



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

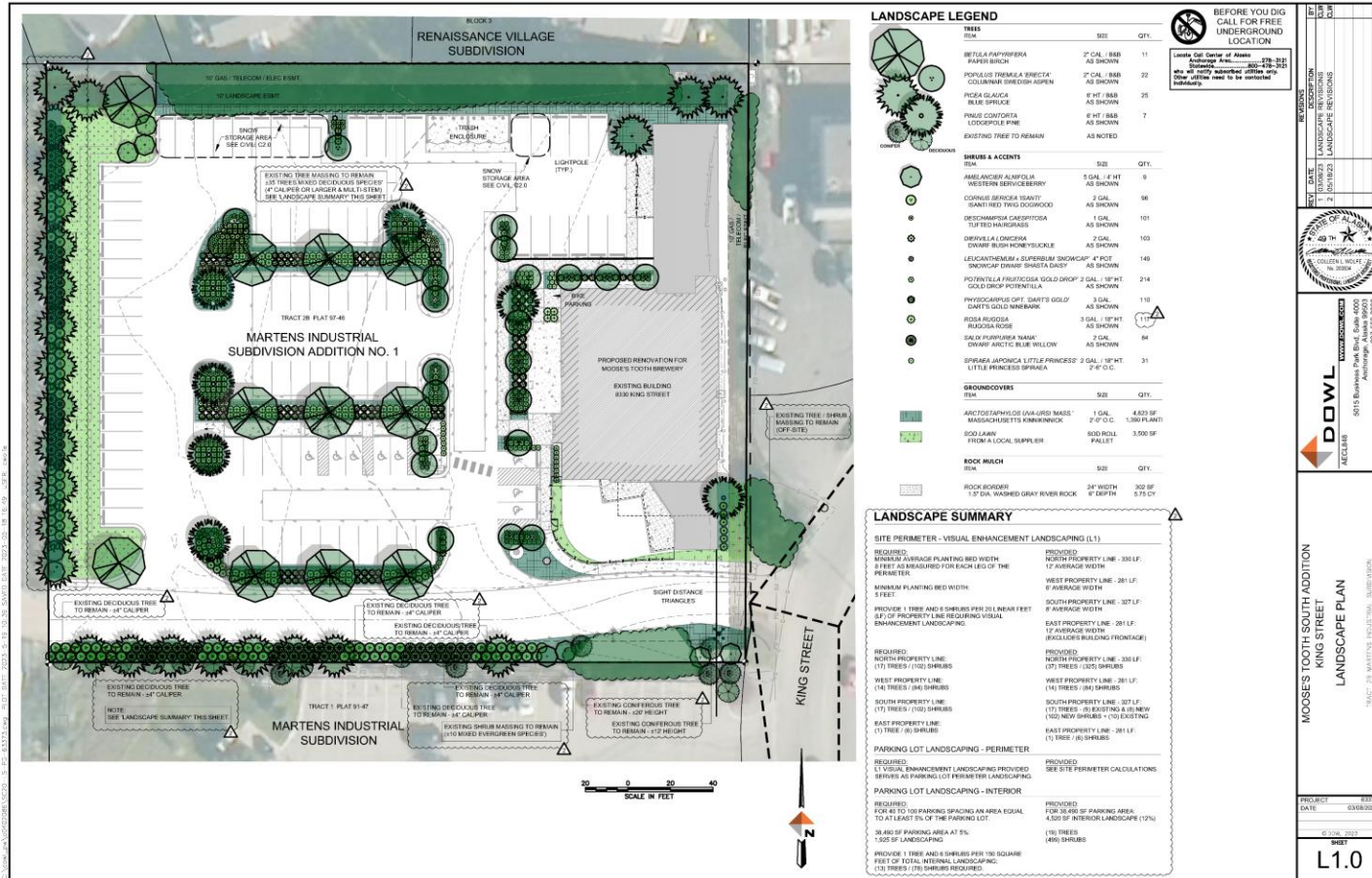




LAQUITA CHMIELOWSKI

DOWL

ORIGINAL PARKING DESIGN



| Area Use | Required Parking | Area | Required Number of Spaces |
|--------------------------|------------------|-------|---------------------------|
| Indoor & Outdoor Seating | 1 per 100 sf | 7,073 | 70.7 |
| Kitchen Area | 1 per 400 sf | 3,158 | 7.9 |
| Storage Area | 1 per 1000 sf | 1,788 | 1.8 |
| TOTAL REQUIRED | | | 81 |
| TOTAL PROVIDED | | | 99 |

