

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
MAJOR SITE PLAN REVIEW**

DATE May 7, 2018

CASE NO: 2018-0041

APPLICANT: Seritage SRC Finance, LLC, James Bry

REPRESENTATIVE: Michelle McNulty, DOWL

REQUEST: Major Site Plan Review of a Large Commercial Establishment for renovation of the former Sears store at the Sears Mall

LOCATION: The North ½ of the Northeast ¼ of the Northeast ¼ Portion of Parcel 1 of T13N R3W Section 30. (Sears Mall)

COMMUNITY COUNCILS: Midtown

TAX NUMBER: 009-042-01-000

GRID: SW1631

RECOMMENDATION: Approval with conditions

SITE

Area: 18.046 acres

Vegetation: The existing site is almost entirely paved with asphalt. There are two landscaping islands at the center entrance of the east parking area with limited shrubbery.

Zoning: B-3, General Business District

Topography: Level

Existing Use: Large Retail Facility

Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification: The 2040 Land Use Plan Map identifies this area as a City Center. The City Center designation

applies in Downtown and Midtown Anchorage areas. It provides for the highest concentration and diversity of employment, civic and cultural institutions, and regional commercial uses. Urban housing and residential mixed-use is encouraged. The Midtown City Center uses include a variety of large and small retailers serving citywide, regional, and tourism markets. The 2020 *Anchorage Bowl Comprehensive Plan* designates this area as a Major Employment Center and Redevelopment/Mixed Use Area.

SURROUNDING AREA

| | NORTH | EAST | SOUTH | WEST |
|-----------|------------|------------|------------|------------|
| Zoning: | B-3 | B-3 | B-3 | B-3 |
| Land Use: | Commercial | Commercial | Commercial | Commercial |

PROPOSAL

The petitioner is requesting a major site plan approval to remodel the former Sears store in The Mall at Sears. The renovated area will change the use of a portion of the retail space to a Carrs grocery store. The remaining area will continue the retail use with a Guitar Center and three additional retail tenants that have not been identified yet. Improvements to this site include interior and exterior upgrades to the building as well as parking lot and landscaping improvements.

AGENCY COMMENTS

Addressing

The only address for this section of building will be 680 E Northern Lights, with your chosen suite numbers. The old Sears address will be removed from the system. For all future documents correct the address to 680 E Northern Lights.

Long-Range Planning

The proposed remodel of the Mall at Sears appears to meet, to the greatest extent possible, Title 21.12.060 in achieving conformance. The Sear's store remodel is one of three proposed projects located in adjacent areas of this property. The application outlines new design improvements to the building- including exterior and interior remodel for 5 new tenants, tenant improvements to enhance

connectivity with the existing mall, and upgrades to the existing parking lots. All improvements are allowed in the B-3 General Business zoning district.

Anchorage 2040 Land Use Plan

The proposed use is consistent with the *2040 Anchorage Land use Plan* designation, (City Center). The applicant states, the proposed project will provide an updated commercial space for a ... “large retailer serving citywide, regional, and tourism markets.”

Goal #3 – Centers and Corridors – page 18

The proposed project meets Goal #3-Centers and Corridors, by providing opportunity for.... “walkable commercial centers,” enabling business growth. Centers are intended to:

- Strengthen existing business, and business districts – this project will upgrade a significant commercial investment in the Midtown area to maintain and offer employment and retail options to local, regional, statewide and tourist populations.
- Provide greater return on existing and new public infrastructure investments – this project improves access from nearby arterial roadways, pedestrian crosswalks, and transit stops through the proposed pedestrian improvements.
- Improve walking, biking, and transit access to jobs, services, and activities – The outdoor design characteristics of the proposed project provide pedestrian-friendly access, seasonal landscaping, and benches, within delineated outdoor amenities.

The Municipality will “work with residents, businesses, agencies, and institutions to assist each commercial center to evolve and thrive....,” page 18.

The proposed remodel is focused in an area where urban growth is expected, consistent with the *Anchorage 2040 Land Use Plan*.

Land Use Plan Policy 3.1 – page 19

The proposed project targets and coordinates investment in the built environment...in and around centers and corridors that are most able to absorb housing and employment growth.

Land Use Plan Policy 3.2 – page 19

The proposed project improvements and features will further implement the Northern Lights Boulevard transit-oriented corridor, by assisting to meet the

city's need for retail, services and jobs with access to multiple modes of travel, and attractive pedestrian environments.

Transit-supported Development – Growth supporting Features – page 60

The proposed project is located within a “Transit-supported Development” corridor where expanded public transit service is planned or exists. The proposed project provides upgrades to pedestrian access from Northern Lights Boulevard, Benson Street, and Denali Road within the parking lot areas. The upgrades will increase visibility to pedestrians, and safer access to the site (noted in the General Site Plan). The reconfiguration and improvements to the parking lot areas contribute to implementing *Anchorage 2040 Land Use Plan*.

Related *Anchorage 2020* Policies: 18, 19, 20, 21, 23, 24, and 25 – Page 19.

Recommendation

Long-range Planning recommends approval.

ADOT & PF

DOT&PF supports site redevelopment. However, with multiple zoning cases currently under review that affect this property (2018-0041, 2018-0038 & 2017-0124), we object to the site plan until a Master Site Plan is submitted as mandatory standards call for in AMC 21.07.120A.5.n. A Master Site Plan is critical to a unified, coherent and accessible site and would be invaluable in improving internal and external transportation conflicts. The proposed improvements and changes of use described in each of these zoning cases affect the entire site and must be considered holistically.

Access management and internal circulation for motorized vehicles is impacted by a number of design elements in all three of the zoning cases on this site. Additionally, future DOT&PF improvements on the Seward Highway will likely result in the loss of the site's driveway onto this facility sometime in the next five years. By addressing these issues now through a master plan process, all parties involved will have the opportunity to contribute to a solution that will benefit both the site and the surrounding transportation network.

Benson Boulevard from Denali Street to Seward Highway and the Seward Highway/Northern Lights Boulevard intersection are high pedestrian crash areas. This is as much due to land use development as traffic. Meanwhile, the Municipality is developing West 32nd and East 33rd Avenue to promote bicycle and pedestrian transportation options to the south (MOA PM&E Project No. 16-29) and is considering planning for Denali St. and Fireweed Lane which could emphasize non-motorized and transit use. This site needs to route non-motorized connections towards these facilities and make use of the surrounding

signal crossings while not exacerbating the existing crash problems in the area. As submitted, this site plan lacks sufficient non-motorized connections to the adjoining network. Specifically, the pedestrian walkway striping for pedestrian access to the east entry doors from the sidewalk along Northern Lights Boulevard per MOA Department's Recommendation #4 in Staff Report for 2017-0124 is not shown. Again, a Master Site Plan would address these issues for the entirety of the site and would likely provide superior solutions than a piecemeal approach would.

This site would benefit from driveway and pedestrian facilities redevelopment to improve internal flow and improve safety on the adjacent arterials. We believe that motorized and non-motorized circulation can be greatly enriched if all parties are willing to work together, regardless of respective right of way. New easements and changes could allow consolidation, reconfiguration of access, walkways and landscaping while still meeting city goals.

DOT&PF is committed to working cooperatively with the Municipality and property owners in order to improve the safety and efficiency of Anchorage's transportation network. Integrated planning efforts also helps produce outcomes that address current and future needs in the most cost effective. We strongly encourage the Municipality and all interests in the Sears Mall site to engage with DOT&PF to support these goals.

Traffic Engineering

The information shown on the provided site plans meets the standards required by Chapter 21.07 for required development and design standards for site access, circulation, parking and accessibility.

FINDINGS

AMC 21.03.180F. Approval Criteria. An application for administrative or major site plan review shall be approved upon finding that the site plan meets all of the following criteria:

- 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;**

The standard is met.

This site has been in existence since 1966 and is considered to have an approved major site plan because it was constructed prior to the date of adoption of the large retail establishment standards. The site has many nonconforming characteristics of use. The proposed site plan will move the

site towards conformance with current Title 21 standards. There are no proposed changes to the existing plat.

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;

The standards are met with conditions of approval.

21.04 Zoning Districts

The subject property is zoned B-3. The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic.

The district specific standards in AMC 21.04.030D apply to residential properties, and structures that request a height increase above the maximum allowed height for the B-3 district. The proposed use is not residential, and the height of the structure complies with the B-3 district height standards.

21.05 Use Regulations – Table 21.05-1 Table of Allowed Uses

General Retail is a permitted use in the B-3 district. Footnote 2 in the Table of Allowed Uses states “Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.”

21.05.050H.7.b., General Retail, Use-Specific Standards

- i. Any general retail use with drive-through service shall comply with the “drive-through service” accessory use standards in subsection 21.05.070D.**

There is no drive through service planned for this site.

- ii. General retail establishments in the I-1 district shall have a maximum gross floor area of 20,000 square feet.**

The proposed large retail facility is not located within an I-1 zoning district and therefore is not limited to 20,000 square feet.

21.06-2 Table of Dimensional Standards: Commercial Districts

The proposed site plan complies with the dimensional standards for the B-3 district.

The B-3 district requires 6,000 square feet of lot area and a 50-foot lot width. The maximum building lot coverage is unrestricted. This site requires a 10-foot primary front setback along the east property line abutting the Seward Highway and 5-foot secondary front setbacks at the north and south lot lines. There is no maximum building height as the property is located in the Midtown area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Fireweed Lane.

21.07.020 Natural Resource Protection

None of the proposed improvements will have an effect on the local flood plain. Drainage patterns and mechanisms will generally remain the same. Additional landscaping areas in the parking lot will decrease the total runoff from this site.

21.07.030 Private Open Space

AMC 21.07.030B.5. requires commercial structures in the B-3 district to provide private open space equal to five percent of the gross floor area of the structure, up to a maximum of 2,000 square feet.

The proposed site plan does not include any private open space for this development. The site was established prior to this requirement and has nonconforming rights for the lack of required open space.

21.07.040F. Snow Storage and Disposal

All existing and new uses with on-site surface areas to be plowed are required to comply with the Snow Storage and Disposal standards of AMC 21.07.040F.2. The site plan provided shows area for snow storage in required parking spaces. Permanent snow storage in required parking spaces is not permitted. An alternative Snow Management Strategy that complies with AMC 21.07.040F.5 is required.

21.07.060E. Standards for Pedestrian Facilities

Class A zoning districts require sidewalks to be installed on both sides of all streets. The site has existing sidewalks along all abutting streets.

The continuous pedestrian access requirements of AMC 21.07.080E.4.a. are intended to form a convenient on-site circulation system that minimizes conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. A walkway is required to connect the primary entrance of the building to the abutting primary street frontage. All primary building entrances on a site are required to be connected.

The site has nonconforming rights for the lack of pedestrian connections to the abutting rights-of-way. A new pedestrian connection to the sidewalk on Benson

Boulevard moves the site in the direction of conformity. The existing sidewalk at the east of the building connects the primary entrances on that frontage.

AMC 21.07.060E.4.d.i. requires pedestrian walkways to be clearly marked and physically separated from the parking lot or drive, through the use of an upright curb of six (6) inches in height, bollards spaced a maximum of six (6) feet apart or other physical buffer approved by the Traffic Engineer; and a change of paving materials distinguished by color, texture, textured edge, or other edge, or striping.

The site plan shows marking for the ADA pedestrian access across the drive aisle; however, no detail indicates color, texture or other delineation.

The sidewalks adjacent to the building are shown in the illustrations with a raised upright curb; however, plan details were not provided showing the height. It is assumed that they are at least 6 inches in height.

21.07.080 Landscaping, Screening, and Fences

The existing site has almost no parking lot perimeter or interior landscaping. The site plan for this renovation proposes to add interior parking lot landscaping, and some perimeter parking lot landscaping. The proposed parking lot landscaping is a change in the direction of conformity with L1 visual enhancement landscaping along the south lot line and some landscape islands along the east and north lot lines in accordance with AMC 21.07.080E.2.b.

The parking lot interior landscaping is moving in the direction of conformity through the provision of 15,000 square feet of interior landscaping islands. The 196,600-square-foot east parking lot would require 19,660 square feet of interior landscaping to be in complete conformity with current code requirements.

Building mechanical and electrical equipment is required to be screened in accordance with AMC 21.07.080G.4. Building mechanical and electrical equipment is not shown in the illustrations provided.

The landscape plan by DOWL provided with this application is lacking a Registered Landscape Architect stamp and signature. The final landscape plan will require the stamp and signature of the landscape architect.

21.07.090E., Off-Street Parking and Loading – Off-Street Parking Requirements.

Table 21.07-4: Off-Street Parking Spaces Required;

General Retail: 1 space per 350 square feet of gross floor area, Grocery: 1 space per 250 square feet of gross floor area, Storage: 1 space per 1000 square feet.

The parking summary provided with the project narrative and the DOWL parking calculation Memo dated April 24, 2018 indicate 998 parking spaces are required for the entire mall site and 1014 parking spaces are proposed with this site plan.

A prior site plan for the west end of the mall indicated that the site would provide 1018 spaces. A reconfiguration of the required accessible spaces in the east parking area resulted in a reduction of four spaces. 1014 spaces are now proposed for the site.

The parking requirement of 998 spaces is 17 spaces less than the 1015 spaces previously calculated for the mall. This reduction of the parking requirement is due to a change in the proposed use of a portion of the former Sears store area. The east end of the mall was previously calculated as entirely retail and did not account for storage and loading areas proposed with this project. The proposed remodel of the former Sears space includes 9,193 square feet for storage and loading areas. The parking calculation for storage and loading areas is one space per 1000 square feet, instead of the one space per 350 square feet for retail. The change of use to this portion of the area to be renovated results in a decrease of 17 required parking spaces ($9,193/350 = 26.26$ vs. $9193/1000=9.19$).

