

ABBREVIATED PLAT

Case S-12780: Lot 1, Block 36, East Addition

1181.63764.01

APRIL 2024

Prepared for:

Southcentral Foundation
4501 Diplomacy Drive
Anchorage, AK 99508

Prepared by:



S12780 JUN 17 2024

Application for Preliminary Plat

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Phillips, Krista (Southcentral Foundation)		Name (last name first) Silber, Kate (DOWL)	
Mailing Address 4501 Diplomacy Drive		Mailing Address 5015 Business Park Blvd, Suite 4000	
Anchorage, AK 99508		Anchorage, AK 99503	
Contact Phone – Day 907-729-6656	Evening	Contact Phone – Day 907-562-2000	Evening
E-mail kphillips@southcentralfoundation.com		E-mail ksilber@dowl.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 002-082-03-000			
Site Street Address: 225 Eagle Street, Anchorage AK, 99501			
Current legal description: (use additional sheet if necessary) Lot 1, Block 36, East Addition			
Zoning: PLI	Acreage: 5.03	Underlying Plat #: 96-121	Grid #: SW1231
# Lots: 1	# Tracts:	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Lot 1A & Lot 1B, Block 36, East Addition		
# Lots: 2	# Tracts:	Total # parcels: 2

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide 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 subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.


4/16/24
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Kate Silber
 Print Name

S12780 JUN 17 2024

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:

- Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:

- Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- Rezoning - Case Number:
 Preliminary Plat Final Plat - Case Number(s):
 Conditional Use - Case Number(s):
 Zoning variance - Case Number(s):
 Land Use Enforcement Action for
 Building or Land Use Permit for mechanical & electrical: M20-1237, E20-1283 (2020)
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: Public utility Community well Private well
 Wastewater disposal method: Public utility Community system Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- Signed application (original)
 Watershed sign off form, completed
 8½" by 11" reduced copy of plat
 Certificate to Plat
- 4 copies required: Subdivision drainage plan
- 9 copies required: Topographic map of platted area
- 16 copies required:
 (7 copies for a short plat) Signed application (copies)
 Preliminary plat
 As-built (if applicable)
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- Soils investigation and analysis reports (4 copies) Waived by _____



December 13, 2023

Mr. Dave Whitfield
Planning Manager
Municipality of Anchorage Planning Department
P.O. Box 196650
Anchorage, AK 99519

Subject: Letter of Authorization
Lot 1, Block 35, East Addition
225 Eagle Street, Anchorage, AK

Dear Mr. Whitfield,

This serves as authorization for the Southcentral Foundation and its agent DOWL, on behalf of the Indian Health Service, a division of the United States Department of Health and Human Services, to proceed with submitting land use and planning actions for the above referenced land. Should you have any questions, please contact me by email at: Kevin.Damanda@ihs.gov.

Sincerely,

Kevin D'Amada, P.E.
Director, Division of Facilities Operations
Office of Environmental Health and Engineering
Indian Health Service, Rockville, MD

cc: James Sears, SCF
Paula Poncho, AANHS

Southcentral Foundation

December 13, 2023

Mr. Dave Whitfield

Planning Manager

Municipality of Anchorage Planning Department

P.O. Box 196650

Anchorage, AK 99519

Subject: Letter of Authorization: 225 Eagle Street

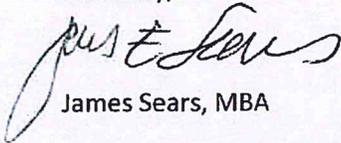
Dear Mr. Whitfield,

The United States Government Department of Health and Human Services owns the property legally described as Lot 1, Block 36, East Addition, Anchorage Townsite, located at 225 Eagle Street in Anchorage (Parcel ID 002-08-203-000). The Indian Health Service, Alaska Area Native Health Service, was issued a use permit by the Department of Health and Human Services for use of the facility. The Indian Health Service, Alaska Native Health Service, has further provided Southcentral Foundation approval to use the facility.

As the Sr. Director of Facilities Operations of Southcentral Foundation, I authorize DOWL to act on our behalf as petitioner submitting land use and planning actions for the above referenced land.

Should you have any questions, please contact me either by email at: jsears@southcentralfoundation.com or by phone at: 907-729-4928.

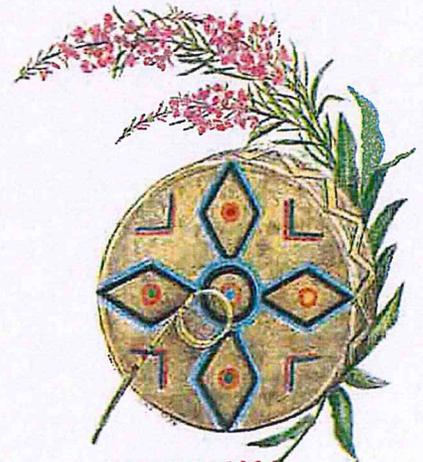
Sincerely,



James Sears, MBA

Sr. Director of Facilities Operations

4501 Diplomacy Drive • Anchorage, Alaska 99508
(907) 729-4955 • Fax (907) 729-5000



S12780 JUN 17 2024

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1.0 INTRODUCTION

DOWL, on behalf of Southcentral Foundation, is seeking preliminary approval of an abbreviated platting action for Lot 1, Block 36, East Addition, Anchorage Townsite. This parcel is located at 225 Eagle Street in downtown Anchorage, at the northeast corner of Eagle Street and East 3rd Avenue. The purpose of this platting action is to divide Lot 1 into two lots: proposed Lots 1A and 1B, Block 36, East Addition, Anchorage Townsite.

The preliminary plat is included in Appendix 1. The property card and underlying plats are included in Appendix 2. Map figures showing the vicinity, current site layout, proposed site layout, topography, and other land use information are included in Appendix 3.

1.1 Property Information

The United States Department of Health and Human Services (DHHS), Indian Health Service is the current owner of the land legally described as Lot 1, Block 36, East Addition, Anchorage Townsite (parcel ID 002-082-03-000). The site is currently managed by Southcentral Foundation (SCF). Letters of authorization from both entities are provided in this application package.

