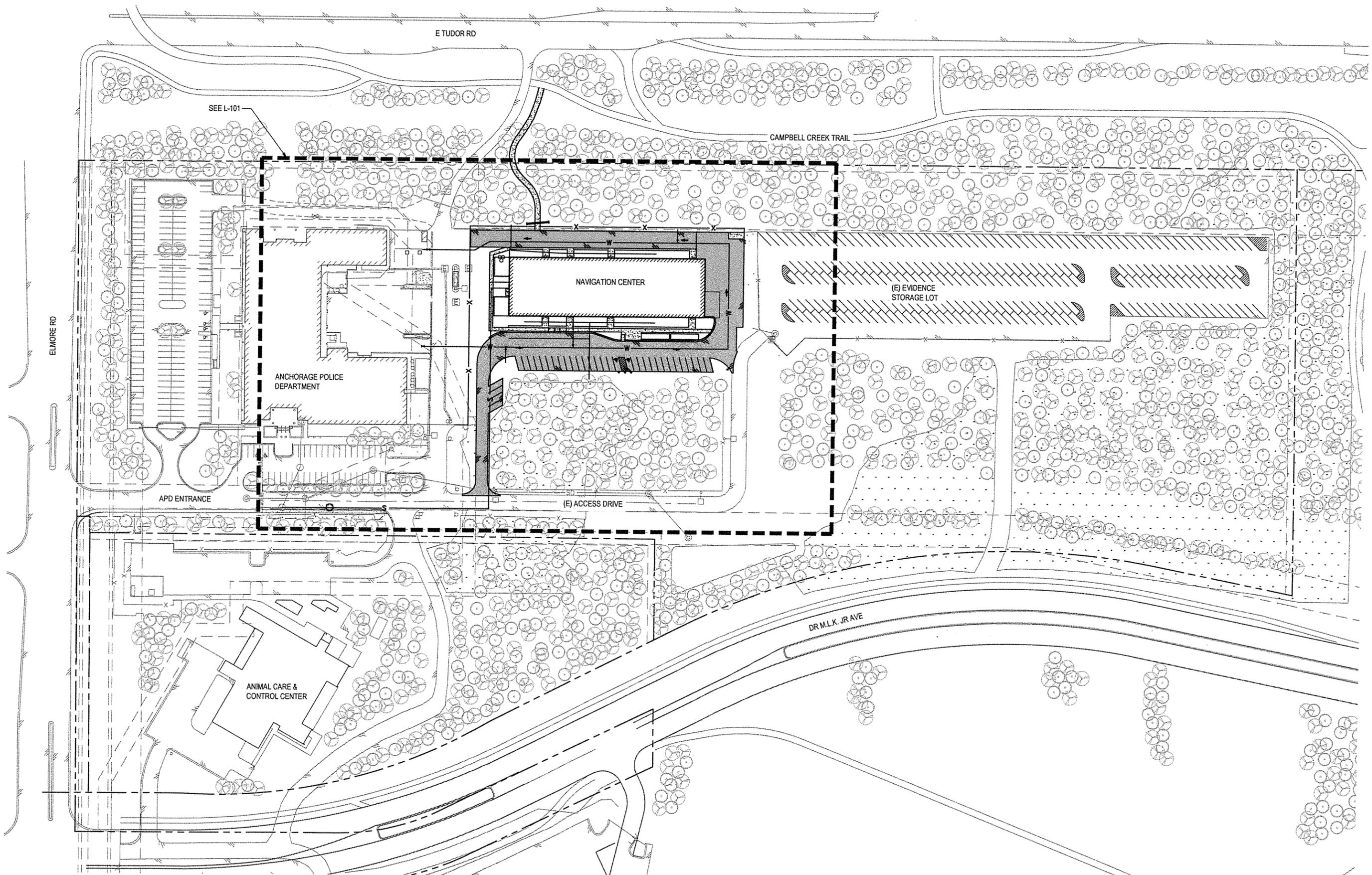


1

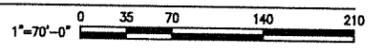
**SITE PLAN - DETAILED**

SCALE: GRAPHIC






**1** OVERALL LANDSCAPE PLAN  
 L-100 SCALE: 1" = 70'-0"



FOR  
  
**COFFMAN ENGINEERS**  
1025 F. Cowell  
 Anchorage, AK 99501  
 ph 907.278.6664  
 www.coffman.com

MUNICIPALITY OF ANCHORAGE  
**NAVIGATION CENTER**

4501 ELMORE ROAD,  
 ANCHORAGE, ALASKA 99507  
**CONDITIONAL USE PERMIT**

JOB NO.	
DATE:	06-13-2022
PROJ. MGR.:	ERL
DRAWN BY:	RJG
REVIEWED BY:	ERL
REVISIONS:	

