

Fairview Community Council Resolution CS-2014-05a

Whereas, there have been concerns raised about the practices of the Oaken Keg #52 package store ("Oaken Keg") that resulted in the passage of Resolution CS-2013-06; and

Whereas, the Fairview Community Council's ad-hoc Public Safety Committee has met with representatives of Oaken Keg on February 22, March 26, April 24, and August 28, 2014 at public meetings to discuss these concerns; and

Whereas, the products of these public meetings are 1) recommended elements of a new Conditional Use Permit for the store, 2) and action plan for the store, and 3) an assessment plan.

Therefore, be it resolved that the Fairview Community Council accepts the products of the public process described above as enumerated in the final Whereas clause; and

Be it further resolved that the Fairview Community Council authorizes its president to enter into formal agreements with Oaken Keg pertaining to the recommended elements of the Conditional Use Permit, the action plan, and the assessment plan.

Passed this ____ day of _____, 201__, with a vote of ____ Ayes, ____ Nays, and ____ abstentions.

Christopher Constant
President, Fairview Community Council

Conditional Use Permit Elements – Oaken Keg #52 ("Oaken Keg")

The elements listed below have been developed through a collaborative process involving the Public Safety Committee (PSC) of the Fairview Community Council (FVCC) and representatives of one of the two package stores in Fairview: Oaken Keg #52 located at Carrs/Safeway at 1340 Gambell Street. PSC meetings about the Conditional Use Permits (CUPs) occurred on February 27, March 26, April 24, and August 28, 2014.

These elements have been approved by the FVCC Executive Board and general membership.

GENERAL OPERATIONS

1. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premises and at a location visible to the public.
2. The store will follow current state and municipal law concerning who can enter and remain in a package store with respect to age and identification.

PERSONNEL

1. There shall be no fewer than two employees on duty during the hours that alcohol is sold.
2. The store will develop, implement and continually upgrade a formalized training and discipline program, including standards for identification and trespass.
3. All employees must attend TIPS training (or another alcohol training program recognized by the State of Alaska) within 30 days of employment.
4. All employees must attend TIPS refresher/retraining courses (or another alcohol training program recognized by the State of Alaska) every 18 months thereafter.
5. Any employee found to be selling alcohol to minors will be terminated and ineligible for rehire. If union rules prohibit termination, that employee will be reassigned to a position away from the package store and liquor handling.
6. Any employee convicted of a violation of state law pertaining to sale of alcohol to drunken persons will be terminated and ineligible for rehire. If union rules prohibit termination, that employee will be reassigned to a position away from the package store and liquor handling.
7. The store will assign personnel to collect refuse around the exterior of the building, the store's parking lot, and sidewalks abutting the property.

RESTRICTIONS ON PRODUCTS SOLD

1. No cheap wines, such as White Port, in any size, may be sold. No fortified wines priced lower than \$10.00 a bottle may be sold.
2. No six packs of beer priced lower than \$6.00 may be sold.
3. Any products where the 750 milliliter size has a shelf price of \$10.00 or less will not be stocked.

ADVERTISING

1. Store shall not post advertising of any kind displaying price points on outward-facing store doors or windows, or on the outside of the building (including, but not limited to reader boards, banners affixed to building, and stand alone signage in parking lots or outside the door).
2. Corporate visibility on sponsorship of neighborhood events may contain the store name and logo but may not feature any alcohol logo, name brand, image, etc.

SECURITY

1. Surveillance cameras are to be installed/maintained that allow for an unobstructed view of the interior and exteriors of the building, including cash register areas. Tapes will be made available upon request by the Anchorage Police Department.
2. The Oaken Keg manager is to be on the premises a minimum of 20 hours per week.

MOA / ABC BOARD

1. The store will provide written consent to these conditions to the Director of Community Planning & Development no later than December 31 2014, and file with the state Recorder's Office and the ABC Board.
2. The special limitations set forth in this resolution prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code (AMC) unless specifically provided otherwise. All provisions of Title 21 of the AMC not specifically affected by a special limitation set forth in this resolution shall apply in the same manner as if the district classification applied by the resolution was not subject to special limitations.