The revised parking requirement for the mall is 998 spaces and 1014 spaces are proposed. The parking requirement for the site is met.

Table 21.07-6: Off-Street Loading Berths.

Loading berths are not shown as part of the upgrade to this site.

21.07.090K. Bicycle Parking Spaces

The site requires 31 bicycle parking spaces. The proposed remodel to the west end of the mall includes 30 hanging bicycle racks inside the south primary entrance of the mall. The addition of a ribbon rack near the front entry of the grocery store provides seven bicycle parking spaces for a total of 37 bicycle parking spaces on the site and brings this requirement into conformity.

21.07.100. Exterior Lighting

All parking facilities shall have lighting which meets the level of illumination, uniformity ratios, and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America.

The project narrative indicates the existing exterior lighting was upgraded with the Nordstrom Rack Project to illuminate the parking lot per code requirements.

21.07.120 Large Establishments

5. Mandatory Standards

a. Vehicular Access

Primary vehicular access shall be from a street designated collector or greater on the *Official Streets and Highways Plan* (OS&HP). 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.

The portion of the site with the proposed renovation has access from Northern Lights Boulevard, Seward Highway and Benson Boulevard. All of these streets are classified as major arterials in the OS&HP.

b. Parking

The existing parking layout includes a large expanse of asphalt parking. The proposed additions of perimeter and interior landscaping will bring the site in the direction of conformity with Title 21 requirements. The additional landscaping will help to minimize the appearance of the large expanse of parking, and will enhance the view of the establishment from the principal points of access.

c. Weather Protection for Pedestrians

- i. The provided narrative indicates that the reconstructed roof will maintain proper drainage. The elevation views provided show the existing sidewalk overhangs at the northeast side of the mall will be retained, and new overhangs are included along the south portion of the east façade as well.
- ii. The perspective drawings provided show roof overhangs and covered entryways; however, the project narrative does not provide enough detailed information about the required roof, canopy, arcade overhang, or similar effective weather protection to indicate if the standards of

AMC 21.07.060F.9. are fully met. The addition of the covered entryways is a change in the direction of conformity.

- iii. The elevation drawings show sidewalk overhangs. No dimension for the depth of the overhang was noted and no information was provided to verify the percentage of building frontage with overhangs. The addition of the sidewalk overhangs is a change in the direction of conformity.

d. Adjacent Residential Development

There is no residential development adjacent to this site.

e. Community Space

The proposed site plan includes an interior “mall commons” connected to the central common mall entrance on the east side of the building. The area is noted as 30.5 feet wide on plan sheet G002, and the scaled drawings on sheet A101 indicate the length is roughly 96 feet, creating an area that exceeds the minimum 2000 square foot requirement. The standards of 21.07.060F.11 do not appear to be fully met; however, this site has nonconforming rights for the lack of required community space. The addition of common space is a change in the direction of conformity.

f. Wall Modulation

The east façade of the structure will have the appearance of modulation with this remodel, but does not meet the minimum standards for the 12-foot depth of the wall modulation as required by AMC 21.07.120A5.f. The site has nonconforming rights for the lack of this standard and the addition of wall modulations is a change in the direction of conformity.

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 kick plates or projecting sills;

The perspective views for the proposed east face of the building show windows added to the storefronts and entrances. Two sections of the frontage will have second story windows added.

ii. Architectural bays and mullions dividing windows;

The windows along the east facing elevation will have mullions, and architectural bays separate groups of windows along the east façade of the building.

iii. Pedestrian scale ornamental lighting;

No pedestrian scale lighting is proposed. The site has nonconforming rights for the lack of pedestrian scale ornamental lighting.

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

The majority of the existing concrete masonry unit (CMU) wall along the east façade will be removed. The outer walls will have an exterior insulation finishing system (EIFS) added along with metal, window glazing and aluminum accent materials.

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

The building frontage will feature a neutral colored EIFS, bronze metal panels, and accents of dark bronze. Other areas of the frontage will be light neutral grey metal siding, with red, white, and grey accent colors. The main entry to the mall common will have a blue accent to differentiate it from the tenant space entrances.

vi. Columns with plinths;

No columns are proposed.

vii. Other façade detail features integrated into the façade design.

The proposed façade incorporates multiple design features.

h. Materials and Colors

The addition of the neutral colored EIFS, accents of bronze, grey, red, white and blue meets the requirement for aesthetically pleasing color, texture and scale.

i. Roofs

The additions to the east elevation will create multiple roof modulations. The applicant did not provide calculations for the percentage of frontage, or dimensions for the length of the roof modulations, but the elevation drawings provided appear to meet this requirement.

j. Entryways

Primary entryways shall incorporate changes in architectural mass, surface of finish to provide a clearly defined primary entrance that is easily visible from streets and sidewalks.

The proposed entryways include minor modulations and overhangs. The new roofline has a modulated appearance, and changes in building color provide clearly defined entrances to each tenant space. A blue accent wall projection clearly delineates the primary entrance to the common mall space. These proposed changes move the structure in the direction of conformity.

k. Prohibited materials

This project does not proposed the use of any prohibited materials.

l. Mechanical and Electrical Equipment Screening

The project narrative does not address mechanical and electrical screening. The architectural drawings provided do not show mechanical or electrical equipment.

m. Outdoor Sales, Display, and Storage

No outdoor sales, display or storage is proposed for this site.

n. Master Site Plan and Secondary Buildings

The 1966 construction of buildings on this site was prior to the requirement for a Master Site Plan. There is no Master Site Plan on file with the Planning Department. This site has more than one building, but the buildings function as one connected structure. The Master Site Plan requirement applies to large commercial establishments on sites that include more than one building or that include multiple pad lots or commercial tracts, therefore, the Planning Department is not requiring a Master Site Plan for the development at this time.

6. Optional Design Standards

In addition to the mandatory standards of subsection A.5., establishments are required to choose two features from the optional standards menu.

The proposed site plan meets some of the optional menu standards:

- The parking is located on all sides of the mall. No one side of the mall has over 50% of the parking stalls;
- Entrances exist on all sides of the mall;

- Street facing windows will be provided on the ground floor for at least 15% of the east elevation;

21.11.070. Signs in the Commercial, Industrial, Turnagain Arm, Transition, and Airport Districts

A detailed sign plan was not submitted with this application. However, all proposed signage will be reviewed for compliance at the time of building permitting.

21.12.060C. Bringing Characteristics into Compliance.

The existing “Sears Mall” was built in 1966 and has nonconforming rights for the lack of building design standards and many characteristics of use such as landscaping and site lighting.

Per AMC 21.12.060C.2. this project is required to spend a minimum of 10 percent of the total project costs to bring the development in the direction of conformity with the standards of AMC 21.04, 21.05 and/or 21.07 development and design standards. In addition, AMC 21.12.060C.5. requires 10 percent of the total project costs to bring the structure into compliance with the design standards of 21.07.120. A total of 20 percent of the project costs must be designated to bring the development in the direction of conformity.

The total project cost for this renovation is \$5,400,000. The interior improvements of \$3,200,000 are less than 50% of the replacement of the structure and are exempt from the total project cost per AMC 21.12.060C.2.f. The total project cost for exterior improvements required to move in the direction of conformity is \$2,200,000. The total amount required to be spent for improvements in the direction of conformity is \$440,000.

The total improvements in the direction of conformity proposed for this project are valued at \$483,400. This exceeds the required 20% by \$43,400 or 2%.

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

This standard is met.

The remodel of the existing retail space into a grocery store and retail tenant spaces is not anticipated to create adverse impacts on the surrounding uses, which are primarily commercial.

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

This standard is met.

The proposed improvements to this site are consistent with the following *2040 Anchorage Land Use Plan* Policies:

- 3.1 “Target and coordinate investment in the built environment and green infrastructure in and around centers and corridors that are most able to absorb housing and employment growth.”; and
- 3.2 “Promote the development of main street, transit-oriented, and mixed-use corridors that help meet the city’s needs for retail, services, jobs, and housing; and that support these uses and adjoining neighborhoods with access to multiple modes of travel and attractive pedestrian environments.

The proposed site plan also complies with the following Anchorage 2020 Comprehensive Plan policies:

- 22 – Infill of vacant parcels and redevelopment of under-used or blighted buildings shall be a priority. Medium and high-density residential and commercial mixed uses shall be encouraged in aging and under-utilized areas adjacent to major employment centers (Downtown, Midtown, and University/Medical Areas).
- 23 – Commercial development shall meet minimum density standards for commercial uses, traffic and parking standards, and shall be designed to integrated and connect with existing development and transportation systems.
- 24 – Redevelopment, conversion, and reuse of vacant or under-used strip commercial areas shall be given priority before adding new strip commercial development.
- 26 – Major Employment Centers exist at the Downtown, Midtown, and University/Medical Area. Characteristics of these centers are as follows:
 - Concentrations of medium to high-density office development with employment densities of more than 50 employees per acre.
 - Promotion of compact, mixed commercial/office development where businesses are close enough to walk between.
 - New buildings oriented to the street with parking located behind the buildings when possible.

- Creation or enhancement of public focal points such as plazas or parks.

Department Recommendation

The Planning Department recommends approval of this major site plan review subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, submittals, and the plans on file at the Planning Department, except as modified by conditions of approval:

Architectural sheets G002, A101, A201, A202, A401; prepared by RIM, dated February 21, 2018; Landscaping plans L100, L101, L102, L103, L104; prepared by DOWL, Dated February 2018; perspective view sheets IM 01, IM 04, IM 05, IM 06, IM 07; prepared by SA Group, dated September 29, 2017

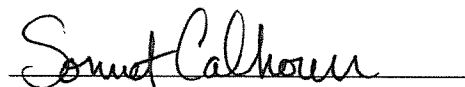
2. Provide the following to the Planning Department for approval:
 - a. A depiction of the change in paving materials where ADA pedestrian walkways overlap with vehicle drive aisle in the parking lot in accordance with AMC 21.07.060E.4.d.iii. *Walkways and Parking*.
 - b. A recorded Municipality of Anchorage Snow Management Agreement or other alternative snow management plan.
 - c. A final landscape plan with the stamp and signature of the landscape architect.
3. Resolve with State of Alaska DOT&PF the need for improved pedestrian access to the east entry doors from the sidewalk along Northern Lights Boulevard.
4. The petitioner shall file a notice of zoning action and the resolution with the State of Alaska Recorder's Office. The petitioner shall submit proof of filing to the Planning Department.

Reviewed by:



Dave Whitfield
Current Planning Manager

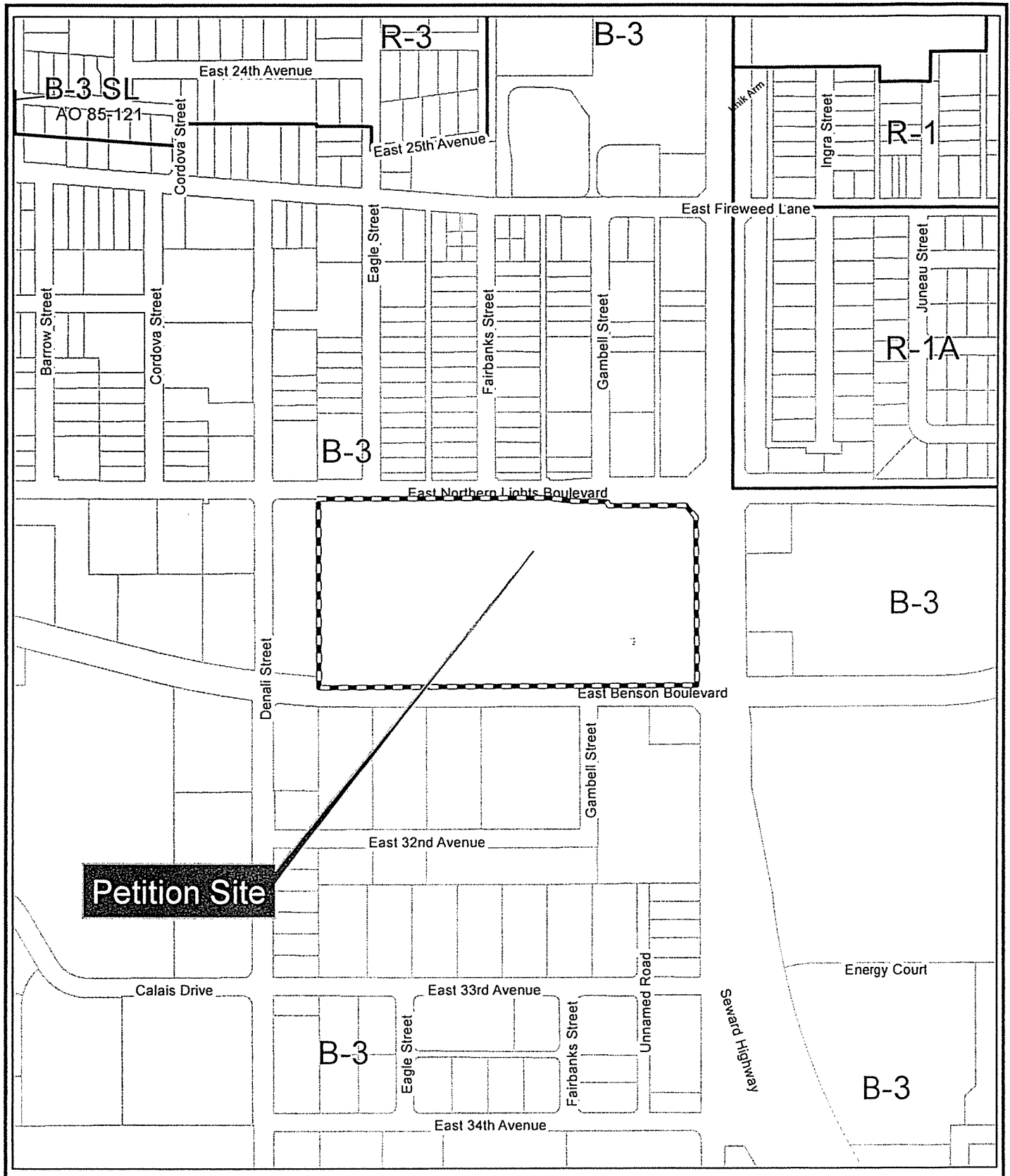
Prepared by:



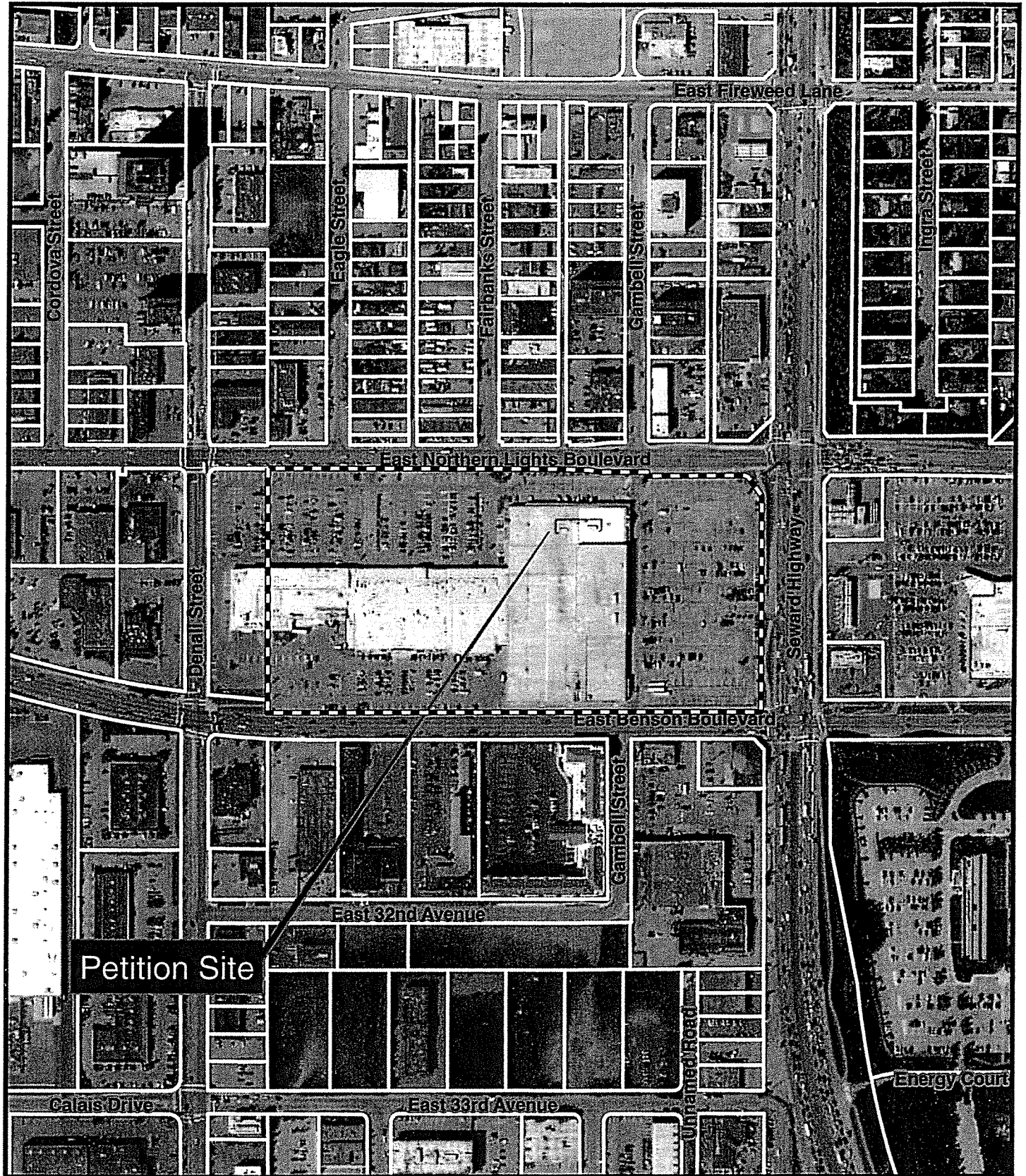
Sonnet Calhoun
Lead Land Use Reviewer

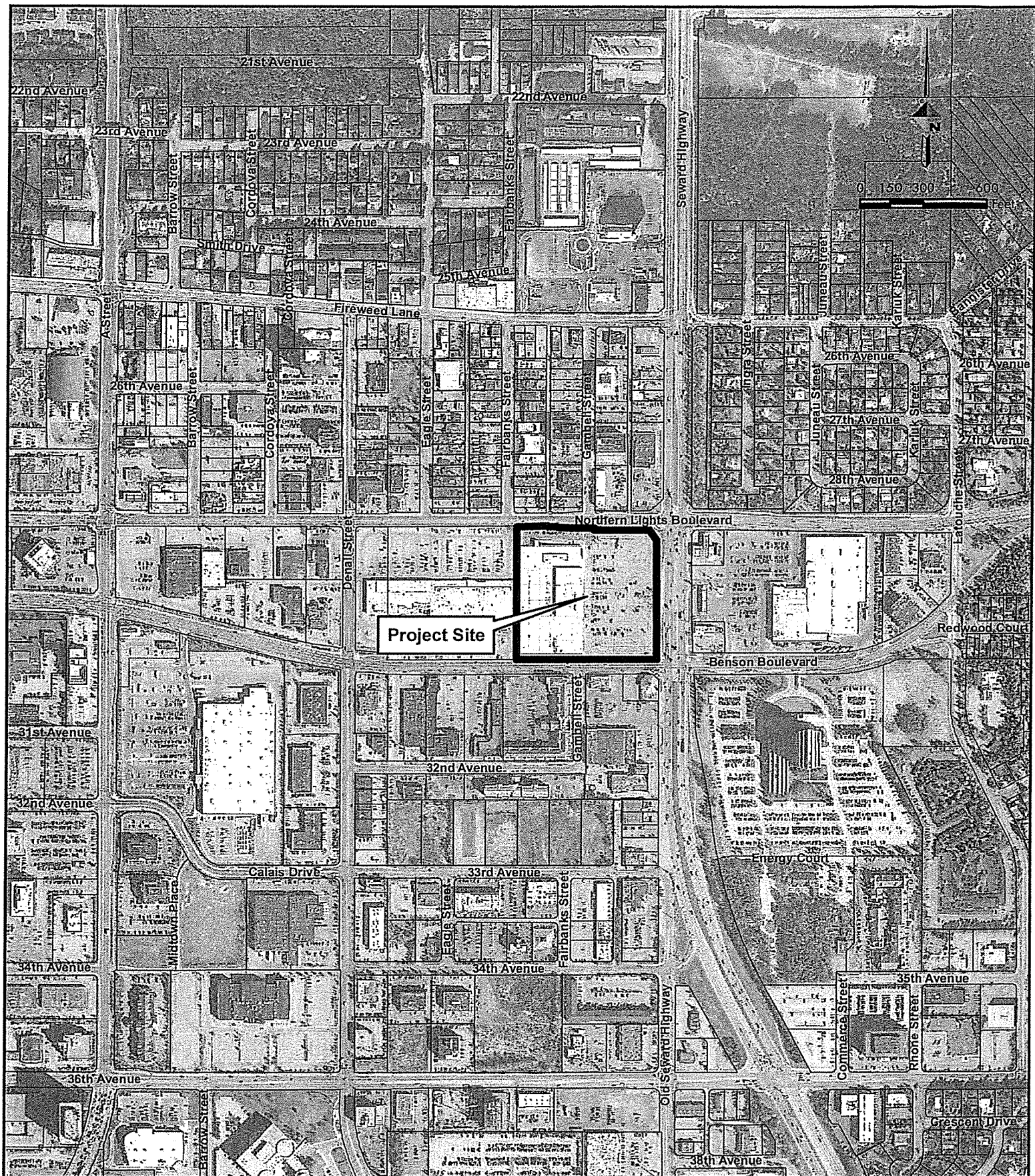
MAPS

2018-0041



2018-0041





Path: Q:\132\01100\Seritage MSPR\GIS\planning\LOCATION MAP.mxd



LOCATION MAP
SERITAGE MSPR
ANCHORAGE, ALASKA

PROJECT: 1122.62319.01

DATE: 3/13/2018

FIGURE **25**

APPLICATION

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 mmculty@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 Michelle McNulty ☐ Owner ☒ Representative (Agents must provide written proof of authorization) Date 3/12/18

Print Name Michelle McNulty

| | | | | |
|--------------|---------------------|------|---------------------------|-------------------------------------|
| Accepted by: | Poster & Affidavit: | Fee: | Case Number: 2018-0041 | Requested Meeting Date: 05/07/18 |
|--------------|---------------------|------|---------------------------|-------------------------------------|

COMPREHENSIVE PLAN INFORMATION

| | |
|---|---|
| Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural | |
| Anchorage 2020 Major Elements – site is within or abuts: <i>2040 LUP: <input checked="" type="checkbox"/> City Center</i> | |
| <input 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 reserve |
| <input type="checkbox"/> Transit - supportive development corridor | <input type="checkbox"/> District/area plan area: _____ |
| Chugiak-Eagle River Land Use Classification: | |
| <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space | <input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center |
| <input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected | <input type="checkbox"/> Special study area <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | <input type="checkbox"/> Environmentally sensitive area |
| Girdwood- Turnagain Arm Land Use Classification | |
| <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space | <input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort |
| <input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected | <input type="checkbox"/> Special study area <input type="checkbox"/> Reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre <input type="checkbox"/> Mixed use | <input type="checkbox"/> Rural homestead |

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 checked="" 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 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 |

APPLICATION REQUIREMENTS

| | |
|---------------------|---|
| 1 copy required: | <input type="checkbox"/> Signed application (original) <input type="checkbox"/> Watershed sign off form, completed <input type="checkbox"/> 8 ½" by 11" copy of site plan/building plans submittal |
| 35 copies required: | <input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Project narrative explaining: <ul style="list-style-type: none"> <input type="radio"/> the project <input type="radio"/> planning objectives <input type="radio"/> addressing the site plan review criteria on page 3 of this application <input type="checkbox"/> Site plan to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> building footprints <input type="radio"/> parking areas <input type="radio"/> vehicle circulation and driveways <input type="radio"/> pedestrian facilities <input type="radio"/> lighting <input type="radio"/> grading <input type="radio"/> landscaping <input type="radio"/> loading facilities <input type="radio"/> freestanding sign location(s) <input type="radio"/> required open space <input type="radio"/> drainage <input type="radio"/> snow storage area or alternative strategy <input type="radio"/> trash receptacle location and screening detail <input type="radio"/> fences <input type="radio"/> significant natural features <input type="radio"/> easements <input type="radio"/> project location <input type="checkbox"/> Building plans to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> building elevations <input type="radio"/> floor plans <input type="radio"/> exterior colors and textures <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable <input type="checkbox"/> Summary of community meeting(s) |

(Additional information may be required.)

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.

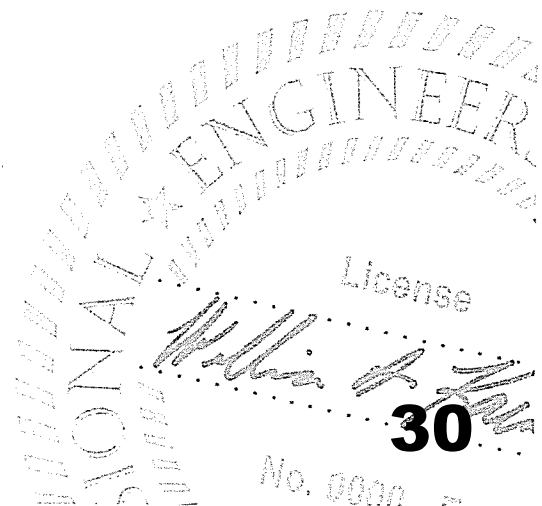


MAJOR SITE PLAN REVIEW

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 Archive File Name: 18Sears Mall

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

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

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

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

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

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

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

ADDITIONAL INFORMATION:

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

Inspection Certified By:

Date:



3/5/18

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) |
| Total Cost to spend towards conformance with Title 21: | \$440,000 |

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 |
| Total spent on characterizes to bring site towards compliance with AMC 21.07.080 | \$483,400 (22% of total exterior tenant improvement costs) |

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 | 1,893 | 1 space per 350 square feet | 5.4 |
| Upstairs- General Retail | 27,783 | | 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 |
| Total Required Parking Spaces: | | | 579.5 (580) |