**OVERALL LANDSCAPE PLAN**

SHEET NO.  
**L-100**

# PLANT SCHEDULE

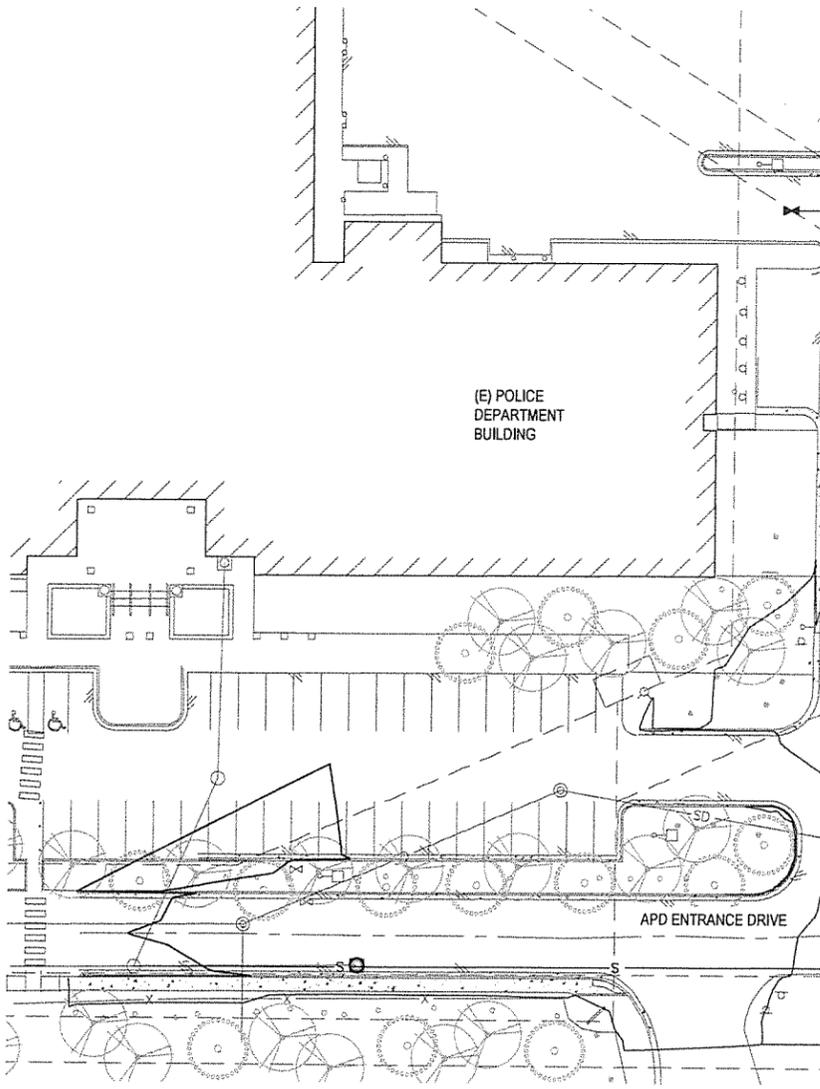
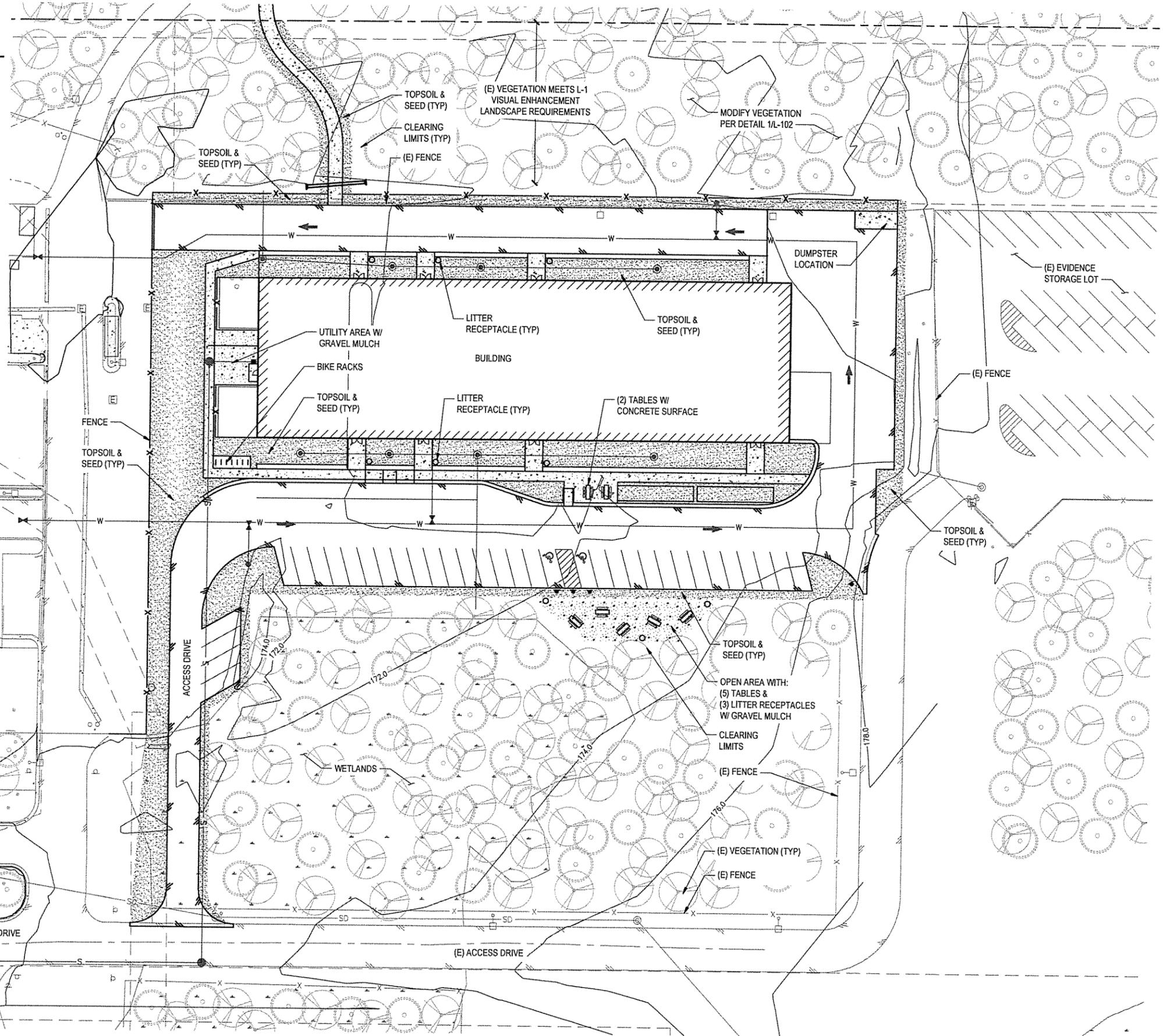
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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	GM	2,011 SF	GRAVEL MULCH	
	TS	26,175 SF	TOPSOIL & SEED / TOP SOIL & SEED MIX TYPE A	4" DEPTH

 EXISTING VEGETATION

## GENERAL NOTES

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE MODIFICATION OF PLANT MATERIAL AND SEEDED AREAS PRIOR TO INSTALLATION OF MATERIAL.
- THE GRAPHIC REPRESENTATION OF SEEDED AREAS GOVERNS OVER STATED QUANTITIES.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL AND SEED MIX TYPE A.



**1** LANDSCAPE PLAN  
L-101 SCALE: 1" = 30'-0"  
NORTH

1" = 30'-0" 0 10 20 30 60 90

FOR:

**COFFMAN ENGINEERS**  
1500 F Street  
Anchorage, AK 99501  
PH 907.278.6664  
www.coffman.com AEC0249

MUNICIPALITY OF ANCHORAGE

NAVIGATION CENTER

4501 ELMORE ROAD, ANCHORAGE, ALASKA 99507

CONDITIONAL USE PERMIT

JOB NO.  
DATE: 06-13-2022  
PROJ. MGR.: ERL  
DRAWN BY: RJG  
REVIEWED BY: ERL  
REVISIONS:

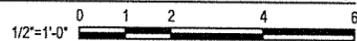
LANDSCAPE PLAN

SHEET NO.

**L-101**



1 CLEAR AREA PRUNING DETAIL  
L-102 SCALE: 1/2" = 1'-0"



FOR:

**COFFMAN ENGINEERS**  
100 F Street  
Anchorage, AK 99501  
PH: 907.276.8554  
www.coffmanec.com  
AEC0349

MUNICIPALITY OF ANCHORAGE

NAVIGATION CENTER

4501 ELMORE ROAD,  
ANCHORAGE, ALASKA 99507

CONDITIONAL USE PERMIT

JOB NO.	
DATE	06-13-2022
PROJ. MGR.:	ERL
DRAWN BY:	RJG
REVIEWED BY:	ERL
REVISIONS:	

