

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department
For reading January 17, 2012

CLERK'S OFFICE
APPROVED

Date: 1-17-12

**ANCHORAGE, ALASKA
AR 2012-1**

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
APPROVING A MINOR AMENDMENT TO THE ALCOHOLIC BEVERAGES
CONDITIONAL USE FOR A BEVERAGE DISPENSARY TOURISM USE AND
LICENSE NUMBER 3945, IN THE B-2B (CENTRAL BUSINESS DISTRICT,
INTERMEDIATE) DISTRICT FOR COLUMBIA PROPERTIES ANCHORAGE
LIMITED PARTNERSHIP, DBA ANCHORAGE DOWNTOWN MARRIOTT;
LOCATED WITHIN ANCHORAGE TOWNSITE SUBDIVISION, BLOCK 82, LOT
2A; AT 820 WEST 7TH AVENUE, GENERALLY LOCATED NORTH OF WEST
6TH AVENUE, EAST OF I STREET, SOUTH OF EAST 7TH AVENUE, AND
WEST OF H STREET.**

(Downtown Community Council) (Case 2012-008)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. A conditional use permit is hereby approved for an Alcoholic Beverages Conditional Use for a Beverage Dispensary Use and License Number 3945, in the B-2B (Central Business District, Intermediate) district for Columbia Properties Anchorage Limited Partnership, dba Anchorage Downtown Marriott, located within Anchorage Townsite Subdivision, Block 82, Lot 2A; at 820 West 7th Avenue, generally located north of West 6th Avenue, east of I Street, south of East 7th Avenue, and west of H Street, and generally meets the applicable provisions of AMC 21.15.030, AMC 21.40.160B.1.i., and AMC 21.50.160.

Section 2. This conditional use is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval for this beverage dispensary in the B-2B district.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This alcoholic beverages conditional use approval is for a Beverage Dispensary Use and License Number 3945 in the B-2B (Central Business District, Intermediate) district per AMC 21.15.030, AMC 21.40.160B.1.i. and AMC 21.50.160 for approximately 2,476 square feet of gross leasable area located within Anchorage Townsite Subdivision, Block 82, Lot 2A.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

- 4. On-premise sale of alcoholic beverages will be seven days a week as permitted per Anchorage Municipal Code 10.50.015C. and Alaska Alcoholic Beverage Control Board requirements.
- 5. Employees will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program," in accordance with Alaska Statute 04.21.025. Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol Management (T.A.M.)."
- 6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
- 7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

Section 3. Failure to comply with the conditions of this conditional use permit shall constitute grounds for its modification or revocation.

Section 4. This resolution shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of January, 2012.

Debbie Osseander
Chair of the Assembly

ATTEST:

Sharon E. Brewster
Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 1-2012

Meeting Date: January 17, 2012

1 **From:** MAYOR

2
3 **Subject:** A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
4 APPROVING A MINOR AMENDMENT TO THE ALCOHOLIC
5 BEVERAGES CONDITIONAL USE FOR A BEVERAGE
6 DISPENSARY TOURISM USE AND LICENSE NUMBER 3945, IN
7 THE B-2B (CENTRAL BUSINESS DISTRICT, INTERMEDIATE)
8 DISTRICT FOR COLUMBIA PROPERTIES ANCHORAGE LIMITED
9 PARTNERSHIP, DBA ANCHORAGE DOWNTOWN MARRIOTT;
10 LOCATED WITHIN ANCHORAGE TOWNSITE SUBDIVISION,
11 BLOCK 82, LOT 2A; AT 820 WEST 7TH AVENUE, GENERALLY
12 LOCATED NORTH OF WEST 6TH AVENUE, EAST OF I STREET,
13 SOUTH OF EAST 7TH AVENUE, AND WEST OF H STREET.
14

15
16 Columbia Properties Anchorage Limited Partnership, dba Anchorage Downtown
17 Marriott, has made application for a minor amendment in accordance with
18 AMC 21.15.030G to allow for a change to the alcoholic beverages conditional use
19 for a beverage dispensary use and license number 3945, in the B-2B (central
20 business district, intermediate) district, located within Anchorage Townsite
21 Subdivision, Block 82, Lot 2A. The site is located at 820 West 7th Avenue.
22

23 The petitioner made application to the Alcoholic Beverage Control Board to move
24 the existing lounge to a different location on the same floor of the hotel. The
25 petition site contains approximately 2,476 square feet of gross leasable floor
26 space on a 35,041 square foot lot. The site plan shows a total of 87 seats. No off-
27 street parking is required per AMC 21.40.160K.
28

29 Hours of operation are as allowed by municipal ordinance and the Anchorage
30 Beverage Control Board, seven days a week. All employees involved in the
31 dispensing of alcoholic beverages will be trained in accordance with the Alcoholic
32 Beverage Control Board's Liquor Server Awareness Training Program.
33

34 There are no delinquent Personal Property Taxes or Real Property Taxes owing at
35 this time. No comments were received from the Anchorage Police Department or
36 the Department of Health and Human Services at the time this report was written.
37

1 **THIS ALCOHOLIC BEVERAGES CONDITIONAL USE FOR A BEVERAGE**
2 **DISPENSARY USE AND LICENSE NUMBER 3945 IN THE B-2B DISTRICT**
3 **GENERALLY MEETS THE REQUIRED STANDARDS OF AMC TITLE 10,**
4 **AMC TITLE 21, ALASKA STATUTE 04.11.090, AND 13 AAC 104.325.**

5
6 Prepared by: Francis McLaughlin, Current Planning Section
7 Planning Division

8 Approved by: Jerry T. Weaver, Jr, Director
9 Community Development Department

10 Concur: Dennis A. Wheeler, Municipal Attorney

11 Concur: George J. Vakalis, Municipal Manager

12 Respectfully submitted: Daniel A. Sullivan, Mayor

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

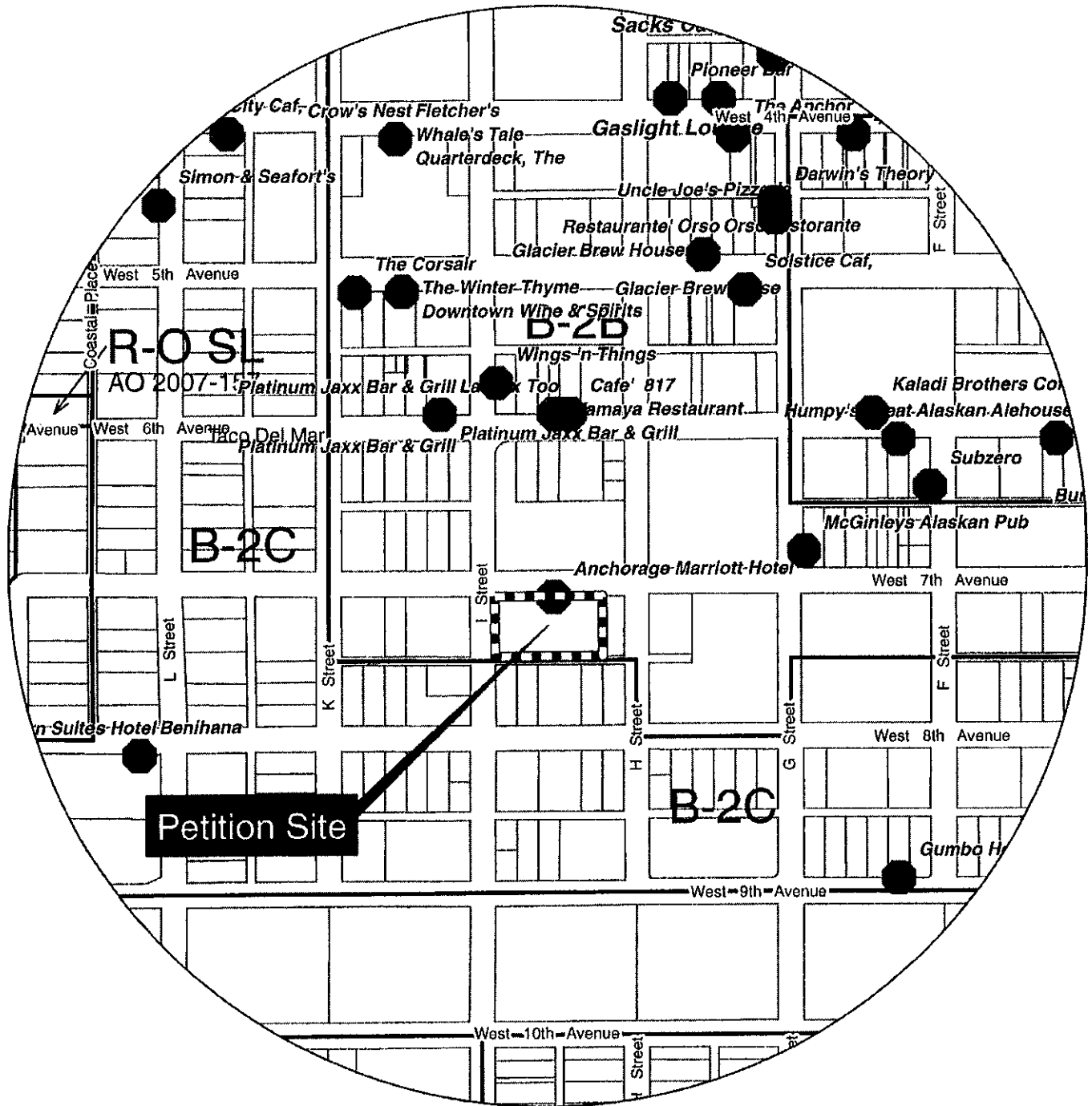
DATE: January 17, 2012
TO: Anchorage Assembly
THRU: Jerry T. Weaver, Jr., Director, Community Development
Department
FROM: *FM* Francis McLaughlin, Senior Planner, Current Planning Section
SUBJECT: 2012-008 – Minor Amendment to a Conditional Use

Columbia Properties Anchorage Limited Partnership, dba Anchorage Downtown Marriott, is requesting a minor amendment to the conditional use for a beverage dispensary tourism use and license number 3945. The hotel site is zoned B-2A (Central Business, Intermediate) District. The site is located within Anchorage Townsite Subdivision, Block 82, Lot 2A.

The existing bar is located on the west side of the first floor near the main entrance. This area will become a luggage storage area and the bar is being relocated on the east side of the first floor. The total square footage of the new bar will be 2,476 and have 87 seats. This is being handled as a minor amendment to the existing conditional use.

2012-008

EXISTING LIQUOR LICENSES WITHIN 1000'



Alcohol Existing License List Report

Case Number: 2012-008 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00103321000 Alaska Wine & Spirits	MCKINLEY PROPERTIES INC Skycap International	605 1ST AVE STE 600 401 K Street	SEATTLE 4948	WA B2C	98104 Package Store
00103403000 Cafe' 817	NOVOSAD MARK S Muffin Man & Co., Inc.	817 W 6TH AVE 817 W 6th Ave	ANCHORAGE 4449	AK B2B	99501 Restaurant/Eating Place
00103404000 Yamaya Restaurant	YAMADA MASAHIDE & KAZUKO Yamada, Masahide & Kazuko	4100 NORTH STAR ST 825 W 6th Ave	ANCHORAGE 3728	AK B2B	99504 Restaurant/Eating Place
00103421000 The Corsair	RPS LLC Corsair, Inc.	3000 C ST STE 301 944 W 5th Ave	ANCHORAGE 742	AK B2B	99503 Beverage Dispensary Tour
00103463000 Platinum Jaxx Bar & Grill	LA MEXICANA INC Platinum Jaxx, Inc	PO BOX 92480 901 W 6th Ave	ANCHORAGE 4531	AK B2B	99509 Beverage Dispensary
00103463000 Platinum Jaxx Bar & Grill	LA MEXICANA INC Platinum Jaxx, Inc	PO BOX 92480 901 W 6th Ave	ANCHORAGE 4551	AK B2B	99509 Beverage Dispensary Dup
00103463000 Platinum Jaxx Bar & Grill	LA MEXICANA INC Platinum Jaxx, Inc	PO BOX 92480 901 W 6th Ave	ANCHORAGE 4552	AK B2B	99509 Beverage Dispensary Dup
00103464000 Bangkok Cafe, Inc.	ALASKA LABORERS BLDG CORP Bangkok Cafe, Inc	2501 COMMERCIAL DR 930 West 5th Ave	ANCHORAGE 4877	AK B2B	99501 Restaurant/Eating Place
00103464000 Downtown Wine & Spirits	ALASKA LABORERS BLDG CORP Liquore Stores North USA, Inc.	2501 COMMERCIAL DR 930 W 5th Ave	ANCHORAGE 3322	AK B2B	99501 Package Store
00103466000 Crow's Nest	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 928 W 4th Ave	ANCHORAGE 290	AK B2B	99510 Beverage Dispensary
00103466000 Fletcher's	HICKEL INVESTMENT CO Hickel Investment Co	PO BOX 101700 928 W 4th Ave	ANCHORAGE 2290	AK B2B	99510 Beverage Dispensary
00103466000 Quarterdeck, The	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 928 W 4th Ave	ANCHORAGE 932	AK B2B	99510 Beverage Dispensary
00103466000 Whale's Tale	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 928 W 4th Ave	ANCHORAGE 1224	AK B2B	99510 Beverage Dispensary

