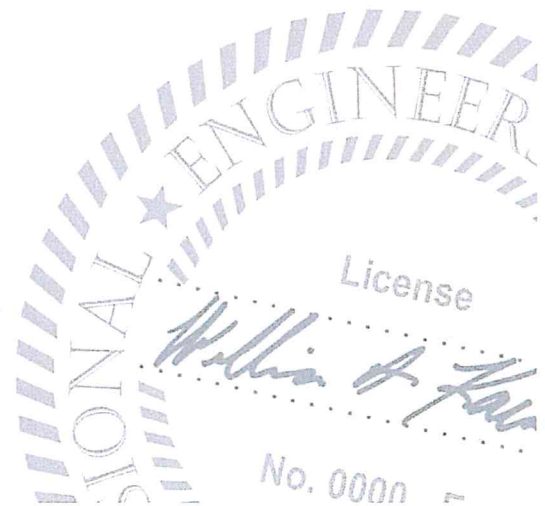




**TUDOR
ROAD
COMPLEX
REZONE
REVISION**

Anchorage, Alaska

January 2018





MEMORANDUM

TO: Municipality of Anchorage Planning Department
FROM: Michelle McNulty, AICP *MJM*
DOWL
DATE: January 10, 2017
SUBJECT: Tudor-Elmore Development Rezone- Case No. 2018-0013

The Municipality of Anchorage (MOA) Real Estate Service's request for a Zoning Map Amendment (case number 2018-0013) was prepared by DOWL, and submitted November 20, 2017. It will be presented to the Planning and Zoning Commission on January 29, 2018. The following are clarifications that have been made to the application narrative and figures following review by the Anchorage School District (ASD).

- Application narrative clarification that the MOA will be conducting site selection study for future ASD Student Transportation Facility relocation.
- Addition of language regarding current ASD Student Transportation Facility de facto approved site plan following adoption of New Title 21
- Figures 3 and 5 property lines have been updated to reflect revised preliminary plat property lines.
- Addition of note on Figures 3 and 5 for current ASD Student Transportation Facility to remain zoned PLI District until relocated, effectuating the rezone to B-3 per the Special Limitations (SL).

Please contact me with any questions or concerns.

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,

A handwritten signature in black ink that reads "Robin Ward". The signature is written in a cursive style with a large initial "R" and "W".

Robin Ward
Director and Chief Housing Officer

Application for Zoning Map Amendment

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, Robin Ward		Name (last name first): McNulty, Michelle DOWL	
Mailing Address: 632 W. 6th Ave		Mailing Address: 4041 B Street	
Anchorage AK 99501		Anchorage AK 99503	
Contact Phone - Day: (907) 343-7533	Evening:	Contact Phone - Day: (907) 562-6000	Evening:
Fax:		Fax:	
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 Luther King JR Drive Anchorage AK 99516		
Current legal description: (use additional sheet if necessary) Municipal Tudor Road Complex Tract 1		
Existing Zoning: PLI	Acreage: 35.88	Grid #: SW1835
Proposed Zoning: B3 SL		
Existing use: Institutional		Proposed use (if any): Commercial / Office / Residential

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone 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 rezoning. 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 Assembly for administrative reasons.

Michelle McNulty _____ 11/20/17
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Michelle McNulty
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
--------------	---------------------	------	--------------	-------------------------

COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services:	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (2040 LUP)
Anchorage 2020 Major Elements - site is within or abuts:	(2040 LUP : <input checked="" type="checkbox"/> Town Center <input checked="" type="checkbox"/> Transit-Supportive Development)
<input checked="" 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 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 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	

SUBMITTAL REQUIREMENTS	
1 copy required:	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form
35 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input type="checkbox"/> Map of area to be rezoned <input type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input type="checkbox"/> Narrative statement explaining: <ul style="list-style-type: none"> <input type="radio"/> need and justification for the rezoning <input type="radio"/> the proposed land use and development <input type="radio"/> the probable timeframe for development <input type="radio"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application <input type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> Proposed special limitations, if any
(Additional information may be required.)	

APPLICATION CHECKLIST	
1.	Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2.	In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

INTRODUCTION

The Municipality of Anchorage (MOA) Real Estate Department is seeking approval of a zoning map amendment for a portion of an approximate 36-acre parcel. The parcel is legally described as Municipal Tudor Road Complex Subdivision, Tract 1 and is located at the southwest corner of Tudor and Elmore Roads (Figure 1– Location Map). A preliminary plat application to subdivide the tract from one parcel into four parcels is being submitted for review and approval by the Platting Board concurrent with this rezone application. Effectuation of the rezone will be subject to the recordation of the replat. We are requesting approval of a zoning map amendment to rezone a 20-acre portion (Rezone Area) from Public Lands and Institution (PLI) District to General Business (B-3) with Special Limitations (SL) District (Figures 2 and 3 – Existing Zoning Map and Proposed Zoning Map). The special limitation will allow the newly created tract, on which the Anchorage School District’s (ASD) Student Transportation Maintenance Facility is located to remain PLI District until a new location for the facility is selected. At the time the ASD Transportation Maintenance Facility has relocated, the rezone for the parcel will be effectuated and the new zoning designation will be B-3 District. The remainder of the property not included in this rezone, and that currently houses the People Mover facility, will remain PLI District.

