

COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services:	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural
Anchorage 2020 West Anchorage Planning Area:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Anchorage 2020 Major Urban Elements: Site is within or abuts:	
<input checked="" type="checkbox"/> Major Employment Center	<input checked="" type="checkbox"/> Redevelopment/Mixed Use Area <input type="checkbox"/> Town Center
<input type="checkbox"/> Neighborhood Commercial Center	<input type="checkbox"/> Industrial Center
<input type="checkbox"/> Transit - Supportive Development Corridor	
Eagle River-Chugiak-Peters Creek Land Use Classification: N/A	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	
Girdwood- Turnagain Arm N/A	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study
<input type="checkbox"/> Residential at _____ dwelling units per acre	
ENVIRONMENTAL INFORMATION (All or portion of site affected)	
Wetland Classification:	<input checked="" type="checkbox"/> None <input type="checkbox"/> "C" <input type="checkbox"/> "B" <input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Blue Zone <input type="checkbox"/> Red Zone
Floodplain:	<input checked="" type="checkbox"/> None <input type="checkbox"/> 100 year <input type="checkbox"/> 500 year
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1" <input checked="" type="checkbox"/> "2" <input type="checkbox"/> "3" <input type="checkbox"/> "4" <input type="checkbox"/> "5"
RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input checked="" type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	
DOCUMENTATION	
Required:	<input checked="" type="checkbox"/> Original application with signature(s), 35 copies of application, plus 35 sets of: <input checked="" type="checkbox"/> Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location. <input checked="" type="checkbox"/> Building plans to scale depicting: floor plans; building elevations; exterior colors and textures. <input checked="" type="checkbox"/> Application and narrative: explaining the project; planning objectives; construction and operation schedule; final ownership <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable. N/A <input checked="" type="checkbox"/> Watershed sign off form, completed
Required if indicated: N/A	<input type="checkbox"/> Air quality impact <input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> Soils analysis <input type="checkbox"/> Noise impact analysis <input type="checkbox"/> Holding capacity of the land analysis <input type="checkbox"/> Shadow impact analysis

PUBLIC FACILITY PROJECT LANDSCAPING REVIEW STANDARDS (if applicable)	
The Urban Design Commission shall consider the following criteria in reviewing public facility project landscaping under this section. 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. Use additional paper if needed.:	
Cost.	N/A
Feasibility.	N/A

Explain how planning and design criteria are met by the proposed landscape plan:	
The external impacts generated by the public facility project on adjacent areas. The landscape elements of the public facility project should complement, maintain or improve the landscape quality of adjacent neighborhoods and areas.	
	N/A
The degree to which the landscape elements contribute to on-site use of the public facility project. The landscape elements of the public facility project should enhance safe, efficient and comfortable public use.	
	N/A
The visual attractiveness of the landscaping and its enhancement of the architecture of the public facility project, including the integration of internal and exterior architectural themes.	
	N/A

PUBLIC FACILITY STANDARDS (if applicable)

The Planning and Zoning Commission shall review a proposed site plan for consistency with the goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site.

N/A

SPECIAL LIMITATION STANDARDS (if applicable)

The Planning and Zoning Commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation 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. Use additional paper if needed.:

N/A

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.50.200) (if applicable)

The Planning and Zoning Commission shall review the proposed site plan governed by the general site plan review standards for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. 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. Use additional paper if needed.:

Explain how the proposed site plan meets the criteria for its approval established under this title.

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.
2. The demand for and availability of public services and facilities.
3. Noise, air, water or other forms of environmental pollution.
4. The maintenance of compatible and efficient development patterns and land use intensities.

INTRODUCTION

Site Description

Sears, Roebuck and Co. is preparing tenant space for the Nordstrom Rack retail store within the existing Sears store, located at the Mall at Sears, located in the Midtown area of Anchorage, Alaska. The site is on NE 1/4 T13N, R3W, Section 30, Parcel 1, Seward Meridian in Municipality of Anchorage (MOA) grid SW1631. The property is zoned B-3, a general business district. The Mall at Sears is bounded by Northern Lights to the north, Seward Highway to the east, Benson Boulevard to the south, and Denali Street to the west (Figure 1 – Location Map). The site Access to the site is from each of the surrounding streets. There are three driveways from Northern Lights Boulevard, three from Benson Boulevard, and one driveway each from the Seward Highway and Denali Street. The development surrounding the site is retail, restaurants, and a bank.

Nordstrom Rack will be located within the northeast portion of the existing Sears store. Proposed external changes include the addition of a loading dock, façade improvements, and new entry features. The existing Mall at Sears was originally constructed back in the 1960s, and as such is an approved site plan under Anchorage Municipal Code (AMC) 21.55.130. The new Nordstrom Rack will fall under the parameters of the limited site plan review portion of that section of code. However, the new loading dock addition must comply with the standards of AMC 21.50.320 in terms of the structure and any new necessary site improvements such as landscaping, if required. The existing portion of the site will require site enhancement proportional to the 10 percent requirement of AMC 21.55.130. The loading dock addition is minor in comparison with the overall existing building, so the site plan review will be done as a non-public hearing (consent agenda) before the Planning and Zoning Commission (PZC).

Project Description

The project includes the addition of a loading dock to the north, east, and west elevations (Appendix A – Architectural Drawings and Appendix B – Civil Site Plan). Façade improvements, which have been designed to blend portions of the old facility with ongoing architectural improvements to the Mall at Sears, have been provided as part of the 10 percent improvements.

Façade improvements that will be constructed as part of the 10 percent improvements include the proposed Nordstrom Rack storefront and updating the Sears's entry on the east elevation and new entry features on the west elevation. The façade improvements are in conjunction with interior improvements to the space being leased by Nordstrom Rack.

Property Ownership

Sears, Roebuck and Co. owns the Sears store at the Mall at Sears and will lease a portion of the store to the Nordstrom Rack. Sears, Roebuck and Co. has provided a letter authorizing DOWL HKM to pursue the Limited Large Retail Establishment Site Plan Review on their behalf.

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.50.200)

Explain how the proposed site plan meets the criteria for its approval established under this title.

Explain how the proposed site plan will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development.

a. Pedestrian and vehicular traffic circulation and safety.

The proposed loading dock addition will not have a permanent negative impact on pedestrian and traffic circulation and safety. Landscaping and curbing are provided to the north building elevation which provides a more defined vehicular circulation route and provides a barrier between pedestrian and vehicular circulation. Additionally, the new design provides convenient handicap parking. Beyond this, pedestrian circulation associated with new development does not negatively impact existing pedestrian and vehicular traffic.

b. The demand for and availability of public services and facilities.

Public utilities are available for the site. Municipal Light and Power (ML&P), ENSTAR Natural Gas, Anchorage Waste Water Utility (AWWU), General Communications, Inc. (GCI), and Alaska Communication Systems (ACS) all have infrastructure in place at the project site. The new development will not require additional public services and utilities.

The site is served by the Anchorage Fire and Police Departments. There are People Mover bus stops on Benson and Northern Lights Boulevards, as well as Denali Street.

The proposed addition and site improvements are not creating a new use and are not expected to put undue demands on the available utilities or public services and facilities.

c. Noise, air, water or other forms of environmental pollution.

It is not expected that this development will have a negative impact on noise, air, or water.

d. The maintenance of compatible and efficient development patterns and land use intensities.

The site is located in the Midtown area of Anchorage and is zoned B-3 (Figure 2 - Zoning Map). The neighboring properties to the north, south, east, and west are all zoned B-3. The Anchorage Bowl Comprehensive Plan (Anchorage 2020) identifies this area as both a Major Employment Center and a Redevelopment/Mixed Use Area. Major employment centers are to be the most intensely developed areas within the MOA and should serve as focal points for the highest concentration of office employment, together with supporting commercial and retail opportunities. Redevelopment/Mixed Use Areas are identified near all major employment centers. Residential redevelopment near these sites will be at medium to high-densities to enable more people to live close to work.

