

UACC DRAFT 1/5/20 prs

To Francis D. McLaughlin

Subject: Case 2020-0014 - Rezone Ernie Turner Site for Southcentral Foundation

Hi Francis,

The University Area Community Council fully endorses Kristine Bunnell's comments (Attachment 1). Members of the UACC worked hard on developing the UMED District Plan several years ago and feel that all of institutions and organizations in Anchorage should actively support and follow the plan, which was formally adopted by the Muni. As our related November 3, 2019 comments to Corliss Kimmel on Muni Case No. S12514 (Attachment 2) indicated, we are quite concerned about the danger of entrance and egress from the site onto high traffic Tudor Drive and recommend this access driveway be closed and replaced by green space. UACC believes that entrance and egress is especially dangerous there because Tudor Drive traffic flowing west often exceeds the posted 50 mph speed limit up to the Elmore light and, if it is green, traffic tends not to slow down as it passes the Ernie Turner Center. Furthermore, the proposed circuitous route to the Center via Florina Street is counterintuitive, tempting more drivers to take the old Tudor entrance/egress.

UACC also objects that the plan provides for 148 parking places, mostly conspicuous frontage parking. Given its function and proposed number of beds, the focus on parking seems excessive. The designers of this site seem to have totally ignored Anchorage concept of Live. Work. Play. No apparent spaces for bicycles. No residential housing. Not a pedestrian friendly location. No consideration of the UMED District Plan that several of us worked hard on and was adopted in full by the Muni. We urge the Petitioner to study the guidelines in the Plan and meet with the Long-Range Planning Department, as offered by Ms. Bunnell to see what improvements can be made. Overall, UACC feels that there are sufficient problems with the proposed site that the Petitioner should consider seeking land for the Ernie Turner Center elsewhere such as on the East side of Elmore Road, north of Ambassador Drive, a vibrant peaceful area focused on Native medical issues, even though not currently owned by the Petitioner.

Thanks for your consideration.

Paul Stang  
President, UACC

### **Attachment 1**

**From:** Bunnell Kristine

**Sent:** Friday, December 27, 2019 2:07 PM

**To:** McLaughlin, Francis D. <[francis.mclaughlin@anchorageak.gov](mailto:francis.mclaughlin@anchorageak.gov)>  
**Cc:** Wong, Carol C. <[carol.wong@anchorageak.gov](mailto:carol.wong@anchorageak.gov)>; McNulty, Michelle J. <[michelle.mculty@anchorageak.gov](mailto:michelle.mculty@anchorageak.gov)>; Whitfield, David R. <[david.whitfield@anchorageak.gov](mailto:david.whitfield@anchorageak.gov)>; Kimmel, Corliss A. <[corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov)>  
**Subject:** Case 2020-0014 - Rezone Ernie Turner Site for SCF  
**Importance:** High

Dear Francis,

The rezone request is consistent with both Anchorage 2040 and the UMED District Plan. I see no problem with the rezone request.

There are however, issues with the "Draft" site design included in the rezone packet.

The "Draft" site design does not incorporate the adopted UMED District Plan design guidelines found on pages 42-46 in the UMED District plan. The draft and final site design would need to incorporate the standards for Organizational and Private Development, Building Mass, Building Orientation, Roadways, Pedestrian and Bicycle Access, Service Access, and Parking Facilities located on pages 42-46 of the UMED District Plan.

For example, Parking Facilities are directed to be located and configured "for convenience without undue visibility." They should be "less dominant in the landscape than occupied buildings or major landscape features." The Parking Facilities section further directs parking to be "convenient but inconspicuous," frontage area parking is to be minimized, and laid out "with clear and direct pedestrian access routes."

Parking entrances are discouraged on pedestrian-oriented streets or close to corners. Finally, "wherever practicable, locate parking facilities out of the public view on the perimeter of the campuses to reduce conflicts with pedestrians and trails."

We understand that the Petitioner and/or Petitioner Representative may not be aware of these adopted design guidelines. Long-range Planning would be happy to meet with the Petitioner and their team to review the design guidelines.

Thank you, Kristine

*Kristine Rene' Bunnell*

*Municipality of Anchorage - Long Range Planning Section*

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*"This Place Matters"*

## **Attachment 2**

**From:** paul stang [paulrstang@gmail.com](mailto:paulrstang@gmail.com)

**Subject:** Muni Case No. S12514 (Rezone of Ernie Turner Center site at NW Corner of Tudor Rd and Elmore Rd)

**Date:** November 3, 2019 at 11:33:56 AM AKST

**To:** Corliss Kimmel [CorlissKimmel@AnchorageAK.gov](mailto:CorlissKimmel@AnchorageAK.gov)

**Cc:** Al Milspaugh <Prideplace@aol.com>, Steve Zemke <KateSteve@gci.net>, Barbara Garner <bebg42@me.com>, Joanna Nardini <jnardini@gci.net>, Krista Scott <kleigh.scott@gmail.com>, Jacob Gondek <JacobGondek@gmail.com>

Hi Corliss,

These are an update of the UACC comments that we sent you on 9/27/19. The **bold red** text shows the updates. Otherwise, our comments of 9/27/19 stand.

These are the comments of the University Area Community Council (UACC) on Muni Planning Case No. S12514. The petitioner, Southcentral Foundation, desires to combine preexisting tracts G4-1, G5 and G6 into a new tract, G5-1 at the NW corner of Tudor Rd and Elmore Rd.

The petitioner made a presentation to the UACC on September 4, 2019 and appeared **red** again on October 2, 2019 to provide more information.

Based on the **new** information we have, the UACC has the following modified requests:

That a 2<sup>nd</sup> access/egress not be made onto Tudor Rd. **We still feel that use of this existing Entrance/Exit is not necessary given the other three entrances/exits in the 10/1/19 Site Concept. Furthermore, mid-block entrance/exit onto Tudor is clearly a traffic hazard for those traveling on Tudor Rd, which already suffers frequent auto and bicycle accidents. If, despite our request, the Muni approves this driveway to Tudor Rd, we urge it to be an Exit only laid out to the highest level of Safety. The UACC now understands that an exit to the north onto Enstar property is not an option and also has withdrawn our objection to the entrance/exit to the NW as now presented on Southcentral Foundation's 10/1/19 Site Concept. Overall, the UACC thinks that locating the Detox facility along Ambassador Dr. would have been a far better idea.**

That the Southcentral Foundation request the Muni to provide a waiver for a substantial reduction in the required number of parking spots with the strong support of the UACC. Anchorage is a Live. Work. Play. community and the Muni's parking space requirements promote increased automobile transportation and negative incentives to bike or walk to office and other commercial buildings.

That, similarly, this new facility include residences on the top floor to promote Live. Work. Play.

Thank you for the opportunity to comment.

Paul Stang,

President, UACC