

Public Involvement

Appendix K

Appendix A. Outreach & Meetings

1. Business Stakeholder Telephone Documentation 03/20-21/19
2. Project Updates Email 03/27/19
3. Project Updates Mailer Documentation 03/27/19
 - a) Mailer
 - b) Mailing List
4. Planning and Zoning Commission Hearing 04/01/19
 - a) Agenda
 - b) Minutes
5. Project Update and Open House Announcement Mailer Documentation 05/03/19
 - a) Mailer
 - b) Mailing List
6. Midtown Community Council (MTCC) Email Announcement 05/06/19
7. MTCC Meeting Documentation 05/08/19
 - a) Meeting Agenda
 - b) Meeting/Comments Summary (Email from SolsticeAK to CRW)
8. Project Update and Open House Announcement Email 05/08/2019
9. Anchorage Library Social Media Open House Announcements 05/16/19
10. Public Open House Documentation 05/16/2019
 - a) Sign-in Sheets
 - b) Comment Forms
 - c) Open House/Comments Summary (Email from SolsticeAK to CRW)

Summer 2019 Public Involvement Update

MOA Project #06-26

From: Matt Edge <medge@crweng.com>
Sent: Thursday, March 21, 2019 11:58 AM
To: Olivia Cohn
Cc: Robin Reich; Brendan McKee
Subject: 48th Ave & Cordova Street Concept Report

Just so there is a record, I contacted the following people to let them know about the Concept Report as an informational item at the PZC meeting:

3/20/19

- AK Spring – Left message for Kris Stoechner
- Salvation Army – Left message for Nikki Foreman
- Continental Mazda – Spoke with Marten Martensen

3/21/19

- Mat-Valley Tile – Spoke with Chris Cotting
- High Point Construction – Left message for Steve Eng

Thanks,
Matt

Matt Edge, PE, PTOE, PTP

Principal/Civil and Environmental Engineer



3940 Arctic Blvd, Ste. 300
Anchorage AK 99503
Office 907-562-3252 | Direct 907-646-5623
www.crweng.com

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Project Updates Email

From: CRW Engineering Group, LLC <crwadmin@crweng.ccsend.com> on behalf of CRW Engineering Group, LLC <comments@crweng.com>
Sent: Wednesday, March 27, 2019 12:45 PM
To:
Subject: 48th Ave and Cordova Project Updates



48TH AVENUE & CORDOVA STREET RECONSTRUCTION PROJECT UPDATES

Two photographs showing community meetings. The top photo shows a group of people gathered around a table in a room with large windows, with the caption 'December 4, 2018 open house'. The bottom photo shows a person standing next to a presentation board in a room with large windows, with the caption 'December 13, 2018 stakeholder meeting'.

THANK YOU FOR PARTICIPATING
in the virtual and public comment process
and stakeholder meetings
December 2018 and January 2019

Your feedback is important!
Thank you for your ideas!

SUMMARY OF ISSUES & POTENTIAL SOLUTIONS

The following concepts, collected through public feedback, will advance to the project's Design Solution phase.

- **MAINTAIN ACCESS.** Maintaining business access during and after construction is a priority.
- **MAINTAIN PARKING.** Keep on-street parking on at least one side of E. 48th Ave. and Cordova Street.



NEW DOCUMENTS AVAILABLE

The project [Concept Report](#) is now available on the project website.

The Concept Report document provides background information and a summary of stakeholder involvement, issues identified by stakeholders, and problem solving strategies.

PROJECT TIMELINE: WHAT'S NEXT?



The project is funded through the DSR phase. No funding for detailed design or construction has been received at this time.

PROJECT BACKGROUND

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. The purpose of this project is to rehabilitate and improve the aging roadway.

Improvements may include:

- Roadway reconstruction and/or

PROJECT AREA



CONTACT US

If you have questions or concerns or would like to provide feedback to project, please be in touch or visit the project website!

Matt Edge, Design Project Manager
CRW Engineering Group, LLC
562-3252 • comments@crweng.com

Robin Reich, Public Involvement Coordinator
Solstice Alaska Consulting, Inc.
929-5960 • solsticeak@solsticeak.com

Julie Makela, MOA Project Administrator
Project Management & Engineering
343-8135 • julie.makela@anchorageak.gov



DON'T MISS A THING!

Visit the project website to stay up-to-date! There,

[Download Document](#)

CRW Engineering Group LLC | 3940 Arctic Boulevard, Suite 300, Anchorage, AK 99503

[Unsubscribe olivia@solsticeak.com](mailto:Unsubscribe%20olivia@solsticeak.com)

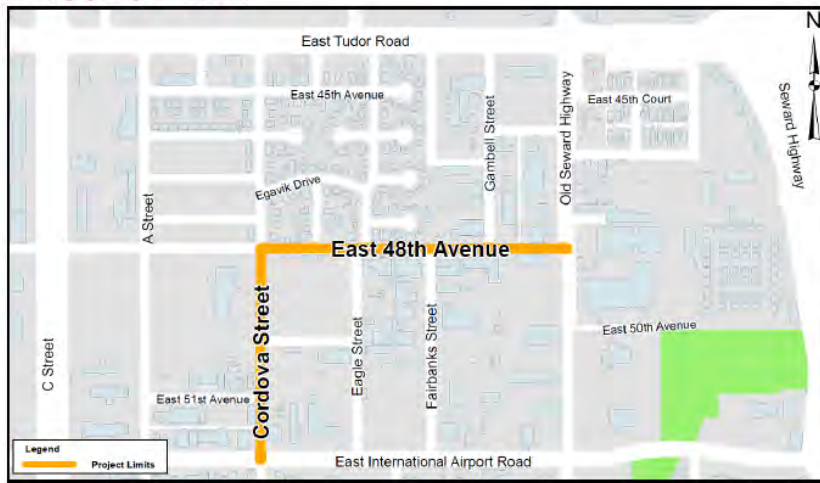
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48TH AVENUE & CORDOVA STREET RECONSTRUCTION

PROJECT MAP



Municipality of Anchorage, PM&E Project #06-26

CONTACT US

If you have questions or concerns or would like to provide feedback to project staff, please be in touch or visit the project website!

Matt Edge, Design Project Manager
CRW Engineering Group, LLC
562-3252 • comments@crweng.com

Robin Reich, Public Involvement Coordinator
Solstice Alaska Consulting, Inc.
929-5960 • solsticeak@solsticeak.com

Julie Makela, MOA Project Administrator
Project Management & Engineering
343-8135 • julie.makela@anchorageak.gov



DON'T MISS A THING!

Visit the project website to stay up-to-date! There, you may: • view the latest project information • sign up for update emails • access the interactive map • contact project staff

www.48th-CordovaReconstruction.com



c/o Solstice Alaska Consulting, Inc.
2607 Fairbanks Street, Suite B
Anchorage, Alaska 99503



NAME
ADDRESS
ANCHORAGE, AK



PROJECT BACKGROUND

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street (*see map on reverse*).

The purpose of this project is to rehabilitate the aging roadway. Improvements may include:

- Roadway reconstruction and/or resurfacing
- New curbs and storm drain improvements
- Sidewalk and/or pathway additions
- Street lighting improvements
- Signage and landscaping
- Utility reconstruction, as required, due to roadway corridor changes

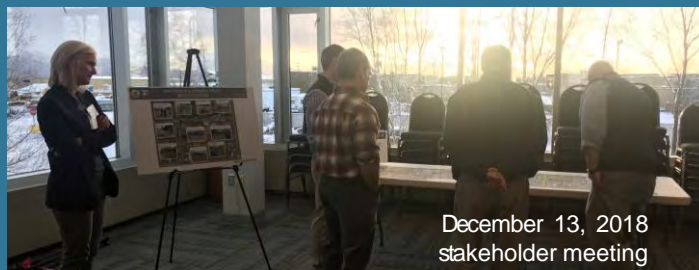
Public feedback was collected through public meetings and comments, and the project team will use that information to inform the Design Study Report (DSR). Visit the website to read the Concept Report including all public comments, an [access to the concepts that will advance to the DSR phase.](#)

in the virtual and public open houses and stakeholder meetings in December 2018 and January 2019.

Your feedback is important.
Thank you for your time and ideas!



December 4, 2018
open house



December 13, 2018
stakeholder meeting

SUMMARY OF ISSUES & POTENTIAL SOLUTIONS

The following concepts, collected through public feedback, will advance to the project's DSR phase.

1 – Maintain Access

Maintaining *business access* during and after construction is a priority.

2 – Maintain Parking

Keep *on-street parking* on at least one side of E. 48th Ave. and Cordova St.

3 – Improve Lighting

Street lighting is desirable as long as poles do not conflict with access.

4 – Calm Traffic

Traffic calming improvements on E. 48th Ave. are desired.

5 – Improve Drainage

Drainage improvements are needed on Cordova St. and some areas of E. 48th Ave.

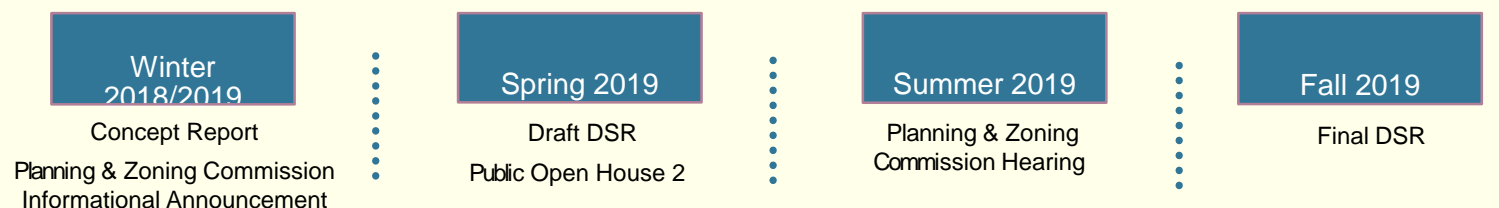
6 – E. 51st Ave. Improvements

E. 51st Ave. is in poor condition, and it may be added to the project scope.

7 – Improve Pedestrian Facilities

Pedestrian facilities on Cordova St. and E. 48th Ave. are desirable.

TIMELINE: WHAT'S NEXT?



The project is funded through the DSR phase. No funding for detailed design or construction has been received at this time.

