

**PLANNING DEPARTMENT  
CURRENT PLANNING DIVISION  
DESIGN VARIANCE**

**DATE:** December 11, 2024  
**CASE NO.:** 2024-0120  
**APPLICANT:** Krista Phillips, Southcentral Foundation  
**REPRESENTATIVE:** Stephanie Cloud, Bettisworth North  
**REQUEST:** Request for Design Variance from AMC 21.07.080H.3. to allow a fence to exceed maximum height requirements  
**LOCATION:** Generally located west of Elmore Road, north of East Tudor Road, east of Florina Street, and south of Residential Drive  
**LEGAL DESCRIPTION:** Athenian Village, Tract G5-1 (Plat 2023-43)  
**SITE ADDRESS:** 4330 Elmore Road  
**COMMUNITY COUNCILS:** University Area  
**TAX PARCEL NO.:** 008-024-10  
**GRID:** SW1735

**ATTACHMENTS**

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

**SITE**

**Area:** 3.716 acres  
**Vegetation:** The existing site is developed with a commercial Medical Office building and a new building is under construction  
**Zoning:** B-3 (General Business) District  
**Topography:** Gentle Slope (4%)  
**Existing Use:** Medical Office  
**Utilities:** Public water and sanitary sewer

**COMPREHENSIVE PLAN**

*Classification: “Major Institutional” in the UMED District Plan  
 “Town Center”, “Traditional Neighborhood Development”,  
 “Transit-Supportive Development”, and “Residential Mixed-Use  
 Development” per the 2040 Anchorage Land Use Plan, Land Use  
 Plan Map*

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-3	B-3	B-3/SL	B-3
Land Use:	Mixed Residential District	General Business District	General Business District/Special Limitations	General Business District

**PROPERTY HISTORY:**

03/09/83	Plat 83-62	Final plat recorded for Athenian Village Subdivision, Tracts G1 through G6.
09/19/07	Plat 2007-114	Final plat recorded for Athenian Village Subdivision, Tracts G3-1 and G4-1.
05/05/20	AO 2020-39	Tracts G-5 and G-6 were rezoned from PLI SL (Public Lands and Institutions) with Special Limitations to B-3 (General Business).
09/20/23	Plat 2023-43	Final plat recorded for Athenian Village Subdivision, Tract G5-1.

**REQUEST AND BACKGROUND:**

This is a request for a Design Variance from AMC 21.07.080H.3. to allow a fence to exceed maximum height requirements of eight feet (8’) with an increase of six feet (6’) to a total of fourteen feet (14’).

This facility will serve individuals who are at risk of harming themselves or others. Therefore, it is crucial to consider the fence height carefully to discourage patients from using it to inflict harm or to prevent contraband from being thrown over the fence from outside. This measure is vital for the safety and security of those receiving care. Although there is not a lot of guidelines for these types of facilities, the Department of Veterans Affairs recommends a fence height of 14 feet in their Mental Health Facilities Design Guide (2010) to mitigate risks of climbing and escape.

A taller fence will create a safe outdoor area for patients while preventing them from climbing over, using it to harm themselves, or minimizing the ability of individuals outside to throw contraband over. Additionally, this increased security will enable SCF staff to focus on the mental health needs of the patients without the constant concern of elopement or encountering illicit items in the yard. The design of the fence will be tailored to complement the architectural style of the facility and the surrounding landscape.

**COMMUNITY COMMENTS**

On November 18, 2024, a total of 492 public hearing notices were mailed in accordance with the procedures of AMC 21.03.020H. *Notice*. As of this writing, no public comments have been received. The University Area Community Council did not provide comments regarding this case.

**REVIEWING AGENCY COMMENTS:**

Reviewing agencies comments are included in attachment three (3), there were no objections to the proposed increase of fence height.

**FINDINGS:**

**AMC 21.03.240G Approval Criteria:**

**The application must state with particularity the relief sought and must specify the facts or circumstances that are alleged to show that the application substantially meets the following standards:**

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;**

This standard is met.

This proposed design will create additional usable square footage for the users of this facility by providing secure outdoor spaces. These fences will for the most part blend in with the proposed architecture of the building creating a more seamless transition between the two and creating a better degree to the subject standard by improving the visual look and improving the massing of the structure in these locations.

The 14-foot-high fence in these locations is to delineate different portions of the lot and to separate areas required for different users. By providing these separate specific areas, this site will provide a safe and secluded area for patients to enjoy the fresh air and access to the outdoors. Both areas are directly adjacent to the building and are separated from the commercial use to the west and Elmore Road to the east by landscaping and drive aisles. Neither fence is located adjacent to any of the surrounding parcels.

**b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;**

This standard is met.

This site is designated as “Town Center”, “Traditional Neighborhood Development”, “Transit-Supportive Development”, and “Residential Mixed-Use Development” per the 2040 Anchorage Land Use Plan, Land Use Plan Map.

“Major Institutional” in the UMED District Plan

Town Center (2040 Land Use Plan)

*This designation provides a focal point of activity for a group of neighborhoods, and the regional “heart” for major parts of the Bowl. Town Centers will serve as destinations for shopping, entertainment, and services in cohesive, pedestrian-friendly urban settings.*

Traditional Neighborhood Design (2040 Land Use Plan)

*This growth-supporting feature enhances existing urban patterns of development. These older urban neighborhoods and districts have a more highly interconnected street system, smaller block sizes, greater connectivity, and sidewalks. The Neighborhood Development Patterns map identifies these parts of town compared with other neighborhoods which have a more suburban or semi-rural character.*

Transit-Supportive Development (2040 Land Use Plan)

*Transit-supportive Development (TSD) identifies corridors where expanded public transit service will support a compact, walkable pattern of commercial, residential, and/or mixed-use development. Over time, compact development can create ridership demand to support more frequent bus service. It will give Anchorage’s households more choices in how to get to work and other destinations. It also provides more opportunities to live in a walkable, accessible, and affordable neighborhood environment.*

Residential Mixed-use Development (2040 Land Use Plan)

*This growth-supporting feature promotes medium- to high-density housing opportunities combined with commercial mixed-use retail, office, lodging, other services, and coordinated public infrastructure investments to create a mixed-use neighborhood.*

*Residential Mixed-use Development is appropriate where it can facilitate revitalization in or near City Centers, University or Medical Centers, Town Centers, and Main Street Corridors served by transit and trails.*

The *2040 Land Use Plan (LUP)* designates the property and its surroundings as a Town Center. This development will serve as a destination for medical services. This high-density infill development makes this an ideal use for this space. Since this is a place of healing, providing safe and secure outdoor areas is imperative to the patients experiencing a mental health crisis or undergoing detox. Consideration was also given to placing the outdoor areas away from Tudor Road and Elmore Road and the associated visual stimulation.

One of the goals of the LUP is that development improves community resiliency and citizens' quality of life. As part of these programs, it is important to provide access for patients to the outside. It is well-documented that time outdoors provides patients substantial benefits to their mental health. However, if the patients and/or staff do not feel it is a safe and secure space, this benefit may be undermined.

Mixed-use commercial centers are also a goal of the LUP. In this instance, integrating commercial, institutional, and residential areas necessitates a careful balance of privacy, security, and accessibility.

**c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;**

This standard is met.

This fence will benefit the community by providing a needed outdoor healing space for patients that is safe and secure. This program, in general, is a much-needed community asset that will have positive outcomes at the neighborhood, community, and state levels. This outdoor yard is a critical component to the overall Crisis Stabilization Center, Crisis Residential Center, and Detox programs since time outdoors is crucial to the overall healing process.

The fencing will be made of materials that are complementary to the building facade and landscape planted outside of the fence will provide an additional buffer from the adjacent ROWs and surrounding uses to create an aesthetically pleasing development.

**d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;**

This standard is met.

This variance will not adversely affect the use of the adjacent property as permitted. The proposed fences are interior to the site and not within any setbacks or adjacent to any property lines. The fences will be aesthetically integrated into the site and building design. It will create a cohesive look that blends seamlessly with the environment. Landscaping is planned adjacent to both fenced areas, additional landscaping will be planted along the north, south, and east property lines. Due to buffer landscaping to the north (and the

university's landscaping), these fences will not be visible from residential use along that perimeter (the Stabilization fence is 170' from the north site perimeter, and the Detox fence is not near any residential uses).

- e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;**

This standard is met.

This site is zoned B-3 and the proposed uses, Health Services and Hospital/Health Care Facilities, are permitted uses. Adjacent properties to the west, east, and northeast are also zoned B-3. To the west is commercial development along Tudor Road, and ANHC is east across Elmore Road, consisting of a mix of primarily healthcare and office uses. The character of the B-3 zoning district is focused on commercial centers and areas with heavy traffic. This development aligns with this and as stated above, because of these factors, a safe separation of spaces is important for the success of the Crisis Stabilization and Detox patients. In addition, the character of this zone also notes that these sites are highly visible and as such should be landscaped. This tall fence will be surrounded by landscape and will tie into the architecture of the building.

- f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation;**

This standard is met.

The proposed outdoor yard at this facility will be ADA compliant.

- g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality;**

This standard is met.

