

# MUNICIPALITY OF ANCHORAGE




Planning Department

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*Mayor Ethan Berkowitz*

DATE: July 23, 2018  
TO: Planning and Zoning Commission  
FROM: Michelle J. McNulty, AICP, Planning Director   
SUBJECT: Anchorage Police Department Headquarters  
Public Facility Site Selection Memo

## OVERVIEW

This memo serves as the Public Facility Site Selection memo for the relocation of the Anchorage Police Department (APD) headquarters from their current location at 4501 Elmore Road to 716 West 4<sup>th</sup> Avenue (hereafter "the proposed site"). APD has a critical and immediate need for additional space. The existing facility, built in 1986 and located near the southeast intersection of Tudor and Elmore Roads, no longer satisfies the current needs of APD. The 69,627 square-foot building houses police officers (patrol and detectives), support staff, records clerks, the police dispatch center, evidence materials, and a crime lab. The lack of available space has resulted in evidence materials, which is housed in multiple locations throughout Anchorage, not being processed within a timely manner as there is no space available for additional work force to be called in to handle the materials. As well, many patrol officers have no office space available to them to complete necessary paperwork and other functions when they are coming on and off shifts.

APD has been looking for new or renovated headquarters for more than a decade. Previously the focus for a new location has been on commercial or warehouse space to relocate and store the overabundance of evidence materials. Relocating evidence materials would provide much needed space for police personnel. An exhaustive search was unsuccessful as any potential sites found were financially unattainable. Alternatively, APD looked at expanding their building across the street and adding an evidence facility. Past studies have showed it would cost upwards of \$68 million to renovate and expand the existing headquarters. Ultimately, APD decided to shift their focus from looking at commercial or warehouse space to house evidence materials to looking for office space to house police personnel.

The relocation will allow more than 150 police employees, including patrol officers and detectives, to move from the existing facility to the new location downtown. However, APD will not entirely vacate their existing headquarters, the building will continue to house the police dispatch center, records clerks and other support staff and will be renovated to consolidate the storage of the agency's continual accumulation of

evidence, which currently is scattered at locations throughout Anchorage. Additionally, police vehicles will continue to be stored at the existing facility.

**SITES EVALUATED**

Initial search criteria included being located within downtown and providing a minimum of 50,000 square feet of leasable office space. After searching all available marketing sites, including the Multiple Listing Service, along with interviewing four commercial leasing real estate agents, the only buildings with available space in Downtown with over 50,000 sq. ft. net leasable spaces was one of the Conoco Phillips Towers at 700 G Street and the proposed site. Currently there is no space being marketed in the Conoco building, but 50,000 to 60,000 sq. ft. could be accumulated between three different floors. This would not be contiguous space, would require extensive tenant improvements and would not provide for sufficient security for patrol officers to bring suspects and witnesses into APD Headquarters.

The proposed site includes a 62,120 sq.ft building with 54,903 sq. ft. of contiguous net leasable space. In addition to meeting initial search criteria, the proposed site was designed for government use and requires minimal renovations to the first floor reception area and is located a block away from the state courthouses. Proximity to the courthouses will cut back significantly on driving time for police officers and detectives who constantly travel to testify on cases or to meet with prosecutors. The building also provides attached parking and secured access for suspects and witnesses. Thus, the proposed site was the sole site evaluated. The proposed site has been empty for nearly two years, moving APD Headquarters here will improve public safety downtown and help foster revitalization efforts.

A presentation was provided to the Downtown Community Council at their regularly scheduled meeting on August 1, 2018. A mailer, notifying residents within 500 feet of the proposed site that this presentation was on the agenda, was sent out 21 days in advance of the community council meeting. Attached is a summary of the presentation and dialogue from that meeting.

**APPROVAL CRITERIA**

Anchorage Municipal Code (AMC) 21.03.140.I outlines the approval criteria for a public facility site selection. It states that the commission shall review the proposed site for consistency with the goals, policies, and land use designations of the comprehensive 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. The following specific criteria shall be considered:

- 1. Whether the site will allow development that is compatible with current and projected land uses.**

The proposed site, and all surrounding parcels, are designated as City Center on the 2040 Land Use Map. The site is developed with an office building which is compatible with the current surrounding office and commercial development.

