

**MUNICIPALITY OF ANCHORAGE**

***Heritage Land Bank***

4700 Elmore Road  
Anchorage AK 99507

**Public Comment and Response**

Project Name:	<b>Former Alaska Native Service Hospital Site Master Plan</b>	Project No:	
Project Status:	<input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other	Master Plan	
Reviewer Name/Title:	30-day PUBLIC COMMENT PERIOD		
Organization / Department:	Heritage Land Bank		
Phone Number:	907-343-7534	Date:	<b>03/14/2019</b>

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1)	AWWU		AWWU has no objection to this Master Plan. Coordination with AWWU regarding the existing water mains crossing Lot 2 and the need for access to maintain servicing these lines should be considered in the proposed uses and layout as they are better defined.	HLB Staff will keep AWWU informed of actions upcoming at the site through the Real Estate Department/AWWU quarterly meeting.
2)	Diane Kaplan		Hi there. Is one of the two plans being recommended for adoption? Thx!  Is there any workforce (affordable) housing in the plan (where it says "residential")?	Not at this time, the market will dictate the highest and best uses for the site; however, the uses identified in both alternative have been found to be most compatible with the community's needs and desires.  It is too early to determine the mix of housing at the site; we are aware of the need for mixed-income housing.

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3)	MOA Traffic	General	<p>Our comments are limited as a result of the general nature of the information presented. A more detailed set of comments will be available once one of the two preferred alternatives is selected (or refined, and a new preferred alternative selected) and a traffic impact analysis is prepared. Once that alternative has been selected, a more detailed review will need to be made of the following traffic safety issues:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Sight distance at the access located in the Hyder/3rd intersection (looking east, for outbound traffic)</li> <li><input type="checkbox"/> Pedestrian crossings at any/all site access points to 3rd Avenue</li> <li><input type="checkbox"/> Potential for right turn lanes at the vehicle access points</li> <li><input type="checkbox"/> Separation (distance) of the west site access point with the US DHHS site</li> </ul> <p>Others: e.g. levels-of-service, impacts to crash locations, modifications to traffic control devices, etc. may need to be included during the review of a preliminary TIA.</p>	HLB Staff will continue to engage with the Traffic Department through Agency Reviews when activities are proposed on the site and will conduct and provide any TIAs at that time.
4)	MOA Traffic	General	The west access point: mid-block between Eagle and Gambell, will require coordination with U.S. DHHS to provide adequate separation (or, in the alternative, co-location) of the ANMC site and USDHHS site accesses.	Noted. The Project Team has reached out to Indian Health Services to keep them informed of the Master Planning process.

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5)	MOA Traffic	General	It should be noted in the Master Plan that the intersection of 3rd and Ingra has been a location of a HSIP project that was constructed within the past two years. There have been several projects over the years attempting to address safety at this intersection. It is hoped, but not yet documented, that a permanent solution has been reached with the most recent project.	<p>Add after last paragraph of Section 6.1 Existing Access and Roads</p> <p>The intersection of 3<sup>rd</sup> Avenue and Ingra Street was reconstructed as a Highway Safety Improvement Program (HSIP) project in 2016. There have been several projects in the past attempting to address safety at this intersection. The MOA Traffic Department is still analyzing that intersection to determine if a permanent solution has been found, with the most recent intersection improvements.</p>
6)	MOA Traffic	General	While the current PM&E project should address the current pedestrian safety issues at/near (Ingra to Post, in other words) the entrance to the Brother Francis Shelter and Bean's Café, that does not suggest that pedestrian safety concerns might not arise from the [re-]development of this site given the mix of vehicle types (trucks), vehicle speeds and newly-generated pedestrian activity. This will need to be addressed once an alternative is selected and a traffic impact analysis is prepared.	Noted.
7)	Richard Mandsager, MD	General	<p>Thank you so much for your leadership through this process. Thank you also for the opportunity to participate.</p> <p>I like both of the preferred alternatives although my preference is for the residential focus plan. But either one is OK with me. Thanks so much to the idea that there should be a heritage circle on the site. That idea is present in both alternatives.</p>	<p>Noted.</p> <p>We invite you to continue to stay informed on site activation and redevelopment by reviewing and commenting on the HLB Annual Work Program.</p>

