



November 29, 2017

Mr. David Whitfield, Acting Manager
Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519

Dear Mr. Whitfield:

DOWL, on behalf of the Municipality of Anchorage Real Estate Department, is submitting a preliminary plat application for Municipal Tudor Road Complex Subdivision, Tract 1 (parcel tax ID 008-052-12). We are meeting the November 29, 2017, deadline for a February 7, 2018 public hearing at the Platting Board.

A Zoning Map Amendment application has been submitted for this property for review and recommendation for approval by the Planning and Zoning Commission at their January 29, 2018 meeting. The proposed zoning map amendment is to rezone a 20-acre portion of the 36-acre parcel from Public Lands and Institution (PLI) District to General Business (B-3) District with Special Limitations (SL). The special limitation will cover one of the newly created tracts, (Tract 3), on which the Anchorage School District's Student Transportation Maintenance Facility is located to remain PLI District until a new location for the facility is located. At the time of the bus relocation, the rezone for the parcel will be effectuated and the new zoning designation will be B-3 District. The rezone for the entire 20-acre portion of the parcel will not become effective until after recordation of this platting action.

If you have questions or need additional information, please do not hesitate to contact me at (907) 562-2000.

Thank you,
DOWL

A handwritten signature in black ink that reads "Michelle McNulty".

Michelle McNulty, AICP
Land Use Planning Manager

November 3, 2017

Mr. Dave Whitfield, Acting Current Planning Manager
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99510-6650

Dear Mr. Whitfield:

The Municipality of Anchorage is the owner of the Municipal Tudor Road Complex Tract 1 (parcel tax ID 008-052-12). The Real Estate Department has management authority and responsibility for this property. We authorize DOWL to act on our behalf in submitting both a zoning map amendment and preliminary plat application.

Sincerely,



Robin Ward
Director and Chief Housing Officer

S 1 2 3 9 3 - - FEB 07 2018

Application for Preliminary Plat

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




PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) MOA Real Estate Department / Ward, Robin		Name (last name first) DOWL / McNulty, Michelle	
Mailing Address 632 W. 6th Avenue		Mailing Address 4041 B STREET	
Anchorage, AK 99507		Anchorage, AK 99503	
Contact Phone – Day (907) 343-7533		Contact Phone – Day (907) 562-2000	
Evening		Evening	
Fax		Fax (907) 563-3953	
E-mail wardre@muni.org		E-mail mmcnulty@dowl.com	

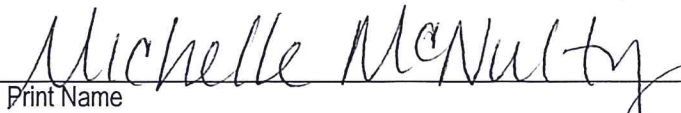
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.


PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 008-052-12-000			
Site Street Address: 3555 DR. MARTIN LUTHOR KING JR. AVE., ANCHORAGE , AK 99507			
Current legal description: (use additional sheet if necessary) TRACT 1 MUNICIPAL TUDOR ROAD COMPLEX SUBDIVISION			
Zoning: PLI	Acreage: +/- 35.880	Underlying Plat #: 2003-183	Grid #: SW1835
# Lots:	# Tracts: 1	Total # parcels:	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) TRACT 1A, TRACT 1B, TRACT 1C, AND TRACT 1D, MUNICIPAL TUDOR ROAD COMPLEX SUBDIVISION		
# Lots:	# Tracts: 4	Total # parcels: 4

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to subdivide it 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 subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.


12/12/17
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)


 Print Name

Accepted by: 	Poster & Affidavit: 4+1	Fee: \$4,950	Case Number: 512393	Requested Meeting Date: 2-7-18
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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: Tudor Road Complex
- Project Location, Tax ID, or Legal Description: Municipal Tudor Road Complex Tract 1
Parcel Tax ID 008-052-12
- Project Area (if different from the entire parcel or subdivision): Southwest corner of Tudor Road and Elmore Road

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

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

X KBC **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:

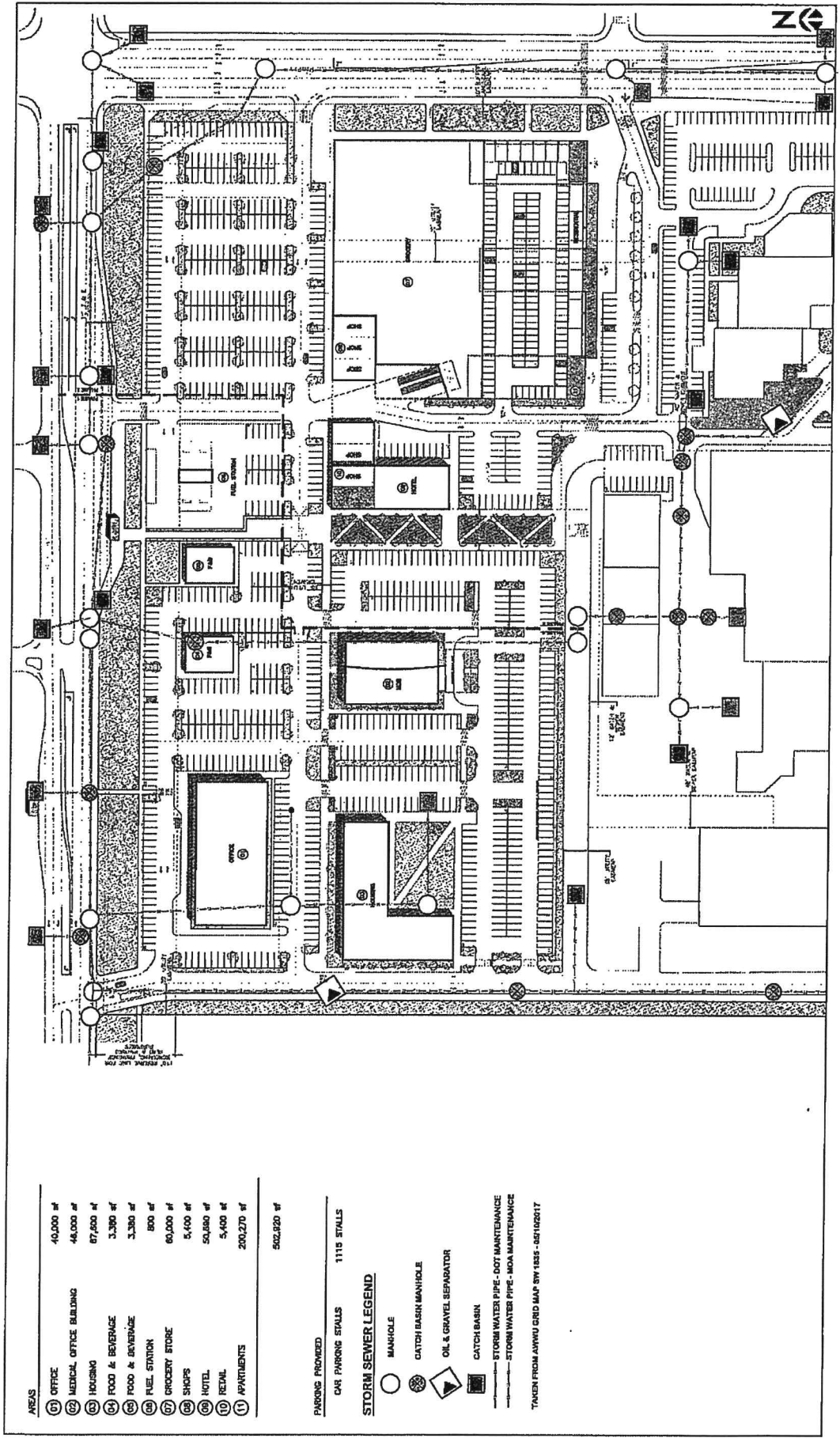
- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> 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:

Kyr Gjr

12/4/17



AREAS	AREA	SQ. FT.
(1) OFFICE	40,000 sf	
(2) MEDICAL OFFICE BUILDING	44,000 sf	
(3) HOUSING	87,500 sf	
(4) FOOD & BEVERAGE	3,300 sf	
(5) FOOD & BEVERAGE	3,300 sf	
(6) FUEL STATION	800 sf	
(7) GROCERY STORE	60,000 sf	
(8) SHOPS	5,100 sf	
(9) HOTEL	50,800 sf	
(10) RETAIL	5,400 sf	
(11) APARTMENTS	200,270 sf	
	502,920 sf	

- PARKING PROVIDED
- DRIVE PARKING STALLS 1115 STALLS
- STORM SEWER LEGEND**
- MANHOLE
 - ⊗ CATCH BASIN MANHOLE
 - ◊ OIL & GRAVEL SEPARATOR
 - CATCH BASIN
 - STORM WATER PIPE - DOT MAINTENANCE
 - STORM WATER PIPE - MCA MAINTENANCE
- TAKEN FROM AIRPHU GRID MAP BY 1885 - 05102617