The projected long term land use for this area is expected to remain City Center. The proposed use of the site is not only compatible with the surrounding land uses, but it is likely that relocating APD Headquarters to this location will promote economic revitalization in the area.

**2. Whether the site is large enough to accommodate the proposed use and future additions or another planned public facility.**

The site is fully developed with a 62,120 sq.ft building with 54,903 sq. ft. of leasable space which is large enough to accommodate the proposed use both now and into the future.

**3. Whether the proposed government use and its intensity is compatible with the surrounding district and adopted policies for future development in the district.**

The proposed site, and all surrounding parcels are zoned Central Business District, Intermediate (B2-B District), which is intended to create financial, office, and hotel areas surrounding the core of the central business district.

Furthermore, the proposed use is compatible with the adopted Anchorage Bowl Comprehensive Plan (Anchorage 2020), Anchorage 2040 Land Use Plan (Anchorage 2040), and Anchorage Downtown Comprehensive Plan all support the relocation of APD Headquarters to this site.

Anchorage 2020

*Policy #18: Strengthen the Central Business District's role as the regional center for commerce, services, finance, arts and culture, government offices, and medium- to high-density residential development.*

The proposed use is a government office within the Central Business District.

*Policy #19: Locate municipal, state, and federal administrative offices in the Central Business District.*

The proposed site is located in the Central Business District.

*Policy #23: Major Employment Centers, shown on the Land Use Policy Map, exist at the Downtown, Midtown, and University/Medical areas.*

Several characteristics of these centers are identified, and mostly pertain to design guidelines for the development of new buildings. However, one characteristic of these centers is to provide concentrations of medium- to high-density office development with employment densities of more than 50 employees per acre. The proposed use will provide an employment density of

150 employees per acre. Typical work ours will be Monday through Friday, 7AM to 6PM. In addition, 240 patrol officers will work out of the building for brief periods of 30-35 minutes daily, three times a day at 7AM, 3PM, and 11PM. There is not expected to be a parking issue with the 7AM and 11PM briefings, however, parking during the 3PM briefings could have some parking issues. This will be closely looked at to determine what, if anything, is problematic and if necessary the appropriate measures will be put into place for mitigation.

#### Anchorage 2040

As previously stated, the 2040 Land Use Map identifies this site as a City Center which provides for the highest concentration and diversity of employment, civic and cultural institutions, and regional commercial uses.

#### Anchorage Downtown Comprehensive Plan

The Anchorage Downtown Comprehensive Plan emphasizes Downtown as the preferred location for municipal, state, and federal government administrative offices.

The proposed APD Headquarters is compatible with the surrounding district and adopted policies.

#### **4. Whether the adequate utility and transportation infrastructure is available to the site.**

The proposed site is served by Anchorage Water and Wastewater Utility (AWWU) with both water and sewer. The building is also served with gas, electric, cable, telephone, and internet connections. Additionally, transportation infrastructure is available to the site.

#### **5. Whether the site is located near a transit route, if applicable.**

The proposed site is located on a People Mover transit route and located near several additional routes including routes 25, 41, and 92. The site is also within walking distance to the downtown transit station.

#### **6. Whether there are existing or planned walkways connecting the site to transit stops and surrounding residential areas, where applicable.**

The building is developed against the right-of-way and provides direct pedestrian connections to the existing adjacent sidewalks which provide connectivity throughout downtown and to the neighboring residential areas.

#### **7. The environmental suitability of the site.**

The site is fully developed and is not encumbered by any environmental constraints.

**8. The financial feasibility of the site, including maintenance and operations.**

APD will lease the Site, contingent upon Assembly approval, on an annual basis for up to 19 years. Leasing the Site allows APD to solve their immediate space problem while reducing the significant capital expenditures needed for a long-term solution to building out the APD campus. The 2018 lease cost will be covered under the existing APD budget and will not require a supplemental budget increase.