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City		State		Zip	
			Lic. Number	Lic. Zone	Lic. Zone	Lic. Type	Lic. Zone	Lic. Type
00105269000 Benihana	BENIHANA NATIONAL CORP Benihana National Corp	8685 N W 53RD TERRACE 1100 W 8th Ave	MIAMI 4161		FL B2C		33166 Beverage Dispensary	
00106270000 Clarion Suites	PARKSTRIP ROSE GARDEN HOTEL Chenega Hotel Management, LLC	3000 C ST STE 301 1100 W 8th Ave	ANCHORAGE 3927		AK B2C		99503 Beverage Dispensary Tour	
00105455000 Anchorage Marriott Hotel	COLUMBIA PROPERTIES Clearview Anchorage Lessee	740 CENTRE VIEW BLVD 820 W 7th Ave	CRESTVIEW HI 3945		KY B2B		41017 Beverage Dispensary Tour	
00210125000 Solstice Cafe	ANCHORAGE HOTEL ASSOCIATES Westmark Hotels, Inc.	300 ELLIOTT AVENUE W 720 W 5th Ave	SEATTLE 847		WA B2B		98119 Beverage Dispensary	
00210519000 Glacier Brewhouse	ACREE ROBERT B Brews Brothers, The LLC	903 W NORTHERN LIGHTS #210 737 W 5th Ave	ANCHORAGE 3985		AK B2B		99503 Brewpub	
00210526000 The Anchor	GRAHAM PROPERTIES LLC The Anchor LLC	3780 LINCOLN ELLSWORTH CT # 712 W 4th Ave	ANCHORAGE 3607		AK B2B		99517 Beverage Dispensary	
00210550000 Darwin's Theory	BIWER DARWIN A JR Darwins Theory, Inc.	426 G STREET 426 G St	ANCHORAGE 987		AK B2B		99501 Beverage Dispensary	
00210552000 Uncle Joe's Pizzeria	ACREE ROBERT B Uncle Joe's Inc.	903 W NORTHERN LIGHTS #210 428 G St #D	ANCHORAGE 3847		AK B2B		99503 Restaurant/Eating Place	
00210563000 Glacier Brew House	737 WEST FIFTH AVENUE LLC Brews Brothers, LLC, The	PO BOX 140108 737 W 5th Ave #110	ANCHORAGE 3978		AK B2B		99514 Beverage Dispensary	
00210563000 Orso Ristorante	737 WEST FIFTH AVENUE LLC Brews Brothers LLC	PO BOX 140108 737 W 5th Ave	ANCHORAGE 4258		AK B2B		99514 Brewpub	
00210563000 Restaurante' Orso	737 WEST FIFTH AVENUE LLC The Brews Brothers, LLC	PO BOX 140108 737 W 5th Ave	ANCHORAGE 4012		AK B2B		99514 Beverage Dispensary Dup	
00211309000 Gumbo House	PORTER N CLAIRBORNE JR & Roberto Del Real	1834 STANFORD DR 611 W 9th Ave	ANCHORAGE 4275		AK B2C		99508 Restaurant/Eating Place	
00211373000 McGinleys Alaskan Pub	RIM INVESTMENTS LLC Highwater LLC	645 G ST 645 G St Suite 101	ANCHORAGE 4545		AK B2B		99501 Beverage Dispensary	
00211375000 Humpty's Great Alaskan Alehouse	GORBUSCHIA LLC Hook, Line & Sinker, Inc.	610 W 6TH AVE 610 W 6th Ave	ANCHORAGE 3427		AK B2A		99501 Beverage Dispensary	

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> Applicant Name	<u>Parcel Owner Address</u> Business Address	<u>City</u> Lic. Number	<u>State</u> Lic. Zone	<u>Zip</u> Lic. Type
00211376000 Subzero	PIONEERS OF ALASKA Hook Line & Sinker	PO BOX 101041 612 F St	ANCHORAGE 4261	AK B2A	99510 Beverage Dispensary Dup
00211449000 Brews Brothers	ALASKA HOUSING FINANCE CORP Brews Brothers	550 W 7TH AVE STE 130 517 West 7th Avenue Ste 100	ANCHORAGE 4846	AK B2B	99501 Beverage Dispensary

Alcohol Church and School List Report

Case Number: 2012-008

Description: 200'

Parcel	Parcel Owner Name	Parcel Site Address	Description
00105451000	700 H ST LLC	700 H ST	CHARITABLE
00211419000	COASTAL VILLAGES REGION FUND	711 H ST	CHARITABLE

2012-008





ANCHORAGE, ALASKA
 ANCHORAGE, ALASKA
 ANCHORAGE, ALASKA



ANCHORAGE
 MARriott
 820 WEST 7TH AVENUE
 ANCHORAGE, AK 99501

FURNITURE
 PLAN-
 LOBBY AND
 GREAT ROOM

A.3.0

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH SURFACE, UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.
3. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL EQUIPMENT AND SYSTEMS.
4. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL EQUIPMENT AND SYSTEMS.
5. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING EQUIPMENT AND SYSTEMS.
6. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS.
7. REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND MATERIALS.
8. REFER TO FURNITURE SCHEDULE FOR ALL FURNITURE ITEMS.
9. REFER TO SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
10. REFER TO CONTRACT DOCUMENTS FOR ALL CONDITIONS AND PRECEDENTS.

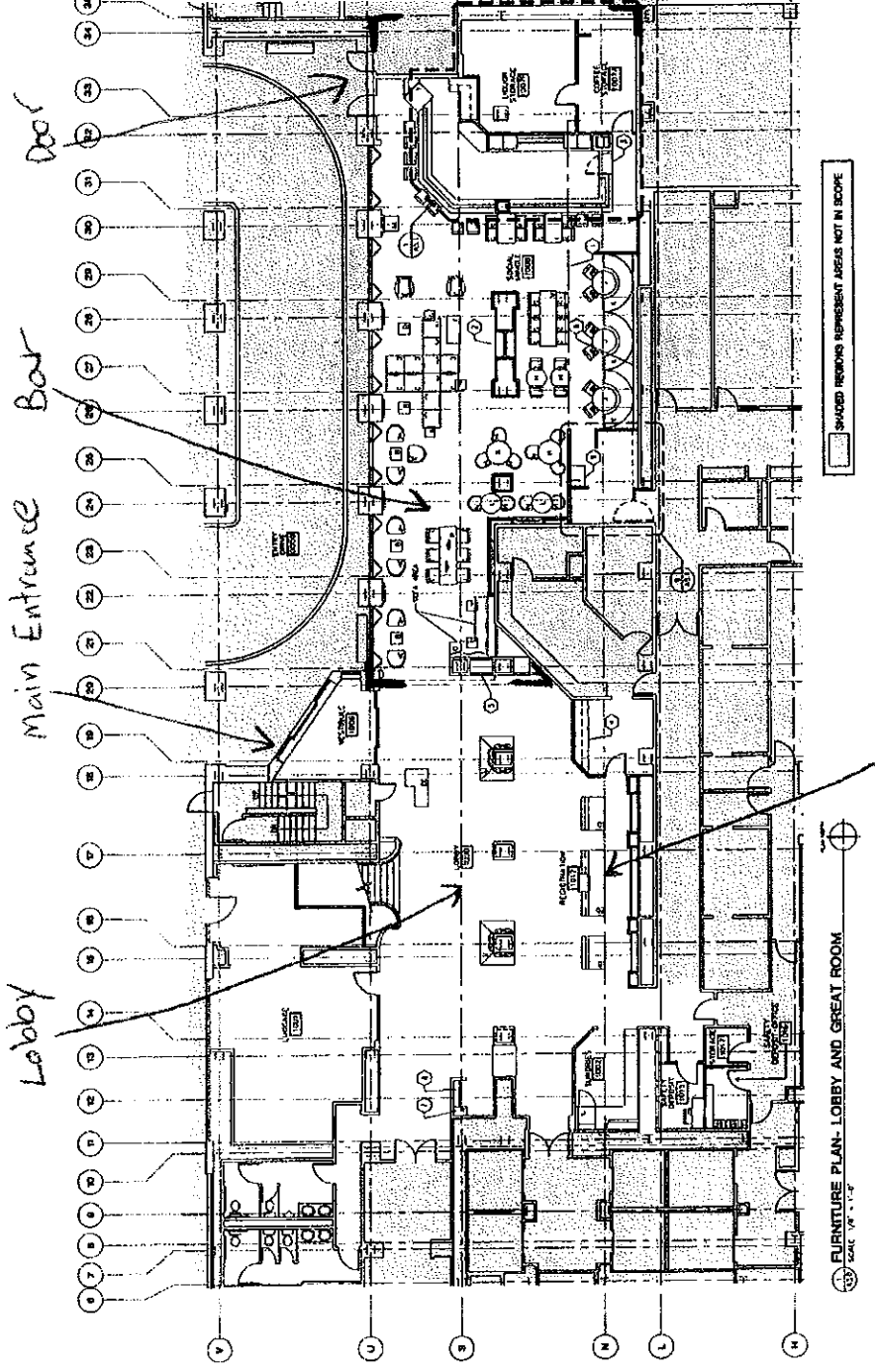
KEYED NOTES

1. SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL EQUIPMENT AND SYSTEMS.
2. SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL EQUIPMENT AND SYSTEMS.
3. SEE PLUMBING DRAWINGS FOR ALL PLUMBING EQUIPMENT AND SYSTEMS.
4. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS.
5. SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES AND MATERIALS.
6. SEE FURNITURE SCHEDULE FOR ALL FURNITURE ITEMS.
7. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
8. SEE CONTRACT DOCUMENTS FOR ALL CONDITIONS AND PRECEDENTS.

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	RECEPTION DESK	1	EA	SEE KEYED NOTE 1
2	RECEPTION CHAIR	1	EA	SEE KEYED NOTE 2
3	RECEPTION TABLE	1	EA	SEE KEYED NOTE 3
4	RECEPTION STOOL	1	EA	SEE KEYED NOTE 4
5	RECEPTION BENCH	1	EA	SEE KEYED NOTE 5
6	RECEPTION LIGHT	1	EA	SEE KEYED NOTE 6
7	RECEPTION SIGN	1	EA	SEE KEYED NOTE 7
8	RECEPTION WALL	1	EA	SEE KEYED NOTE 8
9	RECEPTION FLOOR	1	EA	SEE KEYED NOTE 9
10	RECEPTION CEILING	1	EA	SEE KEYED NOTE 10
11	RECEPTION DOOR	1	EA	SEE KEYED NOTE 11
12	RECEPTION WINDOW	1	EA	SEE KEYED NOTE 12
13	RECEPTION PARTITION	1	EA	SEE KEYED NOTE 13
14	RECEPTION STAIR	1	EA	SEE KEYED NOTE 14
15	RECEPTION ELEVATOR	1	EA	SEE KEYED NOTE 15
16	RECEPTION HALL	1	EA	SEE KEYED NOTE 16
17	RECEPTION LOBBY	1	EA	SEE KEYED NOTE 17
18	RECEPTION GREAT ROOM	1	EA	SEE KEYED NOTE 18
19	RECEPTION BAR	1	EA	SEE KEYED NOTE 19
20	RECEPTION RESTROOM	1	EA	SEE KEYED NOTE 20
21	RECEPTION OFFICE	1	EA	SEE KEYED NOTE 21
22	RECEPTION CONFERENCE ROOM	1	EA	SEE KEYED NOTE 22
23	RECEPTION STORAGE	1	EA	SEE KEYED NOTE 23
24	RECEPTION SERVICE	1	EA	SEE KEYED NOTE 24
25	RECEPTION MAINTENANCE	1	EA	SEE KEYED NOTE 25
26	RECEPTION SECURITY	1	EA	SEE KEYED NOTE 26
27	RECEPTION ACCESSIBILITY	1	EA	SEE KEYED NOTE 27
28	RECEPTION ENERGY EFFICIENCY	1	EA	SEE KEYED NOTE 28
29	RECEPTION SUSTAINABILITY	1	EA	SEE KEYED NOTE 29
30	RECEPTION WELL-BEING	1	EA	SEE KEYED NOTE 30