Lot 1 is approximately 5.03 acres in area and located in the PLI, Public Lands and Institutions zoning district (Appendix 3). The lot is bounded by Eagle Street to the west and East 3rd Avenue to the south. As shown on underlying Plat 96-121, the platted East 1st Avenue right-of-way (ROW) bounds the property to the north, though this portion of ROW is currently undeveloped. To the east of Lot 1 is Lot 2, Block 36, East Addition, Anchorage Townsite.

After the completion of this platting action and a concurrent rezone proposing the new Lot 1B be rezoned from PLI to B-2C (Central Business District, Periphery), DHHS has agreed to transfer ownership of Lot 1B to SCF. This abbreviated plat needs to be completed first so that the rezone does not create a split-zoned parcel.

2.0 BACKGROUND

2.1 Site and Platting History

Block 36 was originally subdivided in 1915 as part of the plat of the Anchorage Original Townsite with South and East Additions (Plat 1915-OT2, included in Appendix 2). Block 36 and Block 35 to the east were later developed as Anchorage's Alaska Native Medical Center, and the hospital operated there from 1955 to 1997. After the hospital was relocated to Tudor Road, the buildings at the 3rd Avenue site were demolished. Around this time in 1996, DHHS recorded Plat 96-121, dividing Block 36 into Lots 1 and 2 that exist today. Both underlying plats are included in Appendix 2.

2.2 Current Site Conditions

On the southern portion of Lot 1, there are three existing buildings that make up the SCF Quyuana Clubhouse, a day treatment program that provides both primary care and behavioral services for adults with severe and persistent mental illness. Access is via two existing

driveways: on Eagle Street and on East 3rd Avenue. The 3rd Avenue driveway is a shared access with Lot 2 to the east, as noted on the underlying plat. On-site surface parking is located to the east of the buildings. North of the Eagle Street driveway, the remainder of the parcel consists of utility easements and natural vegetation on a steep slope.

The site's slope and the applicability of subdivision requirements related to slopes are discussed further in Section 3.2.1 below. Waiver requests for soils information and a geotechnical report are discussed in Sections 3.2.2 and 3.2.3.

There are no streams located within the subject parcel. There is storm drain infrastructure running through the parcel, in an easement as shown on the preliminary plat in Appendix 1. Topography and drainage maps are included in Appendix 3. The watershed sign-off is included in Appendix 4.

The site is served by existing municipal water and sewer service. Existing buildings and utility easements have been located and are shown on the preliminary plat included in Appendix 1. The Anchorage Water and Wastewater Utility (AWWU) pre-platting review form is included in Appendix 4.

A current title report and supporting documents related to Lot 1 are included in Appendix 5.

3.0 PLANNING OBJECTIVE

3.1 Subdividing based on Existing Development

The southern portion of the existing Lot 1 is currently managed by SCF, operated as the Quayana Clubhouse as discussed above. The portion of the property north of the Quayana Clubhouse driveway off of Eagle Street is fenced and currently undeveloped. This portion of the property is characterized by a steep slope.

SCF is only utilizing the developed portion of the property, so the purpose of this platting action is to subdivide to create two separate parcels based on existing development.

The proposed two lots are as follows:

- Lot 1A: the developed southern portion of existing Lot 1
- Lot 1B: the undeveloped remainder at the north end of the subject property

The proposed new property line is approximately 8 feet north along the existing driveway and parking lot for the Quayana Clubhouse. Proposed Lot 1B will continue to take access from Eagle Street to the west and East 3rd Avenue to the south. If developed in the future, proposed Lot 1A could take access from Eagle Street.

No easement changes are proposed as part of this platting action. The applicant is aware that some utility easements run beneath existing buildings on the property. Any easement changes that may be needed in the future would be coordinated with utility companies as the need arises (such as to prepare for redevelopment or new development on the property).

3.2 Seismic and Slope Considerations

3.2.1 Slope Requirements (Not Applicable)

As shown on the topography map in Appendix 3, the northern portion of existing Lot 1 (proposed Lot 1A) contains significant slopes, dropping from an elevation of around 105 to 110 feet to approximately 40 feet at the lowest point in the northeast corner. Per Anchorage Municipal Code (AMC) Title 21.08.030.H, there are special requirements for subdivisions on slopes. These apply to parcels to be subdivided that are at least 5 acres and:

- “a. Have an average slope of 20 percent or greater over the entire property; or
- b. 30 percent of the entire property to be subdivided has slopes of 30 percent or greater.”

Existing Lot 1 is just over 5 acres. However, less than 30 percent of the property has slopes over 30 percent (approximately 0.5 acres, or 10% percent of the parcel); when calculated over the entire parcel, the average slope is approximately 10% percent. Therefore, the requirements under AMC.21.08.030.H do not apply to this plat.

3.2.2 Soils Information Waiver Request

Given that the site is already developed and served by municipal water and sewer, the applicant is requesting a waiver from the soils information that would be required with this plat submittal.

3.2.3 Geotechnical Report Waiver Request

The property is located within seismic zones 4 and 5, which would require a geotechnical report as part of the subdivision process per AMC 21.08.030.I. However, MOA has indicated that this requirement can be waived since the property is already developed and there are currently no specific development plans for the northern portion of the site or additional development on the southern portion of the site. As part of the building permit process, a geotechnical report would be required for any future development on this site. Geotechnical field work, analysis, and mitigation recommendations would be more useful at that time, as they would be specific to development plans on the site.

3.3 Upcoming Rezone

In addition to this abbreviated plat application, SCF will also submit an application to rezone the proposed Lot 1B from PLI to B-2C. After the completion of the rezone, DHHS has agreed to transfer ownership of Lot 1B to SCF. This abbreviated plat needs to be completed first so that the rezone does not create a split-zoned parcel. Proposed Lot 1A will remain under DHHS ownership and will not be rezoned.

The rezone process will be completed separately from this abbreviated plat process (not submitted for concurrent processing). The rezone application will likely be submitted following preliminary plat approval, but the process will not be completed until after the plat is recorded. This rezone information is included in this narrative for situational awareness.

