

ALASKA LEGISLATURE COMMITTEE FILES 1985-1986 86/2

3645 HSTFA • FAIRBANKS AND ANCHORAGE OFFICE COMPLEX 52

Exhibit 4B

Space Requirements Data Base

-29-

| No. | Department | Division | Address | Staff Levels | | | | | Area Factors | | | | Space Requirement | | |
|-----|---------------------------|-----------------|------------------|--------------|------|------|-------|----------|--------------|------------------------|----------|----------------------|-------------------|--------|--------|
| | | | | 1981 | 1985 | 1990 | 1995 | Curr NSF | AREA FACTOR | SPACE UTILZ N ADJ 'ITE | 1981 NSF | ADJUSTED AREA FACTOR | 1985 | 1990 | 1995 |
| 8A | COMMERCE & ECON. DEVELOP. | Admin. Services | 338 Denali St | 1 | 2 | 2 | 2 | 350 | 350 | -25% | 262 | 262 | 524 | 524 | 524 |
| B | | Business Loans | 201 E 9th Av | 9 | 9 | 9 | 9 | 2,137 | 237 | -20% | 1,710 | 170 | 1,710 | 1,710 | 1,710 |
| C | | Housing Auth. | 4325 Laurel St | 61 | 65 | 70 | 75 | 9,600 | 157 | 0 | 9,600 | 157 | 10,205 | 10,990 | 11,775 |
| D | | Fishery | 620 E 10th Av | 4 | 6 | 10 | 15 | 500 | 125 | +20% | 600 | 150 | 900 | 1,500 | 2,250 |
| E | | Oil & Gas Cons. | 3001 Porcupine | 24 | 36 | 40 | 45 | 6,760 | 281 | -20% | 5,408 | 225 | 8,100 | 9,000 | 10,125 |
| F | | Power Authority | 333 W 4th | 16 | 50 | 100 | 125 | 2,600 | 162 | -5% | 2,470 | 154 | 7,700 | 15,400 | 19,250 |
| G | | Insurance | 134 E 3rd Av | 5 | 6 | 9 | 10 | 1,250 | 250 | -10% | 1,125 | 225 | 1,350 | 2,025 | 2,250 |
| H | | Banking Securts | 620 E 10th Av | 6 | 8 | 10 | 12 | 1,200 | 200 | -10% | 1,140 | 190 | 1,520 | 1,900 | 2,280 |
| I | | Occup. Licensg. | 142 E Third | 6 | 8 | 8 | 8 | 1,000 | 167 | 0 | 1,000 | 167 | 1,336 | 1,336 | 1,336 |
| J | | Pub.Util.Comm. | 338 Denali St | 45 | 47 | 47 | 47 | 8,690 | 193 | -10% | 7,830 | 174 | 8,178 | 8,178 | 8,178 |
| K | | Real Estate | 620 E 10th Av | 2 | 7 | 9 | 9 | 700 | 350 | -60% | 280 | 140 | 980 | 1,260 | 1,260 |
| | | Oil & Gas Dev. | 703 W. N. Lights | 2 | 2 | 2 | 2 | 1,000 | 500 | -72% | 280 | 140 | 280 | 280 | 280 |
| M | | Energy/Power | 338 Denali St | 35 | 35 | 35 | 35 | 7,000 | 200 | -10% | 6,300 | 180 | 6,300 | 6,300 | 6,300 |
| N | | Pipeline Comm. | 338 Denali St | 8 | 8 | 8 | 8 | 2,137 | 267 | -15% | 1,808 | 226 | 1,808 | 1,808 | 1,808 |
| O | | Trans. Comm. | 338 Denali St | 28 | 43 | 43 | 43 | 5,100 | 182 | -10% | 4,592 | 164 | 7,052 | 7,052 | 7,052 |
| P | Ind.Dev. Auth. | 610 W 5th | 14 | 25 | 30 | 30 | 3,500 | 250 | -20% | 2,800 | 200 | 5,000 | 6,000 | 6,000 | |
| | | Subtotal | | 266 | 357 | 432 | 475 | 53,524 | 201 | -12% | 47,205 | 177 | 62,943 | 75,263 | 82,378 |
| 9 | MILITARY AFFRS. | All Off.Space | 338 Denali St | 111 | 128 | 139 | 146 | 14,175 | 128 | +5% | 15,000 | 135 | 17,280 | 18,765 | 19,710 |
| | | Subtotal | | 111 | 128 | 139 | 146 | 14,175 | 128 | +5% | 15,000 | 135 | 17,280 | 18,765 | 19,710 |

Exhibit 4B

Space Requirements Data Base

| No. | Department | Division | Address | Staff Levels | | | | | Area Factors | | | | Space Requirement | | |
|-----|-------------------|-------------------|-----------------------------|--------------|------|------|-------|----------|--------------|------------------------|----------|----------------------|-------------------|---------|---------|
| | | | | 1981 | 1985 | 1990 | 1995 | Curr NSF | AREA FACTOR | SPACE UTILIZ'N ADJ'ITY | 1981 NSF | ADJUSTED AREA FACTOR | 1985 | 1990 | 1995 |
| 10A | NATURAL RESOURCES | Admin. Services | 703 W No.Lights & 323 E 4th | 27 | 44 | 55 | 55 | 3,000 | 111 | +30% | 3,900 | 144 | 6,336 | 7,920 | 7,920 |
| B | " | Res. & Develo. | 323 E 4th | 83 | 98 | 100 | 100 | 8,000 | 96 | +10% | 8,800 | 106 | 10,308 | 10,600 | 10,600 |
| C | " | Geo Surveys | 3001 Porcupine | 26 | 70 | 80 | 90 | 5,827 | 224 | -10% | 5,245 | 201 | 14,070 | 16,080 | 16,090 |
| D | " | Agriculture | 333 W 4th | 3 | 4 | 5 | 6 | 1,300 | 433 | -30% | 909 | 303 | 1,212 | 1,515 | 1,818 |
| E | " | Forest, Id, Water | 323 E 4th | 173 | 180 | 185 | 190 | 25,538 | 148 | +20% | 30,645 | 177 | 31,866 | 32,745 | 33,636 |
| F | " | Min. & Energy | 703 W No.Lights | 36 | 70 | 100 | 150 | 7,600 | 211 | -25% | 5,700 | 158 | 11,060 | 15,800 | 23,700 |
| G | " | Parks | 619 Warehouse | 115 | 138 | 180 | 208 | 21,500 | 190 | +10% | 23,650 | 205 | 28,290 | 36,900 | 42,640 |
| H | " | Tech. Services | 703 W No.Lights | 160 | 192 | 200 | 205 | 24,850 | 155 | +15% | 28,577 | 178 | 34,176 | 35,600 | 36,490 |
| | " | Subtotal | | 623 | 796 | 905 | 1,004 | 101,615 | 163 | 8% | 107,426 | 172 | 137,392 | 157,160 | 174,888 |
| 11 | FISH AND GAME | (Deleted) | | | | | | | | | | | | | |
| 12A | PUBLIC SAFETY | Fire Protection | 5333 Fairbanks | 14 | 16 | 19 | 22 | 2,800 | 200 | -15% | 2,380 | 170 | 2,720 | 3,230 | 3,740 |
| 13 | ECON.DEV./TOURISM | (Deleted) | | | | | | | | | | | | | |
| 14A | ENVIRON.CONSERV. | Seafood & Anm. | | 6 | 6 | 7 | 8 | 1,000 | 166 | -5% | 950 | 158 | 950 | 1,106 | 1,264 |
| B | " | So.Cent.Reg.Off | 437 E St | 22 | 30 | 36 | 44 | 5,200 | 236 | -18% | 4,290 | 195 | 5,850 | 7,020 | 8,585 |
| | " | Subtotal | | 28 | 36 | 43 | 52 | 6,200 | 221 | -15% | 5,240 | 187 | 6,800 | 8,126 | 9,849 |

Exhibit 4B

Space Requirements Data Base

| No. | Department | Division | Address | Staff Levels | | | | | Area Factors | | | | Space Requirement | | |
|-----|-------------------------------|-------------------|----------------|--------------|-------|-------|-------|----------|--------------|-----------------------|----------|----------------------|-------------------|---------|---------|
| | | | | 1981 | 1985 | 1990 | 1995 | Curr NSF | AREA FACTOR | SPACE UTILZ'N ADJ'INT | 1981 NSF | ADJUSTED AREA FACTOR | 1985 | 1990 | 1995 |
| 15A | COMMUNITY & REGIONAL AFFAIRS. | Admin. Services | 225 Cordova | 4 | 6 | 6 | 6 | 828 | 207 | -10% | 748 | 187 | 1,122 | 1,122 | 1,122 |
| B | " | Community Plan. | 225 Cordova | 26 | 28 | 30 | 30 | 3,192 | 123 | + 5% | 3,354 | 129 | 3,612 | 3,870 | 3,870 |
| C | " | Local Govt. Asst. | 225 Cordova | 16 | 20 | 20 | 20 | 2,020 | 126 | + 5% | 2,112 | 132 | 2,640 | 2,640 | 2,640 |
| D | " | CETA | 225 Cordova | 10 | 15 | 20 | 25 | 1,303 | 130 | -10% | 1,170 | 117 | 1,755 | 2,340 | 2,925 |
| E | " | Priv. Ind. Counc. | 225 Cordova | 3 | 7 | 10 | 10 | 551 | 183 | -10% | 496 | 165 | 1,155 | 1,650 | 1,650 |
| F | " | Housing Asst. | 2600 Denali St | 8 | 19 | 21 | 24 | 2,500 | 312 | -25% | 1,875 | 234 | 4,446 | 4,914 | 5,616 |
| | " | Subtotal | | 67 | 95 | 107 | 115 | 10,394 | 155 | - 6% | 9,755 | 146 | 14,730 | 16,536 | 17,823 |
| 16 | DOT/PF | (Deleted) | | | | | | | | | | | | | |
| 17 | LEGIS. AFFAIRS | (Deleted) | | | | | | | | | | | | | |
| 18 | LEGIS. AUDIT | (Deleted) | | | | | | | | | | | | | |
| 19 | COURT SYSTEM | (Deleted) | | | | | | | | | | | | | |
| | TOTAL | | | 1,906 | 2,435 | 2,836 | 3,188 | 368,185 | 193 | - | 368,651 | 193 | 473,640 | 552,560 | 626,275 |

C. Adjacency Relationships

One of the most important areas of consideration in the development of a consolidated facility is the adjacency requirements of each department and division. The primary goal is to place departments and divisions which frequently interact with one another in the closest possible proximity.

Related to interdepartmental adjacency requirements, which are important primarily for determining which departments should be included in a consolidated facility and their location relative to each other within the facility, is the frequency of contact each department and division has with federal and local government personnel, the general public, and the business community. These latter adjacencies become critically important in relationship to the general area selection and the site locational analysis presented in Chapters V and VI.

During the data collection and interview process and with the assistance of the departments and divisions, the Consultant developed an estimate of the frequency of contact that each group has with other State government employees, federal and local government employees, the general public, and the business community. This information is shown on Exhibit 4C.

The total number of weekly visitors were added and an index of the total weekly visits per employee in each division was calculated. This information is helpful in identifying the priority that a particular department or division may have in being located close to other State divisions, federal or local government offices, or in being conveniently accessible to the general public or the business community.

This index of total weekly visitors per employee is also a measure of the relative importance of placing a particular department or division in a location that is central to all interfaces. Higher indexes express a stronger need for centralization and lower indexes express a certain degree of autonomy and a reduced level of need to be in a consolidated facility or in close proximity to others.

A total of 8,943 contacts or visits per week with all levels of government, the general public, and the business community were indicated. This represents approximately 4.7 weekly visits or contacts per employee. The implication of the resulting 4.7 visits per employee per week is that visitor loads will be extremely heavy in a consolidated State Office Building and that accommodations for visitors must be adequately provided.

Visitors from other State departments or divisions that may be consolidated in the new building total 1,387 per week. This accommodates 16% of the forecasted visitor load. No specific data was tabulated to record adjacency relationships between any particular pair of departments as this data is not needed to determine if a

department should be included in the facility but rather its location in the facility relative to the placement of other departments. This additional data will be developed before Project designs are completed.

A total of 377 visits with federal agencies were indicated. This equates to 4% of the projected visitor load. A total of 243 visits to and/or from local government offices was indicated. This totals 3% of the total anticipated visitor load.

Visits from the general public total 6,182 per week. The vast majority of these visits represent the general public coming to the agency as opposed to representatives of State government going to the client's location. Public visitors account for over 69% of the total visitor load. Finally, the balance of visitors were identified as coming from the business community. This accounted for 754 weekly visits, or 8% of the total visitor load.

As a result of the projected high visitor loads, departments or divisions expressing greater than 4.7 weekly visits per employee were seen as excellent candidates for inclusion in the consolidated facility and/or to be located in the CBD where proximity is maximized. This information was then used to develop the selection criteria applied to each department and division to determine occupancy priorities as set forth later in Chapter IV.

Exhibit 4C
Adjacency Relationships

| No. | Department | Division | 1981 TOTAL PERS'L | Interfaces/Week | | | | | TOTAL WEEKLY VISITS/ EMPLOYEE | |
|-----|------------------|--------------------|-------------------------|-----------------|-------------------|-----------------------------|---------------|-------------------|--|-------|
| | | | | STATE GOV'MT | FEDERAL GOV'MT | LOCAL MUNI' PL GOV'MT | GEN PUBLIC | BUSINRS COM'TY | | Total |
| 1A | OFF. OF GOVERNOR | Admin. Services | 3 | 20 | 0 | 0 | 50 | 5 | 75 | 25.0 |
| B | " | Human Rts. Comm. | 18 | 20 | 3 | 10 | 60 | 25 | 198 | 5.4 |
| C | " | Lt. Gov./Elect. | 7 | - | - | - | 4-400 | - | 4-400 | 1-157 |
| D | " | Status of Women | 4 | 0 | 0 | 0 | 15 | 0 | 15 | 3.8 |
| | " | Subtotal | 32 | 40 | 3 | 10 | 525 | 30 | 608 | 19.0 |
| 2A | ADMINISTRATION | Public Off. Comm. | 7 | 0 | 1 | 1 | 20 | 1 | 23 | 3.3 |
| B | " | Public Defender | 28 | 0 | 0 | 0 | 150 | 0 | 150 | 5.4 |
| C | " | Gen. Serv. & Sup. | 29 | 15 | 15 | 15 | 10 | 0 | 55 | 1.9 |
| D | " | Data Processing | 23 | 25 | 0 | 0 | 0 | 0 | 25 | 1.0 |
| E | " | Labor Relations | 1 | 4 | 0 | 1 | 0 | 0 | 5 | 5.0 |
| F | " | Personnel | 12 | 150 | 20 | 20 | 400 | 5 | 595 | 49.6 |
| G | " | Equal Emp. Opp. | 3 | 5 | 1 | 2 | 20 | 0 | 28 | 9.3 |
| | " | Subtotal | 103 | 199 | 37 | 30 | 600 | 6 | 881 | 8.6 |
| 3A | LAW | Criminal | 66 | 135 | 4 | 65 | 160 | 102 | 466 | 7.1 |
| B | " | Civil | 62 | 40 | 5 | 5 | 40 | 10 | 100 | 1.6 |
| | " | Subtotal | 128 | 175 | 9 | 70 | 200 | 112 | 566 | 4.4 |
| 4A | REVENUE | Enforcement | 22 | 5 | 1 | 0 | 200 | 0 | 206 | 9.4 |
| B | " | Alc. Bev. Con. Bd. | 10 | 0 | 0 | 0 | 106 | 0 | 106 | 10.6 |
| C | " | Petroleum Rev. | 26 | 4 | 0 | 0 | 0 | 4 | 8 | 0.3 |
| D | " | Audit | 14 | 0 | 0 | 0 | 500 | 10 | 510 | 36.4 |
| E | " | Admin. Services | 2 | 0 | 0 | 0 | 0 | 3 | 3 | 1.5 |
| F | " | Bond Bank Auth. | 2 | - | - | - | - | 6 | 6 | 3.0 |
| G | " | Child Sup. Enf. | 65 | 1 | 1 | - | 75 | 1 | 78 | 1.2 |
| | " | Subtotal | 141 | 10 | 2 | 0 | 881 | 24 | 917 | 6.5 |

Exhibit 4C
Adjacency Relationships

| No. | Department | Division | 1981 TOTAL PERS'L | Interfaces/Week | | | | | Total | TOTAL WEEKLY VISITS/ EMPLOYEE |
|-----|------------------|--|-------------------------|---------------------|-------------------|---------------------------|-------------------|--------------------|----------------------|--|
| | | | | STATE GOV'T | FEDERAL GOV'T | LOCAL MUNI'PL GOV'T | GEN PUBLIC | BUSINESS COM'TY | | |
| 5A | EDUCATION | Mgmt, Law & Fin; Teach.Prac.Comm; School Act.Assoc | 17 | 16 | 2 | 0 | 7 | 9 | 34 | 4.9 |
| B | " | Lib. & Museums | 16 | 16 | 8 | 13 | 45 | 11 | 93 | 5.8 |
| C | " | Pub.Brdcst.Comm. | 13 | 2 | 0 | 0 | 1 | 0 | 3 | 0.2 |
| D | " | Historical Comm. | 3 | 1 | 0 | 0 | 10 | 0 | 11 | 3.7 |
| E | " | Council on Arts | 8 | 13 | 1 | 0 | 60 | 3 | 77 | 9.6 |
| F | " | Vocation Rehab. | 55 | 10 | 10 | 1 | 400 | 10 | 431 | 7.7 |
| | " | Subtotal | 113 | 58 | 21 | 14 | 523 | 33 | 649 | 5.7 |
| 6A | HEALTH/SOC.SERV. | Plan.& Develop. | 7 | 2 | - | 1 | 1 | 3 | 7 | 1.0 |
| B | " | Mental Health | 3 | 10 | 2 | 2 | 10 | 2 | 26 | 8.7 |
| C | " | Alc. & Drug | 9 | 3 | - | 1 | 20 | - | 24 | 2.7 |
| D | " | Admin. Services | 15 | 25 | - | - | 8 | - | 33 | 2.2 |
| E | " | Comm. Office | 2 | 3 | 3 | 1 | 10 | 1 | 18 | 9.0 |
| F | " | Family & Youth Admin. Clinical | 81 | 5 | 1 | 1 | 500 | 1 | 508 | 6.3 |
| G | " | Corrections Admin. Corr.Center Clinical | 34 | 45 | 3 | - | 100 | 5 | 153 | 4.5 |
| H | " | Public Health Lab Clinical Other | 68 (14) (54) | 102 (2) (100) | 14 (1) (13) | 13 (3) (10) | 67 (5) (62) | 4 (-) (4) | 200 (11) (189) | 2.9 (0.8) (3.5) |
| I | " | Public Assist. | 71 | - | - | - | 950 | - | 950 | 13.3 |
| | " | Subtotal | 290 | 195 | 23 | 19 | 1666 | 16 | 1,919 | 6.6 |
| 7 | LABOR | (Deleted) | | | | | | | | |

Exhibit 4C
Adjacency Relationships

| No. | Department | Division | 1981 TOTAL PERS '1 | Interfaces/Week | | | | | Total | TOTAL WEEKLY VISITS/ EMPLOYEE | |
|-----|------------------------------|-----------------|--------------------------|------------------|--------------------|------------------------------|---------------|--------------------|-------|--|------|
| | | | | STATE GOV 'MT | FEDERAL GOV 'MT | LOCAL MUNI 'PI GOV 'MT | GEN PUBLIC | BUSINES COM 'TY | | | |
| 8A | COMMERCE & ECON. DEVELOP. | Admin. Services | 1 | 3 | 0 | 0 | 3 | 0 | 6 | 6.0 | |
| B | | Business Loans | 9 | 1 | 0 | 0 | 80 | 2 | 83 | 9.2 | |
| C | | " | Housing Auth. | 61 | 0 | 2 | 1 | 30 | 5 | 38 | 0.6 |
| D | | " | Fishery | 4 | 0 | 0 | 0 | 0 | 12 | 12 | 3.0 |
| E | | " | Oil & Gas Cons. | 24 | 2 | 1 | 0 | 10 | 10 | 23 | 1.0 |
| F | | " | Power Authority | 16 | 6 | 6 | 3 | 25 | 150 | 190 | 11.9 |
| G | | " | Insurance | 5 | 0 | 0 | 0 | 60 | 0 | 60 | 12.0 |
| H | | " | Banking Securts | 6 | 5 | 1 | - | 50 | 10 | 66 | 11.0 |
| I | | " | Occup. Licensg. | 6 | 3 | - | - | 45 | - | 48 | 8.0 |
| J | | " | Pub.Util.Comm. | 45 | 5 | - | - | 10 | 40 | 55 | 1.2 |
| K | | " | Real Estate | 2 | - | - | - | 125 | 20 | 145 | 72.5 |
| L | | " | Oil & Gas Dev. | 2 | 5 | - | - | - | 5 | 10 | 5.0 |
| M | | " | Energy/Power | 35 | 35 | 1 | - | 60 | 10 | 106 | 3.0 |
| N | | " | Pipeline Comm. | 8 | 5 | 2 | - | 10 | 2 | 19 | 2.4 |
| O | " | Trans. Comm. | 28 | 4 | 1 | - | 5 | 100 | 110 | 3.9 | |
| P | " | Ind.Dev. Auth. | 14 | - | - | - | 15 | 35 | 50 | 3.6 | |
| | " | Subtotal | 266 | 74 | 14 | 4 | 528 | 401 | 1,021 | 3.8 | |
| 9. | MILITARY AFFRS. | All Off.Space | 111 | 36 | 123 | 4 | 260 | 18 | 441 | 4.0 | |
| | | Subtotal | 111 | 36 | 123 | 4 | 260 | 18 | 441 | 4.0 | |
| 10A | NATURAL RESRCS. | Admin. Services | 27 | 200 | 0 | 1 | 35 | 6 | 242 | 9.0 | |
| B | | " | Res. & Develop. | 83 | 110 | 9 | 1 | 10 | 5 | 135 | 1.6 |
| C | | " | Geo Surveys | 26 | 15 | 5 | 1 | 5 | 5 | 31 | 1.2 |
| D | | " | Agriculture | 3 | 10 | 5 | 0 | 10 | 10 | 35 | 11.7 |
| E | | " | Forest,ld,Water | 173 | 20 | 5 | 0 | 300 | 5 | 330 | 1.9 |
| F | | " | Min. & Energy | 36 | 5 | 0 | 0 | 50 | 10 | 65 | 1.8 |
| G | | " | Parks | 115 | 35 | 13 | 2 | 60 | 25 | 135 | 1.2 |
| H | | " | Tech. Services | 160 | 100 | 55 | 55 | 370 | 5 | 585 | 3.7 |
| | " | Subtotal | 623 | 495 | 92 | 60 | 840 | 71 | 1,558 | 2.5 | |