DEVELOPMENT FOR TRACT 1, TUDOR ROAD COMPLEX

SITE MASTER PLAN
NOVEMBER 22, 2017

ALASKA ECONOMIC DEVELOPMENT

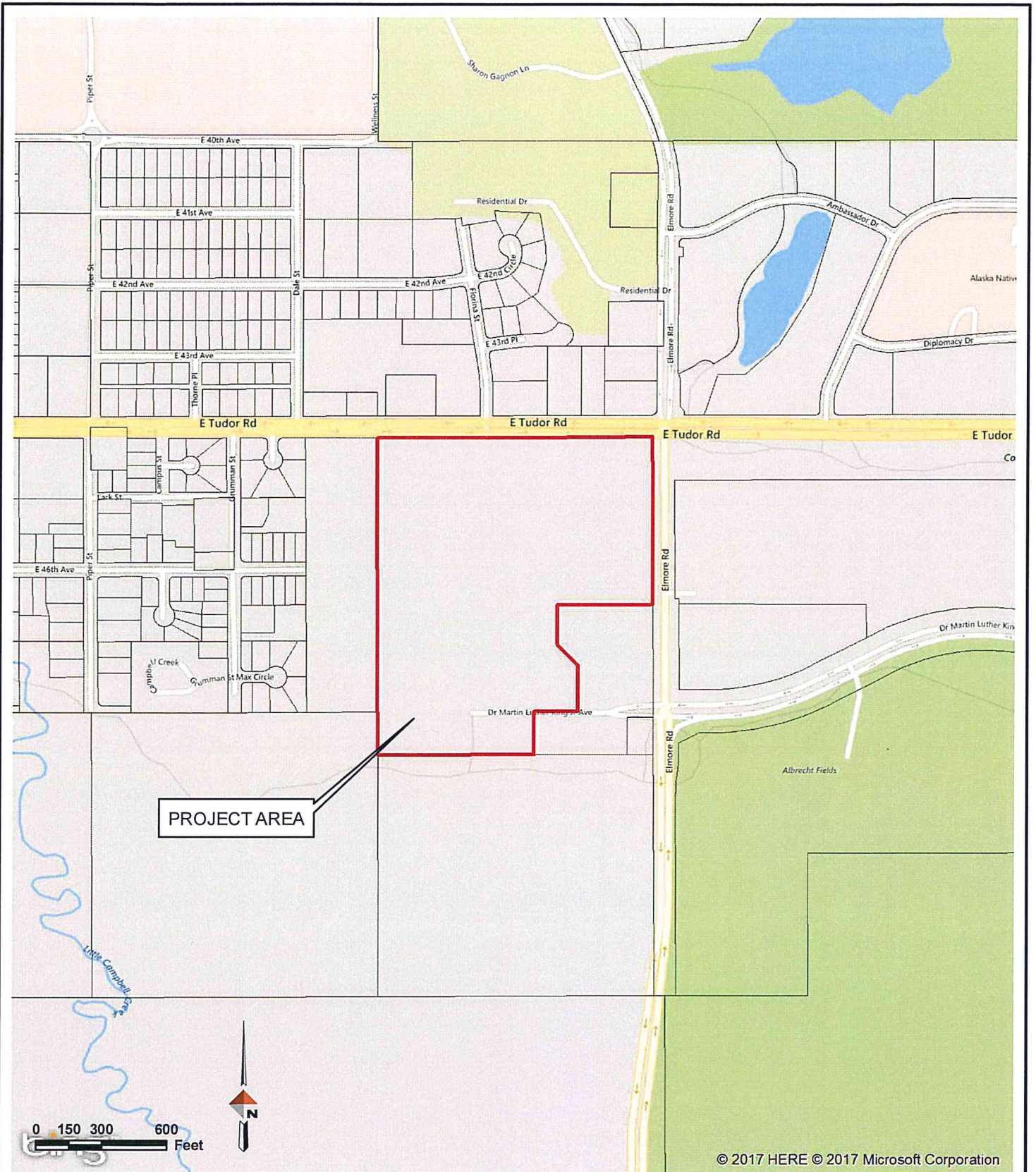
ENVIRONMENTAL DEVELOPMENT GROUP

LIVIN' STONIX

STONE

DR Group