APPENDIX 1: PRELIMINARY PLAT

S12780 JUN 17 2024

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. THERE SHALL BE RESERVED ADJACENT TO THE STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

OWNER:

ALASKA AREA NATIVE HEALTH SERVICE
PO BOX 7-741
ANCHORAGE, AK 99510-7063
BY:

PRINTED NAME _____ TITLE _____
SIGNATURE _____ DATE _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

PERSONALLY APPEARED _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER, AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL _____ DATE _____

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

MUNICIPAL CLERK _____ DATE _____

MAYOR _____ DATE _____

PLAT APPROVAL

PLAT APPROVED BY THE ANCHORAGE PLATTING AUTHORITY THIS _____ DAY OF _____, 20____

AUTHORIZED OFFICIAL _____

APPROVALS

PLATTING OFFICER _____ DATE _____

MUNICIPAL SURVEYOR _____ DATE _____

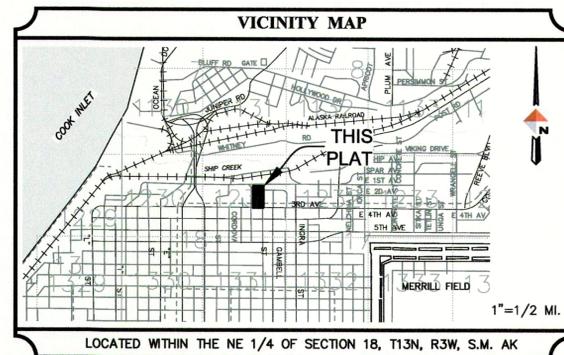
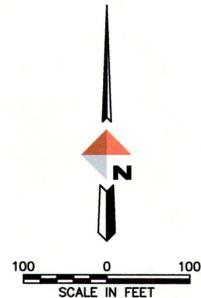
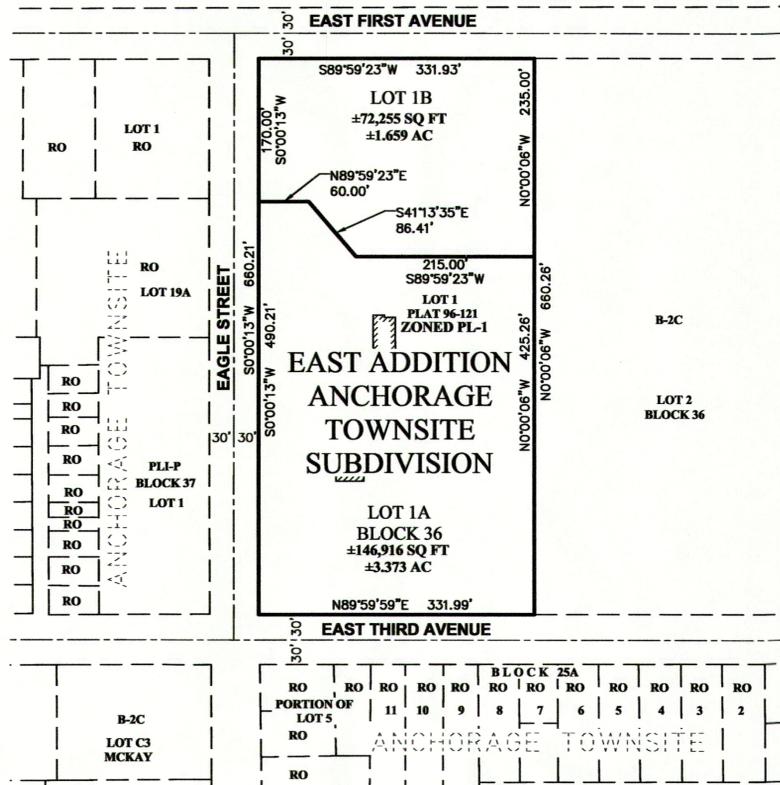
SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF THE LOT 1, BLOCK 36 EAST ADDITION ANCHORAGE TOWNSITE SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A, MONUMENTS TO BE SET BY N/A.