PROJECT BACKGROUND

The Department of Health and Human Services (DHHS) building, currently located at 825 L Street in Downtown Anchorage, requires extensive maintenance work and renovation to allow the department to adequately perform its mission. The MOA desires to relocate DHHS to a facility that allows the department to more efficiently and effectively deliver its services to the public. Over the years, many attempts have been made to move the department into a new facility without success.

On June 20, 2016, the MOA Real Estate Department issued a Request for Proposal (RFP) for qualified applicants to propose on how they would relocate the DHHS facility and redevelop the current DHHS location at 825 L Street, in a manner that is consistent with the goals in the Anchorage 2020 and Downtown Comprehensive Plans.

One proposal received identified 3500 Tudor Road as the site for a new 40,000 square foot, two-story DHHS facility at the northwest corner of the campus in exchange for the current building at 825 L Street. The other proposal provided for the redevelopment of 825 L Street into senior housing and a site selection process to identify a new DHHS facility. The two proposers (Irwin Development Group and Alaska Pacific Development) were asked by the MOA to consider a joint-venture to accomplish the goals of the RFP and they agreed. The joint-venture team will build a new DHHS facility at the 3500 Tudor Road site and senior housing at the 825 L Street site. The remainder of the Tudor property will be used for a future mixed-use development. This may include apartment and townhome style residential units, a large grocery store for the underserved community, restaurants, a hotel, and buildings for offices and retail. To allow for further development of this site, it will need to be rezoned as B3 District.

The ASD Student Transportation Facility is located at the northeast corner of this property and services schools on the east side of Anchorage, including East and Bartlett High Schools. Other sites within East Anchorage are being considered by the MOA for relocation; if no appropriate alternative is found for the ASD Student Transfer Facility, it will remain at its current location. As previously noted, this parcel will remain PLI District until the ASD Student Transportation Facility has relocated to a new site.

The ASD Student Transportation Facility has been operating on this site prior to the 1983 Areawide zoning coming into effect. Under Anchorage Municipal Code (AMC) Title 21, as adopted on January 1, 2014,

Outdoor Storage for a Community Use, which the ASD Student Transportation Facility is considered, became permitted subject to approval of a Major Site Plan Review. As such, the existing facility has a defacto approved site plan and is permitted to operate on this site, in its current configuration, under the PLI District designation.

PROPERTY BACKGROUND

The zoning districts adjacent to the Rezone Area include PLI District to the east, south, and west, and B3 District to the north (Figure 2 – Existing Zone Map). The 2040 Land Use Plan designates this property and the parcels to the north as a Town Center, Community Facility or Institution to the east and south, Compact Mixed Residential-Low to the far west and northwest, and University or Medical Center to the northeast (Figure 4- Land Use Map). The current land use is Institutional, which will become Commercial once the rezone to B-3 SL District is implemented. The Institutional land use on the tract containing the ASD Student Transportation Facility will change to Commercial once the facility has been relocated, effectuating the rezone per the Special Limitations as previously noted. The parcel that will be developed with the new DHHS facility will remain Institutional land use.

COMMUNITY MEETING

Permit Center- September 27, 2017

The MOA with DOWL hosted the Permit Center Special Meeting to present the proposed rezone of the property from PLI to B3 District, and replat of the property from one parcel into four parcels. Detailed meeting notes are included in Appendix A.

University Area Community Council- October 4th, 2017

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 (Appendix A-Community Meetings Materials and Notes). The UACC voted unanimously on a resolution to support the rezone and replat of the Tudor-Elmore Road project

ZONING MAP AMENDMENT STANDARDS

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The purpose of this rezone from PLI District to B-3 District is for the development of the DHHS Services Building and accompanying residential and commercial facilities. A new site for the DHHS building is critical, providing much needed updates and putting it in close proximity to the existing medical campuses within the UMED District. There is also a demand for housing and a grocery store in the surrounding area, and the Tudor and Elmore Development is planned to create 240-260 residences, a grocery store, commercial, and retail activity to help meet the community needs.

- 2. Rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

ANCHORAGE 2040 LAND USE PLAN

The proposed zone map amendment conforms to the land use classification map provided in the Anchorage 2040 Land Use Plan (LUP). The plan designates this area as a Town Center, which are intended to function as the focus of community activity for smaller subareas of Anchorage. Town Centers are intended to include a mix of retail shopping and services, public facilities, and medium- to high-density residential uses. The purpose of the PLI District is intended to include major public and quasi-public civic, administrative, and institutional uses and activities, supporting the necessity for services and public facilities within a Town Center, and the B-3 District is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic, as is seen in the Tudor-Elmore intersection and corridor. These commercial uses are intended to be located within commercial centers of town, and to be provided with adequate public services and facilities. The B-3 and PLI Districts complement each other as well as surrounding zoning and land uses. This property is also within a Transit-Supportive Development, and is designated as an area of significant growth per the *Areas and Growth and Change by 2040 Map*.

The following outlines goals, objectives, and policies of the Anchorage 2040 Land Use Plan that the project helps address.

2040 LUP Policies

Goal 2: Infill and Redevelopment- Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.

LUP 2.2: Coordinate redevelopment incentives and public infrastructure investments with development entitlements to enhance walkability and quality of life, and encourage the market to add new residences, shops, and workplaces.

The Assembly approved a tax abatement for the developer of the future grocery store, residential development, and retail spaces. The proposed rezone will encourage a variety of development to take place at this location. As part of this redevelopment, infrastructure will be provided that enhances walkability and supports the addition of new residences, shops, and workplaces.

