

Application for Conditional Use

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

Please fill in the information asked for below.


PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Alaska Native Tribal Health Consortium, Neil Kersten		Name (last name first) Deak, Tamas, kpb architects	
Mailing Address 4000 Ambassador Drive, Anchorage, AK 99508		Mailing Address 425 G Street, Suite 800, Anchorage, Alaska, 99501	
Contact Phone: Day: (907) 729-4048 Night: (907) 602-1370		Contact Phone: Day: (907) 274-7443 Night: (907) 301-1302	
FAX:		FAX: (907) 274-7407	
E-mail: nkersten@anthc.org		E-mail: tdeak@kpbarchitects.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 #: 00801167000 008-011-42		
Site Street Address: 4043 TUDOR CENTRE DR / 4315 Diplomacy Dr.		
Current legal description: (use additional sheet if necessary) TUDOR CENTRE TR A-3A TUDOR CENTRE TR B2		
Zoning: B3-SL AO 2012-90	Acreage: NA	Grid # 1736

CONDITIONAL USE APPROVAL REQUESTED		
Petitioning for:		
Final:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Concept:	<input type="checkbox"/> New	<input type="checkbox"/> Amendment

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Hearing Officer for administrative reasons.

 Digitally signed by Tamas Deak
 Date: 2014.04.14 13:37:54 -08'00'

Date _____ Signature (Agents must provide written proof of authorization)

Accepted by: 	Poster & Affidavit: 2+1	Fee: \$9,900.00	Case Number: 2014-0077
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Application for conditional use continued

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 West Anchorage Planning Area: <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside			
Anchorage 2020 Major Urban Elements: Site is within or abuts:			
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area	<input type="checkbox"/> Town Center	
<input type="checkbox"/> Neighborhood Commercial Center	<input type="checkbox"/> Industrial Center		
<input type="checkbox"/> Transit - Supportive Development Corridor			
Eagle River-Chugiak-Peters Creek Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			
Girdwood- Turnagain Arm			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			

ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input checked="" type="checkbox"/> Building or Land Use Permit for Parking garage C13-1540	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

DOCUMENTATION	
Required:	<input checked="" type="checkbox"/> One copy of original, signed application <input checked="" type="checkbox"/> 35 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location. <input checked="" type="checkbox"/> 35 copies of building plans to scale depicting: floor plans; building elevations; exterior colors and textures. <input checked="" type="checkbox"/> 35 copies of original application and narrative: explaining the project; planning objectives; construction and operation schedule; final ownership; PUD's only: gross and net density; private and common open space areas. <input checked="" type="checkbox"/> Watershed sign off form, completed <input checked="" type="checkbox"/> Ownership and beneficial interest form, completed
Optional:	<input type="checkbox"/> Air quality impact <input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> Soils Analysis <input type="checkbox"/> Noise impact analysis <input type="checkbox"/> Holding capacity of the land analysis

ANTHC Skywalk Conditional Use Application Narrative

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

The Anchorage 2020 Comprehensive Plan identifies the project area as one of Anchorage's major employment centers (U-Med District) that is planned to be developed with increased employment densities. This development trend has largely materialized in the last 15 years and continues to be the trend for development in the area.

The campus of the Alaska Native Tribal Health Consortium Facilities is a part of the larger U-Med district. Its long term growth is governed by facility master plans. The latest of the master plans was published in 2013 and covers development plans until the year 2025.

Consistently with the proposed increased employment densities for the area in the 2020 Plan, the ANTHC master plan identifies two new facilities on campus that support the mission of the main medical facility and provide additional services and support facilities. One is a large capacity parking structure - that is currently under construction - to accommodate increased parking demand due to employment growth and elevated service levels.

The other is a large patient housing facility with at least 180 rooms that will support the operation of the Alaska Native Medical Center for rural patients. This project is in its final design phase and will begin construction in the fall of 2014.

