



On behalf of:

Alyeska Resort c/o Nick Cheveldave, Director of Project Management
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P.O. Box 249 (Physical: 1000 Arlberg Ave)
Girdwood, AK 99587

7 February 2022

Mr. Dave Whitfield, Planning Manager
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

SUBJECT: Alyeska Employee Housing II
Development Master Plan

Dear Mr. Whitfield:

Z Architects is submitting a development master plan review application package, per AMC 21.09.030.F, for the Alyeska Employee Housing II to be located on Fragment Lots 4, 5, and 7 (075-041-39-000, 075-041-40-000, 075-041-42-000) located within Tract B, Alyeska Subdivision Prince Addition in Girdwood, Alaska.

Sixty-five percent design drawings including site and grading plan, floor plans, building elevations, renderings, and a landscape plan have been provided as part of this Development Master Plan. However, the plans may change slightly as the designs are further developed. The drawings will be finalized and submitted for a Land Use permit for summer 2022 construction.

It is our understanding that the project will be placed on the 4 April 2022 Planning and Zoning Commission agenda. If this is not the case, please let us know immediately.

If you have any questions or require additional information, please contact me at 907-783-1090 or marco@zarch-ak.com. Thank you.

Sincerely,
Z Architects, LLC

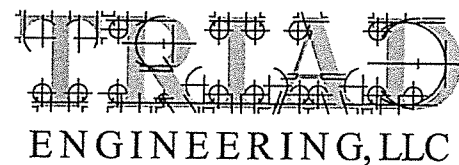
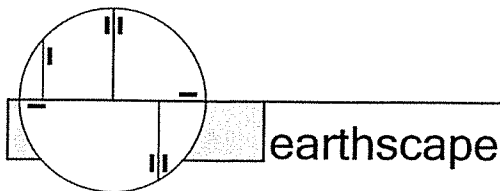
Marco Zaccaro

Attachments: As stated.



ALYESKA RESORT EMPLOYEE HOUSING II DEVELOPMENT MASTER PLAN

7 FEBRUARY 2022





21-25 Alyeska Employee Housing II Development Master Plan Application

Table of Attachments

1. Development Master Plan Narrative
2. Alyeska Resort Design Guidelines
3. Parking Calculation Table
4. Preliminary Drainage Impact Analysis
5. Authorization to Represent
6. LUC 11 October 2021 agenda
7. LUC 11 October 2021 minutes
8. GBOS 18 October 2021 agenda
9. GBOS 18 October 2021 minutes
10. Property cards
11. ZBEA Resolution No. 87-040
12. FEMA Panel 020051576D
13. POA-2021-00514 USACE Jurisdictional Determination
14. Zoning Map
15. Site Lighting Plan
16. Drawing Set, Schematic Design, Dated 12.06.2021

Alyeska Employee Housing
Development Master Plan Narrative
February 2022

Request for Approval

We are requesting a Development Master Plan Approval for the development of the Alyeska Employee Housing located on Tract B, Alyeska Prince Addition Subdivision in Girdwood Alaska. Please see the narrative below and the attached plans for more information.

Introduction

The project is located on Fragment Lots 4, 5, and 7 located within Tract B, Alyeska Subdivision Prince Addition in Girdwood, Alaska. The Girdwood valley is in the traditional lands of the Upper Inlet Dena'ina. The land comprising Alyeska Resort, which is located approximately 40 miles south of Anchorage, includes approximately 379 acres of private lands and approximately 1,180 acres of leased land from the State of Alaska Department of Natural Resources. In 2001, the Girdwood Commercial Areas and Transportation Master Plan was developed to assist in guiding development in the Girdwood area. In addition to the 2001 master plan, Alyeska Resort Development, LLC also prepared an Area Master Plan in 2007, which included high density residential and resort commercial development for the resort area, which includes Tract B.

Upon purchase of Alyeska Resort, Pomeroy Lodging has shown their commitment to the community through housing development and creating new jobs through the construction of the Nordic day spa. Pomeroy Lodging has over 65 years' experience owning and operating hotels within Canada and the United States. Pomeroy Lodging is proposing the construction of a 38,226 square foot, 71-unit Employee Housing building to expand upon and improve existing employee housing. Housing continues to be a significant obstacle to employee retention for Girdwood businesses, including Alyeska. The intent of the project is to provide employees more housing options, and reduce pressure on the housing market in Girdwood.

The Alyeska Employee Housing will include a mix of unit layouts and sizes to accommodate multiple resident types. There will be mostly studio units, and some one-bedroom units as well. Each unit will have access to a storage locker, and the building will include areas for indoor bike storage.

The purpose of the Development Master Plan is to provide a clearly articulated vision for the character, layout, and design of the new Alyeska Employee Housing in accordance with both the Area Master Plan and MOA Girdwood Land Use Regulations AMC 21.09, while also complying with the requirements of AMC 21.09.030F. Development Master Planning.

Community Meeting

Representatives with Alyeska Resort and Z Architects presented the project to the Girdwood Land Use Committee (LUC) on 11 October 2021 and the Girdwood Board of Supervisors (GBOS) on 18 October 2021. The 11 October meeting served as the community meeting, and notices were mailed more than 21 days before. The MOA provided the mailing list. The submittal of this application occurs prior to the 8 February 2022 deadline for the Planning and Zoning Commission hearing on 4 April 2022. The project team anticipate presenting to the LUC and GBOS on 14 March 2022 and 21 March 2022 respectively, requesting a letter of support.

Attendees to the previous meetings supported the project and saw this as a welcomed addition to the community (see appended meeting minutes).

Preapplication Conference

Representatives of Z Architects, Triad Engineering, and Earthscape presented the project at a Preapplication Conference to review agencies including the Municipality of Anchorage Planning Department on 16 November 2021. The Planning Department organized the meeting and was responsible for inviting participants. The meeting minutes are in an appendix.

Conformance with Municipality of Anchorage Title 21.09.030F Development Master Plan

A. Submittal Requirements:

A. Lot Description

The legal description, acreage, and boundaries of the proposed petition area, an explanation of boundary delineation, pursuant to subsection 21.09.030C, if applicable.

The Development Master Plan area is Tract B. The project area is approximately 19 acres and is located on the south side of Arlberg Ave across from the Hotel. The new building will be immediately adjacent to the existing employee housing building. Building footprint is approximately 12,000 sf of the project area.

The project site is zoned GRST-2, New Base Resort. The HLB parcel to the north (Tract I, Alyeska Subdivision Prince Addition) is zoned GRR. The MOA Parks and Recreation parcel to the south and west (Tract H, Alyeska Subdivision Prince Addition) called Moose Meadow Park is zoned GIP. The Tract across Arlberg Ave, containing the hotel, Nordic Spa, and tram terminal, has GRST-2 zoning.

B. Existing Site Plan

A site plan of any existing development, including buildings, roads, utilities, drainage systems, trails, and a general description of existing vegetation.

See sheet A0.1 for existing site plan. Tract B currently has several land uses. There is a parking area (F) on the south portion of the tract and a circulation aisle separates the parking area from the building location. Other uses include a chapel, existing employee housing building, helipad, and storage yard. There is also a transit stop in the eastern portion of the site.

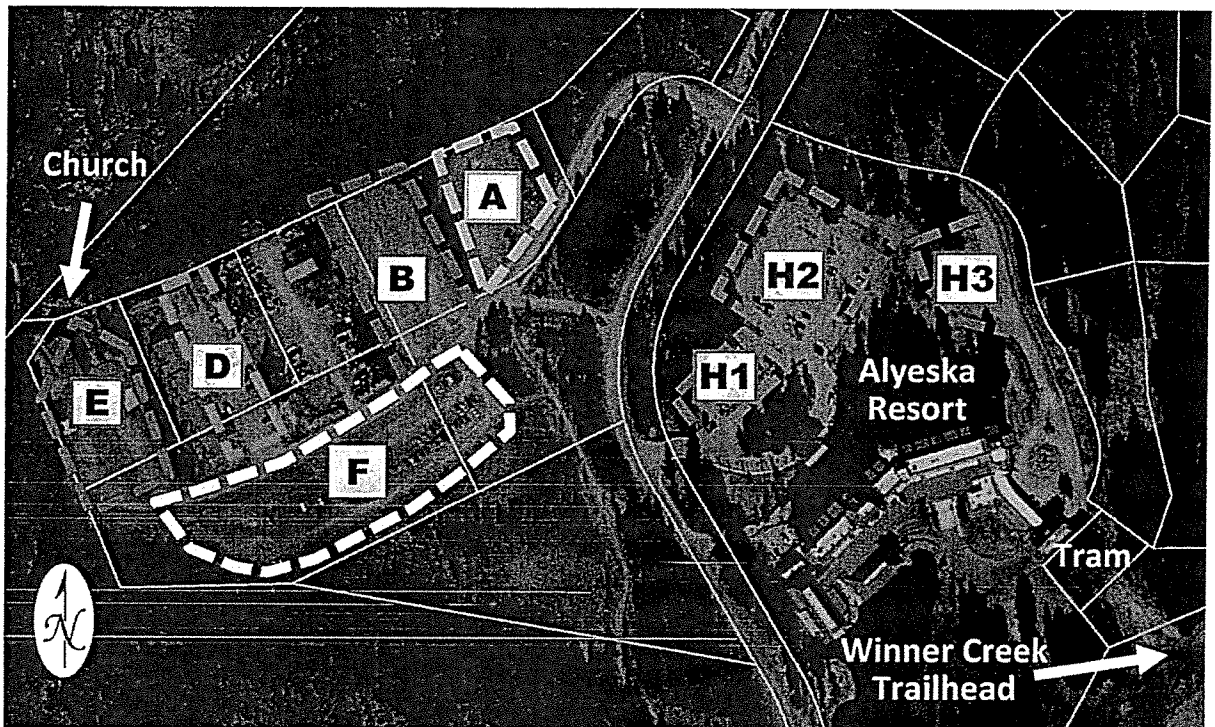
Alyeska currently has 673 parking spaces in their parking lots adjacent to the hotel that serve their 304 hotel rooms, spa, tram, restaurants, and trail access. For construction of the Alyeska Nordic Spa, DOWL conducted a parking study to evaluate existing parking conditions at these lots, including available parking spaces and current utilization.

In addition to the parking area adjacent to the hotel, the day skier base area by the Alyeska Resort Daylodge has approximately 900 to 1,000 parking spaces. The Daylodge base area is the primary parking area used by non-hotel skiers because it has significantly greater uphill lift capacity that has been further enhanced by the upgrade to high-speed detachable quad-chairs. The physical connection of the ski terrain with the development of Chair 7 allows skiers to easily go between the day skier base area and the hotel base, allowing skiers to access all the ski facilities from the Daylodge and eliminating the need for them to park at the hotel.

Alyeska Resort also increased their parking near the base of Chair 3 by adding a parking lot with 42 spaces after the old Nugget Inn was demolished. In addition, the recent extension of Arlberg Road added approximately 20 parking spaces at the end of the road, which provides year-round parking for cross country skiers and trail users. Together, all these parking areas result in total Alyeska Resort parking of approximately 1,700 spaces. Furthermore, Alyeska helped to establish and continues to support Glacier Valley Transit, which is a fare-free, intra-Girdwood shuttle that assists in reducing the local residents' need to use their personal vehicles to access the day lodge and hotel.

Alyeska's existing parking lots adjacent to the hotel and tram are shown in the figure below and include six main areas, with Area H divided into three sections. The parking lot naming convention used for analysis and discussion in this plan is consistent with

that used by Alyeska staff. Areas B and H3 are restricted for valet and VIP parking, respectively. Otherwise, the remaining areas are open for patron and guest use.



Existing Parking Configuration

Parking counts were performed for all six parking areas on June 28-30, 2019 (Friday, Saturday, and Sunday) during the primary proposed spa hours. The Sunday count experienced the greatest parking lot uses, with a peak hour at 1 p.m. when there were 355 parking vehicles, which is approximately 58% occupancy. A parking lot is considered at capacity when the parking lot occupancy reaches 90% or greater.

Along with the parking count data that was collected, the Municipal code required parking was also evaluated. The table below provides a summary of the current uses, proposed uses, and required parking. As shown, the addition of the Nordic Day Spa will increase the required parking to 676 spaces, which is three greater than the 673 spaces that are currently provided.

Use Category	Minimum Spaces Required per Unit	Current Uses		Proposed Uses	
		Units	Required Spaces	Units	Required Spaces
Hotel	0.9 parking spaces per room plus 1 per 4 persons in meeting rooms based on maximum occupancy provisions of AMC Title 23	304 rooms, 670 persons in meeting rooms	273.6 167.5 441.1	307 rooms 670 persons in meeting rooms	276.3 167.5 443.8
General personal services (Spa)	1 per 400 gsf	1,200 gsf	3.0	16,170 gsf	40.4
Restaurant	1 per 100 gsf and outdoor seating	Seven Glaciers: 3,283 SF Bore Tide: 4,800 SF	32.8 48.0 80.8	Seven Glaciers: 3,283 SF Bore Tide: 4,800 SF Nordic Day Spa Bistro: 3,155	32.8 48.0 31.6 112.4
Employee Housing	1.5 per 2-bedroom unit plus 0.25 overflow 2.5 per 4-bedroom unit plus 0.20 overflow 0.1 guest parking spaces for	17 units (2-bedroom) 7 units (4-bedroom)	25.5 4.3 17.5 1.4	17 units (2-bedroom) 7 units (4-bedroom)	25.5 4.3 17.5 1.4

	each multifamily dwelling unit		2.4		2.4
			51.1		51.1
Chapel	1 per 5 persons in principal assembly area based on maximum occupancy provisions of AMC Title 23	138 maximum occupancy	27.6	138 maximum occupancy	27.6
TOTAL			608		676

Although the new Nordic Day Spa increased the code required parking, based on the parking study, the current available parking is adequate to meet the existing and proposed uses at the site. (Excerpted from the DOWL 2019 traffic study).

There is a parking agreement for use of Tract B for parking for uses on Tract A, including the hotel. This plan anticipates using the remaining excess parking on Tract B to provide most of the required parking spaces for the proposed building. However, modification of this parking agreement, or a new parking agreement, may be necessary.

Most of Tract B is a parking area served with a private road, Northface Dr. The site plan also shows the existing trail system on Tract B. There is a soft-surface social recreation trail that follows the utility easements. A paved trail parallels Arlberg Ave for the entire length of Tract B, and continues out to the end of the road. There are several utilities sharing a corridor that crosses Tract B in a straight line from the chapel to the hotel. The existing parking areas have lighting that exceeds IES levels. Most drainage flows toward the north, and parking area runoff is directed into vegetative strips. These act to filter the runoff before it enters the wetlands area on Tract I. Existing vegetation is endemic flora with woody plants and varied ground covers. Some areas of Tract B are wetlands. The area of the proposed building—between developed parking areas C and D—includes old-growth trees and new shrub and groundcover growth.

C. Site Topography

The topography of the petition area, with contours lines shown at intervals of four feet or less, including any unique natural or historical features.

Tract B has a gradual slope towards the north, but has consistent grades throughout the site. The property line between Tracts B and I generally follows the top of a steep bank, but site work associated with this project is unlikely to disturb this area. There are no known historic features on the property, and ground disturbance is unlikely to yield any archeological features because of prior disturbance. The Girdwood area is within the traditional lands of the Upper Inlet Dena'ina, and Tribal consultation will occur if construction does identify historic features.

D. Existing Streams and Waterbodies

The location of existing streams, water bodies, wetlands, drainage courses, and flood plains, and proposed changes to such features.

There are wetlands and streams in the project area. However, FEMA mapping for the area designates it as Zone X, which indicates areas determined to be outside the 0.2% annual chance flood. The stream setbacks do not impact Tract B in the area of the new building. There are mapped and jurisdictional wetlands in the project area.

E. Grading Plan

A grading plan and detailed study of existing and proposed drainage, using baseline climatic and environmental data that reflects Girdwood conditions.

The Alyeska Master Plan Drainage Study was prepared by DOWL in August 2008, which included Tract B. The object of the study was to determine runoff quantities and peak flows for the 2, 10, 25, 50, and 100-year storms for the planned development. The project site is located within Basin 9. At the time of the report, Basin 9 included an existing parking area, employee housing building, chapel, and maintenance building, all of which remain. Basin 9 is 20.34 acres in size and is between Mystery Creek and South Fork Moose Meadow Creek. "With increased precipitation and runoff, the area drains west primarily to Mystery Creek just upstream of where Mystery Creek joins with North Fork Moose Meadow Creek" (p. 18). Drainage is primarily surface flow.

The proposed development for Employee Housing will disturb approximately 0.65 acres of vegetated ground cover. The Anchorage Stormwater Manual (ASM) classifies this level of disturbance as a Medium Project which must meet the following requirements: Water Quality Treatment; Extended Detention; Conveyance; Operation and Management Plan; Drainage Certification Form; and Wetland Compliance.

The completed improvements will follow the existing topography to the extents possible to maintain existing drainage pathways and use new landscaped areas to meet the water quality treatment objective. Other stormwater controls that may be considered to meet the Water Quality and Detention objectives are: vegetative swales, filter strips, natural vegetation retention, landscaped depressions, and dry ponds.

F. Proposed Site Plan

A proposed site plan, showing roads, trails, building locations and uses, parking lots, open space, and any other proposed development. The site plan shall include the total number and type of dwelling units, and the total combined floor area of commercial and industrial uses.

See sheet A0.2 for proposed site plan. The only development changes that are proposed are the addition of a building between parking areas C and D, redesigned parking area in area D, and the recreation of the vegetative swale north of the proposed building in area C. Site lighting is existing and provides adequate illumination levels. The total number of dwelling units on Tract B will be 95 mixed units of either studio, or 1-bedroom design. The Tract will contain 64,945 sf of combined floor area of commercial and industrial uses.

G. Landscape Plan

A landscape plan, including vegetation retention areas.

See sheet L1.0 for proposed landscape plan. The setbacks adjacent to Tracts H and I are retained as natural vegetation except in areas crossed by trails and roads. The design proposes relocation of the existing vegetative strip north of the building. Most of the meadow area on Fragment Lot 9 is also retained as natural vegetation. The parking in area B contains a landscaped bed that separates parking spaces.

H. Building Design

Floor plans, building elevations, and renderings for all buildings.

See architectural drawings. The proposed building has three levels of residential units and basement storage. Design drawings of existing buildings not provided in this proposal.

I. Road Cross-Sections

Road cross-sections.

See civil drawings. Section drawings provided through parking area D.

J. Other Development Details

Details of any other development proposed.

See Landscape drawings.

K. Schedule

An implementation schedule.

- Spring 2022: Approval of Development Master Plan and Area Master Plan Modification.
- Summer 2022 through 2029: Building and site improvement construction. Construction will take roughly one calendar year to complete. However, changes in market demands, material and labor availability, and other unforeseen factors may delay groundbreaking from Summer 2022.
- Fall 2022 through 2030: Fragment Lot Site Plan submitted for approval.
- Spring 2023 through 2030: Building approved for occupancy.
- Development Master Plan will be fully implemented by 2030.

B. Development and Design Standards

The development master plan shall establish specific circulation systems; land uses; site dimensional, design, and development standards; and building design standards for its development areas. These elements may set different development standards than those found in title 21 including sections 21.09.060, 21.09.070, and 21.09.080. The development master plan shall list the specific sections of title 21 for which different standards are to be established. Where different standards are approved in the development master plan, those standards shall be applied instead of the corresponding standards in title 21.

This section details the code standards this plan modifies, subject to approval. Each code reference includes its Anchorage Municipal Code citation, title, and text. This DMP proposes only one alternative to a code standard. Other items noted as INFORMATION indicate largely procedural actions that this DMP includes, triggers, or supplants. At the end of each bullet, a commentary section provides greater clarity to the proposed alternative and offers justification. For ease of review, the citations start in Chapter 9, Girdwood Land Use Code, and then continue with pertinent sections from the remainder of Title 21.

- 21.09.030E.6.a. [Area Master Plan] Modification without Public Hearing:
 - *By request of the applicant or subsequent landowner, an approved area master plan may be modified by the planning and zoning commission, without a public hearing, if the modification proposes: [...] ii. Changes of 10% or less to number of dwelling units or the total combined floor area of commercial and industrial uses; [...]*
 - INFORMATION: Project proposes 71 residential units. Alyeska Resort Master Plan, an Area Master Plan, includes 1,377 residential units. Ten percent of this would be 137 units. Providing 71 units in this development would leave 66 possible additional residential units before requiring a public hearing.
 - Commentary: This project involves a request for modifying the Alyeska Resort Master Plan. Increasing the number of dwelling units with this development is not a 10% increase and does not trigger a public hearing. This is an informational citation but the action will require administrative approval from the Planning Department.
- 21.09.050A.5. Table 21.09-2:
 - *Dwelling, multiple-family: Administrative Site Plan Review. See 21.09.050B.2.b. and 21.09.080E.*
 - INFORMATION: Proposed development will increase residential density to 5.6 DUA, which would require an Administrative Site Plan Review. Per 21.09.040E.2.b.iii.(B)(4), DMP exempts the project from this requirement, unless required as a condition of approval.
 - Commentary: A Development Master Plan provides greater public input than an Administrative Site Plan Review. This provides community members the chance to voice concerns or wishes about a certain development. The DMP proposes alternative standards than in code and

the Planning Department reviews the development with compliance with these and those in code. Conducting an Administrative Site Plan Review would be duplicative to a DMP.