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8)	Staff summary of GAC Comments (formal comments expected)		<ul style="list-style-type: none"> <li>The seismic references are not completely accurate</li> <li>They do not support preferred alternative 2</li> <li>They support geotech analysis and environmental assessment work</li> </ul>	<p>-references to the seismic studies will be corrected.</p> <p>-density of residential uses in the seismic zone 5 will likely be decreased through the implementation of Special Limitations during the rezoning process.</p> <p>-HLB will coordinate as feasible to combine geotech and environmental site assessment work on the site.</p>
9)	Anchorage Historic Preservation Commission		4NHPP 3.2.1 Place an interpretive plaque at the site of the former Alaska Native Service (ANS) Hospital.	<p>Add to End of Section 5.3:</p> <p>5.4 Anchorage Original Neighborhoods, Historic Preservation Plan (2013)</p> <p>The Historical Preservation Plan for Anchorage's original four neighborhoods (Government Hill, Downtown, South Addition, and Fairview) calls for new and creative ideas that preserves each of the four neighborhood's unique characters. The Alaska Native Service site was identified in this plan as a perfect location to place an interpretive plaque. The interpretive plaque should incorporate Alaska Native Peoples' stories into existing and future narratives.</p>

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10)	Chris Constant		Some interesting history of the site. The site was originally called out to be a "Detention Hospital" on one lot and a park on the other.	<p>Replace Paragraph One of Section 2.4 History, Page 2 with:</p> <p>In 1927, the City of Anchorage was deeded the eastern 10 acres (Block 35) of the HLB site on 3<sup>rd</sup> Avenue originally for use as a city park, with the western 5 acres to be used as a detention hospital. A ski-jump was then developed over time and the site was also designated as a City Water Reserve. A portion of the site was forested and contained a water tower that served the entire City. The City of Anchorage deeded Blocks 35 and 36 back to the federal government in 1949.</p> <p>Add to end of page 6 under Section 2.4 History:</p> <p>In 2000, the federal government Quick Claim Deeded Block 35 and the eastern half of Block 36 back to the Municipality of Anchorage without the reverter clause dictating uses.</p> <p>In 2008, the Municipality of Anchorage transferred the two parcels into the Heritage Land Bank inventory.</p>

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11)	Connor Dunham		<p>I would like to comment on the HLB Master Plan for the Former Native Medical Center Master Plan 2019 Public Draft:</p> <p>The design alternatives do not incorporate the future highway ROW required for the connection to the Knik Arm Bridge Access Road shown in the Muni OSHP Plan (2014) as shown on Map 1, page 46. Saying that the project is not funded or that the connection should be eliminated is not within the scope and power of the HLB or the Municipality as this future connection will be vital for future generations. I do not believe all stakeholders for this connection have been contacted regarding this. Additionally, The OSHP Map 1 shows the Seward Highway connection to the Glenn Highway at the intersection of Hyder and 3rd. The master plan does nothing to address these future land and public ROW uses which would greatly impact the viability of the proposed project. Please address and bring another draft before the public.</p>	<p>Add to End of Section 6.3 Unconstructed ROWs</p> <p>The currently adopted version of the OS&amp;HP does identify Gambell Street north of 3<sup>rd</sup> Avenue as a Class II Minor Arterial. In discussions with DOT&amp;PF Representatives, during the course of the public outreach, it was explained that at this time, DOT&amp;PF does not intend to run the highway-to-highway project through this right-of-way due to site topography and other characteristics. The Highway-to-Highway project would connect the Seward Highway to the Glenn Highway. DOT&amp;PF is planning to complete studies to analyze what connection makes the most. With that, DOT&amp;PF does not necessarily want to vacate right-of-way, but they are open to working with HLB/MOA on what the best use of the land is and is open to the suggestions of this master plan.</p>
12)	Frank Rast		<p>Both development alternatives waste too much space for parking. Need to look to the future when urban areas such as this will have more public transportation. Why even bother planning anything, sell the property with zoning to the type of development desired and let the marketplace decide the highest and best use. In the interim, prior to land disposal this would be an ideal location for temporary homeless housing and mental health treatment services due to close proximity to Beans, Brother Francis and the Downtown Soup Kitchen.</p>	<p>Parking areas were based on current Title 21 parking requirements.</p>
13)	Larry Frey		<p>Great that you're doing something with that property!!!</p>	<p>We invite you to continue to stay informed on site activation and redevelopment by reviewing and commenting on the HLB Annual Work Program.</p>