ALASKA RAILROAD U.S.S. 7892

I-2

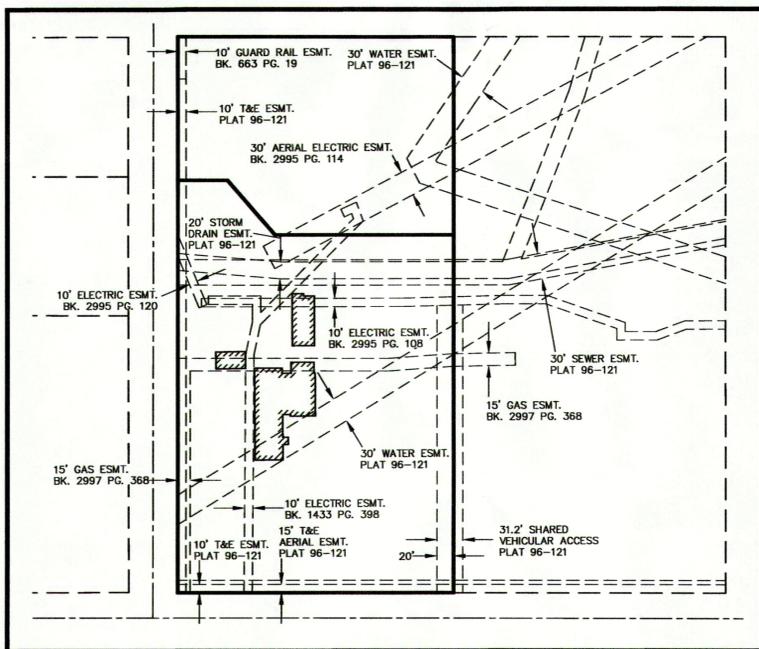


PLAT NOTES

- ALL EASEMENTS, PERMITS, OR LICENSES SHOWN ON THIS PLAT THAT ARE REFERENCED BY A FEDERAL OR STATE CASE NUMBER, OR BY A RECORDING DISTRICT'S BOOK/VOLUME AND PAGE, OR SERIAL NUMBER WERE CREATED BY WRITTEN DOCUMENTS, AND ARE NOT DEDICATED BY THIS PLAT. DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAT FOR SAID EASEMENTS, PERMITS, OR LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. THE WRITTEN DOCUMENTS SHALL GOVERN THE LOCATION, CONTENT, AND INTENT.
- STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30'=30.00').
- ALL BEARINGS, DISTANCES AND AREAS ON THIS PRELIMINARY PLAT ARE APPROXIMATE. NO FIELD BOUNDARY SURVEY HAS BEEN COMPLETED FOR THIS PRELIMINARY PLAT.
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A ELECTRIC POWER DISTRIBUTION LINE TO BENEFIT CHUGACH ELECTRIC ASSOCIATION. SAID EASEMENT WAS FOR THE DURATION OF 50 YEARS AND WAS RECORDED JUNE 3RD, 1970 IN BOOK 189, PAGE 253 AND IS NOT SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A ELECTRIC POWER DISTRIBUTION LINE TO BENEFIT CHUGACH ELECTRIC ASSOCIATION. SAID EASEMENT WAS FOR THE DURATION OF 50 YEARS AND WAS RECORDED NOVEMBER 30TH, 1970 IN BOOK 196, PAGE 366 AND IS NOT SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO A AERIAL EASEMENT FOR OVERHEAD ELECTRIC LINES TO BENEFIT THE MUNICIPAL LIGHT AND POWER, RECORDED AUGUST 29TH, 1996 IN BOOK 2995, PAGE 114. SAID EASEMENT DESCRIPTION IS ASSUMED TO HAVE AN ERROR IN ITS METES AND BOUNDS DESCRIPTION AND IS INTERPRETED TO BE AS SHOWN.

LEGEND

- PLI PUBLIC LANDS AND INSTITUTIONS
- PLI-P PUBLIC LANDS AND INSTITUTIONS PARKS
- B-2C CENTRAL BUSINESS PERIPHERY
- RO RESIDENTIAL OFFICE
- I-2 HEAVY INDUSTRIAL
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE



DETAIL
1"=100'

PLAT OF
LOTS 1A AND 1B, BLOCK 36 EAST ADDITION ANCHORAGE TOWNSITE SUBDIVISION

A 5.030 ACRE RESUBDIVISION OF LOT 1, LOTS 1 & 2 BLOCK 36 EAST ADD. ANCHORAGE TOWNSITE, PLAT NO. 96-121.

ANCHORAGE RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN
THE NE 1/4 OF SECTION 18, T13N, R3W, S.M. AK

 AECL848 5015 Business Park Boulevard, Suite 4000 Anchorage, Alaska 99503 907-562-2000 www.dowl.com	W.O: 1181.63764.01
	MOA CASE FILE NO: S-XXXXX
	CERT/PLAT: FTA NO. F-91552
	DATE OF DRAWING: 05/02/2024
	DATE OF SURVEY: 02/29/2024
	SCALE: 1"=100' FBK: 2724
DRAWN BY: AWS	CHECKED BY: MD
	GRID: SW 1231 SHEET 1 OF 1

PRELIMINARY
FOR REVIEW ONLY

APPENDIX 2: PROPERTY INFORMATION

S12780 JUN 17 2024

PARID: 00208203000
US GOVERNMENT

LUC: 300
TAX YEAR: 2023

225 EAGLE ST

Property Information

Property Location: 225 EAGLE ST
Class: C - Commercial
Use Code (LUC): 300 - Commercial Vacant Land
Condo/Unit #: 01
Tax District: PLI
Zoning: 960121
Plat #: 000000
HRA #: SW1231
Grid #: 219,170
Deeded Acres: EAST ADDITION
Square Feet: BLK 36 LT 1
Legal Description: No

Economic Link:

[Show Parcel on Map](#)

Owner

Owner: US GOVERNMENT
Co-Owner: HEALTH & HUMAN SERVICES
Care Of: AK NATIVE HEALTH
Address: PO BOX 7-741
City / State / Zip: ANCHORAGE, AK 99510 7063
Deed Book/Page: 002/08

[Make a Payment](#)

Assessed Value

\$12780 JUN 17 2024

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	300	C	4,333,000	0	4,333,000

Taxable Value

Net Taxable Value 0

Exemption Status

Tax Year 2023 Status A - APPROVED

Exemptions

Line #	Exemption Code	Building Exemption	Land Exemption	Other Exemption
1	003L - FEDERALLY OWNED - LAND		4,333,000	

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	PLI	219,170	C02B00

Entrances

Visit Date:	Measure Date:	Entrance Source:	Inspect Reason:
06-JUN-2012		9-Quick Re-Inventory Inspection	-
02-AUG-2018		0-Land Characteristics Inspection	-
02-AUG-2018		9-Quick Re-Inventory Inspection	-
22-OCT-2021		6-Desk Edit to CAMA record (NOT Inspected)	-