The neighboring land uses include a mix of retail, commercial office, and high-density residential (to the northeast). This project is in line with maintaining compatible and efficient development and land use intensity in the project area.

PUBLIC HEARING SITE PLAN REVIEW (AMC 21.50.320)

The new loading dock addition is subject to the standards of AMC 21.50.320:

Vehicular Access

Primary access for this type of development should be from a street designated collector or greater. As mentioned before, the site is bounded by Northern Lights to the north, Seward Highway to the east, Benson Boulevard to the south, and Denali Street to the west. Access to the site is from each of the surrounding streets. The Seward Highway is designated a Freeway in the Official Streets and Highways Plan (OSHP), Benson and Northern Lights Boulevards are designated as Major Arterials, and Denali Street is designated a Minor Arterial. These designations are all greater than a collector.

Traffic Impacts

The loading dock addition will not create additional traffic trips. A Traffic Impact Analysis is not required.

Drainage

The existing site is relatively flat (Appendix B – Civil Site Plan). The grading and drainage plan for this development is designed in accordance with Titles 21 and 23 of the AMC. Positive drainage will be provided away from the building, across the parking lot, and across the drive aisles. Stormwater runoff will be sheet drained to curbs and gutters and will be collected by existing stormwater catch basins within the project area. The existing catch basins discharge into the State of Alaska Department of Transportation stormwater system within Northern Lights Boulevard. The site is currently completely paved and this planned redevelopment will not increase the imperviousness of the site over five-percent, thus additional stormwater detention will not be required.

Visual and Noise Buffers

Most of the Mall at Sears would not meet current landscape requirements for Title 21 due to the fact that the mall was constructed prior to current requirements. The landscape design for the loading dock addition follows current MOA Title 21 land use requirements for the location where improvements are proposed. The new landscape enhancements, as part of the overall development package, represent an improvement in the direction toward compliance. (Appendix C – Landscape Plan).

Outdoor Storage or Display Areas

There will be no outdoor storage or display areas.

Trash Collection and Recycling

As shown on the site plan (Appendix C), a screened trash receptacle will be located at the “back of the house”.

Snow Storage or Removal

Snow will be plowed and removed from site.

Parking

In 2001, a parking count was done for the entire mall for a proposed 14,240 square foot expansion (Appendix D – Parking Study). At that time the mall had a total parking requirement of 1,025 stalls and a total of 1,203 parking stalls are currently provided at the site. The recently proposed Burger Fi development at the Mall at Sears, under separate review, will require the loss of three parking spaces. This proposed project will result in the loss of an additional 19 parking spaces. An overall total of 1,181 parking spaces will be provided to the site, which is an excess of 156 required parking spaces.

Pedestrian Access

The loading dock will have no impact on existing pedestrian access.

Community Spaces

There are a variety of community spaces provided at the Mall of Sears. The food court provides an ample seating area. As well, there are sitting and gathering spaces throughout the mall.

Delivery and Loading Spaces

The loading dock addition will provide delivery and loading spaces at the “back of the house”, along the north side of the building (Appendix A).

Exterior Signs

Exterior signage will be provided by future tenants. One signage piece will be relocated and permitted separately by the building owner. No Building signage is to be incorporated in this project.

Building Signage

There is no new signage included in this project. Any signage shown is for placeholder locations and will be refined by future tenant and owner led projects.

Outdoor Lighting

New down lighting will be incorporated into new canopies and entry features. No new site lighting is proposed.

Northern Design Characteristics

Covered entryways at all new entrances and exits are provided. As previously discussed, the proposed building entries provide protection from the elements, as well as lighted pathways and wayfinding. Snow will be shed to flat roofs and held.

Aesthetic Characteristics

This project combines the existing aesthetic of an aging property and provides a bridge from the recently renovated south façade work of the mall building to the future renovations to be made to the north side of the building. We are providing opportunities for individual retailers to have specific identities while providing a common backdrop. These include the minor improvement to the existing Sears entry, a new paint scheme that helps to reinforce the building's identity, and an addition of a loading dock. Utilizing additional materials in the pallet will provide opportunities to tie all of the future renovations together in a more cohesive fashion.

LARGE RETAIL ESTABLISHMENTS (AMC 21.55.130)

The MOA requires up to 10 percent of the construction cost be used towards site enhancements, specifically in the following areas listed in order of importance:

1. Vehicular and pedestrian safety improvements;
2. Blending of the exterior of the old facility and the new facility; and
3. Landscaping and drainage improvements.

Ten Percent Improvements

The existing portion of the site will require site enhancement proportional to the 10 percent requirement of AMC 21.55.130. The overall cost for the loading dock addition will be approximately \$334,600, which requires \$33,460 in site enhancements. The overall site enhancements, as outlined in Appendix E, demonstrate there will be approximately \$224,100 in site enhancements, which is almost 67-percent of the cost of the loading dock addition.

Blending of the Exterior of the Old and New Facility

In 2010 and 2011, interior and exterior renovations were done to the south side of the Mall at Sears. The exterior renovations were limited to new exterior entryways with associated architectural building articulations. The objective of the improvements for this project is to be

consistent with previous façade changes to the south side of the mall, while providing branding identification for the Nordstrom Rack development.

