

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

DATE: January 4, 2020

CASE NUMBER: 2021-0004

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

REPRESENTATIVE: Robin Ward and Shelley Rowton, Heritage Land Bank

REQUEST: A request to amend the land use designation for approximately 14.97 acres of land classified as “Park or Natural Area”, “Light Industrial/Commercial,” “Community Facility or Institution,” and “City Center” in the Anchorage 2040 Land Use Plan Land Use Map to “City Center” and “Park or Natural Area”.

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 amend ±14.97 of land classified as “Park or Natural Area”, “Light Industrial/Commercial,” “Community Facility or Institution,” and “City Center” in the Anchorage 2040 Land Use Plan Land Use Map to “City Center” and “Park or Natural Area”. This comprehensive plan amendment will allow for a corresponding rezone from PLI (Public Lands and Institutions) District to B-2C (Central Business District, Periphery) District being heard under Planning case 2021-0003. The Planning Department is recommending approval for the corresponding rezone.

COMMUNITY COMMENTS

Public notice was provided in accordance with the procedures of AMC 21.03.020H. *Notice.* As of this writing, no public or community council comments have been received. No comments were received from the community councils.

FINDINGS

21.03.070C.2. Comprehensive Plan Amendments - Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

- a. **The proposed amendment is necessary in order to address one or more of the following:**
 - i. **A change in projections or assumptions from those on which the comprehensive plan is based;**

ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.

The criteria is met.

The need for residential land within Anchorage is well documented within the Comprehensive Plan, as well as encouraging mixed-use and private-public partnerships. This amendment and subsequent rezone request provide an opportunity for redevelopment of an underutilized, vacant parcel that can provide residential, commercial, and open space uses.

iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or

The criteria is not applicable.

There have been no changes to the policies, objectives, principles, or standards governing this parcel or the proposed use.

iv. Identification of errors or omissions in the comprehensive plan.

The criteria is not applicable.

This request is not a result of an error or omission in the comprehensive plan.

b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.

The criteria is met.

This site currently has four designations, and the proposed amendment simplifies the site to two designations, without introducing new classifications that may not be consistent with the surrounding area. If the site were to remain four different designations, the implementing zoning districts would result in split-zoned lots which would be inconsistent with the Comprehensive Plan and AMC Title 21. The proposed amendment provides the opportunity to redevelop this site with mixed-uses while maintaining space for parks and open space.

This Comprehensive Plan amendment and associated rezone will result in the need to extend the Central Business District boundary in the Downtown District Plan. An update to the Downtown District Plan is currently underway as part of the *Our Downtown, Step 2* project and the boundary will be updated through that process.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The criteria is met.

This proposed amendment 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.

d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.

The criteria is met.

This site is currently designated as “City Center and “Park or Natural Area”, in addition to “Light Industrial/Commercial” and “Community Facility or Institution.” This amendment to designate the site as only “City Center” and “Park or Natural Area” simplifies the site and provides for more consistent development that does not have conflicting land use designations. This amendment is more supportive than the previous land use designations.

This request is consistent with the following policies of the applicable comprehensive plans:

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.*

The proposed rezone to B-2C implements the “City Center” designations per the *Anchorage 2040 Land Use Plan*. If the site were zoned according to the land use designations, it would likely result in a split-zone lot which would be inconsistent with the Comprehensive Plan and AMC Title 21.

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

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 amendment will allow a variety of residential uses to meet diverse housing needs of Anchorage’s citizens, and the “City Center” designation promotes residential development.

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

The proposed amendment will increase the area of the petition site 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 amendment will provide for more consistent land development that can permit 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 amendment will provide the opportunity for 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 amendment maintains the “Park and Natural Area” designation, and future redevelopment will be consistent with this designation.

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.

- e. **If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The criteria is met.

There is not a location description for “Park or Natural Area”. However, the petition site’s current “Park or Natural Area” designation will be expanded by this amendment, as will the “City Center” designation. The “City Center” locational description as detailed in the Anchorage 2040 Land Use Plan reads as follows:

- The designated Downtown and Midtown major employment centers;
- Areas within Downtown and Midtown optimal for concentrations of regional commercial, or employment densities at 20 to 50+ employees per acre;

- Areas within unobstructed walking distance of high-density residential;
- Contiguous core areas of commercial Downtown or Midtown rather than sites isolated from the primary City Center areas; and
- Not intended to be physically expanded at the expense of residential Neighborhood areas.

The petition site is within Downtown, and redevelopment includes residential and commercial uses that support the “City Center” location descriptions. The expansion of the “City Center” Designation will not be at the expense of residential neighborhood areas.

DEPARTMENT RECOMMENDATION

The Department finds that the approval criteria for a comprehensive plan amendment is met. The Department recommends APPROVAL of this amendment. 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:



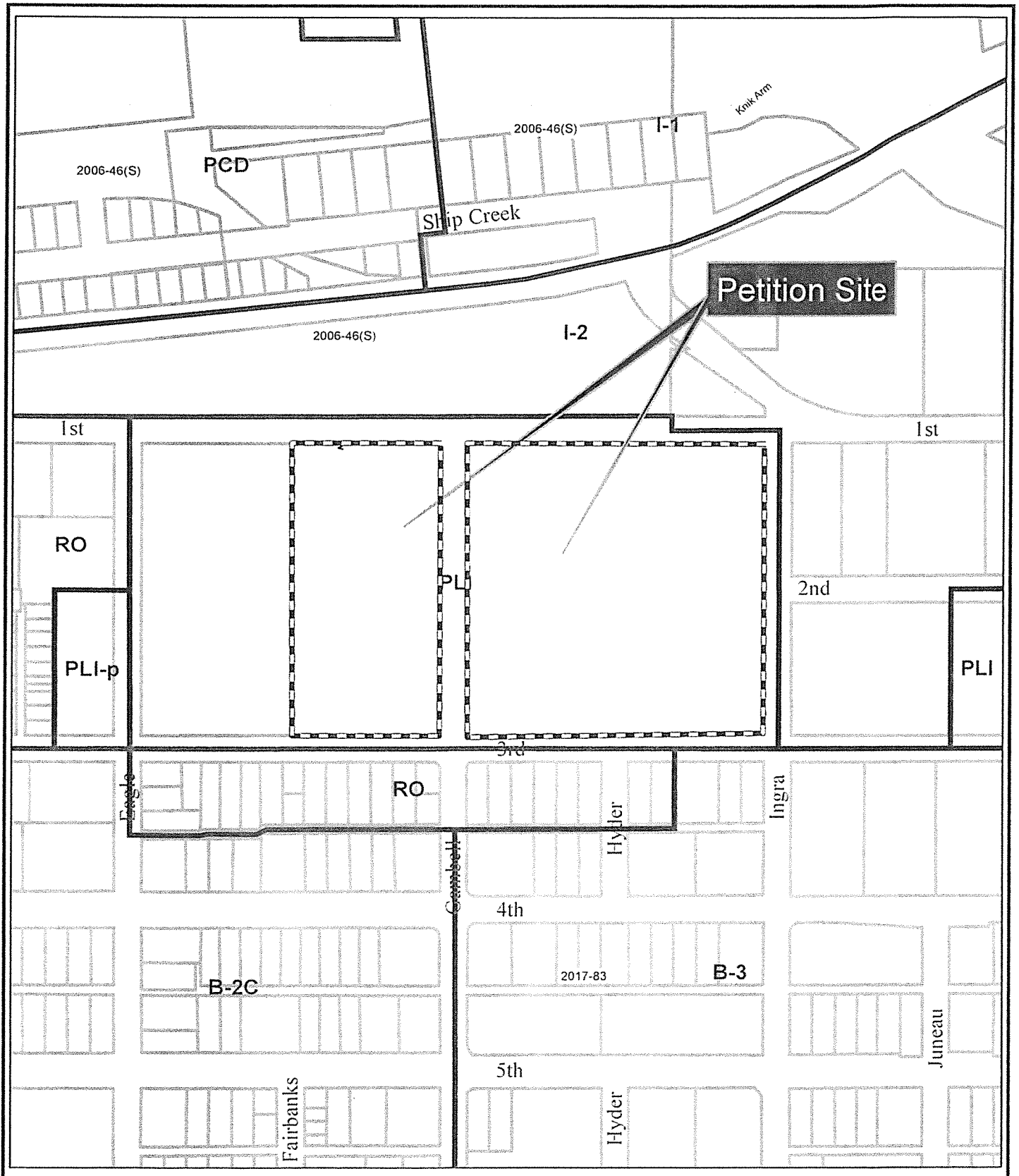
Shawn Odell
Senior Planner

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

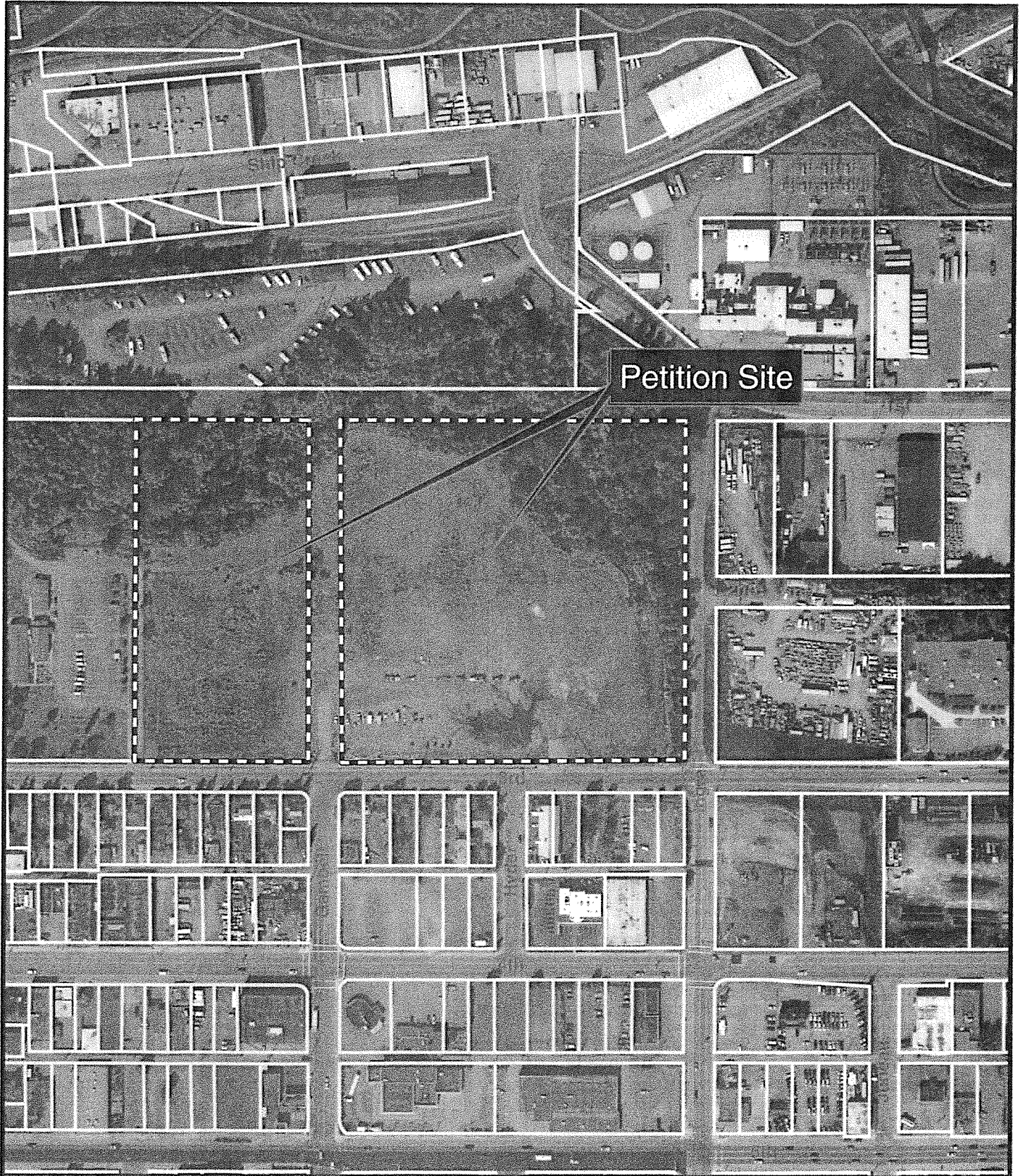
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MAPS

2021-0004



2021-0004



APPLICATION

Comprehensive Plan

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 and Rowton, Shelley for Heritage Land Bank	Mailing Address:	Mailing Address:
P.O. Box 196650, Anchorage, AK 99519			
Contact Phone – Day: _____ Evening: _____	Contact Phone – Day: _____ 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 <u>Robin Ward</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative <small>(Representatives must provide written proof of authorization)</small>	Date <u>11/10/2020</u>
--	------------------------

Print Name _____			
Accepted by: <u>E. Appleby</u>	Poster & Affidavit: <u>see rezoning 2021-003</u>	Fee: <u>\$2973.75</u>	Case Number: <u>2021-0004</u>
			Requested Meeting Date: <u>01/04/2021</u>

PROPOSED COMPREHENSIVE PLAN AMENDMENT

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 is approximately 10 acres. The petitioner, The Municipality of Anchorage, is seeking the amend the existing Anchorage 2040 Land Use Plan (LUP) (Exhibit A-1) for the above referenced parcels. The proposed amendment will redefine the areas currently designated as "Community Facility or Institution" and "Light Industrial/Commercial" as "City Center (Downtown)" and extend the "Downtown Study Area" limits to the intersection of Ingra Street and East 1st Avenue (Exhibit A-2).