Name	Organization	address	city	st	zip	Phone	Email
601 EAST INTERNATIONAL AIRPORT ROAD LLC % MARC DUNNE							
A & M INVESTMENTS LLC							
AFOGNAK C STREET LLC							
AKEELA HOUSE INC							
Al Tamagni	Midtown Community Council						
Alan Arnold, Manager	Six Roblees' Inc.						
ALASKA CLUB PARTNERS LLC							
ALASKA PIPELINE CO							
ALASKA VILLAGE ELECTRIC COOP							
ALEJANDRO WILMAR D							
ALEUT REAL ESTATE LLC							
ALEXANDER PROPERTIES LLC							
ALIU NEFI & NURJET							
ANCHORAGE MC HOLDING LLC							
ANDERSON SCOTT R & JENNIFER L							
ANDRESS LORAIN K & LORETTA M							
ARCTICORP							
ARLT ROBERT							
ARMSTRONG							
Attn: John Stoechner, Jr.	Alaska Spring & Performance, General Manager and Owner						
Attn: Kris Stoechner	Owner, Alaska Spring & Performance						
B & T LLC							
B V INCORPORATED							
BAEZA JONATHAN I & JENNIFER							
BALL MARIA ELENA LIVING TRUST							
BANG CHARLES							
BAREFOOT PROPERTY LLC							
BARNES JEFFERY M							
BARRON-SUCHY TAMMY J LIVING TRUST							
BAXTER ADAM W D							
BAYALAN ROBERTO-LUDWIG & REYES LUZ							
BEARCAT AK LLC % BOTH INC							
BELMAN ROGER P J							
BERTI RICCI C JR							
BKR LEASING PARTNERSHIP AKA BKR LEASING LLC							
BLACK CATHERINE & JACOBS GEERT							
BOBROVA VALENTINA E & MOTIN NIKITA							
BORNEMAN DAVID							
BP INVESTMENT GROUP LLC							
BRINK LORETTA L							
BROSMONROE LLC							
BROSNAN TRINA E							
BUITRAGO KARLO A							
BULL KATE ASHLEY							
BURRIS HEATH O & MARCIE L							
C. John Eng	High Point Construction						
CAREY RAYCE							
CARLISLE & MANN LLC							
CARPENTER PETER							
CEDANO JAIRO & KRISTIN R							
CHANG TYSON							
Chris Cotting	Mat Valley Tile and Stone, Inc., Sales Manager						
CIABU ERICA S							
CINTULA JOHN L & PATRICIA A							
CLARK TODD GORDON & CHRISTINE RENATE							
COBO FERNANDO M							
COLE GERALDINE M							
CORDOVA BUILDING CORP							
CORNERROCK PROPERTIES LLC							
COVINGTON THOMAS B							
CRYSTAL BAY LLC							
CUNANAN GUCO MARY GRACE							

Information redacted for privacy purposes

Name	Organization	address	city	st	zip	Phone	Email
CUNANAN MARILOU C							
CZYZ ALBIN & REBECCA							
DAHL CHERLYNN & JOE E							
Dale Rahn, Director of Real Estate & Construction	Providence/Legacy LLC						
D'ANTONIO - HENRIE FAMILY TRUST							
Dave Torrence	Solar Turbines						
DE LEON IRENE E LIVING TRUST DE LEON IRENE E/TRUSTEE							
DEAS SUAN E							
DENIS-MIXSON JENNIE P & MIXSON MASATO D							
DESOTO ANITA							
Dick Traini	Anchorage Assembly						
DOBROVA SHABAN & NEZAKET							
Donald and June Pearson	Pearson of Alaska and Caribou Construction						
DOWD DAVID M							
Duane Maney	Department of Public Works						
DUEL KENNETH L & DONADENE R							
DUNEGAN BRANDON							
DYETT ROBERT JR							
DYSON PANGCHA							
EBONA ERIK							
EGEMO PROPERTIES INC							
EMERY SCOTT							
ENDICOTT ROSEMARY J							
EVENSON TAYLOR H							
F A T S SERVICE LLC FELTON IVAN W/MANAGER							
FAIRBANKS STREET INVESTORS LLC % GCI COMMUNICATION INC							
FAIUPU NIUTUNU & FAAULU & FAIUPU TOMIKENNEDY & FAIUPU ELIZABETH							
FAULKNER WINTHROP S & AUDREY H							
Felix Rivera	Anchorage Assembly						
FERGUSON JL & PM & VON GEMMINGEN PE & FI & EDWARDS JB							
FLAKE RICKEY E & DENISE L							
FOSTER RAYMOND L & JOSELYN							
FREEMAN ELSA A							
GARCIA EDWARD C & ISENBURG ASHLEY							
GARNER ARNOLD V & KATHRYN A							
GATTS PACE INVESTMENTS LLC							
Gayle Mathiesen							
GIBSON MICHAEL E							
GONZALES ROMEO & HELEN							
GRACE & PEACE FULL GOSPEL CHURCH							
GRACE AND PEACE FULL GOSPEL CHURCH							
GRAHAM JANEL E & BEAR GALEN M							
GRAMER MICHAEL C							
GREENE LOUIS & LUNA-GREENE JUANITA							
GREER DAVID B							
Greg Clayton, Owner	Clayton Properties, LLC						
GUEST SOUTH ANCHORAGE LLC							
GUGLANI HARMANIOT & LODOE TSERING							
HAB LLC							
HAYES MYUNG C							
HEINZ ROSEMARY K							
HENNESSEY DONALD J							
HERNANDEZ MIRIAM GALEAZZI							
HIGA DEREK K							
HILER LEVON J & HIGGINS APRIL C							
HOLOUBEK DARLENE K							
HUDDDELSTON JAMES D & SARA C							
HUEY RYAN D							
JAIME ROSALIE MELINA							
JANSSEN DANIEL							
JEB LLC							
JOHNSON RODNEY D & ANIEVAS-JOHNSON MARIA M							
JONES MARC S & JENNIFER L							

Information redacted for privacy purposes

Name	Organization	address	city	st	zip	Phone	Email
JUAREZ SUSAN H							
Julie Makela	Department of Public Works						
Justin Herrin	Young's Gear LLC						
KARDASHYAN ARTAVAZD G							
KARI STEVEN M							
Katie Wright	Del Mundo Coffee						
KAZ LLC							
KIM SANG D							
KING ANITA							
KING CRAIG							
KOLOA LLC							
KUNTZ ANTHONY J							
KUPEC BRITTNEY							
LAMKIN ALENE MARPLE							
LANE ALLAN L JR							
LATSHA RONALD D							
LAURION ADRIAN LYNN							
LEFNER JUSTIN M							
LENA MEDZIT & IDAJET							
LEWIS MARIA M							
LITHIA REAL ESTATE INC							
LOPEMAN JEREMY W							
Loretta Andress							
LSF9 MASTER PARTICIPATION TRST % CALIBER							
HOME LOANS INC							
LTC COMPANY LLC							
LTC COMPANY LLC							
MACDONALD MAURICE B							
MAGBANUA CRISTY G							
MANUEL STEPHEN R & AMPARO E							
MARSH JACK & DEBRA							
MARSON JAMES G & BARBARA A							
Marten Martensen	Continental Mazda/Volvo						
MATHEIESON JAYSON							
Matt Edge	CRW Engineering Group, LLC						
MCCOLLUM JIM							
MCDONNEU PATRICK							
MCGOWAN IKE & KAREN							
MCW TRUST VRABEL STEVE / TTE							
Michelle Wilber							
MILLANES RITA FAUSTA G & ROLANDO T							
MILLER RICHARD A JR & BABETTE E							
MIZE BRIGITTE CHARLOTTE							
MOA REAL ESTATE SERVICES EQUIPMENT MAINT OPERATIONS							
MOON TIMOTHY S & HELEN E							
MORINO REBECCA							
MORRISON JAMES M & JUDY G							
MURPHY BROTHERS INVESTMENTS LLC							
MURRAY EUGENE FREDRICK & TAMARA							
MUSE CARMELITA G							
NAKAMOTO KEOLA							
NAKAMOTO WESLEY							
NEWCITY KENNETH W SR							
NGUYEN HONG L & MINH DIEP THI PHAN							
Nikki Foreman	Salvation Army, Adult Rehabilitation Center						
OCCUPANT							
OCCUPANT							
OCCUPANT							
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OCCUPANT							
OCCUPANT							

Information redacted for privacy purposes

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Information redacted for privacy purposes

Name	Organization	address	city	st	zin	Phone	Email
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RESIDENT							
Rich Swenson, Director of Operations	Continental Auto Group						
RICHARDS JANICE R							
Robin Reich	Solstice Alaska Consulting, Inc.						
ROBSON JOHN JEREMY							
ROSEBUD INVESTMENTS LLC % PAULA FERGUSON							
RUSSELL TEAGUE N							
SALVATION ARMY THE							
SAMS GROUPE LLC							
SANTOS KHRISTOFFER M							
SARGENTI TONEY J & ROBIN A							
SAW JACQUES LLC & BELK HAROLD							
SCHMITT KENNETH P & TAMI L							
SCHULTZ JOSHUA D							
Senator Natasha van Imhof							
Seth Molen							
SMITH REEVE D							
SONG JONG HA & KI SOOK							
SOUTHCENTRAL FOUNDATION							
SPRINGER CARL M JR & CRYSTAL E							
STARNES KEVIN J & CYNTHIA D							
SUMABAT ETHEL F							
TAYLOR CARY L							
TEYNOR ALEXANDER J							
Theresa Quick	Caribou Construction Inc.						
TIGER TRUST % ALASKA HOSPITALITY LLC TAX ADVISORS, PLLC							
TIGER TRUST HAXBY JOHN E/TRUSTEE							
TLC PROPERTIES LLC							
TODD WAYNE L							
TOLENTINO EMIL M & TOLENTINO HENRY M							
Tony Arlt, Sales Manager	Alaska Safety, Inc.						
TOVAR ROBERTO							
TUNDRA MANAGEMENT SERVICES LLC							
VAN HARLINGEN LOUIE J JR							
VANKEUREN MARIANNE C							
VARNEY-INGA VICKIE L & INGA TIM L							
VIGIL MICHAEL D & BENAVENTE JENNIEVE L							
VON BOSE KYLE J & ELIZABETH S							
WAGNER MEGAN R							

Name	Organization	address	city	st	zip	Phone	Email
WALDEN CHRISTOPHER COLBY & SASHA MARIE							
WAMSER BERNARD							
WARTH DENNIS JAMES & TATIANA A							
WATSJOLD JOHN E & KIM A & DANIEL L & AGEN							
RAYMOND J II							
WELBY TIMOTHY M							
WHITLEY DORIS B							
WILLIAMS MICHAEL T & TANYA M							
WOLGEMUTH PATRICK & BOSWELL KRISTY							
WUERTH INVESTMENT GROUP LLC							
YUK JAY & HEE							
ZIDOK JEREMY							
	Get Lost Travel Vans						
	Tiger Development						
	Nanutset Heritage						
	Alaska Pure Water Products						
	Loyal Lady Ent.						
	Denali Industrial Supply, Inc.						

Information redacted for privacy purposes



Planning and Zoning Commission Public Hearing
Anchorage Police Department ✓ @APDInfo
Noise Alert Reminder – Merrill Field is still keeping the
birds away nixe.us/XYNA
Posted 8 hours ago

Residents Business Government Public Safety Transportation ePay

Select Language ▼

Muni.org > Public Notice > Planning and Zoning Commission Public Hearing



Public Notice

Muni.org

Planning and Zoning Commission Public Hearing

Category: [Public Hearing: Boards and Commissions](#)

Department: [Economic and Community Development](#)

Starts: 4/1/2019 6:30 PM

Ends: 4/1/2019 11:30 PM

Event Information:

Location:

Z.J. Loussac Library
Assembly Chambers
3600 Denali Street
Anchorage, AK 99503

How Can We Help You?

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Municipal Departments

Planning and Zoning Commission Public Hearing
ON MONDAY, APRIL 1, 2019, THE MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING, STARTING NO EARLIER THAN 6:30 P.M. IN THE LOUSSAC LIBRARY ASSEMBLY CHAMBERS (3600 DENALI STREET, ANCHORAGE), TO CONSIDER THE FOLLOWING:

CASE: 2019-0024
PETITIONER: Raspberry Center, LLC
REQUEST: Rezone request in the B-1B SL (Community Business District with Special Limitations) to amend special limitations in AO 2010-20 regarding building height.
TOTAL AREA: 2.05 acres
SITE ADDRESS: N/A
LEGAL DESCRIPTION: Raspberry Center Subdivision, Lots 2A-1 & 2A-2
LOCATION: Generally located west of Northwood Street, north of West 72nd Avenue, east of Timothy Street and south of Raspberry Road
CURRENT ZONE: B-1B SL Community Business District with Special Limitations

COMM. COUNCIL: Sand Lake

CASE: 2019-0050
PETITIONER: Municipality of Anchorage-PM&E
REQUEST: Context Sensitive Solutions Transportation Project Site Plan Review (Concept Report) for 48th Avenue & Cordova Street Reconstruction. (MOA/PM&E Project #06-26) ****THIS IS NOT A PUBLIC HEARING****
LOCATION: E. 48th Avenue from Cordova Street to Old Seward Highway & Cordova Street from E. International Airport Road to E. 48th Avenue
COMM. COUNCIL: Midtown, Taku Campbell

CASE: 2019-0053
PETITIONER: State of Alaska-Dept. of Transportation & Public Facilities
REQUEST: Context Sensitive Solutions Transportation Project Site Plan Review (Concept Report) for the Dowling Road/Seward Highway Interchange Reconstruction (MOA/ADOT Project CFHWY00359). ****THIS IS NOT A PUBLIC HEARING****
LOCATION: Dowling/Seward Highway Interchange
COMM. COUNCIL: Taku Campbell, Abbott Loop, Campbell Park

Individuals with disabilities who need auxiliary aids, services, or special modifications to participate should contact the Planning Department by telephone at 343-7576; fax at 343-7927; or email blakela@muni.org to request reasonable accommodation.