As previously mentioned, the proposed site requires minimal renovations which will allow APD a quick relocation with minimal up front cost. Additionally, the building is only two years old so it is anticipated that there will be minimal maintenance costs for the next five to ten years.

**9. Whether the proposed site for major municipal, state, and federal administrative offices conforms with the adopted policy priority for locating in the Central Business District. Satellite government offices and other civic functions are encouraged to locate in regional or town centers if practicable.**

The proposed site is within the Central Business District.

**RECOMMENDATION**

The proposed site allows for more efficient use of police officers' and detectives' time and resources by placing them closer to the state courthouses where they most often frequent. Activating this vacant building will promote more positive activities in the area and will help with the revitalization of downtown. The leasable space is enough to satisfy APD's needs and will require minimal renovations which will minimize costs and accelerate APD's ability to move into the new location. The proposed location furthers the goals and policies of adopted land use plans and meets all of the approval criteria for a public facility site selection. Therefore, it is our recommendation that the APD headquarters be relocated from 4501 Elmore Road to 716 West 4<sup>th</sup> Avenue.

# MUNICIPALITY OF ANCHORAGE




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*Mayor Ethan Berkowitz*

DATE: August 6, 2018  
TO: Downtown Community Council  
FROM: Michelle J. McNulty, AICP, Planning Director   
SUBJECT: Anchorage Police Department Headquarters Public Facility Site Selection Meeting Notes - Downtown Community Council August 1, 2018

Chief Doll and Michelle McNulty attended the August 1, 2018 Downtown Community Council to provide an update on the Anchorage Police Department (APD) Headquarters Relocation. A presentation was provided on the required Public Facility Site Selection Study for the relocation of the Anchorage Police Department (APD) headquarters from their current location at 4501 Elmore Road to 716 West 4<sup>th</sup> Avenue (proposed site).

It was discussed that the search area for a new location was limited to Downtown as all applicable comprehensive and district plans (Anchorage 2020, Anchorage 2040, and the Anchorage Downtown Comprehensive Plan) all call for government administration businesses to be located within the downtown district. The proposed site ended up being the sole site evaluated for the APD relocation as it was the only site within the search area that could provide at least 40,000 square feet of contiguous office space. The relocation will allow more than 150 police employees, including patrol officers and detectives, to move from the existing facility to the new location downtown. However, APD will not entirely vacate their existing headquarters, the building will continue to house the police dispatch center, records clerks and other support staff and will be renovated to consolidate the storage of the agency's continual accumulation of evidence, which currently is scattered at locations throughout Anchorage.

It was also discussed that the proposed site allows for more efficient use of police officers' and detectives' time and resources by placing them closer to the state courthouses where they most often frequent. Activating this vacant building will promote more positive activities in the area and will help with the revitalization of downtown. The leasable space is enough to satisfy APD's needs and will require minimal renovations which will minimize costs and accelerate APD's ability to move into the new location.

In general, the Downtown Community Council was supportive of APD Headquarters moving to the proposed location and are excited to have APD as a neighbor. There were a few questions from the council. Following is a summary of the questions and responses:

**Question (Q):** Will the proposed site be open to the public.

**Answer (A):** Yes, the minor renovations discussed earlier will actually be to improve the reception area.

**Q:** Will the lease be made available to the public?

**A:** Yes.

**Q:** Class A office space cost about \$10 per square feet to maintain (annually), for this building that is about \$500,000 annually. Does APD have this in their budget?

**A:** That is about the same number we came up with. Yes, it is available in the existing 2018 budget without a supplemental budget increase. This is being built into the 2019 and future budgets.

