

**PLANNING DEPARTMENT
STAFF ANALYSIS
ZONING MAP AMENDMENT**

DATE January 4, 2021

CASE NUMBER: 2021-0003

APPLICANT: Municipality of Anchorage Real Estate Services and Heritage Land Bank

REPRESENTATIVE: Robin Ward and Shelley Rowton, Heritage Land Bank

REQUEST: A request to rezone two parcels from PLI (Public Lands and Institutions) District to B-2C (Central Business District, Periphery) District.

LOCATION: 250 Gambell Street, Anchorage, AK 99501

PROPERTY DESCRIPTION: East Addition Anchorage Townsite, Block 35 and Block 36, Lot 2

COMMUNITY COUNCIL: Downtown, Fairview, Government Hill

ATTACHMENTS:

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit

RECOMMENDATION SUMMARY: APPROVAL WITH CONDITIONS

SITE

Acres: ±14.97 acres

Vegetation: Site has been mostly cleared, but large patches of mature birch trees and vegetation remain along the northern and eastern property boundary

Current Zoning: PLI (Public Lands and Institutions) District

Topography: Generally flat

Utilities: Public water and wastewater

COMPREHENSIVE PLAN

Classification: Community Facility or Institution, City Center, Light Industrial/Commercial, and Park or Natural Area –
Anchorage 2040 Land Use Plan

Downtown Mixed Use; Residential- Anchorage
 Downtown Comprehensive Plan

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-2	I-2	RO	PLI-P/RO
Land Use:	Commercial	Industrial	Mixed Residential	Institution/ Mixed Residential

PROPOSAL

The Municipality of Anchorage Heritage Land Bank is requesting to rezone two parcels totaling ±14.97 acres from PLI (Public Lands and Institutions) District to B-2C (Central Business District, Periphery) District. The petition site is located north of East Third Avenue, east of Eagle Street, south of East First Avenue, and west of Ingra Street.

BACKGROUND

The applicant would like to develop the petition site with mixed uses in accordance with the *Former Alaska Native Service Hospital Master Plan 2019*, approved by the Heritage Land Bank Advisory Commission on March 14, 2019.

The site currently has four *Anchorage 2040 Land Use Plan* classifications and includes “Community Facility or Institution,” “City Center,” “Light Industrial/Commercial,” and “Park or Natural Area.” Because a portion of the site’s current classification is not compatible with the proposed rezone, an accompanying amendment to the comprehensive plan is required (Planning Case 2021-0004). The Commission shall make a recommendation and the Assembly a decision upon this amendment prior to deciding this rezone request.

DEPARTMENT COMMENTS

Comments from reviewing agencies are included in Attachment 3. No objections to this rezone were received from reviewing agencies.

COMMUNITY COMMENTS

On December 7, 2020, the Planning Department mailed 148 public hearing notices in accordance with AMC 21.03.200H.3. Public hearing notices were also mailed to the Downtown, Fairview, and Government Hill Community Councils. As of this writing, no public comments have been received. No objections to the rezone were received from the Downtown, Fairview, or Government Hill Community Councils.

FINDINGS

21.03.160 REZONINGS (ZONING MAP AMENDMENTS)

Pre-Application Conference

A pre-application conference was held on May 18, 2020 in accordance with 21.03.020B.

Community Meeting

A community meeting was held virtually at the Downtown Community Council on July 1, 2020, in accordance with AMC 21.03.020C. A summary of this meeting is included in the application.

21.03.160E. APPROVAL CRITERIA

The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following 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.**

The criteria is met.

This rezone is in the long-term interest of the citizens of Anchorage, and promotes public health, safety, and general welfare. The proposed rezoning provides an opportunity for the petitioner to redevelop a vacant and underutilized parcel with mixed-uses, including residential and commercial uses, open space, community gardens, and commercial agriculture. The Master Plan for this site provides neighborhood revitalization, economic opportunity, and community development.

- 2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).**

The criteria may be met.

This proposed rezone request is not consistent with the current Comprehensive Plan designations of “Community Facility or Institution” and “Light Industrial” in the *Anchorage 2040 Land Use Plan*. An accompanying amendment to the comprehensive plan is required (Planning Case 2021-0004) and proposes for the site to be designated as “City Center” and “Park or Natural Area”.

The implementing districts for City Center includes the B-2C District (formerly referred to as the New DT-3 District in the *Anchorage 2040 Land Use Plan*). The proposed rezoning to B-2C District also implements the Park or Natural Area designation.

This rezone is also consistent with the *Anchorage Downtown Comprehensive Plan* designation of Downtown Mixed Use; Residential.

This rezone is consistent with the following policies of the comprehensive plan:

Anchorage 2040 Land Use Plan:

LUP 1.4 *Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl and evaluate proposed changes to land use regulations.*

While the proposed rezone to B-2C is inconsistent with some of the designations of the *Anchorage 2040 Land Use Plan*, the petitioner is seeking approval of a comprehensive plan amendment (Planning Case 2021-0004) which will support the intended uses and implementing zoning districts.

LUP 2.1 *Identify and invest in areas best positioned to absorb growth meeting housing and employment needs.*

The proposed rezone provides better opportunity to redevelop this underutilized, vacant site with mixed-use development that provides commercial, residential, and parks and open space.

LUP 4.1 *Provide sufficient land to meet the diverse housing needs of Anchorage’s citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities.*

The proposed rezone will allow a variety of residential uses to meet diverse housing needs of Anchorage’s citizens.

LUP 8.1 *Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.*

The proposed rezone permits parks and open spaces, and the site concepts include pedestrian connections to a variety of open spaces. While there is a comprehensive plan amendment required (Planning case 2021-0004), a portion of the site will remain designated as Park or Natural Area.

Anchorage Downtown Comprehensive Plan:

Land Use Goal 1 Leverage new public and private investment

Encourage land use patterns and development that connect new public and private investments. Commercial and civic activity associated with new development should complement existing assets and jumpstart new investment.

Future development of this site will include public-private partnerships and will promote new investment in this area.

Land Use Goal 2 *Increase housing options and accommodate diverse income levels*

Provide incentives to encourage Downtown residential development that dramatically increases urban living opportunities for multiple income levels and household types.

The proposed rezone permits a variety of residential development.

Land Use Goal 3 *Attract government and private offices to Downtown*

In the face of competition from outlying areas such as Midtown, create a dynamic urban environment with adequate facilities to retain and attract office uses.

The proposed rezone permits a variety of commercial and office uses that will enhance the proposed mixed-use development.

Land Use Goal 4 *Maintain, supplement, and enhance open space*

As Downtown densifies and develops, it is critical that the hierarchy of parks and open space is maintained and supplemented to accommodate new residents and workers.

The proposed rezone permits parks and open space as well as community gardens, and the proposed site concepts provides a variety of open spaces.

Land Use Goal 5 *Ensure that all new Downtown development enhances the pedestrian experience*

Encourage mixed-use development with active and engaging ground floor uses to ensure that Downtown offers a vibrant urban experience unique to Alaska.

The proposed rezone provides opportunity to create a mixed-use development prioritizes pedestrian connection throughout the site.

Land Use Goal 7 *Ensure seismically safe development*

Minimize the life safety risks to building occupants and economic vulnerability of property owners and the community

as a whole for any future development proposed in areas with potentially high or very high ground failure susceptibility.

The proposed rezone site is in Seismic Zones 4 and 5, however site design has taken the highest seismic areas into consideration to minimize the life safety risks.

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

The criteria is met.

This proposed rezone is consistent with the purpose of the B-2C District. The Master Plan provides redevelopment concepts that include horizontal mixed-uses that include residential, commercial, and retail uses as well as open space and agricultural uses.

The purpose of the B-2C (Central Business District, Periphery) District as stated in AMC 21.11.040B is as follows:

AMC 21.11.040B.3 B-2C: Central Business District, Periphery

1. Purpose

The B-2C district is intended to create financial, office, residential and hotel areas at the periphery of the central business district. The district also permits secondary retail uses. The height limitations in this district are intended to help preserve views and to conform structures to the geologic characteristics of the western and northern boundaries of the district.

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.

The criteria is met.

The general area contains a mix of industrial/commercial and residential uses. The surrounding uses include a church and residential/offices to the south; industrial land to the north and east; and community service to the west. The proposed zoning is consistent and compatible with those uses.

No negative impacts are anticipated on surrounding properties from future development of the petition site. The proposed B-2C zoning designation is compatible with the surrounding properties that can be characterized as “mixed-use”.

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.

The criteria is met.

Public water and sewer services are available to this parcel, and it is assumed that these connections can be re-established. The petition site is within the Police and Fire Service Areas, Building Safety Service Area, Anchorage Roads and Drainage Service Area, and the Parks and Recreation Service Area. Fixed-route public transportation is available at this site on 15-minute headways. Increasing the land use intensity in this area is unlikely to stretch the capabilities of existing services beyond their capacity.

- 5. 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.**

The criteria is met.

The proposed rezoning is not anticipated to result in significant adverse impacts. While the site is in a seismic zone 4 and 5, mitigation efforts will be addressed prior to any site development.

- 6. 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 criteria is met.

The proposed rezoning is not anticipated to result in significant adverse impacts with adjacent land uses.

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

The criteria may be met.

This request is not consistent with all four of this parcel's designation. The proposed rezone is inconsistent with the "Light Industrial/Commercial" and "Community Facility or Institution" *Anchorage 2040 Land Use Plan* designations. The petitioner is also seeking approval for a comprehensive plan amendment to designate the site as "Park or Natural Area" and "City Center." The proposed rezone to B-2C does implement these designations and would be consistent with the comprehensive plan.

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

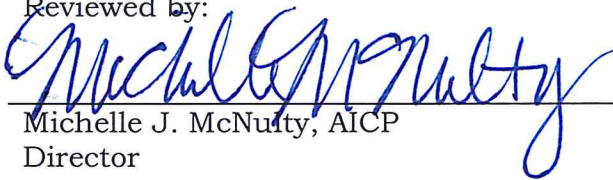
The criteria is met.

The proposed rezoning will not result in a split-zoned lot.


DEPARTMENT RECOMMENDATION

The Department finds that the approval criteria for a rezone is met. The Department recommends APPROVAL of the rezoning from PLI to B-2C. A draft Assembly ordinance has been enclosed for review, if after a public hearing the Planning and Zoning Commission finds that all approval criteria are met.

Reviewed by:


Michelle J. McNulty, AICP
Director

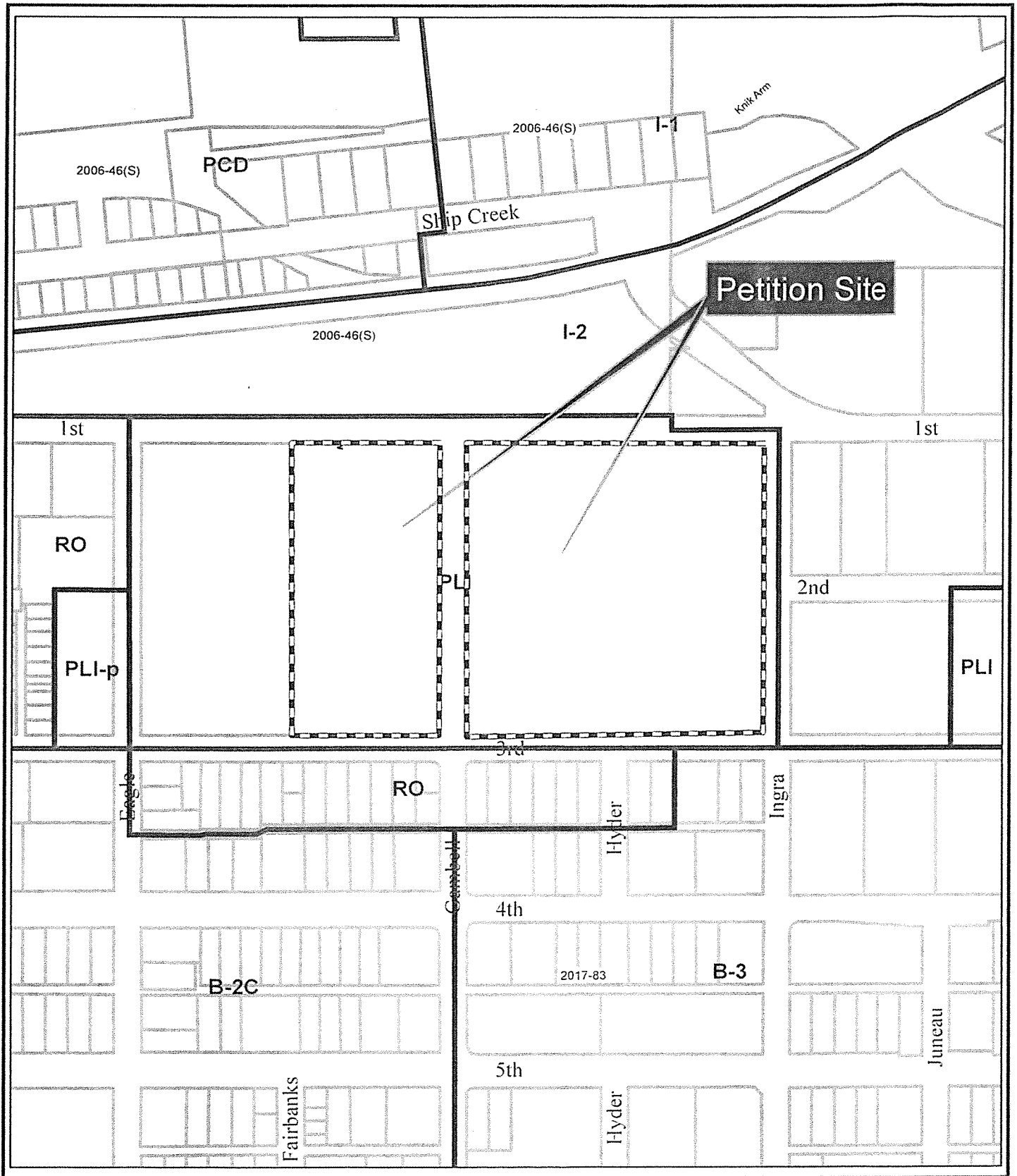
Prepared by:


Shawn Odell
Senior Planner

(Parcel ID No. 002-082-01-000 & 002-082-04-000)

MAPS

2021-0003

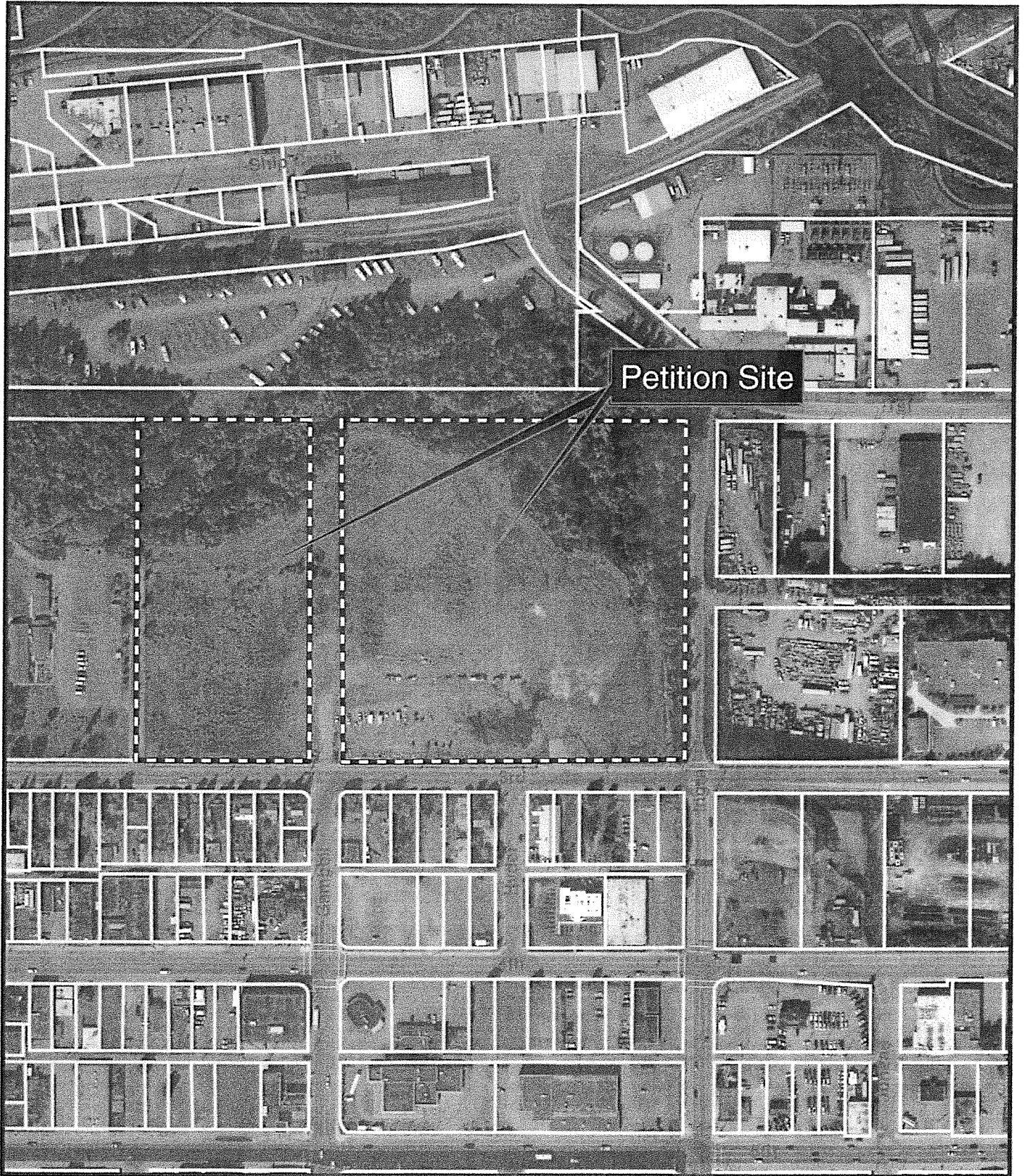


Municipality of Anchorage
Planning Department

Date: November 18, 2020



2021-0003



APPLICATION

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): Municipality of Anchorage		Name (last name first): Ward, Robin & Rowton, Shelley for Heritage Land Bank	
Mailing Address: P.O. Box 196550		Mailing Address: SAME	
Anchorage, AK 99519			
Contact Phone – Day: 907 - 343 - 7533	Evening:	Contact Phone – Day: 907 - 343 - 7531	Evening:
Fax:		Fax:	
E-mail: robin.ward@anchorageak.gov		E-mail: shelley.rowton@anchorageak.gov	

*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): 002-082-01-000 and 002-082-04-000		
Site Street Address: NHN 3rd Avenue		
Current legal description: (use additional sheet if necessary) Lot 2 Block 36 and Block 35, East Addition Anchorage Townsite		
Existing Zoning: PLI	Acreage: 14.97	Grid #: ANSW1231
Proposed Zoning: B-2C		
Existing use: Vacant	Proposed use (if any): Mixed-Use, Residential, Neighborhood Park	

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.

Signature Robin Ward Owner Representative 10/20/2020
 (Representatives must provide written proof of authorization) Date

Robin Ward
 Print Name

Accepted by: E. Appleby	Poster & Affidavit: 5-11/13/20	Fee: \$15,919.58	Case Number: 2021-0003	Requested Meeting Date: 01/04/2021
----------------------------	-----------------------------------	---------------------	---------------------------	---------------------------------------

COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 Major Elements - site is within or abuts:	
<input type="checkbox"/> Major employment center	<input checked="" type="checkbox"/> Redevelopment/mixed use area <input type="checkbox"/> Town center
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve Downtown Comprehensive Plan/Original
<input type="checkbox"/> Transit-supportive development corridor	<input type="checkbox"/> District/area plan area: <u>Neighborhoods Historic Preservation Plan</u>
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 type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input checked="" type="checkbox"/> "4"	<input checked="" 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 (Only one copy of applicable items is required for initial submittal)	
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 extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

Lot 2 Block 36 & Block 35 Zoning Map Amendment Narrative

PROJECT LOCATION AND BACKGROUND

The parcels in question are the former Alaska Native Service Hospital site. The property address is 250 Gambell Street in Downtown Anchorage, located north of E. 3rd Avenue and west of Ingra Street. Currently the site is vacant. The legal description of the property is Lot 2 Block 36 and Block 35, East Addition Anchorage Townsite, Grid SW 1231. Together the two lots encompass approximately 14.97 acres; the west lot is approximately 5 acres and the east lot approximately 10 acres. The petitioner, The Municipality of Anchorage, is seeking the rezone the above references parcels from Public Lands and Institutions (PLI) to Downtown Mixed-Use Residential (B-2C) to accommodate future redevelopment of the property. The immediately adjacent properties to the south and west are zoned Residential Office (RO), General Business (B-3) and Industrial (I-2) to the north and east. Attached with this narrative are Exhibits A-1 and A-2, which illustrate the existing and proposed zoning configurations.

FORMER ALASKA NATIVE SERVICE HOSPITAL MASTER PLAN 2019 – PUBLIC OUTREACH

In 2018 the Municipality of Anchorage and the Heritage Land Bank contracted with The Boutet Company, Inc. (TBC) to prepare a Site Master Plan for the Former Alaska Native Medical Center, inclusive of evaluating existing site conditions, identifying development constraints (including regulatory constraints), conducting public outreach that engaged with community/stakeholder groups, developing site alternative recommendations and implementation strategies. The Master Plan presents the project purpose and need, preferred development alternatives and implementation strategies. The complete Former Alaska Native Service Hospital Master Plan was approved by the Heritage Land Bank Advisory Commission on March 14, 2019 (HLBAC Resolution 2019-03) and is included as Appendix A. In addition to the public involvement process presented in Chapter 7 of the Master Plan, the project was presented on July 1, 2020 to the Downtown Community Council. This meeting summary is included as Appendix B.

LONG-TERM PUBLIC FACILITY NEEDS ASSESSMENT

The Municipality of Anchorage Real Estate Department is conducting an internal assessment to determine if any municipal agencies have a future need for the subject property before selling or transferring it out of municipal ownership. This process is currently underway, and the results will be available three weeks prior to the scheduled Planning and Zoning Commission hearing.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

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 rezone is in the interest of the public in that it facilitates the redevelopment of underutilized parcels with the goal and vision to transform the former Alaska Native Service Hospital Site to a vibrant, mixed-use extension of Downtown Anchorage. The proposed Master Plan remembers the site's history and culture while creating a future model for neighborhood economic revitalization, community development, and community cohesion.

2. **The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).**

These parcels are within the Downtown Community Council area and development is directed by the 2007 Downtown Comprehensive Plan. However, since the Anchorage 2040 Land Use Plan (LUP) was adopted in September 2018, the 2040 Land Use Plan Map supersedes the 2007 Downtown Strategic Map in relation to these parcels. The 2040 LUP Goal 2 is to promote infill and

Lot 2 Block 36 & Block 35 Zoning Map Amendment Narrative

redevelopment. Policies 2.1 - 2.3 lay out general guidelines and strategies regarding infill and redevelopment that apply to this rezone application:

- **LUP 2.1:** Identify and invest in areas best positioned to absorb growth meeting housing and employment needs.
- **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.
- **LUP 2.3:** Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.

The proposed rezone to B-2C is fully supportive of the 2040 LUP goals and policies for infill and redevelopment, its adoption will provide greater flexibility for future development. The alternatives identified in the Master Plan are consistent with the intended mixed-use vision for this area.

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

The Downtown Comprehensive Plan strategy depicts this area as "Downtown Mixed Use – Focus on Residential". The B-2C zoning is defined as Downtown Mixed-Use Residential and is therefore consistent with the zoning district purpose and Comprehensive Plan strategy.

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

The immediately adjacent properties are zoned Residential Office (RO), General Business (B-3) and Industrial (I-2). The current adjacent properties can therefore be characterized as a "Mixed-Use" zone and are compatible with the B-2C zoning designation. This rezone creates a more consistent zoning pattern in the area.