- 21.09.050B.2.b.ii. Use-Specific Standards:
 - *Children's play space: Multiple-family projects of more than ten dwelling units shall provide a play space of at least 1,000 square feet.*
 - ALTERNATIVE: See plans for adult training rooms. Indoor weight and exercise room provided.
 - Commentary: Most of the units of the building are single- or couple-occupancy studio units. As a result, few, if any, of the residents of the Employee Housing will have children and design and construction of play areas specific to children will not benefit residents. To meet the intent of the code standard and to anticipate future occupancies of the building, this DMP proposes that exercise rooms provided on the ground floor of the building serve an equivalent function. These rooms will give residents the chance to exercise and commune the same way children would in a playground.

Additionally, the project site is adjacent to an open tract of land with easy access to Moose Meadow Park and nearby trails. These wild lands currently service the recreational needs of area families and children. This precedent provides justification for the proposed trail connection that will provide building residents of all ages, including any children, access to Tract I and the wilderness beyond. Children will be able to play in the landscaped areas and adjacent woods and meadows and learn to appreciate nature. This meets the code standard.

- 21.03.200C.8. Procedure When Final Plat Corresponds to Preliminary Plat as Approved
 - *i. A hearing on the final plat shall not be required when such plat essentially conforms to the preliminary plat approved by the platting board. The final plat shall, in addition, meet all conditions imposed by the board in approving the preliminary plat. [...]*
 - INFORMATION: Fragment Lot Site Plan requires updating for final CO. An updated Fragment Lot Site Plan will be presented to platting officer. This

will be independent from but may be a condition to Land Use Permit or Development Master Plan approval.

- Commentary: This project will require an updated Fragment Lot Site Plan. This updated site plan will be necessary for occupancy of the proposed building, and will be subject to review from the platting officer under the procedures of a Final Plat. This is an informational citation.

C. Approval Criteria

General Design Objectives:

The employee housing building typology usually emphasizes utility and density over aesthetics and comfort. Atypically, this project provides large units more akin to apartment living with multiple rooms, full kitchens, and storage areas. The intended occupants of the building are mid-level employees like sous-chefs. These individuals are looking for better accommodations than the dorm-like living areas of the existing building. Each unit has a secure storage locker for outdoor gear and residents have access to community gear storage in the basement. Even with low wages the employees of Alyeska participate in the same activities that make Girdwood a year-round recreational destination. Designated spaces provide the residents with areas for their bikes, skis, and other gear. The Girdwood Land Use Code and the Alyeska Resort Design Guidelines place strong emphasis on building design and aesthetics with the intent to create a strong sense of place through building form, materials, and color. The proposed design aims to meet and exceed these expectations. Building materials will be durable and the colors will match those on existing buildings in Girdwood.

The site design will be minimal but will tie the building to the landscape and immediate locations. A trail connection will provide residents access to nearby recreational trails and areas. The vegetative buffer between the building and the maintenance yard will provide privacy and deflect sounds while maintaining the existing drainage patterns.

a. Planning Objective and Design Considerations

The development master plan substantially conforms to the principles and objectives of the Girdwood Area Plan, any approved neighborhood, district, or area plans, and the general purposes of this chapter, as stated in section 21.09.010

Girdwood Area Plan

The GAP identifies four primary goals, two of which pertain to the project. The proposed project meets these:

1. Perpetuate Girdwood's small-town atmosphere: "situate multi-family housing in dispersed pockets with higher density development located within the resort areas". This multifamily building is in the resort area, instead of near residential neighborhoods.
2. Preserve Girdwood's Natural Environment: "Avoid placement of buildings intended for human occupancy in natural hazard area". The project site is outside of avalanche hazard areas and flood hazard areas.

The GAP also indicates specific guidance for Resort land use areas. "Any proposal for resort development will have to address the social, environmental, and economic effects such development will have on the community and valley as a whole". The additional housing units Alyeska Employee Housing provides will benefit the community in economic and social ways. The residents will frequent Girdwood restaurants and businesses. They will recreate on area trails, and add voices to the community. Because the Resort employees come from many diverse backgrounds, the added housing may allow individuals from underrepresented demographics to live in Girdwood. This will improve the community by increasing its social, political, and ethnic diversity. Housing employees in Girdwood also encourages better integration of the Resort staff into the community.

Compliance with codified development requirements will ensure the environmental impact from the project will not harm the area. Landscaped areas around the building will improve the visual appearance and ecological function of the site as well. For these reasons, the project meets the goals of the GAP.

Girdwood Commercial Areas and Transportation Master Plan

The GCATMP identifies community-derived objectives for the New Resort Base Area. However, these all focus on the visitor experience of the Resort. This project will help support expanding resort amenities like the new Nordic Spa and future guest accommodations. The Nordic Spa alone is anticipated to require 40 staff members, many of which will be new hires for the Resort. If development of the New Resort Base continues, this project will allow the operation and maintenance of those facilities.

Alyeska Resort Master Plan

The ARMP provides land use projections and design standards for buildings in its plan area. Tract B is part of the Master Plan Development Area B and contains 19 acres. The plan map (Figure 3.0 in the ARMP) shows a parking area and driveway and trail connections to roads and trails in other areas of the plan, and areas outside the plan. In addition to the parking area, there is a chapel, employee housing building, and

maintenance shed and staging area (called out as “Maintenance”) noted. From the Plan “Development Area B is the location of the primary parking lots at the Hotel Alyeska Base. Redevelopment of the parking lot to accommodate other uses is planned.”

The Plan proposes 24 dwelling units on Tract B with 1,377 dwelling units total for the Plan area. This project increases that number to 1,435, a 4.2% increase. The Plan also notes that the parking area on Tract B, EP2, will retain 660 parking spaces after the improvements shown in the plan, with 2,218 parking spaces for the Plan area. This project proposes 59 parking spaces which Tract B (EP3) has the capacity to accommodate. A 2019 traffic study identified a surplus of 57 parking spaces on these tracts for the existing (including the then-proposed Nordic Spa) uses.

b. Street Design

The streets, roads, and other transportation elements are in conformance with applicable transportation plans.

Official Streets and Highways Plan

The OSHP identifies Arlberg Ave as a Class I collector with an average daily traffic load of 2,000 to 10,000. The addition of these units will not require upgrades to Arlberg Ave. The OSHP does not note Northface Dr as having a specific classification.

Girdwood Area Plan

The GAP identifies three key factors for the Girdwood “circulation system”. The first is that the system be “efficient and free of congestion”. This project does not propose a new roadway or any improvements to Northface Dr. or Arlberg Ave. As it does not increase the number of parking spaces for which the roads were designed, they will continue to have the same levels of low congestion.

The second factor is to provide multi-modal facilities. Active transportation is important in Girdwood and throughout the year. There is a bike path along Arlberg Ave that connects to the parking area on Tract B. This project proposes a connection to existing skiing and hiking trails just to the north, on Tract I.

Third, the GAP encourages development along roadways that “add to, rather than detract from, the small-town resort character of the valley.” This project is far from Arlberg Ave which has a streetscape of natural vegetation before reaching the hotel. The existing employee housing building is not visible from the street and it is not likely

the proposed building will be either. All vehicle turning will occur in parking area B, or in other parking aisles, and not directly onto Northface Dr. This will minimize congestion and meet the goals of the GAP.

The GAP proposes several new connector roads in the vicinity of the project, but it does not appear that this proposed building or parking area improvements will impede those in the future. The other applicable recommendations include creation of a transit system. Tract B contains a transit stop on the current service system. This is within walking distance of the proposed building site. Another specific direction is the encouragement for reduction of vehicle trips between Anchorage and Girdwood. We anticipate providing this housing for Alyeska employees will meet this goal. Alyeska staff have identified the travel distance and lack of local housing as barriers to finding and retaining workers.

Girdwood Commercial Areas and Transportation Master Plan

The GCATMP identifies transportation infrastructural improvements throughout the Girdwood Valley. It identifies New Resort Base Area as an intermodal center having trail, road, rail, and tram services. Some of these connections are now in place, such as the extension of a multiuse trail along Arlberg Ave from the Moose Meadow and Stumpy's trail systems. The road and rail crossing of Glacier Creek has not yet occurred.

Girdwood Valley Trails Management Plan

The GVTMP creates a framework for area trails and their development. Specifically, it aims "to create a highly functional, interconnected, multi-use trail system that meetings current and future needs of the community." While this project does not propose any new trails or improvements to existing ones, it does include a connection to the existing trail system. The area north of Tract B has several recreational trails (Stumpy's, Moose Meadow) that are in use in all seasons. Currently, social trails connect Tract B parking areas C, D, and E with these trails. This project proposes to connect a pedestrian pathway along the parking area to one of these existing social trails, improving the safety of trail users. The GVTMP calls for trail easements for some trails on private land. Because the existing trail is coincident with a utility easement, a specific trail easement is not necessary.

c. Project Costs

The development has no substantial adverse fiscal impact on the municipality.

The project is entirely on private property. The only impacts anticipated for municipal systems will be improvements in utility easements. These improvements will not impede access to or maintenance of these areas.

d. Community Benefits

The development provides significant community benefits in terms of design, community facilities, open space, and other community amenities.

This development provides several amenities to the benefit of the community. The project is creating 71 residential units. We anticipate this to alleviate some of the existing demand for housing throughout Girdwood. The project also formalizes a trail connection from the Hotel Alyeska resort base area to recreational trails through Moose Meadows.

e. Adverse Impacts

The development minimizes any potential adverse impacts to surrounding residential areas to the maximum extent feasible.

Tract B is almost ½ mile from the closest existing residential area. The Alyeska Resort Master Plan identifies some areas closer that will have residential development in the future. In either case, the addition of this building to Tract B does not pose an adverse impact to these nearby areas. Topography and vegetation screen the building from views from these areas, and it does not significantly change the visual character of Tract B.

Any impacts to runoff that the proposed development creates will not affect residential areas downstream. The properties nearest to Glacier Creek are over a mile distant along Davos Rd.

f. Service Levels

Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property at the proposed level of development, while maintaining sufficient levels of service to existing and anticipated development in the surrounding areas.

Tract B is accessible to fire apparatus and public safety. The addition of 71 residential units in this area does have the possibility to increase the number of calls and trips to the area. However, this additional density is not likely to adversely affect service to

other areas of Girdwood. The units represent a substantial increase to the density of Tract B, but because the units are in a single building response time will remain the same as the current time. Transportation needs of residents may increase ridership of public transit shuttles and vehicle trips on Arlberg Ave. However, shuttle service is frequent and rarely at capacity. Although residents may be driving along Arlberg Ave, they will be using existing parking facilities on Tract B. Arlberg Ave was designed for these parking facilities so expansion will not be necessary. The daily trip load for a multifamily building is less than those generated by skiers and restaurant and hotel guests that use Tract B currently, so congestion along Arlberg Ave will not be significantly different than current levels.

g. Design Standards

The design standards are equivalent to or exceed the generally applicable development standards of sections 21.09.060, .070, and .080, and result in high quality, environmentally sensitive development in keeping with the Girdwood Area Plan, the intent of this chapter, and the character of Girdwood.

See Section B for commentary. We propose several alternative standards that meet or exceed the development standards in Chapter 9 and other areas of Title 21.

D. Conclusion

The employee housing building typology usually emphasizes utility and density over aesthetics and comfort. Atypically, this project provides large units more akin to apartment living with multiple rooms, full kitchens, and storage areas. The intended occupants of the building are mid-level employees like sous-chefs. These individuals are looking for better accommodations than the dorm-like living areas of the existing building. Each unit has a secure storage locker for outdoor gear. Even with low wages the employees of Alyeska participate in the same activities that make Girdwood a year-round recreational destination. Designated spaces provide the residents with areas for their bikes, skis, and other gear. The Girdwood Land Use Code and the Alyeska Resort Design Guidelines place strong emphasis on building design and aesthetics with the intent to create a keen sense of place through building form, materials, and color. The proposed design aims to meet and exceed these expectations. Building materials will be durable and the colors will match those on existing buildings in Girdwood.

APPENDIX A: OFF-STREET PARKING:

The 2019 DOWL parking study identified the parking areas of Tract B provide excess off-street parking spaces to those required for the extant uses, hotel, restaurants, chapel, and employee housing. Using these surplus spaces to meet its required number, the development of the Nordic Spa did not result in construction of new parking facilities in Tract B. Similarly, this new Employee Housing building hopes to use the remaining excess parking spaces identified in the 2019 study to help meet its required number.

The study concluded that Alyeska has available 732 legal parking spaces. Including the required spaces for the Nordic Spa, there is an excess of 57 parking spaces. The parking study credited 35 parking spaces to Area D, the parking area adjacent to and between the employee housing buildings. The proposed building requires 78.1 off-street parking spaces and 4 bicycle parking spaces without applying any parking reductions. However, applying parking reductions changes the number to 58.9 spaces. This project proposes constructing Parking Area D to contain the additional spaces, so that it will have 39 parking spaces. This project seeks approval from the Traffic Engineer as a consulting department for the use of the parking reductions.

This DMP proposes applying the following parking reductions and alternatives applied per AMC 21.07. Multiple reductions will have a multiplicative rather than additive cumulative reduction:

- Bicycle Parking Reduction: 1 bicycle parking space may replace 1/6th of a vehicle space.
 - The current building design provides 55 bicycle parking spaces, reducing the number to 68.9.
- Transit Service: Developments within 500' of a transit system stop may have a 5% parking reduction.
 - Glacier Valley Transit has a stop within 500' of the proposed building.
- Transit Pass Benefits: Developments whose occupants and users have transit pass vouchers or can ride without fees may have a 10% parking reduction.
 - Glacier Valley Transit is a free shuttle. During a recent permitting action for the Girdwood Brewery, the Traffic Department determined that because GVT is a free shuttle service providing regular public transportation throughout Girdwood it is akin to transit passes offered to employees and therefore eligible for this reduction.
- Combining the percentage reductions, the parking requirement can be reduced 14.5%. The required number of parking spaces is 58.9, or 59.

This DMP provides these calculations for current building design with 71 residential units. This DMP is subject to Traffic Engineer approval, as would be these reductions. See table included later in packet.

APPENDIX B: PUBLIC MEETING COMMENTS:

On 11 October and 18 October the project team presented to the Girdwood Board of Supervisors (GBOS) Land Use Committee and GBOS, respectively. The first meeting served as the community meeting required for the DMP. Mailers went to addresses provided by the MOA Planning Department (see below). The bullets below provide a list of comments and questions from members of the public and Board of Supervisors for both meetings.

- 11 October 2021: Girdwood Board of Supervisors (GBOS) Land Use Committee – Served as Community Meeting
 - Mike Edgington: Is the new building bigger than the existing employee housing building? “It looks massive.”
 - Brianna Sullivan: Are there any design specifics that are good for the planet? Other ski areas are doing green buildings.
- 18 October 2021: GBOS
 - Jen Wingard: Wanted more information on the vegetative buffer.
 - Mike Edgington: Wanted more information on the proposed changes of some two-bedroom units to one-bedroom units, and if this would cause a change in the number of units. He asked if the numbers of types of units would be final when presenting to the Planning and Zoning Commission.

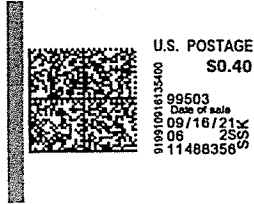
The project team responded to the questions during the meeting and relayed the questions to the owners. Other than a different number of types of units, there were no design changes that came from the comments.

Alyeska Employee Housing
Development Master Plan Narrative
February 2022

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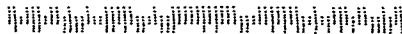
Public Notice:

Z Architects
PO Box 842 ALASKAN FRONTIER 995
Girdwood, AK 99587
19 SEP 2021 PM 1 L



Z ARCHITECTS
PO BOX 842
GIRDWOOD, AK 99587

17-084262



NOTICE OF COMMUNITY MEETING

Date: October 11, 2021
Time: 7:00 PM
Location: Girdwood Community Room, 250 Egloff Drive, Girdwood, AK 99587
Property: Alyeska Prince Addition, Tract B
Purpose/Action: Community meeting to inform neighbors about the Alyeska Employee Housing II project.
Project Description: The applicant is proposing a residential apartment development on Tract B, Alyeska Prince Addition. The property is on Northface Road immediately west of the Hotel Alyeska. The new building will be immediately east of the existing employee housing building. The project includes 58 residences in a single three-story building. A Development Master Plan for the property is being created per Girdwood Land Use Regulation AMC 21.09.030F.
Per Anchorage Municipal Code 21.03.020H interested parties may appear and speak at the hearing within the normal procedures of the Land Use Committee (LUC) meeting. Additional information regarding this project may be obtained by contacting Z Architects, LLC.

Z Architects, LLC
PO Box 842 / 194 Olympic Mountain Loop
Girdwood, Alaska 99587
907.783.1090

APPENDIX C: PREAPPLICATION CONFERENCE NOTES:

On 16 November, the project team presented the project at a Preapplication Conference with Municipal and State agencies, hosted by the Municipality of Anchorage Planning Department. The bullets below provide a list of comments and questions provided by Francis McLaughlin of the MOA Planning Department on 16 November.

Alyeska Resort Employee Housing
Pre-Application Conference for Development Master Plan
Connor Scher and Marco Zaccaro, Z Architects
Grant Matthews, Triad Engineering
Elise Huggins, Earthscape
November 16, 2021, 2:00 p.m.

Below is an overview of comments from the meeting:

Planning

- Justify deviations from site design and building design requirements.
- Go straight to final plat with the commercial fragment lot site plan if fragment lot lines are staying the same.
- Clearly define the area covered by the development master plan.

AWWU

- The new building can tie into existing public water and sewer.

Private Development

- No issues with drainage.
- Other parking areas are outside of the scope of this project and are not required to be paved.

AK DOT - No issues

AFD Fire Plan Review – Not present

Traffic Engineering

- Requests separate meeting to confirm parking calculations.
- More ADA parking spaces could be required.

Watershed Management

- The stream setback is met.

Non-Motorized Transportation - No present

Girdwood Service Area Manager

- Meetings with GBOS are forthcoming.
- Neighbors favor the existing 4-plex.