PROJECT CHALLENGES

Stormdrain

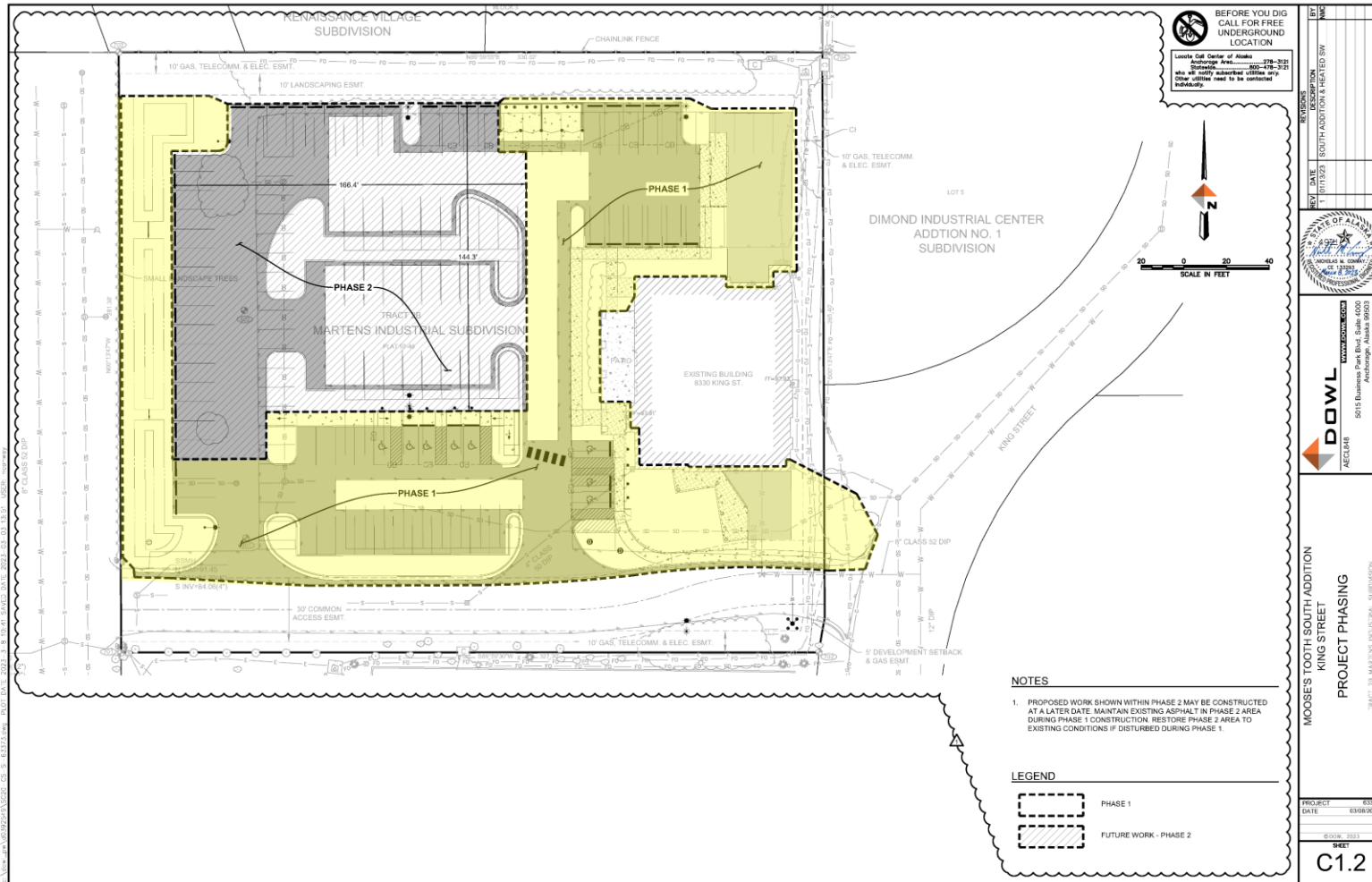
- Never Functioned properly
- Upgrades to meet current standards