APPENDIX A
ARCHITECTURAL DRAWINGS

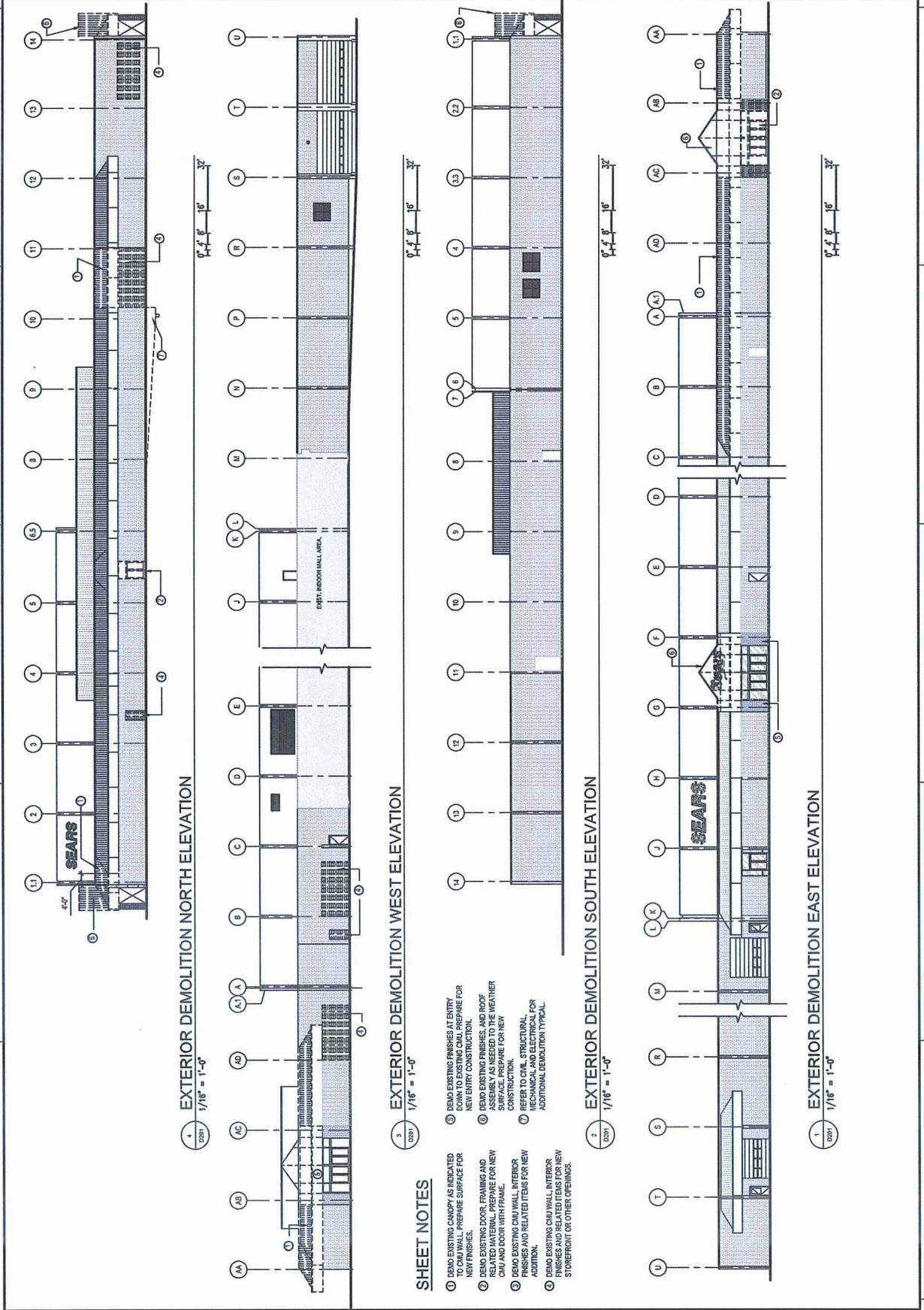


PERMIT SET

700 E. NORTHERN LIGHTS BLVD, ANCHORAGE, AK
SEARS HOLDING
RENOVATION
EXTERIOR DEMOLITION ELEVATIONS

MARK	DATE	DESCRIPTION
DATE	2014.04.07	
PROJECT NO.	141072	
DRAWN BY	JASBWW	
CHECKED BY	TJR	
COPYRIGHT	© 2014 RIM Architects, LLC	
SHEET DESCRIPTION		

DEMO ELEV
DWG NO: **D201**
SHEET 36 OF 67



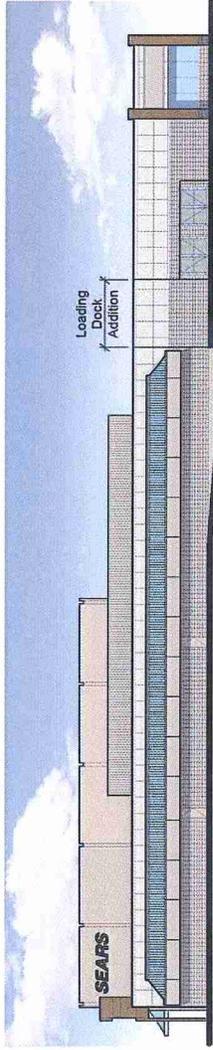
SHEET NOTES

- ① DEMO EXISTING CANOPY AS INDICATED TO CMU WALL. PREPARE SURFACE FOR NEW FINISHES.
- ② DEMO EXISTING DOOR, FRAMING AND RELATED MATERIAL. PREPARE FOR NEW FINISHES.
- ③ DEMO CMU WALL, INTERIOR FINISHES AND RELATED ITEMS FOR NEW ADDITION.
- ④ DEMO EXISTING CMU WALL, INTERIOR FINISHES AND RELATED ITEMS FOR NEW STOREFRONT OR OTHER OPENINGS.
- ⑤ DEMO EXISTING FINISHES AT ENTRY DOWN TO EXISTING CMU. PREPARE FOR NEW ENTRY CONSTRUCTION.
- ⑥ DEMO EXISTING FINISHES, AND ROOF SURFACE / ASSESS TO THE WEATHER SURFACE. PREPARE FOR NEW CONSTRUCTION.
- ⑦ REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMOLITION TYPICAL.