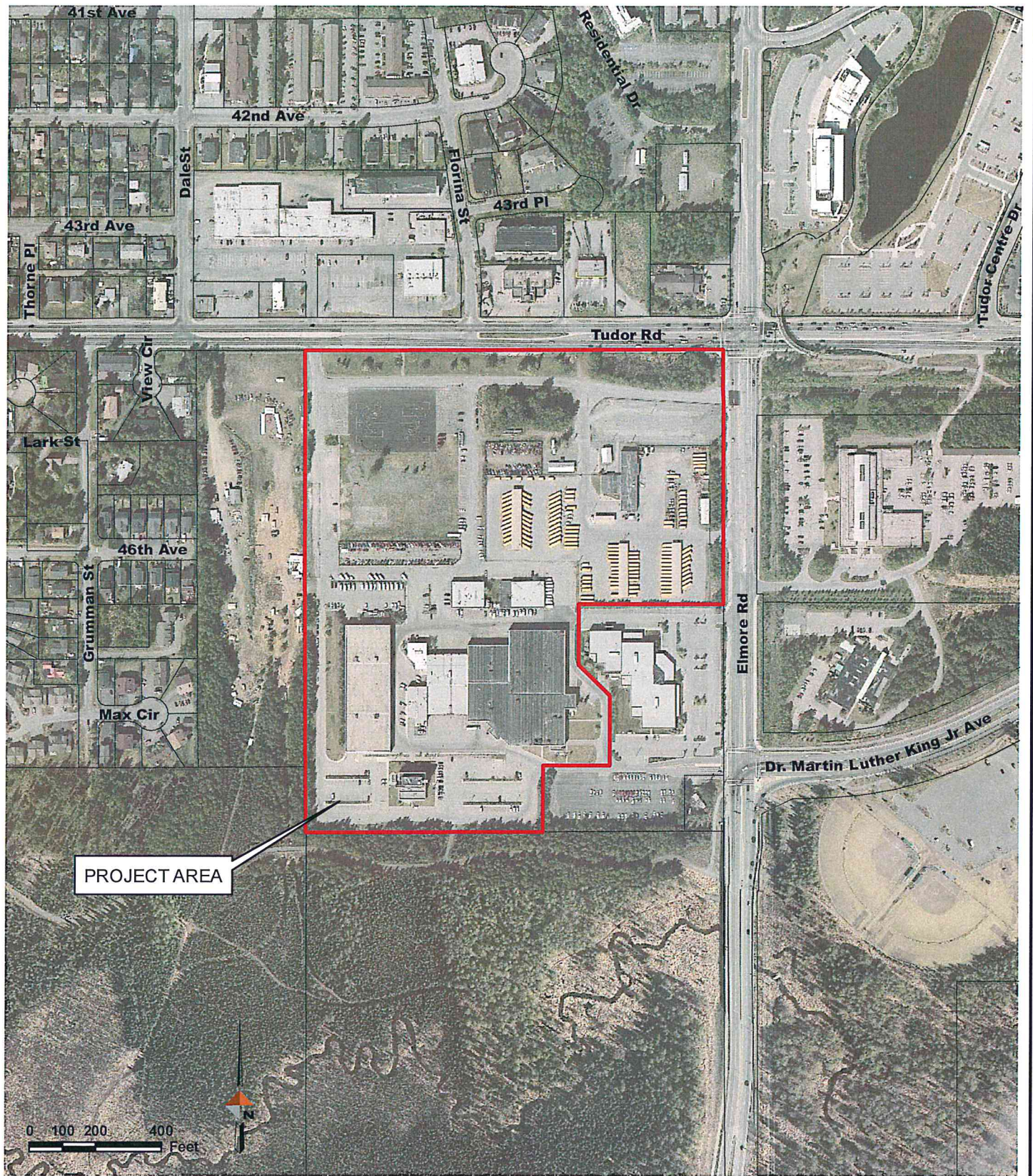
PROJECT AREA

© 2017 HERE © 2017 Microsoft Corporation



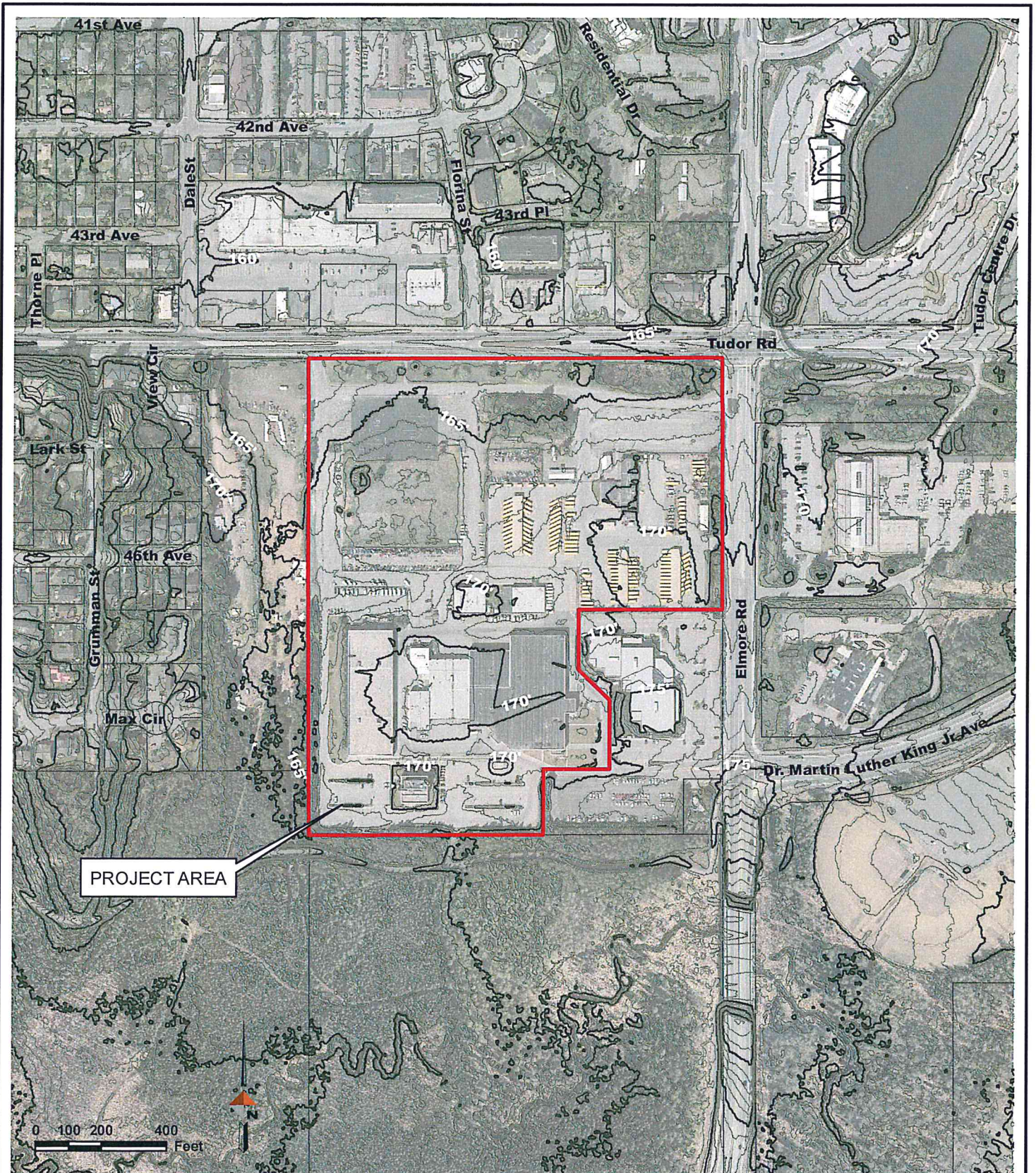
LOCATION MAP
 TUDOR ELMORE
 DEVELOPMENT
 ANCHORAGE, ALASKA

PROJECT:	1132.62422.01
DATE	11/27/2017