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

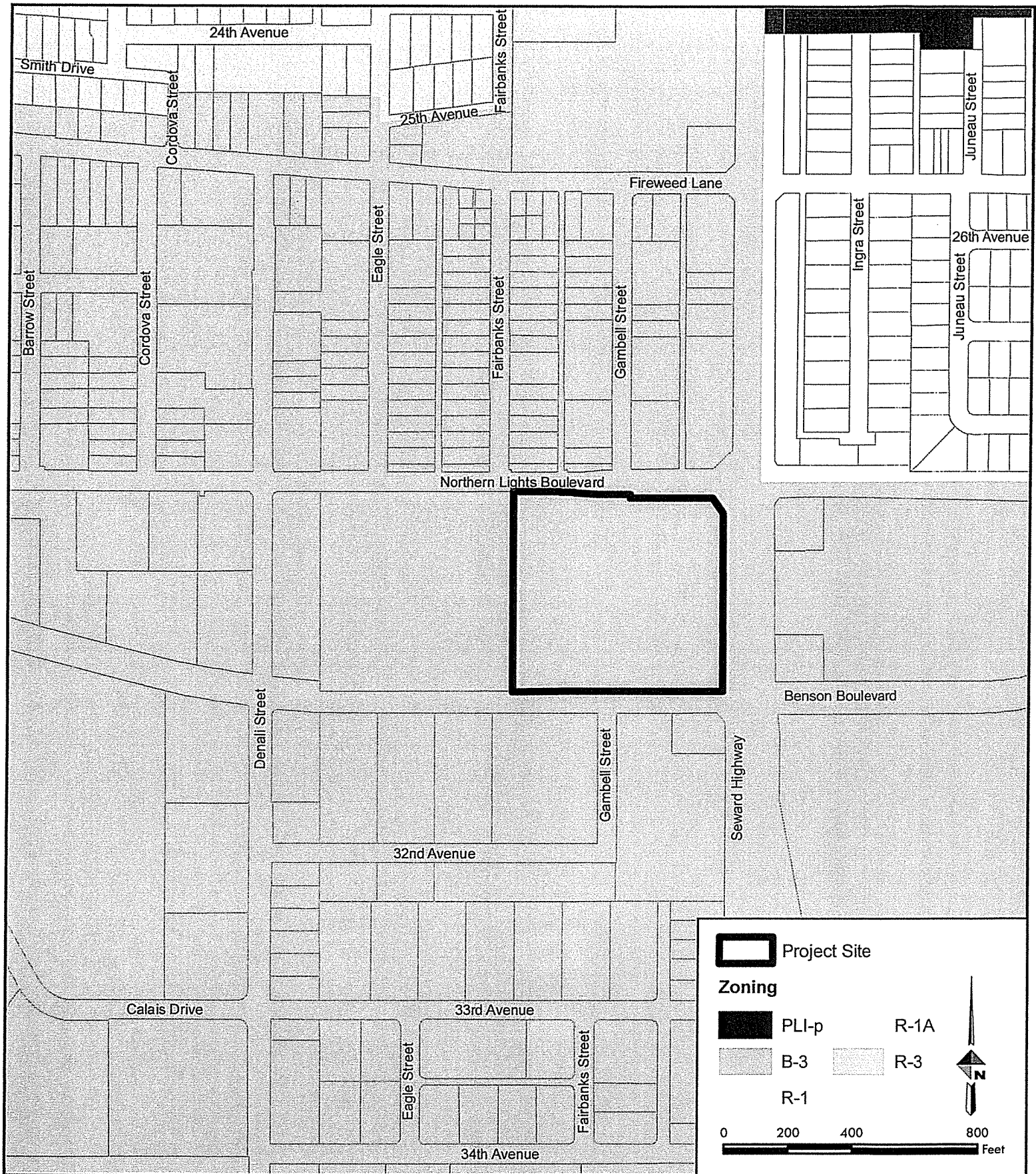
improvements increase the efficiency of the land and space, and creates better pedestrian connectivity throughout the site. This will not result in a new strip commercial development.

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.



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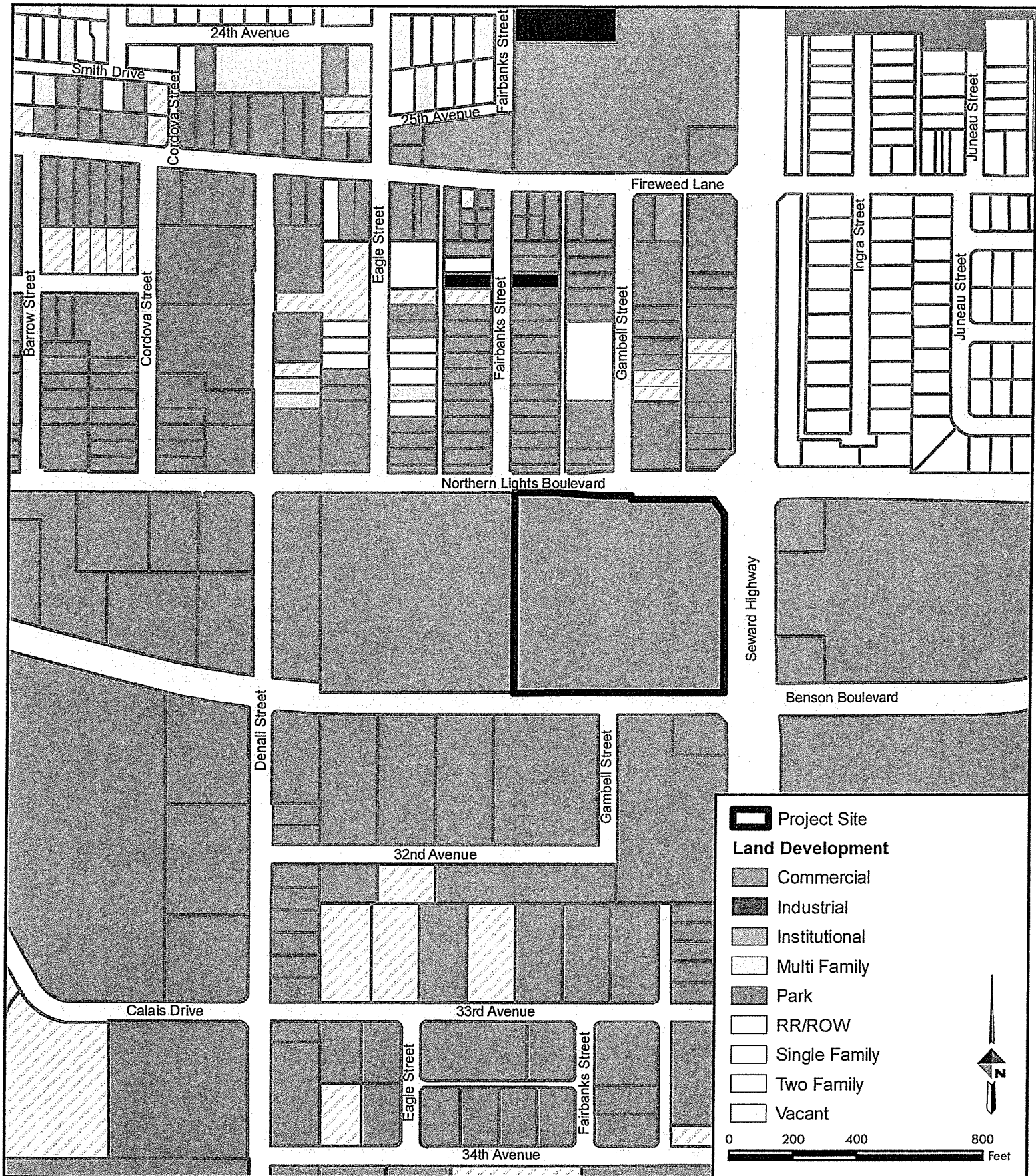


ZONING MAP SERITAGE MSPR ANCHORAGE, ALASKA

PROJECT: 1122.62319.01

DATE: 3/13/2018

FIGURE **48**



Path: Q:\32\011100\Seritage MSPR\60GIS\planning\LAND DEVELOPMENT.mxd



EXISTING LAND DEVELOPMENT SERITAGE MSPR ANCHORAGE, ALASKA

PROJECT: 1122.62319.01

DATE: 3/13/2018

FIGURE **49**

APPENDIX A

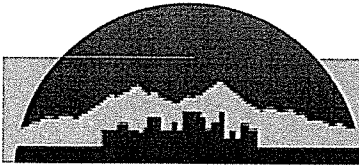
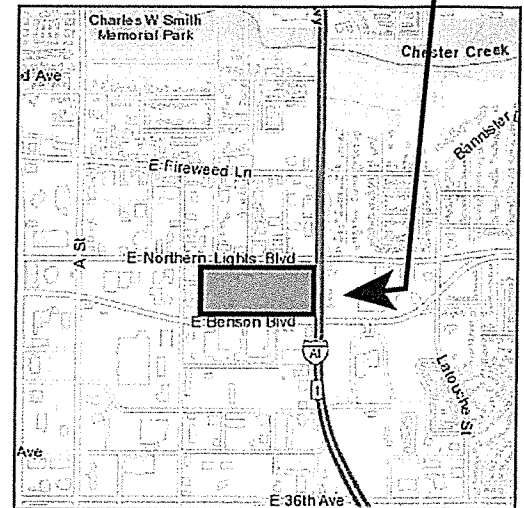
Midtown Community Council

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.

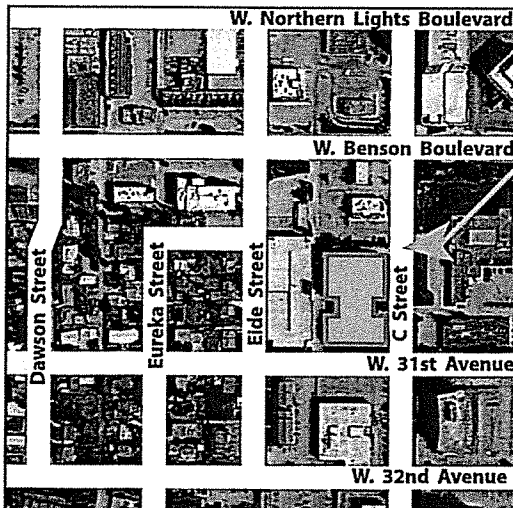
project location



Wednesday, February 14th at Noon

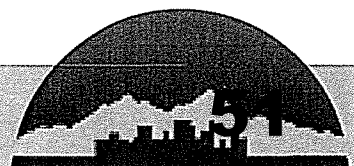
Midtown Community Council
3000 C Street Anchorage, AK 99503
First Floor Conference Room

***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
mmcnulty@dowl.com



MIDTOWN COMMUNITY COUNCIL MEETING AND AGENDA

February 14, 2018 @ 12:00 Noon

NEW LOCATION 3000 C STREET 1ST 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 50th 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

| | | | |
|---------------------------|---------------------------|--------------|-------|
| Date: | 2/14/18 | Time: | 12 PM |
| Meeting called by: | Midtown Community Council | | |
| Project: | Shops at Seritage | | |
| Subject: | 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

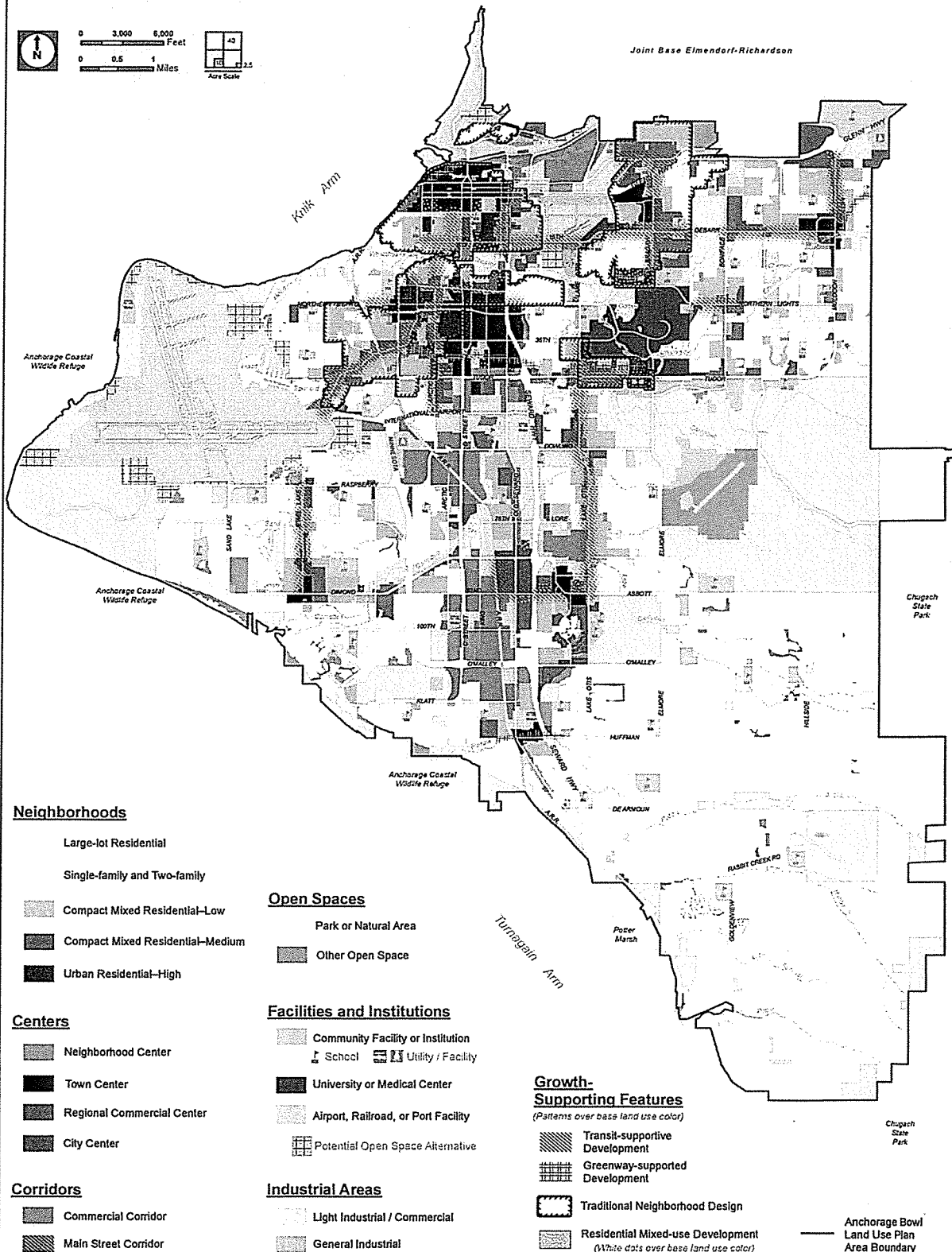
As Adopted by AO 2017-116
September 26, 2017