Permits

Permit #:	Permit Date:	Purpose:	Amount:
E07 6171	27-NOV-2007	-	\$19,000

P07 6171 03-JAN-2008
 M20-1237 06-APR-2020
 E20-1283 08-JUN-2020

- \$19,000
 - \$31,000
 - \$1

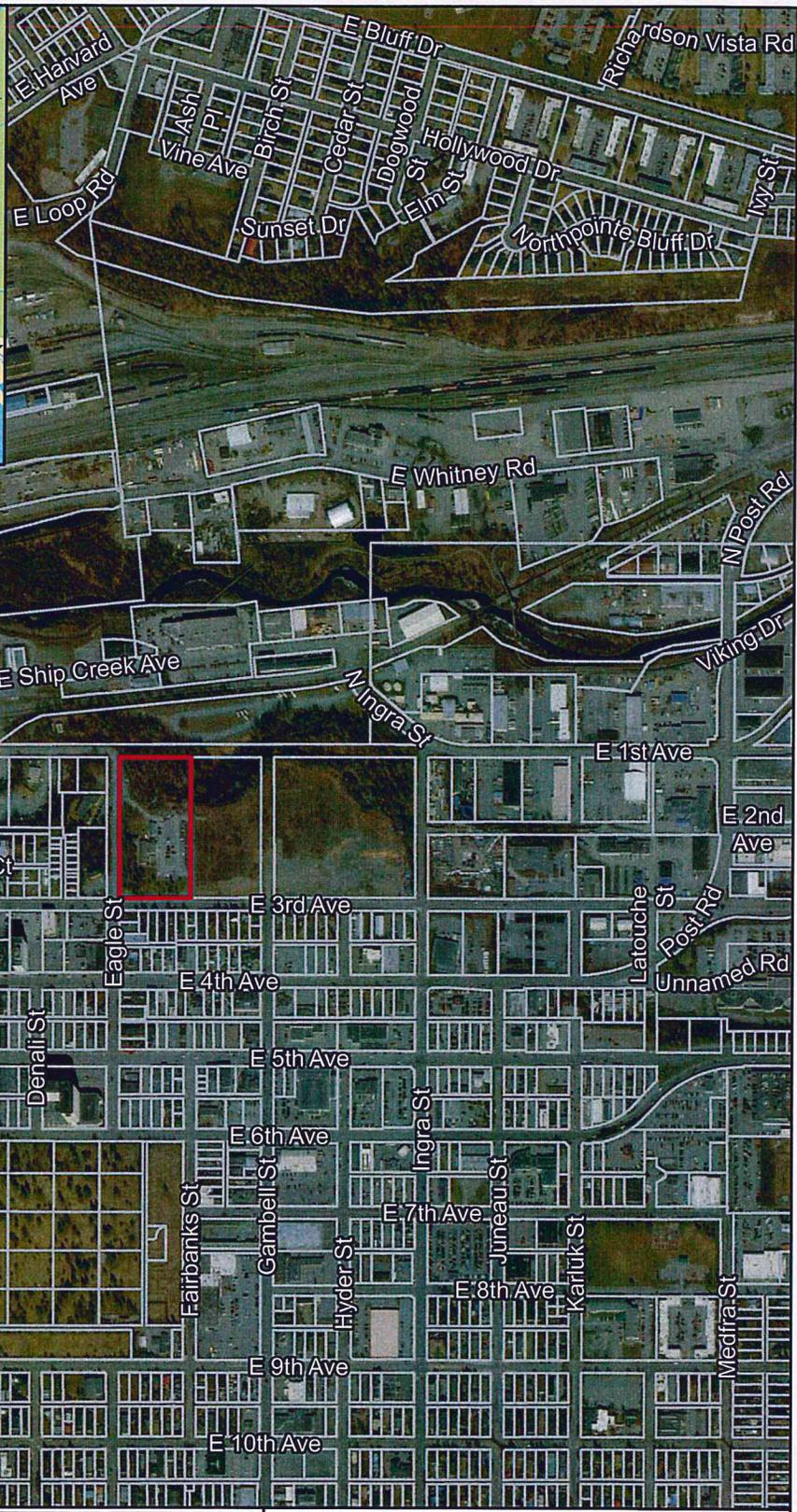
Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	300	C	4,333,000	0	4,333,000
2022	RP	300	C	4,333,000		4,333,000
2021	RP	300	C	4,333,000		4,333,000
2020	RP	300	C	4,247,500		4,247,500
2019	RP	300	C	4,164,200		4,164,200
2018	RP	300	C	4,164,200		4,164,200
2017	RP	300	C	4,164,200		4,164,200

Exemption Value History

Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2023	RP	003L	4,333,000	0	0	4,333,000
2022	RP	003L	4,333,000			4,333,000
2021	RP	003L	4,333,000			4,333,000
2020	RP	003L	4,247,500			4,247,500
2019	RP	003L	4,164,200			4,164,200
2018	RP	003L	4,164,200			4,164,200
2017	RP	003L	4,164,200			4,164,200

APPENDIX 3: PROJECT MAPS



Subject Property Boundary
 MOA Parcel Boundary

Location Vicinity Map	
225 Eagle St	
	Date: November 2023
Figure 1	

E 1st Ave

LOT 1 N2
BLOCK 37
EAST ADDITION

LOT 1
BLOCK 36
EAST ADDITION

LOT 2
BLOCK 36
EAST ADDITION

Crawford
Park
Apartments

LOT 19A
BLOCK 37
EAST ADDITION

Eagle St

Quyana
Clubhouse

LOT 1
BLOCK 37
EAST ADDITION

CRAWFORD
MEMORIAL PK

Pioneer
School
House

E 3rd Ave

MCKAYLT C3

LT 5 PTN (W90' OF N55' OF ACRE LT 5) BLK 25A	LT 5 PTN (E42' OF N110' OF ACRE LT 5) BLK 25A	LT 11 BLK 25A	LT 10 BLK 25A	LT 9 BLK 25A	LT 8 BLK 25A	LT 7 BLK 25A	LT 6 BLK 25	LT 5 BLK 25A	LT 4 BLK 25A	LT 3 BLK 25A
E A S T A D D I T I O N										

