

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): 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) The southern portion of Lot 1, Block 36, East Addition, Anchorage Townsite -- proposed Lot 1A, Block 36, East Addition, Anchorage Townsite as part of concurrent abbreviated platting action Case S-12780		
Existing Zoning: PLI	Acreage: 3.37	Grid #: SW1231
Proposed Zoning: B-2C		
Existing use: behavioral health & related services		Proposed use (if any): potentially expand health services

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.


7/15/24

Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Kate Silber
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2024-0088	Meeting Date: PZC: 09/16/2024
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COMPREHENSIVE PLAN INFORMATION	
Improvement Area (per AMC 21.08.050B.): <input checked="" type="radio"/> Class A <input type="radio"/> Class B	
Anchorage 2040 Land Use Designation: <input type="checkbox"/> Neighborhood (Residential) <input checked="" type="checkbox"/> Center <input type="checkbox"/> Corridor <input type="checkbox"/> Open Space <input type="checkbox"/> Facilities and Institutions <input type="checkbox"/> Industrial Area	
Anchorage 2040 Growth Supporting Features: <input type="checkbox"/> Transit-supportive Development <input type="checkbox"/> Greenway-supported Development <input checked="" type="checkbox"/> Traditional Neighborhood <input type="checkbox"/> Residential Mixed-use	
Eagle River-Chugiak-Peters Creek Land Use Classification: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions <input type="checkbox"/> Marginal land <input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study <input type="checkbox"/> Residential at _____ dwelling units per acre	
Girdwood- Turnagain Arm <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions <input type="checkbox"/> Marginal land <input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study <input type="checkbox"/> Residential at _____ dwelling units per acre	
ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>	
Wetland Classification: <input checked="" type="radio"/> None <input type="radio"/> "C" <input type="radio"/> "B" <input type="radio"/> "A" Avalanche Zone: <input checked="" type="radio"/> None <input type="radio"/> Blue Zone <input type="radio"/> Red Zone Floodplain: <input checked="" type="radio"/> None <input type="radio"/> 100 year <input type="radio"/> 500 year Seismic Zone (Harding/Lawson): <input type="radio"/> "1" <input type="radio"/> "2" <input type="radio"/> "3" <input checked="" type="radio"/> "4" <input type="radio"/> "5"	
RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>	
<input type="checkbox"/> Rezoning - Case Number:	
<input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s): S-12780	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input checked="" type="checkbox"/> Building or Land Use Permit for mechanical & electrical: M20-1237, E20-1283 (2020)	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage	
SUBMITTAL REQUIREMENTS <small>(Only one copy of applicable items is required for initial submittal)</small>	
1 copy required: <input checked="" type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form	
16 copies required: <input checked="" type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input checked="" type="checkbox"/> Map of area to be rezoned <input checked="" type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input checked="" type="checkbox"/> Narrative statement explaining: <input checked="" type="checkbox"/> need and justification for the rezoning <input checked="" type="checkbox"/> the proposed land use and development <input checked="" type="checkbox"/> the probable timeframe for development <input checked="" type="checkbox"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application <input checked="" type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> Proposed special limitations, if any	
(Additional information may be required.)	

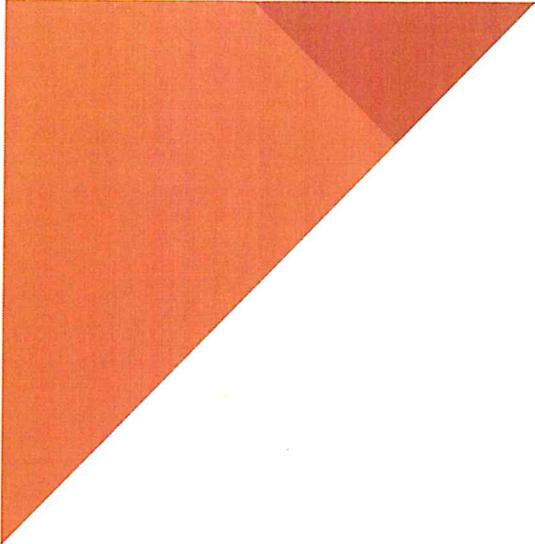
APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



ZONING MAP AMENDMENT

225 Eagle Street

Case 2024-0088

JULY 2024

Prepared for:
Southcentral Foundation
4501 Diplomacy Drive
Anchorage, Alaska 99508

Prepared 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'Amanda, 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

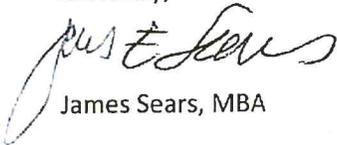
Dear Mr. Whitfield,

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



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1.0 INTRODUCTION

DOWL, on behalf of Southcentral Foundation (SCF), is submitting this application to rezone a portion of the parcel located at 225 Eagle Street, at the northeast corner of East 3rd Avenue and Eagle Street in downtown Anchorage (see Appendix 1, Figures 1 and 2 – Vicinity and Site Maps). As shown in Figure 3 – Zoning Map and Figure 4 – Proposed Site Layout, the current zoning is PLI, Public Lands and Institutions, and the proposed zoning is B-2C, Central Business District, Periphery.

1.1 Abbreviated Plat S-12780

The parcel located at 225 Eagle Street is approximately five acres and legally described as Lot 1, Block 36, East Addition (parcel ID 002-082-03-000, see underlying Plat 96-121 included in Appendix 2). As shown in the preliminary plat in Appendix 2, Lot 1 is currently the subject of an abbreviated platting action (Case S-12780) to divide the parcel into two smaller parcels, the proposed Lots 1A and 1B. Platting Case S-12780 received administrative approval on June 17, 2024, and DOWL is currently working to finalize the plat.

The southern portion of existing Lot 1 is proposed Lot 1A. SCF is requesting to rezone proposed Lot 1A (approximately 3.4 acres) from PLI to B-2C. Proposed Lot 1B to the north would remain as PLI. As shown in Appendix 2, Figure 5 – 2040 Land Use Plan and discussed later in this narrative, this rezone is supported by Anchorage’s future land use designations. The rezone would not be finalized until the plat is recorded so that the rezone does not create a split-zoned parcel.

1.2 Ownership Transfer

The United States Department of Health and Human Services (DHHS), Indian Health Service is the current owner of existing Lot 1, but the southern portion is developed and managed by SCF. After the completion of the plat and rezone, DHHS has agreed to transfer ownership of proposed Lot 1A to SCF. Proposed Lot 1B would remain under DHHS ownership.

2.0 BACKGROUND

2.1 Site History

Block 36, East Addition was originally subdivided in 1915 as part of the plat of the Anchorage Original Townsite with South and East Additions. 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.

Lot 2 to the east is now owned by the MOA Heritage Land Bank and zoned B-2C. Various redevelopment ideas for Lot 2 have been discussed over the years, but the parcel currently remains vacant.

2.2 Current Site Conditions

Within proposed Lot 1A (the southern portion of existing Lot 1), there are three existing buildings that make up the SCF Qu yana Clubhouse, a day treatment program that provides both primary care and behavioral services for adults with severe and persistent mental illness. SCF's services on the site are blended with Alaska Native tradition and structured in a nurturing community environment.

Access to the site is via two existing driveways: on Eagle Street and on East 3rd Avenue. The East 3rd Avenue driveway is a shared access with Lot 2 to the east, as noted on the underlying Plat 96-121 and the ongoing platting case S-12780. On-site surface parking is located to the east of the buildings.

North of the Qu yana Clubhouse driveway off of Eagle Street, the remainder of the parcel consists of utility easements and natural vegetation on a steep slope. As shown in Appendix 2, Figure 6 – Topography Map, the elevation at the edge of the SCF developed area (northern edge of proposed Lot 1A) is approximately 110 feet, which drops down to an elevation of approximately 40 feet at the lowest point in the northeast corner of Lot 1.

2.3 Current Site Use and Zoning

As previously discussed, existing Lot 1 is currently zoned PLI, Public Lands and Institutions. The site is adjacent to the historic location of the Alaska Native Medical Center and is still owned by DHHS. The property card included in Appendix 1 shows the use as Commercial Vacant Land, which does not reflect the Qu yana Clubhouse facility which has been in operation on the site for over 20 years. This use may best be described as a mix of health and social services. Under current Title 21, health services are allowed with conditional use permit in the PLI zone, and social services are permitted by-right.

2.4 Surrounding Area

As shown in Figure 3 – Zoning Map in Appendix 2, the area north of existing Lot 1 is the platted East 1st Avenue right-of-way (ROW), though no street is developed there. Railroad property is north of the 1st Avenue ROW, zoned I-2, Heavy Industrial as shown on the Zoning Map.

To the east of Lot 1 and southwest across East 3rd Avenue is property zoned B-2C. Across 3rd Avenue to the south and across Eagle Street from the northwest portion of Lot 1 is RO, Residential Office zoning. These areas include a mix of residential and commercial development that is typical of the periphery of downtown Anchorage.