Fairview Community Council
Christopher Constant, President

Date

Oaken Keg #52

Date

Action Plan – Oaken Keg #52 (“Oaken Keg”)

1. Oaken Keg will develop and implement a program with training on how to reduce third party sales. Employees will be trained every eighteen months.
2. Oaken Keg commits to operating a drug-free workplace and will implement drug testing of all employees prior to employment and after any on-the-job-injury incidents. Any employee failing drug testing will be terminated and ineligible for rehire. Proof of a drug testing program/policy will be presented at FVCC meetings.
3. To prevent intoxicated persons purchasing, or attempting to purchase alcohol, Oaken Keg will devise and implement a progressive warnings/trespass program, culminating in trespass citations and prosecution and restriction from purchases for a period of up to one year. Oaken Keg will develop and regularly update a Trespass List, refusing alcohol sales to known trespass violators.
4. Oaken Keg will devise and implement a progressive warning/trespass program for persons, sober or intoxicated, who purchase or attempt to purchase alcohol for someone who is (a) on the package store property; and (b) intoxicated; or (c) underage; or (d) on the Trespass List; or (e) carrying a red stripe on Alaska Identification.
5. Where applicable, Oaken Keg security personnel will be in regular contact with inside sales staff.
6. Oaken Keg will install and maintain exterior security lighting.
7. Oaken Keg will keep a monthly log book of all incidents related to the police, Anchorage Safety Patrol, and refusals of sales detailing reasons for refusals (minors, intoxicated persons, fake ID, etc.) Each month, a summary of the previous month’s log will be provided to the FVCC at the general membership meeting.
8. Representatives from Oaken Keg will attend every General Membership meeting of the FVCC.
9. Using input from Oaken Keg logs, APD, ASP, community residents, and other stakeholders, the Fairview Community Council will review these conditions every month from implementation through the end of November 2014; and will use its findings when presenting recommendations for liquor license renewal to the Municipality of Anchorage Assembly in December 2014. Subsequent reviews shall be done every three months during 2015 and every six months thereafter by the FVCC Executive Board or an FVCC committee tasked with such reviews, with reports to the MOA Assembly Public Safety Committee.

Assessment Plan

This assessment has two goals: 1) assess the compliance of the package stores with the action plan, and 2) assess the effectiveness of the action plan.

Assessing compliance with the action plan

This is essentially a process evaluation that entails monitoring to ensure that the elements of the action plan have been followed.

Elements of the action plan (as opposed to a Conditional Use Permit) are included in the attached table, which describes the plan for monitoring the extent to which each element is followed.

Elements that might be included in a Conditional Use Permit are not included in this monitoring program.

Action Plan Element	Method of Monitoring	Responsibility for Monitoring	Frequency of Monitoring
Development and implementation of on-going program on reduction of third-party sales	a. Presentation of program details b. Updates on extent of training provided in monthly report to FVCC	a. Store management b. FVCC	a. Once, with updates if needed b. Monthly
Drug testing program/policy	a. Presentation of policy or details of program b. Details on any drug tests that occurred provided in monthly report to FVCC	a. Store management b. FVCC	a. Once, with updates if needed b. Monthly
Development and implementation of progressive warning/trespass program; development and regular updating of Trespass list	a. Presentation of details of program b. Documentation of maintenance of list	a. Store management b. FVCC	a. Once, with updates if needed b. Monthly
Development and implementation of warning/trespass program for sales to third-party buyers	a. Presentation of details of program b. Documentation of maintenance of list	a. Store management b. FVCC	a. Once, with updates if needed b. Monthly
Installation and maintenance of exterior security lighting	Presentation of details of lighting system	Store management	Once, with updates if needed

Attendance at FVCC General Membership Meetings	Review of sign-in sheets	FVCC Secretary	Monthly
Log book of incidents	a. Physical inspection of log book b. Summary of previous month's log contents	a. Person(s) designated by FVCC President b. FVCC	a. As needed b. Monthly
Review of action plan elements	Input from package store logs, APD, CSP, community residents, and other stakeholders	FVCC Executive Board or other committee	Monthly until Nov. 2014; ever three months during 2015; every six months from 2016 on

Per the monitoring plan presented above, Oaken Keg will be expected to provide reports containing the following information to the Fairview Community Council at each General Membership Meeting:

- Descriptions of responses to employees who sold alcohol to third-party buyers
 - How many incidents
 - Action taken against employees
- Description of any drug testing of employees
 - How many employees were tested and how many tests were administered
 - Action taken against employees who failed test
- Details of trespass list
 - How many people are on the list
 - How many people were added to or removed from the list in past month
 - Reasons for additions or removals from the list
- Details of changes to programs, policies, or systems previously presented to the FVCC as part of the action plan

Assessing the effectiveness of the action plan

"Effectiveness" was not defined in CS-2013-06. Because the primary purpose for the resolution was to reduce problems associated with chronic public inebriates that are assumed to be caused in part by the management practices of Oaken Keg, "effectiveness" might be broadly defined as a reduction in problems associated with chronic public inebriates. However, it should be noted that there are multiple causes for chronic public inebriates being in Fairview, so the continued presence of those individuals should not be interpreted as failure of the liquor store to comply with the implementation of the action plan. Further, the inability of a liquor store to legally control the behavior of people off their properties should be recognized.

Proposed measures of effectiveness

1. Calls-for-service (CFS) of the type "drunk transport" (this is the best measure of chronic public inebriate activity, as it designates the call as one resulting in a transport of someone drunk enough to be a danger to themselves or others to the Anchorage Safety Center).

- a. A non-equivalent control group time series design will be used which will a) control for seasonal effects, and b) compare Oaken Keg with similar liquor stores in Anchorage that are not subject to this action plan.
- b. CFS will be accessed from raidsonline.com and classified as occurring in
 - i. The block on which a given store is located
 - ii. 500-ft, 1000-ft and ¼ mile buffer areas around the stores' locations
 - iii. The comparison stores' locations (by block face)
 - iv. 500-ft, 1000-ft and ¼ mile buffer areas around the comparison stores' locations
 - v. The Anchorage Bowl as a whole

This design will permit comparison between Oaken Keg in Fairview and similar stores in comparable neighborhoods. It should also allow for detection of spatial displacement and diffusion of benefits.

- c. To control for seasonal effects, aggregated weekly counts of CFS within each geographic area will be used, and the patterns from the year prior to implementation of the action plan will be compared to CFS from the year following implementation of the action plan.
 - i. Monthly comparisons will also be made, i.e., comparing November of 2014 to November of 2013.

Threats to the Validity of the Research Design

Police calls-for-service are not perfect measures of crime or disorder. They reflect only what is reported to the police. A common occurrence when crime prevention measures are implemented is an INCREASE in reported crime, because people who previously did not call the police now start to do so. Publicity about a crime prevention program can increase reporting too. This is why it is necessary to measure CFS for a long period after an intervention to allow time for this effect to wear off. Also, CFS reflect officer-initiated activity. A change in a police department's policy or practice, or even a change in the individual officers working in an area, can lead to an increase or decrease in CFS, independent of any actual change in the amount of criminal or disorderly behavior. This is a particular concern in this assessment, because the areas under study are very small (and weekly CFS are fairly low). Small actual changes to small base numbers can look very large if percent change is the measure.

It will be difficult to find good comparison liquor stores. The environmental characteristics around 12th/13th Aves and Gambell St. are unique.

There are many extraneous variables, some known, and some unknown, that will make it extremely difficult to make confident statements about any causal relationships between Oaken Keg policies and practices and the behavior or presence of chronic public inebriates:

- policies of nearby social service agencies
- creation or demise of programs focused on chronic public inebriates
- the total number of chronic public inebriates in Fairview and other parts of Anchorage
- the spatial distribution of chronic public inebriates in Anchorage
- weather factors
- law enforcement activities
- economic factors
- land use

Fairview Community Council Resolution CS-2014-05b

Whereas, there have been concerns raised about the practices of the Spirits of Alaska package store ("Spirits of Alaska") that resulted in the passage of Resolution CS-2013-06; and

Whereas, the Fairview Community Council's ad-hoc Public Safety Committee has met with representatives of Spirits of Alaska on February 22, March 26, April 24, and August 28, 2014 at public meetings to discuss these concerns; and

Whereas, the products of these public meetings are 1) recommended elements of a new Conditional Use Permit for the store, 2) and action plan for the store, and 3) an assessment plan.

Therefore, be it resolved that the Fairview Community Council accepts the products of the public process described above as enumerated in the final Whereas clause; and

Be it further resolved that the Fairview Community Council authorizes its president to enter into formal agreements with Spirits of Alaska pertaining to the recommended elements of the Conditional Use Permit, the action plan, and the assessment plan.