The proposed variance will benefit the health, safety, and welfare of the people in the Municipality. Not only will the Crisis Stabilization Center, Crisis Residential Center, and Detox programs provide much-needed services to the community, it is well-established there are mental health benefits to being outside and the need to feel safe and secure before being able to self-actualize (Maslow's Hierarchy of Needs). An 8-foot height fence would preclude patients from using the stabilization center yard due to the risk of elopement or the ability to harm themselves. The increased fence height will create a secure enclosure for patients to enjoy the outdoors and further supports their journey to wellness. Likewise, a taller fence at the Detox yard keeps contraband out enhancing the safety and wellbeing of this vulnerable population. This allows staff to concentrate on patients' mental health rather than being distracted by the

ongoing need to search for contraband in the yard. Ultimately, creating safe outdoor spaces for patients benefits both them and the surrounding community.

**h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.**

The standard is met.

This standard is not applicable due to this variance request not being related to signs.

**DEPARTMENT RECOMMENDATION:**

AMC 21.03.240G requires that all eight standards be substantially met in order for a variance to be granted. The Department finds that all standards are met. Therefore, the department recommends APPROVAL of the variance subject to the following conditions:

1. Design Variance from AMC 21.07.080H.3. to allow a fence to exceed maximum height requirements of eight feet (8') with an increase of six feet (6') to a total of fourteen feet (14'), as specified in the application narrative, and shown on the site plan:

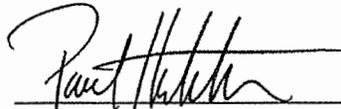
Athenian Village, Tract G5-1, dated October 21, 2024, prepared by Bettisworth North.

2. Prior to this variance becoming effective, within one year, record a notice of zoning action, a site plan, and the resolution of approval with the State of Alaska District Recorder's Office, and provide proof to the Planning Department.

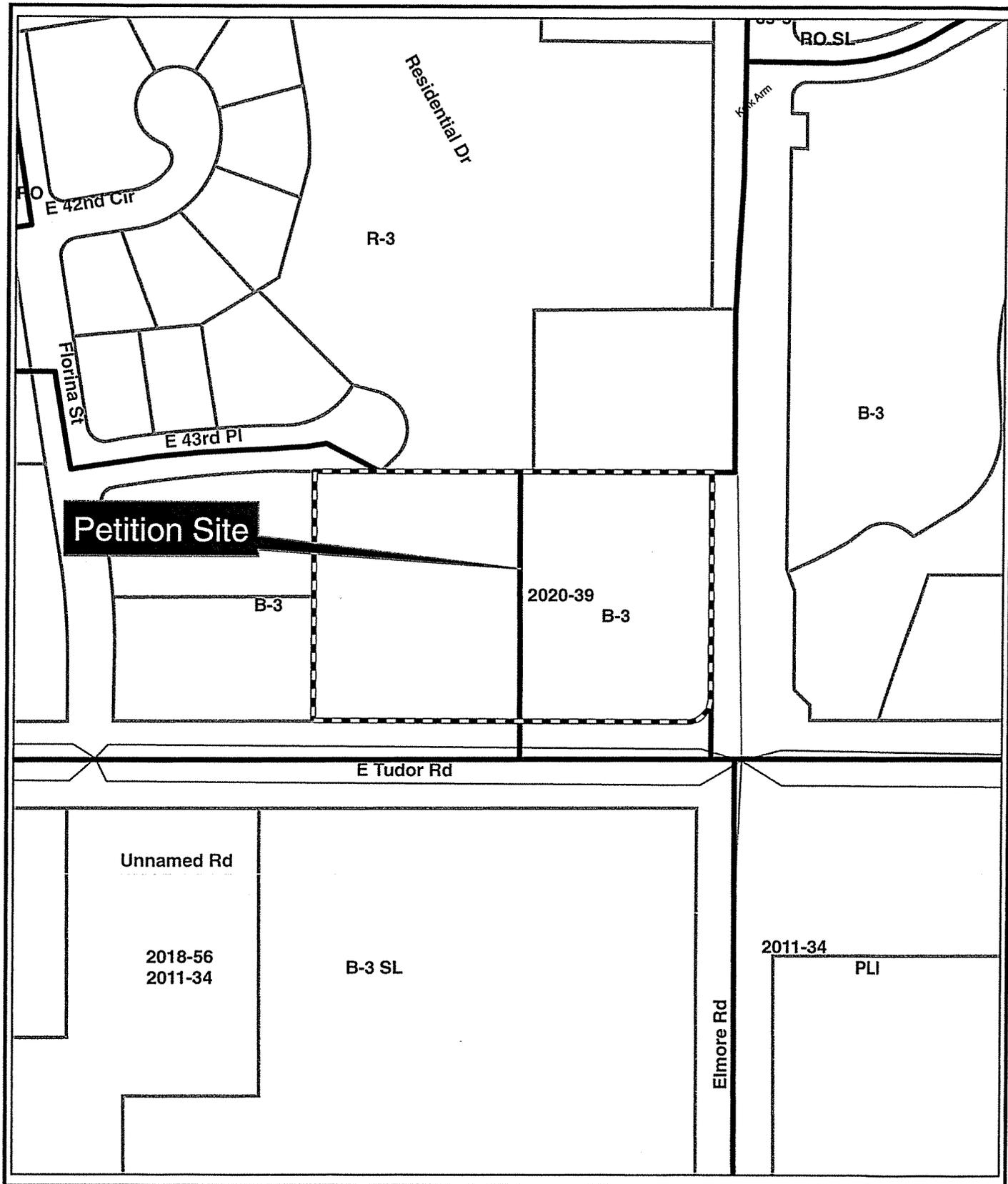
Reviewed by:

Prepared by:

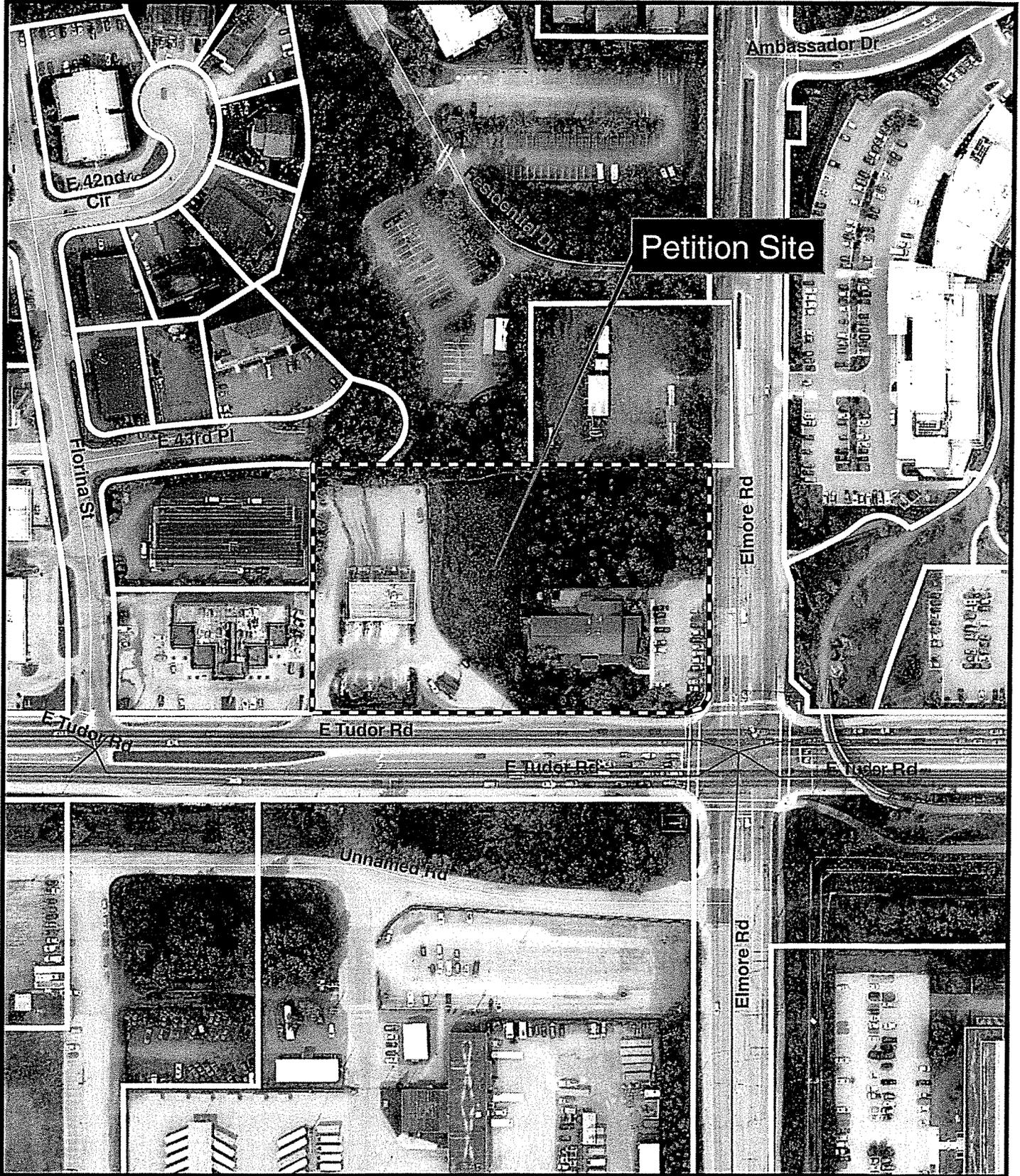
  
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Melisa R.K. Babb  
Planning Director

  
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Paul Hatcher  
Senior Planner

# **MAPS**



2024-0120



Municipality of Anchorage  
Planning Department

Date: 10/21/2024



# **APPLICATION**

# Application for Design Variance

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) Cloud, Stephanie (Bettisworth North)	
Mailing Address 4501 Diplomacy Dr.		Mailing Address 2550 Denali St. Ste 1300	
Anchorage, AK 99508		Anchorage, AK 99503	
Contact Phone – Day 907-729-6656	Evening	Contact Phone – Day 907-771-4585	Evening
E-mail kphillips@southcentralfoundation.com		E-mail scloud@bettisworthnorth.com	

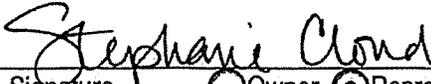
\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 008-024-10-000		
Site Street Address: 4330 Elmire Rd. Anchorage, AK 99508		
Current legal description: (use additional sheet if necessary) Tract G5-1, Athenian Village Subdivision (Plat 2023-43)		
Zoning: B-3	Acreage: 3.72	Grid #: SW1735

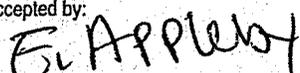
PETITIONING FOR
Requesting a 15' high fences around Crisis Stabilization and Detox program outdoor spaces.