Across Eagle Street from the southwest portion of Lot 1 is PLI-p, Public Lands and Institutions - Parks zoning. This parcel is currently a municipal park (Ben Crawford Memorial Park) that contains the historic Pioneer School House building.

3.0 PLANNING OBJECTIVE

3.1 Rezone Proposed Lot 1A to B-2C

The purpose of this proposed rezone from PLI to B-2C is to better align with the Anchorage 2040 Land Use Plan (2040 LUP); the existing SCF Quyuana Clubhouse operations on the site; potential future expansion of primary care, behavioral health, and/or related services on the site; and the surrounding area in the periphery of downtown.

SCF's current facilities host a day treatment program that blends integrated behavioral and primary care services with Alaska Native tradition, structured in a nurturing community environment for adults with severe and persistent mental illness. Quyuana Clubhouse has been in operation for over 20 years. The current zoning is PLI, which under current Title 21 allows health services with a conditional use permit, and small adult care or social service facilities of any size are permitted by-right in the PLI zone. The B-2C zoning district was established more recently than SCF began operating on this site over 20 years ago, and the B-2C zone permits all of these existing uses by-right.

SCF is exploring plans to expand its current behavioral health and primary care services in the future. No specific development is planned at this time, but SCF has identified that B-2C zoning will offer greater flexibility for uses that the organization is considering, such as permitting health services and other related uses by-right. Therefore, SCF is pursuing a rezone to B-2C, which would allow them greater flexibility in the future as they look to expand services.

Rezoning proposed Lot 1A to B-2C would also be consistent with the zoning of the adjacent property to the east and better aligned with surrounding B-2C and RO zoned properties to the south and west. As shown in Appendix 2, Figure 5 – 2040 Land Use Plan, an area of existing Lot 1 that roughly corresponds to proposed Lot 1A is designated City Center, which supports a rezone to B-2C. The "Our Downtown" Anchorage Downtown District Plan adopted in 2023 guided a targeted zoning code update for Anchorage Municipal Code (AMC) Chapter 21.11 – Downtown, including the B-2C zone, so a rezone would bring development and design standards in alignment with the broader vision for development in downtown.

3.2 Proposed Lot 1B Zoning to Remain PLI

The rezone would only apply to the developed southern portion of existing Lot 1 (proposed Lot 1A). This would not result in a split-zoned lot as the rezone would be completed after the proposed plat is recorded (Case S-12780, which received preliminary approval in June 2024).

The northern proposed Lot 1B would remain PLI. This undeveloped portion of the property is subject to steep slopes. The steep slopes are also at a higher seismic risk of Zone 5, rather than Zone 4 that mostly corresponds to proposed Lot 1A. Proposed Lot 1B may eventually be developed in the future, but current site challenges are likely to limit development for some time. It appears that the 2040 LUP reflects these natural constraints and supports proposed Lot 1B remaining PLI. The area that roughly corresponds to proposed Lot 1B is designated "Park or Natural Area" in the 2040 LUP.

4.0 AREA PLANS

4.1 Anchorage 2040 Land Use Plan

The 2040 LUP designations for the area around 225 Eagle Street are shown in Figure 5 in Appendix 2. Proposed Lot 1A, the subject of this rezone application, is designated as City Center with the Traditional Neighborhood Development (TND) overlay. As shown in Figure 5, the majority of the parcels surrounding the subject area are also designated City Center (with a couple of exceptions that are designated Park or Natural Area).

Per the 2040 LUP, the proposed B-2C zone is an implementing zoning district of the City Center designation in Downtown. The current zoning on the subject area, PLI, is not listed as an implementing zoning district for City Center. Rezoning proposed Lot 1A to B-2C would bring it into alignment with the 2040 LUP.

City Center is intended to provide the highest concentration and diversity of employment uses. The designation encourages infill development and mixed-use neighborhoods that locate commercial uses near housing. The TND overlay is also intended to enhance existing urban patterns of compact development, including according to the shared infill design principles in Section 2.1 of the 2040 LUP. These principles include promoting mixed-use centers. In this location along the periphery of Downtown, there is a mix of housing and commercial uses in both the B-2C and RO zones. The B-2C zone has a broader mix of allowed uses than PLI and allows higher density development than PLI; the proposed rezone to B-2C would better support development patterns encouraged by both City Center and TND.

As discussed under 2040 LUP Goal 3 for Centers and Corridors, *“encouraging business and housing growth in urban centers ... makes it possible for more people to live near or more easily access job opportunities, social activities, and services for everyday needs.”* The proposed rezone to B-2C would support the mixed-use development in the area by increasing development flexibility on the site. The greater flexibility in the B-2C zone would help SCF potentially expand services on the site in the future, also supporting job opportunities and health-related services in the mixed-use downtown City Center.

The proposed rezone to B-2C also aligns with 2040 LUP Policy 7.1: *“Preserve, accommodate, and contribute to the character, scale, and identity of each established neighborhood as new infill housing and mixed-use development occurs. Protect and restore the natural environment as development occurs in these neighborhoods.”* The B-2C zoning allows greater development density and flexibility on the site than current PLI zoning; the rezone would accommodate current uses but also the ability to expand in place as needed in the future. Meanwhile, the steeply sloped proposed Lot 1B to the north would remain PLI in line with the Park or Natural Area designation, protecting the natural environment.

4.2 “Our Downtown” District Plan 2023

Anchorage has downtown-specific Central Business District zoning districts (B-2A, B-2B, and B-2C). These zoning districts and planning for the downtown area are guided by the “Our Downtown” District Plan, adopted in 2023, which has goals, policies, and actions for the downtown Anchorage area. The Central Business District zoning districts have use, development, and design standards that align with the Our Downtown plan. Due to proposed

Lot 1A's location within the boundaries of the Our Downtown plan (in the periphery), and in the City Center 2040 LUP designation, rezoning the site to B-2C would be most appropriate.

The Our Downtown plan identifies the area north of East 3rd Avenue, east of A Street, west of Ingra Street, and south of the railroad / Ship Creek area as "Pioneer Slope." 225 Eagle Street is located in the Pioneer Slope district. This district includes a mix of low- and medium-density residential and commercial uses, and encourages these uses to continue according to seismic safety considerations in MOA Title 23 Development Codes and Title 21, Chapter 11 (the Downtown-specific zoning code). Rezoning the proposed Lot 1A to B-2C (and leaving proposed Lot 1B in the PLI zone) aligns with guidance for the Pioneer Slope district.

Areas to the south and east of the rezone subject area are identified as opportunities for revitalization in the Downtown District Plan Revitalization Map, and these areas also designated City Center in the 2040 LUP. In line with Our Downtown, Urban Design Goal 3, downtown is encouraged to catalyze higher density concentrations of commercial, civic, cultural, and residential uses. As revitalization and infill development are promoted to the east and south of 225 Eagle Street, it is appropriate to rezone to match surrounding B-2C zoning that allows higher density and infill development flexibility.

5.0 COMMUNITY MEETING

DOWL requested time to provide a Community Meeting presentation (with time for questions and comments) on the March 6, 2024 agenda for the Downtown Community Council. Notification postcards were sent out to the residents and property owners within a 500-foot radius of 225 Eagle Street, as well as the Community Council, 21 days in advance of the meeting (see attached postcard in Appendix 3).

Due to a last-minute change, the Community Council rescheduled the March meeting to April 4, posting a notification of the new meeting date on their website. MOA Planning Manager Dave Whitfield indicated that because the Community Council had to reschedule but posted the update to their website, additional project-specific Community Meeting noticing was not needed. DOWL and SCF attended an online Zoom meeting for the Downtown Community Council on April 4 to discuss the proposed abbreviated plat and rezone.

The postcard notice, meeting agenda, and meeting minutes from the Downtown Community Council are included in Appendix 3. As summarized in the meeting minutes, DOWL provided an overview of the project, including the abbreviated plat Case S-12780 and the subsequent rezone application that would be submitted. There were minimal comments from the Community Council and no questions or comments directly related to the plat or rezone. Multiple members of the Community Council indicated support for SCF's operations on the site, noting that Qu yana Clubhouse is an "excellent neighbor" that neighbors appreciate.

6.0 ZONING MAP AMENDMENT STANDARDS

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

Approval of this zoning map amendment to rezone proposed Lot 1A, Block 36, East Addition from PLI to B-2C aligns with the 2040 LUP and Our Downtown plan. The B-2C zoning district will provide greater flexibility for potential infill development on the site in the future, which supports mixed-use, compact development.

B-2C implements the 2040 LUP and Our Downtown vision for this area at the periphery of the downtown City Center. Generally aligning the already-developed site with the most current and appropriate zoning will help it further develop in the future in a way that is most compatible with the surrounding Downtown neighborhood.

All of the land uses within SCF's current development on the site are permitted by-right in the B-2C zone. Healthcare uses on the site (current and potential future) also help provide much-needed primary care and behavioral health services to more community members living with severe and persistent mental illness, therefore promoting public health, safety, and general welfare.

This standard is met.