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 summarized 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.

COMPREHENSIVE PLAN AMENDMENT STANDARDS (AMC 21.03.070)

Section C.2(a)(ii): The proposed amendment is necessary in order to address: Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.

The Master Plan published in 2019, is intended to guide the future investment and development of this site. In developing the Master Plan, community input was gathered to identify neighborhood and site-specific issues, needs, opportunities and constraints. The stakeholder working group developed the following vision statement for the site: *"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. The Master Plan preferred development alternatives reflect this vision. Chapter 8.7 of the Master Plan presents near-term implementation actions, the first of which are rezoning and comprehensive plan amendments

Section C.2(b): The proposed amendment maintains the internal consistency of the comprehensive plan and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.

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 Map identifies the future uses on these parcels to include the following:

- Park or Natural Area
- Light Industrial / Commercial
- City Center
- Community Facility / Institution

This amendment is the first step in the implementation of the recommendations outlined in the Master Plan. The proposed land use plan amendment will redefine the areas currently designated as "Community Facility or Institution" and "Light Industrial/Commercial" as "City Center (Downtown)" and extend the "Downtown Study Area" limits to the intersection of Ingra Street and East 1st Avenue. Portions of the subject parcels and the parcels directly adjacent are already designated as "City Center" and are therefore consistent with the other elements of the comprehensive plan and do not require other amendments to maintain internal consistency.

Section C.2(C): The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The proposed amendment 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.

Section C.2(D): If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.

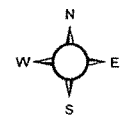
The 2040 LUP Goal 2 is to promote infill and redevelopment. Policies 2.1 - 2.3 lay out general guidelines and strategies regarding infill and redevelopment that apply to this proposed amendment:

- 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.

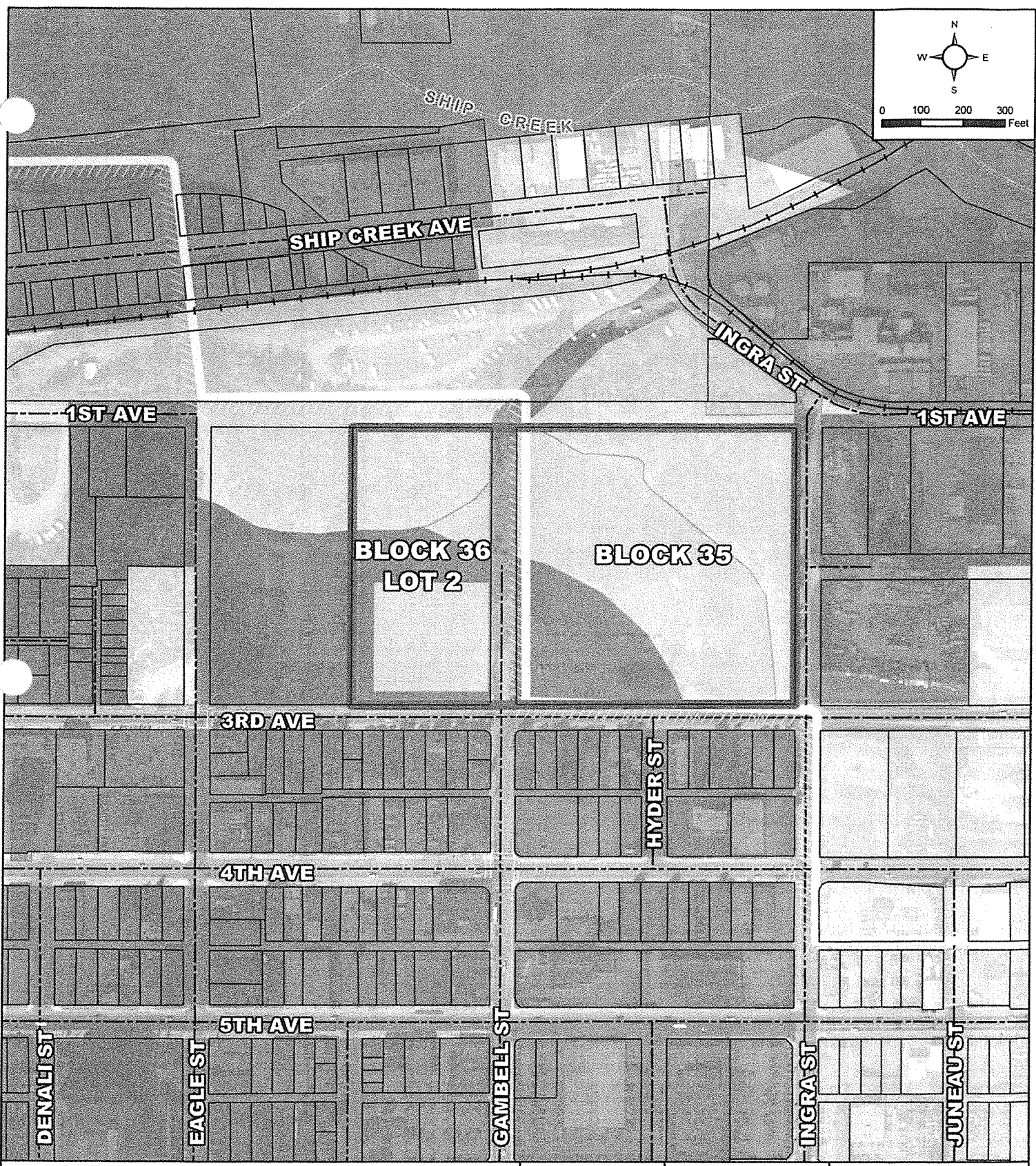
The proposed amendment is fully supportive of the 2040 LUP goals and policies for infill and redevelopment, its adoption will provide greater flexibility for future development. The alternatives identified in the Master Plan are consistent with the intended mixed-use vision for this area.

Section C.2(E): If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.

The 2040 LUP states that the "City Center" designation applies to Downtown and Midtown Anchorage. It 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 amendment is consistent with the adopted description and locational criteria, as it lies directly adjacent to the current "Downtown Study Area" limits and areas designated as "City Center". This proposal creates a more consistent land use plan and provides greater flexibility for future infill and redevelopment. The existing infrastructure in this area can accommodate future development as described in Chapter 7 of the Master Plan. Portions of the subject parcels and the parcels directly adjacent are already designated as "City Center" and are therefore compatible with surrounding designations and development patterns.

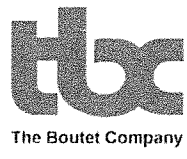


0 100 200 300 Feet



- Anchorage 2040 Land Use Designations
- City Center
 - Commercial Corridor
 - Community Facility or Institution
 - General Industrial
 - Light Industrial Commercial
 - Other Open Space
 - Park or Natural Area

Downtown Study Area Boundary

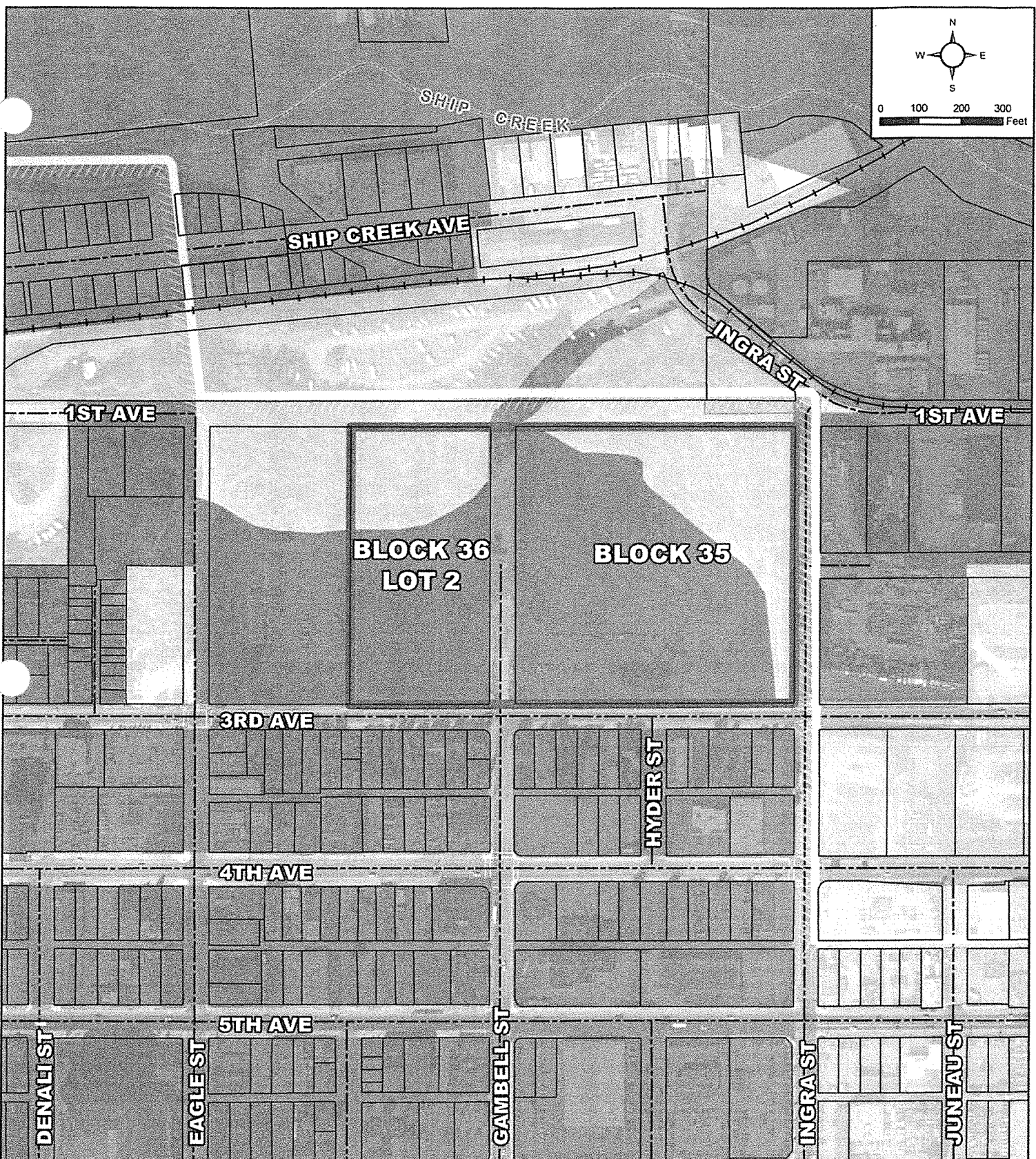
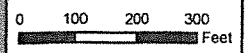
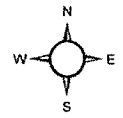


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Block 35

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

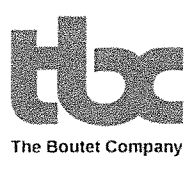
EXHIBIT A-1

Existing
Anchorage 2040
Land Use Plan
10/2/2020



- Anchorage 2040 Land Use Designations**
- City Center
 - Commercial Corridor
 - Community Facility or Institution
 - General Industrial
 - Light Industrial Commercial
 - Other Open Space
 - Park or Natural Area

Downtown Study Area Boundary



PID: 002-082-01-000
Block 35

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

EXHIBIT A-3

Proposed
Anchorage 2040
Land Use Plan
10/2/2020

APPENDIX A

Former Alaska Native Service Hospital

Master Plan 2019

3RD & INGRA
**FORMER ALASKA NATIVE SERVICE HOSPITAL
Master Plan 2019**

Municipality of Anchorage - Heritage Land Bank

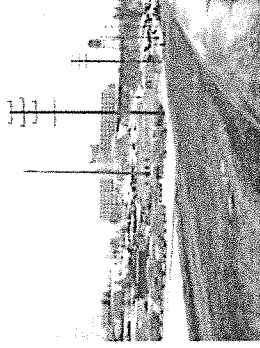


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ACRONYMS

- AWWU • Anchorage Water Wastewater Utility
- HLB • Heritage Land Bank
- ACDA • Anchorage Community Development Authority
- ANIMC • Alaska Native Medical Center
- ANS • Alaska Native Service
- ANSH • Alaska Native Service Hospital
- IHS • Indian Health Service
- TB • Tuberculosis
- ANTHC • Alaska Native Tribal Health Consortium
- ADEC • Alaska Department of Conservation
- PGE • tetrachloroethylene
- UST • Underground Storage Tank
- PLI • Public Lands and Institutions
- I-2 • Heavy Industrial
- B-3 • General Business
- R-O • Residential Office
- U-Med • University Medical District
- 2040 LUP • Anchorage 2040 Land Use Plan
- Anchorage 2020 • Anchorage Bowl Comprehensive Plan
- OS&HP • Official Streets and Highways Plan
- AMATS • Anchorage Metropolitan Area Transportation Solutions
- PM&E • Project Management & Engineering Department
- 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 Boutet 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.

