

MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION RESOLUTION NO. 2014-009

A RESOLUTION APPROVING A VARIANCE FOR SOUTHCENTRAL FOUNDATION; TRACTS D-1A AND D-5A, TUDOR CENTRE SUBDIVISION, GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND WEST OF VANCE DRIVE.

(Case No. 2014-0089; Parcel ID Nos. 008-011-61 and 008-011-62)

WHEREAS, a request was received from Southcentral Foundation for a variance from AMC 21.07.090F.3.c. to allow a parking facility to comprise more than 50 percent of the area between the street property line and street facing elevation, within Tudor Centre Subdivision, Tracts D-1A and D-5A, generally located north of Tudor Centre Drive and west of Vance Drive; and

WHEREAS, this request and variance are processed under the “new” Title 21, effective January 1, 2014; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on July 9, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Urban Design Commission that:

- A. The Commission makes the following findings of fact:
1. The purpose of the project is to construct a building for Business/Professional Offices and a Health Care Facility.
 2. The applicant is seeking a parking reduction for the proposed new building. Per Table 21.07-4, *Off-Street Parking Spaces Required*, 172 parking spaces are required. The applicant is proposing to provide 150 parking spaces which is 22 spaces fewer than required.
 3. The request for a variance from AMC 21.07.090F.3.c. is to allow a parking facility to comprise more than 50 percent of the area between the street property line and the street facing building elevation. Under the new Title 21, AMC 21.07.090F., new developments with parking reductions and alternatives must meet all the site qualifying site development standards of AMC 21.07.090F.3. One of these design standards prohibits parking facilities comprising more than 50 percent of the area between the street property line and the street facing building elevation.
 4. Standard a. is substantially met. Title 21 is trying to make stronger pedestrian connections between buildings and the adjoining streets. This is achieved with the Commission’s condition to create a stronger connection from the building to Tudor Centre Drive. This is a unique site

that is adjacent to a large park with amenities that are important to the structure that is being built at this location.


5. Standard b. is substantially met. The Commission agrees with the summary provided by the applicant. The proposed alternative will achieve *Anchorage 2020 Comprehensive Plan* policies #21, #30, and #49.
 4. Standard c. is substantially met. Setting the building back from the street provides a more private and safe facility for the users and creates a connection to the park which is appropriate for this location. It provides good trail safety by creating an action space next to the trail.
 5. Standard d. is substantially met. The project fits with the area and does not adversely affect the adjoining properties.
 6. Standard e. is substantially met. The project does not change the character of the zoning district where the property is located and is in keeping with the intent of the code.
 7. Standard f. is substantially met. The project provides an ADA compliant access.
 8. Standard g. is substantially met. The project creates a new strong pedestrian connection to the park. The existing connection from Tudor Centre Drive to the park will be enhanced and provide a benefit to the community.
 9. A commissioner felt that having the building adjacent to the trail creates a safer trail for trail users. A high profile parking area at the front of the building was safer in this instance rather than having the parking lot at the rear of the building adjacent to a wooded area. The adjacent park can have a therapeutic benefit to the users of the facility.
- B. The Commission approves the variance for Southcentral Foundation, subject to the following conditions:
1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the following plans on file with the Planning Division, except as modified by conditions of this approval.

Southcentral Foundation Therapy Center; prepared by DOWL HKM; sheets - Figure 1 dated May 01, 2014, Existing Site Plan and C1.01 dated 04.07.2014, L1.00, L1.01, L4.01, L4.02, and L5.01 dated 05.01.2014, three color renderings of the building exterior not dated,


2. Prior to this variance becoming effective, a notice of zoning action including the plans noted above and a copy of the Urban Design Commission signed resolution, shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Show the location of crosswalks in accordance with AMC 21.07.060E.4.d.
4. Provide written approval by the traffic engineer and the director for the requested parking reductions in accordance with AMC 21.07.090F., including AMC 21.07.090F.23., *Other Eligible Reductions or Alternatives*.
5. Resolve with staff to create an enhanced pedestrian connection from Tudor Centre Drive and the front of the building which will include or consider a wider pedestrian trail, pedestrian scale lighting, and enhanced connection from the trail to the building entrance.

PASSED AND APPROVED by the Anchorage Urban Design Commission on the 9th day of July, 2014.

ADOPTED by the Anchorage Urban Design Commission this 13th day of August, 2014. This written decision/resolution of the Urban Design Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.03.050.



Jerry T. Weaver, Jr.
Secretary



Monica Emerton
Chair

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