- 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.**

The existing facilities and services, described below, are capable of supporting the uses allowed by the zone.

Existing Access, Roads and Public Transit:

3rd Avenue travels west along the southern boundary of the study's parcel, consisting of three, twelve and one-half feet (12.5') lanes. 3rd and 4th Avenues form a one-way couplet between A Street and the intersection with Post Road. 3rd Avenue is classified as a Class IIA Minor Arterial in the Official Streets and Highways Plan (OS&HP). There is curb and gutter on both sides of the roadway the entire length of the study area. There is a separated 5-foot wide sidewalk along the north side of the roadway, which includes a narrow 3-foot wide planting strip. Along the south side of the road is a connected to back-of-curb 5-foot sidewalk. Currently Anchorage People Mover Route 20 runs along 3rd Avenue, connecting with the Downtown Transit Center, where eight (8) additional bus routes are available.

Lot 2 Block 36 & Block 35 Zoning Map Amendment Narrative

Existing utility infrastructure is as follows:

- **Water:** The Anchorage Water and Wastewater Utility (AWWU) owns and maintains a twelve-inch (12") ductile iron public water main line within the ROW for Gambell Street. The minimum pipe diameter required by AWWU for water mains providing fire protection is eight inches (8"). Additionally, there are currently two fire hydrants also located within the ROW for Gambell Street. The former hospital completed the loop for this system, connecting the water main into the main north of 1st Avenue. It is assumed that this water main connection can be re-established through a mainline extension permit with AWWU at the time of development.
 - **Sanitary Sewer:** AWWU owns and maintains a twelve-inch (12") ductile iron public sewer main line within the ROW for Eagle Street. The minimum pipe diameter required by AWWU for gravity sewer mains is eight inches (8"). The former hospital connected to this system through the 30-foot Sanitary Sewer easement that runs east-west through Lot 1, Block 36, Lot 2, East Additional Subdivision (HLB's immediate neighbor to the west). It is assumed that this sanitary sewer connection can be re-established through a mainline extension permit with AWWU at the time of development.
 - **Storm Drainage:** An existing storm drain system exists within HLB's parcels, as well as within the Municipal rights-of-ways for Gambell Street and 3rd Avenue. It is likely the storm drain infrastructure within the parcels are private and can be relocated easily depending on the final grading plan for the development. This storm drain system is not maintained, and its current condition is unknown.
 - **Electric Power:** There is a high voltage power line along the 3rd Avenue right-of-way that is owned and maintained by Municipal Light and Power (ML&P). ML&P completed the undergrounding of this power line in 2019 and it can support the proposed uses of B-2C zoning.
 - **Street Lighting:** The existing street lights along 3rd Avenue are mounted on existing utility poles. The current configuration does not meet the standard street lighting criteria for arterial roadways. Upgrades to these facilities are currently under consideration as part of the ongoing 3rd Avenue Pedestrian Improvements Project.
 - **Natural Gas:** ENSTAR owns and maintains a natural gas line along 3rd Avenue.
 - **Telephone:** Telephone service is provided by Alaska Communications Systems (ACS).
 - **Cable Television/Fiber Optic:** Cable television/fiber optic services are provided by General Communications, Inc. (GCI).
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.**

The change in zoning from PLI to B-2C will not significantly change the environmental impacts of future development. Section 8.7 of the Master Plan addresses the need for pre-developmental environmental assessments.

Lot 2 Block 36 & Block 35 Zoning Map Amendment Narrative

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.**

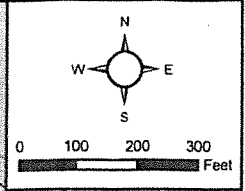
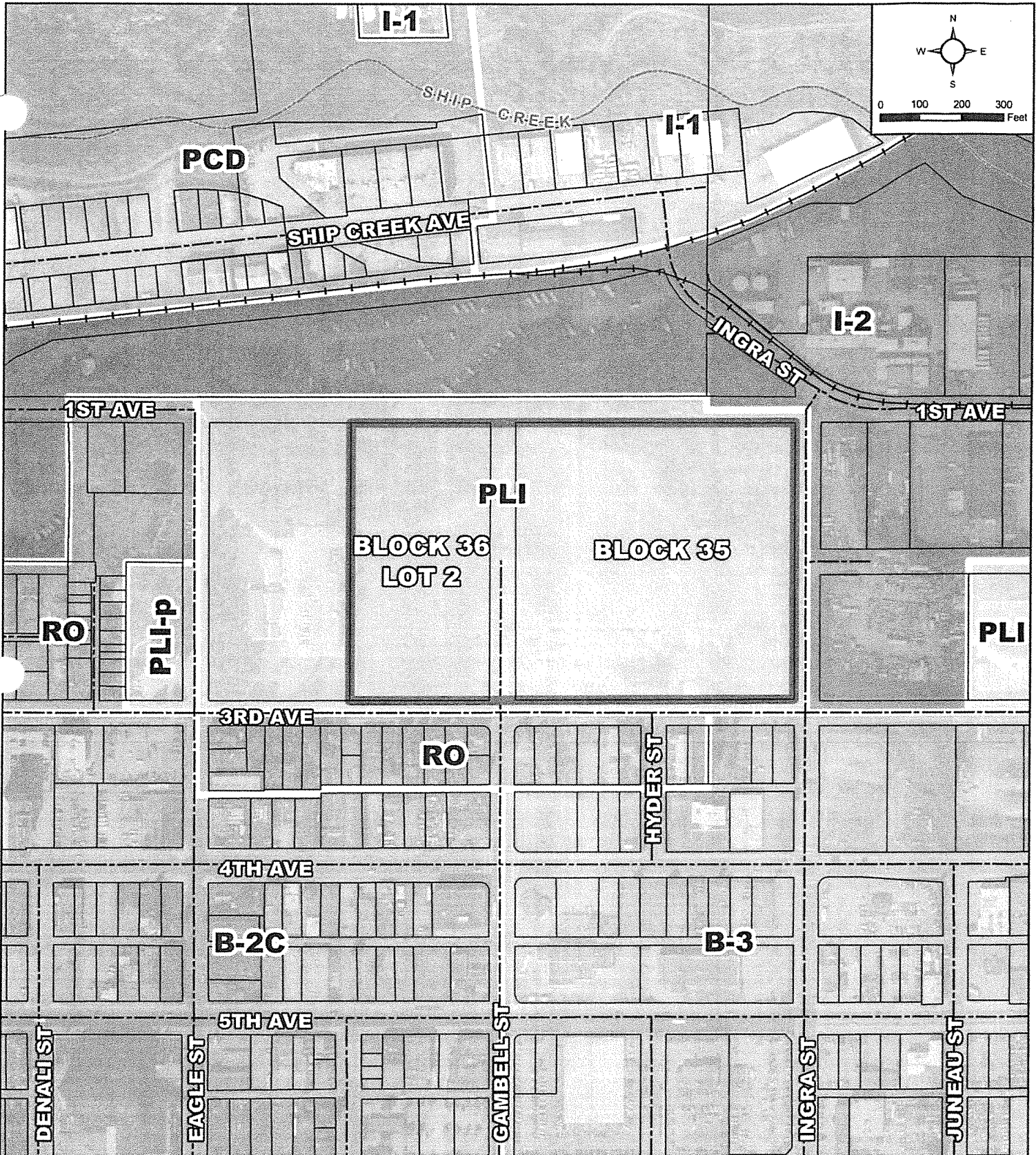
The change in zoning from PLI to B-2C will not result in significant adverse impacts upon adjacent land uses. The Master Plan concepts were developed to incorporate existing aspects of the neighborhood, be compatible with adjacent uses and zoning and minimize potential negative impacts.

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

The Downtown Comprehensive Plan strategy depicts this area as "Downtown Mixed Use – Focus on Residential". The B-2C zoning is defined as Downtown Mixed-Use Residential and is therefore consistent with the Comprehensive Plan strategy.

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

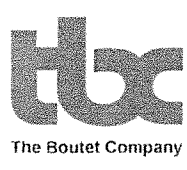
There is no split zone created by this zone change.



Generalized Zoning Districts

- Commercial
- Heavy Industrial
- Light Industrial
- Parks
- Planned Community
- Public Lands and Institutions

Zoning Boundaries

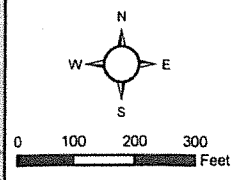
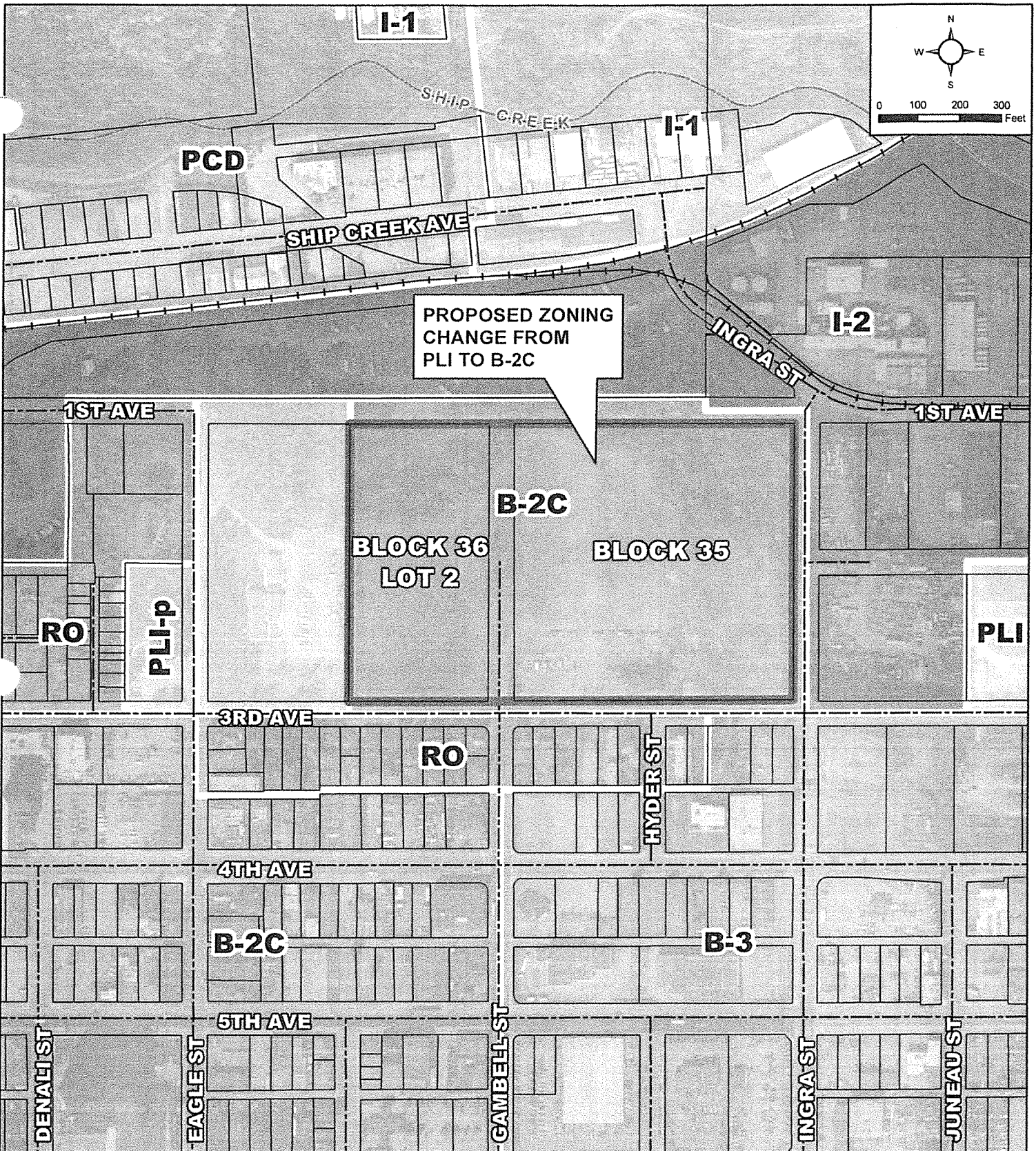


PID: 002-082-01-000
Block 35

PID: 002-082-04-000
Block 36 Lot 2

EXHIBIT A-1

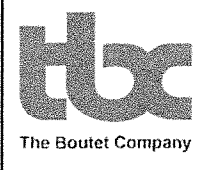
Existing Zoning
Designation
10/2/2020



PROPOSED ZONING CHANGE FROM PLI TO B-2C

- Generalized Zoning Districts**
- Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks
 - Planned Community
 - Public Lands and Institutions

Zoning Boundaries



PID: 002-082-01-000
Block 35

PID: 002-082-04-000
Block 36 Lot 2

EXHIBIT A-2

Proposed Zoning Designation
10/2/2020

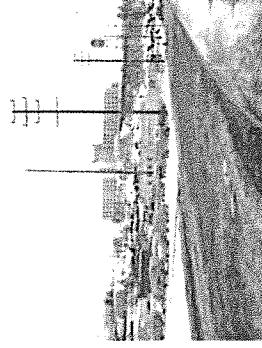
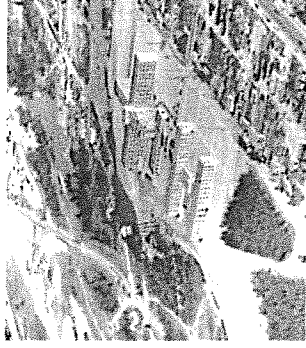
APPENDIX A

Former Alaska Native Service Hospital

Master Plan 2019

FORMER ALASKA NATIVE SERVICE HOSPITAL
Master Plan 2019

Municipality of Anchorage - Heritage Land Bank



IN THANKS



The creation of this 2019 Former Alaska Native Service Hospital Master Plan was made possible by the time and energy from the individuals listed. The organizations they represent, as well as numerous members of the public. Their visions for the Heritage Land Bank property developed this Plan, and set a foundation for the future of this unique place. Their time and input is sincerely appreciated.



The Boutet Company
 Jacques Boutet, PE
 Tanya Hickok, PE
 Todd Jacobson, PE



Huddle AK
 Holly Spoth-Torres, PLA
 Brianna Keifer, PLA

Municipality of Anchorage
 Mayor Eihan Berkowitz
 Christopher Constanti, Assembly Member District 1
 Chris Schulte, Executive Director Office of Economic & Community Development

John Rodda, MOA Parks Director
 Michelle McNully, AICP, MOA Planning Director

Heritage Land Bank

Nicole Jones-Vogel, AICP, HLB Project Manager
 Robin Ward, MOA Real Estate Director

Stakeholder Working Group:

- Third Avenue Radicals
- East Downtown Action Group
- Allen Kempen and Harry Need, Fairview Community Council
- Michelle Klouda and Patrick McDonnell, Downtown Community Council
- Danny Consenstein, Alaska Food Policy Council
- Melinda Gani, Anchorage Community Development Authority
- Anchorage Community Land Trust
- Anchorage Downtown Partnership
- Anchorage Metropolitan Area Transportation Solutions
- Alaska Native Tribal Health Consortium
- Alaska Railroad
- Southcentral Foundation
- Beans Café
- Brother Francis Shelter
- Catholic Social Services
- Anchorage Police Department – CAP Team
- Native Village of Eklutna
- Curtis McQueen, Eklutna, Inc.
- State of Alaska, Department of Transportation and Public Facilities
- Indian Health Service
- State of Alaska Department of Environmental Conservation
- Ryan Yelle, Senior Planner
- Jan Cecil, Senior Planner
- Dr. Richard Mandsager, Rasmusen Foundation
- GuestHouse Anchorage: in-kind use of meeting space



TABLE OF CONTENTS

CHAPTER 1 | PAGE 3 EXECUTIVE SUMMARY

- PURPOSE
- PROJECT OVERVIEW
- ORGANIZATION OF THE MASTER PLAN
- PROJECT VISION STATEMENT

CHAPTER 2 | PAGE 4 INTRODUCTION

- 2.1 HERITAGE LAND BANK MISSION AND GOALS
- 2.2 PROJECT PURPOSE
- 2.3 HISTORY

CHAPTER 3 | PAGE 5 EXISTING PHYSICAL ENVIRONMENT

- 3.1 BOUNDARY OF THE STUDY AREA
- 3.2 NATURAL FEATURES
- 3.3 SUMMARY OF ENVIRONMENTAL CONSTRAINTS

CHAPTER 4 | PAGE 7 ZONING AND LAND USES

- 4.1 LAND OVERLAP
- 4.2 ZONING DESIGNATIONS
- 4.3 EXISTING LAND USES

CHAPTER 5 | PAGE 8 THE PLANNING CONTEXT

- 5.1 ANCHORAGE 2040 LAND USE PLAN
- 5.2 ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN (2007)
- 5.3 FAIRVIEW NEIGHBORHOOD PLAN (2017)
- 5.4 ANCHORAGE ORIGINAL NEIGHBORHOODS HISTORIC PRESERVATION PLAN (2013)

CHAPTER 6 | PAGE 11 CIRCULATION AND INFRASTRUCTURE

- 6.1 EXISTING ACCESS AND ROADS
- 6.2 FREIGHT TRANSPORTATION
- 6.3 UNCONSTRUCTED ROWS
- 6.4 PEDESTRIAN CONNECTIONS
- 6.5 RECREATION AND TRAILS
- 6.6 TRAILS
- 6.7 UTILITIES

CHAPTER 7 | PAGE 14 EVOLUTION OF THE MASTER PLAN

- 7.1 PUBLIC INVOLVEMENT SUMMARY
- 7.2 INITIAL SKETCHES
- 7.3 DEVELOPMENT ALTERNATIVES
- 7.4 CONCEPT 1: COMMERCIAL FOCUS
- 7.5 CONCEPT 2: RESIDENTIAL FOCUS
- 7.6 CONCEPT 3: COMMUNITY FOCUS
- 7.7 CONCEPT 4: BALANCED MIXED-USE

CHAPTER 8 | PAGE 21 PREFERRED DEVELOPMENT ALTERNATIVES

- 8.1 Vision/Mission Statement
- 8.2 Overview of Preferred Development Alternatives
- 8.3 Preferred Development Alternative 1: Mixed Use with Commercial Focus
- 8.4 Preferred Development Alternative 2: Mixed Use with Residential Focus
- 8.5 Development Constraints
- 8.6 Heritage District Reevaluation
- 8.7 New-Style Interpretation (Pre-Development) Approach
- 8.8 Heritage Use and the Site

CHAPTER 9 | PAGE 28 SUMMARY

- Anchorage 2020
- AS2HP
- AM&E
- MOA
- ROW
- ML&P
- SWG
- CIRI
- MOA Parks
- Anchorage 2040 Land Use Plan
- Official Streets and Highways Plan
- Anchorage Metropolitan Area Transportation Solutions
- Project Management & Engineering Department
- Municipality of Anchorage
- Right of Way
- Municipal Light & Power
- Stakeholder Working Group
- Cook Inlet Region Incorporated
- MOA Parks and Recreation Department

CHAPTER 10 | PAGE 29 REFERENCES CITED

APPENDIX | PAGE 30

ACRONYMS

- AWWU • Anchorage Water Wastewater Utility
- HLB • Heritage Land Bank
- ACDA • Anchorage Community Development Authority
- ANMC • Alaska Native Medical Center
- ANS • Alaska Native Service
- ANSH • Alaska Native Service Hospital
- IHS • Indian Health Service
- TB • Tuberculosis
- ANHC • Alaska Native Tribal Health Consortium
- ADEC • Alaska Department of Conservation
- PCE • Tetrachloroethylene
- UST • Underground Storage Tank
- PLI • Public Lands and Institutions
- I2 • Heavy Industrial
- B-3 • General Business
- R-O • Residential Office
- U-Med • University Medical District
- 2040 LUP • Anchorage 2040 Land Use Plan
- OS2HP • Official Streets and Highways Plan
- AM&E • Anchorage Metropolitan Area Transportation Solutions
- MOA • Municipality of Anchorage
- ROW • Right of Way
- ML&P • Municipal Light & Power
- SWG • Stakeholder Working Group
- CIRI • Cook Inlet Region Incorporated
- MOA Parks • MOA Parks and Recreation Department

CHAPTER 1

Executive Summary

1.1 PURPOSE

The primary purpose of the Former Alaska Native Service (ANS) Hospital Site Master Plan project is to find appropriate reuse alternatives for the ANS site located along the north side of East 3rd Avenue, between the projected right-of-way for Fairbanks Street and Ingrá Street. This site was prioritized in the 2018 HLB Work Plan highlighting the need for a master plan for the ANS site, in a transparent, thorough, and innovative method that best serves all people of Anchorage, while both respecting the history of the site and envisioning the future.

1.2 Project Overview

The Heritage Land Bank contracted with The Boutei Company, Inc. (TBC) to prepare a Master Plan, inclusive of evaluating existing site conditions, identify development constraints (including regulatory constraints), conduct a public involvement plan that will encourage community/stakeholder feedback, generate site development recommendations, and recognize implementation strategies.

1.3 Organization of the Master Plan

The Master Plan takes an in-depth review of:

- the site's history (Chapter 2);
- the existing physical environment and identification of the site's environmental constraints (Chapter 3);
- description of the neighborhood land ownership, zoning districts, and land uses (Chapter 4);
- relationship of the site to existing municipal planning documents in context to the overall Anchorage area (Chapter 5);
- review of existing circulation (vehicular and pedestrian) infrastructure, as well as utilities (Chapter 6);
- the public process that lead to the creation of four (4) development alternatives (Chapter 7);
- the creation of the Vision Statement for the site, discussion on the consensus of key alternative elements to advance, presentation of the two (2) preferred development alternatives, known development constraints to consider as the project moves forward, potential infrastructure requirements and order-of-magnitude total development costs, recognition of near-term implementation pre-development entitlement actions, as well as identification of potential interim uses for the immediate future. (Chapter 8); and
- a summary of HLB's next steps of how the Master Plan's findings will guide the future development of the site, including the HLB Annual Work Program and 5-year Management Plan (Chapter 9).

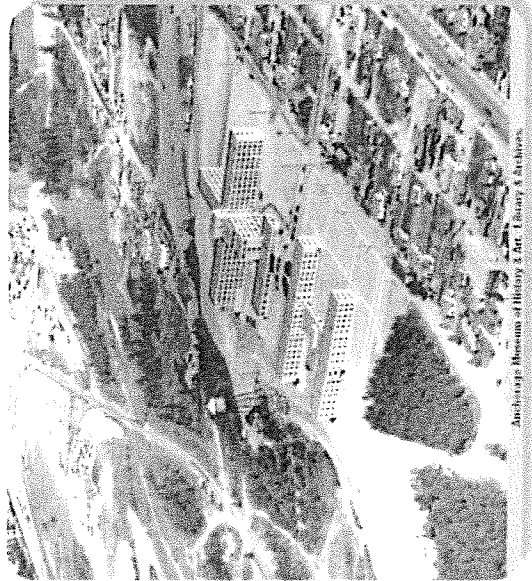
1.4 PROJECT VISION STATEMENT

Developed during the public involvement process the following is a Vision Statement for the Former Alaska Native Service Hospital Site. This statement acts as a guiding philosophy for design and management decisions.

The former Alaska Native Service Hospital Site is a vibrant, mixed-use extension of beautiful Downtown Anchorage. The site remembers its history and culture while creating a future model for neighborhood economic revitalization, community development, and community cohesion.

2.3 History

In 1927, the City of Anchorage was deeded the eastern 10 acres (Block 35) of the HLB site on 3rd Avenue originally for use as a city park, with the western 5 acres to be used as a detention hospital. A ski-jump was then developed over time and the site was also designated as a City Water Reserve. A portion of the site was forested and contained a water tower that served the entire City. The City of Anchorage deeded Blocks 35 and 36 back to the Department of the Interior in 1949.

