



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: September 02, 2022

FROM: Kristina Serezhenkov, OLE

RE: #1561 Brown Jug

**Requested Action:** Transfer Application

**Statutory Authority:** AS 04.06.090(b): “The board shall review all applications for licenses made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses and permits authorized under this title.”

AS 04.11.470: “A person may object to an application for issuance, renewal, transfer of location, or transfer to another person of a license, or for issuance of a permit, by serving upon the applicant and the board the reasons for the objection. The board shall consider the objections and testimony received at a hearing conducted under AS 04.11.510(b)(2) when it considers the application...”

AS 04.11.510(b)(2): “The board may review an application for the issuance, renewal, transfer of location, or transfer to another person of a license without affording the applicant notice or hearing, except...(2) the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection;”

**Staff Rec.:** Hold a public hearing; consider the objection by the Old Seward/Oceanview Community Council and the protest from the Municipality of Anchorage.

**Background:** This is a transfer of location from No Premises to 1160 Huffman Park Drive Unit B, Anchorage. Consideration of the Old Seward/Oceanview Community Council objection was tabled at the June 28, 2022 meeting. On July 14, 2022 the Municipality of Anchorage protested the transfer application pending certifications from Land Use Enforcement, the Anchorage Health Department, and the Anchorage Fire Department, and pending a Special Land Use Permit approved by the Assembly.

**Attachments:** Municipality of Anchorage Protest  
Objection from Old Seward/Oceanview Community Council (OSOVCC) and includes  
the following:

OSOVCC Resolution #2022-01

OSOVCC Letter to Traffic and Planning at Huffman Development Site Plan

OSOVCC Minutes February 2022

Huffman Commons Trip Generation Letter

OSOVCC Letter regarding Huffman Development

Anchorage Wine House Petition Regarding Brown Jug Location

AB-01

AB-02



# Municipality of Anchorage

P.O. Box 196650 Anchorage, Alaska 99519-6650 Telephone: (907) 343-4316 Fax: (907) 249-7533 www.muni.org/clerklicensing

## Office of the Municipal Clerk Licensing

July 13, 2022

Ms. Carrie Craig  
Alaska Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Ave. Ste. 1600  
Anchorage, Alaska 99501

RE: Anchorage Assembly Action on Liquor Licenses

Dear Ms. Craig:

The Anchorage Municipal Assembly at its regular meeting on **July 12, 2022**, took the following actions:

### **WAIVE OF PROTEST**

#### **Renewal Liquor License** – AM 370-2022

- **Beverage Dispensary License:**  
Eddie's Sports Bar, LL#3596;  
TRI-Grill, LL#4531;
- **Beverage Dispensary Duplicate License:**  
LED Ultra Lounge, LL#4551;
- **Restaurant/Eating Place License:**  
Hearth Artisan Pizza, LL#5408;  
Seoul Casa, LL#5637;
- **Package Store License:**  
88<sup>th</sup> St. Liquor Store Boutique, LL#5114;  
36<sup>th</sup> Ave. Liquor, LL#5118;
- **Recreational Site License:**  
Dimond Bowl, LL#4674;

#### **Transfer Liquor License** – AM 381-2022

- **Beverage Dispensary License:**  
Las Margaritas, LL#3363;

### **PROTEST**

#### **Renewal Liquor License**

- **Beverage Dispensary**  
Rock Wood Fired Pizza & Spirits, LL#3009 – AR 2022-215  
Pending certifications from the Anchorage Fire Department and the Building Safety Official.  
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the July 12, 2022 Assembly Meeting.
- **Package Store**  
Crow Creek Mercantile #1839, LL#287 – AR 2022-214  
Pending certification from the Alaska State Fire Marshal.

AMCO Received 7/14/2022

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the July 12, 2022 Assembly Meeting.

**Transfer Liquor License** – AR 2022-217

- **Package Store License:**

Brown Jug, LL#1561

Pending certifications from Land Use Enforcement, the Anchorage Health Department, and the Anchorage Fire Department, and pending a Special Land Use Permit approved by the Assembly.

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the July 12, 2022 Assembly Meeting.

If you require additional information or if I can be of any assistance, please contact me.

Cordially,

Amelia Arth  
Business License Assistant

CC: Francis McLaughlin, Current Planning  
Above listed licensees.



**From:** [Old Seward - Ocean View Community Council](#)  
**To:** [Alcohol Licensing, CED ABC \(CED sponsored\); AMCO Local Government Only \(CED sponsored\); Carol Fuller; Nancy Moses; Roselynn Cacy; Stan Moll; steve beardsley; Old Seward - Ocean View Community Council; LaFrance, Suzanne; Sulte, Randy; mthorpe@afognak.com; mcunningham@alutiq.com](#)  
**Subject:** Fwd: Old Seward/Oceanview Community Council Resolution #2022-01 Opposing Proposed Brown Jug Liquor Store Location  
**Date:** Thursday, June 16, 2022 11:49:10 AM  
**Attachments:** [OSOVCC Resolution #2022-01 Brown Jug.pdf](#)  
[Huffman Commons Trip Generation Letter 9-21-21.pdf](#)  
[OSOVCC Letter to Traffic and Planning Depts re Huffman Development.pdf](#)  
[OSOVCC Letter re comments re Huffman Development.pdf](#)  
[Huffman Sonic BASE 3.16.21-Layout1 \(1\).pdf](#)  
[Anchorage Wine House Petition re Brown Jug location.pdf](#)  
[OSOVCC Minutes February 2022.pdf](#)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Carrie Craig, Records and Licensing Supervisor, Alcohol and Marijuana Control Office  
Hi Carrie,

Consider this timely submission for the record by the Old Seward/Oceanview Community Council (OSOVCC) in response to the #1561 Transfer Notice. Please let me know asap if you do not receive the attachments.

The attached documents, especially OSOVCC Resolution #2022-01, state the position of the OSOVCC members approved by majority vote regarding the location of the license transfer for Brown Jug #1561. An email communication with the Assembly and others was sent May 2, 2022 and will be included as testimony in an upcoming Assembly meeting regarding the Brown Jug location and license transfer. It's a lot to read through, but please review the documents attached as they present a historical record of the OSOVCC concerns with Brown Jug and the overdevelopment of the commercial lot and its impact to the community location. We are opposed to the proposed Brown Jug location due to the oversaturation of liquor package stores in a concentrated area, and the impacts a Brown Jug will have on an overstressed traffic situation at the site and on adjacent streets. We have stated this position several times to the Muni of Anchorage Assembly, to Muni Traffic, and Muni Planning and have a vested interest in the outcome of the state's determinations.

Thank you for the opportunity to comment

Nancy Joseph  
OSOVCC Secretary/FCC Delegate

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

**From: Old Seward - Ocean View Community Council**

[<osovcommunitycouncil@gmail.com>](mailto:osovcommunitycouncil@gmail.com)

Date: Mon, May 2, 2022 at 9:34 AM

Subject: Old Seward/Oceanview Community Council Resolution #2022-01 Opposing Proposed Brown Jug Liquor Store Location

To: [<wwmas@muni.org>](mailto:wwmas@muni.org), LaFrance, Suzanne [<suzanne.lafrance@anchorageak.gov>](mailto:suzanne.lafrance@anchorageak.gov), [<randy.sulte@anchorageak.gov>](mailto:randy.sulte@anchorageak.gov), Rep. Thomas McKay [<Rep.Thomas.McKay@akleg.gov>](mailto:Rep.Thomas.McKay@akleg.gov), Langlely, Kris A. [<kristen.langlely@anchorageak.gov>](mailto:kristen.langlely@anchorageak.gov), [<mayor@muni.org>](mailto:mayor@muni.org), [<craig.lyon@anchorageak.gov>](mailto:craig.lyon@anchorageak.gov)

Cc: Old Seward - Ocean View Community Council [<osovcommunitycouncil@gmail.com>](mailto:osovcommunitycouncil@gmail.com), Roselynn Cacy [<roselynncacy@gmail.com>](mailto:roselynncacy@gmail.com), Carol Fuller [<cfuller@gci.net>](mailto:cfuller@gci.net), Nancy Moses

<[mosesna@gci.net](mailto:mosesna@gci.net)>, Stan Moll <[shm99516@yahoo.com](mailto:shm99516@yahoo.com)>, Nancy Beardsley  
<[beardsleysn@ak.net](mailto:beardsleysn@ak.net)>

Assembly, Mayor's Office, Planning and Zoning, Traffic Department,

Attached is the Resolution #2022-01 from the Old Seward Community Council ("OSOVCC") membership opposing the proposed transfer of license for a new Brown Jug Liquor store at the location known as Lot M-1 in Huffman Business Park or Huffman Commons as named by Wood River Park Investment Group, LLC, the Developer. Afognak, the owner of the Brown Jug enterprise, met with OSOVCC members in February 2022 and was made aware of the opposition to this location for their store.

Since April 2021, OSOVCC has been communicating with the Assembly and the Muni regarding concerns of exponential traffic growth and the oversaturation of package stores within this small community area. As recently as February 2022, OSOVCC had asked the District 6 Assembly Members to consider our concerns as to the impacts in our area. In addition, Sonic restaurant opened (March 2022) causing undesirable traffic situations requiring APD intervention, and a marijuana retail store, a drive-thru Starbucks, and a liquor package store are all planned for this same lot. See attached communications.

Traffic issues already experienced by residents at this site, and a study commissioned by the Muni performed by Kinney Engineering, LLC (September 7, 2021) further elevates concerns about the increase in vehicles to this congested and poorly managed traffic area. The study estimates a 68% increase in traffic to this site (survey did not include peak lunch time hours), yet there are no traffic management plans being developed or communicated to our Community Council. Additionally, the placement of a 6th package store within this congested area shows poor planning decisions for this neighborhood that desires a safe pedestrian/biking/user friendly community center (expressed to Muni Traffic and the Assembly in our CC meeting). If approved, there will be three package stores within the same connected parking lot! The area manifests dangerous vehicle/pedestrian issues already.

Documents providing background communications with the Muni are attached, as is a copy of a local petition signed by over 320 residents opposing this Brown Jug location.

OSOVCC would like to be informed in advance of when actions on this license will be on the Assembly Agenda. This is an important community concern for Old Seward/Oceanview that should not be minimized or discounted as the future of this Huffman area should be planned to ensure a safe, user friendly, and thoughtful planned community area.

Sincerely,  
OLD SEWARD/OCEANVIEW COMMUNITY COUNCIL  
Nancy Joseph, Secretary  
Roselynn Cacy, President  
Carol Fuller, Vice President  
Stan Moll, Treasurer  
Steve Beardsley, Alcohol and Marijuana Committee

**Old Seward Oceanview Community Council (OSOVCC)**

**Resolution #2022-01**

**Transfer of Alcohol Permit for Brown Jug location at Huffman Business Park, Lot M-1**

**Whereas** Old Seward Oceanview Community Council (OSOVCC) met on February 23, 2022 at our regularly scheduled meeting date and time via Zoom; and

**Whereas** OSOVCC became aware in February 2022 of the interest of Afognak Native Corporation (Afognak), Owner of Brown Jug, in leasing the property being constructed in the Huffman Business Park on Lot M-1; and

**Whereas** the OSOVCC is aware that this site on Lot M-1 is intended by Brown Jug for package store alcoholic beverages and tobacco and is permitted in this zoning and other permitted activities as per Due Diligence; and

**Whereas** OSOVCC is aware that this Lot M-1 is also the intended lease site of Scorpion Grass marijuana retail and Starbucks drive thru and is north of the Sonic Restaurant; and

**Whereas** neighborhood residents and concerned citizens have serious reservations with another vendor with package alcohol permits in the area, and the ensuing saturation effect on small businesses; and

**Whereas** OSOVCC residents consider this location to be in a high traffic area, hostile for pedestrians, cyclists, motorcycles, and vehicles in an already crowded magnet commercial area which cannot sustain more traffic; and

**Whereas** ingress and egress within the Huffman Business Park is restricted to one entry/exit from the east side of Old Seward Highway, one entry/exit from Industry Way, one entry/exit from the east side of a roundabout, and one entry/exit going west on Huffman near the exit from New Seward Highway; and

**Whereas** the OSOVCC has discussed the permitting of this vendor in this location at the February 23, 2022 meeting and has substantive issues with another alcoholic beverage outlet within this area due to multiple vendors already located within the Huffman Business Park. Afognak was present at this meeting and mentioned a scarcity of package stores in the area and that they expected no traffic impacts to the area. Afognak stated they were unaware the Kinney Engineering Report (referenced below), the actual number of package stores within the Huffman Business Park area, and the future marijuana retail site lease; and

**Whereas** OSOVCC has made District 6 Assembly Members and State Representative Tom McKay aware of concerns with oversaturation of the number of package retail locations located within the immediate area surrounding Lot M-1: Anchorage Wine House, Raven's Ring Beer Brewery, Carrs Oaken Keg, Speedway (located in the same shared parking area adjacent to Lot M-1), Anchorage Denali Winery. Furthermore, these vendors with full package permits are in very close proximity to the proposed leasing site, notably Speedway ~345 feet, Anchorage Wine House 425 feet, Carrs Oaken Keg 1,200 feet; and the proposed Brown Jug Liquor, and within one mile, Value Liquor; and

**Whereas** Upon request by OSOVCC in January 2022 to Municipality of Anchorage Traffic Department (Muni Traffic) for more information about this development site, OSOVCC was informed on January 27, 2022 of the Kinney Engineering, LLC report dated September 7, 2021 citing the increase business traffic would increase by 68%, during morning and evening hours; the report did not include lunch time peak hours. This report was not provided to OSOVCC previously; and



**Whereas** upon review of the Kinney Engineering, LLC report (attached) provided by the Muni Traffic, it was determined that Afognak had been planning with the Developer to apply to lease this location in early 2021 and had no contact with the Community Council prior to February 2022; and

**Whereas** furthermore local vendors have been denied a package outlet permit on the south side of Huffman Road due to a Warranty Deed dated Feb. 25, 1961 (Book 218 Page 71 Case 61-2241) and were twice more denied in separate locations on the south side of Huffman by Municipality of Anchorage, State of Alaska, and our own community council; and

**Whereas** OSOVCC has made Muni Traffic, the Municipality of Anchorage Planning Department, and the District 6 Assembly Members aware of current and anticipated concerns with traffic issues involving new businesses immediately adjacent to this site: Sonic Drive-In, Scorpion Grass marijuana retail, and Starbucks Drive Thru. See letters dated April 27, 2021, and June 9, 2021; and

**Whereas** OSOVCC's shopping area is concentrated predominantly in the Huffman Business Park area: US Post Office, Carrs, four fast food vendors, three restaurants, three urgent care facilities, two banking facilities with drive up, two physical therapy units, two gyms, dentists, Anchorage School District Nutrition Center, Anchorage School District Maintenance Center, two gas stations, and various other essential services; and

**Whereas** OSOVCC residents are aware that the March 2022 soft opening of Sonic Restaurant adjacent to Lot M-1 resulted in a high level of traffic disturbance to Huffman Road, Industry Way, and Huffman Park Drive, and required intervention by Anchorage Police Department and Muni Traffic Department enforcement. Sonic chose to close the location temporarily. Sonic Restaurant and the Brown Jug Liquor Store will contribute significantly to the overall traffic congestion to this Lot M-1 and adjacent streets; and

**Now therefore** the OSOVCC has met and resolves that this liquor permit holder does not operate a liquor license at this location, that it is a core problem of oversaturation of full package permits and will intensify the insurmountable traffic issues. Further entry should be denied.

