

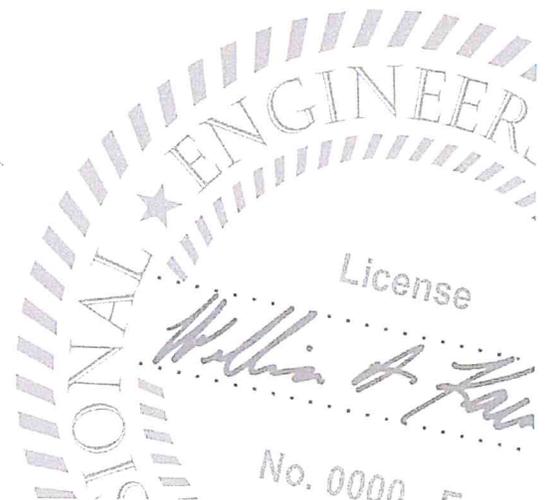


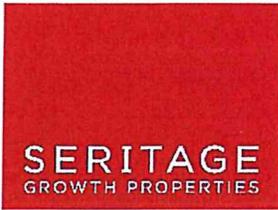
**MAJOR SITE  
PLAN REVIEW**

**Seritage**

**Anchorage, Alaska**

March 2018





489 Fifth Avenue  
18th floor  
New York, NY 10017  
Main: (212) 355-7800

March 12, 2018

Mr. David Whitfield  
Acting Planning Director  
Current Planning Division  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK 99519

Subject: Letter of Authorization for Major Site Plan Review

Dear Mr. Whitfield,

Seritage SRC Finance, LLC owns the parcel legally described as T13N R3W SEC 30 N2NE4NE4 PTN Parcel 1 (Sears Mall) (parcel# 009-042-01). The parcel is located at 600 East Northern Lights Boulevard. Seritage is proposing tenant improvements and renovations to the former Sears department store.

Seritage SRC Finance, LLC authorizes DOWL to act on our behalf in regards to submitting a major site plan review application for the above referenced parcel. If you have any questions, please contact me at your convenience.

Sincerely,  
Seritage SRC Finance, LLC

James Bry

Title:

VICE PRESIDENT

NYSE: SRG

**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: \_\_\_\_\_
- Project Location, Tax ID, or Legal Description: T13N R3W Section 30 N2NE4NE4 Parcel 1 (Sears Mall)  
parcel # 00904201
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

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

X <sup>KBC</sup> **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:



3/5/18

# Application for Major Site Plan Review

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Seritage SRC Finance, LLC / James Bry		Name (last name first) McNulty, Michelle, AICP, DOWL	
Mailing Address 489 Fifth Avenue 18th Floor		Mailing Address 4041 B Street	
New York, NY 10017		Anchorage, AK 99503	
Contact Phone: Day (646) 876-7304	Evening	Contact Phone: Day (907) 562-2000	Evening
Fax		Fax	
E-mail jbry@seritage.com		E-mail mmcnulty@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): 009-042-01			
Site Street Address: 600 East Northern Lights Boulevard			
Current legal description: (use additional sheet if necessary) T13N R3W SEC 30 N2NE4NE4 PTN PARCEL 1 (SEARS MALL)			
Zoning: B3	Acreage: 18.046	Grid #: SW1631	Underlying plat #:

SITE PLAN APPROVAL REQUESTED	
Use: Retail/Grocery	
<input type="checkbox"/> New SPR	<input checked="" type="checkbox"/> Amendment to approved site plan Original Case #: 2017-0124

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 major site plan review 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 site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

Signature  Owner  Representative (Agents must provide written proof of authorization) Date 3/12/18

Michelle McNulty  
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2018-0041	Requested Meeting Date: 05/07/18
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### GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria 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.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

### SPECIAL LIMITATION STANDARDS (if applicable)

The applicable 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.

## Major Site Plan Review for a Large Commercial Establishment

### The Mall at Sears- Seritage

#### INTRODUCTION

Seritage SRC Finance LLC (Seritage) owns an 18-acre parcel of land at 600 East Northern Lights Boulevard, generally located at the southwest intersection of the Seward Highway and East Northern Lights Boulevard, and the southeast intersection of the Seward Highway and East Benson Boulevard (Figure 1- Location Map). The parcel is legally described as T13N R3W SEC 30 N2NE4NE4 PTN Parcel 1 (Sears Mall), and is currently developed with the Mall at Sears and Nordstrom Rack. With the closure of Sears and Sears Auto, there is a large amount of tenant space available for redevelopment. Proposed tenant improvements will provide retail space for 5 new tenants, including Carrs Safeway, Guitar Center, and other retailers that have not yet been identified. The tenant improvements will also enhance connectivity with the existing mall through the east end of the building near Nordstrom Rack.

The parcel is zoned General Business (B-3) District (Figure 2- Zoning Map). Retail sales and grocery stores are permitted in the B-3 District. However, as this is a retail development over 20,000 square feet it is subject to a Major Site Plan Review for Large Commercial Establishments.

The mall was built in 1960, prior to area-wide zoning. As such, it is not in conformance with Anchorage Municipal Code (AMC), and will require 20% of the exterior improvement cost to be applied towards bringing the site towards conformance. Approval of this request will allow new tenants to move into the soon to be vacant tenant space so that the mall will continue to be an active and vibrant development.

#### *Surrounding Area*

The parcels adjacent to the project area are zoned B-3 District in all directions (Figure 2- Zoning Map). The properties to the north, south, and west include restaurants, office buildings, an auto shop, a hotel, and a variety of retailers. To the east is Fred Meyers (Figure 3- Land Use Map). East Benson Boulevard, Seward Highway, and East Northern Lights Boulevard are adjacent to the project parcel and provide access to the site.

#### COMMUNITY MEETING

DOWL attended the regularly scheduled Midtown Community Council (MTCC) February meeting on February 14, 2018 to discuss the proposed Major Site Plan Review and name change. 355 mailers were sent out to residents and businesses within a 500-foot radius of parcel, including the president of the MTCC on January 24, 2017, 21 days in advance of the meeting (Appendix B- Midtown Community Council Meeting). The project team presented the proposed project and was available to answer questions. In general, the MTCC was supportive of the project, and there was only one question regarding the new name of the mall. Detailed meeting notes are included in Appendix B.

#### GENERAL SITE PLAN REVIEW STANDARDS

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval.**

There is not a previously approved subdivision plat or planned development master plan for this parcel. The site does conform to the 2020 Anchorage Bowl Comprehensive Plan (Anchorage 2020) and the Anchorage 2040 Land Use Plan (LUP). Anchorage 2020 designates this parcel as a redevelopment/mixed

use area and the 2040 LUP Map designates this parcel as a City Center. Grocery and general retail uses are supported by these designations (Appendix B- LUP).

*Applicability to comprehensive plan goals and objectives detailed below in section 4.*

**2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04 *Zoning Districts*, chapter 21.05 *Use Regulations*, chapter 21.06 *Dimensional Standards and Measurements*, and chapter 21.07 *Development and Design Standards*.**

21.04 Zoning Districts:

*The B-3 District is intended for general commercial uses in commercial centers and areas exposed to heavy traffic. Commercial uses are intended to be located on arterials, or within commercial centers of town.*

This property is designated as Commercial Center by the 2040 Land Use Plan, and is located on Major Arterials (East Benson and Northern Lights Boulevard) and a Freeway (Seward Highway), as classified in the Official Streets and Highways Plan. The use of this property for grocery and general retail sales is supported by the zoning district.

21.05 Use Regulations:

*21.05.050 Commercial Uses: Definitions and Use-Specific Standards*

General retail and grocery is an allowable use in the B-3 District. Standards for a large commercial establishment over 20,000 square feet (AMC 21.07.120) will apply. If there will be alcohol sales, a special land use permit application will be submitted.

21.06 Dimensional Standards and Measurements:

*Minimum lot dimensions area (square feet): 6,000*

This property exceeds this minimum (Appendix B- Site and Landscape Plan).  
This standard is met.

*Minimum lot dimensions width (feet): 50*

This property exceeds this minimum (Appendix B- Site and Landscape Plan).  
This standard is met.

*Maximum lot coverage (percent): Unrestricted*

This standard is met.

*Setback requirement (feet):*

*Front: 10*

*Side: 0 or at least 10*

*Rear: 0 or at least 5*

These standards are met.

*Maximum Height: No maximum in the Midtown Area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Fireweed Lane.*

This property lies within the Midtown Area; no height maximum.

21.07 Development and Design Standards:

21.07.080 Landscape Requirements

Parking Lot Perimeter Landscaping (L1) is required on the north and south boundary of the project, and Freeway Landscaping (L4) on the east boundary. The addition of interior parking lot landscaping beds and vertical landscaping at the south boundary along East Benson Boulevard, as shown in appendix B, brings the site towards conformance with Title 21. The estimated landscape costs is \$483,400.

Table 1- Conformance Costs

Interior Tenant Improvements	\$3,200,000
Exterior Tenant Improvements	\$2,200,000
Total Overall Project Cost	\$5,400,000
Building Replacement Value	\$17,121,455 (90.83 x 145,000 SF = \$13,170,350 * 130% = \$17,121,455).
Total Project Cost Subject to 21.12.060.C	\$2,200,000 (*10% = \$220,000)
Total Project Cost Subject to 1.12.060.C.5	\$2,200,000 (*10% = \$220,000)
<b>Total Cost to spend towards conformance with Title 21:</b>	<b>\$440,000</b>

Table 2- Improvements to bring characteristics of site towards compliance with AMC 21.07.080 Landscape Standards:

Item	Cost
120 Deciduous Tree 2" Caliper	\$90,000
999 Shurbs	\$74,000
800 Perennials	\$12,000
1120 Cubic Yards of 18" Depth Topsoil Planting Beds	\$67,200
187 Cubic Yards of 6" Mulch	\$39,270
125 Linear Feet of 6" Aluminum Edging	\$1,218
3533 Linear Feet of 6" Curb and Gutter	\$148,386
<b>Total spent on characterizes to bring site towards compliance with AMC 21.07.080</b>	<b>\$483,400 (22% of total exterior tenant improvement costs)</b>

### **L-1 Perimeter Parking Lot Landscape**

Over time, the Alaska Department of Transportation and Public Facilities (DOT&PF) has taken additional right-of-way along Northern Lights Boulevard on the north side of the property, Benson Boulevard to the south, and the Seward Highway at the eastern property boundary. The taking of right-of-way has removed areas from the mall property that would normally allow the planting of L-1 Visual Enhancement perimeter landscape. The only remaining opportunity for parking lot for perimeter landscape is an 8-foot by 300-foot long area on Benson Boulevard. There is an L-1 landscape bed shown on the landscape plans between the 8-foot pathway and the parking lot curb on the south end of the parking lot (Appendix B- Site and Landscaping Plan). No perimeter landscape is proposed along Northern Lights or the Seward Highway due to DOT & sight line restrictions and other traffic safety concerns.