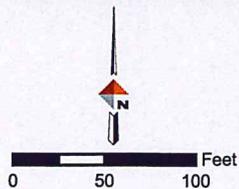
Site Map

225 Eagle St

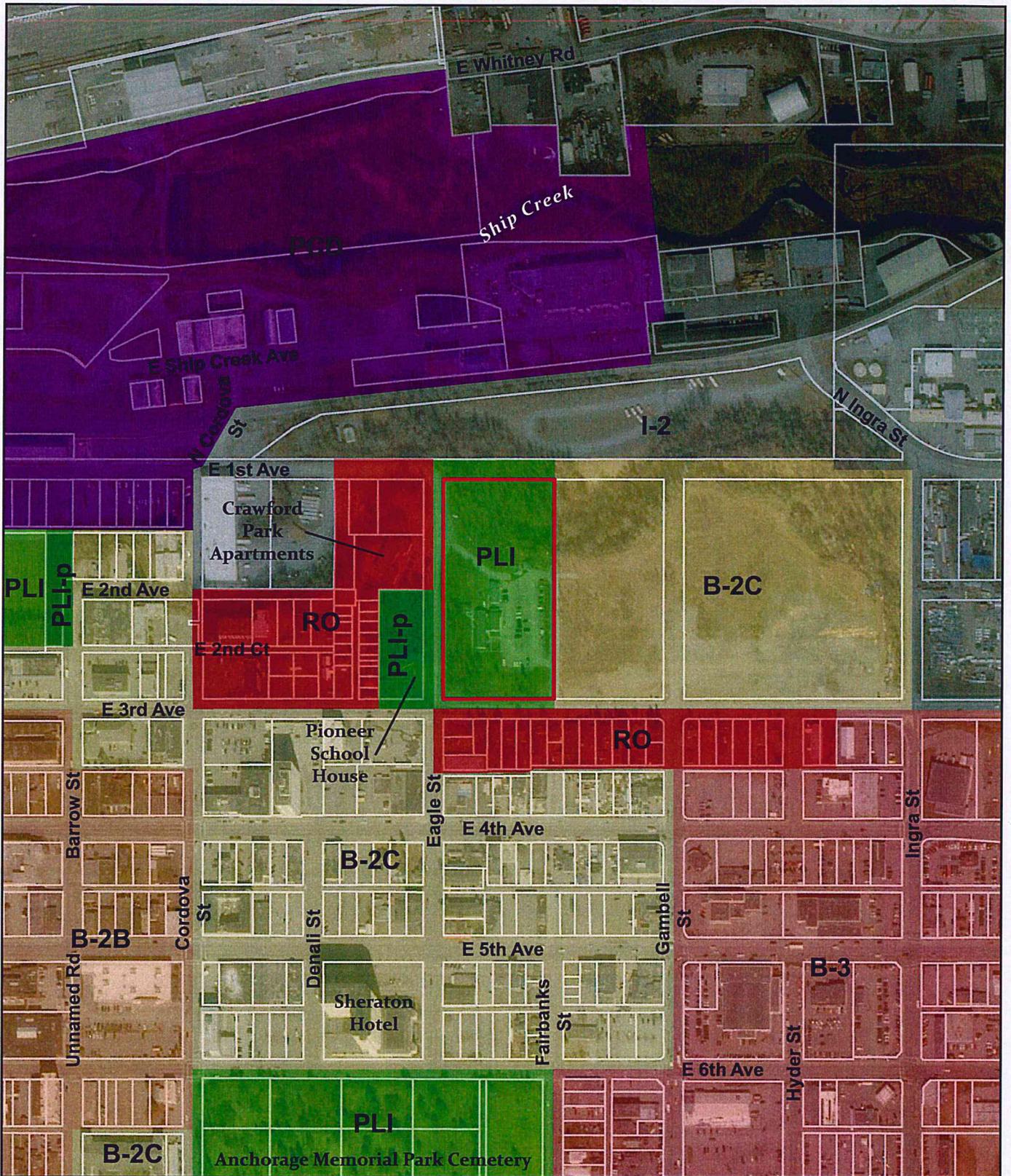
Date: April 2024

Figure 2

- Subject Property Boundary
- MOA Parcel Boundary



S12780 JUN 17 2024



MOA Zoning Designation		
B-3	I-1	PLI
B-2B	I-2	PLI-p
B-2C	PCD	RO

0 200 400 Feet

Zoning Map	
225 Eagle St	
	Date: January 2024
	Figure 3

E 1st Ave

LOT 1 N2
BLOCK 37
EAST ADDITION

Crawford
Park
Apartments

LOT 19A
BLOCK 37
EAST ADDITION

LOT 1
BLOCK 37
EAST ADDITION

CRAWFORD
MEMORIAL PK

Pioneer
School
House

Eagle St

Proposed
Lot 1B
Block 36
East Addition

LOT 2
BLOCK 36
EAST ADDITION

Proposed
Rezone to B-2C

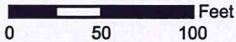
Proposed
Lot 1A
Block 36
East Addition

E 3rd Ave

MCKAYLT C3

LT 5 PTN (W90' OF N55' OF ACRE LT 5) BLK 25A	LT 5 PTN (E42' OF N110' OF ACRE LT 5) BLK 25A	LT 11 BLK 25A	LT 10 BLK 25A	LT 9 BLK 25A	LT 8 BLK 25A	LT 7 BLK 25A	LT 6 BLK 25	LT 5 BLK 25A	LT 4 BLK 25A	LT 3 BLK 25A
E A S T A D D I T I O N										

■ ■ ■ Proposed Property Line MOA Parcel Boundary
MOA Zoning Designation
 Proposed B-2C PLI
 B-2C PLI-p
 I-2 RO