Issue introduced March 23, 2022 Vote Yea 14 No 1 Abstain 1

Final vote April 27, 2022 Yea 15 No 1 Abstain 2

Testified by: 

President, OSOVCC Dated April 26, 2022

Attached:

Minutes of OSOVCC February 23, 2022

Kinney Engineering, LLC Report

Historical communications with Government officials dated April 27, 2021 and June 9, 2021.

Site plans for Lot M-1, 61 North Architects

April 27, 2021

Municipality Planning Department  
Michelle McNulty, Director  
4700 Elmore Road, Anchorage AK 99507  
[Michelle.mcnulty@anchorageak.gov](mailto:Michelle.mcnulty@anchorageak.gov)

Municipality Traffic Department  
John Crapps, Acting Municipal Traffic Engineer  
4700 Elmore Road, Anchorage AK 99507  
[John.crapps@anchorageak.gov](mailto:John.crapps@anchorageak.gov)

Kris A. Langley, Associate Traffic Engineer  
4700 Elmore Road, Anchorage AK 99507  
[kristen.langley@anchorageak.gov](mailto:kristen.langley@anchorageak.gov)

Subject: New Development and Traffic Concerns at Huffman Park Drive/Industry Way/Huffman Road  
Site Description: Huffman Business Park, Tract M1

Dear Ms. McNulty, Mr. Crapps, and Ms. Langley,

The Old Seward/Oceanview Community Council has had two briefings by The Boutet Company representatives Tony Hoffman, and/or Chris Cole of 61 North Architects. At our February 24, 2021 and March 24, 2021 meetings, members heard about new retail space for marijuana retail store for Hack Investments d/b/a Scorpion Grass, a Starbucks coffee walk-in/drive-thru, an additional retail space not revealed, and the expansion of Sonic restaurant under construction and related parking mitigation plans. The owners of the properties were not revealed to us, but muni property tax records show the owner of the North lot is Huffman Business Park TR M1 LLC, and the South lot is Wood River Park Investments Group LLC.

These lots are in a prime location, and we are encouraged that they will become a beneficial economic center to our neighborhood. However, we are asking that the Municipality Planning and the Traffic Department fully review the plans for this development with the community in mind, especially, how residents will experience the unusual exponential increase in traffic.

We were presented with site drawings depicting the development and highlighting the developer's challenges to traffic and parking. It is our understanding that the lots are being submitted to the Planning Department for replatting due, in part, to the expected traffic issues, lack of parking, and expansion on the site to facilitate two drive-thru lanes for Sonic and overflow parking. The vehicle traffic for drive thru and parking for the Sonic restaurant alone is of concern to the Community Council members and to the developer. Additional traffic expected to a Starbucks drive-thru and a marijuana retail site will increase the impact to the area as well.

It is no secret that when Sonic opened in Wasilla, residents complained about traffic jams on the main artillery for over a year; it is still a traffic problem. Traffic on Huffman Park Drive, Industry Way, and Huffman Road is at a high level and may not be able to support such traffic jams. Traffic levels are noticeable by every driver going to the U.S. Post Office, Carrs/Safeway Grocery Store, Southside Bistro, Paramount Cycles, Alaska USA Federal Credit Union, Wells Fargo bank, Brown Jug Liquor Store, The Wine Store, O'Brady's Restaurant, Tesoro Gas Station, Speedy Glass, Primary Care Associates, Anchorage Fracture and Orthopedic, Kaladi Brothers Coffee, The Garage, the Chevron CARRS Gas Station, and over a dozen more businesses on surrounding streets. With the high-density retail in this area, residents currently experience overburdened intersections, high traffic counts, and difficulties trying to turn left

from Industry Way onto Huffman Road, from Huffman Park Drive onto Industry Way, from Industry Way onto Huffman Park Drive, and from Huffman Road onto Industry Way. These intersections will be directly impacted by this new development. Additionally, the turn lane into the Alaska USA parking lot is dangerously close to Huffman Park Drive and will be affected by an increase in traffic at that intersection.

OSOVCC is requesting an extensive review of the current traffic situation to ensure that the area streets can handle the traffic flow, and coordination with the Planning Department to ensure this development does not present future unmanageable problems for our area. A viable traffic plan developed now can serve to alleviate a future traffic nightmare situation, fixable only in the off chance that a Capital Improvement Project is planned, approved by voters by Bonds, and possibly implemented within 5-10 years on these streets. Our area does not want this to be a long-term problem with only a remote chance of resolution. We would like interaction directly with our Community Council Board, and we would also like to invite representatives to speak to our members at our April 28<sup>th</sup> or May 26<sup>th</sup> Zoom meeting to discuss the anticipated traffic impacts and solutions. We would like to hear from Muni Traffic on the plans for how traffic will be managed with the expected increase of vehicles to this area and would like to know the current traffic counts for these three streets (Industry Way, Huffman Park Drive, Huffman Road at the intersection with Industry Way).

Also concerning the neighborhood is the “scrape and pave” removal of existing complementary landscaping on the lot. We would prefer that the current spruce landscaping be preserved on the North and West ends of the lot, as it resembles the healthy spruce trees on the lot to the East and it keeps mature trees in the area. Sheering the spruce trees to the ground and removing them would be a major disappointment; Mr. Cole has stated that his site drawing accommodates retaining the current trees on the lot. The Old Seward/Oceanview area is a community that promotes retaining old growth trees, shrubs, and foliage, apparent in residential Subdivision covenants and restrictions.

We do not have an idea of the retail centers’ exterior appearances, but we do know that the increase in traffic and “paving paradise (and removing trees) to put up a parking lot” does not make for a happy community. We appreciate having heard from both the Planning and Traffic Departments with a response and the offer to attend our Community Council meetings, and with advice for future public comment opportunities.

Sincerely,

/s/

The Board of The Old Seward/Oceanview Community Council

Roselynn Cacy, President; Carol Fuller, Vice President; Nancy Joseph, Secretary; Stan Moll, Treasurer

CC via email:

Assembly Member Suzanne LaFrance [suzanne.lafrance@anchorageak.gov](mailto:suzanne.lafrance@anchorageak.gov)

Assembly member John Weddleton [john.weddleton@anchorageak.gov](mailto:john.weddleton@anchorageak.gov)

The Boutet Company - [thoffman@tbcak.com](mailto:thoffman@tbcak.com)

Chris Cole, 61 North Architects - [ccole@61northarchitects.com](mailto:ccole@61northarchitects.com)

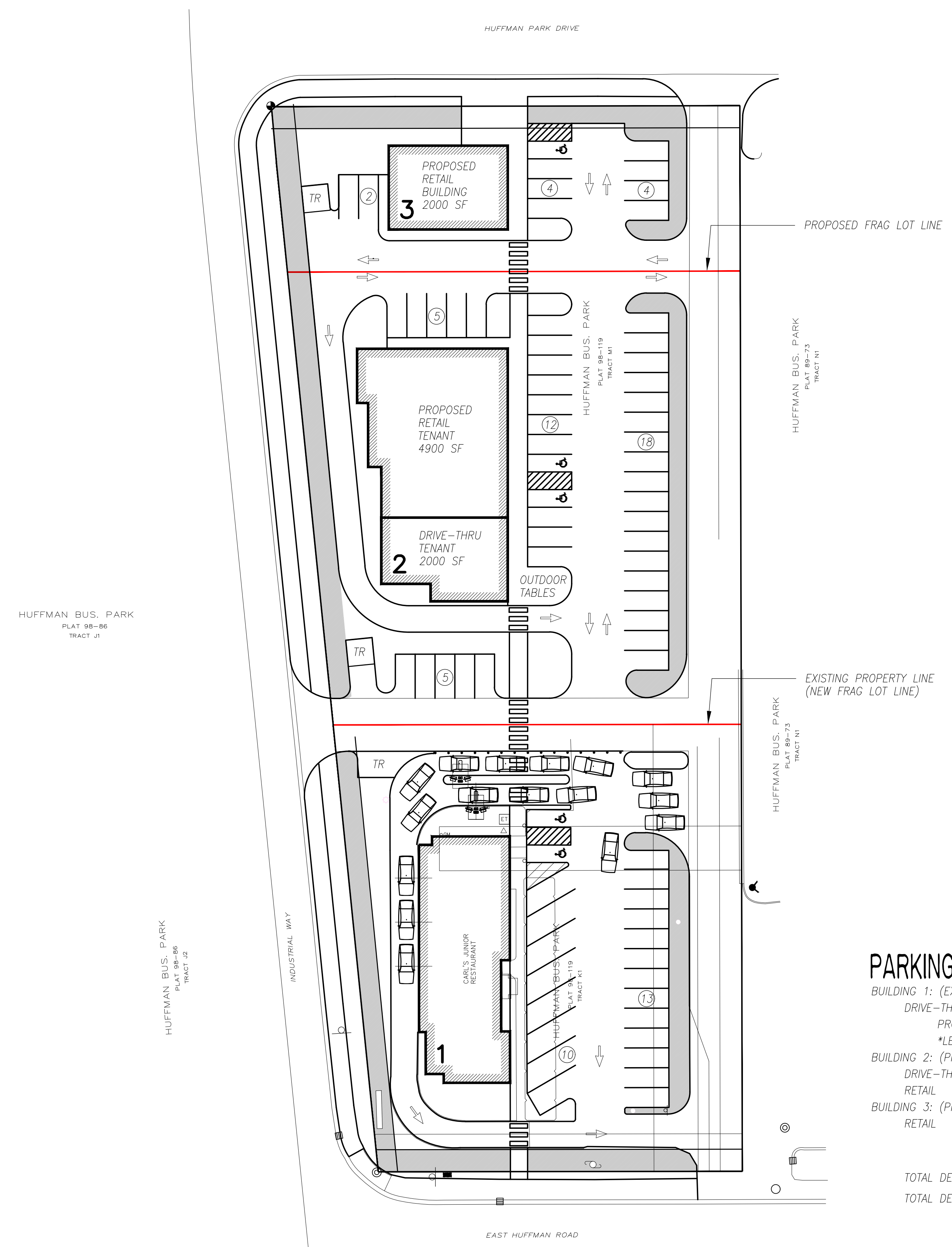
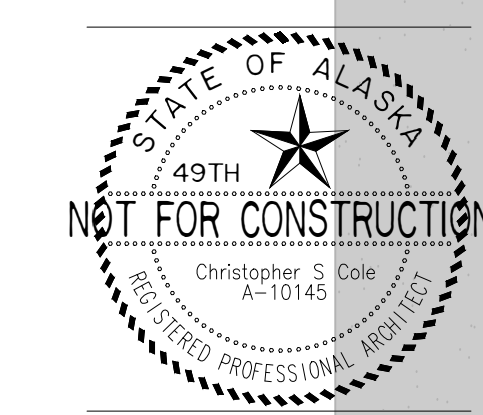
Huffman/O’Malley Community Council President - [HOCCpresident@gmail.com](mailto:HOCCpresident@gmail.com)

Attachments:

Huffman Sonic BASE 3.16.21-Layout1 (1)

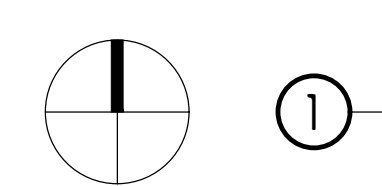
The Boutet Company - Community Meeting Summary





### PARKING CALCULATION

BUILDING 1: (EXISTING)	
DRIVE-THRU RESTAURANT (SONIC):	4,350 / 125 = 35
PROVIDED SPACES:	23
*LEGAL NON-CONFORMING SPACES:	*12
BUILDING 2: (PROPOSED)	
DRIVE-THRU RESTAURANT:	2,000 / 125 = 16
RETAIL:	4,900 / 350 = 14
BUILDING 3: (PROPOSED)	
RETAIL:	2,000 / 350 = 6
TOTAL DEVELOPMENT REQUIRED:	23 + 30 + 6 = 59
TOTAL DEVELOPMENT PROVIDED:	73



proposed site plan

22 X 34 scale: 1" = 30'-0"  
 11 X 17 scale: 1" = 60'-0"

**Old Seward/Oceanview Community Council (OSOVCC)**  
**Minutes of Meeting – February 23, 2022, 6:30 p.m. - Meeting Held Online via ZOOM**  
**2022 Winter/Spring Dates: January 26, February 23, March 23, April 27, May 25**  
**OSOVCC Website: <http://communitycouncils.org/servlet/content/25.html>**  
**Meetings are Audio and Video Recorded**

**Board Members: President, Roselynn Cacy, Vice President Carol Fuller, Treasurer Stan Moll, Secretary/FCC Delegate Nancy Joseph**  
Members are reminded to contact the OSOVCC Board with questions and issues at the following email address so that we can respond and assist as appropriate. Email address for OSOVCC President and Board Members: [osovcommunitycouncil@gmail.com](mailto:osovcommunitycouncil@gmail.com)

**Meeting called to order** at 6:35 p.m. **President Cacy** presiding. Community Council/FCC Zoom meeting protocol guidelines were read into the record. All attendees were required to state their name, street location in the Old Seward/Oceanview area, or if they were a guest to our meeting, provide their name and affiliation. When Quorum was in place, the February 2022 Agenda and January 2022 Minutes were approved. **Treasurer Report** - bank account balance as of January 31, 2022 is \$1,538.14. The FCC provided \$75 toward the purchase of updating OSOVCC meeting notification sandwich boards; the \$75 will be deposited to the bank account.