### **Interior Parking Lot Planting**

The 196,600-square foot east parking lot serves the existing Nordstrom Rack and five proposed tenant spaces. Construction of interior planting islands and perimeter beds will bring the east parking lot into closer compliance with Title 21 interior and perimeter landscape requirements. The planting plan (Appendix B- Site and Landscaping Plan) provides thirty-seven end cap and mid-aisle planting islands and an additional 120 trees and 999 shrubs to the site. The location of the existing light pole bases dictates the geometry of many of the mid-aisle planting islands. The ten percent interior landscape planting requirement for a parking lot of this size is 19,660-square feet. The new islands add approximately 15,000-square feet of landscaping to the parking lot, a little over seven percent of the surface area.

### **Site Enhancement Landscape**

Removing the narrow service drive along the south wall and replacing it with landscape is part of the repurposing of the old Sears store. The south wall is a stark, blank CMU wall. The landscape plan shows trees, shrubs and perennials in a new landscape bed in front of the wall. Three-dimensional steel trellises are shown in the South Wall Concept drawing. These trellises will support blooming, climbing vines, such as hardy Clematis, planted at their bases. The proposed plantings will soften, add scale, shadow and dimension to the south façade while also providing perimeter landscaping.

### **21.07.090 Off-Street Parking and Loading**

AMC 21.07.090 establishes off street parking and loading requirements as a necessary part of the development and use of land, to ensure the safe and adequate flow of traffic in the public street system, and to ensure that parking lots are designed to perform in a safe, efficient manner. Parking calculations are square-footage based off of gross floor area and use. General retail requires 1 space per 350 square foot and grocery requires 1 space per 250 square foot. The below table details the required parking for the proposed improvements, including the future tenant space, as well as the existing Nordstrom Rack.

### **Table 3: Parking Requirements**

Tenant Space and Use	Square Footage	Parking Requirement	Required Parking Spaces
Nordstrom Rack (Existing)	33,964	1 space per 350 square feet	97.04
Tenant A- General Retail	14,832	1 space per 350 square feet	42.4
Tenant B- General Retail (Guitar Center)	16,652	1 space per 350 square feet	47.6
Tenant C- General Retail	3,301	1 space per 350 square feet	9.4
Tenant D- General Retail	2,487	1 space per 350 square feet	7.1
Tenant E- General Retail Upstairs- General Retail	1,893 27,783	1 space per 350 square feet	5.4 79.4
Tenant F- Grocery (Carrs Safeway)	64,800	1 space per 250 square feet	259.2
Mall Common Area	8,730	1 space per 350 square feet	24.9
Landlord Office	303	1 space per 350 square feet	.87
Telecom/Electrical	450	1 space per 350 square feet	1.3
Service Hallway	1,700	1 space per 350 square feet	4.9
<b>Total Required Parking Spaces:</b>			<b>579.5 (580)</b>

The proposed tenant improvements require 580 parking spaces. The renovation of the Gottstein property located at the west end of the mall requires 128 parking spaces, per the submitted application. The remainder of the mall tenants require 245 parking spaces, resulting in an overall parking requirement of 953 spaces. This proposed site plan provides 413 parking spaces, 11 of which are ADA accessible. Considering both the recent Gottstein property renovation application and this proposed Sears renovation, the overall site provides an estimated 1025 parking spaces, providing 72 additional parking spaces.

**Parking and Access**

The reconfigured east parking lot shows 402 regular parking spaces and 11 ADA spaces for a total of 413 spaces. There are eleven spaces dedicated to cart corrals located in the southern half of the parking lot. The cart corrals serve the new Carrs Safeway grocery store.

Access to the parking lot is via three driveways, from East Northern Lights Boulevard, the Seward Highway, and Benson Boulevard.

The south entry drive, as shown on the plan, will be modified similarly by adding a landscape island along the east side of the entry drive. This landscape bed closes the southernmost drive aisle and allows for more stacking distance for vehicles entering and exiting Benson Boulevard.

A modified east entry from the Seward Highway. By removing the existing, large landscape beds and reducing the drive width and replacing them with parking stalls, the number of available parking spaces is increased. This will offset the loss of spaces due to the addition of the interior landscape islands.

Parking lot lighting fixtures were updated to LED fixtures during the remodel and construction of the Nordstrom Rack.

The two ADA parking areas are reconfigured to comply with current ADA parking and access guidelines. There are eleven ADA spaces shown on the plan. The ADA spaces are located to serve the grocery store entry and the new mall access hallway. There are additional ADA spaces located on the northeast corner and west of the Nordstrom Rack store.

Shown on the plan are new ADA ramps allowing access from the two accessible parking areas to the entries. Cross hatching indicates the accessible routes leading to the storefront walkway.

A seven-place ribbon rack near the front entry to the grocery store and located in the southern most ADA parking area provides bike parking.

Snow removal is part of the overall mall maintenance plan. To meet the 10% snow storage requirement, approximately 20,000-square feet of snow storage is needed for the east parking lot. Temporary snow storage is shown along the perimeter of the parking lot. With other renovations occurring in the mall, management will likely identify temporary snow storage areas with a condition that stockpiled snow occupying required parking spaces be hauled away within 72 hours.

#### 21.07.120 Large Establishments

##### a. Vehicular Access

*Primary vehicular access shall be from a street designated collector or greater on the Official Streets and Highways Plan. Secondary vehicular access may be from a street designated less than a collector, provided the applicant demonstrates that any traffic and visual impacts on adjacent residential and commercial areas are sufficiently minimized.*

Per the Official Streets and Highways Plan, East Benson and Northern Lights Boulevard are classified as Major Arterials, and Seward Highway is classified as a freeway. This meets the minimum standard for primary vehicular access.

##### b. Parking

*Aesthetic features, landscaping, and the design of parking lots shall reduce the appearance of large expanses of parking from neighboring streets, and enhance the view of the establishment from its principal point(s) of access.*

Perimeter and freeway buffer landscaping and interior parking lot landscaping are provided, and will enhance the view of the establishment from its principal points of access, and bring the site towards conformance with Title 21.

##### c. Weather Protection for Pedestrians

*i. Buildings and roofs shall be designed so that drainage from the roof shall not fall on sidewalks, walkways, or building entrances.*

*ii. All primary entrances shall have a roof, canopy, arcade, overhang, or similar effective weather protection that meets the standards of subsection 21.07.060F.9., Pedestrian Shelter.*

*iii. Building elevations that face public streets or customer parking lots and that have a walkway along the façade shall provide weather protection meeting the standards of subsection 21.07.060F.9., Pedestrian Shelter such as a Canopy, Awning, or Marquee, or subsection 21.07.060F.10., Chapter 21.07: Development and Design Standards Sec. 21.07.120 Large Establishments Title 21: Land Use Planning January 10, 2018 Anchorage, Alaska Page 7-140 Arcade (or Building Recess), along at least 60 percent of such building elevation. This standard is intended to apply to up to two elevations, but the applicable commission may increase or reduce the requirement.*

The current building and roof is designed so that drainage from the roof does not fall on sidewalks, walkways, or building entrances. The reconstructed roof will maintain proper drainage. There is an existing canopy, and new entrances and sidewalks will have weather protection as required by this section (Appendix B- Site and Landscape Plan).

d. Adjacent Residential Development

*L3 screening landscaping shall be provided along property lines that are adjacent to a residential district. The landscaping shall allow for any pedestrian connections provided by this section.*

The project area is not adjacent to a residential district. This standard does not apply.

e. Community Space

*The establishment shall provide at least one public space, such as a plaza, patio, courtyard, or atrium, either indoors, outdoors, or a combination of indoors/outdoors, at or near the principal customer building entrance. Each public space shall be no less than 5 percent of the gross building area, up to a maximum of 2,000 square feet, and no dimension shall be less than 30 feet. Outdoor community space shall meet the standards for plaza or courtyard in subsection 21.07.060F.6. Indoor community space shall meet the standards for atrium, galleria, or winter garden in subsection 21.07.060F.11. Common spaces are encouraged to provide views of the Chugach mountains or other major landmark(s). Community space fulfills the private open space requirement of section 21.07.030. If any standards of this subsection conflict with subsection 21.07.030, this subsection shall control.*

Community space will be provided in the mall corridor, which will be extended to the east side of the existing building to the minimum standards of this section (Appendix B- Site and Landscape Plan).

f. Wall Modulation

*Each building elevation that faces a street or a customer parking lot shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 140 feet of wall length that varies the depth of the building wall by a minimum of 12 feet. Offsets shall comprise at least 20 percent of the length of the elevation, for at least 60 percent of the building height.*

Building elevations meet this standard (Appendix D- Architectural Plans and Renderings).

g. Ground Level Expression

*Each building elevation that faces a public street shall provide, along at least 60 percent of the building length, three of the following features:*

- i. Windows with kickplates or projecting sills;*
- ii. Architectural bays and mullions dividing windows;*

*iii. Pedestrian scale ornamental lighting;*

*iv. Tilework, masonry or stone veneer, glass block, or other similar accent materials;*

*v. Belt courses or masonry strips of distinct color or texture;*

*vi. Columns with plinths; or vii. Other façade detail features integrated into the façade design.*

Project improvements include extensive work to the East façade as well as minor alterations to the South and Southwest. The Northwest façade will remain as constructed until further tenant requirements are provided.