0 3,000 6,000 Feet
0 0.5 1 Miles



Joint Base Elmendorf-Richardson

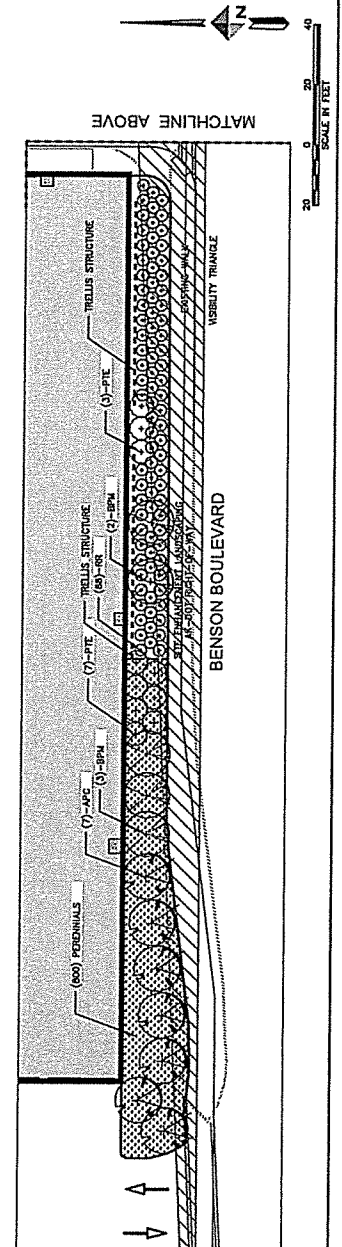


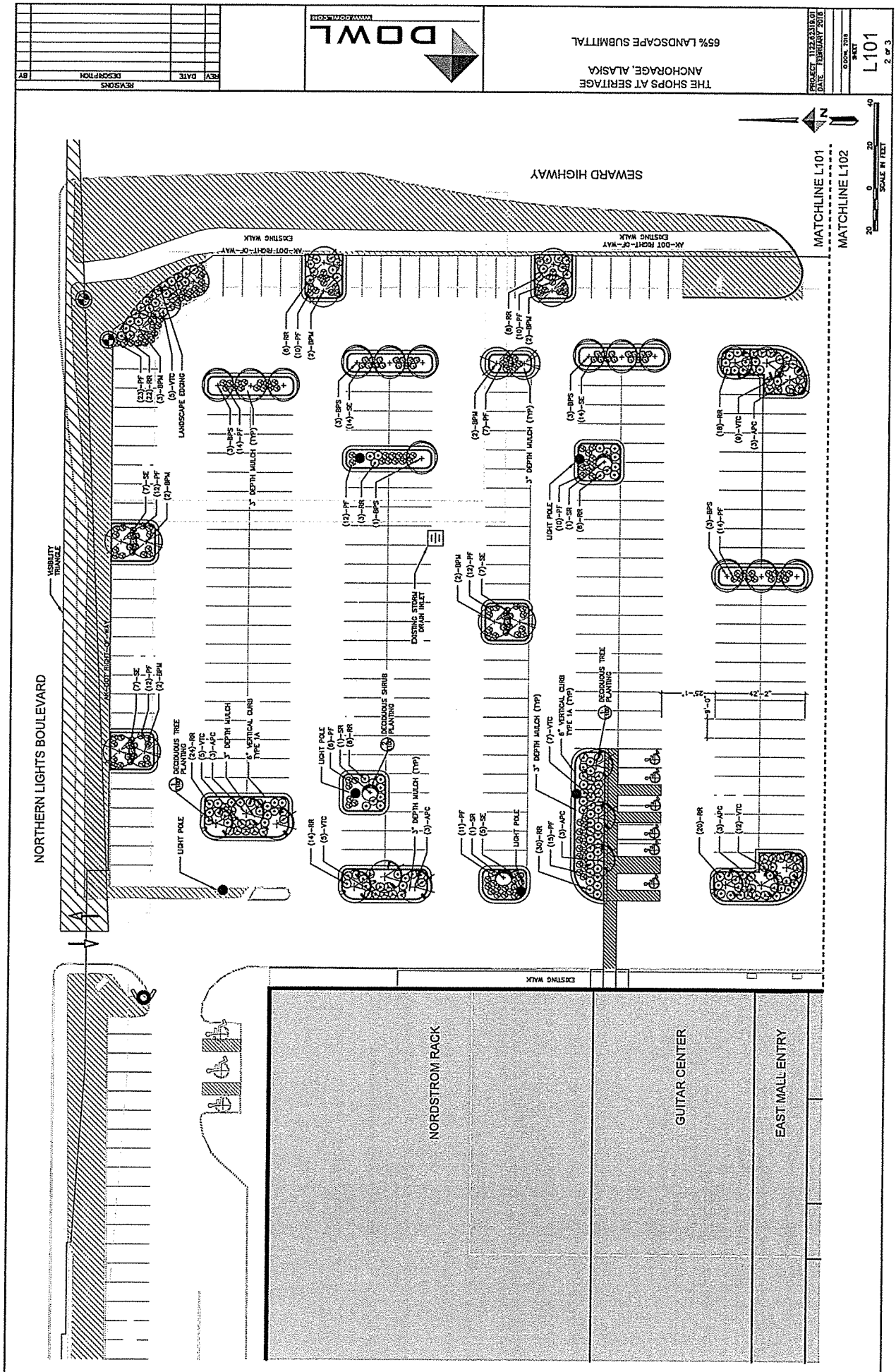
This map is a part of Section 2 of the Anchorage 2040 Land Use Plan narrative. Section 2 of the Plan provides definitions and guidance regarding the land use designations and other features on this map.