**OSO Community Patrol Jeff Childs** – The Coalition of Community Patrols (covering all of Anchorage) is undergoing officer changes. Volunteers to OSOV area community patrol are welcome. Contact Jeff at 907-240-7880. Low crime rates and incidents apparent lately within our neighborhood. Note that this level of crime does not engage APD; however, it is important to report all theft and crimes and perceived threats by suspicious individuals. It is apparent that it will take conversations with Legislators to stiffen penalties on crime and to enable prosecution. We are all affected by petty crimes. Rep. Tom McKay agreed, as a truck was stolen from his driveway and was never recovered. More active APD engagement may help.

Question: S. Moll - Where/when do you patrol? Answer: Parks, streets, priority areas identified on Nextdoor as having suffered crimes, Hours vary. Question: N. Joseph - What is done when a crime is observed, for example, trees being cut down in our parks? Answer: If personal safety is secure, the offender will be approached; otherwise, APD will be notified of a crime in progress.  
**OSOVCC Note: If You See Something – Say Something.** Report all suspicious activity and traffic hazards to 3-1-1; if you are in immediate danger, call 9-1-1. Anyone seeing destruction or vandalism in our parks should call Muni Parks at 343-4355 and APD at 3-1-1 when the crime is being observed. Take pictures with your phone. If something is vandalized or playground equipment is broken, make the call to Muni Parks. Report homeless camps and motorized vehicles on our trails.

**Committee Report: E. 120<sup>th</sup> Avenue Upgrade Stakeholders Meeting Notes** – A comprehensive summary is reported in the January 2022 Meeting Minutes. Of note: The State DOT responsible for Old Seward Highway (“OSH”) traffic and safety has stated there are plans to deal with the intersections of OSH/Industry Way, and OSH/E. 120<sup>th</sup> Avenue danger zones. Left turns, speed, illegal use of the center turn lane, and increased traffic impacts has resulted in many angle/front-end crashes and fatalities at the intersections and within the painted middle left hand turn lane. Concrete left hand turn lane barriers are planned to enable turning left onto Industry Way from OSH; the same is planned for turning left from OSH onto E. 120<sup>th</sup> Avenue. No left turn will be accommodated initiating from either Industry Way or E. 120<sup>th</sup> Avenue. This is expected to be under construction within the next year. Thank you to Rep. Tom McKay for asking DOT to engage with OSOVCC.

**Anchorage Police Department (“APD”) / Anchorage Fire Department (“AFD”)** – not present this month. AFD has been invited to the March meeting, if available.

**Juneau Senator Natasha von Imhof** – We received a briefing via email as follows:

1. House is working on operating budget.
2. Senate Finance is working on ‘dividend split’ bills – 75/25 (75% for government/25% for dividend) and 50/50 (50% for government/50% for dividend)
3. The governor’s Executive Order to bifurcate (create 2 new departments) the Department of Health & Social Services is being discussed in both bodies – at present, there has not been a bill to ‘stop’ the Executive Order from going through. The deadline is March 16<sup>th</sup>.
4. The Capitol is open to all public and lobbyists; masks are no longer required.

To reach Senator von Imhof: [sen.natasha.vonimhof@akleg.gov](mailto:sen.natasha.vonimhof@akleg.gov) and 907-465-2995. Contact Shareen Crosby for information, and links to videos and Facebook at [shareen.crosby@akleg.gov](mailto:shareen.crosby@akleg.gov)

**Juneau House Representative Tom McKay** – Rep. McKay agreed with the concerns about crimes in neighborhoods and mentioned that SB 91 was repealed to get tougher on criminals, including stopping soft crimes committed. Other notes:



1. McKay is interested in roads/streets issues. OSOVCC asked him to stay for the liquor store presentation for the Huffman area, and we thanked him for engaging DOT on the OSH/Industry Way/E. 120<sup>th</sup> Avenue intersection safety corridor.
  2. Legislature is seeking funding from the three COVID relief bills and mentioned the current oil price of \$90/barrel to help with the State's budget.
  3. Hoping to get monies from the Infrastructure Bill passed in Congress and applying for grants for funds.
  4. Port of Anchorage – Jacobs Engineering reports that had the November 2018 earthquake in Anchorage lasted 7 more seconds in duration, the Port could have been catastrophically demolished. Anchorage Chamber of Commerce has joined in seeking funds from the federal government for \$600 Million to replace the port. Question: N. Joseph – Is the military using the Port, and can we get in line for funding from that resource. Answer: Yes, that is an avenue to be pursued.
  5. Flying Crown lawsuit with Alaska Railroad is in federal court
  6. Redistricting legal challenges continue in the court system. Our South Anchorage Districts do not seem to need readjusting as there are relatively small changes.
  7. Rank choice voting will be in play for the state election in November.
  8. Call for a Constitutional Convention will be on the Ballot; this is routinely placed on the Ballot every ten years.
  9. PFD bills are under discussion as mentioned above in Sen. von Imhof report.
  10. The Department of Health and Social Services agency split proposed by the Governor is proceeding, as no action seems to be underway by the Legislature. The agency is large and has a \$1.4 Billion budget/year which presents management challenges.
- Question: D. Brollini - Is there a Supply Chain research group active within the Legislature to ensure Alaska grocery stores can get goods? Answer: This may be a Municipality effort for Anchorage. Uncertain that a state effort is underway.

To reach Representative McKay: Toll-Free: 866-465-4993 and email: [Representative.Tom.McKay@akleg.gov](mailto:Representative.Tom.McKay@akleg.gov)

**Anchorage Mayor's Office** – Welcome to Terrence Shanigan from the Mayor's office to our CC meeting. We will include the Mayor's Office on the Agenda for each meeting. We were briefed on the following:

1. Sullivan Arena and plans for the homeless: As of March, funding for mass care will be challenging; Muni is seeking \$15 Million to fund the homeless strategy. Plans are for a June 30<sup>th</sup> exit from the Arena.
2. Girdwood fluoride issues are being worked – the Girdwood utility system regulating the fluoride in drinking water has failed and needs to be repaired.
3. Tax Exemptions for Auxiliary Dwelling Units (“ADU's”) are under consideration. This is a special tax exemption that current property owners do not have, and it may apply only to newly constructed ADU's (example, Bed and Breakfasts).
4. The Muni has no COVID self-tests available; hoping to get more.
5. Handout to panhandlers: Signage in 29 locations around town have been altered by private individuals to make it seem that giving money to panhandlers is legal. Paper signs posted on top of the Muni signs are being taken down. New signage will go up citing current laws.
6. Tongan volcano relief drive: Very good community effort to donate over 120 pounds of goods. Alaska Airlines brought donations from outside of Anchorage; Superman Moving Company is palletizing the goods. Another 80 pounds is expected and will be shipped to the Tongan residents.

**Assembly Suzanne LaFrance** – Briefing as follows:

1. March 6<sup>th</sup> is the last day to register to vote in the Muni election. The Muni receives voter information from the State. To check your information, go to the State Division of Elections: <https://myvoterinformation.alaska.gov/> Ballots will be mailed out to 210,000 eligible voters by March 15<sup>th</sup>. Early voting begins March 28<sup>th</sup> and will be available 7 days a week with variable hours. Sign up for BallotTrax to track your ballot at <https://anchorage.ballottrax.net/voter/> . Take a tour of the Muni Election Center: <https://www.muni.org/Departments/Assembly/Clerk/Elections/Pages/default.aspx>
2. Next Regular Assembly Meeting is March 1<sup>st</sup>. A special Reapportionment meeting is scheduled for February 24<sup>th</sup>.
3. The Port of Alaska Modernization is a major focus for the Muni. The Assembly, Mayor's Office, and the State of Alaska are all on the same page regarding the way forward and getting funding (\$600 Million which may be matched). The estimated total cost is \$1.9 Billion. There is no appetite for a General Obligation Bond, so tariffs (increased by 40-60%) and possibly grants and the Infrastructure Bill may provide funds. A North extension structure will be constructed for use when the main Port area is under construction. Question: re: Military Use (as mentioned above). Answer: Yes, we need to seek those funding options. Alaska's military presence and use of this Port is critical to local and National security. Port of Alaska Modernization website: <https://www.portofalaska.com/modernization-project/>
4. Reapportionment: The Assembly is always looking for feedback. Points from residents: Keep neighborhoods together, do not include Anchorage Hillside with Eagle River. New boundaries will not be in effect for the April 2022 election. The State's plan was adopted November 5, 2021; the Assembly declared malapportionment on November 23, 2021. This started the clock to finalize boundaries by the 6-month deadline. John Weddleton briefed us on the Map variations, shown below.

**Assembly John Weddleton** - Briefing on Reapportionment maps. We reviewed Maps 6v2, 7v2, 11v2, and 11B also known as 12. Weddleton pointed out any changes to District 6 and overall changes to the Muni in each map. Please visit here for reference: <https://www.akredistrict.org/map-gallery/>

The Assembly is receiving negative feedback about including Anchorage Hillside with Eagle River and positive feedback of keeping neighborhoods together. The Census population data controls the granularity of the boundary divisions. The goal is to come as close to 48,541 population count for each District with less than 10% deviation. Rep. McKay mentioned that State House Districts strive to meet a 18,500 population target.

Public feedback is encouraged regarding the principles of what you like/dislike (keep neighborhoods together, don't break up voting maps, looks like the current map, etc.). To submit comments: <https://moa.commentinput.com/?id=Zgd85>

Questions asked: Does including the JBER Base and the changes to the Base population over time have any bearing on property tax monies or is this just a matter of representation for the base? Answer: Yes, the Base may have changes to population, but the Districts are re-mapped every 10 years, and there are no property tax implications. The Base is included for representation in a District.

Other Assembly information: 1) Muni is starting to move people to the Sockeye Inn. It is being purchased to offer help to homeless with health needs. The Barratt Inn will be used for people who need help finding a home, a job, or other support related to their being homeless because of hard economic factors. There is a Muni request for proposal out for a 200-person facility for the homeless with responses due within the week. 2) Tax Assessment – an additional 8% will be needed; however, property taxes will not go up that same percentage.

**Assembly Contacts:**

**Suzanne LaFrance**, Anchorage Assembly District 6, South Anchorage, Girdwood & Turnagain Arm, 907-351-7199 mobile/text, E-Mail: [Suzanne.LaFrance@AnchorageAK.gov](mailto:Suzanne.LaFrance@AnchorageAK.gov)

**John Weddleton**, Anchorage Assembly District 6, South Anchorage, Girdwood & Turnagain Arm, 907- 770-0685, E-Mail: [John.Weddleton@AnchorageAK.gov](mailto:John.Weddleton@AnchorageAK.gov)

OSOVCC Note: Find the Assembly work sessions schedule at <https://www.muni.org/Departments/Assembly/Pages/Meetings-Worksessions.asp>

To receive the **Assembly** quarterly newsletters, sign up at [wwmas@muni.org](mailto:wwmas@muni.org)

**Anchorage School Board – Report from Edie Knapp** – Edie Knapp, a resident of OSOV, volunteered to present. We accessed the Bond information link for the April election and had an informative briefing. For more information, click: <https://www.asdk12.org/Page/18705>

**Guest Speaker Ana Fisk and David Parish from Afognak Native Corporation as Owner of Brown Jug Liquor –**

Brown Jug Liquor owned by Afognak is planning to secure a long-term lease in the new building under construction on the North lot between Huffman Park Drive, Industry Way, and Huffman Road, north of the location of Sonic. A slide presentation of the corporation's profile, the charitable donation efforts to Dollars for Dogs, and the new technology to be used for ID and admission to the liquor store were shown, as were graphics of what the interior Brown Jug might look like. With a perspective that a boutique liquor store and tobacco retail is needed in the area, and given that the Starbucks Drive-Thru would have differing hours of patronage so no traffic issues are foreseen, that no marijuana sales will be conducted by Brown Jug Liquor, and that there are perhaps a couple of other liquor stores in the area, maybe a boutique liquor store is needed. Members of the Community Council had a lot of questions.