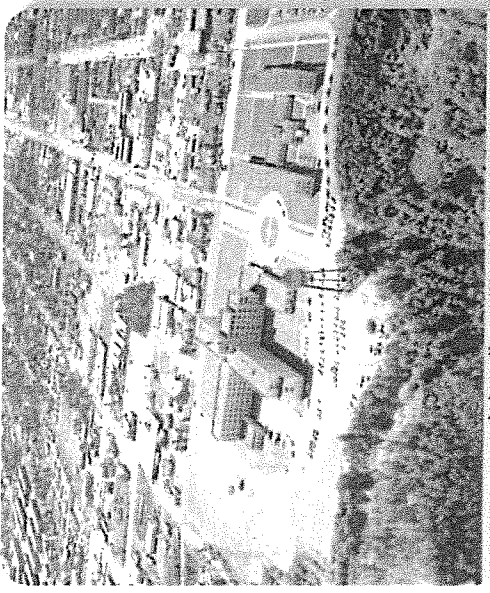


In the early 20th century, tuberculosis (TB) was the greatest source of mortality, accounting for one third of Alaska Native deaths. Locally, the TB rate was 1,302 per 100,000, 23 times the national rate. During World War II, up to 50% of Native men seeking to join the military were deemed unfit due to being carriers of TB. The Native Health Service (now Indian Health Service) requested funding to build several 1000-bed facilities, including a 400-bed hospital in Anchorage. Following World War II, the Alaska Native Service (precursor to the Alaska Native Medical Center) was looking for a site to build a 400-bed hospital. To be known as the Anchorage Medical Center of the Alaska Native Service (ANS). In 1948,

a site in Anchorage was selected and the City transferred Blocks 35 and 36 of the Original Townsite of Anchorage to the Department of the Interior in 1949 as noted above, which was then deeded to the Alaska Native Service. Congress provided funding for planning and ultimately construction of the hospital. The U.S. Army Corps of Engineers drilled eight (8), 20-foot holes for a geotech study and concluded that the site was suitable.

Hospital construction began in August 1949. A second building, a 78,000 square foot housing building for 250 unmarried staff was started in 1951. By then, the under-construction six story hospital dominated the city skyline. The plan was for the hospital to open in May 1953, but the project had to be delayed because cracks developed in the plaster and several walls buckled. That summer, Mount Spurr erupted and coated the site under construction in ash. On October 31, 1953, hospital staff celebrated an informal opening, and a subsequent official opening occurred November 29, 1953.

Initially designed as a large, long-term care facility for TB patients, the facility gradually developed into a medium-sized, short-term care general hospital. For years, it was the largest hospital in the state. The hospital contained the first and only mental health facility in Alaska, an 18-bed unit, until opening the Alaska Psychiatric Institute nearly 10 years later.



Anchorage Museum of History & Art, Library & Archives

CHAPTER 2 Introduction

2.1 Heritage Land Bank Mission and Goals

The Heritage Land Bank (HLB) division manages uncommitted municipally-owned land in the HLB inventory and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan.

The HLB achieves this mission by inventorying and managing HLB land and resources with the goal of eventually benefiting a variety of municipal purposes that in turn benefit our local community.

The HLB does not manage all municipal land; only parcels in the HLB inventory. The Anchorage Community Development Authority (ACDA) also manages parcels in its own inventory. The Real Estate Services Division manages all other municipally-owned properties.

The HLB land base currently consists of approximately 10,000 acres distributed between Chugiak and Girardwood, with about half its acreage (approximately 5,000 acres) in the Girardwood Valley.

The inventory includes parcels zoned residential, commercial, industrial, and open space areas. The HLB Advisory Commission (HLBAC) oversees the operation of the HLB and the HLB Fund and is the advisory to the Mayor and Anchorage Assembly.

2.2 Project Purpose

The primary purpose of this project is to develop appropriate reuse concepts. This site was prioritized in the 2018 HLB Work Plan highlighting the need for a master plan for the former Alaska Native Service (ANS) site at 3rd Avenue and Ingra Street, in a transparent, thorough, and innovative method that best serves all people of Anchorage, while both respecting the history of the site and envisioning the future.

CHAPTER 3

Existing Physical Environment

3.1 Boundary of the Study Area

HLB Parcels 4-046 and 4-047 are legally described as Block 35 and Lot 2 Block 36, Original Townsite of Anchorage East Addition, located within municipal grid SW 1231. Together, the two lots encompass approximately 14.97 acres; the west lot is approximately 5 acres and the east lot approximately 10 acres. These are the largest parcels that HLB manages in downtown and are located within the boundary of the Downtown Community Council and are on the western border of the Fairview Community Council.

3.2 Natural Features

3.2.1 Topography

The topography of the site is relatively flat for approximately ¾ of the southern portion of the site. The northern portion of the site, as previously mentioned, was previously a city park and ski jump, with over 40% slopes and up to 70 feet of elevation difference from the majority of the site. The flat portion of the site is potentially well-suited for redevelopment.

3.2.2 Vegetation

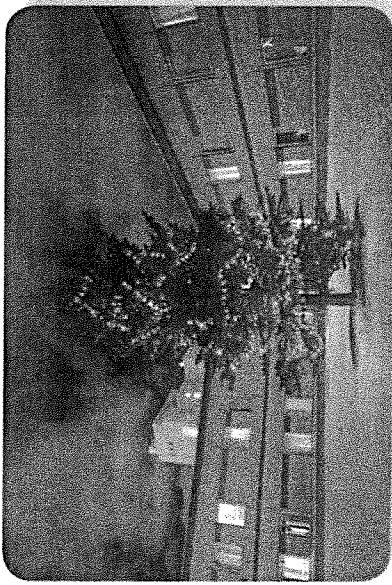
The flat portions of the site are generally covered with native grasses; however, the sloped portions of the site include many mature trees and shrubs. The northeast corner of the parcel has regrown so well that it is now frequently used by gulls for nesting in the summer.

3.3 Summary of Environmental Constraints

3.3.1 Soils and Seismic

Geologically, the site has been mapped by Schmall and Dobrovolsky (1972a) as consisting of alluvial sand and gravel that is generally well-bedded and well-sorted and overlies deposits of the Bootlegger Cove Formation (Figure 1). In the past, the unit was called the Bootlegger Cove Clay; however, more recent work has shown that while dominantly

In 2000, the federal government Quill Claim Deeded Block 35 and the eastern half of Block 36 back to the Municipality of Anchorage (MOA) without the reverter clause dictating uses. In 2008, the MOA transferred the two parcels into the Heritage Land Bank inventory.

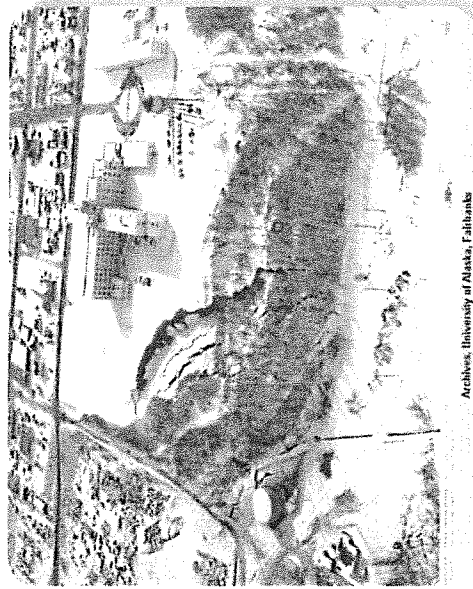


In 2005, a committee was formed to have a special spruce tree (now known as the ANMC Heritage Tree) transferred from the ANSH site on 3rd Avenue to the new ANMC facility. This special spruce tree grew near the entrance to the ANSH patient pick-up/drop-off area, where it was decorated during the holidays, some people saying it was good luck to just touch it. After two years of planning, the tree was successfully transplanted on October 8, 2007, which was declared by ANTHC's Board of Directors as Alaska Native Traditional Healing Celebration, or ANTHC Day. ANTHC's then-CEO Paul Sherry stated, "The ANMC Heritage Tree serves as living recognition of the many Alaska Native and American Indian people who were born, cared for, and passed away at the Alaska Native Medical Center, and honors the memory and service of the thousands of men and women who provide health care for the people."

The Alaska Native Medical Center has a unique history of services, care, culture and family. In November 2013, the ANMC celebrated its 60th anniversary. Today, ANMC has become a world leader in health care where advanced technology meets human caring. ANMC is also a gathering place where longtime friends celebrate life events, learn ways to maintain wellness, and simply visit one another.

The Great Alaska Earthquake of March 27, 1964 caused moderate damage. The various wings of the building were connected with expansion joints that opened and closed during the quake, as much as two (2) feet. Many plaster cracks formed, creating clouds of dust, and reduced visibility in the hospital. Much of the parking lot north of the hospital slumped away during the earthquake. There were no injuries as a result of the earthquake. Another earthquake at the end of 1974 caused minor damage.

In 1974, Henry Schmall and Ernest Dobrovolsky produced a U.S. Geological Survey map showing foundation and excavation conditions in Anchorage. The map indicated that the ANS site had good conditions in the south half, with an abrupt change to poor conditions in the north half. As mentioned above, part of the site slumped in 1964; this slump was not the first slump at the site and slumping is probable in future events.

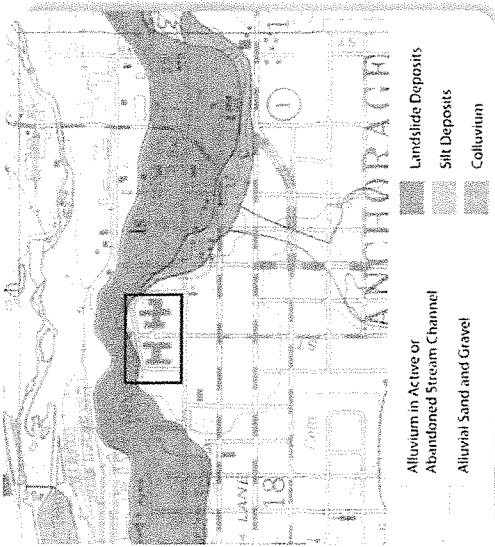


Archives, University of Alaska, Fairbanks

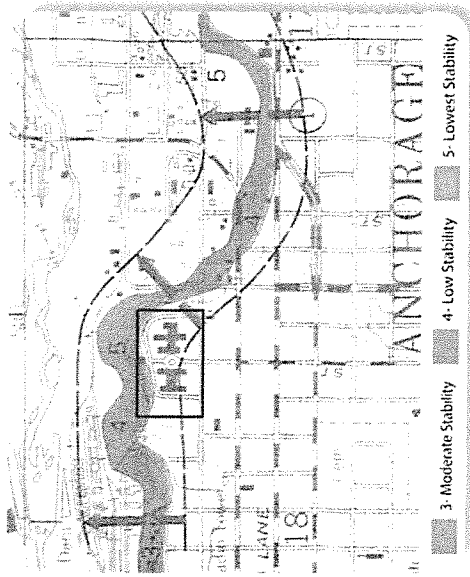
In 1997, the new Alaska Native Medical Center (ANMC) facility opened in Anchorage's University-Medical (U-Med) District north of Tudor Road and east of Elmore Road. By 1998, ANMC's transition to Alaska Native ownership was completed with its transfer to the Alaska Native Tribal Health Consortium (ANTHC) and Southcentral Foundation.

silt and clay, it is interbedded with sandy silt, fine sand, and local sand and gravel (Schmoll et al, 1984) and hence was renamed. During the 1964 Great Alaska Earthquake, liquefaction of the Bootlegger Cove Formation was a significant factor of damage in Anchorage. At the historic ANS site, the northern part of the site underwent slumping as the liquefaction of the underlying unit allowed the overlying sand and gravel to slump down vertically and horizontally. Much of the parking lot north of the hospital and a fuel tank slumped away during the earthquake.

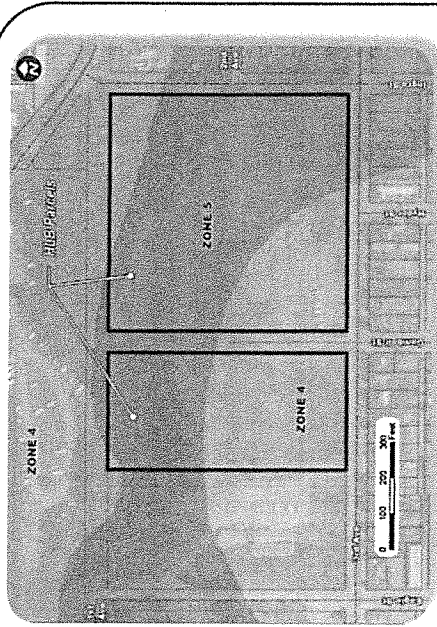
After the 1964 Great Alaska Earthquake, Schmoll and Dobrovolny (1974) produced a U.S. Geological Survey map showing foundation and excavation conditions in Anchorage; the bulk of the old hospital site is shown as having good conditions, with an abrupt change to poor conditions on the northern part of the site. As mentioned above, part of the site slumped in 1964; this slump was not the first slump at the site and additional slumping is probable in future events. They also produced an interpretive slope stability map by combining their published geologic map (Schmoll and Dobrovolny, 1972a) and their slope map (Schmoll, and Dobrovolny, 1972b). At the ANS site, the resulting interpretation places the northern part of the site in their least stable category (Figure 2). Dobrovolny and Schmoll (1974) characterize this zone as having active erosion processes with continuing downslope



movement ranging from nearly imperceptible soil creep, observable viscous earth flows, and small landslides. They point out that sites such as this have been the sites of catastrophic earthquake-induced major slides in the past and that similar landslides will occur in the future. Dobrovolny and Schmoll (1974b) also indicated that much of the site, and especially the northeast part of the ANS site, is one of the most likely sites having potential for a large landslide due to the presence of the Bootlegger Cove Formation at the lower part of the bluff.



In 1979, the MOA tasked Harding-Lawson to assess areas within the municipality that were susceptible to catastrophic landslide failure during seismic events. The resulting geotechnical hazards assessment study included providing an inventory of all significant geotechnical hazards data, analysis of the data to provide an indication of the degree of hazard, and geographically designating those areas of potential hazards. The developed seismically induced ground failure map for Anchorage (Figure 3) shows the levels of risk due to seismic events. The map presented 5 different zones, with zones 4 and 5 being the high risk areas. This map was developed primarily based on topography and by recognizing areas that appeared to be landslides and included all of the landslides that occurred in 1964. No engineering analysis was completed to delineate these hazard zones.



MMI Engineering (2013) performed a seismic risk assessment of the downtown Anchorage area. Their analysis used an earthquake scenario coupled with several prototypical building designed to evaluate the risk of fatalities in each building, and the building loss ratio (building damage versus replacement cost). Their study only peripherally addressed the ANS site, the bulk of which was in ground failure zone 5 (very high ground failure susceptibility), and the remainder, the southwest quarter and a sliver of the northeast in zone 4 (high risk). Though defined slightly differently than Dobrovolny and Schmoll's (1974) interpretation, the indicated areas in Figure 3 above are similar. Their recommendation for seismic zone 5 is to **not** allow:

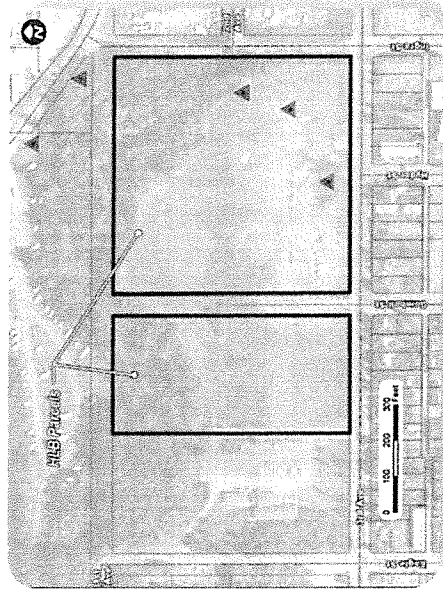
- Buildings with occupancies greater than 500 (all large hotel and offices) (all foundations);
- Large concrete moment-frame or shear-wall offices, hotels, or multi-family residences on shallow foundations;
- or
- Medium concrete shear-wall offices, hotels, multi-family residences, or multi-use buildings on shallow foundations.

Their recommendation for seismic zone 4 is to not allow large concrete moment-frame or shear-wall offices or hotels on shallow foundations.

While still prone to damage, on the basis of their analysis of smaller offices, multi-use, multi-family residences, and parking structures are potentially supported in these zones.

3.3.2 Environmental Assessments

An upgradient contamination source (circa 1950s dycleaner located on 4th Avenue between Gambell and Hyder) has been documented since 2004 by the Alaska Department of Environmental Conservation (ADEC) showing a ground water plume (primarily tetrachloroethylene (PCE)) that impacts the site. During assessment of the upgradient source, monitoring wells were placed on site and show that there is potential water contamination 30-40 feet below the surface. Soil testing has been limited to the identified underground storage tank (UST) associated with the hospital. In the 1990s an underground tank from the former hospital was removed and there should be no contamination associated with the tank. There is a "hotspot" of chlorinated solvents on the northeast corner of the property that was identified in 2017 during sampling of surface water in the area. Vapor intrusion is a concern as development plans are formulated. Based on a report provided by the State of Alaska Division of Epidemiology after analyzing ADEC records, it was determined that it would be safe to grow vegetables on the site, but not water the plants with groundwater but rather with a public water source.



CHAPTER 4

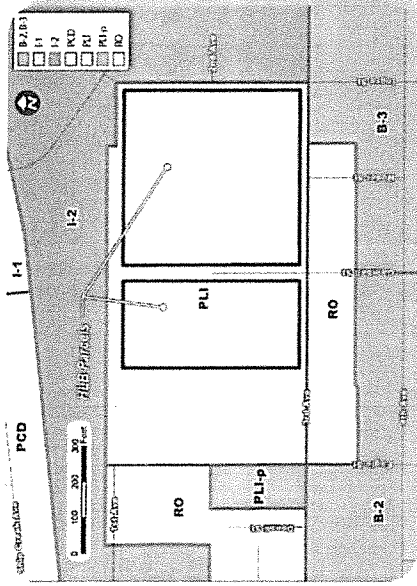
Zoning and Land Uses

4.1 Land Ownership

The study area is owned entirely by the Municipality of Anchorage (MOA) with the Heritage Land Bank (HLB) having management authority.

4.2 Zoning Designations

The two HLB parcels are within the Public Lands and Institutions (PLI) Zoning District. The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities.



Immediately adjacent properties are zoned I-2, B-3, R-O, and PLI-p zoning respectively.

The I-2 zoning district allows for Heavy industrial uses. The I-2 district is intended primarily as an industrial activity area for uses such as heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. Some commercial uses that support or are compatible with

industrial uses, are also permitted or conditionally allowed. The B-3 zoning district allows for General Business uses. The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. For uses such as entertainment/recreation, food/beverage services, office, retail sales, commercial horticulture, civic uses, mixed-use or multi-family dwellings, personal services, vehicle/equipment sales and repair, and visitor accommodations.

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.

The R-O zoning district allows for Residential Office uses. The R-O district is intended to provide areas for professional, business, and medical offices or outpatient services, or areas with a compatible mix of office and residential uses. The district provides for small- to medium-sized buildings, often in transition locations between residential areas and more intense commercial uses and road traffic, or in commercial locations inappropriate for auto-oriented retail uses or intense mixed-uses. This district also allows multifamily residential, group living, and visitor accommodations.

4.3 Existing Land Uses

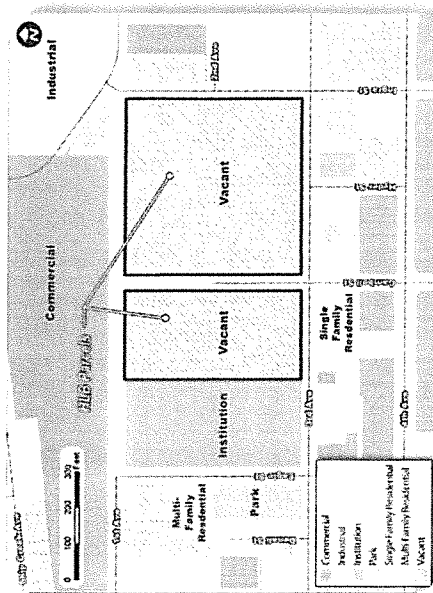
With the opening of the new Alaska Native Medical Center in 1997 in Anchorage's U-Med District, the former facility was closed and demolished. Since the transfer of the site to the MOA, it has been mostly vacant. Although HLB has issued short-term permits for uses typically associated with construction; no reuse plan has been considered. In 2018, the HLB issued a short term use permit to the Alaska Food Policy Council to grow vegetables in raised beds in a small area of the site.

Land uses adjacent to the study area include a mix of institutional, commercial, residential, park, community service uses, industrial uses, and vacant land. The largest institutional uses along this corridor include the Brother Francis Shelter and Bean's Café.

The Brother Francis Shelter is managed by Catholic Social Services. It was founded in 1981 after the tragic death of a homeless man at Holy Family Cathedral. The current facility was constructed in the early 2000s. The facility provides clothing, shelter, food, basic medical care, case management, and in-house programs to assist individuals experiencing homelessness.

Bean's Café was founded in 1979 by Lynn Ballew and her daughter, nicknamed 'Bean'. They moved to their current

location in 1985. Bean's is a place for the homeless and hungry to eat, rest, read, watch TV, make a phone call, or just relax. They serve two meals a day 365 days a year. They also provide mail service for individuals with no mailing address; basic necessities such as socks, soap, and cough drops; housing assistance; and referrals for individuals that need assistance with mental issues, financial problems, job hunting, medical concerns, and other miscellaneous concerns.



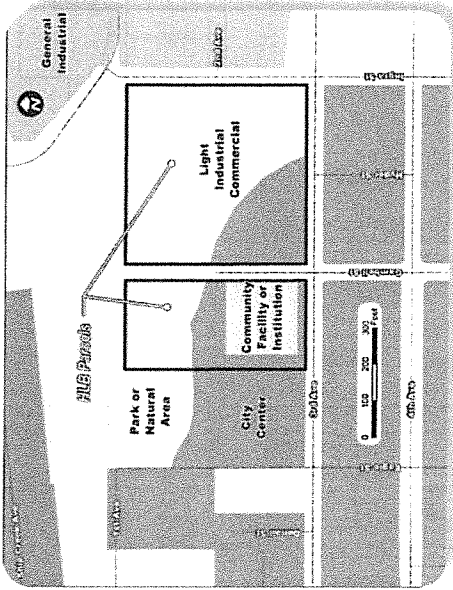
CHAPTER 5 Planning Context

5.1 Anchorage 2040 Land Use Plan

The Anchorage Assembly recently adopted the Anchorage 2040 Land Use Plan (2040 LUP) (September 2017) as a targeted update to the Anchorage Bowl Comprehensive Plan (Anchorage 2020). The 2040 LUP Map is a visual representation for future land uses and patterns of development across the Anchorage Bowl. The 2040 LUP accompanies the map with updated goals, policies, and strategies for how to achieve growth while meeting today's challenges.

The 2040 LUP Map identifies the future uses on HLB's parcels to include the following:

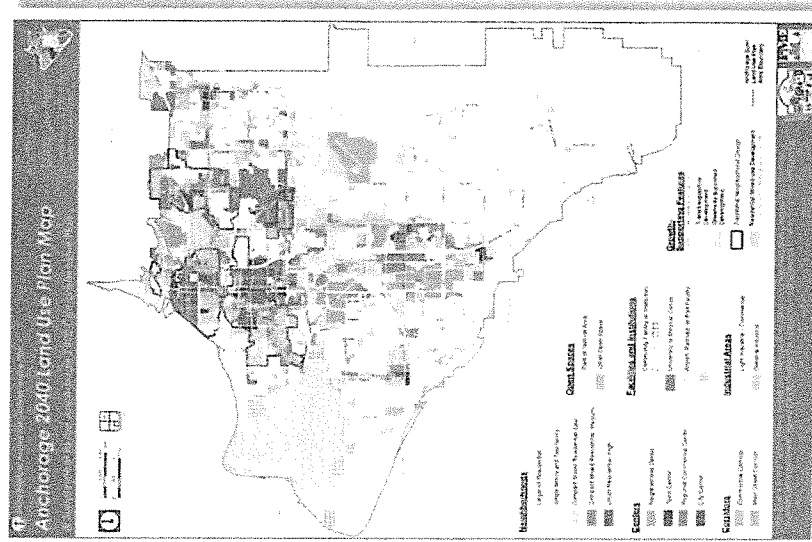
- Park or Natural Area: This designation provides for active and passive outdoor recreation needs, conservation of natural areas and greenbelts, and trail connections. This portion of the site is located at the toe of the bluff, a Seismic Hazard Zone 5 area and a historical land side area.