The Planning Department's recommendation(s) will be available after 1:00 p.m. on the Friday prior to the meeting.

MUNICIPALITY OF ANCHORAGE
Mayor Ethan Berkowitz

PUB: 3/11/19
Noticed: 3/11/2019 12:00 AM
Notice Ends: 4/2/2019 12:00 AM

PLANNING AND ZONING COMMISSION
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska

MINUTES OF
April 1, 2019
6:30 PM

A work session on the 2040 Land Use Plan Action Item 4-6 was conducted from 5:30 to 6:30 p.m. prior to the meeting and presented by Kristine Bunnell with the MOA Long-Range Division and Brandon Telford with the MOA Private Development Department.

A. ROLL CALL

Present Tyler Robinson
 Andre Spinelli
 Danielle Bailey
 Greg Strike
 Brian Looney
 Seth Andersen

Excused Jared Gardner

Staff Francis McLaughlin
 Collin Hodges

B. MINUTES

1. Monday, March 4, 2019

2. Monday, March 11, 2019

COMMISSIONER STRIKE moved to approve the minutes. COMMISSIONER LOONEY seconded.

AYE: Robinson, Spinelli, Bailey, Strike, Looney, Andersen
NAY: None

PASSED

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. Disclosures - None

2. **Informational Item, Case 2019-0050 (CH)**
Context Sensitive Solutions Transportation Project Site Plan Review (Concept Report) for 48th Avenue & Cordova Street Reconstruction. (MOA/PM&E Project #06-26) (CH)

COLLIN HODGES provided a brief presentation. MATT EDGE with CRW Engineering Group, LLC assisted with responding to questions.

3. **Informational Item, Case 2019-0053 (CH)**
Context Sensitive Solutions Transportation Project Site Plan Review (Concept Report) for the Dowling Road/Seward Highway Interchange Reconstruction (MOA/ADOT Project #CFHWY00359).

JOE TAYLOR with Lounsbury & Associates, Inc. responded to questions.

D. CONSENT AGENDA

1. **Resolutions for Approval**

- a. **Resolution: 2019-003 Related Case: 2019-0029**
Purpose: APPROVAL (FDM)
An Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code (AMC) 21.03.210, Title 21 Text Amendments; AMC 21.04.020I, R-4: Multifamily Residential District; and AMC 21.06.020, Dimensional Standards Tables to extend the time period for Technical Amendments to Title 21 and to fix Cross-References in Title 21.

2. **Introduction for Public Hearings**

3. **Site / Landscape Plan Approval**

4. **Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**

5. **Other**

COMMISSIONER ANDERSEN moved to approve the consent agenda. COMMISSIONER ROBINSON seconded.

AYE: Robinson, Spinelli, Bailey, Strike, Looney, Andersen
NAY: None

PASSED

E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS - None

F. REGULAR AGENDA - None

- 1. Resolutions for Approval**
- 2. Introduction for Public Hearings**
- 3. Site / Landscape Plan Approval**
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**
- 5. Other**

G. PUBLIC HEARINGS

- 1. CASE: 2019-0024 (FDM)
PETITIONER: Raspberry Center, LLC
REQUEST: Rezone in the B-1B SL (Community Business District
with Special Limitations) to amend special limitations in AO 2010-20
regarding building height.**

FRANCIS MCLAUGHLIN presented the staff report and recommendations on behalf of the Municipality's Planning Department.

SHAUN DEBENHAM represented the petitioner.

The Commission discussed the 4-story height limit and an approximate number of public members that attended with a possible vote by proxy at the Sand Lake Community Council meeting.

CHAIR BAILEY opened the hearing to public testimony. The following individual testified:

MARYANN FLOWERS

MR. DEBENHAM provided rebuttal testimony.

CHAIR BAILEY closed the public hearing.

COMMISSIONER ANDERSEN moved in Case 2019-0024 to approve the amendment to the special limitations as presented. COMMISSIONER ROBINSON seconded.

COMMISSIONER ANDERSEN intends to support the rezone. All nine approval criteria appear to be met. He had questioned Approval Criteria No. 3 with the purpose of the B-1B

that did not exactly include residential, but staff clarified that residential is an allowed use in the B-1B. The 2040 Land Use Plan indicates this area as a Neighborhood Center and encourages housing and commercial. The request is appropriate based on these two items.

COMMISSIONER ROBINSON will be supporting the motion. The location in the Neighborhood Center is appropriate to have residential and higher-density residential development. The Anchorage Housing Study, going back to 2012 and numerous other studies conducted by the municipality, has often identified a feasibility challenge for this type of higher-density residential despite the stated need that we have for it in our community. It is not uncommon in other parts of the code to actually look for ways to provide incentives, or to at least look for disincentives to residential development. He believed the zoning that allows for the by right height within the B-1B for residential keeps it at the height limit for commercial and is a creative way to look at an incentive and recognize that feasibility challenge. Over the past 10 plus years, he believed Mr. Debenham had been the only market rate builder of this type of housing and their product is top-notch. It would be a nice addition to this part of town and to the Anchorage housing inventory.

CHAIR BAILEY will also be supporting the motion. She had some concerns on the reporting of the community council voting, however, it was a good thing that another event was being held that brought more people to the community council meeting. It would have been nice to get more clarification on whether those tabulated votes were proxy votes, especially if there was an abnormal event happening at the meeting in which a lot of attendees may have not actually been residents, and have that noted in the staff report. She thinks the purpose of getting community comments was met and people did have the chance to speak by submitting comments directly to the municipality or by speaking at the community council meeting. Even though she had some confusion on that process, she thinks the standards have been met.

COMMISSIONER ROBINSON clarified that when he heard public testimony this evening about the people at the community meeting not being neighbors, he did not interpret that to mean they were not residents of the Sand Lake Community Council. He thinks the comment was that some of those that attended the community meeting were not from the immediate neighborhood; and he wanted to make sure Chair Bailey's finding is not construed to say that there were actually people that voted that were not from the Sand Lake Community Council.

CHAIR BAILEY explained that she was commenting on the fact that just because there were a lot of people in attendance that were not normally at the meetings, does not necessarily mean it was a bad thing. It is good to have an event happen that encourages community members to attend even if they are not immediate vicinity community members.

AYE: Robinson, Spinelli, Bailey, Strike, Looney, Andersen
NAY: None

PASSED

H. APPEARANCE REQUEST - None

I. REPORTS - None

- 1. Chair**
- 2. Secretary**
- 3. Committee**
 - a. Title 21 Committee - Robinson**
 - b. Citizens Advisory Committee - Looney**
 - c. TSAIA Master Plan Committee**
 - d. Wetlands - Strike**
 - e. Live, Work, Play Housing Focus**

J. TITLE 21 DISCUSSION - None

K. COMMISSIONERS' COMMENTS - None

L. ADJOURNMENT

COMMISSIONER STRIKE moved to adjourn. COMMISSIONER ANDERSEN seconded.

AYE: Robinson, Spinelli, Bailey, Strike, Looney, Andersen
NAY: None

PASSED

The meeting adjourned at 7:19 p.m.

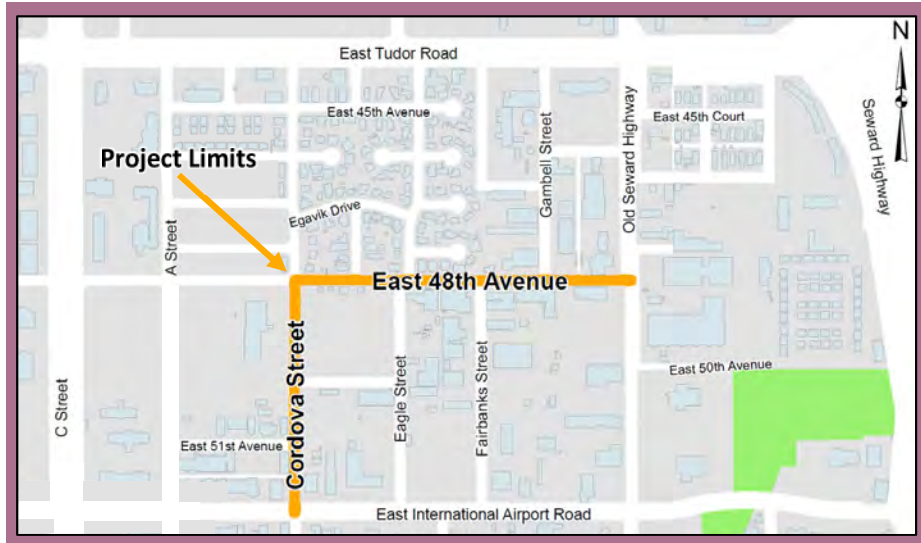
Front of Mailer



c/o Solstice Alaska Consulting, Inc.
2607 Fairbanks Street, Suite B
Anchorage, Alaska 99503

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Address
Anchorage, AK ZIP



Municipality of Anchorage, PM&E Project #06-26

48TH AVENUE & CORDOVA STREET RECONSTRUCTION

MAY 2019 PROJECT UPDATE AND PUBLIC OPEN HOUSE

Email us at solsticeak@solsticeak.com for updates and reminders and flip over for details!

Back of Mailer



Thursday, May 16, 2019, 5PM – 7PM
Z.J. Loussac Library Atrium located at 3600 Denali Street, Anchorage

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. Come to the open house to –

- Learn about the **project background** and **progress to date**.
- Discuss **issues** identified in the concept report.
- Comment on **proposed alternatives**.
- Review the **project schedule** and **next steps**!

*It's an open house,
so stop by any time!*

ISSUES TO BE EVALUATED IN DESIGN STUDY REPORT

The following issues/concerns were collected through public feedback.

- Maintaining Access
- Maintaining Parking
- Improving Lighting
- Calming Traffic
- Improving Drainage
- Improving Pedestrian Facilities
- E. 51st Avenue Improvements

This project is funded through the design phase study. No detailed design or construction funding has been received at this time.

Contact us any time and continue to visit the project website for updates.

Matt Edge
Design Project Manager
CRW Engineering Group, LLC
562-3252 • comments@crweng.com

Robin Reich
Public Involvement Coordinator
Solstice Alaska Consulting, Inc.
929-5960 • solsticeak@solsticeak.com

Julie Makela
MOA Project Administrator
Project Management & Engineering
343-8135 • julie.makela@anchorageak.gov



www.48th-CordovaReconstruction.com

Name	Organization	address	city	st	zip
601 EAST INTERNATIONAL AIRPORT ROAD LLC % MARC DUNNE		3			
A & M INVESTMENTS LLC					
AFOGNAK C STREET LLC					
AKEELA HOUSE INC					
Al Tamagni	Midtown Community Council	1			
Alan Arnold, Manager	Six Roblees' Inc.	4			
ALASKA CLUB PARTNERS LLC		6			
ALASKA PIPELINE CO		7			
ALASKA VILLAGE ELECTRIC COOP		4			
ALEJANDRO WILMAR D					
ALEUT REAL ESTATE LLC					
ALEXANDER PROPERTIES LLC					
ALIU NEFI & NURJET					
ANCHORAGE MC HOLDING LLC					
ANDERSON SCOTT R & JENNIFER L		9			
ANDRESS LORAIN K & LORETTA M		5			
ARCTICORP					
ARLT ROBERT					
ARMSTRONG					
Attn: John Stoechner, Jr.	Alaska Spring & Performance, General Manager and Owner				
Attn: Kris Stoechner	Owner, Alaska Spring & Performance				
B & T LLC					
B V INCORPORATED					
BAEZA JONATHAN I & JENNIFER		6			
BALL MARIA ELENA LIVING TRUST		7			
BANG CHARLES					
BAREFOOT PROPERTY LLC					
BARNES JEFFERY M					
BARRON-SUCHY TAMMY J LIVING TRUST		9			
BAXTER ADAM W D					
BAYALAN ROBERTO-LUDWIG & REYES LUZ		2			
BEARCAT AK LLC % BOTH INC		4			
BELMAN ROGER P J					
BERTI RICCI C JR					
BKR LEASING PARTNERSHIP AKA BKR LEASING LLC		5			
BLACK CATHERINE & JACOBS GEERT		4			
BOBROVA VALENTINA E & MOTIN NIKITA		2			
BORNEMAN DAVID					
BP INVESTMENT GROUP LLC					
BRINK LORETTA L					
BROSMONROE LLC					
BROSNAN TRINA E					
BUITRAGO KARLO A					
BULI KATE ASHLEY					
BURRIS HEATH O & MARCIE L					
C. John Eng	High Point Construction	5			
CAREY RAYCE					
CARLISLE & MANN LLC					
CARPENTER PETER					
CEDANO JAIRO & KRISTIN R					
CHANG TYSON					
Chris Cotting	Mat Valley Tile and Stone, Inc., Sales Manager	6			
CIABU ERICA S					
CINTULA JOHN L & PATRICIA A		8			
CLARK TODD GORDON & CHRISTINE RENATE		5			
COBO FERNANDO M					