Francis McLaughlin
Current Planning Division
Phone: 343-8003

CC

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L
A
S
K
A

2010-052109-0

Recording Dist: 301 - Anchorage
10/8/2010 1:30 PM Pages: 1 of 6



RECORD IN THE ANCHORAGE RECORDING DISTRICT:
AFTER RECORDING RETURN TO:

Richard M. Rosston, Esq.
DORSEY & WHITNEY LLP
1031 West 4th Avenue, Suite 600
Anchorage, Alaska 99501

**EXTENSION OF MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR ALYESKA RESORT BY
ADOPTION OF ALYESKA RESORT DESIGN GUIDELINES**

In accordance with Section 8.5 of the Master Declaration of Covenants, Conditions and Restrictions for Alyeska Resort ("CC&Rs") recorded in Recording District 301- Anchorage as Entry Number 2008 - 068741- 0, the Declarant modifies and extends the CC&R's by adopting the following Resort Design Guidelines:

1. TITLE 21, CHAPTER 9. All uses and designs shall meet the requirements of Title 21, Chapter 9 of the Municipality of Anchorage Municipal Code; all designs are to be done in accordance with all applicable or governing codes including the International Building Code and/or International Residential Code, including state and local amendments, as currently adopted by the State of Alaska;
2. ALYESKA MOUNTAIN RESORT AREA MASTER PLAN. All uses and designs shall be consistent with and conform to the Alyeska Mountain Resort Area Master Plan as approved by the Municipality of Anchorage Planning and Zoning Committee in accordance with Title 21, Chapter 9 of the Municipality of Anchorage Municipal Code. A copy of this Alyeska Mountain Resort Area Master Plan may be obtained from the Master Homeowners Association described in the CC&Rs;
3. DENSITY, USES. Density and uses shall be limited to those contained in the Alyeska Mountain Resort Area Master Plan described above and Title 21, Chapter 9 of the Municipality of Anchorage Municipal Code;
4. RESIDENTIAL AREAS, NO TEMPORARY STRUCTURES, MOBILE HOMES OR MOTOR HOMES. Residential areas described in the Alyeska Mountain Resort Area Master Plan shall be used solely for residential purposes as more fully

described in the Alyeska Mountain Resort Area Master Plan. No temporary structure, mobile home and/or motor home shall be allowed upon any area described for residential purposes;

5. ROOFS. Design of roofs and pedestrian walkways must take into consideration snow storage, snow removal and safety of persons and pedestrians located or walking near structures. Hazards of snow and ice accumulations must be provided for in design. Flat roofs are not permitted. Roof overhangs and dormers are encouraged to add interest and variety to roof forms. When used, dormers should be an integral part of the roof form and designed in proportion to the overall scale of the roof. Dormers may be either gable, gambrel, hip or shed forms. It is recommended that cold roofs be used for roofs over heated interior spaces. Snow diverters and retainers may be necessary on certain roof forms. If used, they should be designed as a decorative element consistent with the overall design of the residence. Overhangs of two feet or greater are encouraged for exterior wall weather protection;

6. CHIMNEYS, ROOF EQUIPMENT. Chimneys are often prominent visual and structural elements of a home. They should be designed in proportion to the rest of the structure and be constructed of materials that lend a substantial and stable appearance. All chimneys and flues should be designed with down-draft deflectors and spark arrestors. No bright metal chimneys or unpainted metal equipment is to appear on a roof. Any and all mechanical equipment is to be screened as part of the building design. Under no circumstances are unpainted flues or vents permitted;

7. WINDOWS GLASS. Openings for windows and doors should be designed in proportion to the structure and form of the applicable structure. Openings of unusual shapes and sizes that distract from the overall design of a structure should be avoided. The use of reflective or mirrored glass is not permitted. In accordance with northern design principles, windows in primary living spaces are encouraged to be oriented for maximum solar exposure;

8. GROUND WALLS, FOUNDATIONS. As the major supporting element of a structure, exterior walls should lend the feeling of strength and mass. The use of exterior wall materials should therefore be selected and designed with consideration of the "visual weight" the wall must carry. The feeling of strength and mass can be accomplished with the judicious use of "solid" materials such as stucco (EFIS type synthetic stucco systems are prohibited), timber or rock. At a minimum, such materials should be used around the base of a structure to create a "mass wall." Foundation walls should be concealed to finished grade with one of these materials. In all cases, heavier "mass wall" material such as stucco, timber or rock shall be used below the lighter wood sheathed elements so as to visually support the upper levels of the structure;



9. UPPER WALLS, COLORS. In contrast to the mass walls of a structure, wood siding is an appropriate material to be used as sheathing, especially at gable ends and upper levels of a structure. Appropriate exterior siding includes natural wood with sound, tight knot or better. When such materials are used, they may be treated with natural preservatives, semitransparent stains, pigment stains or paint. When pigment stain or paint is used on siding, heavy trim, beams or other exterior wall materials, colors should be selected in concert with other building materials and natural colors found on site. Rain screen siding systems are encouraged. T-1 11 siding, aluminum lap siding and/or vinyl siding is discouraged;
10. COLORS, TRIM. Natural earth tone colors should be used as primary colors of a building. Natural finished wood is encouraged. All trim work, mullions, soffits, fascia, flashing and other exterior finishes shall be consistent with the materials and colors of the structure. Accent colors shall be used to provide visual interest to the structure, but should not call undue attention to any single element of a building. Trim colors and accent colors should be selected to reflect the natural colors found on the Site;
11. ENTRIES. Entry areas should be well detailed and weather protected. Weather protection should be provided at entries and in commercial areas;
12. MASSING. Structures should step with the natural contours of a Site. Massing of buildings should display good scaling and proportions. Placement and orientation of garage doors shall be carefully considered to minimize their visual impact. Structures in which the primary element on the street facade are garages and garage doors, projecting forward of the rest of the structure (snout houses), are strongly discouraged;
13. DECKS, BALCONIES. Above-grade decks and balconies can reduce the scale of a structure and add interest to the design of a structure. These types of features are encouraged and when used, should be incorporated into the structure and detailed with materials and colors consistent with the overall design of the structure. When locating decks and balconies, consideration should be given to sun/shade, snow shedding and exposure to the natural elements. Outdoor areas designed for use should allow for and maximize sun penetration. Decks should be constructed of rot resistant wood or materials intended to be used in a wet environment without degradation. It is preferable that all decks be covered by roofs or roof extensions;
14. DRIVEWAYS, UNNATURAL GROUND SURFACES, RETAINING WALLS. Driveway extensions to a structure shall be constructed of either asphalt, pavers or concrete. Permeable paving systems are encouraged. Other driveway materials are subject to review by the Architectural Committee. Other, unnatural ground surfaces should be small in size. Areas within the Site which require extensive grading changes shall be addressed with cribbing or retaining walls. Such walls should be designed as architectural extensions of the structure;



15. LANDSCAPING, PLANTS. Landscaping should incorporate primarily native species. The scale of landscape materials and overall landscape design shall be integrated with the natural mountain landscape and local plant communities. New planting shall complement existing plant communities and be located to visually extend existing vegetative edges. The judicious use of color and texture should also be considered in the selection of landscape materials. All Sites shall be landscaped, which landscaping shall be included in design plans. Landscaping should include the retention and use of areas not disturbed in construction ("Undisturbed Areas") located at the Site. While the specific treatment of Undisturbed Areas will vary depending on the characteristics of the specific Site, the goal of every landscape plan should be to establish a natural transition between the Undisturbed Areas and other landscaped areas of the Site. All areas of a Site disturbed during construction must be re-vegetated to blend with the Undisturbed Areas;
16. FENCES, WALLS, BARRIERS, OPEN AREAS. Fences, walls and barrier devices may be used for privacy and screening purposes near the structure. When used, such features must be incorporated into the structural and architectural design of the structure. The Architectural Review Committee shall review the design, size, materials, color and construction of such structures in relation to the proposed structure and its neighboring Sites;
17. EXTERIOR LIGHTING. The design, location and type of any exterior lighting require approval of the Architectural Review Committee. No exterior lighting which produces excessive glare to pedestrian or vehicular traffic will be permitted at any Site. Full cut-out light fixtures are encouraged;
18. ACCESSORY BUILDINGS. All design guidelines shall apply to accessory buildings as allowed by applicable zoning and the Alyeska Mountain Resort Area Master Plan;
19. DRAINAGE. No owner or contractor shall interfere with or redirect the natural course of drainage and runoff, nor construct any improvement, place any landscaping or allow the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow to or across the property of another, except to the extent that such alteration in drainage pattern or runoff is approved in writing by the Architectural Review Committee. All designs shall cause open drainage ditches located in utility corridors to be left open so as to allow such ditches to collect drainage as anticipated by Site design, except as otherwise approved by the Architectural Review Committee; and
20. EASEMENTS. Easements are located at various points throughout Alyeska Resort, as more fully described in the Covenants, Conditions and Restrictions for recreation, access, ski-in, ski-out, roads, driveways, trails, utilities and drainage facilities.



No grading, structures, plantings or other materials that may damage or interfere with any such easements or the intended use thereof shall be permitted within the easements. However, re-vegetation of all easements disturbed by the owner during installation of utilities to the structure shall be required of the owner.

These Guidelines may be amended and supplemented by the Declarant and/or the Architectural Review Committee described in Article 8 of the CC&Rs, but may not be amended or changed to create a conflict with Title 21, Chapter 9 of the Municipality of Anchorage Municipal Code or the Alyeska Mountain Resort Area Master Plan.

Dated effective December 22, 2008.

DECLARANT:

ALYESKA RESORT DEVELOPMENT L.L.C., an
Alaskan limited liability company,

By: CIRQUE PROPERTY L.C., a Utah limited
liability company, Manager,

By: CIRQUE PROPERTIES, INC., a
Wyoming corporation, its Manager

By: J. Randall Call
Name: J. Randall Call
Title: Vice President

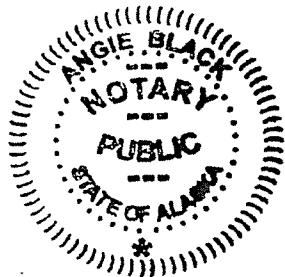


STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 7th of October, 2010 before me personally appeared J. RANDALL CALL, Vice President of Cirque Properties, Inc., managing member of Cirque Property L.C., managing member of Alyeska Resort Development, L.L.C., the limited liability company which executed the foregoing ALYESKA RESORT DESIGN GUIDELINES in the capacity indicated, and who acknowledged to me that he executed the same for and on behalf of said corporation so to do; and acknowledged to me that he signed and executed the same freely and voluntarily; for the uses and purposes therein stated.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

Seal



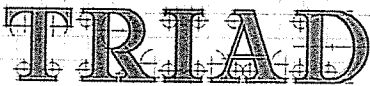
Angie Black
Notary Public for Alaska
My Commission Expires: 12/25/10



ALYESKA EMPLOYEE HOUSING II

AMC 21.07.090E.1: TABLE 21.07-4; MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED

USE	NUMBER (AREA)	LOAD FACTOR	TOTAL REQUIRED	Notes:
Dwelling, multifamily	71			
Studio	47	1 per DU	47	
1-Bedroom	24	1 per DU	24	
2-Bedroom	0	1 + .5 per DU	0.0	
Guest Parking		0.1 per 1 unit	7.1	
			=	
SUBTOTAL			78.1	This calculation is for the addition of required parking spaces for the proposed new building and assumes adequate parking exists on Tract B for current uses. A parking study in February 2020 concluded that Alyeska had available 732 legal parking spaces. The addition of a Nordic day spa left an excess of 57 parking spaces. Parking Area D included 35 parking spaces for the parking study. 37 parking spaces provided in Parking Area D.
Reductions:				
Bike Parking	55	6 per 1	68.9	
Transit Service	95%	5%		
Transit Pass Benefits	90%	10%		
Reductions multiplied:	85.500%	x 72.8 =	58.9	
Existing Excess On-site Parking:		-	57	
Existing Parking in Area D:			35	
TOTAL REQUIRED IN AREA D			=	37



ENGINEERING, LLC

PHYSICAL

1300 E. 68th Ave., Suite 210
Anchorage, AK 99518

MAILING

P.O. Box 111989
Anchorage, AK 99511

OFFICE

907-344-3114

WEB

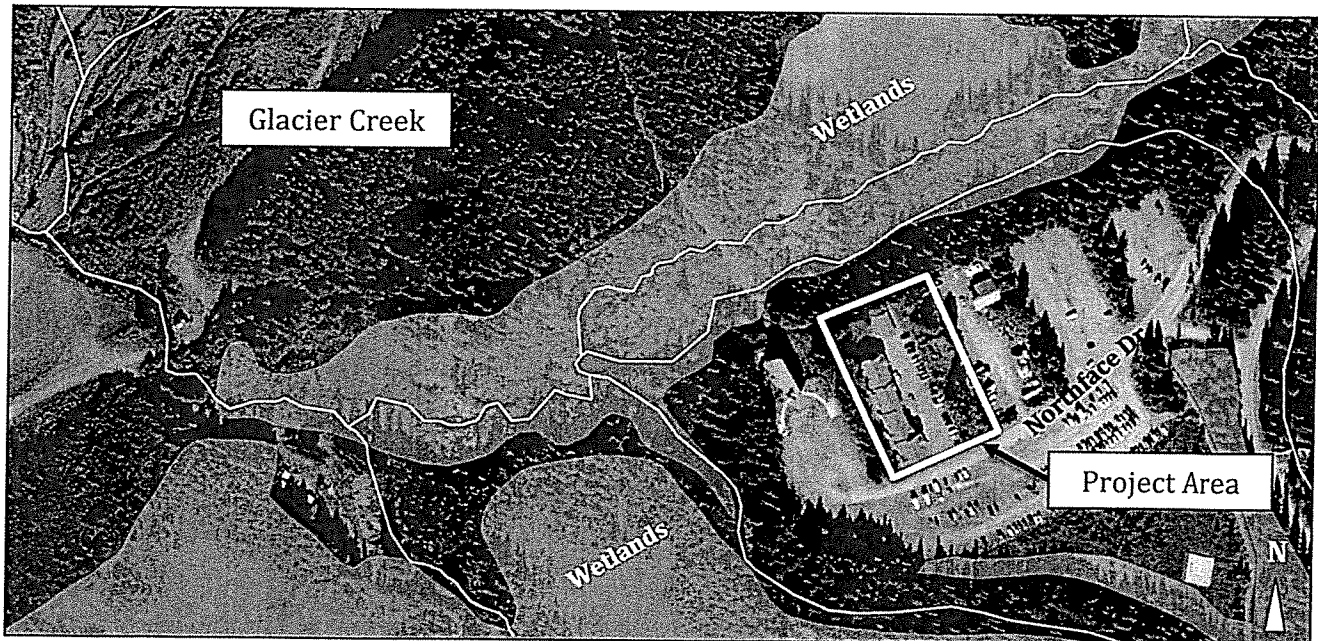
triadak.com

**ALYESKA EMPLOYEE HOUSING EXPANSION
PRELIMINARY DRAINAGE IMPACT ANALYSIS
12-2-21**

The following preliminary drainage impact analysis is associated with the proposed Alyeska Resort Employee Housing Expansion project located in Girdwood, Alaska. The site is directly north of Northface Drive and east of the existing employee housing building. The project will include the construction of a new residential housing structure as well as the reconfiguration of the existing parking lot with the addition of landscaping, pedestrian amenities, and drainage improvements.

Existing Conditions

The project area is partially developed with apartment-style residential housing, public utilities, and a paved parking lot. The site generally sheet drains to the north and west. Runoff is retained in a naturally vegetated depression where it eventually flows west to an unnamed stream that outfalls to Glacier Creek approximately 1600 feet downstream of the project. A map of the drainage area and project location is shown in the figure below.

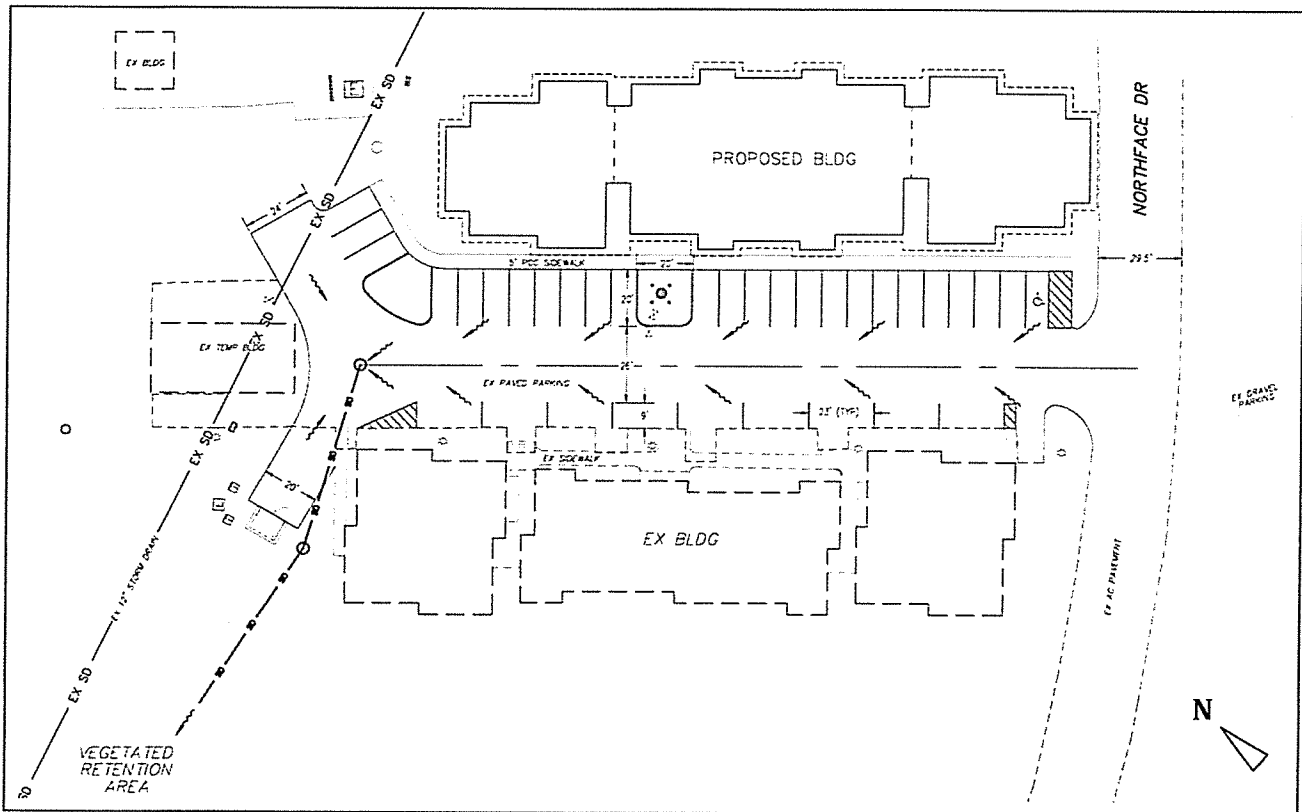


MOA Drainage Map

There are no known wetlands or drainageways within the project area, however, both exist within the underlying Tract B of Alyeska Subdivision, Prince Addition where the project resides. No alteration to the surrounding wetlands or drainageways is proposed by this project.

Proposed Development

An expansion to the employee housing infrastructure is proposed on the east side of the existing parking lot. The construction of the new facility, along with the parking lot reconfiguration, will result in an increase in impervious area from roughly 0.8 acre to 1.1 acre. A postdevelopment site plan is shown below.



Postdevelopment Site Plan

The additional storm runoff generated by this project will be collected by a storm drain system within the parking lot and mitigated in accordance with the Anchorage Stormwater Manual (ASM) and Chapter 2 of the Municipality of Anchorage Design Criteria Manual (DCM). This generally involves limiting the peak offsite runoff to match predevelopment runoff rates. Water quality will be addressed using Green Infrastructure; some examples include bioswales, rain gardens, and soakaway pits.

The existing drainage pattern will generally remain unchanged, however the exact methods used for stormwater runoff treatment and mitigation will be addressed in the civil design and reviewed and approved by MOA Private Development at the time of the building permit. The Autodesk storm and sanitary analysis 2015 computer program, which utilizes the SCS TR-55 methodology, will be used to analyze and model the project runoff rates in both the present and future conditions as required by the ASM.

December 2nd, 2021

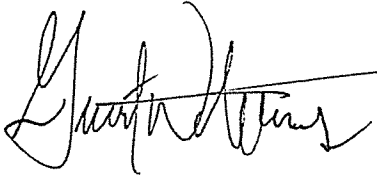
Subject: Alyeska Employee Housing Expansion
Preliminary Drainage Impact Analysis
Page 3 of 3

Summary

Based on the initial review of the site and the existing drainage conditions, the municipal drainage requirements appear to be attainable with no adverse impact to adjacent properties.

Sincerely,

TRIAD ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Grant Mathews", written over a horizontal line.

Grant Mathews, P.E.

25 October 2021



Subject: Letter of Authorization for Permitting

To whom it may concern,

This letter serves as authorization for Z Architects, LLC, and staff members thereof, to act on my behalf for permitting applications and procedures through the Municipality of Anchorage for my property at Tract B of the Alyeska Prince Addition in Girdwood, Alaska.

Sincerely,

Ryan Laurie

Ryan Laurie
Director of Asset Management
Seven Glaciers Hotel LP o/a Alyeska Resort

**Girdwood Land Use Committee
Notice of Meeting on October 11, 2021**

See highlighted text **7PM**
Agenda Final

This meeting will be held via Teams teleconference.

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

Agenda Item LUC 2110-01:

Call to order

Agenda Approval for October 11 2021 meeting

Minutes Approval for the September 13 2021 meeting

LUC Officer reports

Announcements & Presentations:

LUC is seeking a volunteer to attend Federation of Community Councils meetings, which are held the 3rd MON each month 6PM-8PM.

Agenda Item LUC 2110-02: Public Comment (3 minutes each) Persons offering public comment must state their full name and address. Public Comment must be on subjects not listed on the agenda.

Agenda Item LUC 2110-03: Committee written reports are included in the meeting packet monthly.

Any items that require additional discussion should be brought up at this time.

Old Business:

Agenda Item LUC 2008-04: Update on draft land acknowledgment statement (Diana Stram).

Agenda Item LUC 2109-04: Review LUC Operating Procedures re ability to hold hybrid and/or virtual meetings.

Agenda Item LUC 2109-05: Notice of Liquor license renewals in 2022.

Request for LUC recommendation for GBOS Letter of Non-Objection Re: 2022 Annual Liquor License Renewals 2022

5466	Bore Tide Deli	1632	Jack Sprat	3446	Seven Glaciers Lounge
287	Crow Creek Mercantile	3263	Chair 5 Restaurant	3447	Sitzmark Bar & Grill
996	La Bodega	3445	Hotel Alyeska	5498	Girdwood Picnic Club

Agenda Item LUC 2110-07: Review MOA Omnibus Ordinance (Case #202-0126) scheduled for planning and zoning commission hearing on Nov 8, 2021. (Mike Edgington)

Agenda Item LUC 2109-06: Bikewood (formerly Girdwood Mountain Bike Alliance) request for LUC recommendation of GBOS Resolution of Support for proposed Mountain Bike Master Plan to be submitted with construction grant applications.

Agenda Item LUC 2110-06: Girdwood Community Land Trust request for LUC recommendation for a GBOS Resolution of support for grant applications for the Girdwood Community Land Trust. (Item moved to Old Business due to time sensitive RURAL CAP grant application cycle). (GCLT, Krystal Hoke)

New Business:

Agenda Item LUC 2110-04: Initial presentation of Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group will be seeking LUC recommendation for GBOS Resolution of Support for Development Master Plan. this meeting will also serve as the community meeting as required by AMC 21.03.020C. (Marco Zaccaro, presenting).