Exhibit 4C
Adjacency Relationships

| No. | Department | Division | 1981 TOTAL PERS'L | Interfaces/Week | | | | | Total | TOTAL WEEKLY VISITORS/ EXPENSE |
|-----|--------------------------------|-----------------|-------------------------|-----------------|------------------|---------------------------|---------------|-------------------|-------|---|
| | | | | STATE GOV'T | FEDERAL GOV'T | LOCAL MUNI'PI GOV'T | GEN PUBLIC | BUSINES COM'TY | | |
| 11 | FISH AND GAME | (Deleted) | | | | | | | | |
| 12A | PUBLIC SAFETY | Fire Protection | 14 | 3 | - | 2 | 5 | 7 | 17 | 1.7 |
| 13 | ECON.DEV./TOURISM | (Deleted) | | | | | | | | |
| 14A | ENVIRON.CONSERV. | Seafood & Anim. | 6 | 5 | 2 | 1 | 2 | 10 | 20 | 3.3 |
| B | " | So.Cent.Reg.Off | 22 | 15 | 4 | 10 | 30 | - | 59 | 2.7 |
| | " | Subtotal | 28 | 20 | 6 | 11 | 32 | 10 | 79 | 2.8 |
| 15A | COMMUNITY & REGIONAL AFFRS. | Admin. Services | 4 | 5 | - | - | - | 8 | 13 | 3.2 |
| B | " | Community Plan. | 26 | 40 | 25 | - | 50 | 5 | 120 | 4.6 |
| C | " | Local Govt.Asst | 16 | 5 | 1 | 1 | 15 | - | 22 | 1.4 |
| D | " | CETA | 10 | 4 | - | 2 | 15 | 3 | 24 | 2.4 |
| E | " | Priv.Ind.Counc. | 3 | 20 | 20 | 5 | 2 | 5 | 52 | 17.3 |
| F | " | Housing Asst. | 8 | 8 | 1 | 2 | 40 | 5 | 56 | 7.0 |
| | " | Subtotal | 67 | 82 | 47 | 10 | 122 | 26 | 287 | 4.3 |
| 16 | DOT/PF | (Deleted) | | | | | | | | |
| 17 | LEGIS.AFFAIRS | (Deleted) | | | | | | | | |
| 18 | LEGIS.AUDIT | (Deleted) | | | | | | | | |
| 19 | COURT SYSTEM | (Deleted) | | | | | | | | |
| | TOTAL | | 1,916 | 1,387 | 377 | 243 | 6,182 | 754 | 8,943 | 4.7 |

D. Parking Requirements

Based on the data compiled during the interview process, it was found that approximately 88% of the State employees included in the study usually drove a one person occupied vehicle to work. It must be noted that much of the reasoning is because offices are spread out all over and are difficult to get to by any other means. In addition, a total of 35 State-owned vehicles were identified in those departments included in the study.

In addition to employee parking, parking spaces must be provided for visitors. A total of 1,511 visitors (federal and local government, the general public, and the business community) per day were recorded for all departments and divisions. This represents an average of .79 visitors per day per employee.

Based on an average visit of one hour, five turns per visitor parking space per day, an average of 1.5 visitors per arrival, and an estimate that 65% of all visitors would drive an automobile to the building, indicates an allocation of .0685 parking spaces per employee would be required to accommodate expected visitor parking.

Thus, a building population of 1,000 employees generates a need for approximately 68 visitor parking spaces. An ultimate development of a facility with a site population of 2,800 employees (occupying about 550,000 NSF) as will be seen in Chapter VIII, would generate a need for up to 192 visitor parking spaces. Locations in the CBD or along major public transit routes could most likely significantly reduce these requirements.

A building population of 1,000 State employees would indicate that 880 of those personnel would generally drive their automobiles to work. It is reasonable to assume, however, that up to 10% of all employees would, on a frequent basis, not drive their automobile to work, find it convenient to carpool on random occasions, be out of town on business or vacation or will be absent from work for personal reasons. This reduces the apparent need to approximately 792 employee parking spaces per 1,000 building population if current commuting patterns persist. Further reductions are assumed to respond to an increasing availability and convenience of public transportation, increasing energy costs, and high parking costs. Adding the allowance of 68 parking spaces for visitors indicates a need for 860 parking spaces to support a building population of 1,000 State employees. However, for planning purposes, it is recommended that an assumed parking demand of closer to 80% of the maximum building population might develop as public transit becomes more conveniently available and gasoline prices and parking costs continue to escalate.

The implication is that, if all parking demands generated by the building population were satisfied, the total space consumed by parking would be significantly greater than the amount of office space provided. As an alternative to such a massive parking structure construction project, the on-site parking facilities provided

could accommodate all State-owned vehicles, support expected visitor parking requirements, and provide supplemental employee parking spaces only as necessary to accommodate the increased demand for parking in the CBD resulting from an increased level of State government employment in the selected location.

For example, if the Project is developed in the CBD and includes 1,000 employees who are expected to require 800 parking spaces, and if 600 of those employees currently work in the CBD (58% actually do as reflected in the data presented in Exhibit 4B) and require parking, the incremental parking requirement imposed upon the CBD by the Project would be 200 parking spaces.

Thus, 200 parking spaces would be provided to support the increased demand on parking in the CBD plus an allocation for State-owned vehicles and visitors.

A suburban location would probably not be as accessible by public transit and an anticipated parking requirements of 85% of the building population plus visitors could be expected. Since this location would be entirely new, all parking would have to be provided.

Once the location and scale of the Project are determined, the total number of parking spaces that must be provided can be calculated. However, for purposes of analyzing alternative areas and determining site sizes required, it is assumed that a parking allocation of 85% is required in a suburban location while an incremental demand requirement for an allocation of 35% would be experienced in the CBD.

Actual calculations show that a suburban location would generate a demand for 2,504 parking spaces for a Project with an ultimate site population of 2,800 employees. This would necessitate the purchase of approximately 20 acres of land (908,952 square feet) at an average of 330 square feet per automobile and a 10% allowance for setbacks and circulation. This land cost, which is less per square foot than constructing a parking structure, would cost upwards of \$10,000,000 if over 20 acres could be assembled at an average cost of \$10 per square foot.

A CBD location would probably cost an average of \$45 per square foot to assemble a site. However, a much smaller site would be required as calculations indicate a need for only 1,048 parking spaces to support increased demands. Two blocks of property in the CBD can be assembled at a purchase price that is less than the \$10,000,000 cost of the much larger suburban land. In both cases, additional costs would be increased for off-site utilities, Project administration charge, and construction and annual maintenance.

The conclusion is that proportionally fewer parking spaces are needed in the CBD and an allocation of 35 spaces per 100 employees will be appropriate to supplement existing parking inventories.

The largest ultimate scale of the facility as projected will accommodate about 2,800 State employees. This will generate a need for approximately 1,000 parking spaces (35% times 2,800 employees plus State-owned vehicles).

E. Food Service Requirements

Based on the questionnaire and interview process, 45% of the current State government employees suggested they would regularly utilize a cafeteria if provided in the new State Office Building. A total of 27% indicated they would bring their own lunch (brown bag) and may have a somewhat frequent use of a cafeteria to procure beverages and accessories. The balance, 28%, indicated that they would generally not eat lunch or leave the building and use public facilities.

A building population of 1,000 employees suggests that 450 of those employees would regularly use a cafeteria. A diversity factor of .9 is employed to reflect absenteeism, vacations, travel, and sick leave. Thus, a total of 405 employees would use the cafeteria on a daily basis.

Additionally, if one-half of the personnel indicating they would "brown bag" would use the cafeteria, this would generate an additional need to seat 135 personnel at lunchtime and increase the total requirement to 540 seatings.

At two turns per seat per lunch period, a total of 203 seats would be provided per 1,000 employees. At 2.5 seatings per seat per lunch period, a total of 216 seats should be provided to support a larger population that includes an allocation for those employees who "brown bag". It is recommended that a cafeteria provide 250 seats for a building population of 1,000 to provide additional accommodations for visitors.

A 250 seat cafeteria, with an allocation of 25 NSF per seat including food storage and preparation, would indicate a need for 6,250 NSF per 1,000 employees. Additional allowances must be provided for external circulation and building support services. For planning purposes, therefore, an allowance of 7.0 NSF of cafeteria area will be allocated for each initial building occupant. Expansion space may be provided adjacent to the dining area to accommodate future seating requirements. The food preparation area, however, will need to be initially constructed with a capacity to support future building population growth even though such additional capacity will not be required to serve initial occupancy levels. The actual cafeteria recommended will total 12,600 NSF for a recommended building population of 1,800 employees.

F. Agency Occupancy Program

At the beginning of the study, the list of departments and divisions to be included within the study was quite comprehensive. It included most State government departments and divisions currently located within the Anchorage area with the possible exception of certain field maintenance, storage, institutional, airport, and court related employees. Additionally, certain departments were excluded for reasons noted at the beginning of Chapter III.

It is not realistic or feasible to include all remaining departments and divisions in the new State Office Building because of scale and to retain flexibility in the event of a Capital Relocation. Therefore, certain decisions needed to be made regarding which departments and divisions could, for justifiable reasons, be deleted from further consideration for potential occupancy in the new facility. This section of Chapter IV identifies criteria to determine who should occupy the facility and develops a recommended occupancy profile for the Project.

1. Occupant Selection Criteria

Determining which State departments and divisions should be included within the consolidated Anchorage State Office Building required an analysis of a number of conditions relating to space requirements, projected future needs, adequacy of current accommodations, and need for proximity to the general public and other levels of government.

Exhibit 4D identifies twenty different criteria that can be used to determine the degree of compatibility of a particular division or department with occupancy in a combined State office facility generally conceived to be located in the Anchorage CBD. This will be developed in greater depth in Chapter V.

This building occupant selection criteria list was presented to the DOA which reviewed the relative importance of the twenty criteria and provided the Consultant with the weights indicated.

2. Application of Occupant Selection Criteria

The Consultant reviewed each department and division and determined if it was or was not compatible with each of the twenty building occupant selection criteria.

Exhibit 4E identifies whether or not each department is or is not compatible with each of the twenty criteria. The "total points" column records the number of criteria satisfied by each division for inclusion in the Project. The twenty criteria noted across the top of Exhibit 4E are defined on Exhibit 4D on the following page.

Exhibit 4D

Building Occupant Selection Criteria

| <u>CRITERIA</u> | <u>WEIGHT</u> |
|---|---------------|
| 1. No significant impact on reducing space needs if the Capital relocated to Willow | 4 |
| 2. Space needs compatible with large office environment; semi high-rise building | 3 |
| 3. Growth between 1981 and 1985 greater than 20% | 2 |
| 4. Current space utilization could be improved by more than 10% | 2 |
| 5. Significant contact with general public | 5 |
| 6. Significant contact with other State agencies | 4 |
| 7. Significant contact with city and/or federal government | 4 |
| 8. Not currently in the CBD but should be | 1 |
| 9. Minimum special areas | 3 |
| 10. More than four visitors per week per employee or more than 100 visitors per week total | 5 |
| 11. Operational savings or shared space potential if consolidated with other State agencies | 3 |
| 12. No identifiable reason to remain in existing location; special improvements, etc. | 1 |
| 13. Best location for service delivery and operation efficiency | 4 |
| 14. Best location for overall convenience of agency personnel | 2 |
| 15. Best location for proximity to general public and visitors | 5 |
| 16. Small group - could benefit by consolidation and economy-to-scale, less than 5,000 sq. ft. | 1 |
| 17. Current annual lease cost greater than \$14/sq. ft. | 1 |
| 18. Existing space substandard or has major deficiencies | 2 |
| 19. Current space deficiency of more than 10% | 2 |
| 20. Increased space requirements of more than 3,000 sq. ft. over next four years | 1 |

**Exhibit 4E
Compatibility with Combined Office Building Location**

| NO. | DEPARTMENT | DIVISION | 1985 | | CRITERIA AS NOTED ON EXHIBIT 4D | | | | | | | | | | | | | | | | | TOTAL PTS. | | |
|-----|------------------|---|-------|--------|---------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|---------------|----|----|
| | | | STAFF | NSF | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | | 18 | 19 |
| 1A | OFF. OF GOVERNOR | Admin. Services | 3 | 1,500 | * | * | | * | * | * | | | * | * | * | * | * | * | * | * | * | | | 14 |
| B | " | Human Rts. Comm. | 20 | 4,780 | * | * | | * | * | * | * | | | * | * | * | * | * | * | * | * | | | 14 |
| C | " | Lt. Gov./Elect. | 10 | 2,570 | * | * | * | | * | * | | | * | * | * | * | * | * | * | * | * | * | * | 9 |
| D | " | Status of Women | 5 | 790 | * | * | | | * | | | | * | * | * | * | * | * | * | * | * | * | * | 12 |
| | " | Subtotal | 38 | 9,640 | | | | | | | | | | | | | | | | | | | | |
| 2A | ADMINISTRATION | Public Off. Comm | 9 | 1,890 | * | * | | | * | | | | * | | | | | * | | | | | | 5 |
| B | " | Public Defender | 30 | 6,240 | * | * | | | * | | | | * | * | | * | * | * | * | * | * | | | 10 |
| C | " | Gen. Serv. & Sup. | 48 | 9,024 | * | * | * | | * | * | * | * | | * | * | * | * | * | * | * | * | * | * | 13 |
| D | " | Data Processing | 35 | 11,690 | * | * | * | | * | | * | | | * | * | * | * | * | * | * | * | * | * | 8 |
| E | " | Labor Relations | 1 | 180 | * | * | | | * | | | | * | * | * | * | * | * | * | * | * | * | * | 10 |
| F | " | Personnel | 14 | 2,403 | * | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| G | " | Equal Emp. Opp. | 4 | 720 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 17 |
| | " | Subtotal | 141 | 32,135 | | | | | | | | | | | | | | | | | | | | |
| 3A | LAW | Criminal | 81 | 14,013 | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| B | " | Civil | 72 | 12,881 | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| | " | Subtotal | 153 | 26,901 | | | | | | | | | | | | | | | | | | | | |
| 4A | REVENUE | Enforcement | 25 | 3,050 | * | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| B | " | Alc. Bev. Con. Bd. | 13 | 2,340 | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| C | " | Petroleum Rev. | 28 | 5,124 | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| D | " | Audit | 21 | 4,473 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| E | " | Admin. Services | 3 | 3,916 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 7 |
| F | " | Bond Bank Auth. | 2 | 572 | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 8 |
| G | " | Child Sup. Enf. | 100 | 15,400 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| | " | Subtotal | 192 | 34,875 | | | | | | | | | | | | | | | | | | | | |
| 5A | EDUCATION | Mgmt, Law & Fin; Teach. Prac. Comm; School Act. Assoc | 10 | 2,300 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 12 |
| B | " | Lib. & Museums | 21 | 13,900 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| C | " | Pub. Broadst. Comm. | 15 | 2,880 | * | * | | | * | | | | * | * | * | * | * | * | * | * | * | * | * | 10 |
| D | " | Historical Comm. | 4 | 900 | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 8 |
| E | " | Council on Arts | 12 | 3,144 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 12 |
| F | " | Vocation Rehab. | 76 | 21,341 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 9 |
| | " | Subtotal | 138 | 44,465 | | | | | | | | | | | | | | | | | | | | |

EXHIBIT 4E
Compatibility with Combined Office Building Location

| NO. | DEPARTMENT | DIVISION | 1985 | | CRITERIA AS NOTED ON EXHIBIT 4D | | | | | | | | | | | | | | | | | | | | TOTAL PTS. | |
|-----|---------------------------|------------------|-------|----------|---------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|---------------|------|
| | | | STAFF | NSF | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | |
| 6A | HEALTH/SOC. SERV. | Plan. & Develop. | 8 | 1,080 | * | * | * | | | | | | | * | | * | * | | | | * | | * | | | 8 |
| B | " | Mental Health | 5 | 1,135 | * | * | * | * | * | * | | | | * | * | * | * | | | | * | | * | | | 12 |
| C | " | Alc. & Drug | 10 | 1,250 | | * | * | | | * | | | | * | | * | * | * | * | * | | * | | | | 11 |
| D | " | Admin. Services | 22 | 3,564 | * | * | * | | | * | * | | | * | * | * | * | * | * | * | | * | | | | 10 |
| E | " | Comm. Office | 5 | 1,163 | * | * | | * | * | | | | | * | * | * | * | | | | * | | * | | | 10 |
| F | " | Family & Youth | 90 | 20,160 | | | | | | | | | | | | | | | | | | | | | | |
| | | Admin. | (13) | (1,729) | * | * | | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | | (13) |
| | | Clinical | (77) | (18,431) | * | | | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | | (11) |
| G | " | Corrections | 34 | 14,950 | | | | | | | | | | | | | | | | | | | | | | |
| | | Admin. | (25) | (3,600) | | * | | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | | (11) |
| | | Corr.Center | (4) | (10,000) | * | * | * | | | | | | | * | * | * | * | * | * | * | * | * | * | * | * | (8) |
| | | Clinical | (5) | (1,350) | * | | | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | (11) |
| H | " | Public Health | 96 | 26,732 | | | | | | | | | | | | | | | | | | | | | | |
| | | Lab | (36) | (17,136) | * | | * | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | (8) |
| | | Clinical | (16) | (3,568) | * | | | * | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | (12) |
| | | Other | (44) | (6,028) | * | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | (12) |
| I | " | Public Assist. | 75 | 13,725 | | | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | (12) |
| | | Subtotal | 345 | 83,759 | | | | | | | | | | | | | | | | | | | | | | 11 |
| 7 | LABOR | (Deleted) | | | | | | | | | | | | | | | | | | | | | | | | |
| 8A | COMMERCE & ECON. DEVELOP. | Admin. Services | 2 | 524 | * | * | | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 12 |
| B | " | Business Loans | 9 | 1,710 | * | * | | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 9 |
| C | " | Housing Auth. | 65 | 10,205 | * | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 9 |
| D | " | Fishery | 6 | 900 | * | * | * | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| E | " | Oil & Gas Cons. | 36 | 8,100 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 10 |
| F | " | Power Authority | 50 | 7,700 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 16 |
| G | " | Insurance | 6 | 1,350 | * | * | | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| H | " | Banking Securts. | 8 | 1,520 | | * | * | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 12 |
| I | " | Occup. Licensg. | 8 | 1,336 | * | * | * | | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 14 |
| J | " | Pub.Util.Comm. | 47 | 8,178 | * | * | | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| K | " | Real Estate | 7 | 980 | * | * | * | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 12 |
| L | " | Oil & Gas Dev. | 2 | 280 | * | * | | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| M | " | Energy/Power | 35 | 6,300 | * | * | | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| N | " | Pipeline Comm. | 8 | 1,808 | * | * | | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 13 |
| O | " | Trans. Comm. | 43 | 7,052 | * | * | * | * | * | * | | | | * | * | * | * | * | * | * | * | * | * | * | * | 11 |
| P | " | Ind.Dev. Auth. | 25 | 5,000 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 14 |
| | | Subtotal | 357 | 62,943 | | | | | | | | | | | | | | | | | | | | | | |

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**Exhibit 4E
Compatibility with Combined Office Building Location**

| NO. | DEPARTMENT | DIVISION | 1985 | | CRITERIA AS NOTED ON EXHIBIT 4D | | | | | | | | | | | | | | | | | | | | TOTAL PTS. |
|--------------|--------------------------------|-------------------|--------------|----------------|---------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|---------------|
| | | | STAFF | NSF | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
| 9 | MILITARY AFFRS. | All Off.Space | 128 | 17,280 | * | * | | | * | * | * | | * | * | | * | * | * | * | | | * | * | * | 14 |
| | | Subtotal | 128 | 17,280 | | | | | | | | | | | | | | | | | | | | | |
| 10A | NATURAL RESRCS. | Admin. Services | 44 | 6,336 | * | * | * | | * | * | | | * | | | | | | | | | * | * | | 8 |
| B | " | Res. & Develop. | 98 | 10,388 | * | * | | | * | * | * | | * | | | * | * | * | * | | | * | * | | 12 |
| C | " | Geo Surveys | 70 | 14,070 | * | * | * | * | * | * | * | | * | | * | * | * | * | * | | | * | * | * | 16 |
| D | " | Agriculture | 4 | 1,212 | * | * | * | * | * | * | * | | * | | * | * | * | * | * | * | * | * | * | | 17 |
| E | " | Forest, Ld, Water | 180 | 31,800 | * | * | | | * | * | * | | | | * | * | * | * | * | * | * | * | * | | 6 |
| F | " | Min. & Energy | 70 | 11,060 | * | * | * | * | * | * | * | | * | | * | * | * | * | * | * | * | * | * | * | 4 |
| G | " | Parks | 138 | 28,290 | * | * | | | * | * | * | * | | * | * | * | * | * | * | * | * | * | * | * | 13 |
| H | " | Tech. Services | 192 | 34,176 | * | * | | | * | * | * | * | | * | * | * | * | * | * | * | * | * | * | * | 14 |
| | | Subtotal | 796 | 137,392 | | | | | | | | | | | | | | | | | | | | | |
| 11 | FISH AND GAME | (Deleted) | | | | | | | | | | | | | | | | | | | | | | | |
| 12A | PUBLIC SAFETY | Fire Protection | 16 | 2,720 | * | * | | * | * | * | | * | * | | * | | | * | | | | * | * | | 10 |
| 13 | ECON.DEV./TOURISM | (Deleted) | | | | | | | | | | | | | | | | | | | | | | | |
| 14A | ENVIRON.CONSERV. | Seafood & Anim. | 6 | 950 | * | * | | | * | * | * | | * | | * | * | * | * | * | * | * | * | * | | 12 |
| B | " | So.Cent.Reg.Off | 30 | 5,850 | * | * | * | * | * | * | * | | * | | * | * | * | * | * | * | * | * | * | * | 13 |
| | | Subtotal | 36 | 6,800 | | | | | | | | | | | | | | | | | | | | | |
| 15A | COMMUNITY & REGIONAL AFFRS. | Admin. Services | 6 | 1,122 | * | * | * | | * | * | | * | | * | * | * | * | * | * | * | * | * | * | * | 13 |
| B | " | Community Plan. | 28 | 3,612 | | * | | | * | * | * | | * | * | * | * | * | * | * | * | * | * | * | * | 14 |
| C | " | Local Govt.Asst | 20 | 2,640 | | * | * | | * | * | | * | | * | * | * | * | * | * | * | * | * | * | * | 12 |
| D | " | CEIA | 15 | 1,755 | * | * | * | * | * | * | | * | | * | * | * | * | * | * | * | * | * | * | * | 12 |
| E | " | Priv.Ind.Counc. | 7 | 1,155 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 17 |
| F | " | Housing Asst. | 19 | 4,446 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 12 |
| | | Subtotal | 95 | 14,730 | | | | | | | | | | | | | | | | | | | | | |
| 16 | DOT/TF | (Deleted) | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | LEGIS.AFFAIRS | (Deleted) | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | LEGIS.AUDIT | (Deleted) | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | COURT SYSTEM | (Deleted) | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | | | 2,435 | 473,640 | | | | | | | | | | | | | | | | | | | | | |

Adding the weights identified in Exhibit 4D for each criteria that the department or division is compatible with as seen in Exhibit 4E identifies the total weighted points for each division presented in Exhibit 4F. This data was used to identify the priority order for including the departments and divisions in the Project.