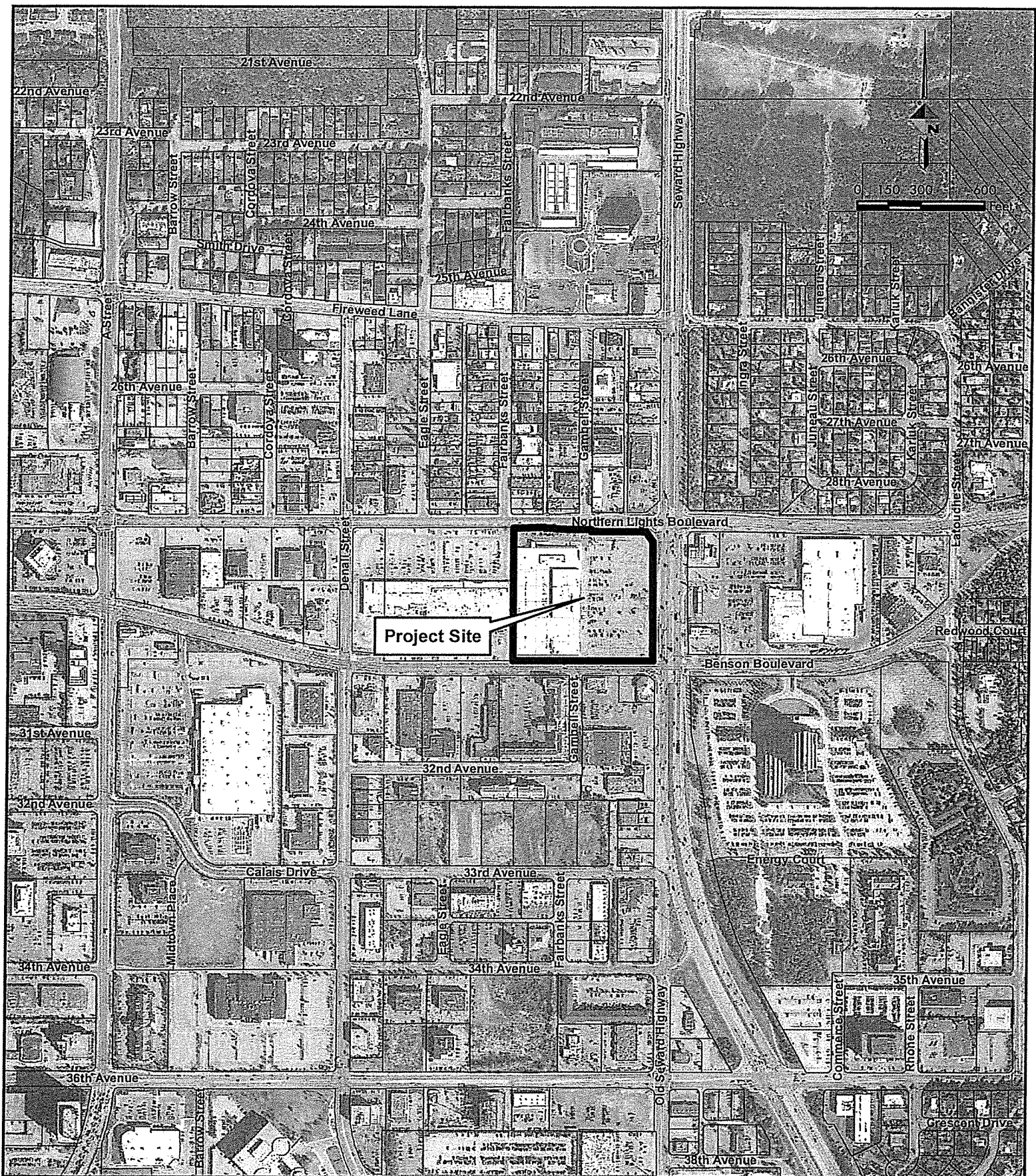


APPENDIX C

Site and Landscape Plan







Path: Q:\32\01100\Seritage MSPR\60GIS\planning\LOCATION MAP.mxd



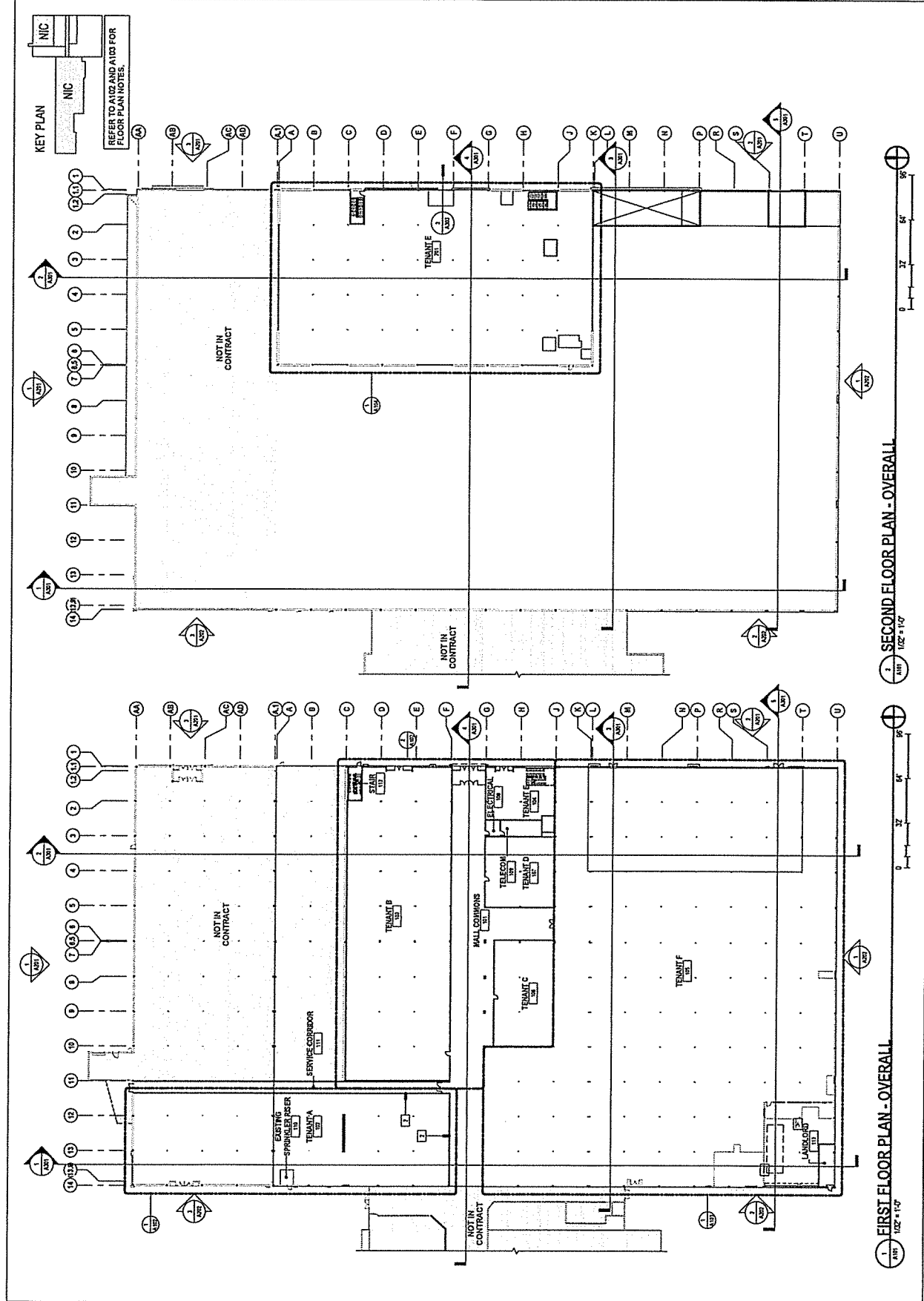
LOCATION MAP
SERITAGE MSPR
ANCHORAGE, ALASKA

PROJECT: 1122.62319.01
DATE: 3/13/2018

FIGURE **62**

APPENDIX D

Architectural Plans



EXTERIOR ELEVATIONS KEYNOTES

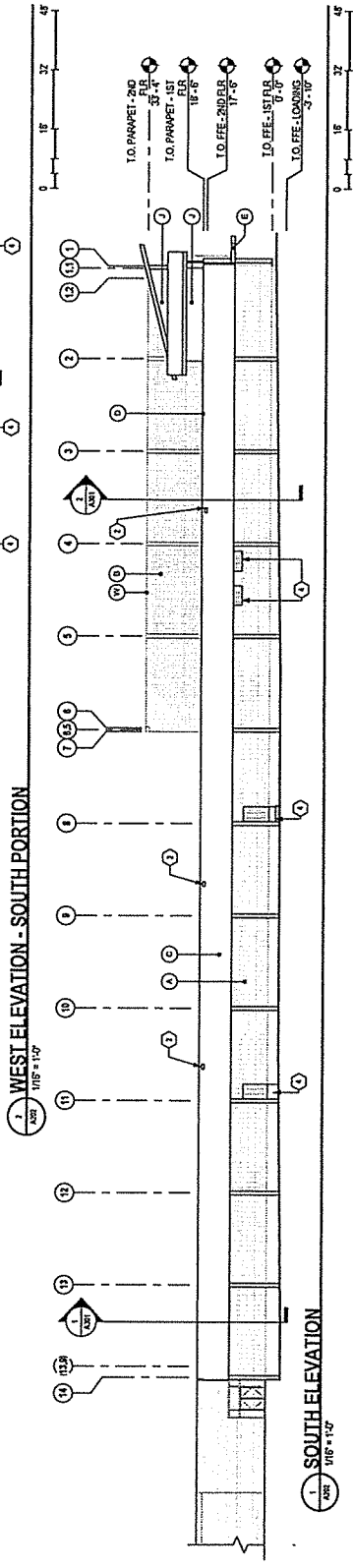
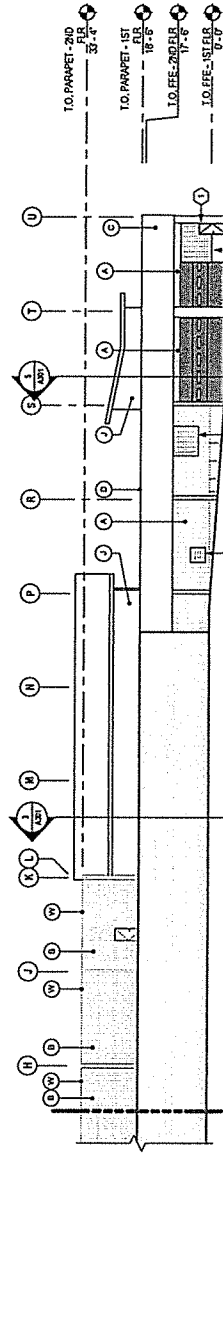
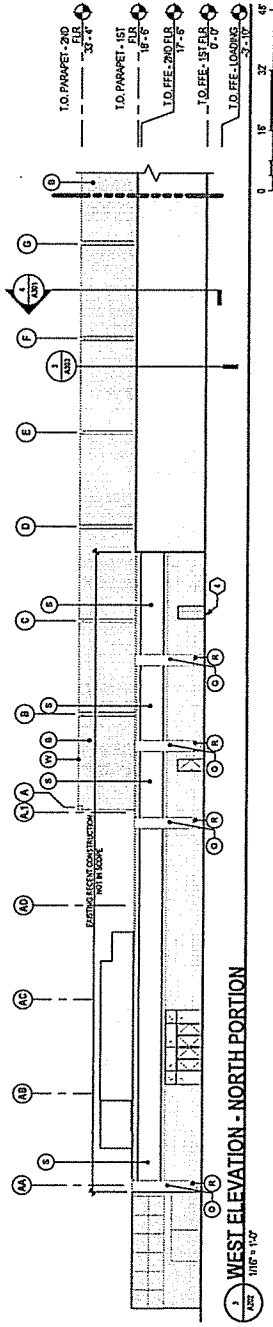
1. NOT IN SCOPE
2. REFER TO SHEET 020 FOR GENERAL PROJECT NOTES
3. REFER TO SHEET 020 FOR ADDITIONAL LIFE SAFETY GENERAL NOTES
4. CAN WALL COULTELS AND JOINTS TO MATCH EXISTING

EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO SHEET 020 FOR GENERAL PROJECT NOTES
2. REFER TO SHEET 020 FOR ADDITIONAL LIFE SAFETY GENERAL NOTES

EXTERIOR ELEVATION LEGEND

1. NOT IN SCOPE
2. REFER TO SHEET 020 FOR GENERAL PROJECT NOTES
3. REFER TO SHEET 020 FOR ADDITIONAL LIFE SAFETY GENERAL NOTES
4. CAN WALL COULTELS AND JOINTS TO MATCH EXISTING



145 G STREET, SUITE 400
PHOENIX, ARIZONA 85004
PHONE: 602.254.1771
FAX: 602.254.1770

DESIGNED BY: RIM

65% DESIGN
SUBMITTAL

PROJECT TITLE: THE SHOPS AT SERIAGE
ADDRESS: 700 E NORTHERN LIGHTS BLVD
OWNER: SERIAGE REALTY TRUST
ENLARGED COMMONS FINISH AND
CEILING PLAN

| NO. | DESCRIPTION | DATE |
|-----|-------------------|----------|
| 1 | ISSUED FOR PERMIT | 08/01/20 |
| 2 | ISSUED FOR PERMIT | 08/01/20 |
| 3 | ISSUED FOR PERMIT | 08/01/20 |
| 4 | ISSUED FOR PERMIT | 08/01/20 |
| 5 | ISSUED FOR PERMIT | 08/01/20 |
| 6 | ISSUED FOR PERMIT | 08/01/20 |
| 7 | ISSUED FOR PERMIT | 08/01/20 |
| 8 | ISSUED FOR PERMIT | 08/01/20 |
| 9 | ISSUED FOR PERMIT | 08/01/20 |
| 10 | ISSUED FOR PERMIT | 08/01/20 |
| 11 | ISSUED FOR PERMIT | 08/01/20 |
| 12 | ISSUED FOR PERMIT | 08/01/20 |
| 13 | ISSUED FOR PERMIT | 08/01/20 |
| 14 | ISSUED FOR PERMIT | 08/01/20 |
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| 16 | ISSUED FOR PERMIT | 08/01/20 |
| 17 | ISSUED FOR PERMIT | 08/01/20 |
| 18 | ISSUED FOR PERMIT | 08/01/20 |
| 19 | ISSUED FOR PERMIT | 08/01/20 |
| 20 | ISSUED FOR PERMIT | 08/01/20 |

OWNER: SERIAGE REALTY TRUST
ARCHITECT: RIM
DATE: 08/01/20
PROJECT: THE SHOPS AT SERIAGE
SHEET: 14

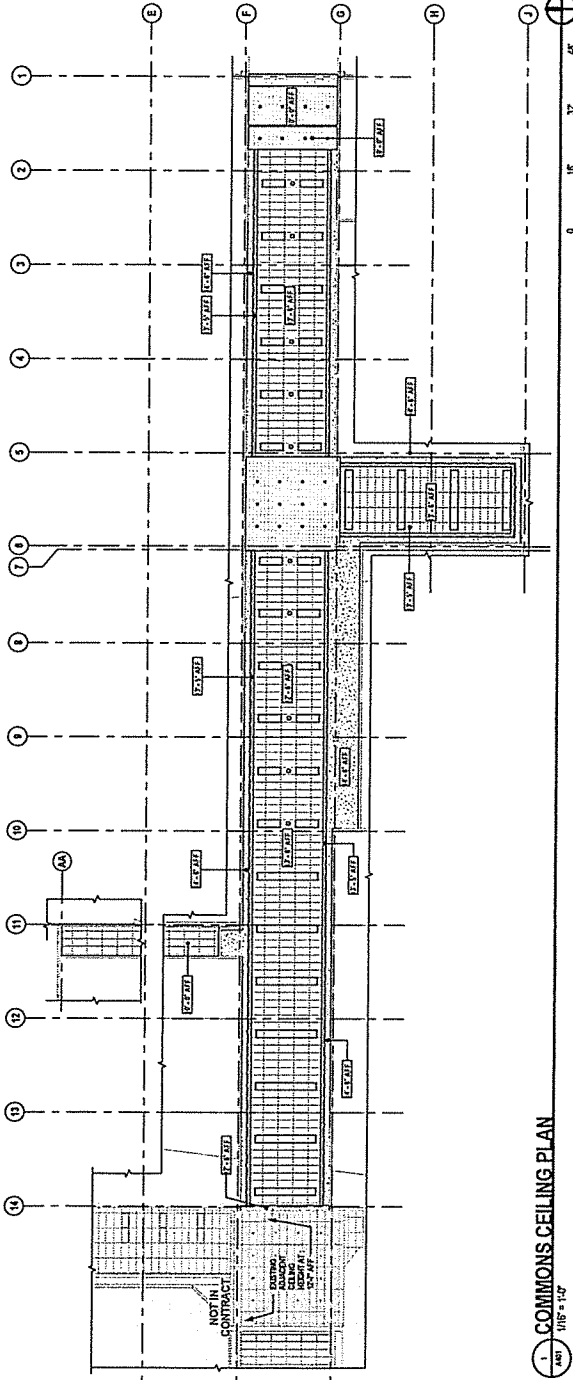
A401

CEILING LEGEND

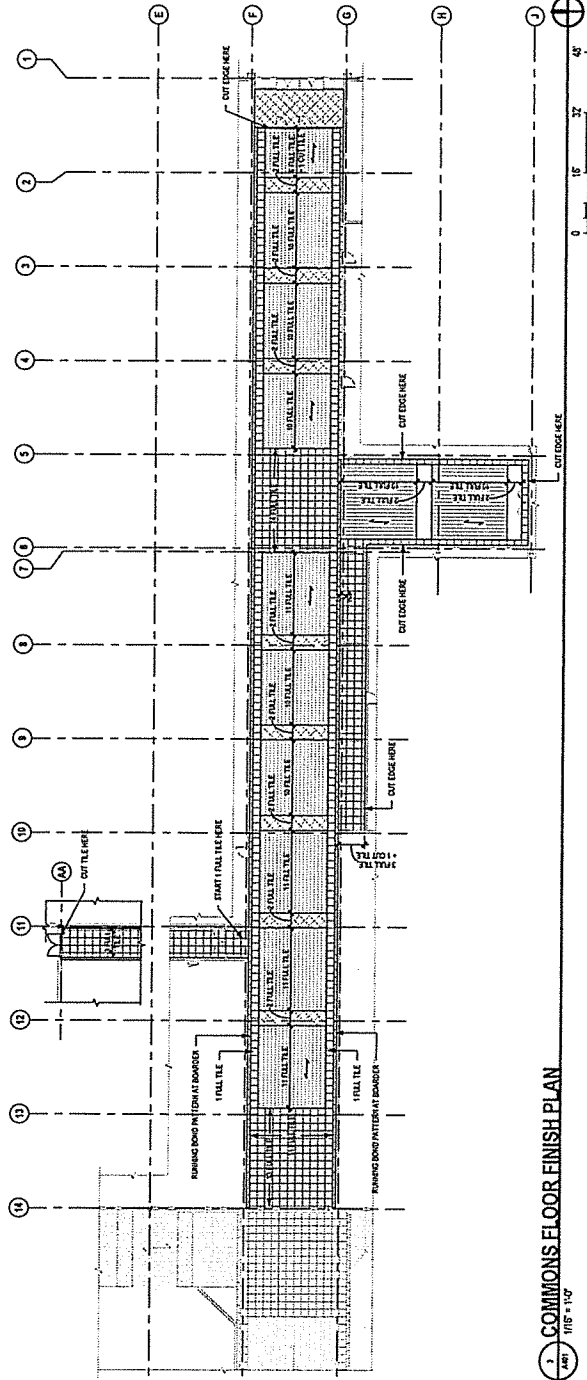
| | |
|-------------------------------------|---------------------------------------|
| PL-1 | RECESSED PLATE AFTER TO ELECTRICAL |
| OT-1 | RECESSED PLATE AFTER TO ELECTRICAL |
| AP | RECESSED PLATE AFTER TO ELECTRICAL |
| UNGRASSIFIED AFTER TO ELECTRICAL | RECESSED PLATE AFTER TO ELECTRICAL |

FLOOR FINISH LEGEND

| | |
|------|--------------|
| W-1 | WALL |
| FL-1 | FLOOR FINISH |



1 COMMONS CEILING PLAN
1/8\"/>



2 COMMONS FLOOR FINISH PLAN
1/8\"/>

EXTERIOR ELEVATIONS KEYNOTES

- AS INDICATED BY: (2)