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 Girdwood, with about half its acreage (approximately 5,000 acres) in the Girdwood Valley.

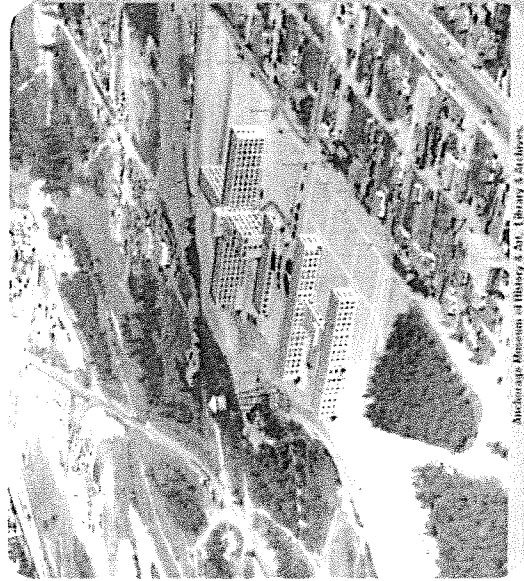
The inventory includes parcels zoned residential, commercial, industrial, and open space areas. The HLB Advisory Commission (HLBAC) oversees the operation of the HLB and the HLB Fund and is the advisory to the Mayor and Anchorage Assembly.

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.

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.

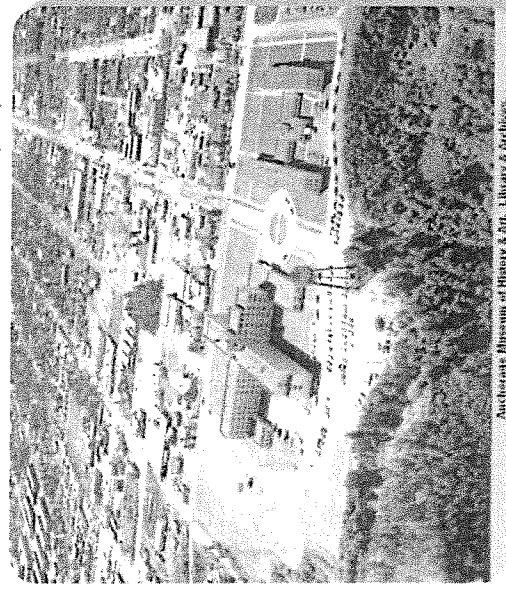


Anchorage Museum of History & Art, Thibault & Architects

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 & Architects

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,

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 Quit 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.

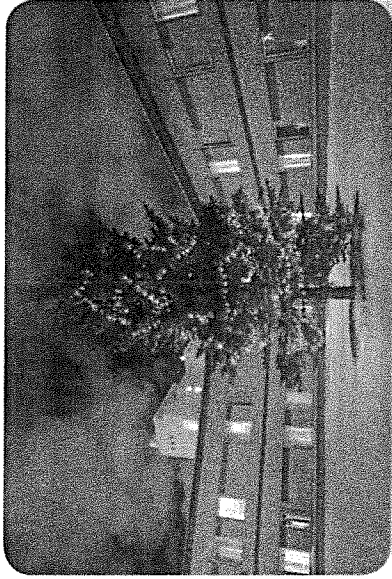


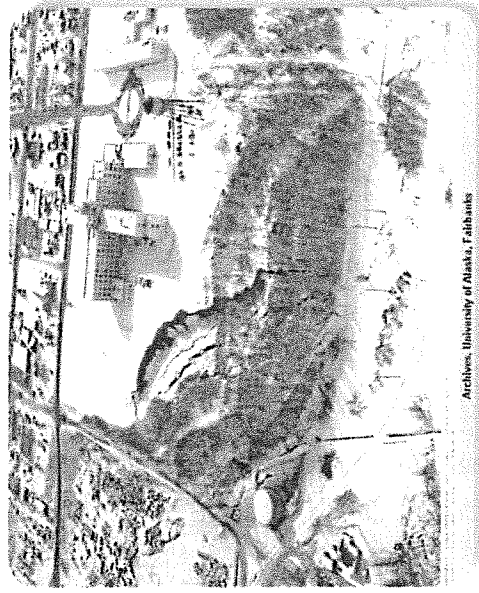
Photo courtesy of the ANMC.

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 50th 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.

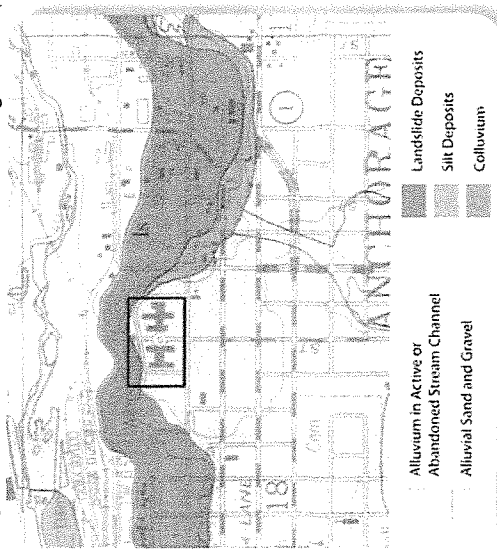


Archives, University of Alaska, Fairbanks

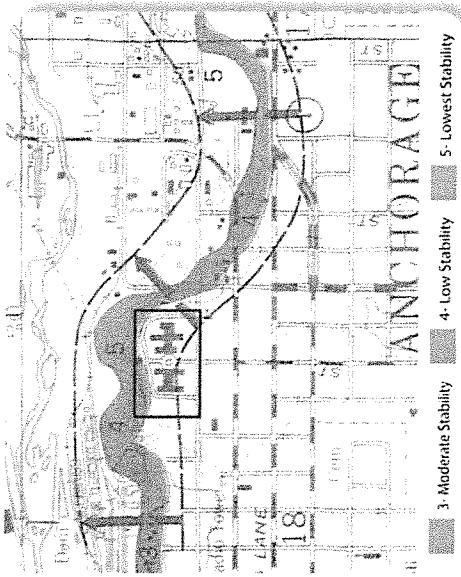
In 1997, the new Alaska Native Medical Center (ANMC) facility opened in Anchorage's University-Medical (U-Med) District north of Tudor Road and east of Elmore Road. By 1998, ANMC's transition to Alaska Native ownership was completed with its transfer to the Alaska Native Tribal Health Consortium (ANTHC) 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 Dobrovolsky (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 Dobrovolsky, 1972a) and their slope map (Schmoll and Dobrovolsky, 1972b). At the ANS site, the resulting interpretation places the northern part of the site in their least stable category (Figure 2). Dobrovolsky 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. Dobrovolsky 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.

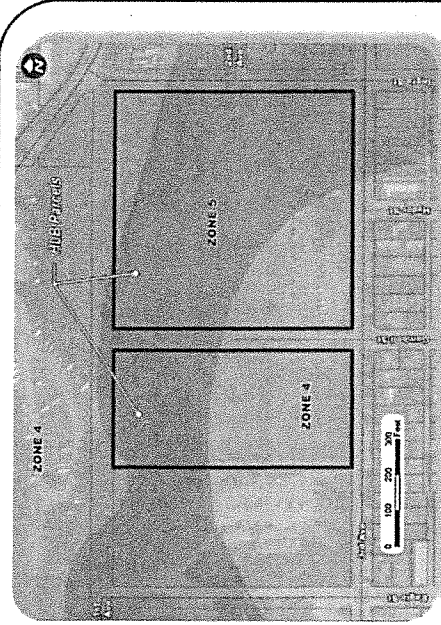


Figure 3. Seismic Hazard Zones (Map, Harding-Lawson, 1979)

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 Dobrovolsky and Schmoll's (1974) interpretation, the indicated areas in Figure 3 above are similar. Their recommendation for seismic zone 5 is to **not** allow:

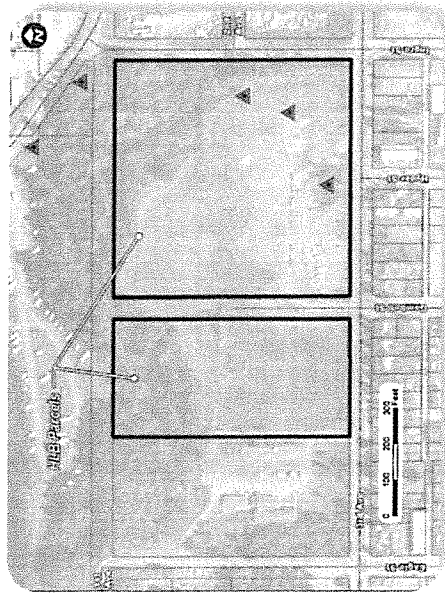
- Buildings with occupancies greater than 500 (all large hotel and offices) (all foundations);
- Large concrete moment-frame or shear-wall offices, hotels, or multi-family residences on shallow foundations;
- Medium concrete shear-wall offices, hotels, multi-family residences, or multi-use buildings 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 drycleaner located on 4th Avenue between Gambell and Hydel) 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.



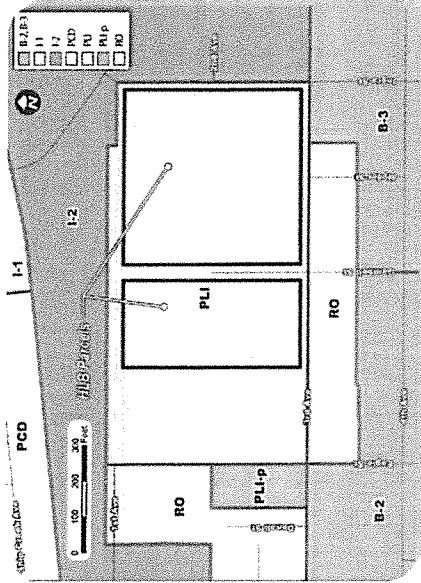
CHAPTER 4 Zoning and Land Uses

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

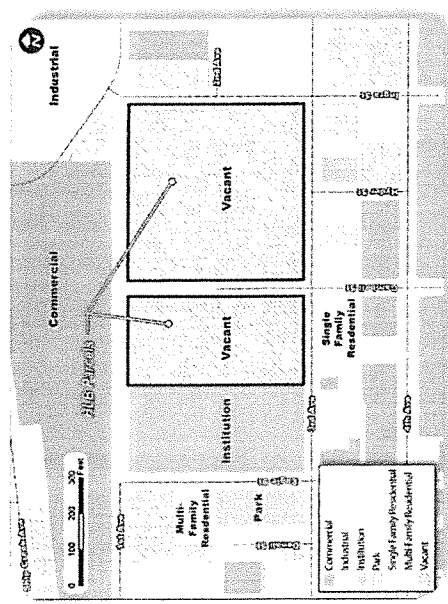
With the opening of the new Alaska Native Medical Center in 1997 in Anchorage's U-Med District, the former facility was closed and demolished. Since the transfer of the site to the MOA, it has been mostly vacant. Although HLB has issued short-term permits for uses typically associated with construction; 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.



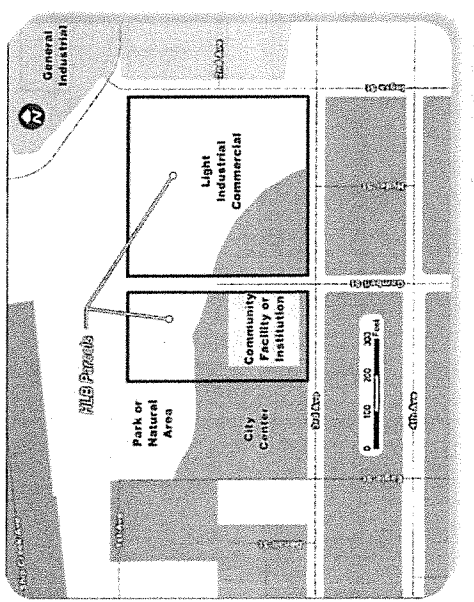
CHAPTER 5 Planning Context

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.