The East façade construction will include removing the majority of the concrete masonry unit (CMU) while providing a new moment frame system along the southern portion of the East façade. These openings will have storefront systems and metal stud walls with an applied exterior insulation finishing system (EIFS) giving a new face for four different entrances to the mall. Three entrances will be direct connection to tenants while the fourth entrance provides connection to an extension of the commons corridor from the Gottstein Properties portion through the building under review.

Each of these four entities will have their own aesthetic nuances on the East elevation while still providing a cohesive look for the overall mall building. The South and Southwest facades will receive an accent band of EIFS as well as new paint, but will remain otherwise the same.

Tenant F façade concept will be comprised light neutral colors, Bronze metal panels, and accents of dark bronze entrances & canopies. There are two double height entrances that extend beyond the height of the existing first floor. These elements will be highlighted with the dark bronze metal panels and deep overhangs.

Tenant E functions as an entrance to the second-floor space. This space is differentiated by a simple aluminum canopy & storefront with a grey accent band and a neutral EIFS finish. The second-floor space for this tenant will include three new windows along the south portion of the second-floor east façade. The existing metal siding will remain in place but will be re-painted with a light neutral grey.

Tenant B entrance is a built-up façade that protrudes from the face of the building about 12 inches and this finish continues up beyond the first-floor parapet datum for height variation. Within this protruded element there is a 'portal' created where there are small variations in the façade with EIFS depth and color as well as a new aluminum storefront entry. This color scheme of this portion will be red and white with a grey accent band used to tie the building together aesthetically.

The final and fourth element of the East façade is the main entry to the newly extended mall commons. This portion of the façade will have a built out EIFS element with aluminum storefront and canopy. This element will have a grey accent band of EIFS, but the main element will be a differentiating blue. This mall commons will contain a public community space and align with the existing Gottstein Properties mall commons (Appendix D- Architectural Plans and Renderings).

#### **h. Materials and Colors**

*The buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide color, texture, and scale.*

i. Roofs

*Provide a modulated roof on each building elevation facing a street or residentially zoned lot, using features such as a terracing parapet, multiple peaks, jogged ridge lines and dormers, with a maximum of 140 feet of uninterrupted roofline between Chapter 21.07: Development and Design Standards Sec. 21.07.120 Large Establishments Title 21: Land Use Planning January 10, 2018 Anchorage, Alaska Page 7-141 roof modulation elements. Each modulation element shall provide a minimum of three feet of vertical change in the roofline. Modulation elements shall equal at least 20 percent of the roofline on each applicable building elevation.*

Tenant improvements will modify the existing roof structure, and will be modulated in accordance with this standard (Appendix D- Architectural Plans and Renderings).

j. Entryways

*Primary entrances shall incorporate changes in architectural mass, surface, or finish to provide a clearly defined primary entrance that is easily visible from streets and sidewalks. At least two of the following features shall be provided:*

- i. Recessed or projected entrance;*
- ii. Peaked, arched, or other entrance roof form;*
- iii. Transom or clerestory windows, along with double entry doors and sidelight windows;*
- iv. Façade detail features such as tilework, moldings, or lighting, integrated into the building design; or v. Integrated planters or wing walls that incorporate landscaped and/or seating areas.*

Entryways incorporate changes in architectural mass, surface, or finish to provide a clearly defined entrance with a combination of the above required features (Appendix A- Architectural).

k. Prohibited Materials

*Exterior building materials shall not include the following as a general field material:*

- i. Plywood;*
- ii. Unstained or untreated wood, except for cedar or redwood; and*
- iii. T-111 siding.*

Prohibited materials will not be used (Appendix D- Architectural Plans and Renderings).

l. Mechanical and Electrical Equipment Screening

*Large commercial establishments shall comply with the mechanical and electrical equipment screening provisions of subsection 21.07.080G.4.*

m. Outdoor Sales, Display, and Storage

*i. Intent Statement To screen storage and display areas of large commercial establishments from adjacent properties, public streets, and customer entrances, and to mitigate visual and noise impacts, and to provide different standards for vehicle sales display.*

*ii. Permanent Outdoor Display, Sales, and Storage of Merchandise, Except Vehicles for Sale*

- (A) Any outdoor storage, display, or sales location shall be permanently defined on a site plan.*
- (B) The maximum size of permanent outdoor storage, display, and sales areas shall be 10 percent of the footprint of the principal building, or 15,000 square feet, whichever is less.*
- (C) Permanent outdoor storage, display, and sales areas shall be contiguous to the building and shall not be within 100 feet of residential property.*
- (D) All outdoor storage, display, and sales areas shall have permanent walls and/or screening fences, no more than 15 feet high, made of materials and colors designed to be complementary to those used as predominant materials and colors on the building. Chapter 21.07: Development and Design Standards Sec. 21.07.120 Large Establishments Title 21: Land Use Planning January 10, 2018 Anchorage, Alaska Page 7-142 Merchandise shall not be stacked above the height of the screening wall or fence.*
- (E) Outdoor storage, display, and sales areas shall be counted when calculating required parking.*

There is no planned outdoor sales, display, and storage. These standards do not apply.

*iii. Outdoor Sales and Display of Vehicles for Sale*

- (A) The vehicle display area shall be permanently defined on a site plan.*
- (B) The vehicle display area shall not occupy required parking or landscaping areas.*
- (C) The vehicle display area shall comply with subsection 5.b. above. The vehicle display area shall not adversely impact vehicular or pedestrian circulation within the parking lot or access to the parking lot.*
- (D) No building shall be erected in the vehicle display area. Any area used for a temporary office shall be shown on the site plan.*

There is no planned outdoor sales and display of vehicles for sale. These standards do not apply.

*n. Master Site Plan and Secondary Buildings*

*i. Intent*

*To integrate the location, orientation, and appearance of all structures and improvements within a large commercial establishment as a unified, coherent and accessible site development.*

*ii. Master Site Plan*

*Large commercial establishments on sites that include more than one building, or that include multiple pad lots or commercial tracts, shall, at the time of plat review or major site plan review, be required to establish a master site plan for the location, design and orientation of principal and secondary buildings on site.*

*iii. Applicability of Large Commercial Establishment Regulations*

*Building and site design standards for large commercial establishments in this section, unless stated to apply specifically to principal buildings, apply to both principal and secondary buildings on any commercial tract within a large commercial establishment site or site master plan area.*

*iv. Secondary Building Orientation to Public Streets*

*Peripheral secondary buildings located at the edge of the site next to a public street or street corner shall*

*provide windows on the street-facing elevation as follows: visual access windows and/or primary entrances for at least 35 percent of the length and 15 percent of the ground floor wall area. Qualifying windows shall be no more than four feet above finished grade.*

There will not be an addition of secondary buildings or additional commercial tracts. These standards do not apply.

21.12 Nonconformities:

21.12.040 Nonconforming Structures

*A. Continuation of Nonconforming Structures Generally Nonconforming structures may continue, subject to the general provisions of section 21.12.010 and the following limitations:*

*1. No nonconforming structure may be enlarged or altered in a way that increases its nonconformity, except as allowed pursuant to B.2. below. Any structure or portion thereof may be altered to decrease its nonconformity, or may be altered or enlarged if the alteration does not intensify the nonconformity. This subsection shall not be construed to allow the expansion of a nonconforming use of structure, which is governed by section 21.12.030 above.*

All tenant improvements are within the existing building footprint. The additional modulation as well as site improvements bring the development closer to conformance.

*2. Should a nonconforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.*

Noted.

*3. Tenant improvements or renovations within an existing structure shall not be considered an enlargement or an alteration as described in subsection A.1. above.*

Noted.

21.12.060 Characteristics of Use

*A. Developments Are Conforming*

*1. Development that was legally established before January 1, 2014 that does not comply with the district-specific standards of chapter 21.04, the use-specific standards of chapter 21.05, or the design and development standards of chapter 21.07 (except for section 21.07.020B., Stream, Water Body, and Wetland Protection) shall be considered conforming on January 1, 2014, and subject to this section. Development that does not conform to section 21.07.020B., Stream, Water Body, and Wetland Protection, shall be considered nonconforming.*

The Mall at Sears was established prior to 2014, and conforms with section 21.07.020B.

*2. No change shall be made to any development unless the change is in the direction of conformity to the requirements of this title.*

Proposed improvements bring the site towards conformance.

*B. Parking Out of Compliance*

*Notwithstanding section C. below, if changes to a use or development increase the minimum number of required parking spaces, the number of spaces related to the increase shall be provided. For example, if a use or development that is required to have 30 spaces only has 20 spaces, and changes to the use or development allowed through this title create a total minimum requirement of 35 spaces, the use or development shall, at a minimum, provide the additional 5 spaces. The addition of more spaces may be negotiated through the process outlined in section C. below.*

The site improvements will not bring parking out of compliance.

*C. Bringing Characteristics into Compliance*

*1. Applicability This section 21.12.060 applies to all multifamily, commercial, mixed-use, community use, commercial marijuana and industrial development projects that:*

*a. Do not comply with the district-specific standards of chapter 21.04, the use-specific standards of chapter 21.05, or the design and development standards of chapter 21.07 (except for section 21.07.020B., Stream, Water Body, and Wetland Protection);*

*b. Involve a development project costing more than 10 percent of the assessed value of the structure (or, if no structure over 150 square feet exists, the assessed value of the land); and*

*c. Require a permit through title 21 and/or title 23.*

This section of code is applicable to this project.

*2. Standard*

*a. An applicant for a building or land use permit for a multifamily, commercial, mixed use, community use, or industrial development that meets the applicability thresholds of section C.1. above, shall be required to spend 10 percent of the total project costs on bringing the development towards compliance with the district specific standards of chapter 21.04, the use-specific standards of chapter 21.05, and/or the design and development standards of chapter 21.07 (hereafter called "characteristics").*

The total exterior improvement cost subject to spending 10% towards bringing the site towards compliance is about \$2.2 million. The total site improvement costs are about \$483,400, which is more than 20% of the project cost (Table 1- Conformance Costs).

*b. If the applicant can bring the development into full compliance with title 21 for less than 10 percent of the total project costs, then no additional monies need be spent. The municipality shall not require more than 10 percent, but the applicant may choose to spend more.*

Noted.