- 2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

As shown in Appendix 2, Figure 5, the 2040 LUP identifies proposed Lot 1A as City Center with the Traditional Neighborhood Development overlay. B-2C is an implementing zoning district for the City Center designation. B-2C zoning will also align development and design standards for any future infill development on the site with the goals for surrounding development in this part of the periphery of the Downtown District; this will align with the Traditional Neighborhood Development overlay in the area.

This standard is met.

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

According to Title 21.11.040.B.3, the purpose/intent of the B-2C zoning district is:

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

The periphery of Anchorage's Central Business District in Downtown consists of a variety of uses including offices, residential, and other services that support those working and living in the downtown area. Rezoning the proposed Lot 1A to B-2C would allow a wider range of uses and more site development flexibility that aligns with the surrounding area on the periphery of the downtown district.

B-2C zoning aligns with the adjacent property zoning to the east and southwest. It also aligns with the current site uses, which include health services (permitted by-right in B-2C and by conditional use permit in PLI). Offices and other spaces for Quayana Clubhouse's day programming for primary care and behavioral health for adults with severe and persistent mental illness contribute to the variety of uses in the downtown periphery area and serve the community with employment opportunities and health services.

Leaving the proposed Lot 1B outside of the subject area for this rezone, to remain as PLI, is also consistent with the tapering of development intensity at the downtown district's periphery. The steep slope is located within seismic zone 5 and is designated as Park or Natural Area in the 2040 LUP. Given the steep slopes and high seismic risk; it is unlikely to be developed in the near future. Meanwhile, proposed Lot 1A is already developed and with the rezone allows for additional development in the future, making B-2C more appropriate zoning.

This standard is met.

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

As discussed in previous sections and shown on Figure 3 – Zoning Map (Appendix 2), zoning to the east (directly adjacent) and southwest of the subject parcel is already B-2C, the zoning district that implements the 2040 LUP and Our Downtown plan for the periphery of the downtown City Center.

Zoning across East 3rd Avenue to the south and Eagle Street to the west is RO, with PLI-p across Eagle Street from the southern portion of the subject parcel. Other nearby zoning districts include B-3, General Business (to the southeast); B-2B, Central Business District, Intermediate (to the southwest); and I-2, Heavy Industrial (north of proposed Lot 1B at the bottom of the slope).

The rezone is consistent with the intended zoning for this area according to the 2040 LUP and Our Downtown plan. The rezone is also compatible with surrounding zoning that similarly allows a mix of uses at moderate development intensity and encourages infill development. B-2C zoning would allow greater flexibility for land uses and development on this site in the future. Furthermore, the current SCF development on the site has been in operation for over 20 years, and the current uses are also compatible with the rezone to B-2C.

This standard is met.

- 5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

Quyana Clubhouse has operated on this site for over 20 years and is currently adequately served by the applicable facilities and services listed above. Water connection is provided from a main that crosses proposed Lot 1A on a diagonal from northeast to southwest, and sewer connection is provided from a main located to the northwest in Eagle Street. MOA storm drains are located within proposed Lot 1B to the north of the rezone subject area and to the southeast along East 3rd Avenue. The site is also served by utilities (natural gas, cable, electric) and MOA Solid Waste Services.

The property primarily takes access from a driveway on Eagle Street, a local street according to the Official Streets and Highway Plan, and the site is located at the intersection with East 3rd Avenue, a minor arterial. The site shares a driveway off of 3rd Avenue with Lot 2, Block 36 to the east (MOA Heritage Land Bank site). The site is fenced and secured after hours. No changes to the traffic circulation or driveways are being proposed at this time, but changes can be coordinated in the future if needed due to potential infill development plans.

This standard is met.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

This rezone request from PLI to B-2C is for proposed Lot 1A, which is already developed as a day treatment center for adults living with severe and persistent mental illness. This use has minimal impacts upon the natural environment as it is an existing development.

The existing site development is oriented to avoid impacting the steep, vegetated slope within proposed Lot 1B to the north. Proposed Lot 1B to the north also has a higher seismic risk of zone 5. By maintaining PLI zoning on proposed Lot 1B in accordance with the 2040 LUP designation of Park or Natural Area, this rezone avoids increasing allowed development in the environmentally sensitive part of the existing parcel at 225 Eagle Street. The PLI zone will likely retain the natural environment in proposed Lot 1B by limiting land uses that are permitted to be developed on the site.

Given that proposed Lot 1A is already developed, any future development that may occur after the rezone to B-2C would be in an area that is already developed. Any new development or redevelopment would be required to meet MOA stormwater management requirements that would provide inherent protection to the municipal storm water system.

This standard is met.

7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.

The proposed rezone of proposed Lot 1A is compatible with the surrounding land uses. The proposed B-2C zone aligns with current development on the site, and the adjacent property to the east is also zoned B-2C. Surrounding zoning also includes B-2C to the southwest as well as other similar zoning districts including RO, B-2B, and B-3. PLI will remain to the north on proposed Lot 1B, as well as across Eagle Street to the west (PLI-p).

The rezone would expand potential development opportunities on the site. Any future development or redevelopment plans would be required to meet current Title 21 requirements for the B-2C zone, which recently experienced code updates to better align with future goals for the downtown district based on the Our Downtown plan.

Rezoning proposed Lot 1A to B-2C would be more consistent with current healthcare-related uses on the site. The rezone would not change the current use of the site and would better align with current and potential future uses as well as plans for the periphery of downtown Anchorage. Therefore, this rezone will not result in adverse impacts on the adjacent land uses.

This standard is met.

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

As previously stated, the proposed rezone is consistent with the 2040 LUP, which designates this area as part of the downtown City Center. B-2C is the appropriate implementing zoning district for the periphery of the downtown Central Business District. Rezoning proposed Lot 1A to B-2C would therefore bring it into alignment with the surrounding area and the 2040 LUP. The site is also directly adjacent to B-2C zoned property to the east.

The 2040 LUP designates the proposed Lot 1B to the north as Park or Natural Area, due to its very steep slope and elevated seismic risk. Leaving Lot 1B out of the rezone request so that it may remain as PLI better preserves the natural environment of this portion of the property and is consistent with the comprehensive plan.

This standard is met.

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

This rezone request is for the proposed Lot 1A; applicable platting case S-12780 has received preliminary approval and is in the process of being finalized for recording. The rezone will not result in a split-zoned lot because it will not be finalized until the plat has been recorded to create proposed Lot 1A (subject to this rezone to B-2C) and proposed Lot 1B (to remain under current PLI zoning).

This standard is met.

7.0 CONCLUSION

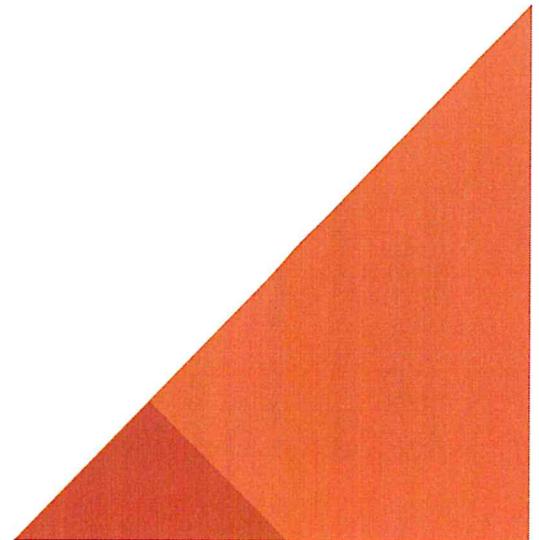
Following the recording of the plat to divide existing Lot 1, Block 36, East Addition into proposed Lots 1A and 1B (Case S-12780), this application requests to rezone Lot 1A from PLI to B-2C.

Proposed Lot 1A is already developed as SCF's Qu yana Clubhouse, located at the northeast corner of Eagle Street and East 3rd Avenue. Qu yana Clubhouse is a day treatment program providing primary care and behavioral health services for adults living with severe and persistent mental illness, set in a nurturing community environment and blended with Alaska Native tradition. B-2C zoning better aligns with current healthcare-related uses on the site, which have been in operation at this location for over 20 years.

B-2C zoning would implement the 2040 LUP, as the site is located in the periphery of the downtown City Center designation. There are other B-2C or similarly zoned properties surrounding the site; the character of the neighborhood is a mix of moderate intensity uses appropriate to the periphery of the downtown district and the "Pioneer Slope" area defined in the Our Downtown plan. A rezone to B-2C would also implement the goals of the Traditional Neighborhood Development overlay.

A rezone to B-2C would provide SCF with greater flexibility for development or redevelopment of the property, which could include potential expansion of the healthcare-related uses currently on the site, as B-2C permits health services by-right. It would also require any future infill development to align with the development and design standards for B-2C, which were recently updated to further the goals of the MOA's Our Downtown plan. Given the surrounding development and zoning, this rezone is not anticipated to negatively impact the surrounding area. Proposed Lot 1B would remain PLI, which is consistent the 2040 LUP designation of Park or Natural Area. As all rezone standards are met, we request approval of this rezone application.