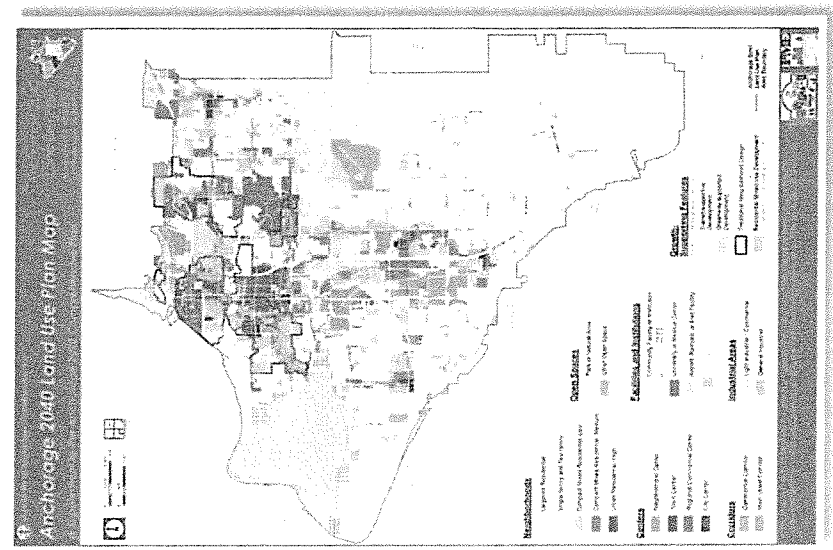
The 2040 LUP Map identifies the future uses on HLB's parcels to include the following:

- 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 slide area.



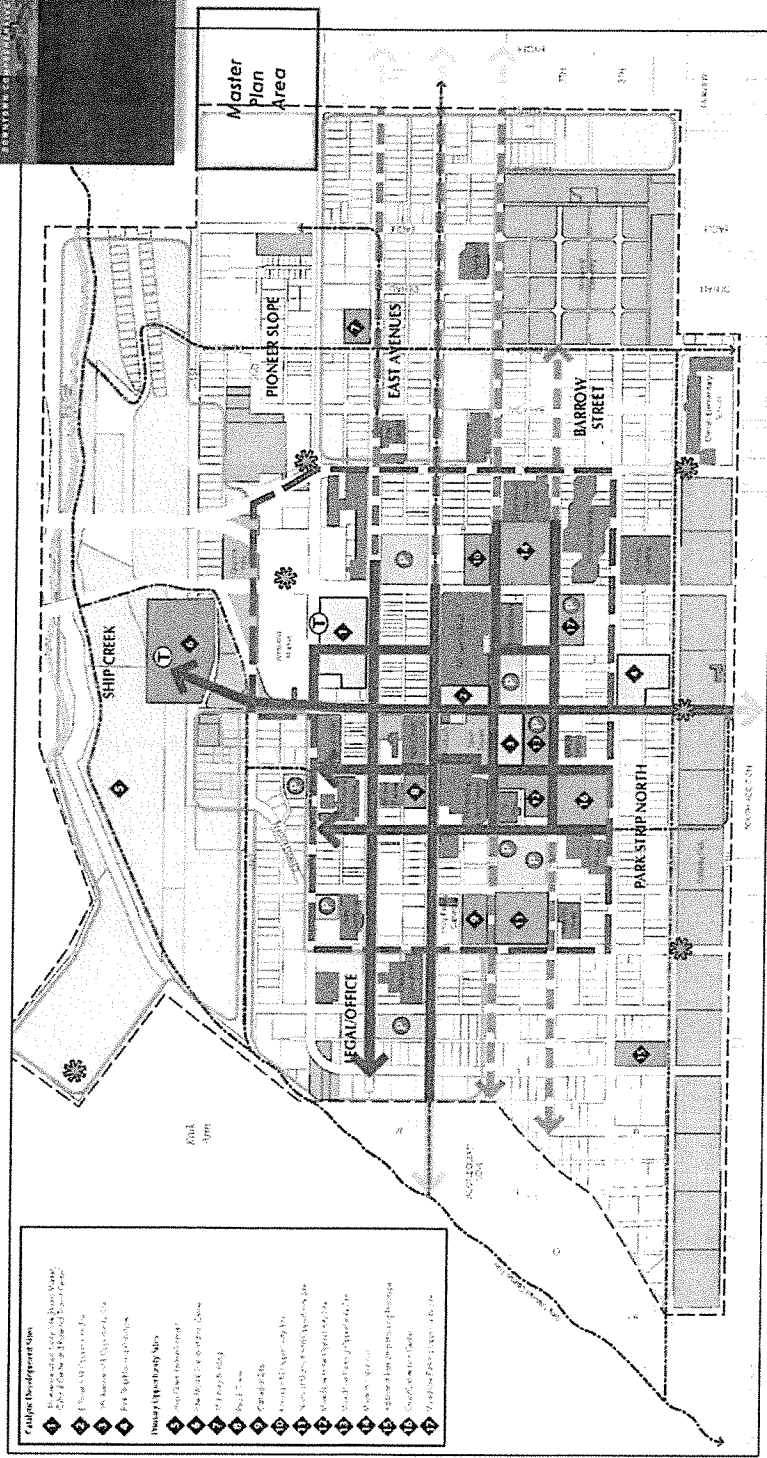
- Light Industrial / Commercial: This designation provides an area for multi-sector employment in an industrial setting giving priority to light industrial production, distribution, and repair uses. This portion of the site is substantially impacted by Seismic Hazard Zone 5. The 2040 LUP recognized this 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.



5.2 Anchorage Downtown Comprehensive Plan (2007)

The HLB parcels are technically within the Downtown Community Council. However, it is important to note that the eastern parcel does immediately border the Fairview Community Council. The 2007 Downtown Comprehensive Plan Strategy Diagram depicts HLB's western parcel as "Downtown Mixed Use - Focus on Residential". Since the 2040 LUP was adopted in September 2018, the 2040 LUP Map supersedes the 2007 Downtown Strategic Map in relation to the HLB parcels.



Legend

- Downtown Sub-Area
- Downtown Core
- Park Strip North
- "Buildable" Building Footprint
- Downtown Mixed Use
- Downtown Office
- Downtown Retail
- Downtown Residential
- Downtown Community
- Downtown Public
- Downtown Cultural
- Downtown Entertainment
- Downtown Institutional
- Downtown Government
- Downtown Health
- Downtown Education
- Downtown Religious
- Downtown Other

Strategy Diagram

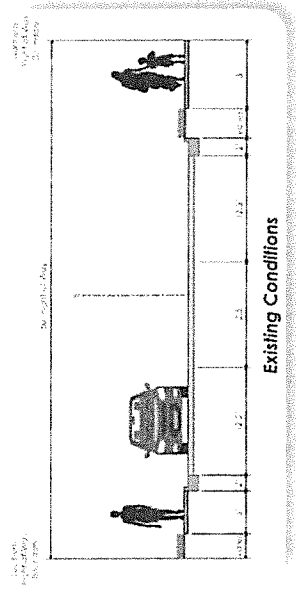
ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN

Circulation and Infrastructure

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.

6.1 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.

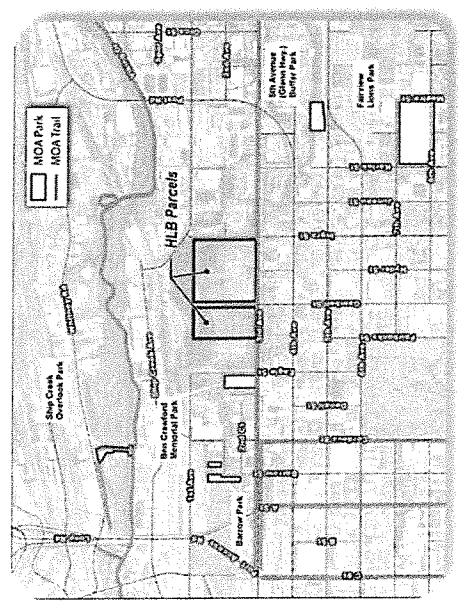


The original construction of 3rd Avenue, in the early 1960s, was comprised of one travel lane in each direction. The three-lane couplet design was part of a construction project in 1972. At that time, 3rd Avenue was upgraded from a two-lane section to a three-lane section. In the early 2000s, a review 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.

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.



6.3 Unconstructed Right-of-Ways

Unconstructed public use Right-of-Ways (ROWs) 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

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.

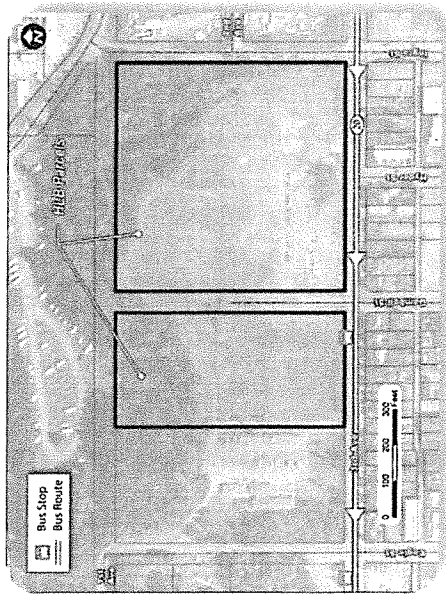
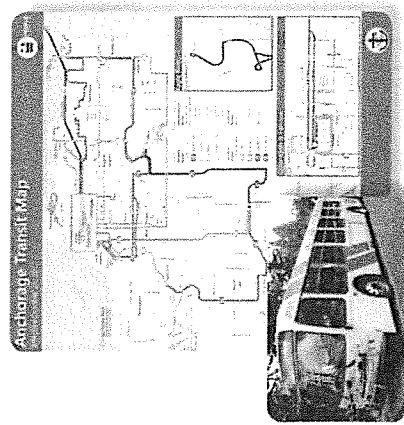


Figure 11 - Existing Transit Stop



6.7 Utilities

6.7.1 Water

The Anchorage Water and Wastewater Utility (AWWU) owns and maintains a twelve-inch (12") ductile iron 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.

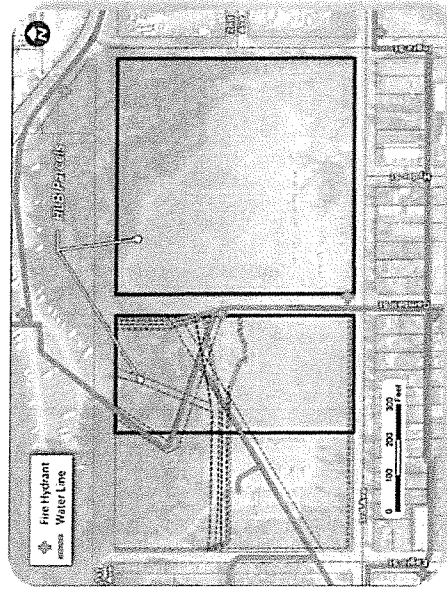


Figure 12 - Existing Fire Hydrant

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.