FIGURE 1	



**AERIAL MAP
 TUDOR ELMORE
 DEVELOPMENT
 ANCHORAGE, ALASKA**

PROJECT:	1132.62422.01
DATE	11/27/2017
FIGURE 2	



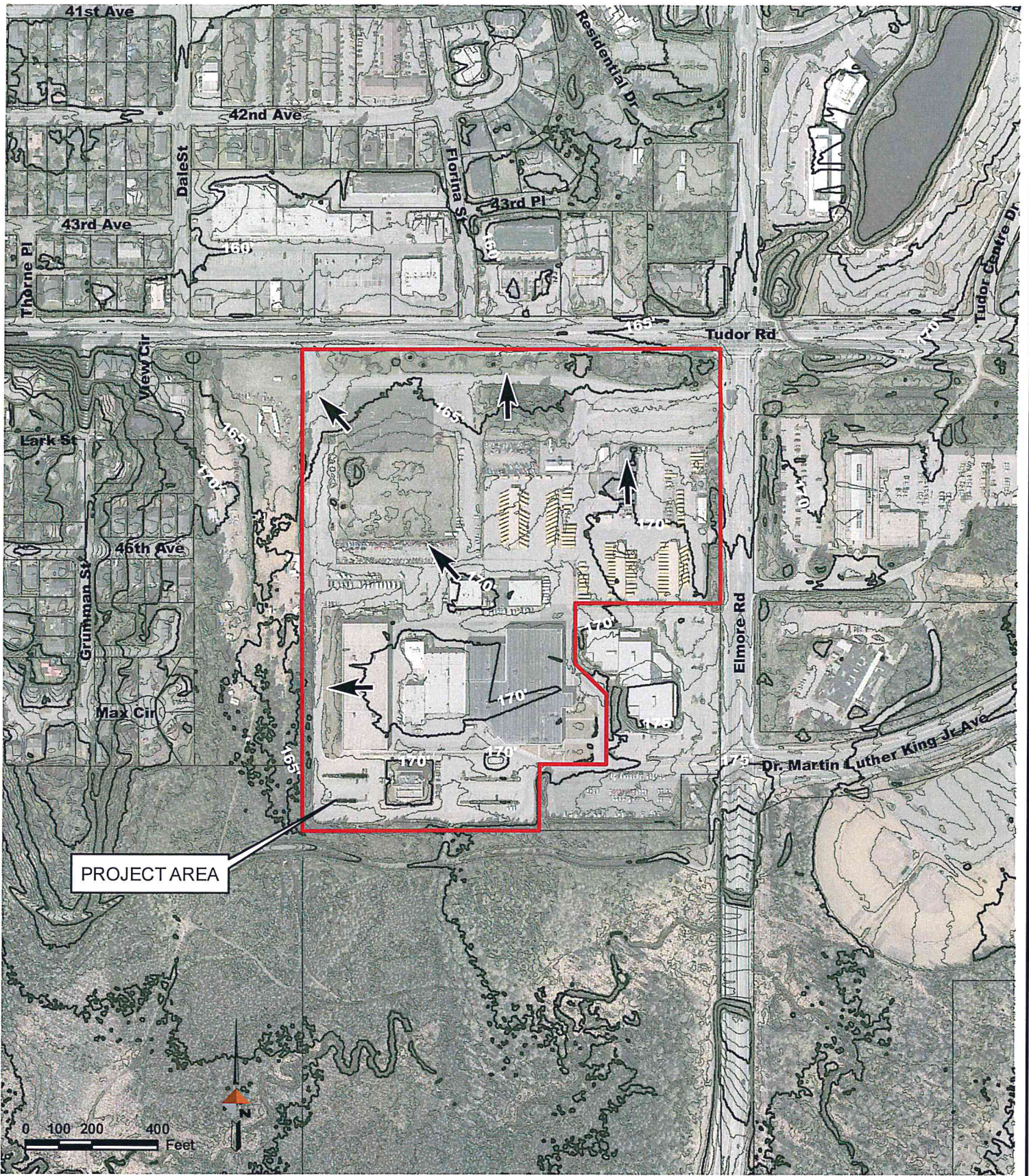
PROJECT AREA



TOPOGRAPHIC MAP
 TUDOR ELMORE
 DEVELOPMENT