APPENDIX 1: PROPERTY INFORMATION



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:

Economic Link: No

[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

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	-	\$19,000
M20-1237	06-APR-2020	-	\$31,000
E20-1283	08-JUN-2020	-	\$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

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 _____

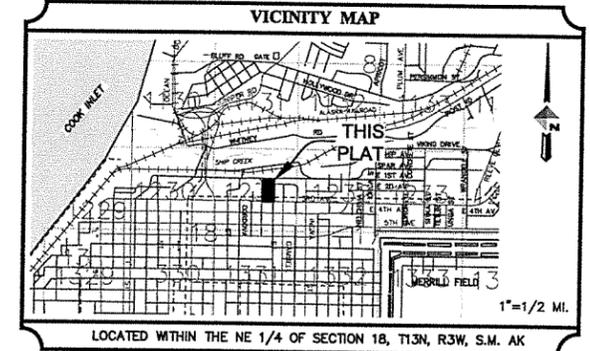
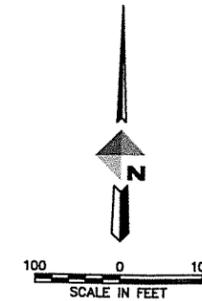
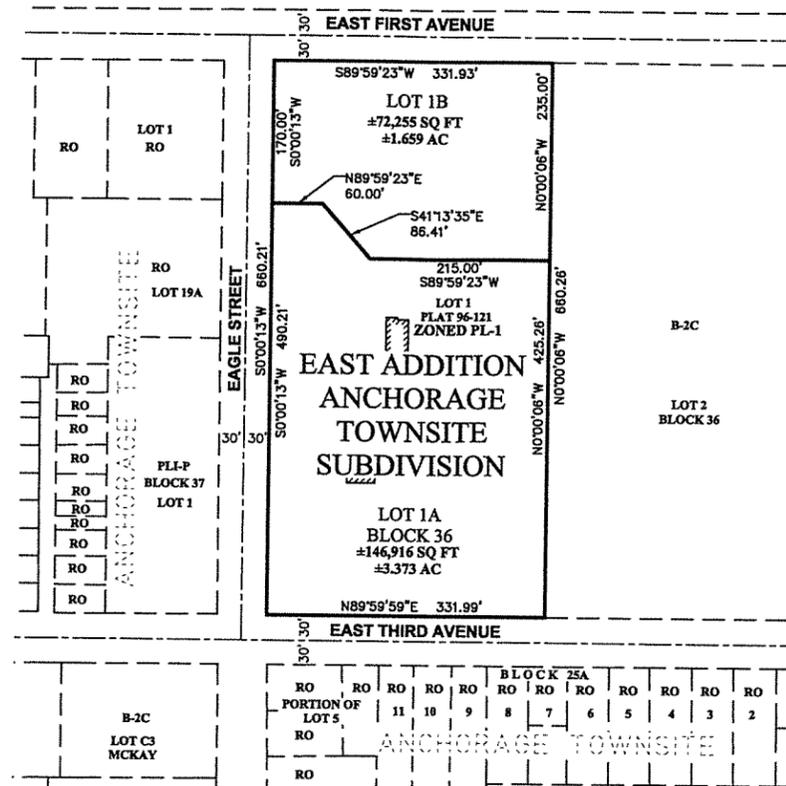
SURVEYOR'S CERTIFICATE

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

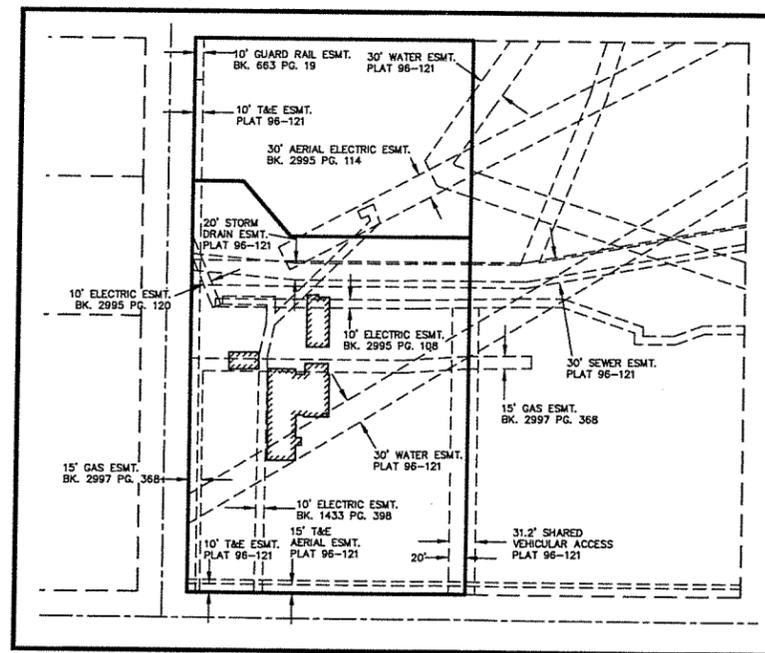


PLAT NOTES

- 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

- PLJ PUBLIC LANDS AND INSTITUTIONS
- PLJ-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'

PRELIMINARY
FOR REVIEW ONLY

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

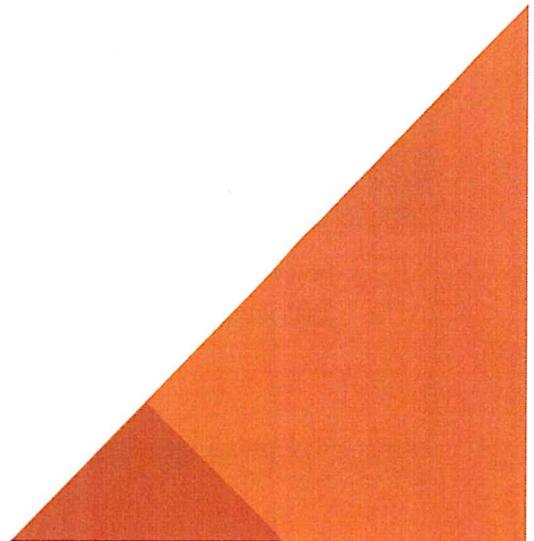
A 5.030 ACRE RESUBDIVISION OF LOT 1, LOTS 1 & 2 BLOCK 36 EAST ADD. ANCHORAGE TOWNSITE, PLAT NO. 96-121.

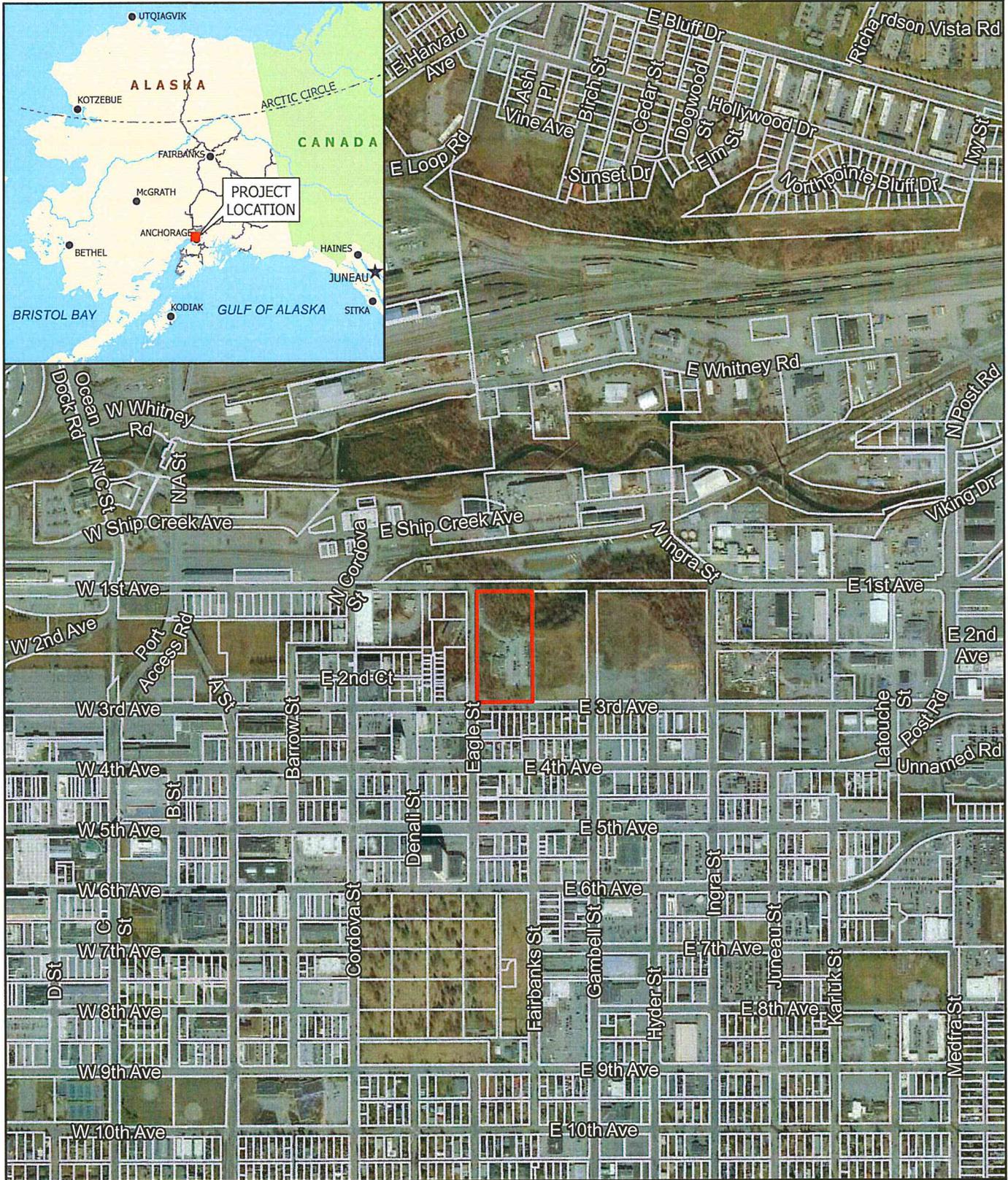
ANCHORAGE RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN
THE NE 1/4 OF SECTION 18, T13N, R3W, S.M. AK