Fire Protection

- Piping could not be spliced
- Replace all sprinkler piping

**INCREASED
COST**

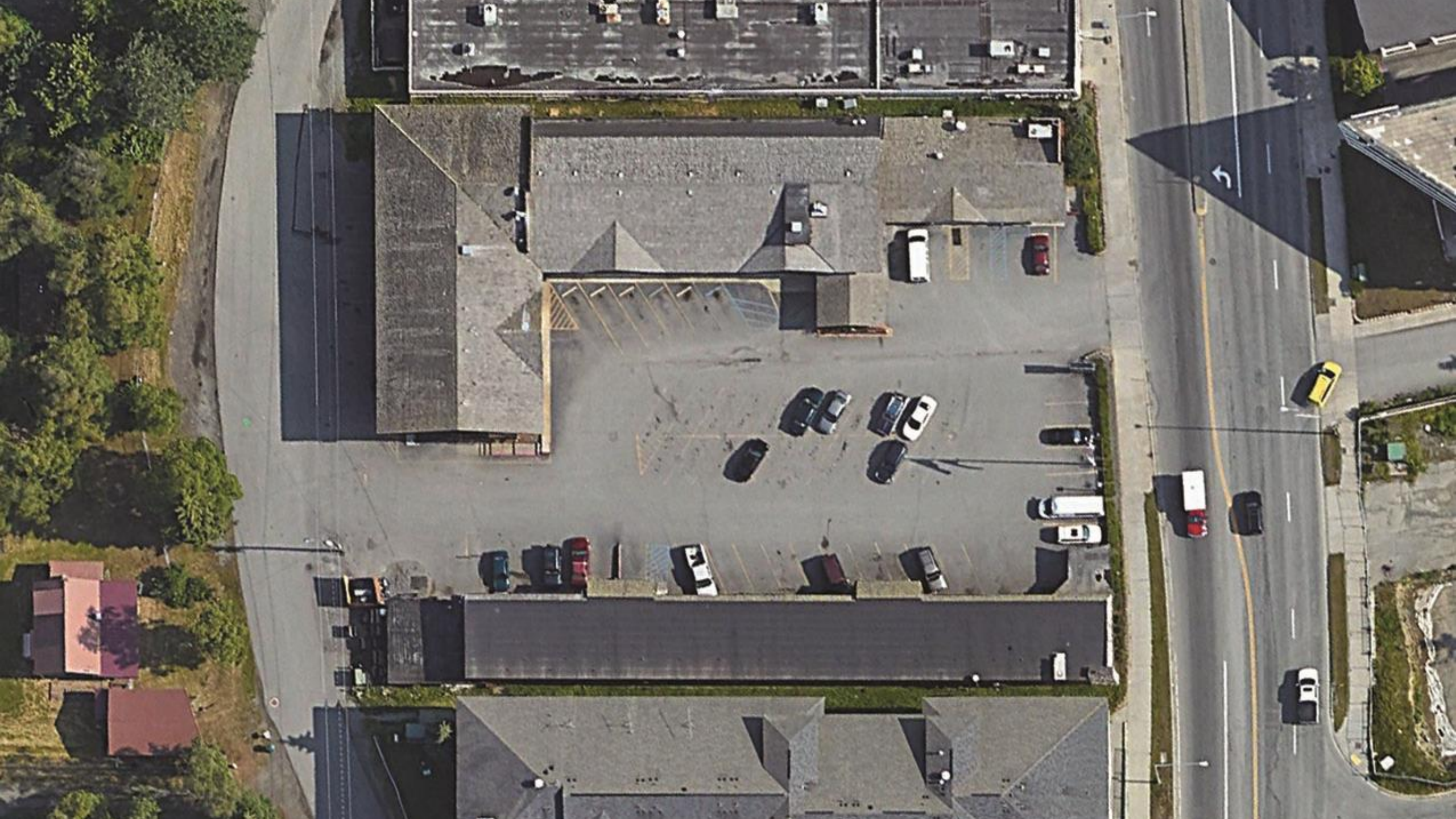
SOLUTION USING NEW PARKING CODE





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

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



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