- The Community Council mentioned several concerns about the number of liquor stores in the immediate area, the traffic issues currently under review by the Muni, and four high-traffic businesses being located at this lot to include Sonic, Scorpion Grass Marijuana Retail, Drive Thru Starbucks, and potentially a Brown Jug Liquor store. Afognak was unaware of the marijuana retail store to be located next to the liquor store; Scorpion Grass has license applications in using the address of the Lot since 2021.
- The Kinney Engineering Report provided to the Municipality dated September 7, 2021 was cited showing the conclusion that the above businesses at this location would increase the traffic trip generation by 68%. OSOVCC considered this to be a significant impact to the area, one that is unacceptable without traffic mitigation to be undertaken in advance by the Muni and reconsideration of the types of businesses attracting traffic.
- The Kinney report included the proposed Brown Jug lease indicating that this has been in progress during early 2021; however, OSOVCC had not been contacted until February 2022 for support for this location for Brown Jug's lease. OSOVCC mentioned

that contact should have been made long ago for community input. OSOVCC suggested that Afognak seek a copy of the report from Muni Traffic. OSOVCC only received the report in February 2022 from Muni Traffic by requesting whether one had been undertaken for the new construction site. OSOVCC did not provide supportive comments about the lack of communication to the community.

- OSOVCC mentioned that it has asked Muni Traffic to provide additional data supplementing the Kinney Engineering Report regarding the traffic trip generation during the lunch hour peak period. The report presented the morning and evening rush hour data concluding an increase of 68% in trip generation; however, Sonic, Brown Jug, Starbucks, and Scorpion Grass will see heavy traffic during the lunch time hours given the nature of the products they sell (food, tobacco, alcohol, marijuana).
- OSOVCC mentioned that six (6) liquor stores are in the immediate business park area, including one in the same parking lot. They are Anchorage Denali Winery, Anchorage Wine House, Raven's Ring Beer Brewery, Carrs Oaken Keg, Speedway, and within ½ mile, Value Liquor on Klatt/Old Seward Highway. Brown Jug would be the seventh liquor store. OSOVCC did not provide supportive comments about adding a seventh liquor store in this area.
- OSOVCC suggested Afognak contact Muni Traffic and Muni Planning to research the written concerns submitted by OSOVCC over the lack of traffic planning for the Sonic site and the replat of this site, and the written concerns for this development site lacking parking or traffic mitigation.

Questions from members: Steve Beardsley - Where does Brown Jug stand with the transfer of licenses, transfer of the license to this location (lease the building then transfer the license), unused licenses, applications for state licensing for tobacco and for alcohol, and when the approvals by the State and Muni are expected. Answers: Some of that is known – Afognak will have 24 licenses as the new owner of Brown Jug. Some of the licensing applications have not yet been submitted to the state, and it is not known how long this will take for approval. Transfer of this site location license will have to come after the lease is secured.

Nicole Zegiestowsky comments/questions - Why select this busy area with six liquor stores already present? Traffic in this Huffman area is hostile to pedestrians, cyclists, motorcycles, and vehicles. The infrastructure for walking and driving is already difficult. Many liquor stores are already in this spot. The community doesn't need another alcohol store here. A community center for events, bookstore, café may add more value to the community than an alcohol store, and less traffic will be realized.

Jeff Childs comments/questions – From a resident's perspective, it is great to grow businesses; however, it comes with great concerns about traffic. There is a principal shopping area within ¼ mile, a Post office, bank, credit union, grocery store, restaurants. His recommendation is that the Lessees of this strip mall in conjunction with the owner/developer, come up with a traffic control solution and present it to the Community Council. It is up to Afognak who is going to create the problem. It is not enough to say "we are getting our license and coming into the retail site."

Ana Fisk, Afognak mentioned that she is a Mom who travels Huffman and sees the traffic. It is not an intent to overburden the area, but a business will be going in there.

**Old Business:** The 2022 Anchorage Park Foundation ("APF") Challenge Grant Application open period was discussed by Stan Moll. Grants are offered to enhance our parks and to foster Youth Employment in Parks – "YEP." Your park project could be selected by the Foundation; matching funding is required when submitting your application. A Johns Park application was submitted several years ago but was not chosen; the OSOVCC is submitting it again. OSOVCC continues to submit park projects through the Muni Capital Improvement Project priority list annually. This Foundation program is separate. The grant application, grantee resources and a list of past funded projects are available on APF's website <https://anchorageparkfoundation.org/programs/challenge-grants/>

**Motion passed to Adjourn at 8:38 p.m.** Minutes taken by Nancy Joseph, Secretary

**NOTES:** APD – Anchorage Police Department    CC – Community Council    FCC – Federation of Community Councils  
OSH – Old Seward Highway                    OSOVCC – Old Seward/Oceanview Community Council



September 7, 2021

Grant Mathews, P.E.  
Triad Engineering LLC  
1300 E 68<sup>th</sup> Ave, Suite 210  
Anchorage, AK 99518

Subject: Huffman Commons Trip Letter

Dear Grant:

This Letter conveys our investigation of the trip generation that can be expected to occur as a result of the proposal to replat and develop Tracts K1 and M1 of plat 98-119. Tract K1 has previously been a Carl's Junior and is being rebranded as a Sonic, while Tract M1 is currently vacant. The proposed replat will result in three "frag lots": one encompassing the Sonic site, one hosting a 3,300 sf retail building, and the final lot being developed with a 2,200 sf drive-through coffee shop and attached 6,500 sf retail space. The site is shown below in Figure 1.

ANCHORAGE 750 West Dimond Blvd, Suite 203, Anchorage, AK 99515 • TEL 907.346.2373 • FAX 907.349.7496  
PALMER 550 South Alaska Street, Suite 206, Palmer, AK 99645 • TEL 907.707.1220 OR 907.707.1203  
FAIRBANKS 505 Illinois Street, Unit #1, Fairbanks, AK 99701 • TEL 907.456.1418 • FAX 907.456.1447

[www.kinneyeng.com](http://www.kinneyeng.com)

AMCO Received 6/16/22





Background Imagery from Google Earth

*Figure 1: Project Area*

The development site is located north of Huffman Road and east of Industry Way. Tract N1 is not part of the replat and development plan, but it has been included in this trip generation discussion as a result of comments made during the Municipal Platting Board process. The proposed occupants of the new retail buildings are a Starbucks and a Brown Jug liquor store in one building and a Scorpion Grass marijuana dispensary in the other building. Tract N1 is currently occupied by an automobile parts and services center and a Speedway Express gas station with a convenience market.

A total of six trip generators were considered for review and consist of the 3 proposed retail and service units as well as 3 existing service units. The trip generation for each entity was calculated for five weekday cases: Daily weekday volume, AM peak hour of adjacent street (one hour between 7-9 AM),

PM peak hour of adjacent street (one hour between 4-6 PM), AM peak hour of generator, and PM peak hour of generator.

The Institute of Transportation Engineer's (ITE) *Trip Generation* (10th Edition) manual is the industry standard reference to estimate vehicle trip generation for developments using data collected at sites throughout the United States and normalized by development size (e.g., trips per 1,000 square foot of building, number of units, etc). The trip generation for the Sonic fast-food restaurant with drive-through (land use 934), proposed coffee shop with drive-through (land use 937), proposed liquor store (land use 899), proposed marijuana dispensary (land use 882), and the existing automobile parts and service center (land use 943) were determined using the average trip rates per 1,000 square foot of gross floor area (GFA). The trip generation for the existing gas station with convenience market (land use 945) was determined using the number of fueling stations available.

Internal trips occurring between specific land uses are calculated based on methods and research data provided in Chapter 6 of the ITE *Trip Generation* manual. However, data is not available in the latest edition of the manual for internal trips between the land uses that are applicable to this study. Therefore, the potential internal trips are not accounted for in the total new trips generated by the proposed development. Chapter 7 of the manual also outlines the method used to determine the portion of generated external trips that are pass-by trips, in which the driver is already on the road before entering and exiting an additional lot on the way to the intended (primary) destination. Pass-by trip data was provided for gas station with convenience market and fast-food restaurant with drive-through land uses during the AM and PM peak hours of adjacent street.

The resulting trip generation for the existing and proposed site is delineated in Table 1. The ITE *Trip Generation* land use code and development sizes are also listed for each service/retail entity in the table. For the existing automobile parts and service center and gas station with convenience market, the gross floor areas were obtained from the Municipality of Anchorage's public parcel GIS data. Trip data was not available in the manual for the AM peak hour of adjacent street for the liquor store land use, so the potential trip generation for this case is not included in the new trip totals.

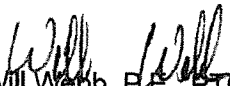


*Table 1. Trip Generation Results for Existing and Proposed Conditions*

	Ex. Auto Parts and Service Center (Tr. N1)	Ex. Gas Station with Convenience Market (Tr. N1)	Ex. Fast-Food Restaurant with Drive-Through (Tr. K1)	Total Existing Trips	Proposed Coffee Shop with Drive-Through (Tr. M1)	Proposed Marijuana Dispensary (Tr. M1)	Proposed Liquor Store (Tr. M1)	Total Trips (Existing and New)	Net Change (New External Trips)	Pass-By Trips (for Land Uses 934 and 945)
ITE Land Use Code	943	945	934	-	937	882	899	-	-	-
Development size	17,000 SF GFA	12 fueling stations	4,500 SF GFA	-	2,200 SF GFA	3,300 SF GFA	6,500 SF GFA	-	-	-
Daily Weekday Trips	243	2,464	2,127	4,868	1,805	834	660	8,167	+3,299	-
AM Peak Hour Trips	41	164	230	441	216	69	30	756	+315	-
PM Peak Hour Trips	39	190	232	467	82	99	111	759	+292	-
AM Peak Hour Trips – Adjacent Street	29	150	182	365	196	34	-	595	+230	163
PM Peak Hour Trips – Adjacent Street	34	168	148	354	95	72	106	627	+273	75

The proposed services and retail developments on Tract M1 are projected to generate an estimated 3,299 more daily weekday trips to the area, or an increase of 68% over the existing development conditions on the subject Tracts. The peak hourly increase will be during the morning rush hour, with an additional 315 trips per hour or a 71% increase. Of the trips generated by the fast-food restaurant and gas station during the AM peak hour of adjacent street (totaling 332), 163 (49% of) trips are predicted to be pass-by trips. During the PM peak hour of adjacent street, 75 (24% of) pass-by trips of the 316 trips generated by the aforementioned buildings are expected.

Sincerely,  
**Kinney Engineering, LLC**

  
Will Webb, P.E., PTOE  
Senior Civil Engineer



June 9, 2021

Municipality Planning Department  
Corliss Kimbell, Office Associate  
4700 Elmore Road, Anchorage AK 99507  
[corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov)

Municipality Planning Department  
Lori Blake, Junior Administrative Officer  
4700 Elmore Road, Anchorage AK 99507  
[lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)

Letter sent this date via email addresses as displayed

Subject: Comments Regarding Huffman Common Tracts 1-3 Commercial Tract Fragment Subdivision Project  
No. S12623

To the Above Addressees:

Regarding the April 28, 2021 letter of Application from the Boutet Company for “Huffman Common Tracts 1-3 Commercial Tract Fragment Subdivision,” Project No. S12623, also known as the “Wood River Park Investment Group, LLC-Long Plat (Commercial Tract Fragment Lot Plat) Proposed Huffman Commons Sub. Tracts 1-3,” the Old Seward/Oceanview Community Council (“OSOVCC”) would like to provide the following comments for the record.

Please refer to the OSOVCC April 27, 2021 letter to the Municipality of Anchorage Planning Department and Traffic Department (attached) detailing meetings held with representatives of the developer, and the attempt by OSOVCC to engage Planning and Traffic to consider the anticipated increases in traffic to this congested, highly trafficked area around the Huffman site. This area is primarily accessed by personal and commercial vehicles, and due to the high level of traffic, it is not accommodating to pedestrian or bike traffic. It is also not served by public transportation/bus service. Development will bring more vehicles/traffic, and the current state and municipal traffic plan (stop signs at intersections) will have a hard time supporting the increase.

In our May 26, 2021 Community Council meeting, Kris Langley from the Municipality Traffic Department mentioned that Traffic did not feel that the Planning Department adequately coordinated the approval of the site permit with the Traffic Department for the “remodel” of the Carl’s Jr. restaurant to a Sonic Restaurant, given the known traffic issues that would manifest upon opening and for a longer period forward. Traffic stated that they had valid concerns about this development at this site and that the remodel permit for the site allowed the developer to skip the pre-requisite traffic site assessments relative to the impacts to the area. In our February 24, 2021 and March 24, 2021 Community Council meetings, representatives from The Boutet Company, Tony Hoffman, and 61 North Architects, Chris Cole, stated that a significant driver for the replatting of these lots was due to the recognized inadequacy of parking and traffic management for the Sonic restaurant, a second restaurant – Starbucks – and for a third planned retail site to include Hack Investments d/b/a Scorpion Grass – a marijuana retail store. Community Council members expressed concerns detailed in the April 27, 2021 letter. As of this date, we are informed that a brewery has applied for an application and has begun construction to open a business location on Industry Way, which will be yet another impact on traffic issues already in play.

In a follow-up written summary letter dated February 28, 2021 to OSOVCC from Tony Hoffman, The Boutet Company (attached), regarding the concern for the traffic increase exacerbating the current traffic congestion, Mr. Hoffman explains that the zoning of the property is not being changed by the development and is less intensive than other allowed uses. While the Planning Department may have issued a permit for a remodel, OSOVCC disagrees with the conclusion that this development will present a “less intensive” impact on this area; rather, it will present a significant impact, as also suggested by the Traffic Department. The use of this site for the restaurants and retail stores planned should warrant further evaluation of traffic impacts and traffic management.

This area is very highly traveled. It is a mix of State and Municipal streets, which adds complexity to dealing with traffic issues. As stated in the OSOVCC letter, Industry Way, Huffman Road, and Huffman Park Drive, along with the high traffic directly fed to these streets by the Old Seward Highway and the Old Seward Highway/Huffman Roundabout, are already problematic given that there are dozens of businesses in this congested area. We have asked Planning and Traffic for a traffic count and an assessment of how the area may become exponentially impacted due to increased traffic, and how the Municipality can work toward traffic solutions with the developer's access to the site as it approves the site plan for development. We hope to hear from both Planning and Traffic.