Proposed Site Layout and Rezone

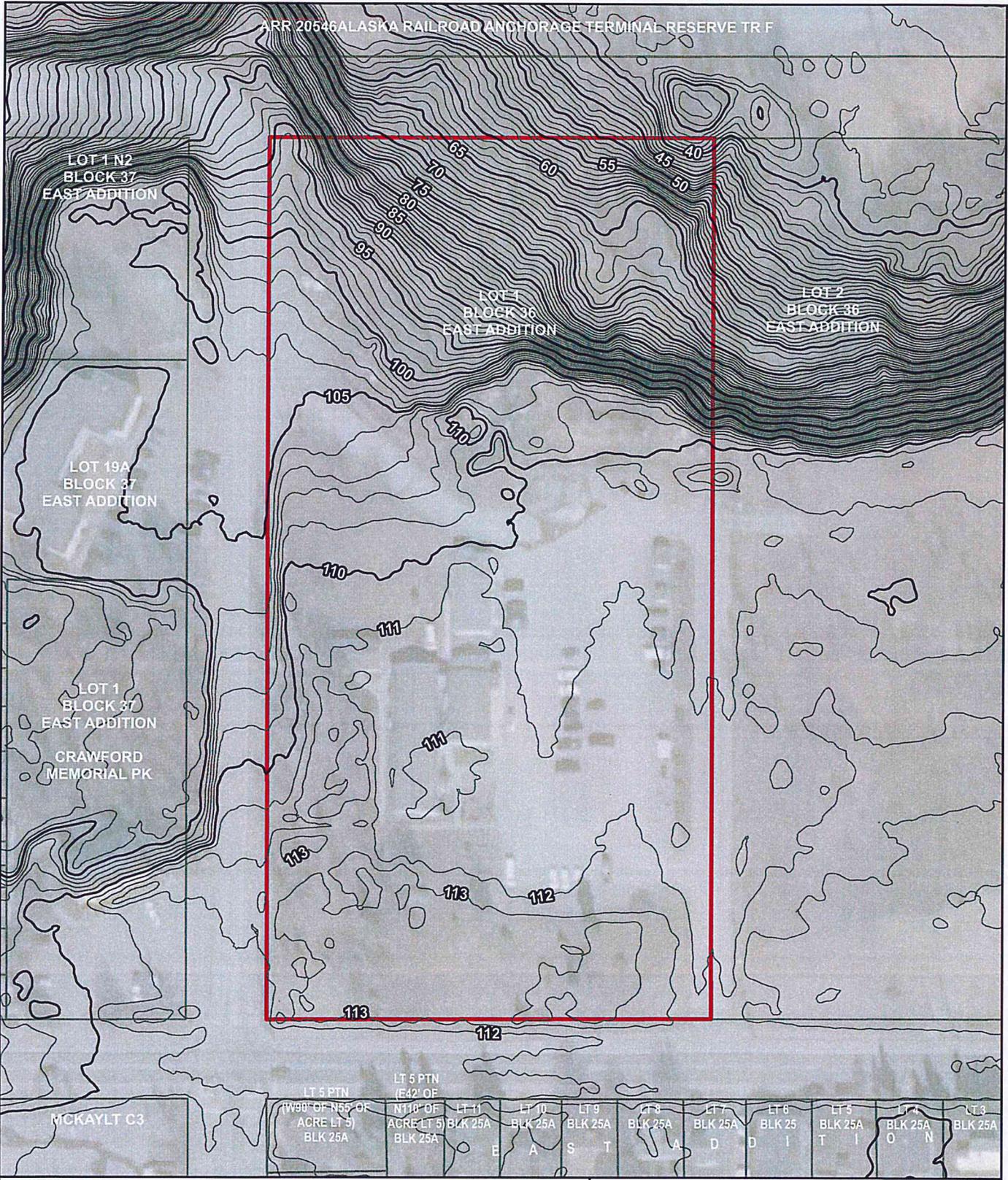
225 Eagle St

Date: April 2024

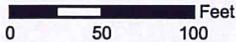
Figure 4



\$12780 JUN 17 2024



Subject Property Boundary
 MOA Parcel Boundary
MOA 1ft Contours
 — Index
 — Intermediate

0 50 100 Feet

Topography

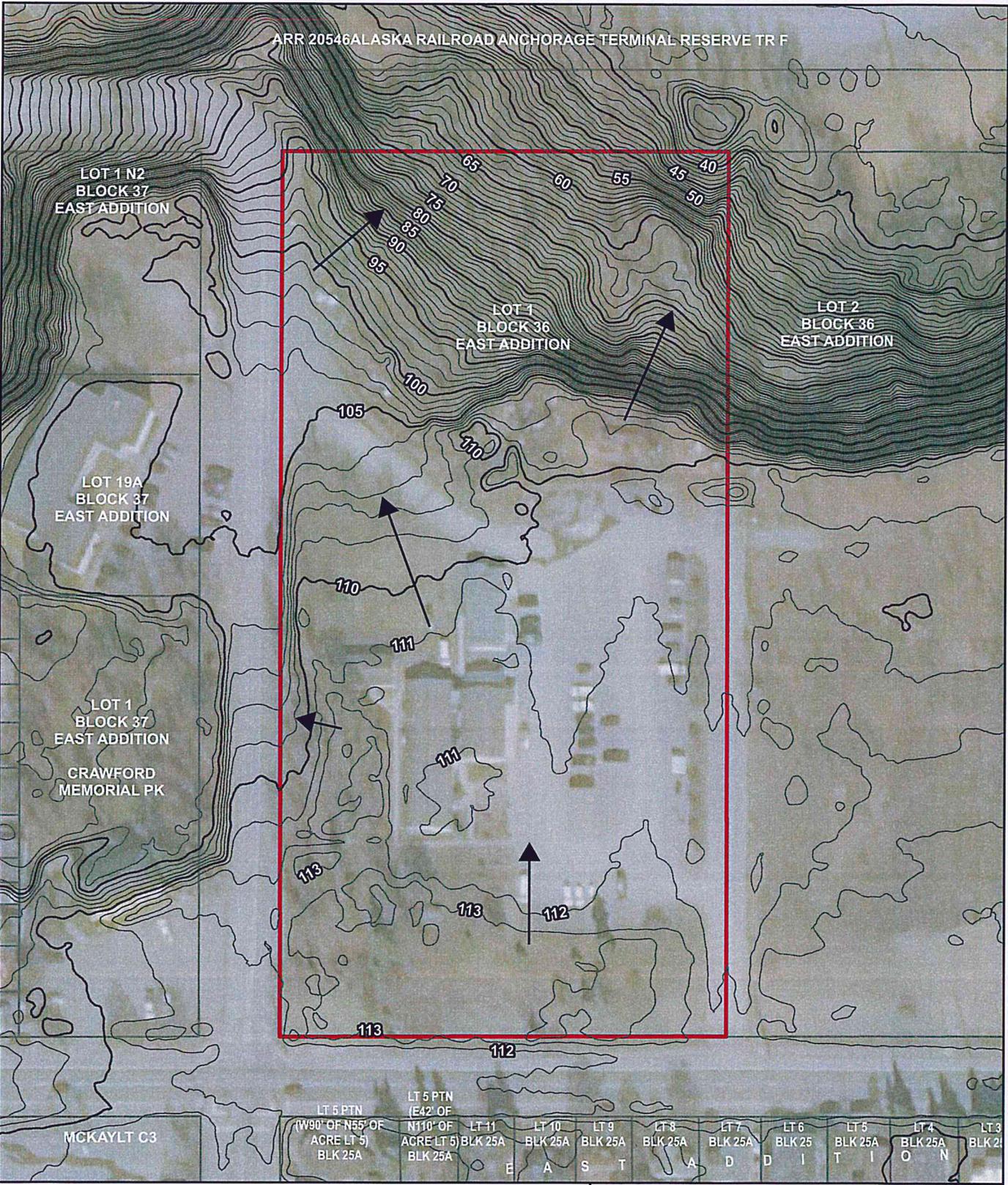
225 Eagle St



DOWL

Date: April 2024

Figure 5



Subject Property Boundary
 MOA Parcel Boundary
MOA 1ft Contours
 Index
 Intermediate