Agenda Item LUC 2110-05: Initial Presentation of Alyeska Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group will be seeking LUC recommendation for GBOS Resolution of Support for Development Master Plan. This meeting will also serve as the community meeting as required by AMC 21.03.020C. (Connor Scher, presenting)

Agenda Item LUC 2110-08: HLB request for LUC Recommendation to GBOS Resolution of Support for Rezone of approximately 6.35 acres from GIP (Institutions & Parks) to GR3 (Residential), located within Tract B, Girdwood Elementary School Subdivision (Plat 85-38). (Shelley Rowton, HLB)

Request for GBOS/LUC Joint Meeting (1 of 2 completed in 2021): Held April 29, 2021
Adjourn

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

**Girdwood Land Use Committee
Notice of Meeting on October 11, 2021**

See highlighted text

**7PM
Minutes Final**

This meeting will be held via Teams teleconference.

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

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The Girdwood Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

Agenda Item LUC 2110-01:

Call to order 7PM, Kevin McDermott, Chair

Agenda Approval for October 11 2021 meeting with revisions

Mike Edgington/Brian Burnett

Item 2110-07 moved to Old Business as it will be addressed by Planning before the next LUC meeting

Item 2001-06 moved to Old business during the meeting as RurAL CAP grant cycle has just been announced.

Application is due prior to next LUC meeting.

Minutes Approval for the September 13 2021 meeting

Kalie Harrison/Shannon O'Brien

LUC Officer reports: None

Announcements & Presentations:

LUC is seeking a volunteer to attend Federation of Community Councils meetings, which are held the 3rd MON each month 6PM-8PM.

Any member of LUC is invited to volunteer for this assignment. Individual would attend FCC meetings and report back to LUC.

Community councils across Anchorage share information and resources through the FCC meetings. It's a good opportunity for context and perspective of items impacting other neighborhoods in the MOA.

Agenda Item LUC 2110-02: Public Comment - None

Agenda Item LUC 2110-03: Committee written reports are included in the meeting packet monthly.

HLBAC is discussing purchase of USFS land that they occupy. This would allow USFS to build a dormitory.

Existing developed 5 lots at Industrial Park: leaseholders have right of first refusal for purchase their lots.

Old Business:

Agenda Item LUC 2008-04: Update on draft land acknowledgment statement (Diana Stram). No report, no public input received.

Agenda Item LUC 2109-04: Review LUC Operating Procedures re ability to hold hybrid and/or virtual meetings.

GBOS made change to their Rules and Procedures to allow for virtual meetings during federal health emergency. LUC made their determination to hold this meeting virtually due to COVID case counts. Hybrid meetings remain difficult due to technology issues. LUC could consider adding option of hybrid meetings if community invests in a system that makes access for all attending equal.

Agenda Item LUC 2109-05: Notice of Liquor license renewals in 2022.

Request for LUC recommendation for GBOS Letter of Non-Objection Re: 2022 Annual Liquor License Renewals 2022

5466	Bore Tide Deli	1632	Jack Sprat	3446	Seven Glaciers Lounge
287	Crow Creek Mercantile	3263	Chair 5 Restaurant	3447	Sitzmark Bar & Grill
996	La Bodega	3445	Hotel Alyeska	5498	Girdwood Picnic Club

No negative comments have been brought forward regarding any of the upcoming liquor licenses.

Motion:

The Girdwood Land Use Committee moves to recommend a GBOS Letter of Non-Objection to the 2022 liquor license renewals.

Motion by Ron Tenny, 2nd by Kalie Harrison

22 in favor, 0 opposed, 3 abstaining

Motion carries

Agenda Item LUC 2110-07: Review MOA Omnibus Ordinance (Case #202-0126) scheduled for planning and zoning commission hearing on Nov 8, 2021. (Mike Edgington). Public can view this draft ordinance on line at this location:

<https://www.muni.org/CityViewPortal/Planning/GetFile/99244>

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

One element specifically is related to Girdwood T21C9, a minor text correction related to private vs public parking. Other elements are Area-wide, but there are several points that will relate to Girdwood, if approved:

- Land Use Permit currently requires that construction begin within a year and then can be delayed for 12 months. Proposed change would allow for construction to be delayed by 2 years with extension application, still requires start of project within a year.
- Paving currently required would not be required if project is connecting 2 gravel roads or small parking area. Girdwood already has proposal in commercial parking amendment that is similar to this.
- Parking calculations at restaurants would calculate parking needs differently so that SF of storage, for example, is not calculated at the same rate as calculation for restaurant dining area.
- Section 15 regarding subdivision of property currently capped at 8 lots to remove that restriction.

Group discusses whether to recommend to GBOS a resolution of support or other feedback. Group ultimately decides that no formal action is needed. As no action is recommended, item will be removed from GBOS agenda.

Agenda Item LUC 2109-06: Bikewood (formerly Girdwood Mountain Bike Alliance) request for LUC recommendation of GBOS Resolution of Support for proposed Mountain Bike Master Plan to be submitted with construction grant applications.

Dan Starr with Bikewood presents that this request is based on need for Bikewood to have such a recommendation in order to apply for grant funding opportunities that will come up this fall for summer 2022 construction. Adoption of Trails Master Plan is farther off, although local process has begun. Bikewood received support from GTC at their September meeting. This proposal was made in 2019 but was dropped while the community pursued work on the Trails Master Plan instead. At that time LUC made the recommendation to GBOS to write a Resolution of Support. Content of proposal has not changed, although Girdwood Mountain Bike Alliance has rebranded to Bikewood. If changes occur to the Trails Master Plan, they will be reflected in Bikewood plans.

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for the proposed Mountain Bike Master Plan for Bikewood to use in pursuing grant funds for trail construction in the Mountain Bike Park, as presented.

Motion by Brian Burnett, 2nd by Lisa Miles

24 in favor, 0 opposed, 4 abstaining

Motion carries

Agenda Item LUC 2110-06: Girdwood Community Land Trust request for LUC recommendation for a GBOS Resolution of support for grant applications for the Girdwood Community Land Trust. (Item moved to Old Business due to time sensitive Rural CAP grant application cycle). (GCLT, Krystal Hoke)

Item is moved to Old Business during the meeting as a grant opportunity with Rural CAP has just been announced and the application deadline is prior to the next LUC meeting. (Motion by Krystal Hoke, 2nd by Jerry Fox, group assent, no formal vote).

Rural CAP grant offers funding for community gardens and other sustainability projects. The current grant is focused on planting fruit trees in rural areas. Group discusses location for this, process is in GCLT hands to pursue change of code to allow community gardening on public land. Girdwood Community Land Trust has identified private land that would allow for such use.

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for Rural Cap grant application by the Girdwood Community Land Trust.

Motion by Krystal Hoke, 2nd by Ron Tenny

26 in favor, 0 opposed, 3 abstaining

Motion carries

New Business:

Agenda Item LUC 2110-04: Initial presentation of Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group will be seeking LUC recommendation for GBOS Resolution of Support for Development Master Plan. This meeting will also serve as the community meeting as required by AMC 21.03.020C. (Marco Zaccaro, presenting). Location is between the Post Office and Creekside apartments. Nate and Liz Ellis are working with the Demains on this project, which is mixed use multi-family. Original project on this location was proposed in 2006 however was dropped prior to ground breaking.

Residential part of project is 10 townhouses in 2 buildings at the west side of the lot, backing up on California Creek setback, 100' from the creek. Set up is bottom floor garage, 2nd floor living area, 3rd floor bedrooms. Possible that there may be covenants regarding nightly rental, to encourage longer minimum stay.

Commercial part of the project is a single separate building envisioned to hold a coffee shop, distillery, sandwich shop. These will have south facing windows and outdoor space as possible. Development of this is on the Southeast corner of the lot, facing south toward the

back of the Post Office. This provides separation of the housing and commercial elements, and also keeps those separate from other residential development in the area.

Concepts for both residential and commercial buildings includes solar panels.

Project requires a Development Master Plan, which means that as long as the project meets or exceeds the underlying design standards, the architect can create their own standards. This was the case with the Nordic Spa as well. Areas that they will pursue that is different than existing code are:

- Mixed use code specifies lower level to be commercial use and upper levels residential in the same building. Separating these uses seems beneficial both to the commercial entities and to the residential owners.
- Increase roof overhang from 2' to 4' to allow more overhead coverage for pedestrians using the sidewalk
- Less incline of roof pitch to eliminate unintended roof avalanches. The pitch of this roof is similar to that of the new clinic design and currently under construction nearby.

Public discussion:

Developers hope to sell condos to local families but there are no planned restrictions.

Price point is currently not known.

Impact to Tiny Creek/California Creek – staying out of the setback, no impact.

Goal is to break ground summer 2022.

Request not to use bump-outs on road. These are difficult for plowing and melt/drainage. Request tie into existing drain system around Town Square.

Concept will be presented at GBOS next week as well, then project packet will be submitted to Planning, it is expected to return to local public process for review and vote in January 2022.

Agenda Item LUC 2110-05: Initial Presentation of Alyeska Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group will be seeking LUC recommendation for GBOS Resolution of Support for Development Master Plan. This meeting will also serve as the community meeting as required by AMC 21.03.020C. (Connor Scher, presenting)

This project was part of the Nordic Spa concept as there will be need for housing of new employees. Adjacent to the current employee housing, this project will push back existing vegetative buffer into the area used for storage currently. Footprint of this building is similar to that of the existing employee housing. It is 3 floors tall and will be apartment style, not dormitory style. Goal for this housing is mid-management, long term housing, possibly families. Total of 58 units in 1 building, compared to 24 units in 3 buildings. No additional parking will be needed as there is a surplus of parking currently as established in parking study performed for the Nordic Spa, Arlberg Rd was developed for this amount of traffic, no road upgrades are needed. Project will be able to tie into existing utility infrastructure, no additional lines are required.

No negative impacts to the MOA are anticipated. Positive impacts are additional housing, ability to retain long term employees to join the community. Transportation options with intermodal options (tie in to trails for non-motorized access for recreation and other uses). Possible that a play area may be included, this depends on study of expected user group.

This project also requires Development Master Plan. Anticipate Planning and Zoning review in February 2022.

Public discussion:

58 units compared to 24 is denser than existing employee housing.

Encourage resort to consider green options to offset construction impact.

Agenda Item LUC 2110-08: HLB request for LUC Recommendation to GBOS Resolution of Support for Rezone of approximately 6.6 acres from GIP (Institutions & Parks) to GR3 (Residential), located within Tract B, Girdwood Elementary School Subdivision (Plat 85-38). (Shelley Rowton, HLB)

Rezone of GIP to GR# to allow for attainable housing development in these two areas. One is within the Holtan Hills, accessed from the existing water road, other is parcel accessed off Crow Creek Road. Buildable acreage is about 1.1 acre in Holtan Hills and 2.25 acres off Crow Creek Rd.

This project will be presented at GBOS this week and 2nd presentation next month at LUC and GBOS.

Public Discussion:

Add Athabasca Trail and Iditarod Trail to mapping.

Concern of proximity to school and concern for possible expansion of school if population increases. – School district owns other parcels to the south and east of existing building.

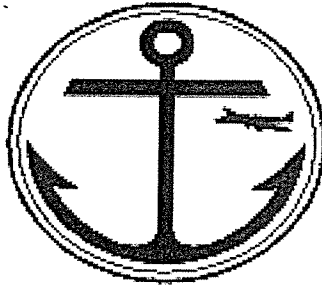
Has school district been approached about this development? This is not a requirement of rezoning.

Possible to replace land that is rezoned from GIP to other location? This is not a requirement of rezoning.

Request for GBOS/LUC Joint Meeting (1 of 2 completed in 2021): Held April 29, 2021

Adjourn 9:37PM

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade

October 18, 2021
GBOS Regular Meeting
Agenda Draft – Revised 10.15.21
7:00 p.m. via Microsoft Teams

See highlighted text

Join on your computer or mobile app [Click here to join the meeting](#)

Or call in (audio only) [+1 907-519-0237](tel:+19075190237), 779042622# Phone Conference ID: 779 042 622#

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 7:00 p.m. Mike Edgington or Briana Sullivan, Co-Chair
Roll Call & Disclosures

Agenda Revisions and Approval

October 18 2021 meeting agenda approval

September 20 2021 GBOS Regular meeting minutes approval

Announcements:

- The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged.
- To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion.
- Please be respectful of everyone's opinions.

Introductions, Presentations and Reports:

1. Legislative Report – Sen. Roger Holland, Rep. James Kaufman
Assembly members J. Weddleton, S. LaFrance
Anchorage School Board Liaison Kelly Lessons
2. Supervisor Reports
3. Service Provider Reports (5 mins)
Fire – Chief Weston
Police – Chief Achee
Roads/Parks & Rec – Kyle Kelley

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

OLD BUSINESS:

4. Discuss Economic development tax exemptions under service area boards (Mike Edgington)
5. Girdwood Fire Dept request for \$20,000 for purchase of a snow machine to assist in winter backcountry rescue efforts (Chief Michelle Weston).
6. GTC and Agenda Item LUC 2009-06: Discuss and vote on GBOS Resolution of Support of proposed for Girdwood Bike Park master plan to submit with construction grants applications in the upcoming year.
7. Confirm agenda topics for MOA GBOS Quarterly meeting scheduled for MON October 25 at 4PM in the Girdwood Community Room.
8. Agenda Item LUC 2109-05: Notice of Liquor license renewals in 2022. Request for LUC recommendation for GBOS Letter of Non-Objection Re: 2022 Annual Liquor License Renewals 2022

5466	Bore Tide Deli		
287	Crow Creek Mercantile	3445	Hotel Alyeska
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3263	Chair 5 Restaurant	5498	Girdwood Picnic Club
9. Request for \$60,088 from the GVSA Roads Capital Account to complete engineering, design, permitting and construction support by HDR of fish passages rebuilt at Alyeska Creek at Mt. Hood Dr and Davos Rd, and Moose Creek at Lake Tahoe Rd. Construction in summer 2022. (Kyle Kelley)

NEW BUSINESS:

10. Agenda Item LUC 2110-04: Initial presentation of Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group will be seeking GBOS Resolution of Support for Development Master Plan. (Marco Zaccaro, presenting).
11. Agenda Item LUC 2110-05: Initial Presentation of Alyeska Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group will be seeking GBOS Resolution of Support for Development Master Plan. (Connor Scher, presenting)
12. Agenda Item LUC 2110-06: Girdwood Community Land Trust request for GBOS Resolution of Support for Rural CAP Grant Application by Girdwood Community Land Trust (GLCT, Krystal Hoke)
13. Agenda Item LUC 2110-08: HLB request for GBOS Resolution of Support for Rezone of approximately 6.6 acres from GIP (Institutions & Parks) to GR3 (Residential), located within Tract B, Girdwood Elementary School Subdivision (Plat 85-38).
14. Proposed change to GBOS Rules and Procedures to allow virtual, hybrid or in-person meetings, regardless of public health emergency status. (Jennifer Wingard)
15. Request for GBOS Resolution of Support for an application for the EPA Recreation Economy for Rural Communities (RERC) grant, deadline Nov 22, 2021. (Margaret Tyler)

REPORTS:

16. Committee & Subcommittee Reports (see packet)
 - PSAC Report
 - Girdwood Trails Committee Report
 - LUC Report
 - Housing Working Group Report
17. Other reports (see packet)
 - APL Gerrish Library Report
 - Girdwood Service Area Report
 - Imagine!Girdwood

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting (1 held of 2 required in 2021):

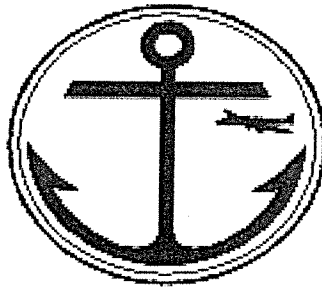
Request for GBOS/GFR Joint meeting (2 held of 2 required in 2021):

Request for Executive Session:

Other:

Adjourn

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade

See highlighted text

October 18, 2021 GBOS Regular Meeting Minutes Final 7:00 p.m. via Microsoft Teams

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

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Call to Order 7:00 p.m. Briana Sullivan, Co-Chair

Roll Call: Attending are Briana Sullivan (BS), Mike Edgington (ME), Jennifer Wingard (JW), Amanda Sassi (AS)
Guy Wade is excused

Disclosures:

Briana Sullivan is supporter of Bikewood (#6) No substantial conflict determined

Mike Edgington is also a supporter of Bikewood (#6) and occasionally works for Z Architects (#10, #11). No substantial conflict determined.

Amanda Sassi is former volunteer with Girdwood Fire Dept (#5). No substantial conflict.

Prior to discussion of liquor licenses, Amanda also discloses that she works for Alyeska Resort. Group votes (3-0) on nature of this conflict finding it to be substantial enough to require her abstention from the discussion and vote on license renewals.

Agenda Revisions and Approval

October 18 2021 meeting agenda approved

ME/JW 4-0

Amended topic # 12 to make this topic generally supporting community garden grants

ME/JW 4-0

September 20 2021 GBOS Regular meeting minutes approved

ME/JW 4-0

Introductions, Presentations and Reports:

1. Legislative Report

Sen. Roger Holland – No report

Rep. James Kaufman, staff Matthew Harvey provides update. Working with Legislative Legal Dept to understand the Economic Development Tax exemptions mismatch of state law and municipal code that Mike Edgington has brought forward. IT would be good to get this to the legislature in January to address. Currently in Special Session #4, with the following items to be addressed: supplemental permanent fund dividend; revision of PFD formula consideration; appropriation limits; new revenue sources.

Rep Kaufman website: [Representative James Kaufman - House District 28 - Alaska \(akrepkaufman.com\)](http://RepresentativeJamesKaufman-HouseDistrict28-Alaska.akrepkaufman.com)

To contact Rep Kaufman and his staff: Representative.James.Kaufman@akleg.gov

Assembly members J. Weddleton, S. LaFrance: John Weddleton reports that Assembly is working on 2022 budget currently, encourages public to review and provide input. Townhall on WED 6PM at the Wilda Marston Theater regarding homelessness. Mask Emergency Ordinance passed by Assembly after Mayor vetoed it originally. This expires after 60 days. Original Mask Ordinance is still on the table. There has been a lot of testimony on this in person and via email/comment form to the assembly.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Anchorage School Board Liaison Kelly Lessons: comprehensive report included in the packet. First Quarter is ending with parent teacher conferences the end of the week and end of quarter on FRI.

2. Supervisor Reports: all included in written packet, minutes are available online.
3. Service Provider Reports (5 mins)
 - Fire – Chief Weston: comprehensive written report in the packet. Funding for extrication equipment is a concern that needs to be addressed with the MOA soon.
 - Police – Chief Achee: No report.
 - Roads/Parks & Rec – Kyle Kelley: Western Construction billing for Arlberg paving project appears in the October budget figures in the written report. This leaves \$130,000 for end of year plowing, etc. If we need more, the capital contribution to Roads from 2021 has not yet been moved to the capital account, so there are funds available.

PUBLIC COMMENT:

Julie Raymond-Yakoubian: Commissioner on the Anchorage Historic Preservation Commission. Girdwood Historic Survey Project is nearly complete. Project handled by contractor, True North. Two components are the architectural and archeological surveys. Architectural report found 127 structures over 50 years old in Girdwood. Report is complete and digital version is available by request to Kristine Bunnell: Kristine.bunnell@anchorageak.gov Report on archeological survey will be available once report is complete.

Marco Zaccaro: Bears are still out, take care of your trash.

Jerry Fox: Health Department providing Flu and COVID vaccines on FRI Oct 29 from 2-4 at the Girdwood Community Center and 5:30-7:30 at the Girdwood k-8 School.

Briana Sullivan: October is Domestic Violence Awareness month. Violence Against Women Act reauthorization has been passed by House and Senate is now working on negotiating bipartisan reauthorization bill. Public is encouraged to email Senators Murkowski and Sullivan to encourage support reauthorization of this act. Visit ncadv.org for more information. Oct 20 has been selected as a day of action to tell the Senate to introduce and pass such a bill.

OLD BUSINESS:

4. Discuss Economic development tax exemptions under service area boards (Mike Edgington) Mike Edgington has brought this concern to Rep. Kaufman's office. Mismatch in state law and municipal code that needs to be resolved. Legislative Legal Department has been asked to review the issue.
5. Girdwood Fire Dept request for \$20,000 for purchase of a snow machine to assist in winter backcountry rescue efforts (Chief Michelle Weston).
Snow machine was totaled last year during a call on Winner Creek Trail. Finding a replacement has been difficult due to supply chain shortages, however 2 machines were found that meet the requirements for Fire Dept and for Nordic Ski Club grooming. Fire Dept requests funds from their 406 Capital Account to make this purchase. 3 quotes were requested, 2 received, 1 response was that none are available.

Motion: Girdwood Board of Supervisors moves to approve \$20,000 for purchase of snow machine for the Girdwood Fire Dept from the Girdwood Fire Dept 406 account.

Motion by Mike Edgington, 2nd by Amanda Sassi

4 in favor, 0 opposed in roll call vote.

