### HOMEGROWN SOLUTIONS AT WORK

a panel conversation

# PANELISTS

LaQuita Chmielowski DOWL

Jason Bockenstedt Anchorage Affordable Housing & Land Trust

**Chris Schutte** Capricom Alaska

Karen Bronga Anchorage Assembly

Jacques Annandale Anchorage Water & Wastewater Utility (AWWU)

**Connie Yoshimura** Berkshire Hathaway Homeservices Alaska Realty





## LAQUITA CHMIELOWSKI

DOWL

#### **ORIGINAL PARKING DESIGN**

<complex-block></complex-block>		EE NO	Area Use	Requir ed Parkin g	Area	Required Number of Spaces
	Owner Andric Rut Wikulow         A3 SHOW           Serves Junces (LTTE Frenders 20 Statu) (PHT 31           UTIL PRACESS BYRACA         24 ° 0 C           Geodescovers         94 ° 0 C           Base         92 ° 0 C           Approximation (Strategies and Strategies	DDWL 3015 Basines Park	Indoor & Outdoor Seating	1 per 100 sf	7,073	70.7
	MOCK MRCM         BIT         OTX           ROCKCACEEE         12 YOU MUSED ORAY EVEN ROCK         24 YOU MUSED         35 FC           LANDSCAPE SUMMARY         MUSED ORAY EVEN ROCK         # WOTH         35 FC           UTE PERMATER- VISUAL ENHANCEMENT (ANDECAPING (1)         25 FC         25 FC           UNDERGRAMMARY         MUSED ORAY EVEN ROCK (1)         25 FC           UNDERGRAMMARY         MUSED ORAY EVEN ROCK (1)         25 FC	OOTH SOUTH ADDITION KING STREET VUSCAPE FLAN	Kitchen Area	1 per 400 sf	3,158	7.9
	I THER A DIRECTION OF OR EARCH LOG OF THE I TARRINGEN WORK I PARKETER I MARKAN PLANTAGE DER WORK I VARRINGEN VARRINGEN I VARRINGEN WORK I VARRINGEN VARRINGEN I VARRINGEN WORK I VARRINGEN VARRINGEN I VARRINGE		Storage Area	1 per 1000 sf	1,788	1.8
	(1)         THES: (US) SHARES         (2)         THES: (US) SHARES           (1)         THES: (US) SHARES         (2	MOOSE'S TOOT KING LANDS	TOTAL REQUIRED			81
	EXCURCE     EVENING     E	1910.01.07 6.3375 DATE 03080202 0.300.072 5000 5000	TOTAL PROVIDED			99
	PROVORI THEE AND ENHANCE HET 100 IGLANEE FEET OF TOTAL INTERNAL LANGEA/ANG; (1) THEES / UTD SHRUES HEX/UNED	L1.0				