LANDSCAPE DETAILS

SHEET NO.  
**L-102**

# MUNICIPALITY OF ANCHORAGE

# NAVIGATION CENTER



4501 ELMORE ROAD, ANCHORAGE, ALASKA 99507

## CONDITIONAL USE PERMIT

05-31-2022

### CODE STUDY

A	ACRYLIC COATING	DIM	DIMENSION	GWB	GYP	GYP	GYP	OD	OUTSIDE DIAMETER	SPCS	SPECIFICATIONS
AB	ANCHOR BOLT	DISP	DISPENSER	GYP	GYP	GYP	GYP	O.F./C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	SO	SQUARE
AC	ACOUSTICAL	DN	DOWN	H	HDPB	HDPB	HDPB	OFD	OVER FLOW DRAIN	SS	STAINLESS STEEL
ACS	ACOUSTICAL CEILING SYSTEM	DOT/TF	ALASKA DEPARTMENT OF TRANSPORTATION/PUBLIC FACILITIES	H	HDPB	HDPB	HDPB	OF	OFFICE	STD	STANDARD
ADD	ADDITIVE	DTL	DETAIL	HDW	HDW	HDW	HDW	OH	OPPOSITE HAND / OVERHEAD	STL	STEEL
ADJ	ADJUSTABLE	DWG	DRAWING	HDWD	HDWD	HDWD	HDWD	OPNG	OPENING	STRUCT	STRUCTURAL
AF	ABOVE FINISH FLOOR	DWR	DRAWER	HP	HP	HP	HP	OPP	OPPOSITE HAND	ST STL	STAINLESS STEEL
AK	ALASKA			HR	HR	HR	HR			SUSP	SUSPENDED
ALT	ALTERNATE			HT	HT	HT	HT			SV	SHEET VINYL
ALUM	ALUMINUM	(E)	EXISTING	ID	ID	ID	ID	P	PAINT	T	TOILET
APPROX	APPROXIMATE	EA	EACH	INCL	INCLUDING	INCL	INCLUDING	PC	PORCELAIN CERAMIC TILE	TEL	TELEPHONE
APT	APARTMENT	E/A	EXHAUST AIR	INSUL	INSULATION / INSULATING	INSUL	INSULATION / INSULATING	PERF	PERFORATED	T&G	TONGUE & GROOVE
ARCH	ARCHITECTURAL	ELEC	ELECTRICAL	INT	INTERIOR	INT	INTERIOR	PLAM	PLASTIC LAMINATE	TOB	TOP OF BEAM
AWWW	ACRYLIC WALL COATING	ELEV	ELEVATOR	IRMA	INSULATED ROOF MEMBRANE ASSEMBLY	IRMA	INSULATED ROOF MEMBRANE ASSEMBLY	PLWD	PLYWOOD	TOD	TOP OF DECK
AWC	ALUMINUM WINDOW WALL	ENCL	ENCLOSURE	JAN	JANITOR	JAN	JANITOR	PLY	PLYWOOD WAINSCOT	TOEB	TOP OF EXISTING BEAM
B	BATH	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	JT	JOINT	JT	JOINT	PP	PLASTIC PANEL WAINSCOT	TOED	TOP OF EXISTING DECK
BD	BOARD	EQ	EQUAL	KIT	KITCHEN	KIT	KITCHEN	PS	PROJECTION SCREEN	TOEJ	TOP OF EXISTING JOIST
BDRM	BEDROOM	ESC	ESCALATOR	L	LONG	L	LONG	PT	PRESERVATIVE TREATED PANEL	TOJP	TOP OF EXISTING JOIST
BLD/BLDG	BUILDING	EX/EXIST	EXISTING EXPOSED STRUCTURE (NO CEILING)	LAM	LAMINATED	LAM	LAMINATED	PR	PANEL PAIR	TOJ	TOP OF JOIST
BM	BEAM	EXP	EXPOSED STRUCTURE (NO CEILING)	LAV	LAVATORY	LAV	LAVATORY	R	RADIUS / RISER	TOP	TOP OF PARAPET
BOD	BOTTOM OF DECK	EXT	EXTERIOR	LS	LAG SCREW	LS	LAG SCREW	RAF	RAISED ACCESS FLOOR	TP	TOILET PAPER
BOT	BOTTOM	EXWD	EXISTING WOOD CEILING	M	MEN	M	MEN	R/A	RETURN AIR	TR	TREADS
BSMT	BASEMENT			MATL	MATERIAL	MATL	MATERIAL	RB	RUBBER BASE	TS	TACK SURFACE
BTWN	BETWEEN			MAX	MAXIMUM	MAX	MAXIMUM	RD	ROOF DRAIN	TYP	TYPICAL
CAB	CABINET	FAF	FLUID APPLIED SPORTS FLOORING	MB	MARKER BOARD	MB	MARKER BOARD	REF	REFERENCE / REFRIGERATOR	UBC	UNIFORM BUILDING CODE
CAR	CARPET	FD	FLOOR DRAIN	MECH	MECHANICAL	MECH	MECHANICAL	REIN	REINFORCED	UL	UNDERWRITERS LABORATORY
CB	COVE BASE	FDN	FOUNDATION	MFP	METAL FACED PLYWOOD	MFP	METAL FACED PLYWOOD	REQ'D	REQUIRED	UNO	UNLESS NOTED OTHERWISE
CIP	CAST IN PLACE	FE	FIRE EXTINGUISHER	MFR	MANUFACTURER	MFR	MANUFACTURER	REV	REVISED/REVISION	VT	VINYL TILE
CJ	CASTING JOINT	FIN	FINISH	MIN	MINIMUM	MIN	MINIMUM	RG	REFRIGERATOR	VTR	VENT THROUGH ROOF
CLG	CLOSET	FF	FACTORY FINISH	MISC	MISCELLANEOUS	MISC	MISCELLANEOUS	RM	ROOM	VR	VAPOR RETARDER
CLO	CLOSED	FLR	FLOOR	MO	MASONRY OPENING	MO	MASONRY OPENING	RO	ROUGH OPENING	VERT	VERTICAL
CLR	CLEAR	FLSH	FLASHING	MTL	METAL	MTL	METAL	RT	RUBBER TILE	VEST	VESTIBULE
COL	COLUMN	FLR	FLOOR	MULL	MULLION	MULL	MULLION	RTT	RUBBER TIRE TILE	VST	STAIR TREAD
CONF	CONFERENCE	FOS	FACE OF STUD	N	NONE / NOT APPLICABLE	N	NONE / NOT APPLICABLE	RUB	RUBBER ANTI-SLIP	W	WIDE / WOMEN
CMP	CORRUGATED METAL PIPE	FPW	FIRE RETARDANT TREATED PLYWOOD	NIC	NOMINAL	NIC	NOMINAL	S	SEALER	W/	WITH
CMIU	CONCRETE MASONRY UNITS	FRP	FIBERGLASS REINFORCED PLASTIC	NOM	NOMINAL	NOM	NOMINAL	SB	SMOKE BARRIER	WC	WATER CLOSET
CONC	CONCRETE	FRT	FIRE RETARDANT TREATED	NTS	NOT TO SCALE	NTS	NOT TO SCALE	SAC	SUSPENDED ACOUSTICAL CEILING	WD	WOOD
CONST	CONSTRUCTION	FTG	FOOTING	O/	OVER	O/	OVER	S/A	SUPPLY AIR	WFB	WOOD FIBER BOARD
CONT	CONTINUOUS	FURR	FURRING	O/A	OUTSIDE AIR	O/A	OUTSIDE AIR	SEC	SECRETARY	WOM	WALK OFF ENTRY CARPET
CONTR	CONTRACTOR	GA	GAUGE	OC	ON CENTER	OC	ON CENTER	SECT	SECTION	WRGWB	WATER RESISTANT GYPSUM WALLBOARD
COORD	COORDINATE	GALV	GALVANIZED					SF	SQUARE FOOT	W/W	WITHOUT
CORR	CORRIDOR	GFR	GLASS FIBER REINFORCED CEMENT					SHT	SHEET	WP	WATERPROOF
CUH	CABINET UNIT HEATER	GL	GLASS					SHTG	SHEETING	WWF	WELDED WIRE FABRIC
CT	CERAMIC TILE							SHR	SHOWER		
CTSK	CENTERLINE COUNTERSUNK							SIM	SIMILAR		
D	DEEP							SM	SURFACE MOUNT		
DBL	DOUBLE										
DF	DRINKING FOUNTAIN										
DIA	DIAMETER										

### TYPICAL:

DIMENSIONS ARE FROM FACE OF STUD (FOS) TO FACE OF STUD (FOS) UNLESS OTHERWISE NOTED.