Motion carries

6. GTC and **Agenda Item LUC 2009-06:** Discuss and vote on GBOS Resolution of Support of proposed for Girdwood Bike Park master plan to submit with construction grants applications in the upcoming year. This item was discussed in 2019 with non-objection by GTC and support of Land Use Committee. This year it has support from both entities. Bike Park needs to apply for grants prior to Girdwood Trails Master Plan receiving full approval, and needs to show support for their projects in the grant applications. If Master plan is not approved, Bikewood will pursue approval of just the Mountain Bike Master plan through the same process.

Motion: Briana Sullivan reads draft resolution 2021-20 into the record.

Girdwood Board of Supervisors moves to approve Resolution 2021-20.

Motion by Briana Sullivan, 2nd by Amanda Sassi

Motion to amend: Mike Edgington suggests change to the Therefore statement to include: "...or any construction of specific trails" at the end.

Motion by Mike Edgington, 2nd by Jennifer Wingard
4 in favor, 0 opposed by roll call vote
Amendment passes

Amended Resolution with additional language
4 in favor, 0 opposed by roll call vote
Motion for Resolution passes

7. Confirm agenda topics for MOA GBOS Quarterly meeting scheduled for MON October 25 at 4PM in the Girdwood Community Room.
Group removes Economic Development Tax Exemption item, adds HLB items – industrial park, Holtan Hills (now called Girdwood Residential 2021), and Cemetery & bonding. Draft will be sent to co-chairs to review and then meeting will be re-posted.

Item regarding 5% alcohol tax and how resources intended to be offered are to be delivered in Girdwood is on this agenda. Tommy O'Malley states that PSAC is researching information on the cost of sending police and fire dept members to training. Local organizations are providing resources for homelessness and could provide behavioral health support in Girdwood with additional funding. Girdwood Chapel already takes care of food pantry and assists domestic violence victims. Girdwood Clinic is building with space for behavioral health counseling.

Michelle Weston states that there were separate services to be run by APD and AFD. Both focused on providing training for officers. Crisis Response Team is APD; CORE Team is housed at Government Hill and when fully staffed would expand reach throughout muni area. John Weddleton adds that contract based on Request for Proposal (RFP) for behavioral health would be mechanism for that service delivery.

Concern is that Areawide funds are received for these services, however Girdwood is not within the Anchorage Police Service Area. If services are moved to be under APD, Girdwood will not receive them. Regardless, it is important that Girdwood be represented in the discussions of all services to be made available to those who need them so that our population is included in access. Tommy O'Malley requests that GBOS take on this issue as a priority item in their discussions with the MOA. Tommy has concerns that the tax reporting has not been completed as required by code.

John Weddleton states that the alcohol tax distribution is in front of the Assembly currently, feedback on how to use them best is helpful and encouraged.

8. Agenda Item LUC 2109-05: Notice of Liquor license renewals in 2022. Request for LUC recommendation for GBOS Letter of Non-Objection Re: 2022 Annual Liquor License Renewals 2022.

Group determines that Amanda Sassi will abstain from this discussion and vote, see disclosures.
No complaints/issues regarding liquor licenses have been reported.

5466	Bore Tide Deli		
287	Crow Creek Mercantile	3445	Hotel Alyeska
996	La Bodega	3446	Seven Glaciers Lounge
1632	Jack Sprat	3447	Sitzmark Bar & Grill
3263	Chair 5 Restaurant	5498	Girdwood Picnic Club

Motion to approve Letter of Non Objection as written for Liquor License Renewals 2022 for the following:
Motion by Mike Edgington, 2nd by Jennifer Wingard
3 in favor, 0 opposed, 1 abstaining via roll call vote
Motion carries.

9. Request for \$60,088 from the GVSA Roads Capital Account to complete engineering, design, permitting and construction support by HDR of fish passages rebuilt at Alyeska Creek at Mt. Hood Dr and Davos Rd, and Moose Creek at Lake Tahoe Rd. Construction in summer 2022. (Kyle Kelley)

Topic has been discussed over the last several years, and this is the final area of old culverts, which are failing and need to be replaced. Encumbrance includes permitting and project management, which may be achieved through Kyle at a savings to the service area.

Motion:

GBOS moves to encumber \$60,088 from the GVSA Roads Capital account to complete engineering, design, permitting and construction support by HDR of fish passages to be rebuilt at Alyeska Creek on Mt. Hood Dr. and Davos Rd and at Moose Creek at Lake Tahoe Rd.

Motion by Mike Edgington, 2nd by Jennifer Wingard

4 in favor, 0 opposed in roll call vote

Motion carries

NEW BUSINESS:

10. **Agenda Item LUC 2110-04:** Initial presentation of Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group will be seeking GBOS Resolution of Support for Development Master Plan. (Marco Zaccaro, presenting).

Updated meeting packet has majority of the presentation. Plan is for 10 condo units in 2 buildings along the California Creek side of the lot. Corner near the post office will have commercial building that holds distillery, coffee shop and sandwich shop, with upstairs space for events. Ellis Family has acquired the property from the Demains and plan to build a mixed use project that will benefit the community through additional housing, meeting and social space.

Development Master Plan will deviate from existing code requirements as long as the project meets or exceeds the existing standards/code. 3 areas that will differ from code in the GC8 zoning area are: horizontal rather than vertical mixed use; deeper overhangs of roof, which will protect sidewalks/pedestrians; shallower roof pitch, which is also safer for pedestrians than steep pitch.

This item will be sent to the MOA for review, and will return to LUC and GBOS once that review is complete and prior to Planning and Zoning hearing. Group plans to begin construction in summer, 2022

Group discusses parking. It is noted that parking at Post Office is now more full because of clinic construction. Staff are likely to park offsite of clinic after construction is complete as well. No direct crosswalk is currently in place from this lot to the bike path. Bike path is across the street, access currently is either at the Post Office or Creekside. Question if Post Office can accommodate need for more PO Boxes related to various proposed housing developments.

11. **Agenda Item LUC 2110-05:** Initial Presentation of Alyeska Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group will be seeking GBOS Resolution of Support for Development Master Plan. (Connor Scher, presenting)
- Updated meeting packet has most of the presentation. Plan is for 56 units on 3 floor development, mostly 1 bedroom and studio apartment style living in similar footprint as existing Alyeska Employee housing, which is more dormitory style. Surplus of parking already, no need to provide more. Square footage of secure storage areas exceeds amount needed, although configuration is different that what is outlined in code.
- This project also is working through Development Master Plan. Areas that differ from existing code include appearance, need for kids play space (as demographic is not likely to have kids), and walkways to access existing paths, onsite storage configuration. Project will return to LUC and GBOS for action once MOA review is complete and prior to Planning and Zoning hearing. Group plans to begin construction in summer 2022.

Motion:

GBOS moves to extend meeting to 10:30PM.

Motion by Mike Edgington, 2nd by Jennifer Wingard

4-0 motion carries

12. **Agenda Item LUC 2110-06:** Girdwood Community Land Trust request for GBOS Resolution of Support for Grant Applications related to community gardens by Girdwood Community Land Trust (GLCT, Krystal Hoke)
- GCLT originally was working on Rural CAP grant with imminent deadline, however that grant is not available for Girdwood projects. Now seeking a more general Resolution of Support to include with grant applications related to community gardens.
13. **Agenda Item LUC 2110-08:** HLB request for GBOS Resolution of Support for Rezone of approximately 6.6 acres from GIP (Institutions & Parks) to GR3 (Residential), located within Tract B, Girdwood Elementary School Subdivision (Plat 85-38). James Winegarner, Acting MOA Real Estate/HLB Director, presenting.
- Rezone request is for the acreage to be removed from Girdwood Institutions and Parks (GIP) and rezoned as GR3, which allows for single family homes. Plan is for this area to provide for Girdwood residential housing. School enrollment is at 76% of capacity, ASD has no plans to expand Girdwood School in the foreseeable future, or to add a high school within Girdwood.

Concerns expressed are:

Proximity of the proposed development to the Athabaskan Trail and Iditarod Trail. The Athabaskan Trail is within school property. Although not removed by the development, the Athabaskan trail could be impacted by nearby development. A buffer is requested to maintain the character of the trail.

Difficult to consider this comprehensively without knowledge of the other plans that are being considered for the HLB parcels currently under negotiation.
November meeting is likely to include comprehensive discussion of plans for the other parcels currently being negotiated with HLB. This is still under negotiation.

Discussion of how much GIP land that is usable is within the Girdwood Valley, as most GIP land is undesirable due to flooding and wetlands. There may be other community based projects that require GIP land in the future.
Request a map to show all GIP land with overlay to show which pieces of land are desirable for building.

14. Proposed change to GBOS Rules and Procedures to allow virtual, hybrid or in-person meetings, regardless of public health emergency status. (Jennifer Wingard)
Jennifer Wingard presents language changes to the GBOS Rules and Procedures to initiate the conversation of changes that would allow for the community to determine how to meet, without needing a public health emergency to hold virtual or hybrid meetings. Draft language is highlighted in the document included in the meeting packet.
Jennifer and Mike Edgington to work on revising proposed language and make a formal presentation of their recommendation.
15. Request for GBOS Resolution of Support for an application for the EPA Recreation Economy for Rural Communities (RERC) planning assistance, deadline Nov 22, 2021. (Margaret Tyler)
Margaret plans to attend webinar Oct 27 on this grant project to see if it is a good fit for park planning for Girdwood. Others may sign up for the webinar to understand the program better: To learn more about the program, to register for the informational webinar, and to apply, visit: <https://www.epa.gov/smartgrowth/recreation-economy-rural-communities>

REPORTS:

16. Committee & Subcommittee Reports (see packet)
 - PSAC Report
 - Girdwood Trails Committee Report
 - LUC Report
 - Housing Working Group Report
17. Other reports (see packet)
 - APL Gerrish Library Report
 - Girdwood Service Area Report
 - Imagine!Girdwood

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting (1 held of 2 required in 2021): Under consideration for Dec 20 6PM

Request for GBOS/GFR Joint meeting (2 held of 2 required in 2021):

Request for Executive Session:

Other:

Adjourn 10:23PM



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Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 075-041-39-000 01/01 Commercial Parking Lots, Misc 08/24/21

ALYESKA RESORT HOTEL LIMITED
PARTNERSHIP
9820-100TH AVE GRANDE PRAIRIE
Alberta T8v 08t
Canada

ALYESKA PRINCE ADDITION
TR B FRAG LT 4

FC 00000 0000 Site

Lot Size: 49,349	---Date Changed---	----Deed Changed----	GRW: PIWt
Zone : GRST2	Owner : 12/24/18	Stateid: 2018 0046804	
Tax Dist: 004	Address: 12/24/18	Date : 12/14/18	
Grid : SE4717	Hra # :	Plat : 080126	
GRW: PIWt		REF #: 01/20/09 075-041-37-000	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2019:	125,800	40,800	166,600	
Appraised Val 2020:	128,300	39,300	167,600	--Exemption---
Appraised Val 2021:	130,900	37,900	168,800	-----Type-----
Exempt Value 2021:	0	0	0	
State Exempt 2021:			0	
Resid Exempt 2021:			0	
Taxable Value 2021:			168,800	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 05/16 Land Only
08/10 Interior
08/20 Desk Edit
2008

Name: STORAGE CANOPY A+

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Canopy Good	1,794	01	06	Normal	Normal

Feedback E-mail: wwfipa@muni.org



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Public Inquiry Parcel Details

Show Parcel on Map

PARCEL: 075-041-40-000 01/01 Commercial Apartments 08/24/21

ALYESKA RESORT HOTEL LIMITED ALYESKA PRINCE ADDITION
PARTNERSHIP TR B FRAG LT 5
9820-100TH AVE GRANDE PRAIRIE
Alberta T8v 08t
Canada FC 00000 0000 Site 250 Northface Rd

Lot Size: 58,661 ---Date Changed--- ----Deed Changed---- GRW: PIWt
Zone : GRST2 Owner : 12/24/18 Stateid: 2018 0046804
Tax Dist: 004 Address: 12/24/18 Date : 12/14/18
Grid : SE4717 Hra # : Plat : 080126
GRW: PIWC REF #: 01/20/09 075-041-37-000

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2019:	149,600	2,085,800	2,235,400	
Appraised Val 2020:	152,600	2,048,200	2,200,800	--Exemption---
Appraised Val 2021:	155,500	1,919,200	2,074,700	-----Type-----
Exempt Value 2021:	0	0	0	
State Exempt 2021:			0	
Resid Exempt 2021:			0	
Taxable Value 2021:			2,074,700	

Liv Units: 028 Common Area: Leasehold: Insp Dt: 08/10 Interior
07/16 Quick Rein
08/20 Desk Edit

BUILDING DATA

Name: EMPLOYEE HOUSING Bldg Area: 20,286 Yr Blt: 2008
Eff Yr: 2008 Ident
Bldg Type: Apartment-Low Rise Grade : Average P # Units: 028 Bldgs: 1

INTERIOR FEATURES

Floor Level	Size Area:	Use Type:	Wall Hgt :	Wall Material:	Constrct Type:	Heat Type:	Air Phys Con Cond:	Funct Utilt
01/01	2,824	Apartment	09	Frame	T-11 Wood Joist(	Hot Air	0 Normal	Normal
02/02	2,824	Apartment	09	Frame	T-11 Wood Joist(	Hot Air	0 Normal	Normal
01/01	4,445	Apartment	09	Frame	T-11 Wood Joist(	Hot Air	0 Normal	Normal
02/02	4,445	Apartment	09	Frame	T-11 Wood Joist(	Hot Air	0 Normal	Normal
01/01	2,824	Apartment	09	Frame	T-11 Wood Joist(	Hot Air	0 Normal	Normal
02/02	2,824	Apartment	09	Frame	T-11 Wood Joist(	Hot Air	0 Normal	Normal
01/01	100	Warehouse	10	Frame	T-11 Wood Joist(	Unit Heat	0 Normal	Normal

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Utilt:
Paving Asphalt Pk	9,300	01	07	Poor	None
Florescent Light Po	1	04	08	Normal	Normal
Mercury Light Pole	1	30	08	Normal	Normal
Utility Bldg Frame	1,200	01	08	Normal	Normal

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty: Structure Code: Size1: Size2: Qty: Structure Code: Size1: Size2:

8/24/2021

Public Inquiry Property Detail

1	Porch Open	64	1	1	Porch Covered U	92
1	Porch Covered U	132	1			
1	Porch Covered U	438	1			
1	Porch Covered U	474	1			

Feedback E-mail: wwfipa@muni.org



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Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 075-041-42-000 01/01 Commercial Parking Lots, Misc 08/24/21

ALYESKA RESORT HOTEL LIMITED
PARTNERSHIP
9820-100TH AVE GRANDE PRAIRIE
Alberta T8v 08t
Canada

ALYESKA PRINCE ADDITION
TR B FRAG LT 7

FC 00000 0000 Site

Lot Size: 172,617	---Date Changed---	----Deed Changed----	GRW: PIWt
Zone : GRST2	Owner : 12/24/18	Stateid: 2018 0046804	
Tax Dist: 004	Address: 12/24/18	Date : 12/14/18	
Grid : SE4717	Hra # :	Plat : 080126	
GRW: PIWC		REF #: 01/20/09 075-041-37-000	

ASSESSMENT HISTORY

	---Land---	--Building-	---Total---	
Appraised Val 2019:	440,200	0	440,200	
Appraised Val 2020:	449,000	0	449,000	--Exemption---
Appraised Val 2021:	457,800	0	457,800	-----Type-----
Exempt Value 2021:	0	0	0	
State Exempt 2021:			0	
Resid Exempt 2021:			0	
Taxable Value 2021:			457,800	

Liv Units: 000 Common Area: Leasehold: Insp Dt: 05/16 Land Only
08/02 Interior
08/20 Desk Edit

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)

MUNICIPALITY OF ANCHORAGE
ZONING BOARD OF EXAMINERS & APPEALS RESOLUTION NO. 87-040

A RESOLUTION APPROVING A VARIANCE FROM AMC 21.45.080.T.8
REQUESTING TO CONSTRUCT A PARKING LOT WITH A PERVIOUS GRAVEL
SURFACE INSTEAD OF THE REQUIRED PAVING ON PROPOSED TRACT B,
ALYESKA SUBDIVISION, PRINCE ADDITION.

WHEREAS, a petition has been received from Seibu Alaska, Inc. requesting to construct a parking lot with a pervious gravel surface instead of the required paving, generally located west of the Girdwood Airport, and

WHEREAS, notices were published, posted and mailed and a public hearing was held.

NOW THEREFORE BE IT RESOLVED, by the Municipal Zoning Board of Examiners and Appeals that:


1. The Board makes the following findings of fact:
 - a. The Board finds that this is a unique area with regard to location and function and the environment would be best protected by allowing gravel rather than a paved parking lot.
 - b. The Board finds Girdwood has twice the annual rainfall of Anchorage, which is a natural mitigation technique. The conditions being imposed through the Planning Commission's conditions address future controls.
 - c. The Board finds the special conditions are a result of the unique site and the wetlands considerations.
 - d. The Board finds the variance is in conformance with the R-11 zone and the recently adopted Turnagain Arm Comprehensive Plan.
 - e. The Board finds granting this variance only addresses the paving of the parking lot and is not a use variance as the parking lot was approved in the Master Plan.
 - f. The Board finds this is a minimal variance to allow this to remain as conservation wetlands. Paving would also require excavation of this area, which is undesirable.


ZONING BOARD OF EXAMINERS & APPEALS
RESOLUTION NO. 87-040
Page 2

2. The Board grants the requested Variance subject to the following condition of approval:

- a. Appropriate dust mitigation methods to be approved by the Department of Health and Human Services, Air Quality Division.

PASSED AND APPROVED by the Municipal Zoning Board of Examiners and Appeals this 27th day of August 1987.


Bill Luria
Secretary


James Arlington
Chairman

JS

(87-079)
(075-011-03)



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

November 8, 2021

Regulatory Division
POA-2021-00514

Z Architects, LLC
Attention: Conner Scher
P.O. Box 842
Girdwood, Alaska 99587

Dear Mr. Scher:

This letter is in response to your October 14, 2021, request for a Department of the Army (DA) Jurisdictional Determination (JD) for a parcel of land identified as ALYESKA PRINCE ADDITION TR B FRAG LOTS 4, 5, AND 7. The property is located within Section 9, T. 10 N., R. 2 E., Seward Meridian, Latitude 60.971° N., Longitude -149.104° W.; Girdwood, Alaska. Your project has been assigned number POA-2021-00514, which should be referred to in all correspondence with us.

Based on our review of the information you provided and available to our office, we have preliminarily determined the subject parcel contains waters of the U.S., and/or wetlands, under the Corps of Engineers (Corps) regulatory jurisdiction. See the attached Preliminary Jurisdictional Determination (PJD) Form. Please sign and return the form to our office. A PJD is not appealable, however, if you have additional information you would like the Corps to consider you may submit that information at any time. In addition, at any time you have the right to request and obtain an Approved Jurisdictional Determination (AJD), which can be appealed. If it is your intent to request an AJD, we recommend that work not commence until one is obtained.