 ANCHORAGE, ALASKA

PROJECT:	1132.62422.01
DATE	11/27/2017

FIGURE 3



PROJECT AREA

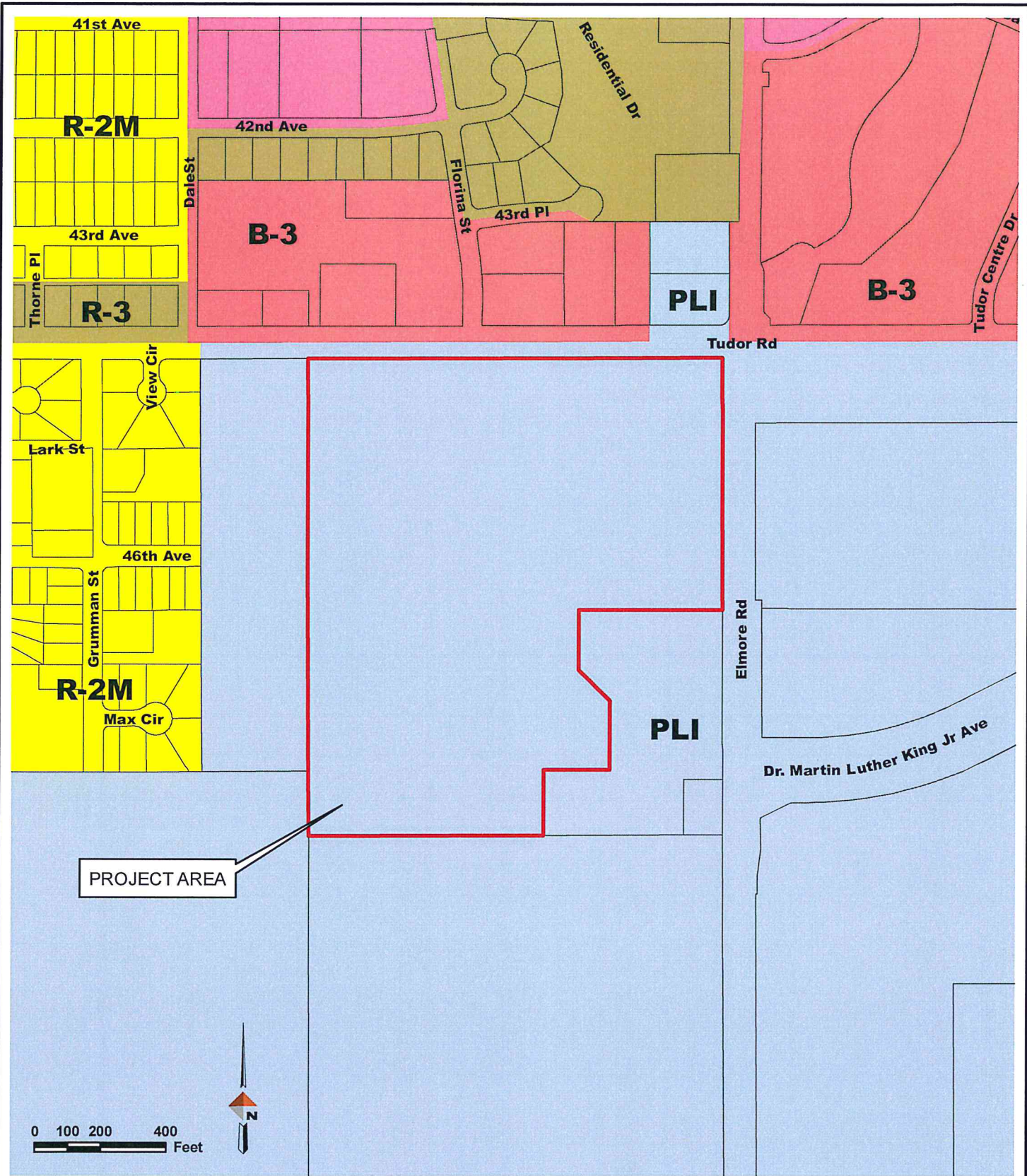


DRAINAGE MAP
 TUDOR ELMORE
 DEVELOPMENT
 ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE: 11/29/2017