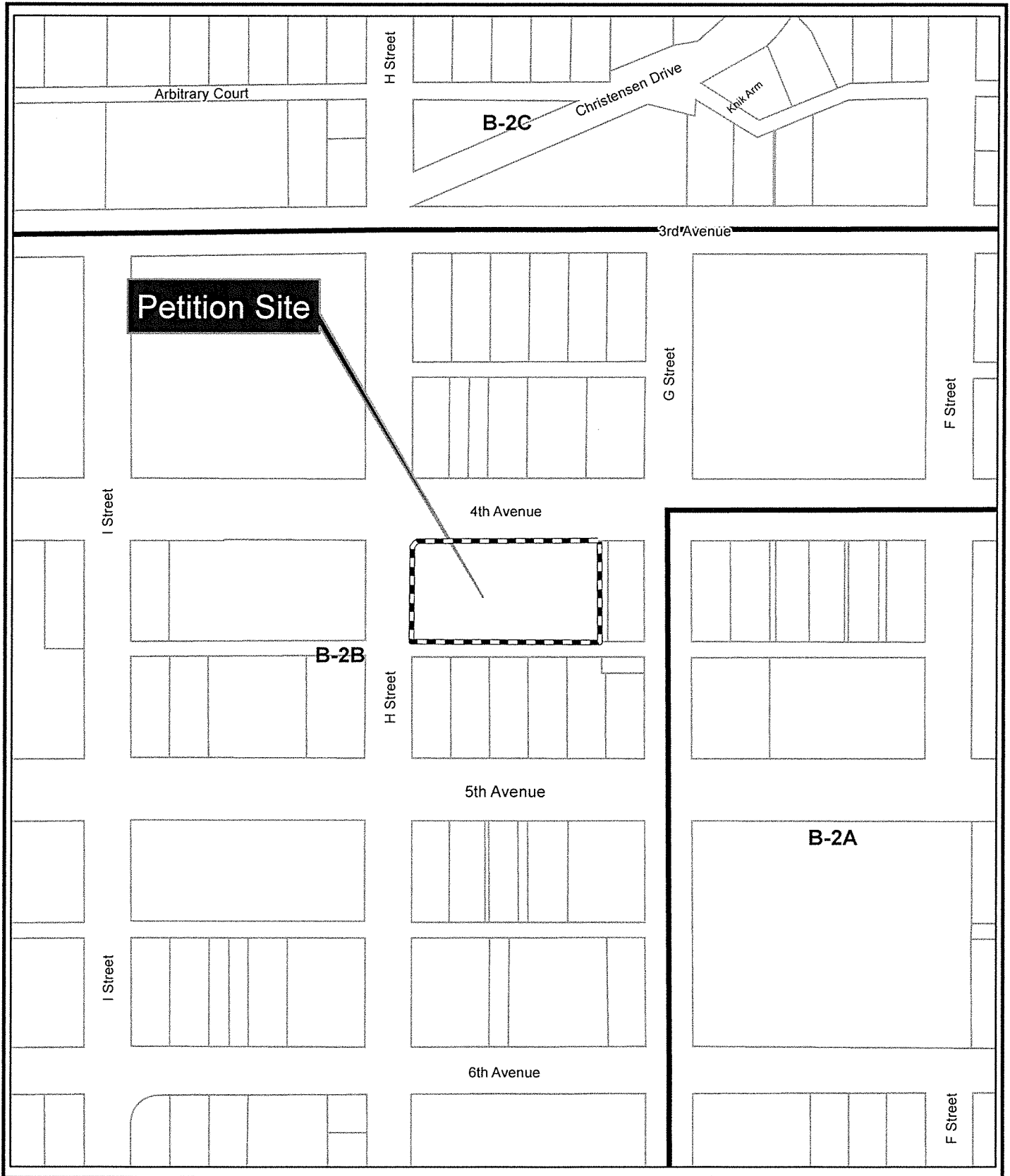
**Q:** How soon will APD be moving in?

**A:** We hope to start moving in October, 2018.

**Comment:** This is a 50,000 square-foot building that would be collecting taxes if under private ownership.

**Response:** The Anchorage Community Development Authority, who will own the building, pays a self-imposed municipal tax so ACDA owning the building with an APD lease will not result in a loss of tax dollars for this building.

# 2018-0094



# 2018-0094