Information redacted for
privacy purposes

Name	Organization	address	city	st	zip
COLE GERALDINE M					
CORDOVA BUILDING CORP					
CORNERROCK PROPERTIES LLC					
COVINGTON THOMAS B					
CRYSTAL BAY LLC					
CUNANAN GUCO MARY GRACE					
CUNANAN MARILOU C					
CZYZ ALBIN & REBECCA					
DAHL CHERLYNN & JOE E					
Dale Rahn, Director of Real Estate & Construction	Providence/Legacy LLC				
D'ANTONIO - HENRIE FAMILY TRUST					
Dave Torrence	Solar Turbines				
DE LEON IRENE E LIVING TRUST DE LEON IRENE E/TRUSTEE					
DEAS SUAN E					
DENIS-MIXSON JENNIE P & MIXSON MASATO D					
DESOTO ANITA					
Meg Zaletel	Anchorage Assembly				
DOBROVA SHABAN & NEZAKET					
Donald and June Pearson	Pearson of Alaska and Caribou Construction				
DOWD DAVID M					
Duane Maney	Department of Public Works				
DUEL KENNETH L & DONADENE R					
DUNEGAN BRANDON					
DYETT ROBERT JR					
DYSON PANGCHA					
EBONA ERIK					
EGEMO PROPERTIES INC					
EMERY SCOTT					
ENDICOTT ROSEMARY J					
EVENSON TAYLOR H					
F A T S SERVICE LLC FELTON IVAN W/MANAGER					
FAIRBANKS STREET INVESTORS LLC % GCI COMMUNICATION INC					
FAIUPU NIUTUNU & FAAULU & FAIUPU TOMIKENNEDY & FAIUPU ELIZABETH					
FAULKNER WINTHROP S & AUDREY H					
Felix Rivera	Anchorage Assembly				
FERGUSON JL & PM & VON GEMMINGEN PE & FI & EDWARDS JB					
FLAKE RICKEY E & DENISE L					
FOSTER RAYMOND L & JOSELYN					
FREEMAN ELSA A					
GARCIA EDWARD C & ISENBERG ASHLEY					
GARNER ARNOLD V & KATHRYN A					
GATTS PACE INVESTMENTS LLC					
Gayle Mathiesen					
GIBSON MICHAEL E					
GONZALES ROMEO & HELEN					
GRACE & PEACE FULL GOSPEL CHURCH					
GRACE AND PEACE FULL GOSPEL CHURCH					
GRAHAM JANELL E & BEAR GALEN M					
GRAMER MICHAEL C					
GREENE LOUIS & LUNA-GREENE JUANITA					
GREER DAVID B					
Greg Clayton, Owner	Clayton Properties, LLC				
GUEST SOUTH ANCHORAGE LLC					
GUGLANI HARMANIOT & LODOE TSERING					
HAB LLC					
HAYES MYUNG C					
HEINZ ROSEMARY K					
HENNESSEY DONALD J					
HERNANDEZ MIRIAM GALEAZZI					
HIGA DEREK K					

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HILER LEVON J & HIGGINS APRIL C					
HOLOUBEK DARLENE K					
HUDELSTON JAMES D & SARA C					
HUEY RYAN D					
JAIME ROSALIE MELINA					
JANSSEN DANIEL					
JEB LLC					
JOHNSON RODNEY D & ANIEVAS-JOHNSON MARIA M					
JONES MARC S & JENNIFER L					
JUAREZ SUSAN H					
Julie Makela	Department of Public Works				
Justin Herrin	Young's Gear LLC				
KARDASHYAN ARTAVAZD G					
KARI STEVEN M					
Katie Wright	Del Mundo Coffee				
KAZ LLC					
KIM SANG D					
KING ANITA					
KING CRAIG					
KOLOA LLC					
KUNTZ ANTHONY J					
KUPEC BRITTNEY					
LAMKIN ALENE MARPLE					
LANE ALLAN L JR					
LATSHA RONALD D					
LAURION ADRIAN LYNN					
LEFNER JUSTIN M					
LENA MEDZIT & IDAJET					
LEWIS MARIA M					
LITHIA REAL ESTATE INC					
LOPEMAN JEREMY W					
Loretta Andress					
LSF9 MASTER PARTICIPATION TRST % CALIBER HOME LOANS INC					
LTC COMPANY LLC					
LTC COMPANY LLC					
MACDONALD MAURICE B					
MAGBANUA CRISTY G					
MANUEL STEPHEN R & AMPARO E					
MARSH JACK & DEBRA					
MARSON JAMES G & BARBARA A					
Marten Martensen	Continental Mazda/Volvo				
MATHEIESON JAYSON					
Matt Edge	CRW Engineering Group, LLC				
MCCOLLUM JIM					
MCDONNEU PATRICK					
MCGOWAN IKE & KAREN					
MCW TRUST VRABEL STEVE / TTE					
Michelle Wilber					
MILLANES RITA FAUSTA G & ROLANDO T					
MILLER RICHARD A JR & BABETTE E					
MIZE BRIGITTE CHARLOTTE					
MOA REAL ESTATE SERVICES EQUIPMENT MAINT OPERATIONS					
MOON TIMOTHY S & HELEN E					
MORINO REBECCA					
MORRISON JAMES M & JUDY G					
MURPHY BROTHERS INVESTMENTS LLC					

Information redacted for privacy purposes

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Name	Organization	address	city	st	zip
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RESIDENT					
Rich Swenson, Director of Operations	Continental Auto Group	400 W. 6th Ave., Suite 100 Anchorage, Alaska 99501-7800	Anchorage	AK	99501
RICHARDS JANICE R					
Robin Reich	Solstice Alaska Consulting, Inc.	1000 E. Tudross Rd., Suite 100 Anchorage, Alaska 99503-3000	Anchorage	AK	99503
ROBSON JOHN JEREMY					
ROSEBUD INVESTMENTS LLC % PAULA FERGUSON		3000 Seward St., Suite 100 Anchorage, Alaska 99503-3000	Anchorage	AK	99503
RUSSELL TEAGUE N					
SALVATION ARMY THE					
SAMS GROUPE LLC					
SANTOS KHRISTOFFER M					
SARGENTI TONEY J & ROBIN A					
SAW JACQUES LLC & BELK HAROLD					
SCHMITT KENNETH P & TAMI L					
SCHULTZ JOSHUA D					
Senator Natasha van Imhof		500 West 10th Avenue Anchorage, Alaska 99501-3000	Anchorage	AK	99501
Seth Molen					
SMITH REEVE D					
SONG JONG HA & KI SOOK					
SOUTHCENTRAL FOUNDATION		400 W. 6th Ave., Suite 100 Anchorage, Alaska 99501-7800	Anchorage	AK	99501
SPRINGER CARL M JR & CRYSTAL E		1000 E. Tudross Rd., Suite 100 Anchorage, Alaska 99503-3000	Anchorage	AK	99503
STARNES KEVIN J & CYNTHIA D		400 W. 6th Ave., Suite 100 Anchorage, Alaska 99501-7800	Anchorage	AK	99501
SUMABAT ETHEL F					
TAYLOR CARY L					
TEYNOR ALEXANDER J					
Theresa Quick	Caribou Construction, Inc.	1000 E. Tudross Rd., Suite 100 Anchorage, Alaska 99503-3000	Anchorage	AK	99503
TIGER TRUST % ALASKA HOSPITALITY LLC TAX ADVISORS, PLLC					
TIGER TRUST HAXBY JOHN E/TRUSTEE		1000 E. Tudross Rd., Suite 100 Anchorage, Alaska 99503-3000	Anchorage	AK	99503
TLC PROPERTIES LLC					
TODD WAYNE L					
TOLENTINO EMIL M & TOLENTINO HENRY M		400 W. 6th Ave., Suite 100 Anchorage, Alaska 99501-7800	Anchorage	AK	99501
Tony Arlt, Sales Manager	Alaska Safety, Inc.	400 W. 6th Ave., Suite 100 Anchorage, Alaska 99501-7800	Anchorage	AK	99501
TOVAR ROBERTO					
TUNDRA MANAGEMENT SERVICES LLC		2000 Seward St., Suite 100 Anchorage, Alaska 99503-3000	Anchorage	AK	99503
VAN HARLINGEN LOUIE J JR		500 West 10th Avenue Anchorage, Alaska 99501-3000	Anchorage	AK	99501

Name	Organization	address	city	st	zip
VANKEUREN MARIANNE C					
VARNEY-INGA VICKIE L & INGA TIM L					
VIGIL MICHAEL D & BENAVENTE JENNIEVE L					
VON BOSE KYLE J & ELIZABETH S					
WAGNER MEGAN R					
WALDEN CHRISTOPHER COLBY & SASHA MARIE					
WAMSER BERNARD					
WARTH DENNIS JAMES & TATIANA A					
WATSJOLD JOHN E & KIM A & DANIEL L & AGEN RAYMOND J II					
WELBY TIMOTHY M					
WHITLEY DORIS B					
WILLIAMS MICHAEL T & TANYA M					
WOLGEMUTH PATRICK & BOSWELL KRISTY					
WUERTH INVESTMENT GROUP LLC					
YUK JAY & HEE					
ZIDOK JEREMY					
	Get Lost Travel Vans				
	Tiger Development				
Debra Corbett	Nanutset Heritage				
	Alaska Pure Water Products				
	Loyal Lady Ent.				
	Denali Industrial Supply, Inc.				

Information redacted for privacy
purposes

----- Forwarded message -----

From: **Community Councils Center** <info@communitycouncils.org>

Date: Mon, May 6, 2019 at 11:20 AM

Subject: Midtown CC Meeting - Wed. 5/8/19 at Noon

To: <olivia.cohn@gmail.com>

Having trouble viewing this email? [Click here](#)



Midtown Community Council

NOTICE OF MEETING

Wednesday, May 8th, 2019 at Noon

LOCATION:
3000 "C" Street
1st Floor Conference Room
(shown above)

PARKING IN REAR GARAGE

[CLICK HERE](#) for the meeting agenda.

[CLICK HERE](#) for minutes of the last meeting.

Agenda Items Include:

Old Business:

Carrs/Safeway Agreement: Discuss and Approve: Tim Potter

New Business and Presentations:

1. Jack Gadamus, the Municipality Assessor will give a visual Presentation on the Property Tax Base, exemptions etc. This is an excellent presentation and will be open to questions and answers. Presentation time total (45 minutes).

2. Solstice Alaska Consulting (Matt Edge CRW) will give an brief update on the 48th and Cordova Reconstruction and announce an upcoming open house. (4 Minutes).

For more information, contact:

Al Tamagni,
President Midtown Community Council
email: atamagni@alaska.net

To learn more about the Midtown Community Council, [click here](#) to visit our web site.