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

JACQUES ANNANDALE

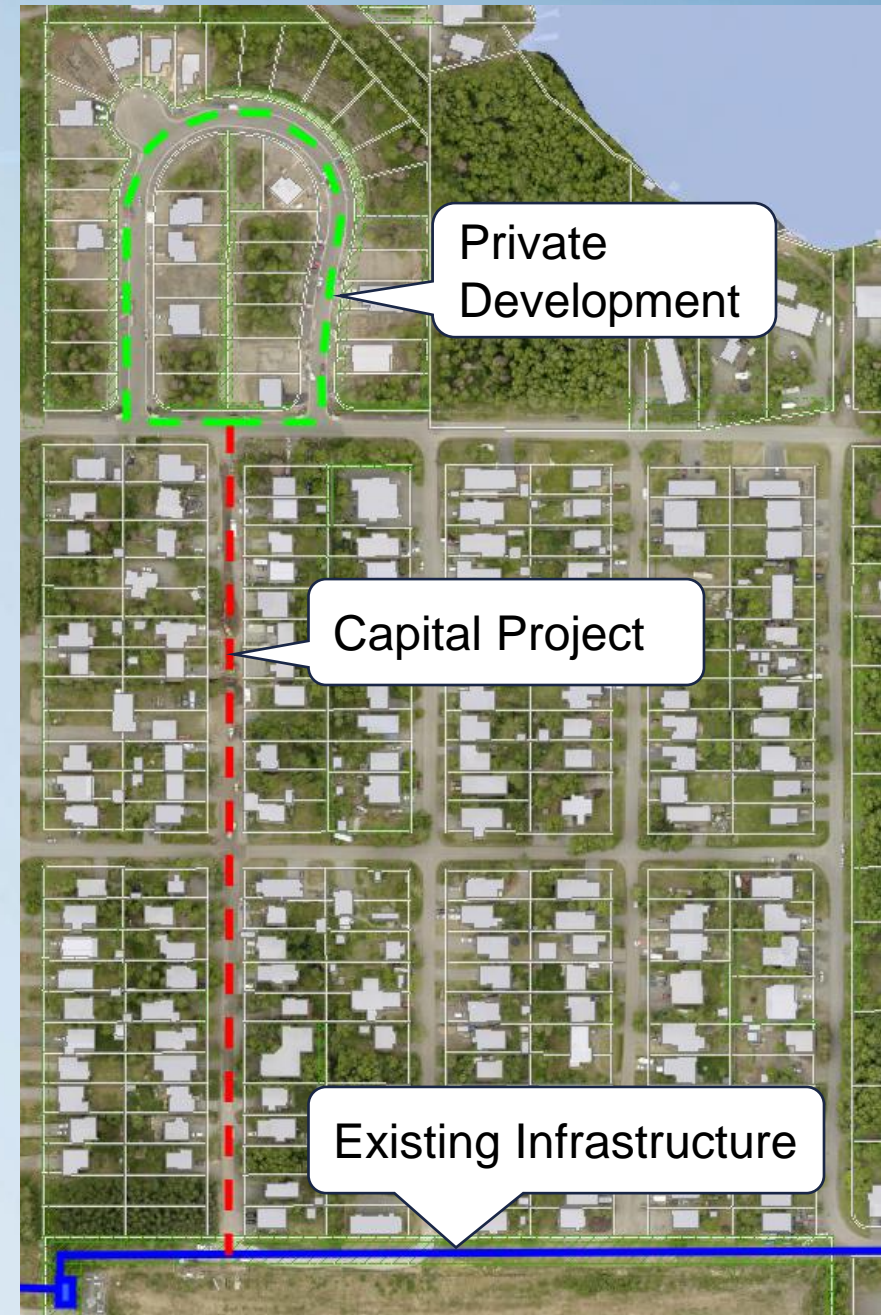
**ANCHORAGE WATER &
WASTEWATER UTILITY (AWWU)**

CONNIE YOSHIMURA

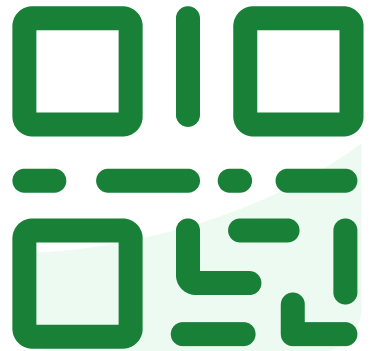
**BERKSHIRE HATHAWAY
HOMESERVICES ALASKA REALTY**

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*



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