DOWL
AEC1848 www.dowl.com
5015 Business Park Boulevard, Suite 4000
Anchorage, Alaska 99503
907-562-2000

W.O: 1181.63784.01
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

APPENDIX 2: PROJECT MAPS





Subject Property Boundary
 MOA Parcel Boundary





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



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										
	M O A P A R C E L S										

Subject Property Boundary
 MOA Parcel Boundary





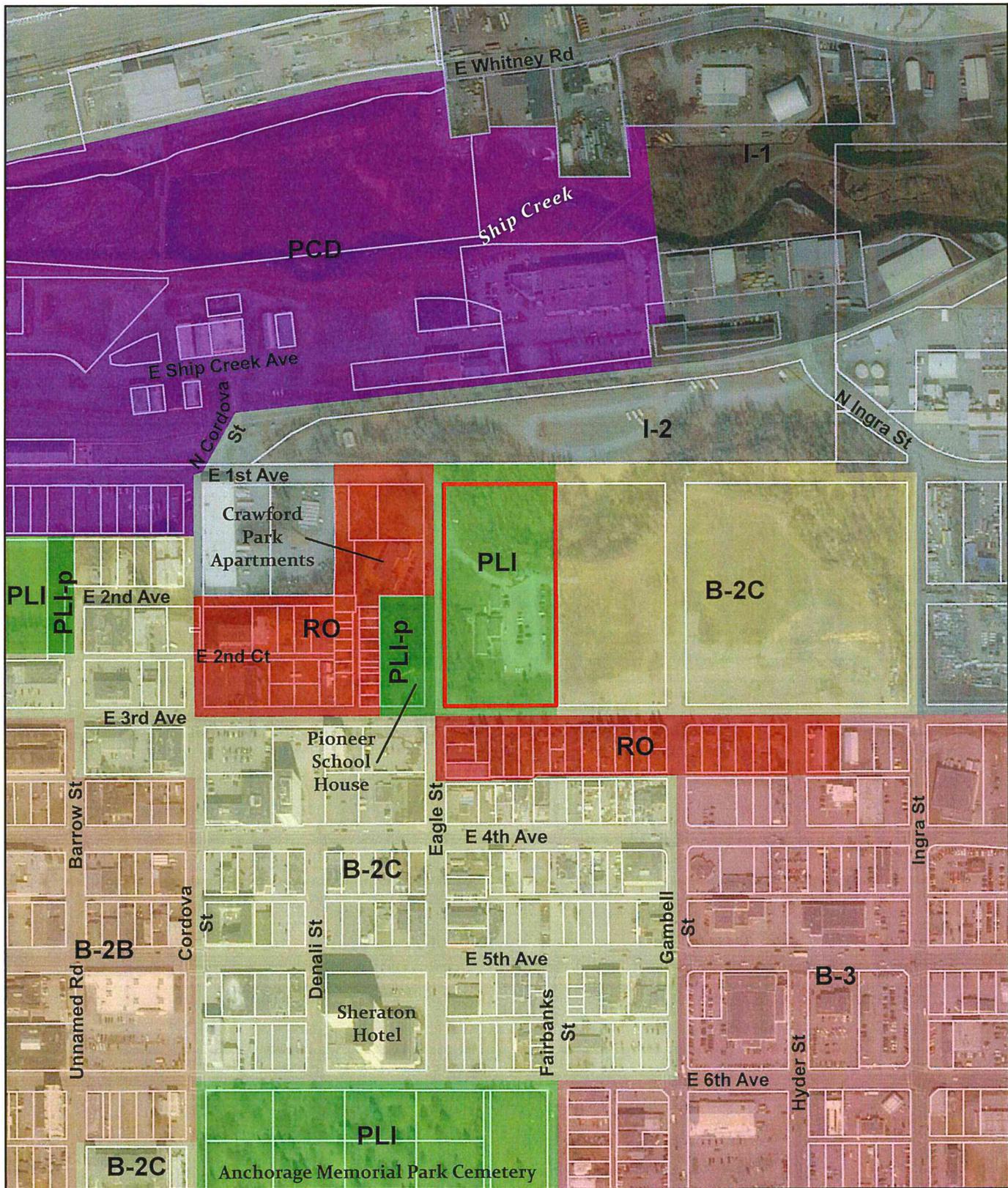
Site Map

225 Eagle St



Date: April 2024

Figure 2



MOA Zoning Designation

0 200 400 Feet

Zoning Map

225 Eagle St

Date: January 2024

Figure 3

E 1st Ave

LOT 1 N2
BLOCK 37
EAST ADDITION

Proposed
Lot 1B
Block 36
East Addition

LOT 2
BLOCK 36
EAST ADDITION

Crawford
Park
Apartments

LOT 19A
BLOCK 37
EAST ADDITION

Proposed
Rezone to B-2C

LOT 1
BLOCK 37
EAST ADDITION

CRAWFORD
MEMORIAL PK

Eagle St

Pioneer
School
House

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



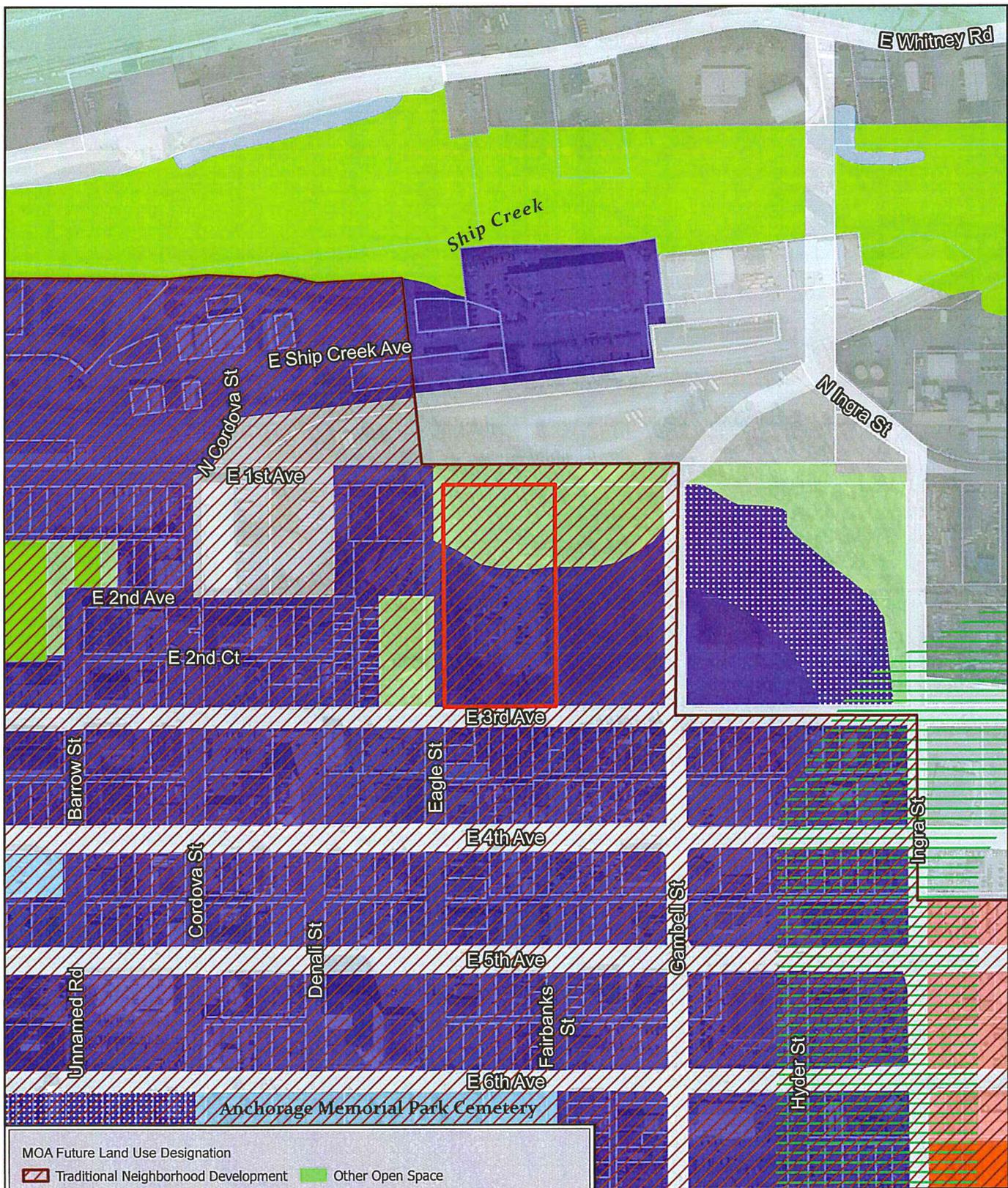

Proposed Site Layout and Rezone

225 Eagle St



Date: April 2024

Figure 4



E Whitney Rd

Ship Creek

E Ship Creek Ave

N Cordova St

E 1st Ave

N Ingra St

E 2nd Ave

E 2nd Ct

E 3rd Ave

Barrow St

Eagle St

E 4th Ave

Cordova St

Cambell St

Ingra St

E 5th Ave

Unnamed Rd

Denali St

Fairbanks St

E 6th Ave

Hyder St

Anchorage Memorial Park Cemetery

MOA Future Land Use Designation

Traditional Neighborhood Development	Other Open Space
Greenway Supported Development	Community Facility or Institution
Residential Mixed-use (shown as white dots)	Airport, Railroad, or Port Facility
City Center	Light Industrial / Commercial