Passed this ____ day of _____, 201__, with a vote of ____ Ayes, ____ Nays, and ____ abstentions.

Christopher Constant

President, Fairview Community Council

Conditional Use Permit Elements – Spirits of Alaska

The elements listed below have been developed through a collaborative process involving the Public Safety Committee (PSC) of the Fairview Community Council (FVCC) and representatives of one of the two package stores in Fairview: Spirits of Alaska #1, located at 1139 Gambell Street. PSC meetings about the Conditional Use Permits (CUPs) occurred on February 27, March 26, April 24, and August 28, 2014.

These elements have been approved by the FVCC Executive Board and general membership.

GENERAL OPERATIONS

1. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premises and at a location visible to the public.
2. The store will follow current state and municipal law concerning who can enter and remain in a package store with respect to age and identification.

PERSONNEL

1. There shall be no fewer than two employees on duty during the hours that alcohol is sold.
2. The store will develop, implement and continually upgrade a formalized training and discipline program, including standards for identification and trespass.
3. All employees must attend TIPS training (or another alcohol training program recognized by the State of Alaska) within 30 days of employment.
4. All employees must attend TIPS refresher/retraining courses (or another alcohol training program recognized by the State of Alaska) every 18 months thereafter.
5. Any employee found to be selling alcohol to minors will be terminated and ineligible for rehire. If union rules prohibit termination, that employee will be reassigned to a position away from the package store and liquor handling.
6. Any employee convicted of a violation of state law pertaining to sale of alcohol to drunken persons will be terminated and ineligible for rehire. If union rules prohibit termination, that employee will be reassigned to a position away from the package store and liquor handling.
7. The store will assign personnel to collect refuse around the exterior of the building, the store's parking lot, and sidewalks abutting the property.

RESTRICTIONS ON PRODUCTS SOLD

1. No cheap wines, such as White Port, in any size, may be sold. No fortified wines priced lower than \$10.00 a bottle may be sold.
2. No six packs of beer priced lower than \$6.00 may be sold.
3. Any products where the 750 milliliter size has a shelf price of \$10.00 or less will not be stocked.

ADVERTISING

1. Store shall not post advertising of any kind displaying price points on outward-facing store doors or windows, or on the outside of the building (including, but not limited to reader boards, banners affixed to building, and stand alone signage in parking lots or outside the door).
2. Corporate visibility on sponsorship of neighborhood events may contain the store name and logo but may not feature any alcohol logo, name brand, image, etc.

SECURITY

1. Surveillance cameras are to be installed/maintained that allow for an unobstructed view of the interior and exteriors of the building, including cash register areas. Tapes will be made available upon request by the Anchorage Police Department.
2. Owner Bridget Thompson is to be on the premises a minimum of 20 hours per week.

MOA / ABC BOARD

1. The store will provide written consent to these conditions to the Director of Community Planning & Development no later than December 31 2014, and file with the state Recorder's Office and the ABC Board.
2. The special limitations set forth in this resolution prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code (AMC) unless specifically provided otherwise. All provisions of Title 21 of the AMC not specifically affected by a special limitation set forth in this resolution shall apply in the same manner as if the district classification applied by the resolution was not subject to special limitations.