Department of the Army authorization is required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands. You can find a copy of the DA permit application online at www.poa.usace.army.mil/Missions/Regulatory. Please see the sample drawings online at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

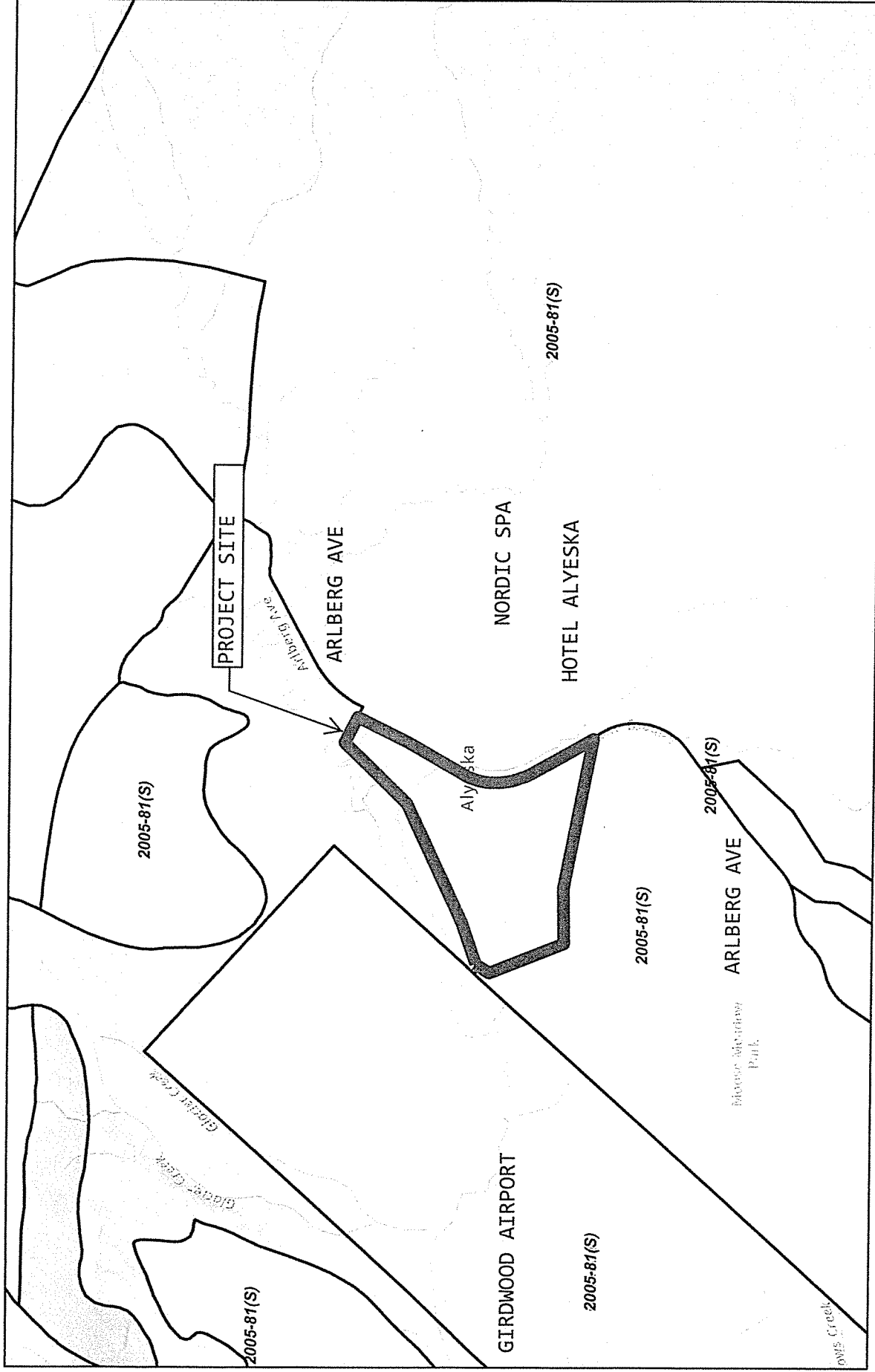
If you have questions or to request a hard copy of the DA permit application, please contact me via email at Jason.R.Berkner@usace.army.mil, by mail at the address above, by phone at (907) 753-5778, or toll free from within Alaska at (800) 478-2712. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

for
- Jason Berkner
Project Manager

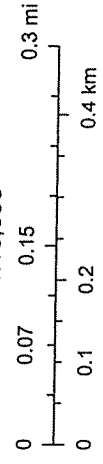
Enclosures

AEH2 VICINITY ZONING



10/22/2021, 3:37:57 PM




1:18,056



- ☐ Zoning Outlines
- ☐ Zoning
- ☐ Multiple Family Residential
- ☐ Girdwood Residential
- ☐ Resort
- ☐ Aviation
- ☐ Public Lands and Institutions
- ☐ Parks
- ☐ Reserve

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<p>Sesqui Associates, Inc. 10000 Highway 100, Suite 100 Anchorage, Alaska 99504 Telephone: (907) 551-1111 Telex: 150000 Fax: (907) 551-1111</p>	<p>MBA CONSULTING ENGINEERS, INC. 2000 PINE BLVD., SUITE 200 ANCHORAGE, ALASKA 99503 (907) 561-2242 FAX (907) 561-2244</p>	<p>Alutka RESORT</p>	<p>SEIBU ALASKA, INC. 10000 HIGHWAY 100, SUITE 100 ANCHORAGE, ALASKA 99504</p>	<p>ALYESKA PRINCE HOTEL GRIFFITH, ALASKA</p>	<p>CONDOMINIUM SET 1. 4209000041 NO. 2 2. 4209000041 NO. 1 3. 4209000041 NO. 1</p> <p>REVISIONS</p> <p>DATE: 4/2/81 BY: 42071 42072 42073</p> <p>APPROVED </p> <p>DATE: 4/2/81</p>	<p>DATE: 4/2/81</p> <p>SCALE: 1" = 100'</p> <p>DATE: 4/2/81</p> <p>BY: 42071 42072 42073</p> <p>APPROVED </p> <p>DATE: 4/2/81</p>	<p>SITE PLAN TRACT B</p>	<p>DATE: 4/2/81</p> <p>BY: 42071 42072 42073</p> <p>APPROVED </p> <p>DATE: 4/2/81</p>
--	---	--	--	---	--	---	---------------------------------------	---

ALYESKA EMPLOYEE HOUSING II

GIRDWOOD, ALASKA



Z ARCHITECTS LLC
commercial • planning • interiors • residential
GIRDWOOD ALASKA
BOX 842 99587
PH 907.783.1090
FAX 907.783.1095
ZARCHITECTS@ALASKA.NET

STRUCTURAL:
ARETE, LLC
1019 N ST
ANCHORAGE, AK 99501
P. +1.907.441.5772

MECHANICAL/ELECTRICAL:
RSA ENGINEERING
670 W FIREWEED LN, STE 200
ANCHORAGE, AK 99503
P. +1.907.276.0521

CIVIL:
TRIAD ENGINEERING LLC
1300 E 68TH AVE # 210
ANCHORAGE, AK 99518
P. +1.907.561.6537

LANDSCAPE:
EARTHSCAPE
729 N ST
ANCHORAGE, AK 99501
P. +1.907.279.2688

INTERIORS:
Z ARCHITECTS, LLC

CONTRACTOR:
IRONWOOD GENERAL CONTRACTORS, LLC
3713 BARBARA DR.
ANCHORAGE, AK 99517
P. +1.907.351.2852

PROJECT INFORMATION

LEGAL DESCRIPTION

NORTHFACE DR.
TRACT B
ALYESKA SUBD. PRINCE ADDITION
GIRDWOOD, AK

BUILDING INFORMATION

CONSTRUCTION TYPE VB
OCCUPANCY [R-2]
SPRINKLED? [YES]

CODE ANALYSIS

GOVERNING CODE: 2012 IBC
ALLOWABLE HEIGHT: 3 STORIES
ACTUAL BUILDING HEIGHT: 3 STORIES

BUILDING AREA

BASEMENT R-2 3,002 SF
FIRST FLOOR 11,378 SF
SECOND FLOOR 11,923 SF
THIRD FLOOR 11,923 SF
TOTAL GROSS BUILDING AREA 38,226 SF

DRAWN ON ANSI D (22X34). SCALE 50% IF PRINTED ON TABLOID (11X17); DRAWINGS AT HALF SCALE.

DRAWING INDEX	
SHEET NUMBER	SHEET NAME

01 - GENERAL	
T1.1	COVER SHEET

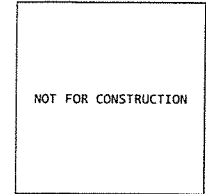
02 - CIVIL	
C1	EXISTING SITE PLAN
C2	GRADING PLAN

03 - LANDSCAPE	
L1.0	SCHEMATIC LANDSCAPE PLAN

04 - ARCHITECTURE	
A0.1	EXISTING SITE PLAN
A0.2	VICINITY SITE PLAN
A0.3	IMMEDIATE SITE PLAN
A0.4	EXTERIOR RENDERING
A0.5	ONE-BEDROOM UNIT RENDERINGS
A0.8	AREA PLANS
A0.9	AREA PLANS

DRAWING INDEX	
SHEET NUMBER	SHEET NAME

A1.8	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS



ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 65%

COVER SHEET

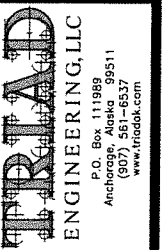
NORTHFACE DR
GIRDWOOD, AK 99587

SUBMITTAL: 02.07.2022
DRAWN BY: CWR
CHECKED BY: MAZ
Z#19-25 COPYRIGHT: 2022

REVISIONS		
REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

T1.1

65% DESIGN DEVELOPMENT



This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.

Y: _____
 TITLE: _____ DATE: _____

COMPANY:

DATA TRANSFER CHECKED
based on periodic field ob-
servations by the Engineer

COMPANY:

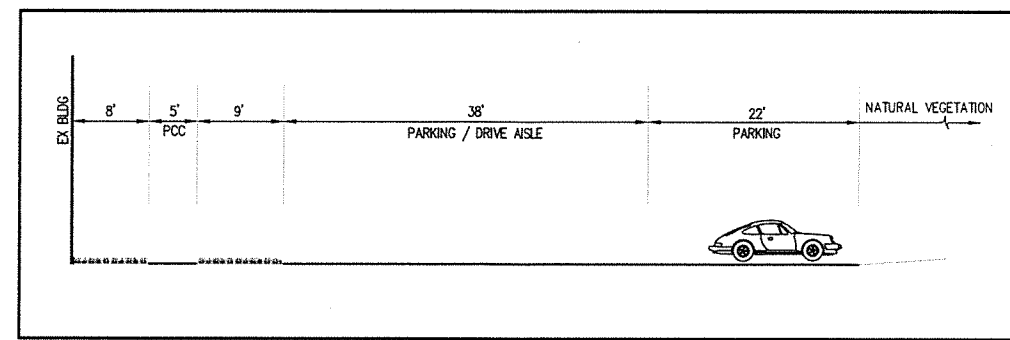
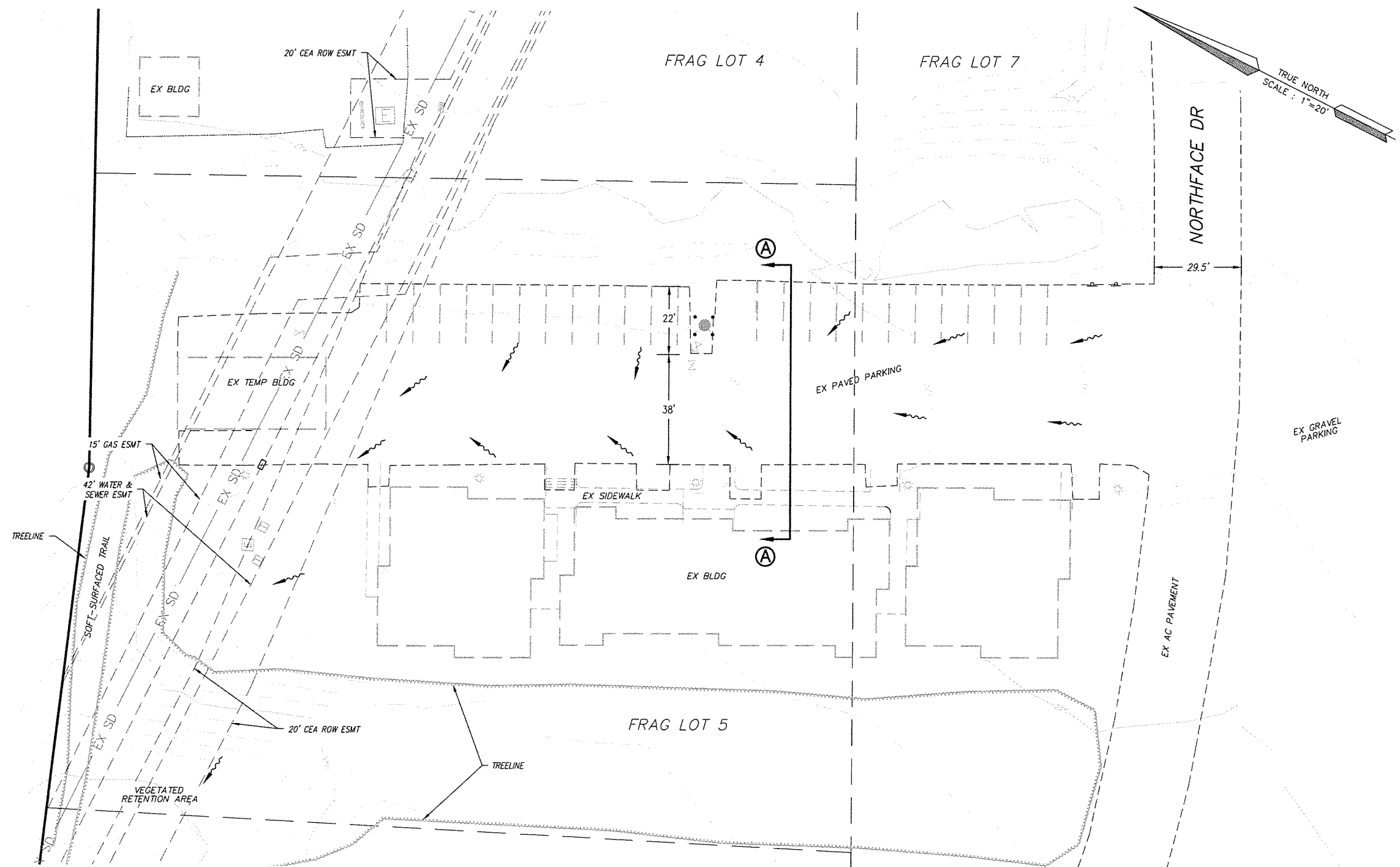
DATE _____

ALYESKA EMPLOYEE HOUSING
EXPANSION

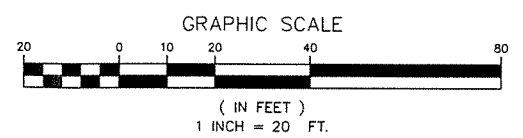
EXISTING SITE PLAN

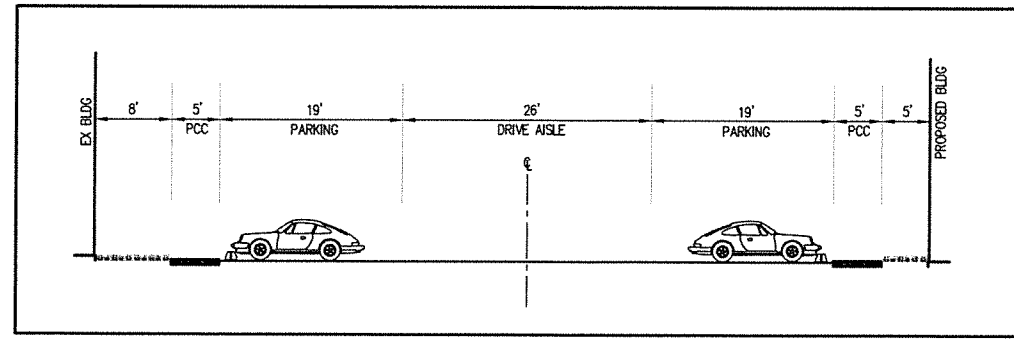
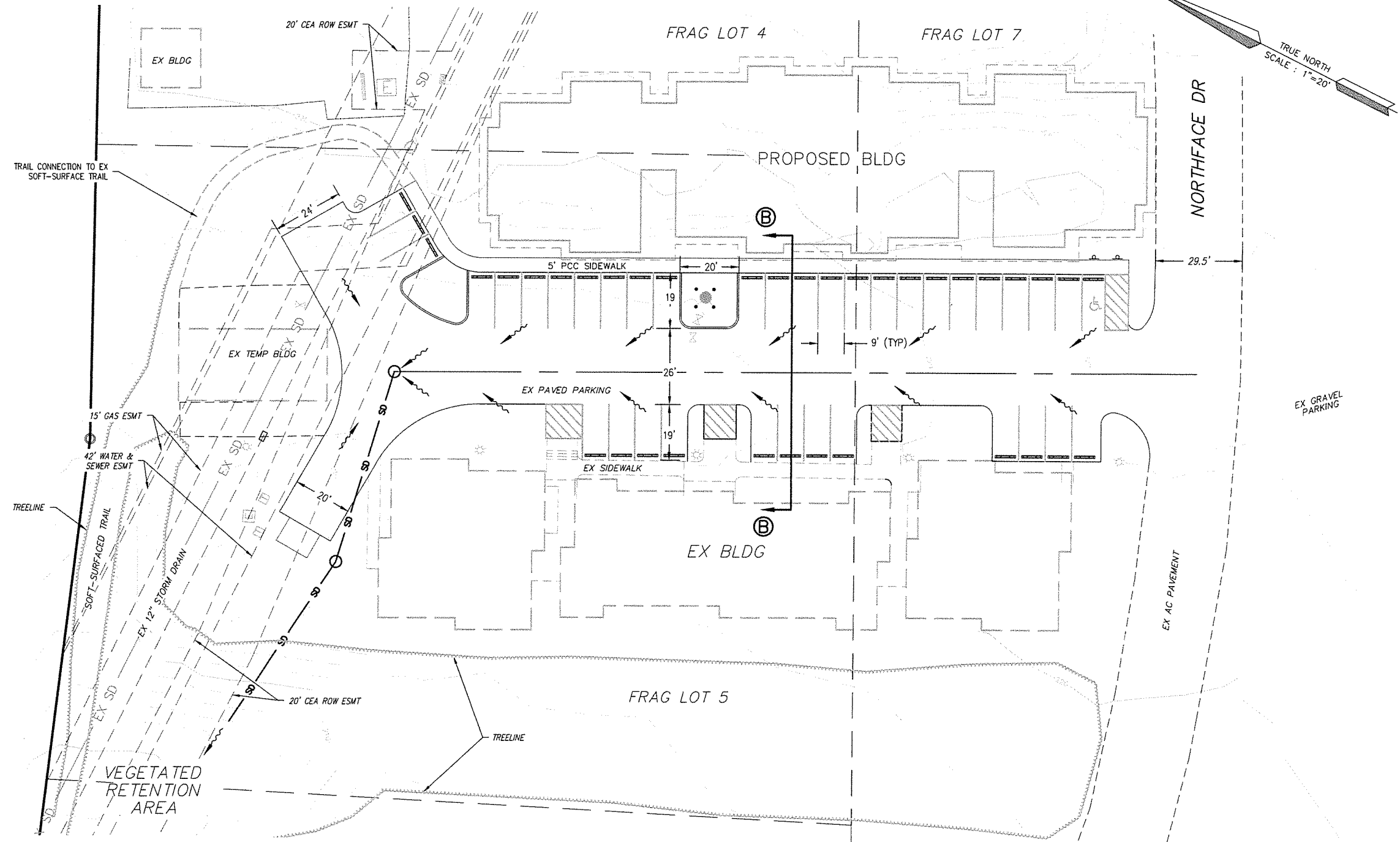
FILE: ARI EXPANSION /EX SITE PLAN	GNM	GNM	BAM
JOB NO: 21-123	CASE: TBD	DATE: FEB 2022	
SCALE: HORIZ. 1"=20'	GRID:	VERT: N/A	SE2117

SHEET
OF 2

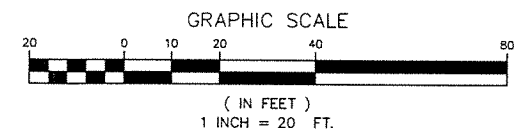


SECTION A-A **EXISTING PARKING**
SCALE: 1" = 10'





SECTION B-B PROPOSED PARKING
SCALE: 1" = 10'



TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadok.com

RECORD DRAWING
1. DATA PROVIDED

BY: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: _____

BY: _____
TITLE: _____ DATE: _____

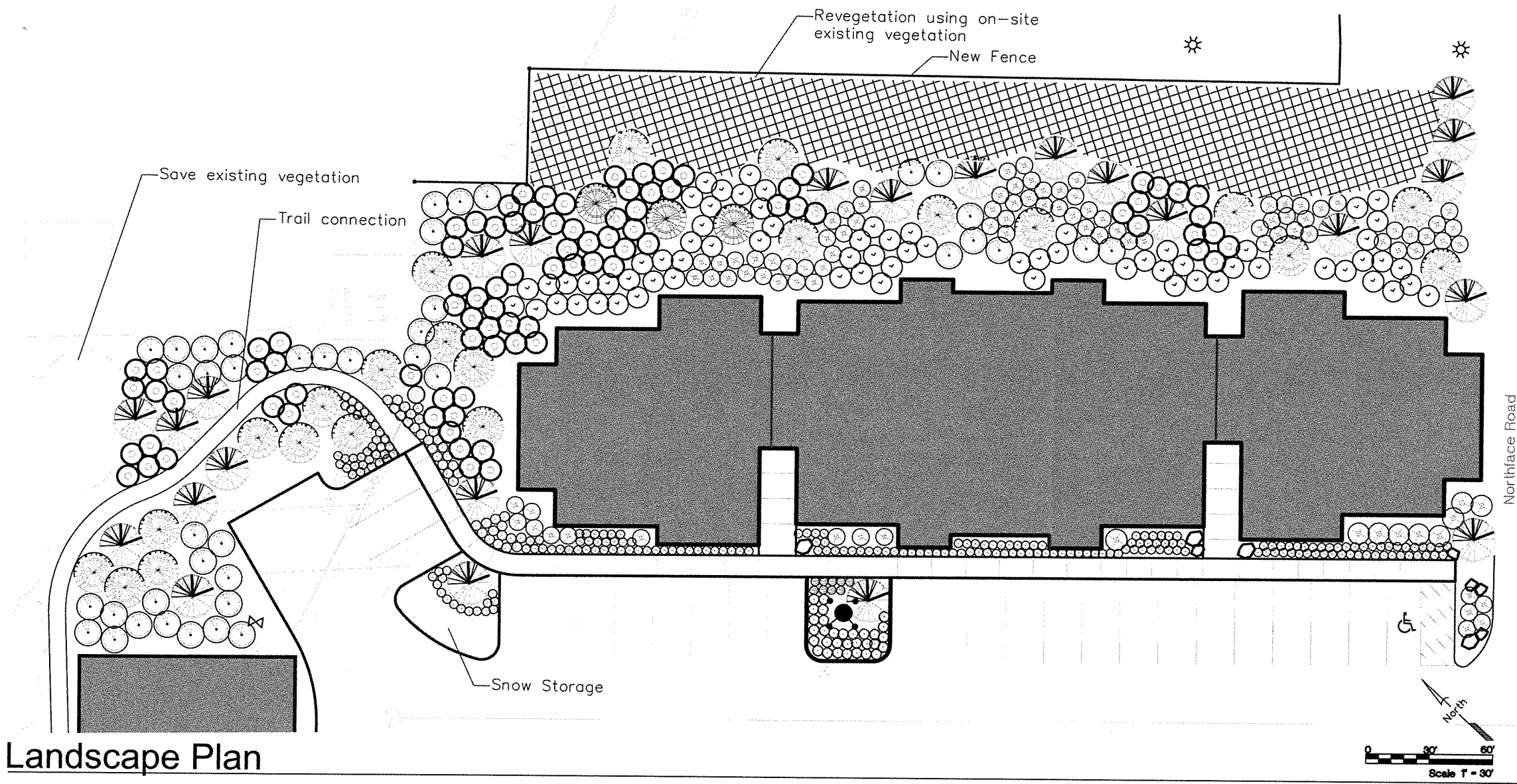
2. DATA TRANSFERRED
BY: _____
COMPANY: _____