The conditional use is sought to construct a direct link between these facilities via a skywalk that has to cross public right of way (Tudor Centre Drive) for the connection. This link is identified on the Internal Circulation plan of the ANTHC Master plan attached in the submittal.

The conditional use will allow a skywalk to internally link the facilities that provide necessary health services while contributing to the increased employment density of the area as planned in the 2020 Anchorage Bowl Comprehensive Plan.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

Conditional use standards for skywalks are captured under 21.50.027 in the "old" land use code, which is the governing title for this development. The proposed skywalk conforms to the standards established in the code:

as it is a pedestrian-only facility,
as it provides public benefit of an accessible direct link between facilities that exceeds the advantages of the existing at-grade crossing and
as it is designed as an integral part of a new patient housing facility in a compatible manner to its surroundings.

The primary purpose of the skywalk is to provide a direct, universally accessible pedestrian link to the hospital from the patient housing facility. The skywalk will also connect the adjacent parking garage. The garage provides employee parking and public parking as well when completed in 2015. Both facilities will have at-grade access to the north entry of the hospital using the existing pedestrian crossing on Tudor Centre Drive and the existing ramp that links Tudor Center Drive with the entry lobby. The ramp originates near the transit stop on Tudor Centre Drive and is partially protected by an open-sided canopy. This connection will remain in place.

The skywalk will improve pedestrian safety in the area by offering a convenient internal circulation route between facilities that will be especially beneficial in inclement weather and dark winter months. Based on the build-out plans the skywalk will experience over a thousand pedestrian trips during the hours of operation of the medical center. It will be secured with card access after-hours.

The most significant initial design step for the skywalk was the establishment of proper clearances over the existing street infrastructure in the context of the floor-to-floor distances of a concrete moment frame parking structure and a steel frame patient housing facility.

After extensive coordination with Stephanie Mormilo, the Municipal Traffic Engineer, and her staff we established the applicable criteria of minimum allowed clearances and determined that the most restrictive of those requires a 16.5' clearance over the travel lanes of Tudor Center Drive which is a local street. This criterion is derived from MOA's Design Criteria Manual (DCM) which requires 16.5' over streets with bus transit. We designed the facility to meet this criterion and seek its approval based on this clearance.

The other applicable standards are:

IBC 2009 Chapter 32.02.3.4 (15'),

AASHTO, A Policy on Geometric Design of Highways and Streets 2011, 5.3.3 (14')

MOA DCM (14' or 16.5' with bus transit) and

MOA Title 21 Land Use Code 21.50.027.B.1 and 2. (17.5' or as authorized by the government agency charged with administration of the street, in this case the municipal Traffic Engineer)

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

The conditional use is compatible with existing and planned land uses in the surrounding area as it is implementing an element of the ANTHC Master Plan for the medical campus. There are no affected neighborhoods in the vicinity of the skywalk as it is internal to the campus.

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

1. Pedestrian and vehicular traffic circulation and safety.

The facility will provide an accessible, safe and direct link between medical campus facilities without any impact on pedestrian and vehicular traffic circulation and safety on Tudor Centre Drive.

The skywalk structure will have adequate clearances over the transportation facilities based on existing criteria (described previously, see above), will have no structural elements in or adjacent to the ROW, will have no impact on existing utility infrastructure and will not alter the established pedestrian, vehicular and transit routes along Tudor Centre Drive.

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

The skywalk is proposed to support the planned services within the medical campus. Its construction is planned in the ANTHC Master Plan as part of a planned expansion of services within the medical campus. Public services and facilities are already available within the campus to support these new facilities

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

The conditional use is sought for a pedestrian skywalk, that generates no noise, air, water or other forms of environmental pollution.

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

The skywalk is part of the phased implementation of the ANTHC Master Plan. The master plan established efficient development patterns for the growing medical campus with increased land use intensities. This is consistent with the goals of the Anchorage Bowl Comprehensive Plan for the major employment center.