The maximum weighted points was 63 for the Agricultural Division of the Department of Natural Resources. At the other end of the spectrum, a number of departments or divisions had a very few weighted point totals. For example, the Laboratory component of the Division of Public Health of the Department of Health and Social Services had 25 weighted points. This suggested that the component was not a highly desirable candidate to be provided space in the consolidated facility.

The total number of occurrences of "compatibilities" is totaled on Exhibit 4F. The total number of compatibilities range from a low of 5 (out of a total maximum of 20) to a high of 17. The average degree of compatibility is 12.

It was initially suggested that those organizational units with 14 or more compatibility points be considered as definite candidates to initially relocate to the combined facility.

Those departments with between 11 and 13 compatibility points were viewed as "significant" candidates and required further review to determine if they should be included in the initial occupancy program.

Those organizational units with 10 or fewer points should probably not be included in the building if that determination is based solely on agency needs, preferences, locational considerations and current occupancy profiles. However, a certain increase in operational efficiency and service to the public may be more paramount in importance than the average of all 20 characteristics. Thus, certain organizational units with 10 or fewer points may be selected for occupancy in the Project based on the unique circumstances attendant with each.

Exhibit 4F identifies the number of criteria on Exhibit 4E that each department or division fulfills. This is displayed as "total occurrences". Also noted on Exhibit 4F are three compatibility points for each department and division. The first compatibility point column utilizes weights applied to each of the twenty occupant selection criteria as developed by the Consultant. The second column indicates the compatibility points calculated using criteria weights provided by the State. The average of the two weighted evaluations is also displayed.

These compatibility points were used to determine the group rank. Any department or division receiving more than 40 average compatibility points received a rank of "4". An average compatibility point score of between 30 and 39 received a group rank of "3". Group ranks of one and two were assigned for average compatibility points of 19 or less and between 20 and 29 respectively.

These group ranks helped develop a preliminary priority order to include the various departments and divisions in the consolidated office facility. Additionally, significant importance was placed on consolidating all divisions of a department in the building even though certain divisions had a group rank that was less than the average for the department or other divisions. This ranking was used as background information and the final decision regarding who, for planning purposes only, would be included in the Project evolved from a joint meeting of the DOA, the Consultant, and representatives of each department.

Exhibit 4F

Division Compatibility with Consolidated Office Building Location

| No. | Department | Division | 1985 Reqrts | | TOTAL OCCURRENCES | COMPATIBILITY POINTS | | | GROUP RANK |
|-----|------------------|---|-------------|--------|-------------------|----------------------|-------|---------|------------|
| | | | Staff | NSF | | CONSULTANT | STATE | AVERAGE | |
| 1A | OFF. OF GOVERNOR | Admin. Services | 3 | 1,500 | 14 | 52 | 44 | 48 | 4 |
| B | " | Human Rts. Comm. | 20 | 4,780 | 14 | 52 | 44 | 48 | 4 |
| C | " | Lt. Gov./Elect. | 10 | 2,570 | 9 | 30 | 30 | 30 | 3 |
| D | " | Status of Women | 5 | 790 | 12 | 41 | 35 | 38 | 3 |
| | | Subtotal | 38 | 9,640 | | | | | 3.5 |
| 2A | ADMINISTRATION | Public Off. Comm | 9 | 1,890 | 5 | 15 | 16 | 15.5 | 1 |
| B | " | Public Defender | 30 | 6,240 | 10 | 36 | 33 | 34.5 | 3 |
| C | " | Gen. Serv. & Sup. | 48 | 9,024 | 13 | 46 | 36 | 41 | 4 |
| D | " | Data Processing | 35 | 11,690 | 8 | 22 | 18 | 20 | 2 |
| E | " | Labor Relations | 1 | 168 | 10 | 34 | 32 | 33 | 3 |
| F | " | Personnel | 14 | 2,403 | 11 | 40 | 35 | 37.5 | 3 |
| G | " | Equal Emp. Opp. | 4 | 720 | 17 | 58 | 55 | 56.5 | 4 |
| | | Subtotal | 141 | 32,135 | | | | | 2.9 |
| 3A | LAW | Criminal | 81 | 14,013 | 13 | 49 | 44 | 46.5 | 4 |
| B | " | Civil | 72 | 12,881 | 13 | 49 | 41 | 45 | 4 |
| | | Subtotal | 153 | 26,901 | | | | | 4 |
| 4A | REVENUE | Enforcement | 25 | 3,050 | 13 | 49 | 43 | 46 | 4 |
| B | " | Alc. Bev. Con. Bd. | 13 | 2,340 | 13 | 45 | 38 | 41.5 | 4 |
| C | " | Petroleum Rev. | 28 | 5,124 | 11 | 39 | 31 | 35 | 3 |
| D | " | Audit | 21 | 4,473 | 13 | 45 | 38 | 41.5 | 4 |
| E | " | Admin. Services | 3 | 3,916 | 7 | 19 | 16 | 17.5 | 1 |
| F | " | Bond Bank Auth. | 2 | 572 | 8 | 28 | 25 | 26.5 | 2 |
| G | " | Child Sup. Inf. | 100 | 15,400 | 13 | 44 | 35 | 39.5 | 3 |
| | | Subtotal | 192 | 34,875 | | | | | 3 |
| 5A | EDUCATION | Mgmt, Law & Fin; Teach. Prac. Comm; School Act. Assoc | 10 | 2,300 | 12 | 42 | 32 | 37 | 3 |
| B | " | Lib. & Museums | 21 | 13,900 | 11 | 39 | 28 | 33.5 | 3 |
| C | " | Pub. Broadst. Comm. | 15 | 2,880 | 10 | 34 | 26 | 30 | 3 |
| D | " | Historical Comm. | 4 | 900 | 8 | 25 | 21 | 23 | 2 |
| E | " | Council on Arts | 12 | 3,144 | 12 | 39 | 32 | 35.5 | 3 |
| F | " | Vocation Rehab. | 76 | 21,341 | 9 | 32 | 24 | 28 | 2 |
| | | Subtotal | 138 | 44,465 | | | | | 2.7 |

Exhibit 4F

Division Compatibility with Consolidated Office Building Location

| No. | Department | Division | 1985 Reqs | | TOTAL OCCURRENCES | COMPATIBILITY POINTS | | | GROUP RANK |
|-----|---------------------------|------------------|-----------|----------|-------------------|----------------------|-------|---------|------------|
| | | | Staff | KSF | | CONSULTANT | STATE | AVERAGE | |
| 6A | HEALTH/SOC. SERV. | Plan. & Develop. | 8 | 1,080 | 8 | 26 | 19 | 22.5 | 2 |
| B | " | Mental Health | 5 | 1,135 | 12 | 44 | 35 | 39.5 | 4 |
| C | " | Alc. & Drug | 10 | 1,250 | 11 | 40 | 31 | 35.5 | 3 |
| D | " | Admin. Services | 22 | 3,564 | 10 | 35 | 28 | 31.5 | 3 |
| E | " | Comm. Office | 5 | 1,163 | 10 | 36 | 29 | 32.5 | 3 |
| F | " | Family & Youth | 90 | 20,160 | | | | | |
| | | Admin. | (13) | (1,729) | (13) | (48) | (42) | (45) | (4) |
| | | Clinical | (77) | (18,431) | (11) | (43) | (37) | (40) | (4) |
| G | " | Corrections | 34 | 14,950 | | | | | |
| | | Admin. | (25) | (3,600) | (11) | (45) | (36) | (40.5) | (4) |
| | | Corr.Center | (4) | (10,000) | (8) | (26) | (23) | (24.5) | (2) |
| | | Clinical | (5) | (1,350) | (11) | (43) | (37) | (40) | (4) |
| H | " | Public Health | 96 | 26,732 | | | | | |
| | | Lab | (36) | (17,136) | (8) | (25) | (23) | (24) | (2) |
| | | Clinical | (16) | (3,568) | (12) | (41) | (35) | (38) | (3) |
| | | Other | (44) | (6,028) | (12) | (46) | (40) | (43) | (4) |
| I | " | Public Assist. | 75 | 13,725 | 11 | 41 | 32 | 36.5 | 3 |
| | " | Subtotal | 345 | 83,759 | | | | | 3.2 |
| 7 | LABOR | (Deleted) | | | | | | | |
| 8A | COMMERCE & ECON. DEVELOP. | Admin. Services | 2 | 524 | 12 | 42 | 38 | 40 | 4 |
| B | " | Business Loans | 9 | 1,710 | 9 | 34 | 28 | 31 | 3 |
| C | " | Housing Auth. | 65 | 10,205 | 9 | 29 | 28 | 28.5 | 2 |
| D | " | Fishery | 6 | 900 | 11 | 35 | 28 | 31.5 | 3 |
| E | " | Oil & Gas Cons. | 36 | 8,100 | 10 | 37 | 30 | 33.5 | 3 |
| F | " | Power Authority | 50 | 7,700 | 16 | 60 | 49 | 54.5 | 4 |
| G | " | Insurance | 6 | 1,350 | 11 | 38 | 36 | 37 | 3 |
| H | " | Banking Securus. | 8 | 1,520 | 12 | 46 | 37 | 41.5 | 4 |
| I | " | Occup. Licensg. | 8 | 1,336 | 14 | 49 | 40 | 44.5 | 4 |
| J | " | Pub.Util.Comm. | 47 | 8,178 | 11 | 41 | 36 | 38.5 | 3 |
| K | " | Real Estate | 7 | 980 | 12 | 42 | 32 | 37 | 3 |
| L | " | Oil & Gas Dev. | 2 | 280 | 13 | 47 | 40 | 43.5 | 4 |
| M | " | Energy/Power | 35 | 6,300 | 11 | 41 | 36 | 38.5 | 3 |
| N | " | Pipeline Comm. | 8 | 1,808 | 13 | 47 | 40 | 43.5 | 4 |
| O | " | Trans. Comm. | 43 | 7,052 | 11 | 40 | 35 | 37.5 | 3 |
| F | " | Ind.Dev. Auth. | 25 | 5,000 | 14 | 48 | 40 | 44 | 4 |
| | " | Subtotal | 357 | 62,943 | | | | | 3.4 |

Exhibit 4F

Division Compatibility with Consolidated Office Building Location

| No. | Department | Division | 1985 Reqs | | TOTAL OCCURRENCES | COMPATIBILITY POINTS | | | GROUP RANK |
|-----|-----------------------------|-----------------|-----------|---------|-------------------|----------------------|-------|---------|------------|
| | | | Staff | NSF | | CONSULTANT | STATE | AVERAGE | |
| 9 | MILITARY AFFRS. | All Off.Space | 128 | 17,280 | 14 | 52 | 45 | 48.5 | 4 |
| | | Subtotal | 128 | 17,280 | | | | | 4 |
| 10A | NATURAL RESRCS. | Admin. Services | 44 | 6,336 | 8 | 29 | 27 | 28 | 2 |
| B | " | Res. & Develop. | 98 | 10,388 | 12 | 44 | 39 | 41.5 | 4 |
| C | " | Geo Surveys | 70 | 14,070 | 16 | 54 | 51 | 52.5 | 4 |
| D | " | Agriculture | 4 | 1,212 | 17 | 63 | 50 | 56.5 | 4 |
| E | " | Forest,Ld,Water | 180 | 31,800 | 6 | 20 | 21 | 20.5 | 2 |
| F | " | Min. & Energy | 70 | 11,060 | 11 | 35 | 27 | 31 | 3 |
| G | " | Parks | 138 | 28,290 | 13 | 44 | 39 | 41.5 | 4 |
| H | " | Tech. Services | 192 | 34,176 | 14 | 49 | 41 | 45 | 4 |
| | | Subtotal | 796 | 137,392 | | | | | 3.4 |
| 11 | FISH AND GAME | (Deleted) | | | | | | | |
| 12A | PUBLIC SAFETY | Fire Protection | 16 | 2,720 | 10 | 33 | 30 | 31.5 | 3 |
| | | | | | | | | | 3 |
| 13 | ECON.DEV./TOURISM | (Deleted) | | | | | | | |
| 14A | ENVIRON.CONSERV. | Seafood & Anim. | 6 | 950 | 12 | 43 | 37 | 40 | 4 |
| B | " | So.Cent.Reg.Off | 30 | 5,850 | 13 | 46 | 41 | 43.5 | 4 |
| | | Subtotal | 36 | 6,800 | | | | | 4 |
| 15A | COMMUNITY & REGIONAL AFFRS. | Admin. Services | 6 | 1,122 | 13 | 44 | 36 | 40 | 4 |
| B | " | Community Plan. | 28 | 3,612 | 14 | 55 | 43 | 49 | 4 |
| C | " | Local Govt.Asst | 20 | 2,640 | 12 | 43 | 34 | 38.5 | 3 |
| D | " | CEIA | 15 | 1,755 | 12 | 39 | 33 | 36 | 3 |
| E | " | Priv.Ind.Counc. | 7 | 1,155 | 17 | 60 | 48 | 54 | 4 |
| F | " | Housing Asst. | 19 | 4,446 | 12 | 42 | 36 | 39 | 3 |
| | | Subtotal | 95 | 14,730 | | | | | 3.5 |
| 16 | DOT/PP | (Deleted) | | | | | | | |
| 17 | LEGIS.AFFAIRS | (Deleted) | | | | | | | |
| 18 | LEGIS.AUDIT | (Deleted) | | | | | | | |
| 19 | COURT SYSTEM | (Deleted) | | | | | | | |
| | TOTAL | | 2,435 | 473,640 | | | | | |

3. Selection of Building Occupants

A meeting was conducted with the DOA and representatives of each of the agencies to review the preliminary space requirements data base and to discuss the appropriateness of occupancy of each agency in the Anchorage State Office Building. Information provided by the State during that meeting indicated that a few additions to and deletions from the total space requirements data base were appropriate.

a. Space Requirements Added

Seven space requirements were added to the data base as presented in Exhibit 4B. They included:

- 1) Governor's Office. A total of 1,000 square feet was added to the space allocated to the Governor's Office to provide a local office for the Governor and his immediate staff for use while conducting business in Anchorage.
- 2) Records Center. A need was identified for a records center to consolidate agency material that must be retained in close proximity but did not have to be located directly in agency space. This space is currently allocated to each of the agencies and no additional space must be added to the building program. Space will, however, be consolidated in a records center area — possibly located in a lower or less costly portion of the building. Approximately 5,000 NSF will be provided.
- 3) Alaska Renewable Resources. This agency is a component of the Department of Revenue and will accommodate approximately 20 personnel in 2,500 NSF.
- 4) Division of Tourism. This component was added to the Project with an allocation of 1,000 NSF and 5 personnel.
- 5) Department of Environmental Conservation. The Environmental Conservation Laboratory, currently located in Douglas, is scheduled to relocate to Anchorage. A 2,000 NSF space allocation is made for this purpose. Its requirements are compatible with the building and consolidation with other DEC components will be advantageous in the future.
- 6) DOT/PF. DOT/PF currently leases a small amount of office space outside of the Aviation building which is the primary facility they occupy in Anchorage. Continued future growth and the recent regionalization program adopted by DOT/PF suggests that additional

space might be required. While DOT/PF currently occupies all space in the Aviation building, it was indicated that certain regional components may be appropriate to locate in the Anchorage State Office Building should total office space requirements in Anchorage exceed the space available in the Aviation building. An allocation was made to provide 5,500 NSF for DOT/PF to support 1985 needs of 45 personnel.

- 7) Legislative Audit. An allocation of 2,000 NSF was made to provide space for 15 Legislative Audit personnel. This 2,000 NSF was not added to the data base pending further verification with the Legislative Audit division.

A total of 12,000 NSF was added to the data base to reflect these increases.

b. Space Requirements Deleted

Discussions with the DOA and the agencies indicated there were certain components of the departments included in the data base that could not benefit from occupancy in the Project and should probably not be included. These are discussed below.

- 1) Public Defender. The Public Defender has a primary adjacency relationship centered around courthouse activities. It is acknowledged that the court system is currently contemplating an expansion of the courthouse and could provide space to accommodate the Public Defender. Public Defender space requirements of 6,240 NSF were deleted from the data base.
- 2) Data Processing. This administrative unit was excluded from the building program because new space will be provided to support Data Processing activities within the very near future and long term requirements for Data Processing will be satisfied. A total of 11,690 NSF was deleted from the data base.
- 3) Department of Law. Space requirements totaling 26,901 NSF were deleted from the data base. Although it is recognized that the civil component of the Department of Law may well be compatible with a location in the Project, it was indicated that this would not be necessary. The Department of Law may have a more primary and meaningful adjacency relationship with activities centering around the courthouse and the Law Library.
- 4) Vocational Rehabilitation. This part of the Department of Education requires 21,341 NSF. It was

deleted from the data base because Vocational Rehabilitation has recently been provided with quite appropriate facilities located in a geographical area that was selected because it is at the centroid of the clientele it serves and a long term lease is in effect.

- 5) Libraries and Museums. The 13,900 NSF library and museum unit is deleted from the data base because it is essentially a "mail order" and storage facility having minimal public contact levels and requires significant storage areas. Its current space, while possibly less than appropriate, is reasonably well located.
- 6) Public Broadcasting Commission. The PBC, requiring 2,880 NSF, is deleted from the data base because this group is scheduled to relocate to Juneau in the near future.
- 7) Corrections Center. This part of the Department of Health and Social Services is deleted from the data base because it is a training center for the Department of Corrections and has many requirements not compatible with an office building. This reduces the program by 10,000 NSF.
- 8) Laboratories and Clinics. The Department of Health and Social Services includes a number of clinics and laboratories which are somewhat special purpose in nature. Although the clinics often have a relatively high degree of public contact, they would not necessarily benefit from a functional and operational point of view by consolidating with general government agencies occupying office space. These areas include the Family and Youth Clinical Program (18,431 NSF), the Public Health Clinic (3,568 NSF), the Public Health Laboratories (17,136 NSF), and the Public Assistance Component (13,725 NSF). Total laboratory and clinic space deleted from the program from the Department of Health and Social Services totals 52,860 NSF.

G. Building Support Space Requirements

A number of common use spaces will be included in the building program. These facilities are generally utilized by a number of agencies who are very public oriented. They include:

1. Training Center/Media Room. A multi-purpose training center that includes extensive audio-visual capability will be provided. This room will be allocated approximately 1,500 NSF and will be provided with flexible seating. This facility will not require a sloped floor.
2. Public Information Center. Approximately 2,000 NSF will be provided. This will provide flexible use space for a number of agencies who might, from time to time, disseminate information, issue licenses, process permits and accept fees and registrations. It will be located on the ground level in a very public location.
3. Visitors Center/Display. A 6,000 NSF space allocation is made for a visitor and information center. Various exhibits will be included as well as an information booth.
4. Central Support Services. A central mail, reproduction, and a building supply room may be provided. Central support services area requirements were generally included in the space allocated to the General Services component of DOA or to each department. No additional space allocation is necessary as centralization should reduce overall space needs.
5. Resource Center. A technical resource and information center is provided to support professional personnel. Reference material that must be available to support all agencies will be assembled in a central location. No additional space is required as space allocations have currently been made in each agency to accommodate these needs.
6. Cafeteria. To support an initial building population of approximately 1,800 personnel, it was calculated that an allocation of 12,600 NSF would be required to provide food services on the basis of an allocation of 7 NSF per building occupant. The cafeteria will be operated as a concession and no costs of operation would be the responsibility of the State.
7. Day Care Center. Extensive interest has been expressed to provide a child day care center. It is envisioned that the day care center will be leased to and operated by private industry. The lease to the operator may be on favorable terms and conditions that would allow the operator to

provide competitively priced services to State employees. Although further study is needed to verify space requirements to support anticipated utilization levels, an initial space allocation of 3,000 NSF is made. Further marketing studies will verify this space allocation.