Commercial Corridor	General Industrial
Main Street Corridor	Water Feature
Park Or Natural Area	ROW (White)

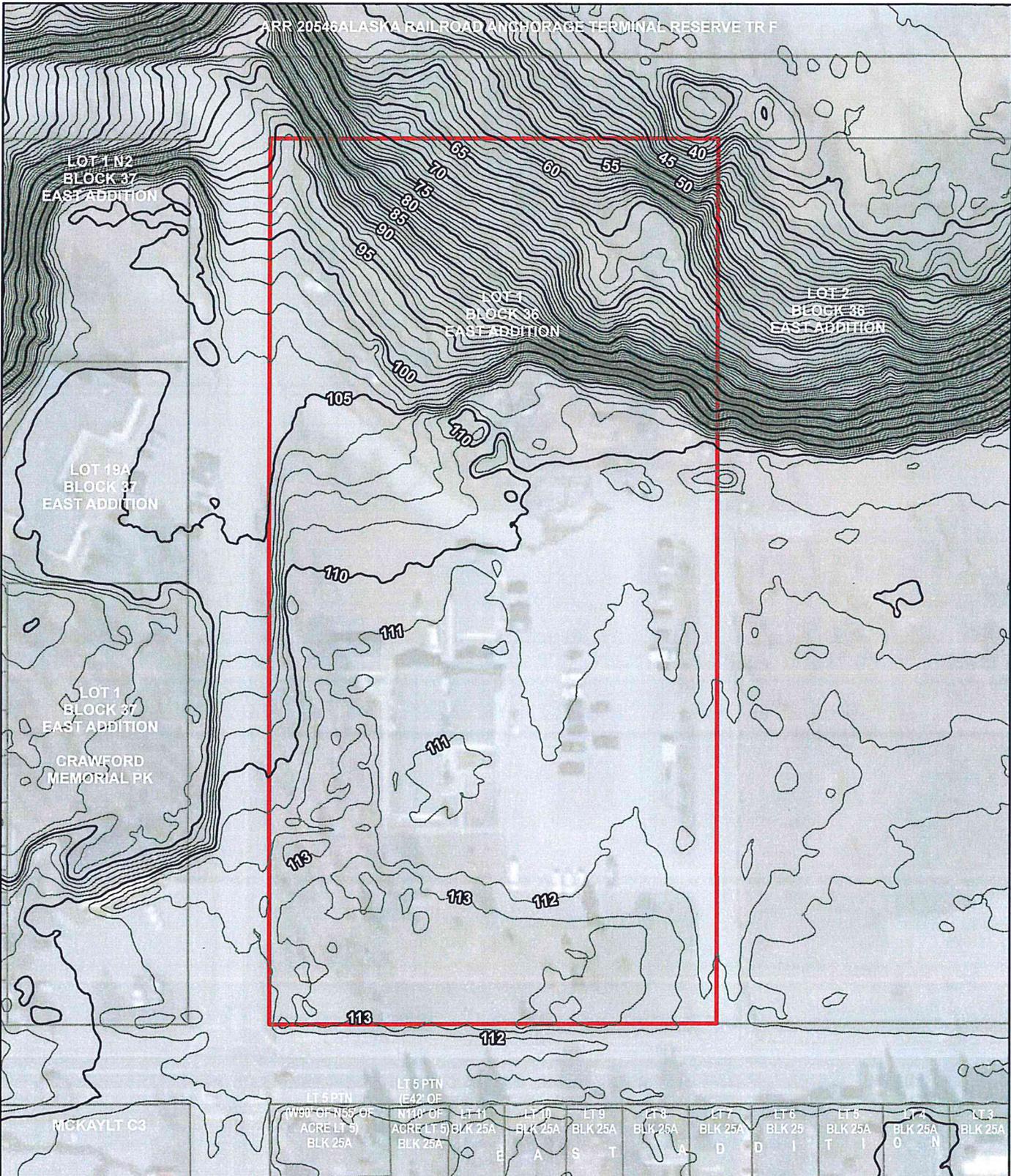
Feet
0 200 400

2040 Land Use Plan

225 Eagle St

Date: January 2024

Figure 5

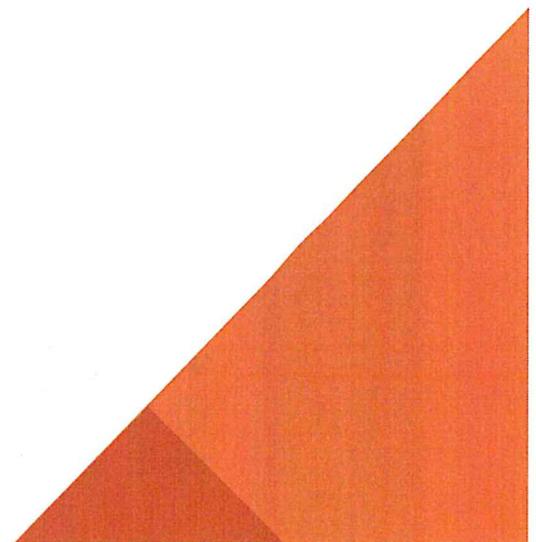


Subject Property Boundary
 MOA Parcel Boundary
MOA 1ft Contours
 Index
 Intermediate




Topography	
225 Eagle St	
	Date: April 2024
Figure 6	

**APPENDIX 3:
COMMUNITY MEETING**



COMMUNITY MEETING

225 Eagle Street Plat & Rezone

Lot 1, Block 36, East Addition, Anchorage Townsite

(Site of current facility operated by Southcentral Foundation, located northeast of the Eagle St. & E. 3rd Ave. intersection)

When:

Downtown Community
Council Meeting

Wednesday, March 6
5:30 - 7:00 p.m.

In-Person Meeting Location:

City Hall, Room 155
632 W. 6th Avenue
Anchorage, AK 99501

DOWL

Attn: Kate Silber

5015 Business Park Boulevard, Suite 4000
Anchorage, AK 99503

For more information:

Downtown Community Council Website

<https://communitycouncils.org/ser/let/content/10.html>

There will be an opportunity to provide your comments at the meeting. You can also submit your feedback or questions by contacting:

Kate Silber, DOWL Land Use Planner

 907.562.2000

 ksilber@dowl.com

COMMUNITY MEETING

Please join us at the March 6 Downtown Community Council meeting to learn about the plat and rezone proposed for Lot 1, Block 36, East Addition, Anchorage Townsite.

The purpose of this meeting is to discuss the proposed rezone of a portion of the property located at 225 Eagle Street (Lot 1, Block 36, East Addition, Anchorage Townsite). The site is at the northeast corner of Eagle Street and E. 3rd Avenue in downtown Anchorage.

