



Municipality of Anchorage

Ethan A. Berkowitz, Mayor

– Real Estate Department –

April 26, 2019

Paul Stang, Chair
University Area Community Council
3037 Widgeon Lane
Anchorage, AK 99508

Paul:

Here is the most current information on the Tudor/Edmore Development:

Anchorage Health Department Building

The developer is finalizing the financing for the new health building in hopes of breaking ground late summer or early fall of this year. This building at the corner of Tudor Road and Tozier Drive will be the first facility to be constructed, with a potential medical office building on the southern lot beginning in 2020 or 2021. ABATE will use their existing area most of this summer for motorcycle training until the developer is ready to clear and grub the property in preparation of construction. The plat has been recorded and the rezone for the mixed use development is complete.

New ADS Student Transportation Facility

The request to remove a plat note that currently prohibits access to Tudor Centre Drive from the proposed site has been submitted to the Planning Department and will be processed for a public hearing at the Platting Board. A driveway will be required to be built to Tudor Centre Drive for school buses operations. The existing driveway to Elmore Road will allow right turns and the driveway to Tudor Centre Drive will allow both right and left turns to disburse the buses to their neighborhood routes.

Staff will be submitting Assembly documents next month to authorize a phased sole-source contract with Dowl Engineers to begin a Corp. of Engineers Wetland Permit application and a Conditional Use Permit for the new bus facility. Currently there is a wetland permit for the old APD headquarters and that permit will need to be terminated and a new permit requested for the bus facility. The new title 21 code requires a Conditional Use Permit process for the bus facility in the PLI (Public Lands and Institution) zoning district. The Condition Use Permit process will include air quality and noise studies for the site and the two processes will run concurrently.

Robin Ward, Director