- Light Industrial / Commercial: This designation provides an area for multi-sector employment in an industrial setting, giving priority to light industrial production, distribution, and repair uses. This portion of the site is substantially impacted by Seismic Hazard Zone 5. The 2040 LUP recognized this by designating it for light industrial to allow for temporary uses such as lay down yard and eventually for development with low intensity industrial uses.

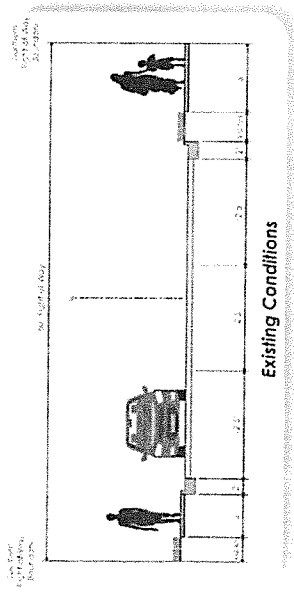
- City Center: This designation provides for the highest concentration and diversity of employment, civic and cultural institutions, and regional commercial uses. Urban housing and residential mixed-use is encouraged. This designation also aligns with ARRC Ship Creek Master Plan Planned Community Development District.
- Community Facility / Institution: This designation provides for public or institutional facilities on public or institutional lands. These institutions and facilities are integrated with the neighborhoods and provide a community service or

focus for the area or wider community. Public institutions and facilities help define their community because of their permanence, civic design, and public service function. An undefined portion of the site is designated Community Facility and Institutions as represented by the blue square. The location and acreage of this designation is shown for conceptual planning purposes only. The 2040 LUP, page 52, directs that the location and acreage of this designation will be determined in consideration of long term projections for school, park, and public facility needs in the general area and through area-specific site planning.



6.1 Existing Access and Roads

3rd Avenue travels west along the southern boundary of the study's parcel, consisting of three, twelve and one-half feet (12.5') lanes. 3rd and 4th Avenues form a one-way couplet between A Street and the intersection with Post Road. 3rd Avenue is classified as a Class IIA Minor Arterial in the Official Streets and Highways Plan (OS&HP). There is curb and gutter on both sides of the roadway the entire length of the study area.



The original construction of 3rd Avenue, in the early 1960s, was comprised of one travel lane in each direction. The three-lane couplet design was part of a construction project in 1972. At that time, 3rd Avenue was upgraded from a two-lane section to a three-lane section. In the early 2000s, a review of the accident history at the intersection of Ingra Street and 3rd Avenue, coupled with requests from the freight community resulted in elimination of the third lane on 3rd Avenue approaching the intersection. Construction of a dedicated drop-left lane from Ingra on to 3rd Avenue was also added to reduce traffic incidents.

The intersection of 3rd Avenue and Ingra Street was reconstructed as a Highway Safety Improvement Program (HSIP) project in 2016. There have been several projects in the past attempting to address safety at this intersection. The MOA Traffic Department is still analyzing that intersection to determine if a permanent solution has been found, with the most recent intersection improvements.

6.2 Freight Transportation

2017 Average Annual Daily Traffic Counts along 3rd Avenue between Ingra Street and Gambell Street were counted at over 9,000 trips. Of these trips, it is estimated that over 12% of these trips are freight trucks. According to the Anchorage Freight Mobility Study (June 2017), 3rd Avenue and Ingra Street/Gambell Street (connecting to the Ship Creek/Part of Anchorage), was identified as a "problem location", as 53-foot-long trailers are not accommodated as a design vehicle (historically 40-foot trucks are used as a design vehicle). Additionally, 3rd Avenue has been identified as a potential "Designated Truck Route" within the AMAITS region.

6.3 Unconstructed Right-of-Ways

Unconstructed public use Right-of-Ways (ROW)s exist to the north of the site in the East 1st Avenue corridor and between the two lots in the Gambell Street corridor. The E. 1st Avenue corridor is at the bottom of the bluff and forested. The Gambell Street corridor extends north from 3rd Ave with an existing driveway approximately 100 feet.

6.4 Pedestrian Connections

There is a separated 5-foot wide sidewalk along the north side of the roadway, which includes a narrow 3-foot wide planting strip. Along the south side of the road is a connected to back-of-curb 5-foot sidewalk.

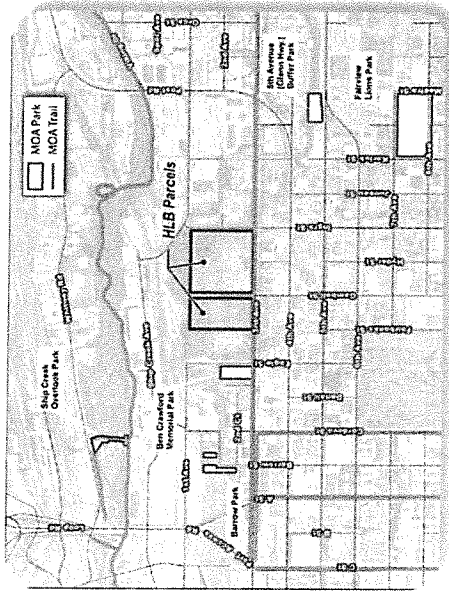
The MOA has identified a pedestrian safety issue on 3rd Avenue between Post Road and Ingra Street. The MOA PM&E project is currently evaluating the safety concerns and implementing pedestrian safety improvements that are compliant with current municipal plans and reflect stakeholder input. The recommended improvements to 3rd Avenue are expected to include removal of a travel lane, improved

pedestrian facilities on the north side, new pedestrian facilities on the south side, improved storm drain facilities on the east end of the project, roadway lighting, and other amenities. The project's baseline schedule anticipates construction in 2020. Currently, the Preferred Alternative significantly improves pedestrian safety in the corridor. The width of 3rd Avenue's crossing distance in this segment is reduced by 30%, which considerably shortens crossing time, thereby reducing the amount of time a pedestrian is in direct conflict with vehicular traffic. This alternative also addresses the lack of pedestrian facilities on the south side of the project corridor, providing pedestrians with adequate and ADA-compliant facilities.

6.5 Recreation and Trails

There are very few constructed recreational parks within the immediate site vicinity. The closest dedicated municipal park being the Ben Crawford Memorial Park, which is the site of the Historic Pioneer School House located at 3rd Avenue and Eagle Street.

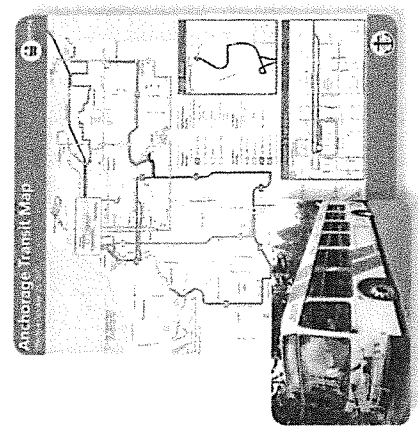
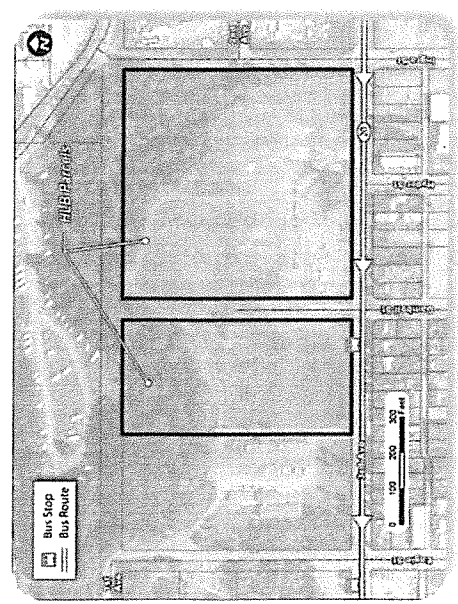
The Ship Creek Trail system parallels HLB's parcels to the north. Currently, pedestrian access to this trails system from HLB's site is not available.



Map of Ship Creek Golf Course Park

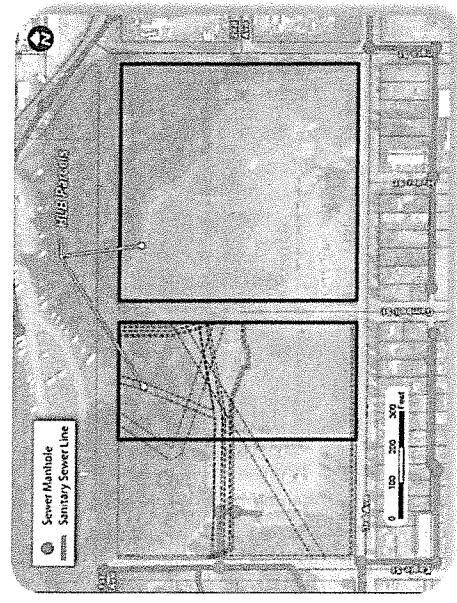
6.6 Transit

Currently, only one Anchorage People Mover route runs along 3rd Avenue. Route 20 ultimately connects with the Downtown Transit Center, where eight (8) additional bus routes are available. 2017/2018 statistics show between 5 (weekend) to 44 (weekday) boarding and alighting trips per day at the existing bus stop along 3rd Avenue in front of the HLB site.



6.7.2 Sanitary Sewer

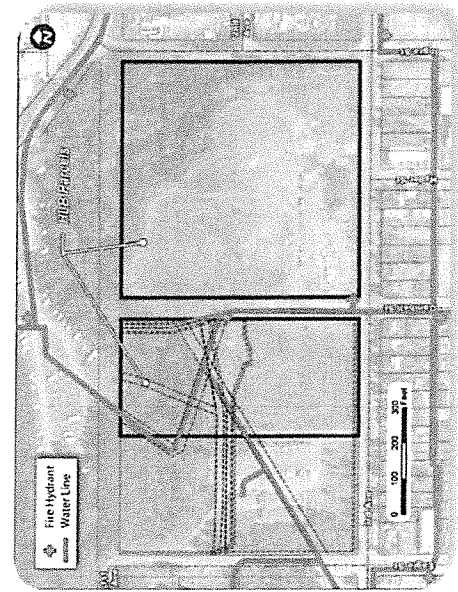
AWWU owns and maintains a twelve-inch (12") ductile iron public sewer main line within the ROW for Eagle Street. The minimum pipe diameter required by AWWU for gravity sewer mains is eight inches (8"). The former hospital connected to this system through the 30-foot Sanitary Sewer easement that runs east-west through Lot 1 Block 36. Original Townsite of Anchorage Additional Subdivision (HLB's immediate neighbor to the west). It is assumed that this sanitary sewer connection can be re-established through a mainline extension permit with AWWU at the time of development.



6.7 Utilities

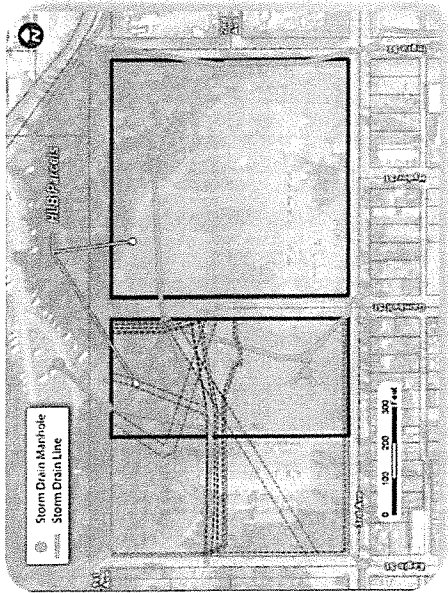
6.7.1 Water

The Anchorage Water and Wastewater Utility (AWWU) owns and maintains a twelve-inch (12") ductile iron public water main line within the ROW for Gambell Street. The minimum pipe diameter required by AWWU for water mains providing fire protection is eight inches (8"). Additionally, there are currently two fire hydrants also located within the ROW for Gambell Street. The former hospital completed the loop for this system, connecting the water main into the main north of 1st Avenue. It is assumed that this water main connection can be re-established through a mainline extension permit with AWWU at the time of development.



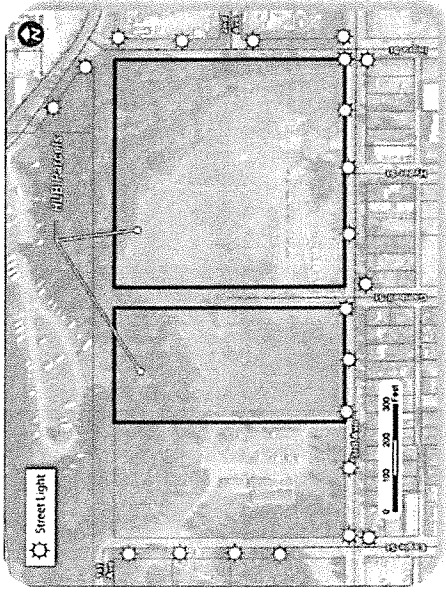
6.7.3 Storm Drainage

An existing storm drain system exists within HLB's parcels, as well as within the Municipal ROWs for Gambell Street and 3rd Avenue. It is likely the storm drain infrastructure within the parcels are private and can be relocated easily depending on the final grading plan for the development. This storm drain system is not maintained, and its current condition is unknown.



6.7.4 Electric Power

There is a high voltage power line along the 3rd Avenue ROW that is owned and maintained by Municipal Light and Power (ML&P). As part of their undergrounding requirements, ML&P originally intended to underground this powerline in 2018. They are coordinating with the MOA Project Management and Engineering (PM&E) 3rd Avenue Channelization Project team so that their project and the MOA PM&E project for improvements to 3rd Avenue can be constructed in such a way as to minimize disruption of the corridor and maximize construction efficiencies in 2019. ML&P recently requested a ten-foot easement from HLB Advisory Commission along the south border of the site, which will allow them to complete the undergrounding in this area.



6.7.5 Street Lighting

There is sporadic street lighting along 3rd Avenue. The lights are mounted on existing utility poles. The current configuration does not meet existing street lighting criteria for arterial roadways. As noted above, ML&P is developing an undergrounding project for construction in 2019 that extends along the north side of 3rd Avenue from Post Road to C Street.

6.7.6 Natural Gas

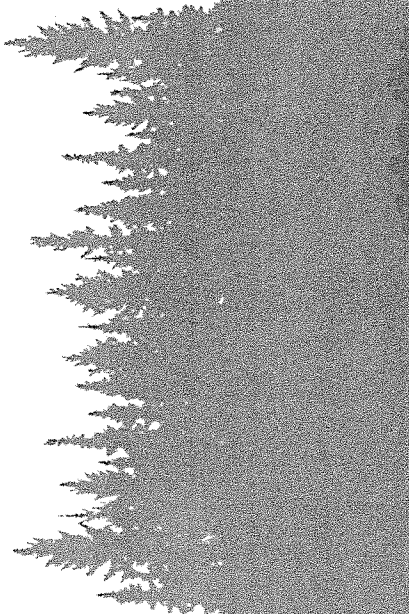
ENSTAR owns and maintains a natural gas line along 3rd Avenue.

6.7.7 Telephone

Telephone service is provided by Alaska Communications Systems (ACS).

6.7.8 Cable Television/Fiber Optic

Cable television/fiber optic services are provided by General Communications, Inc. (GCI).



CHAPTER 7 Evolution of the Master Plan

7.1 Public Involvement Summary

The project team implemented a variety of forms of outreach and engagement that facilitated a collaborative process between HLB and all stakeholders to develop a master plan for the site that is publicly supported, built on consensus, and economically feasible.

7.1.1 Stakeholder Working Group

Due to the high level of neighborhood grassroots interest in this project, a Stakeholder Working Group (SWG) was established to inform, involve, and consult with community members and agency staff in a participatory and meaningful manner. The following is a list of agencies, organizations, businesses, and other stakeholders that were invited to participate in the Stakeholder Working Group:

- Third Avenue Radicals
- East Downtown Action Group
- Anchorage Community Development Authority
- Anchorage Community Land Trust
- Anchorage Downtown Partnership
- Fairview Community Council
- Downtown Community Council
- Alaska Food Policy Council
- Anchorage Metropolitan Area Transportation Solutions
- Alaska Native Tribal Health Consortium
- Alaska Railroad
- Southcentral Foundation

- Beans Café
- Brother Francis Shelter
- Catholic Social Services
- Anchorage Police Department – CAP Team
- State of A.K. Department of Transportation and Public Facilities
- Indian Health Service
- Municipality of Anchorage Parks & Recreation
- Municipality of Anchorage Long Range Planning
- State of Alaska Department of Environmental Conservation
- Native Village of Eklutna
- Local Residents
- Local Businesses

Four SWG meetings were held between August 2018 and January 2019.

SWG Meeting #1 introduced the project scope to the group, the project team presented an existing condition analysis and participants identified the site's strengths, weaknesses, opportunities, and constraints in addition to developing an overarching vision statement for the project.

During SWG Meeting #2, the group participated in a small group workshop charrette to brainstorm a range of possible site development scenarios which were then refined. Four (4) alternatives were presented to the public for feedback at the Public Meeting.

After the Public Meeting, the project team refined the four (4) preliminary concept alternatives into two (2) possible alternatives for presentation to the SWG at Meeting #3. The SWG reviewed input received from the public and provided input on the two concepts.

SWG Meeting #4 focused on a thorough review of the Draft Final Report before launching the 30-day public review period of the preferred alternative and report. Finally, the group brainstormed interim, feasible activities and/or uses that could activate the site in the near-term before the site is developed.

A list of SWG members, meeting attendance, agendas, meeting materials, and complete meeting summaries can be found in the Appendix of this report.

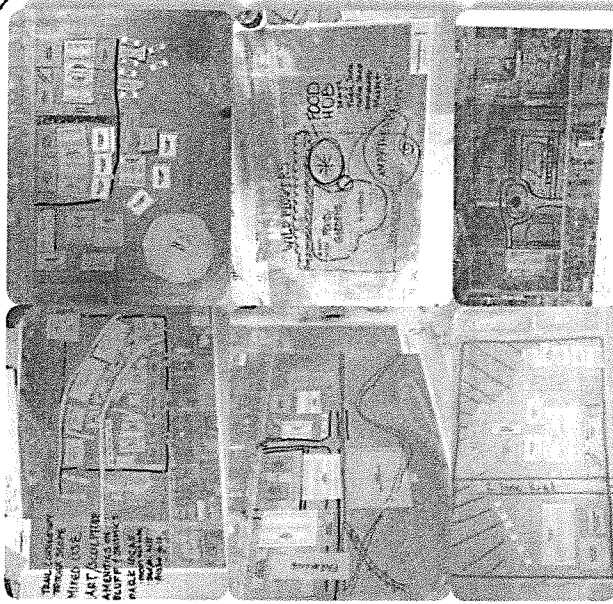


Figure 7.1 SWG Meeting #1 group charrette, brainstorming collaborations.

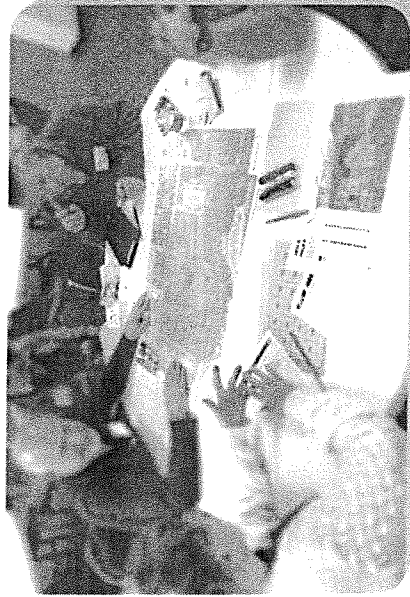
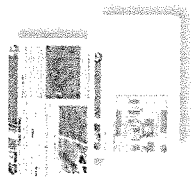


Figure 7.2 SWG Meeting #2

7.1.2 Mail-Out Notifications

A postcard mailer was sent to property owners and occupants to all addresses within 1000 feet of the site. Postcards were mailed two weeks in advance of the Public Meeting. The postcard informed residents and landowners about the project and invited them to attend the upcoming meeting.



7.1.3 Public Meeting

A Public Meeting was held from 4:30 – 6:30 pm on Thursday, November 8, 2018 in the large conference room and meeting facility at the GuestHouse Anchorage located in east Downtown Anchorage at 330 E. 4th Ave. During this meeting, stakeholders and members of the public were invited to learn about the project scope, goals, vision and view, and provide comments on four project alternatives. The project team presented two (2) identical 45-minute presentations to present information, answer questions, and gather comments, ideas, and feedback. Approximately fifty (50) people attended this meeting.

7.1.4 Project Website

An interactive project website (<https://3rdandingra.com/>) was created in order to disseminate project information, the Draft Summary Report, and preferred alternatives. This online resource was used as the primary collector of public feedback.

7.1.5 E-newsletter

One (1) e-newsletter was distributed to the project list-serve. The email provided updated project information, graphics, and notice of the public review period. Additionally, the Federation of Community Councils shared the e-newsletter information with their community list-serve.

7.1.6 Summary of Public Involvement

All public outreach activities that occurred are summarized in Table 1. Copies of announcements, emails, displays and other project communications are included in the Appendix. As the master plan is finalized, stakeholders and members of the public will have the opportunity to obtain information and provide feedback on the project website and through direct feedback, phone calls, and emails to project staff.

TABLE 1: SUMMARY OF PUBLIC OUTREACH ACTIVITIES

Stakeholder Working Group Meeting #1	August 6, 2018
Stakeholder Working Group Meeting #2	September 24, 2018
Postcard/Announcing Community Open House	October 25, 2018
Public Meeting	November 8, 2018
Stakeholder Working Group Meeting #3	January 8, 2019
CIRI Tikahinu Forum	January 26, 2019
Project Blog Launched	February 1, 2019
Project Update E-newsletter	February 12, 2019
Draft Report Public Comment Period	February 12, 2019 through March 14, 2019
HLB Advisory Commission Review and Public Hearing	March 14, 2019

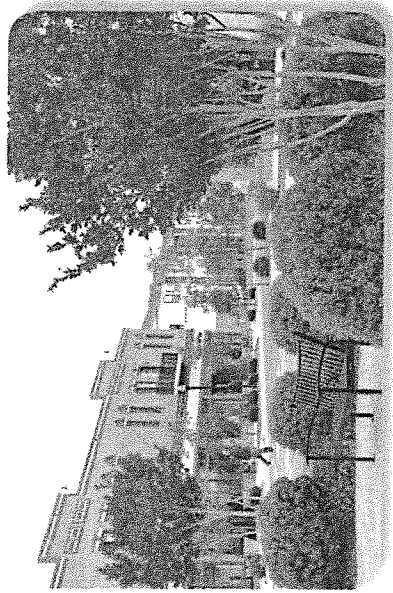
7.2 Initial Sketches

Two design charrettes were conducted with the goal of generating a diverse array of site development concepts with minimal design constraints. The first charrette was led by the planning consultant and included municipal staff directly involved in municipal land use policy, procedures and regulation. The second charrette, also led by the planning consultant, constituted the project's second SWG meeting.

In both charrettes, participants were asked to generate **Initial Sketches** of site layouts. These sketches identified generalized potential land uses and allocated them across the 1.5-acre site. The results of these two charrettes- inclusive of the site layouts produced at these meetings- are presented in the Appendix.