8. Hearing Rooms. An allocation of 2,000 NSF is made to provide two hearing rooms. One room would be allocated 1,300 NSF — the other 700 NSF. The two hearing rooms, possibly utilizing shared audio-visual and storage areas, should be sufficient to accommodate the needs of the regulatory bodies who will occupy the building.
9. Fitness Room. A fitness room will be provided on a basis similar to the day care center. It will be operated by private industry. The 1,500 NSF provided for the fitness room includes exercise areas, lockers, and support facilities.
10. Commercial Space. An allowance of 7,000 NSF is provided for additional commercial spaces that could support the needs of personnel who will work in the building and visitors. This 7,000 NSF might be leased by a credit union, a small branch bank, small specialty shops catering to visitors, a flower shop, a barber shop, book and/or magazine store, cigar and candy store, and a newspaper stand. Some combination of these commercial activities might be attracted to the project. Additional space may be appropriately allocated to a specialty restaurant which might have extended hours or available to support increased demands of the day care center or the fitness room. Further market research studies should be conducted to confirm and possibly increase this space allocation.
11. Building Maintenance. Building support space requirements are summarized in Exhibit 4G. An allowance of 4,400 NSF is made for building services and maintenance areas, a security and fire control room, trash storage, building materials, a maintenance shop, furniture storage and the "office of the building".

Exhibit 4G
Support Space Requirements

| SPACE CLASSIFICATION | NSF ALLOCATED |
|--|------------------|
| 1. Training Center/Media Room | 1,500 |
| 2. Public Information Center | 2,000 |
| 3. Visitor Center/Display | 6,000 |
| 4. Central Support Services (included in DOA space) | - |
| 5. Resource Center (included in agency data) | - |
| 6. Cafeteria | 12,600 |
| 7. Day Care Center | 3,000 |
| 8. Hearing Rooms | 2,000 |
| 9. Fitness Room | 1,500 |
| 10. Commercial Space | 7,000 |
| 11. Building Maintenance | 4,400 |
| TOTAL SUPPORT SPACE | 40,000 |

H. Building Occupancy Profile Options

The process just described resulted in developing three alternative occupancy profiles for the Project. Each option identified the departments and divisions that would initially occupy the Project along with numerous special areas and building support services. Utilizing the data assembled during the interview process and the projection of future staff and space requirements for those included departments and divisions, the three options presented in Exhibit 4H were developed.

Option I provides a facility that supports all departments and divisions remaining in the study group after deleting those with particularly significant special areas or special adjacency relationships that are incompatible with a consolidated office environment. These considerations were discussed in the prior section of this chapter. Initial requirements reflecting the data base presented in Exhibit 4B indicate a need for 375,552 NSF of agency space and 40,000 NSF of special support and commercial space. The resulting initial Project of 415,552 NSF would require the development of a building of approximately 488,000 GSF to support occupancy by 2,000 personnel.

Long range growth requirements are accommodated in Option I by the future provision of 620,000 NSF (732,000 GSF) to support occupancy by 3,200 personnel.

Option II begins to reduce the scale of the Project by deleting laboratories and clinics assigned to the Health and Social Services Department and the Department of Military Affairs which does not have a significant level of interaction with other State government departments or divisions. Military Affairs, probably more than any other department or division, could be viewed as somewhat "independent" and would not benefit significantly by locating in a facility with other general government services.

Option II initial requirements total 322,548 NSF to support approximately 1,800 personnel. An additional allowance of 40,000 NSF is made for support areas as in Option I. This equates to a building of 426,000 GSF. Long range expansion is accommodated by allowing agencies and total space requirements to increase, as in other options, by approximately 50% over initial requirements. This results in 1995 needs for 540,000 NSF to support 2,800 personnel in a building of 639,000 GSF.

Option III further reduces the initial occupants to the maximum degree possible while still maintaining consistency with the criteria to consolidate scattered leases throughout the Anchorage area. The entire Department of Natural Resources is deleted in Option III mainly because of its size and because it could probably be reasonably self-contained if all divisions were consolidated in another location, not necessarily with other smaller departments or divisions. This is not to suggest, however, that the Department of Natural Resources and State government in general would not

benefit by co-locating in a common facility, but simply recognizes that the State may wish to develop a facility that is smaller in scale than would otherwise be required if the Department of Natural Resources was included in the Project.

Initial requirements to support Option III indicate a need for 225,150 NSF including special areas. This would require the construction of a building of 365,000 GSF to support approximately 1,000 State government workers. Long range expansion would entail the future development of upwards of 393,500 GSF to support 1,600 personnel.

For all three options shown in Exhibit 4H, a two level below grade parking facility providing upwards of 1,000 parking spaces is recommended. This would entail the construction of approximately 340,000 GSF of parking area.

Review and Selection by the State

The three options were presented to the DOA and a number of other departments for review and discussion. It was felt that the deletion of clinics, laboratories, and the Department of Military Affairs (to coincide with Option II) generally followed the intent of the legislature in requesting the consolidation of departments currently in lease space throughout the Anchorage area. The deletion of additional departments, including the Department of Natural Resources as in Option III, was not viewed as compatible with the legislative intent. Thus, the State selected Option II as depicted in Exhibit 4H as the basis for sizing the Project and forming a building design program.

Conversion from Net to Gross Square Feet

Adding the 322,548 NSF assigned to those agencies that will initially occupy the Project and the 40,000 NSF allocated to special support areas indicates that Phase I of the Project would require approximately 362,548 NSF.

An allocation of 15% is provided for vertical transit, restroom, mechanical, and structural spaces. Dividing the 362,548 NSF by the building efficiency of 85% indicates a need for 426,000 GSF of space excluding parking.

Parking Recommendations

Further development of alternative design concepts should test the costs associated with providing 1,000 parking spaces by developing the full two block site with two levels below grade and alternatives that may employ three or more levels, if possible, over a smaller area.

A two level below-grade structure would provide a minimum of 1,000 spaces and would require the allocation of approximately 340,000 GSF.

Exhibit 4H
Building Occupancy Profile

| NO. | DEPARTMENT | SPACE REQUIREMENTS (IN 1985 (NSF)) | | |
|--|----------------------------|------------------------------------|---------------|---------------|
| | | OPTION I | OPTION II | OPTION III |
| 1 | Office of Governor | 10,640 | 10,640 | 10,640 |
| 2 | Administration | 14,205 | 14,205 | 14,205 |
| 3 | Law (Deleted) | 0 | 0 | 0 |
| 4 | Revenue | 37,375 | 37,375 | 37,375 |
| 5 | Education | 6,344 | 6,344 | 6,344 |
| 6 | Health & Social Services | 56,623 | 20,899 | 20,899 |
| 7 | Labor (Deleted) | 0 | 0 | 0 |
| 8 | Commerce & Econ. Dev. | 63,943 | 63,943 | 63,943 |
| 9 | Military Affairs | 17,280 | 0 | 0 |
| 10 | Natural Resources | 137,392 | 137,392 | 0 |
| 11 | Fish and Game (Deleted) | 0 | 0 | 0 |
| 12 | Public Safety | 2,720 | 2,720 | 2,720 |
| 13 | Environmental Cons. | 8,800 | 8,800 | 8,800 |
| 14 | Comm. & Reg. Affairs | 14,730 | 14,730 | 14,730 |
| 15 | DOT/PF | 5,500 | 5,500 | 5,500 |
| 16 | Legislative Aff. (Deleted) | 0 | 0 | 0 |
| 17 | Legislative Audit | (2,000) | (2,000) | (2,000) |
| 18 | Court System (Deleted) | 0 | 0 | 0 |
| Subtotal Agency Space | | 375,552 | 322,548 | 185,156 |
| Plus Building Support Space | | <u>40,000</u> | <u>40,000</u> | <u>40,000</u> |
| | | 415,552 NSF | 362,548 NSF | 225,156 NSF |
| 1985 Building Population | | 2,000 | 1,800 | 1,000 |
| Gross Square Feet (85% efficiency) without Parking | | 488,000 GSF | 426,000 GSF | 365,000 GSF |
| 1995 Net Square Feet | | 620,000 NSF | 540,000 NSF | 335,000 NSF |
| 1995 Gross Square Feet | | 732,000 GSF | 639,000 GSF | 393,500 GSF |
| 1995 Building Population | | 3,200 | 2,800 | 1,600 |

Parking Below Grade In All Schemes:

1 Level = 500-550 Spaces = 170,000 Gross Square Feet
 2 Levels = 1,000 Spaces = 340,000 Gross Square Feet

I. Long Range Expansion

Projections developed by the departments and divisions indicate an approximate 30% increase in space requirements or a further consolidation of agencies over the ten year timeframe from initial occupancy in 1985 through 1995. To provide the flexibility to support this expansion without necessitating initial additional construction or pre-investment, it is recommended that building configurations and site planning should accommodate a 50% expansion of the initial occupancy program. This would indicate a need to develop an additional 200,000 to 250,000 GSF in a Phase II expansion to complete the initial two block development and provide approximately 540,000 NSF.

Beyond providing a Phase II minimum expansion level of 639,000 GSF, even further long range expansion may be accommodated by a Phase III development that would utilize a third contiguous block. Design and long range planning concepts should be developed that would accommodate an additional 30% long term growth beyond Phase II expansion. This expansion would entail the development of up to 250,000 GSF by utilizing a third adjacent block that must be available by that time.

J. Impact of Capital Relocation

Concern has been expressed that the determination of future personnel and space requirements for State government departments and divisions in Anchorage has some dependence on the ultimate location of the State Capital. Obviously, it is not reasonable to consolidate lease space and develop a large Anchorage State Office Building if a significant number of State employees would subsequently be transferred to Willow with a Capital relocation program.

As a result of the current study, previous projects completed for the State by the Consultant, and after discussions with the DOA, it is the Consultant's opinion that a relocation of the Capital from Juneau to Willow would probably have only a modest impact on State government employment levels in Anchorage. A few of the departments and divisions have, in fact, indicated that State government employment in Anchorage might increase slightly as a result of the Capital relocation. This would be in response to a re-alignment of positions between central and regional government activities and to implement a regional government presence in Anchorage.

Originally, as indicated in Chapter IV, only approximately 83% of the personnel currently located in lease space throughout the Anchorage area were included in the study group (about 1,900 out of a total of 2,300 employees). As a result of deleting a few departments, divisions, and certain groups with special areas, the current space program as reflected in the recommended occupancy profile (Option II) provides accommodations for approximately

1,800 personnel in the Project. This represents approximately 78% of the current State government employment level occupying lease space in Anchorage.

By the time the facility is available for occupancy in 1984, it is likely that staff levels will have increased somewhat and the Project will then probably accommodate slightly less than 70% of all personnel that would otherwise be in leased space in the Anchorage area. Thus, it is believed that the relatively modest potential impact of reduced State government employment levels in the Anchorage area as a result of relocating the Capital will have no impact on the need for the space that is developed in the new Anchorage State Office Building.

Following is a discussion of those few impacts that were identified by the various departments and divisions during this study.

- Department of Administration

- General Services and Supply Division

- Most positions now located in Anchorage could probably relocate to a new Capital City in Willow but the department indicated there would be no compelling reason to do so. For 1985, this would include up to 48 personnel occupying 9,024 NSF.

- Department of Health and Social Services

- Adult Corrections Division

- Some administrative personnel could possibly consolidate with those currently located in Juneau into common quarters in the new Capital City. No estimate of the number of personnel involved was indicated.

- Department of Health and Social Services

- Alcoholism and Drug Abuse Division

- Most or all of the Anchorage staff could consolidate with those from Juneau into a common facility in the new Capital City. For 1985, this could possibly result in the relocation from Anchorage of 10 personnel occupying 1,250 NSF.

- Department of Commerce and Economic Development

- Banking Securities, Corporations and Small Loans Division

- The 17 centralized staff positions currently located in Juneau would most likely relocate to Anchorage as this is where most banks and corporations are located. These 17 positions could require that upwards of 3,400 NSF be added

to the Anchorage space inventory. Regional representation in communities would be unaffected.

- Department of Community and Regional Affairs
Local Government Assistance Division

This division provides statewide services and could possibly relocate to the new Capital City if public transportation is readily available. A total relocation would entail 20 personnel occupying 3,870 NSF in 1985.

- Department of Community and Regional Affairs
Community Planning Division

Approximately seven Juneau based positions would relocate to Anchorage for the Bottomfish and the Outer Continental Shelf Oil and Gas Development programs. These positions would require adding approximately 1,400 NSF to the Anchorage space inventory in 1985.

Summary

Few positions would relocate to a new Capital City as most positions now located in Anchorage are there for a specific functional reason. A total of less than 100 positions out of a total of 1,906 included in the data base were believed to be potentially subject to relocation to a new Capital City.

K. Facility Acquisition Strategy Analysis

One of the requirements of this study was to briefly explore alternative facility acquisition methods. Facility acquisition methods generally include leasing, procurement and renovation of an existing building, and new construction.

Continued Diversified Leasing

A continued diversified leasing program is specifically to be avoided by this Project and was therefore not evaluated except to compare the recommended program with the cost of continuing current leases and leasing additional small spaces. Also, the survey of existing space in Anchorage identified no available lease space that could support even a small percentage of the 1,800 personnel that should be consolidated into one location.

Solicit Lease Proposals

The alternative of identifying requirements and soliciting proposals from landlords to provide the required space without specifying the location or design requirements was briefly entertained. This alternative has a number of shortcomings. They include:

- A survey of the available lease space market in Anchorage identified no existing building or group of buildings in one area that could be leased to the State of sufficient size to even begin to meet the projected requirements.
- The traditional methods employed to solicit lease space do not assure the availability of a high quality building. Additionally, little control is available over the location of the facility even though it is important to the State that the location be convenient for the general public and that it supports government adjacency requirements.
- Leasing quality space (defined as similar to the Juneau State Office Building) at current market rates and recognizing that the only lease space large enough to support Project requirements would have to be constructed, indicates that annual lease payments would be equal to, or greater than, the costs the State would incur in the new Anchorage State Office Building that would be designed to specific State requirements.

Purchase and Renovate

The alternative of purchasing and renovating an existing facility was also briefly considered. The Consultant could not identify any large existing building in the Anchorage area that would be suitable for conversion to a State Office Building. Some institutional spaces can be identified that are close to the scale that would satisfy the majority of initial space needs. However, a review of these facilities clearly indicated that the required renovations to correct code and life safety deficiencies, and the cost of developing interior environments to support State office needs, would be significant. Space utilization would be severely compromised and annual maintenance costs would be excessive. Further, the location of these potentially available buildings is not compatible with the preferred locations identified in Chapter V.

State Funded Construction

The option to purchase land and construct a facility for State ownership was also explored. This alternative would certainly assure the availability of the highest quality Project and would provide the State with the greatest degree of control. However, it too has certain significant drawbacks including the following:

- It is possible that special appropriations and/or other approvals would be necessary to provide capital funds to support a project of this magnitude. The time delay would be significant and the State would be exposed to significant additional costs resulting from inflation.
- State funded construction would remove property from the tax rolls.
- State sponsored construction could probably not be implemented as rapidly as private developer sponsored construction for the same building scale and quality. Private industry appears to be in a more favorable position to expeditiously and cost effectively develop a large office building and can take advantage of bidding and fast track construction techniques more easily than can the State.

Lease/Purchase

The implementation option that suggests that the State enter into a lease/purchase agreement with a developer is recommended. The developer would provide the space in response to performance specifications provided by the State after a competitive bidding procedure is conducted. This recommended approach will be discussed in greater detail in Chapter VIII.

CHAPTER V

General Area Selection

A. General Area Identification

For the site selection portion of the study it was necessary to reduce the geographic area of the Anchorage Bowl to a specific study area. This area could then be further analyzed to identify a limited number of specific sites. The Consultant screened the Anchorage Bowl and identified five areas within which a consolidated State office facility could be located. The selection of these five alternative areas resulted from:

- Discussions with the State concerning project goals;
- A review of past planning studies and efforts, especially the Alaska Facility Needs and Recommended Plan-of-Action Study and the Site Evaluation Study for a Government Center; and
- Professional judgements by the Consultant related to adjacent compatible land use and vehicular access of each major area.

The five alternative areas studied are identified in Exhibit 5A on the following page. They include:

- A - the Central Business District (CBD)
- B - the Merrill Field area
- C - the "Midtown" area centering around Northern Lights Boulevard and "C" Street to Tudor Road
- D - the Tudor Road area centering around existing State facilities located at Tudor Road and Boniface Parkway
- E - the "South Anchorage" area between Tudor Road and Dimond Boulevard

B. Criteria Definitions

Each of the alternative areas were analyzed using a number of criteria developed by the Consultant and reviewed and amended by the Advisory Committee. These seventeen criteria are presented in the following discussion.

1. Site Cost

General land acquisition costs were developed by the Consultant. Square foot costs in the CBD were the most costly, while Merrill Field, "Midtown" and South Anchorage areas were next and the Tudor Road area was the least expensive due to the availability of State-owned land. Site cost was weighted as a very important criteria.

2. Speed for Assembling a Site

The speed with which the site can be assembled will affect the Project Schedule and the total development cost. It was assumed that State-owned land could be acquired rapidly, land under single private ownership could be acquired with moderate speed, and land under multiple ownership may take some time and expense to secure. Speed for assembling a site was weighted as a moderately important criteria.

3. Mixed-Use Potential

The potential for including non-government functions within the facility was considered important, both as a feature to provide potential facility developers with the flexibility to increase potential lease income and, more importantly, to add "life" to the facility in the form of retail shopping, eating establishments, and storefront businesses. The CBD has a very high mixed-use potential, while the other areas have severely limited or non-existent mixed-use potential. This mixed-use potential was weighted as an important criteria.

4. Proximity to Population Centroid

Proximity of the facility to the population centroid was considered to be of only moderate importance relative to the selection process for two reasons. First, accessibility is not totally determined by proximity to the center of the population, but additionally by the relative location of the population to transportation corridors and the ability of those corridors to accommodate the traffic load. Second, the facility is intended to serve not only Anchorage residents, but citizens from rural Alaska, the Kenai Peninsula, and the Matanuska-Susitna Borough as well.

5. Accessibility to the Low Mobility Clients

The low mobility client is that segment of the adult population which has little or no access to private automobile transportation. These clients require special consideration because many are involved in State programs for the aged, handicapped, and dependent children. Previous studies have indicated that low mobility clients generally reside within or around the CBD, primarily because this area offers access to amenities and services that do not require the use of an automobile. This criteria was considered very important.

6. Transit Accessibility

This criteria was weighted as very important in view of national priorities to limit energy use and the community goal to improve Anchorage's air pollution index which already exceeds EPA standards. Site benefits such as reduced traffic congestion and parking demands also result with increased public transit use. Areas were rated according to the number of public transit routes which pass through the area. The CBD is the only area of the Municipality which is served by all transit routes. No cross-town routes exist.

7. Easy Traffic Access

Convenient automobile access to the facility by the general public was considered very important. "Midtown" was rated highest due to its relationship to well-developed major arterials including "C" Street, Benson Boulevard, Northern Lights Boulevard, 36th Avenue and Tudor Road. The CBD was rated second because of its relationship to the Seward Highway, the Glenn Highway, Minnesota Drive, and "C" Street, as well as to the Government Hill/Elmendorf Complex.

It was found that access to the CBD was as good as to any of the other four areas. But once within the CBD, access through it could be difficult. The Merrill Field area was rated third due to its proximity to both the Glenn Highway and the terminus of the Seward Highway. South Anchorage and the Tudor Road areas were ranked lowest due to their separation from major business centers and their limited arterial access.

8. Proximity to Federal and Municipal Offices

Proximity to both the Federal and Municipal offices was considered important for two reasons. Many clients could benefit from the convenience of doing business with two or possibly all three government entities with one trip. Additionally, close proximity would facilitate cross communication between the three levels of government. This criteria was not rated as "very important" because the Consultant's experience elsewhere in the country indicated that "cross clientele" was not a major portion of State governmental clientele and because the agencies interviewed indicated that, while communication with the other government entities was important, it was not part of the day-to-day work of most State government employees.

9. Proximity to Public Amenities

The proximity of the facility to public amenities (including hotels, restaurants, retail shops and meeting facilities) was considered important due to the additive effect of a variety of factors:

Many State agency clients do not reside in Anchorage, and will arrive from rural Alaska by air and will

reside at hotels and eat in restaurants while doing business in Anchorage.

- Employees will benefit to varying degrees by being adjacent to restaurants and retail shops. The ability to go to lunch, shop, or go to the theater after work, without using an automobile was considered a significant benefit to both the employee and to the community.
- A more subjective benefit may be derived from the interplay between the facility and the surrounding amenities which should produce a mix which could add vitality to both entities.
- The State office facility could benefit from proximity to the new Convention Center which will provide meeting space for various sizes of groups from public hearings to conventions and major conferences.

The CBD area was rated the highest under "proximity to amenities" due to the high concentration of these activities and services, and due to the convenient pedestrian access to these amenities. The "Midtown" area was rated "fair" because the amenities provided in that area are significantly less than in the CBD and are not accessible to pedestrians. The other three areas rated "poor" because the availability of amenities are either non-existent or severely limited.