MIDTOWN COMMUNITY COUNCIL MEETING AND AGENDA

PARKING IN REAR GARAGE

May 8, 2019 @ 12:00-1:30 Noon

NEW LOCATION 3000 C STREET 1ST FLOOR CONFERENCE ROOM.

Sign in and call to Order. Al Tamagni Sr

Approval of Agenda.

Approval of Minutes April 10, 2019.

Reports: Assembly Representatives, Mayors Office: Questions and Answers (3 Minutes each) School Board

Representatives: Questions and Answers: (3 Minutes)

Legislative: Representative's State Senate and House. Questions and Answers: (3 Minutes each)

Police Department Representative: Questions and Answers (3 Minutes)

Reports: Executive Committee Board Report, Tamagni/Others. Questions and Answers: (3 Minutes)

Homeless Committee Report: Chair. Kenney Peterson et al (3 minutes).

Hearing Notices: Package Liquor Renewals? Tim Potter. Chair of Liquor and Marijuana Committee (5 Minutes).

Old Business: Open: Carrs/Safeway Agreement: Discuss and Approve: Tim Potter

New Business and Presentations:

1. Jack Gadamus, the Municipality Assessor will give a visual Presentation on the Property Tax Base, exemptions etc. This is an excellent presentation and will be open to questions and answers. Presentation time total (45 minutes).
2. Solstice Alaska Consulting (Matt Edge CRW) will give an brief Update on the 48th and Cordova Reconstruction and announce an upcoming open house. (4 Minutes)
3. Other New Business: Open.

Adjourn: 1:30 P.M.

From: CRWEngineering Group, LLC <crwadmin@crweng.ccsend.com> on behalf of CRW Engineering Group, LLC <comments@crweng.com>
Sent: Wednesday, May 8, 2019 10:10 AM
To:

48TH AVENUE & CORDOVA STREET RECONSTRUCTION MAY 2019 PROJECT UPDATE AND PUBLIC OPEN HOUSE



Email us at solsticeak@solsticeak.com
for updates and reminders and
see below for details!



**E 48TH AVE & CORDOVA ST
RECONSTRUCTION**

Join Us For A Public Open House

Thursday, May 16, 2019, 5PM – 7PM
Z.J. Loussac Library Atrium located at 3600 Denali Street, Anchorage

The Municipality of Anchorage (MOA) is planning roadway and drainage improvements on 48th Avenue and Cordova Street. Come to the open house to –

- Learn about the project background and progress to date.
- Discuss issues identified in the concept report.
- Comment on proposed alternatives.
- Review the project schedule and next steps!

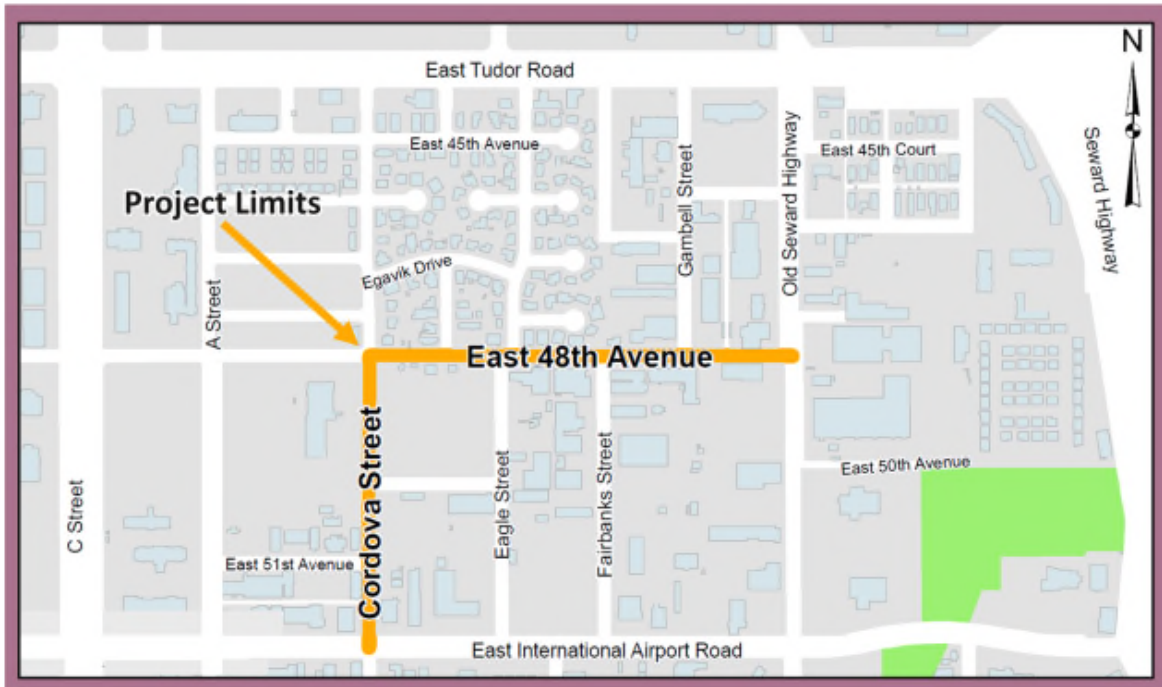
*It's an open house,
so stop by any time!*

ISSUES TO BE EVALUATED IN DESIGN STUDY REPORT

The following issues/concerns were collected through public feedback.

- Maintaining Access
- Maintaining Parking
- Improving Lighting
- Calming Traffic
- Improving Drainage
- Improving Pedestrian Facilities
- E. 51st Avenue Improvements

This project is funded through the design phase study. No detailed design or construction funding has been received at this time.



Municipality of Anchorage, PM&E Project #06-26

Contact us any time and continue to visit the project website for updates.

Matt Edge
Design Project Manager
CRW Engineering Group, LLC
562-3252 · comments@crweng.com

Robin Reich
Public Involvement Coordinator
Solstice Alaska Consulting, Inc.
929-5960 · solsticeak@solsticeak.com

Julie Makela
MOA Project Administrator
Project Management & Engineering
343-8135 · julie.makela@anchorageak.gov



www.48th-CordovaReconstruction.com

Facebook Announcement

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Anchorage Public Library (Z. J. Loussac Library)

20 mins ·

We connecting our community with information today by hosting our sister department Municipal Project Management and Engineering. Stop by the Loussac Library until 7 tonight (Thursday) to learn about the E48th & Cordova Reconstruction project. (A little bird told us they also have free 🍷). It's an open house do drop in any time or learn more at www.48th-CordovaReconstruction.com



Call Now

2

Instagram Announcement

anchoragepubliclibrary



Liked by zip_kombucha and 4 others

anchoragepubliclibrary We connecting our community with information today by hosting our sister department Municipal Project Management and Engineering. Stop by the Loussac Library until 7 tonight (Thursday) to learn about the E48th & Cordova Reconstruction project. (A little bird told us they also have free 🍷). It's an open house do drop in any time or learn more at www.48th-CordovaReconstruction.com

35 MINUTES AGO

From: Olivia Cohn
Sent: Wednesday, May 8, 2019 3:08 PM
To: Matt Edge; Rob Burdick
Cc: Robin Reich
Subject: 48-Cordova May CC Meeting Comments
Attachments: May16MeetingChecklist.docx

Hi Rob and Matt:

For the record, below are the comments I heard during today's Midtown Community Council meeting regarding the 48th Avenue and Cordova Street Reconstruction following Rob's presentation. Approximately 19 people attended the meeting.

Also, in preparation for next week's open house, we discussed: putting an announcement on the project website, so here is a reminder to do that. (We could probably also remove the past events, or make a note that they have passed here: <http://48th-cordovareconstruction.com/get-involved/>.) Let me know if you need anything from us to make this happen.

Thanks,
Olivia

***Questions Re: 48th Avenue and Cordova Street Reconstruction
As Stated during the May 8, 2019 Midtown Community Council Meeting***

- Where is the project on Cordova Street?
- Can you say when the open house is again? What time is the open house?
- Is the project funded?
- What has been the biggest design challenge so far?

Olivia Cohn
Environmental Planner
Solstice Alaska Consulting, Inc.
2607 Fairbanks Street, Suite B, Anchorage, AK 99503
907-929-5960 | olivia@solsticeak.com
www.solsticeak.com





E 48TH AVE & CORDOVA ST RECONSTRUCTION



PUBLIC OPEN HOUSE

THURSDAY, MAY 16, 2018

5:00 PM – 7:00 PM

PLEASE SIGN IN

NAME	ADDRESS	PHONE	EMAIL ADDRESS
By providing your email, you will receive project updates			
Peter Pemberton	Contact Information Hidden to Preserve Privacy		
JOHN STOEHNER			
KRIS STOEHNER			
DAVID BORNEMAN			
GREG CLAYTON			
Misty Nestick			
IKE MCGOWAN			
ANITA EVANS			
Elizabeth Ellis			
Francis Peter II			
Benjamin Tomlinson			

PROJECT WEBSITE: www.48th-cordovareconstruction.com

Comments Submitted
During Open House

PUBLIC COMMENT FORM



NAME	I'ke and Karen McGowan
ADDRESS	
EMAIL	Contact Information Hidden to Preserve Privacy
PHONE	

COMMENTS:

We are excited about the improvements on E 48th ave and Cordova St. Especially about the sidewalks and pedestrian friendly facilities.

Please submit this comment form to any member of the project team or send to:

Solstice Alaska Consulting, Inc. • 2607 Fairbanks St., Ste. B • Anchorage, AK 99503 • Email: solsticeak@solsticeak.com

PROJECT WEBSITE: www.48th-cordovareconstruction.com

PUBLIC COMMENT FORM



NAME	Emilienne Manentchap
ADDRESS	Contact Information Hidden to Preserve Privacy
EMAIL	
PHONE	

COMMENTS:

I really appreciate the initiative and I would like the project to be done.

Please submit this comment form to any member of the project team or send to:

Solstice Alaska Consulting, Inc. • 2607 Fairbanks St., Ste. B • Anchorage, AK 99503 • Email: solsticeak@solsticeak.com

PROJECT WEBSITE: www.48th-cordovareconstruction.com

PUBLIC COMMENT FORM



NAME	Perry Light
ADDRESS	
EMAIL	By providing your email, you will receive project updates
PHONE	

COMMENTS:

Increase bike + pedestrian corridors throughout the year. Please respond to conflicting situation by creating Conflict Resolution teams + public education on these ideas -

Please submit this comment form to any member of the project team or send to:

Solstice Alaska Consulting, Inc. • 2607 Fairbanks St., Ste. B • Anchorage, AK 99503 • Email: solsticeak@solsticeak.com

PROJECT WEBSITE: www.48th-cordovareconstruction.com

A paper copy of this comment was handed to the Project Team
during the public open house on May 16, 2019

Why are you taking away parking from 8 businesses when we already have a shortage of parking?
Street parking won't be enough. One business on the block already takes all of it, because they don't allow their employees to park on their lot.

Taking away parking will hurt our business – please don't do it?

I want to see your data on the people you say need sidewalks. I have asked for this in the past and have not received. We are here 6 days a week and don't see the need. We suspect the people you saw belong to the business that makes their employees park on the street.

Salvation Army – I called their headquarters yesterday – they did not know about this road project?
Why aren't all land owners being properly informed? Word did not go to the top about this proposed project.

Please send me the written documentation on your three proposals so I can pass on to others.

Why are you proposing such wide sidewalks in an industrial area – this question is based on your hearing with the planning commission.

Our business has been in existence since 1978. The city has always known our land use, but you are changing it- your past proposals will kill our business.

Salvation Army – you are taking away from their parking. They have helped 1000s of men over the last 30 years who are homeless and addicts. Your ideas will take away from their ability to help people yet the city will pay up to \$700,000 for apartments for them. The voters just said NO to a bond issue for the homeless, yet the Mayor says he will add taxes in other ways to pay for costs associated with the homeless. It just doesn't make sense to damage an entity that helps these people become self-reliant. What's reasonable for this situation – It should not be damage those groups helping the homeless at no cost to the city.

Auto Sales business – you want to take away some of their parking. They barely have enough now. Again it does not make sense to damage a business that employees people in the name of sidewalks in an industrial area.