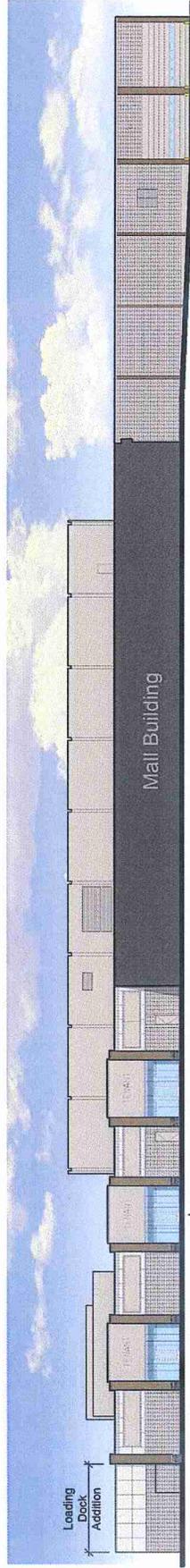


700 E. Northern Lights

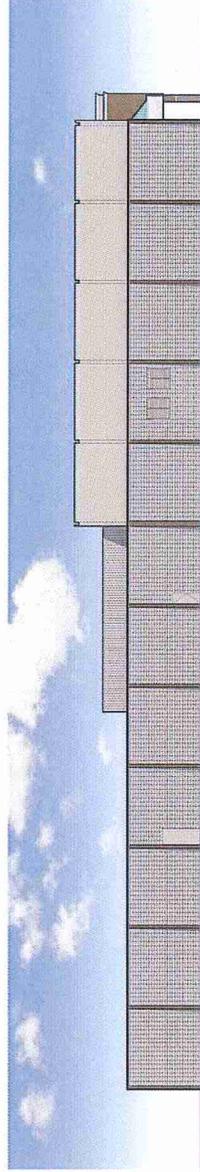
May, 2014



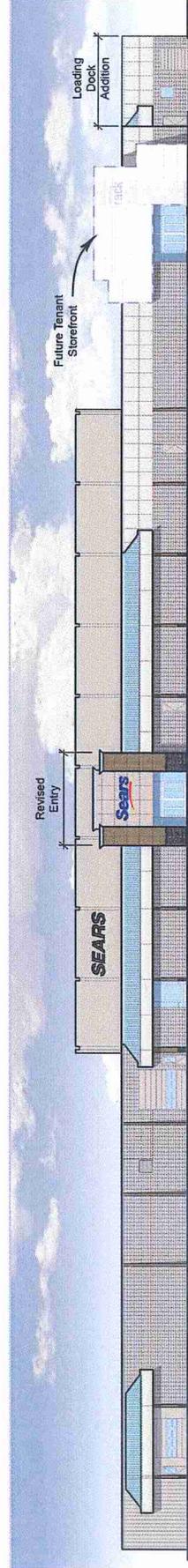
North Elevation



West Elevation



South Elevation



East Elevation



CALLISON

NORDSTROM rack

PROJECT #: 214348.00
DATE: MARCH 27, 2014

NORDSTROM RACK AT
ANCHORAGE
ANCHORAGE, AK

RENDERING OPTION A

1



PROJECT #: 214348.00
DATE: MARCH 27, 2014



NORDSTROM RACK AT
ANCHORAGE
ANCHORAGE, AK

RENDERING OPTION A

APPENDIX B
CIVIL SITE PLAN

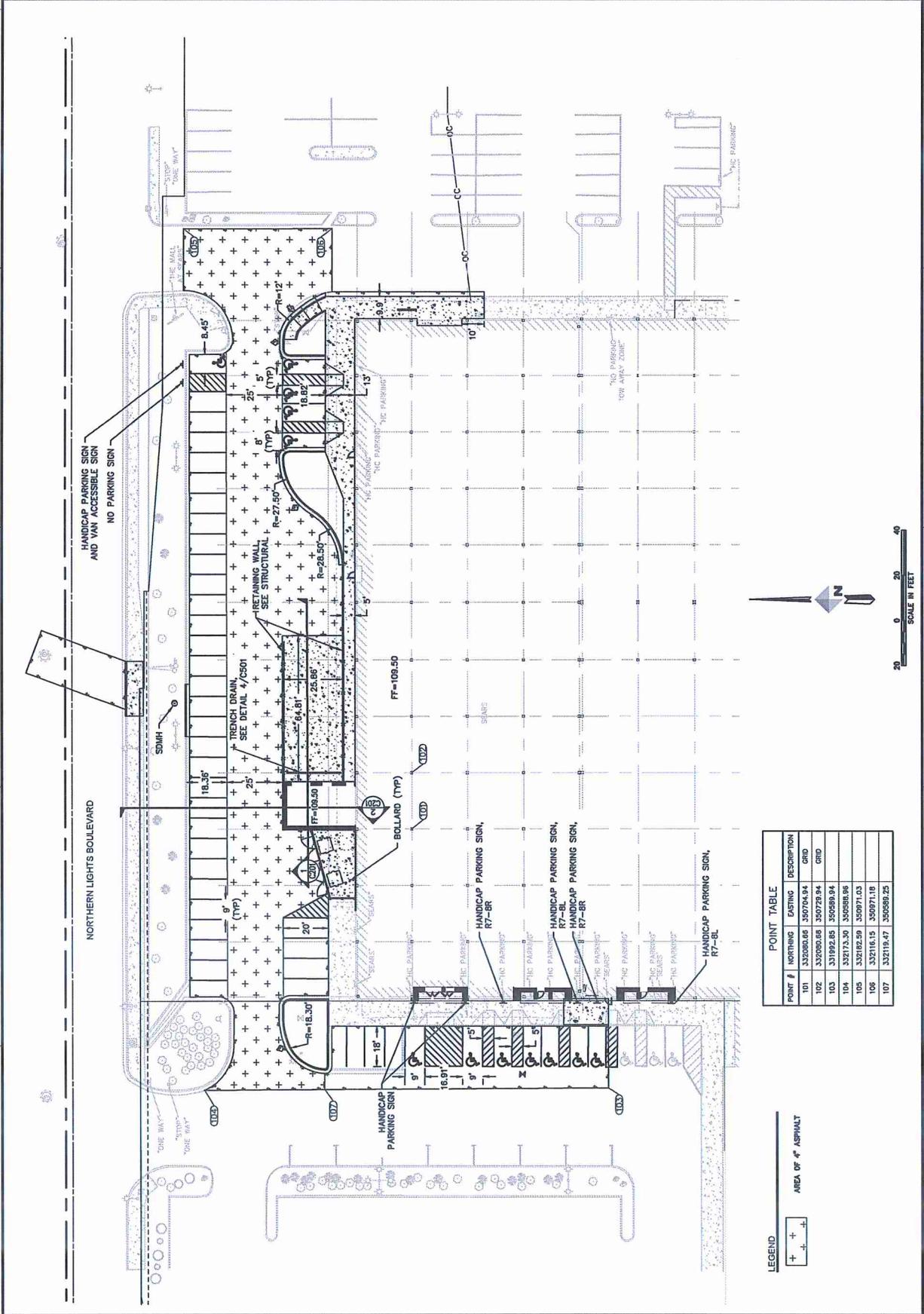


PERMIT SET

700 E. NORTHERN LIGHTS BLVD RENOVATION
 700 E. NORTHERN LIGHTS BLVD, ANCHORAGE, AK
 SEARNS HOLDING
 OWNER:
 SHEET: CIVIL SITE PLAN
 TITLE:

MARK	DATE	DESCRIPTION
DATE	2014.03.07	
PROJECT NO.	141012	
DRAWN BY	BSL	
CHECKED BY	BSL	
Copyright © 2014 TRIM Architects LLC		

CIVIL SITE PLAN
 DWG NO: **C102**
 SHEET **6** OF **67**



POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
101	332000.66	350704.94	GRID
102	332000.66	350728.94	GRID
103	331892.85	350589.94	
104	332173.30	350589.96	
105	332182.59	350971.03	
106	332116.15	350971.18	
107	332114.47	350589.23	

LEGEND

+	AREA OF 4" ASPHALT
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APPENDIX C
LANDSCAPE PLAN



PERMIT SET

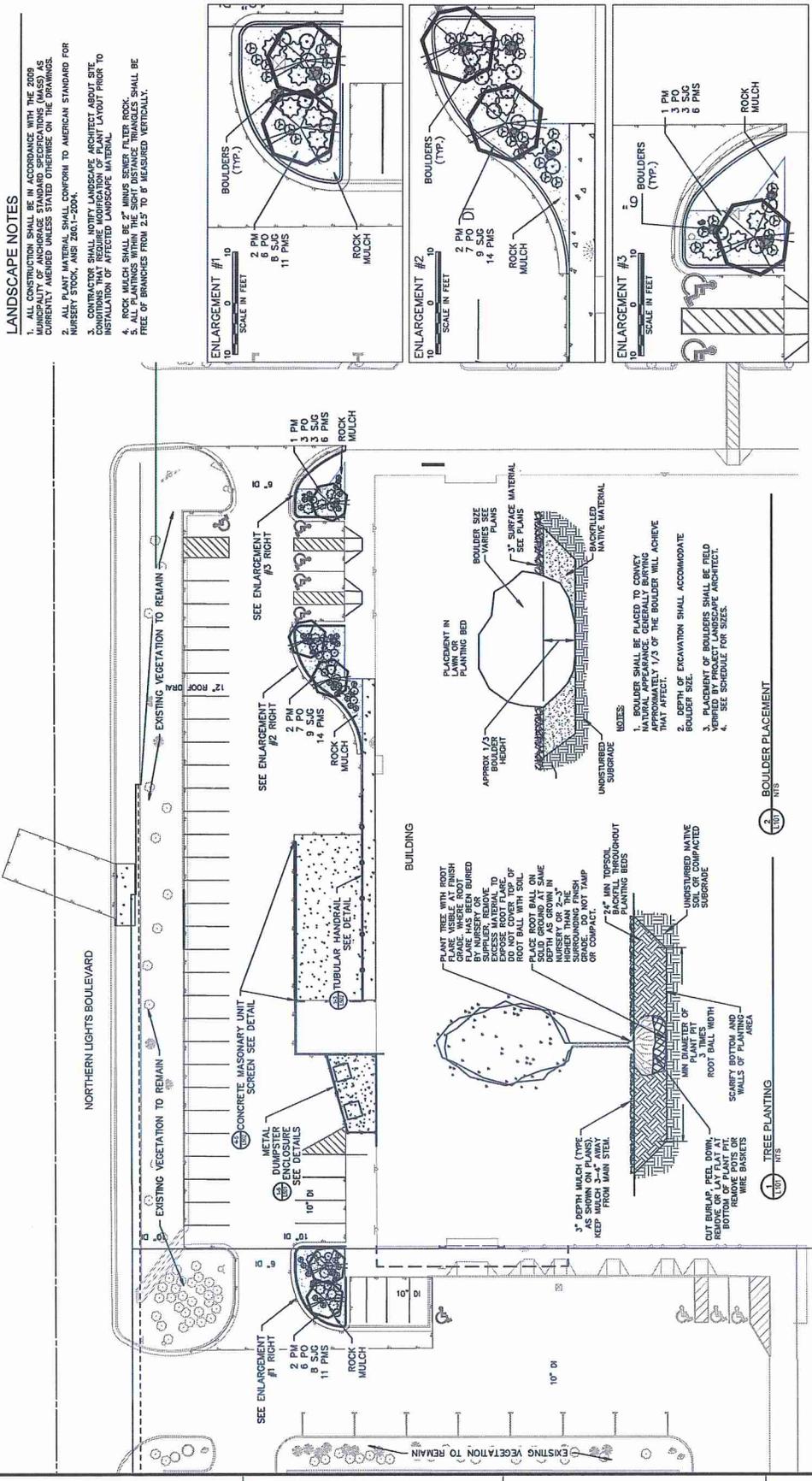
700 E. NORTHERN LIGHTS BLVD RENOVATION
 700 E. NORTHERN LIGHTS BLVD, ANCHORAGE, AK
 SEARS HOLDING
 CIVIL GRADING PLAN

