

CAMPBELL PARK COMMUNITY COUNCIL Resolution 2012-01

WHEREAS, the Municipality of Anchorage Planning and Zoning Commission has denied a major amendment to an existing conditional use/Southcentral Foundation (Case #2008-067), #2012-063, by a vote of 6 to 3 on July 2, 2012. Findings of fact became official August 6, 2012 with the Planning and Zoning Commissions' Resolution 2012-030.

WHEREAS, the petitioner is appealing the decision, requesting a Rehearing in front of Planning and Zoning and asking for approval of a proposed expansion of their current facilities.

WHEREAS, the proposed amendment would allow expansion on four additional land parcels to include a 150 seat auditorium, up to 30 staff, and 130 beds and the proposed amendment would allow significant expansion in a residential neighborhood with inadequate road and neighborhood infrastructure to support the expansion. This expansion belongs in PLI zoning.

WHEREAS, according to the 2008 Conditional use Permit, only lay counselors were to be on site on Lark Street, Southcentral Foundation now indicates that 63-68% of their attendees are perpetrators and victims making this facility more of a correctional institution.

WHEREAS, the cumulative impacts of this expansion would far exceed that of any permitted residential development and the size of this expansion is too intense for the fragile infrastructure in this area and there is nothing as large as what Southcentral Foundation has planned in any residential- R2M and R3 - area in Anchorage.

WHEREAS, a formal complaint exists with the Municipality of Anchorage zoning and code enforcement forcing Southcentral

Foundation to deal with items required, but not done, until this complaint was filed.

WHEREAS, Southcentral Foundations' expansion proposal does not fit into the Anchorage 2020 land use policies, particularly land use policies 7, 10, 11, 20, 49, 57, 61, 62.

WHEREAS, Southcentral Foundation indicated other non-profits would also use this facility, not limited to Cook Inlet, but could include others Tanana, Bristol Bay, Aleut/Pribilof, and Kenai.

WHEREAS, Southcentral Foundation has indicated in its request for legislative funding, "The FWWI facilities in Anchorage are in high use. In light of the fact that FWWI is in high demand, and is also an event-driven program, FWWI requires a multi-functioning facility". There is nothing to prevent this facility from being rented out to others.

WHEREAS, one of the Commissioners stated that if this were a brand new development, there would have to be road improvements..... and he thinks they have outgrown that particular location and for them to grow any larger, they are going to have to redevelop. Residents agree with this assessment.

NOW, THEREFORE, BE IT RESOLVED, BY THE CAMPBELL PARK COMMUNITY COUNCIL THAT:

The Campbell Park Community Council and neighborhood residents believe that the Southcentral Foundations' Family Warriors Wellness Initiative program is a much needed and beneficial program involving counselors, victims of abuse and perpetrators of abuse.

The Campbell Park Community Council and neighborhood residents believe that this facility would be better located in an area where expansion would not be detrimental to an existing residential area and where the training center/auditorium would have the correct zoning.

Campbell Park Community Council and neighborhood residents strongly support Planning and Zoning Commissions' denial of a major amendment to an existing conditional use (Case #2008-067) for Southcentral Foundation

The Campbell Park Community Council and neighborhood residents oppose any expansion of the current facilities on Lark Street.

A handwritten signature in cursive script, followed by the date "9-20-12". The signature appears to be "Peter Hamlett".

Peter Hamlett, President

Campbell Park Community Council