

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbas>
David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade

Resolution 2021-19

RESOLUTION OF SUPPORT FOR TEXT AMENDMENT TO TABLE 21.09-2 UNDER HEALTH CARE FACILITIES, HEALTH SERVICES COLUMN WITHIN THE gC-7 DISTRICT TO INCREASE MAXIMUM BUILDING SIZE FROM 6500 TO 7500 SF

WHEREAS, the community of Girdwood has been served by the Girdwood Clinic, a non-profit professional health care center, for the last fifteen years and demands for high-quality, affordable health care services is increasing within the community; and

WHEREAS, after careful consideration and review of other possible sites, the Girdwood Clinic and its Board of Directors determined that demolition and reconstruction on the existing lot is the most favorable option to meet current and future community health care needs; and

WHEREAS, on May 26, 2021 the Urban Design Commission, with support of the Girdwood Board of Supervisors, approved the Major Site Plan for a modern 6,420 SF health care building to be built in two phases and construction has begun; and

WHEREAS, health care facilities in the GC-7 Girdwood Town Center Commercial District are limited to a maximum building size of 6,500 sf, per AMC 21.09-2: Table of Allowed Uses; and

WHEREAS, the approved 6,420 SF New Girdwood Health Clinic offers a limited Behavioral Health program due to the maximum building size limitation, and the Girdwood Clinic would like to offer full behavioral health services on site requiring a 930 SF Phase 3 addition; and

WHEREAS, the local need for behavioral health services was established in a needs assessment in 2016; and

WHEREAS, the need for such behavioral health services has grown nationwide, as communities grapple with the COVID pandemic, opioid and heroin epidemics, increased reports of domestic violence, homelessness and alcohol abuse, all of which exist in our community and can be treated locally; and

WHEREAS, the recent addition of an Area Wide Alcohol tax has created a new response team that could require space in Girdwood in order to serve our population effectively; and

WHEREAS, the community may discover that there are unmet needs for various types of health-related group meetings, including group meetings focused on new parents, teens and tweens, people with special needs, people fighting chronic illness, and the elderly; and

WHEREAS, the health benefit of the addition of space to provide local treatment for the myriad of behavioral health needs that impact our community is clearly in the public interest; and

WHEREAS, the proposed text amendment will apply only to Health Care Facilities, Health Services in the gC-7 and it is unlikely another health care facility such as this will be built in the area zoned gC-7; and

WHEREAS, all other development and design standards remain to protect community character and enhance the pedestrian environment, and the allowed building scale will not be inconsistent with adjacent properties or land uses; and

WHEREAS, this text amendment and therefore allowed enclosure of the outdoor patio, to be constructed during Phase 2, will *not* create a building that is *contrary to* the existing community character and pedestrian environment, but will create an appealing, context-appropriate, professional, confidential space for those seeking self improvement within the community; and

WHEREAS, the Girdwood Land Use Committee supported this request by a vote of 11 in favor, 0 opposed and 4 abstaining at their regular meeting on September 13, 2021.

THEREFORE, the Girdwood Board of Supervisors resolves TO support the community's request for a text amendment to Table 21.09-02 under Health Care Facilities, Health Services column within the gC-7 District to increase the allowed maximum building size from 6500 to 7500 SF.

PASSED AND APPROVED by a vote of 4 to 0 this 20th day of September, 2021.



Mike Edgington, Girdwood Land Use Committee Chair

9/24/21

Date



Attest