INDICATES "CLEAR" DIMENSION FROM FACE OF FINISH (FOF) TO FACE OF FINISH (FOF).

### DIMENSIONING CONVENTIONS

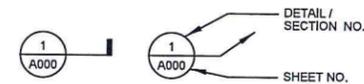


NORTH

### NORTH ARROW

5' DIA. ADA REFERENCE CIRCLE FOR CLEARANCE	
DOOR KEY	
WINDOW KEY	
ROOM TAG	
SHEET NOTE KEYS	
ASSEMBLY TAG	

### MISCELLANEOUS SYMBOLS



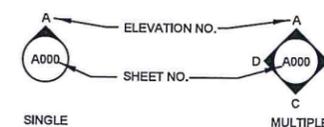
### DETAIL SYMBOL



### WALL SECTION SYMBOL



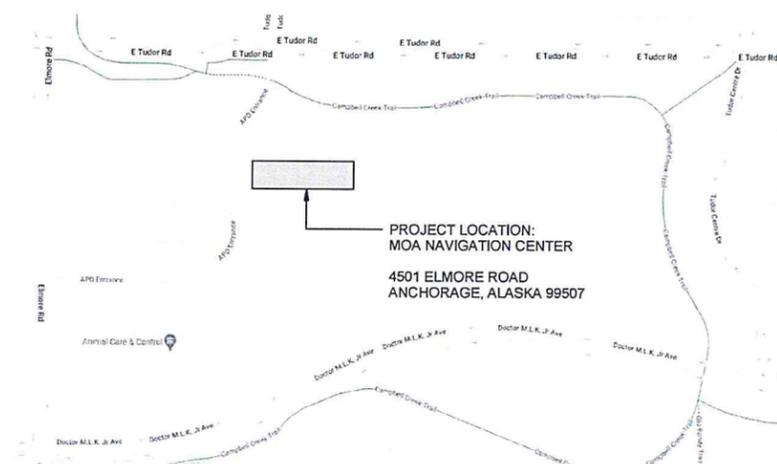
### BUILDING SECTION SYMBOL



### ELEVATION SYMBOLS

### PROJECT LOCATION

- ARCHITECTURAL: MCG EXPLORE DESIGN, JOHN WEIR, 907-563-8474
- CIVIL: CRW ENGINEERING GROUP, LLC, REBECCA CAMPBELL, 907-562-3252
- STRUCTURAL: CRW ENGINEERING GROUP, LLC, NICHOLAS CHOROMANSKI, 907-562-3252
- MECHANICAL: RSA ENGINEERING, INC., BRIAN PEKAR, 907-276-0521
- ELECTRICAL: RSA ENGINEERING, INC., DAVE OLIVER, 907-276-0521
- LANDSCAPE: COFFMAN ENGINEERS, INC., ED LEONETTI, 907-266-6664