Goal 3: Centers and Corridors- Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offering housing affordable to a range of incomes, and enable businesses to grow.

LUP 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.

This property is located within both a Town Center and a Transit-Supportive Development designated area. The proposed rezone to B-3 District will promote mixed-use development along a transit-oriented corridor that helps keep retail, services, jobs, and housing. Additionally, the rezone will allow for the development of a grocery store, which has been an identified need in this subarea for many years.

Goal 4: Neighborhood Housing- Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.

LUP 4.2: Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.

The proposed rezone will allow for a variety of housing, including apartment and townhome style housing options, responding to the types of housing options needed across a variety of income levels. The addition of these units in this location could provide Anchorage's housing opportunities for the many people employed within the UMED District, including Providence Medical Center, the University of Alaska and the Alaska Native Tribal Health Consortium.

Goal 7: Compatible Land Use- Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.

LUP 7.1: Preserve, accommodate, and contribute to the character, scale, and identity of established neighborhoods as new infill housing and mixed-use development occurs. Protect and restore the natural environment as development occurs in these neighborhoods.

The proposed rezone will allow for a mix-use development that reflects the surrounding areas character, scale, and identity. The development plan will include required landscaping and pedestrian facilities that will enhance the current state of the natural environment, while preserving the greenbelt buffer along Tudor Road.

THE 3500 TUDOR ROAD MASTER PLAN

The 3500 Tudor Road Master Plan, adopted in 2007, identifies this property as being underutilized, making it appropriate for redevelopment. This plan recognizes the need for facilities on these properties, including the ASD Student Transportation Facility, to be relocated in order for this area to be developed to its highest and best potential.

3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.

The B3 District is intended primarily for general commercial uses in commercial centers exposed to heavy traffic, as is seen at the intersection of Tudor and Elmore Roads. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed in the B-3 District.

4. The rezoning is compatible with the surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.

Properties adjacent to the rezone area to the north and northeast are zoned B-3 District, and are developed with a variety of restaurants and office buildings and two indoor storage facilities. The properties East and South of the rezone area include offices and public services, including the MOA Permit Center, Anchorage Police Department, Animal Care and Control, the State Crime Lab, the People Mover Transportation Facility, and a greenbelt trail corridor.

There will be a remaining PLI District between this lot and the closest residential zone to the west of the property. The B-3 District is supported in the Town Center designation provided by the 2040 Land Use Plan. The proposed rezone will create a general business district that will complement the surrounding zoning districts and development.

- 5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and water disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

Facilities and services, including roads, transportation, water, sewer, gas, electricity, police and fire protection are all available at this site. Any necessary upgrades to services such as water or sewer will be made. The facilities that will be developed here in the future such as the DHHS, a grocery store, commercial and retail stores, and residential units will serve those at the Municipal campus and within the UMED district, including the many users of the Alaska Native Tribal Health Consortium and Hospital. The Anchorage Police Department is located immediately across Elmore Road, and the new buildings will be constructed with sprinkler systems. The Official Streets and Highways Plan (OS&HP) designates this portion of Tudor Road and Elmore Road as a class III Major Arterial, to which they are fully developed. Major arterials are intended to rapidly move large volumes of traffic, and connect major traffic generators within a city as well as to residential areas. Prior to development of the site, a Traffic Impact Analysis will be completed to determine what, if any, off-site improvements are required to support this development.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

It is not anticipated that rezoning the property to B-3 District will have any significant adverse impacts to air, water, noise, storm water management, or wildlife. The parcel is currently graded and a large portion of it is paved, resulting in minimal vegetation loss. The B-3 District requires a L2 landscape buffer when abutting any residential development, and while there is residential district to the west of the rezone property, there is a property zoned as PLI District with a commercial use between the R-2M District and this property. The current greenbelt along the northern property line will remain. Utilities also run east-west along the northern property line, further ensuring a development setback from Tudor Road. Prior to the development of any large retail establishments, such as a grocery store or other development of 20,000 square feet or greater, a Major Site Plan Review will be required.

- 7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The adjacent lands are largely developed with commercial and institutional uses with some residential. This rezone will create parcels that further complement the surrounding land uses. No adverse impacts are anticipated by a B-3 District.

- 8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

A rezone to B-3 District within a Town Center designation is consistent within the Anchorage 2040 Land Use Plan, as mentioned above.

- 9. The rezoning does not result in a split-zoned lot.**

The proposed rezone will not be effectuated until the concurrent plat application has been finalized and recorded, resulting in 4 parcels. This rezone will not result in a split-zoned lot.