CODE CITATIONS
AMC 21. 07.080H.3 Fences
AMC 21.

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

  
 Signature  Owner  Representative Date 10/15/24  
 (Representatives must provide written proof of authorization)

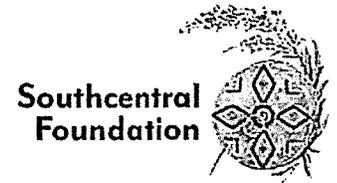
Stephanie Cloud  
 Print Name

Accepted by: 	Poster & Affidavit: 2+1	Fee: \$2,160	Case Number: 2024-0120	Meeting Date: UAC: 2024-12-01-20
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RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>	
<input checked="" type="checkbox"/>	Rezoning - Case Number: 2020-0014
<input checked="" type="checkbox"/>	Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s): S-12651 (2023-43)
<input type="checkbox"/>	Conditional Use - Case Number(s):
<input type="checkbox"/>	Zoning variance - Case Number(s):
<input type="checkbox"/>	Land Use Enforcement Action for
<input type="checkbox"/>	Building or Land Use Permit for
<input type="checkbox"/>	Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

APPLICATION REQUIREMENTS <small>(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)</small>	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original)
14 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Variance narrative, addressing: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> The need for the variance</li> <li><input checked="" type="checkbox"/> The effect of granting the variance</li> <li><input checked="" type="checkbox"/> An analysis of how the proposal meets the variance standards below</li> </ul> <input checked="" type="checkbox"/> As-built survey showing existing conditions, to scale (no more than 2 years old) <input checked="" type="checkbox"/> Proposed plot plan, site plan, or building elevations, to scale (new construction) <input checked="" type="checkbox"/> Photographs or renderings
<small>(Additional information may be required.)</small>	

VARIANCE STANDARDS
<p>The Urban Design Commission may only grant a variance if the Commission finds that all of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.</p> <ol style="list-style-type: none"> <li>a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;</li> <li>b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;</li> <li>c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;</li> <li>d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;</li> <li>e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;</li> <li>f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and</li> <li>g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.</li> <li>h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.</li> </ol>



September 30, 2024

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

Subject: Letter of Authorization: 4330 Elmore Rd.

Dear Mr. Whitfield,

Southcentral Foundation owns the property legally described as Tract G5-1, Athenian Village Subdivision, located at 4330 Elmore Road in Anchorage (Parcel ID 008-024-10-000).

As the Construction Project Manager for Southcentral Foundation, I authorize Bettisworth North to act on our behalf as a petitioner submitting for a fence variance for the above referenced land.

Should you have any questions, please contact me either by email at: [sglenn@Southcentralfoundation.com](mailto:sglenn@Southcentralfoundation.com) or by phone at (907) 729-3378.

Sincerely,

Shawn K. Glenn

*Construction Project Manager*

**Southcentral Foundation**

(907) 729-3378 office

# Design Variance Application Fence Height

SCF Tudor and Elmore Development

September 2024

Prepared for:



Prepared by:

**BETTISWORTH  
NORTH**

## Introduction

Bettisworth North, representing Southcentral Foundation (SCF), is requesting a design variance for the fence height at the new facility located at the northwest corner of the intersection of Tudor Road and Elmore Road. Site and fence plans can be found in Appendix 1. The facility will include various Health Services and Hospital/Health Care Facility functions, with the fences specifically related to a Crisis Stabilization and Detox.

The development will be situated on SCF's property, legally described as Tract G5-1, Athenian Village Subdivision, (Property Tax Number 008-024-10-000). This site is located across Elmore Road from the main Alaska Native Health Campus (ANHC) (see survey, Appendix 1).

The subject property is zoned B-3. Adjacent properties to the west, east, and northeast are also zoned B-3. To the west is commercial development along Tudor Road, and ANHC is east across Elmore Road, consisting of a mix of primarily healthcare and office uses similar to the existing SCF Detox facility and proposed new development of this facility.

North of the site is R-3 zoning, currently developed as university student housing and associated parking. The eastern portion of the north property line abuts a utility-related warehouse or service structure owned by Alaska Pipeline Company, LLC.

South of the subject property across Tudor Road is B-3-SL (AO 2018-56) zoning, which is developed consisting of paved areas and the Anchorage School District Bus Transportation Facility. To the southeast across Tudor Road is PLI zoning, developed consisting of the Anchorage Police Department administration building and evidence storage yard.

## Project Description

Southcentral Foundation's Vision is a Native Community that enjoys physical, mental, emotional, and spiritual wellness. Its Mission is to work together with the Native Community to achieve wellness through health and related services. The organization has developed and implemented comprehensive health-related services to meet the changing needs of the Native Community, and support individuals and families on their wellness journey. This includes support through physical, mental, emotional, and spiritual wellness.

SCF has seen an increased demand for services related to its medical detox and withdrawal management programs. The expansion of these programs requires more space than exists at the current facility.

SCF is creating a new program for Adult Crisis Stabilization. As a new program, no space currently exists at ANHC for this service.

To make way for the SCF TED, SCF is proposing to raze the existing buildings on the site to construct a new three-story, 101,000 square foot building to expand detox and outpatient behavioral health services and provide a location for the new crisis stabilization center.

The building's exterior is inspired by natural elements, particularly a birch forest. The base of the building reflects the dense ground floor of the forest while the center portion of the building mimics

the thinning trunks of trees and the upper floors reach to a canopy that shades the glazing systems. The garage screening element draws inspiration from traditional salmon drying racks used during the summer harvest.

To foster a welcoming atmosphere for individuals experiencing acute mental health crises or beginning their detox journey, the design incorporates natural and warm materials. These include wood phenolic laminate panels, stone paneling, warm toned insulated metal panels, integrate with bronze mullions and commissioned artwork.

Two of the programs within this clinic will feature outdoor yards for patient use. A 23-hour stabilization center and a crisis residential center are served by a 1,460 square foot courtyard, located at the southwest corner of the building. This yard is separated from Tudor Road and the commercial property to the west by parking lot drive aisles and landscaping. The Detox program also has an outdoor yard (2,665 SF) for patients currently in treatment. In both cases, the proposed fences would be 15 feet tall and will use colors and patterns that harmonize with the building architecture and surroundings (see Fence Material Palette Options). Landscaping will be planted between the drive aisles and fencing to further buffer the fence from the roadway and adjacent commercial use.

## The Need for a Variance

We are requesting a variance from AMC 21.07.080H.3 to allow a fence taller than what is allowed by code. This facility serves individuals who are at risk of harming themselves or others. Therefore, it is crucial to consider the fence height carefully to discourage patients from using it as a means to inflict harm or to prevent contraband from being thrown over the fence from outside. This measure is vital for the safety and security of those receiving care. Although there is not a lot of guidelines for these types of facilities, the Department of Veterans Affairs recommends a fence height of 14 feet in their Mental Health Facilities Design Guide (2010) to mitigate risks of climbing and escape.

While risk of elopement and self-harm is lower for residents of the detox program, a higher fence is necessary to minimize the chances of patients obtaining contraband that may be thrown over by individuals outside. Currently, paraphernalia is frequently found in the existing fenced yard of the existing Detox facilities, prompting staff to conduct regular security sweeps to intercept these items. A higher fence would enhance security and help protect the well-being of the patients.

## The Effect of Granting the Variance

A taller fence will create a safe outdoor area for patients while preventing them from climbing over, using it to harm themselves, or minimizing the ability of individuals outside to throw contraband over. Additionally, this increased security will enable SCF staff to focus on the mental health needs of the patients without the constant concern of elopement or encountering illicit items in the yard. The design of the fence will be tailored to complement the architectural style of the facility and the surrounding landscape (see Fence Materials Palette Options).

## An Analysis of how the Proposal Meets the Variance Standards Below

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.

The 8-foot height fence design standard intends to “delineate different portions of a lot or to separate lots from each other.” These fences will separate specific uses and users within the site to provide a safe and secluded area for patients to enjoy the fresh air and access to the outdoors. Only patients in the Crisis Stabilization Center or Crisis Residential Center and their SCF escorts will have access to the western enclosure, ensuring it feels safe and secure for the mental well-being of its users. Likewise, only Detox patients and staff will have access to the eastern outdoor yard. Both areas are directly adjacent to the building and are separated from the commercial use (to the west of the Crisis yard) and Elmore Rd (to the east of the Detox yard) by landscaping and drive aisles. Neither fence is located adjacent to any of the surrounding parcels.