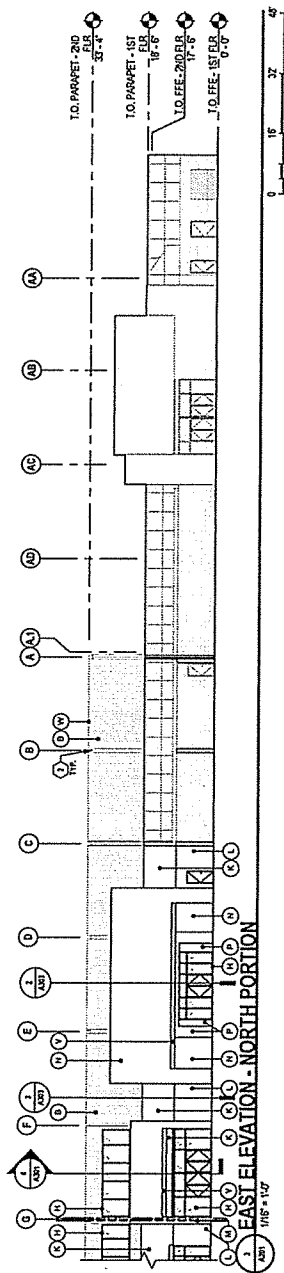
EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO SHEET C081 FOR GENERAL PROJECT NOTES
2. REFER TO SHEET C081 FOR ADDITIONAL LIFE SAFETY GENERAL NOTES

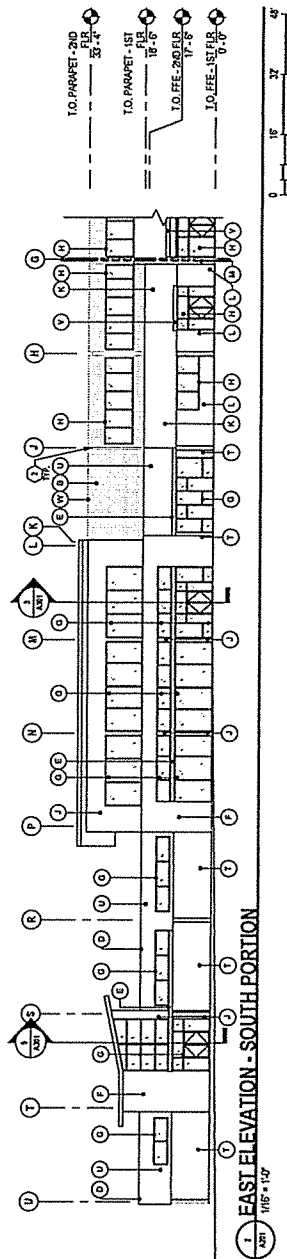
EXTERIOR ELEVATION LEGEND

- [illegible]

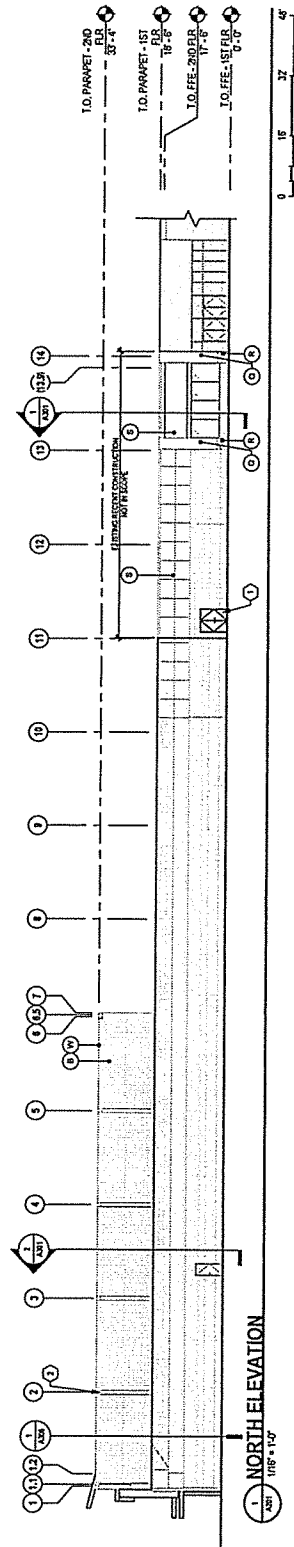
EAST ELEVATION - NORTH PORTION



EAST ELEVATION - SOUTH PORTION



! NORTH ELEVATION





SERITAGE

TENANT MARKET SHOWN ON THIS PLAN, THE TENANT MARKET SHALL BE LIMITED TO THOSE WHICH ARE DESCRIBED, BUT NOT LIMITED TO, THE FOLLOWING: RETAIL, SERVICE, OFFICE, EDUCATION, RECREATION, AND COMMERCIAL. THE TENANT MARKET SHALL BE LIMITED TO THOSE WHICH ARE DESCRIBED, BUT NOT LIMITED TO, THE FOLLOWING: RETAIL, SERVICE, OFFICE, EDUCATION, RECREATION, AND COMMERCIAL. THE TENANT MARKET SHALL BE LIMITED TO THOSE WHICH ARE DESCRIBED, BUT NOT LIMITED TO, THE FOLLOWING: RETAIL, SERVICE, OFFICE, EDUCATION, RECREATION, AND COMMERCIAL.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STUDS 11/1/12

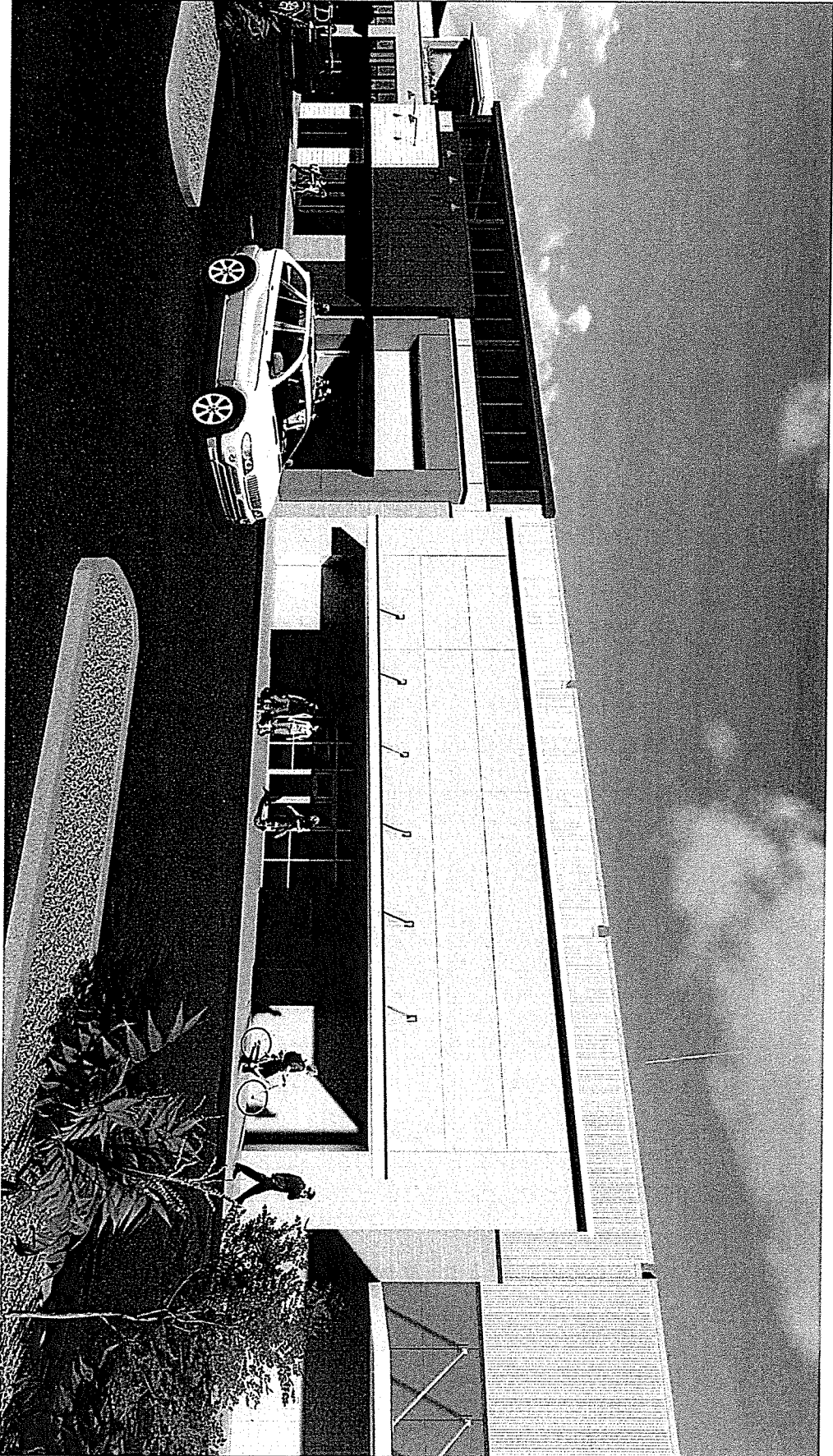
SA group
1270 7th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.2200
Fax: 415.774.2201
www.sagroup.com

| | | |
|---|---------------------------------|-----------|
| <p>EXTERIOR PERSPECTIVE VIEWS</p> | <p>DATE: 1/20/87 BY: AD</p> | <p>TH</p> |
|---|---------------------------------|-----------|

IM 06
09-29-17

Anchorage AK

Anchorage AK



IM 07
09-29-17

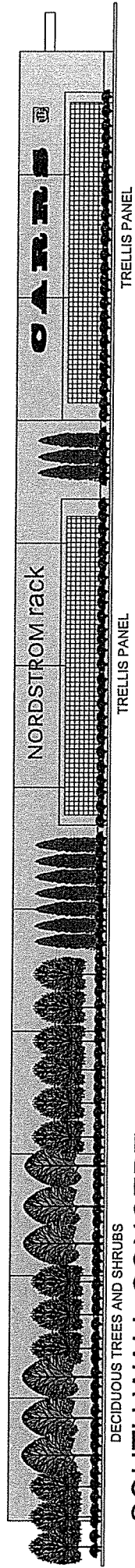
SA group
SERITAGE
ANCHORAGE AK
15-122
09-29-17

SA group
SERITAGE
ANCHORAGE AK
15-122
09-29-17

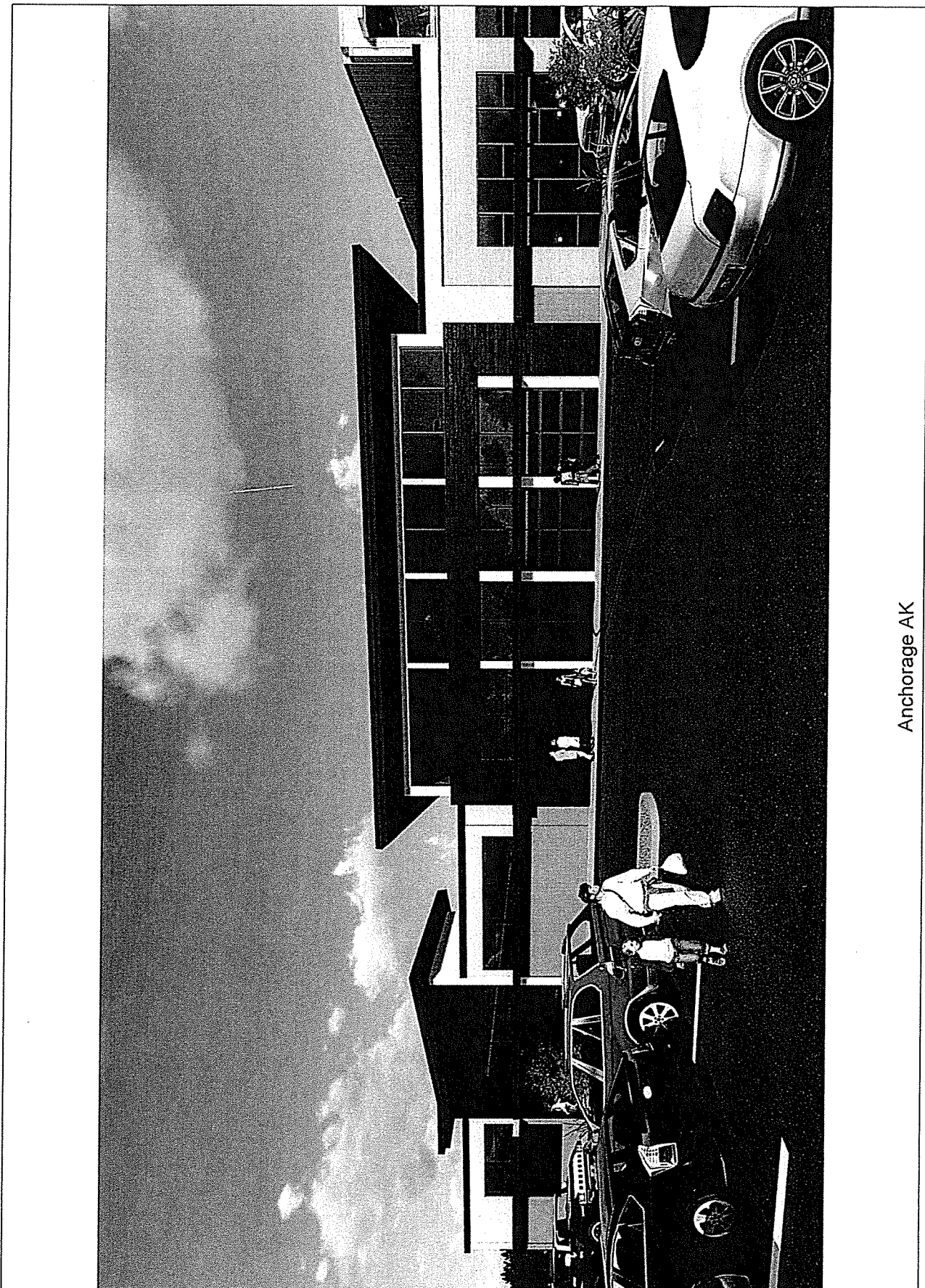
THE SHOPS AT SEARS
SEARS STORE NUMBER 1089
700 E. Northern Lights Blvd, Anchorage, AK 99503