OSOVCC is concerned that the development plans for the lot have not adequately been evaluated relating to the greater impacts of traffic problems to come. We believe that without the proper attention to this issue, the Municipality may be doing a disservice to the community by ignoring the logically perceived traffic problems that may take many years to correct through Muni Bond approvals and Capital Improvement Project prioritization. Replatting of this lot will bring favorable economic benefits to the developer and retailers, but the community may experience unfavorable consequences unless a site plan deals with traffic issues. Development of this area as a functioning Town Center must involve planning at the community level, not just at the immediate site.

OSOVCC does not object to the replatting; however, we do not believe that an adequate assessment of the community impacts to this site has been performed by the Planning Department, and we request that a more comprehensive traffic impact study be undertaken for the adjacent streets and the site. In the overall Municipality plan to form Town Center community areas, it appears that too much is being crammed into too small of a space at the expense of the community that live there and will have to deal with it. As currently visualized, the Huffman Center is hostile to pedestrians and increasingly challenging to vehicles.

We would appreciate you notifying OSOVCC of the next steps to the public process and advise us of the status of this application after the public hearing. Please send any communications for our Board to this email address: [osocvommunitycouncil@gmail.com](mailto:osocvommunitycouncil@gmail.com).

Sincerely,

/s/

Nancy Joseph on Behalf of The Board of The Old Seward/Oceanview Community Council  
Roselynn Cacy, President; Carol Fuller, Vice President; Nancy Joseph, Secretary; Stan Moll, Treasurer

Attachments:

OSOVCC April 27, 2021 letter to Muni Traffic and Muni Planning

The Boutet Company February 28, 2021 letter to OSOVCC

cc via email:

Assembly Member Suzanne LaFrance [Suzanne.lafrance@anchorageak.gov](mailto:Suzanne.lafrance@anchorageak.gov)

Assembly member John Weddleton [John.weddleton@anchorageak.gov](mailto:John.weddleton@anchorageak.gov)

Michelle McNulty, Director, Municipality Planning Department, [Michelle.mcnulty@anchorageak.gov](mailto:Michelle.mcnulty@anchorageak.gov)

John Crapps, Acting Municipal Traffic Engineer, [John.crapps@anchorageak.gov](mailto:John.crapps@anchorageak.gov)

Kris A. Langley, Municipal Associate Traffic Engineer, [Kristen.langley@anchorageak.gov](mailto:Kristen.langley@anchorageak.gov)

Anchorage Wine House

~~2/23/16~~ ~~2/23/16~~ ~~2/23/16~~ ~~2/23/16~~ ~~2/23/16~~ ~~2/23/16~~




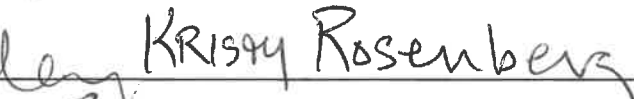




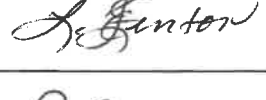



Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
John Oldford	[Signature]	3551 Twilight LN	907-301-6276	4/16
Lisa Hale	[Signature]	12901 North PL	907-230-3793	
Melissa T. Archer	[Signature]	6745 Downey Ave or A/R	907 947-3420	
Kristin Campbell	[Signature]	11039 Birch Knoll Ct A/A	907 250 3590	
Erin Naber	[Signature]	13151 Shelburne Rd.	907-602-6121	
Anthony Espino	[Signature]	12820 Aster rd		
[Signature]	[Signature]	3120 W 21		
Michelle Minor	[Signature]	1120 E. Hurlbutt	(907) 274-6980	
Melanie Affieri	[Signature]	5909 Greece Circle	(412) 377-7021	
Karen Pudge	[Signature]	4350 E. 145 Ave	907-230-4762	4/17/2022
DAN RUSSI	[Signature]	9451 SPRING HILL DR	907-748-8260	
Uriah Lolando	[Signature]	7050 Potter Hts Drive	907-930-3659	
Seach Reynolds	[Signature]	17400 Collaine	99514 907 952 0237	4/11

AMCO Received 6/16/22

Anchorage Wine House

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.










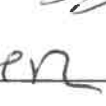
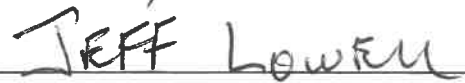

Printed Name	Signature	Address	Phone	Date
DEVIN FINCH		4721 E 104th Ave, 99507	305 588 1812	4/1/2022
DAN SHONET		15100 Southampton Ln 99516		4/1/22
Debi Wickler		18730 Mtn. Plover		4/1/22
Kristy B Rosenbery		KRISTY ROSENBERG 10443 DASHY CIRCLE	907-244-4614	4/1/22
Carmen Crosby		3420 Eastward Dr.	907-250-0836	4-1-22
Julie Webb		Julie Webb, 11431 willena Dr	(907) 222-7665	4/1/22
Paul Schilling		Paul Schilling 12700 Reato Dr	564-7326	
DAN CLINEFELTER		3725 LINCOLN ELLSWORTH	760-814 534	
Lynn Jenton		Box 11391 Anchorage	907 441 957	
Bristol Lerner		16811 Stone Ridge Rd	907-802-8096	
Amey Rusakun			907-720 6950	
John Ostman		2514 Tanagers Ln, Anchorage AK 99507	907-251-154	2022/04/02

AMCO Received 6/16/22



Anchorage Wine House

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
JEFFERY BAKER		11601 FIRNLAND DR	703.501.6445	3/25
Ryan Bengstrom		1120 HUFFMAN	907 830 4492	3/25/22
Carl Trotter		11278 Tulip PKWY	907 522 4155	3/29/22
James Rasi		301 Pettis Rd.	907 830 1835	3/25
TAYLOR W. THOMPSON		13150 Old Seward Hwy	907-740-8925	3/25/22
Nick Stadnick		5353 Cape Seville Dr.	907-350-6377	3/25/22
Kileen Henriksen		3500 EAST WIND DR	907-545-4553	3/25
DON EANDRES		12600 Aethelred	907 229 5657	3/25
Kenneth Jackson		1543 HARRIET CT	907 723 3894	3/25
ALAYNE LARSEN		12925 Glen Alps	907.356-8767	3/26
JEFF LOWEN		3001 CAPSTAN DR	907 350-1615	3/26
Trina McBride		10706 Whimbrel Dr	907 637 4354	3/26

Anchorage Wine House

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.




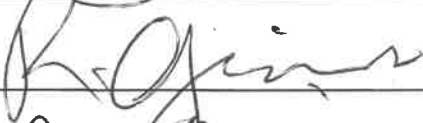

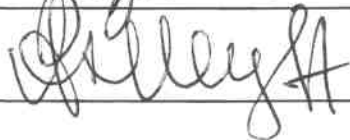
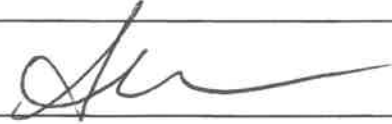

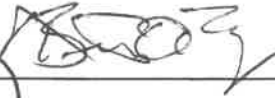
Printed Name

Signature

Address




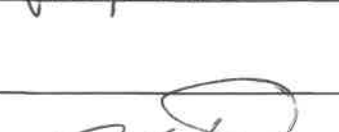
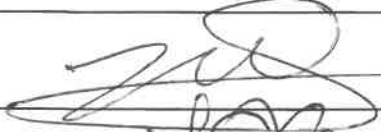







Phone

Date

Printed Name	Signature	Address	Phone	Date
Piper Jones		13240 Vern Dr 99576	907 301 6883	3/21
JEFFERY BAKER		11601 FIRLINE 99516	703.501.6445	3/21
Mike Edwards		6025E. 144TH AVE 99576	907-244-4406	3/21
Rudig. Aguirre			99587 907.388.7959	3/22
Amy Gaskell			99515 206.930.9929	3/22
Ashley Hanston		11292 Elmore Rd 99576	2085968447	3/22
DAN				
ADAM CHICCS		PO Box 112205 99511	832-341-4007	3/23
Richard Emanuel		12501 Alpin Dr. 99516	907-351-6317	3/23
Brett O'Brice		4600 Virgo Ave 99516	9073452155	5/23
Margaret M. Spencer		3323 Seawind Circle	907-350-2531	5/23
Cindy Sallacido		16610 Sandpiper Dr	321.663.7897	

Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
Christopher Fejes		12890 Old Seward Highway	3886070	3/12/22
Phil Dudley		13460 Baywood Dr	350-5944	9/12/21
Nate Smith		4501 E 145th	907-556-1694	3-12-22
Max Johnson		1040 Balanced Alps		3-12-22
Jack Steyer		172nd George Bell Cir	907-250-5555	3-12-22
Tara Skannes		2048 Meander Dr.	907 351 2365	
Sarah Bradbury		3740 W 27th Ave	03-13-22	
Loris Kowsek		12621 Lupine Rd Anchorage 99516	907-345-6791	
Mike Robbins		12621 Lupine Rd Anchorage 99516	907-345-6791	
JERRY YOO		2370 CED AVE ANCHORAGE AK 99516	907-360-2568	
STEVE GARY		3651 SPRING AVE	907-264-2359	
Brent Robb		13211 Old Seward Ave	907-64-7014	



Anchorage Wine House





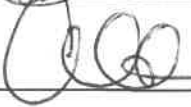




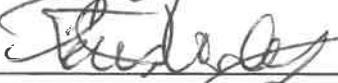


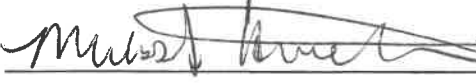
Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Bruce Jasken	<i>Bruce Jasken</i>	2270 Jones Circle	907-298-7913	3-14-22
Louise Hall	<i>Louise M. Hall</i>	6941 Freitag DR.	907-868-4804	3-14-22
Robert Wyatt	<i>Robert Wyatt</i>	7860 Rabbit Creek Rd.	907-522-0577	
CA WYATT	<i>CA Wyatt</i>	7860 Rabbit Creek Rd.		
Jule Peterson	<i>Jule Peterson</i>	2916 Nugget Ln	907-903-9817	
PAUL PRIORE	<i>Paul Priore</i>	12200 Shiloh Rd		3-14-22
Janet Stafford	<i>Janet Stafford</i>	11600 Birch St	907-242-1112	3-14-22
MAN-J.C	<i>Man-J.C</i>	1120 HUFFMAN RD #24	907-317-4401	3-14-22
THEO BACHMAN	<i>Theo Bachman</i>	10466 CRYSTALWOOD BLVD		3-15-22
DAREN ERICSON	<i>Daren Ericson</i>	19465 UPPER SYLVINE	350-2377	3/15
<i>Daren Ericson</i>	<i>Daren Ericson</i>	Box 10075	9	3/15
John ZETU RUSAU	<i>John Zeturu</i>	11125 JARVIS DR	907-350-5167	3/15



Anchorage Wine House




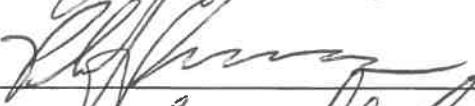







Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Tate Miles		5655 Chilkoot Ct A201	360-5152	3/15/22
Kenneth Helms		4620 Southpark Bluff Dr.	345-2827	3/15/22
Conce Martinez		1820 Hamilton Dr.	764-0890	3/15/22
		Laird Circle	360-1749	3/15/22
DOUG VERMILION		6122 Providence Pt	907-632-0595	3/15/22
Amalia E Gialopros		12869 Greeley Ln	907-250-6129	
		4600 Abbott Rd	907-340-9255	
Dave Smulich		400 orchid Circle	907-980-7626	3/15/22
PETER HAULEY		16430 VIRGO AVE ANCHORAGE	907-230-6146	3/16/22
Jeanne M. Larson		12295 Silver Spruce Cir. 99516	907-242-2009	3/16/22
Nicole Syren		13700 Specking Anch. Ak.	(907) 223-3900	
	Melissa Hutchinson	13510 Diggins Dr	907-741-5677	3/16/22

AMCO Received 3/16/22







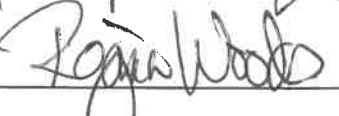





Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
Heleen Marie Polito		2407 Brook Hill Cir. Anchorage, AK 99516	907-382-4686	3/11
Mike Miles		3411 Korovin Bay	98515	3/11/22
Tom Beetsill		10990 Splendon	757593-9347	7/14/22
Philip Brauer		13020 Sher Cir, Anch	99516 907-3984874	
<del>Kevin Sheridan</del>	<del></del>	13051 Joe's Way	907-727-9900	
Michael Dicari		5125 Whispering Spruce	907 242-5173	
Todd Smith		PB Box 112031 Anchorage	907 250-3432	
Steve Campbell		11639 Birch Knoll Loop	907 2277266	3/11/22
Gregory Mc Govern		3535E Huffman Anchorage AK 99516	907 306-4884	
Ron Howe		608 Oleander	99515 907 2277346	
Michelle Meshke		336 Breeze	99515 907 3118244	









Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
ARNISHA LLOYD		11860 Devonshire		3/11
David Paulson		15610 JENSEN CIRCU		3/11/22
Thomas Gould		11000 Canyon		3/11/22
Dann Wisener		13372 Diggins Dr.		3/11/22
Shannon Halverson		13424 MAINSAIL DR		3/11/22
Rebecca Donald		12801 Wellsford Cir		3/11/22
Regina Woods		6731 E 99 <sup>th</sup> AVE		3/11/22
Justin Sandom		12331 Gregg Lane		3/11/22
Rino Rocco		3917 Phipps Corn		3/11/22
Jeanne McWilliams		2430 Legacy Dr.		3/11/22
Tommy McWilliams		2430 Legacy Pr.		3/11/22
Rebecca Dune		14331 Hancock Ln		3/11/22