The fences will be designed to complement the architecture of the building and landscaping will be planted on the exterior of the fence to further buffer the area from the surrounding ROWs and parcels. The fencing of the Crisis Stabilization yard will pull from the Native Alaskan patterning on the building and use colors that blend with the building, making it seem an integrated part of the overall facility. The two fence options are an aluminum panel fence which mimics wood pickets or security fencing that is anti-ligature, anti-climb, but can be “cloaked” with any graphic imaginable. Thus allowing us to match the color and patterning of the building. The Detox fencing will have the warm feeling of wood, but is made of aluminum for longevity and security. It will help create a “back-yard” feeling for those in the detox program and will allow more visibility to the trees beyond with slats in the top 2-feet of the fence.

- b. The proposed Alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.

The 2040 Land Use Plan (LUP) designates the property and its surroundings as a Town Center. Indeed, this development will serve as a destination for medical services. This high-density infill development makes this an ideal use for this space. Since this is a place of healing, providing safe and secure outdoor areas is imperative to the patients experiencing a mental health crisis or undergoing detox. Consideration was also given to placing the outdoor areas away from Tudor Road and Elmore Road and the associated visual stimulation.

One of the goals of the LUP is that development improves community resiliency and citizens' quality of life. The programs these fences are associated with meets this goal by providing much needed services for those experiencing a mental health crisis or undergoing detox. As part of these programs, it was important to provide access for patients to the outside. It is well-documented that the outdoor time provides patients substantial benefits to their mental health. However, if the patients and/or staff do not feel it is a safe and secure space, this benefit may be undermined (reference: Maslow's Hierarchy of Needs).

Mixed-use commercial centers are also a goal of the LUP. In this instance, integrating commercial, institutional, and residential areas necessitates a careful balance of privacy, security, and accessibility. Implementing a taller fence will ensure the safety of both patients and staff, as well as the surrounding community. The higher fence reduces the risk of elopement, which in turn prevents people in crisis from wandering the adjacent neighborhood or into the busy street to the south (Tudor Rd) and east (Elmore Road). Additionally, a taller fence helps to minimize the likelihood of contraband being passed to patients, supporting their journey towards sobriety.

c. The proposed alternative results in benefits to the community that are equivalent to or better than the compliance with the subject standard.

This fence will benefit the community by providing a needed outdoor healing space for patients that is safe and secure. This program, in general, is a much-needed community asset that will have positive outcomes at the neighborhood, community, and state levels. This outdoor yard is a critical component to the overall Crisis Stabilization Center, Crisis Residential Center, and Detox programs since time outdoors is crucial to the overall healing process.

The fencing will be made of materials that are complementary to the building façade and landscape planted outside of the fence will provide an additional buffer from the adjacent ROWs and surrounding uses to create an aesthetically pleasing development.

d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code.

The proposed fences are interior to the site and not within any set-backs or adjacent to any property lines. The fences will be aesthetically integrated into the site and building design. It will create a cohesive look that blends seamlessly with the environment. Landscaping will also be provided adjacent to the exterior of the fences to further buffer the fences from Tudor Road, commercial use directly to the west of the Crisis Stabilization fence, and Elmore Rd to the east of the Detox fence. Furthermore, video cameras will be installed to provide surveillance where the fence may impede sightlines through the site. In addition to the landscaping that is planned adjacent to both fenced areas, additional landscaping will be planted along the north, south, and east property lines. Due to buffer landscaping to the north (and the university's landscaping), these fences will not be visible from residential use along that perimeter (the Stabilization fence is 170' from the north site perimeter, and the Detox fence is not near any residential uses).

e. The variance, if granted, does not change the character of the zoning district where the property as permitted under this code, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies.

This site is zoned B-3 and the proposed uses, Health Services and Hospital/Health Care Facilities, are permitted uses. Adjacent properties to the west, east, and northeast are also zoned B-3. To the west is commercial development along Tudor Road, and ANHC is east across Elmore Road, consisting of a mix of primarily healthcare and office uses. The character of the B-3 zoning district is focused on commercial centers and areas with heavy traffic. This development aligns with this and

as stated above, because of these factors, a safe separation of spaces is important for the success of the Crisis Stabilization and Detox patients. In addition, the character of this zone also notes that these sites are highly visible and as such should be landscaped. This tall fence will be surrounded by landscape and will tie into the architecture of the building. While still being developed, some ideas of how the fence will visually blend with the building are through color matching (for example Vapor Grey colored Knotwood fence to match the Metal Panels) or pulling a pattern from the exterior of the building onto the fence (see Fence Material Palette Options and Exterior Renderings).

- f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation.

The outdoor yards are ADA accessible.

- g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people in the municipality.

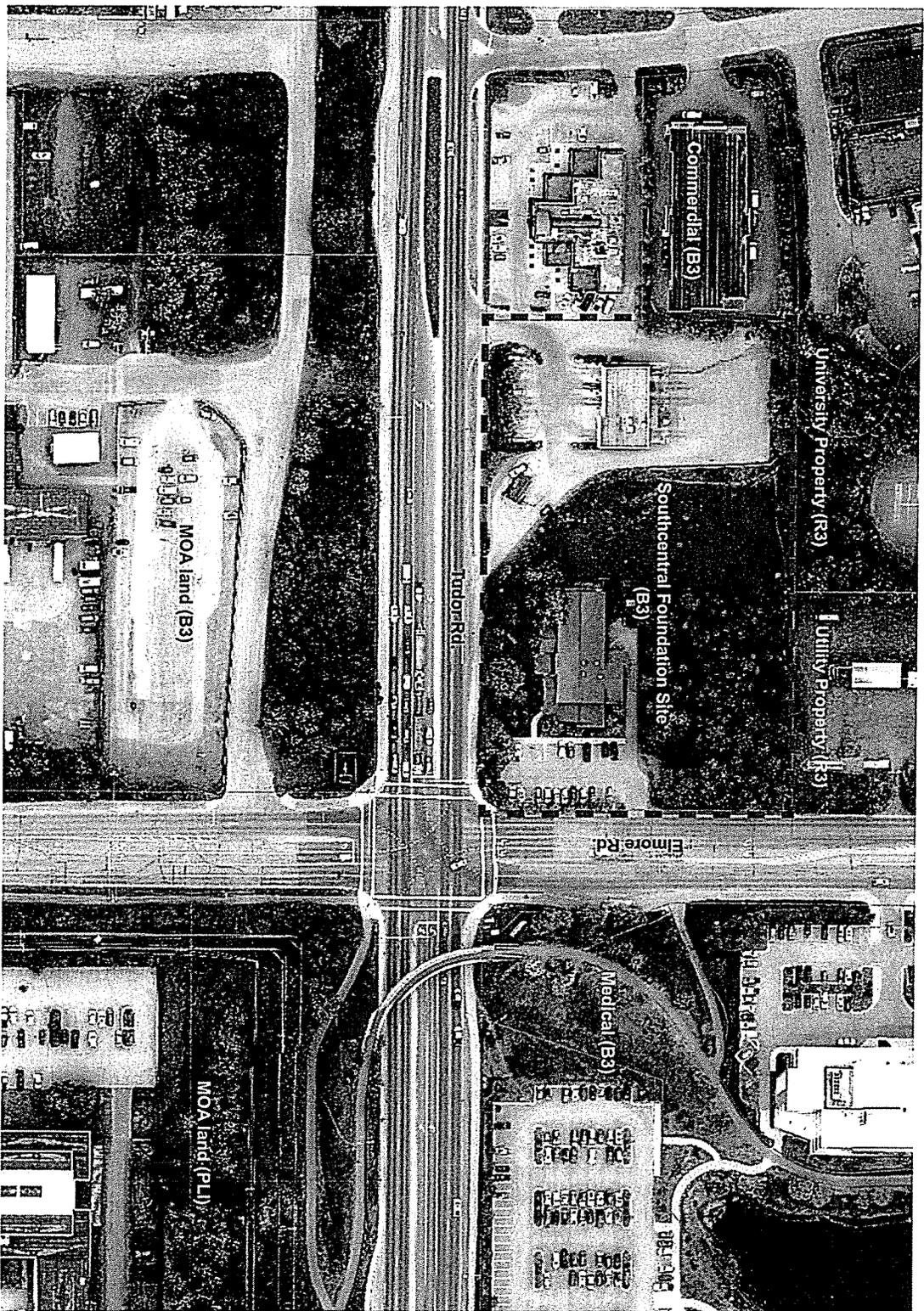
The proposed variance will benefit the health, safety, and welfare of the people in the municipality. Not only do the Crisis Stabilization Center, Crisis Residential Center, and Detox programs provide much-needed services to the community, it is well-established that there are mental health benefits to being outside and the need to feel safe and secure before being able to self-actualize (Maslow's Hierarchy of Needs). An 8-foot height fence would preclude patients from using the stabilization center yard due to the risk of elopement or the ability to harm themselves. The increased fence height will create a secure enclosure for patients to enjoy the outdoors and further supports their journey to wellness. Likewise, a taller fence at the Detox yard keeps contraband out enhancing the safety and wellbeing of this vulnerable population. This allows staff to concentrate on patients' mental health rather than being distracted by the ongoing need to search for contraband in the yard. Ultimately, creating safe outdoor spaces for patients benefits both them and the surrounding community.

- h. In evaluating the request for a variance form the maximum sign height, the UDC may consider whether there are special topographic circumstances that would result in the material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.

N/A, not seeking a sign height variance.