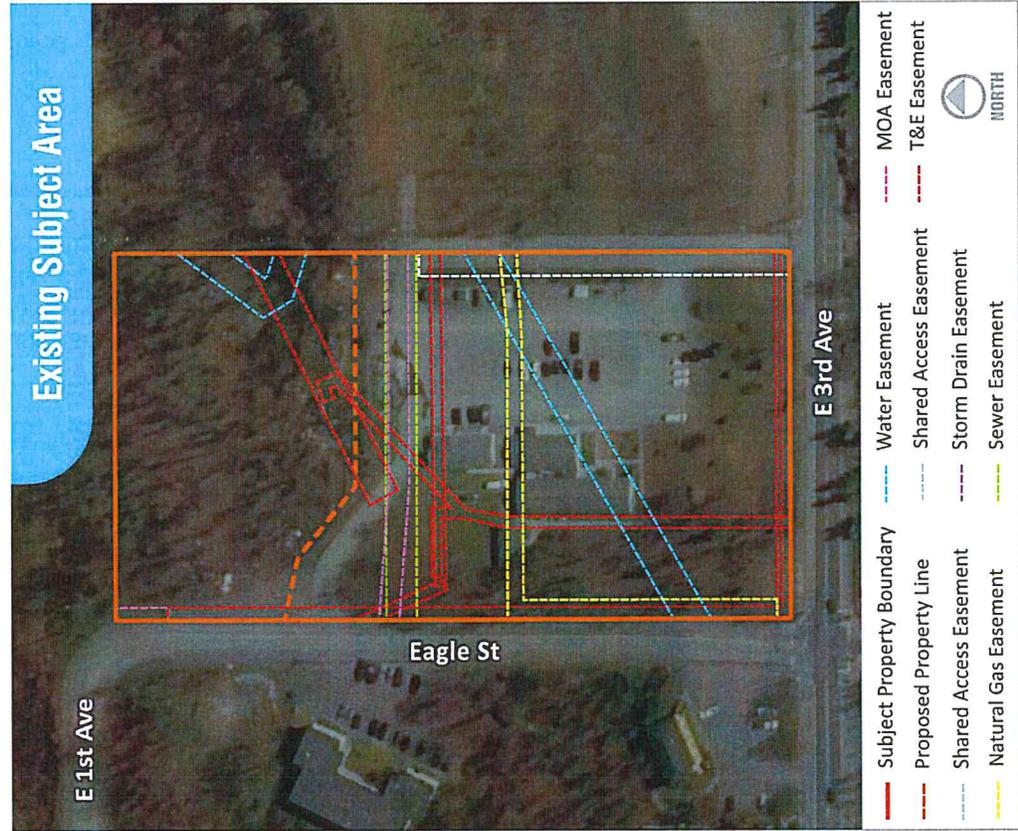
The existing parcel will be subdivided to create two parcels in preparation for the rezone. The property is currently zoned Public Lands and Institutions (PLI). The southern portion of the existing lot is currently developed as Southcentral Foundation's Quyana Clubhouse, a day treatment program that provides both primary care and behavioral services for adults with severe and persistent mental illness.

Once the plat is complete, the southern portion of the property is proposed to be rezoned to Central Business District, Periphery (B-2C), which will allow expanded health services. This is consistent with surrounding B-2C zoning and the Anchorage 2040 Land Use Plan designation of the area as City Center. The remainder of the lot will remain PLI.



225 Eagle Street Plat & Rezone

Lot 1, Block 36, East Addition, Anchorage Townsite





ANCHORAGE
DOWNTOWN
COMMUNITY
COUNCIL

Wednesday, April 3, 2024 @ 5:30pm – 8:00pm

Zoom meeting – ONE TIME ONLY

downtown.c.council@gmail.com

CALL MEETING TO ORDER

- Welcome & Introductions
- Additions/changes to the agenda. Approval of agenda
- Approval of January 10, 2024 meeting notes
- Reports: 3 minutes limit
 - Assembly Report
 - Chris Constant - Daniel Volland
 - Presentation Ordinance Right on Red – Daniel Volland
 - Senate Representative Report – Loki Tobin
 - House of Representative Report – Zach Fields
 - House of Representative Report – Cliff Groth
 - Mayor’s Office Report
 - Anchorage Police Department
 - Anchorage Fire Department
 - Anchorage School Board
 - Anchorage Downtown Partnership – Radhika Krishna
 - Our Downtown Update – Daniel Mckenna-Foster
 - JBER - Joy Boston
 - 3rd Avenue Radicals – Jim Renkert or Larry Michael
 - Alaska Railroad – Christy Terry
 - Performance Arts Center - Jason Herr
 - ACDA – Mike Robbins – Melinda Gant
 - RV Resort Presentation
 - Anchorage Coalition to End Homelessness - MASH Representative
 - Covenant House Representative
- Continuing Business:
 - Alcohol and Marijuana Committee Update - Silvia Villamides
 - Brown Jug
 - Tent City
 - Treasurer Update - Jason Motyka
- New Business - Presentations - 6 minutes limit
 - Draft Resolution 2024-05 – Silvia
 - Rezone on the property located at 225 Eagle Street. Southcentral Foundation – Kate Silber – DOWL
 - 3rd Avenue Radicals proposed resolution – Jim Renkert – Larry Michael
 - Proposed lighting improvements at Town Square - Anchorage Parks & Recreation
 - 4th Avenue signal and lighting upgrades – State DOT – Julia Hanson
 - CEA plat and ROW vacation - LaQuita Chmielowski – DOWL

- o Transit Center Project update – Joann Mitchell, Kinney Engineering
- o CASA Bond proposal – Roger Marks
- o Temporary Protected Bikes Lanes -Cass Frost
- o Anchorage Museum Future Plans – Brooke Wood

- Announcements/Neighbor Comments (2 Minute limit)

ADJOURN MEETING

Upcoming Meetings:

- Community Council general meeting: Wednesday, May 1, 2024 at 5:30pm – 7:30pm
- Marijuana & Alcohol Committee: Wednesday, May 22, 2024 at 5:30pm - 6:30pm (Telephonic Meeting)

Presentations and reports are timed in consideration of the agenda.

Please wait to be recognized by the Chair.

Please sign in when attending the meeting.

If you would like to be added to the email list provide your email on the sign in sheet or send an email to info@communitycouncils.org or downtown.c.council@gmail.com

The DTCC has a webpage maintained by the Federation of Community Councils. Contact information, agenda, meeting minutes, letters of support, resolutions, and other documents are located on this website.

The DTCC has a facebook page with updates and events for the Downtown Community Council area. Find the page online

<https://www.facebook.com/AnchorageDowntownCouncil/>

Downtown Community Council Board

President: Silvia Villamides

Vice President: Mike Ward

Treasurer: Jason Motyka

Secretary: Barbara Roberts

Member At Large: Chris Jones

Member At Large: Mark Griffin

Member at Large: Rev. Matt Schultz

FCC Delegate:

Marijuana & Alcohol Committee:

Purpose: Review marijuana and alcohol license applications, renewals, and related issues.

Chair: Silvia Villamides

Topic: Downtown Community Council

Time: Apr 3, 2024 05:30 PM Alaska

Join Zoom Meeting

<https://us02web.zoom.us/j/88263321595?pwd=cnB3ZkVNUFI1dU5NUjBzOWN0ZzhHQT09>

Meeting ID: 882 6332 1595

Passcode: 925579

One tap mobile

+17193594580,,88263321595#,,,,*925579# US

+12532050468,,88263321595#,,,,*925579# US

Find your local number: <https://us02web.zoom.us/j/88263321595?pwd=cnB3ZkVNUFI1dU5NUjBzOWN0ZzhHQT09>

April 3, 2024 Wednesday 5:30 pm

Anchorage Downtown Community Council

Meeting called to order by President Silvia Villamides

Welcome

Roll call

Additions to Agenda

Motion Russ Reno Second Matt Schultz

Minutes of January 10 meeting approved

Mike Ward Motion David Hall Second

Daniel Volland presents **Right Turns on Red Ordinance for Downtown**

L St to Gambell - 3rd to 9th - Downtown Business District - Slow Down Town - a look at traffic data - bicycles, pedestrians, tourists downtown - walk & shop safely - illegal to use sidewalks for bikes - spend time in the city - Roger Brooks, speaker, ADEC. suggests downtown should be people centric, not cars. Compare Anchorage crash analysis to national average. Implication would involve APD, public education and signage. On 5th, 6th, A & C. is this the right approach? Look at recommendations, Set policy. NYC banned R turns on red. Wash D.C. has safer streets. Four choices: Do Nothing. Just downtown. East Anchorage & Midtown too. Area wide.

Comments and questions: Joe Hemphill: Better to compare Anchorage to a sizable population.

Robert Cupples: Reducing the speed limit would be more effective. The data doesn't support this plan.

Daniel V: The transportation committee could look at angle parking and other options.

Kristin Anderson Don't see the need for R turns in Alaska. Drivers need to be safer, smarter, look.

Mike Ward: Would slow down traffic. Data doesn't make sense. Police would have to enforce.

Russ R: Cross walks are more important - don't cross in the middle of the street.

Assembly Report: Chris Constant: \$4 million budget for homeless under consideration.

Election count. There will be a run off. Ballots will be out April 30. Due May 14th.
anchoragevotes.org Sign up.