PROJECT:	700 E. NORTHERN LIGHTS BLVD RENOVATION
TITLE:	CIVIL GRADING PLAN
DATE:	2011.04.07
OWNER:	SEARS HOLDING
DESIGNER:	RIM ARCHITECTS
PROJECT NO.:	141017
DRAWN BY:	DS
CHECKED BY:	DS
DATE:	2014
PROJECT:	700 E. NORTHERN LIGHTS BLVD RENOVATION
TITLE:	CIVIL GRADING PLAN
DATE:	2011.04.07
OWNER:	SEARS HOLDING
DESIGNER:	RIM ARCHITECTS
PROJECT NO.:	141017
DRAWN BY:	DS
CHECKED BY:	DS
DATE:	2014

LANDSCAPE PLAN
 SHEET DESCRIPTION:
 LANDSCAPE PLAN
 DWG NO.: **L101**
 SHEET 11 OF 67

LANDSCAPE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2009 MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MSS) AS CURRENTLY AMENDED UNLESS OTHERWISE STATED OTHERWISE ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, AMS 2601.1-2004.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS PRIOR TO ANY MAJOR LAYOUT PRIOR TO INSTALLATION OF AFFECTED LANDSCAPE MATERIAL.
- ROCK MULCH SHALL BE 3" MINUS SIEVE FILTER ROCK.
- ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE FREE OF BRANCHES FROM 2.5' TO 8' MEASURED VERTICALLY.

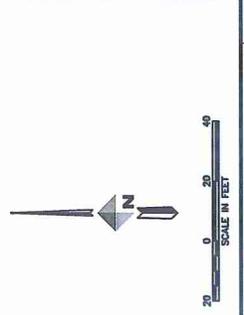


LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	NOTES
(Symbol)	ROCK MULCH	1,310 sf	2" MINUS SIEVE FILTER ROCK SEE DETAILS
(Symbol)	LANDSCAPE BOULDERS SMALL (1'-2' SHORTEST DIAGONAL)	3	SEE DETAILS
(Symbol)	MEDIUM (2'-3' SHORTEST DIAGONAL)	6	SEE DETAILS
(Symbol)	TUBULAR PIPE HANDRAIL	60 lf	SEE DETAILS

PLANT SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
(Symbol)	PM	#	AMUR CHOKECHERRY	<i>Prunus amurensis</i>	2.5" cal	As Shown	B&B
(Symbol)	PO	#	EASTERN REDBARK	<i>Physocarpus opulifolius</i>	36" ht	As Shown	#5 Container
(Symbol)	S/C	#	GOLD-FLAME SPIREA	<i>Spiraea japonica 'Goldflame'</i>	24" ht	As Shown	#2 Container
(Symbol)	PMS	#	MUDO PINE SLOWGROW	<i>Pinus mugo 'Slowmound'</i>	12" ht	As Shown	#2 Container



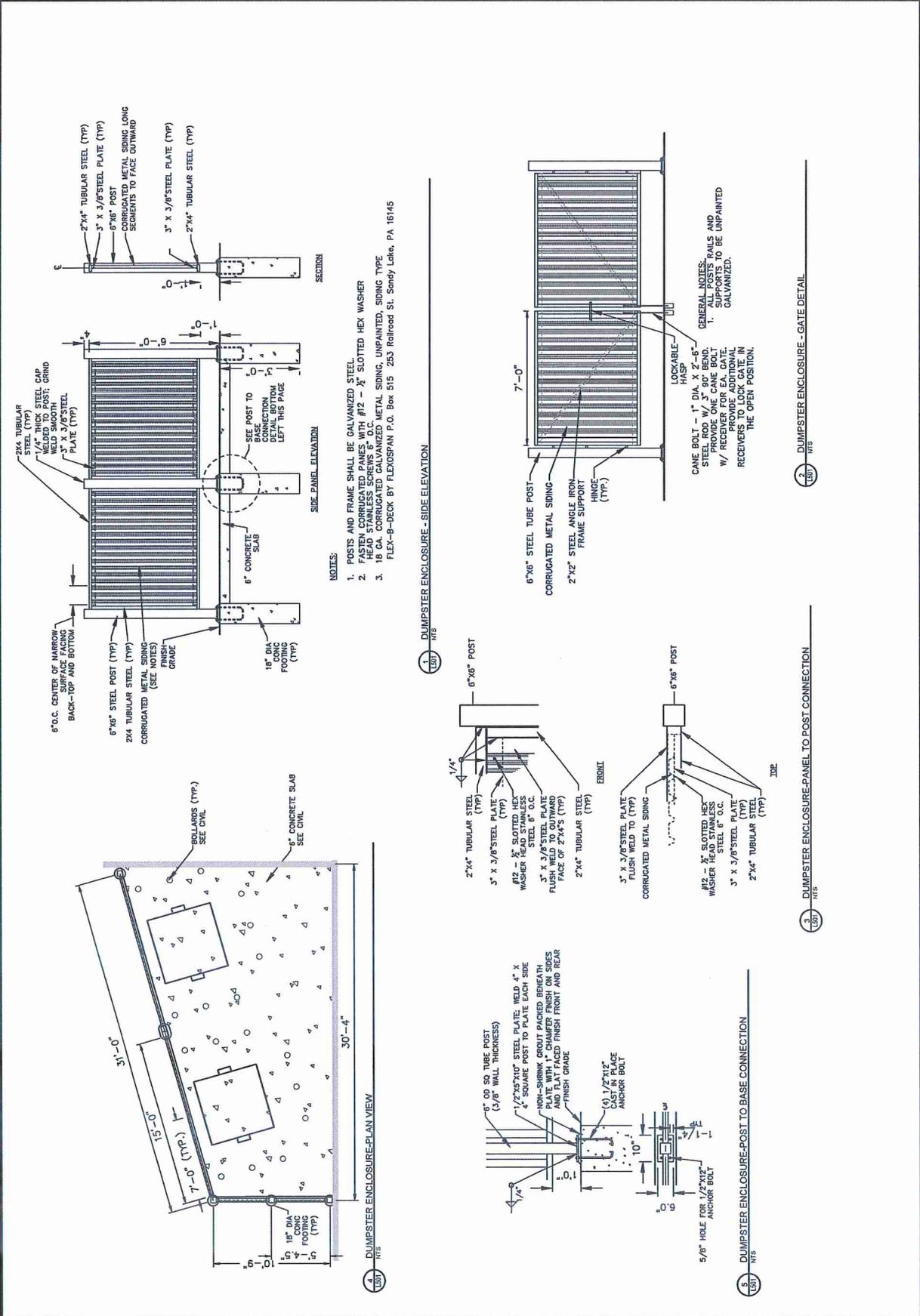


PERMIT SET

700 E. NORTHERN LIGHTS BLVD RENOVATION
 700 E. NORTHERN LIGHTS BLVD, ANCHORAGE, AK
 SEARS HOLDING

PROJECT TITLE:	700 E. NORTHERN LIGHTS BLVD, ANCHORAGE, AK
OWNER:	SEARS HOLDING
SHEET:	
DATE:	2014.04.07
PROJECT NO.:	141812
DRAWN BY:	DEW
CHECKED BY:	IS
COPYRIGHT:	© 2014 RIM Architects LLC
SHEET DESCRIPTION:	LANDSCAPE DETAILS

TWO NO. **L501**
 SHEET 12 OF 67



- NOTES:**
1. POSTS AND FRAME SHALL BE GALVANIZED STEEL.
 2. FASTEN CORRUGATED PANELS WITH #12 - X SLOTTED HEX WASHER
 3. 18 GA. CORRUGATED GALVANIZED METAL SIDING, UNPAINTED, SIDING TYPE FLEX-B-DECK BY FLEXOSPAN P.O. Box 515 253 Rollwood St, Sandy Lake, PA 16145

GENERAL NOTES:
 1. ALL POSTS RAILS AND SIDING SHALL BE UNPAINTED GALVANIZED.
 2. PROVIDE ONE CANE BOLT W/ RECEIVER FOR EA. GATE.
 3. PROVIDE ONE CANE BOLT W/ RECEIVER FOR EA. GATE.
 4. PROVIDE ONE CANE BOLT W/ RECEIVER TO LOCK GATE IN THE OPEN POSITION.