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14)	Linda Kumin		<p>I agree with the Preferred Draft #1. However, I question the Solar Farm: it is on an NE facing slope. Has anyone done an initial study for this? It might be better to do a solar array on the south facing multi use and brewery/grocery buildings. Especially if those buildings can be 2-3 stories high and the south development can only be one story. There shouldn't be any residential development on the NE slope: it will slide.</p> <p>It will be lovely to see a new community develop on the old Alaska Native Medical Center site. Hopefully, there will be low-income housing included in the mix. We are sadly lacking in this area.</p>	<p>There is general community (and utility) interest in locations for solar projects. This site has not had any formal feasibility study at this time.</p> <p>It is too early to determine the mix of housing at the site; we are aware of the need for mixed-income housing.</p>
15)	(907) 315-6552		Is the parcel for sale and if so, what is the price tag?	An appraisal for this property has not been ordered; therefore, we do not have a value for these parcels. HLB is subject to AMC § 25.40.025 when considering disposing of HLB lands.
16)	Randy Brown		<p>Thank you for taking the time to review my comment. I'm in favor of the second alternative. The need for housing in our city center far outweighs the need for additional commerce in the area. With additional residents, the area will become more attractive for commerce.</p> <p>Above all else, I support the redevelopment of the site regardless of which alternative is chosen. Plain and simple, this project has to be done.</p>	We invite you to continue to stay informed on site activation and redevelopment by reviewing and commenting on the HLB Annual Work Program.

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17)	MOA Geotechnical Advisory Commission		<ol style="list-style-type: none"> <li>1. Revise or eliminate residential land uses within/adjacent to seismic hazard zone #5</li> <li>2. Undertake geotechnical site feasibility study</li> <li>3. Rewrite sentence on page 12</li> <li>4. Missing references to other geotechnical reports</li> </ol>	<ol style="list-style-type: none"> <li>1. Facility locations depicted on plan alternatives are conceptual. Determination of ultimate site configurations will reflect additional studies and engineering performed by development agencies.</li> <li>2. A “seismic and soils stability assessment” is recommended in Section 8.7.3.</li> <li>3. Will do.</li> <li>4. These references were not cited so are not included in Section 10. We concur that they will be essential for a comprehensive seismic and soils stability assessment.</li> </ol>
18)	MOA Planning Department		<ol style="list-style-type: none"> <li>1. “Corrections and additions” to strengthen narrative</li> <li>2. Recommend against rezone to B-3 because pending “Downtown Zoning Districts” will both guide future site development and provide a better framework for the proposed uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Proposed “corrections and additions” are appreciated and will be reflected in final document.</li> <li>2. Concur with deferment of rezoning application until January 2020 to give the Planning Department time to develop Downtown Zoning Districts.. Interim site activation activities will use a Conditional Use Permitting process.</li> </ol>

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19)	Fairview Community Council		<ol style="list-style-type: none"> <li>1. Study does not address "Sense of Northern Place" or "Neighborhood Context"</li> <li>2. Less emphasis on automobile and off-street parking</li> <li>3. Additional Native culture structures</li> <li>4. Oppose rezone to B-3</li> <li>5. Public safety issues associated with homelessness and public inebriation need to be addressed</li> <li>6. Avoid single-family and affordable housing</li> <li>7. Concerns with seismic and hazard materials presence</li> <li>8. Does not support amphitheater</li> <li>9. Prefers community garden over neighborhood park</li> </ol>	<ol style="list-style-type: none"> <li>1. These are excellent themes and are most appropriately addressed during the initial phases of the site's redevelopment.</li> <li>2. Site development must comply with Anchorage land use code. The pending Downtown Zoning District may address this concern.</li> <li>3. This theme will be considered if/when RFP processes are begun.</li> <li>4. Per previous discussion, HLB will not pursue B-3 rezoning until January 2020 to allow the Planning Department to develop the Downtown Zoning districts.</li> <li>5. Addressing public safety issues is critical to site development initiatives. The Mayor has established a separate working group to work on these issues.</li> <li>6. The type and location of housing will be determined by market and investment conditions.</li> <li>7. Concur. Recommended action items on these issues presented in Sections 8.7.2 and 8.7.3.</li> <li>8. Opposition to amphitheater noted.</li> <li>9. Preference for community garden noted.</li> </ol>

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20)	Dave Syren		<ol style="list-style-type: none"> <li>1. Remove and underground all overhead cable utilities. Locate utility easements to avoid conflicts with future development.</li> <li>2. Construct channelization and traffic calming improvements on 3<sup>rd</sup> Avenue.</li> <li>3. Increase depth of landscaping buffers on site boundaries.</li> <li>4. Place LED fixtures in all street lights.</li> <li>5. Supports B-3 rezoning.</li> <li>6. Perform environmental and seismic assessments</li> <li>7. Supports activation through interim uses. No construction equipment/materials or snow storage. Proper signing for approved/disapproved uses.</li> <li>8. Prefers Development Alternative 2</li> </ol>	<ol style="list-style-type: none"> <li>1. HLB staff support the undergrounding of all utilities when ML&amp;P undergrounds the electrical lines.</li> <li>2. Traffic mitigation requirements will be addressed during engineering for site redevelopment.</li> <li>3. Municipal land use code specifies minimum buffer depths. Developers will want to optimize use of space on the site.</li> <li>4. LED replacement programs for street lighting are underway.</li> <li>5. Support noted. Per previous discuss, HLB will likely pursue Downtown Zoning District status.</li> <li>6. Concur. Recommended action items on these issues presented in Sections 8.7.2 and 8.7.3.</li> <li>7. Concur.</li> <li>8. So noted.</li> </ol>
21)	Jim Renkert		<ol style="list-style-type: none"> <li>1. Supports: Rezone to B-3, seismic/slope analysis, environmental analysis, interim site activation and Native Heritage memorial.</li> <li>2. Native Heritage memorial should not be surrounded by roadway.</li> </ol>	<ol style="list-style-type: none"> <li>1. So noted and appreciated.</li> <li>2. Final location of memorial will be determined by a design process that includes extensive public involvement.</li> </ol>