Anchorage Wine House

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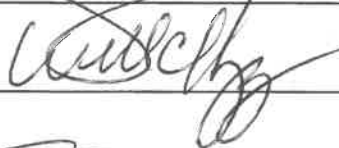







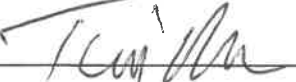

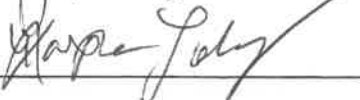
Printed Name	Signature	Address	Phone	Date
Brad Precosky		Box 111713 AK 99511	440-1857	3-11-22
Damien Jones			9602548811	3-11-22
Laura Atwood		18230 Norway 99516		3/12/22
Sonya Andrews		P.O. Box 110833	907-345-4023	3/12/22
Kaitlyn Christopher		13115 Alpine Dr	907-929-1310	
Riley Sweet		163317 Elizabeth St	907-305-8418	
Kelly Andrews		4360 Shoshoni Ave		
Rick Embus		4200 Frontier Ln	907-227-3728	
Beth Wilson		4200 Frontier Lane	907-432-5249	
Rebecca Shestakov		P.O. Box 111287 Anchorage AK 99511	907-982-5502	
Barry Andres		14130 Specking Ave 99515	907-299-3849	
Andrea Snowden		6035 Tanager Dr	334-6779	3/12/22

AMCO Received 6/16/22



Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
Kari von Marrees		11221 Olive Lane	341-3366	3/7/22
William Higgins		16107 Grand Bluff Circle	242-8220	3-7-22
Sean Hovener		12301 Chapel Dr	907-301-7617	3-7/22
ISHA DUFFS		10844 LIVINGSTON ST	907-306-5447	3/7/22
Calvin Callaway		11800 AURORA ST	907 350-8739	3-7-22
Greg Vollstert		2541 Brandy Cove	907 227-9279	3-7-22
Nancy Souza		12210 RAINBOW AVE	907 441 4234	
Kristin M. Wigert		19821 Koblett Dr.	907-249-8083	
John Stevens		1110 West 6th Ave 207	907 952 4446	
Tim Rowan		5931 Beverly		
Heey Ryan		12208 Brantway	907 345 0638	
Kalsha Johnson		12227 Keystone Pl Eagle River, AK 99577	907 250 5734	

Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
Chai Miller		13025 Bates Circle	907-382-9646	3/7/22
Wilson Z. Miller		925 W. 77th Ave	907-254-3449	3/8/22
Justin Skene		4900 Matrona	250-2542	3/8/22
Nancy King		16320 Black Bear Cir	907-244-7733	3/8/22
JEFF COPTON		5901 Downey Finch Dr	907-947-5333	8-MAR-2022
Rhin Curtis		8837 Dewberry #A	206-412-7767	3/8/22
Jordan Olive		13201 Badger Ln 99516	907-248-FOUR	3/8/22
Sarah Hayt		12122 Snowdrift Way	907-441-8481	
Peter Melarcho		14122 Snowdrift	907-229-6066	
Rob Schaefer		12468 Silver Fox Ln.	907-382-1424	
Eric E. Fox		2221 Legacy Dr	907-242-6178	
Linda Miller		13025 Bates Cir	345-6798	
Phil Dudley		13460 Brynwood Dr	350-5146	


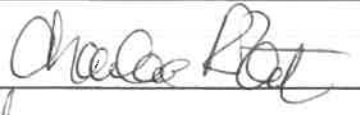


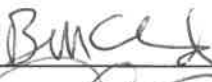
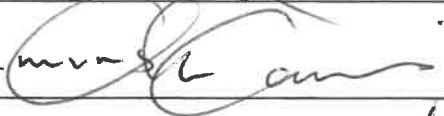

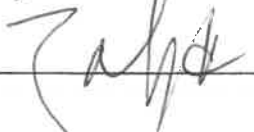
Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
Robert Childus		2875 Morgan Ln	907-522-0221	3/8/22
Debra Perala		6212 Pommerna Pt Dr Anchorage	99516	
Mary Schmitz		4901 Riverton Anch	AK	907-240-4694
Brandon McMillan				
Mark Hall		6941 Freitag Dr. Anchorage AK	99516	
Tom Soot				
Donny		888 Andia Creek		
Elijah				
Amy		12940 Van Scheeben dr	99516	
Amy		12303 Woodward AIA	99516	3/8/22
Scherrer		2901 Westwind Dr	3454120	8 March
Cyril Anderson				

Anchorage Wine House


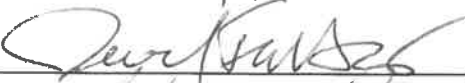


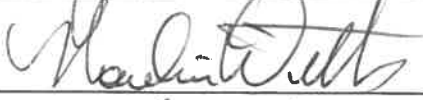


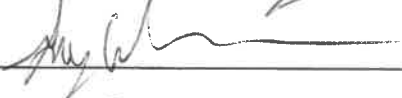




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Printed Name	Signature	Address	Phone	Date
Kenneth Aulbaugh		5901 Moose Meadow Lane Cir	907 306 7330	3/8/22
Charlene Robertson		14700 Buffalo	907 602 5228	3/8/22
DS Hays		2509 FADLHARD ST	907 903 5960	
Kenyon				
Monica Lewis		8400 RAIN TREE CIRCLE	(907) 229-4733	
Jan Stitt		8400 RAIN TREE CIRCLE	(907) 350-0096	
Sandy Wise		13621 Westwind Dr	(907) 345-3527	
BENNET CLEVELAND		2102 TRIBUTARY CIR	907 519 2898	
Chris Cummins		3647 E 67th	907-250-9180	
Joe Lopez		13751 Stanford Cir	907-251-1171	
KIRK TOWNER		4694 BLUE HERON CIR	907.344.5424	3/9
Zach Washin		13000 Ridgeway Dr	907 570 1122	AMCO Received 6/16/22




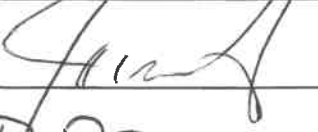






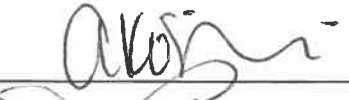



Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
Kathy Brown		PO Box 111566		
Jewel Falter		270 Konikson Rd Bird Creek AK 99540	239-281 4160	
CHARLES BUNCH		13438 STEPHENSON ANCHORAGE AK 99515	345-3854	
Jennifer Wilcox		11705 Alderwood Ln. Anchorage, AK 99516	907 250-6511	
Nawane WIZIERS		ANCH AK	907-46-478	
Nadina Morris		13037 Shelburne Rd		
Aday Melermick		4101 E 112th Ave	907-360-3362	
Aly Warren		13115 Beach Circle	907 227 6444	
Shan Kashyvarot		7800 Talisman	907-311-8434	
Daniel Gonzales		POB 110882 ANK		
Egg Curry		PO Box 91467 AK 99509	3491835	
Larry Hanna		7240 Newby Ave		

Anchorage Wine House

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Printed Name	Signature	Address	Phone	Date
Kyle Crowel		13021 Bates Circle	503-929-8684	17 Mar
Jack Simmonds		4800 Shoshoni Anchorage AK 99516	907-345-0164	3-18-2022
BRIAN PARTCH		12701 ATHERTON RD 99516	907 441 6464	3/18/22
Logan W. Hovis		2915 Seewind 99516	907-348-8865	3/18/22
STEVE HARRIS		5420 E. 112 <sup>nd</sup> 99516	907-830-0246	3/18
Christine Baxter		12729 Nehalem Ridge 99516	907-519-8400	
Rob Bussan		1604 HIGHLANDER DRIVE 99518	907-244-8367	
Desirée Pineda		824 E 73rd Ave Apt 2 99518	907 229 2588	
Alicia Kosinski		1330 Peakview Cir Anch AK 99516	907 295 5112	3/18
TRAVIS WEIST		3807 EASTWIND DR 99516	907 295 7605	3/19
Sam Waller		16880 Olana Pointe Circle 99516	917 8234	3/19
Betsy Potter		1120 Huffman St 99515	907 339 7987	3/19

Anchorage Wine House

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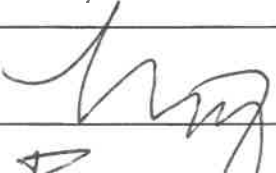




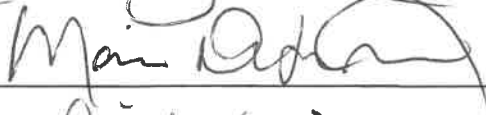

Printed Name	Signature	Address	Phone	Date
SUZAN HARTLIEB		3040 Riverton AK 99516	907-240-2001	3/19/22
JAKOB CLOPTON		5901 DOWNEY FINCH DR	342-5764	03/19/2022
DANILO DOMINGO		3411 SOUTHBLUFF CIR	907-350-585 907-888	03/19/22
Jacob Planich		2900 Gladys Marie Cir 99516	907-748-055	3/19/22
Jacqueline Flister		.	907-727-6693	3/19/22
KYLE REARD		15747 Noble Point Dr	520 971 1065	" "
Tianna Mbel		12801 Nora Dr. Anchorage	425-373-0034	3/21/22
Dylan John		8461 Berry patch drive anchorage	(971) 219-2545	
Sam Miller		171 Shelly Marie Cir.	(907) 631-1497	3/21/22
Laural Kelly		1267 Northford Place	907-414-9584	3/22/22
CHEYL ARTWOHL		116358 Far view PL	907-301-2340	3/22/22
FRANK MORSE		2746 Meadow Wood Cir	907-677-1926	3/21/22
Hans Personius		11640 Northan Run Dr.	218-540-2576	3/21/22

AMCO Received 6/16/22



Anchorage Wine House


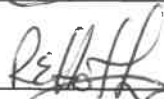




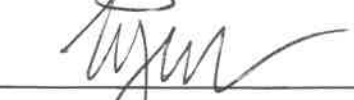
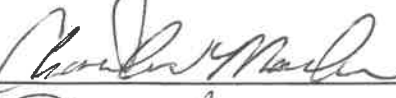




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Printed Name	Signature	Address	Phone	Date
Liz Stadnick			251-510-4112	3/16/22
Brian Husler			2033491977	
Jake McElroy			907-727-3032	
CHONG, DANNY			<del>907</del> 707 246 4164	
DAVID BEISWAGER			(907) 360-1891	
Mario DeLaTorre			907 351-7055	
Aniela Davis	Aniela Davis		907-351-1098	
LORI HARRINGTON	Lori Harrington		907-244-6308	
Ed Harrington	Ed Harrington		907-222-2501	
Kelsey Whitten	Kelsey Whitten		(907) 317-4421	
Kristen Rine	Kristen Rine		907-301-4536	
Danielle Laufer			907-635-7611	






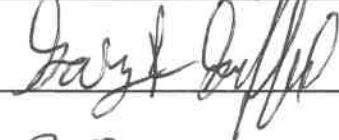

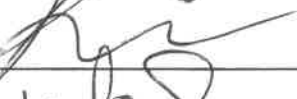

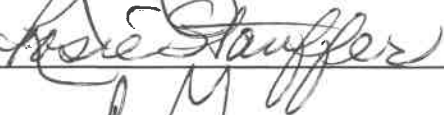

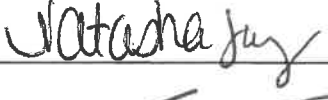

Anchorage Wine House

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Fred Korewek		2701 brittany Drive	907-748-5041	3/23/22
Robert Notho		11701 Ponto ce	907947-7054	3/24/22
Allan Barnes		3711 Eastwind Dr.	907345-6710	3/24/22
Jean Navesitas		1320 Huffman Park Dr.	907-348-0088	-
Katmarina Jensen		6450 Downey Finch Dr	907-345-4840	
Stacey Logan		6200 Downey Finch Dr.	510-409-8546	3/24/22
Michael Jensen		6450 Downey Finch Dr	907345-4840	
Charles Markler		11340 Diane Drive	512 629 7785	
Janis Anderson		5330 Wood Hall	907-230-0169	
Mark A Mitchell		5330 Wood Hall	907-223-5377	
Mandy Wiese		5050 Curran Cir	907-230-9037	
Linda Mitchell		7010 Potter Heights Dr	907-230-8101	

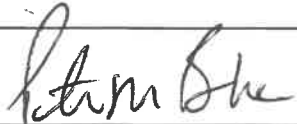


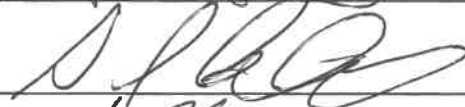

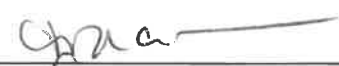
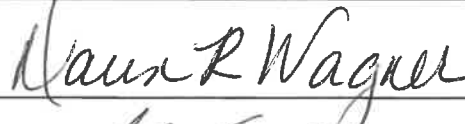



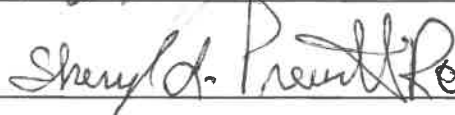
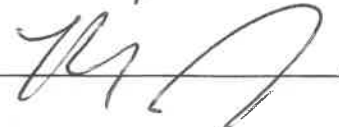
Anchorage Wine House

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Paul Wilkins		6100 E 142nd, 99516	907-5766	3/26/22
Jessica Picard		4840 Talus Dr A/A 99516	907-782-8430	3/26/22
Edward Powell		12011 Woodway Circle	907 440 4636	3/26/22
Gary R Griffith		4600 Natrona Avenue 99516	907-229-0481	3-26-22
BARBARA LYON		14941 Old Seward Hwy	516-424-6123	3/27/22
Peter Knop		13331 Cove Cir	907 450 5705	3/28
Kelsey Simmons		140 DUNN DR.	907 760 1079	3/28
Rosie Stauffer		P.O. Box 112461	907 301 7029	3/28
Lesa Beckman		16375 Sandberg	907 550 9151	3-28
Camila Frost		12901 Mission Circle	775 401 1393	
Natasha Lamy		3315 Morgan Loop Anch 99514		
Brennon Knecht		3315 Morgan Loop	AMCO Received 6/16/22	3/28