Audited statements for 2022 not available. Need balance. Administration unable to close the books. Abatement. Supreme Court set rules. Will find out more Tuesday.

Toilet bond did not pass. A lease agreement will put in a few to test.

Questions and comments: David Hall: low barrier open emergency cold weather \$4 mil homeless camp 3rd & E Could public restrooms at the market be used?

Chris Constant - No, they are not engineered to use like portables

Mayor's office N/A

APD N/A

Fire Dept N/A

School board N/A

Downtown Partnership - Radika Krishna - bike lane, transit study. 72,000 attended events downtown. Summer After 5 returns. In July Music in the Park will move to Fridays at lunch. Saturday Sunday marker. Abatement chgs to size of camps and where to allow downtown - work session

Joy Boston - **JBER** - emailed report

Larry Michael & Jim Renkert - **3rd Ave Radicals** - Rob Copples - will make comments.

Christy Terry **RR** Anchorage to Fairbanks. Summer starts May 10. Juneau bonding request. Need state permission for projects. Seward terminal.

Jason Herr- **PAC N/A**

RV Resort Presentation - Melinda Gant & Mike Robbins: ACDA Anchorage Community Development : 3rd & Ingra RV - temporary use for facility

Roger Brooks recommended get people with RV's downtown. Partnership. Activate downtown. Input needed. Community discussion. Use permit first. Complete 2025.

RV resort - not more than 10 yrs old. Trails. Memorial to Alaska Natives that died at the Native hospital. Also those that were born there. A place for community to gather. Three phases. 35 hook ups. 68 hook ups in Phase 2. Finish with 102. Pickle ball courts. Connect to Chester Creek trail. Fairview. Ship Creek. Green space. Upscale. Clubhouse. Mixed use. Cafe. Store. Laundry mat.

Aesthetics. Functional.

3rd Ave radicals in favor (Lawrence). Employment. Master plan.

Matt Schultz: Positive potential. Need input from Alaska Natives.

Melinda Gant: Natives gave comments. Asked for memorial.

Kristin Anderson: What is the winter plan? RV storage?

Mike Robbins: Goal to get open. Ski. Activities. Not open in winter season function - keep plowed, keep memorial open and shops like parks around the country - maintain resort.

David Hall - A good plan. Is Brother Francis still adjacent?

Not really. Eagle Street steep hill to 1st Ave.

Question: What is the fee schedule, pricing? Answer: Contractor Agnew Beck working on.

Mike Robbins: Schedule. Plans for indigenous dancers in space (amphitheater).

Joe Hemphill: Muni owned?

Mike R: No. Contractor will run the park.

ACDA will share in the cost of development - has partners - owns the land, not the business.

Marketing study done. The environment is challenging because, zone 5, earthquake. Housing would be difficult. Better suited for RV. The plan is for 15-20 years - better use in future. Now just a dirt lot.

Larry M: This follows the transportation solution master plan of 2019. The Radicals are in favor of it.

Jim Renhart: No environmental issues.

Cook Inlet housing couldn't make plans because of seismic issue - 4&5 - too difficult to get loans for housing.

Silvia V: Master plan 2019 never approved. Do not want to see 3rd & E again, It is April. We need a fence and no trespassing.

Mike Robbins: Get permit for a year, letter of intent; fence around it now, make sure site is managed soon.

Melinda Gant reads resolution ACDA support, share, approve May.

East downtown has been neglected. We need to beautify.

Mike Robbins: 3rd & Ingra - the RV resort will have cultural activities.

Rob Cupples: 3rd Ave Radicals unanimously support this project.

Kyle Lavey - **MASH** - Anchorage Coalition to End Homelessness. Property 5th & Cordova Guest House, Lakeshore, Barratt Inn.

96 units filled. 90% capacity. 243 individuals. Low barrier housing. X sexual registry. X arson. Contract is with Graceful Touch Services - case management, lease agreements, vouchers. Construction going on soon because of storm drain issue. Plan of action - engineers, bids, design. Have to dig up Cordova Street for drain.

Joe Hemphill **Covenant House** report: sleepout.org Shelter, short term housing - 40 beds year round in place - in the winter 25 cots in gym - muni \$ - Alexis Hotel now offers long term rooms. 18-24 yr olds moved there April 1st.

Silvia V: Report committee - **alcohol marijuana** licenses - interview - operations - certify lighting, security, cleanliness, in front & in alley, safety for every business. 2 licenses approved: Brown Jug, Tent City.

Motion Mike Ward Second Matt Schultz

No **treasurer** report - Jason Motyka not present.

District One - Community councils are working together.

Mike Ward reads **Resolution of Downtown Community Council to request MO to fulfill its responsibility to effectively manage publicly owned lands and facilities.** Approve in May.

Sylvia V: Policy is to introduce one month , come back in May, talk about it.

David Hall - Aviator - where will all people go April 30?

Silvia V: The problem is the remedy in May. The assembly may fund housing for \$4 mil - Low barrier shelter 900 people - placement components - 150 beds, housing, guest house, homeless committee Email Silvia or discuss concerns with Chris Constant.

Rezone Property at 225 Eagle St South Central Foundation - Kate Siber - Dowl -

PLI public land 5 acres club house day treatment program 20 years The purpose is to divide to 2 properties - rezone to central business periphery zone community mg city center & other open space 2040 land use plan. Hearing in the fall, transfer after complete.

Robert Cupples: Quana Club House is an excellent neighbor 3rd Ave. Radicals appreciate.

Jim Renkert agrees.

3rd Ave Radicals: Jim Renkert submitted a letter of support for the RV resort. This was sent out via email.

Proposed lighting at Town Square Park Tanya Hickok MOA Anc Parks & Rec: string lighting 15' high \$350,000 is expensive; first under bench lighting, upgrades to pedestrian like PAC - 12 ft tall lighting - add 4 more flood lights, remote control, 20' tall plug in; \$700,000 cost for everything - have \$200,000 left from bond to do 1st phase. Need downtown support & bonds. Keep banners & hanging baskets.

Melinda Gant ACPA: Re lighting requests to feel safer address central dark spots & night, winter dark - people are using - encourage you to light up.

Tanya H: Will review dark spots and add more lights.

Rob Cupples: 2007 monument Town Park - wants to see his grandmother Avis Cupples is recognized. never installed - revitalize effort.

Will Webb - AMATS - Kinney Engr

Cordova Ingra transportation funding addresses deficiencies on 4th Ave replace pavement, curb, sidewalk, environment review, encroachments, downtown plan, traffic signals, 4th & C widen sidewalks 11' - 14.5' - bid, construction 2025, 2026.

Jim Renkert discuss improvements downtown streets Cordova to Ingra needs beautification & lighting

Will W: The space is a challenge for tree wells & usable sidewalk. Julia Hanson is the project manager.

Jim R: Would like to do a downtown street walk to illustrate his opinions.

Robert Cupples: Why 3 lanes? Why not 2 lanes? Ingra to Cordova - Not enough vehicles to justify. Add amenities. East neglected. Need to do traffic data.

Melinda G: Street study downtown. Keep in mind, participate in process. Lighting would help East side. Suggest add hangars on light poles & banners.

Motion David Hall Second 8:15 pm finish meeting.

Kate Silva - Dowl - Between 1st & 3rd E 1st & Post 5 lots Josh Renznick for Chugach Electric campus plant right of way public.

Karluk lot lines adjustments property lines approval in May, July hearing.

Transit center project update: Joan Mitchell, Steven Stone, public transportation. Jeannie Bowie presents: 6th ave garage has to relocate - 3 sites - open house at city hall Thursday April 4 & online www.anctransitcenter.com

Roger Marks - CASA - bond proposal from March meeting that was cancelled - Delete.

Temporary Protected Bike lanes - Carl Singleton presents - MOA traffic. website anchoragepbl.com

10th A St 6th left lane Email your comments. 49th St will offer rentals, bike parking.

Peter Roberts, business owner offers his concerns about the intersection 6th & C not safe for a bike path - safety first.

Melinda G: 6th 7th C St problems - crosswalk - lighting - slow down for safety. Concern about loading zones.

Singleton met with JCP & 5th Ave re loading zones who concur with the design.

Peter R has contact information to continue discussion.

Mike Ward: It's been presented twice before the downtown community council and been supported.

Mark G: 6th Ave problem - not right to do this.

Motion to extend meeting Mike Ward Second

Brooke Wood - **Anchorage Museum**: archives, collection, opportunity to learn history, care for, sustainable, bldg used 24/7 - energy efficient, education, resilient, electric, low emission technology engineer feasibility study, fed & private, inflation, fed job acts - projects, Anchorage climatic action plan, state funding

Julie Decker: Covenant House & PAC bldg efficient public facilities downtown, Collectivity.

Silvia V: Come back w/ an update.

Announcements:

Melinda Gant: D St plan study re engage community ACDA D St area study.

Motion to adjourn Mike Ward.

David Hale Second.

8:30 pm

Respectfully submitted,

Barbara Roberts, Secretary