Path: I:\132\62422-01\GIS\Planning\ELMORE_TUDOR\LOCATION MAP.mxd

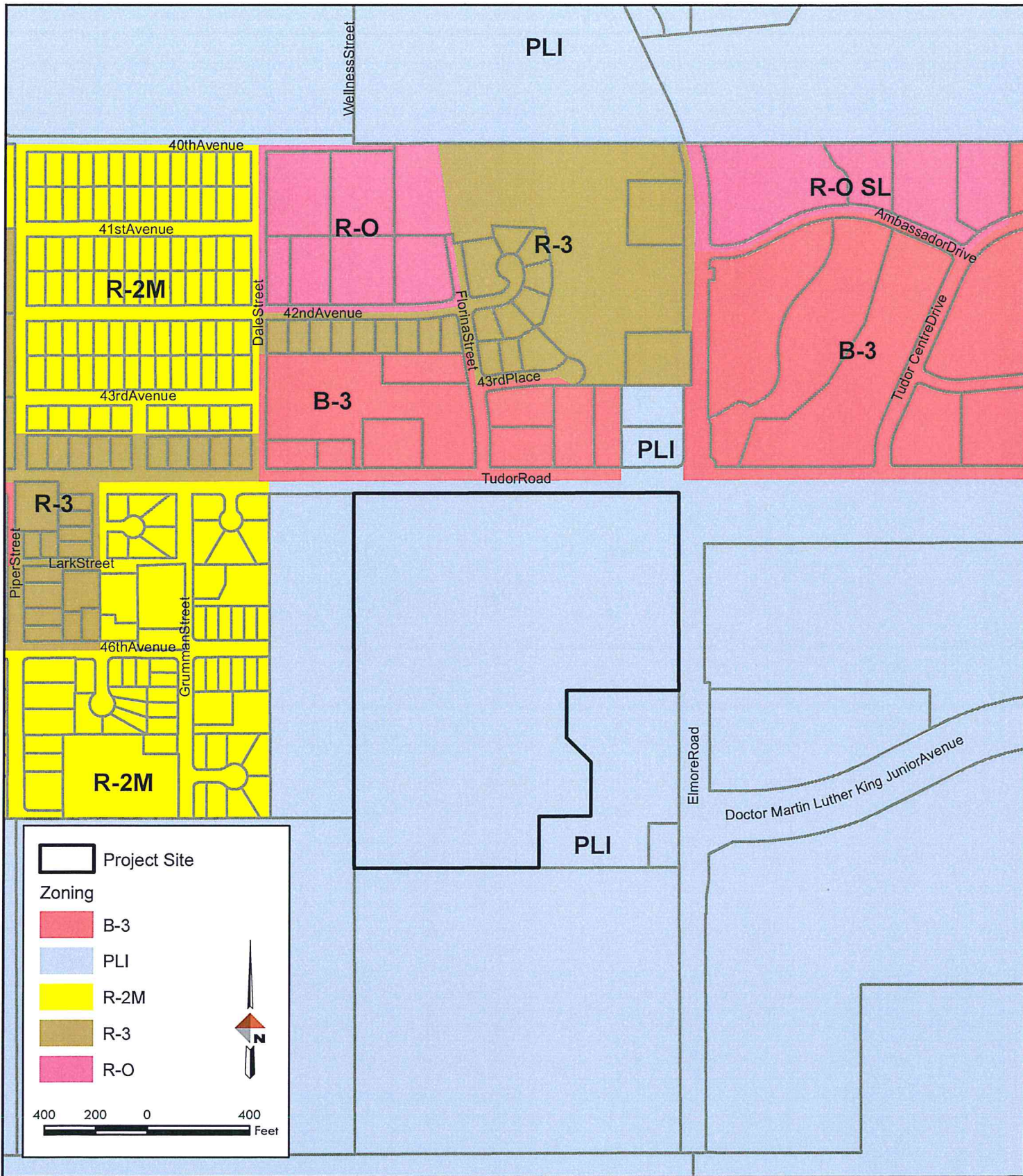


LOCATION MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 1



Path: Q:\132\62422-01\GIS\Planning\ELMORE_TUDOR\ZONING MAP.mxd

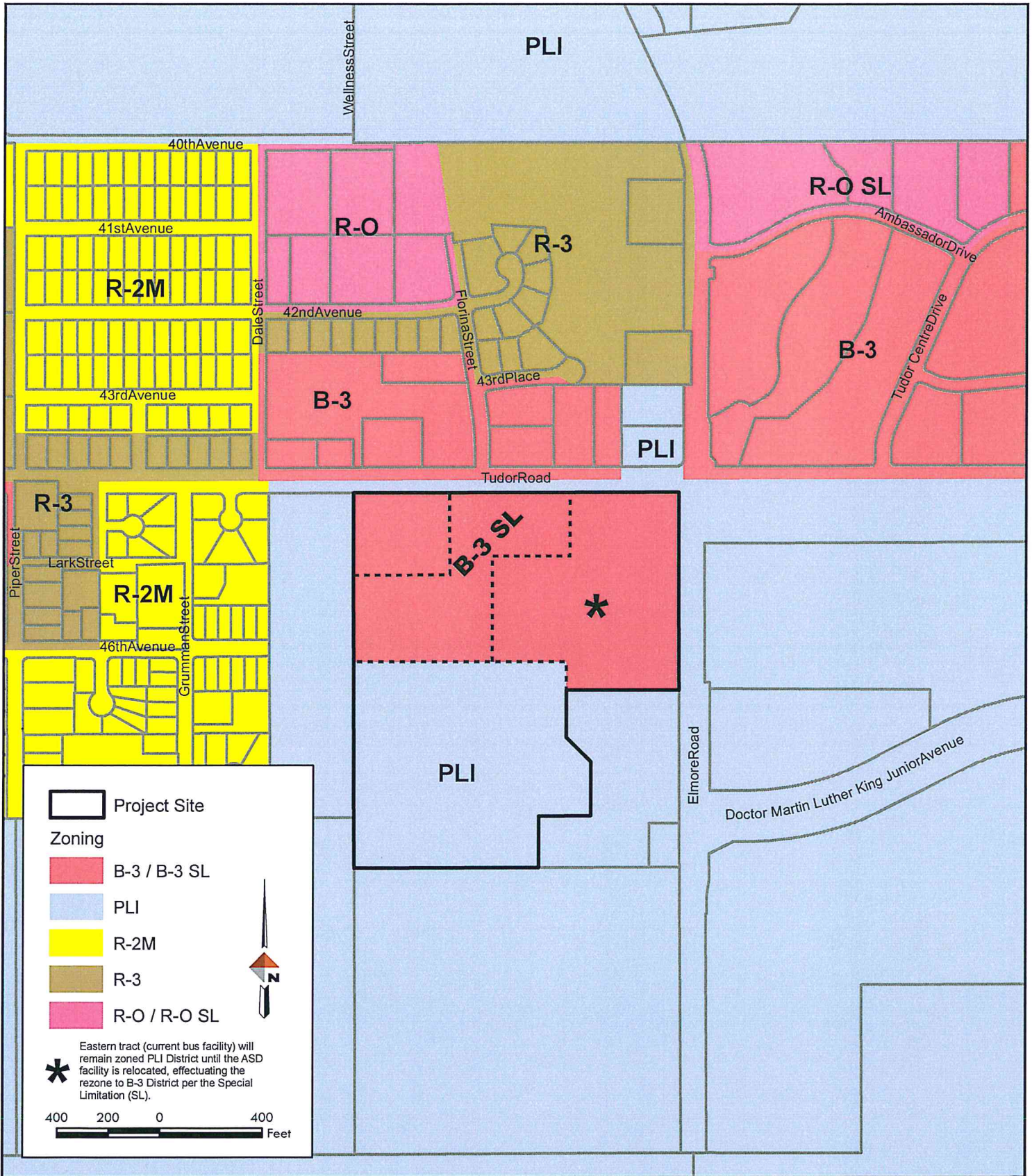


EXISTING ZONING MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 2



Path: Q:\32\62422-01\GIS\Planning\ELMORE_TUDOR\PROPOSED ZONING MAP.mxd

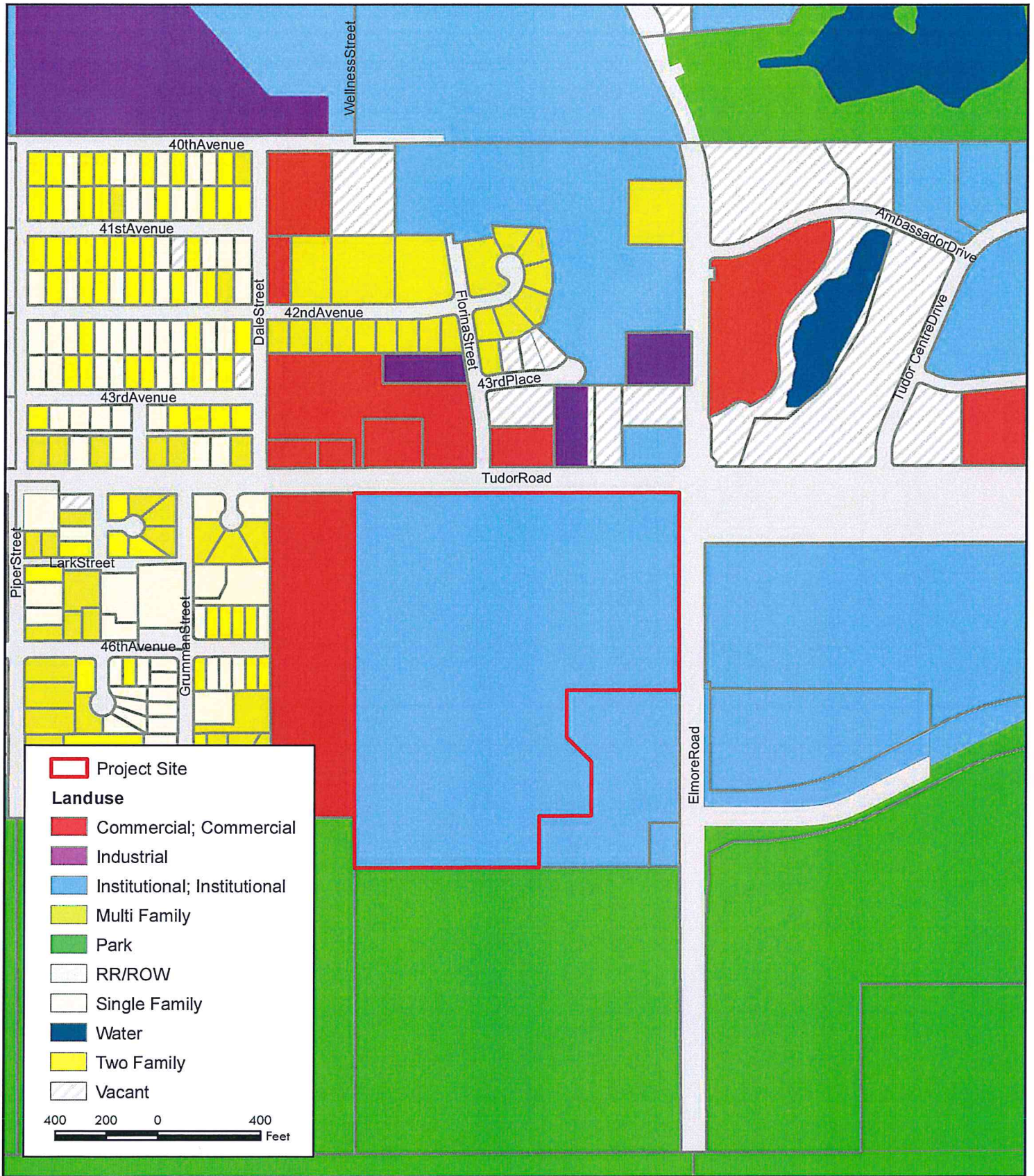


