

Old Seward Oceanview Community Council (OSOVCC)

Resolution #2022-01

Transfer of Alcohol Permit for Brown Jug location at Huffman Business Park, Lot M-1

Whereas Old Seward Oceanview Community Council (OSOVCC) met on February 23, 2022 at our regularly scheduled meeting date and time via Zoom; and

Whereas OSOVCC became aware in February 2022 of the interest of Afognak Native Corporation (Afognak), Owner of Brown Jug, in leasing the property being constructed in the Huffman Business Park on Lot M-1; and

Whereas the OSOVCC is aware that this site on Lot M-1 is intended by Brown Jug for package store alcoholic beverages and tobacco and is permitted in this zoning and other permitted activities as per Due Diligence; and

Whereas OSOVCC is aware that this Lot M-1 is also the intended lease site of Scorpion Grass marijuana retail and Starbucks drive thru and is north of the Sonic Restaurant; and

Whereas neighborhood residents and concerned citizens have serious reservations with another vendor with package alcohol permits in the area, and the ensuing saturation effect on small businesses; and

Whereas OSOVCC residents consider this location to be in a high traffic area, hostile for pedestrians, cyclists, motorcycles, and vehicles in an already crowded magnet commercial area which cannot sustain more traffic; and

Whereas ingress and egress within the Huffman Business Park is restricted to one entry/exit from the east side of Old Seward Highway, one entry/exit from Industry Way, one entry/exit from the east side of a roundabout, and one entry/exit going west on Huffman near the exit from New Seward Highway; and

Whereas the OSOVCC has discussed the permitting of this vendor in this location at the February 23, 2022 meeting and has substantive issues with another alcoholic beverage outlet within this area due to multiple vendors already located within the Huffman Business Park. Afognak was present at this meeting and mentioned a scarcity of package stores in the area and that they expected no traffic impacts to the area. Afognak stated they were unaware the Kinney Engineering Report (referenced below), the actual number of package stores within the Huffman Business Park area, and the future marijuana retail site lease; and

Whereas OSOVCC has made District 6 Assembly Members and State Representative Tom McKay aware of concerns with oversaturation of the number of package retail locations located within the immediate area surrounding Lot M-1: Anchorage Wine House, Raven's Ring Beer Brewery, Carrs Oaken Keg, Speedway (located in the same shared parking area adjacent to Lot M-1), Anchorage Denali Winery. Furthermore, these vendors with full package permits are in very close proximity to the proposed leasing site, notably Speedway ~345 feet, Anchorage Wine House 425 feet, Carrs Oaken Keg 1,200 feet; and the proposed Brown Jug Liquor, and within one mile, Value Liquor; and

Whereas Upon request by OSOVCC in January 2022 to Municipality of Anchorage Traffic Department (Muni Traffic) for more information about this development site, OSOVCC was informed on January 27, 2022 of the Kinney Engineering, LLC report dated September 7, 2021 citing the increase business traffic would increase by 68%, during morning and evening hours; the report did not include lunch time peak hours. This report was not provided to OSOVCC previously; and

Whereas upon review of the Kinney Engineering, LLC report (attached) provided by the Muni Traffic, it was determined that Afognak had been planning with the Developer to apply to lease this location in early 2021 and had no contact with the Community Council prior to February 2022; and

Whereas furthermore local vendors have been denied a package outlet permit on the south side of Huffman Road due to a Warranty Deed dated Feb. 25, 1961 (Book 218 Page 71 Case 61-2241) and were twice more denied in separate locations on the south side of Huffman by Municipality of Anchorage, State of Alaska, and our own community council; and

Whereas OSOVCC has made Muni Traffic, the Municipality of Anchorage Planning Department, and the District 6 Assembly Members aware of current and anticipated concerns with traffic issues involving new businesses immediately adjacent to this site: Sonic Drive-In, Scorpion Grass marijuana retail, and Starbucks Drive Thru. See letters dated April 27, 2021, and June 9, 2021; and

Whereas OSOVCC's shopping area is concentrated predominantly in the Huffman Business Park area: US Post Office, Carrs, four fast food vendors, three restaurants, three urgent care facilities, two banking facilities with drive up, two physical therapy units, two gyms, dentists, Anchorage School District Nutrition Center, Anchorage School District Maintenance Center, two gas stations, and various other essential services; and

Whereas OSOVCC residents are aware that the March 2022 soft opening of Sonic Restaurant adjacent to Lot M-1 resulted in a high level of traffic disturbance to Huffman Road, Industry Way, and Huffman Park Drive, and required intervention by Anchorage Police Department and Muni Traffic Department enforcement. Sonic chose to close the location temporarily. Sonic Restaurant and the Brown Jug Liquor Store will contribute significantly to the overall traffic congestion to this Lot M-1 and adjacent streets; and

Now therefore the OSOVCC has met and resolves that this liquor permit holder does not operate a liquor license at this location, that it is a core problem of oversaturation of full package permits and will intensify the insurmountable traffic issues. Further entry should be denied.

Issue introduced March 23, 2022 Vote Yea _____ No _____

Final vote April 27, 2022 Yea _____ No _____

Testified by: _____

President, OSOVCC Dated _____

Attached:

Minutes of OSOVCC February 23, 2022

Kinney Engineering, LLC Report

Historical communications with Government officials dated April 27, 2021 and June 9, 2021.

Site plans for Lot M-1, 61 North Architects