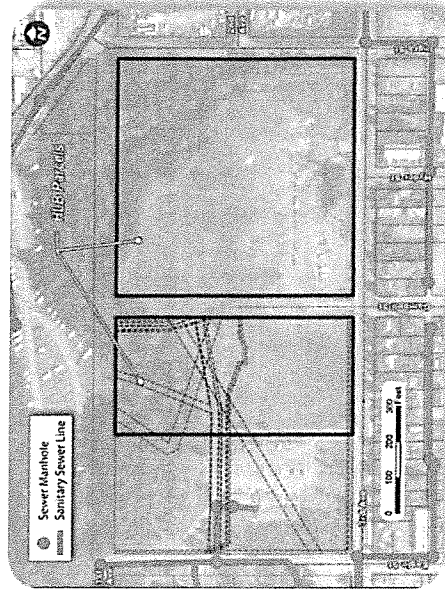
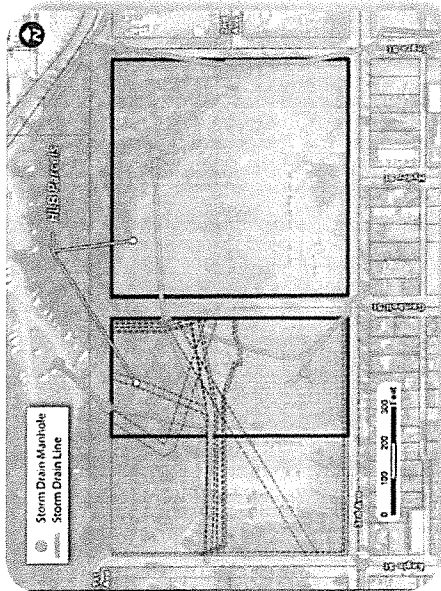


Figure 13 - Existing Sewer Manhole

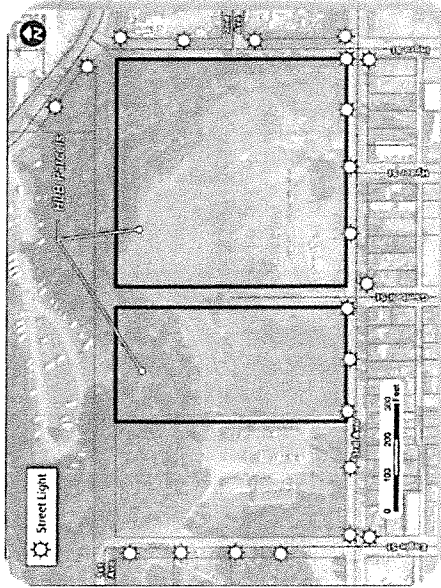
6.7.3 Storm Drainage

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 power line 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

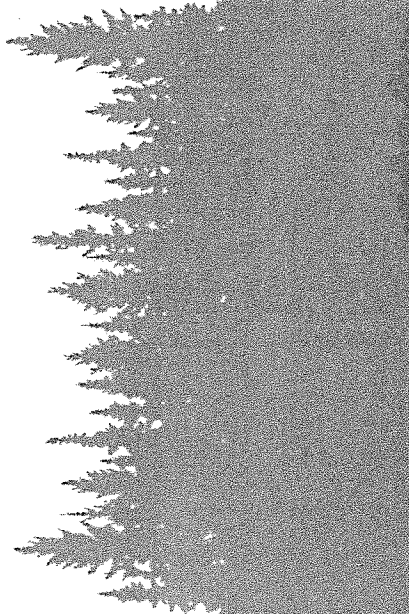
ENSTAR owns and maintains a natural gas line along 3rd Avenue.

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 AK, 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.

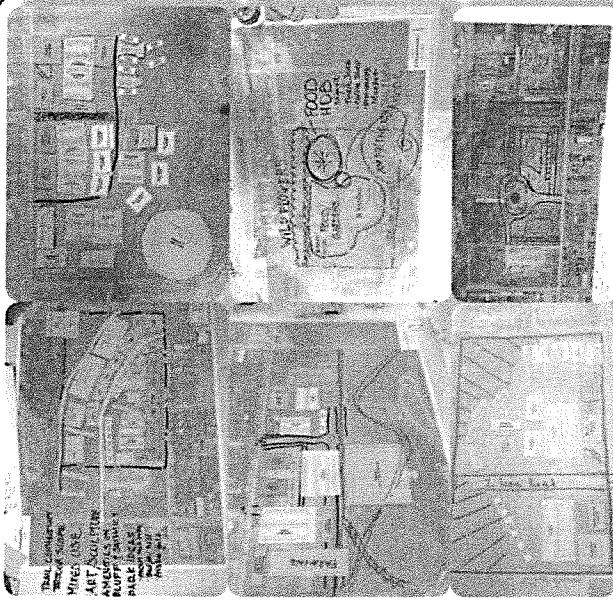


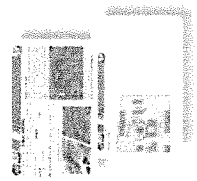
Figure 7-1. SWG Meeting #1 - Site Plan (August 2018)



Figure 7-2. SWG Meeting #2 - Meeting (August 2018)

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 Tikaitnu 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 15-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.

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).

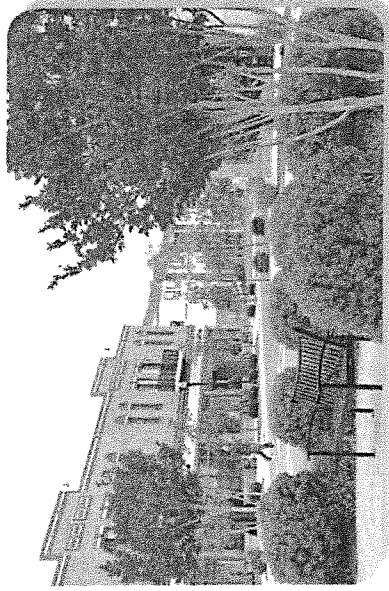


Photo by: Planning Department

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.

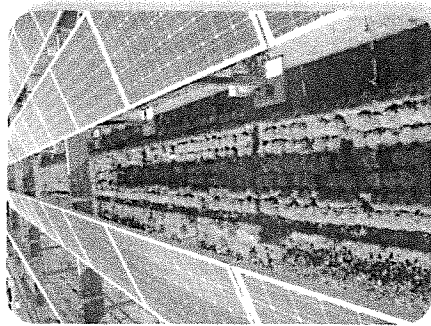


Image 10: Greenhouse, Photo: Anchorage 3rd & Ingraham

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. Charette 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

Charette 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.



Image 11: Recreation, Photo: Anchorage 3rd & Ingraham

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.

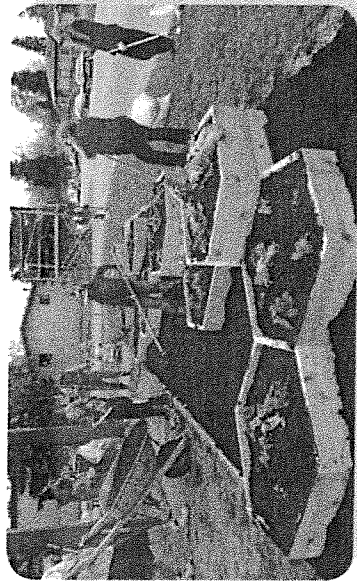


Image 12: Community Garden, Photo: Anchorage 3rd & Ingraham

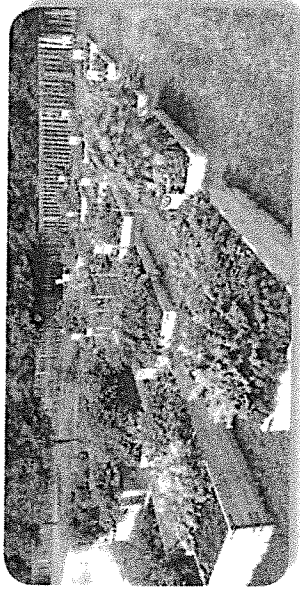


Image 13: Conceptual Site Plan, Photo: Anchorage 3rd & Ingraham

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

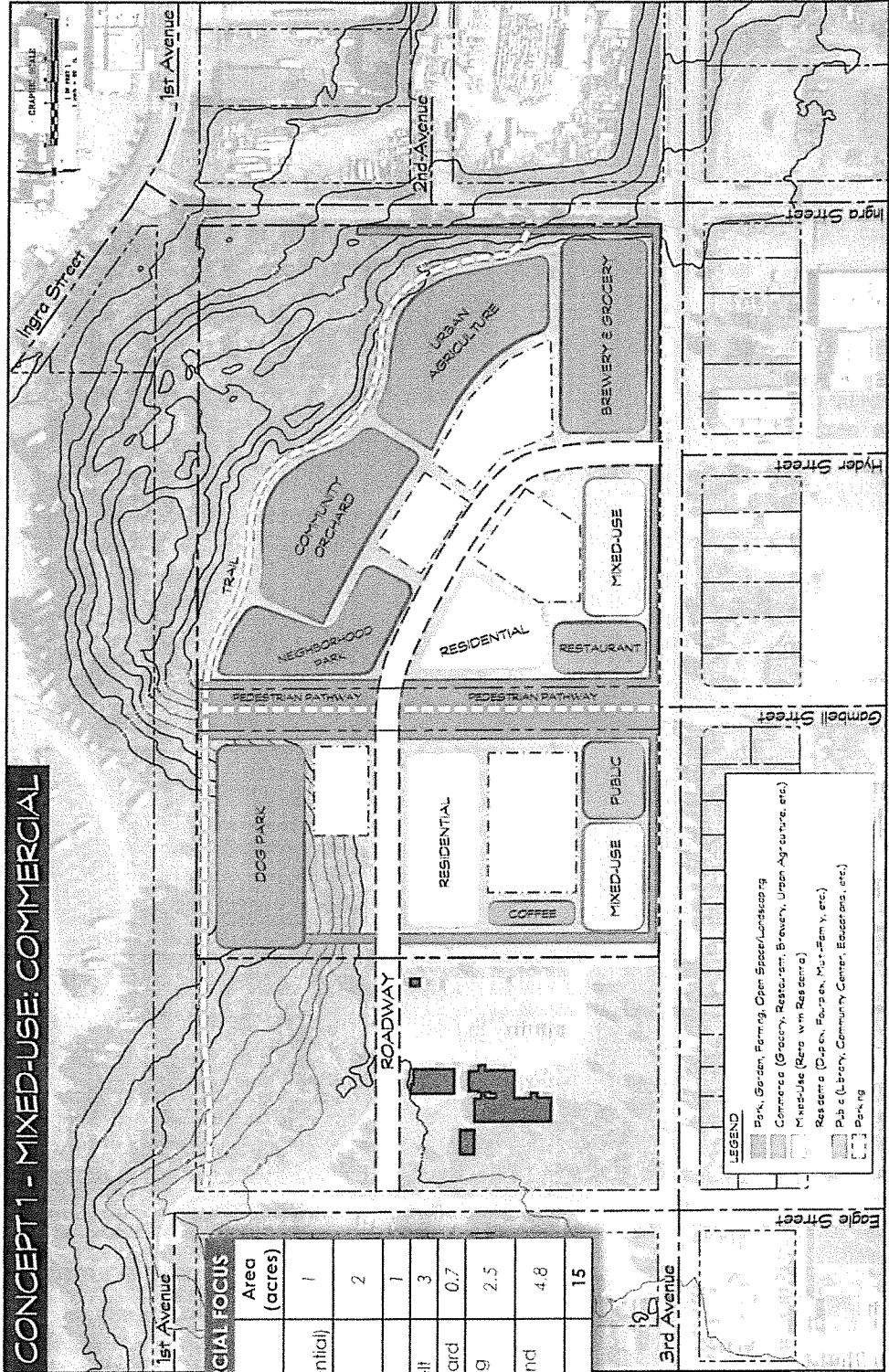
Concept 1's commercial focus allocates large areas (3 acres) to commercial and mixed-use development. The commercial buildings would be located primarily along 3rd Avenue to promote visibility to the traveling public. As discussed in the summary of environmental constraints, the low stability and seismic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