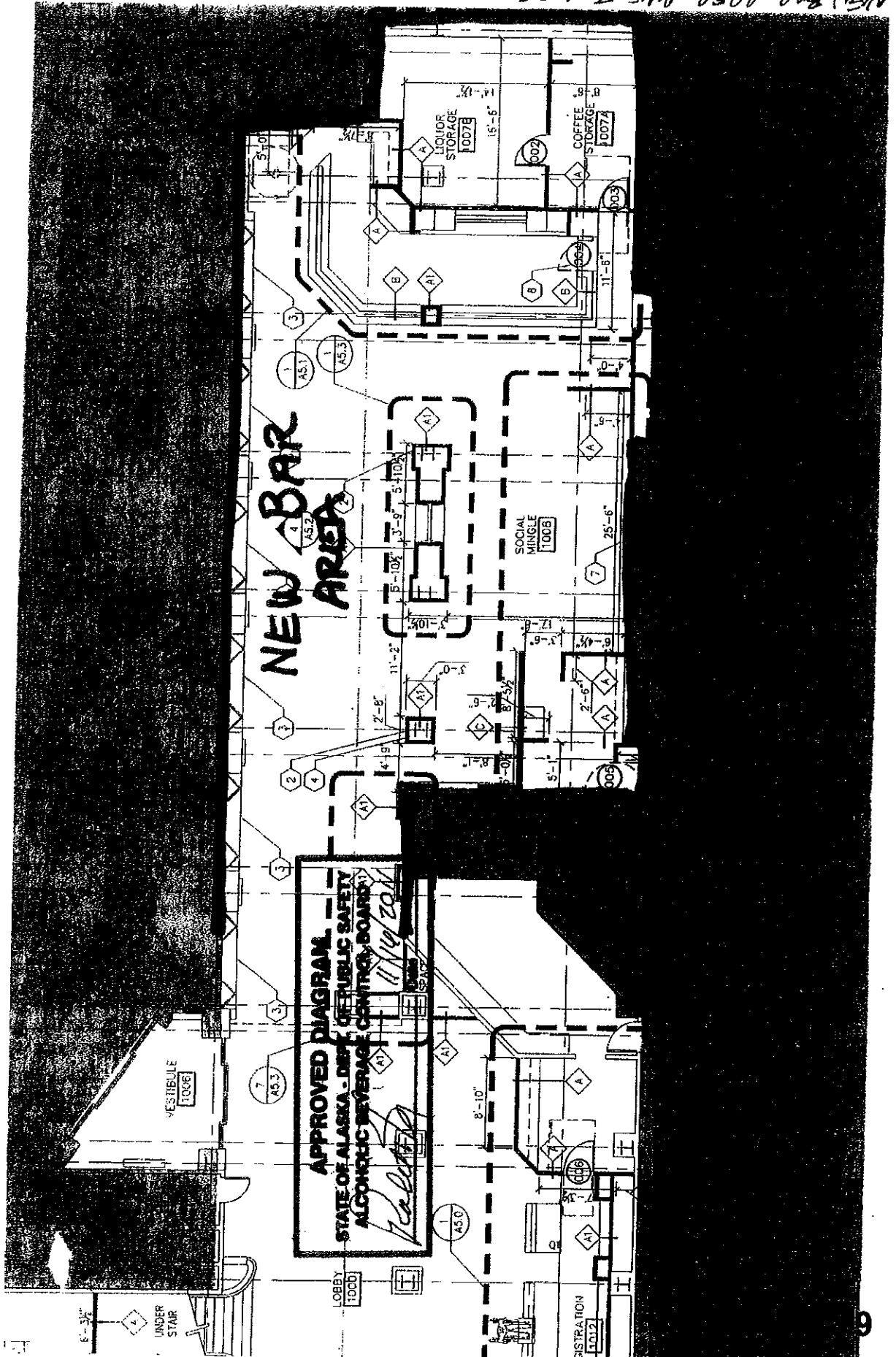
FURNITURE
 PLAN-
 LOBBY AND
 GREAT ROOM

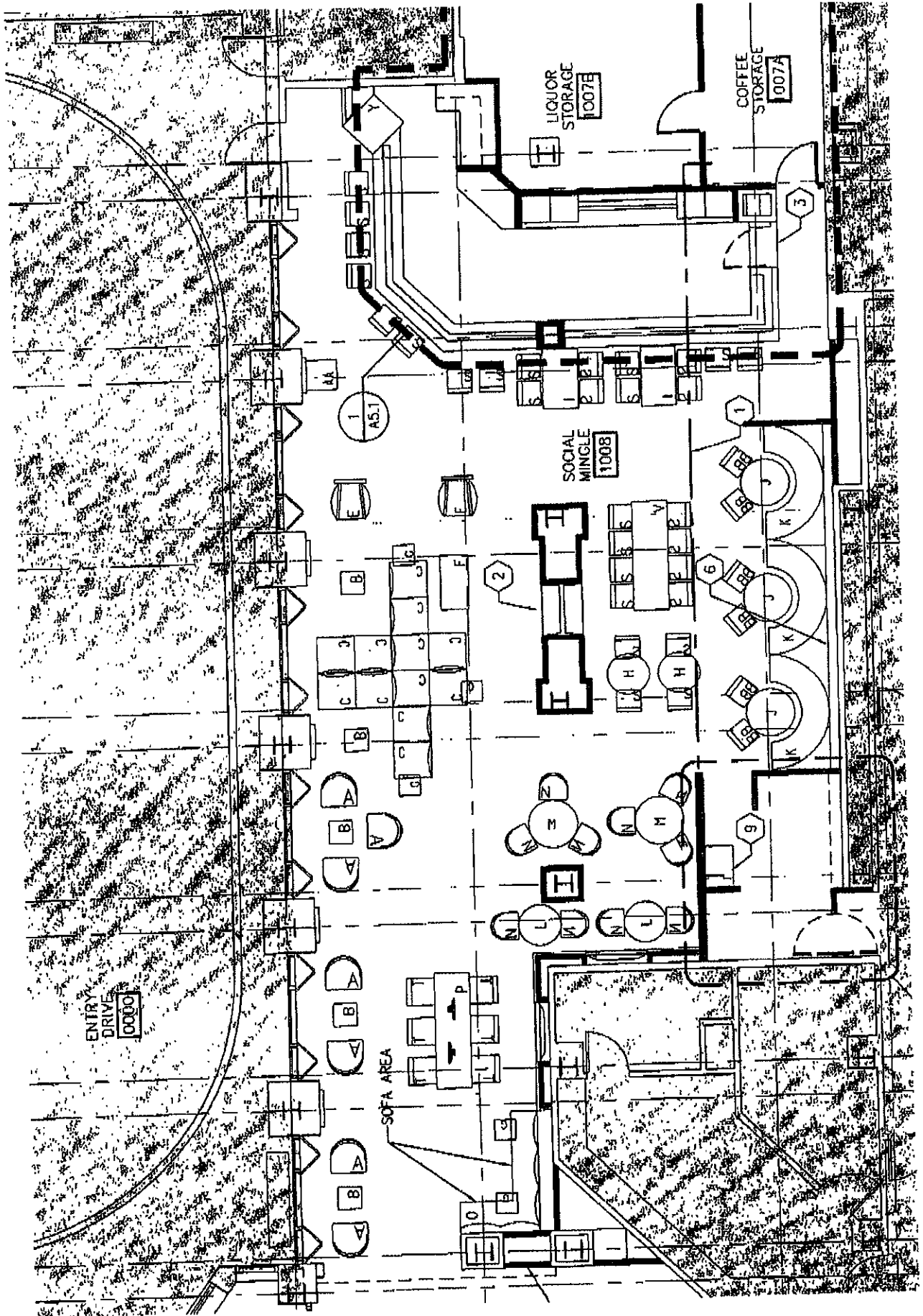
A.3.0



FURNITURE PLAN- LOBBY AND GREAT ROOM
 SCALE: 1/8" = 1'-0"

NEW BAR AREA DUE TO BE COMPLETED MARCH, 2012





Application

-----Original Message-----

From: Tom Donovan [mailto:donovan@columbiasussex.com]
Sent: Monday, December 12, 2011 9:11 AM
To: McLaughlin, Francis D.
Subject: RE: 1st floor plan Marriott Hotel

Francis,
The total square footage of the lounge/bar area is 2,476 sf.

The seat count is 87.

If you need any further information please let me know.

Tom

Thomas W. Donovan
VP of Construction
Columbia Sussex Corporation
740 Centre View Blvd
Crestview Hills, KY 41017
Office: 859-578-1148
Mobile: 859-653-9564
Fax: 859-578-1137

10-15-2011

Marriott Anchorage Downtown
820 W. 7th Ave
Anchorage, Alaska 99501

Re: Beverage Dispensary License #3945

We are requesting to change the condition of our existing beverage dispensary license. We need a minor amendment to the existing conditional use.

As part of the renovations planned for the lobby of the hotel the existing bar/lounge area will simply be relocated to the east end of the lobby. Please find the attached proposed floor plan.

Thank you




11-16-2011

Marriott Anchorage Downtown
820 W. 7th Ave
Anchorage, Alaska 99501

Dear members of the Anchorage assembly,

Please let this letter serve as an authorization for Kevin Aydelotte to represent Marriott Anchorage Downtown / Columbia Sussex / Columbia Properties when applying for the Amended Conditional Use permit required for renovation of the property listed above. Please feel free to discuss the permit process with Kevin any time.

Signed 

Printed Scott Doonan

Title General Manager

Date 11/22/11

CLERK'S OFFICE

APPROVED

Date: 12-15-98

Submitted by: Chairman of the
Assembly at the Request
of the Mayor
Prepared by: Community Planning and
Development
For reading December 15, 1998

1

2

Anchorage, Alaska

3

AR 98- 388

4

5 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
6 A CONDITIONAL USE FOR SALES OF ALCOHOLIC BEVERAGES
7 (BEVERAGE DISPENSARY TOURISM LICENSE AND TWO BEVERAGE
8 DISPENSARY TOURISM DUPLICATE LICENSES) LOCATED ON
9 ANCHORAGE ORIGINAL TOWNSITE SUBDIVISION, BLOCK 82, LOT 2A,
10 GENERALLY LOCATED ON THE SOUTH SIDE OF WEST 7TH AVENUE AND
11 EAST OF "I" STREET.

12 (Columbia Properties, d.b.a. Anchorage Marriott Hotel)(Case 98-228)

13

14 THE ANCHORAGE ASSEMBLY RESOLVES:

15

16 Section 1. The conditional use permit for a beverage dispensary tourism license
17 and two beverage dispensary tourism duplicate licenses located on Anchorage
18 Original Townsite Subdivision, Block 82, Lot 2A is approved subject to the
19 following conditions:

20

1. A notice of Zoning Action shall be filed with the District Recorders Office
21 within 120 days of the Alcoholic Beverage Control Board's approval of the
22 license.

23

24 2. All construction and uses shall conform with the plans and narrative
25 submitted.

26

27 3. The use of the property by any person for the permitted purposes shall
28 comply with all current and future federal, state and local laws and
29 regulations including but not limited to laws and regulations pertaining to the
30 sale, dispensing, service and consumption of alcoholic beverages and the
31 storage, preparation, sale, service and consumption of food. The owner of
32 the property, the licensee under the Alcoholic Beverage Control license and
33 their officers, agents and employees shall not knowingly permit or negligently
34 fail to prevent the occurrence of illegal activity on the property.

1 Section 2. Failure to comply with the conditions of this conditional use permit
2 shall constitute grounds for its revocation.

3 Section 3. This resolution shall become effective immediately upon passage and
4 approval by the Anchorage Assembly.

5

6 PASSED AND APPROVED by the Anchorage Assembly this 15th

7 day of December, 1998.