Safety – All of the 8 businesses that will lose parking back up their cars into the street. Putting sidewalks and possibly increasing foot traffic is dangerous. Doesn't safety come first in an industrial area?

Please send out notices at least 30 days in advance when having these meetings. Most business people make plans weeks ahead of time and it is impossible to attend these meetings without proper notice. Several people who would have made comments on our behalf are not available due to your lack of notice. I personally had to cancel an important meeting in order to participate. After talking to assembly people, they too agree that more notice should be provided.

Who are the people making comments? At your first go-a-round we noticed many of them were contractors looking for work rather than land owners. You should document so everyone knows who is speaking and what their interest is.

Why are people being allowed to make comments if they are not land owners or renters in the immediate area?

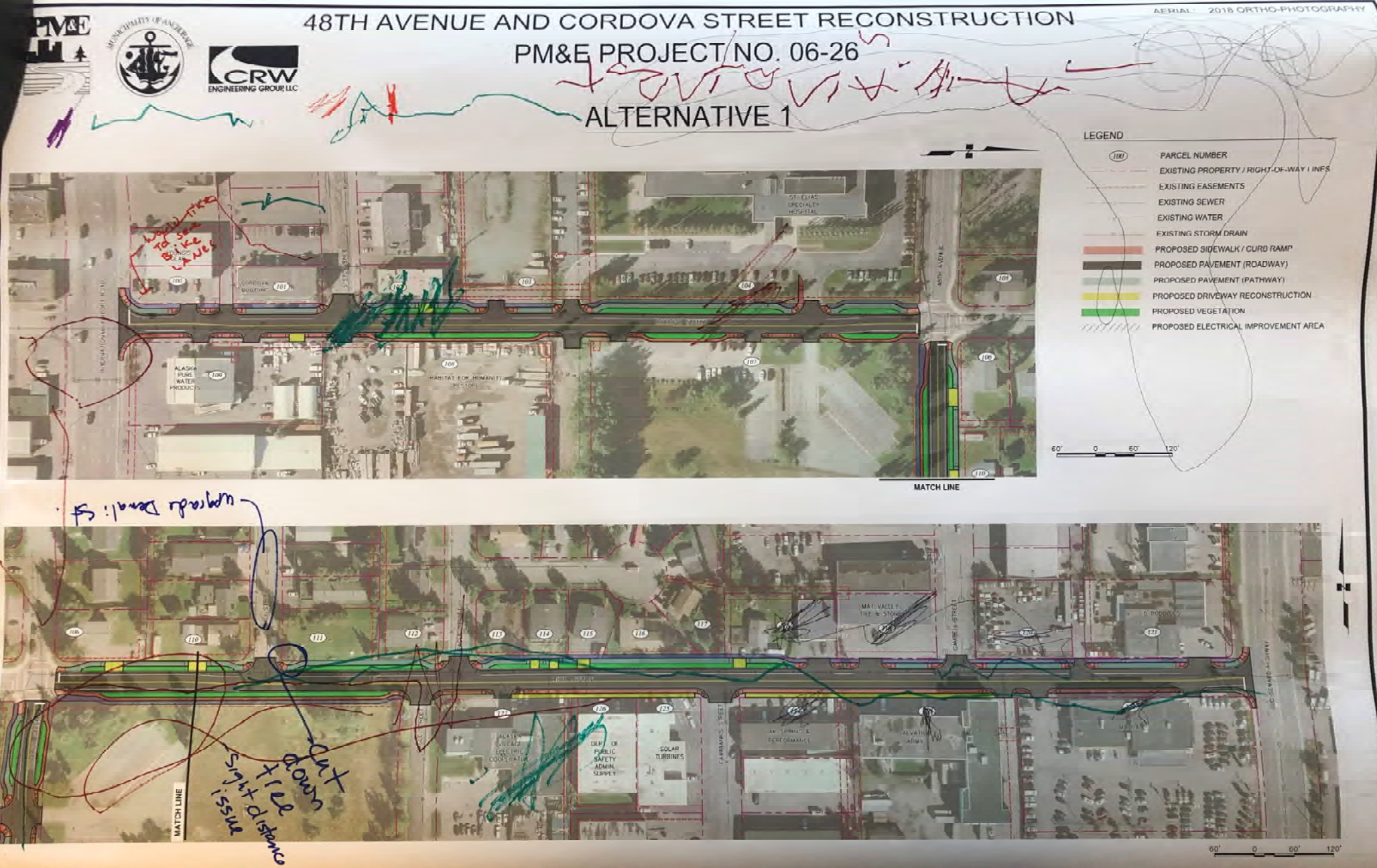
Thank you for your time.

These photos. show conditions on the bike trail by Minnesota Drive, north of International Airport Road along the west side of the street.

These photos. were submitted when an open house attendee asked a project team member to take a photo. of the photos. during the May 16, 2019 open house for the East 48th Avenue and Cordova Street Reconstruction public open house.









48TH AVENUE AND CORDOVA STREET RECONSTRUCTION PM&E PROJECT NO. 06-26

ALTERNATIVE 3

- LEGEND
- (100) PARCEL NUMBER
 - EXISTING PROPERTY / RIGHT-OF-WAY LINES
 - EXISTING EASEMENTS
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - PROPOSED SIDEWALK / CURB RAMP
 - PROPOSED PAVEMENT (ROADWAY)
 - PROPOSED PAVEMENT (PATHWAY)
 - PROPOSED DRIVEWAY RECONSTRUCTION
 - PROPOSED SNOW STORAGE AREA
 - PROPOSED ELECTRICAL IMPROVEMENT AREA

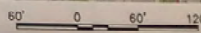


Like the
10' Pathway
for separation
from BIKES

MATCH LINE



MATCH LINE



From: Olivia Cohn

Sent: Monday, May 20, 2019 3:41 PM

To: Matt Edge <medge@crweng.com>; Brendan McKee <bmckee@crweng.com>; Rob Burdick <RBurdick@crweng.com>

Cc: Robin Reich <robin@solsticeak.com>

Subject: 48th-Cordova May 16 Open House Documentation

Hi Matt, Brendan, and Rob:

I have attached documentation of last week's 5/16/2019 48th Ave. and Cordova St. Reconstruction public open house.

During the meeting, I heard the following verbal comments:

- I want to know how many feet of my property will be taken. I am disgusted with this whole process.
- I support bike facilities in the corridor. (Two people said this.)
- I want to see bike lanes.
- There are a lot of areas in Anchorage that need to be addressed. I am glad this project is happening. I would like to show the project team photos of another area that needs to be fixed along the bike trail by Minnesota north of International Airport Road.

Thanks.

Olivia

Attached:

- Sign in (11 people signed in, but I counted 10 people who attended but did not want to sign in). (Note: many people did not want to sign in, and I think that might be because they came into the open house through the easels.)
- Comments (4 written public comments, the Alt. 1 and 3 scroll comments (none were written on Alt. 2), photos of photos that a member of the public asked me to take and share with the project team – they are not in the project area)
- Meeting photos can be downloaded here:
<http://p2.cloud49.com/devices/solsticeak/filemanager?invitation=I7VqTQOGXY>

Olivia Cohn

Environmental Planner

Solstice Alaska Consulting, Inc.

2607 Fairbanks Street, Suite B, Anchorage, AK 99503

907-929-5960 | olivia@solsticeak.com

Appendix B. Comments

1. Andress, Loretta
 - a) Comment
 - b) Response
 - c) Additional Comment
2. Stoechner, Kristine (Alaska Spring & Performance)
 - a) Comment
 - b) Response
3. Clayton, Greg (GMC Contracting)
4. Corbett, Debra
 - a) Comment
 - b) Response
5. Peterson, Chris (Commercial Contractors)
6. Stoechner, Kristine (Alaska Spring & Performance)
 - a) Comment
 - b) Response
 - c) Additional Comment
7. Kaczorowski, Chris (Alignment Center)
8. Crozier, Crystal (Alaska Spring & Performance)
9. Stoechner, John W. (Alaska Spring & Performance)
10. Stoechner, John (Alaska Spring & Performance)
11. Response to Alaska Spring & Performance
(Crystal Crozier, Kristine Stoechner, John W. Stoechner, and John Stoechner)
12. Stoechner, Kristine (Alaska Spring & Performance)
13. Stoechner, Kristine (Alaska Spring & Performance)

Date: Jan. 30, 2019

To: jerry.hansen@anchorageak.gov

Public Works, Municipality of Anchorage

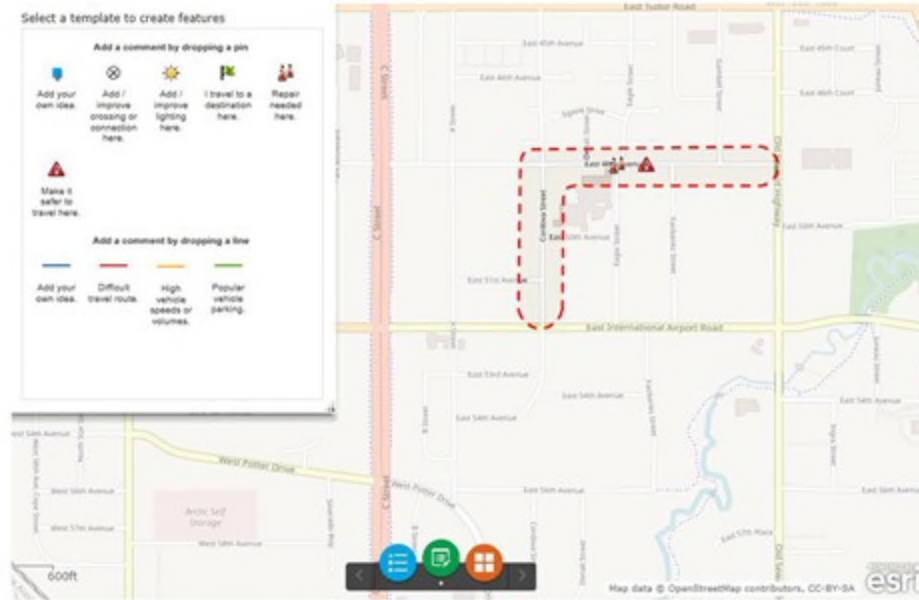
48TH AVENUE & CORDOVA STREET RECONSTRUCTION

Project Management & Engineering, Project #06-26

From: Loretta Andress

Contact Info Hidden

Subject: Street improvements 48th Ave



I don't understand "drop a line and leave a comment." Am unable to make it function.

But...each "improvement" to 48th Ave. increases the amount of speed, traffic, noise. This is actually a residential area and should be treated as such. With "high speed" streets nearby to the north and south (Tudor and International Airport Rd.), 48th does not need to be elevated to a "high speed" thoroughfare. Why was 48th extended west to C St. when there were already those two major east/west hiways nearby?

We now have large tractor-trailers rumbling thru all summer. Improvements to 48th, without speed-bumps, will only increase that traffic. This is a residential area.

No, none of you lives here, nor ever will, but WE DO!

Where improvements are desperately needed: sidewalks/bike trails along both north and south sides of International Airport Road, from Old Seward west to Minnesota--lumpy, loopy cement; no stripes, no markings; ruts, bumps; drivers clueless.

From: [Matt Edge](#)
Sent: Wednesday, February 06, 2019 2:12 PM
To: Contact Info Hidden for Loretta Andress
Cc: [Makela, Julie A](#) ; [Olivia Cohn](#) ; [Robin Reich](#) ; [Maney, Duane C.](#)
Subject: RE: Improvements to 48th Ave., Anchorage

Hello Ms. Andress,

I am the project manager for the design of the Municipality of Anchorage (MOA) 48th Avenue and Cordova Street Reconstruction project. I was forwarded your comments (below) and asked to respond on behalf of Jerry Hansen and the MOA project management team. We appreciate your comments which are very timely because the project is currently completing the initial comment-gathering phase.