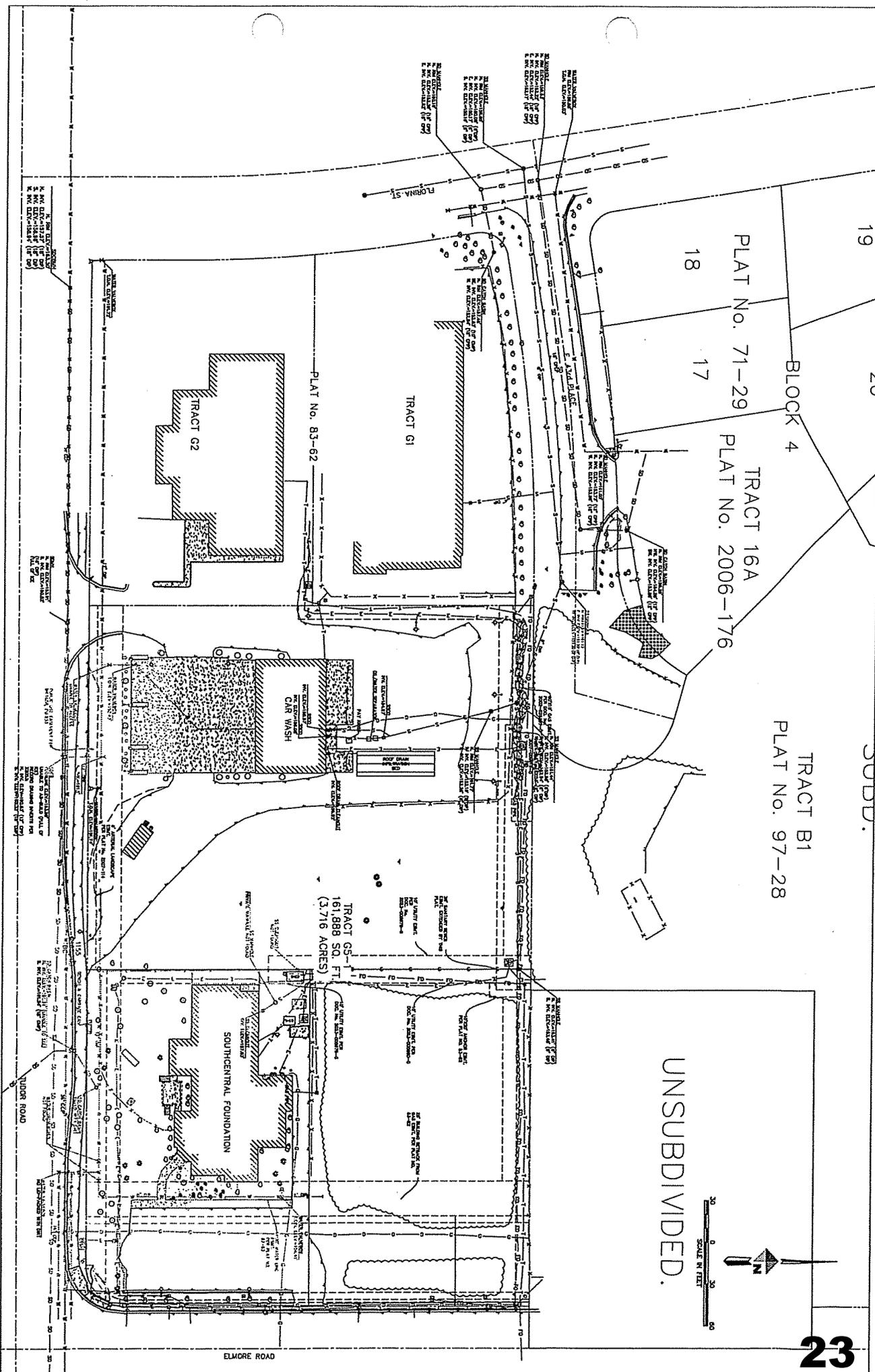
## Appendix 1:

Site Adjacencies  
Survey  
Site Plan  
Exterior Elevations  
Fence Material Palette Options



# Site Adjacencies

SCF Tudor Elmore - Anchorage, AK



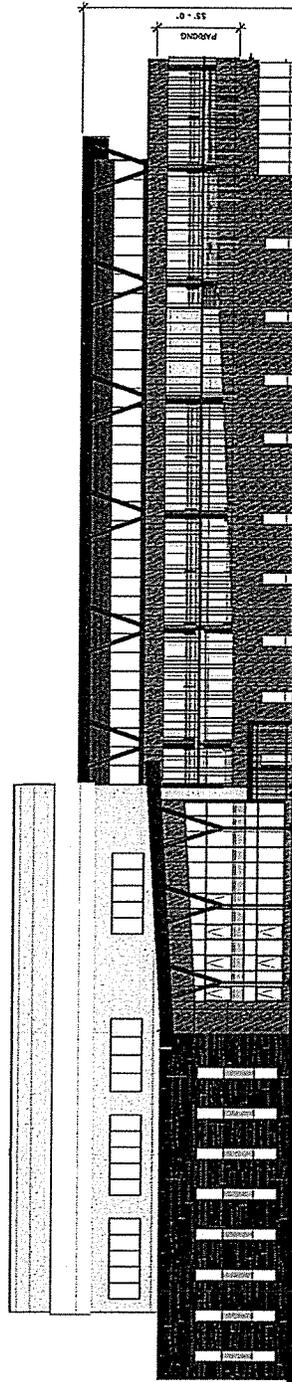
# TUDOR & ELMORE DEVELOPMENT EXTERIOR ELEVATIONS

**EXTERIOR FINISH LEGEND**

	PMP1 - INSULATED METAL PANEL (CHAMPAGNE BRONZE)
	PMP2 - INSULATED METAL PANEL (BLACK)
	S11 - STONE PANEL (CULPEPER)
	PWP1 - PERIODIC WOOD LAMINATE PANEL (RUSTIC)
	PPI1 - PERFORATED METAL PANEL (BRONZE)
	PMP3 - INSULATED METAL CARRIER PANEL (BRONZE)



1 ELEVATION - WEST  
1/16" = 1'-0"



2 ELEVATION - SOUTH  
1/16" = 1'-0"

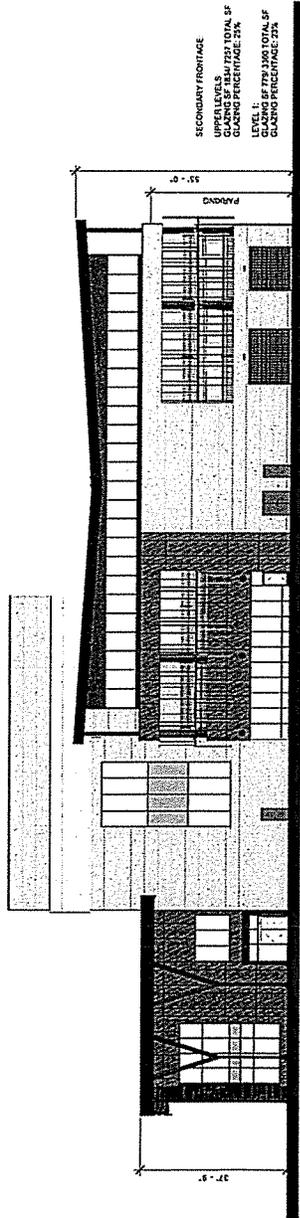
PRIMARY FRONTAGE  
UPPER LEVELS  
GLAZING SF 7,769 / 1,807 TOTAL SF  
GLAZING PERCENTAGE: 24.4%  
LEVELS  
GLAZING SF 1,659 / 118 TOTAL SF  
GLAZING PERCENTAGE: 7.9%



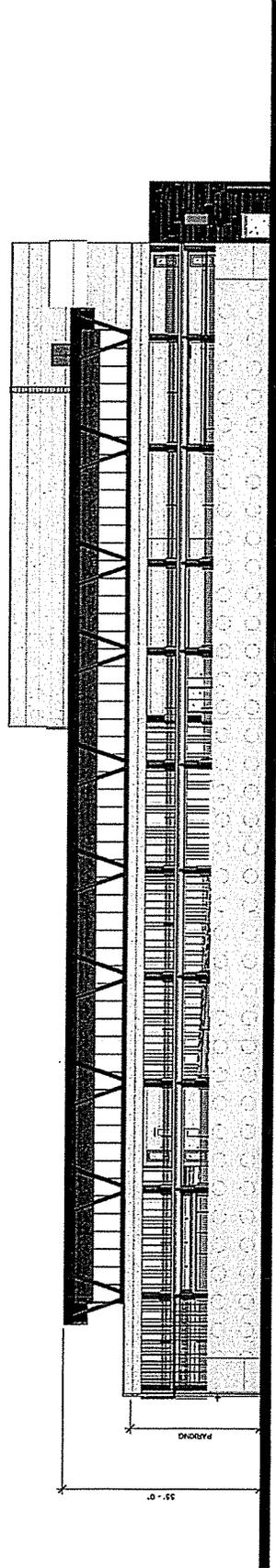
# TUDOR & ELMORE DEVELOPMENT EXTERIOR ELEVATIONS

**EXTERIOR FINISH LEGEND**

	MP1 - INSULATED METAL PANEL (CHIPPAGE BRONZE)
	MP2 - INSULATED METAL PANEL (BRONZE)
	S11 - STONE PANEL (PULPIS)
	PLP1 - PHENOLIC WOOD LAMINATE PANEL (RUSTIC)
	PP1 - PERFORATED METAL PANEL
	MP3 - INSULATED METAL CORRUGATED PANEL (BRONZE)