**PROPOSED ZONING MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA**

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 3



Path: Q:\132\62422-01\GIS\Planning\ELMORE_TUDOR\LANDUSE MAP.mxd

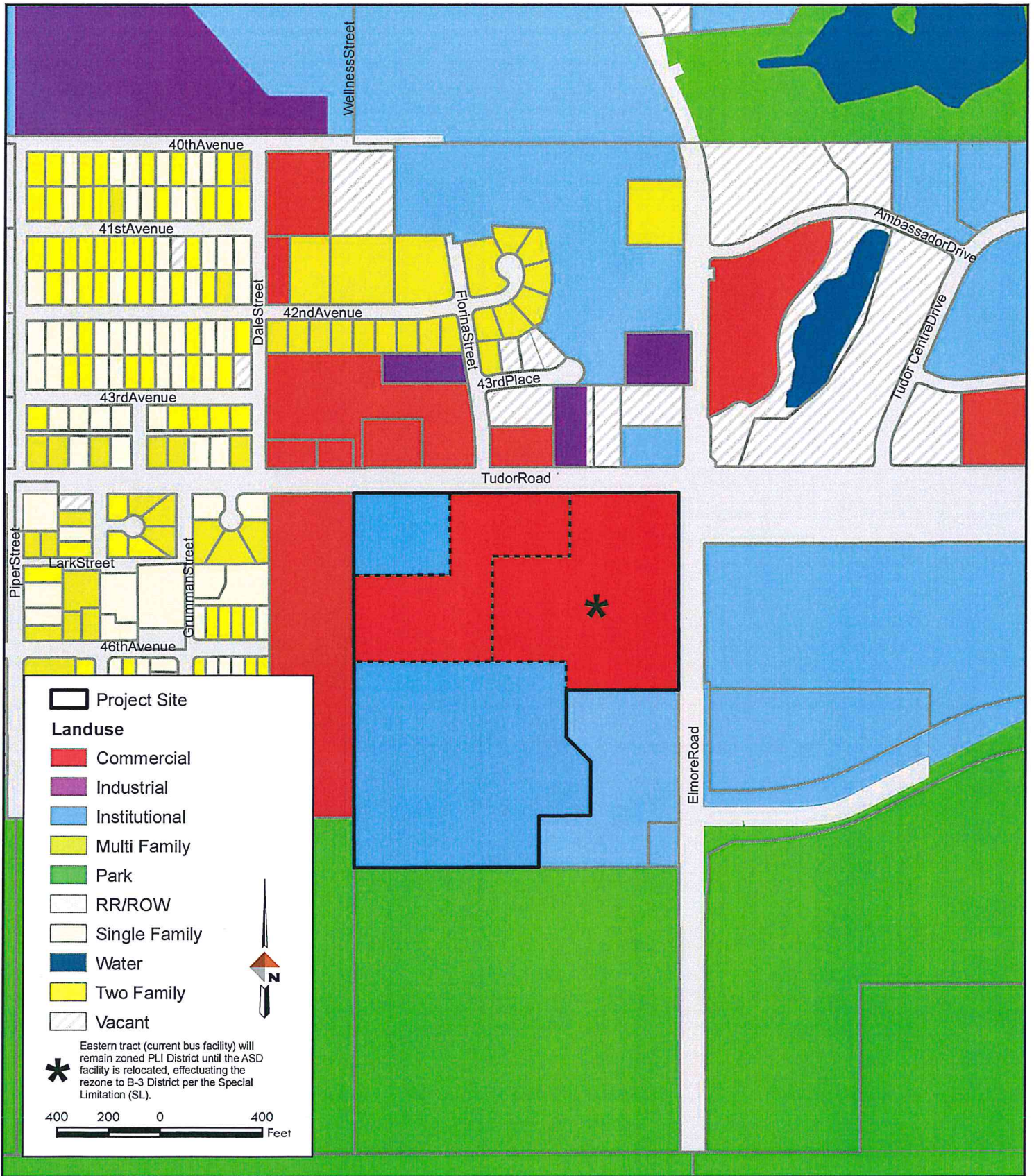


EXISTING LANDUSE MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 4



Path: Q:\132162422-01\GIS\Planning\ELMORE_TUDOR\PROPOSED LANDUSE MAP.mxd



PROPOSED LANDUSE MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 5

APPENDIX A

Permit Center Meeting Summary

September 27th, 2017

Municipality of Anchorage
Real Estate Department
P.O. Box 196650
Anchorage, AK 99519-6650

Resident
4000 AMBASSADOR DR
ANCHORAGE, AK 99508

Corrective Notice

The Real Estate Department will be hosting a Special Meeting on Wednesday, September 27, 2017, 6:30pm – 8pm at the Permit and Development Center located at 4700 Elmore Road, Anchorage, Alaska.