Several common themes emerged from both charrettes:

- Mixed uses were preferred, typically a combination of residential, commercial and park/recreation facilities. It is noted that individual concepts tended to emphasize one use over the others.
- Buildings were clustered on the site's south half, well outside of the most seismically-sensitive and sloped areas.



Source: Google Earth, 2018. Photo by the author.

7.3 Development Alternatives

The planning team integrated the **Initial Sketches** with commentary and reaction to them received in the two charrettes to formulate four (4) detailed site development alternatives.

7.3.1 Land Use Categories

Land uses with Development Alternatives were grouped into eight (8) categories.

7.3.1.1 Mixed Residential and Commercial

In urban neighborhoods, current municipal land-use policy encourages selective integration of commercial and residential units within a single building. Typically, retail businesses would be located on the ground floor with professional services and residential on the upper floor(s).

7.3.1.2 Commercial (Retail and Urban Agriculture)

Buildings dedicated to commercial uses within this site are anticipated to be primarily associated with groceries, restaurants, beverages (coffee and craft beer/cider), and complementary small retail.

Although relatively new to Anchorage, urban farming has enjoyed commercial success in other states. Farming options include field crops, orchards, floriculture, and greenhouses.

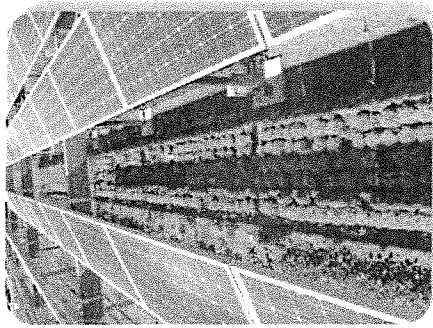


Photo: Urban Farming, Anchorage, Alaska

7.3.1.3 Residential

Housing types could include **market** and **affordable** and be either owner-occupied or rental. It is expected that most housing would be multi-family, with a range of sizes and price-points. However, for development with seismic Zone 5 conditions, it is likely only single-family homes would be permitted.

7.3.1.4 Civic/Public Use Spaces

This category could include buildings and facilities owned or operated by associations, corporations, governments, or other persons for social, educational, or recreational purposes. Charrette participants advocated for uses such as a Downtown Library, a Community Center, Educational Facility, or a Civic space specific to the site's Alaska Native history.

7.3.1.5 Park, Recreation, and Greenbelt

Charrette participants all strongly encouraged a large allocation of the site for park and recreation facilities. An extensive network of pathways and multi-use trails, inclusive of a connection to 1st Avenue and ultimately to the Ship Creek Trail were included in almost all **Initial Sketches**.

Another feature that increased in popularity after it was introduced was a proposal for a Native Heritage Memorial commemorating the site's strong connection to Native Alaskans.



Photo: Park, Anchorage, Alaska

Other facilities of recurring interest were neighborhood parks, dog parks, and an amphitheater in the site's northwest corner (an area containing the site's steepest slopes).

7.3.1.6 Community Garden and/or Orchard

Community gardens were also strongly advocated. They are a popular feature in many Anchorage neighborhoods and are linked to strengthening a sense of community.



Photo: Community Garden, Anchorage, Alaska

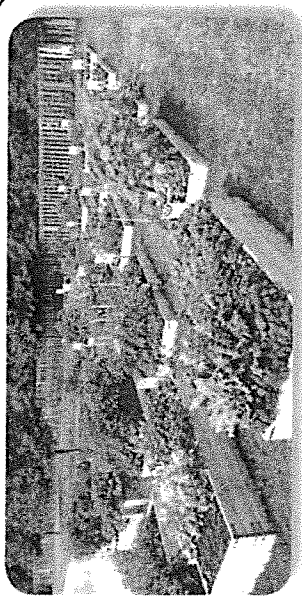


Photo: Landscaping, Anchorage, Alaska

7.3.1.7 Roadways, Pathways, and Parking

All site concepts allocated area for roadways and paths that connect to the external transportation system and provide for internal traffic circulation. In addition, all uses will generate demand for parking.

7.3.1.8 Lawn, Landscaped Screening, and Natural Vegetation

All site concepts also identified areas where grass and landscaping would be installed and where natural vegetation would be retained. These areas include undevelopable land, municipal-required perimeter screening and interior landscaping, as well as grass to infill spaces between buildings and other improvements. It is noted that the site's large amount of undevelopable and marginally-developable land makes the allocations for this category one of the largest components of all alternatives.

7.3.2 Site Development Focus

Although all concepts proposed mixed land-uses, three concepts emphasized a specific development mode and one presented a balanced mix of uses:

- Concept 1: Commercial Focus
- Concept 2: Residential Focus
- Concept 3: Community Focus
- Concept 4: Balanced Mixed-Use

7.4 Concept 1: Commercial Focus

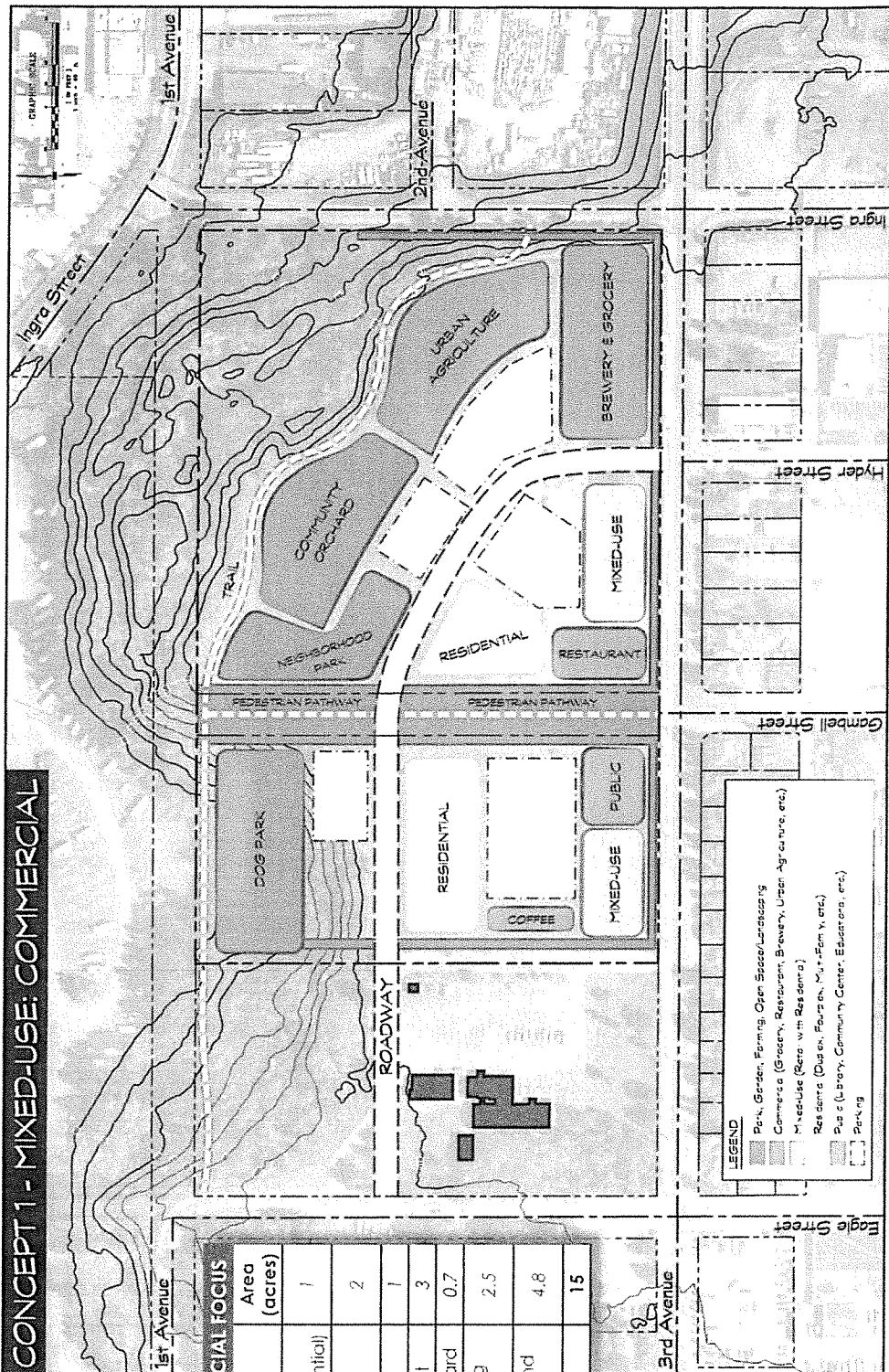
Concept 1's commercial focus allocates large areas (3 acres) to commercial and mixed-use development. The commercial buildings would be located primarily along 3rd Avenue to promote visibility to the traveling public. As discussed in the summary of environmental constraints, the low stability and seismic hazards that characterize the site's north area constrain the construction of commercial buildings in the site's northern half.

The table below summarizes the approximate allocations of the site's 15 acres to the seven land use categories presented above.

TABLE 2: CONCEPT 1 - COMMERCIAL FOCUS

Land Use	Area (acres)
Mixed (combined commercial and residential)	1
Commercial (retail and urban agriculture)	2
Residential	1
Park, Recreation, and Greenbelt	3
Community Garden and/or Orchard	0.7
Roadway, Pathway, and Parking (paved)	2.5
Lawn, Landscaped Screening, and Natural Vegetation	4.8
Total	15

CONCEPT 1 - MIXED-USE: COMMERCIAL



7.5 Concept 2: Residential Focus

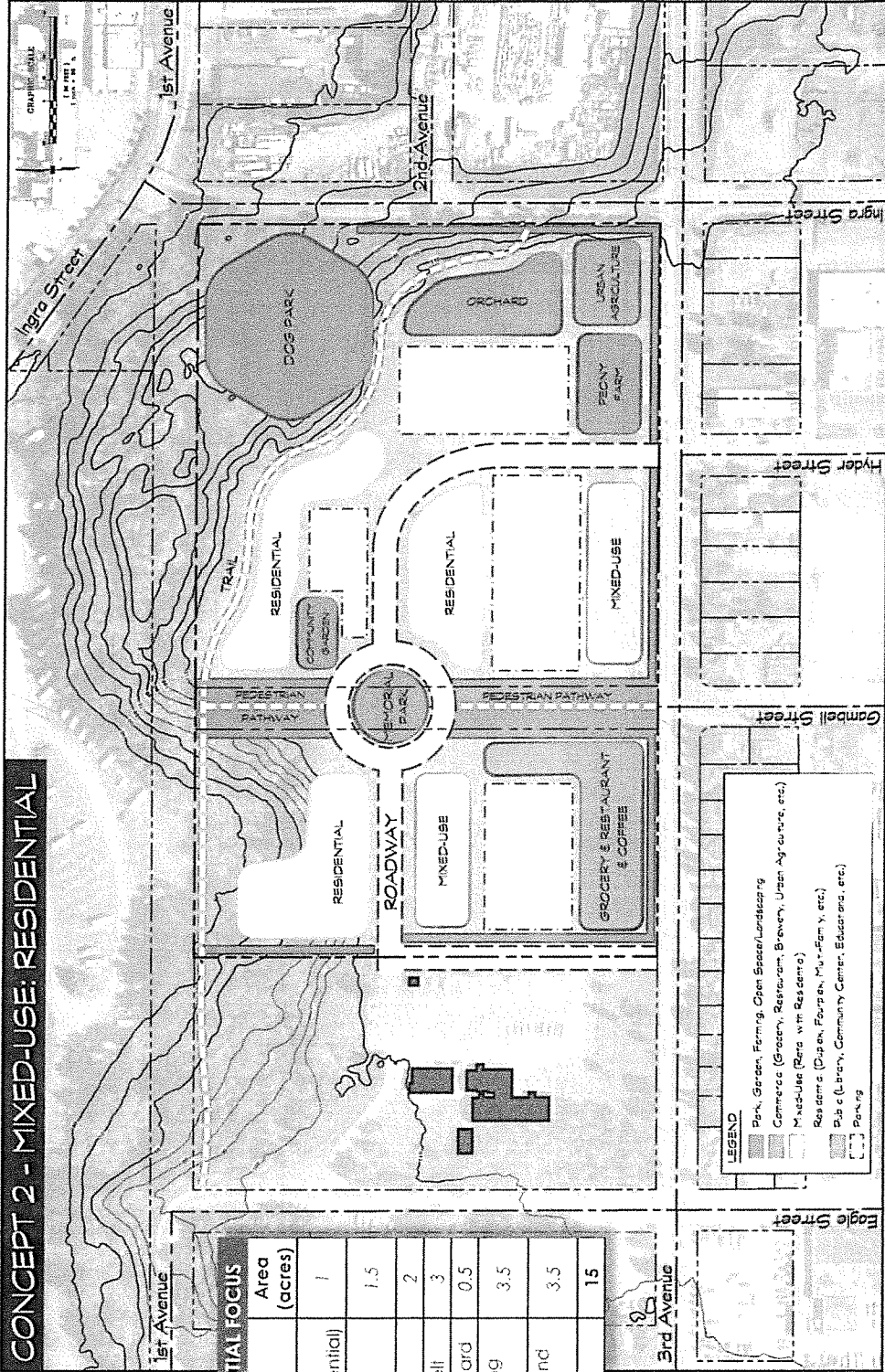
Concept 2's residential focus allocates large areas (3 acres) to residential and mixed-use development. As with Concept 1, the commercial buildings and urban agriculture would be located primarily along 3rd Avenue to promote visibility to the traveling public. Although specialized structural engineering would be required, residential development may be possible within the low stability and seismic hazards that characterize the site's north half. As discussed in the summary of environmental constraints, residential development within seismic Zone 5 would likely be limited to single-family structures.

The table below summarizes the approximate allocations of the site's 15 acres to the seven land use categories presented above.

TABLE 3: CONCEPT 2 - RESIDENTIAL FOCUS

Land Use	Area (acres)
Mixed (combined commercial and residential)	1
Commercial (retail and urban agriculture)	1.5
Residential	2
Park, Recreation, and Greenbelt	3
Community Garden and/or Orchard	0.5
Roadway, Pathway, and Parking (paved)	3.5
Lawn, Landscaped Screening, and Natural Vegetation	3.5
Total	15

CONCEPT 2 - MIXED-USE: RESIDENTIAL



7.6 Concept 3: Community Focus

Concept 3's community focus eliminates residential development and allocates only a small (one-half-acre) area to commercial development. Half of the site (7.5 acres) is allocated to a community garden/orchard and parks and recreation facilities. The remainder of the site is for supporting roads, pathways and parking, landscaping and retained natural vegetation. The table below summarizes the approximate allocations of the site's 15 acres to the seven land use categories presented above.

CONCEPT 3 - COMMUNITY FOCUS

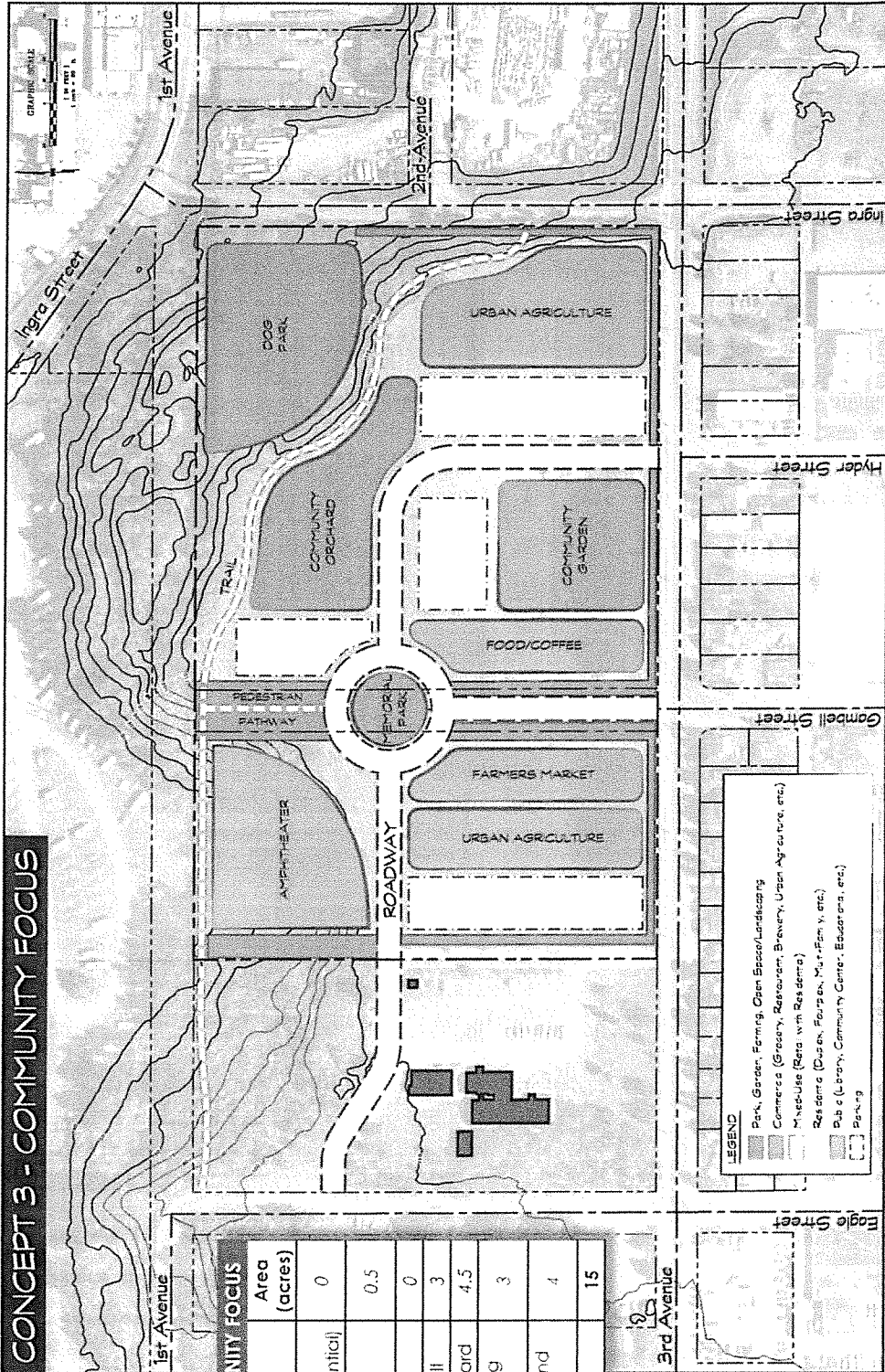


TABLE 4: CONCEPT 3 - COMMUNITY FOCUS

Land Use	Area (acres)
Mixed (combined commercial and residential)	0
Commercial (retail and urban agriculture)	0.5
Residential	0
Park, Recreation, and Greenbelt	3
Community Garden and/or Orchard	4.5
Roadway, Pathway, and Parking (paved)	3
Lawn, Landscaped Screening, and Natural Vegetation	4
Total	15

LEGEND

- Park, Garden, Farming, Open Space/Landscaping
- Commerce (Grocery, Restaurant, Brewery, Urban Agriculture, etc.)
- Mixed-Use (Retail w/m Residence)
- Residence (Dwelling, Farmhouse, Multi-Family, etc.)
- Public (Library, Community Center, Educational, etc.)
- Parking

7.7 Concept 4: Balanced Mixed-Use

Concept 4 provides a balance of residential and commercial development complemented with a substantial allocation for parks, recreation, and greenbelt development. The table below summarizes the approximate allocations of the site's 15 acres to the seven land use categories presented above.

CONCEPT 4 - MIXED-USE

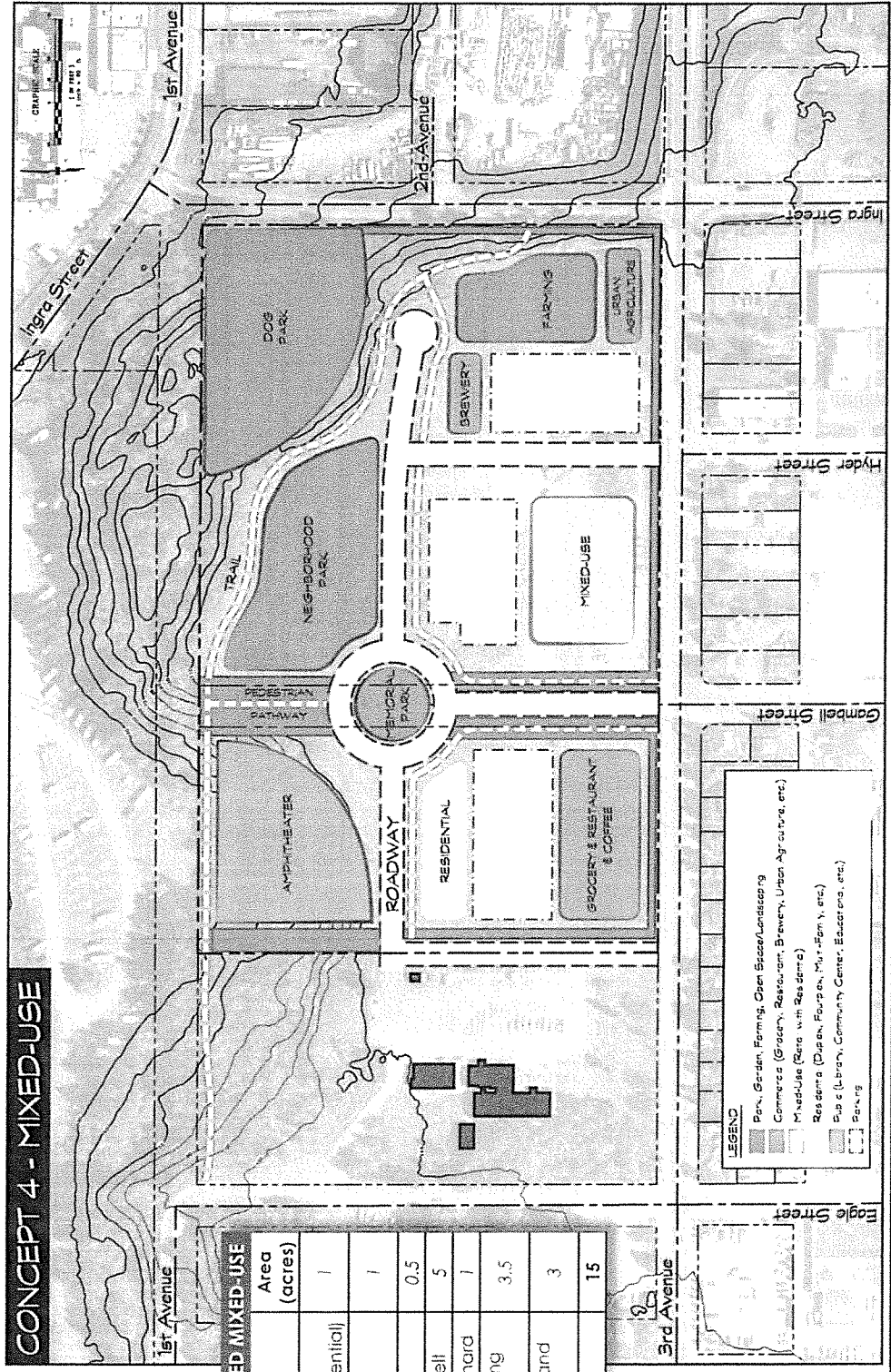


TABLE 5: CONCEPT 4 - BALANCED MIXED-USE

Land Use	Area (acres)
Mixed (combined commercial and residential)	1
Commercial (retail and urban agriculture)	1
Residential	0.5
Park, Recreation, and Greenbelt	5
Community Garden and/or Orchard	1
Roadway, Pathway, and Parking (paved)	3.5
Lawn, Landscaped Screening, and Natural Vegetation	3
Total	15

LEGEND

- Park, Garden, Farming, Open Space/Landscaping
- Commercial (Grocery, Restaurant, Brewery, Urban Agriculture, etc.)
- Mixed-Use (Retail with Residential)
- Residential (Duplex, Fourplex, Multi-Family, etc.)
- Public Building (Library, Community Center, Esplanade, etc.)
- Brewery

8.2.6 Primary and Secondary Site Access via 3rd Avenue

The site is bounded by 3rd Avenue (south boundary) and Ingra Street (east boundary). Because north of 3rd Avenue, Ingra Street is a narrow, deteriorated strip pavement with excessively steep slopes, a connection between the site and the road is not considered feasible until Ingra Street is reconstructed to appropriate design standards.