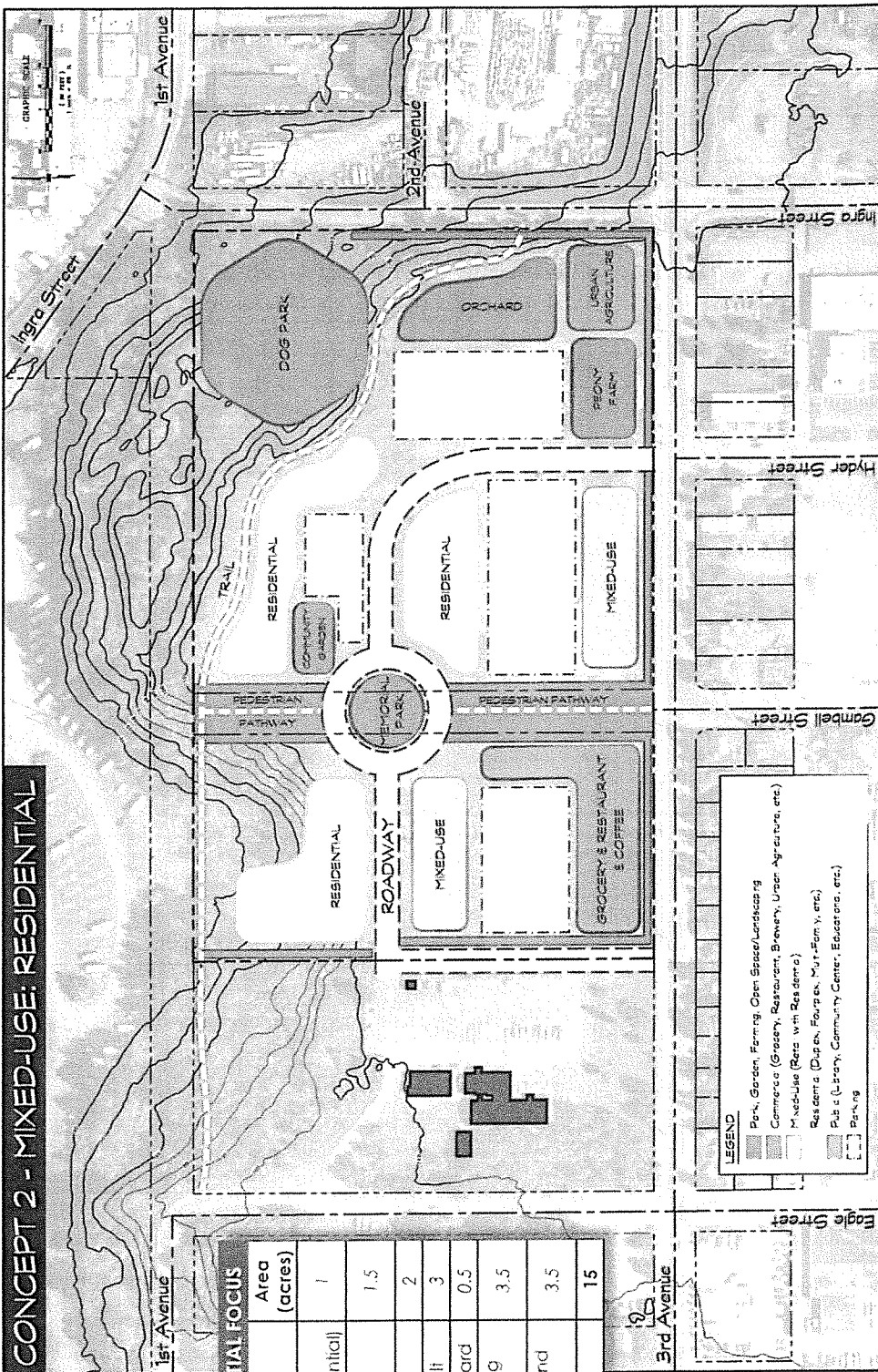
Concept 2's residential focus allocates large areas (3 acres) to residential and mixed-use development. As with Concept 1, the commercial buildings and urban agriculture would be located primarily along 3rd Avenue to promote visibility to the traveling public. Although specialized structural engineering 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



LEGEND

- Park, Garden, Farming, Open Space/Landscaping
- Commerce (Grocery, Restaurant, Brewery, Urban Agriculture, etc.)
- Mixed-Use (Retail with Residence)
- Residence (Duplex, Fourplex, Multi-Family, etc.)
- Public (Library, Community Center, Educators, etc.)
- Parking

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

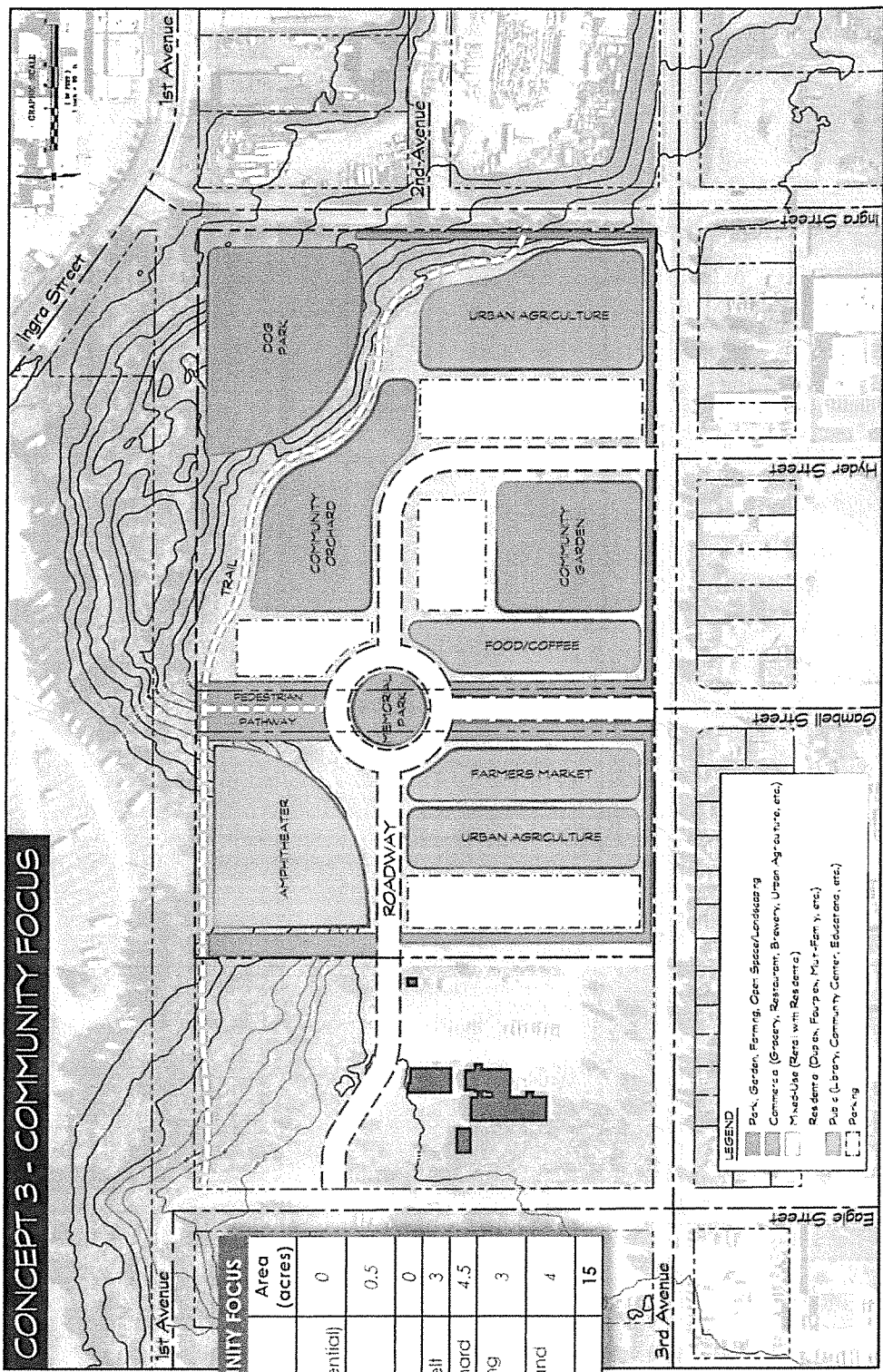


TABLE 4: CONCEPT 3 - COMMUNITY FOCUS

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

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

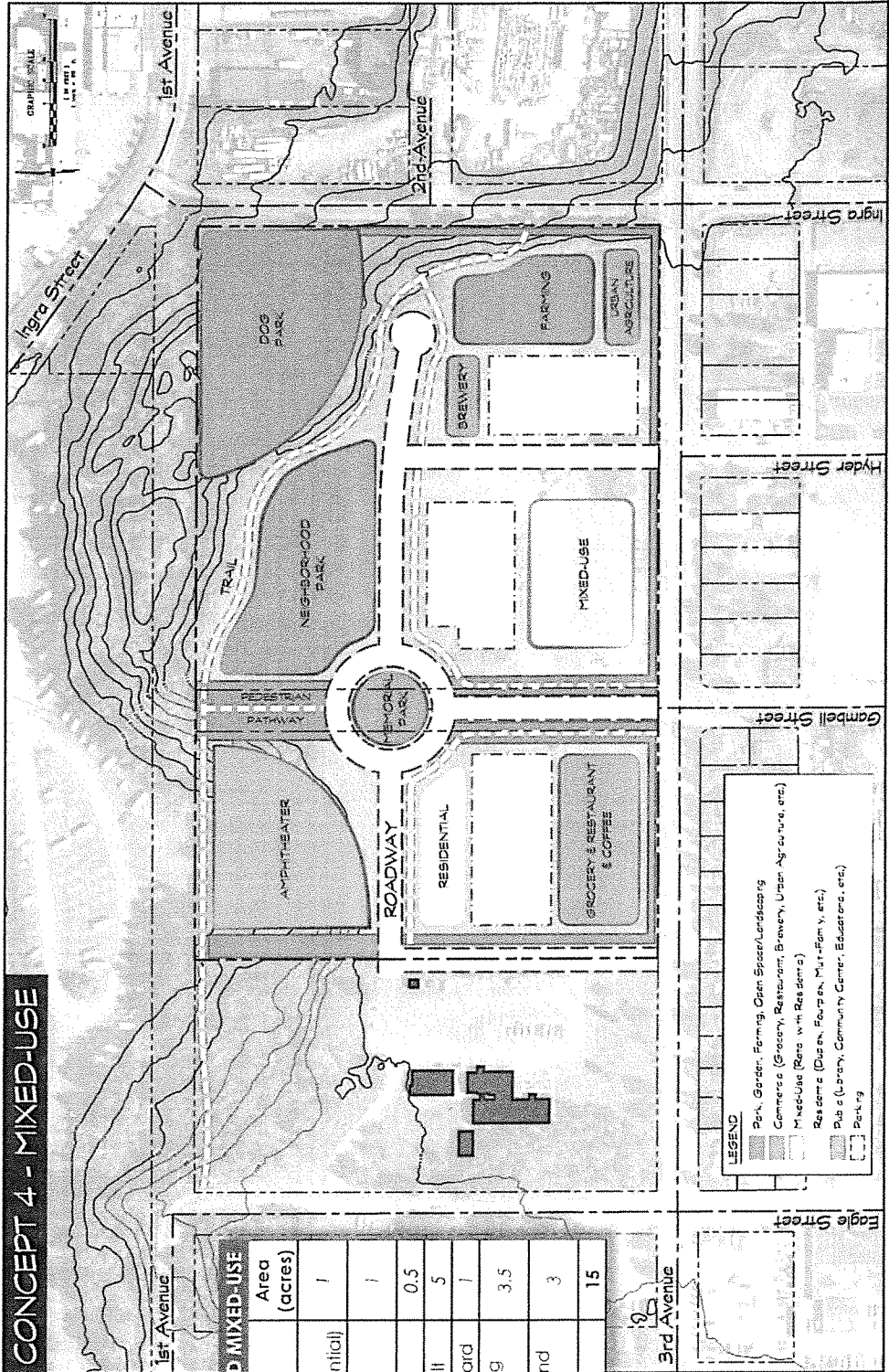


TABLE 5: CONCEPT 4 - BALANCED MIXED-USE

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

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

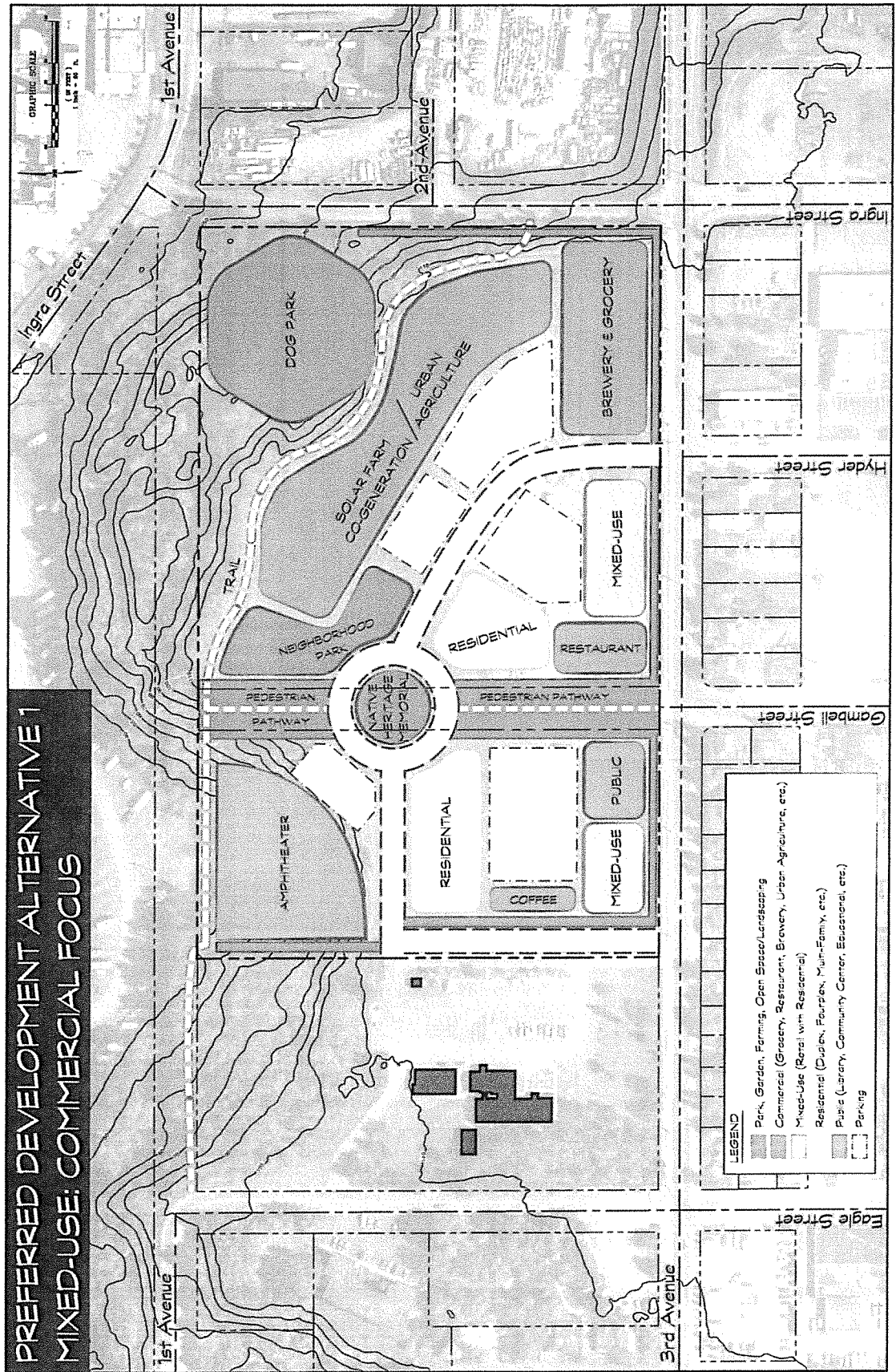
Like Concept 2, Preferred Development Alternative 2's residential focus allocates a significant area (3 acres) to residential and mixed-use development. In consideration of seismic and slope stability issues, residential and commercial development is clustered in the site's south half, with the north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