DUMPSTER ENCLOSURE-POST TO BASE CONNECTION

DUMPSTER ENCLOSURE-PANEL TO POST CONNECTION

DUMPSTER ENCLOSURE - GATE DETAIL

DUMPSTER ENCLOSURE-PLAN VIEW

DUMPSTER ENCLOSURE - SIDE ELEVATION

SIDE-PANEL ELEVATION

SECTION

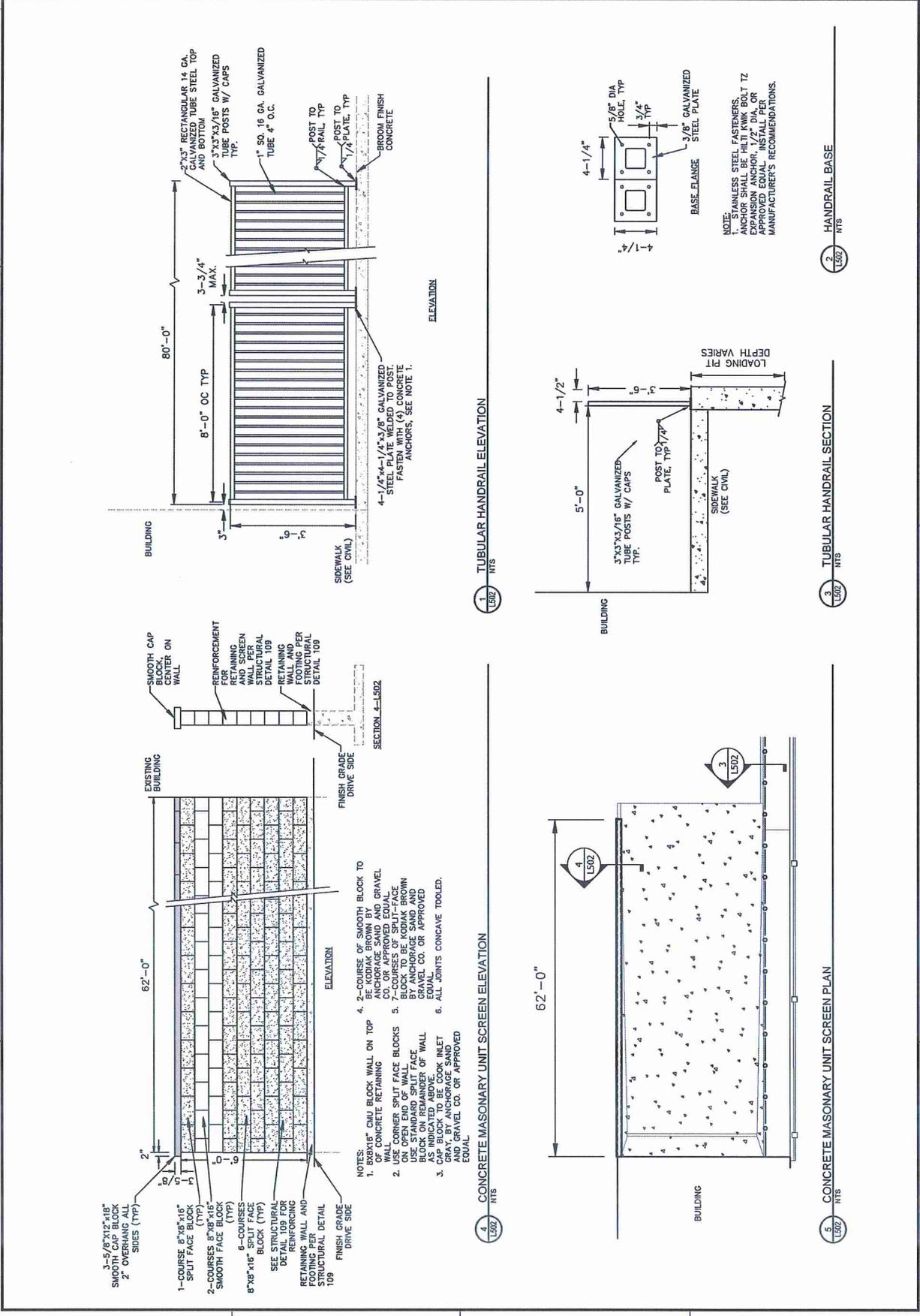


PERMIT SET

700 E. NORTHERN LIGHTS BLVD RENOVATION
 700 E. NORTHERN LIGHTS BLVD, ANCHORAGE, AK
 SEARS HOLDING
 OWNER:
 PROJECT TITLE:
 SHEET TITLE: SITE DETAILS

MARK	DATE	DESCRIPTION
1	2014.04.07	ISSUED FOR PERMIT
2	2014.04.07	ISSUED FOR PERMIT
3	2014.04.07	ISSUED FOR PERMIT
4	2014.04.07	ISSUED FOR PERMIT
5	2014.04.07	ISSUED FOR PERMIT
6	2014.04.07	ISSUED FOR PERMIT
7	2014.04.07	ISSUED FOR PERMIT
8	2014.04.07	ISSUED FOR PERMIT
9	2014.04.07	ISSUED FOR PERMIT
10	2014.04.07	ISSUED FOR PERMIT
11	2014.04.07	ISSUED FOR PERMIT
12	2014.04.07	ISSUED FOR PERMIT
13	2014.04.07	ISSUED FOR PERMIT
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15	2014.04.07	ISSUED FOR PERMIT
16	2014.04.07	ISSUED FOR PERMIT
17	2014.04.07	ISSUED FOR PERMIT
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19	2014.04.07	ISSUED FOR PERMIT
20	2014.04.07	ISSUED FOR PERMIT
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47	2014.04.07	ISSUED FOR PERMIT
48	2014.04.07	ISSUED FOR PERMIT
49	2014.04.07	ISSUED FOR PERMIT
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91	2014.04.07	ISSUED FOR PERMIT
92	2014.04.07	ISSUED FOR PERMIT
93	2014.04.07	ISSUED FOR PERMIT
94	2014.04.07	ISSUED FOR PERMIT
95	2014.04.07	ISSUED FOR PERMIT
96	2014.04.07	ISSUED FOR PERMIT
97	2014.04.07	ISSUED FOR PERMIT
98	2014.04.07	ISSUED FOR PERMIT
99	2014.04.07	ISSUED FOR PERMIT
100	2014.04.07	ISSUED FOR PERMIT

SHEET DESCRIPTION:
LANDSCAPE DETAILS
 DWG. NO.: **L502**
 SHEET 13 OF 67



NOTES:
 1. EXISTING CMU BLOCK WALL ON TOP OF CONCRETE RETAINING WALL.
 2. USE CORNER SPLIT FACE BLOCKS ON CORNER AND FINISH BLOCK ON REMAINDER OF WALL AS INDICATED ABOVE.
 3. CRACK INLET AND GRAVEL CO. OR APPROVED EQUAL.
 4. 2-COURSE OF SMOOTH BLOCK TO ANCHOR SAND AND GRAVEL CO. OR APPROVED EQUAL.
 5. 7-COURSES OF SPLIT-FACE BLOCK TO ANCHOR SAND AND GRAVEL CO. OR APPROVED EQUAL.
 6. ALL JOINTS CONCAVE TOoled.
 7. CRACK INLET AND GRAVEL CO. OR APPROVED EQUAL.