#### **PROJECT CHALLENGES**

#### Stormdrain

Never Functioned properly
Upgrades to meet current standards

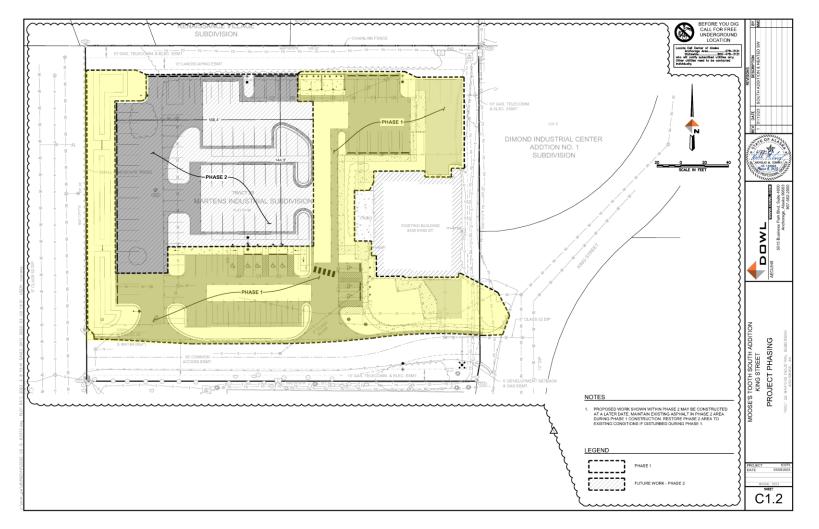
INCREASED

COST

#### Fire Protection

- Piping could not be spliced
- Replace all sprinkler piping

#### SOLUTION USING NEW PARKING CODE

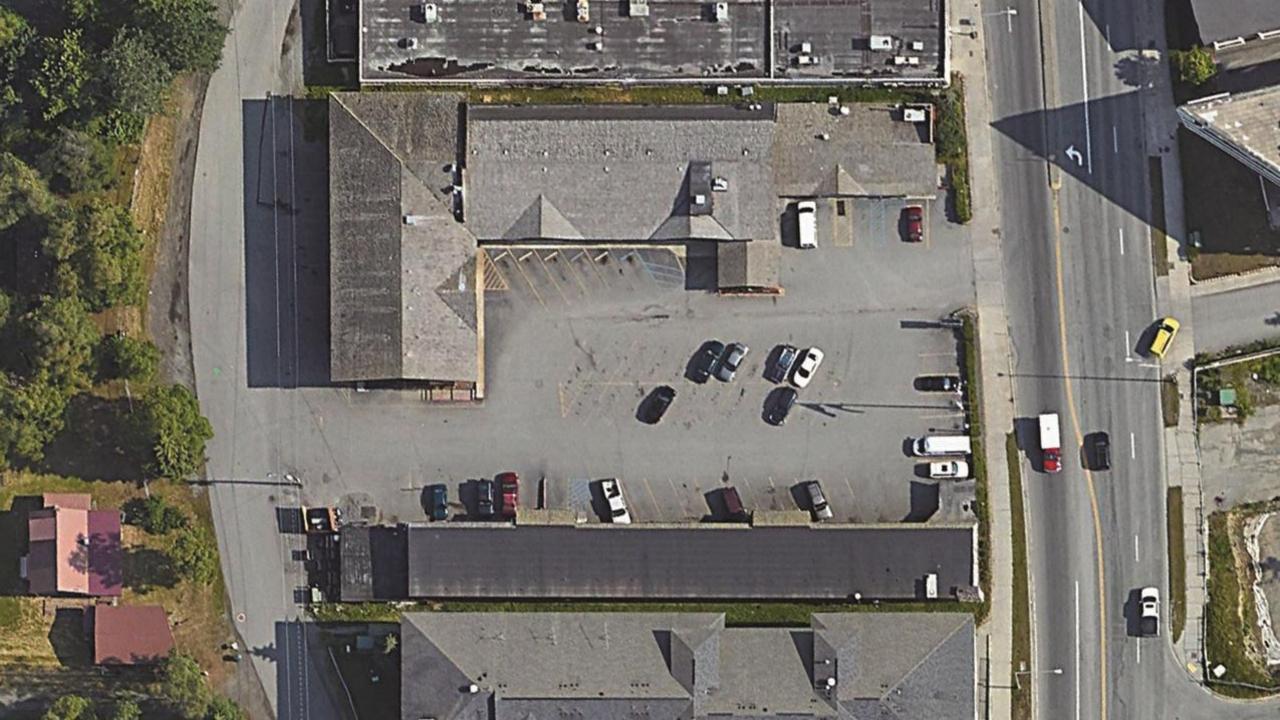






## JASON BOCKENSTEDT

Anchorage Affordable Housing & Land Trust







## KAREN BRONGA

#### ANCHORAGE ASSEMBLY

## ACCESSORY DWELLING UNITS (ADU)

The 2040 Land Use Plan calls for **1,000 ADUs** by 2040.

*AO 2022-107, As Amended* Allows ADUs in all residential and commercial zones.

Intended to allow an ADU anywhere a dwelling unit already exists.







## **CHRIS SCHUTTE**

#### CAPRICOM ALASKA

### Treating 3- and 4-plexes like Single Family Homes



4 beds • 3 baths • 3,170 sq.ft. • 1.87 acres

#### 8 beds • 4 baths • 4,541 sq.ft. • 0.25 acres





#### 12 beds • 4 baths • 3,832 sq.ft. • 0.35 acres

## JACQUES ANNANDALE

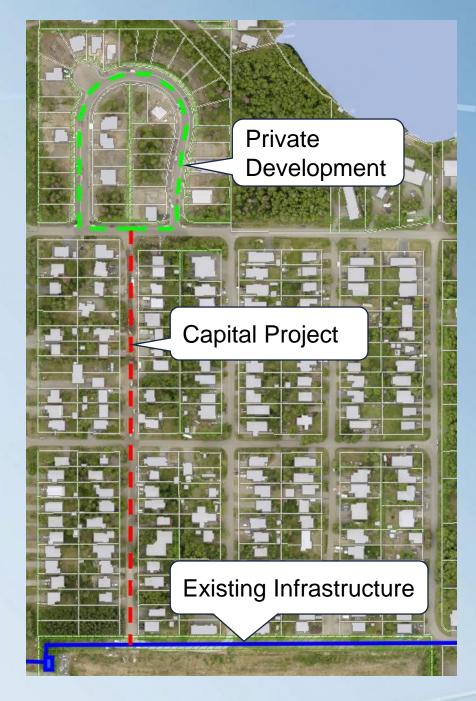
ANCHORAGE WATER & WASTEWATER UTILITY (AWWU)

## CONNIE Yoshimura

BERKSHIRE HATHAWAY HOMESERVICES ALASKA REALTY

### Sandhill Reserve Infrastructure Coordination Agreement

- Feasibility
  - Project Economy of Scale
  - Public Health & Safety Needs
- Scope
  - Private Development Project
  - AWWU Capital Project
- Successes
  - Improved Health & Safety
  - Increased Housing Supply
  - Increased Utility Rate Payer Base
  - Increased Property Values





## Questions? Send them via slido.com #405738

(i) Start presenting to display the joining instructions on this slide.