10. Proximity to Business Activities

Locating a State office facility close to existing business activities was considered important. Many Anchorage businesses conduct a significant level of business with the State. These businesses range in size from major energy companies and banks to small consulting firms and service organizations. Pedestrian access to the facility not only enhances the business process, but serves to minimize the use of the automobile to conduct that business.

The CBD offered the best proximity to existing business locations. The second highest rated area was "Midtown" area with its growing concentration of banking and energy-related business. The Merrill Field area with its concentration of small service-oriented businesses ranked "fair" while the Tudor Road and South Anchorage areas both rated "poor" due to the comparatively light business concentration in these areas.

11. Compatibility with Existing Zoning

It was considered to be important that the site was compatible with the existing zoning ordinance in order to avoid a costly and time-consuming re-zoning or variance process.

It should be recognized that the zoning ordinance is a reflection of existing land use patterns and the means for directing the compatible future growth of the community. The five areas were screened for general zoning patterns and those with a significant number of non-compatible zones within their boundaries were rated low. This criteria was not weighted as "very important" because it is recognized that the zoning ordinance is subject to change under special conditions and that these changes may result in improved land use patterns in the community.

12. Seismic Stability

The seismic stability of the area the facility would be located in was considered to be important. This criteria relates to cost of construction and a desire to avoid special construction requirements. Data for the area ratings was derived from the Anchorage Coastal Resource Atlas. Although a significant portion of the CBD was rated as "fair", the conditions in this area generally range from "poor" to "medium".

13. Soils

The structural quality (bearing capacity) of alternative site soil conditions was considered important. This criteria relates to site improvement and foundation costs. Data for area ratings was derived from the Anchorage Coastal Resource Atlas.

14. Utility Capacity

It was important that the utility systems, especially sewer and water, be adequate to serve the facility. Although all areas generally provide the required utilities, some areas would require upgrading to accommodate the proposed load generated by the Project. "Midtown" and Tudor Road areas have adequate sewer and water systems to serve the facility. In South Anchorage, sewer and water may be adequate depending on the specific site selected. In the CBD and Merrill Field areas some utility improvements would probably be required, the extent of which will depend on the specific site selected.

15. Economic Impact

It was important that the siting of the facility avoid a negative economic impact on any area of the Municipality. The removal of State workers from an area was considered to be the major negative economic impact which might occur with the construction of a consolidated facility in another area. The area which currently had the greatest concentration of State employees who would be initially located in the Project received the highest rating. This area would likely experience a significant economic loss if a number of State employees would relocate to a distant location. The area which currently has the least concentration of

State employees received the lowest rating. The Alaska Facility Needs and Recommended Plan-of-Action Study and the recent update provided required data.

16. Flexibility for Future Expansion

It was very important that the site be located in an area which would allow for further long-term expansion beyond the year 2000. None of the areas being studied would preclude expansion in the future. The application of this criteria was therefore based on professional judgement regarding which areas might receive the most significant increase in density of major buildings over the next twenty years as this might limit available sites to support further development by the State. Those with the greatest anticipated increase in density received the lowest score.

17. Compatibility with the Comprehensive Plan

The degree of compatibility of developing the combined State office facility in each area with the Comprehensive Plan was an important criteria. The Comprehensive Plan is the accepted guide for the growth of the community and it is the basis for the zoning ordinance. The goals for development of the community are outlined in the Comprehensive Plan.

C. Study Area Selection

The technical characteristics of all five areas were compared to each criteria using a mathematical point system in which the criteria weights were multiplied by the rating each area received for each criteria. This developed a weighted score for each of the 17 criteria for each area. These weighted scores were then added for each area to develop the "total weighted score" as presented in Exhibit 5B. As shown, the CBD (Area "A") scored 65 unweighted and 208 weighted points. This was marginally more advantageous than the unweighted rating of 58 and the weighted score of 181 achieved by Area "C" (the "Midtown" area). The scores of these two alternatives significantly out-distanced the scores of the other three areas analyzed.

Although reasonably close in weighted and unweighted points, Area "A" did receive an "excellent" rating (5 points) in nine categories as compared to an "excellent" rating in only four instances for Area "C". In those areas where Area "A" is preferred over Area "C", Area "A" has a position of dominance.

The CBD was chosen as the prime area for further analysis in the next phase of the site selection process. The analysis indicates that the CBD area best fulfills the needs of the State and the citizens for a consolidated State office facility. Even though it is not located in the demographic center of Anchorage, the CBD is easily accessible from all sections within the Municipality, including Eagle River, the Matanuska-Susitna and the Kenai Peninsula boroughs.

The CBD is adjacent to the lower and middle income neighborhoods where a number of State agency clients live. The transit system radiates from the CBD making it the most accessible part of Anchorage. The Federal Complex, Municipal offices, many businesses, and the majority of banking activities are located in the CBD. Additionally, this area has the highest concentration of hotels and restaurants and offers a great deal of retail activity.

The CBD is the only pedestrian-oriented section of Anchorage. To locate a consolidated State office facility in the CBD would enhance the downtown area and further emphasize it as being the "hub" of the city as suggested in the Comprehensive Plan. A new major office complex will also encourage further development in the area.

The major drawbacks of locating the facility in the CBD are the high cost of land and the probable need to upgrade certain utilities. The Consultant believes that the positive aspects of selecting the CBD area far outweigh the increased costs that may be involved.

Based on this analysis and after a review of the information with the Advisory Committee, it was suggested that further analysis of alternative sites for the Anchorage State Office Building be

limited to the CBD. Chapter VI will discuss the analysis procedure conducted by the Consultant to review all available sites within the CBD and to select those specific sites that would be recommended for acquisition.

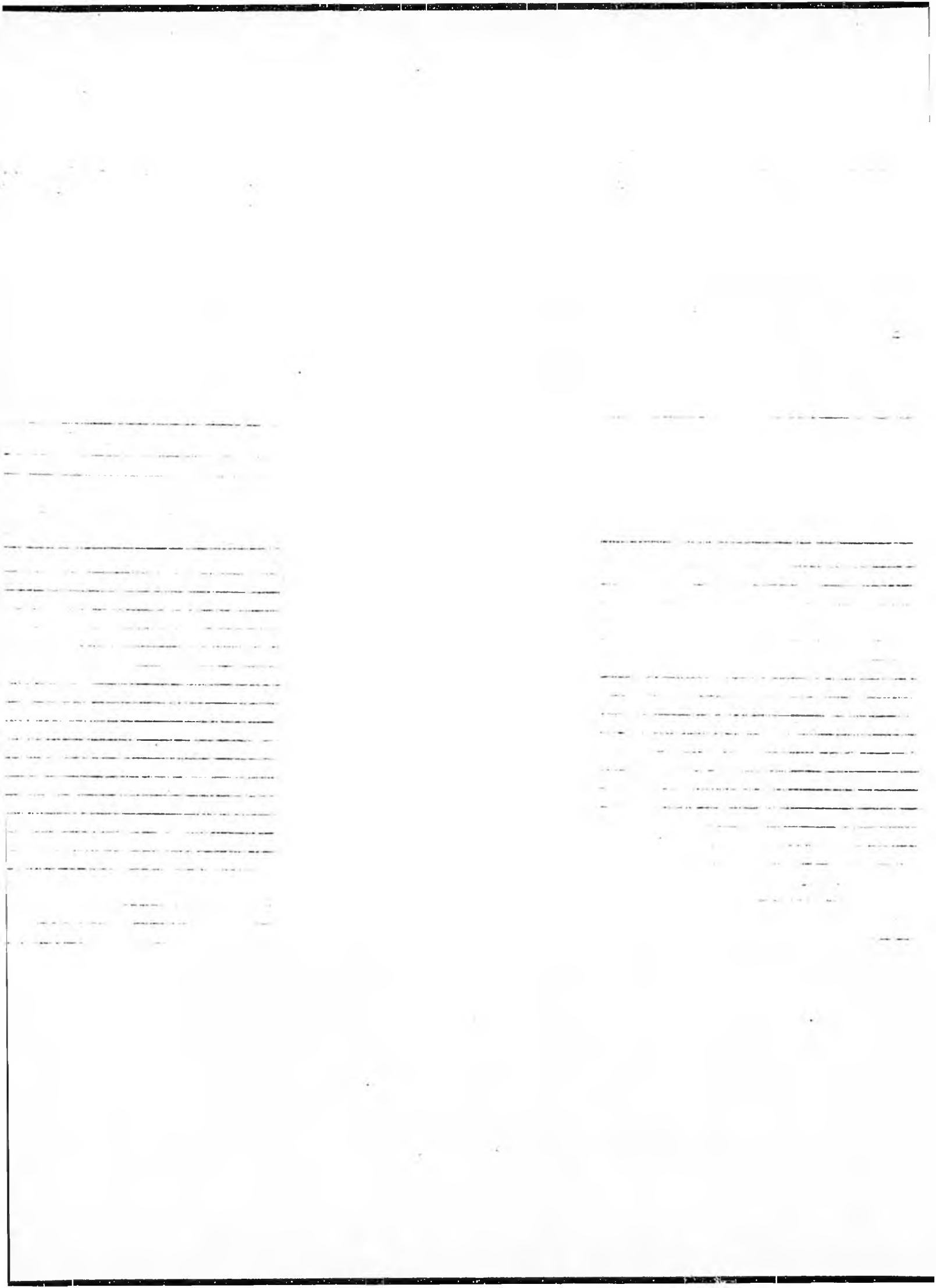
Exhibit 5B
Initial Area Screening

| NO. | EVALUATION CRITERIA | Weight | AREA ALTERNATIVES | | | | | | | | | |
|-------------------------|---|--------|-------------------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
| | | | A | | B | | C | | D | | E | |
| | | | Rating | Score | Rating | Score | Rating | Score | Rating | Score | Rating | Score |
| 1 | Site Cost/Unit Land Cost | 4 | 1 | 4 | 3 | 12 | 3 | 12 | 5 | 20 | 4 | 16 |
| 2 | Speed for Assembling Site | 2 | 1 | 2 | 4 | 8 | 4 | 8 | 5 | 10 | 4 | 8 |
| 3 | Mixed Use Potential | 3 | 5 | 15 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 |
| 4 | Proximity to Population Centroid | 2 | 3 | 6 | 2 | 6 | 5 | 10 | 1 | 2 | 3 | 6 |
| 5 | Accessible to Low-Mobility Client | 4 | 5 | 20 | 2 | 8 | 2 | 8 | 1 | 4 | 1 | 4 |
| 6 | Transit Accessibility | 4 | 5 | 20 | 1 | 4 | 2 | 8 | 1 | 4 | 1 | 4 |
| 7 | Easy Traffic/Road Access | 4 | 4 | 16 | 3 | 12 | 5 | 20 | 2 | 8 | 2 | 8 |
| 8 | Proximity to Federal/City Offices | 3 | 5 | 15 | 3 | 9 | 3 | 9 | 1 | 3 | 1 | 3 |
| 9 | Proximity to Public Amenities (Hotels/Food) | 3 | 5 | 15 | 1 | 3 | 2 | 6 | 1 | 3 | 1 | 3 |
| 10 | Proximity to Business Facilities | 3 | 5 | 15 | 2 | 6 | 4 | 12 | 1 | 3 | 1 | 3 |
| 11 | Compatible with Existing Zoning | 3 | 5 | 15 | 3 | 9 | 5 | 15 | 3 | 9 | 3 | 9 |
| 12 | Seismic Stability | 3 | 2 | 6 | 3 | 9 | 2 | 6 | 3 | 9 | 3 | 9 |
| 13 | Soils | 3 | 4 | 12 | 3 | 9 | 3 | 9 | 2 | 6 | 2 | 6 |
| 14 | Utility Capacity | 3 | 3 | 9 | 3 | 9 | 5 | 15 | 5 | 15 | 4 | 12 |
| 15 | Economic Impact on Existing Area | 3 | 5 | 15 | 3 | 9 | 4 | 12 | 1 | 3 | 1 | 3 |
| 16 | Flexibility (Expansion) | 4 | 2 | 8 | 4 | 16 | 4 | 16 | 5 | 20 | 4 | 16 |
| 17 | Compatible with Comprehensive Plan | 3 | 5 | 15 | 1 | 3 | 4 | 12 | 1 | 3 | 1 | 3 |
| TOTAL UNWEIGHTED RATING | | | 65 | | 42 | | 58 | | 39 | | 37 | |
| TOTAL WEIGHTED SCORE | | | 208 | | 135 | | 181 | | 125 | | 116 | |
| AREA RANKING | | | 1 | | 3 | | 2 | | 4 | | 5 | |

RATING:

- 1 = Poor
- 2 = Fair
- 3 = Medium
- 4 = Good
- 5 = Excellent

SCORE = WEIGHT TIMES RATING



CHAPTER VI

Site Alternatives and Evaluation

The first phase of the site selection process concluded that the CBD was the best area for locating a consolidated State office facility. This chapter describes the methodology and criteria used during the analysis and evaluation of alternate CBD sites and concludes with the selection of four alternate sites for further review and detailed analysis in Chapter VII.

A. Priority Criteria for Block Selection

The study area of the CBD, shown on Exhibit 6A, consists of approximately 140 city blocks, many of which are obviously not primary candidates for the consolidated State office facility. It was necessary to develop a set of reasonable criteria which could be used to classify and eliminate unsuitable blocks. The Consultant and the Project Advisory Committee developed a set of Priority Criteria which were used to determine which blocks were suitable for further analysis. These Priority Criteria for the site include:

1. The site should contain two adjacent full blocks in a rectilinear configuration.
2. The site should consist of two blocks not on opposite sides of major streets that could not be vacated.
3. The site should not be on blocks containing a significant new building or older structure on the National Register of Historic Buildings.
4. The site should be complimentary to planned or potential development and not incompatible with existing zoning.
5. The site should not preclude known planned or potential major development that could not be implemented nearby.
6. The site should not be on blocks which would displace a significant number of current State employees during the construction of the new building.

Many of the blocks in the 140 block area included were eliminated because they were not compatible with one or more of the six priority criteria. Major streets, including Third, Fourth, Fifth, Sixth, and Seventh Avenues, and A, C, E, G, I, L, and Cordova Streets, were found to "split" a number of potentially paired two-block site combinations. Potential blocks in the study area not zoned B-2A, B-2B, or B-2C were also eliminated due to potential

STUDY AREA

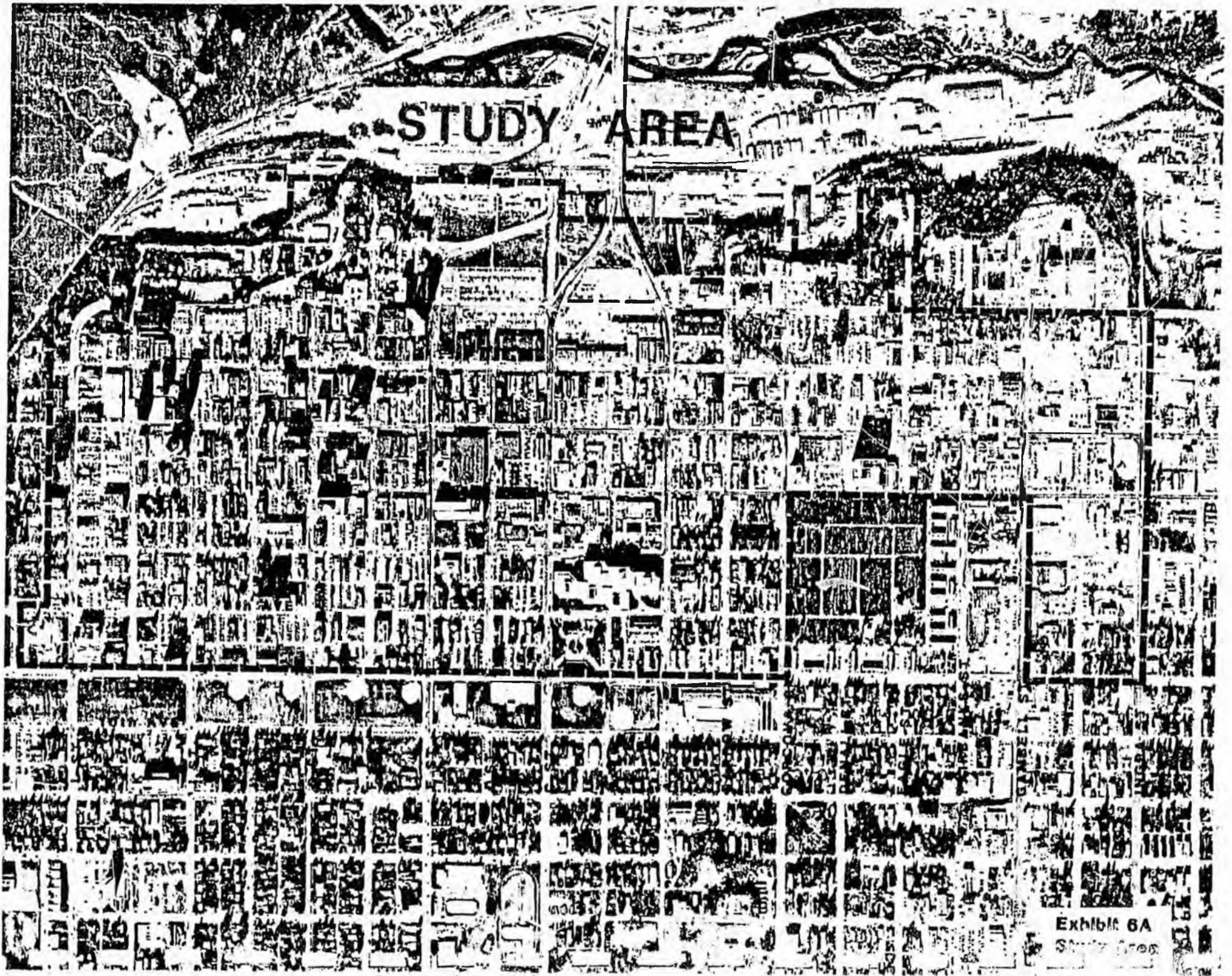


Exhibit 6A
Study Area

development difficulties. Existing zoning designations are shown on Exhibit 6B.

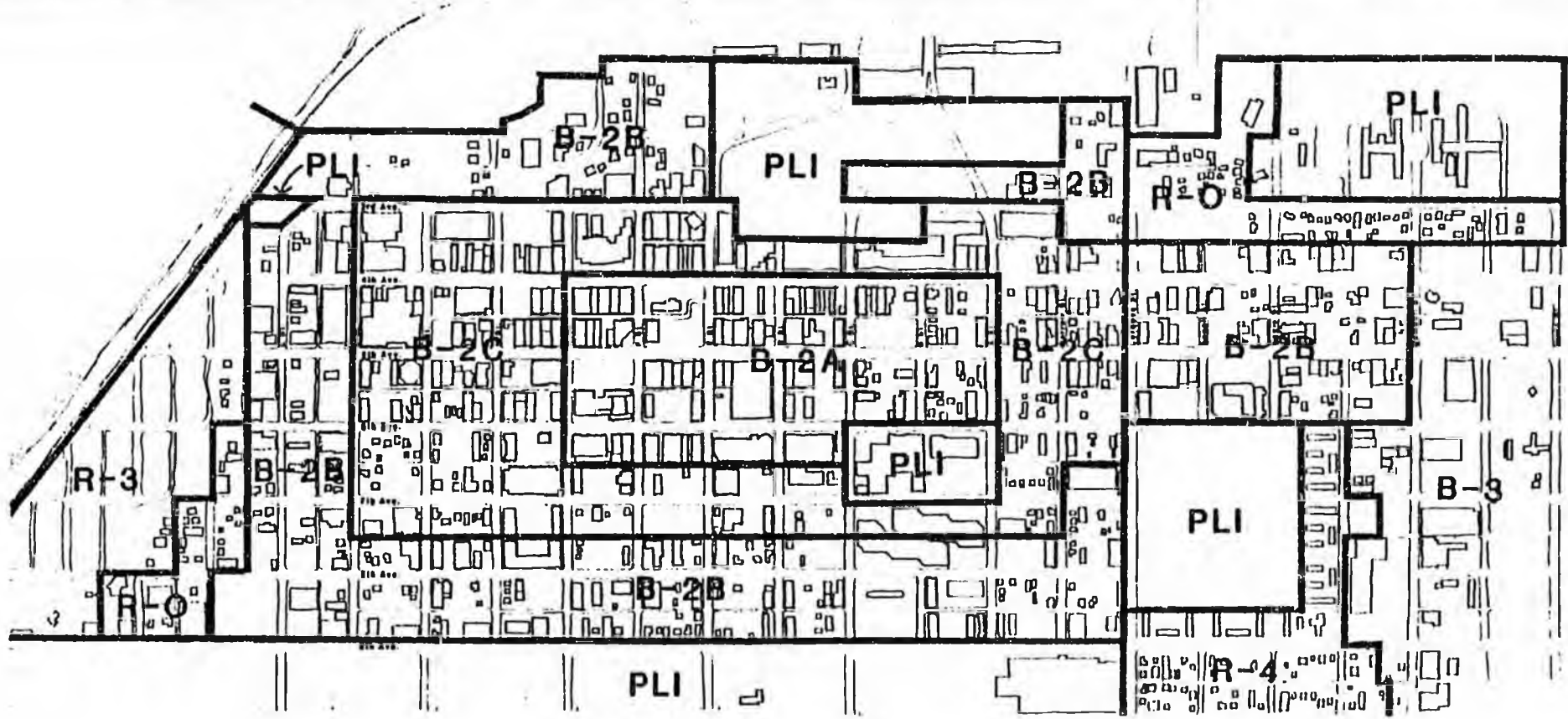
The application of these six criteria to the CBD study area reduced the study area from 140 blocks to 32 blocks which are arranged in six subareas as shown on Exhibit 6C along with the official block number which will be used for further references to specific sites and blocks in this report.