*c. If the applicant chooses to spend more than 15 percent, the amount in excess of 15 percent may be credited, as outlined in the user's guide, towards future improvements under this section.*

*d. The director, in consultation with the applicant, shall determine which characteristics shall be addressed, within the expenditure requirements noted herein. The director and the applicant shall consider how to maximize the public benefit and minimize the economic impact to the property owner. The director shall not require compliance with a standard that would create non-compliance with a*

*different standard (i.e., the director shall not require the addition of landscaping that would cause the development to fall under the minimum required number of parking spaces).*

*e. The applicant may appeal the director's decision to the urban design commission, which shall hold a non-public hearing on the appeal.*

Noted.

*f. For the purposes of this section, "total project costs" shall be determined by the building official pursuant to municipal code, and shall be exclusive of all costs of improvements that move the development in the direction of conformity to the requirements of this title. The costs of remodeling, renovation, or repair that are interior to a structure not subject to site plan review shall also be excluded where the value of those improvements are less than 50 percent of the replacement value of the structure. The portion of the total project costs that are related to increases in conformity shall be credited toward the percentages required in subsections C.2.a. and C.5.*

The total project costs are about \$5.4 million. The building replacement value is \$17.1 million. As such, only the exterior façade improvement costs (\$2.2 million) are subject to the amount to spend to bring the site towards conformance.

### *3. Insignificant Change*

*If the director and the applicant concur that 10 percent of project costs is not enough money to result in a significant change to any characteristic, the applicant shall place the required 10 percent of project costs as outlined in subsection C.4. below.*

### *4. No Applicable Characteristics*

*If no characteristics can be brought towards conformity without causing other characteristics to come out of compliance, or if the only characteristics left to be addressed are so major as to require relocating the structure, or something of similar magnitude, then the applicant shall not be required to perform such work. Instead, the applicant shall place the required 10 percent of project costs in a municipal account dedicated to public improvements (such as pedestrian or landscaping improvements) in the community council area that the development is in.*

Noted.

### *5. Large Commercial Establishment*

*If the development project is a Large Commercial Establishment, as defined in section 21.07.120, then the applicant shall spend an additional 10 percent of the total project costs on bringing the structure into compliance with the design standards of section 21.07.120. If the structure already complies with section 21.07.120, then this subsection C.5. shall not apply.*

As noted above, the project costs associated with bringing the site towards compliance is estimated to be over 20% of the applicable project costs.

### *6. Timing of Work*

*The characteristics of use shall be brought towards compliance with all applicable provisions of this title prior to the issuance of the building or land use permit or shall be included in the work to be accomplished under the permit.*

Noted.

**3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible.**

There are no anticipated adverse impacts associated with tenant improvements to provide grocery and general retail space. The addition of proper landscaping in accordance with AMC 21.07.080 as well as improved sidewalks help bring the site towards conformance, and create a more visually-appealing and pedestrian oriented site.

**4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.**

#### **ANCHORAGE BOWL COMPREHENSIVE PLAN**

Anchorage 2020 is a blueprint to guide development in Anchorage and includes land use policies and strategies to do so. This plan designates the project area as a redevelopment/mixed use area, identified near major employment centers. The intent of these districts is for redevelopment of underutilized parcels and infill development of vacant parcels.

- **Policy # 6- Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible lands.**

This Major Site Plan Review for general retail sales and grocery use will not result in any incompatible land use, with surrounding land zoned B-3 District.

- **Policy # 7- Avoid Incompatible uses adjoining one another.**

This Major Site Plan Review for general retail sales and grocery use will not result in incompatible uses adjoining one another. The surrounding land uses are all commercial.

- **Policy # 21- All new commercial development shall be located and designed to contribute to improving Anchorage's overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance. To eliminate the problems associated with strip commercial development, new commercial development shall adhere to the following principles:**
  - a. New commercial development shall occur primarily within Major Employment Centers, Redevelopment/Mixed-Use Areas, Town Centers, and Neighborhood Commercial Centers.**
  - b. In order to use existing commercial land more efficiently, redevelopment, conversion, and reuse of underused commercial areas shall be encouraged.**
  - c. Rezoning of a property to commercial use is only permitted when designated in an adopted plan.**
  - d. Architectural and site design standards shall improve the function, appearance, and land use efficiency of new commercial developments.**
  - e. New strip commercial development is strongly discouraged.**

This parcel is located within a redevelopment/mixed use area, and the existing Sears space is being converted to create multi-tenant space. The development of this property and tenant

improvements increase the efficiency of the land and space, and creates better pedestrian connectivity throughout the site. This will not result in a new strip commercial development.

#### **ANCHORAGE 2040 LAND USE PLAN**

The Anchorage 2040 Land Use Plan, adopted in September 2017, is a supplemental document to Anchorage 2020, and further guides growth and development. The 2040 LUP designates this parcel as City Center and provides for the highest concentration and diversity of employment, civic and cultural institutions, and regional commercial uses. Uses in this district include a variety of large and small-scale retailers service citywide, regional, and tourism markets, and supportive retail uses including grocery stores, day care, and banking services that result in mixed-use neighborhoods. The B-3 District implements the City Center designation.

- **Policy 2.1- Identify and invest in areas best positioned to absorb growth meeting housing and employment needs.**

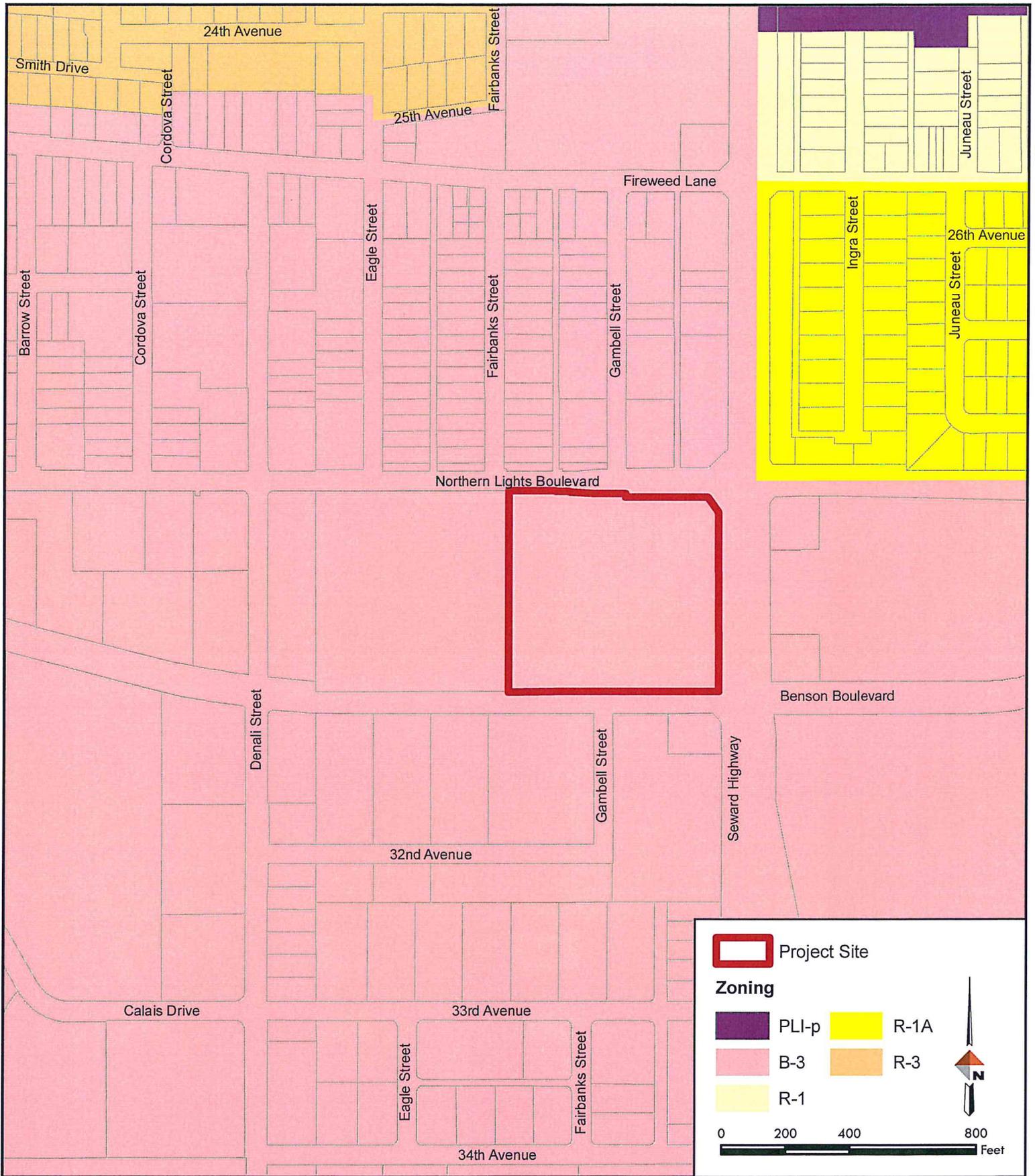
Redevelopment of the previous Sear's space is not only an efficient reuse of the building, but will continue to create employment opportunities at this location with new tenants.