Anchorage Wine House










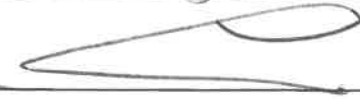
Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
PETER M. BURKE		18000 SPAIN DR.	9073011746	3-29-2022
John McCormick		4101 E 112 Ave	9077484864	3/29/22
Todd Robicheaux		5376 EHLSTAVE	907-338-8816	3/29/22
Sal Addoniso		2461 WINTERCREST	907.301.0256	
Kyle Moore		3240 Spinnaker Dr.	907 320 1103	
Traci Sicich		emerald circle	907 3069951	
Dawn Wagner		3680 Spinnaker	907-244-1227	
Mike Swoboda		7900 PORT ORFORD DR	9072279455	3/30/22
Quillan Ruf		11501 Burr Rd	907 830 6380	
Hannah Ruf		11501 Burr Rd	907-982-7379	
Sheryl Prewitt-Ronan		5931 Beverly Dr.	907-250-1105	
Heather Tipikin		11321 Old Sawmill Hwy	907 509 4633	3/30/22



Anchorage Wine House

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Staci Guller		12560 Tanada Loop Apt. A.	9	4/2/22
Nick Dene		2000 Jarvis Ave	907-330-4174	4-3-22
JERRY BAKER		11601 FIRNLINER DR.	703-501-6445	
DAVID DAB		17211 Kysunay	907-441-4857	
Tim Bradner		950 Coral Lane	907-345-0853	4/5/22
Annelle Jane		7010 POTTER HTS. DR	907-231-1306	4/5/22
John Day		16366 Sandpiper Dr	907-242-0580	
Chris Reed		3930 6th Cir	313-559-3240	
		9601 Sibrof Ln	907-306-0700	
T. Kanytik		/	907-354-3627	
Emerina		12000 Camp St	907-231-5180	
Pete Alexakis		1020 Allison Cir	907-301-3030	
Derrick Braudt		12640 Gwani St	907-301-1622	

AMCO Received 6/16/22

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Anchorage Wine House









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Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Sondra Burgess	S Burgess	18216 Spain Dr.		
John Wabli		15220 Pollock Dr		
John Cooby		116283 Noble Pt Dr		
DANWA MOSEN		3231 Capstan Ct		4/11/22
Carla Van de Rostyne		14760 Prator St	907 9030477	4/11/22
Marieke Heatwole		5200 Huffman	907 230 1529	4/11/22
Michael Heatwole		akheatwole@gmail.com	907 250 4533	4/11/22
Ethan Laufer		10230 Carlson Road	907 223 1697	
NATE BARR		5339 WOOD HALL DR	907-727-1136	
DUDLEY PLAT		940 CORAL LANE	(907)444-6996	
Nicholas W Feldman		11319 Pralovay Drive	907)244-8032	
Suzanne McLAUGHLIN		5800 ALPINE WOODS DR	907-441-7030	

Anchorage Wine House






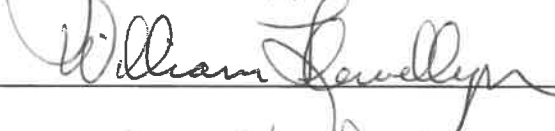
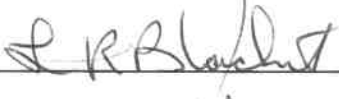





Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
David Ottosen		8101 Oney Circle		
Lisa Anglen		12017 Woodway Circle Anch AK 99526		
Josephine Dyer		2700 Dearmoun Rd ANC, AK 99516		4/13
Cameron Kuhle		" "		4/13
Georgia Rogers		7401 Upper O'Malley		4-114
Paul Severeth		16526 Southcliff Cir ANC AK 99516		4/14/22
Dale Lockman		Anchorage, AK		4/14/22
Evan Sharp		201 Cutwater Ct Anchorage, AK 99516		4/14/22
Cheryl Kontur		3058 Seclusion Cove Dr. Anchorage 99515		04/14/22
Kristin Klingenstein		11712 Clarke Circle 99515		4/15/22
Gary Goodrich		11732 Moose Rd 99510		4/15/22
Chelsea Knight		15943 Bridgeview Dr 99516		4/15/22

AMCO Received 6/16/22

Anchorage Wine House

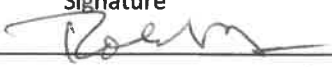




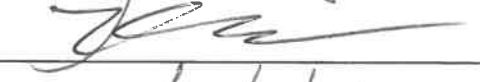




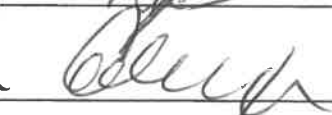


Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Matthew Oberlander		8516 Rebel Ridge Dr.	230 5303	17/April/22
Aimee Robbins		2130 E. 75 <sup>th</sup> Unit B	602-6918	4/18/22
Kristal Offord				4/18/22
JEFF CHILDS		P.O. Box 111406	907-240-7880	4/19/22
Rob Wood		730 Bounty Dr	907-230-0608	4/20/22
WILLIAM LEWELLYN		14081 GREYBULL PLACE	907-306-7855	4-20-22
Larry Blackst		13136-Gulf Circle	907-360-3143	4-21-22
CARSON HONEYCUTT		10637 WASHINGTON CIRCLE	(907) 330-9130	
MARIE-LUISE HONEYCUTT		10637 WASHINGTON CIRCLE	(907) 952-3160	
CONNOR LOCKWOOD		13001 FURZEL LN	(907) 231-9339	4/20/22
Brad Wetter		18704 Snowy Plover Cir	208 791 9698	4/20/22
ETCH ZIPSIN		12350 HUDSON DR	907 952 4273	AMCO Received 6/16/22

Anchorage Wine House

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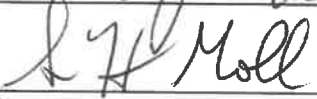


Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Robbie Muir		5800 TRAPPERS TRAIL	907 223 7651	4/22/22
MATT OSTRANDER		6241 Golden Wood Lane	331 8556	4/21/22
Scott Kuebe		801 E 9th Ave T2-11	522-8111	4/22/22
Sam Troop		2011 Lore Rd	801 652 1553	4/22/22
Key Gouwens		11840 Woodbourne Dr.	907-727-9022	4/22/22
Kyle Grodel		13021 Bates Circle	503/929/8684	22 Apr
JENNIFER MCCONNELL		271 Crysta Man Greenwood, AK	907-978-3161	04/22/22
Zac Cole		3421 Lakeshore Dr.	907-346-7983	
Ellen Rose Varus		1331 N Shoreline Drive	907.373.7080.	4.22.22
Dylan Chamberlin		11545 Our Rd	907-764-3271	
Coke Lindemann		5620 E 112th Ave	907 529 0908	
Mary Catherine M. Medina		14791 Buffalo Street	860.204.2430	4/23/22
Melissa Burch		3230 Fennel Ln	AMCO Received 6/16/22	



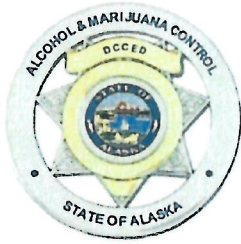
Anchorage Wine House

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Carol J. Fuller		12810 Troy St. Anch.	907 345-3411	4/28/2022
Stanton H. Moll		220 Pacific View Dr, Anch	907 229-7041	4/28/22
Cathy Rebeck		14500 Ferrell <sup>Anch.</sup> C	907-250-4507	4/28/22
Nancy Joseph		300 Galleon Dr	907 345 5360	4/28/22

Petition Against Brown Jug operating a liquor Store at Huffman Park Drive and Industrial Way next to Sonic. There are 4 Liquor Stores 2 Wineries 1 Brewery and 3 licensed Restaurants within walking distance of our neighborhood.

Printed Name	Signature	Address	Phone	Date
Laurie Koberg		13120 Lyman Rd.	907291524	4/24/22
Sara Thomas		PO Box 110224 A/A 99511		4/24/22
Lisa Reiners		5694 Yukon Charlie Loop 99502	9076776000	4-24-22
R. HERNANDEZ		1120 HUFFMAN ROAD STE 24		4-24-2022
K. Ellis		PO Box 224889		4-25-22
Medina GW		14701 Buffalo St.	571499-1246	4/26/22
K. Banks		8039 Seaview St Anch AK	907.350-0205	4/26/22
Harriet Harvey		13201 BARBER LHI	(907) 519-9913	4/26/22
Scott Dooler		13001 Elm St	747-227-0721	4/26/22
Vicki H Schuh		10000 Cobra St	907-301-4921	
Rod Schuh		P.O. Box 6 Anch, AK	907-244-6146	
Christi Moyer		n/c	443-545-6418	
DONNA HUFFMAN		3848 E. 14th Avenue		AMCO Received 6/16/22



Alaska Alcoholic Beverage Control Board

# Form AB-01: Transfer License Application

**What is this form?**

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04** of **Alaska Statutes** and **Chapter 304** of the **Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

## Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Liquor Stores USA North Inc.	License #:	1561		
License Type:	Package Store	Statutory Reference:	AS04.11.150		
Doing Business As:	Brown Jug				
Premises Address:	No Premise				
City:	Anchorage	State:	AK	ZIP:	
Local Governing Body:	Municipality of Anchorage				

**Transfer Type:**

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	100356130
Board Meeting Date:		License Years:	22-23
Issue Date:		BRE:	KRS





Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 2 – Transferee Information**

Enter information for the *new* applicant and/or location seeking to be licensed.

Licensee:	Liquor Stores USA North Inc.				
Doing Business As:	Brown Jug				
Premises Address:	1160 Huffman Park Drive, Unit B				
City:	Anchorage	State:	AK	ZIP:	99515
Community Council:	Old Seward/Oceanview				

Mailing Address:	3909 Arctic Blvd., Suite 500				
City:	Anchorage	State:	AK	ZIP:	99503

Designated Licensee:	Robert Matthew Thorpe				
Contact Phone:	907.222.9550	Business Phone:	907.222.9550		
Contact Email:	mthorpe@afognak.com				

Seasonal License?    Yes     No     If "Yes", write your six-month operating period: \_\_\_\_\_

**Section 3 – Premises Information**

Premises to be licensed is:

an existing facility     a new building     a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

Willard L. Bowman Elementary, 0.9 miles

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

RCCG Anchor Of Nations, 1120 Huffman Rd Unit 3, Anchorage, AK 99515, .3 miles





Alaska Alcoholic Beverage Control Board  
**Form AB-01: Transfer License Application**

**Section 4 – Sole Proprietor Ownership Information**

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.  
 If more space is needed, please attach a separate sheet with the required information.  
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:  applicant  affiliate

Name:	N/A				
Address:					
City:		State:		ZIP:	

This individual is an:  applicant  affiliate

Name:	N/A				
Address:					
City:		State:		ZIP:	

**Section 5 – Entity Ownership Information**

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.  
 If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Robert Matthew Thorpe				
Title(s):	President	Phone:	907.222.9550	% Owned:	0
Address:	3909 Arctic Blvd., Suite 500				
City:	Anchorage	State:	AK	ZIP:	99503



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

Entity Official:	Ana Benjamin Fisk				
Title(s):	Secretary	Phone:	907.222.9564	% Owned:	0
Address:	3909 Arctic Blvd., Suite 500				
City:	Anchorage	State:	AK	ZIP:	99503

Entity Official:	Michelle R. Spratt				
Title(s):	Treasurer	Phone:	907.222.9564	% Owned:	0
Address:	3909 Arctic Blvd., Suite 500				
City:	Anchorage	State:	AK	ZIP:	99503

Entity Official:	Afognak Commercial Group, LLC				
Title(s):	Shareholder	Phone:	907.222.9564	% Owned:	100
Address:	3909 Arctic Blvd., Suite 500				
City:	Anchorage	State:	AK	ZIP:	99503

**(SEE ATTACHED FOR DIRECTORS)**

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	118060	AK Formed Date:	8/27/2008	Home State:	Nevada
Registered Agent:	Amy J. Shimek	Agent's Phone:	907.222.9564		
Agent's Mailing Address:	3909 Arctic Blvd., Suite 500				
City:	Anchorage	State:	AK	ZIP:	99503

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

ALASKA ALCOHOLIC BEVERAGE CONTROL

Form AB-01: Transfer License Application (Supplement)

Section 5 – Entity Ownership Information (con't)

<b>Entity Official:</b>	Gregory Dale Hambright				
<b>Title(s):</b>	Affiliate, Director	<b>Phone:</b>	907.222.9564	<b>% Owned:</b>	0
<b>Address:</b>	3909 Arctic Blvd., Suite 500				
<b>City:</b>	Anchorage	<b>State:</b>	AK	<b>Zip:</b>	99503

<b>Entity Official:</b>	Kathleen Estelle Villars				
<b>Title(s):</b>	Affiliate, Director	<b>Phone:</b>	907.222.9564	<b>% Owned:</b>	0
<b>Address:</b>	3909 Arctic Blvd., Suite 500				
<b>City:</b>	Anchorage	<b>State:</b>	AK	<b>Zip:</b>	99503







Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 6 – Other Licenses**

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

SEE ATTACHED EXHIBIT A

**Section 7 – Authorization**

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Susan Johnson, Claire Mitchell, Nealy Evans, Susannah Fitch, and Steel Rives LLP staff are authorized for licensing and compliance matters.