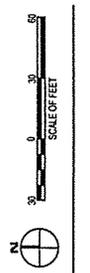
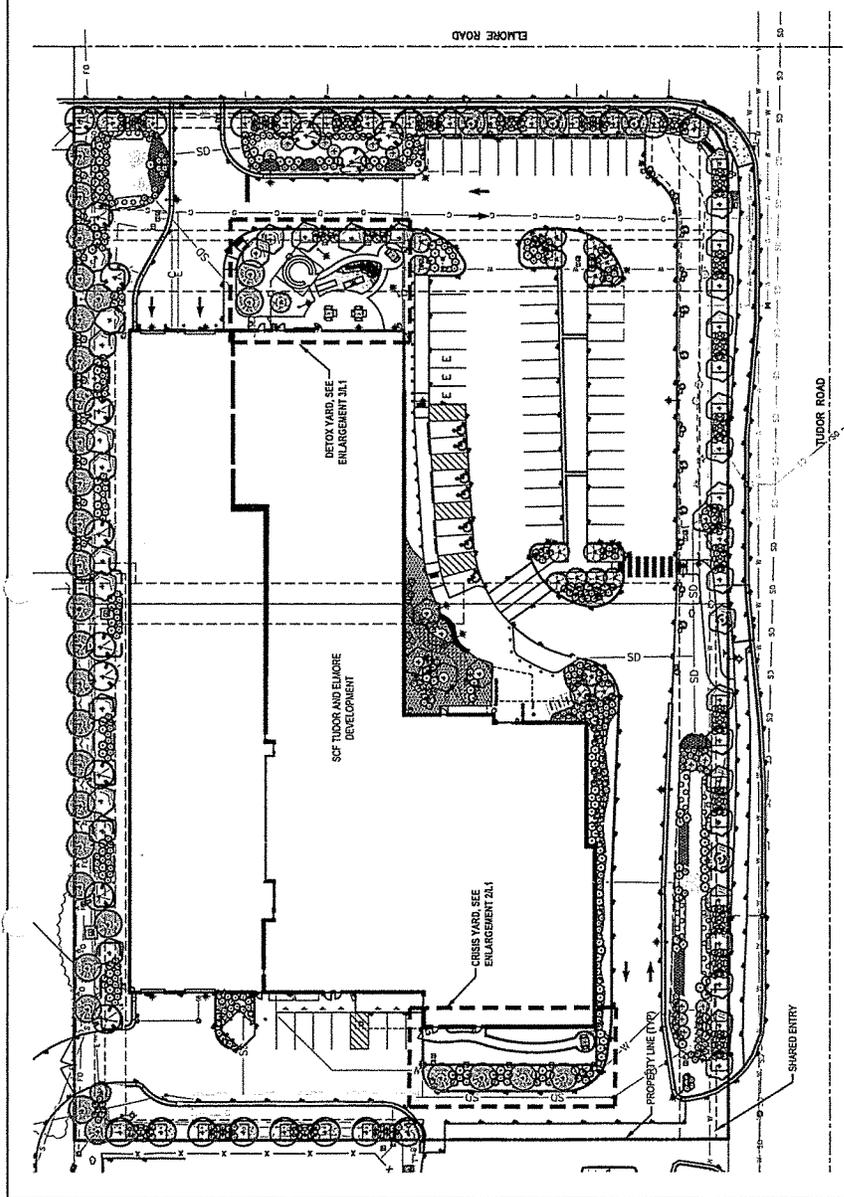
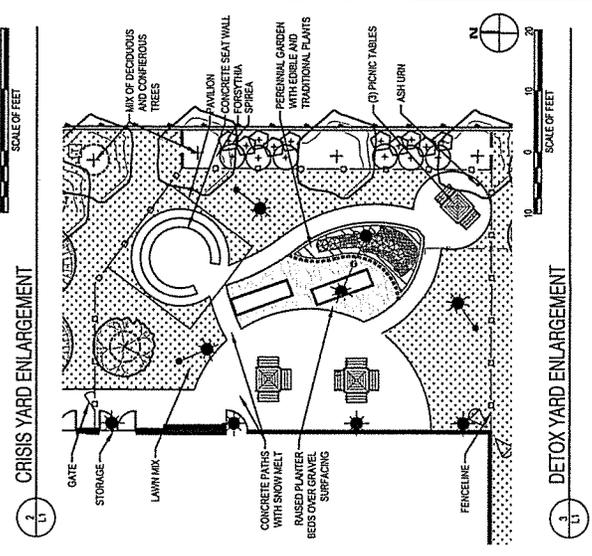
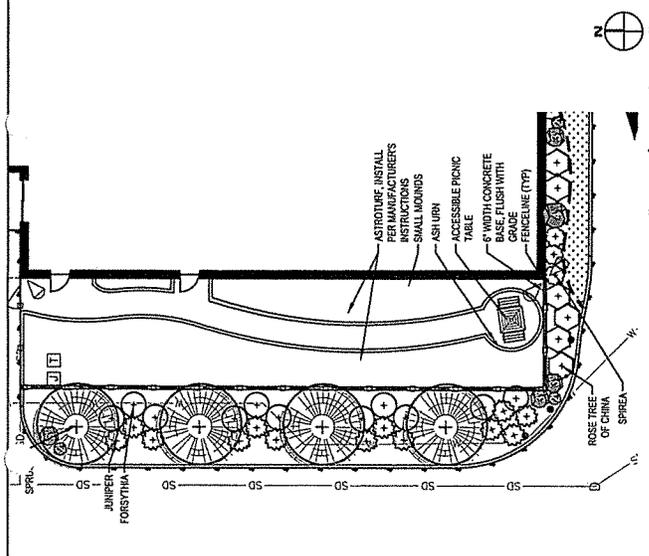


1 ELEVATION - EAST  
1/16" = 1'-0"



2 ELEVATION - NORTH  
1/16" = 1'-0"

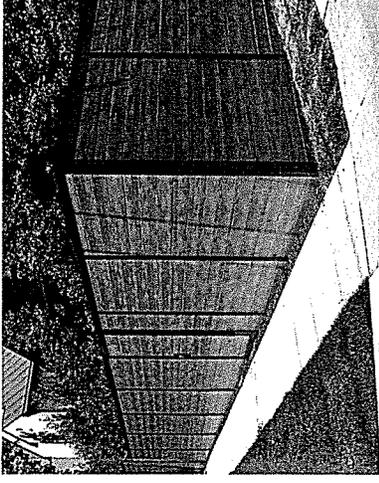
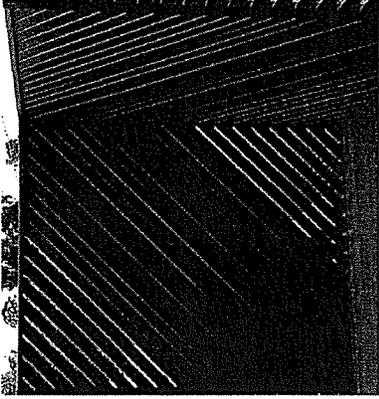
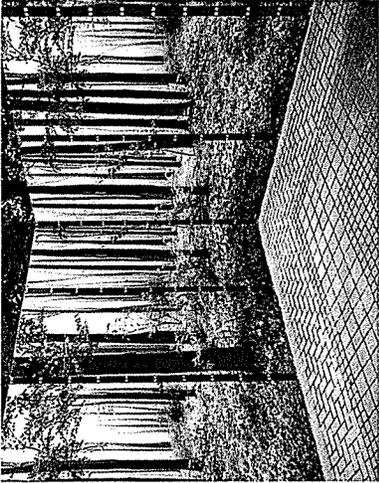
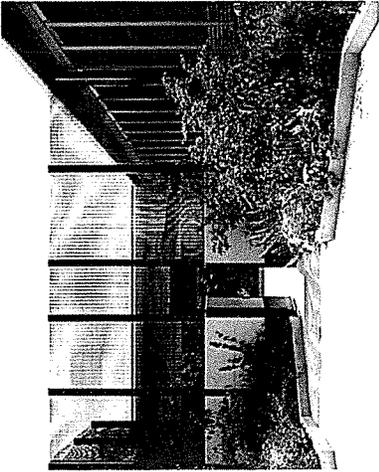




**LANDSCAPE KEY PLAN**

95% DOCUMENTS

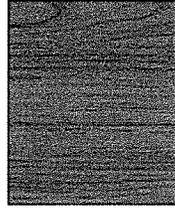
## Britplas BP 80 Security Fencing



BP-80 Security Fencing is an anti-ligature, anti-tamper, and anti-climb aluminum fence that allows for the screen printing of different images on cloaking panels. These panels could be printed to reflect the architectural elements or a natural scene.

Knotwood Fencing is an aluminum fence that can be manufactured and assembled to be anti-ligature, anti-tamper, and anti-climb and resemble a wooden fence with many different color options. This option would allow for a more classic fence look.

Color Options to match building:



Atlantic Cedar



Vapor Grey

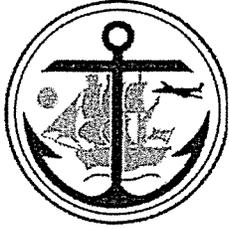


Western Red Cedar

## Fence Material Palette Options

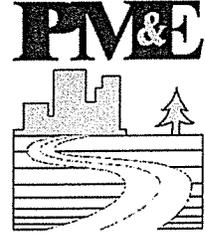
SCF Tudor Elmore - Anchorage, AK

**REVIEWING AGENCY AND  
PUBLIC COMMENTS**



15

Municipality of Anchorage  
Project Management and Engineering  
**MEMORANDUM**



---

**DATE:** November 13, 2024

RECEIVED

**To:** Dave Whitfield

NOV 13 2024

**FROM:** Kyle Cunningham

**SUBJECT:** Case 2024-0120: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the December 11, 2024 Urban Design Committee hearing:

- 2024-0120 – Tract G5-1 Athenian Village Subdivision (Plat 2023-43);
  - WMS has no comments on or objections to this request.