B. Site Selection Goals and Methodology

Through discussions with the DOA, the Consultant defined eight basic goals which the final site(s) must meet. They include:

1. A site which will provide easy access for the public and employees.
2. A site of adequate size to accommodate the facility, parking and future growth.
3. A site that will minimize any detrimental long-term effect on traffic circulation.
4. A site that will be free of possible hazardous elements.
5. A site which complies with existing zoning laws, comprehensive development plan, and the goals of this study.
6. A site which is compatible with adjacent land-use patterns.
7. A site which will cause minimum displacement of existing business functions.
8. A site which will enhance the CBD area.

These goals were refined into eighteen specific criteria which were subsequently weighted according to their relative importance. The preliminary weight shown on Exhibit 6D was suggested by the Consultant and the final weight was developed by the Project Advisory Committee during the first review meeting. The individual blocks were then rated according to how well it met each criteria. The individual criteria ratings were multiplied by the criteria weight which produced a weighted score for each criteria. These scores were then added together to provide a total weighted score for each block. The form shown on Exhibit 6D was completed for each of the 32 blocks selected for further analysis.



PLI Public Lands and Institutions District

B-2A Central Business District Core

B-2B Central Business District Periphery

B-2C Central Business District

B-3 General and Strip Commercial Business District

R-0 Residential/Office District

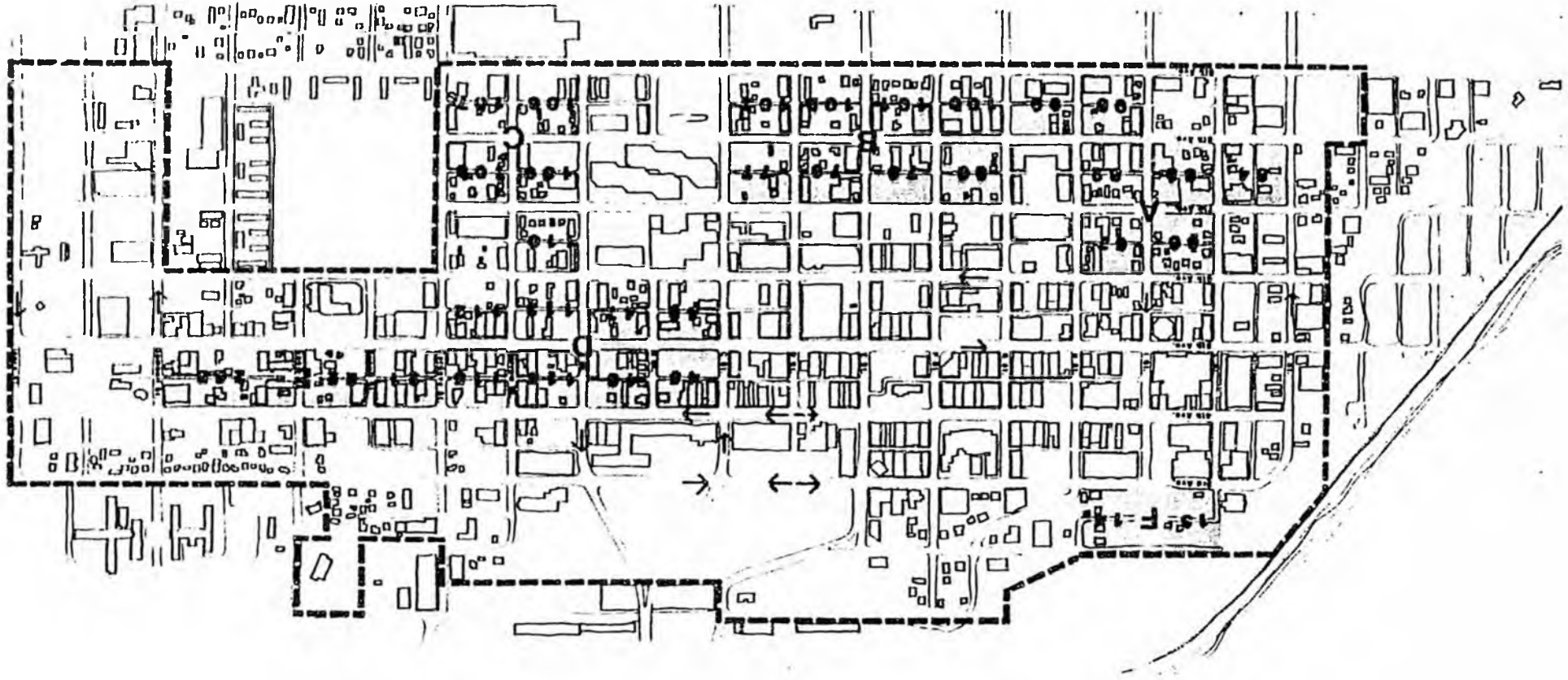
R-4 Multi-Family Residential District

Exhibit 6B

Existing Zoning



Exhibit 6A
Study Area



Sub-Areas and Block Numbers

Exhibit 6C

Exhibit 6D
Block Evaluation Weights

AREA: _____
 BLOCK: _____
 ADJACENT BLOCKS: _____
 ZONING: _____

| BLOCK EVALUATION CRITERIA | PRELIM. WEIGHT | FINAL WEIGHT | RATING* | SCORE |
|---|----------------|--------------|---------|-------|
| ACCESS | | | | |
| Access/Egress to major streets | 4 | 4 | | |
| Impact on congestion | 4 | 4 | | |
| Proximity to transit routes | 3 | 4 | | |
| SITE CHARACTERISTICS | | | | |
| Proximity to hotels | 3 | 3 | | |
| Proximity to retail core | 3 | 3 | | |
| Proximity to Hill Building (Municipality) | 3 | 4 | | |
| Proximity to federal complex | 3 | 4 | | |
| Proximity to Exist. off-street parking | 1 | 1 | | |
| Proximity to new Civic Facilities | 3 | 3 | | |
| Compatible with surroundings | 3 | 3 | | |
| Proximity to open space | 2 | 2 | | |
| TECHNICAL | | | | |
| Soils | 3 | 3 | | |
| Seismic | 4 | 3 | | |
| Utility - Water | 3 | 3 | | |
| Sewer | 4 | 4 | | |
| Electricity/Telephone | 3 | 3 | | |
| ECONOMIC IMPACT | | | | |
| Minimized business displacement | 4 | 4 | | |
| Potential for Mixed-Use | 3 | 3 | | |

TOTAL WEIGHTED SCORE

*Rating Points: Excellent - 5, Good - 4, Medium - 3, Fair - 2, and Poor - 1

C. Site Evaluation Criteria

The following discussion will explain each of the eighteen criteria and the logic employed to develop a rating for each site within each criteria element.

1. Access/Egress to Major Streets

With between 1,000 and 2,000 employees projected to be initially included in this facility, it is important that the facility be developed at a location which has convenient access and egress to major streets. Smooth access and egress to and from the site will minimize the detrimental effects of additional commuter traffic. Those blocks bounded by two or three major one-way streets received the highest rating.

2. Impact on Congestion

By its very nature, the project will increase traffic congestion around the site. A block which is not currently experiencing congestion problems received the highest rating. Presently, the most traffic congestion in the CBD occurs west of "C" Street, along Fourth, Fifth, and Sixth Avenues. This is where the heavy concentration of pedestrian traffic is in conflict with vehicular traffic. Congestion also occurs along "D" through "K" Streets at Ninth Avenue during peak afternoon commuter traffic hours. It is difficult to gain access onto Ninth Avenue at these times since Ninth Avenue is a two-way street. Blocks situated east of "C" Street on one-way streets adjacent to a major arterial received the highest rating since they will not impact existing congestion.

3. Proximity to Transit Routes

Since the present transit system radiates out from the CBD to the residential neighborhoods of the Municipality and to the Matanuska Valley, it reinforces the "hub" connotation of the CBD and also makes the CBD the most accessible part of town (via public transit). There are plans to expand the transit system and to begin to provide cross-town access; however, the CBD will still remain the focal point of the system. All bus routes now stop at both the BAC (Bus Accommodation Center) and the Federal Building. Even though a large number of employees may continue to drive to work, this facility should be located such that it encourages the use of public transit and provides easy access for the low-mobility client. Blocks next to the greatest number of bus routes received the highest rating.

4. Proximity to Hotels

Visiting out-of-town clients and State employees will need to have hotels and other amenities within a convenient walking

distance of the new facility. Sites within four blocks of major hotels were rated the highest.

5. Proximity to High-Value Corner

The CBD contains a large segment of the existing retail space in Anchorage. It is also the only pedestrian-oriented area of the Municipality. As these retail and pedestrian activities are strengthened, the CBD will develop into a strong focal point for the Municipality. A site for a mixed-use facility located near the "high-value corner", located at Fifth Avenue and "E" Street, will be of added benefit to State employees as well as to the shopkeepers. The blocks closest to this corner received the highest rating.

6. Proximity to the Hill Building

Proximity to the Municipal government at the Hill Building was considered very important since there may be "cross clientele" between the Municipality and the State. Additionally, proximity might facilitate communication between the Municipality and the State. Those blocks close to the Hill Building received the highest rating.

7. Proximity to the Federal Complex

The proximity of the State office complex to the Federal Office Complex was considered very important because of the "cross clientele" between State and Federal agencies. Communication between the State and Federal governments could also be improved. Blocks near the Federal Office Complex received the highest rating.

8. Proximity to Existing Off-Street Parking

It is assumed that the facility will provide parking to meet most of the incremental increased (not total) parking demand resulting from the addition of State employees into the CBD area. It is also assumed that current State employees working in the CBD have satisfied their parking needs and will not further impact overall parking requirements in the CBD. Proximity to existing parking has been rated as having little importance. This low weighting is not from a lack of concern but rather from the fact that the Municipal capital improvement projects could add a significant number of new parking spaces to the CBD, thereby making the locations of existing parking less important. Blocks within two blocks of major existing private parking were rated the highest.

9. Proximity to the New Civic Facilities

The new office facility has a purpose not only to house State offices, but also to provide other services to the community. One potential service would be the public use of the facility's parking area during non-working hours. An

"off-hours" parking demand created by both the new Performing Arts Center and the new Convention Center is anticipated. Additionally, the potential use of the meeting spaces in the Convention Center by State agencies for public hearings and meetings could be considered. Blocks closest to these new civic facilities received the highest ratings.

10. Compatible with Surroundings

The scale of the CBD varies from section to section as shown on the land use map presented in Exhibit 6E. Some areas such as the west end are evolving into a larger-scaled neighborhood associated with multi-story office buildings. Fifth and Sixth Avenues, between "F" and "C" Streets also have a larger scale feeling which is derived from the large multi-story retail buildings and office structures which line these streets. Other areas, such as those close to the Park Strip and the Cemetery, are of a small, more intimate, and residential flavor accommodating housing and low-rise office structures.

The east end of town seems to be most on the verge of change. Presently, it houses low-rise service and retail activities, some office space, bars and older apartment buildings. This is the least pedestrian-oriented section of the CBD; it has little to draw the casual shopper out of the retail core. It is assumed that with the recent addition of the Sheraton Hotel in this area, new retail development will occur. This will help upgrade that section of the downtown area.

It is important that the facility, which could be quite large, compliment its surroundings. The rating of the blocks for this criteria relied on the professional judgement of the Consultant and that of the Project Review Committee.

11. Proximity to Open Space

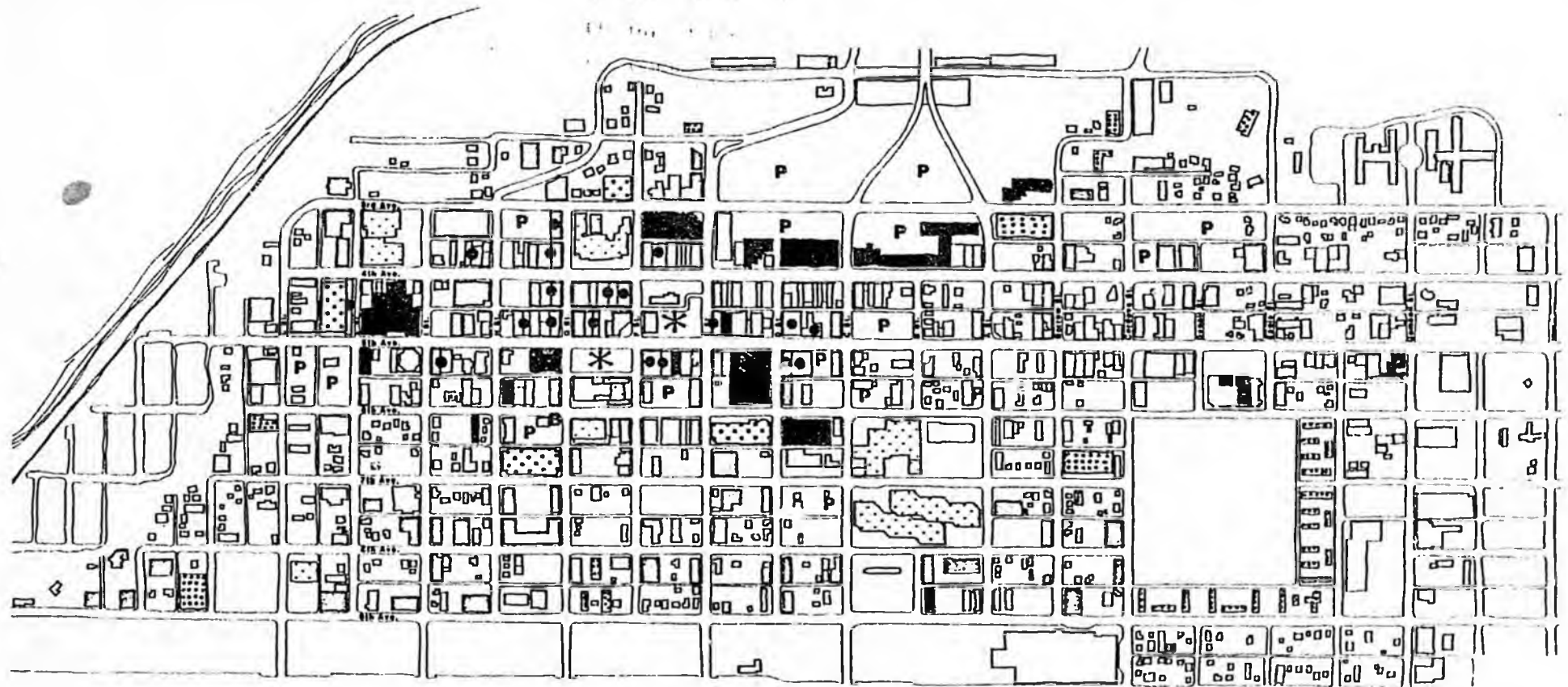
It is of moderate importance that the facility be located on a site which will have guaranteed vistas and outlooks. The only guaranteed open spaces in the CBD are the Park Strip, the Bluff, and the Cemetery. Sites adjacent to these areas received the highest rating.

12. Soils

The location of the facility on a site which will not require special construction techniques and additional costs due to soils conditions was considered important. Generally, the CBD area has good foundation material, except for the Bluff areas to the north and west sides. The source of data used for rating was the Anchorage Coastal Resource Atlas.

13. Seismic

The location of the facility on a site which will not require special construction techniques and additional costs due to



- | | |
|--|---|
|  Governmental Office Building |  Retail / Office Above |
|  Multi-Story Office Building |  Multi-Story Retail |
|  Multi-Family Housing |  Project '80's Site |
|  Hotels |  Bus Station |
|  Public Parking Garage |  Public Off-Street Parking Lot |

Exhibit 6E
Existing Land Use

seismic conditions was considered important. The areas in the CBD seem to range generally from extremely high susceptibility to low susceptibility. The source of data used for rating was the Anchorage Coastal Resource Atlas.

14. Utility - Water

Costs for off-site development and the potential upgrading of water mains will vary across the downtown area. Requirements for each subarea were discussed with the Municipal Water Utility Engineering Department and generalized cost comparisons developed. These comparisons were then used in rating the blocks. Each block within a subarea received the same rating. There are plans to provide a new water main down Fifth Avenue, from Gambell to "H" or "G" Street, to ensure an adequate water supply to the CBD. Generally, blocks in the east end of town received the highest ratings.

15. Utility - Sewer

There are considerable costs associated with rehabilitating existing sewer lines to accommodate a large facility. These costs vary from subarea to subarea. Presently, potential costs increase as sites move from west to east. An existing 36" sewer line is now located on the west side of town along the railroad track. In the future, the Municipality plans to construct two 24" sewer lines, one along Second Avenue and one along Tenth Avenue. The source of data for block rating was the Municipality of Anchorage Sewer Utility, Engineering Department. Generally, blocks on the west end of town received the highest rating.

16. Utility - Electricity/Telephone

There is an adequate electrical supply in the downtown area to accommodate the facility. Most electrical and telephone lines are located in the alleys in underground concrete conduit. There will be an expense associated with the relocation of these existing lines. A few areas of town do have overhead electrical/telephone lines which will be less expensive to relocate. The source of this information is the Municipal Electrical Utility Engineering Department. Those blocks with overhead lines received the highest ratings.

17. Minimum Business and Residential Displacement

These costs are difficult to determine due to the variety of business/residential types which occur on the various sites. For example, how does one equate the value of church to that of a bank, or an accounting office to that of a nightclub? The blocks were rated according to the assessed value of their improvements because this was the only readily available quantitative data which could be applied equally to all situations. Blocks with higher assessed values were given the lowest ratings.

18. Potential for Retail Use

It is believed that the facility could benefit from incorporating retail and storefront service-oriented businesses on the ground level. This mixed-use should add to the development viability of the Project as well as to the ambience or "life" within the facility. It is also important that the location not preclude other viable retail businesses from developing. Proximity to other retail businesses centered in the retail core is the basis of a high rating.

D. Selection of Final Site Candidates

Each block was rated and scored by the Consultant using the eighteen site evaluation criteria above. Exhibit 6F presents the total, composite score for each of the 32 blocks evaluated. Scores ranged from a low of 131 for block 83 to a high of 207 for block 48.

The blocks which scored above the median (a total of 17 blocks) were then paired according to the priority criteria to develop alternative sites for the facility. A site is considered as a contiguous rectilinear two block area. The weighted scores for each block of each site were added together to provide a total weighted score for each site. This information is presented in Exhibit 6G. The five highest ranking sites were identified as:

Site A - Two blocks bounded by Seventh Avenue on the north, Eighth Avenue on the south, "C" Street on the east, and "E" Street on the west (total weighted score 398). These are blocks 77 and 78 as shown on Exhibit 6C.

Site B - Two blocks bounded by Fourth Avenue on the north, Fifth Avenue on the south, "A" Street on the east and "C" Street on the west (total weighted score 395). Blocks 45 and 46 on Exhibit 6C.

Site C - Two blocks bounded by Fifth Avenue on the north, Sixth Avenue on the south, "A" Street on the west, and "C" Street on the east (total weighted score 395). Blocks 47 and 48 on Exhibit 6C.

Site D - Two blocks bounded by Seventh Avenue on the north, Eighth Avenue on the south, "E" Street on the east, and "G" Street on the west (total weighted score 393). Blocks 79 and 80 on Exhibit 6C.

Site E - Two blocks bounded by Seventh Avenue on the north, Ninth Avenue on the south, "C" Street on the east, and "D" Street on the west (total weighted score 377). Blocks 77 and 103 on Exhibit 6C.