LOCATION MAP  
SERITAGE MSPR  
ANCHORAGE, ALASKA

PROJECT: 1122.62319.01  
DATE: 3/13/2018

FIGURE 1



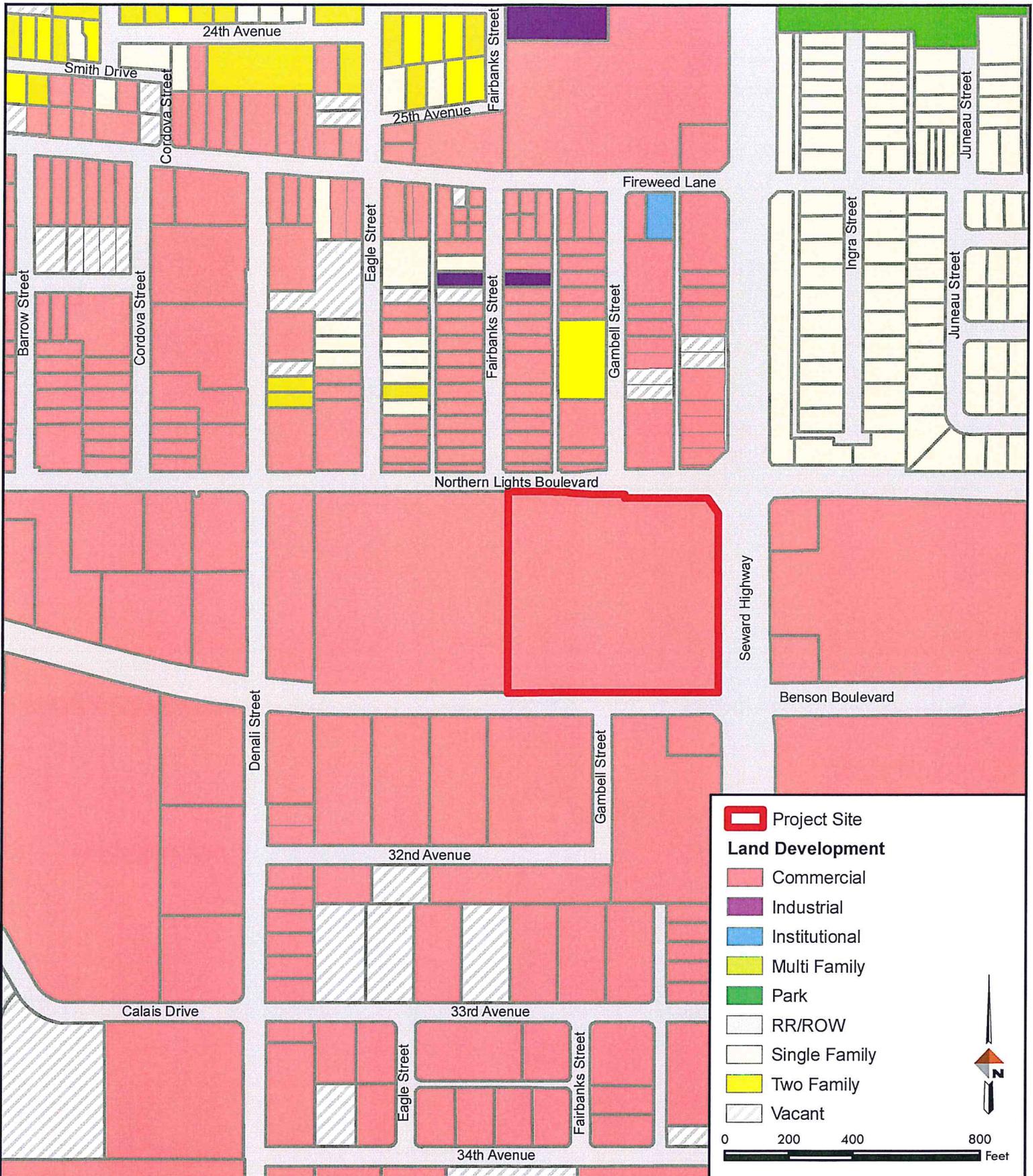
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ZONING MAP  
 SERITAGE MSPR  
 ANCHORAGE, ALASKA

PROJECT: 1122.62319.01  
 DATE: 3/13/2018

FIGURE 2



Path: Q:\32\01100\Seritage MSPR\60GIS\planning\LAND DEVELOPMENT.mxd

EXISTING LAND DEVELOPMENT  
 SERITAGE MSPR  
 ANCHORAGE, ALASKA

PROJECT: 1122.62319.01  
 DATE: 3/13/2018

FIGURE 3



# **APPENDIX A**

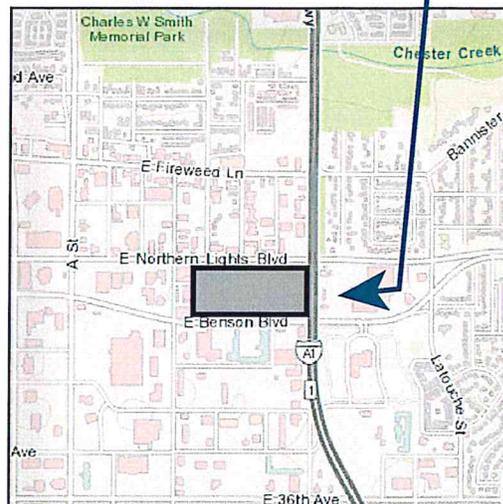
## Midtown Community Council

*You're invited!*

**Midtown Community Council (MCC)  
Agenda Item Notification**

DOWL will be at the regularly scheduled MCC meeting on Wednesday, February 14, 2018 to present on a Major Site Plan Review for a Large Retail Establishment, located at the Mall at Sears.

*project location*



**Wednesday, February 14th at Noon**

Midtown Community Council  
3000 C Street Anchorage, AK 99503  
First Floor Conference Room

*meeting  
location*



We welcome your feedback! There will be an opportunity to provide your comments at the meeting. You can also submit your comments or request feedback by contacting Michelle McNulty.

Michelle McNulty, AICP, Planning Manager, DOWL  
4041 B Street  
Anchorage, AK 99503  
(907) 562- 2000  
mmculty@dowl.com



**MIDTOWN COMMUNITY COUNCIL MEETING AND AGENDA**

**February 14, 2018 @ 12:00 Noon**

**NEW LOCATION 3000 C STREET 1<sup>ST</sup> FLOOR CONFERENCE ROOM.**

1. Sign in and call to Order-----Al Tamagni President
2. Approval of Agenda.
3. Approval of Minutes of January 10 2018
4. Reports: Assembly, Legislative others.
5. Reports: Council Activity & Committee's
6. Hearing Notices:
  - A. Liquor License Renewals: Romano,s, Sushi Garden, Tofu House, Buffalo Wild Wings and Villa Nova

Old Business: Open

New Business: 1. Platting Case: Slana Surveys, vacation of right of way at 50<sup>th</sup> Avenue. Mark Davis. Questions and Answers.

2. Sear Mall, Dowl Engineers: Changing of Name to "Shops at Seritage". Questions and Answers.

3. School District Budget: Starr Marsett Board Member, Questions and Answers. Will have Handouts.

4. MLP and Chugach Electric: Video Presentation on the Sale: Questions and Answers.

A. Other New Business:

Public Comment:

Adjourn.



Office Locations

ALASKA

- Anchorage
- Juneau
- Fairbanks
- Ketchikan
- Kodiak
- Palmer

ARIZONA

- Tempe
- Tucson

COLORADO

- Golden
- Gunnison
- Montrose

MONTANA

- Billings
- Bozeman
- Butte
- Great Falls
- Helena
- Miles City

NORTH DAKOTA

- Dickinson

OREGON

- Bend

WASHINGTON

- Redmond
- Seattle

WYOMING

- Gillette
- Lander
- Laramie
- Sheridan

MEETING SUMMARY

<b>Date:</b>	2/14/18	<b>Time:</b>	12 PM
<b>Meeting called by:</b>	Midtown Community Council		
<b>Project:</b>	Shops at Seritage		
<b>Subject:</b>	Major Site Plan Review		

Meeting Notes:

*Michelle McNulty with DOWL attended the regularly scheduled February Midtown Community Council meeting to discuss the Major Site Plan Review for the Shops at Seritage (currently the Mall at Sears). The project includes tenant improvements following Sears' closure (or possible downsizing) at this location. Safeway/Carrs and Guitar Center have signed leases with Seritage and will be moving into a portion of the renovated spaces. A new entrance on the east elevation which will provide a walkway to the rest of the mall is also included as part of this project. The Major Site Plan Review will include façade and interior updates, and the addition of landscaping in the parking lot and along the south portion of the lot along Benson to bring the site closer to conformance with Anchorage Municipal Code Title 21. The Major Site Plan Review is planned to be submitted on February 26, 2018 to the Planning and Zoning Commission.*

• Represent Questions/Comments

○ Represent Answers

• **A member of the Midtown Community Council has been working with mall vendors that are not part of Seritage on marketing and renaming the Mall at Sears, and the Shops at Seritage were not discussed.**

- **Michelle: I am unsure if Seritage was aware of this, but I will bring it to their attention.**

# **APPENDIX B**

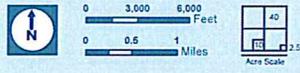
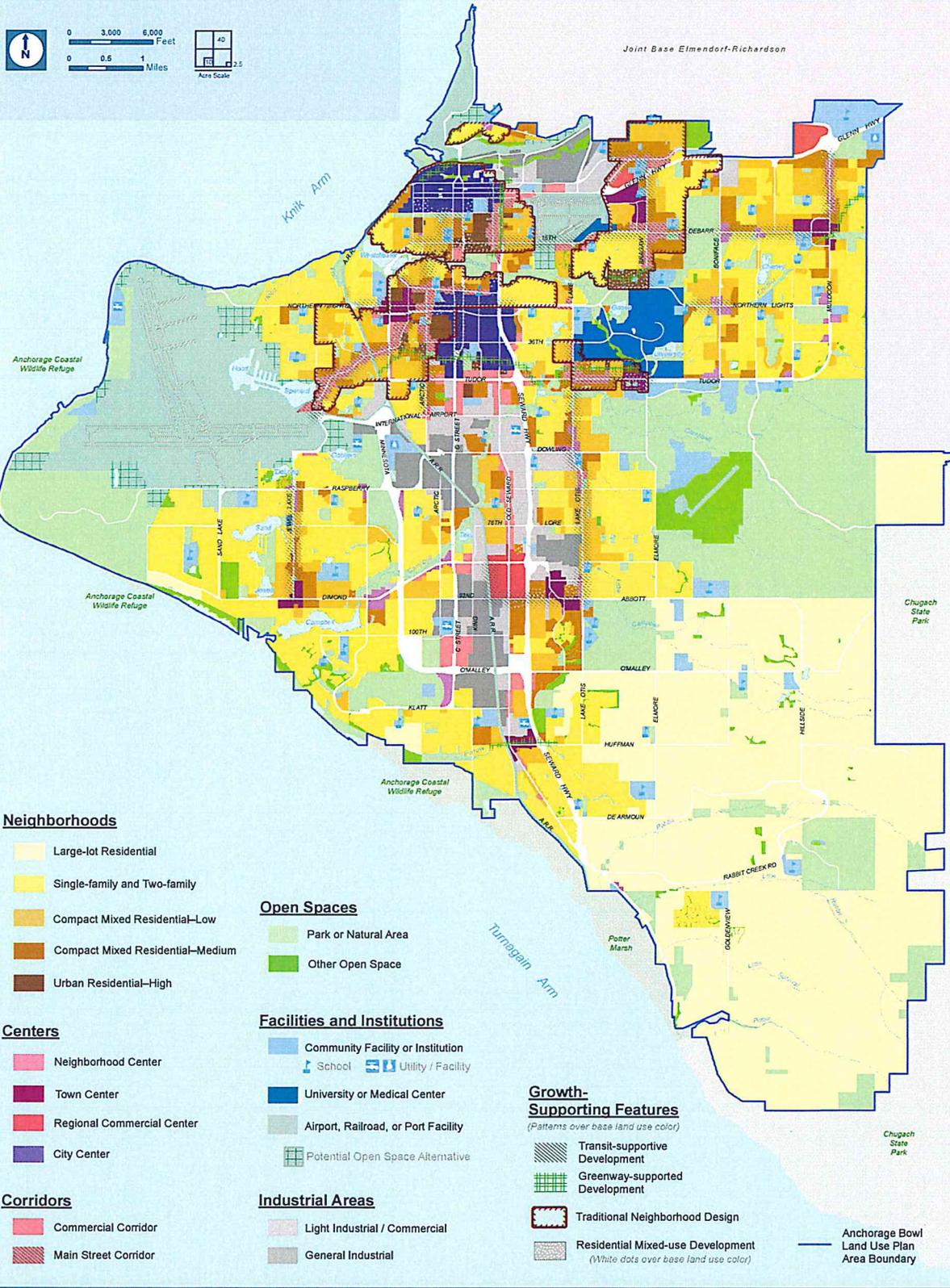
## **2040 Land Use Plan**