- FOR SUBMITTAL
- PRICING

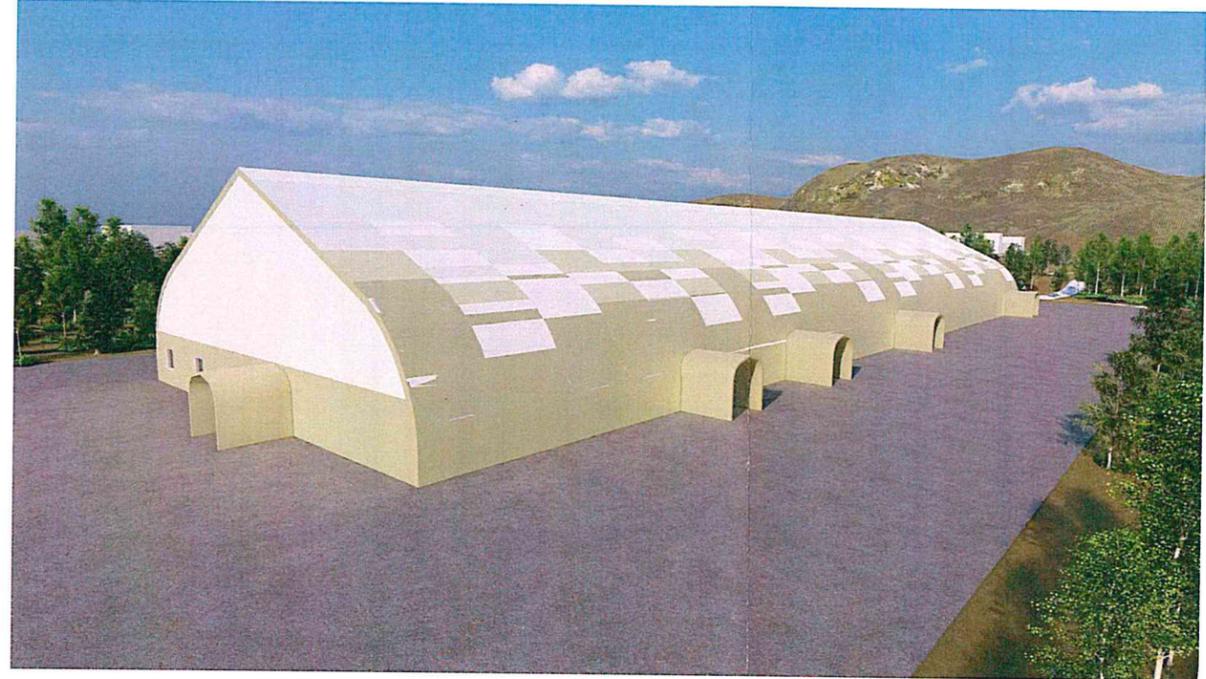
### COVER SHEET



421 W. 1<sup>st</sup> Avenue, Suite 300  
Anchorage, Alaska 99501  
907.563.8474  
exploredesign.com

SHEET NO.  
**G101**

FOR:  
● SUBMITTAL  
○ PRICING



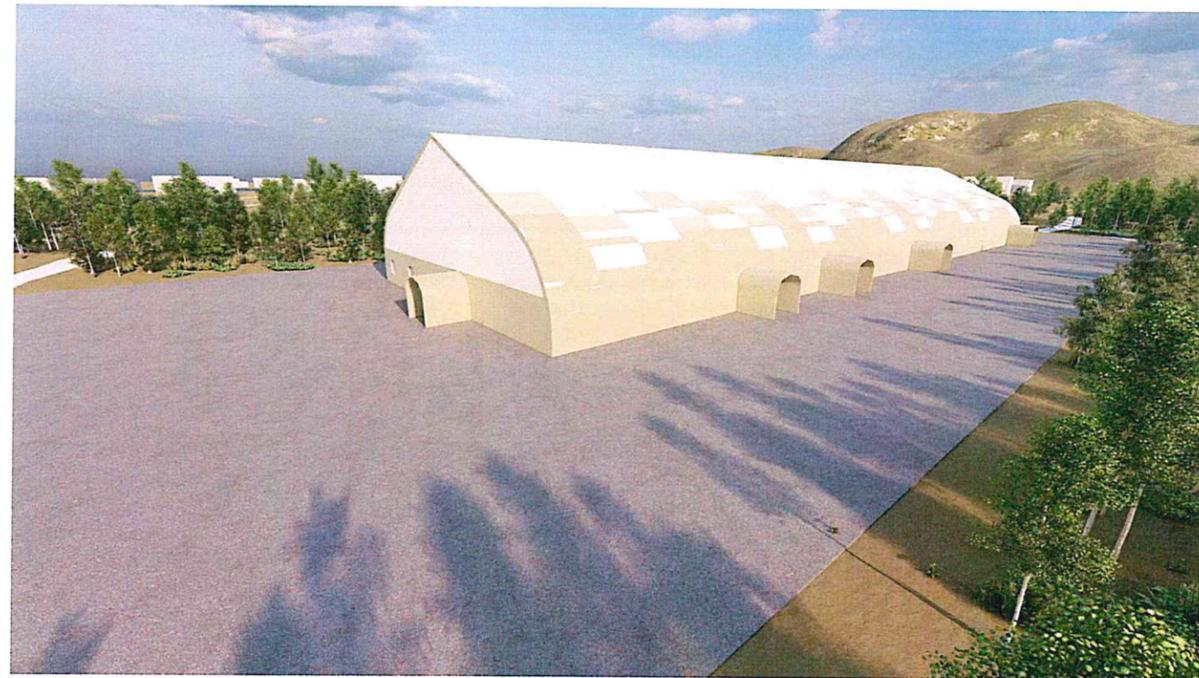
MUNICIPALITY OF ANCHORAGE

**NAVIGATION CENTER**

4501 ELMORE ROAD,  
ANCHORAGE, ALASKA 99507

CONDITIONAL USE PERMIT

JOB NO.  
DATE: 05-31-2022  
PROJ. MGR.: NMH  
DRAWN BY: CK  
REVIEWED BY: JTW  
REVISIONS:

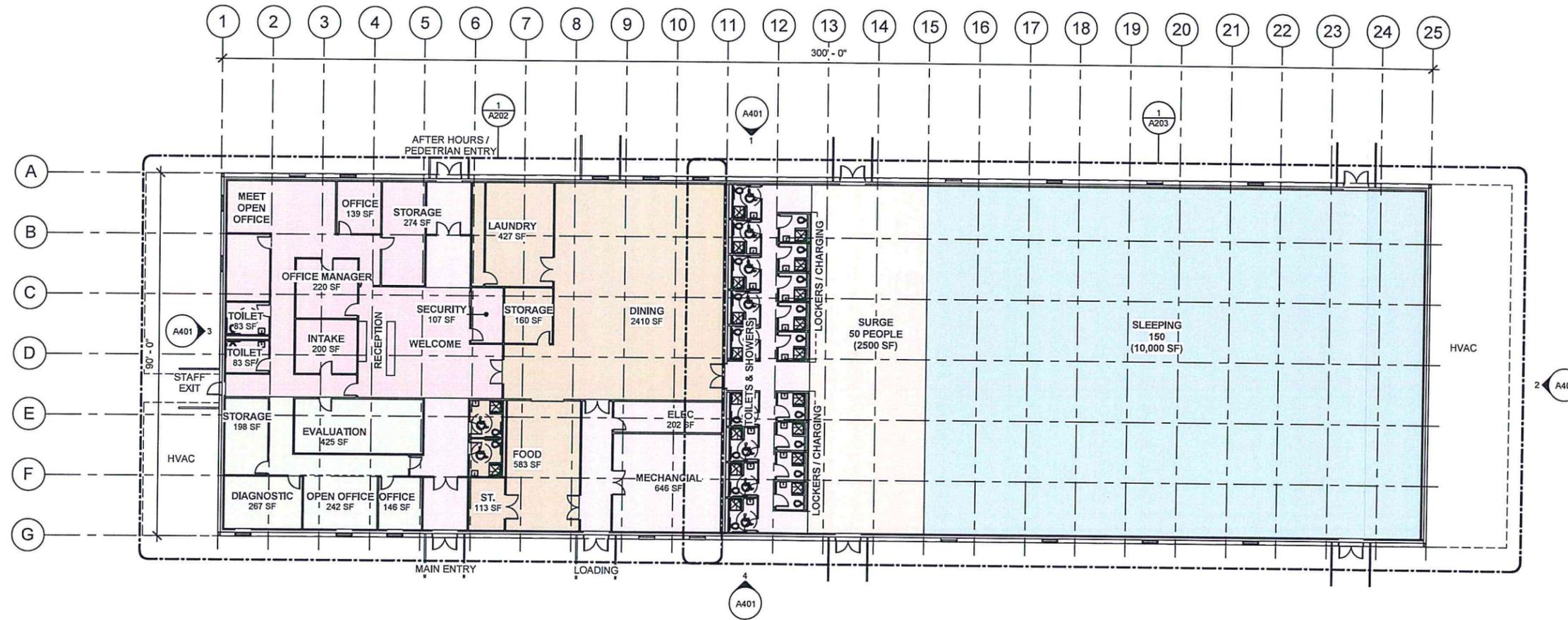


RENDERINGS

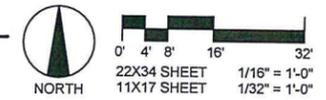
SHEET NO.  
**G200**

AREA USAGE LEGEND

- WELCOME/ INTAKE
- EVALUATION
- BUILDING SUPPORT
- DINNING/ FOOD/ LAUNDRY
- SURGE
- SLEEPING/ DORM



1 OVERALL FLOOR PLAN  
 A201 1/16" = 1'-0"



MUNICIPALITY OF ANCHORAGE

NAVIGATION CENTER

4501 ELMORE ROAD, ANCHORAGE, ALASKA 99507

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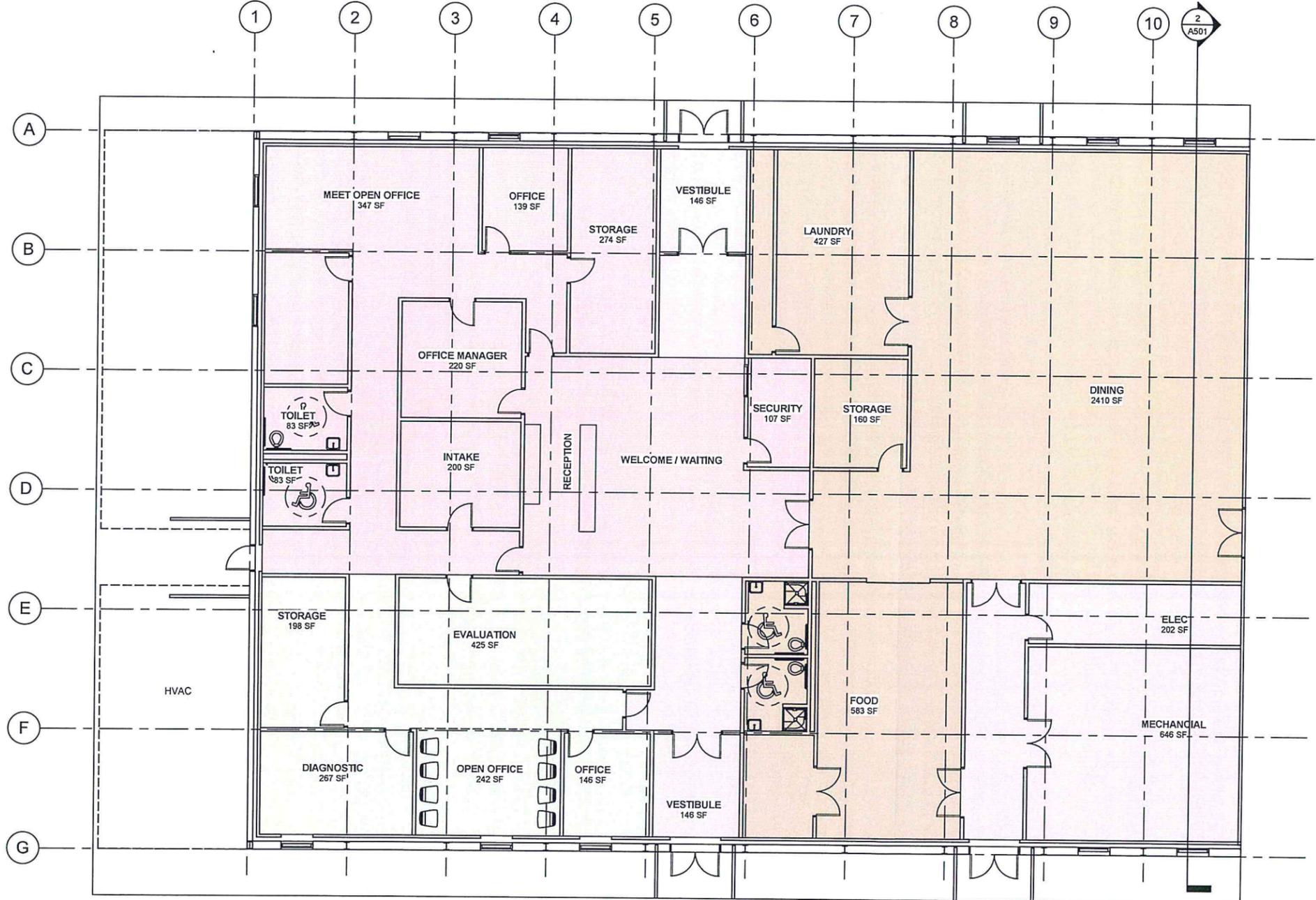
JOB NO.	
DATE:	05-31-2022
PROJ. MGR.:	NMH
DRAWN BY:	TOS
REVIEWED BY:	JTW
REVISIONS:	

OVERALL FLOOR PLAN

AREA USAGE LEGEND

- WELCOME/ INTAKE
- EVALUATION
- BUILDING SUPPORT
- DINNING/ FOOD/ LAUNDRY
- SURGE
- SLEEPING/ DORM

FOR:  
 ● SUBMITTAL  
 ○ PRICING



MUNICIPALITY OF ANCHORAGE  
**NAVIGATION CENTER**

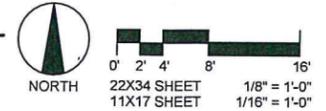
4501 ELMORE ROAD,  
 ANCHORAGE, ALASKA 99507

CONDITIONAL USE PERMIT

JOB NO.  
 DATE: 05-31-2022  
 PROJ. MGR.: NMH  
 DRAWN BY: TOS  
 REVIEWED BY: JTW  
 REVISIONS:

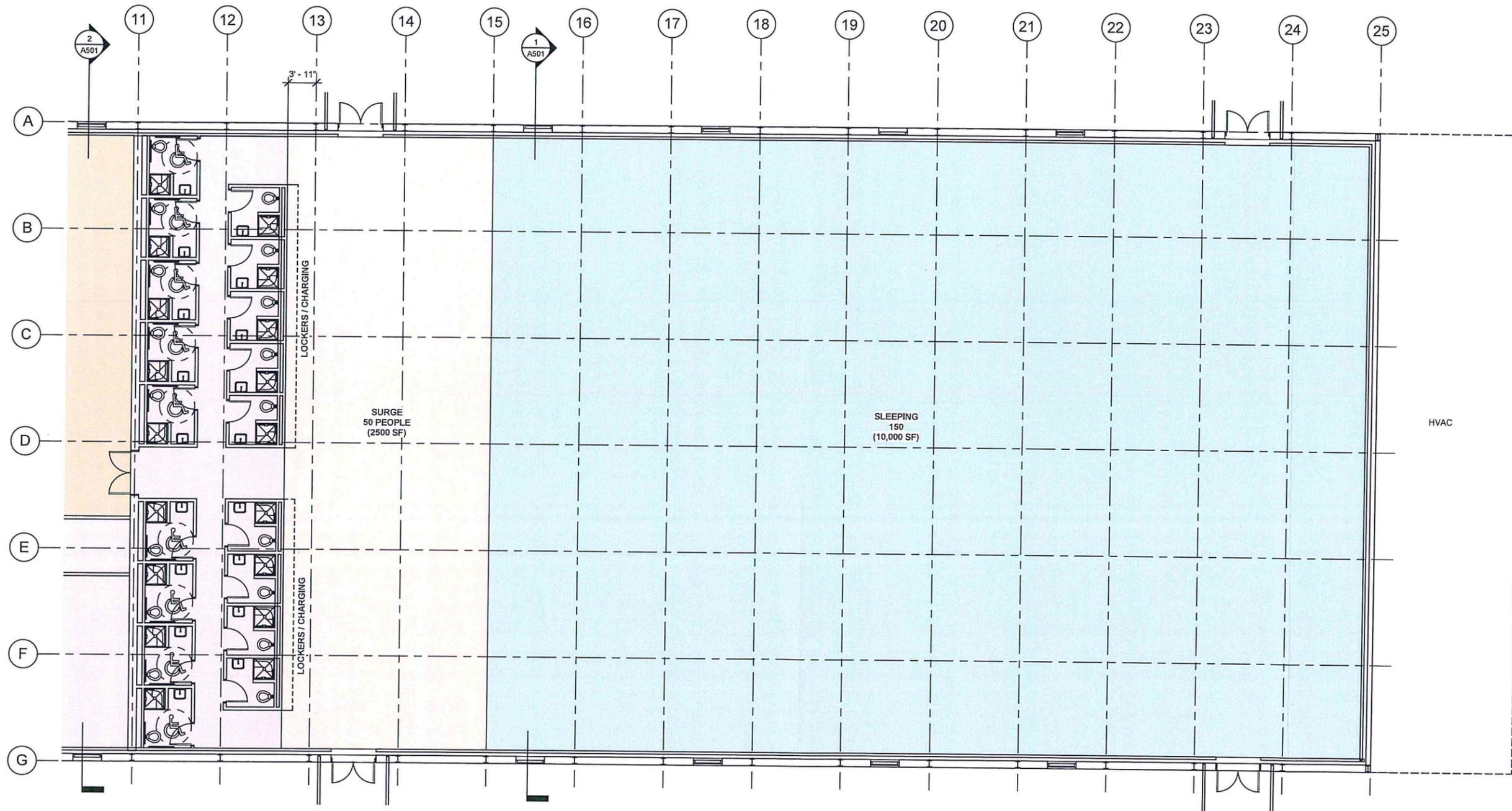
ENLARGED FLOOR PLAN - WEST

**1** ENLARGED FLOOR PLAN - WEST  
 A202 1/8" = 1'-0"

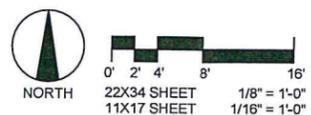


AREA USAGE LEGEND

- WELCOME/ INTAKE
- EVALUATION
- BUILDING SUPPORT
- DINNING/ FOOD/ LAUNDRY
- SURGE
- SLEEPING/ DORM



1 ENLARGED FLOOR PLAN - EAST  
A203 1/8" = 1'-0"



FOR:  
● SUBMITTAL  
○ PRICING

MUNICIPALITY OF ANCHORAGE

NAVIGATION CENTER

4501 ELMORE ROAD, ANCHORAGE, ALASKA 99507

CONDITIONAL USE PERMIT

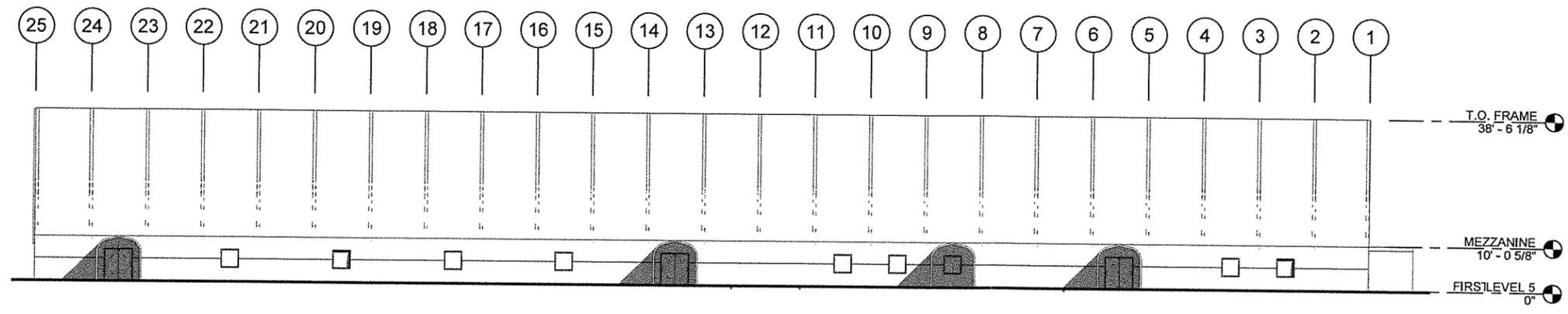
JOB NO.  
DATE: 05-31-2022  
PROJ. MGR.: Designer  
DRAWN BY: Author  
REVIEWED BY: Checker  
REVISIONS:

ENLARGED FLOOR PLAN - EAST

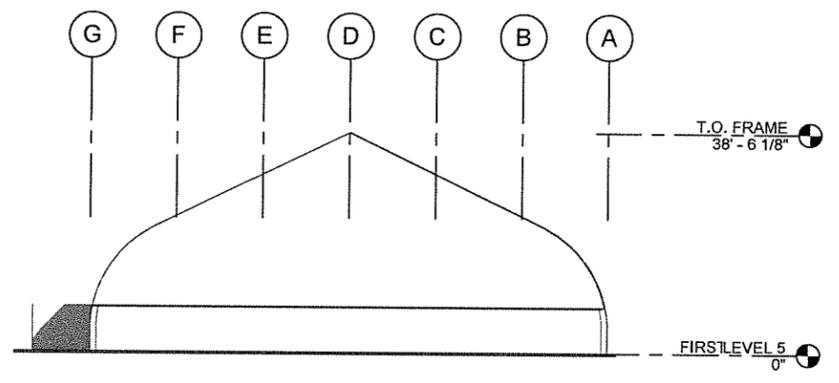
SHEET NO.  
**A203**

FOR  
SUBMITTAL  
PRICING

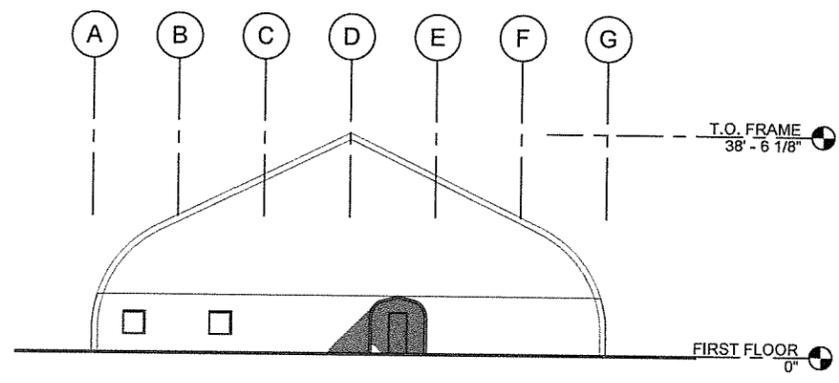
GENERAL NOTE:  
REFER TO RENDERINGS FOR MORE INFORMATION



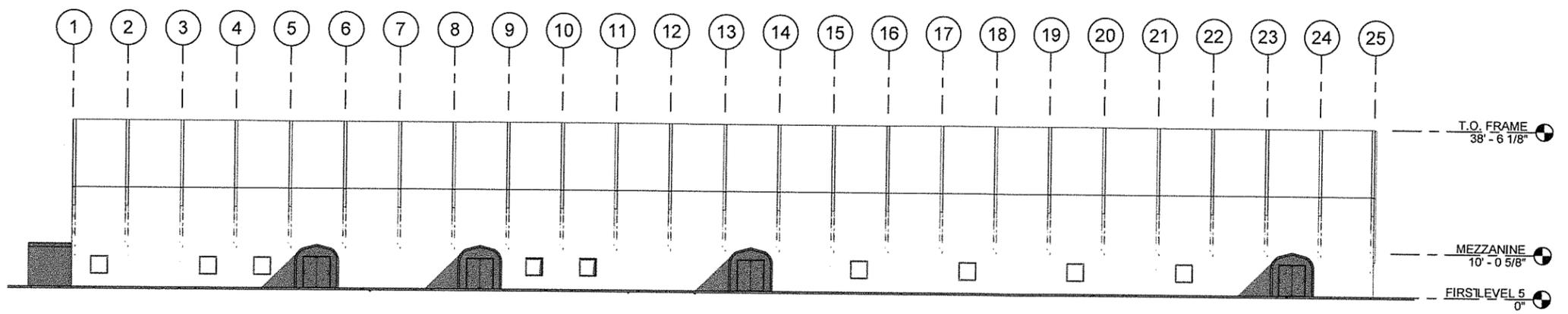
**1 NORTH ELEVATION**  
A401 1/16" = 1'-0"