SECTION 4-1502

APPENDIX D
PARKING STUDY

DS7548-CF
SCANNED BY MOA



December 5, 2001
W.O. DS7548

Mr. Steve Ellis
Code Enforcement Manager
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED
DEC 11 2001
CODE ENFORCEMENT/
ABATEMENT

Subject: Request for Parking Count Confirmation
The Mall at Sears - Anchorage, Alaska

Dear Mr. Ellis:

I appreciated meeting with you on Friday, November 30, 2001 at the office of Carr-Gottstein Properties. During the meeting we discussed the various uses at the Mall at Sears and how those uses relate to the parking requirements for the facility. Subsequent to the meeting, we conducted an on-site review of the space utilization at the mall.

Based on the field observations, it was determined that attic space used for storage and other purposes did not have to be included in the calculation of Gross Leasable Areas. These areas do not meet the criteria to be called "mezzanines" and therefore do not impact the parking requirements. Two of the retail tenants in the mall (Whittle Winds and Natural Wonders) were determined to have true second floor uses that do contribute to the parking requirements. After reviewing the Carrs store and mall tenants we toured the Sears store. You determined that the truck loading dock did not have to be included in the gross leasable area calculations. In addition, warehouse/storage space would be calculated separately from the retail space and the office/employee area on the second floor would not count toward the parking requirements.

Based on these field observations and DOWL Engineers' field measurements, the areas of retail use have been calculated. The attached spreadsheet shows the various areas and parking requirements based on both the gross leasable area and warehouse uses. The current mall has a total parking requirement of 1,025 stalls and a total of 1,203 are provided on the site. This results in a total of 178 parking stalls above the code requirement as the site is currently configured.

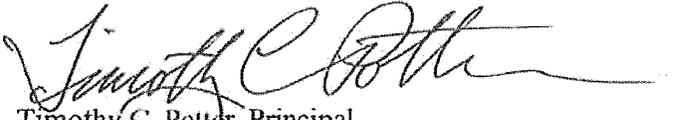
The proposed Carrs store expansion has been reviewed and the additional area (14,240 square feet) addressed in the spreadsheet. This proposed expansion would increase the total parking requirement to 1,068 stalls. The site plan for the post Carrs expansion indicated a revised total parking count of 1,187 stalls. This would result in the site having a total of 119 parking stalls above the code requirement.

These excess parking stalls would support an additional 29,750 square feet of retail space based on the parking requirement of 4.0 stalls per 1,000 square feet of gross leasable area. Any future development or expansion at the Mall at Sears could use these excess parking stalls to meet the parking requirements based on code in effect at that time. If parking stalls are impacted by future development, the expansion retail space (29,750 square feet), as currently calculated may be reduced.

Mr. Steve Ellis
Code Enforcement Manager
Municipality of Anchorage
December 5, 2001
Page 2

Carr-Gottstein Properties needs to confirm that if the Carrs expansion is completed there is expansion capacity at the site. The above calculations clearly indicate that after the Carrs store is expanded, a total of 29,750 square feet of additional retail space could be supported by the proposed 1,187 parking count. Your concurrence with respect to the parking calculations addressed above would be greatly appreciated.

Sincerely,
DOWL Engineers



Timothy C. Potter, Principal
Director of Planning

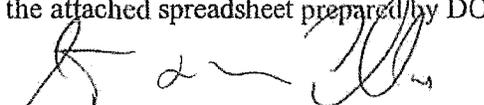
Attachment: Spreadsheet – Sears Mall Area Calculations

c: Mr. Bob Mintz, Carr-Gottstein Properties

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Concurrence:

I have completed a site visit of the Mall at Sears and concur with the parking calculations presented in the attached spreadsheet prepared by DOWL dated December 3, 2001.



Steve Ellis, Code Enforcement Manager

12-11-01
Date

Gross Leaseable Area Calculations**Existing Mall Per October 2001 Survey**

Area Description	Ground Floor (SF)	Second Floor (SF)	Common Areas (SF)	GLA (SF)
Carrs Store	42,947	0	0	42,947
*Sears Store	138,682	10,698	0	149,380
NW Mall Leasable Area	8,766	0	-105	8,661
NE Mall Leasable Area	10,867	380	-1,124	10,123
South Mall Leasable Area	43,632	248	-1,415	42,465
**Subtotal =	244,894	11,326	-2,644	253,576

Mall after Proposed Carrs Expansion

Area Description	Ground Floor (SF)	Second Floor (SF)	Common Areas (SF)	GLA (SF)
Carrs Store	57,187	0	0	57,187
*Sears Store	138,682	10,698	0	149,380
NW Mall Leasable Area	8,766	0	-105	8,661
NE Mall Leasable Area	10,867	380	-1,124	10,123
SW Mall Leasable Area	7,255	0	0	7,255
SE Mall Leasable Area	32,835	248	-1,415	31,668
**Subtotal =	255,592	11,326	-2,644	264,274

* Sears area does not include office/utility rooms/truck dock (17,235 SF) or warehouse (10,977 SF).

** Calculation based on offsetting exterior building wall by 1.00 foot (8" block plus interior wall).

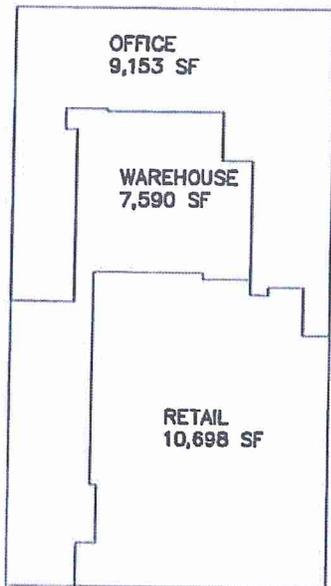
GLA = Gross leasable area as defined by Anchorage Municipal Code (21.45.080.H.2)