Fairview Community Council
Christopher Constant, President

Date

Spirits of Alaska
Bridget Thompson, Owner

Date

Action Plan – Spirits of Alaska

1. Spirits of Alaska will develop and implement a program with training on how to reduce third party sales. Employees will be trained every eighteen months.
2. Spirits of Alaska commits to operating a drug-free workplace and will implement drug testing of all employees prior to employment and after any on-the-job-injury incidents. Any employee failing drug testing will be terminated and ineligible for rehire. Proof of a drug testing program/policy will be presented at FVCC meetings.
3. To prevent intoxicated persons purchasing, or attempting to purchase alcohol, Spirits of Alaska will devise and implement a progressive warnings/trespass program, culminating in trespass citations and prosecution and restriction from purchases for a period of up to one year. Spirits of Alaska will develop and regularly update a Trespass List, refusing alcohol sales to known trespass violators.
4. Spirits of Alaska will devise and implement a progressive warning/trespass program for persons, sober or intoxicated, who purchase or attempt to purchase alcohol for someone who is (a) on the package store property; and (b) intoxicated; or (c) underage; or (d) on the Trespass List; or (e) carrying a red stripe on Alaska Identification.
5. Where applicable, Spirits of Alaska security personnel will be in regular contact with inside sales staff.
6. Spirits of Alaska will install and maintain exterior security lighting.
7. Spirits of Alaska will keep a monthly log book of all incidents related to the police, Anchorage Safety Patrol, and refusals of sales detailing reasons for refusals (minors, intoxicated persons, fake ID, etc.) Each month, a summary of the previous month's log will be provided to the FVCC at the general membership meeting.
8. Representatives from Spirits of Alaska will attend every General Membership meeting of the FVCC.
9. Using input from Spirits of Alaska logs, APD, ASP, community residents, and other stakeholders, the Fairview Community Council will review these conditions every month from implementation through the end of November 2014; and will use its findings when presenting recommendations for liquor license renewal to the Municipality of Anchorage Assembly in December 2014. Subsequent reviews shall be done every three months during 2015 and every six months thereafter by the FVCC Executive Board or an FVCC committee tasked with such reviews, with reports to the MOA Assembly Public Safety Committee.

Assessment Plan

This assessment has two goals: 1) assess the compliance of the package stores with the action plan, and 2) assess the effectiveness of the action plan.

Assessing compliance with the action plan

This is essentially a process evaluation that entails monitoring to ensure that the elements of the action plan have been followed.

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Development and implementation of warning/trespass program for sales to third-party buyers	a. Presentation of details of program b. Documentation of maintenance of list	a. Store management b. FVCC	a. Once, with updates if needed b. Monthly
Installation and maintenance of exterior security lighting	Presentation of details of lighting system	Store management	Once, with updates if needed

Attendance at FVCC General Membership Meetings	Review of sign-in sheets	FVCC Secretary	Monthly
Log book of incidents	a. Physical inspection of log book b. Summary of previous month's log contents	a. Person(s) designated by FVCC President b. FVCC	a. As needed b. Monthly
Review of action plan elements	Input from package store logs, APD, CSP, community residents, and other stakeholders	FVCC Executive Board or other committee	Monthly until Nov. 2014; ever three months during 2015; every six months from 2016 on

Per the monitoring plan presented above, Spirits of Alaska will be expected to provide reports containing the following information to the Fairview Community Council at each General Membership Meeting:

- Descriptions of responses to employees who sold alcohol to third-party buyers
 - How many incidents
 - Action taken against employees
- Description of any drug testing of employees
 - How many employees were tested and how many tests were administered
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 - How many people are on the list
 - How many people were added to or removed from the list in past month
 - Reasons for additions or removals from the list
- Details of changes to programs, policies, or systems previously presented to the FVCC as part of the action plan

Assessing the effectiveness of the action plan

"Effectiveness" was not defined in CS-2013-06. Because the primary purpose for the resolution was to reduce problems associated with chronic public inebriates that are assumed to be caused in part by the management practices of Spirits of Alaska, "effectiveness" might be broadly defined as a reduction in problems associated with chronic public inebriates. However, it should be noted that there are multiple causes for chronic public inebriates being in Fairview, so the continued presence of those individuals should not be interpreted as failure of the liquor store to comply with the implementation of the action plan. Further, the inability of a liquor store to legally control the behavior of people off their properties should be recognized.

Proposed measures of effectiveness

1. Calls-for-service (CFS) of the type "drunk transport" (this is the best measure of chronic public inebriate activity, as it designates the call as one resulting in a transport of someone drunk enough to be a danger to themselves or others to the Anchorage Safety Center).

- a. A non-equivalent control group time series design will be used which will a) control for seasonal effects, and b) compare Spirits of Alaska with similar liquor stores in Anchorage that are not subject to this action plan.
- b. CFS will be accessed from raidsonline.com and classified as occurring in
 - i. The block on which a given store is located
 - ii. 500-ft, 1000-ft and ¼ mile buffer areas around the stores' locations
 - iii. The comparison stores' locations (by block face)
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 - v. The Anchorage Bowl as a whole

This design will permit comparison between Spirits of Alaska in Fairview and similar stores in comparable neighborhoods. It should also allow for detection of spatial displacement and diffusion of benefits.