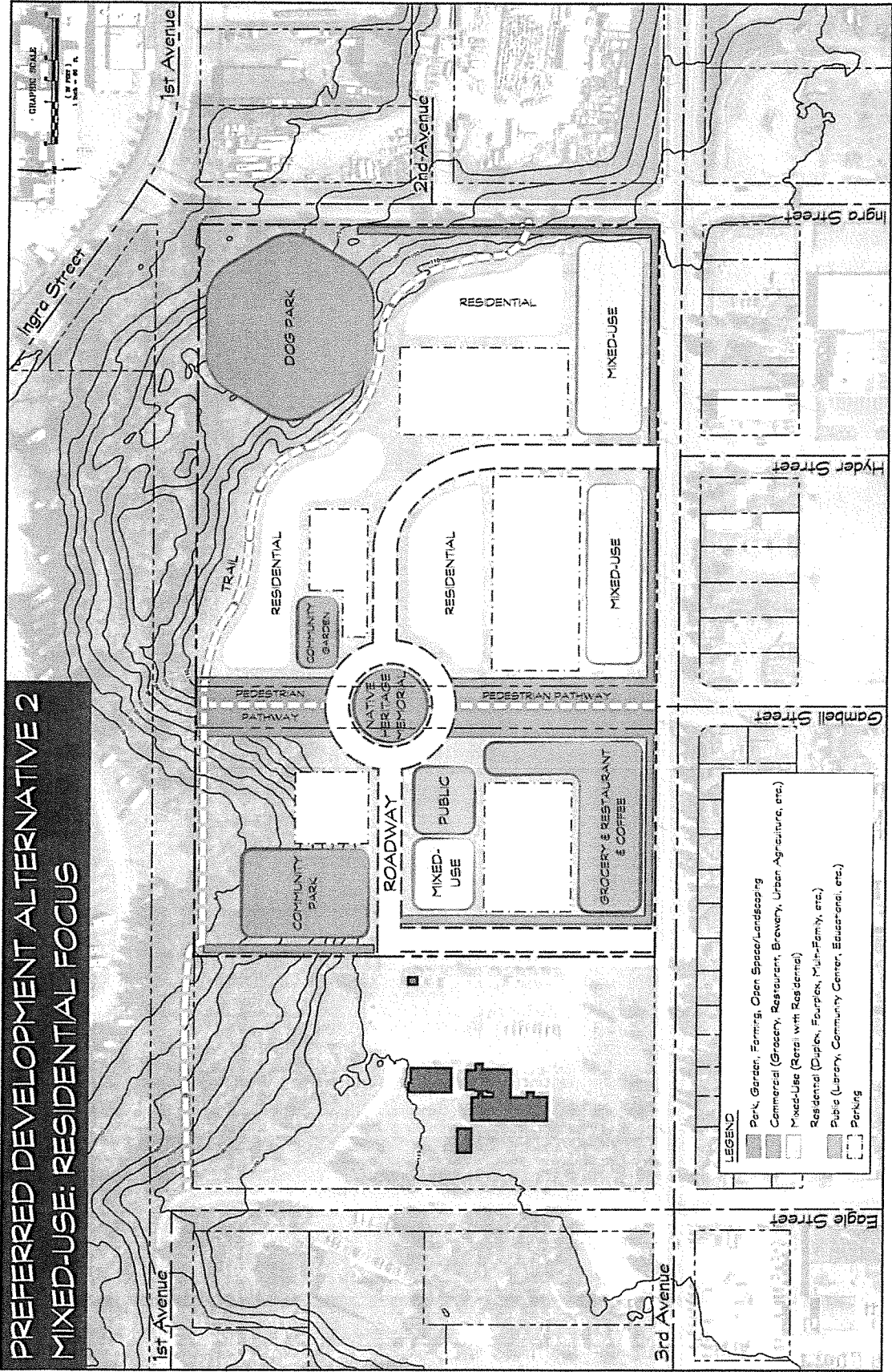
**PREFERRED DEVELOPMENT ALTERNATIVE 1
MIXED-USE: COMMERCIAL FOCUS**



LEGEND

[Symbol]	Park, Garden, Farming, Open Space/Landscaping
[Symbol]	Commercial (Grocery, Restaurant, Brewery, Urban Agriculture, etc.)
[Symbol]	Mixed-Use (Retail with Residential)
[Symbol]	Residential (Duplex, Triplex, Multi-Family, etc.)
[Symbol]	Public (Library, Community Center, Educational, etc.)
[Symbol]	Parking

**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 its 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.

TABLE 9: PARK OR RECREATION TOTAL DEVELOPMENT COSTS

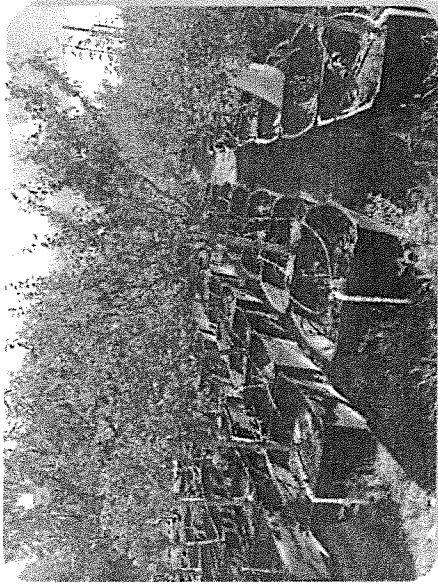
Park or Recreation Facility	Total Development Concept (order-of-magnitude estimate)
Native Heritage Memorial	TBD
Internal Multi-Use Pathway Network	\$600,000
Dog Park	\$250,000
Community Park/Playground	\$750,000

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.

8.8.1 Containerized Community Orchard

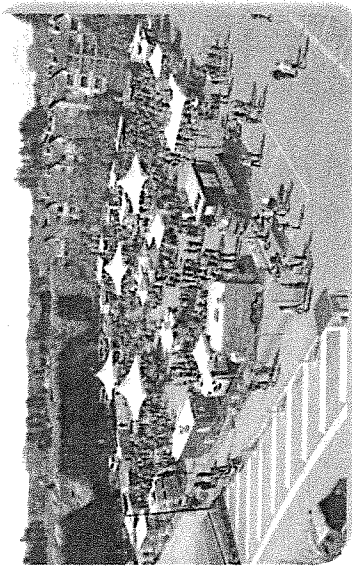
Growing fruit or other edible landscape features in portable containers is possible on a small-scale basis. The development of new dwarf and miniature varieties that produce regular-sized fruits but at a smaller volume have increased the feasibility of this approach. This concept has been implemented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



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



for the dining 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.



PHOTO: TERRY GILLESPIE - 2009 PHOTOGRAPHY

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.



PHOTO: TERRY GILLESPIE - 2009 PHOTOGRAPHY

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.

8.8.6 Other Interim-Use Ideas

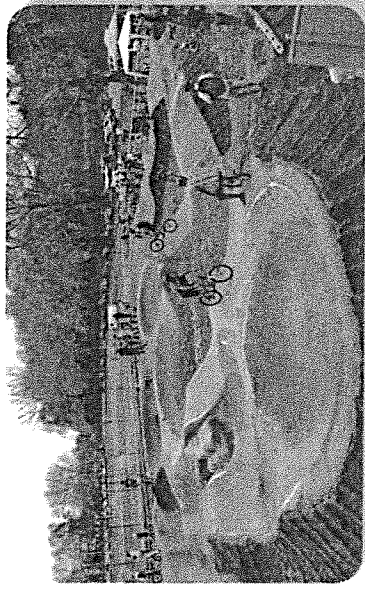


PHOTO: TERRY GILLESPIE - 2009 PHOTOGRAPHY

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)
- Dobrovoiny, 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 Dobrovoiny, 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 Dobrovoiny, 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 Dobrovoiny, 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