# Anchorage 2040 Land Use Plan Map

A Supplement to the Anchorage 2020 Comprehensive Plan

Anchorage 2040  
Land Use Plan

As Adopted by AO 2017-116  
September 26, 2017



**Neighborhoods**

- Large-lot Residential
- Single-family and Two-family
- Compact Mixed Residential—Low
- Compact Mixed Residential—Medium
- Urban Residential—High

**Open Spaces**

- Park or Natural Area
- Other Open Space

**Centers**

- Neighborhood Center
- Town Center
- Regional Commercial Center
- City Center

**Facilities and Institutions**

- Community Facility or Institution
- School Utility / Facility
- University or Medical Center
- Airport, Railroad, or Port Facility
- Potential Open Space Alternative

**Growth-Supporting Features**  
*(Patterns over base land use color)*

- Transit-supportive Development
- Greenway-supported Development
- Traditional Neighborhood Design
- Residential Mixed-use Development  
*(White dots over base land use color)*

**Corridors**

- Commercial Corridor
- Main Street Corridor

**Industrial Areas**

- Light Industrial / Commercial
- General Industrial

Anchorage Bowl  
Land Use Plan  
Area Boundary

This map is a part of Section 2 of the Anchorage 2040 Land Use Plan narrative. Section 2 of the Plan provides definitions and guidance regarding the land use designations and other features on this map.