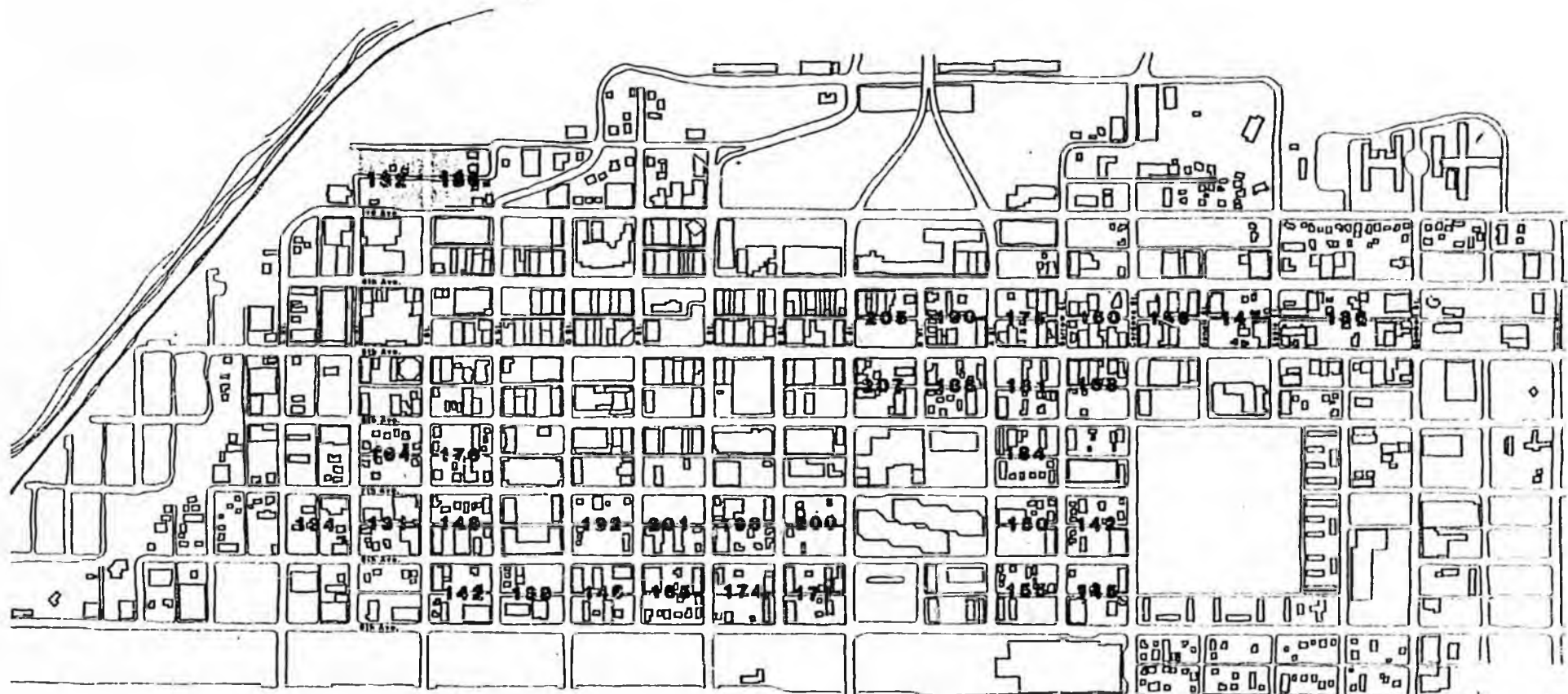


Exhibit 6F
Candidate Site Evaluation Scores

213 Score

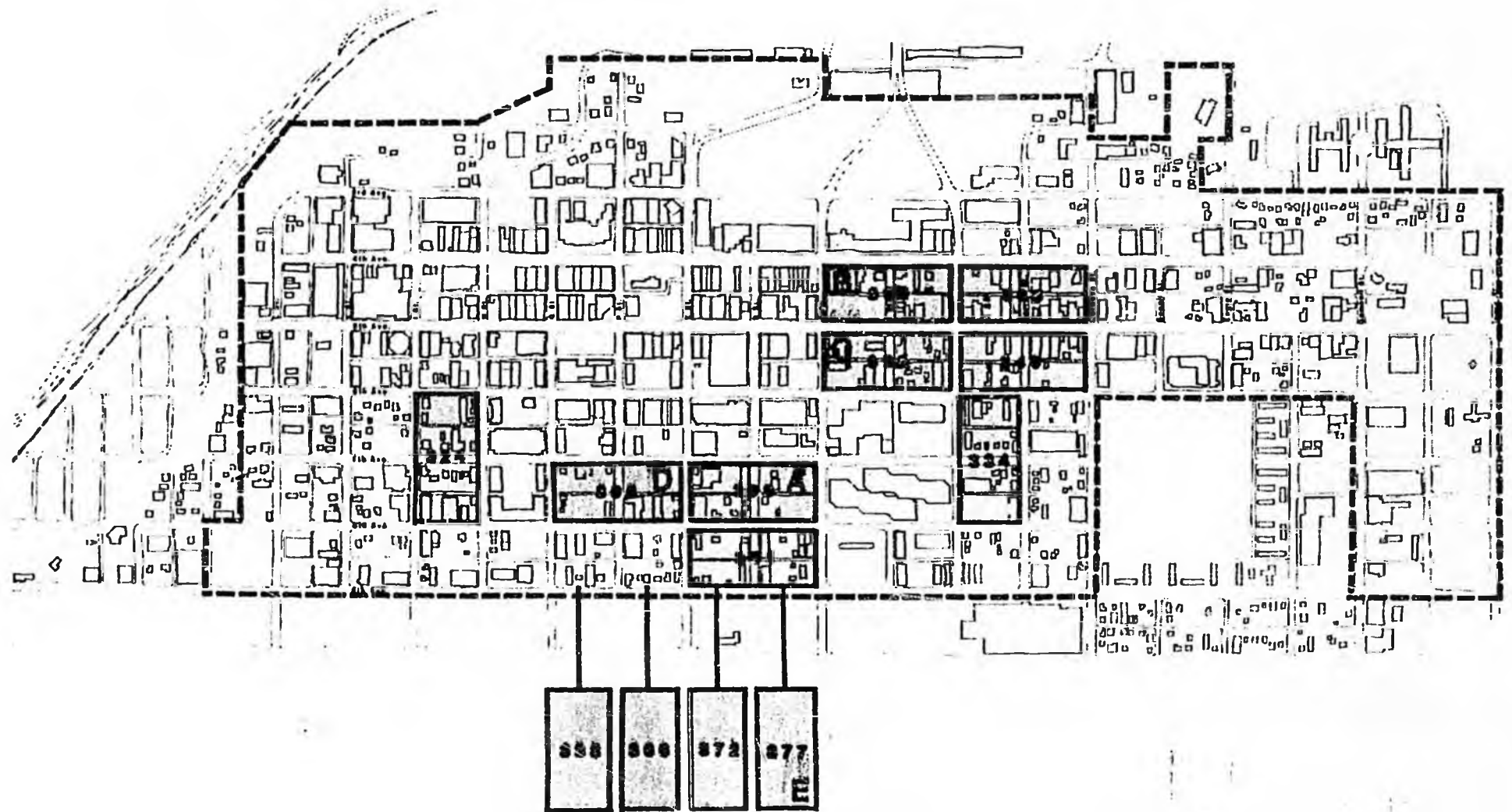


Exhibit 6G
Total Weighted Scores

These five sites were reviewed by the Project Advisory Committee. The Committee decided only four of the five sites should be considered for further study, the exception being Site B. The Committee eliminated this site for the following reasons:

- Other studies currently being made indicate that commercial development of this site may be its highest and best use.
- The Fourth Avenue side of the site is an area of potential historical significance.
- The multiplicity of owners on the north side of the site could make acquisition of the site difficult.
- The inability of businesses on the north side of the site to relocate and maintain their clientele could create political and social repercussions.
- A portion of the south side of the site has been identified as a potential location for a Municipal parking garage.
- The site is the most removed of the five from the Federal and Municipal office facilities.

It should be noted that site acquisition cost, though not included in the above criteria and block analysis, was viewed as extremely important. Due to its importance, this criteria did not fit within the eighteen criteria analysis format used above. The method used to analyze the site acquisition cost for each block was the "cost benefit ratio" or "cost benefit index". This exercise provided a means of comparing the benefits of each site to the acquisition and development cost. The result is an index of the "value" of each site. The formula for this index is:

$$\text{Cost Benefit Index} = \frac{\text{Site Total Weighted Point Score}}{\text{Site Acquisition Cost}}$$

The total weighted point score for each two block site was presented on Exhibit 6G. The site acquisition costs developed by the Consultant were preliminary in nature and intended only for purposes of comparison; they were not considered as appraisals. The unit of the cost benefit index was the total weighted point score per million dollars of site acquisition and development cost. Specific site cost data is confidential and is not included in this report.

Sites C, D and E as noted on page 85 had the three highest cost benefit indexes. The site which ranked fourth by the cost benefit index did not rank within the top five sites under the total weighted score rating. This site consists of the two blocks bounded by Eighth Avenue on the north, Ninth Avenue on the south, "C" Street on the east and "E" Street on the west.

The site listed as Site A on Exhibit 6C ranked fifth according to the cost benefit index.

The Project Advisory Committee concluded it would be reasonable to eliminate one site, the fourth ranking cost benefit index (blocks 102 and 103) from further consideration because three sites in the same general area are also being considered and each scored higher on both total weighted scores and the cost benefit indexes.

The total weighted score of one block of the site (block 102) is significantly lower than the other blocks in that area, while the other block of the site is already being considered as part of Site E above.

It was felt that at least one site in the final consideration should be physically separated from the other sites being considered to provide an alternative for purposes of comparison and for purposes of final selection.

E. Four Sites for Further Consideration

The final result was that four two-block sites were selected for further consideration. These sites, shown on Exhibit 6H, include:

Site I - Two blocks bounded by Seventh Avenue on the north, Eighth Avenue on the south, "E" Street on the east, and "G" Street on the west (blocks 79 and 80).

Site II - Two blocks bounded by Seventh Avenue on the north, Eighth Avenue on the south, "C" Street on the east, and "E" Street on the west (blocks 77 and 78).

Site III - Two blocks bounded by Seventh Avenue on the north, Ninth Avenue on the south, "C" Street on the east, and "D" Street on the west (blocks 77 and 103).

Site IV - Two blocks bounded by Fifth Avenue on the north, Sixth Avenue on the south, "A" Street on the east, and "C" Street on the west (blocks 47 and 48).

Chapter VII discusses the evaluation of the four alternative sites and provides certain information that will be helpful to the State and the Project Advisory Committee in selecting the site that is most suitable and will be used for the development of the Anchorage State Office Building.

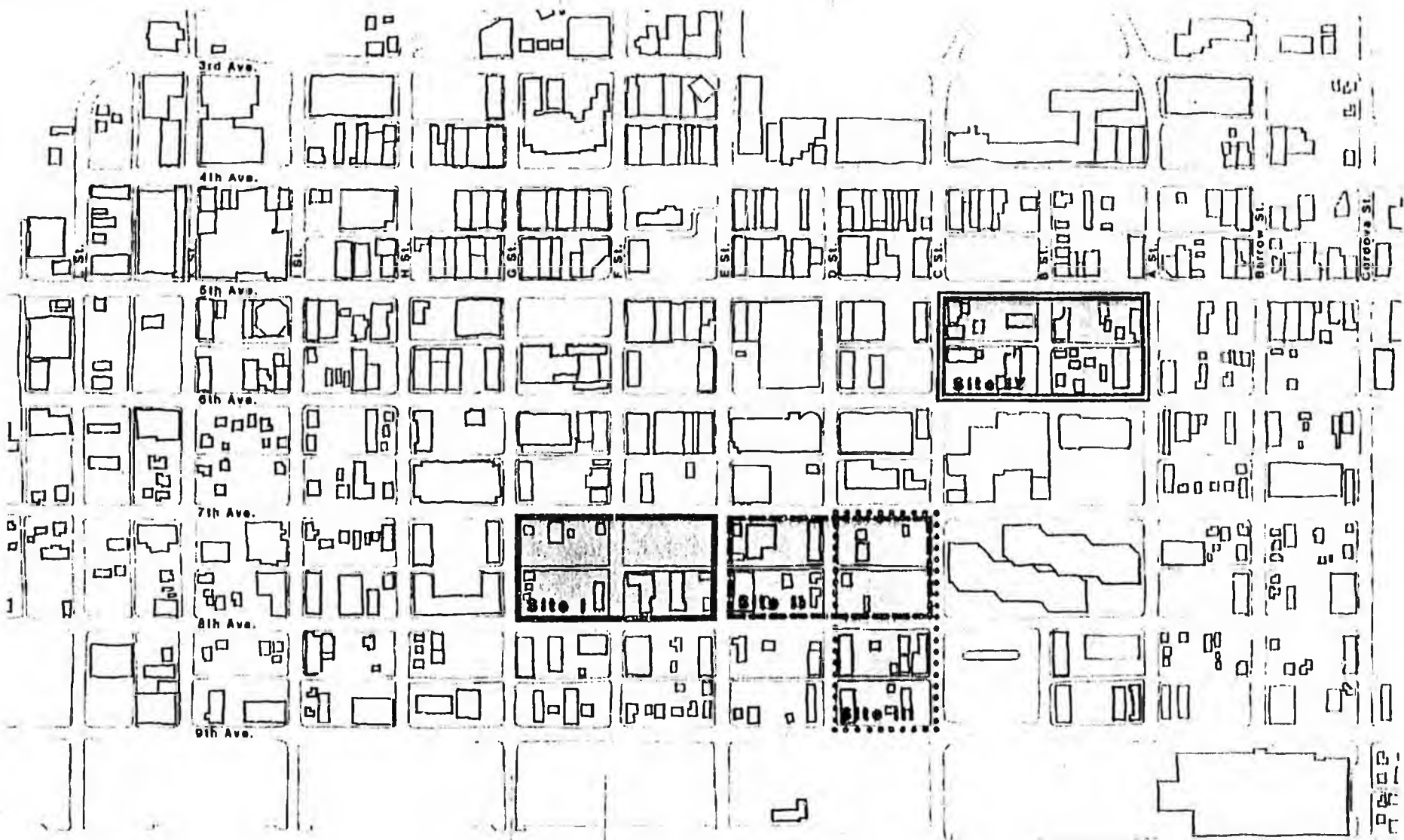


Exhibit 8H
Final Four Alternative Sites

CHAPTER VII

Evaluation of Sites

A. Introduction

The four alternative sites being considered for a consolidated State office facility are analyzed and compared here in Chapter VII. The emphasis of the Consultant during this final phase of the site selection process was to evaluate the sites against various criteria, comparing one site to another, and not the elimination of sites as in the previous phases of the site selection process. The decision to select a specific site to accommodate the Anchorage State Office Building will be left to the State.

The Consultant developed a series of evaluation criteria that could be used to test or compare the four final candidate sites. Comparative information was assembled and presented to the DOA and the Advisory Committee for their review.

B. Building Parameters and Design Guidelines

After the four alternative sites were selected by the Project Review Committee for further analysis, it was necessary to develop certain parameters for the State office facility so that a comparison of the ability of each of the four sites to accommodate the required space could be made. The parameters which were established and used in the comparative analysis included:

Building Parameters

- The initial facility must provide approximately 450,000 GSF of above-grade office space.
- The facility must be capable of expanding in a minimum of two increments in a non-disruptive manner to support ultimate occupancy of up to 2,800 personnel in approximately 650,000 GSF.
- The site would provide underground parking on one or two levels for up to 1,000 parking spaces.
- The facility must initially provide between 30,000 GSF and 50,000 GSF at grade level appropriate for retail development or public use spaces.

Preliminary Design Guidelines

Early discussions with the client focused on their desire to build a human-scaled facility which would enhance its surroundings. A variety of spaces and a high percentage of open space were discussed as desirable features. In an attempt to provide adequate landscaping and design flexibility, it was assumed that underground parking would best serve this type of facility. Following is a list of the preliminary design guidelines:

- The facility would be designed to encompass a variety of roof heights.
- The maximum height of the facility would be eight levels above grade.
- Between 40% and 50% of the site would be retained as open space for landscaping, walks, and open air plazas.
- Treed buffers would be provided along major arterial streets.
- On Site III, a 100 foot setback from the Park Strip would be maintained.
- Underground parking would be provided although a limited number of on-grade short term parking and handicapped spaces may be allowed.

In conjunction with the massing determinants described later in Chapter VII, these guidelines were used to develop potential conceptual facility diagrams for each site. These diagrams are included in Chapter VIII.

C. Site Evaluation Criteria and Analysis

Exhibit 7A shows the relationship of each of the four selected alternative sites to significant existing structures in the CBD. Particular reference is drawn to the relationship of the sites to the Federal Building, the ARCO facility expansion project, the Hill Building, and Project 80s.

As can be seen, three sites are in relatively close proximity to one another and two of the sites include block 77. Site IV is only two or three blocks removed from the other three sites. During discussions in the second review meeting with the Project Advisory Committee, it was suggested that a "reserve contingency" be established and that sites considered should have the potential of expanding to a third contiguous block. It was found that three sites could in fact be "linked" with a third block without crossing a major traffic artery as defined in Chapter VI. In many cases, the third block would be a component of another site alternative.

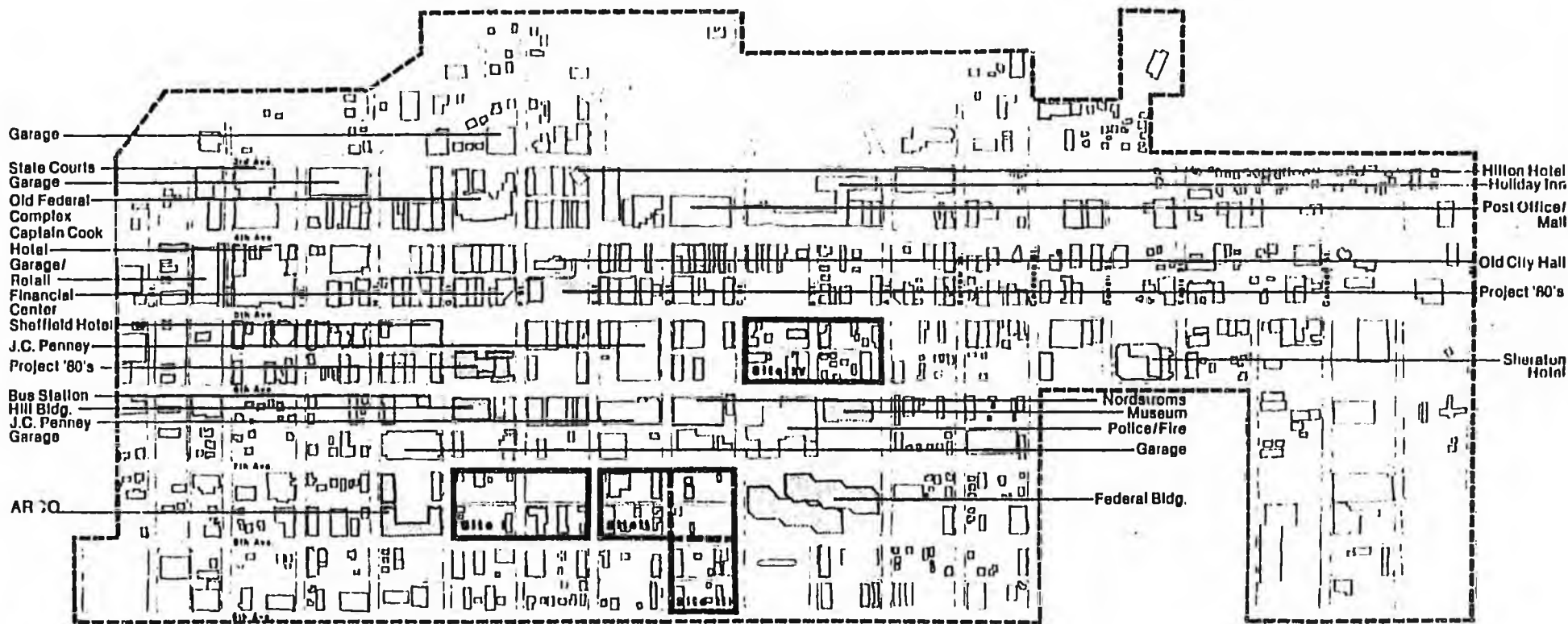


Exhibit 7A

Proximity of Sites To Major Buildings in the Study Area

The criteria developed for the analysis of these four alternative sites was grouped into four major categories:

1. Massing Determinants - the urban design features and access considerations for each site.
2. Amenities - the relationship of CBD amenities to each site.
3. Economic Features - the displacement activity, future development, and mixed-use potential for each site.
4. Site Acquisition - current ownership patterns and costs for acquiring and developing each site.

The criteria for each of these categories is shown below and discussed in detail in the remainder of this chapter.

1. Massing Determinants
 - Urban Design Features
 - Sun
 - View
 - Noise
 - Scale
 - Access
 - Pedestrian
 - Transit
 - Vehicular
2. Amenities
 - Federal Office Complex
 - Hill Building
 - Retail Center
 - New Civic Facilities
 - Parking
3. Economic Features
 - Displacement Activity
 - Future Development
 - Mixed-use
4. Site Acquisitions
 - Ownership Patterns
 - Cost

A definition of each criteria and an analysis of each site as it relates to that criteria follows.

1. Massing Determinants

Urban Design Features. The urban design features considered in this section are: sun availability, views, noise, and surrounding scale.

Access to sunlight was analyzed in terms of "guaranteed" access in the future after the maximum allowable development has occurred on surrounding blocks. Site I is bordered on the west by the ARCO complex and on the south and east by underdeveloped blocks. Once developed, buildings on these blocks could block sunlight to Site I, at least at the street level. Site II is similarly surrounded by underdeveloped blocks, except for the Federal complex to the east. This complex is a relatively low-rise development, and does not block the sun to Site II. Site III has the most guaranteed sun access, since it borders both the Federal complex to the east and the Park Strip to the south. Only on the west could future development occur, blocking sunshine. Site IV is similar to the first two sites in that it is surrounded by underdeveloped blocks, except to the southeast where a low-rise museum stands, ensuring sunlight.

Street level views from the CBD are those which look east to the mountains, south to the Park Strip, or northwest to the Inlet. Sites I, II and III offer some direct views to open space. Site I has a view down "F" Street to the Park Strip; Site II has a view down "E" Street to the Park Strip and also across the Federal complex to the mountains; Site III looks east to the mountains and south to the Park Strip. Site IV does not offer any particular views at the street level.

Noise was addressed in two ways. First, the noise generated by the facility. Second, the effect of existing noise on the facility. Noise which is generated by the facility comes from additional traffic and from building construction. Existing noise is from surrounding traffic. It is assumed that all sites will cause the same amount of noise generation, yet because of their different locations, the impacts of this noise might be different. The increased employee and visitor traffic will add traffic noise to Site I since this site is now located away from present one-way arterials. Sites II, III, and IV are located on major arterials, therefore the added traffic associated with these sites will be negligible. Concerning existing noise, Site I has the least amount of existing noise, since it is not on any of the major one-way arterials. Sites II and III border "C" Street, which as a major arterial is heavily trafficked and noisy. Site III also borders Ninth Avenue, another heavily trafficked

street. Site IV is at the noisiest location since it is bordered on all four sides by major one-way arterials and the traffic is extremely heavy at times.

Since many of the blocks surrounding the four alternative sites are under-developed at this time, it is difficult to determine what scale will emerge with future developments. Presently, Site I is bordered on the west by the ARCO facility which is building a 21-story addition; to the north and east there are retail and office buildings from two to eight stories high and parking lots. The southern blocks contain low-scaled office buildings and houses ranging from one to three stories in height.

Site II is bounded on the east by the new Federal complex which has a low profile along "C" Street. To the south and west of Site II there are housing units and office buildings, only one or two stories high. To the north, there are the retail establishments of the CBD. Site III is also bordered by the Federal Building and by the Module G Park to the east and by the Park Strip to the south. These two features provide a very low-scale setting for Site III on these sides. To the west exists one- or two-story office buildings.