3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: _____
COMPANY: _____

BY: _____
TITLE: _____ DATE: _____

ALYESKA EMPLOYEE HOUSING EXPANSION GRADING PLAN

BY	CKD	REVISIONS	DATE	CHECKED	DRAWN	FILE	JOB NO.	CASE	DATE	SCALE	GRID
				BAM	CHM	ARI EXPANSION / GRADING PLAN	21-123	TBD	FEB 2022	1"=20'	N/A

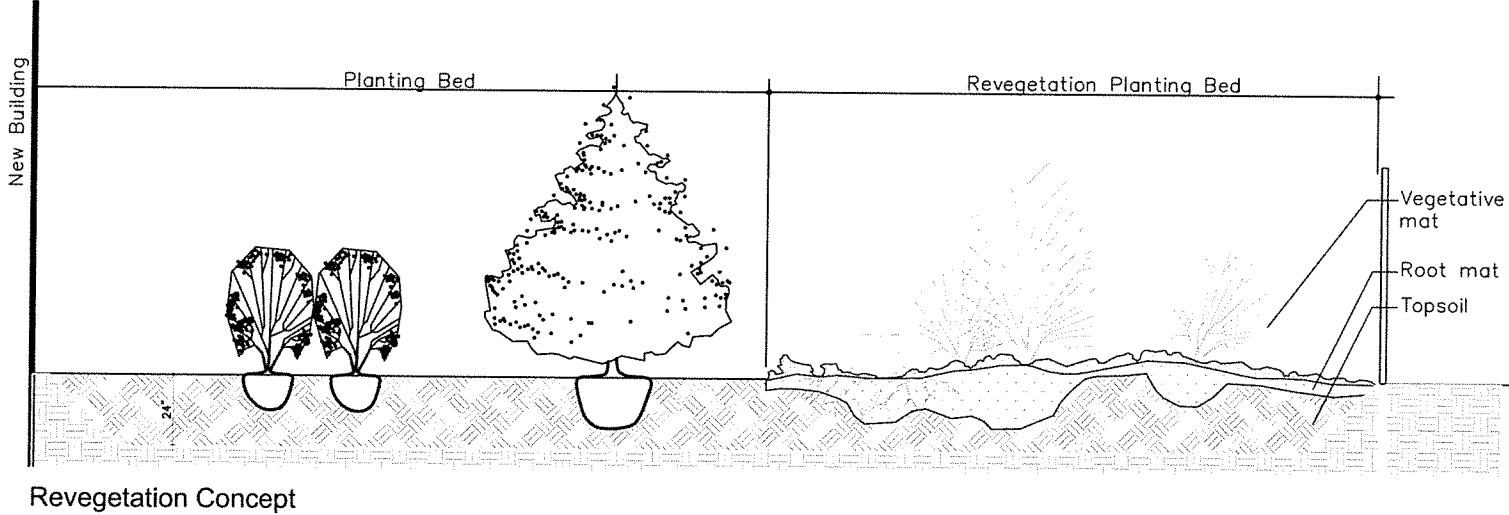


Landscape Plan

Plant Schedule

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	Hemlock	Tsuga mertensiana
	Sitka Spruce	Picea sitchensis
SHRUBS		
	Alder	Alnus sinuata
	Blueberry	Vaccinium angustifolium 'Northland'
	Dwarf Birch	Betula nana
	Juniper	Juniperus communis
	Highbush Cranberry	Viburnum edule
	Serviceberry	Amelanchier alnifolia
	Spirea	Spirea beauverdiana
PERENNIALS		
	Fern - Lady	Athyrium filix-femina
	Fern - Wood	Dryopteris expansa
	Fern - Ostrich	Matteuccia struthiopteris
	Iris	Iris setosa
	Reedgrass	Calamagrostis x acutifolia 'Karl Foerster'

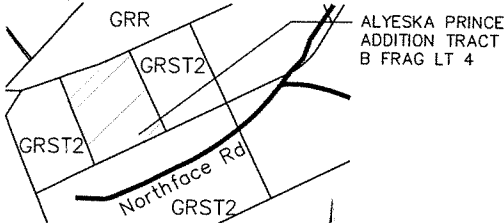
Revegetation — Areas to be excavated to -24" and backfilled with approved topsoil mix. Existing vegetation to be prepared for revegetation (cut all trees over 3" diameter leaving 24" stumps), grind and stockpile woody material for reuse as site mulch. Scrape vegetative mat in units easily moved by large equipment. Relocate scraped vegetation in areas as shown on site under direction of Landscape Architect. Snug mats into topsoil, hand backfill voids with topsoil and tamp vegetative mats in place.



Revegetation Concept

Landscape Analysis

LANDSCAPING REQUIREMENTS (Title 21)
Zoning: GRST-2 Adjacent zoning:



- 21.09 Girdwood**
21.09.070 E Landscaping, Vegetation, and Tree Retention
4. Minimum vegetation coverage by use (Table 21.09-10)
Natural Vegetation 20% Coverage
Total Permeable Surface 40%
See Zoning Information, Sheet XX
6. Setback Area Vegetation
a. Frontage Roads — Area along Northface Road to be planted as shown with mix of deciduous and evergreen trees and shrubs with continuous planting bed of natural plantings. Over 50% are evergreen, plant spacing of trees is at average interval of 15' o.c.
c. Buffering Non-Similar Uses
Existing vegetation provides buffer to GRR parcel to north.

7. Tree Protection During Construction
b. Sturdy fencing will be used to protect existing vegetation to be saved. Fencing to be shown on Site Demo or Grading sheets.

8. Revegetation of Disturbed Areas
All disturbed areas will be revegetated using native or non-invasive species.

21.07.080 Landscaping, Screening, and Fences
GRST-2 adjacent to GRST-2 does not require landscaping.
Arterial Landscaping
L1 Visual Enhancement Landscaping required along Northface Road, see above.

21.07.080 E2. Parking Lot Landscaping
Parking Lot Perimeter Landscaping — Parking lots with over 10 spaces. Requires landscaping standard L1 Visual Enhancement where the parking lot abuts the property line.
Parking Lot Interior Landscaping — Parking lots with over 40 spaces requires 5% area to be landscaped with 1 tree+6 shrubs/150sf; min bed size 165sf.

L1 Visual Enhancement Landscaping
Applicable Standards:
Min average planting bed = 8' (min width 5', max 50' run)

Natural vegetation:
Average planting interval 15' o.c.; max. 50% deciduous; 3 shrubs/tree

Landscape Summary
North Property Line = 115 l.f. Requires 8 trees and 23 shrubs
Shown: Existing vegetation includes mix of evergreen trees and shrub understory that blends with adjacent forested area. Existing vegetation meets intent of requirement.

East Property Line = 240 l.f. Requires Buffer none-similar uses. Requires 24 trees and 144 shrubs.
Shown: 29 trees, +150 shrubs shrubs.

South Property Line: Landscaping along Northface Road requires landscaping per Girdwood standards. 93 lf requires 7 trees, 19 shrubs
Shown: 7 trees, 24 shrubs.

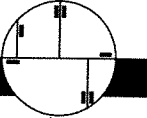
West Property Line
Landscaping not required

Parking Lot Interior Landscaping — Not required.

Parking Lot Perimeter Landscaping — See South Property Line above.

NOT FOR CONSTRUCTION

Z ARCHITECTS
commercial • planning • interiors • residential



earthscape
1643 West 10th Avenue
Anchorage, Ak 99501
t 907.279.2688

ALYESKA EMPLOYEE HOUSING II

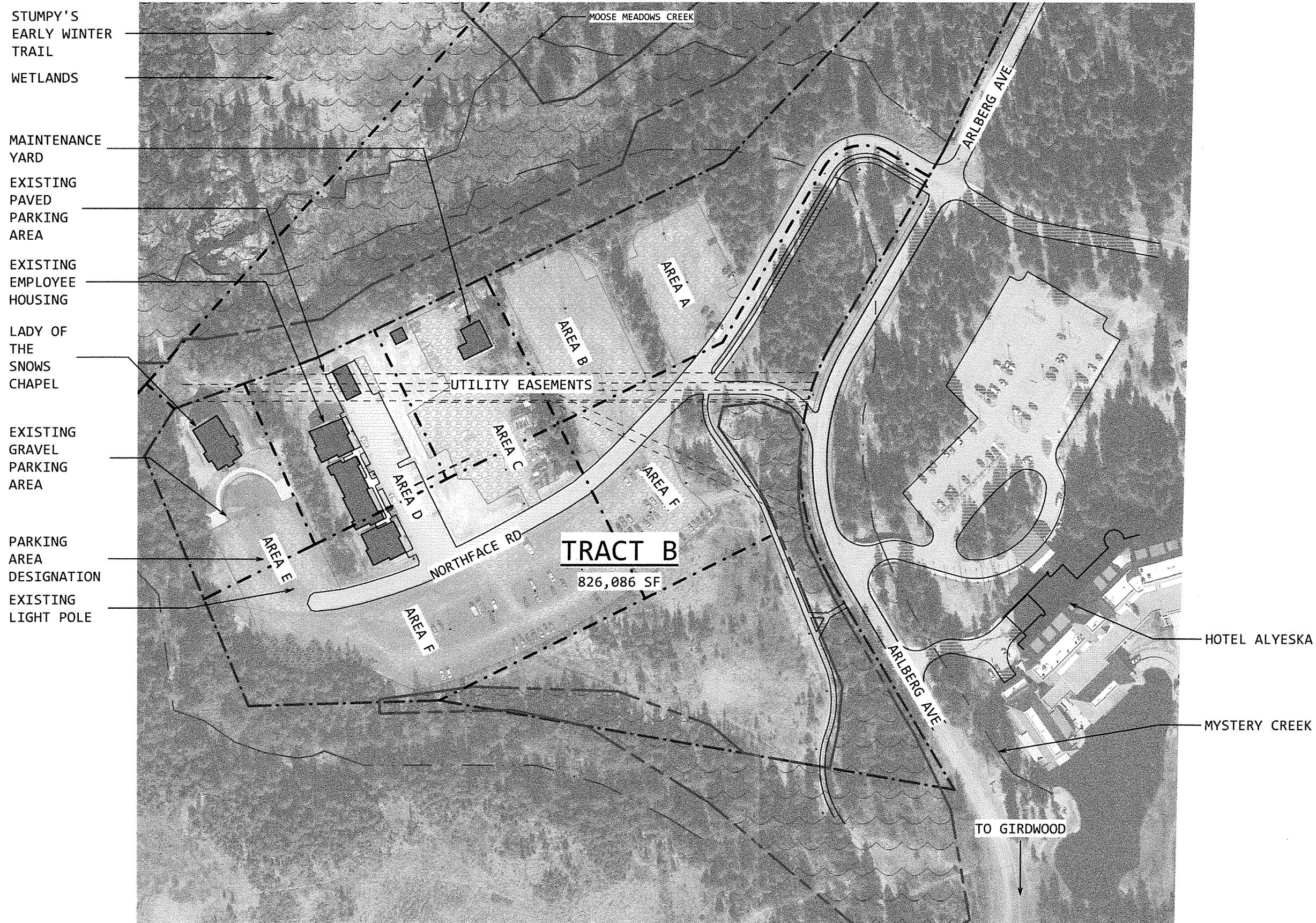
65% DESIGN

NORTHFACE DRIVE
GIRDWOOD, AK 99587

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REV. #	DESCRIPTION	DATE

L1.0
SCHEMATIC
LANDSCAPE PLAN



- STUMPY'S
EARLY WINTER
TRAIL
- WETLANDS
- MAINTENANCE
YARD
- EXISTING
PAVED
PARKING
AREA
- EXISTING
EMPLOYEE
HOUSING
- LADY OF
THE
SNOWS
CHAPEL
- EXISTING
GRAVEL
PARKING
AREA
- PARKING
AREA
DESIGNATION
- EXISTING
LIGHT POLE

1 EXISTING SITE PLAN
SCALE: 1" = 80'-0"

DRAWN ON ANSI D (22X34). SCALE 50% IF PRINTED ON TABLOID (11X17); DRAWINGS AT HALF SCALE.

65% DESIGN DEVELOPMENT

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ZARCHITECTS LLC

Alyeska
RESORT

ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 65%

EXISTING SITE PLAN

NORTHFACE DR
GIRDWOOD, AK 99587

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A0.1

STUMPY'S
EARLY WINTER
TRAIL

WETLANDS

MAINTENANCE
YARD

PROPOSED
EMPLOYEE
HOUSING

PROPOSED
TRAIL

PROPOSED
PAVED
PARKING
AREA

DUMPSTER

EXISTING
EMPLOYEE
HOUSING

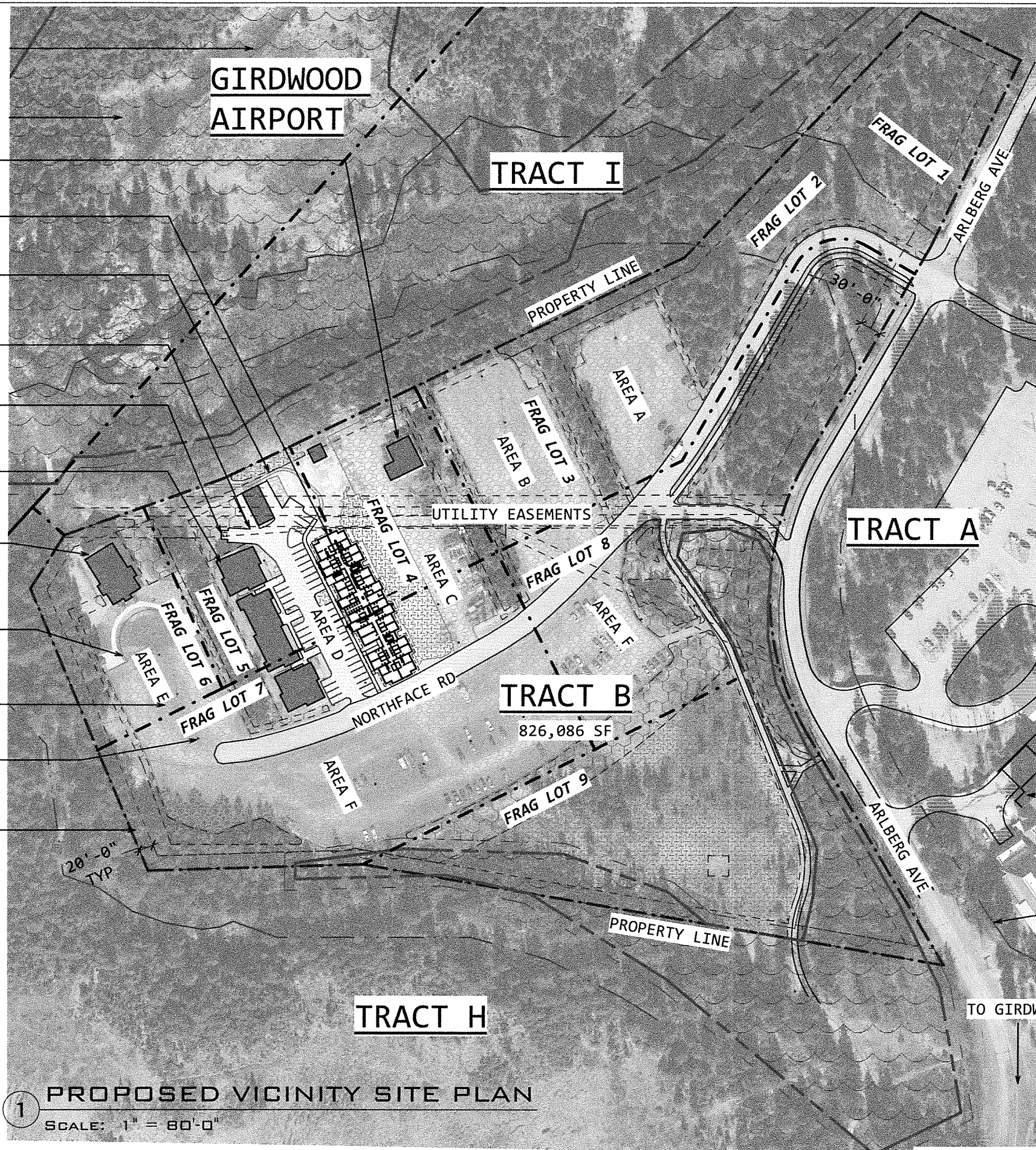
LADY OF
THE
SNOWS
CHAPEL

EXISTING
GRAVEL
PARKING
AREA

PARKING
AREA
DESIGNATION

EXISTING
LIGHT POLE

NATURAL
VEGETATION
AREAS



- NOTES:
- LOT AREA = 826,086 SF
SITE AND LANDSCAPING:
1. SNOW STORAGE
SUBJECT PROPERTY:
 - TOTAL AREA OF PARKING, VEHICLE AND PEDESTRIAN CIRCULATION, AND WALKWAYS: 387,280. 20% OF SUCH AREA EQUALS 77,440 SF.
 - TOTAL AREA OF SNOW STORAGE: 85,400 SF PROVIDED ON-SITE.
 1. ALL DISTURBED SNOW STORAGE AREAS TO BE SEEDED WITH MOA SCHEDULE D GRASS SEED AT 5 LBS PER 1,000 SQUARE FEET THROUGHOUT. AN ALASKA WILDFLOWER MIX WILL BE ADDED TO THE GRASS SEED.
 2. THIS PROJECT PROPOSES AN INCREASE IN GRAVEL PAD, AND PROPOSES WORK IN A WETLAND.
 3. TOTAL NATURAL VEGETATION AREA RETAINED EQUALS 172,600 SF. 20% OF LOT AREA REQUIRED IS 165,217 SF.
 - NATURAL VEGETATION AREAS SHOWN ON THIS SITE PLAN INCLUDES EXISTING VEGETATION LEFT IN ITS NATURAL STATE AND NEW PLANTED AREAS.
 4. ALL NATURAL VEGETATION DISTURBED DURING CONSTRUCTION MUST BE REPLANTED PER THE FOLLOWING:
 - A. EVERGREEN TREES: SITKA SPRUCE AND WESTERN HEMLOCK. IF NURSERY GROWN, THE TREES SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT, WITH A RATIO OF HEIGHT TO SPREAD NO LESS THAN FIVE TO THREE, AND DECIDUOUS TREES A MINIMUM OF EIGHT FEET HIGH, WITH A CALIPER NO LESS THAN ONE AND ONE-HALF INCHES, PLANTED AT AVERAGE INTERVALS NOT GREATER THAN 15 FEET ON CENTER. NO MORE THAN 50 PERCENT OF THE TREES MAY BE DECIDUOUS.
 - EVERGREEN TREES: SITKA SPRUCE AND WESTERN HEMLOCK. IF NURSERY GROWN, THE TREES SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT, WITH A RATIO OF HEIGHT TO SPREAD NOT LESS THAN FIVE TO THREE. FIELD COLLECTED SPECIMENS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT.
 - DECIDUOUS TREES: WESTERN BALSAM POPLAR (COTTONWOOD) OR ALASKA BIRCH. TREES SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AND 1 1/2 INCHES CALIPER.
 - B. THREE SHRUBS PER TREE, EACH SHRUB A MINIMUM OF 18 INCHES IN HEIGHT, AND GROUND COVER OR MULCHES, PLACED SO THAT THE GROUND WILL BE COVERED WITHIN THREE YEARS.
 - SHRUBS: FIELD COLLECTED, FROM SITE, ALDERS AND WILLOWS.
 5. TOTAL PERMEABLE SURFACE, CONSISTING OF SEEDED SNOW STORAGE, RESEEDED DISTURBED AREA, UNDISTURBED AREA, AND RETAINED NATURAL VEGETATION, EQUALS 410,385 SF. 40% OF LOT AREA REQUIRED IS 330,434 SF.
 6. SURFACES ON THE SITE, DISTURBED DURING CONSTRUCTION, NOT DESIGNATED AS NATURAL VEGETATION AREAS AND NOT TO BE OCCUPIED BY BUILDINGS, STRUCTURES, STORAGE YARDS, DRIVES, WALKS, PEDESTRIAN AREAS, OFF-STREET PARKING OR OTHER AUTHORIZED INSTALLATIONS, SHALL BE RE-VEGETATED WITH PLANT MATERIAL OF THE LANDOWNER'S CHOICE. HOWEVER, THE PLANT MATERIALS SHALL NOT BE INVASIVE PLANTS AS LISTED IN THE SELECTED INVASIVE PLANTS OF ALASKA BOOKLET PRODUCED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AND THE FOREST SERVICE, ALASKA REGION. TO PROMOTE RE-VEGETATION, BIODEGRADABLE EROSION CONTROL NETTING OR MULCH BLANKET SHALL BE USED ON DISTURBED SLOPES STEEPER THAN 3:1 (RUN TO RISE). SLOPES SHALL BE STABILIZED AND RE-SEEDED BEFORE SEPTEMBER 1. THE RE-SEEDED MATERIAL SHALL BE EROSION CONTROL VEGETATION, SUCH AS THOSE WITH AGGRESSIVE, NON-SOD-FORMING, ROOTING HABITS.
 - ALL DISTURBED AREAS TO BE SEEDED WITH MOA SCHEDULE D GRASS SEED AT 5 LBS PER 1000 SQUARE FEET THROUGHOUT. AN ALASKA WILDFLOWER MIX WILL BE ADDED TO THE GRASS SEED.
 7. ABOVE-GROUND UTILITY BOXES SHALL BE SCREENED FROM THE ROAD RIGHT-OF-WAY WITH VEGETATION INSTALLED PER NOTE 7.