# MEMORANDUM

RECEIVED

NOV 13 2024

DATE: November 13, 2024  
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division  
FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU   
RE: Zoning Case Comments  
Decision date: December 11, 2024  
Agency Comments due: November 13, 2024

AWWU has reviewed the materials and has the following comments:

**2024-0120 TRACT G5-1 ATHENIAN VILLAGE SUBDIVISION (PLAT 2023-43) – Request for Design Variance from AMC 21.07.080H.3. to allow a fence to exceed maximum height requirements, Grid # SW1735.**

1. This parcel is located within AWWU's water and sanitary sewer service district areas.
2. AWWU water and sewer is available to this parcel.
3. AWWU has no comments or objections to this Design Variance Request.

If you have any questions pertaining to public water or sewer, please call (907) 786-5694 or send an e-mail to [alex.prosak@awwu.biz](mailto:alex.prosak@awwu.biz).





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**MEMORANDUM**

**RECEIVED**

**DATE:** November 4, 2024  
**TO:** Current Planning Division Supervisor,  
Planning Department  
**THRU:** Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department  
**FROM:** Randy Ribble PE, Assistant Traffic Engineer  
**SUBJECT:** 2024-0120 Request for Design Variance from AMC 21.07.080H.3 to allow fence  
to exceed maximum height requirements.

NOV 05 2024

**4330 Elmore Road, Anchorage Alaska**

Traffic Engineering recommends approval of this administrative site plan. Title 23 Land Use permit (C21-1727) has been reviewed and approved by our department for meeting compliance for utility substation requirements in AMC 21.07 Design and Development Standards.

**Kimmel, Corliss A.**

---

**From:** Walters, Michael S.  
**Sent:** Tuesday, October 22, 2024 8:04 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2024-0120 Request for Reviewing Agency Comments

RECEIVED

OCT 22 2024

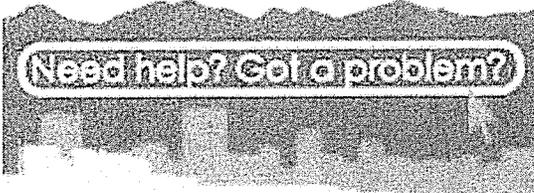
ROW has the following comments for case number 2024-0120:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910

**#ANCWORKS!**  
*An online tool for Anchorage*



RECEIVED

OCT 21 2024

Summaries - 4330 ELMORE RD

2024-0120

Summary	Agency	Reference No	Sec Reference No	Invl	Reason	Date
	APD	<u>240029242</u> <i>(Incident)</i>		LOC	MENTAL	09/19/2024
	APD	<u>240028890</u> <i>(Incident)</i>		LOC	SUI ATTEMP	09/16/2024
	APD	<u>240026846</u> <i>(Incident)</i>		LOC	SUI ATTEMP	08/29/2024
	APD	<u>240023793</u> <i>(Incident)</i>		LOC	WARRANT	08/01/2024
	APD	<u>240020500</u> <i>(Incident)</i>		VAB	TRESPASS	07/03/2024
	APD	<u>240018452</u> <i>(Incident)</i>		LOC	SUI ATTEMP	06/15/2024
	APD	<u>240017339</u> <i>(Incident)</i>		LOC	SUI ATTEMP	06/05/2024
	APD	<u>240011348</u> <i>(Incident)</i>		COM	SUI ATTEMP	04/12/2024
	APD	<u>230007285</u> <i>(Incident)</i>		LOC	SUI ATTEMP	03/04/2023
	APD	<u>220029112</u> <i>(Incident)</i>		LOC	DNA	09/06/2022
	APD	<u>220026495</u> <i>(Incident)</i>		LOC	SUI ATTEMP	08/15/2022
	APD	<u>220023607</u> <i>(Incident)</i>		LOC	SUI ATTEMP	07/21/2022
	APD	<u>210039171</u> <i>(Incident)</i>		LOC	WARRANT	12/03/2021
	APD	<u>210506921</u> <i>(Incident)</i>		LOC	SUSPICIOUS	11/24/2021
	APD	<u>210506756</u> <i>(Incident)</i>		BUS	THREATS	11/14/2021
	APD	<u>210506756</u> <i>(Incident)</i>		LOC	THREATS	11/14/2021
	APD	<u>210032513</u> <i>(Incident)</i>		LOC	SUI ATTEMP	10/07/2021
	APD	<u>210031205</u> <i>(Incident)</i>		LOC	SUSPICIOUS	09/27/2021
	APD	<u>210025993</u> <i>(Incident)</i>		LOC	SUI ATTEMP	08/14/2021
	APD	<u>210025993</u>		COM	SUI ATTEMP	08/14/2021

		<u>(Incident)</u>			
	APD	<u>210011741</u> <u>(Incident)</u>		LOC	SUI ATTEMP 04/14/2021
	APD	<u>210502024</u> <u>(Incident)</u>		LOC	SUSPICIOUS 04/04/2021
	APD	<u>200016521</u> <u>(Incident)</u>		LOC	SUI ATTEMP 05/28/2020
	APD	<u>200016521</u> <u>(Incident)</u>		COM	SUI ATTEMP 05/28/2020
	APD	<u>200009810</u> <u>(Incident)</u>		LOC	TRESPASS 03/24/2020
	APD	<u>200009810</u> <u>(Incident)</u>		VAB	TRESPASS 03/24/2020
	APD	<u>190024448</u> <u>(Incident)</u>		LOC	SUI ATTEMP 07/11/2019
	APD	<u>190009586</u> <u>(Incident)</u>		LOC	DEATH NAT 03/16/2019
	APD	<u>180509764</u> <u>(Incident)</u>		LOC	THEFT 09/24/2018
	APD	<u>180025021</u> <u>(Incident)</u>		VIC	ASS SIMPLE 06/22/2018
	APD	<u>180024849</u> <u>(Incident)</u>		ARR	WARRANT 06/21/2018
	APD	<u>180022821</u> <u>(Incident)</u>		VIC	SUI ATTEMP 06/07/2018
	APD	<u>180018309</u> <u>(Incident)</u>		LOC	FOUND PROP 05/07/2018
	APD	<u>180018309</u> <u>(Incident)</u>		COM	FOUND PROP 05/07/2018
	APD	<u>180502770</u> <u>(Incident)</u>		LOC	THEFT 03/01/2018
	APD	<u>180502742</u> <u>(Incident)</u>		LOC	THEFT 03/01/2018
	APD	<u>3279168 (Person)</u>	1800413 (Arrest Summary)	ARR	AMC8.45.010(A)(2)(C) 12/29/2017
	APD	<u>170053400</u> <u>(Incident)</u>		LOC	WARRANT 12/29/2017
	APD	<u>170051520</u> <u>(Incident)</u>		LOC	MENTAL 12/16/2017
	APD	<u>170033219</u> <u>(Incident)</u>		ARR	WARRANT 08/17/2017
	APD	<u>170032590</u> <u>(Incident)</u>		LOC	FOUND PROP 08/12/2017

	APD	<u>170030691</u> <i>(Incident)</i>		ARR	SHOPLIFT	07/31/2017
	APD	<u>170026474</u> <i>(Incident)</i>		ARR	ASS SIMPLE	07/05/2017
	APD	<u>170005191</u> <i>(Incident)</i>		ARR	SHOPLIFT	02/04/2017
	APD	<u>160053831</u> <i>(Incident)</i>		ARR	TRESPASS	12/26/2016
	APD	<u>160048787</u> <i>(Incident)</i>		ARR	TRESPASS	11/22/2016
	APD	<u>160046891</u> <i>(Incident)</i>		ARR	TRESPASS	11/08/2016
	APD	<u>160046761</u> <i>(Incident)</i>		ARR	TRESPASS	11/07/2016
	APD	<u>160046754</u> <i>(Incident)</i>		ARR	TRESPASS	11/07/2016
	APD	<u>160046470</u> <i>(Incident)</i>		LOC	DUP/ERROR	11/05/2016
	APD	<u>160046348</u> <i>(Incident)</i>		ARR	TRESPASS	11/04/2016
	APD	<u>160046272</u> <i>(Incident)</i>		LOC	DISTURBANC	11/04/2016
	APD	<u>160045894</u> <i>(Incident)</i>		LOC	STOLEN VEH	11/01/2016
	APD	<u>160045841</u> <i>(Incident)</i>		ARR	TRESPASS	10/31/2016
	APD	<u>160506123</u> <i>(Incident)</i>		LOC	VEH TAMPER	08/31/2016
	APD	<u>160506012</u> <i>(Incident)</i>		LOC	VEH TAMPER	08/29/2016
	APD	<u>160023609</u> <i>(Incident)</i>		ARR	WARRANT	06/07/2016
	APD	<u>160023109</u> <i>(Incident)</i>		LOC	DUP/ERROR	06/04/2016
	APD	<u>150043252</u> <i>(Incident)</i>		LOC	TRESPASS	10/24/2015
	APD	<u>150039222</u> <i>(Incident)</i>		LOC	MENTAL	09/26/2015
	APD	<u>150030354</u> <i>(Incident)</i>		LOC	MENTAL	07/29/2015
	APD	<u>150027504</u> <i>(Incident)</i>		LOC	SUI ATTEMP	07/09/2015
	APD	<u>150022374</u>		ARR	FALSEI	06/05/2015