Site IV is east of the main developed retail section of the CBD. This site is surrounded by under-developed blocks, except for the southeast portion, which contains the museum. The remaining blocks contain bars, small businesses, or are empty lots. It is apparent that, perhaps with the exception of the west side of Site I, no high-rise or dense building scale exists on the blocks surrounding these sites. It was recommended at the beginning of this chapter that this facility varies its height in order to avoid the construction of a monolithic structure and that these heights should range from three to eight stories to be in keeping with the order being established in the CBD. All sites could accommodate a 650,000 GSF building. The only potential scale conflict might occur along the southern edge of Site III which borders the Park Strip.

Access. Access to and from the facility is extremely important. In this section, pedestrian, transit, and vehicular access are evaluated.

Pedestrian access is important for the public who will visit the facility and for the downtown businessman who will be able to walk to the facility. All sites have adequate pedestrian access from the central core of the CBD. Sites I, II and III lie between the ARCO and Federal complexes and just south of the main retail district of the CBD. Additionally, these three sites lie at the terminus of one

of the two proposed pedestrian malls - the "F" Street Mall and the "D" Street Mall. Site IV lies north of the Federal complex and east of the major downtown retail facilities. It has the least desirable pedestrian access since this site is located east of "C" Street, away from the majority of the CBD pedestrian activity. "C" Street is a difficult street to cross and presents somewhat of a psychological barrier.

Transit access is good to all four sites. Three of the four sites could easily accommodate a bus stop which would be served by the majority of transit routes. These three sites are Site I, II and III, which border Seventh Avenue, between the main Bus Accommodation Center and the Federal complex bus stop. Site IV is bordered on all four sides by major one-way arterials. The direction of these arterials is such that it is impossible to place a bus stop on the site unless contra-flow lanes are instituted. Site IV is only a two-block walk from the Federal Building bus stop and many bus routes stop across Fifth Avenue from the site.

Vehicular access to each site is also important for the employee who drives, as well as for the visitor who drives. Site IV has the best automobile access because it is surrounded by four one-way arterials which connect the CBD with the eastern and southern sections of the Municipality. Sites II and III border one of the one-way main arterials going south out of town and are in close proximity to three other main one-way arterials. Site I does not border any one-way arterial and is the least easily accessible of the four sites. There has been some discussion in the Traffic Engineering Department of the Municipality of making "G" and "E" Streets one-way streets into and out of the CBD. These streets border both Sites I and II. It should be noted that none of the four sites pose difficult vehicular access/egress problems.

2. Amenities

In this context, the term amenities refers to the relationship of certain existing CBD facilities to the four alternative sites. It was assumed in this study that benefits would be derived from being situated near these facilities. These facilities include the Federal office complex, the Hill Building, the retail center, the new civic facilities, and parking. The value of proximity to these facilities has been discussed in Chapters V and VI, and will not be repeated in this analysis.

Federal Office Complex. Briefly, the Federal office complex is within two blocks of all sites and is directly across "C" Street from Sites II and III. Site I is two blocks to the west and Site IV is two blocks to the north.

Hill Building. The Hill Building contains Municipal offices and is in one of the adjacent blocks to the north of Site I. It is two blocks from Site II, three blocks from Site III and four blocks from Site IV.

Retail. The high-value corner (retail center) was assumed to be just north of J.C. Penney's at Fifth and "E". Sites I, II and IV are two blocks away and Site III is three blocks away.

New Civic Facilities. The new civic facilities planned for the CBD include a Convention Center located between "E" and "F" and along Sixth Avenue, a Performing Arts Center between Fifth and Sixth and "G" and "F", and two pedestrian-oriented malls on "F" and "G" Streets, and a pedestrian-oriented landscaped Fourth Avenue. The parking garage in the new State office facility could benefit these new civic centers during the non-working hours. Additionally, by placing the State Office Building along one of the pedestrian malls, the various components of the CBD could begin to be tied together in an organized fashion. Sites I, II and III all border "F" or "D" Streets and could become the terminus for the pedestrian malls. Site IV is located just to the east of "C" Street and perhaps could be linked with the "D" Street Mall. Sites I and II are within two blocks of the new Convention Center and Performing Arts Center, and Sites III and IV are within three blocks.

Parking. All four sites are across the street from public parking and/or within one block of a large parking garage. These parking facilities may be used by employees as well as by visitors as required.

3. Economic Features

Each of the four sites will have a differing economic impact on the existing economic fabric of the CBD. Each site will require the displacement of some existing businesses and residences; each site will spur different growth patterns on adjacent sites; each site may have a somewhat different potential for mixed-use or retail/commercial service development within the facility.

Displacement Activity. The selection of Site IV would cause the greatest amount of displacement of existing business.

Businesses which would be displaced include, but are not limited to, the Monkey Wharf Night Club, a bar, two pawn shops, a luncheon cafe, two Oriental restaurants, a pizzeria, a shoe repair, a well-established music store, a laundry, and several office-type businesses. It is believed that none of the above businesses would suffer unduly if relocated because the CBD contains adequate undeveloped and under-developed property to allow for substantial fluctuation in small business locations without loss of CBD clientele. It appears there are only three property owners who reside on the site, two of these in apartments in conjunction with their business establishment. There are also several small rental houses on the site.

The selection of Site II would probably cause the second greatest amount of business displacement. The business which appears would be the most affected is Evergreen Memorial Chapel, a well-established mortuary with a high-quality physical plant. The proprietor of the mortuary also resides at the facility. This site also contains the Hafling Building, a substantial three-story structure which houses various professional offices. Consideration should be given to the viability of retaining these two structures. There is an owner-occupied, single-family residence on the site, as well as several small rental houses, and a small warehouse. Some of the rental houses are occupied by small businesses and non-profit agencies. Vacant property on this site is currently used as on-grade lease parking.

The selection of Site II would cause a certain amount of business displacement. The Texaco Service Station on the corner of Ninth Avenue and "C" Street is the only location-oriented business which would be affected. The land which the service station occupies is owned by Leased Stations Inc. (Texaco). Site III also contains a newly remodeled two-story office building owned by MK Development & Realty Company. MK Company, which occupies the building, could be relocated. Other business activities on the site include the Salvation Army which is currently for sale; Roberts Rooms, a low-cost hotel; and a three-story apartment building (some spaces converted to office use). There are no owner-occupied residences on the site. As in Site II, undeveloped land is being used for on-grade lease parking.

The selection of Site I would cause the least amount of business and residential displacement since most of the site is unoccupied. The major activity which would be displaced is All Saint's Episcopal Church. This is one of the few churches left in the CBD. The Church may no longer consider the current location to be the most desirable and alternative locations may be appropriate. The residential neighborhood it once served has been given over to commercial development

and few residences exist within the immediate proximity. The chance to relocate with an equitable sale of its existing property may be welcomed by the Church. Other business activities which would be displaced include two small antique shops, a small restaurant, a real estate company and the Anchorage Softball Association which are located in two small store-front office buildings, plus professional businesses could probably relocate without significant impact. This site also contains several small houses which are being used as rental homes or business space.

Future Development. The analysis of potential future development is based on the professional experience and subjective judgement of a consultant. It was assumed that the development would take place over the next twenty years with no definite time table.

The selection of Site I would probably be the most beneficial to private development of the surrounding area. The development potential of the four blocks between Seventh and Eighth Avenues and "C" and "G" Streets is already enhanced by the ARCO facility and the Federal Office Complex serving as "anchors" at each end of this "strip". Location of the consolidated State office facility on Site I would almost certainly result in significant private development of the blocks of Site II as well as the half block south of ARCO. Development of the surrounding areas would probably be limited to the infill of vacant lots and lots occupied by "marginal" structures. Existing structures with good economic viability would probably remain until the market place forces their recycling. It can be assumed that most of the development will consist of multiple-story structures on two- to four-lot sites. This limitation of scale is based on the current cost of land and the inability of the market place to quickly absorb the volume of rental space created by much larger structures.

The selection of Site II could probably result in a development scenario similar to that of Site I, one major exception is that the east "anchor" would be "heavier" with two governmental complexes side by side. This configuration does not permit the alternating development of government/private/government/private as does Site I. It is therefore assumed that if Site II were selected, the forces for major development on Site I would be less strong than the reverse situation. The end results would, however, probably be similar except for a longer time table. Peripheral development would occur in a manner very similar to that for Site I.

The selection of Site III could also result in a development scenario similar to Sites I and II with two exceptions. The first exception is that the north-south site orientation

would allow three blocks (Site I and the west block of Site II) on the Seventh Avenue "strip" to be developed rather than just two. The second exception is that the development potential for the block adjacent to the southern end of Site III would be increased (between "D" and "E" Streets along Ninth Avenue). The end result may be that the "strip" develops more slowly, while the peripheral development, especially along Ninth Avenue, develops more rapidly.

The selection of Site IV would create a scenario totally different from scenarios for Sites I, II and III. Site IV does not readily fit into any established physical pattern. To consider the selection of this site as a benefit to development may be shortsighted. It would likely interrupt the potential growth of commercial development along Sixth Avenue between Penney's and the Sheraton Hotel. The Anchorage Development Company has identified these two blocks as prime locations for the first phase of a new large scale CBD retail development. Peripheral development around Site IV will be limited by the lack of attractive sites.

Mixed-use. From the standpoint of the mixed-use potential and the inclusion of retail and service businesses within the facility, all sites must be considered roughly equal. All sites will have a "captive" market comprised of the employees within the facility. All sites will have a significant neighborhood market; Site I will have ARCO and the Hill Building; Sites II and III will have the Federal complex, and Site IV is located within easy walking distance of both the Federal complex and the retail core.

4. Site Acquisition

In the evaluation of the alternative sites, the site acquisition cost must be included. It should be noted that site acquisition costs will vary slightly if the relocation (moving) costs of the current occupants of the site are to be included in the final settlement. These costs are minor compared to the purchase cost of real estate and are therefore considered separately. Ownership patterns are not relevant to the actual site selection unless condemnation is ruled out.

Cost estimates for the acquisition and development of the candidate sites were developed using appraisal methods. However, information contained in this report cannot be viewed as "official appraisals". The cost estimates may be considered as reasonably accurate for purposes of comparing

sites but are not to be construed as estimates of the actual site acquisition or development costs. Allowances in the site acquisition cost estimates have been made for the following cost factors:

- Analysis and negotiation services to be conducted by the DOA and its consultants to review alternatives, appraise the properties, and enter into negotiations as necessary.
- The actual cost of procuring the site.
- Allowances for business disruption, displacement, and anticipated relocation expenses of property owners.
- Review and analysis of utility costs, liaisons with appropriate agencies, and costs to develop plans to upgrade or provide required utility services.
- Allowances for the cost of providing utilities to the site or upgrading those utilities if necessary.

It is recognized that some of these costs may not actually be incurred or will not be the responsibility of the State.

A detailed estimate of each component of the site acquisition and development cost is not presented. The following information therefore only identifies the relative order of magnitude of costs that might be encountered.

Site IV appears to be the least costly site with an estimated acquisition and development cost of \$8,500,000. Site I follows at an additional cost of approximately \$500,000. Sites II and III would both be approximately \$750,000 more expensive than Site I. Estimates of the cost of the actual site acquisition are based on public acquisition by the State of Alaska under "threat of condemnation". It appears that the process of "threat of condemnation" may provide for the following cost factors:

- Analysis and negotiation services to be conducted by the DOA and its consultants to review alternatives, appraise the properties, and enter into negotiations as necessary.
- The actual cost of procuring the site.
- Allowances for business disruption, displacement, and anticipated relocation expenses of property owners.

- Review and analysis of utility costs, liaisons with appropriate agencies, and costs to develop plans to upgrade or provide required utility services.
- Allowances for the cost of providing utilities to the site or upgrading those utilities if necessary.
- Administrative and coordination costs that may be incurred by the State.

It is recognized that some of these costs may not actually be incurred or will not be the responsibility of the State.

A detailed estimate of each component of the site acquisition and development cost is not presented because additional detailed study is required and overall differences from site to site are nominal.

Probably one of the more significant aspects of site acquisition is not cost, but rather the speed of assembling the site and relative level of cooperation received from all affected land owners.

Estimates of the cost of the actual site acquisition are based on public acquisition by the State of Alaska under "threat of condemnation". It appears that the process of "threat of condemnation" may provide an acquisition at a favorable cost to the State of Alaska while also providing certain financial advantages to the property owner. While costs do vary from site to site, the cost of off-site utility work and general planning activities will also vary. An allowance of between \$8 and \$10 million has been made for these activities. It will be adequate to procure and prepare any of the final four sites.

Ownership Patterns. Site ownership data was gathered from property tax records. Its accuracy therefore depends on accuracy of those records as discrepancies cannot be remedied without a complete title search for each parcel.

Site I has the simplest ownership pattern with only three owners for the entire site. Twenty of twenty-four lots on the site belong to or are controlled by a single out-of-state owner, N. B. Hunt. Two lots are owned by All Saint's Episcopal Church, and one lot is owned by an Anchorage resident. It should be noted that Mr. Hunt owns or controls some portion of all four sites under consideration.

Site II has the next simplest ownership pattern. Mr. Hunt owns or controls eight of twenty-two lots. The second major

owner (Evergreen Memorial Chapel Inc.) has four lots. Of the remaining lots, three are owned by an Anchorage resident; two by Haf & Haf Inc., an Anchorage business headquartered on the site; and six are held individually by Anchorage residents or businesses. There are two owner-occupied homes on the site. A total of ten individual owners occupy Site II.

Site III has twelve different owners and twenty-three lots. Mr. Hunt again controls eight lots; three lots are owned by one Anchorage resident; three lots by an Anchorage mortgage company; two lots by Leased Stations Inc., an out-of-state corporation; and two lots by another Anchorage resident. The remaining are under single-lot ownerships, four by Anchorage residents, one by the Salvation Army, and the balance by out-of-state corporations.

Site IV has the most complex ownership pattern with nineteen owners for twenty-seven separate parcels. Mr. Hunt owns the largest single portion of the site, five parcels. Five individual Anchorage residents own two parcels each. One non-resident owns two parcels. The balance is single-parcel ownership, each parcel owned by an Anchorage resident. One Anchorage resident owner is known to reside on the site.

D. Conclusion

After reviewing the comparative analysis of the four alternative sites, the Project Advisory Committee decided to eliminate Site IV from further consideration. This decision was reached primarily because building the Project on Site IV might preclude the eastward extension of the retail core, because it usually did not rank as high as Sites I, II, and III in total weighted scores, and because it could not be easily linked to a third contiguous block to support extremely long term expansion that might be desirable.

During the second Project review meeting the recently completed "Downtown Anchorage CBD Planning Study" by Gruen Associates of Los Angeles, California was presented to the committee by representatives of the Anchorage Development Company. This plan identifies, among other items, future retail developments in the CBD. One key site for the first such development is Site IV. The Consultant and the Project Advisory Committee concurred that Sites I, II, or III are adequate site alternatives that can accommodate a consolidated State office facility.

The Project Advisory Committee additionally expressed an interest in the availability of an adjacent third block to each of the three sites to support very long term requirements and to provide increased flexibility. Sites I, II, and III each have adjacent third blocks which could be incorporated into the Project.

CHAPTER VIII

Development Concept

A. Development Concept

For each of the three final site candidates, a preliminary site development concept was developed by the Consultant. The site development concept identifies general massing characteristics of the phased building development program and locates the site in relationship to existing surroundings and access patterns.

Exhibits 8A and 8B present the site building diagram and a photo of Site I. Exhibits 8C and 8D present the site building diagram and a photo for Site II. Exhibits 8E and 8F present the site building diagram and a photo for Site III.

In all three instances building heights vary between three and eight levels. The development concept is compatible with phasing and is sensitive to vehicular and pedestrian access patterns.

As can be seen in the site photos, the three candidate sites currently accommodate a variety of existing structures and a significant amount of surface parking. Site I displays the least dense existing development pattern while the Site II photo identifies the presence of a relatively significant new office building.

Certain agencies have a very high level of public contact and could benefit by a location on a public oriented level. This would possibly include Personnel, the Equal Employment Opportunity Commission, the Historical Commission or Council on Arts, if these activities are associated with displays or informational dissemination, and certain licensing and regulatory components of the Department of Commerce and Economic Development.

Eventually downtown Anchorage may be partially linked by a second level skyway system connecting a number of government and civic buildings and significant commercial activities. Strong consideration must be given to developing a design concept for the Project that is compatible with visitor and employee movement through this second level skyway network.

The building configuration used in the evaluation of the three sites employs a development concept expressing the building in a number of different levels. Different building elevation heights were employed to develop a concept that relates to the scale of existing surrounding structures. The assumed profiles for the three final site candidates is presented in Exhibit 8G for review. Although one level of below grade parking is indicated, it is probable that two levels of below grade parking would be appropriate to accommodate upwards of 1,000 automobiles.

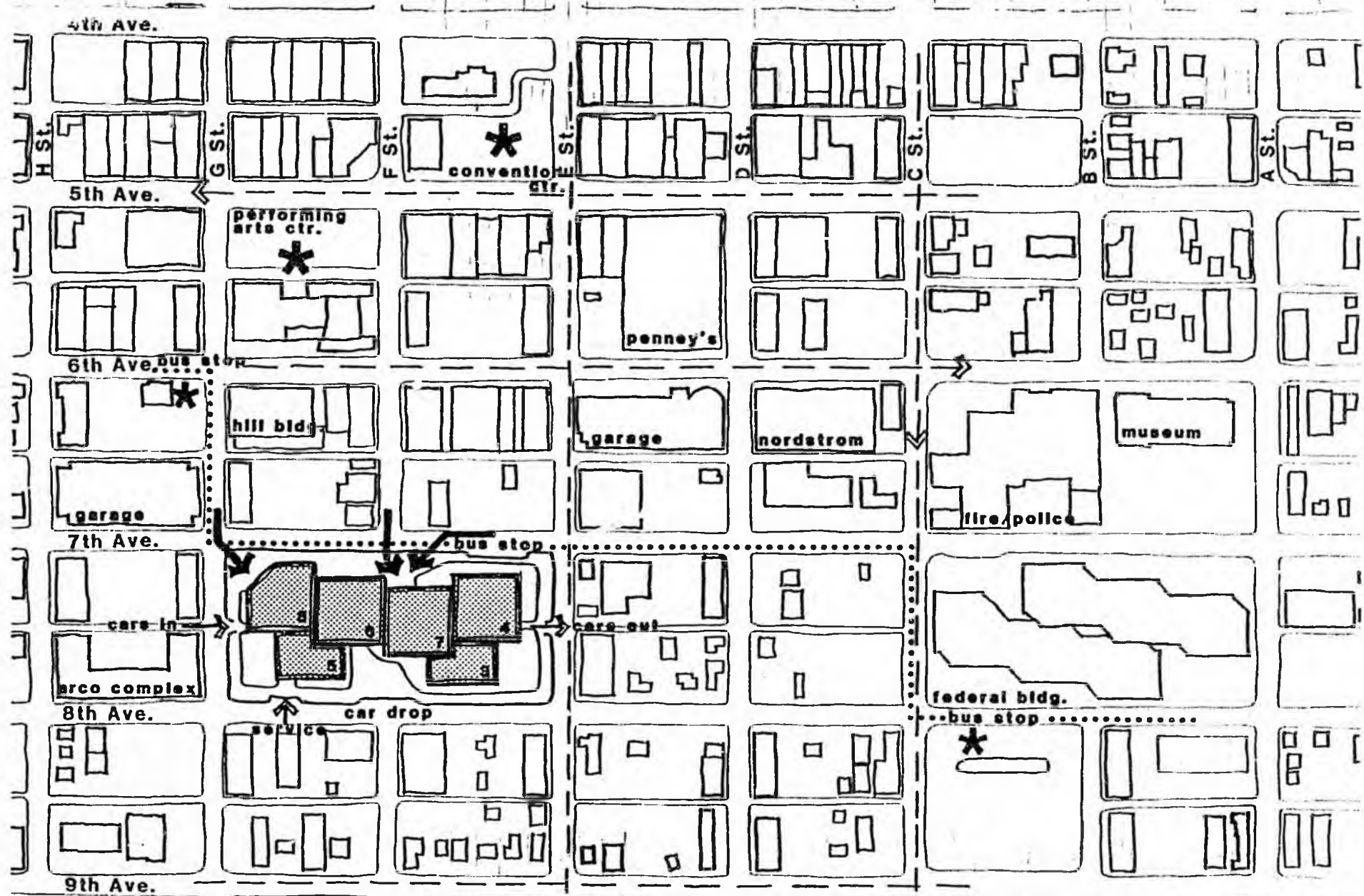
The sketches provided in Chapter VIII are intended to provide the reader with an understanding of the overall concept for the Anchorage State Office Building. Implicit is a low scale development, a variety of building heights, building pods or components that could be expanded or added in phases, and a site coverage of less than 60%.




Not implied is any specific floor configuration or size although it is generally assumed that large rectilinear floors may optimally support agency functional space requirements in the most flexible, efficient and cost effective manner.

A number of areas included in the Project space requirements data base are compatible with a location below grade or in an area that could be less extensively developed than standard office space. This would include central mail and reproduction activities, building storage, shipping and receiving, possibly food preparation activities, and an allocation of approximately 4% of all agency space for records storage. These spaces may total approximately 30,000 NSF.

The site development concepts, building profiles, and cost estimates included in the balance of Chapter VIII all support the Building Parameters and Design Guidelines presented in Chapter VII. They also provide department and support space in accordance with the Building Occupancy Profile presented in Chapter IV on Exhibits 4G and 4H. These design guidelines and occupancy profiles will be developed in much greater detail and will be included in the Project Performance Specification to be developed as a result of further study requested by the State.

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-  Car Access
-  Main Pedestrian Access
-  Main Arterials



-  Buffer
- 3** No. of Stories
-  Bus Route

Exhibit 8A
Site I Building Diagram





Exhibit 8B
Site 1 Photo