# **APPENDIX C**

## Site and Landscape Plan





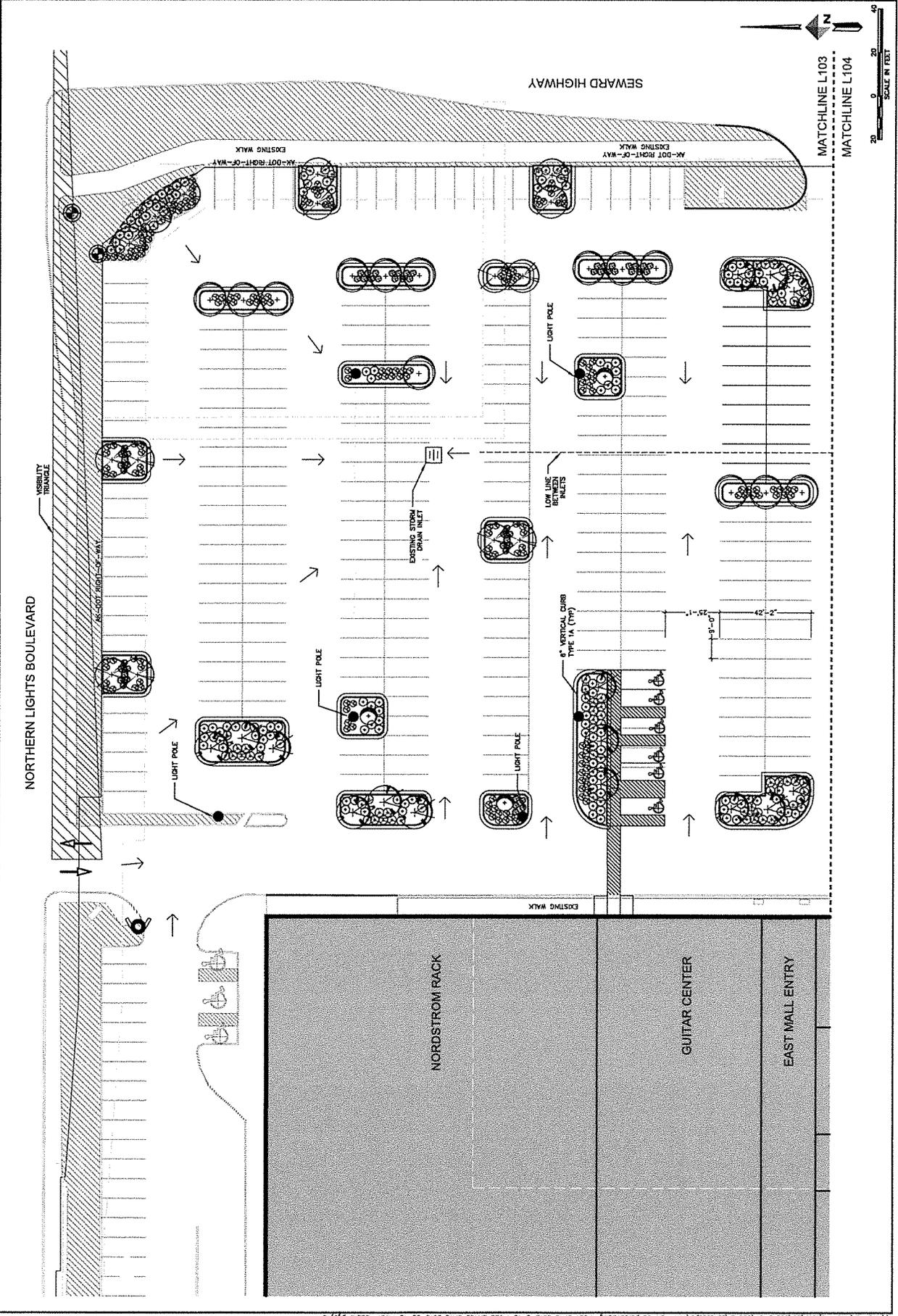


REV	DATE	DESCRIPTION	BY



THE SHOPS AT SERTAGE  
ANCHORAGE, ALASKA  
65% LANDSCAPE SUBMITTAL  
SITE AND DRAINAGE PLAN - NORTH

PROJECT: THE SHOPS AT SERTAGE  
DATE: FEBRUARY 2018  
SHEET: L103  
SCALE: 1/8" = 1'-0"  
2 OF 3



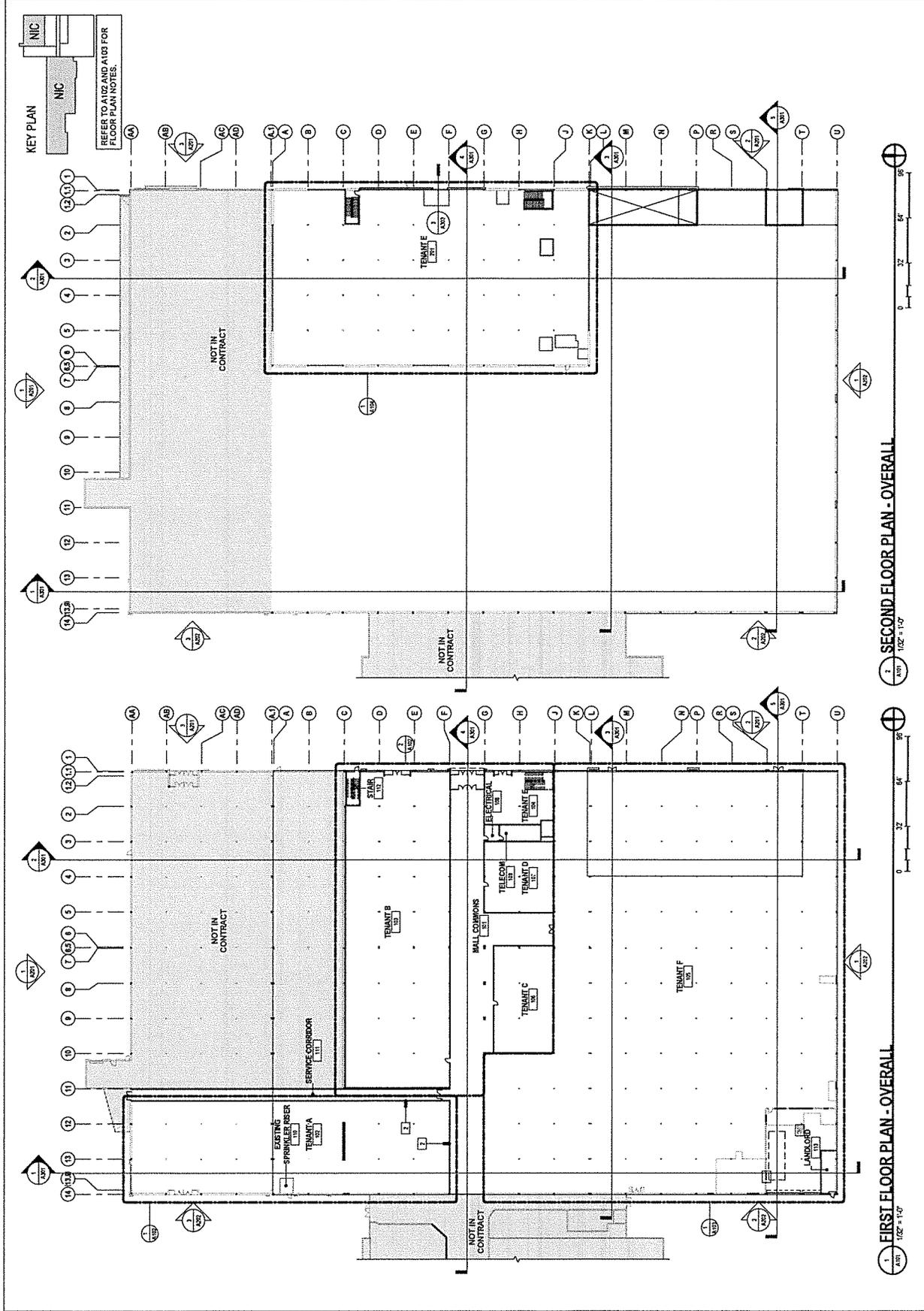


# **APPENDIX D**

## Architectural Plans



NO.	DESCRIPTION	DATE
1	DATE PLOTTED	17/04/21
2	PROJECT NO.	171002
3	DRAWN BY	MEB
4	CHECKED BY	MEB
5	DATE	17/04/21
6	PROJECT NO.	171002
7	DRAWN BY	MEB
8	CHECKED BY	MEB
9	DATE	17/04/21
10	PROJECT NO.	171002
11	DRAWN BY	MEB
12	CHECKED BY	MEB
13	DATE	17/04/21
14	PROJECT NO.	171002
15	DRAWN BY	MEB
16	CHECKED BY	MEB
17	DATE	17/04/21
18	PROJECT NO.	171002
19	DRAWN BY	MEB
20	CHECKED BY	MEB
21	DATE	17/04/21
22	PROJECT NO.	171002
23	DRAWN BY	MEB
24	CHECKED BY	MEB
25	DATE	17/04/21
26	PROJECT NO.	171002
27	DRAWN BY	MEB
28	CHECKED BY	MEB
29	DATE	17/04/21
30	PROJECT NO.	171002











Anchorage AK

SERITAGE

THE SHOPS AT SEARS  
 SEARS STORE NUMBER 1089  
 700 E. Northern Lights Blvd, Anchorage, AK 99503

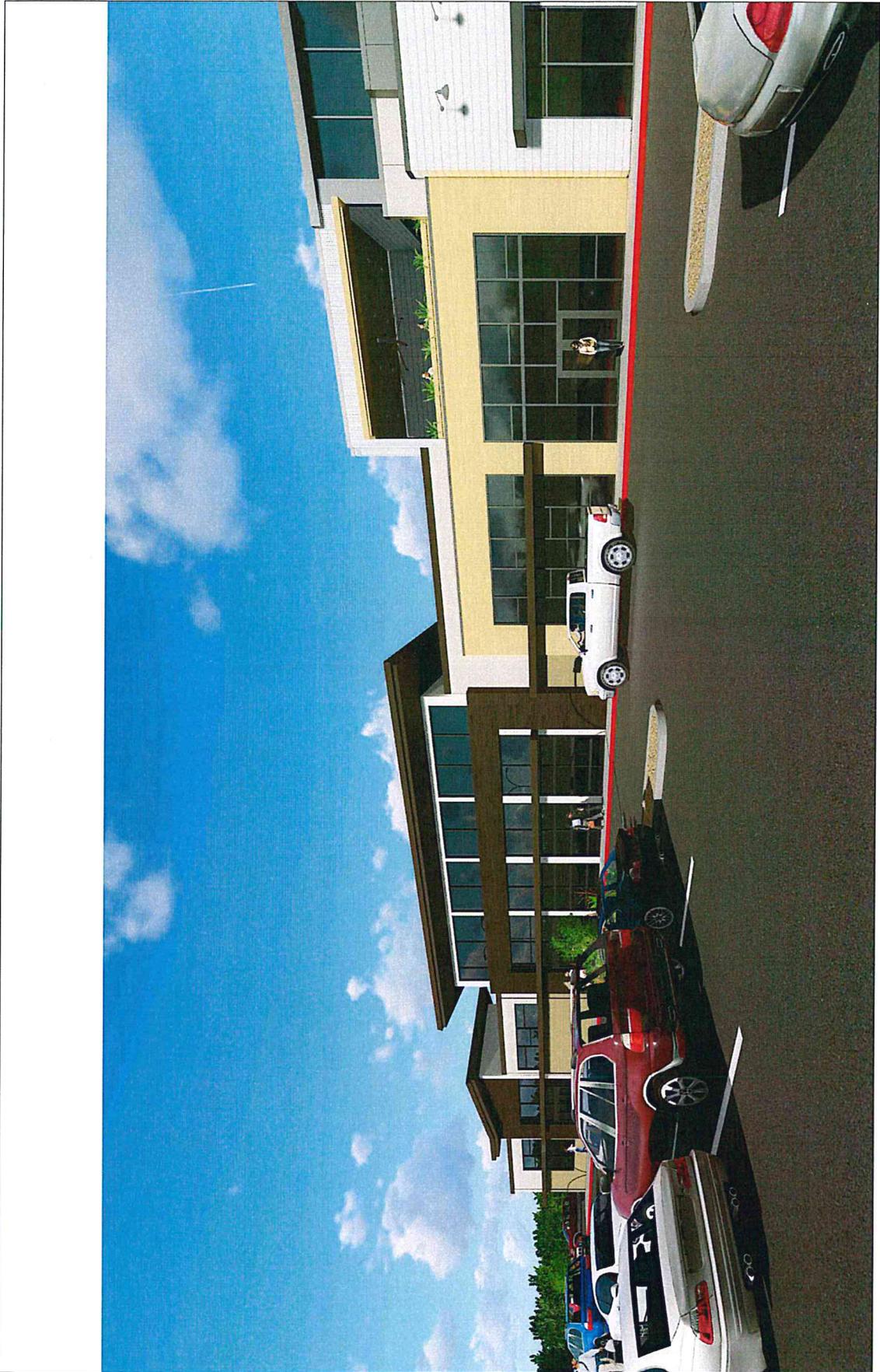
RENDERING IS NOT A CONTRACT. ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



OVERALL PERSPECTIVE

IM 01  
 09-29-17





Anchorage AK

SERITAGE

700 E. Northern Lights Blvd, Anchorage, AK 99503  
 SEARS STORE NUMBER 1081  
 THE SHOPS AT SEARS

TRAWNAMES SHOWN ON THE PLAN REPRESENT LEASE PLACEMENTS FOR ROVING, ON OR OFF THE PLANT. THE LOCATION, DISTRIBUTION OF THE TRAWNAMES ARE SUBJECT TO MARKET CONDITIONS AND WILL BE DETERMINED BY THE LEASOR OR HIS REPRESENTATIVE. ALL TRAWNAMES ARE SUBJECT TO THE CONTINGENT OBTAINING OF THE NECESSARY PERMITS AND APPROVALS REQUIRED BY THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES INVOLVED IN THE PROJECT.

SAgroup  
 COMMERCIAL ARCHITECTURE  
 CARRS  
 PERSPECTIVE  
 VIEWS  
 DATE: 09-29-17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT NUMBER  
 IM 05  
 DATE  
 09-29-17





Anchorage AK

SERRITAGE

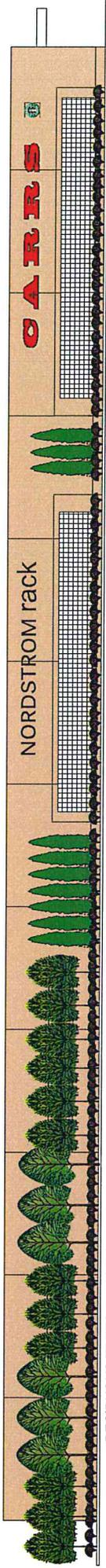
THE SHOPS AT SEARS  
 SEARS STORE NUMBER 1089  
 700 E. Northern Lights Blvd. Anchorage, AK 99503

RENDERING MADE SHOWN ON THE  
 PROJECT. THIS RENDERING IS  
 FOR INFORMATION ONLY AND  
 DOES NOT REPRESENT THE  
 FINAL DESIGN OR CONSTRUCTION.  
 ALL DIMENSIONS AND SPECIFICATIONS  
 ARE SUBJECT TO CHANGE WITHOUT  
 NOTICE. THE ARCHITECT ASSUMES  
 NO LIABILITY FOR ANY ERRORS OR  
 OMISSIONS IN THIS DOCUMENT.  
 ALL RIGHTS RESERVED.