	APD	<u>150019478</u> <i>(Incident)</i>		PED	COLLISIONA	05/16/2015
	APD	<u>150003333</u> <i>(Incident)</i>		LOC	VANDALISM	01/24/2015
	APD	<u>150003333</u> <i>(Incident)</i>		COM	VANDALISM	01/24/2015
	APD	<u>140024686</u> <i>(Incident)</i>		VIC	THEFT	06/18/2014
	APD	<u>140019841</u> <i>(Incident)</i>		LOC	THEFT	05/16/2014
	APD	<u>130045819</u> <i>(Incident)</i>		LOC	DRUG 18E	10/18/2013
	APD	<u>130018920</u> <i>(Incident)</i>		LOC	SUI ATTEMP	05/04/2013
	APD	<u>130501953</u> <i>(Incident)</i>		VIC	THEFT	05/01/2013
	APD	<u>120043690</u> <i>(Incident)</i>		LOC	SUI ATTEMP	09/12/2012
	APD	<u>120019440</u> <i>(Incident)</i>		LOC	SUI ATTEMP	04/28/2012
	APD	<u>120014773</u> <i>(Incident)</i>		LOC	DRUG 18E	03/31/2012
	APD	<u>120006680</u> <i>(Incident)</i>		LOC	ASS SIMPLE	02/10/2012
	APD	<u>110033164</u> <i>(Incident)</i>		COM	LOST PROP	07/18/2011
	APD	<u>110013264</u> <i>(Incident)</i>		LOC	SUI ATTEMP	03/21/2011
	APD	<u>110012610</u> <i>(Incident)</i>		LOC	DUP/ERROR	03/17/2011
	APD	<u>100504527</u> <i>(Incident)</i>		SUS	EMBEZZLE	10/05/2010
	APD	<u>100042690</u> <i>(Incident)</i>		LOC	FOUND PROP	09/08/2010
	APD	<u>100021489</u> <i>(Incident)</i>		LOC	DUI	05/10/2010
	APD	<u>100011050</u> <i>(Incident)</i>		LOC	FOUND PROP	03/07/2010
	APD	<u>090056172</u> <i>(Incident)</i>		LOC	WARRANT	11/12/2009
	APD	<u>1856907 (Person)</u>	1000332 (Arrest Summary)	ARR	AMC8.30.090	11/12/2009

	APD	<u>090055878</u> <i>(Incident)</i>		LOC	VIOLRELCON	11/11/2009
	APD	<u>090045604</u> <i>(Incident)</i>		LOC	SUI ATTEMP	09/12/2009
	APD	<u>090044346</u> <i>(Incident)</i>		LOC	SUI ATTEMP	09/05/2009
	APD	<u>090040234</u>		LOC	SUI ATTEMP	08/14/2009
	APD	<u>090040234</u> <i>(Incident)</i>		COM	SUI ATTEMP	08/14/2009
	APD	<u>090035143</u> <i>(Incident)</i>		LOC	SUI ATTEMP	07/17/2009
	APD	<u>090024111</u> <i>(Incident)</i>		ARR	ASS SIMPLE	05/17/2009
	APD	<u>090018805</u> <i>(Incident)</i>		LOC	SUI ATTEMP	04/18/2009
	APD	<u>090018805</u> <i>(Incident)</i>		VIC	SUI ATTEMP	04/18/2009
	APD	<u>090015715</u> <i>(Incident)</i>		ARR	WARRANT	03/31/2009
	APD	<u>090500304</u> <i>(Incident)</i>		LOC	TRAF VIOL	01/27/2009
	APD	<u>090300090</u> <i>(Incident)</i>		LOC	TRAF VIOL	01/27/2009
	APD	<u>080502026</u> <i>(Incident)</i>		LOC	THEFT	08/09/2008
	APD	<u>080502026</u> <i>(Incident)</i>		VIC	THEFT	08/09/2008
	APD	<u>080036346</u> <i>(Incident)</i>		VIC	THEFT	08/04/2008
	APD	<u>080016893</u> <i>(Incident)</i>		VIC	RAPEI	04/13/2008
<i>Summary</i>	<i>Agency</i>	<i>Reference No</i>	<i>Sec Reference No</i>	<i>Invl</i>	<i>Reason</i>	<i>Date</i>
	APD	<u>080016893</u> <i>(Incident)</i>		LOC	RAPEI	04/13/2008
	APD	<u>080016345</u> <i>(Incident)</i>		LOC	FRAUD OTH	04/10/2008
	APD	<u>080007881</u> <i>(Incident)</i>		ARR	SHOPLIFT	02/17/2008
	APD	<u>080001412</u> <i>(Incident)</i>		VIC	SUI ATTEMP	01/10/2008
	APD	<u>080001412</u> <i>(Incident)</i>		LOC	SUI ATTEMP	01/10/2008
	APD	<u>070061542</u> <i>(Incident)</i>		COM	DV VIOL	12/21/2007
	APD	<u>070053825</u> <i>(Incident)</i>		ARR	WARRANT	11/03/2007

End of document

**AFFIDAVIT  
OF POSTING**



# AFFIDAVIT OF POSTING

CASE NUMBER: 2024-0120

I, Stephanie Cloud hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5, on the property that I have petitioned for Fence Variance. The notice was posted on 11/6/24 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 6<sup>th</sup> day of November, 2024.

Stephanie Cloud  
Signature

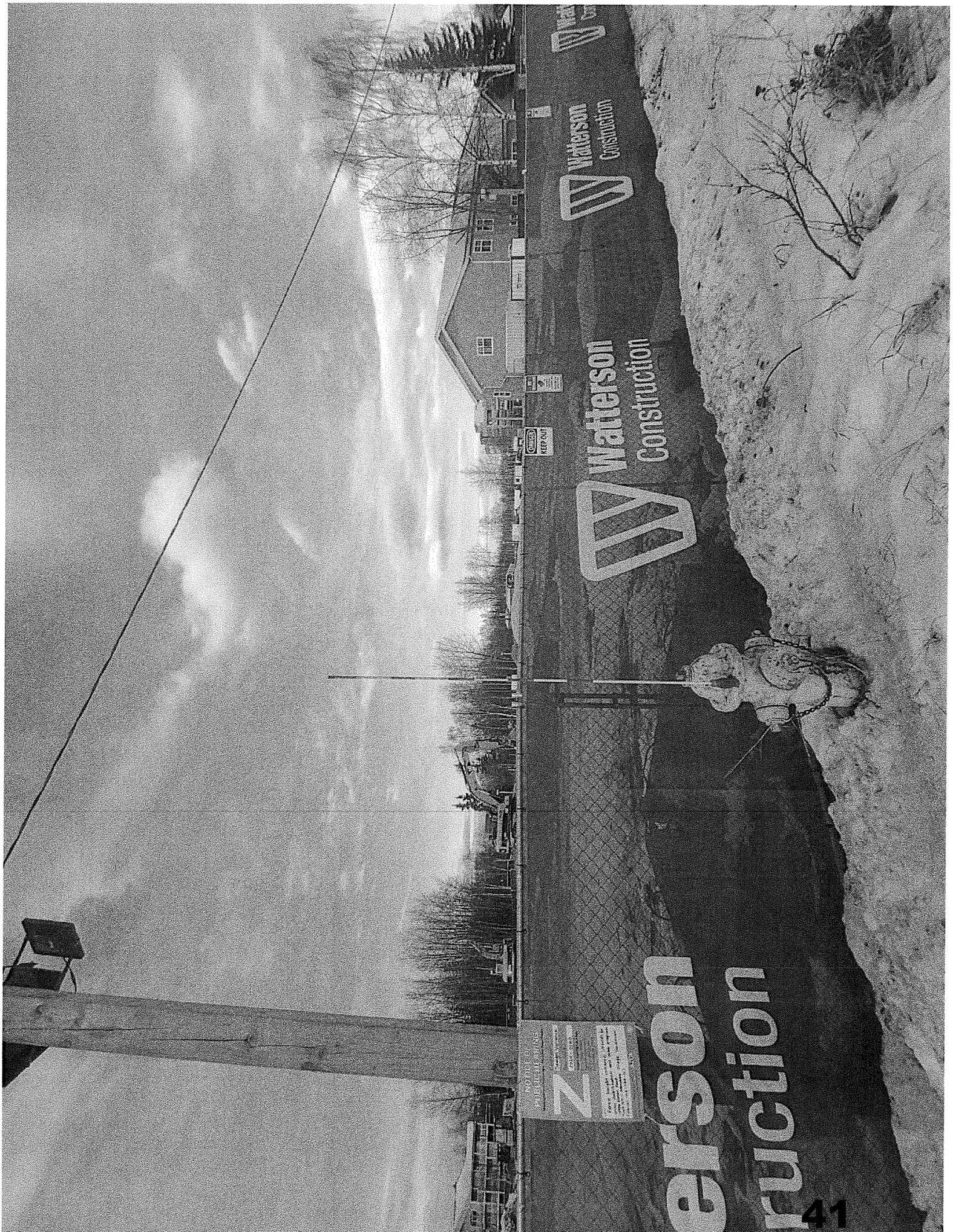
## LEGAL DESCRIPTION

Tract or Lot: G5-1

Block: \_\_\_\_\_

Subdivision: Athenian Village





NO TRESPASSING  
PROHIBITED

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Waterson  
Construction



Waterson  
Construction



KEEP OUT

NO TRESPASSING