8

9

10

11

ATTEST:

Fay Van Hemmingen
Chairman

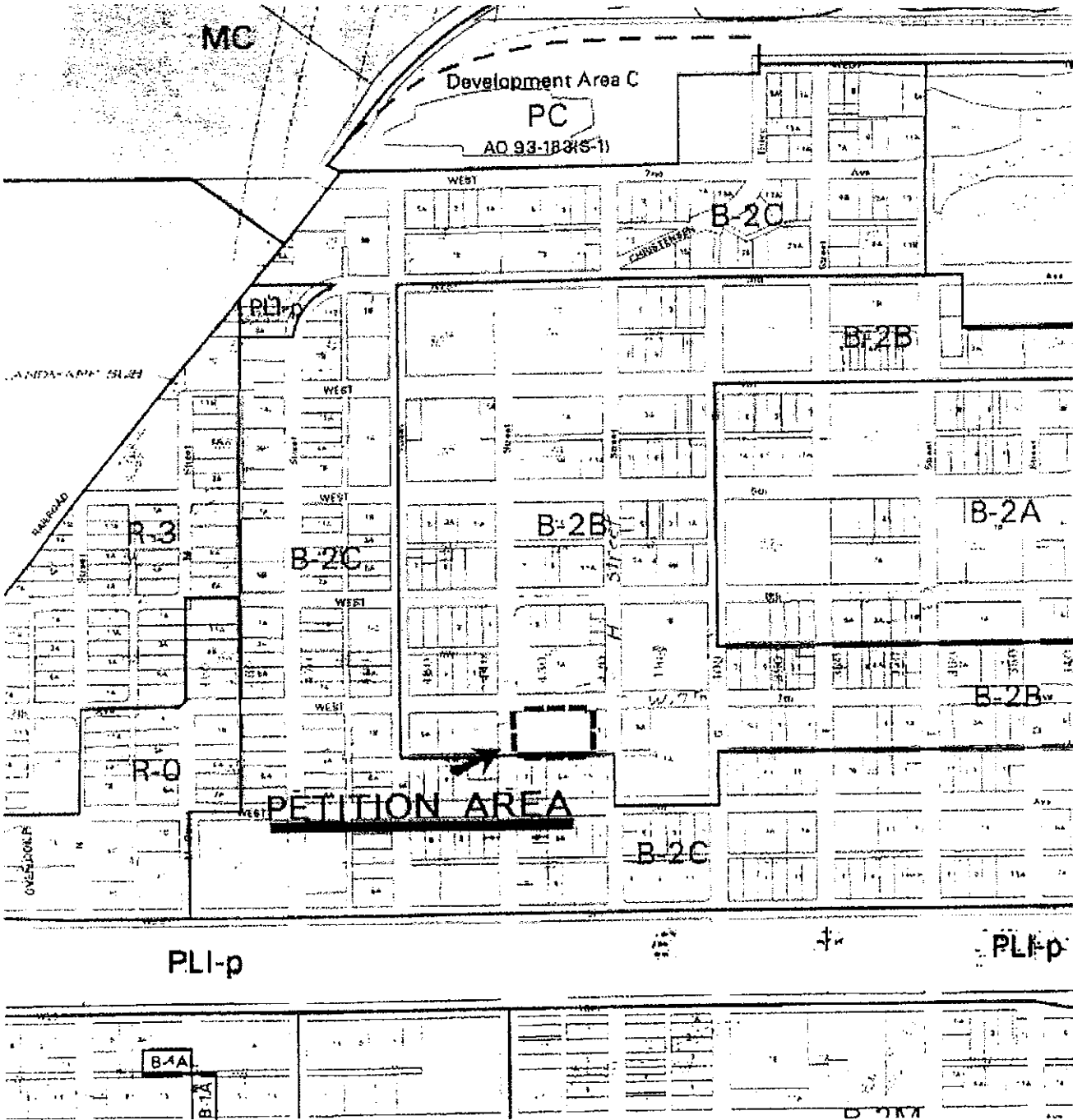
Lizanne Strugan
Municipal Clerk



(98-228)
(001-054-55)

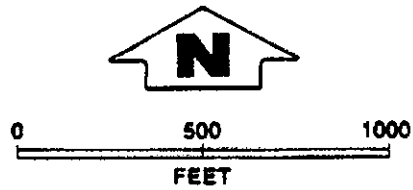
98-228

CONDITIONAL USE

LIQUOR



-  100 Year Floodplain
-  500 Year Floodplain





MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No.

Meeting Date:

From: Mayor

Subject: AR 98-

Anchorage Marriott Hotel Beverage
Dispensary License Conditional Use Permit

- 1 Columbia Properties, d.b.a. Anchorage Marriott Hotel, has made application for a
- 2 new conditional use permit for a beverage dispensary tourism license and
- 3 duplicates. If approved, as presented, the petitioner must comply with the
- 4 stipulated conditions prior to commencing operation of the conditional use for the
- 5 sale of alcoholic beverages.

Reviewed by:

George J. Vakalis
Municipal Manager

Respectfully submitted,

Rick Mystrom
Mayor

Prepared by:

Caren L. Mathis
Director, Community Planning and
Development

Reviewed by:

Elaine A. Christian
Executive Manager

COMMUNITY PLANNING AND DEVELOPMENT

PLANNING STAFF ANALYSIS

CONDITIONAL USE

DATE: December 15, 1998
CASE NO.: 98-228
APPLICANT: Columbia Properties, d.b.a. Anchorage Marriott Hotel
REQUEST: Beverage Dispensary Tourism License, and Duplicates
LOCATION: Anchorage Original Townsite, Block 82, Lot 2A
STREET ADDRESS: 820 West 7th Avenue
ATTACHMENTS: 1. Application
2. Location Map
3. Departmental Comments
4. Historical Information
5. Posting Affidavit
TAX PARCEL: 001-054-55

RECOMMENDATION SUMMARY:

Approval of the conditional use permit subject to conditions.

SITE:

Acres: 0.8
Vegetation: Under construction
Zoning: B-2B
Topography: Level
Existing Use: Hotel under construction
Soils: Good

COMPREHENSIVE PLAN

Classification: Commercial
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2B	B-2B	B-2C	B-2B
Land Use:	Parking lot	Commercial	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

The application site is a 20 story hotel that is under construction at the southeast corner of I Street and 7th Avenue. The hotel will have 390 rooms, banquet space, bar and restaurant facilities. The hotel is to be a full service operation.

The proposal is have a beverage dispensary license tourism license with enough duplicates to operate the bar, restaurant and banquet facilities in the hotel as well as room service to guests. No package store license has been proposed. Within 1,000 feet of this application there are seven restaurant licenses, eleven beverage dispensary licenses including duplicates and one package store.

The restaurant and bar is located on the first floor and will be open from 6 AM to 11 PM with liquor available from 11 AM to 12 PM. The petitioner estimates that 15% of their total sales will be for liquor. The petitioner states that all employees that handle alcoholic beverage sales will be trained in handling inebriated patrons. No extraordinary security provisions are proposed and entertainment is to be provided in many forms which include live music, patron dancing and sporting events.

FINDINGS

A. Furthers the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.

Neither the Anchorage Bowl Comprehensive Plan or the Central Business District Comprehensive Development Plan specifically address the sales of alcoholic beverages. However, the Comprehensive Plan does address economic and recreational opportunities:

AMC 21.05.025

- A. To create a living environment of the highest possible quality based upon comprehensive planning for the population and its growth potential, and addressing the ecological, economic, health, social, public safety and physical development needs of the municipal area. (emphasis added)
- C. To create and maintain conditions in which all residents have an equable opportunity to share in employment, education, health, housing, social service and recreational resources. (emphasis added)
- E. To encourage the development of a regional economy with sufficient growth and diversity to provide a stable economic base, yet maintain the integrity of critical human and environmental systems. (emphasis added)

A general conclusion is that economic and recreational opportunities are referenced in the Plan. Hotels that sell alcoholic beverages are part of the economic and recreational environment of Anchorage. Sales of alcoholic beverages in social settings may not directly further the goals of the Plan, but they are a legitimate element of the community's economic opportunities.

B. *Conforms to the standards for that use in this title and regulations promulgated under this title.*

This standard is met.

Title 21 provides no specific standards and the Assembly has not adopted zoning regulations for alcoholic beverage sales. B-2B Central business district, intermediate provides for alcoholic beverage sales through the conditional use permit process.

C. *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.*

This standard is met.

The location of the hotel is the central business district. The CBD and the general area will remain as a commercial area. It is unlikely the surrounding land uses would be negatively impacted by beverage dispensary licenses with a hotel.

D. *Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:*

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

Parking for individual land uses in the CBD is not required although this site does have few parking spaces on site. Additional parking is provided by the nearby 6th and G Street public parking garage and on-streets. In addition, a number of private land owners also provide fee parking to the general public. Pedestrian circulation to this site will rely on the existing sidewalk system in the CBD. No special transportation or pedestrian issues have been identified with this liquor license.

2. The demand for and availability of public services and facilities.

This standard is met.

The addition of the beverage dispensary tourism licenses to the hotel will not have a significant impact on public services.

- 3. Noise, air, water, or other forms of environmental pollution.**
 This standard is met.

The addition of the beverage dispensary tourism licenses will not cause any environmental pollution.

- 4. The maintenance of compatible and efficient development patterns and land use intensities.**

This standard is met.

The site land use and the general area land use will not change as a result of this conditional use permit

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

- A. Concentration and land use.** Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.
 This standard is met.

Within 1,000 feet of this application there are 6 restaurant licenses, 11 beverage dispensary licenses and duplicates and one package store.

gross acreage within 1,000 feet: 90
 net acreage within 1,000 feet and zoned to allow use: 78.7

	Current	If application approved
gross acre/license	4.7	4.1
net acre/license	4.1	3.6

For a central business district the number of licenses per acre is a low to moderate. In a central business district setting this is not a concentration of licenses which would negatively impact the community. The land uses in a CBD are in a compact area which increases the number of all types of land uses. The close proximity shopping, eating

and business opportunities is one the attributes of the CBD that makes it an inviting place to visit.

La Mex Too	900 W 6th Ave.	Beverage dispensary
Whale's Tail	928 W 4th Ave.	Beverage dispensary
Mesa Grill & Manor House	720 W 5th Ave	Beverage dispensary
Darwin's Theory	426 G St.	Beverage dispensary
Humpy's Great Alaskan Ale Hous	610 W 6th Ave.	Beverage duplicate
La Mex Too - Upstairs	900 W 6th Ave.	Beverage duplicate
Crows Nest	928 W 4th Ave.	Beverage duplicate
Fletcher's	928 W 4th Ave.	Beverage duplicate
Quarterdeck (The)	928 W 4th(& K St.) Ave.	Beverage duplicate
Corsair (The)	944 W. 5th Ave.	Beverage tourism
Voyager Lounge (The)	501 K St.	Beverage tourism duplicate
Wings 'N Things	529 I St.	Restaurant liquor license
Happy Garden Restaurant	900 W 5th Ave	Restaurant liquor license
Kaze	930 W 5th Ave.	Restaurant liquor license
Manor House	750 W. 5th Ave.	Restaurant liquor license
Sack's Cafe	625 W 5th Ave.	Restaurant liquor license
Club 26	611 W 9th Ave.	Restaurant liquor license
Lucero's Restaurant	612 F St	Restaurant liquor license
Downtown Wine & Spirits	930 W 5th Ave.	Package store

B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

This standard appears to be met.

The applicant states that all employees who deal with alcoholic beverage sales will be trained in handling inebriated or under aged persons.

C. Operations procedures. If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

This standard is met.

The application is for new licenses. At this time there is no evidence that this applicant would not comply the AMC 10.50.035 requirements.

D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain

order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

This standard appears to be met.

The applicant proposes no increased security measures as a result of the new beverage dispensary licenses.

- E. Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing. signed by the transferor, transferee and Municipality

This standard is met.

No reports have been received of debts or taxes owed to the Municipality of Anchorage by this applicant.

- F. Public health.** If application is made for the renewal or transfer of location or transfer of ownership of a license. the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to minors or intoxicated persons. committing serious violations of State law relevant to public health or safety. or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists. the Assembly may consider criminal convictions. credible proof of illegal activity even if not prosecuted, police reports. testimony presented before the Assembly. written comments submitted prior to or during the public hearing. or other evidence deemed to be reliable and relevant to the purpose of this subsection.

This standard is met.

No evidence has been presented that depicts this license holder as a threat to the public health.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form.** In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this

chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board. This form was not requested of this applicant.

RECOMMENDATION:

Staff finds this application for conditional use permit for a beverage dispensary license and duplicates meets the standards set forth in Title 10 and Title 21 and may be approved. Staff recommends approval of the conditional use permit subject to the following:

1. A notice of Zoning Action shall be filed with the District Recorders Office within 120 days of the Alcoholic Beverage Control Board's approval of the license.
2. All construction and uses shall conform with the plans and narrative submitted.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: November 5, 1998
TO: Zoning and Platting Division, DCPD
FROM: Roberta Piper, P.E., Planning Engineer, AWWU *R. Piper*
RE: P & Z COMMISSION MEETING of December 15, 1998
AGENCY COMMENTS DUE November 17, 1998

NOV - 6 1998

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

AWWU has reviewed the case materials received on October 30, 1998, and has the following comments.

98-228 Anchorage Original Townsite, Block 82, Lot 2A (conditional use) Grid 1329

1. AWWU water mainlines are located north of the referenced lot within the West 7th Avenue right-of-way, east of the referenced lot within the H Street right-of-way, west of the referenced lot within the I Street right-of-way, and south of the referenced lot within the alleyway. Fire flow is estimated to be 3900 gpm at 20 psi. Static pressure is estimated at 67 psi.
2. Sanitary sewer mainlines are located north of the referenced lot within the West 7th Avenue right-of-way and south of the referenced lot within the alleyway.
3. AWWU has no objection to the proposed conditional use for a hotel serving alcoholic beverages within the B-2B Central Business District-Intermediate zone.

If you have any questions, please contact Hallie Stewart at 564-2721.