With direct access to Eagle Street also infeasible, two access points to 3rd Avenue were identified: at the Hyder Street/3rd Avenue intersection and at the site's southwest corner (midblock between Gambell and Eagle Streets). The Hyder/3rd Avenue intersection currently operates as a "T-intersection", with legs to the east, west and south. A new access into the site would develop a fourth, north intersection leg.

The second (mid-block) access currently exists as a shared driveway with the IHS campus. It is recommended that opportunities for continuing shared access be explored with IHS, inclusive of upgrading the existing driveway to accommodate increased traffic flows.

8.3 Preferred Development Alternative 1: Mixed-Use with Commercial Focus

Like Concept 1, Preferred Development Alternative 1's commercial focus allocates large areas (3 acres) to commercial and mixed-use development. The commercial buildings would be located primarily along 3rd Avenue to promote visibility to the traveling public. As discussed in the summary of environmental constraints, the low stability and seismic hazards that characterize the site's north area constrain the construction of commercial buildings in the site's northern half. In consideration of seismic and slope stability issues, residential and commercial development is clustered in the site's south half, with the north half reserved for parks and recreation facilities, and urban agriculture and/or a solar farm.

It is noted that the Municipality and private developers have initiated feasibility studies for the development of solar farms and cogeneration options. We understand that early analyses have suggested these might prove to be attractive investments in the Anchorage area. Consequently, Preferred

Development Alternative 1 identifies solar farming as a possible use with the site.

Preferred Development Alternative 1's layout is depicted on the following page. The table below summarizes the approximate allocations of the site's 15 acres to the seven land use categories presented above.

**TABLE 6:
PREFERRED DEVELOPMENT ALTERNATIVE 1:
MIXED-USE WITH COMMERCIAL FOCUS**

Land Use	Area (acres)
Mixed (combined commercial and residential)	1
Commercial (retail and urban agriculture)	3
Residential	1
Park, Recreation, and Greenbelt	4
Community Garden and/or Orchard	0
Roadway, Pathway, and Parking (paved)	3
Lawn, Landscaped Screening, and Natural Vegetation	3
Total	15



8.4 Preferred Development Alternative 2: Mixed-Use with Residential Focus

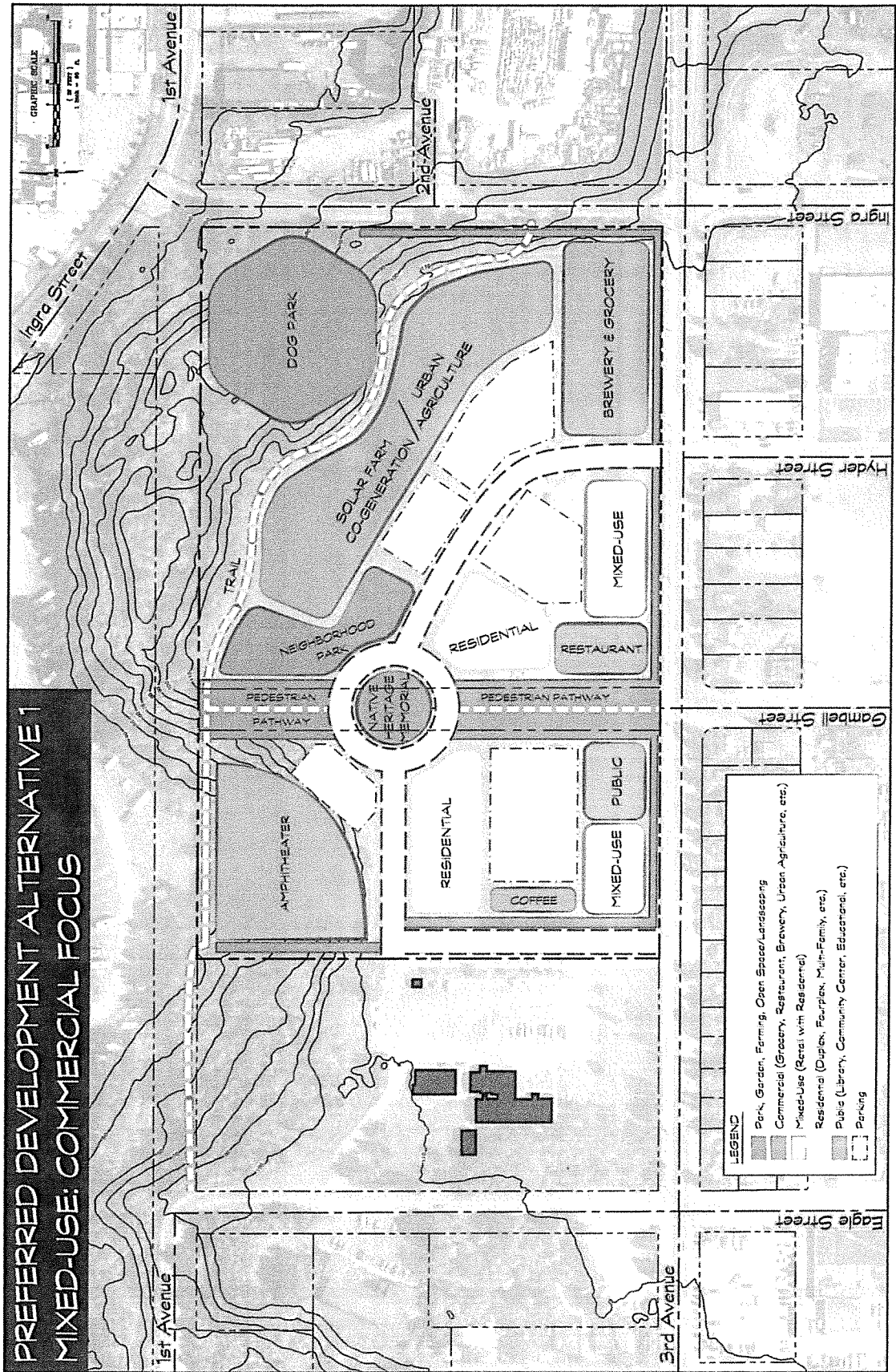
Like Concept 2, Preferred Development Alternative 2's residential focus allocates a significant area (3 acres) to residential and mixed-use development. In consideration of seismic and slope stability issues, residential and commercial development is clustered in the site's south half, with the north half reserved for parks and recreation facilities and a community garden.

Preferred Development Alternative 2's layout is depicted on page 24. The table below summarizes the approximate allocations of the site's 15 acres to the seven land use categories presented above.

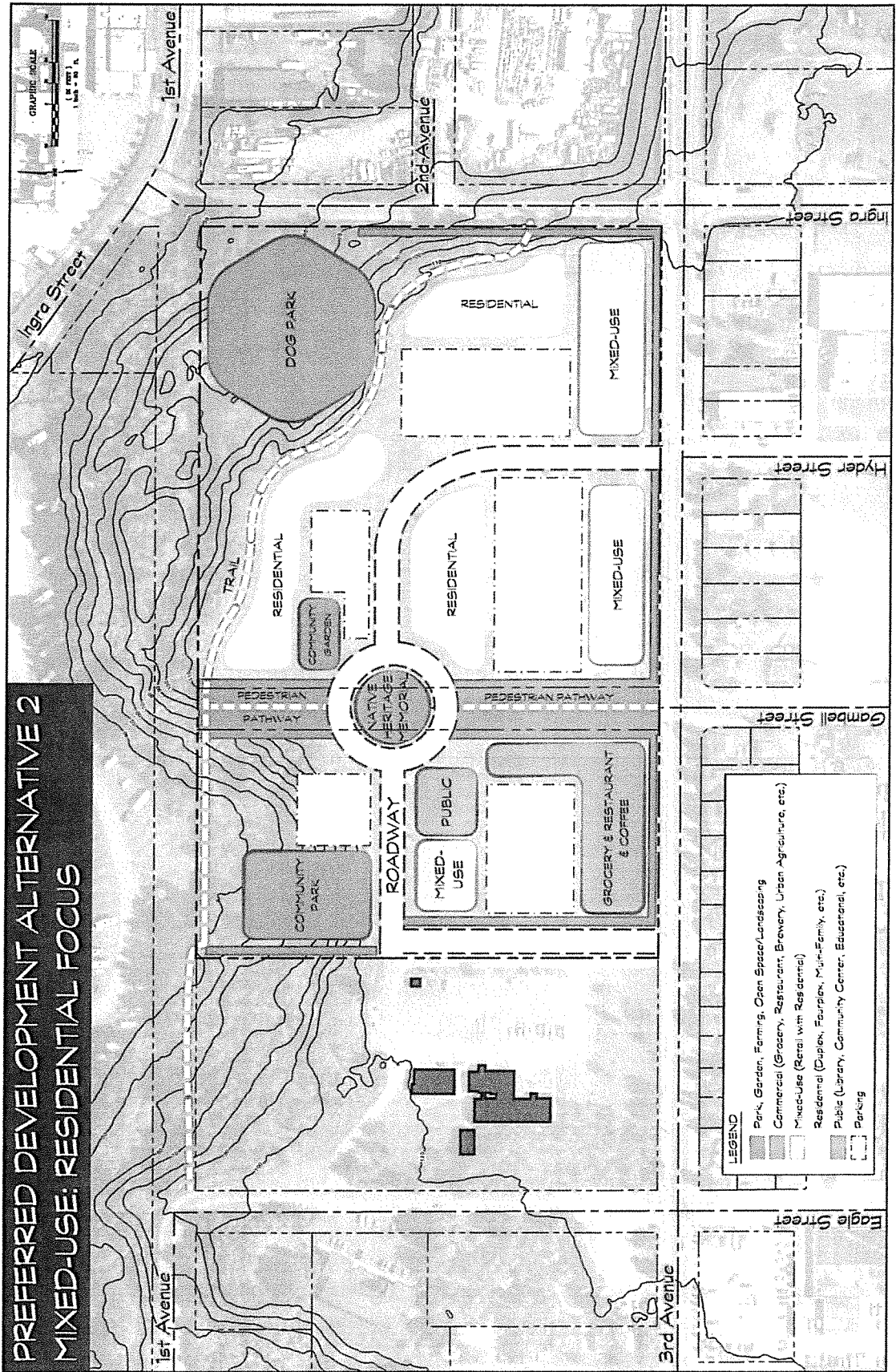
**TABLE 7:
PREFERRED DEVELOPMENT ALTERNATIVE 2:
MIXED-USE WITH RESIDENTIAL FOCUS**

Land Use	Area (acres)
Mixed (combined commercial and residential)	1
Commercial (retail and urban agriculture)	1
Residential	2
Park, Recreation, and Greenbelt	4
Community Garden and/or Orchard	0.5
Roadway, Pathway, and Parking (paved)	4
Lawn, Landscaped Screening, and Natural Vegetation	2.5
Total	15

**PREFERRED DEVELOPMENT ALTERNATIVE 1
MIXED-USE: COMMERCIAL FOCUS**



**PREFERRED DEVELOPMENT ALTERNATIVE 2
MIXED-USE: RESIDENTIAL FOCUS**



8.5 Development Constraints

Whether site development proceeds with a commercial or a residential focus, implementation will be constrained by a number of factors.

8.5.1 Zoning

As discussed, the property is currently within a Public Lands and Institutions (PLI) Zoning District. As such, long-term land use options are limited to public, quasi-public, and institutional developments. Thus, while public roadways and trails, parks and recreation facilities and non-profit community activities (such as a community garden) can be implemented under current zoning, residential and commercial projects would need to be preceded with a successful rezoning effort.

8.5.2 Seismic and Slope Stability Issues

Development of any structures- whether commercial, residential or public- would require extensive analysis of underlying foundation conditions. To date, most understanding of the sites underlying soils is based on interpolation and observation of foundation behavior on nearby and similar sites. Although there are feasible engineering solutions to address seismic and slope stability issues, the costs of these solutions are significantly higher than more conventional foundations on stable soils. It will be critical to understand both the risks and costs-to-cure as potential investments in the site are analyzed.

8.5.3 Soil, Groundwater, and Vapor Impacts

As with the site's foundation conditions, a full characterization and assessment of site contamination has not been performed. Because there is documented groundwater contamination, most development projects will require further field investigation, analysis and reuse planning in order to proceed. As with the site's foundation conditions, there are feasible engineering solutions, but because costs are unknown at this time, investment decisions are constrained.

8.5.4 Market Conditions

Any prospective investment- private or public- in the site will compete with other locations and development opportunities. For example, there are several redevelopment projects in the Ship Creek corridor (near its outlet into Cook Inlet) underway and new opportunities are being brought forward. While this area has it challenges, it also has competitive advantages such as pre-existing visitor industry development, a visionary Master Plan for Ship Creek, and proximity to Anchorage's Central Business District.

Given the above-described development constraints, some publicly-funded pre-development work or activities would likely be necessary to attract private development interest. This concept will be explored in the **Implementation Actions** section below.

8.6 Infrastructure Requirements

As described in previous sections, the site benefits from strong connectivity to Anchorage's streets and highways network, as well as immediate proximity to public water, sanitary sewer, storm drainage, electricity, natural gas telephone and cable utilities. There will be associated site development costs for which the MOA could play a role in implementation.

Site infrastructure needs were assessed and the table below presents order-of-magnitude Total Development Costs (inclusive of engineering, construction, project management, and contingency) for the required public facilities and utilities.

TABLE 8- INFRASTRUCTURE TOTAL DEVELOPMENT COSTS	
Facility or Utility	Total Development Concept (order-of-magnitude estimate)
Streets, Sidewalks, Lighting, and Storm Drainage	\$5,500,000
Water	\$1,000,000
Sanitary Sewer	\$2,000,000
Electric, Telephone, and Cable	\$1,000,000
Total Development Costs	\$9,500,000

8.7 Near-Term Implementation (Pre-Development) Actions

Investment (public or private) will become more attractive as some (or all) of the Development Constraints discussed above are addressed. This section discusses potential pre-development work that could be administered and/or performed by the Municipality.

8.7.1 Rezoning

The current zoning of the site is Public Lands and Institutions (PLI). Interim uses that have been identified for the site include: motorcycle training facility, urban community garden/farm, and food trucks. All of these uses can be accommodated through approval of an umbrella Conditional Use Permit within the PLI zoning district.

As for the long term uses identified on the site, such as residential, mixed-use development, brewery, and grocery, these are best addressed through rezoning the site to one of the new Downtown (DT) zoning districts identified in the 2040 LUP. Work has begun on the new DT districts and it is MOA Planning's goal to have these out for public review in 2019. The DT districts will best implement the Comprehensive Plan's vision for the Downtown area. The less desirable options for zoning of this site is a rezone to B-3 with special limitations (SL), a Small Area Implementation Plan (SAIP), or an overlay zone. The SLs, SAIP, or overlay zone are necessary to ensure that future developments carry out the community-oriented vision and recommended land uses of this Master Plan, the

Downtown Comprehensive Plan, and the 2040 LUP. The SLs/overlay zone should also prohibit or discourage "critical" and "high density" structures in the seismically induced ground failure zone 5, specifically prohibiting critical land use types (such as emergency services, schools, assisted living facilities) and high rise multi-storied apartments and office buildings.

Additionally, a concurrent plan amendment will be required to amend the 2040 LUP Map from its current land use designations to replace Light Industrial/Commercial with City Center, including an analysis of why there is a reduced size need for community facilities/institutions on this site.

8.7.2 Further Environmental Site Assessment

As an unknown pre-development requirement, the known presence of contaminated materials on the site is a significant obstacle to attracting investment. One possible approach is for the Municipality to pursue federal-aid for site assessment and cleanup through the U.S. Environmental Protection Agency's Brownfields Program. This program has a wide range of grants available for funding environmental assessment, cleanup, and job training activities.

The EPA has two avenues in which local governments can receive assistance to conduct environmental site assessment work. The first one is through a competitive process, which the MOA submitted a \$600,000 Coalition Assessment Grant application for fiscal year 2019 and the second is through a EPA-provided service called Targeted Brownfields Assessments (TBA). The MOA has identified this site for both funding opportunities and will work toward assessment work on the site in the near-term through one of these opportunities.

8.7.3 Seismic and Soils Stability Assessment

Similar to the unknowns regarding site contamination, the site is constrained by uncertainty with respect to foundation conditions. Although located within an active seismic area, current mapping is based primarily on visual inspection and comparison with similar and/or nearby sites where more extensive soils investigations have been completed. The Municipality could commission a soils investigation (concurrent with an environmental site assessment(s)) to better characterize site conditions and inform prospective builders about subsurface conditions and how they might be addressed in foundation design.

8.7.4 Park and Recreation Development

Both Preferred Development Alternatives include significant parks and recreation facilities. Assuming the MOA Parks and Recreation Department (MOA Park) is willing and able to add these facilities into their Municipal Parks inventory, MOA Parks, as it does in other Anchorage parks and greenbelts, could implement a capital project program to design and construct park and recreation facilities. The table below presents order-of-magnitude Total Development Costs (inclusive of engineering, construction, project management, and contingency) for facilities identified in the Preferred Development Alternatives.

Park or Recreation Facility	Total Development Concept (order-of-magnitude estimate)
Native Heritage Memorial	TBD
Internal Multi-Use Pathway Network	\$600,000
Dog Park	\$250,000
Community Park/Playground	\$750,000

numerous North American locations, including British Columbia.

Fruits for which containerized farming has become popular include apples (most popular), crabapple, pear, plum, peach, cherry, quince and nectarine trees. Final selections for implementing this option at the site should consider Anchorage's climate and solar conditions along with the variety's optimum soil requirements.

8.8 Interim Uses for the Site

Given the development constraints and market conditions described above, it is not unrealistic to expect that significant redevelopment of the site could be 10 or more years in the future. Although short-term, a 10-year window could accommodate a number of interim uses. This issue was discussed with the SWG and several interim use options have been brought forward.

8.8.2 Midweek Market and/or Food Truck Staging

The success of farmers markets throughout Anchorage has generated the idea of hosting a farmers market during the midweek when it would not directly compete with other markets.

Moreover, just as mobile coffee stands have become a ubiquitous feature of Anchorage's roadsides, there is a growing demand for food trucks to provide prepared food

8.8.1 Containerized Community Orchard

Growing fruit or other edible landscape features in portable containers is possible on a small-scale basis. The development of new dwarf and miniature varieties that produce regular-sized fruits but at a smaller volume have increased the feasibility of this approach. This concept has been implemented in

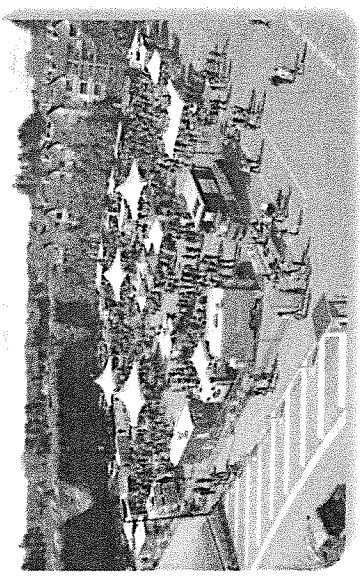


Photo: City of Anchorage, Earth Bank, 2019



Photo: City of Anchorage, Earth Bank, 2019

for the driving public. Aggregating food trucks in a single location directly accessible from an arterial roadway could stimulate higher visitation and vendor revenues. As with property owners who execute leases with coffee stands, the Municipality could generate leasing revenues. As the photo of a "food truck festival" below suggests, infrastructure requirements are minimal and the area could be developed as an artisan festival featuring local businesses providing food, live music and entertainment.

8.8.3 Creative Placemaking

In creative placemaking, partners from public, private, non-profit, and community groups work together to use art and cultural activities in an attempt to reshape the character of a neighborhood. Some or all of the project site could be used to post/present art or performances. As the photo-collage below suggests, there is a wide and diverse range of possibilities for short-term creative placemaking at the site.



8.8.4 Motorcycle Driving and Skills Training

Motorcycle driving and skills training, operated by ABATE, is currently located on municipal property near the Tudor/Elmore intersection. This site is under contract to be developed as a mixed-use residential/commercial/government services campus. The training vendor has expressed interest in leasing some of the project site to relocate their operations. As the photo below suggests, site development requirements to accommodate this use are minimal.



8.8.5 Bicycle Pump Track

Anchorage's cycling community has expressed strong interest in having a bike pump track available to them for skill-building. The photo below presents a simple pump track that has minimal construction requirements and could justify an investment, even on a short-term basis. Moreover as the photo suggests, even a small track can accommodate a large number of users.



Photo: 17 People, August 2015

8.8.6 Other Interim-Use Ideas

Other ideas brought forward through discussions with SWG and other stakeholders include:

Social

- Picnic Area with tables, portable outhouses, and trash receptacles
- Drive-In Movie Theatre

Sports and Active Recreation

- Ropes Course
- Rock Wall
- Soft Ball
- Basketball
- Golf Driving Range
- Mini Golf
- Sand Volleyball
- Hay Bale Maze

Events

- Community Volunteer Events
- Neighborhood Block Parties
- Open Venue Concerts

It would be important to note, that any interim-use would be required to enter into a contract with HLB and will need to be operated, managed, and maintained by a specific individual or organization.

CHAPTER 9 Summary

In summary, this Master Plan lays out a longer-range plan while recognizing the importance of site activation through the identification of short-term or interim uses. To realize goals in this Master Plan, HLB has committed to fund components of some of the implementation steps such as rezoning or mini-grants to realize one or more of the preferred short-term uses. The short-term uses that garnered the most support were a community garden or flowers, food trucks, and a pump track. HLB will also be pursuing EPA Brownfield funding to understand how the site characteristics related to contamination impact redevelopment plans. This Master Plan will be the guide for future development of this site; as milestones are met, specific activities may need to be included in the HLB Annual Work Program and 5-Year Management Plan to be prioritized from year-to-year. Stakeholder participation will be key to maintaining the momentum that has been established through the creation of this plan.