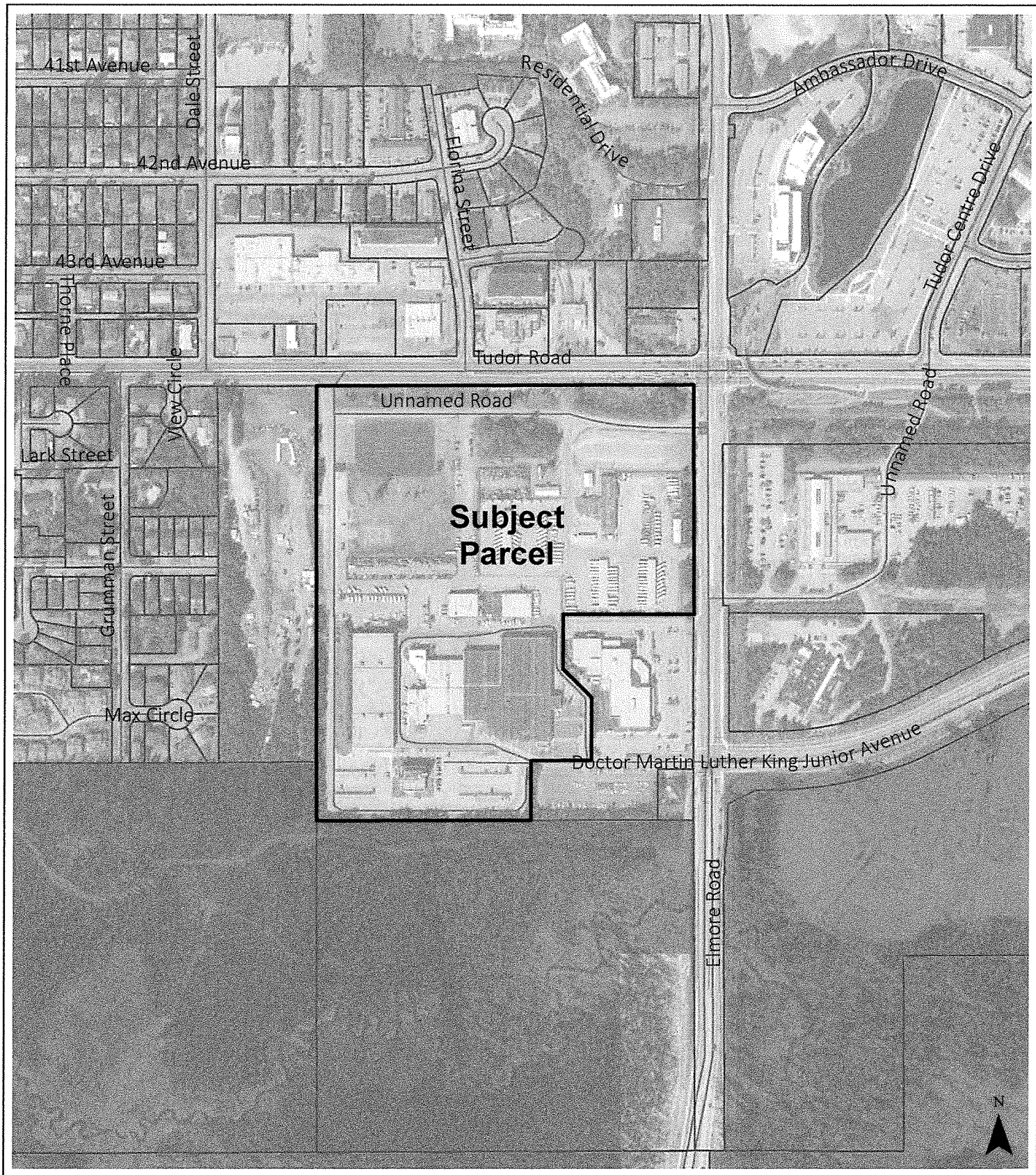
The presentation will be regarding a proposed subdivision plat and zoning map amendment for Tract 1 Municipal Tudor Road Complex Subdivision (PID 008-052-12) (map on reverse page).

The proposed requests would re-plat one lot into three and rezone a portion of the site from Public Lands and Institutions (PLI) District to General Business (B-3) District. The proposed subdivision plat and zoning map amendment will allow for mixed-use development.

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

Robin E. Ward, Real Estate Director & Chief Housing Officer
MOA Real Estate Department
4700 Elmore Road, 2nd floor
Anchorage, AK 99507
(907) 343-7536
WardRE@muni.org

Vicinity Map



0 250 500 1,000 Feet

PID: 008-052-12
Legal: Tract 1 Municipal Tudor Road Complex



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:	9/27/17	Time:	6:30 PM
Meeting called by:	MOA Permit Center	Attendees:	
Project:	Tudor Elmore Site- Replat and Rezone	DOWL- Michelle McNulty MOA OECD- Chris Schutte	
Subject:	Community Council Meeting		

Meeting Notes:

Background:

DOWL and the Municipality of Anchorage (MOA) attended the Permit Center Special Meeting on Wednesday, September 27, 2017 to present the proposed replat of the current property into three lots, as well as a rezone from Public Lands and Institution (PLI) District to General Business (B3). The property is located at 3580 Tudor Road.