The two roadways proposed for improvements have been identified as being in poor condition and needing upgrades to the road surfaces and drainage systems. The project team is currently gathering feedback from residents, businesses, and the general public to identify specific roadway issues and project area user's needs and concerns. The project is currently funded through the Design Study Report, which will develop and analyze potential improvements and provide recommendations for moving forward. Please note that the project has not received funding for detailed design or construction at this time.

We have documented your comments regarding speed, traffic, and noise in a residential area and about improvements needed elsewhere, and we will use them, with other feedback we have received, to help develop potential improvement alternatives for the Design Study Report. Below, please see responses to the specific issues you raised.

- ***“... each ‘improvement’ to 48th Ave. increases the amount of speed, traffic, noise.***

Your comment regarding speed, traffic, and noise is understood. The project team has received feedback that speeding is an issue in the project corridor from other stakeholders as well, and we are considering ways to address this through traffic calming measures. In addition to the entire project corridor, please let us know if there are specific locations that are of particular concern.

- ***“This is actually a residential area and should be treated as such.”***

The project corridor includes a mix of commercial, industrial, and residential developments and the project team has reached out to all of the residences in the project area, in addition to local businesses, to ensure that residential feedback is collected and documented.

- ***“With ‘high speed’ streets nearby to the north and south (Tudor and International Airport Rd.), 48th does not need to be elevated to a ‘high speed’ thoroughfare. Why was 48th extended west to C St. when there were already those two major east/west highways nearby?”***

Improvements in the project area may include reconstructing the roadway, upgrading the storm drain, improving pedestrian facilities, addressing street lighting, reconstructing utilities, and improving landscaping. The improvements are not intended to increase speeds in this area. However, we understand that some people may choose to drive faster when the road surface is improved and potholes are no longer present so the project team is considering traffic-calming measures, as mentioned, to both offset this and help to slow traffic.

E. 48th Avenue is classified as a Collector Roadway in the MOA Official Streets and Highways Plan. Collector roadways are intended to provide a connection between local roads and arterial roads which have much higher traffic volumes and speeds. The extension of 48th Avenue to A Street, an arterial road, was completed to accommodate anticipated increased traffic from local commercial developments and provide better connectivity for residents and businesses in the area.

- ***“We now have large tractor-trailers rumbling thru all summer. Improvements to 48th, without speed-bumps, will only increase that traffic. This is a residential area. No, none of you lives here, nor ever will, but WE DO!”***

These comments regarding tractor trailer noise and traffic and speeding concerns in a residential area is acknowledged. Potential improvements to pedestrian facilities, lighting, landscaping, and traffic calming are currently being considered to help address these issues.

- ***“Where improvements are desperately needed: sidewalks/bike trails along both north and south sides of International Airport Road, from Old Seward west to Minnesota—lumpy, loopy cement; no stripes, no markings; ruts, bumps; drivers clueless.”***

Thank you for identifying additional needed improvements in Anchorage. International Airport Road is owned and maintained by the State of Alaska. Although the Municipality of Anchorage cannot provide improvements on this road, I will pass along your comments to the appropriate contact at the Department of Transportation and Public Facilities (DOT&PF).

Please feel free to reach out to me using the contact information below, or to Robin Reich, the Public Involvement Coordinator for the project, at 907-929-5960 or solsticeak@solsticeak.com if you have questions or would like to arrange a time to talk in more detail. In addition, the project team will continue to update the project website, www.48th-CordovaReconstruction.com, as more information is available.

Thank you.

Matt Edge, PE, PTOE, PTP

Principal/Civil and Environmental Engineer

CRW Engineering Group, LLC

3940 Arctic Blvd, Ste. 300

Anchorage AK 99503

Office 907-562-3252 | Direct 907-646-5623

www.crweng.com

From: Contact info. hidden for Loretta Andress
Sent: Wednesday, February 6, 2019 3:26 PM
To: Matt Edge; jerry.hansen@anchorageak.gov
Cc: Makela, Julie A; Olivia Cohn; Robin Reich; Maney, Duane C.
Subject: Re: Improvements to 48th Ave., Anchorage

I so much appreciate your detailed attention to my comments and your thorough answers. I fully realize that the only real way to escape Anchorage's steady "improvements" since the 40s and 50s is to "move along." However progress is inevitable, and all-in-all, we'd be in poor shape without the continual planning and work your people put into these sorts of improvements.

From: Kris Stoechner <Contact Info Hidden>

Sent: Wednesday, March 27, 2019 11:23 AM

To: Matt Edge <Contact Info Hidden>

Cc: 'Maney, Duane C.' <Contact Info Hidden>; 'Makela, Julie A' <Contact Info Hidden>; 'Boyle, Charles M.' <Contact Info Hidden>

Subject: RE: 48th Avenue and Cordova Street Reconstruction - Stakeholder Contact Summary (AK Spring and Performance)

Hi...

We haven't been informed about the planning meeting....Has it been scheduled?

Thanks,

Kris Stoechner
President
Alaska Spring & Performance

From: Matt Edge

Sent: Wednesday, March 27, 2019 11:34 AM

To: 'Kris Stoechner' <Contact Info Hidden>

Cc: 'Maney, Duane C.' <Contact Info Hidden />; 'Makela, Julie A' <Contact Info Hidden />; 'Boyle, Charles M.' <Contact Info Hidden />

Subject: RE: 48th Avenue and Cordova Street Reconstruction - Stakeholder Contact Summary (AK Spring and Performance)

Hi Kris,

The MOA Planning and Zoning Commission (PZC) will include the Concept Report as an informational item on the April 1st meeting (this coming Monday). I will be there to answer questions. You can download the Concept Report from the project website www.48th-CordovaReconstruction.com if you are interested.

I left a message on your voicemail at work on March 20th to let you know about the meeting. I also called several other businesses including Mat Valley Tile, Salvation Army, and Continental Mazda. If you didn't receive my voicemail is there another number you'd prefer me to call?

A project email and mailer will be going out today (attached is a preview).

Please let me know if you have any questions.

Thanks,
Matt

Matt Edge, PE, PTOE, PTP

Principal/Civil and Environmental Engineer

CRW Engineering Group, LLC

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Anchorage AK 99503

Office 907-562-3252 | Direct 907-646-5623

www.crweng.com

From: Matt Edge <Contact Info Hidden >
Sent: Friday, April 5, 2019 3:29 PM
To: Robin Reich; Olivia Cohn
Cc: Brendan McKee; Makela, Julie A; 'Maney, Duane C.'; Rob Burdick; Anthony Robinson
Subject: 06-26 48th Ave & Cordova Street - Stakeholder Contact

I spoke with Greg Clayton from GMC Contracting this afternoon. He owns a property on the east side of Cordova Street, between 51st Avenue and the 50th Avenue right-of-way. He supports the project and said that storm drains are needed on Cordova Street.

Greg mentioned that he has made an agreement with MOA to vacate the right-of-way on 50th Avenue back to him in exchange for 5-feet of right-of-way on Cordova Street. He will send me the plat when it is complete.

Please let me know if you have any questions.

Thanks,
Matt

Matt Edge, PE, PTOE, PTP

Principal/Civil and Environmental Engineer



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-----Original Message-----

From: Debra Corbett <[Contact Info Hidden]>

Sent: Monday, April 8, 2019 1:52 PM

To: comments@crweng.com; Solstice AK <solsticeak@solsticeak.com>; [Contact Info Hidden]

Subject: 48th Ave and Cordova Reconstruction

Dang! I thought the actual work would begin this summer. Cordova, especially between 51st and International is a disaster!

100 % support roadway reconstruction and hope that means repairing and rebuilding the road BASE and not just a repave. This road needs to be designed for semi-trucks carrying loads. Multiple large trucks use the road, especially from 51st to International, multiple times a day.

Sidewalks would be good.

Drainage necessary.

This project will be a waste of time unless 51st is also included. That road gets heavy truck traffic, necessary to businesses along 51st AND those on Cordova. 51st is probably in more need of drainage than 48th.

Thank you for asking!

Debra Corbett at [Contact Info Hidden]

From: Solstice AK
Sent: Tuesday, April 9, 2019 10:03 AM
To: 'Debra Corbett'
Cc: comments@crweng.com; Contact Info Hidden
Subject: RE: 48th Ave and Cordova Reconstruction

Hello Debra,

Thank you for reaching out regarding the 48th and Cordova Reconstruction project. We have documented your comments and shared them with the project team regarding heavy equipment use of the road and the need for repairs along 51st Avenue.

The project has not yet received funding for design. Pending project funding, we anticipate that design is likely to occur in 2020, and construction is likely to occur in 2021.

Thank you.

Solstice Alaska Consulting, Inc.
Email: solsticeak@solsticeak.com
www.solsticeak.com



From: Matt Edge <medge@crweng.com>
Sent: Tuesday, April 23, 2019 12:37 PM
To: Olivia Cohn
Cc: Brendan McKee; Makela, Julie A
Subject: 48th Avenue & Cordova Street - Stakeholder Contact

Hi Olivia,

I received a phone call today from Chris Peterson from Commercial Contractors on Fairbanks Street. He asked about the project status and commented that he thinks the median on Old Seward Highway should not have been installed. He explained that the previous high crash history at this intersection could be attributed to lack of sight distance from snow storage in the right-of-way. I told him this project does not plan on making any improvements on Old Seward Highway and let him know about the upcoming public open house. I told him we would not his comments in the draft DSR.

Thanks,
Matt

Matt Edge, PE, PTOE, PTP

Principal/Civil and Environmental Engineer



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From: Kris Stoechner [<mailto:akspring3@gci.net>]
Sent: Tuesday, May 28, 2019 1:24 PM
To: Matt Edge <medge@crweng.com>
Cc: acctspring@ak.net; alaskaspring@alaskan.com
Subject: Letter as per your request

Good afternoon Matt,

As per your request I am documenting what our business does that requires our current parking lot space.

We work on large motor homes; in fact many are towed to our property from as far away as Tok. We have had them limp from the Alcan into our property just so we can work on them. Tourists with these motor homes are allowed to stay on our property while their repairs are being accomplished. We have worked with many insurance companies in repairing these vehicles. We do the following for both tourists and locals:

- Engine Repairs
- Brakes
- Steering
 - ball joints
 - Tie Rods
 - Sway Bars
- Suspension
 - Spring – Both Coil & Leaf
 - Shocks
- Tune Ups
- Cooling System Repairs & General Maintenance
- Belts
- Oil Changes
- Transmission Repairs & Maintenance
- Drive Train
 - U Joints
 - Differential Repairs & Maintenance

We also do this work for Heavy Duty Trucks

- Engine Repairs
- Brakes
- Steering
 - ball joints
 - Tie Rods
 - Sway Bars
- Suspension
 - Spring – Both Coil & Leaf
 - Shocks
- Tune Ups
- Cooling System Repairs & General Maintenance
- Belts
- Oil Changes
- Transmission Repairs & Maintenance
- Drive Train
 - U Joints
 - Differential Repairs & Maintenance

We repair many 40' Trailers for the following:

- Suspension Repairs
- Welding
- Brakes
- Lights

We repair Travel Trailers for the following:

- Suspension Repairs
- Welding
- Brakes
- Lights Wheels & Tires

On many occasions we have repaired DOT snow equipment under emergency conditions so they can continue with snow plowing; many times this equipment pulls large trailers that also require emergency repairs.

Information redacted to preserve privacy

Respectfully yours,

Kristine Stoenner
Alaska Spring & Performance
President

From: Matt Edge [<mailto:medge@crweng.com>]

Sent: Tuesday, May 28, 2019 1:34 PM

To: Kris Stoechner

Cc: acctspring@ak.net; alaskaspring@alaskan.com; Brendan McKee; Makela, Julie A; Boyle, Charles M.; Robin Reich

Subject: RE: Letter as per your request

Thanks Kris. I appreciate you sending this to us. I'll make sure this information is included in the project design study report.