License Number	DBA	License Type	City	Borough	Community Council	Street Address
114	Brown Jug-Spenard	Package Store	Anchorage, Muni. of	Anchorage	Spenard	3900 Spenard Road
162	Brown Jug - Eagle River	Package Store	Anchorage, Muni. of	Anchorage	Eagle River	11221 Old Glenn Highway
169	Brown Jug-Bragaw	Package Store	Anchorage, Muni. of	Anchorage	Russian Jack	1555 S Bragaw
322	Brown Jug	Package Store	Anchorage, Muni. of	Anchorage	Bayshore/Klatt	9200 Old Seward Hwy
395	Brown Jug-Fireweed	Package Store	Anchorage, Muni. of	Anchorage	North Star	525 W Fireweed Lane
613	Brown Jug	Package Store	Wasilla	Matanuska-Susitna Borough		509 W Parks Highway
686	Brown Jug - Whaler	Package Store	Anchorage, Muni. of	Anchorage	Northeast	7927 Peck Avenue
759	Brown Jug-Mountain View	Package Store	Anchorage, Muni. of	Anchorage	Mountain View	119 S. Klevin Street
1072	Brown Jug-Minnesota	Package Store	Anchorage, Muni. of	Anchorage	Spenard	3727 Spenard Road
1174	Brown Jug-Tudor	Package Store	Anchorage, Muni. of	Anchorage	University Area	3561 E Tudor Road Suites 1 and 10
1410	Brown Jug - Wasilla	Package Store	Wasilla	Matanuska-Susitna Borough	n/a	1350 S Seward Meridian Parkway
1461	Brown Jug Warehouse	Package Store	Anchorage, Muni. of	Anchorage	Midtown	4140 Old Seward Hwy
1561	Brown Jug	Package Store	Anchorage, Muni. of	Anchorage	N/A	No Premises
1941	Brown Jug-Independence Park	Package Store	Anchorage, Muni. of	Anchorage	Abbott Loop	2101 Abbott Loop Road
1967	Brown Jug-Northern Lights	Package Store	Anchorage, Muni. of	Anchorage	University Area	5400 E Northern Lights Blvd
3322	Brown Jug Fine Wine, Spirits and Beer	Package Store	Anchorage, Muni. of	Anchorage	Downtown	930 W 5th Avenue
4069	Brown Jug - College Mall	Package Store	Anchorage, Muni. of	Anchorage	Rogers Park	Suite A 2220 E Northern Lights Blvd
4076	Brown Jug - Fairbanks	Package Store	Fairbanks	Fairbanks North Star Borough		559 Harold Bentley Avenue
4453	Brown Jug #670	Package Store	Wasilla	Matanuska-Susitna Borough	n/a	2451 E Sun Mountain Village Drive
4520	Brown Jug / Northern Lights at Spenard	Package Store	Anchorage, Muni. of	Anchorage	Spenard	1203 W Northern Lights Blvd
4558	Brown Jug	Package Store	Anchorage, Muni. of	Anchorage	Northeast	1106 N Muldoon Road #110
4775	Brown Jug - Dimond & Victor	Package Store	Anchorage, Muni. of	Anchorage	Sand Lake	2203 W Dimond Blvd
5045	Brown Jug	Package Store	Anchorage, Muni. of	Anchorage		No Premises





Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 8 – Transferor Certifications**

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Signature of transferor

**Robert Matthew Thorpe**

Printed name of transferor

Subscribed and sworn to before me this 7<sup>th</sup> day of March, 2022.



Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: January 20, 2026

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature of Notary Public

Notary Public in and for the State of \_\_\_\_\_.

My commission expires: \_\_\_\_\_





# Alaska Alcoholic Beverage Control Board Form AB-01: Transfer License Application

## Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.



I certify that all proposed licensees have been listed with the Division of Corporations.



I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.



I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.



I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.



As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

Signature of transferee

**Robert Matthew Thorpe**

Printed name

Subscribed and sworn to before me this 7<sup>th</sup> day of March, 2022.



Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: January 20, 2026



## Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

### What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

**The second page of this form is not required.** Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

**This form must be completed and submitted to AMCO's main office before any license application will be considered complete.**

Yes      No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Liquor Stores USA North Inc.	License Number:	1561		
License Type:	Package Store				
Doing Business As:	Brown Jug				
Premises Address:	1160 Huffman Park Drive, Unit B				
City:	Anchorage	State:	AK	ZIP:	99515





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

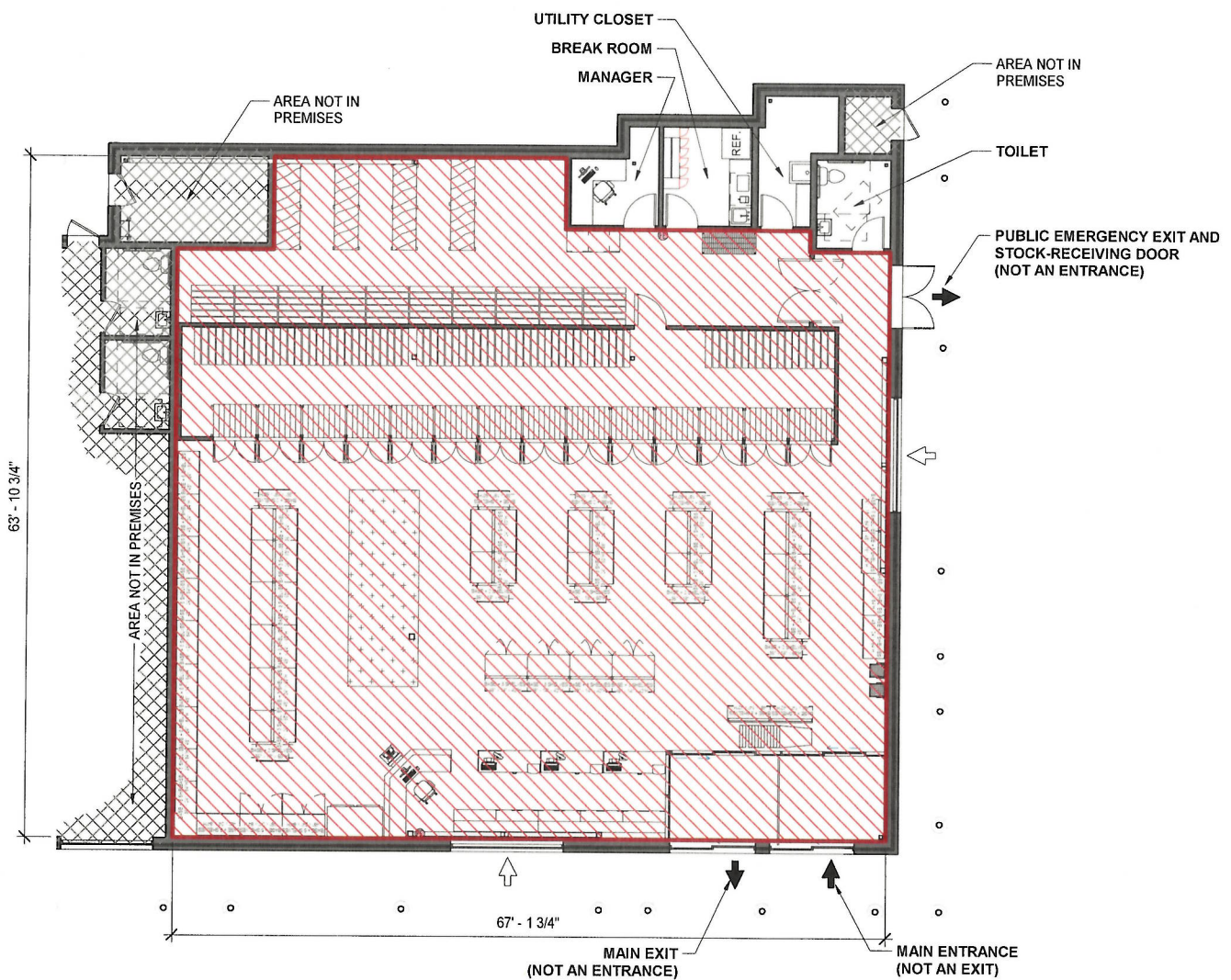
## Form AB-02: Premises Diagram

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### Section 2 – Detailed Premises Diagram

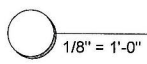
Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

**See attached**



HATCHING INDICATES AREAS DESIGNATED FOR SALE OR STORAGE OF ALCOHOLIC BEVERAGES = 3,993 SF  
 THERE WILL BE NO SALE OR STORAGE OF ALCOHOLIC BEVERAGES OUTSIDE OF THIS AREA

NOTE: THERE WILL BE NO SAMPLING OR SERVICE OF ALCOHOLIC BEVERAGES ON PREMISES.



LICENSEE:	AFOGNAK COMMERCIAL GROUP
DOING BUSINESS AS:	BROWN JUG
PREMISES ADDRESS:	INDUSTRY WAY
CITY:	ANCHORAGE
STATE:	ALASKA
ZIP:	99515

PREMISES LEGEND	
	PROJECT EXTERIOR DOOR
	PROJECT EXTERIOR WINDOW
	HATCHING INDICATES AREAS DESIGNATED FOR SALE OR STORAGE OF ALCOHOLIC BEVERAGES
	INDICATES AREA NOT IN PREMISES

DRAWINGS AT 8.5x11 ARE 1/2 SCALE INDICATED  
 AMCO Received 3/21/22

Final Project #  
2021-1-04  
Project Name  
05-15-2021  
Release Date  
03-28-2022  
Revision  
REVISION 6

Copyright 2021 Faulkenberry & Associates, Inc.

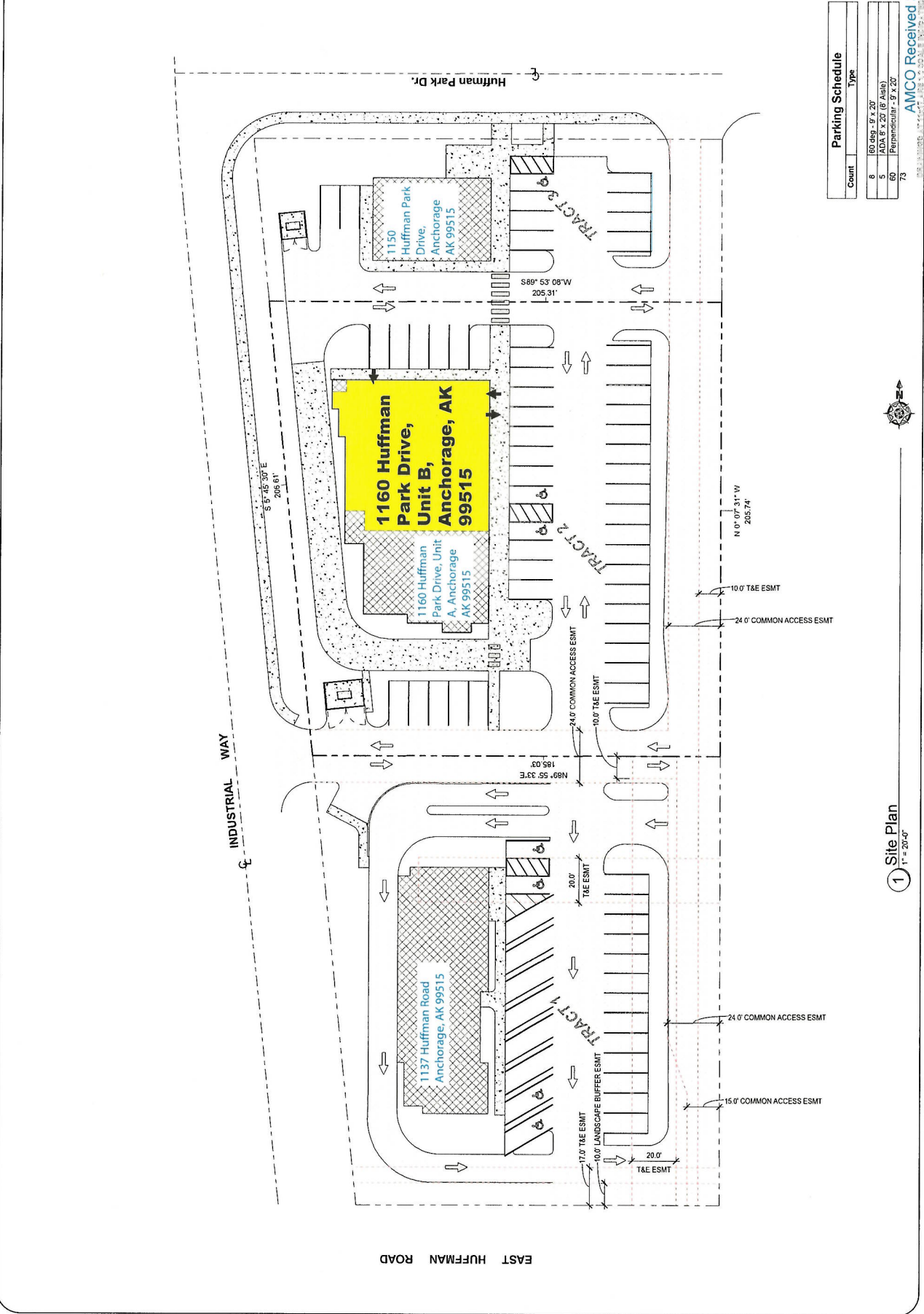
**PRELIMINARY**

FAULKENBERRY & ASSOCIATES, INC.  
ARCHITECTS  
1000 1st Avenue, Anchorage, Alaska 99501-3000  
Phone: (907) 272-9133  
Fax: (907) 272-9133



Permit #  
BROWN JUG - HUFFMAN COMMONS  
Tenant Improvement  
TRACT 2  
Address TRD  
Huffman Commons Subdivision  
Anchorage, Alaska

Project Name  
Site Plan  
AMCO Received 3/17/22 A1.1



Count	Type
6	60 deg - 9' x 20'
5	ADA 9' x 20' (6' Aisle)
60	Perpendicular - 9' x 20'
73	



1 Site Plan  
1" = 20'-0"