FIGURE 4



0 100 200 400 Feet

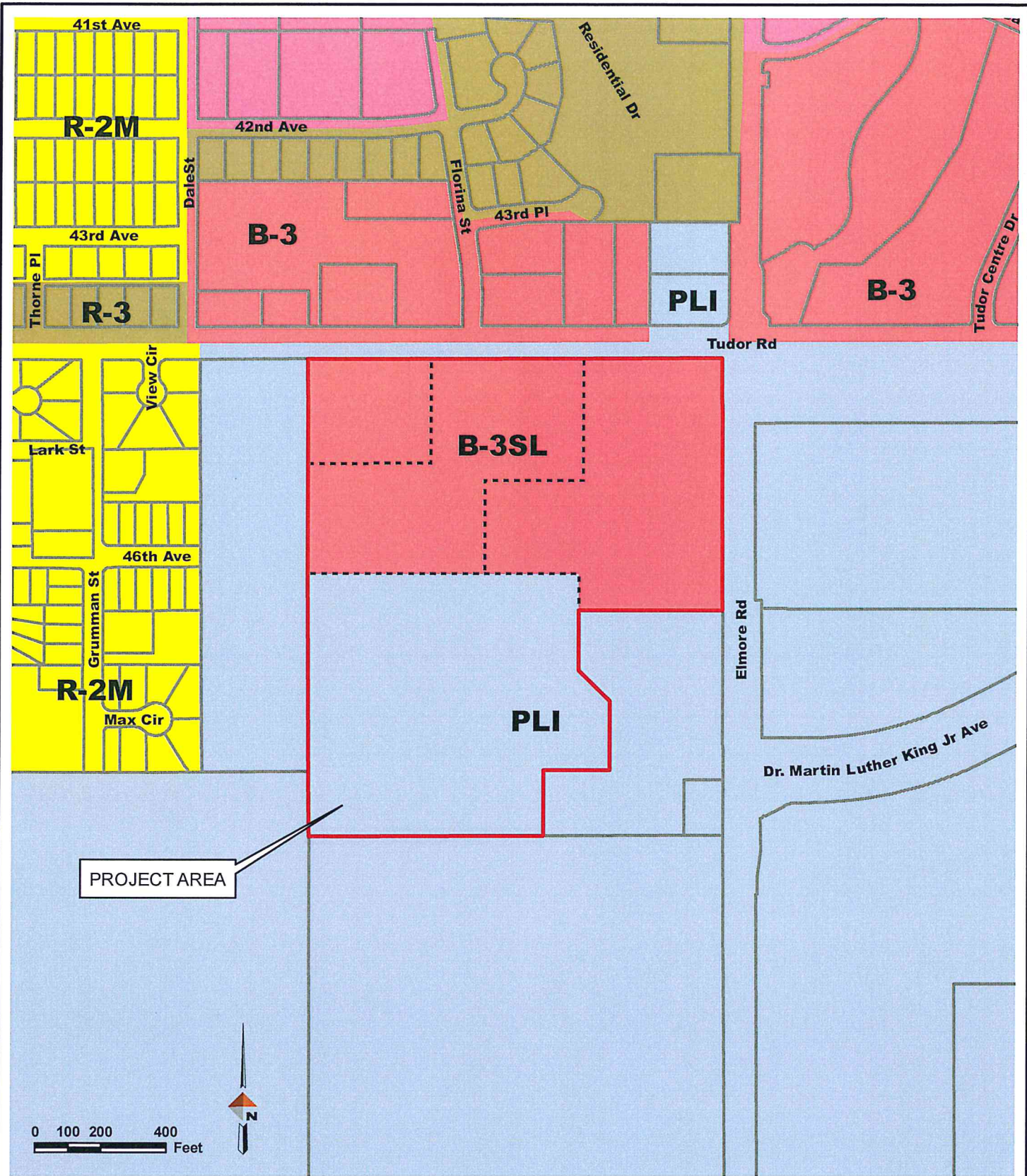


ZONING MAP
TUDOR ELMORE
DEVELOPMENT
ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE 11/27/2017

FIGURE 5



0 100 200 400 Feet



PROPOSED ZONING MAP
 TUDOR ELMORE
 DEVELOPMENT
 ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE 11/28/2017

FIGURE 6

UNIVERSITY AREA COMMUNITY COUNCIL

Wednesday October 4, 2017, 7:00-9:00 P.M.

LOCATION:

University Baptist Church
4313 Wright Street (corner of Tudor and Wright St.)

Agenda

1. Opening (7:00 P.M.) - Welcome & Introductions (5 min)
2. Approval of Minutes: September 6, 2017 – see attachment (2 min)
3. Additions to and Approval of October's Agenda (2 min)
4. Informational Reports
 - A. Reports from Public Servants/Elected Officials (5 min each)
 - B. UACC Board Report (5 min each)
 - C. FCC Representative Report (5 min)
5. Business (7:50 P.M.)
 - A. Sight Plan Review—U. Lake Annex Building-SE
Corner of Elmore and University Lake Drive –
Michelle McNulty, Land Use Planning Manager, DOWL – (15
min)
 - B. Resolution re Rezone and Replat for Muni
Tudor Road Complex Subdivision – Susan Klein,
UACC member – see two attachments (10 min)
 - C. APU Historic Site Press Release re Plaque
unveiling at 1:15 pm 10/6/17 at Grant Hall - see
attached press release (2 min)
6. Adjournment no later than 8:55 PM

“The purpose of the council shall be to improve communications between the citizens of the community and all entities, which may affect it, to encourage community involvement of all citizens, and to respond to local government proposals submitted to the council.”

– Bylaws of the University Area Community Council –



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:	10/4/17	Time:	7-9 PM
Meeting called by:	University Area Community Council	Attendees:	
Project:	DHHS Tudor Elmore Development	DOWL - Michelle McNulty, Karlie Gedig	
Subject:	Monthly Meeting	MOA Real Estate- Robin Ward	

Meeting Notes:

DOWL attended the University Area Community Council's (UACC) regularly scheduled October meeting on October 4, 2017, to discuss the Rezone and Replat for the Muni Tudor Road Complex Subdivision.

Overview

Members of the University Area Community Council (UACC) who had attended the September 27th meeting asked if they could put forward a resolution of support for the project. One member presented a resolution of support at their regularly scheduled meeting. The UACC voted unanimously on a resolution to support the rezone and replat of the Tudor-Elmore Road project

Below is an overview of concerns and comments:

- **Represent Questions/Comments**
 - **Represent Answers**
 - Suggestion to name the Tudor Elmore Development "Tudor Town Center"
 - Suggestion to use a Native Alaskan naming convention for the future development
 - This still leaves the Anchorage School District (ASD) Bus Facility in the neighborhood, and does not solve pollution; can an air circulation study be done?
 - The ASD Bus Facility has to go somewhere, and these busses serve our community for our children. If the bus facility does not find a new location in the future, it will remain here (Answered by Forrest Dunbar)

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- How will a grocery store or residential development operate with the fumes resulting from the bus facility?
 - ASD is considering an indoor bus facility (Answered by Felix Rivera)
- Will residential be possible if the bus facility stays at this location?
 - Relocation is ideal, and we are hopeful that a new site will be selected. However if the bus facility stays at this location, developers are confident that the residential units will still be desirable.
- The rezone and replat is just the first step in the plans for the Tudor Elmore Development, correct?
 - That is correct. Further plans will require additional review.