CHAPTER 10

References Cited

- 3rd Avenue Channelization Project Design Study
Memorandum, PM&E Project No 17037 (July 2018)
- 2040 Land Use Plan and Map
- Anchorage 2020 – Anchorage Bowl Comprehensive Plan
- Anchorage Downtown Comprehensive Plan (2007)
- Anchorage Freight Mobility Study (2017)
- Dobrovolny, Ernest, and Schmoll, H.R., 1974, Slope-stability map of Anchorage and vicinity, Alaska: U.S. Geological Survey Miscellaneous Investigations Series Map 787-E, 1 sheet, scale 1:24,000.
- Fairview Neighborhood Plan (2014)
- Federation of Community Councils Interactive Map, 2018.
- MMI Engineering (2013) Downtown Anchorage Seismic Risk Assessment & Land Use Regulations to Mitigate Seismic Risk, Project MMW550, submitted to Municipality of Anchorage Planning Division, Community Development Department, 145 p.
- Official Streets and Highways Plan (2014)
- Schmoll, H.R., and Dobrovolny, Ernest, 1972a, Generalized geologic map of Anchorage and vicinity, Alaska: U.S. Geological Survey Miscellaneous Geologic Investigations Map 787-A, 1 sheet, scale 1:24,000.
- Schmoll, H.R., and Dobrovolny, Ernest, 1972b, Slope map of Anchorage and vicinity, Alaska: U.S. Geological Survey Miscellaneous Geologic Investigations Map 787-B, 1 sheet, scale 1:24,000.
- Schmoll, H.R., and Dobrovolny, Ernest, 1974, Foundation and excavation conditions map of Anchorage and vicinity, Alaska: U.S. Geological Survey Miscellaneous Investigations Series Map 787-D, 1 sheet, scale 1:24,000.
- Schmoll, H.R., Yehle, L.A., Gardner, C.A., and Odum, J.K., 1984, Guide to surficial geology and glacial stratigraphy in the upper Cook Inlet basin; [Field trip no. 3]; Geological Society of America, Cordilleran Section, [Guidebook for Field Trips], 80th annual meeting, Anchorage, AK, May 30- June 1, 1984, 89 p.
- Thoms, E.E., Haeussler, P.J., Anderson, R.D., and McGimsey, R.G., 2014, 1964 Great Alaska Earthquake—A photographic tour of Anchorage, Alaska: U.S. Geological Survey Open-File Report 2014-1086
- Ward Wells, Ward Wells Collection; Anchorage Museum, B1983.091.S3073.29
- Ward Wells, Ward Wells Collection; Anchorage Museum, B1983.091.S3073.12
- Ward Wells, Ward Wells Collection; Anchorage Museum, B1983.091.S1420.1

APPENDIX B

Downtown Community Council

Meeting Summary

1 July 2020

MUNICIPALITY OF ANCHORAGE



Heritage Land Bank

907-343-7531

Mayor Ethan A. Berkowitz

July 8, 2020

Michelle McNulty, Director
Planning Department
Municipality of Anchorage
PO Box 196650
Anchorage AK 99519

Ms. McNulty,

On July 1, 2020, I presented the proposed rezone of Block 35 & Lot 2 Block 36 East Addition (Plat 96-121) on behalf of the Heritage Land Bank to the Downtown Community Council at their regular monthly meeting. The meeting was held on the Zoom platform due to recommended social distancing.

Notice was mailed to 201 properties in the area (including instances of "Occupant") with fifty-five (55) returned as not deliverable. The mailing list was provided by the Planning Department. An example of that mailer is attached.

Three maps were shared with the group, illustrating the Anchorage 2040 Land Use Plan Map, current zoning, and Preferred Alternative One from HLB's site master plan (each attached).

Over the course of the meeting, twenty-three (23) people entered the meeting platform. Two attendees spoke in response, but neither with concerns related to the proposed rezone:

- Assembly Member Christopher Constant asked for an estimate on how quickly HLB would submit the application.
- Community member Ron Alleva did not object to the rezone specifically but expressed concern with other municipal projects and issues in the area.

The Heritage Land Bank intends to submit an application for rezone in the coming weeks, and staff remains committed to working with the community to realize their vision for the property as expressed in the 2019 Master Plan.

Thank you,

Shelley Rowton
Land Management Officer

Cc Downtown Community Council

PROPOSED REZONE * 3RD & INGRA
HERITAGE LAND BANK

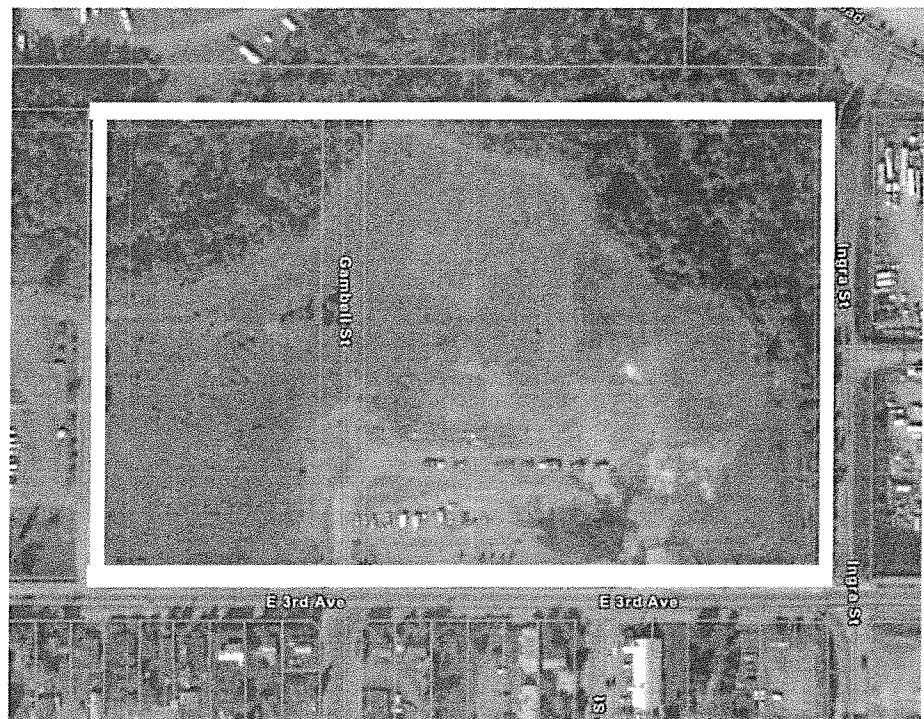
NOTICE
OF PUBLIC HEARING

The Municipality of Anchorage invites you to participate in the meeting of the Downtown Community Council on July 1, 2020 at 5:30 pm.

On the agenda will be a presentation regarding the proposed rezone of HLB property located at 3rd & Ingra, commonly known as the Former Native Service Hospital Site (Tax IDs 002-082-01 and 002-082-04).

This meeting will take place virtually on the Zoom platform. For instructions on how to join the meeting from your computer or phone, visit the following website to obtain the agenda during the week prior to the meeting:

<http://www.communitycouncils.org/servlet/content/10.html>



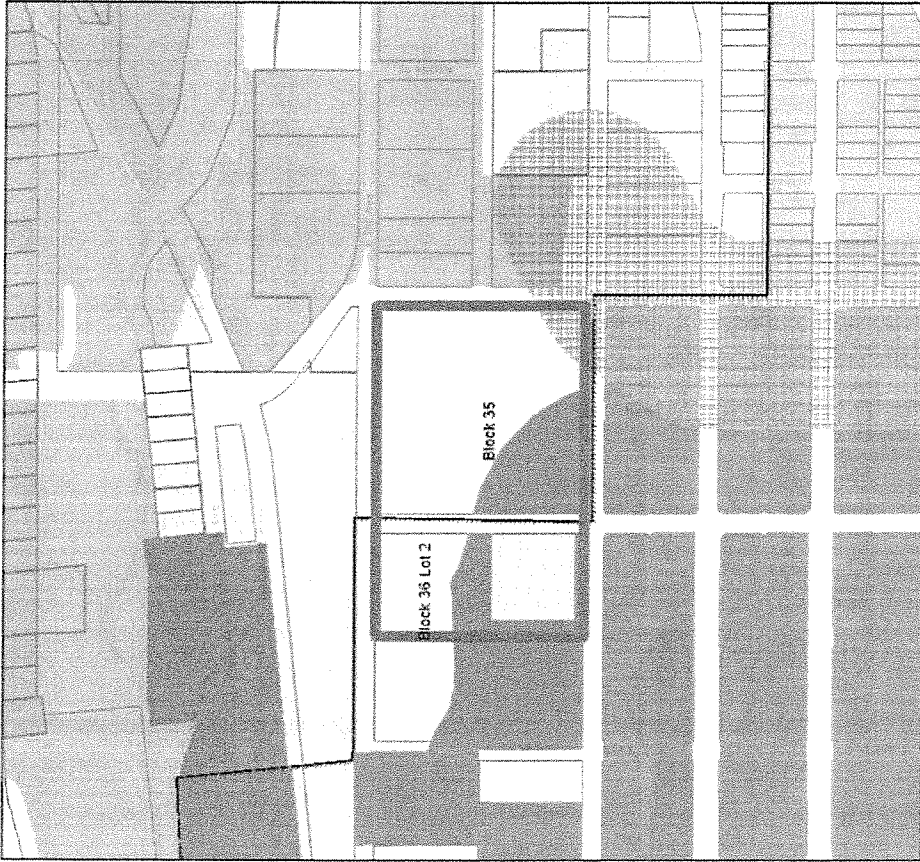
For more information, please contact:
Heritage Land Bank * Shelley Rowton, Land Management Officer
PO Box 196650, Anchorage AK 99519 * (907) 343-7531
shelley.rowton@anchorageak.gov

Heritage Land Bank
Shelley Rowton, Land Management Officer
PO Box 196650
Anchorage AK 99519

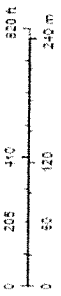
NOTICE
OF PUBLIC HEARING

DOWNTOWN COMMUNITY
COUNCIL
JULY 1, 2020
5:30 PM VIA ZOOM

Anchorage 2040 Land Use Plan Map



5/1/2020, 2:31:57 PM



- Property Information - Holes
- Anchorage 2040 Land Use Designations
- Large-Lot Residential
- Single-Family and Two-Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High
- Neighborhood Center
- Town Center
- Regional Commercial Center
- City Center
- Commercial Center

Block 35 Lot 2 and Block 35 are located in the Anchorage 2040 Land Use Plan. The map shows the proposed land use designations for these areas. The map is a technical drawing and should not be used for legal purposes. For more information, please contact the City of Anchorage Planning Department.