Municipality of Anchorage
MEMORANDUM

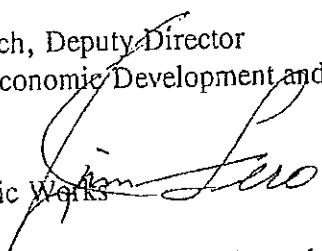
RECEIVED

NOV 20 1998

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: November 17, 1998

TO: Donald S. Alspach, Deputy Director
Department of Economic Development and Planning

FROM: James P. Fero
Director of Public Works 

SUBJECT: Public Works Review Comments, Assembly Case for the Meeting of December 15, 1998

Public Works Sections have reviewed the following cases for our areas of responsibility and have comments as noted.

<u>Case #:</u>	<u>Description:</u>	<u>Grid:</u>	<u>Page:</u>
98-228	Original Townsite, Block 82, Lot 2A	1329	1
98-229	Original Townsite, Block 24A, Lot 2B	1230	3

Case #: 98-228
Type: Assembly conditional use for a hotel serving alcoholic beverages
Subdivision: Original Townsite, Block 82, Lot 2A
Plat #: 98-60 filed June 10, 1998
Address: 828 West 7th Avenue
Section: N 1/2 SE 1/4 Section 13, T13N R4W SM
Grid: 1329
Tax ID #: 001-054-55
Zoning: B-2B
Petitioner: Columbia Properties Anchorage LP,
Project: Columbia Sussex/Marriot Hotel Downtown
Agent: Holmes, Weddle and Barcott, Joseph E. Marquet

PROJECT MANAGEMENT AND ENGINEERING

Project Management and Engineering has no adverse comment regarding this case.

(Reviewer: Randy Ross, P.E.)

FLOODPLAIN

I have no comments on this case.

(Reviewer: Jack Puff)~

LAND USE ENFORCEMENT

Land Use Enforcement has no adverse comments for our areas of review responsibility.

(Reviewer: Kathy Johnson)

TRAFFIC ENGINEERING

Traffic Engineering has no comment.

(Reviewer: Lee Coop)

STREET MAINTENANCE

We have no comment at this time.

(Reviewer: Harry Kachline)

ADDRESSING

I have no comments on this case.

(Reviewer: John DeVries)

BUILDING SAFETY PLAN REVIEW AND INSPECTION

I have no comments on this case.

(Reviewer: James Gray, P.E.)

Department position: No objection.



Municipality of Anchorage
 Department of Community Planning and Development
 P.O. Box 196650
 Anchorage, Alaska 99519-6650
CONDITIONAL USE APPLICATION
ALCOHOLIC BEVERAGE SALES

OFFICE USE
REC'D By: <u>1/59</u>
Verify Own: <u>AS</u>
Poster and Affidavit: _____
Fee \$ <u>400</u>
Hearing Date <u>12.15.98</u>

Case Number: 9181-12181

This application for a alcoholic beverage sales conditional use is for the following:

- | | | |
|---|---|--|
| <input type="checkbox"/> Beverage Dispensary | <input type="checkbox"/> Private Club | <input type="checkbox"/> Restaurant, exempt |
| <input checked="" type="checkbox"/> Beverage Dispensary-Tourism | <input type="checkbox"/> Public Convenience | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Recreational | <input type="checkbox"/> Other (Please explain): _____ |
| <input type="checkbox"/> Package Store | <input type="checkbox"/> Restaurant | |

A. Please fill in the information requested below. Print one letter or number per block.

1. Abbreviated legal description (T*2N R2W SEC 2 LOT 45 or SHORT SUB BLK 3 LOT 34) Full legal on back page.

LOT 1 2A BLK 8 2 ALICHO RAGE TOWNSITE

2. Site address
8120 WEST SEVENTH AVENUE

3. Petitioner's Name (Last - First)
COLUMBIA PROPERTIES ANCHORAGE LP

Address: 207 Grandview Drive, Suite 100 A

City: Ft. Mitchell State: KY

Phone Number: (606) 578-1100 Zip: 41017-2799

4. Petitioner's representative
HOPMEIS WEDDLE & BARCOTT

Address: 701 West 8th Avenue, Suite 700

City: Anchorage State: Alaska

Phone Number: (907) 274-0666 Zip: 99501-3408

5. Property owner if petitioner is not property owner

Address: _____

City: _____ State: _____

Phone Number: _____ Zip: _____

6. Current Zoning: B-2B

9. Principal Tax Number: 00105455

7. Petition Acreage: 0.186

10. No. of Tax Parcels: 1

8. Grid Number: 13129 35,041

11. Community Council: Downtown

B. I hereby certify that I am (I have been authorized to act for) owner of the property described above and that I desire conditional use approval in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the conditional use application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Staff or the Assembly due to administrative reasons.

Columbia Properties Anchorage, L.P.
 By: CP Anchorage GP, LLC, its general partner

Date: 1/15/99 Signature: [Signature]

Agents must provide written proof of authorization
JOSEPH J. [Signature]
 Vice President - Finance

3. Please check or fill in the following:

1. Comprehensive Plan -- Land Use Classification
- | | | |
|---|--|---|
| <input type="checkbox"/> Aboiner/Slope Affected | <input type="checkbox"/> Marginal Land | <input type="checkbox"/> Residential |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Special Study |
| <input type="checkbox"/> Commercial/Industrial | <input type="checkbox"/> Public Lands Institutions | <input type="checkbox"/> Transportation Related |
| <input type="checkbox"/> Industrial | | |
2. Comprehensive Plan Residential Land Use Intensity
- | | | |
|--|---|--|
| <input type="checkbox"/> Dwelling units per acre | <input type="checkbox"/> Aboiner/Slope Affected | <input type="checkbox"/> Special Study |
|--|---|--|

D. The full legal description for legal advertisement (use separate paper if necessary)

Lot 2A, Block 82, Anchorage Original Townsite

STANDARDS FOR CONDITIONAL USE APPROVAL

The petitioner should respond to the best of his/her ability to the following general standards for a conditional use. (See AMC 21.50.020). The Assembly may approve the conditional use application only if it finds that the application:

- A. Further the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.

The Anchorage Marriott Hotel is being constructed in the central business district intermediate zoning area, and is compatible with the comprehensive plan to add new hotel space near the core retail and public institutional central business district.

- B. A full service upscale hotel requires the ability to sell alcoholic beverages to give
 B. Conforms to the standards for that use in this title and regulations promulgated under this title.

The sale of alcoholic beverages is a permitted conditional use of a B-2B area. The granting of this permit will permit the addition of a high quality, carefully managed luxury hotel, serving business, tourist and convention visitors to the municipality

The addition of this hotel will continue to concentrate hotel development in the **

- C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

The Anchorage Marriott Hotel will add 200 + new full service hotel rooms to the Municipality's room inventory. These rooms will help to meet the demand for hotel accommodations from the ever increasing amount of tourists, business people and convention guests. It is compatible with the immediate neighborhood and the use district.

** central business district, encouraging the development of additional retail stores and restaurants in that area.

Will not have a permanent negative impact on the items listed below substantially greater than that indicated from permitted development:
1. Pedestrian and vehicular traffic circulation and safety

The hotel is being designed to ensure that pedestrian and vehicular traffic circulation and safety are not impaired in any way. The main entrance with an

off-street "porte-cochere" is on 7th Avenue to avoid traffic on "I" Street.

2. The demand for and availability of public services and facilities.

In letters received from utility companies in Anchorage, we have been assured that there is adequate capacity to service the hotel with no adverse effects to

other customers or citizens. The hotel will be operated and managed in such a way that demand for other public services is expected to be minimal.

3. Noise, air, water, or other forms of environmental pollution.

The Anchorage Marriott Hotel has been designed to ensure no environmental pollution, and the management company, Columbia Sussex Corporation, currently

manages in excess of 40 properties and has policies in place to ensure that no noise, air, water or other environmental pollution occurs.

4. The maintenance of compatible and efficient development patterns and land use intensities.

The addition of the hotel is consistent with the zoning and land use standards.

The hotel has previously been granted a slight variance from bulk requirements to accomodate the necessary rooms.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

in the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

A. **Concentration and land use.** Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

Within 1,000 feet of your site are how many active liquor licenses?

14 (est.)

How would you rate this area's concentration on a scale of 1 to 5 with 5 = high

12345

In your opinion is this quantity of licenses a negative impact on the local community?

The quantity of similar licenses will not present a negative impact on the local community. No retail sales of liquor will occur at this site. Only the sale

and dispensing of liquor for on site consumption will occur.

B. **Training.** If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

15 - All Employed

C. Operations procedures. If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

Happy hours?

Games or contests that include consumption of alcoholic beverages?

Patron access and assistance to public transportation?

Notice of penalties for driving while intoxicated posted or will be posted?

Non-alcoholic drinks available to patrons?

Solicitation or encouragement of alcoholic beverage consumption?

Yes	No
	XX
	XX
XX	
XX	
XX	
	XX

D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

inside facility:

Columbia Sussex operates 40 similar hotels across the country. We have

strict guidelines for food and beverage operation which are designed

in part to prevent unlawful conduct and maintain order. Careful checking

of ID's for patrons 25 years or younger will occur. All employees will be

trained in alcohol awareness and similar safety/security issues.

outside facility:

E. Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

Are real estate and business taxes current?

Are there any other debts owed to the Municipality of Anchorage?

Yes	No
XX	

Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

As the applicant and operator can you comply? If no explain

Yes	No
XX	

FACILITY OPERATIONAL INFORMATION

1. What is the proposed or existing business name:

Anchorage Marriott Hotel

2. The facility occupant capacity?

Gross leaseable floor space in square feet:	272,431
Number of fixed seats(booth and non movable seats):	*
Number non-fixed seats(movable chairs, stools, etc.):	*

* The final plans for the bar and restaurant are not complete but the number of moveable seats will vary depending on catering orders and meeting room set up.

3. What will be the hours of operation?

Normal business hours will be from:	6:00 a.m.	to:	11:00 p.m.
Alcoholic beverages will be available from:	11:00 a.m.	to:	12:00 p.m.

4. An estimated ratio of food sales to alcohol beverage sales.

Alcoholic beverage sales in percentage	15 %
Food sales in percentage	85 %
Other	N/A %

5. Type of entertainment proposed:

	Check all that apply
Recorded music	Yes
Live music	Yes**
Floor shows	Yes
Patron dancing	Yes**
Sporting events	Yes
Other	
None	

**Only in meeting rooms based on catering orders.

Does the operator propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 3.05.420 Minors-Disseminating indecent material or AMC 10.40.050 Adult oriented establishment? Yes No

If the application is for a package store, the projected percentage of alcoholic product inventory of the store where the retail unit price is:

	Percentage
less than \$5.00	<input type="checkbox"/> %
\$5.00 to \$10.00	<input type="checkbox"/> %
\$10.00 to \$25.00	<input type="checkbox"/> %
greater than \$25.00	<input type="checkbox"/> %

N/A

8. Site plans and other drawings depicting the following:
 (single copy if copy is 8 1/2 x 11 or 8 1/2 x 14 of each, otherwise 21 copies of each)
- site plan with building footprint, parking space layout and vehicle access points drawn to scale
 - location of conditional use area if less than whole building
 - identification of alcoholic beverage sales or service areas
 - building elevations (photograph is acceptable)
 - building floor plans drawn to scale

**PROPERTY OWNER AUTHORIZATION
and
ACKNOWLEDGMENT of APPLICATION**

(I)(WE) hereby grant permission to and acknowledge that Columbia Properties Anchorage LP is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be the responsibility of the property owner to satisfy.

(I)(WE) hereby assign Holmes Weddle & Barcott to act as (MY)(OUR) agent in this conditional use permit application.

(I)(WE) will represent (MYSELF)(OURSELVES).

Signed this 20th of October 1999.
 Columbia Properties Anchorage, L.P.
 By: CP Anchorage GP, LLC, its general partner
Joseph E. Marquet
 Signature: Joseph E. Marquet
Vice President - Finance
 Title

LAW OFFICES OF
HOLMES WEDDLE & BARCOTT

701 WEST EIGHTH AVENUE, SUITE 700 ANCHORAGE, ALASKA 99501-3408
TELEPHONE (907) 274-0666 FAX (907) 277-4657

October 27, 1998

HAND-DELIVERED

Don Alspach, Deputy Director
Municipality of Anchorage
Department of Community Planning
and Development
P.O. Box 196650
Anchorage, AK 99519-6650

RE: Conditional Use Permit for the Anchorage Marriott
Our File No.: 3655-14419


Dear Don:

Enclosed please find a copy of the Conditional Use Permit application for alcoholic beverage sales in conjunction with the Columbia Sussex/Anchorage Marriott Hotel in downtown Anchorage. Also enclosed is a check for the filing fee which we understand to be \$500.00 and a set of plans for the building. I have a full size set if reference to those is required.