Parking Requirements Per Municipal Code Title 21

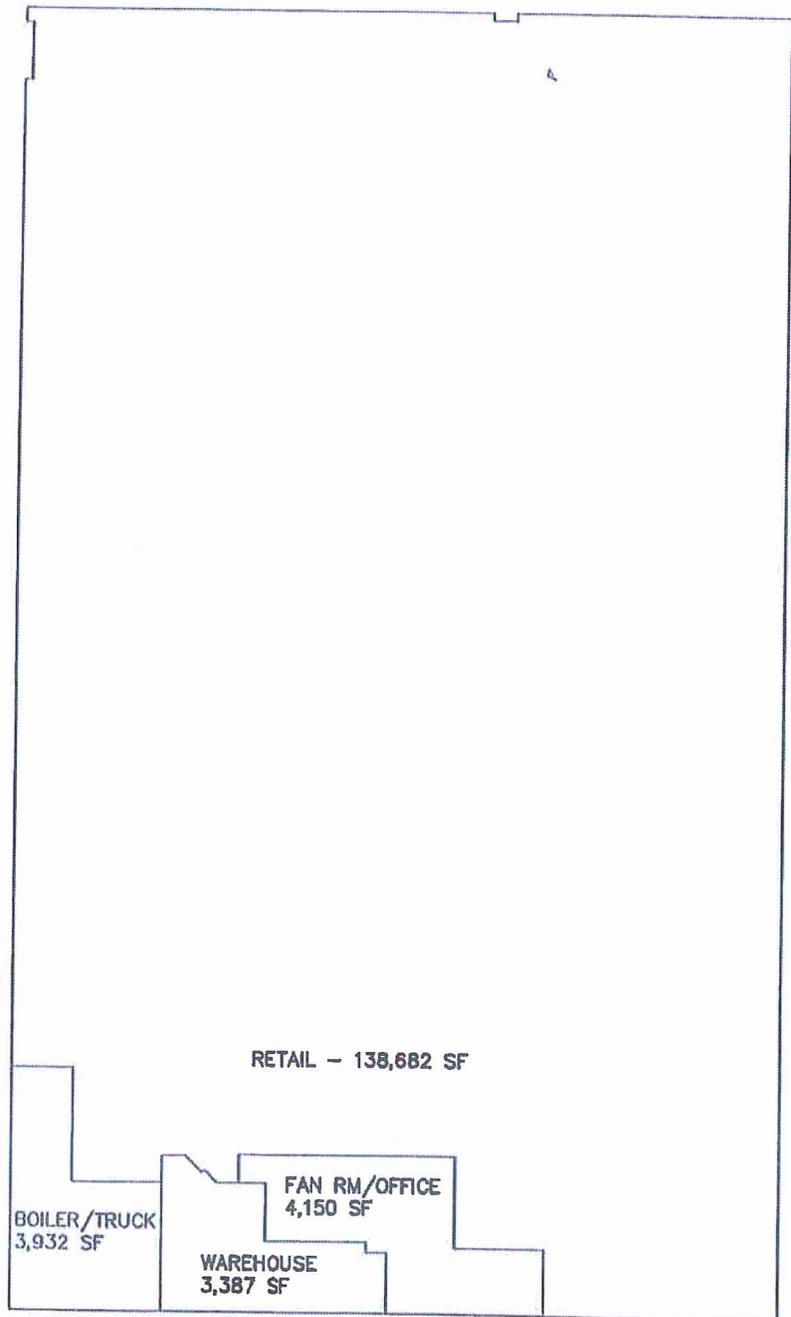
Existing Mall	GLA (SF)	Title 21 Parking	Required Parking	Provided
GLA	253,576	4.0 per 1,000 sf	1,014	
Warehouse	10,977	1.0 per 1,000 sf	11	
			1,025	1,203
			Excess parking =	178
Post Carrs Expansion	GLA (SF)	Title 21 Parking	Required Parking	Provided
GLA	264,274	4.0 per 1,000 sf	1,057	
Warehouse	10,977	1.0 per 1,000 sf	11	
			1,068	1,187
			Excess parking =	119

Expansion based on Parking Counts

Mall Configuration	Excess Parking	Title 21 Parking	Expansion GLA
Existing Mall	178	4.0 per 1,000 sf	44,500
Post Carrs Expansion	119	4.0 per 1,000 sf	29,750



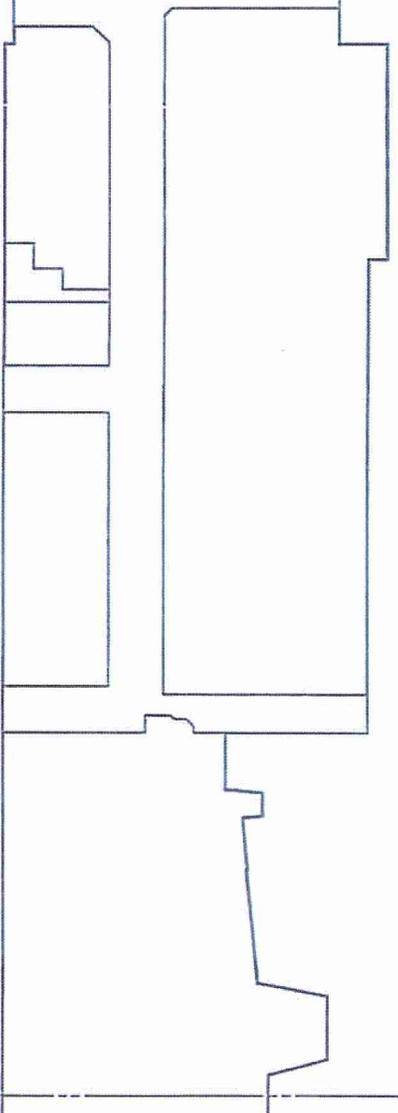
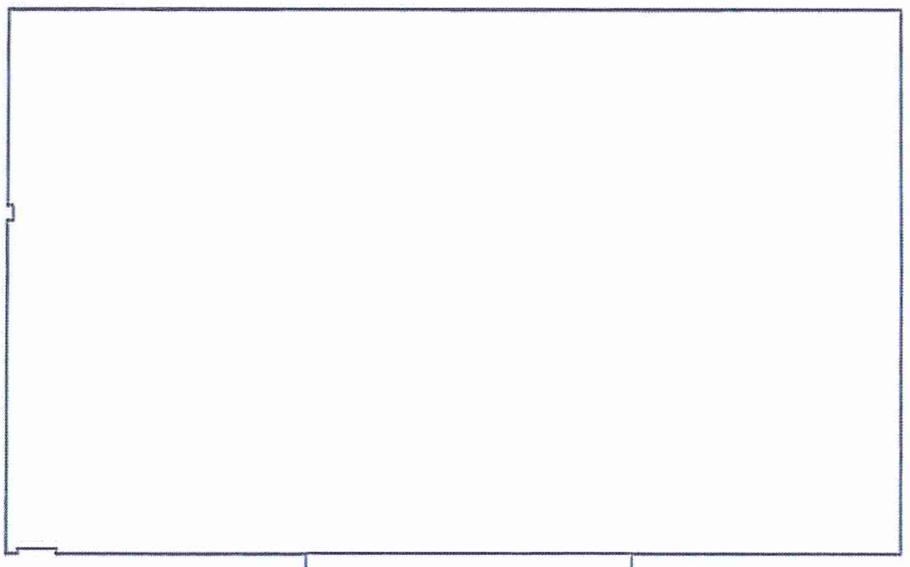
SEARS SECOND FLOOR
AREAS BY USE TYPE



SEARS FIRST FLOOR - AREAS BY USE TYPE

565°57'00"E
 1318.01'
 589°57'00"E
 571.95'
 589°57'00"E
 76.00'
 509°02'45"W
 1.00'
 589°57'00"E
 145.65'
 509°02'45"W
 1.00'
 589°57'00"E
 76.00'
 509°02'45"W
 1.00'
 589°57'00"E
 93.24'
 509°02'45"W
 1.00'
 589°57'00"E
 93.24'
 509°02'45"W
 1.00'
 589°57'00"E
 93.24'
 509°02'45"W
 1.00'

NORTHERN LIGHTS BOULEVARD



525.00'
 80°55'37"W
 628.00'
 86°55'07"W
 1319.01'
 160°58'27"W
 525.00'
 80°55'37"W

BENSON BOULEVARD

APPENDIX E
CONSTRUCTION COST BREAKDOWN

Sears/Nordstrom Rack Cost Analysis



Analysis of Cost for Sears/Nordstrom Rack Proposed Exterior Expansion

Exterior Expansion Estimate	Estimated Cost Projection	10% Improvements Estimate	Estimated Cost Projection
Loading Dock Area		Exterior EIFS, Paint, Entries	
Relocate Water Line for Loading Dock	\$28,000	Demo Canopies/Entries	\$20,000
Tie-in Storm Drain for Loading Dock Trench Drain	\$70,000	Frame/Prep New Entries	\$35,000
Demo Existing Canopy	\$4,500	Exterior Insulated Finish System (EIFS)	\$32,000
Demo Paving	\$4,800	Paint Exterior Walls	\$70,800
Excavation/Backfill	\$26,000	New Aluminum Storefronts	\$86,300
Footings/Foundation Walls	\$72,200		
Concrete Slabs	\$26,900		
CMU Walls Building and Ramp	\$38,400		
Railings/Dumpster Enclosure Gate	\$17,600		
Structural Steel/Decking	\$21,600		
Roofing	\$10,200		
Doors/Seismic Jts.	\$5,400		
Finishes	\$9,000		
Total	\$334,600		
10% for Improvement Total	\$33,460	Total Improvements	\$224,100