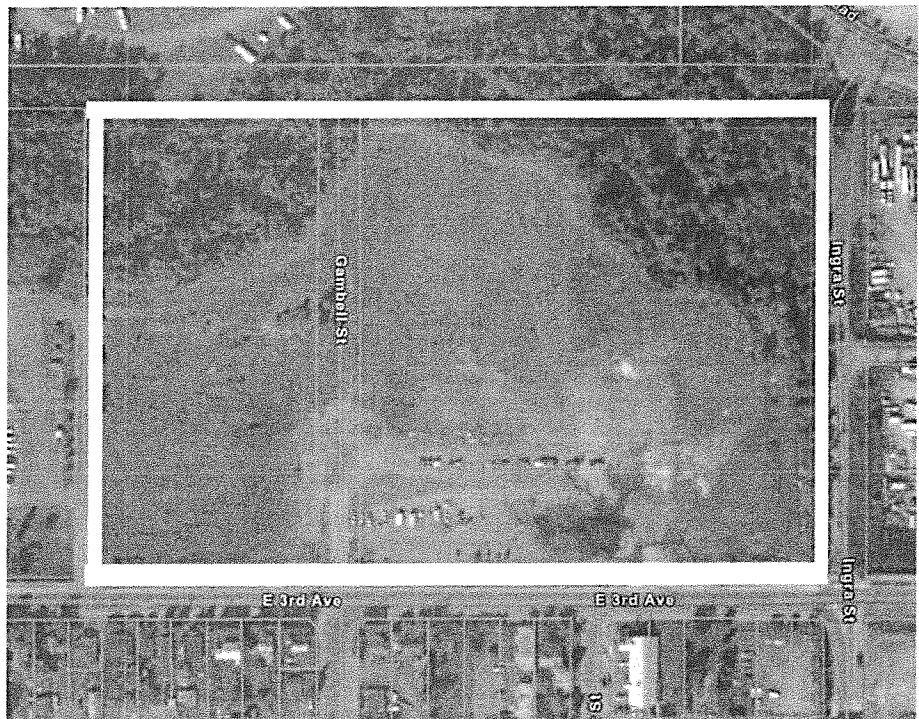
NOTICE
OF PUBLIC HEARING

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>



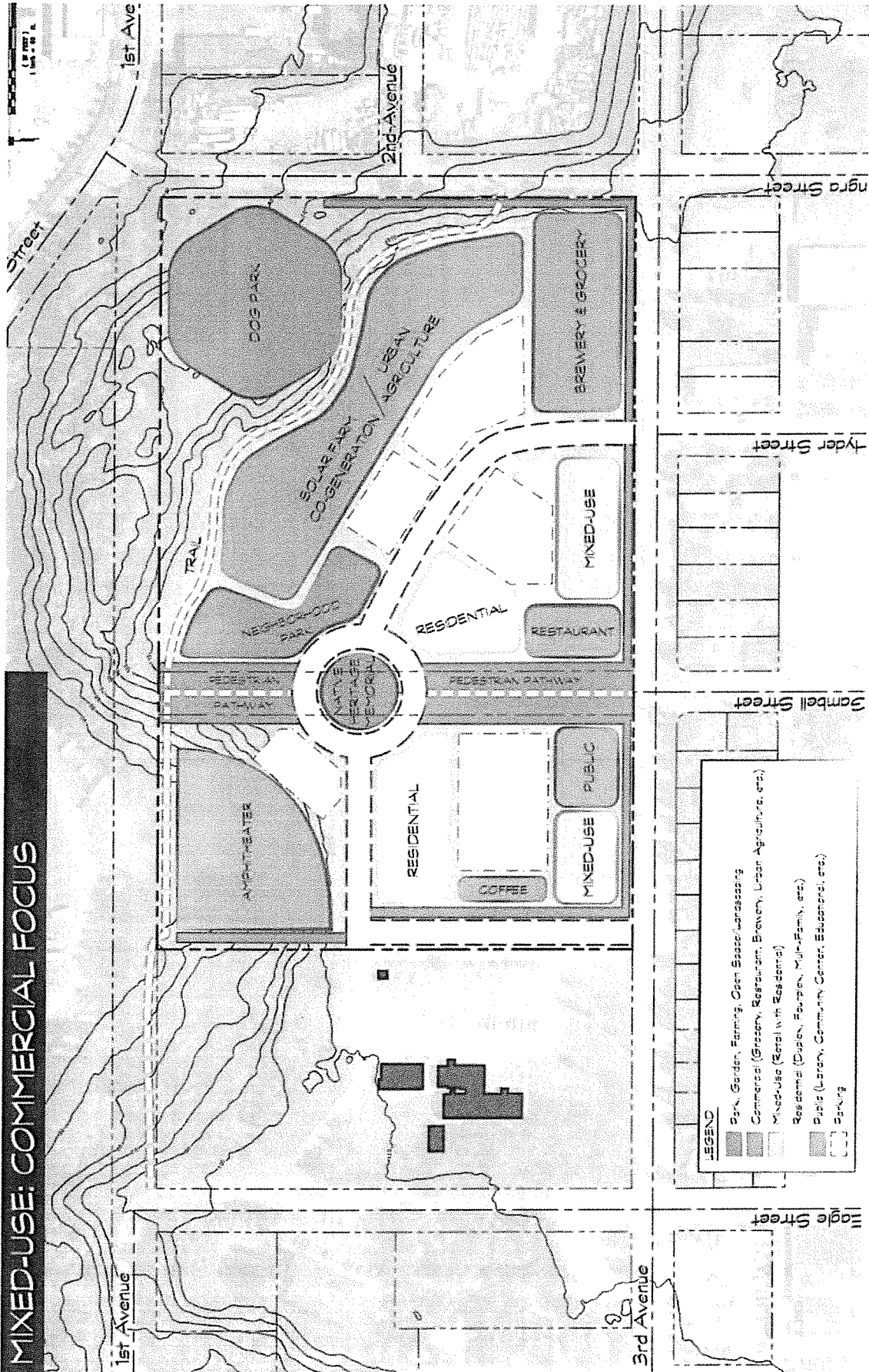
For more information, please contact:
Heritage Land Bank * Shelley Rowton, Land Management Officer
PO Box 196650, Anchorage AK 99519 * (907) 343-7531
shelley.rowton@anchorageak.gov

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

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

PO BOX 5 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
7 W 4TH AVENUE
ANCHORAGE, AK 99501

LOCAL #878 BUILDING
PO BOX 100564
ANCHORAGE, AK 99510-0564

MARLOW ELIZABETH
337 E 4TH AVE #2
ANCHORAGE, AK 99501

MICHAEL INVESTMENTS
2525 GAMBELL ST #307
ANCHORAGE, AK 99503-2838

MOA HERITAGE LAND BANK
PO BOX 196650
ANCHORAGE, AK 99519-6650

INYE AK PROPERTIES LLC % WILLIAM GILBERTI
307 S TOWNSEND ST
SYRACUSE, NY 13202

OTTO ENTERPRISES LLC
PO BOX 190081
ANCHORAGE, AK 99517-0081

PELKA MICHAL
7276 JULIA DR
N ROYALTON, OH 44133-3713

Resident
1005 E 4TH AVE
ANCHORAGE, AK 99501

Resident
21 E 3RD AVE
ANCHORAGE, AK 99501

JOHNSON ELIZABETH I
PO BOX 241901
ANCHORAGE, AK 99524-1901

LOCAL 878 BUILDING CORPORATION
530 E 4TH AVE
ANCHORAGE, AK 99501-2624

MARLOW MARC & LAEL E
337 E 4TH AVENUE #1
ANCHORAGE, AK 99501

MICHAEL LOTTIE M
1010 BEECH LN
ANCHORAGE, AK 99501-3203

MSL LLC
135 CORDOVA STREET
ANCHORAGE, AK 99501-2407

ODEGARD JACOB & AMANDA J
259 S BAILEY ST
PALMER, AK 99645

PARKER DEBORAH D
701 W 41ST SUITE 203
ANCHORAGE, AK 99503-6604

PORCELLO TASHA & ERRATT GILLIAN VITINA
EDWARDS
12830 SUMMER DRIVE
ANCHORAGE, AK 99516

Resident
1010 E 1ST AVE
ANCHORAGE, AK 99501

Resident
115 N INGRA ST
ANCHORAGE, AK 99501

LEYDON ROSEANNE M
8527 EMERALD ST
ANCHORAGE, AK 99502-5124

LUCASON TIMOTHY K
140 EAGLE ST APT 306
ANCHORAGE, AK 99501-2602

MEDINA STEPHEN P
140 EAGLE STREET #101
ANCHORAGE, AK 99501-2604

MILLER MICHELE
140 EAGLE STREET #305
ANCHORAGE, AK 99501

NOLIN NANCY TRUST AGREEMENT
243 DENALI
ANCHORAGE, AK 99501

OSOWSKI SHANE J
800 E DIMOND BLVD STE 3-505
ANCHORAGE, AK 99515-2044

PARKER WILLIAM & PATRICE & BUCHHOLDT JON
& THELMA
1550 H STREET
ANCHORAGE, AK 99501-5034

RENKERT MILDRED W REV TRST & RENKERT
ROBERT E GST EXEMPT BYPASS TRUST
1225 S ST
ANCHORAGE, AK 99501-4231

Resident
1011 E 3RD AVE
ANCHORAGE, AK 99501

Resident
140 EAGLE ST COND 101
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 102
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 105
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 202
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 205
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 302
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 305
ANCHORAGE, AK 99501

Resident

221 DENALI ST
ANCHORAGE, AK 99501

Resident

234 DENALI ST
ANCHORAGE, AK 99501

Resident

243 DENALI ST
ANCHORAGE, AK 99501

Resident

140 EAGLE ST
ANCHORAGE, AK 99501

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140 EAGLE ST COND 103
ANCHORAGE, AK 99501

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140 EAGLE ST COND 106
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140 EAGLE ST COND 303
ANCHORAGE, AK 99501

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140 EAGLE ST COND 306
ANCHORAGE, AK 99501

Resident

225 EAGLE ST
ANCHORAGE, AK 99501

Resident

235 INGRA ST
ANCHORAGE, AK 99501

Resident

250 GAMBELL ST
ANCHORAGE, AK 99501

Resident

314 GAMBELL ST
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 104
ANCHORAGE, AK 99501

Resident

140 EAGLE ST COND 201
ANCHORAGE, AK 99501

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140 EAGLE ST COND 301
ANCHORAGE, AK 99501

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140 EAGLE ST COND 304
ANCHORAGE, AK 99501

Resident

215 DENALI ST
ANCHORAGE, AK 99501

Resident

229 DENALI ST
ANCHORAGE, AK 99501

Resident

237 DENALI ST
ANCHORAGE, AK 99501

Resident

305 EAGLE ST
ANCHORAGE, AK 99501

Resident

319 GAMBELL ST
ANCHORAGE, AK 99501

Resident

377 EAGLE ST
ANCHORAGE, AK 99501

Resident

337 E 4TH AVE COND B
ANCHORAGE, AK 99501

Resident

400 GAMBELL ST STE 101
ANCHORAGE, AK 99501

Resident

409 EAGLE ST
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 201
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 204
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 302
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 305
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 402
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 405
ANCHORAGE, AK 99501

Resident

337 E 4TH AVE
ANCHORAGE, AK 99501

Resident

341 E 2ND CT
ANCHORAGE, AK 99501

Resident

400 GAMBELL ST STE 200
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 102
ANCHORAGE, AK 99501

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420 E 3RD AVE 202
ANCHORAGE, AK 99501

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ANCHORAGE, AK 99501

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420 E 3RD AVE 303
ANCHORAGE, AK 99501

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420 E 3RD AVE 306
ANCHORAGE, AK 99501

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420 E 3RD AVE 403
ANCHORAGE, AK 99501

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420 E 3RD AVE 406
ANCHORAGE, AK 99501

Resident

337 E 4TH AVE COND A
ANCHORAGE, AK 99501

Resident

359 E 2ND CT
ANCHORAGE, AK 99501

Resident

407 E 3RD AVE
ANCHORAGE, AK 99501

Resident

420 E 3RD AVE 103
ANCHORAGE, AK 99501

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420 E 3RD AVE 203
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420 E 3RD AVE 301
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420 E 3RD AVE 401
ANCHORAGE, AK 99501

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420 E 3RD AVE 404
ANCHORAGE, AK 99501

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420 E 3RD AVE APT 101
ANCHORAGE, AK 99501

Resident
5 E 3RD AVE
ANCHORAGE, AK 99501

Resident
437 E 3RD AVE
ANCHORAGE, AK 99501

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443 E 4TH AVE
ANCHORAGE, AK 99501

Resident
513 E 4TH AVE
ANCHORAGE, AK 99501

Resident
520 E 3RD AVE
ANCHORAGE, AK 99501

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520 E 4TH AVE STE 100
ANCHORAGE, AK 99501

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520 E 4TH AVE STE 202
ANCHORAGE, AK 99501

Resident
522 E 3RD AVE
ANCHORAGE, AK 99501

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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

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530 E 3RD AVE
ANCHORAGE, AK 99501

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530 E 4TH AVE
ANCHORAGE, AK 99501

Resident
536 E 3RD AVE
ANCHORAGE, AK 99501

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538 E 4TH AVE
ANCHORAGE, AK 99501

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544 E 3RD AVE
ANCHORAGE, AK 99501

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545 E 4TH AVE
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554 E 3RD AVE
ANCHORAGE, AK 99501

Resident
601 E 4TH AVE
ANCHORAGE, AK 99501

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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

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604 E 3RD AVE APT 11
ANCHORAGE, AK 99501

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604 E 3RD AVE APT 2
ANCHORAGE, AK 99501

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604 E 3RD AVE APT 3
ANCHORAGE, AK 99501

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604 E 3RD AVE APT 4
ANCHORAGE, AK 99501

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604 E 3RD AVE APT 5
ANCHORAGE, AK 99501

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E 3RD AVE APT 6
ANCHORAGE, AK 99501

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604 E 3RD AVE APT 7
ANCHORAGE, AK 99501

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

Resident

604 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

815 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

96 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

**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/^{PLANNING DEPARTMENT}Petitions

DATE: November 24, 2020
TO: Collin Hodges, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2021-0004

Case 2021-0004 – 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.

Department Recommendations: The Private Development Section has no objection to the requested amendment to the Comprehensive Plan.

However, the petitioner is alerted to the pending requirement to provide a full drainage analysis and calculations to Private Development under land use and/or building permit processes. 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 prior to approval of building plans.



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

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.

RECEIVED

DEC 07 2020

PLANNING DEPARTMENT

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.

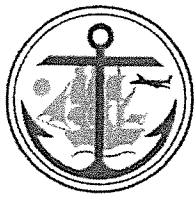
Sincerely,



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: **2021-004 Amendment to an element of Comprehensive Plan for Anchorage
2040 to rezone Two Parcels from PLI to B-2C**

RECEIVED
DEC 04 2020
PLANNING DEPARTMENT

Traffic Engineering has no objections amending the 2040 Comprehensive Plan. 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.

2021-0004, Amendment to the 2040 Anchorage Comprehensive Plan to rezone two parcels of land from PLI to B-2C. WMS has no comment.

MEMORANDUM

RECEIVED

NOV 30 2020

PLANNING DEPARTMENT

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

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:

RECEIVED

NOV 23 2020

ROW has no comments on either of these proposed actions.

Regards,

PLANNING DEPARTMENT

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

#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

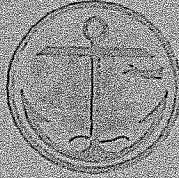
Greetings all. Attached please find our Routing Cover Sheet for the above referenced Rezone Case (2021-0003) and Comp Plan Amendment (2021-0004) scheduled to be heard by Planning and Zoning Commission on 01/04/2021. You can view the routing materials by clicking on the links below, scrolling to bottom 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