It is our understanding that you do not require a copy of the liquor license application and that the authorization, assuming the conditional use permit is granted, will remain valid for a period of several months. Also, as we have discussed, we have designated the entire building as the area where liquor sales may occur. While the hotel will have a restaurant and bar in a discreet area of the first floor, the function rooms may be used for liquor sales depending on the nature of the function in those rooms and mini bars will be located in the guest rooms so liquor sales may occur there. The plans call for a viewing deck on the 20th floor - not a bar as had been discussed earlier. Please let me know if this application raises any questions.

If you have any questions concerning this matter, please do not hesitate to contact me.

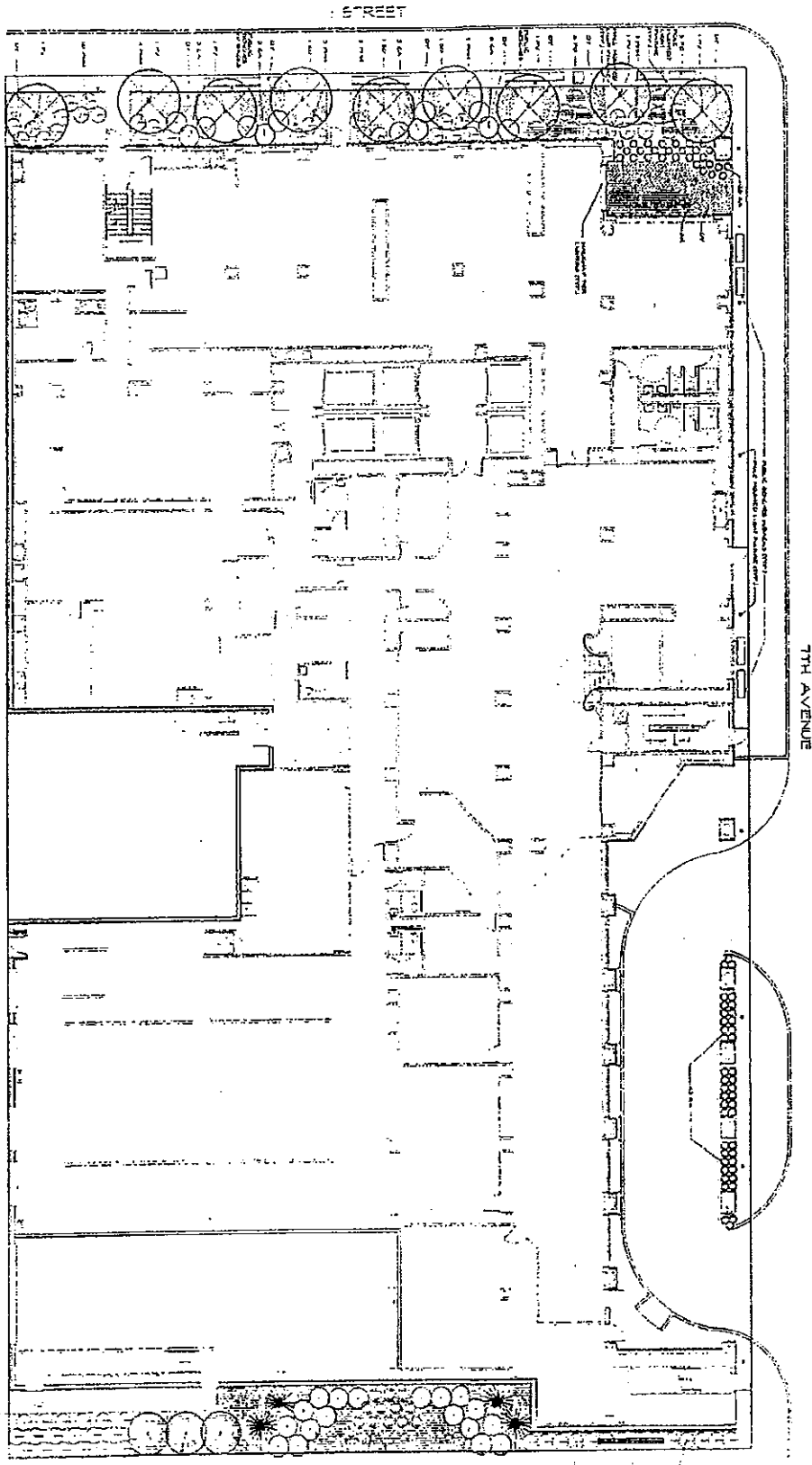
Sincerely,



Timothy A. McKeever

TAM:ps
Enclosures
cc Derek Haight
pt 03365514419;CORR;ALSPACH.026

PRELIMINARY LANDSCAPE PLAN



GENERAL NOTES:

1. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
2. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
3. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
4. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
5. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
6. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
7. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
8. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
9. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
10. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
11. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
12. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
13. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
14. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
15. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
16. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
17. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
18. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
19. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
20. ALL PLANTING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.

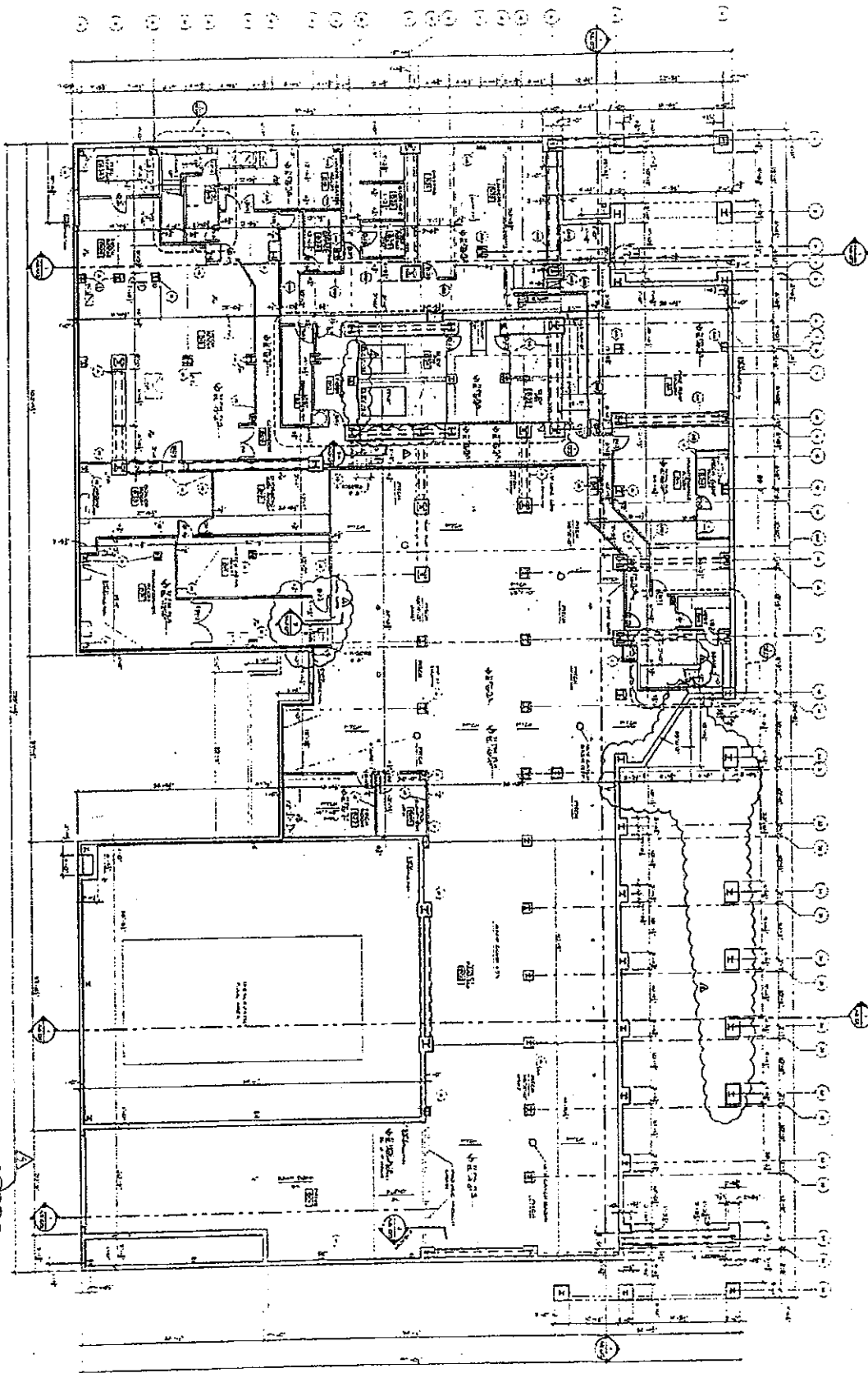
PLANTING LEGEND

Symbol	Plant Name	Quantity	Notes
⊗	Plant 1	10	Plant 1
⊙	Plant 2	20	Plant 2
⊛	Plant 3	30	Plant 3
⊜	Plant 4	40	Plant 4
⊝	Plant 5	50	Plant 5
⊞	Plant 6	60	Plant 6
⊟	Plant 7	70	Plant 7
⊠	Plant 8	80	Plant 8
⊡	Plant 9	90	Plant 9
⊢	Plant 10	100	Plant 10
⊣	Plant 11	110	Plant 11
⊤	Plant 12	120	Plant 12
⊥	Plant 13	130	Plant 13
⊦	Plant 14	140	Plant 14
⊧	Plant 15	150	Plant 15
⊨	Plant 16	160	Plant 16
⊩	Plant 17	170	Plant 17
⊪	Plant 18	180	Plant 18
⊫	Plant 19	190	Plant 19
⊬	Plant 20	200	Plant 20

MARRIOTT HOTEL

NOVEMBER 1988
 22 BAYVIEW DRIVE, SUITE 100, DENVER, CO 80202
 PHONE: 303-733-1234

LOWER LEVEL FLOOR PLAN



GENERAL NOTES:
1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE PROJECT.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND/OR ENGINEER.



NO. 01	DATE	BY	CHECKED
01			
01			
01			

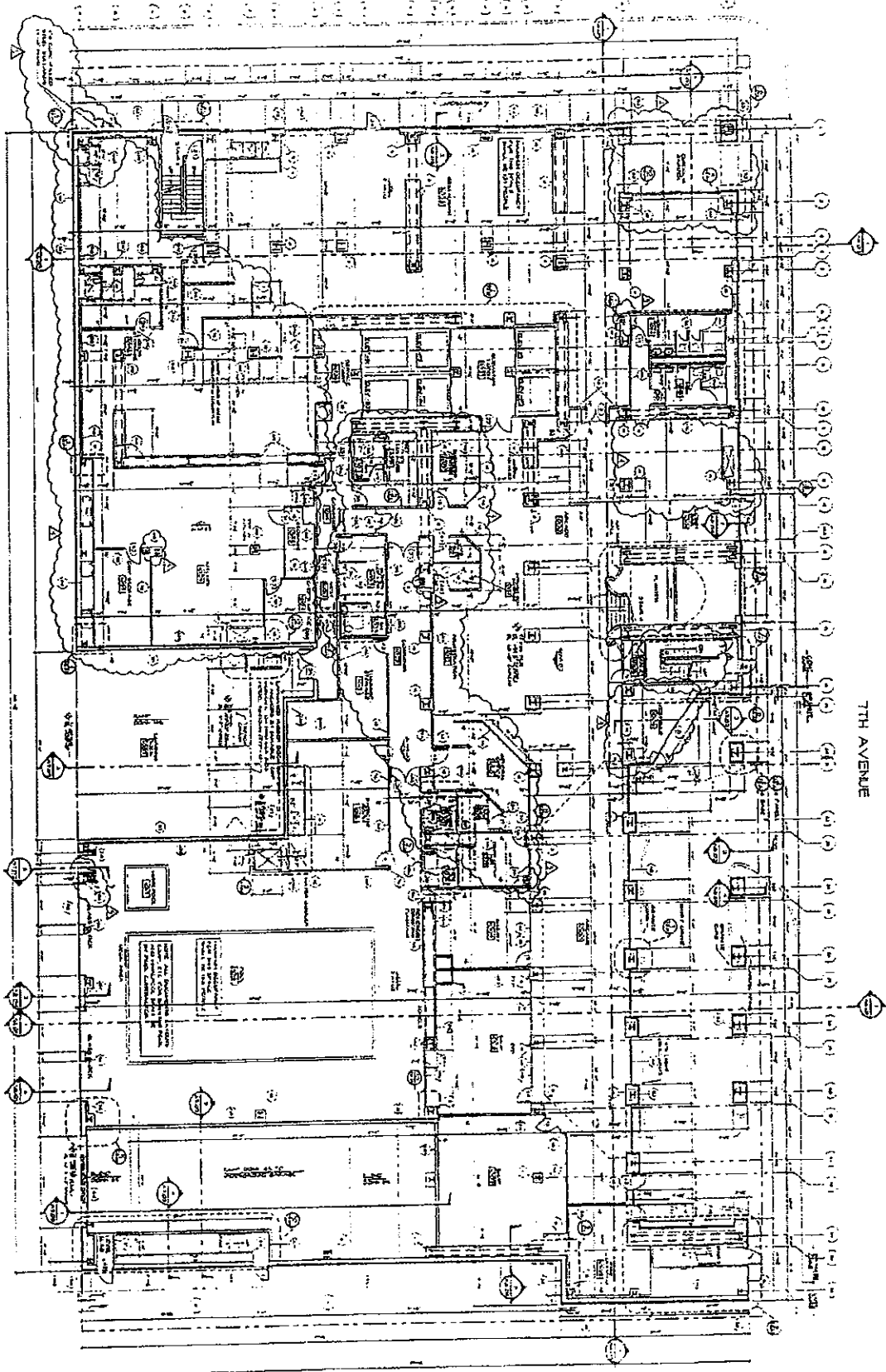
PROJECT: [Illegible]
DATE: [Illegible]
BY: [Illegible]
CHECKED: [Illegible]