Drainage	
225 Eagle St	
	Date: April 2024
Figure 6	

S12780 JUN 17 2024

APPENDIX 4: WATERSHED AND AWWU SIGN-OFFS

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: East Addition
- Project Location, Tax ID, or Legal Description: 225 Eagle Street
Lot 1, Block 36, East Addition
Parcel ID 002-082-03-000
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X YES DOES contain ~~stream channels~~ and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

Date:

KR Gja

3/27/24



Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: East Addition Anchorage Townsite
- Project Location, Tax ID, or Legal Description: Lot 1, Block 36, East Add. Anchorage Townsite, Parcel 002-082-03-000 // 225 Eagle Street
- Is this parcel located within AWWU's certificated service area? ----- **X / N**
- Is a water key box located on each parcel? ----- **X / N**
 - Does this service meet DCPM Standard? ----- **X / N**
- Is sewer stubbed to each parcel? ----- **X / N**
 - Does this service meet DCPM Standard? ----- **X / N**
- Are there any water or sewer connections that require removal? ----- **Y / X**
- Are there any additional easements needed? ----- **Y / X**
- Have any Private System plans been submitted for review? ----- **Y / N**
- Are any of the lots subject to extended connection or other agreements? ----- **Y / X**
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- **Y / X**

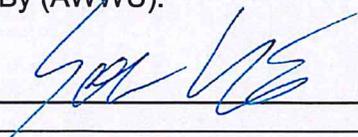
If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	X / N		
Water Transmission	X / N		
Sewer Lateral	X / N		
Sewer Trunk	X / N		

- Comments:
AWWU has no objection to this platting action.

Verified By (AWWU):

Date:



03/29/2024

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwubiz



\$12780

JUN 17 2024

APPENDIX 5: TITLE REPORT

S12780 JUN 17 2024



Fidelity Title Agency
of Alaska, LLC

3150 C Street, Suite 220
Anchorage, AK 99503
Tel: (907) 277- 6601
Fax: (907) 277-6613
Fidelitytitleagencyak.com

CERTIFICATE TO PLAT
AMENDMENT NO. 1

ORDER NO: F-91552
PROPERTY: 225 Eagle Street, Anchorage, AK 99501

DOWL
4041 B Street
Anchorage AK 99503
Attn: Kate Silber
Email: ksilber@dowl.com

Questions regarding this Certificate to Plat should be directed to:
Julia McCarthy at (907) 770-8628 or juliam@fidelityak.com

Enclosed, please find our Amendment dated November 28, 2023, with an Effective Date of **November 17, 2023** This Amendment is being furnished to reflect the following change(s);

To remove Resolution

S12780 JUN 17 2024



Fidelity Title Agency
of Alaska, LLC

3150 C Street, Suite 220
Anchorage, AK 99503
Tel: (907) 277- 6601
Fax: (907) 277-6613
Fidelitytitleagencyak.com

CERTIFICATE TO PLAT

November 28, 2023

Charge: \$300.00
AMENDMENT NO. 1

DOWL
4041 B Street
Anchorage, AK 99503
Attn: Kate Silber
E-Mail: ksilber@dowl.com

Re: Our Order No. F-91552

This is the Certificate to Plat as of **November 17, 2023** at 8:00 A.M. for plats of the following described properties:

Lot 1, Block 36, EAST ADD., ANCHORAGE TOWNSITE, according to the official plat thereof, filed under Plat Number 96-121, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in:

United States of America

Subject to the Following Exceptions

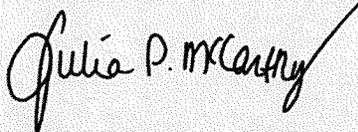
1. **Reservations and exceptions** as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
2. **Taxes and/or assessments**, if any, due the Municipality of Anchorage.
3. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Chugach Electrical Association, Inc.
For: installation of an underground electrical power distribution line
Recorded: June 3, 1970 Misc. Book: 189 Page: 253
Affects: A portion of said property, as set out therein.
4. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Chugach Electrical Association, Inc.
For: installation and maintenance of an underground electrical power distribution line
Recorded: November 30, 1970 Misc. Book: 196 Page: 366
Affects: A portion of said property, as set out therein.
5. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Municipality of Anchorage
For: construction of pavement and curb and gutter along the west property line
Recorded: November 7, 1981
Book: 663 Page: 19
Affects: A portion of said property, as set out therein.

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6. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Municipal Light and Power of Anchorage, Alaska, its successors and assigns
For: grant of easement
Recorded: June 5, 1986
Book: 1433 Page: 398
Affects: A portion of said property, as set out therein.
7. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Municipal Light and Power of Anchorage, Alaska
For: grant of easement
Recorded: November 5, 1996
Book: 2995 Page: 108
Affects: A portion of said property, as set out therein.
8. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Municipal Light and Power of Anchorage, Alaska
For: grant of easement
Recorded: November 5, 1996
Book: 2995 Page: 114
Affects: A portion of said property, as set out therein.
9. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Municipal Light and Power of Anchorage, Alaska
For: grant of easement
Recorded: November 5, 1996
Book: 2995 Page: 120
Affects: A portion of said property, as set out therein.
10. **Easement**, including terms and provisions thereof, for the purpose set out therein:
In Favor of: Enstar Natural Gas Company, a division of Seagull Energy Corporation
For: grant of easement
Recorded: November 13, 1996
Book: 2997 Page: 368
Affects: A portion of said property, as set out therein.

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned. This report is not to be utilized as a basis to convey, mortgage, or otherwise hypothecate any interest in real property. Liability herein is specifically limited to the compensation received therefore.

Fidelity Title Agency Of Alaska, LLC



Julia McCarthy, Title Officer