GUITAR CENTER  
 PERSPECTIVE  
 VIEWS  
 ALL RIGHTS RESERVED

IM 07  
 09-29-17



DECIDUOUS TREES AND SHRUBS

TRELLIS PANEL

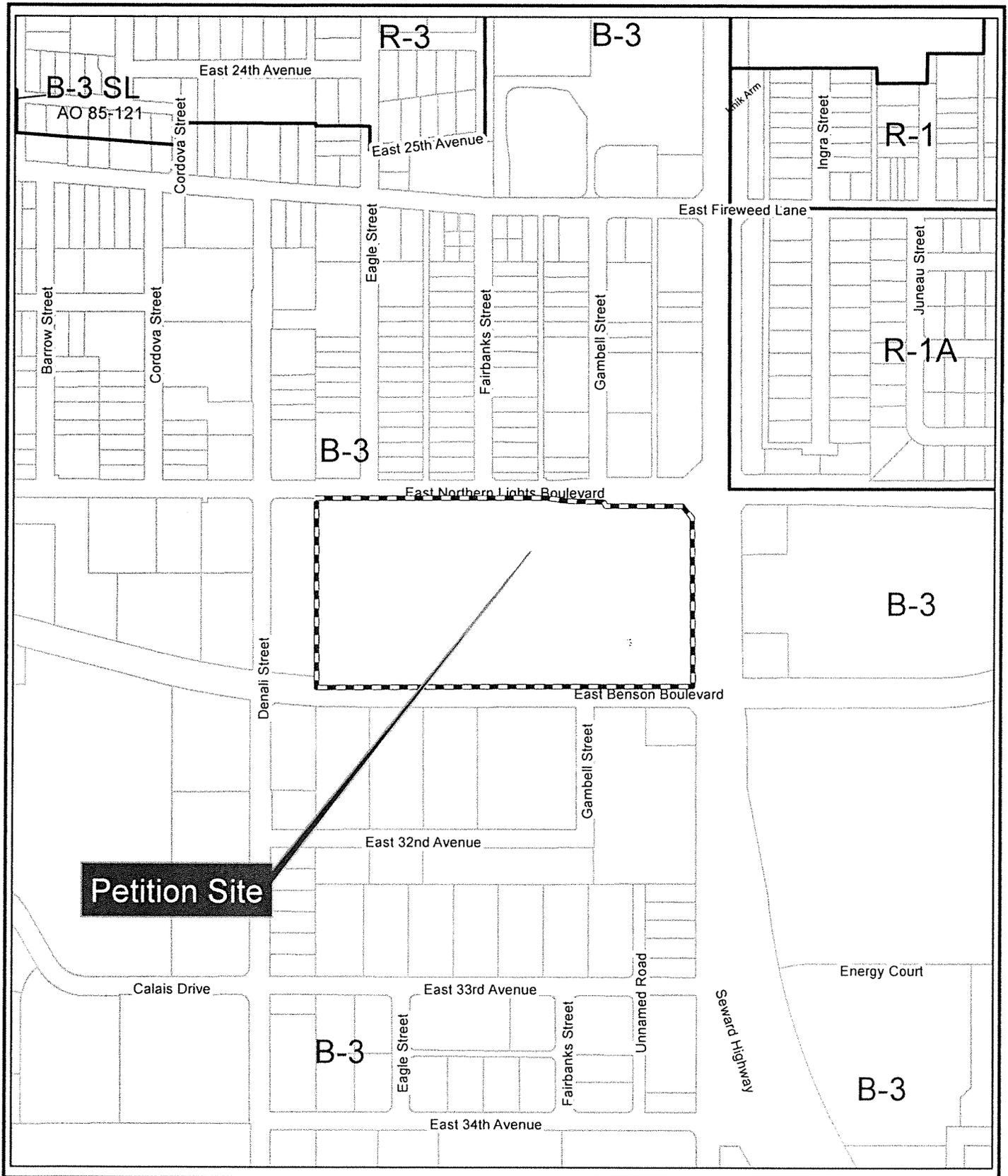
TRELLIS PANEL

NORDSTROM rack

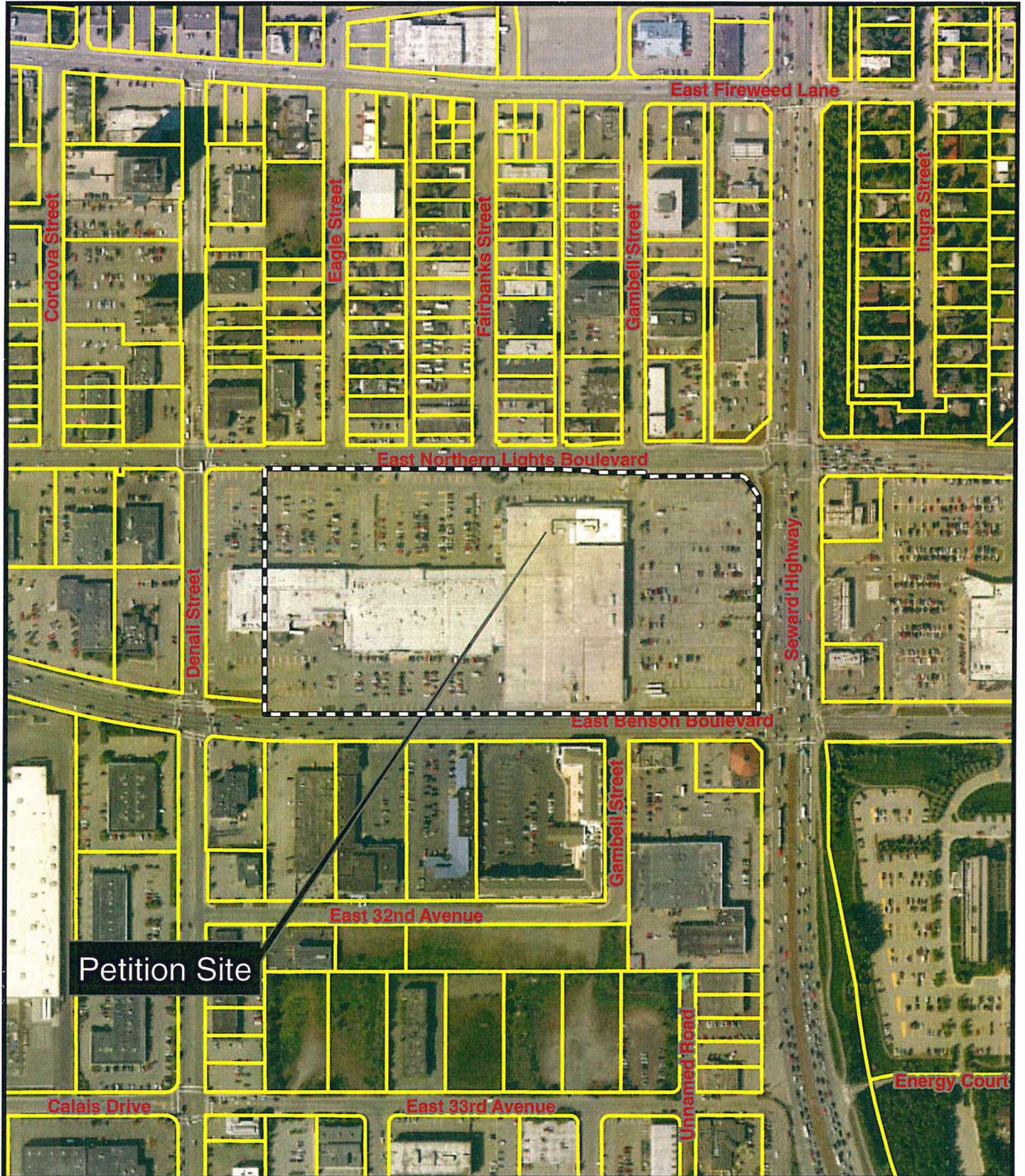
CARRS

# SOUTH WALL CONCEPT

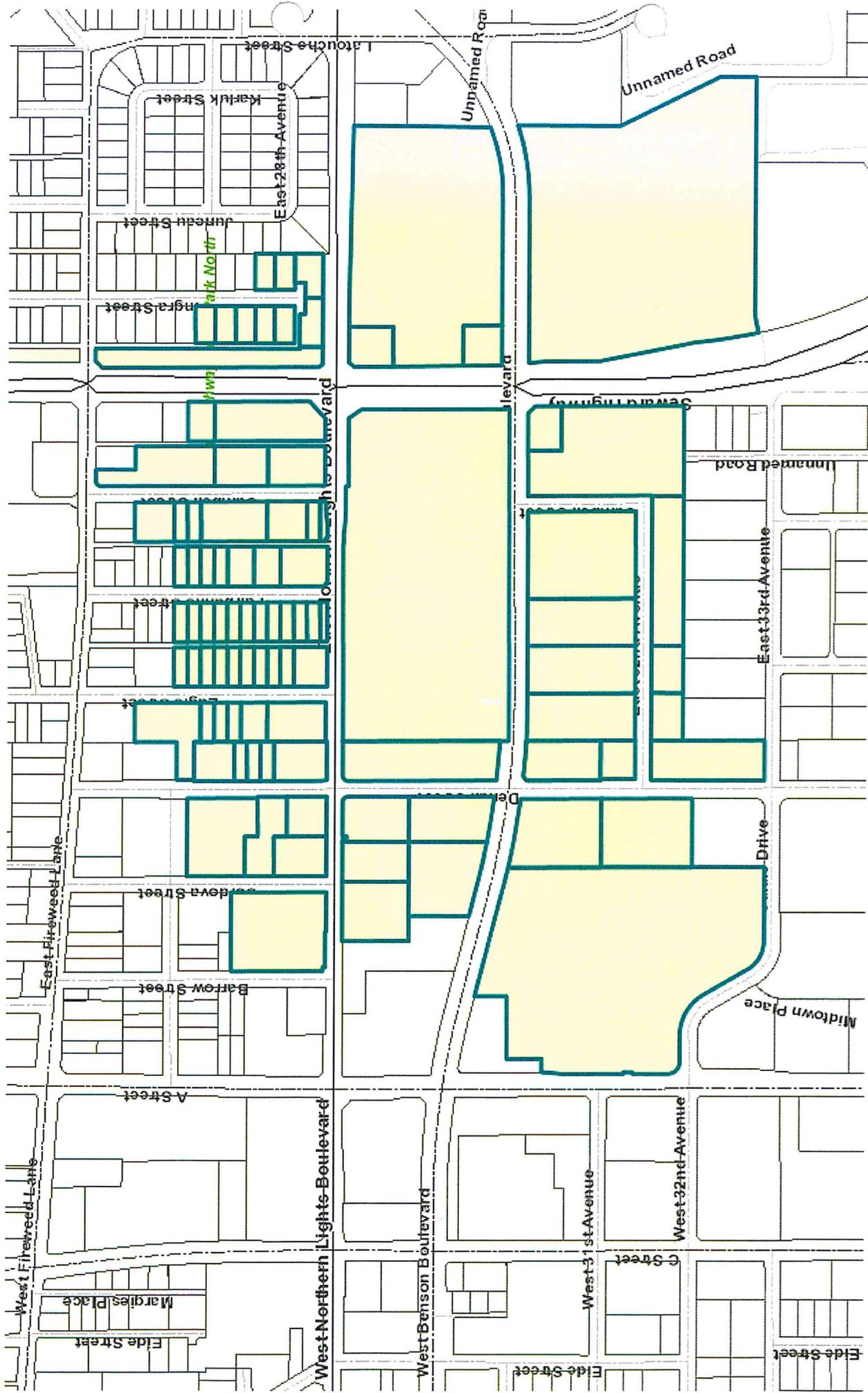
# 2018-0041



# 2018-0041



Anchorage



2018 - 0041 PHN map  
Distance = 600' (92 parcels)