QI CONSULTING ENGINEERS & ARCHITECTS
1000 [Illegible] STREET, SUITE [Illegible]
[Illegible] CITY, [Illegible] STATE [Illegible] ZIP [Illegible]

FIRST FLOOR PLAN

ALLEY

7TH AVENUE



NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

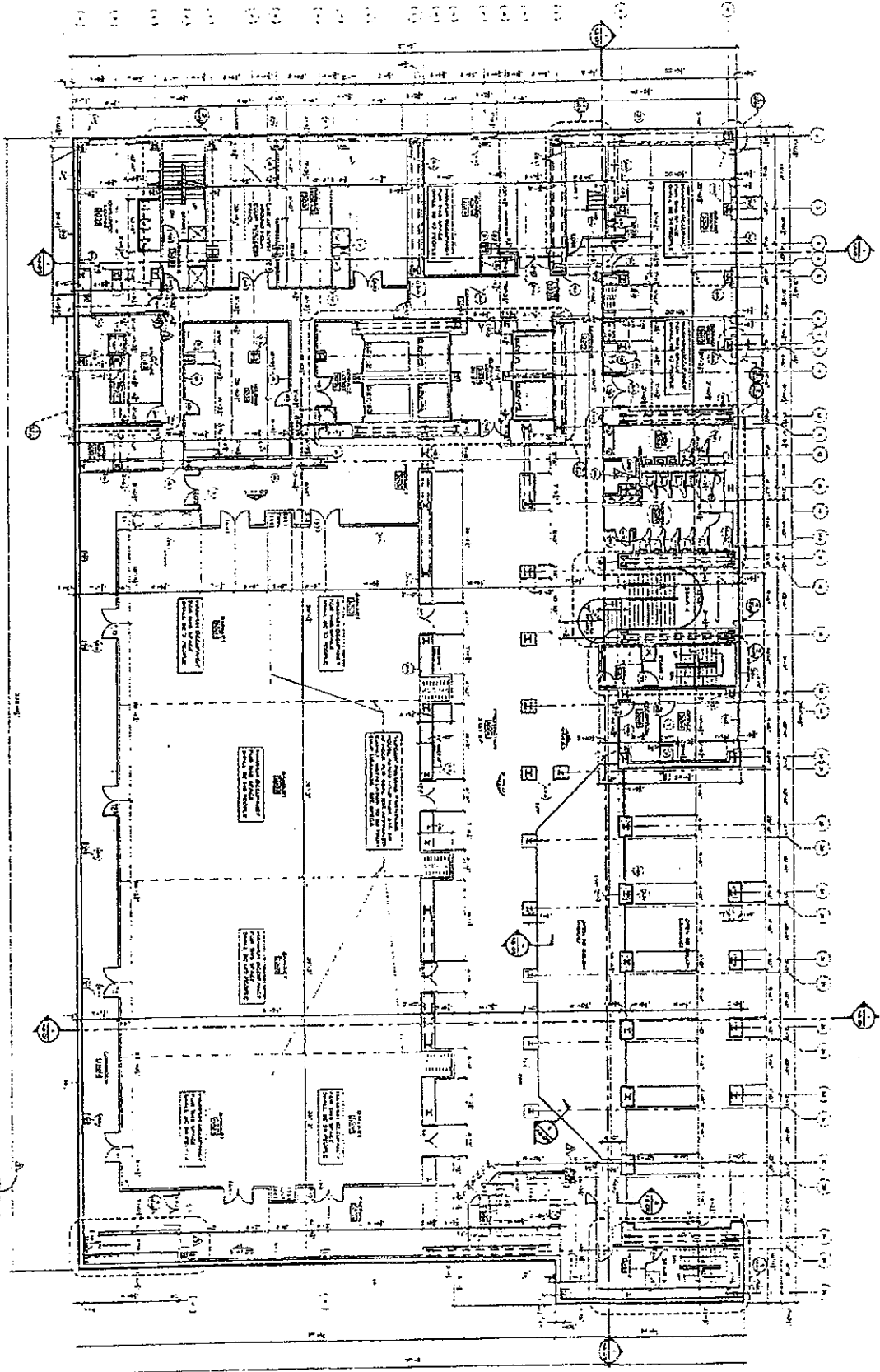
(11)

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

ARCHITECT'S OFFICE
1000 7TH AVENUE
NEW YORK, N. Y.

PI ENGINEERING & ARCHITECTURE
1000 7TH AVENUE
NEW YORK, N. Y.

SECOND FLOOR PLAN

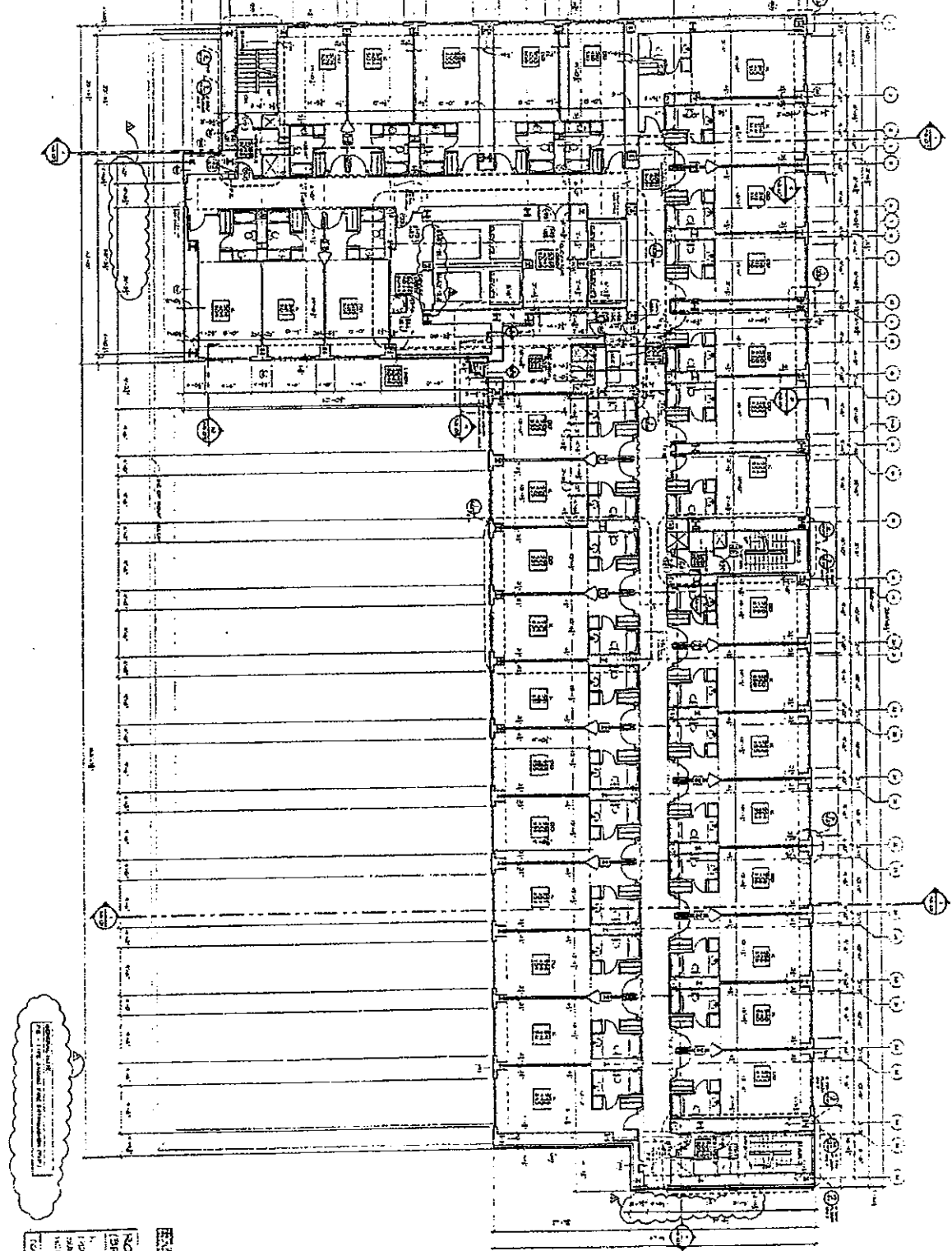


SECTION 1-1

(11)

A.C. 100	[Empty]	[Empty]	
----------	---------	---------	--

TYPICAL FLOOR PLAN (3RD - 5TH)



ROOMS
3RD - 5TH

NO.	1	2	3	4	5
AREA	100	100	100	100	100
TOTAL	500	500	500	500	500



Architectural title block containing project information:

PROJECT: [Blank]
 DRAWING NO.: [Blank]
 DATE: [Blank]

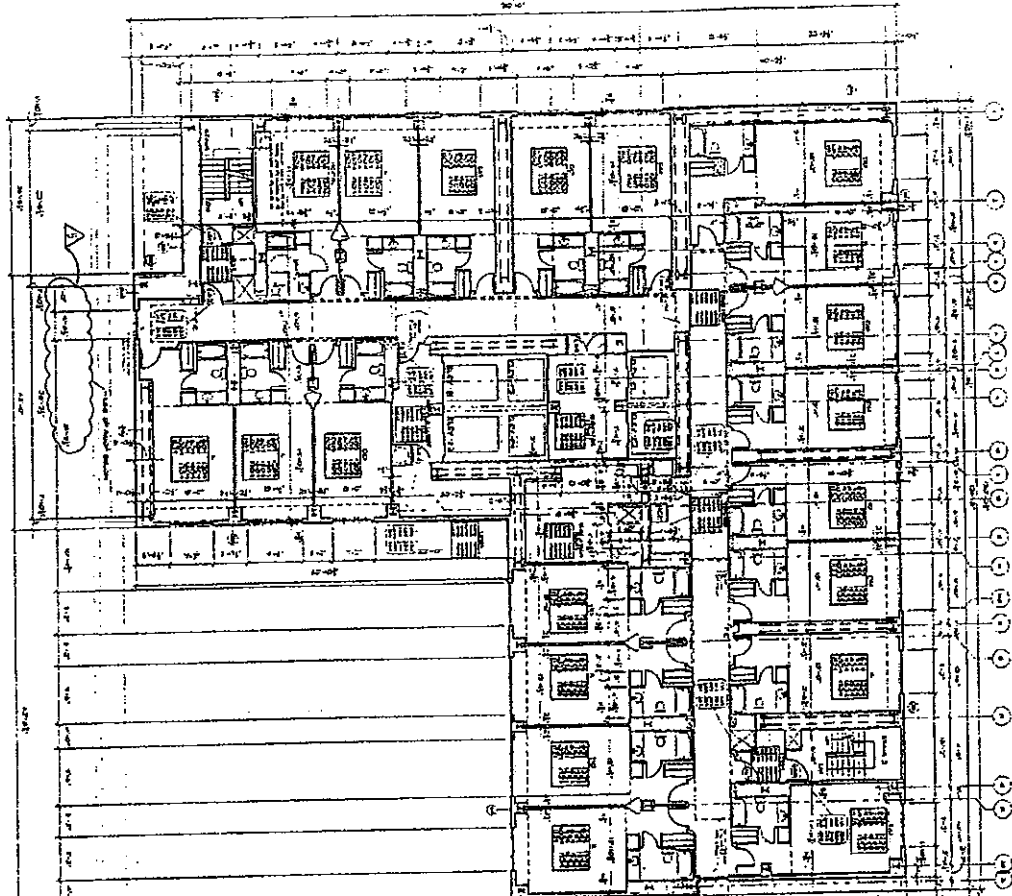
Architectural title block containing project information:

PROJECT: [Blank]
 DRAWING NO.: [Blank]
 DATE: [Blank]

Architectural title block containing project information:

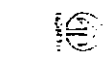
PROJECT: [Blank]
 DRAWING NO.: [Blank]
 DATE: [Blank]

TYPICAL FLOOR PLAN (6TH - 16TH)



ROOMS (6TH-11TH)		ROOMS (12TH - 15TH)		ROOM (16TH)	
D	1	D	1	D	1
S	1	S	1	S	1
W	1	W	1	W	1
TOTAL	3	TOTAL	3	TOTAL	3

SECTION A-A
 SECTION B-B
 SECTION C-C
 SECTION D-D
 SECTION E-E
 SECTION F-F
 SECTION G-G
 SECTION H-H
 SECTION I-I
 SECTION J-J
 SECTION K-K
 SECTION L-L
 SECTION M-M
 SECTION N-N
 SECTION O-O
 SECTION P-P
 SECTION Q-Q
 SECTION R-R
 SECTION S-S
 SECTION T-T
 SECTION U-U
 SECTION V-V
 SECTION W-W
 SECTION X-X
 SECTION Y-Y
 SECTION Z-Z

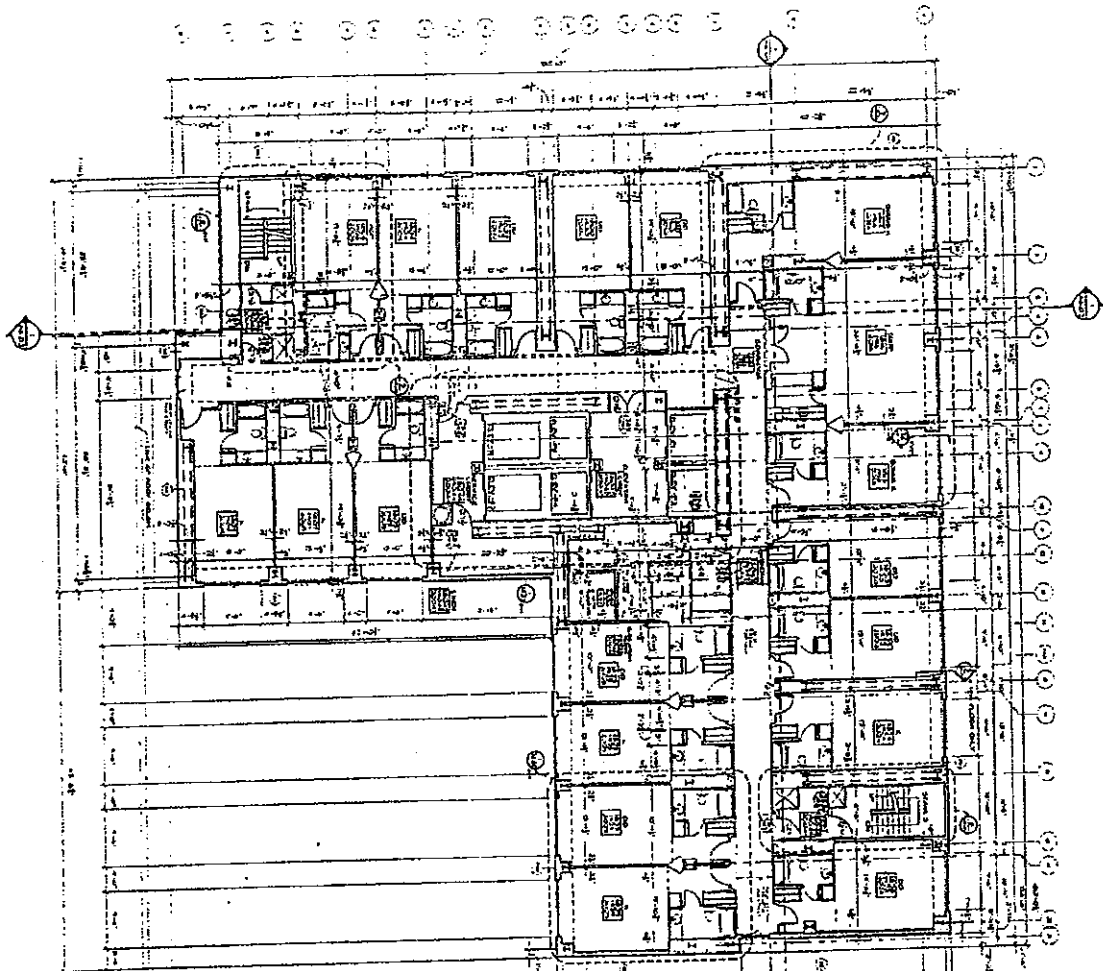


NO.	DATE	REVISION

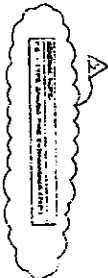
YARRIS HOTEL
 ARCHITECTURE PLANS
 FOR COLLEGE BLVD. PROJECT
 100 COLLEGE BLVD. NEW YORK, N.Y. 10023
 212 697-1234

di DESIGN INTERNATIONAL
 100 COLLEGE BLVD. NEW YORK, N.Y. 10023
 212 697-1234


TYPICAL FLOOR PLAN W/ SUITE (17TH - 18TH)



ROOMS (17TH - 18TH)	
N. OFF.	4
SUITE	4
RESTROOMS	1
TOTAL	9

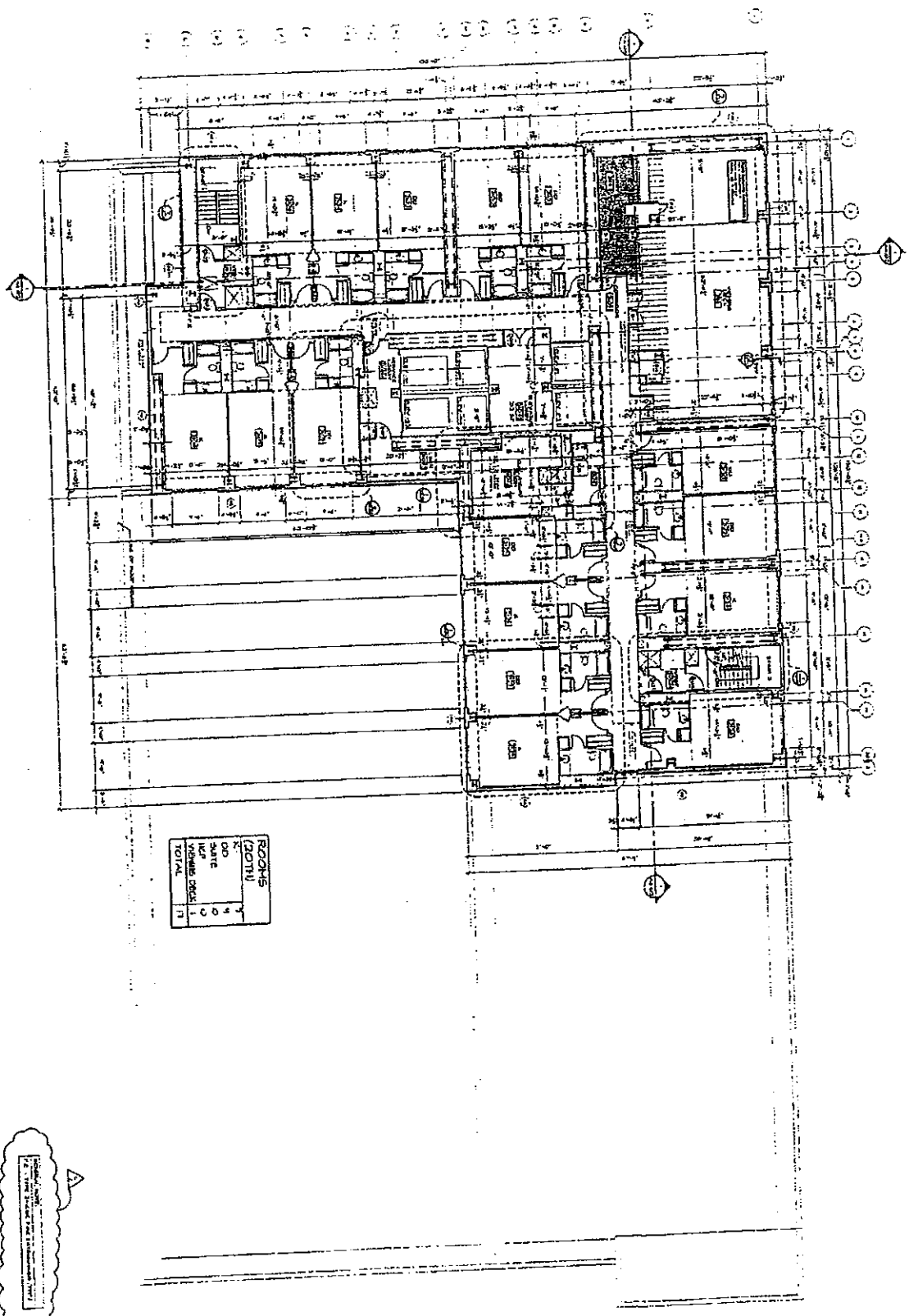


WARRIOR HOTEL
 1000 W. WARRIOR BLVD. ALBUQUERQUE, N.M. 87102
 (505) 243-1111
 WWW.WARRIORHOTEL.COM



© 2010 WARRIOR HOTEL. ALL RIGHTS RESERVED.
 WARRIOR HOTEL IS A REGISTERED SERVICE MARK OF WARRIOR HOTEL.
 WARRIOR HOTEL IS A REGISTERED SERVICE MARK OF WARRIOR HOTEL.

20TH FLOOR PLAN W/ VIEWING DECK



ROOMS	
NO	(TOTAL)
NO	4
SUITE	0
VIEWING DECK	1
TOTAL	5

Viewing Deck

ARCHITECT

1234 5th Ave

San Francisco, CA 94103

TEL: (415) 555-1234

FAX: (415) 555-5678

PARADISE HOTEL

1000 Broadway

San Francisco, CA 94133

TEL: (415) 555-9999

gi provision interactions

1234 5th Ave

San Francisco, CA 94103

TEL: (415) 555-1234

Departmental Comments

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

RECEIVED

Building Safety

DEC 09 2011

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications

DATE: December 9, 2011

TO: Angela Chambers, Manager, Zoning and Platting

FROM: Ron Wilde, P.E.
Building Safety

SUBJECT: Comments for Case 2012-008

No Comment

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

DEC 06 2011

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: December 5, 2011
TO: Angela Chambers, Supervisor, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Tech III, AWWU PAH
SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing January 17, 2012
Agency Comments due December 20, 2011

AWWU has reviewed the materials and has the following comments.

12-005 HIGH LINE # 1 TR C, A request concept/final approval of a conditional use to permit, Grid SW1631

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this conditional use.

* **12-008 ORIGINAL BLK 82 LT 2A, A request concept/final approval of a conditional use to permit a modification to a current Alcoholic Beverage Dispensary CUP in the B-2B Central business district-intermediate, Grid SW1329**

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this conditional use.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

Mayor Dan Sullivan

RECEIVED

DEC 01 2011

MEMORANDUM

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

Comments to Anchorage Assembly Applications/Petitions

DATE: December 1, 2011
TO: Angela Chambers, Current Planning Section Supervisor
FROM: Matthew Hendrick, Plan Review Engineer
SUBJECT: Comments for Assembly Public Hearing date: January 17, 2011

Case No. 2012-008 – A request for concept/final approval of a conditional use to permit a modification to a current Alcohol Beverage Dispensary CUP in the B-2B Central Business district-intermediate.

Private Development has no objection to the conditional use.

Historical Information



State of Alaska

Alcoholic Beverage Control Board RESTAURANT DESIGNATION PERMIT

AS 04.16.049 and 15AAC 104.715.796

This permit terminates upon cessation of the holder's Liquor License.

This permit authorizes the Liquor Licensee to allow underage persons on licensed premises under provisions of AS 04.16.049 as indicated at right.

LICENSE NUMBER 99700-3945	FILING FEE \$50.00 CODE 106
------------------------------	--------------------------------

This permit must be displayed in close proximity to the posted Liquor License.

ANCHORAGE MARRIOTT HOTEL
820 W 7th Ave.
COLUMBIA PROPERTIES ANCHORAGE LP
MAIL 207 Grandview Dr.
E. Mitchell, KY 41017-2799

1. Under AS 04.16.010(c) 800 (ie restaurant) or eating place.
2. Persons 16 years of age and older may dine unaccompanied (AS 04.16.049(a)(2)).
3. Persons under the age of 16 years may dine accompanied by a person 21 years of age or older (AS 04.16.049(a)(3)).
4. Persons between 16 and 18 years of age may be employed (AS 04.16.049(b)). Note: Under AS 04.16.049(d) a permit is not required to employ a person 19 or 20 years of age.
5. Limitations: Approved for the restaurant area ONLY.

Douglas B. Giff
DIRECTOR

04-014 (Rev. 1/97)