

## Campbell Park Community Council

### MINUTES

Thursday, June 16, 2022 | 7:00 pm

Via Zoom

- I. Call to order; quorum met. 16 members at 7:05 pm; Jordan Harary is acting chair as Chair Anna Hutchinson arrived late.
- II. Approval of Agenda: 7:06 pm – amended to include Mark Queen presentation on Sewer/Wastewater project; moved by Jordan, seconded by Kevin Fimon
- III. Approval of meeting minutes: 7:08 pm; moved Steve Johnson, seconded by Jordan Harary
- IV. Guest Speakers:
  - A. Mark Queen, Project Engineer from Anchorage Water & Wastewater Utility. Replacement of pipeline at Folker and Happy Lane – will shut down the whole lane on Happy to replace 143 linear feet of water pipeline. Estimated timeline: “It will be a 60 day project, but the pipework will take 3 weeks and the liner will take a week. So 3-4 week project in the field.” Campbell Creek Trail will still be accessible from that area.
  - B. LaQuita Chmielowski, DOWL presentation of the MOA Navigation Center Project, thanks to a facilitated working group between the Mayor’s office and the Anchorage Assembly over the past 10 months, a navigation center with a 150 + 50 surge capacity shelter beds will be constructed at the corner of Elmore and Tudor.
    - i. Question to Saxton Shearer about site selection. Answer: “There was a great compromise by the Assembly and the administration to agree to the 150 plus 50 occupancy. And because of that, that allowed the project management team -- and again, I'm really close to the construction piece -- to find some cost savings to bring this within budget. And that was a great compromise.”
    - ii. Question to Joe Gerace about using B3 as opposed to PLI. Answer: “So one of the struggles would be if, as a warehouse owner, one of the problems with B3 property would be some of those B3 properties have multiple businesses in close proximity. And a lot of times people have an interest in allowing us to lease that space, maybe for a shelter, but then some of the other businesses have stringent, loud objections to it.”
    - iii. Question to Saxton Shearer, how will Sprung Structures do in snow, high winds, and extreme temperatures? Answer: “Sprung structures are built to last extreme weather conditions and extreme situations. They're used on the North Slope; they're used in British Columbia; the snow load? It meets the requirements; the municipality of Anchorage has some of the strictest requirements in the country. The life expectancy of the structures is around 50 years for a performance guarantee. And I know the membrane itself is a 25-year guarantee.”
    - iv. Question to LaQuita Chmielowski regarding schedule for this meeting with Campbell Park CC, where the project will be located, as opposed to the community-wide meeting that was poorly attended. Answer: “Hindsight is 2020. But I think the decision was to have a community-wide meeting in a location that was central to all folks. The meeting was noticed in line with code.”
    - v. Question to Adam Trombley about site selection. Answer: “It's not as simple as just saying PLI or B3, finding another B3 location. When you look at title 21, not to exclude title 23, the building

code and what's required in certain areas. You have to look at the availability for maximum lot coverage. And the B3, it's unlimited, however, you have setbacks. So when you look at a facility, even 150-person facility and the square footage, do you have a B3 lot that's large enough with the setbacks? You have to have at least 6000 square feet. So that's the minimum, right? So are there any other lots out there that are B3 not adjacent to residential neighborhoods that could fit with the required setbacks? It's not as simple as just saying B3 and PLI."

vi. Question to Adam Trombley, can you send an analysis of the site selection? Answer: "Yes, I'd be happy to provide that list to you." Clarification question: we would like an analysis, not a 'list.' Answer: "Like I said, I will be happy to provide you that list. I'd be happy to let you know that in that list there are categories that identify particular needs for each location, and you will be able to see how each location was identified based on needs. It's a very easy-to-read table."

Vii: Question to Saxton Shearer about fire risk. Answer: "We have to protect the Basher Community Council through policy. And you will see that in the operations plan. Whether that's fire safety measures, mitigation."

Viii: Question to Laquita Chmielowski: do you have examples of good working shelters that are placed in forests? Answer: "It's not directly in the forest." Additional question to ACEH, Terria Ware: "We have been doing research on shelters, and to our knowledge, none of them exist in forests. They're usually in accessible areas."

Iv: Question to Joe Gerace: do businesses have more say about a homeless shelter than homeowners? "What I said was when we go look at a business, take something like it came up one of the sites that was proposed was the Safeway building in Airport Heights. Well, it's very complex, because you can say that site is available for rent . . . but one of the things that comes up to that property owner is all those other people that are in the remainder of that mall. We are not considering anyone more or less than anyone else; everyone gets an even voice here. But one of the complexities when you look at a business property is the other co-located businesses on that site . . . The other piece that I think is really relevant around the PLI is we own it; it reduced the overall cost of this structure, particularly with the 2-year planned usage."

## V. Reports

- A. Assembly (Meg Zaletel) : Transportation Improvement Program (TIP) has several projects that affect our neighborhood and will come back for approval in August: safety concerns along the Tudor corridor, pedestrian/bike bridge over Lake Otis, AMATs non-motorized safety campaign (a way to prioritize safety about non-motorized trails and lanes); Question about Dowling and Seward Highway and lack of access to apartment complexes. Answer: "Shoot an email explaining the situation because sometimes there's edits that can be made."
- B. Legislature (Rep. Andy Josephson- no report; Note: Sen. Gray-Jackson takes summer off)
- C. Mayor's Office – no report
- D. School Board (Dave Donnelly): Summer School is in full swing. Lots of options. The board is looking at school board boundaries. Some schools with low censuses may warrant closing down. This review is overdue and will likely be finished this fall. Member Donnelly has recommended revisiting the bonding issue as soon as possible because so many projects did not get funded due to the failure of the bond passage. Safety projects need to happen.
- E. FCC (Kevin Fimon): "Last night we had elections. Had some terming out of officers. New president Gretchen Stoddard from Huffman O'Malley. Linda Chase from Rogers Park remains vice chair. Bruce Roberts from Abbott Loop remains the Secretary, and yours truly remains treasurer." FCC annual picnic on July 20 at Valley of the Moon Park.
- F. Housing and Homelessness Committee (Michael Burke/Pat Dooley) – no report
- G. JBER – no report

- H. CPMC Chair (Anna Hutchinson) – Debate over whether board members running for state office should maintain their board position. Decision that Jordan Harary and Andrew Gray should step down. Lindsey Durrell is appointed to take over Vice Chair. Terria Ware is appointed to take over as secretary at August meeting.
- VI. New Business: confirm no July CPMC meeting - CONFIRMED
- VII. Next Meeting: August 18th, 2022, 7:00 p.m. Zoom
- VIII. Adjournment