Thanks,
Matt

Matt Edge, PE, PTOE, PTP

Principal/Civil and Environmental Engineer

CRW Engineering Group, LLC

3940 Arctic Blvd, Ste. 300

Anchorage AK 99503

Office 907-562-3252 | Direct 907-646-5623

www.crweng.com

From: Kris Stoechner [<mailto:akspring3@gci.net>]

Sent: Tuesday, May 28, 2019 2:12 PM

To: Matt Edge <medge@crweng.com>

Cc: acctspring@ak.net; alaskaspring@alaskan.com; Brendan McKee <bmckee@crweng.com>; 'Makela, Julie A' <julie.makela@anchorageak.gov>; 'Boyle, Charles M.' <charles.boyle@anchorageak.gov>; Robin Reich <robin@solsticeak.com>

Subject: RE: Letter as per your request

As we discussed, please keep out name confidential....

Thanks,

Kris

From: Matt Edge <medge@crweng.com>
Sent: Thursday, May 30, 2019 11:40 AM
To: Robin Reich; Olivia Cohn
Cc: Makela, Julie A; Brendan McKee
Subject: 48th Avenue & Cordova Street - Stakeholder Contact

I spoke with Chris Kaczorowski who owns the Alignment Center (563-3773) on W. 51st Avenue and A Street. He was asking whether or not 51st was going to be included in the improvements based on the summary he found on the project web page. I told him that 51st was not currently in the project scope. He said he would like to see it included if possible.

Thanks,
Matt

Matt Edge, PE, PTOE, PTP
Principal/Civil and Environmental Engineer



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----- Forwarded message -----

From: Contact Info Hidden >
Date: Mon, Jun 3, 2019 at 1:17 PM -0700
Subject: 48th Ave. Project
To: "Matt Edge" <Contact Info Hidden >

Good afternoon Matt,

My name is Crystal Crozier and I am part owner of Alaska Spring and Performance. I know that you have a road project that you have started to work on for 48th Ave. One of my major concerns is if you take up to 15 feet of property for sidewalks or bike paths, we are looking at a dangerous situation for our employees and others. We handle a lot of 40-foot trailers, heavy duty trucks and motorhomes ranging in all sizes. Most of these vehicles are too large to be worked on inside our building, so our employee's must work on them outside. As you can see by the photos attached, we move the vehicle around so that the guys are as far away from the street as possible, which leaves the front very close to the road. If you are to take up to 15 feet for the items that you would like to add in an industrial zoned area, that is going to make it impossible for me to protect our employees from working next to the road. It would also make it a dangerous situation for pedestrians as they walk by being so close to equipment that we must use to get jobs done, such as welding tools, jacks, and impact guns these are just a few of the tools that we use.

Thank you,

Crystal Crozier
Alaska Spring and Performance

Contact Info Hidden >
907-563-3802 office
907-561-6888 fax





Share

Save



00:04

00:14



From> John W. Stoechner (Contact Info Hidden)
Date> Monday June 3, 2019
To> Matt Edge (Contact Info Hidden)
Subject> 48th Ave. Road Improvements

Matt,

As we have discussed previously, since 1978 Alaska Spring and Performance has been a light to heavy automotive, truck, and trailer repair facility. Our clients range from small passenger vehicles to semi-

Information redacted to preserve privacy

The following are concerns to our business:

- 1) Widening the street and impacting our ability to do business
- 2) Placing a sidewalk on our side of the street
- 3) On street Parking on our side of the street
- 4) Storm water drains
- 5) Curbing
- 6) Street lighting
- 7) Access during construction
- 8) Safety of our employees and other people using 48th Avenue

Sincerely,



John W. Stoechner

Vice President

Alaska Spring & Performance

600 E. 48th Ave.

Anchorage, Alaska 99503



John Stoechner

Alaska Spring & Performance

600 E. 48th Ave

Anchorage, AK 99516

Matt Edg,

6/5/2019

As we have discussed in previous meetings and per your request I am writing you letter as to what we do here at Alaska Spring & Performance and how loosing part of our parking lot will affect our business.

Here at Alaska Spring we work every type of vehicle from commercial heavy duty trucks / trailers, light duty trucks, cars, motor homes (R.V.) travel trailers, 5th wheels, and light duty trailers. During the summer we work on locals and tourist's trailers, R.V.'s and 5th wheels in our parking lot due to their length and not being able to fit them into the shop. We also work on state and local municipal vehicle and trailers year round.

The type of work that we perform here at Alaska Spring & Performance is:

- Engine Repairs
- Brakes
- Steering
 - ball joints
 - Tie Rods
 - Sway Bars
- Suspension
 - Spring - Both Coil & Leaf
 - Shocks
- Tune Ups
- Cooling System Repairs & General Maintenance
- Belts
- Oil Changes
- Transmission Repairs & Maintenance
- Drive Train
 - U Joints
 - Differential Repairs & Maintenance
- Electrical

Heavy Duty Trucks

- Engine Repairs
- Brakes

- Steering
 - ball joints
 - Tie Rods
 - Sway Bars
- Suspension
 - Spring - Both Coil & Leaf
 - Shocks
- Tune Ups
- Cooling System Repairs & General Maintenance
- Belts
- Oil Changes
- Transmission Repairs & Maintenance
- Drive Train
 - U Joints
 - Differential Repairs & Maintenance
- Electrical

We repair many 40' Trailers for the following:

- Suspension Repairs
- Welding
- Brakes
- Lights
- Electrical

We repair Travel Trailers for the following:

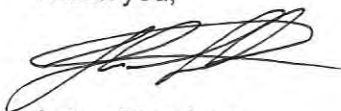
- Suspension Repairs
- Welding
- Brakes
- Lights
- Wheels & Tires
- Electrical

By losing a portion of parking lot there will be some major safety concerns created.

- Vehicles / trailers over hanging into the street / side walk due to the their length
- Visibility of traffic when back out of into our parking lot
- Visibility of pedestrians walking on the side walk when backing in and out of our parking lot
- Decreased amount of parking on our property causing more congestion on the street

Information redacted to preserve privacy

Thank you,



John Stoeher

General Manager,

Alaska Spring & Performance

From: Matt Edge [Contact Info Hidden]
Sent: Tuesday, June 11, 2019 5:37 PM
To: Kris Stoechner; acctspring@ak.net; jstoehne@aol.com; alaskaspring@alaskan.com
Cc: Brendan McKee; Makela, Julie A; Robin Reich; Boyle, Charles M.; Tsu, Melinda A.
Subject: 48th Avenue & Cordova Street Reconstruction - Comments [Contact Info Hidden]

Hi Kris, Crystal, John, & John,

Thank you for your recent comments explaining your business operations and expressing your concerns about the proposed roadway improvements. After reading them I wanted to confirm that you've had a chance to review the alternatives that were presented at the recent open house (also attached to this email). If so, do you have a preference on which alternative is constructed?

None of the three alternatives proposes any private property acquisition at Alaska Spring but all three will widen the footprint of the existing roadway within the public right-of-way. A summary of the alternatives on 48th Avenue is as follows:

- Alternative 1 – This includes two 11-foot wide vehicle lanes, a 7-foot wide parking lane, a 5-foot wide sidewalk on the south side, and an 8-foot wide pathway on the north side. The edge of the proposed sidewalk would be approximately 5.5 feet south of the existing curb in front of your property.
- Alternative 2 – This includes two 11-foot wide vehicle lanes, a 7-foot wide parking lane, and 5-foot wide sidewalks on both the north and south side of the roadway. The edge of the proposed sidewalk would be approximately 6.5 feet south of the existing curb in front of your property.
- Alternative 3 – This includes two 12-foot wide vehicle lanes, a 7-foot wide parking lane, and a 10-foot wide pathway on the north side of the roadway only. The proposed curb would be approximately 5.5 feet south of the existing curb in front of your property.

Please let me know your thoughts on which alternative you prefer. I appreciate your comments.

Thanks,
Matt

Matt Edge, PE, PTOE, PTP

Principal/Civil and Environmental Engineer



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From: Kris Stoechner [Contact Info Hidden](#)
Sent: Thursday, June 13, 2019 10:20 AM

[Contact Info Hidden](#)

Subject: RE: 48th Avenue & Cordova Street Reconstruction - Comments

Hi Matt,

You have mixed a residential, industrial, and hospital property into one project without consideration to the industrial businesses. The city has rules that don't work for this project, but seems that rules are more important than the needs of the industrial business land owners.

I and others find the city process frustrating; we go to meetings, give testimony and then you ask us to again write another document... As I have told you previously, many of the businesses on the North side of the street will not spend time working with you because they all feel the "city will do what it wants" rather than listen and support us as businesses. This feeling was created when the city licensed a marijuana business so close to the Salvation Army rehab center with no regards to the fact that the Salvation Army has supported thousands of men with addition problems for almost 30 years.

This land for our business has been used since 1978 by us and the previous owners....When our building was built, there was no residential nor hospital property... The owners of our building have been responsible for paving, snow removal, and total upkeep of the land being suggested for city use. We have repeatedly told you that we have big rigs, travel trailers, motor homes, state snow equipment ect

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WE DO NOT WANT ANY SIDEWALKS ALONG OUR PROERTY....THIS IS DANGEROUS AS TESTIFIED TO YOU IN SEVERAL MEETINGS, PHONE CALLS AND E-MAILS. INCLUDED IN THESE MEETINGS WAS ONE AT OUR BUSINESS WHICH INCLUDED A REPRESENTATIVE FROM THE SALVATION ARYM AND THE OWNER OF

Information redacted to preserve privacy

Also, you have told us multiple times and you testified to the City planning board that bike trails were no longer in the plans, yet you show them on all three drawings. I find this very frustrating and very concerning.

Why do you need such wide sidewalks? We have repeatedly asked for the raw data for the pedestrian traffic, but you have failed to supply it to us. We have told you repeatedly that there is very little pedestrian traffic on 48th— most of it is because one business forces their employees to park in the street. You told us your company monitored this traffic for a few days. We have been here 5-7 days a week for almost 11 years – this is not enough pedestrian traffic to warrant such large sidewalks. Again, please send me your raw data.

I wrote a several page document and gave it to your people at your last meeting.....Where is it? You did not include it in this e-mail nor did anyone from your group send a receipt as being received– among other things I wrote about safety on that document.

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impacting our parking for employees and customers, impacting parking for the Salvation Army, impacting the Salvation Army's ability to unload large trucks, impacting Mazda's parking, and impacting their ability to load and unload large trucks. Your plan is impacting everyone's safety that drives/walks on the south side of the street with the idea of sidewalks, bike lanes ect. All of the business's on the South side of the street back in and out of their property....Your plans will cause more congestion and create a huge safety issues. No one on the south side of the street want nor have asked for these amenities.

The same goes for the north side of the street. You will be taking away existing parking as it now exists....Your project plans meet the "rules of the city", but don't address the needs of the industrial businesses and land owners. This plan will cause more congestion, causes safety concerns, takes away current parking, remove areas that have traditionally been used for snow storage and is ill conceived for the industrial users of the affected property.

Why don't you ask for an exception for this project? The city is supposed to be working for the existing businesses, land owners, and people who live in the area. Your project mixes zonings to our detriment. The most central problem with this project is that you are mixing the needs of several city zones and this basic problem is not being addressed in your drawings. You are mixing the needs of future hospital buildings, residential and industrial properties with the industrial properties needs

Respectfully,

Kristine Stoechner
President
Alaska Spring & Performance

From: Kris Stoechner Contact Info Hidden

Sent: Tuesday, June 25, 2019 11:33 AM

Contact Info Hidden

Subject: RE: 48th Avenue & Cordova Street Reconstruction - Comments

Hi Matt,

Since my last e-mail, I have talked to several of the land owners/businesses in the industrial area of this project and we have one additional comment.

Some nine buildings will be affected by your plan; several of these buildings house more than one business. ALL of these buildings/businesses use the affected land for parking. Your plan has nothing to replace this parking. As I, and others have stated many times, the expansion of 48th Ave will cause unsafe congestion in the industrial part of the street and your engineering firm has not addressed these needs. The expansion takes away valuable parking for all of us. Where are all these vehicles going to park in the future? We are asking about parking for the employees and customers for all of these businesses.

Also, I again asked on June 13 to see the raw data concerning pedestrians – to date I have not received that from you.

Thank you for your help.

Kristine Stoechner