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22)	3 <sup>rd</sup> Avenue Radicals		<ol style="list-style-type: none"> <li>1. Supports: Rezone to B-3, seismic/slope analysis, environmental analysis, interim site activation, trail connection to Ship Creek and Native Heritage memorial.</li> <li>2. Supports traffic calming.</li> <li>3. Supports undergrounding.</li> <li>4. Supports “adequate” lighting on 3<sup>rd</sup> Avenue</li> <li>5. Supports inclusion of site in “Anchorage Downtown Partnership” zone.</li> <li>6. Proposed development should have public involvement</li> <li>7. Supports “ample” green space in development.</li> <li>8. Supports interim agricultural uses.</li> <li>9. Wants committee on interim uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. So noted and appreciated.</li> <li>2. Traffic mitigation requirements will be addressed during engineering for site redevelopment.</li> <li>3. This issue will be addressed during engineering for site redevelopment.</li> <li>4. LED replacement programs for street lighting are underway.</li> <li>5. So noted – recommend adding this as a implementation item.</li> <li>6. So noted.</li> <li>7. So noted.</li> <li>8. So noted.</li> <li>9. So noted.</li> </ol>

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23)	Connor Sher		<ol style="list-style-type: none"> <li>1. Please consider <u>Anchorage Original Neighborhoods Historic Preservation Plan</u> and Dena'ina heritage.</li> <li>2. Prefers that Native Heritage Memorial NOT be at center of traffic circle. Development of the memorial should reflect cultural sensitivity.</li> <li>3. Plan does not acknowledge public safety or other neighborhood issues.</li> <li>4. Plan should discuss adjacent bus stop on 3<sup>rd</sup> Avenue.</li> <li>5. Focus on multi-modal (versus automobile) access to site.</li> <li>6. Site is too small for proposed development. Reduce number of buildings.</li> <li>7. Supports amphitheater.</li> </ol>	<ol style="list-style-type: none"> <li>1. So noted.</li> <li>2. Most appropriately addressed during preliminary design of the Native memorial. Final location of memorial will be determined by a design process that includes extensive public involvement.</li> <li>3. Public safety issues are being actively addressed by Mayor. We anticipate mitigation of current issues prior to site redevelopment.</li> <li>4. Transit routes/stops are discussed in Section 6.6.</li> <li>5. Site development must comply with Anchorage land use code. The pending Downtown Zoning District may address this question.</li> <li>6. In addition to land use code, market and investment conditions will determine final development layout.</li> <li>7. So noted.</li> </ol>
24)	MOA Parks and Recreation		<ol style="list-style-type: none"> <li>1. Miscellaneous editorial suggestions.</li> <li>2. Was RV Park to north (off of 1<sup>st</sup> Avenue) considered?</li> <li>3. Does HLB support interim uses and will HLB continue site management?</li> </ol>	<ol style="list-style-type: none"> <li>1. So noted with appreciation.</li> <li>2. Not specifically. However plan recommendations include a pathway connection between the site and Eagle Street, which could be extended into the RV park.</li> <li>3. HLB supports immediate activation through interim uses and will continue as property manager until property is either sold or management responsibility is transferred to another Municipal Department.</li> </ol>

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25)	Rasmuson Foundation	General	<p>I am pleased to endorse this planning work on behalf of Rasmuson Foundation. I shared the public release document with Ms. Diane Kaplan, CEO, Rasmuson Foundation. She authorized me to submit comments in support of this work.</p> <p>The residential focus document is preferred.</p> <p>The inclusion of a heritage circle in both proposals is a great concept.</p> <p>Thank you for the opportunity to comment.</p> <p>Sincerely,            Dick Mandsager</p>	<p>We invite you to continue to stay informed on site activation and redevelopment by reviewing and commenting on the HLB Annual Work Program.</p>