- c. To control for seasonal effects, aggregated weekly counts of CFS within each geographic area will be used, and the patterns from the year prior to implementation of the action plan will be compared to CFS from the year following implementation of the action plan.
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Threats to the Validity of the Research Design

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- law enforcement activities
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- land use

Action Plan – Oaken Keg #52 (“Oaken Keg”)

1. Oaken Keg will develop and implement a program with training on how to reduce third party sales. Employees will be trained every eighteen months.
2. Oaken Keg commits to operating a drug-free workplace and will implement drug testing of all employees prior to employment and after any on-the-job-injury incidents. Any employee failing drug testing will be terminated and ineligible for rehire. Proof of a drug testing program/policy will be presented at FVCC meetings.
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5. Where applicable, Oaken Keg security personnel will be in regular contact with inside sales staff.
6. Oaken Keg will install and maintain exterior security lighting.
7. Oaken Keg will keep a monthly log book of all incidents related to the police, Anchorage Safety Patrol, and refusals of sales detailing reasons for refusals (minors, intoxicated persons, fake ID, etc.) Each month, a summary of the previous month's log will be provided to the FVCC at the general membership meeting.
8. Representatives from Oaken Keg will attend every General Membership meeting of the FVCC.
9. Using input from Oaken Keg logs, APD, ASP, community residents, and other stakeholders, the Fairview Community Council will review these conditions every month from implementation through the end of November 2014; and will use its findings when presenting recommendations for liquor license renewal to the Municipality of Anchorage Assembly in December 2014. Subsequent reviews shall be done every three months during 2015 and every six months thereafter by the FVCC Executive Board or an FVCC committee tasked with such reviews, with reports to the MOA Assembly Public Safety Committee.

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Assessing the effectiveness of the action plan

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Proposed measures of effectiveness

1. Calls-for-service (CFS) of the type "drunk transport" (this is the best measure of chronic public inebriate activity, as it designates the call as one resulting in a transport of someone drunk enough to be a danger to themselves or others to the Anchorage Safety Center).

- a. A non-equivalent control group time series design will be used which will a) control for seasonal effects, and b) compare Oaken Keg with similar liquor stores in Anchorage that are not subject to this action plan.
- b. CFS will be accessed from raidsonline.com and classified as occurring in
 - i. The block on which a given store is located
 - ii. 500-ft, 1000-ft and ¼ mile buffer areas around the stores' locations
 - iii. The comparison stores' locations (by block face)
 - iv. 500-ft, 1000-ft and ¼ mile buffer areas around the comparison stores' locations
 - v. The Anchorage Bowl as a whole

This design will permit comparison between Oaken Keg in Fairview and similar stores in comparable neighborhoods. It should also allow for detection of spatial displacement and diffusion of benefits.

- c. To control for seasonal effects, aggregated weekly counts of CFS within each geographic area will be used, and the patterns from the year prior to implementation of the action plan will be compared to CFS from the year following implementation of the action plan.
 - i. Monthly comparisons will also be made, i.e., comparing November of 2014 to November of 2013.

Threats to the Validity of the Research Design

Police calls-for-service are not perfect measures of crime or disorder. They reflect only what is reported to the police. A common occurrence when crime prevention measures are implemented is an INCREASE in reported crime, because people who previously did not call the police now start to do so. Publicity about a crime prevention program can increase reporting too. This is why it is necessary to measure CFS for a long period after an intervention to allow time for this effect to wear off. Also, CFS reflect officer-initiated activity. A change in a police department's policy or practice, or even a change in the individual officers working in an area, can lead to an increase or decrease in CFS, independent of any actual change in the amount of criminal or disorderly behavior. This is a particular concern in this assessment, because the areas under study are very small (and weekly CFS are fairly low). Small actual changes to small base numbers can look very large if percent change is the measure.

It will be difficult to find good comparison liquor stores. The environmental characteristics around 12th/13th Aves and Gambell St. are unique.

There are many extraneous variables, some known, and some unknown, that will make it extremely difficult to make confident statements about any causal relationships between Oaken Keg policies and practices and the behavior or presence of chronic public inebriates:

- policies of nearby social service agencies
- creation or demise of programs focused on chronic public inebriates
- the total number of chronic public inebriates in Fairview and other parts of Anchorage
- the spatial distribution of chronic public inebriates in Anchorage
- weather factors
- law enforcement activities
- economic factors
- land use