Attachment 1

UNIVERSITY AREA COMMUNITY COUNCIL (UACC)
RESOLUTION 2017-03

A Resolution of UACC Pertaining to the Rezone & Subdivision Re-plat for the Property Described as Municipal Tudor Road Complex Subdivision, Tract 1

WHEREAS the Anchorage Municipal Charter Art, VIII, Sec 8.01 establishes Community Councils as representatives for neighborhoods in planning and development; **and**

WHEREAS Community Councils are intended to reflect actual neighborhoods and provide guidance advice on management of lands within their boundaries; **and**

WHEREAS the Municipal Tudor Road Complex site is zoned Public Lands & Institutions (PLI) District and is a single parcel approximately 36 acres in size; **and**

WHEREAS the requested re-plat will create four (4) parcels, of which the three (3) adjacent to Tudor Road will be rezoned to General business (B-3) District; **and**

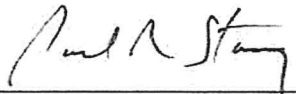
WHEREAS the requested re-plat will allow for the development of a new Department of Health & Human Services office building as-well-as a large multi-use development that will include a mix of residential, commercial (including a grocery store), and office uses; **and**

WHEREAS the requested rezone is in line with the recently adopted Anchorage 2040 Land Use Plan Map (LUPM) which identifies the parcel as the "Town Center"; **and**

NOW THEREFORE, UACC hereby resolves to support the rezone of said property from PLI District to B-3 District and to re-plat the property from one (1) lot into four (4) lots.:

Resolution Vote: For: 9 Against: 0 Abstain: 0

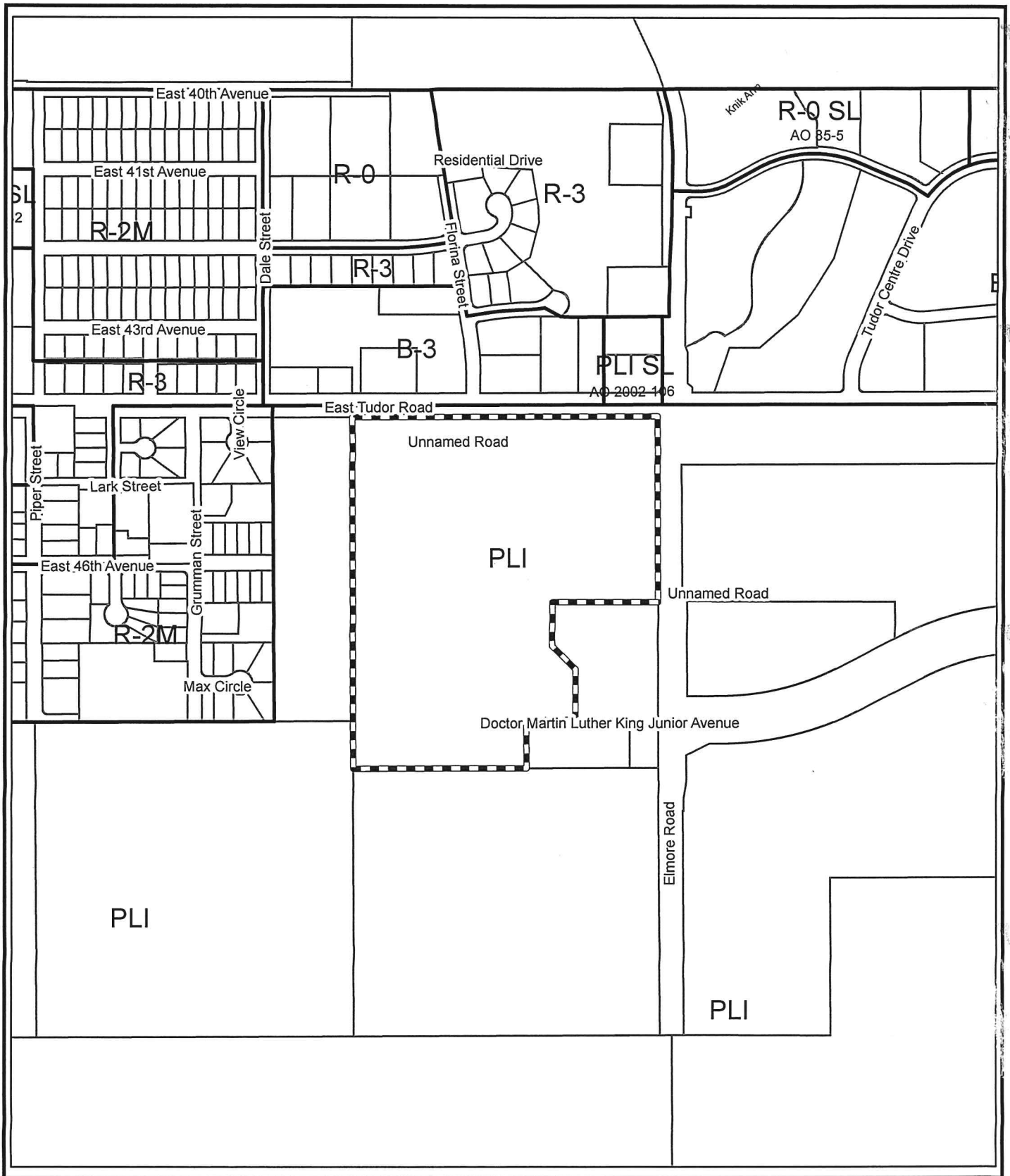
This resolution was approved by the University Area Community Council this day of **October 4, 2017**.



Paul R Stang, President, UACC

CC: Michelle J. McNulty, AICP, DOWL; Kristine R. Bunnell, Muni

Case # S12393



Case # S12393



Municipality of Anchorage
Planning Department
Date: December 14, 2017



S 1 2 3 9 3 - - FEB 0 7 2018