**2 EAST ELEVATION**  
A401 1/16" = 1'-0"



**3 WEST ELEVATION**  
A401 1/16" = 1'-0"



**4 SOUTH ELEVATION**  
A401 1/16" = 1'-0"

MUNICIPALITY OF  
ANCHORAGE

NAVIGATION  
CENTER

4501 ELMORE ROAD,  
ANCHORAGE, ALASKA 99507

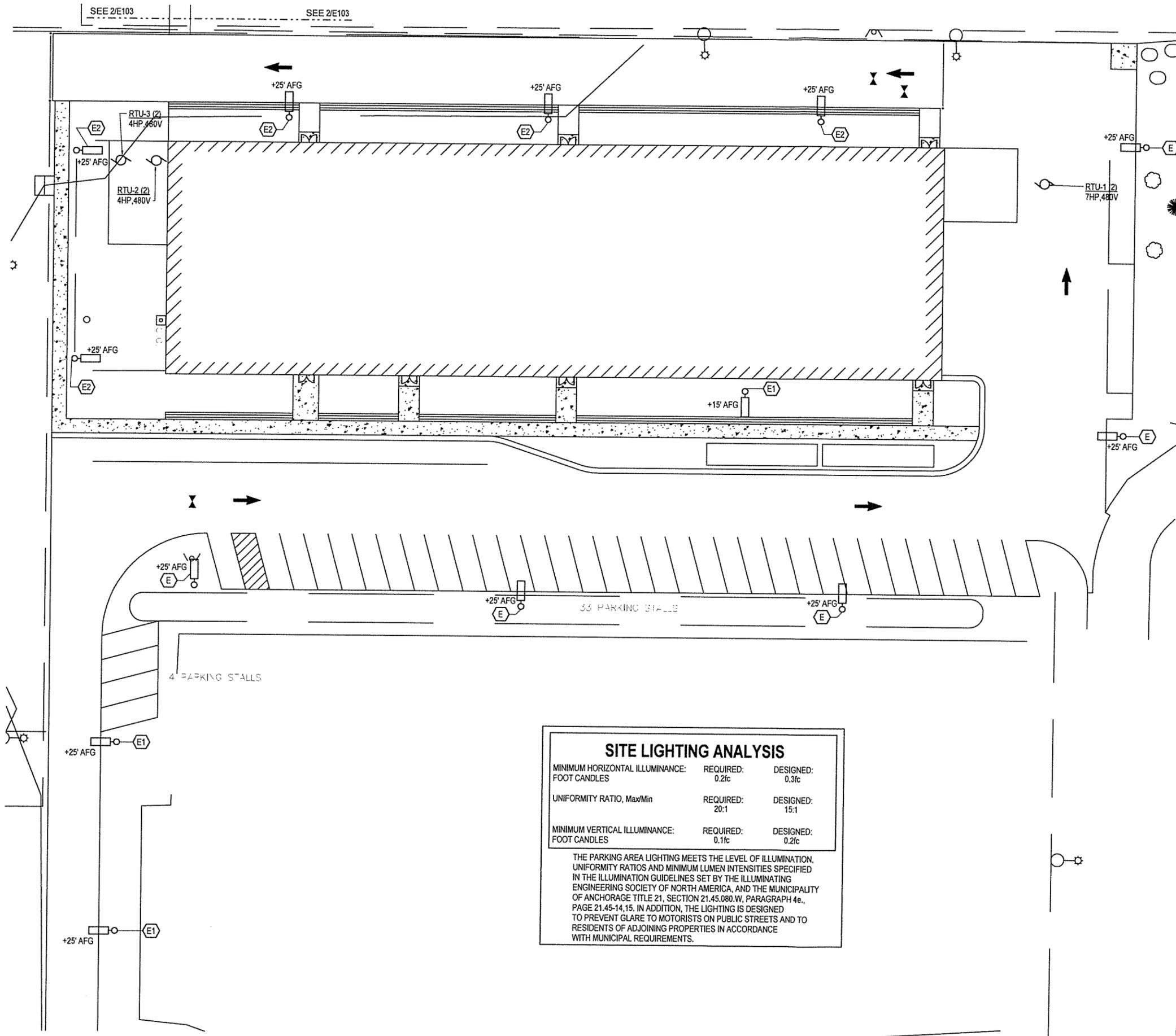
CONDITIONAL USE  
PERMIT

JOB NO.  
DATE: 05-31-2022  
PROJ. MGR.: NMH  
DRAWN BY: NMH  
REVIEWED BY: JTW  
REVISIONS:

BUILDING  
ELEVATIONS

SHEET NO.

**A401**



SEE 2/E103

SEE 2/E103

**GENERAL NOTES:**

**SHEET NOTES:**

- 1. SHEET NOTE ONE.

FOR  
SUBMITTAL  
PRICING

**RSA**  
Mechanical and  
Electrical Consulting  
Engineers  
670 West Fireweed Lane, Suite 200  
Anchorage, AK 99503  
(907) 278-0521  
Corporate No.: AECC542

MUNICIPALITY OF  
ANCHORAGE

**NAVIGATION  
CENTER**

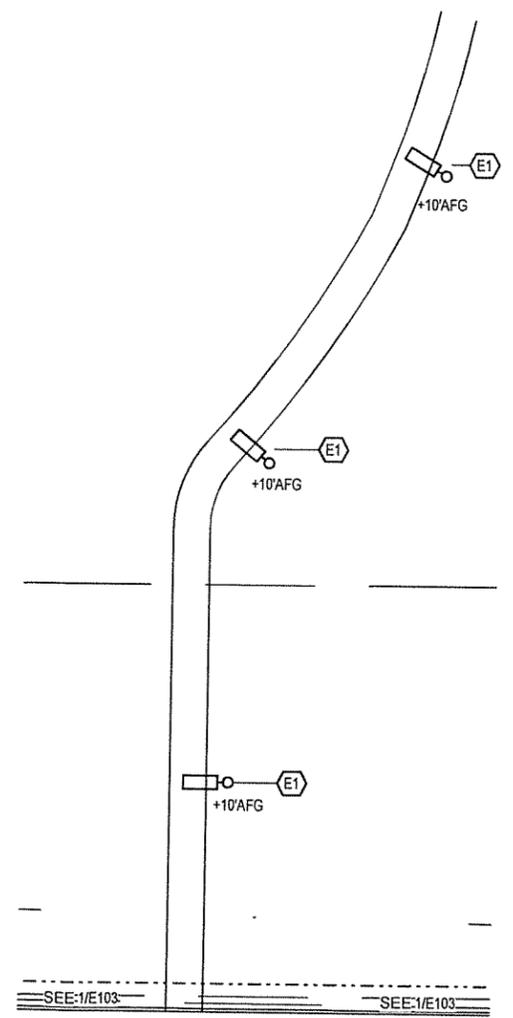
4501 ELMORE ROAD,  
ANCHORAGE, ALASKA 99507

**CONDITIONAL USE  
PERMIT**

JOB NO.	M2041
DATE:	5-27-2022
PROJ. MGR.:	DAO
DRAWN BY:	NVF, AB
REVIEWED BY:	DAO
REVISIONS:	

SITE LIGHTING ANALYSIS		
MINIMUM HORIZONTAL ILLUMINANCE: FOOT CANDLES	REQUIRED: 0.2fc	DESIGNED: 0.3fc
UNIFORMITY RATIO, Max/Min	REQUIRED: 20:1	DESIGNED: 15:1
MINIMUM VERTICAL ILLUMINANCE: FOOT CANDLES	REQUIRED: 0.1fc	DESIGNED: 0.2fc

THE PARKING AREA LIGHTING MEETS THE LEVEL OF ILLUMINATION, UNIFORMITY RATIOS AND MINIMUM LUMEN INTENSITIES SPECIFIED IN THE ILLUMINATION GUIDELINES SET BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA, AND THE MUNICIPALITY OF ANCHORAGE TITLE 21, SECTION 21.45.080.W, PARAGRAPH 4e., PAGE 21.45-14,15. IN ADDITION, THE LIGHTING IS DESIGNED TO PREVENT GLARE TO MOTORISTS ON PUBLIC STREETS AND TO RESIDENTS OF ADJOINING PROPERTIES IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.



SEE: 1/E103

SEE: 1/E103

**1 ELECTRICAL SITE PLAN**  
1" = 20'-0"

**2 TUDOR PATHWAY**  
1" = 20'-0"

**ELECTRICAL  
SITE PLAN**

SHEET NO.  
**E103**