The current Anchorage School District (ASD) Student Transportation Facility is located at the southwest corner of Tudor and Elmore Road, and this property is the proposed future site for a new Department of Health and Human Services (DHHS) building, as well as grocery, mixed-income residential housing, and retail development. The Muldoon site is no longer an option for relocation of the ASD Student Bus Facility, and other sites are being considered.

Community Questions and Comments

Below is an overview of concerns and comments:

- **Represent Questions/Comments**
 - **Represent Answers**
- How will residents be notified on the progress of this project?
 - The Municipality of Anchorage will also notify residents within a 500 foot perimeter from the site
- Will this rezone the Muldoon/Totem site?
 - No, the rezone is strictly for this property (Elmore/Tudor) and the Muldoon site is no longer an option.
- There should be a larger amount of residents notified, 500 feet does not seem sufficient and you should attempt to notify more than the minimum. A perimeter of 2000 feet seems more appropriate.
 - Along with the residents within 500 feet being notified, all community council districts in the surrounding area will be notified, reaching more residents (Tudor Area, Campbell Park, University Area, Scenic Foothills, and Basher).
- Where will the bus barn be located?
 - If there is no choice for relocation, ASD will figure out how to make the bus facility work at the current site with the DHHS building.
- If you leave the bus facility where it is, how will it affect the future apartments, considering air pollution and diesel fumes?
 - The busses can be retrofitted with air scrubbers, creating a smaller impact on air quality, and as a potential tenant of these apartments it will be your choice to consider living in close proximity to the bus facility activity. The developers believe there will still be a high demand for this housing, even if the bus facility remains.
- A bus facility should be nowhere near residential, even snow removal is loud.
 - White noise sensors are an alternative to traditional backup signals, and there are alternatives to help mitigate sound.
- Where is the pedestrian access?
 - The main pedestrian boulevard exists through the middle of the site heading north and south, and there are connected paths throughout the property connecting all buildings.
- Where is the Campbell Creek Trail?
 - The Municipal building has current trail access, which is just south of this property.
- How do pedestrians cross Tudor and Elmore? Is there a possibility to make the developers pay to create crossings?

- Elmore does have a pedestrian trail, however limited. A bike improvement project for this area in the long-term would be ideal, but not directly part of this plan.
- Will there be any condos?
 - Yes.
- What is happening with the current DHHS building, will it be senior housing?
 - Yes. A joint proposal at 825 L Street is proposed as a senior housing development, with the goal of creating an active living space with mixed uses including a first care facility (which downtown Anchorage does not currently have), a fitness facility, café, and coffee shops. Parking will be off-site with a valet and possibly a zipcar service. This development meets two of Anchorage's highest priorities, housing needs and accommodating a large aging population.
- How many units will the senior housing have?
 - 120-140 residences at the current DHHS site, and 240-260 at the Tudor/Elmore site.
- What is the timeline for the senior housing development (at the current DHHS site), when will construction state?
 - 2020
- Is the Tudor/Elmore site ready for a new grocery store? Midtown just saw a grocery store close.
 - Yes. The Carrs building that was just closed is in a challenging building, and this area of town is underserved in terms of grocery stores. It will be approximately 70,000 square feet. This will have to go through a Large Retail Major Site Plan Review, with 35-65% plans, so you will have the opportunity to learn more details during these public meetings.
- Can they put greenspace or a garden on the roof of the new grocery store?
 - Not likely, due to structural concerns and complex mechanical systems.
- Does the entire plan have to be passed for the new DHHS building relocation?
 - No, construction will start late 2018-early 2019, the replat will need to be done prior to any construction.
- The University Area Community Council would like to support this rezone and replat.
 - That will be helpful to this development, and a draft resolution stating support can be drafted.
- Is there a chance to allow another crosswalk on Tudor, maybe add another light?
 - The Department of Transportation (DOT) has standards on spacing, often no more than ¼ mile apart, and it would be unlikely to place another light in this area.
- Is a pedestrian overpass an option?
 - Pedestrian overpasses pose a large financial obstacle, and have strict ADA access standards; it would not be a likely option.
- Why can't we do underground parking?
 - As well as higher cost, the water table is high, and earthquakes pose an issue.

- Are you confident that another location for the bus facility relocation will be found?
 - Yes, however if another location is not found, it does not kill this project. It wouldn't be idea, but ASD would have to find a creative solution to their current operation once the DHHS building is constructed.
- What are the other amenities in the towers?
 - The towers are strictly housing. The mixed-use aspect is seen site-wide, not necessarily within each building, with commercial and retail amenities in other areas.
- This might revitalize the strip malls in surrounding areas (across Tudor) which has many vacant spots. Could the developers reach out to the north side of Tudor and redevelop this area to free up some space in the current site?
 - Retail pads will be added, giving the option of development to businesses rather than the developers of the site. That is an interesting idea.
- Is there a timeframe to knock down the current DHHS building?
 - Yes, and everything has trigger dates following approval.
- How is the soil at the current DHHS building?
 - Decent, the Sam Street Fault runs through the site, and soils make underground parking in downtown Anchorage difficult.

APPENDIX B

University Area Community Council
Meetings Materials, Notes, and
Resolution 2017-03
October 4th, 2017

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.”

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**

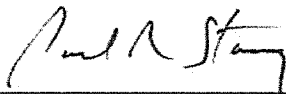
WHEREAS the requested re-plat will allow for the development of a new Department of Health & Human Services office building as-well-as a large multi-use development that will include a mix of residential, commercial (including a grocery store), and office uses; **and**

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