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

SERITAGE



SOUTH WALL CONCEPT



Anchorage AK

| | | | |
|---|--|--|---------------------------|
| <p>SA group</p> <p>ARCHITECTS</p> <p>1000 E. 10th Ave., Suite 100 Anchorage, AK 99503</p> | <p>DATE: 09-29-17</p> <p>FILE: IM 04</p> | <p>PROJECT: SEARS STORE NUMBER 1089</p> <p>LOCATION: 700 E. Northern Lights Blvd., Anchorage, AK 99503</p> | <p>THE SHOPS AT SEARS</p> |
| | <p>CARRS</p> <p>PERSPECTIVE</p> <p>VIEWS</p> | <p>700 E. Northern Lights Blvd., Anchorage, AK 99503</p> | <p>SEARAGE</p> |

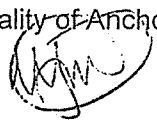
RENDERING: THE SHOPS AT SEARS
 700 E. Northern Lights Blvd., Anchorage, AK 99503
 SEARAGE



SERITAGE



MEMORANDUM

TO: Sonnet Calhoun, Municipality of Anchorage Planning Department
FROM: Michelle McNulty, AICP 
DATE: April 24, 2018
SUBJECT: Case 2018-0041 Seritage MSPR Parking Calculation

DOWL submitted a Major Site Plan Review (MSPR) on behalf of Seritage SRC Finance LLC (Seritage) for the redevelopment of the former Sears space into five new tenant spaces on March 16, 2018 (Case 2018-0041). Our initial application stated that the total number of parking spaces to serve the overall project area (bounded by New Seward Highway, East Northern Lights Boulevard, Denali Street, and Benson Boulevard) is 953 and 1,025 parking spaces are provided. The overall parking requirement is met with additional parking that serves the overall project area via an REA agreement providing for common parking. Our application did not take into account reduced parking requirements for storage and loading areas.

Lounsbury & Associates, Inc. (Lounsbury) submitted a MSPR application on behalf of Gottstein Properties LLC for the renovation of the former Carrs space on February 21, 2018 (Case 2018-0038). Their application stated that the total parking required for the overall project area is 948 parking spaces, with 1018 provided across the entire site. Lounsbury did not take into account the common space or mall corridor in their site for the required parking calculation.

The April 9, 2018 Municipality of Anchorage Planning Department staff packet for case 2018-0038 states that a total of 1,015 parking spaces are required for the overall project area. The discrepancy of calculations for the required and provided parking spaces is due to Lounsbury not including common space towards the square footage of the overall project area, revisions in site plans from both parties, and changes to the parking layout north of Nordstrom Rack.

DOWL has recalculated the parking provided for the overall project area. Using the approved site plan for Nordstrom Rack improvements and the new proposed site plans for the former Carrs and Sears renovations, and a 2014 as-built for the portions of the site that are not affected by redevelopment, it was determined that a total of 1,014 parking spaces will be provided on-site following all renovations. Backing out the Nordstrom Rack loading dock and future grocery back-of-house area (9,193 square feet) and using the calculation of one parking space per 1,000 square feet, this reduces the required parking spaces by 17 for an overall project area requirement of 988 parking spaces. This results in an additional 16 parking spaces provided. Additional reductions will likely occur as the Seritage tenant improvements may account for additional back-of-house, warehouse, stockroom, etc. functions that will qualify to be parked at 1 parking space per 1,000 square feet.

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing Section
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Mayor Ethan Berkowitz

RECEIVED

March 29, 2018

MAR 29 2018

PLANNING DEPARTMENT

Case No. 2018-0041, Major Site Plan Review, Mall at Sears

a. ADDRESS:

- i. The only address for this section of building will be 680 E Northern Lights, with your chosen suite numbers. The old Sears address will be removed from the system. For all future documents correct the address to 680 E Northern Lights.

Regards,

Karleen Wilson
Addressing Official
907-343-8168



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

RECEIVED

DATE: April 6, 2018

APR 18 2018

TO: Current Planning Division Supervisor.
Planning Department

PLANNING DEPARTMENT

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2018-0041 Major Site Plan Review (The Mall at Sears)

Traffic department has recommends approval of this Major Site Plan with the following comment;


1. The information shown on the provided site plans meets the standards required by Chapter 21.07 for required development and design standards for site access, circulation, parking and accessibility.

Municipality of Anchorage

MEMORANDUM

Date: April 6, 2018

To: Current Planning Division, Dave Whitfield, Planning Manager

From:  Kristine Bunnell, Senior Planner, Long-Range Planning Division

CC: Corliss Kimmel, Current Planning

Subject: Case No. 2018-0041 - Major Site Plan Review – Mall at Sears

RECEIVED

APR 06 2018

PLANNING DEPARTMENT

The proposed remodel of the Mall at Sears appears to meet, to the greatest extent possible, Title 21.12.060 in achieving conformance. The Sear's store remodel is one of three proposed projects located in adjacent areas of this property. The application outlines new design improvements to the building- including exterior and interior remodel for 5 new tenants, tenant improvements to enhance connectivity with the existing mall, and upgrades to the existing parking lots. All improvements are allowed in the B-3 General Business zoning district.

Anchorage 2040 Land Use Plan

The proposed use is consistent with the 2040 Anchorage Land Use Plan designation, (City Center). The applicant states, the proposed project will provide an updated commercial space for a..."large retailer serving citywide, regional, and tourism markets."

Goal #3 – Centers and Corridors – page 18

The proposed project meets Goal #3-Centers and Corridors, by providing opportunity for....."walkable commercial centers," enabling business growth. Centers are intended to:

- * Strengthen existing business, and business districts – this project will upgrade a significant commercial investment in the Midtown area to maintain and offer employment and retail options to local, regional, statewide and tourist populations.
- * Provide greater return on existing and new public infrastructure investments – this project improves access from nearby arterial roadways, pedestrian crosswalks, and transit stops through the proposed pedestrian improvements.
- * Improve walking, biking, and transit access to jobs, services, and activities – The outdoor design characteristics of the proposed project provide pedestrian-friendly access, seasonal landscaping, and benches, within delineated outdoor amenities.

The Municipality will "work with residents, businesses, agencies, and institutions to assist each commercial center to evolve and thrive.....,"page 18.

The proposed remodel is focused in an area where urban growth is expected, consistent with the Anchorage 2040 Land Use Plan.

Land Use Plan Policy 3.1 – page 19

The proposed project targets and coordinates investment in the built environment...in and around centers and corridors that are most able to absorb housing and employment growth.

Land Use Plan Policy 3.2 – page 19

The proposed project improvements and features will further implement the Northern Lights Boulevard transit-oriented corridor, by assisting to meet the city's need for retail, services and jobs with access to multiple modes of travel, and attractive pedestrian environments.

Transit-supported Development – Growth supporting Features – page 60

The proposed project is located within a "Transit-supported Development" corridor where expanded public transit service is planned or exists. The proposed project provides upgrades to pedestrian access from Northern Lights Boulevard, Benson Street, and Denali Road within the parking lot areas. The upgrades will increase visibility to pedestrians, and safer access to the site (noted in the General Site Plan). The reconfiguration and improvements to the parking lot areas contribute to implementing *Anchorage 2040 Land Use Plan*.

Related *Anchorage 2020* Policies: 18, 19, 20, 21, 23, 24, and 25 – Page 19.

Recommendation

Long-range Planning recommends approval.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

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APR 09 2018

PLANNING DEPARTMENT

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

April 9, 2018

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has comments on the following zoning case:

- **2018-0041: 600 East Northern Lights Boulevard**

DOT&PF supports site redevelopment. However, with multiple zoning cases currently under review that affect this property (2018-0041, 2018-0038 & 2017-0124), we object to the site plan until a Master Site Plan is submitted as mandatory standards call for in AMC 21.07.120.A5n. A Master Site Plan is critical to a unified, coherent and accessible site and would be invaluable in improving internal and external transportation conflicts. The proposed improvements and changes of use described in each of these zoning cases affect the entire site and must be considered holistically.

Access management and internal circulation for motorized vehicles is impacted by a number of design elements in all three of the zoning cases on this site. Additionally, future DOT&PF improvements on the Seward Highway will likely result in the loss of the site's driveway onto this facility sometime in the next five years. By addressing these issues now through a master plan process, all parties involved will have the opportunity to contribute to a solution that will benefit both the site and the surrounding transportation network.

Benson Boulevard from Denali Street to Seward Highway and the Seward Highway/Northern Lights Boulevard intersection are high pedestrian crash areas. This is as much due to land use development as traffic. Meanwhile, the Municipality is developing West 32nd and East 33rd Avenue to promote bicycle and pedestrian transportation options to the south (MOA PM&E Project No. 16-29) and is considering planning for Denali St. and Fireweed Lane which could emphasize non-motorized and transit use. This site needs to route non-motorized connections towards these facilities and make use of the surrounding signal crossings while not exacerbating the existing crash problems in the area. As submitted, this site


"Keep Alaska Moving through service and infrastructure."

plan lacks sufficient non-motorized connections to the adjoining network. Specifically, the pedestrian walkway striping for pedestrian access to the east entry doors from the sidewalk along Northern Lights Boulevard per MOA Department's Recommendation #4 in Staff Report for 2017-0124 is not shown. Again, a Master Site Plan would address these issues for the entirety of the site and would likely provide superior solutions than a piecemeal approach would.

This site would benefit from driveway and pedestrian facilities redevelopment to improve internal flow and improve safety on the adjacent arterials. We believe that motorized and non-motorized circulation can be greatly enriched if all parties are willing to work together, regardless of respective right of way. New easements and changes could allow consolidation, reconfiguration of access, walkways and landscaping while still meeting city goals.

DOT&PF is committed to working cooperatively with the Municipality and property owners in order to improve the safety and efficiency of Anchorage's transportation network. Integrated planning efforts also helps produce outcomes that address current and future needs in the most cost effective. We strongly encourage the Municipality and all interests in the Sears Mall site to engage with DOT&PF to support these goals.

Sincerely,



James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

MEMORANDUM

DATE: March 23, 2018

TO: Dave Whitfield, Acting Planning Manager, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments
Plats to be heard May 7, 2018
Comments due April 9, 2018

RECEIVED

MAR 23 2018

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2018-0041 T13N R3W SEC 30 N2NE4NE4 PTN PARCEL 1 (SEARS MALL), Major Site Plan Review for redevelopment of tenant space in large commercial establishment (The Mall at Sears), Grid SW1631

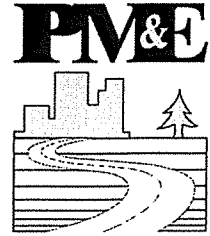
1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this site plan review.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: April 9, 2018

To: Dave Whitfield

FROM: Kyle Cunningham

SUBJECT: Cases 2018-0040 & 2018-0041: Comments from Watershed Management Services.

RECEIVED

APR 10 2018

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the May 7, 2018 Planning and Zoning Commission hearing:

- 2018-0040 Conditional Use to permit offstreet parking in the R-3 (Mixed Residential) District for the benefit of Alaska Sausage and Seafood;
 - WMS has no comments on this case.
- 2018-0041 Major Site Plan Review for redevelopment of tenant space in a large commercial establishment (The Mall at Sears);
 - WMS has no comments on this case.

The Private Development Section has no objection to the Conditional Use permit.

Case 2018-0041— Major Site Plan Review for redevelopment of tenant space in a large commercial establishment (The Mall at Sears).

Department Recommendations:

The Private Development Section has no comment on the Major Site Plan Review.



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

DATE: April 6, 2018
TO: Planning Division, Current Planning Section
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for May 7, 2018.

RECEIVED

APR 06 2018

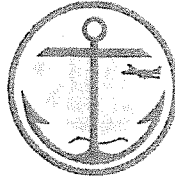
PLANNING DEPARTMENT

Right of Way Section has reviewed the following case(s) due April 9, 2018.

2018-0040 **Algot Strom, Lots 4, 5, 6, & 7, grid SW1629.**
(Conditional Use for Off Street Parking for Alaska Sausage Facility)
Right of Way Section has no comments at this time.
Review time 15 minutes.

2018-0041 **Section 30, T13N, R3W, N2NE4NE4PTN Parcel 1, (Sears Mall), grid SW1631.**
(Major Site Plan Review for Redevelopment of Tenant Space in a Large Commercial Establishment. (The Mall at Sears).
Right of Way Section has no comments at this time.
Review time 15 minutes.

POSTING AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2018-0041

I, Karlie Gediya hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for major S.P.R.. The notice was posted on 4/10/18 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 16th day of April, 20 18.

Karlee Gediya
Signature

LEGAL DESCRIPTION

Tract or Lot: T13N R3W Sec. 30

Block: N2NE4NE4 PTN

Subdivision: Parcel 1 (Sears Mall)

Municipality of
Anchorage



Community
Development Department
Planning Division

Notice of Public Hearing

This property proposed

2018-0041 Major
SPR

For information call:

343-7943

Or visit our website at
www.muni.org

Municipality of Anchorage
Community Development Department
Planning Division

**Notice of
Public
Hearing**

This property proposed
2018-0041

For information call:
343-7943

Or visit our website at
www.muni.org

Municipality of
Anchorage



Community
Development Department
Planning Division

Notice of Public Hearing

This property proposed

2018-0041 Map 57X

For information call:

343-7943

Or visit our website at
www.muni.org