City Center, Light Industrial and Green Space

I-2

13 Ave

ALASKA NATIVE HOSPITAL

2 PLI

1

RO

10 11 9

12 13 7 8

14 15 5

16 17 3

18 19 1

20 21 2

22 23 4

24 25 6

26 27 8

28 29 10

30 31 12

32 33 14

34 35 16

36 37 18

38 39 20

40 41 22

42 43 24

44 45 26

46 47 28

48 49 30

50 51 32

52 53 34

54 55 36

56 57 38

58 59 40

60 61 42

62 63 44

64 65 46

66 67 48

68 69 50

70 71 52

72 73 54

74 75 56

76 77 58

78 79 60

80 81 62

82 83 64

84 85 66

86 87 68

88 89 70

90 91 72

92 93 74

94 95 76

96 97 78

98 99 80

100 101 82

102 103 84

104 105 86

106 107 88

108 109 90

110 111 92

112 113 94

114 115 96

116 117 98

118 119 100

120 121 102

122 123 104

124 125 106

126 127 108

128 129 110

130 131 112

132 133 114

134 135 116

136 137 118

138 139 120

140 141 122

142 143 124

144 145 126

146 147 128

148 149 130

150 151 132

152 153 134

154 155 136

156 157 138

158 159 140

160 161 142

162 163 144

164 165 146

166 167 148

168 169 150

170 171 152

172 173 154

174 175 156

176 177 158

178 179 160

180 181 162

182 183 164

184 185 166

186 187 168

188 189 170

190 191 172

192 193 174

194 195 176

196 197 178

198 199 180

200 201 182

202 203 184

204 205 186

206 207 188

208 209 190

210 211 192

212 213 194

214 215 196

216 217 198

218 219 200

220 221 202

222 223 204

224 225 206

226 227 208

228 229 210

230 231 212

232 233 214

234 235 216

236 237 218

238 239 220

240 241 222

242 243 224

244 245 226

246 247 228

248 249 230

250 251 232

252 253 234

254 255 236

256 257 238

258 259 240

260 261 242

262 263 244

264 265 246

266 267 248

268 269 250

270 271 252

272 273 254

274 275 256

276 277 258

278 279 260

280 281 262

282 283 264

284 285 266

286 287 268

288 289 270

290 291 272

292 293 274

294 295 276

296 297 278

298 299 280

300 301 282

302 303 284

304 305 286

306 307 288

308 309 290

310 311 292

312 313 294

314 315 296

316 317 298

318 319 300

320 321 302

322 323 304

324 325 306

326 327 308

328 329 310

330 331 312

332 333 314

334 335 316

336 337 318

338 339 320

340 341 322

342 343 324

344 345 326

346 347 328

348 349 330

350 351 332

352 353 334

354 355 336

356 357 338

358 359 340

360 361 342

362 363 344

364 365 346

366 367 348

368 369 350

370 371 352

372 373 354

374 375 356

376 377 358

378 379 360

380 381 362

382 383 364

384 385 366

386 387 368

388 389 370

390 391 372

392 393 374

394 395 376

396 397 378

398 399 380

400 401 382

402 403 384

404 405 386

406 407 388

408 409 390

410 411 392

412 413 394

414 415 396

416 417 398

418 419 400

420 421 402

422 423 404

424 425 406

426 427 408

428 429 410

430 431 412

432 433 414

434 435 416

436 437 418

438 439 420

440 441 422

442 443 424

444 445 426

446 447 428

448 449 430

450 451 432

452 453 434

454 455 436

456 457 438

458 459 440

460 461 442

462 463 444

464 465 446

466 467 448

468 469 450

470 471 452

472 473 454

474 475 456

476 477 458

478 479 460

480 481 462

482 483 464

484 485 466

486 487 468

488 489 470

490 491 472

492 493 474

494 495 476

496 497 478

498 499 480

500 501 482

502 503 484

504 505 486

506 507 488

508 509 490

510 511 492

512 513 494

514 515 496

516 517 498

518 519 500

520 521 502

522 523 504

524 525 506

526 527 508

528 529 510

530 531 512

532 533 514

534 535 516

536 537 518

538 539 520

540 541 522

542 543 524

544 545 526

546 547 528

548 549 530

550 551 532

552 553 534

554 555 536

556 557 538

558 559 540

560 561 542

562 563 544

564 565 546

566 567 548

568 569 550

570 571 552

572 573 554

574 575 556

576 577 558

578 579 560

580 581 562

582 583 564

584 585 566

586 587 568

588 589 570

590 591 572

592 593 574

594 595 576

596 597 578

598 599 580

600 601 582

602 603 584

604 605 586

606 607 588

608 609 590

610 611 592

612 613 594

614 615 596

616 617 598

618 619 600

620 621 602

622 623 604

624 625 606

626 627 608

628 629 610

630 631 612

632 633 614

634 635 616

636 637 618

638 639 620

640 641 622

642 643 624

644 645 626

646 647 628

648 649 630

650 651 632

652 653 634

654 655 636

656 657 638

658 659 640

660 661 642

662 663 644

664 665 646

666 667 648

668 669 650

670 671 652

672 673 654

674 675 656

676 677 658

678 679 660

680 681 662

682 683 664

684 685 666

686 687 668

688 689 670

690 691 672

692 693 674

694 695 676

696 697 678

698 699 680

700 701 682

702 703 684

704 705 686

706 707 688

708 709 690

710 711 692

712 713 694

714 715 696

716 717 698

718 719 700

720 721 702

722 723 704

724 725 706

726 727 708

728 729 710

730 731 712

732 733 714

734 735 716

736 737 718

738 739 720

740 741 722

742 743 724

744 745 726

746 747 728

748 749 730

750 751 732

752 753 734

754 755 736

756 757 738

758 759 740

760 761 742

762 763 744

764 765 746

766 767 748

768 769 750

770 771 752

772 773 754

774 775 756

776 777 758

778 779 760

780 781 762

782 783 764

784 785 766

786 787 768

788 789 770

790 791 772

792 793 774

794 795 776

796 797 778

798 799 780

800 801 782

802 803 784

804 805 786

806 807 788

808 809 790

810 811 792

812 813 794

814 815 796

816 817 798

818 819 800

820 821 802

822 823 804

824 825 806

826 827 808

828 829 810

830 831 812

832 833 814

834 835 816

836 837 818

838 839 820

840 841 822

842 843 824

844 845 826

846 847 828

848 849 830

850 851 832

852 853 834

854 855 836

856 857 838

858 859 840

860 861 842

862 863 844

864 865 846

866 867 848

868 869 850

870 871 852

872 873 854

874 875 856

876 877 858

878 879 860

880 881 862

882 883 864

884 885 866

886 887 868

888 889 870

890 891 872

892 893 874

894 895 876

896 897 878

898 899 880

900 901 882

902 903 884

904 905 886

906 907 888

908 909 890

910 911 892

912 913 894

914 915 896

916 917 898

918 919 900

920 921 902

922 923 904

924 925 906

926 927 908

928 929 910

930 931 912

932 933 914

934 935 916

936 937 918

938 939 920

940 941 922

942 943 924

944 945 926

946 947 928

948 949 930

950 951 932

952 953 934

954 955 936

956 957 938

958 959 940

960 961 942

962 963 944

964 965 946

966 967 948

968 969 950

970 971 952

972 973 954

974 975 956

976 977 958

978 979 960

980 981 962

982 983 964

984 985 966

986 987 968

988 989 970

990 991 972

992 993 974

994 995 976

996 997 978

998 999 980

1000 1001 982

1002 1003 984

1004 1005 986

1006 1007 988

1008 1009 990

1010 1011 992

1012 1013 994

1014 1015 996

1016 1017 998

1018 1019 1000

1020 1021 1002

1022 1023 1004

1024 1025 1006

1026 1027 1008

1028 1029 1010

1030 1031 1012

1032 1033 1014

1034 1035 1016

1036 1037 1018

1038 1039 1020

1040 1041 1022

1042 1043 1024

1044 1045 1026

1046 1047 1028

1048 1049 1030

1050 1051 1032

1052 1053 1034

1054 1055 1036

1056 1057 1038

1058 1059 1040

1060 1061 1042

1062 1063 1044

1064 1065 1046

1066 1067 1048

1068 1069 1050

1070 1071 1052

1072 1073 1054

1074 1075 1056

1076 1077 1058

1078 1079 1060

1080 1081 1062

1082 1083 1064

1084 1085 1066

1086 1087 1068

1088 1089 1070

1090 1091 1072

1092 1093 1074

1094 1095 1076

1096 1097 1078

1098 1099 1080

1100 1101 1082

1102 1103 1084

1104 1105 1086

1106 1107 1088

1108 1109 1090

1110 1111 1092

1112 1113 1094

1114 1115 1096

1116 1117 1098

1118 1119 1100

1120 1121 1102

1122 1123 1104

1124 1125 1106

1126 1127 1108

1128 1129 1110

1130 1131 1112

1132 1133 1114

1134 1135 1116

1136 1137 1118

1138 1139 1120

1140 1141 1122

1142 1143 1124

1144 1145 1126

1146 1147 1128

1148 1149 1130

1150 1151 1132

1152 1153 1134

1154 1155 1136

1156 1157 1138

1158 1159 1140

1160 1161 1142

1162 1163 1144

1164 1165 1146

1166 1167 1148

1168 1169 1150

1170 1171 1152

1172 1173 1154

1174 1175 1156

1176 1177 1158

1178 1179 1160

1180 1181 1162

1182 1183 1164

1184 1185 1166

1186 1187 1168

1188 1189 1170

1190 1191 1172

1192 1193 1174

1194 1195 1176

1196 1197 1178

1198 1199 1180

1200 1201 1182

1202 1203 1184

1204 1205 1186

1206 1207 1188

1208 1209 1190

1210 1211 1192

1212 1213 1194

1214 1215 1196

1216 1217 1198

1218 1219 1200

1220 1221 1202

1222 1223 1204

1224 1225 1206

1226 1227 1208

1228 1229 1210

1230 1231 1212

1232 1233 1214

1234 1235 1216

1236 1237 1218

1238 1239 1220

1240 1241 1222

1242 1243 1224

1244 1245 1226

1246 1247 1228

1248 1249 1230

1250 1251 1232

1252 1253 1234

1254 1255 1236

1256 1257 1238

1258 1259 1240

1260 1261 1242

1262 1263 1244

1264 1265 1246

1266 1267 1248

1268 1269 1250

1270 1271 1252

1272 1273 1254

1274 1275 1256

1276 1277 1258

1278 1279 1260

1280 1281 1262

1282 1283 1264

1284 1285 1266

1286 1287 1268

1288 1289 1270

1290 1291 1272

1292 1293 1274

1294 1295 1276

1296 1297 1278

1298 1299 1280

1300 1301 1282

1302 1303 1284

1304 1305 1286

1306 1307 1288

1308 1309 1290

1310 1311 1292

1312 1313 1294

1314 1315 1296

1316 1317 1298

1318 1319 1300

1320 1321 1302

1322 1323 1304

1324 1325 1306

1326 1327 1308

1328 1329 1310

1330 1331 1312

1332 1333 1314

1334 1335 1316

1336 1337 1318

1338 1339 1320

1340 1341 1322

1342 1343 1324

1344 1345 1326

1346 1347 1328

1348 1349 1330

1350 1351 1332

1352 1353 1334

1354 1355 1336

1356 1357 1338

1358 1359 1340

1360 1361 1342

1362 1363 1344

1364 1365 1346

1366 1367 1348

1368 1369 1350

1370 1371 1352

1372 1373 1354

1374 1375 1356

1376 1377 1358

1378 1379 1360

1380 1381 1362

1382 1383 1364

1384 1385 1366

1386 1387 1368

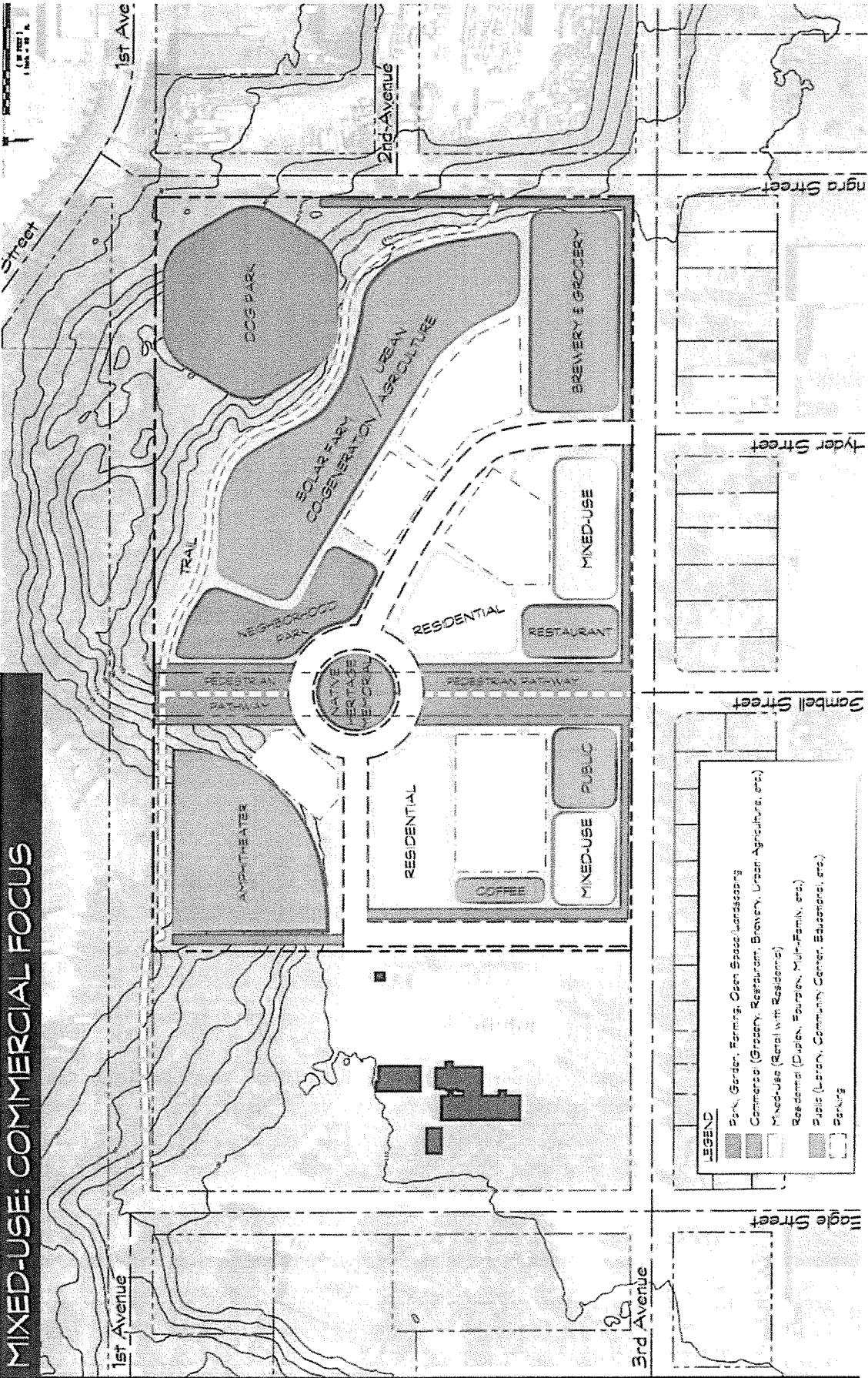
1388 1389 1370

1390 1391 1372

1392 1393 1374

1394 13

MIXED-USE: COMMERCIAL FOCUS



ALLEVA RONALD & ANNETTE

PO BOX 201667

ANCHORAGE, AK 99520-1667

ARGYLL NORTH INVESTMENTS LLC

101 E 9TH AVE #7A

ANCHORAGE, AK 99501

BAKER MATTHEW & VYNNE CARLY

140 EAGLE ST #304

ANCHORAGE, AK 99501

BODNAR BEAU

2701 WEST 31ST

ANCHORAGE, AK 99517

BROOKS JEANETTE

139 ESTRELLA CROSSING APT 233

GEORGETOWN, TX 78628

CUPPLES RONALD M

1792 IRA DRIVE

ANCHORAGE, AK 99515

FIRST NATIVE BAPTIST CHURCH

PO BOX 200828

ANCHORAGE, AK 99520-0828

4TH AVE GAMBELL/YVONNE ANDERSON

8219 SUNDI DR

ANCHORAGE, AK 99502-4146

HAMILTON R AND M FAMILY TRUST

6935 CARLISLE CT APT 301

NAPLES, FL 34109-8908

HENRY HOUSE LLC

15 E 4TH AVE

ANCHORAGE, AK 99501

ALPHA QUEST INC

6463 THURMAN DR

ANCHORAGE, AK 99502-2069

ARR

PO BOX 107500

ANCHORAGE, AK 99510-7500

BARRAS RITA M TRUST

4261 CHELSEA WAY

ANCHORAGE, AK 99504-4518

BOSCHEE DONA M

436 WILLOW COURT

WARRENSBURG, MO 64093

CAI LLC

433 EAGLE ST #99

ANCHORAGE, AK 99501

D & E PROPERTIES LLC

2702 DENALI ST #100

ANCHORAGE, AK 99503-2747

EGAE LLC

2702 DENALI ST STE 1

ANCHORAGE, AK 99503-2744

GEOFFRION NORMA G

PO BOX 2059

KENAI, AK 99611-2059

HAN TAE & CHONG S

704 E 4TH AVE

ANCHORAGE, AK 99501-2710

HENRY ROBERT & JULIA K

545 E 4TH AVENUE

ANCHORAGE, AK 99501-2623

AMERICAN TIRE WAREHOUSE INC

3101 SOUTH CUSHMAN

FAIRBANKS, AK 99701

B&T INVESTMENTS LLC

833 E 4TH AVE

ANCHORAGE, AK 99501-2711

BARSIS JAMES & JACQUELINE

3601 RASPBERRY RD #4B

ANCHORAGE, AK 99502

BRAMSTEDT & TATHAM INVESTMENTS

2220 WOODWORTH CIRCLE

ANCHORAGE, AK 99517-1370

CONTINENTAL VAN LINES INC

2802 70TH AVENUE EAST

FIFE, WA 98424

DAUNAIS RAYMOND

140 EAGLE ST APT 303

ANCHORAGE, AK 99501-2601

FOURTH & GAMBELL LLC

645 G ST STE 100 BOX 785

ANCHORAGE, AK 99501-3471

GREEN JERRY J REV TRUST

130 W 4TH AVE

ANCHORAGE, AK 99501

HAYES GORDON P REVOCABLE TRUST

240 W 68TH AVE

ANCHORAGE, AK 99518

HOME MISSION BD SOUTHERN BAPTIST CONV

1350 SPRING ST NW

ATLANTA, GA 30309-2844

J&C HOLDING LLC	JOHNSON ELIZABETH I	LEYDON ROSEANNE M
7 W 4TH AVENUE	PO BOX 241901	8527 EMERALD ST
ANCHORAGE, AK 99501	ANCHORAGE, AK 99524-1901	ANCHORAGE, AK 99502-5124
LOCAL #878 BUILDING	LOCAL 878 BUILDING CORPORATION	LUCASON TIMOTHY K
PO BOX 100564	530 E 4TH AVE	140 EAGLE ST APT 306
ANCHORAGE, AK 99510-0564	ANCHORAGE, AK 99501-2624	ANCHORAGE, AK 99501-2602
MARLOW ELIZABETH	MARLOW MARC & LAEL E	MEDINA STEPHEN P
337 E 4TH AVE #2	337 E 4TH AVENUE #1	140 EAGLE STREET #101
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501-2604
MICHAEL INVESTMENTS	MICHAEL LOTTIE M	MILLER MICHELE
2525 GAMBELL ST #307	1010 BEECH LN	140 EAGLE STREET #305
ANCHORAGE, AK 99503-2838	ANCHORAGE, AK 99501-3203	ANCHORAGE, AK 99501
MOA HERITAGE LAND BANK	MSL LLC	NOLIN NANCY TRUST AGREEMENT
PO BOX 196650	135 CORDOVA STREET	243 DENALI
ANCHORAGE, AK 99519-6650	ANCHORAGE, AK 99501-2407	ANCHORAGE, AK 99501
NYE AK PROPERTIES LLC % WILLIAM GILBERTI	ODEGARD JACOB & AMANDA J	OSOWSKI SHANE J
307 S TOWNSEND ST	259 S BAILEY ST	800 E DIMOND BLVD STE 3-505
SYRACUSE, NY 13202	PALMER, AK 99645	ANCHORAGE, AK 99515-2044
OTTO ENTERPRISES LLC	PARKER DEBORAH D	PARKER WILLIAM & PATRICE & BUCHHOLDT JON & THELMA
PO BOX 190081	701 W 41ST SUITE 203	1550 H STREET
ANCHORAGE, AK 99517-0081	ANCHORAGE, AK 99503-6604	ANCHORAGE, AK 99501-5034
PELKA MICHAL	PORCELLO TASHA & ERRATT GILLIAN VITINA EDWARDS	RENKERT MILDRED W REV TRST & RENKERT ROBERT E GST EXEMPT BYPASS TRUST
7276 JULIA DR	12830 SUMMER DRIVE	1225 S ST
N ROYALTON, OH 44133-3713	ANCHORAGE, AK 99516	ANCHORAGE, AK 99501-4231
Resident	Resident	Resident
1005 E 4TH AVE	1010 E 1ST AVE	1011 E 3RD AVE
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
1 E 3RD AVE	115 N INGRA ST	140 EAGLE ST COND 101
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501

Resident 1 EAGLE ST COND 102 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 103 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 104 ANCHORAGE, AK 99501
Resident 140 EAGLE ST COND 105 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 106 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 201 ANCHORAGE, AK 99501
Resident 140 EAGLE ST COND 202 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 203 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 204 ANCHORAGE, AK 99501
Resident 140 EAGLE ST COND 205 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 206 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 301 ANCHORAGE, AK 99501
Resident 140 EAGLE ST COND 302 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 303 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 304 ANCHORAGE, AK 99501
Resident 140 EAGLE ST COND 305 ANCHORAGE, AK 99501	Resident 140 EAGLE ST COND 306 ANCHORAGE, AK 99501	Resident 215 DENALI ST ANCHORAGE, AK 99501
Resident 221 DENALI ST ANCHORAGE, AK 99501	Resident 225 EAGLE ST ANCHORAGE, AK 99501	Resident 229 DENALI ST ANCHORAGE, AK 99501
Resident 234 DENALI ST ANCHORAGE, AK 99501	Resident 235 INGRA ST ANCHORAGE, AK 99501	Resident 237 DENALI ST ANCHORAGE, AK 99501
Resident 243 DENALI ST ANCHORAGE, AK 99501	Resident 250 GAMBELL ST ANCHORAGE, AK 99501	Resident 305 EAGLE ST ANCHORAGE, AK 99501
Resident . EAGLE ST ANCHORAGE, AK 99501	Resident 314 GAMBELL ST ANCHORAGE, AK 99501	Resident 319 GAMBELL ST ANCHORAGE, AK 99501

Resident	Resident	Resident
7 EAGLE ST	337 E 4TH AVE	337 E 4TH AVE COND A
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
337 E 4TH AVE COND B	341 E 2ND CT	359 E 2ND CT
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
400 GAMBELL ST STE 101	400 GAMBELL ST STE 200	407 E 3RD AVE
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
409 EAGLE ST	420 E 3RD AVE 102	420 E 3RD AVE 103
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
420 E 3RD AVE 201	420 E 3RD AVE 202	420 E 3RD AVE 203
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
420 E 3RD AVE 204	420 E 3RD AVE 205	420 E 3RD AVE 301
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
420 E 3RD AVE 302	420 E 3RD AVE 303	420 E 3RD AVE 304
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
420 E 3RD AVE 305	420 E 3RD AVE 306	420 E 3RD AVE 401
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
420 E 3RD AVE 402	420 E 3RD AVE 403	420 E 3RD AVE 404
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501
Resident	Resident	Resident
J E 3RD AVE 405	420 E 3RD AVE 406	420 E 3RD AVE APT 101
ANCHORAGE, AK 99501	ANCHORAGE, AK 99501	ANCHORAGE, AK 99501

Resident
5 E 3RD AVE
ANCHORAGE, AK 99501

Resident
437 E 3RD AVE
ANCHORAGE, AK 99501

Resident
443 E 4TH AVE
ANCHORAGE, AK 99501

Resident
513 E 4TH AVE
ANCHORAGE, AK 99501

Resident
520 E 3RD AVE
ANCHORAGE, AK 99501

Resident
520 E 4TH AVE STE 100
ANCHORAGE, AK 99501

Resident
520 E 4TH AVE STE 202
ANCHORAGE, AK 99501

Resident
522 E 3RD AVE
ANCHORAGE, AK 99501

Resident
525 E 4TH AVE
ANCHORAGE, AK 99501

Resident
527 E 4TH AVE STE 100
ANCHORAGE, AK 99501

Resident
527 E 4TH AVE STE 200
ANCHORAGE, AK 99501

Resident
530 E 3RD AVE
ANCHORAGE, AK 99501

Resident
530 E 4TH AVE
ANCHORAGE, AK 99501

Resident
536 E 3RD AVE
ANCHORAGE, AK 99501

Resident
538 E 4TH AVE
ANCHORAGE, AK 99501

Resident
544 E 3RD AVE
ANCHORAGE, AK 99501

Resident
545 E 4TH AVE
ANCHORAGE, AK 99501

Resident
554 E 3RD AVE
ANCHORAGE, AK 99501

Resident
601 E 4TH AVE
ANCHORAGE, AK 99501

Resident
602 E 3RD AVE
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 1
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 10
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 11
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 2
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 3
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 4
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 5
ANCHORAGE, AK 99501

Resident
E 3RD AVE APT 6
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 7
ANCHORAGE, AK 99501

Resident
604 E 3RD AVE APT 8
ANCHORAGE, AK 99501

Resident
4 E 3RD AVE APT 9
ANCHORAGE, AK 99501

Resident
618 E 3RD AVE
ANCHORAGE, AK 99501

Resident
630 E 4TH AVE
ANCHORAGE, AK 99501

Resident
644 E 3RD AVE
ANCHORAGE, AK 99501

Resident
710 E 3RD AVE
ANCHORAGE, AK 99501

resident
730 E 4TH AVE
ANCHORAGE, AK 99501

Resident
736 E 4TH AVE
ANCHORAGE, AK 99501

Resident
800 E SHIP CREEK AVE
ANCHORAGE, AK 99501

Resident
810 3RD AVE
ANCHORAGE, AK 99501

Resident
. E 4TH AVE
ANCHORAGE, AK 99501

Resident
610 E 4TH AVE
ANCHORAGE, AK 99501

Resident
625 E 4TH AVE
ANCHORAGE, AK 99501

Resident
634 E 3RD AVE
ANCHORAGE, AK 99501

Resident
704 E 4TH AVE
ANCHORAGE, AK 99501

Resident
717 E 4TH AVE
ANCHORAGE, AK 99501

Resident
735 E 4TH AVE
ANCHORAGE, AK 99501

Resident
744 E 3RD AVE
ANCHORAGE, AK 99501

Resident
802 E 3RD AVE
ANCHORAGE, AK 99501

Resident
821 E 1ST AVE
ANCHORAGE, AK 99501

Resident
841 VIKING DR
ANCHORAGE, AK 99501

Resident
612 E 3RD AVE
ANCHORAGE, AK 99501

Resident
628 E 3RD AVE
ANCHORAGE, AK 99501

Resident
641 4TH AVE
ANCHORAGE, AK 99501

Resident
708 E 4TH AVE
ANCHORAGE, AK 99501

Resident
720 E 3RD AVE
ANCHORAGE, AK 99501

Resident
736 E 3RD AVE
ANCHORAGE, AK 99501

Resident
744 E 4TH AVE
ANCHORAGE, AK 99501

Resident
809 E 4TH AVE
ANCHORAGE, AK 99501

Resident
832 E 4TH AVE
ANCHORAGE, AK 99501

Resident
911 4TH AVE
ANCHORAGE, AK 99501

Resident

5 E 4TH AVE
ANCHORAGE, AK 99501

RICHARDSON MICHELLE & PETER
2540 LORD BARANOF
ANCHORAGE, AK 99517

SAND CREEK PROPERTIES LLC
2341 BANBURY DR
ANCHORAGE, AK 99504

SHEIKH REAL ESTATE INVESTMENTS LLC
919 EAST 5TH AVENUE
ANCHORAGE, AK 99501

SYREN INVESTMENT FAMILY TRUST SYREN DAVID
N / TRUSTEE
1004 BEECH LANE
ANCHORAGE, AK 99501

TULLIUS KATELYN N
215 DENALI STREET
ANCHORAGE, AK 99501

WALKER-LANE TONI S
4021 TREE CIRCLE
ANCHORAGE, AK 99502-2851

Resident

940 E 1ST AVE
ANCHORAGE, AK 99501

RMI PROPERTIES LLC
PO BOX 113005
ANCHORAGE, AK 99511-3005

SCHAAFF DARL D
2001 PARKVIEW CIRCLE
ANCHORAGE, AK 99501

SNODGRASS ANGELINE & RALPH
910 CAMAS ST
MOSCOW, ID 83843-3812

TMT TRUST
PO BOX 5839
BREMERTON, WA 98312

TULLIUS MICHAEL & MARY SHULL
1334 N STREET
ANCHORAGE, AK 99501-4273

WINGATE ELIZABETH TRUST c/o JEMS PROPERTY
MANAGEMENT
PO BOX 190530
ANCHORAGE, AK 99519-0530

Resident

945 E 1ST AVE
ANCHORAGE, AK 99501

S&R INVESTMENTS INC
8300 RESSURECTION DRIVE
ANCHORAGE, AK 99504

SCHUTZ ISAAC & ABIGAIL
337 E 4TH AVE UNIT 2
ANCHORAGE, AK 99501

SULLIVAN SENIOR HOUSING INC % MANOR
MANAGEMENT SERVICES
1625 SE LAFAETTE
PORTLAND, OR 97202-3862
TONN MICHAEL
15140 CURVELL DRIVE
ANCHORAGE, AK 99516

US HEALTH & HUMAN SERVICES AK NATIVE
HEALTH
PO BOX 7-741
ANCHORAGE, AK 99510-7063
WLH TRUST
612 E 3RD AVE
ANCHORAGE, AK 99501

Funding String Information Needed To Process A Journal Entry

This form should be included with every application taken in for a project where the fee is paid by journal entry

Case Number: _____

Project Descrip: _____

Fee Amount: _____

G / L: _____

IO: _____

Cost Center: _____

WBS: _____

MOA Project Mgr: _____

Financial Contact: _____

Date: _____

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Acting Mayor Austin Quinn-Davidson

RECEIVED

DEC 09 2020

MEMORANDUM

Comments to Planning and Zoning Commission Applications/~~Petitions~~ PLANNING DEPARTMENT

DATE: November 24, 2020
TO: Collin Hodges, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2021-0003

Case 2021-0003 – Request to Rezone two (2) parcels of land from PLI (Public Lands and Institution) District to B-2C (Central Business District, Periphery).

Roads: The parcel located at 250 Gambell Street is bounded by East 3rd Avenue to the south, Gambell Street ROW dedication to the east and East 1st Avenue ROW dedication to the north. The vacant parcel is bounded by East 3rd Avenue to the south, Gambell Street ROW dedication to the west, East 1st Avenue ROW dedication to the north, and Ingra Street to the east.

Development of the proposed mixed-use facility shall require the petitioner to enter a IPP (Improvement of Public Place) agreement with Private Development for construction of the required improvements to Class A improvement area standards per AMC21.08.050.

Drainage Improvements: The petitioner is alerted to the pending requirement to provide a comprehensive grading and drainage plan and storm water management plan in accordance with the Anchorage Stormwater Manual Volume 1 (DCM Chapter 2) in permitting stage of this development. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable/impermeable surface treatments. Final plans with appropriate details will be required for approval of construction plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties and rights of way.

Department Recommendations: The Private Development Section has no objection to the requested rezone, subject to the above conditions.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907.269.0520
Fax: 907.269.0521
dot.alaska.gov

December 7, 2020

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

DEC 07 2020

PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning cases:

- **2021-003: Lot 2 Block 36 and Block 35, East Addition Anchorage Townsite**
- **2021-004: Lot 2 Block 36 and Block 35, East Addition Anchorage Townsite**
- **2021-007: BLM LOTS 15, 18, 19, 20, SEC 21 T12N R3W; Pearce Subdivision Lots 17A, 17B, plat 97-132**
- **2021-008: Vacant Land and 2701 & 2801 East 112th Avenue; 11041 & 11051 Lake Otis Parkway, Anchorage, Alaska 99516**

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has comments on the following zoning cases:

- **2021-005: Establishment of a Local Landmark Register**
 - No objections to the establishment of a Local Landmark Register
 - It should be noted that some travel routes within Alaska have specific State or Federal designations (such as the National Highway System or the Alaska Highway System) that require them to adhere to higher-order State or Federal guidelines. Any additional designation added onto such routes must also adhere to – and not interfere with -- the legislation already relevant to such routes.

Comments that apply to all applications accessing DOT facilities:

*These comments may or may not be specifically listed in a comment for an application, but each still apply.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269 – 0522 or shawn.gardner@alaska.gov .

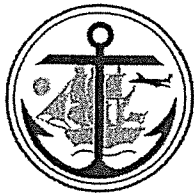
Sincerely,



Shawn Gardner

Anchorage Area Planner, DOT&PF

Cc: Tucker Hum, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF
James Starzec, AMATS Transportation Planner, DOT&PF



MEMORANDUM

DATE: December 3, 2020
TO: Current Planning Division Supervisor,
Planning Department
THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department
FROM: Randy Ribble, Assistant Traffic Engineer
SUBJECT: 2021-003 Request to Rezone two (2) parcels of land from PLI to B-2C
250 Gambell St

RECEIVED

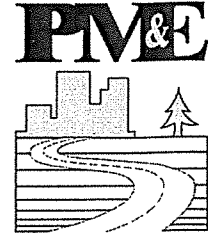
DEC 04 2020

PLANNING DEPARTMENT

Traffic Engineering has no objections to proposed rezoning of the parcel from PLI to B-2C. Traffic Engineering concern will be at time of redevelopment of the parcel and the needs of the developments access to the minor arterial roadway of East 3rd Avenue. Potential development options appear to limit the number of access points to this roadway.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: December 3, 2020
TO: Dave Whitfield
FROM: Steven Ellis
SUBJECT: Comments from Watershed Management Services

RECEIVED

DEC 03 2020

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the January 4, 2021, Planning and Zoning Commission meeting.

2021-0003, Request to rezone two parcels of land from PLI to B-2C. WMS has no comment.

MEMORANDUM

RECEIVED

NOV 30 2020

DATE: November 25, 2020
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: January 4, 2021
Agency Comments due: December 7, 2020

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2021-0003 EAST ADDITION BLK 35 HOSPITAL & EAST ADDITION BLK 36 LT 2, Request to Rezone two (2) parcels of land from PLI (Public Lands and Institutions) District to B-2C (Central Business District, Periphery), Grid SW1231

1. AWWU water is available to these parcels, sanitary sewer is not available to these parcels.
2. AWWU has no objection to the rezone request.

2021-0004 EAST ADDITION BLK 35 HOSPITAL & EAST ADDITION BLK 36 LT 2, Amendment to an element of the Comprehensive Plan for Anchorage 2040 Land Use Plan to rezone two (2) parcels of land from PLI Public Lands and Institutions District to B-2C Central Business District, Periphery, Grid SW1231

1. AWWU water is available to these parcels, sanitary sewer is not available to these parcels.
2. AWWU has no objection to the amendment.

2021-0005 MUNICIPALITY OF ANCHORAGE, Review and Recommendation by the Planning and Zoning Commission to the Assembly of an Ordinance establishing the Municipality of Anchorage Local Landmark Register, Grid N/A

1. AWWU has no objection to this recommendation.

2021-0007 T12N R3W SEC 21 LT 15, 18, 19, & 20, Request for Rezone from R-6 Low Density Residential (1 acre) District to R-7 Single-Family Residential (20K) District, Grid SW2634

1. AWWU water and sanitary sewer are not available to these parcels.
2. AWWU has no objection to the rezone request.

2021-0008 T12N R3W SEC 21 LT 15, 18, 19, & 20, Request for Amendments to the Hillside District Plan to change the land use plan map classification of six lots from "Limited Intensity Residential 0-1 dwelling unit/acre" to "Low-Intensity Residential 1-3 dwelling units/acre" and to expand the maximum perimeter of public sewerage to included two of the lots, Grid SW2634

1. AWWU water and sanitary sewer are not available to these parcels.
2. AWWU has no objection to the amendment to the Hillside District Plan.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz



Blake, Lori A.

From: McGee, Lynn M.
Sent: Monday, November 23, 2020 12:16 PM
To: Stewart, Gloria I.
Cc: Blake, Lori A.; Kimmel, Corliss A.
Subject: RE: 2021-0003 & 2021-0004 Request for Reviewing Agency Comments

Gloria:

ROW has no comments on either of these proposed actions.

Regards,

Lynn McGee
Senior Plan Reviewer
Right of Way Section
lynn.mcgee@anchorageak.gov
Office: 343-8226
Fax: 249-7340

RECEIVED

NOV 23 2020

PLANNING DEPARTMENT

#ANCWORKS!

An online tool for Anchorage



From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, November 20, 2020 2:53 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; Hodges, Collin P <collin.hodges@anchorageak.gov>
Subject: 2021-0003 & 2021-0004 Request for Reviewing Agency Comments

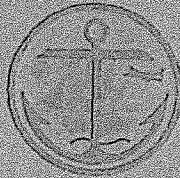
Greetings all. Attached please find our Routing Cover Sheet for the above referenced Rezone Case (2021-0003) and Comp Plan Amendment (2021-0004) scheduled to be heard by Planning and Zoning Commission on 01/04/2021. You can view the routing materials by clicking on the links below, scrolling to bottom of page and selecting 2021-0003 Reviewing Agency Routing or 2021-0004 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<http://www.muni.org/CityViewPortal/Planning/Status?planningId=17261>

<http://www.muni.org/CityViewPortal/Planning/Status?planningId=17262>

Gloria Stewart
Sr. Planning Technician
Current Planning Section

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: 2020-0003
2020-0004

I, Shelley Rowton hereby certify that I have posted a ^{5 Notices} Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezone + Comp Plan amend. The notice was posted on 12/9/2020 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 9th day of December, 2020.

Shelley Rowton
Signature

LEGAL DESCRIPTION

Tract or Lot: Lot 2

Block: Block 32 and Block 35

Subdivision: East Addition