1 PROPOSED VICINITY SITE PLAN
SCALE: 1" = 80'-0"



ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 65%

VICINITY SITE PLAN

NORTHFACE OR
GIRDWOOD, AK 99587

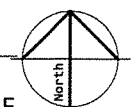
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A0.2



1 PROPOSED IMMEDIATE SITE PLAN
SCALE: 1" = 20'-0"
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65% DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

ZARCHITECTS LLC



ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 65%

IMMEDIATE SITE PLAN

NORTHFACE DR
GIRDWOOD, AK 99587

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EXTERIOR RENDERING

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Alaska
RESORT

ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 65%

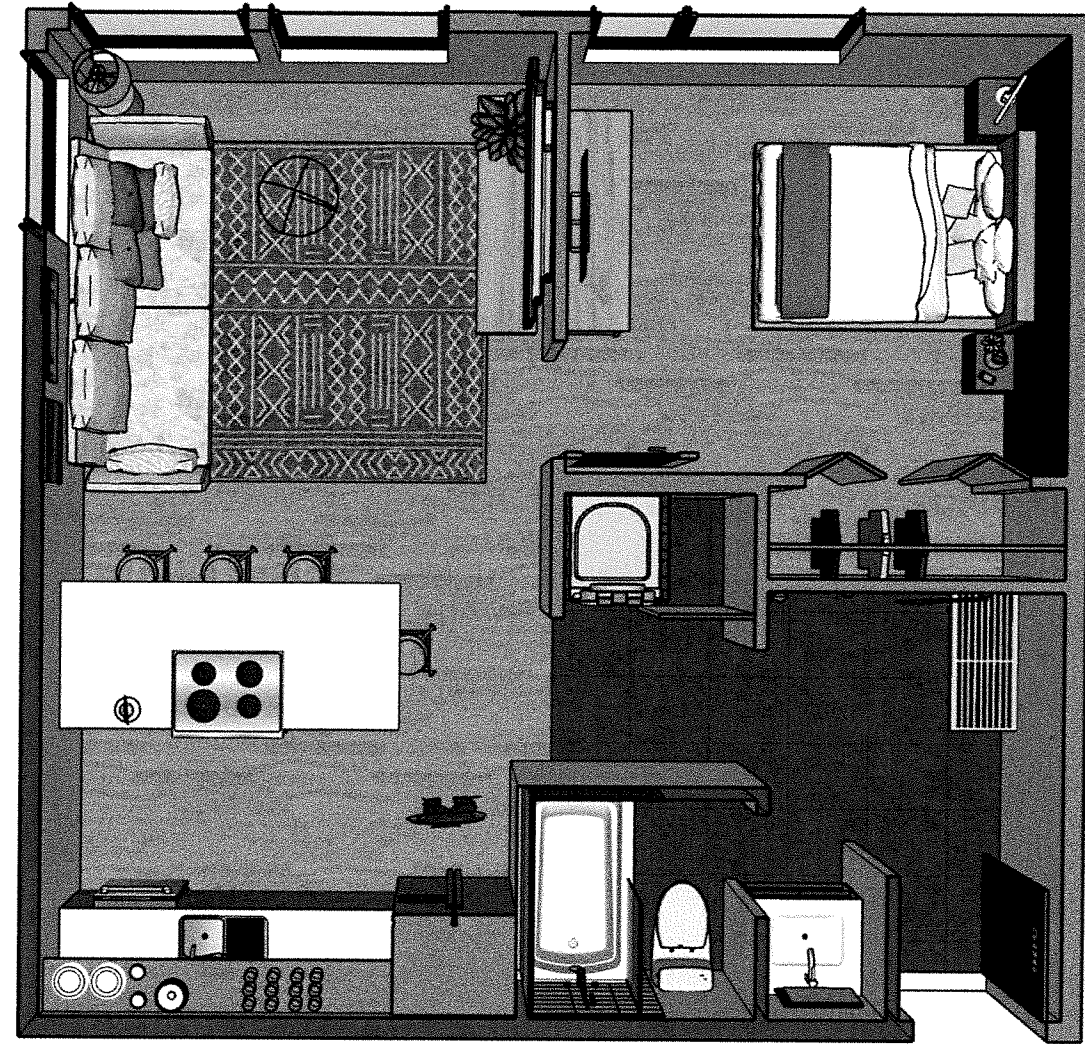
EXTERIOR RENDERING

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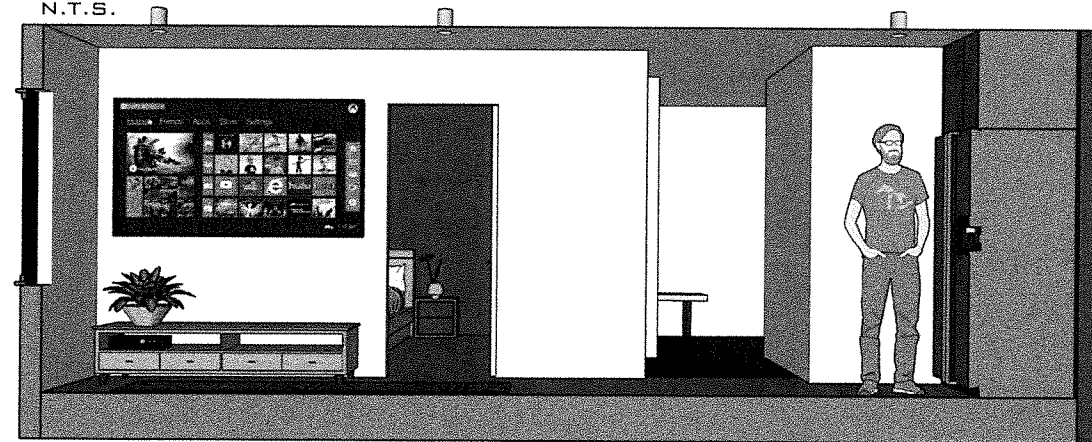
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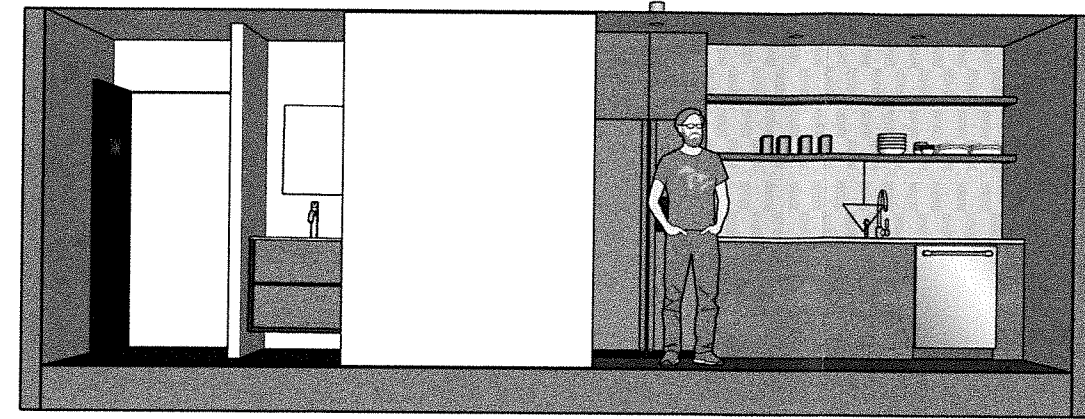
PLAN

N.T.S.



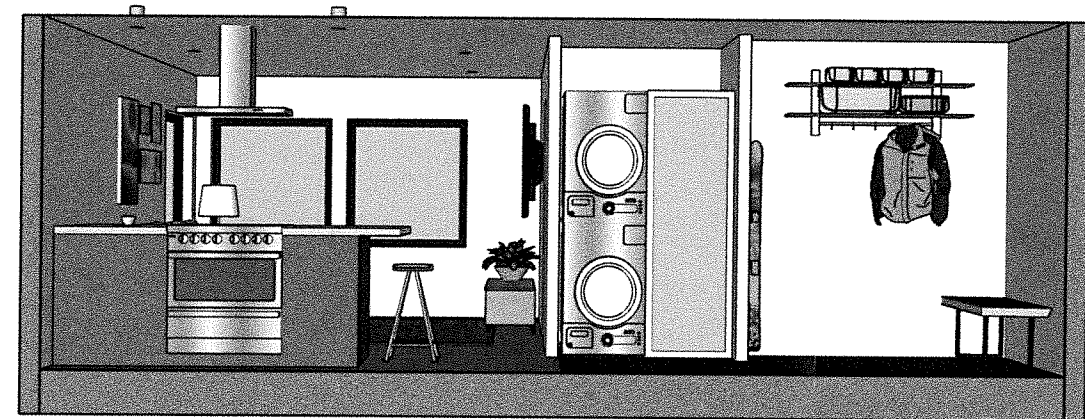
INTERIOR ELEVATION

N.T.S.



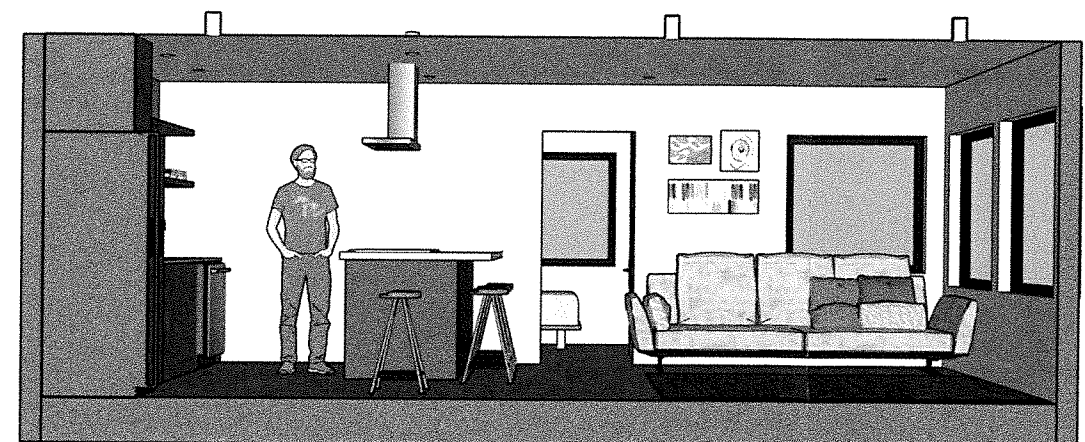
INTERIOR ELEVATION

N.T.S.



INTERIOR ELEVATION

N.T.S.



INTERIOR ELEVATION

N.T.S.

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DEVELOPMENT MASTER
PLAN - 65%

ONE-BEDROOM UNIT
RENDERINGS

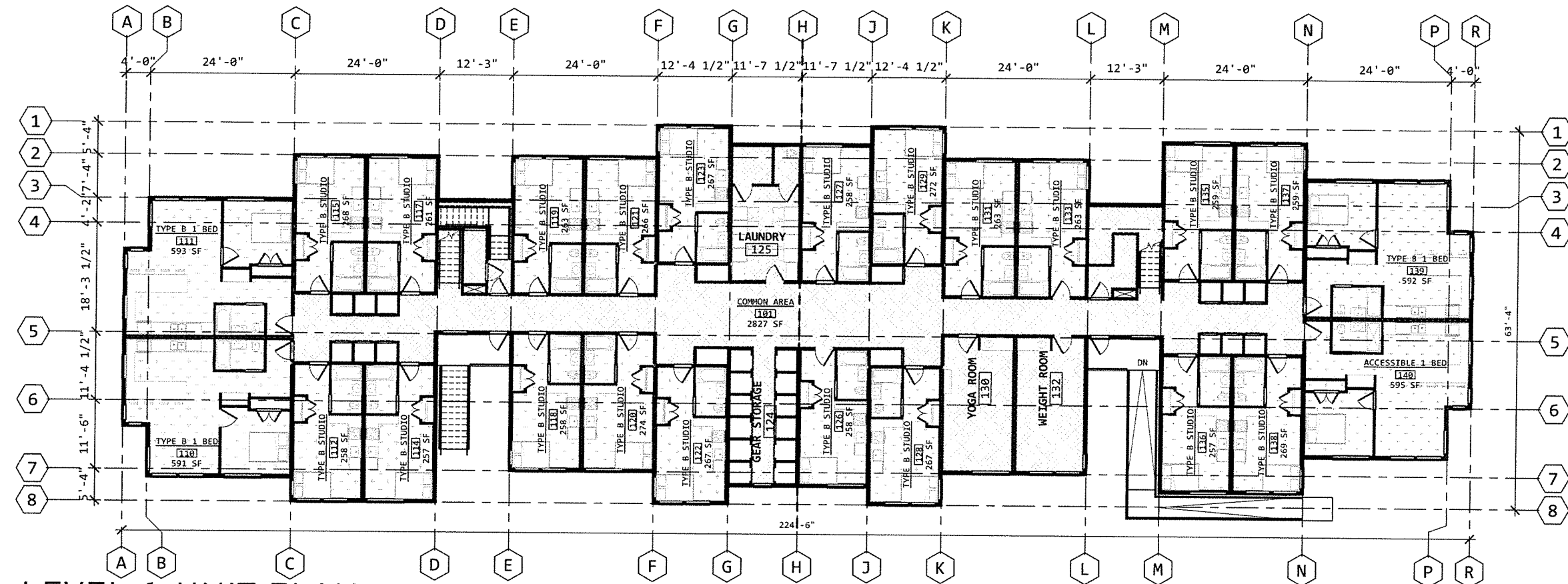
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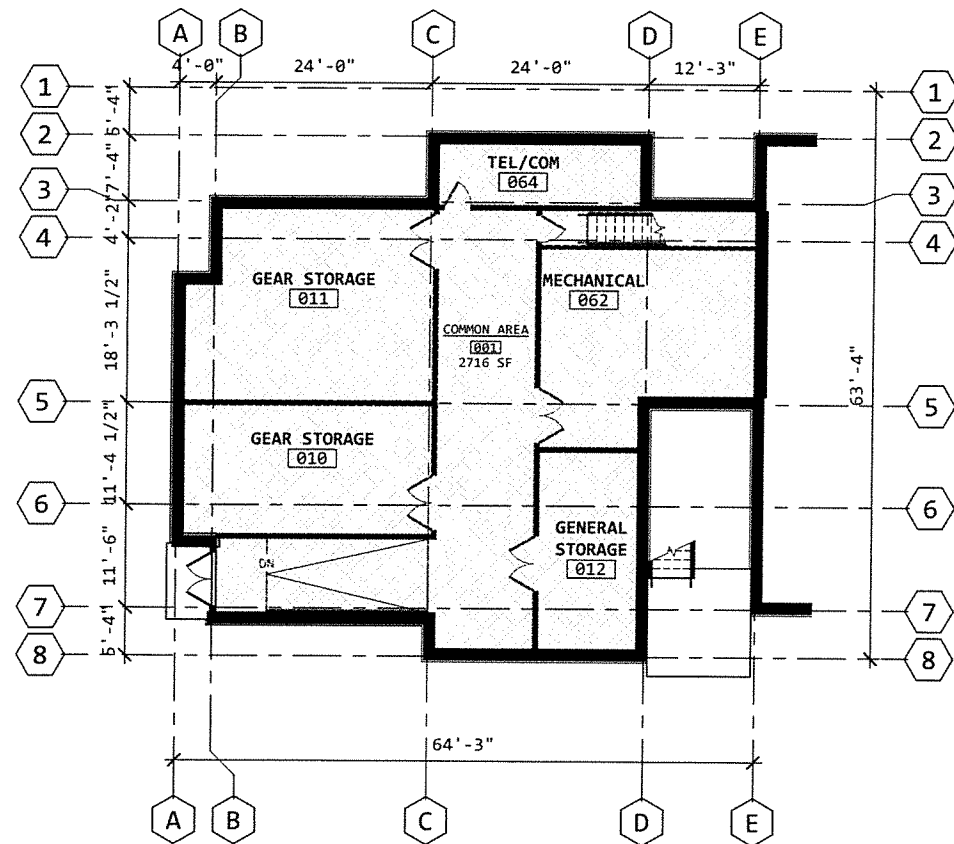
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A0.5



2 LEVEL 1 UNIT PLAN

SCALE: 3/32" = 1'-0"



1 BASEMENT COMMON AREA

SCALE: 3/32" = 1'-0"

DRAWN ON ANSI D (22X34). SCALE 50% IF PRINTED ON TABLOID (11X17); DRAWINGS AT HALF SCALE.

UNIT AREA SCHEDULE		
Number	Name	Area
110	TYPE B 1 BED	591 SF
111	TYPE B 1 BED	593 SF
112	TYPE B STUDIO	258 SF
114	TYPE B STUDIO	257 SF
115	TYPE B STUDIO	268 SF
117	TYPE B STUDIO	261 SF
118	TYPE B STUDIO	258 SF
119	TYPE B STUDIO	263 SF
120	TYPE B STUDIO	274 SF
121	TYPE B STUDIO	266 SF
122	TYPE B STUDIO	267 SF
123	TYPE B STUDIO	267 SF
126	TYPE B STUDIO	258 SF
127	TYPE B STUDIO	258 SF
128	TYPE B STUDIO	267 SF
129	TYPE B STUDIO	272 SF
131	TYPE B STUDIO	263 SF
133	TYPE B STUDIO	263 SF
135	TYPE B STUDIO	259 SF
136	TYPE B STUDIO	257 SF
137	TYPE B STUDIO	259 SF
138	TYPE B STUDIO	269 SF
139	TYPE B 1 BED	592 SF
140	ACCESSIBLE 1 BED	595 SF

A11 - L1 - TFF: 24

UNIT AREA SCHEDULE		
Number	Name	Area
210	1 BED	595 SF
211	1 BED	595 SF
212	STUDIO	262 SF
214	STUDIO	260 SF
215	STUDIO	262 SF
216	STUDIO	273 SF
217	STUDIO	261 SF
218	STUDIO	264 SF
219	STUDIO	263 SF
220	STUDIO	267 SF
221	STUDIO	267 SF
222	STUDIO	267 SF
223	STUDIO	267 SF
225	STUDIO	258 SF
226	STUDIO	258 SF
227	STUDIO	258 SF
228	STUDIO	267 SF
229	STUDIO	267 SF
230	STUDIO	267 SF
231	STUDIO	267 SF
232	STUDIO	264 SF
233	STUDIO	263 SF
234	STUDIO	273 SF
235	STUDIO	261 SF
236	STUDIO	261 SF
237	STUDIO	262 SF
238	STUDIO	269 SF
239	1 BED	595 SF
240	1 BED	595 SF

A21 - L2 - TFF: 29

UNIT AREA SCHEDULE		
Number	Name	Area
310	1 BED	595 SF
311	1 BED	595 SF
312	1 BED	531 SF
315	1 BED	532 SF
316	STUDIO	273 SF
318	1 BED	541 SF
319	1 BED	540 SF
322	1 BED	536 SF
323	1 BED	544 SF
326	1 BED	536 SF
327	1 BED	536 SF
330	1 BED	541 SF
331	1 BED	540 SF
334	STUDIO	273 SF
335	1 BED	530 SF
336	1 BED	530 SF
339	1 BED	595 SF
340	1 BED	595 SF

A31 - L3 - TFF: 18
Grand total: 71

NOT FOR CONSTRUCTION

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ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 65%

AREA PLANS

NORTHFACE DR
GIRDWOOD, AK 99587

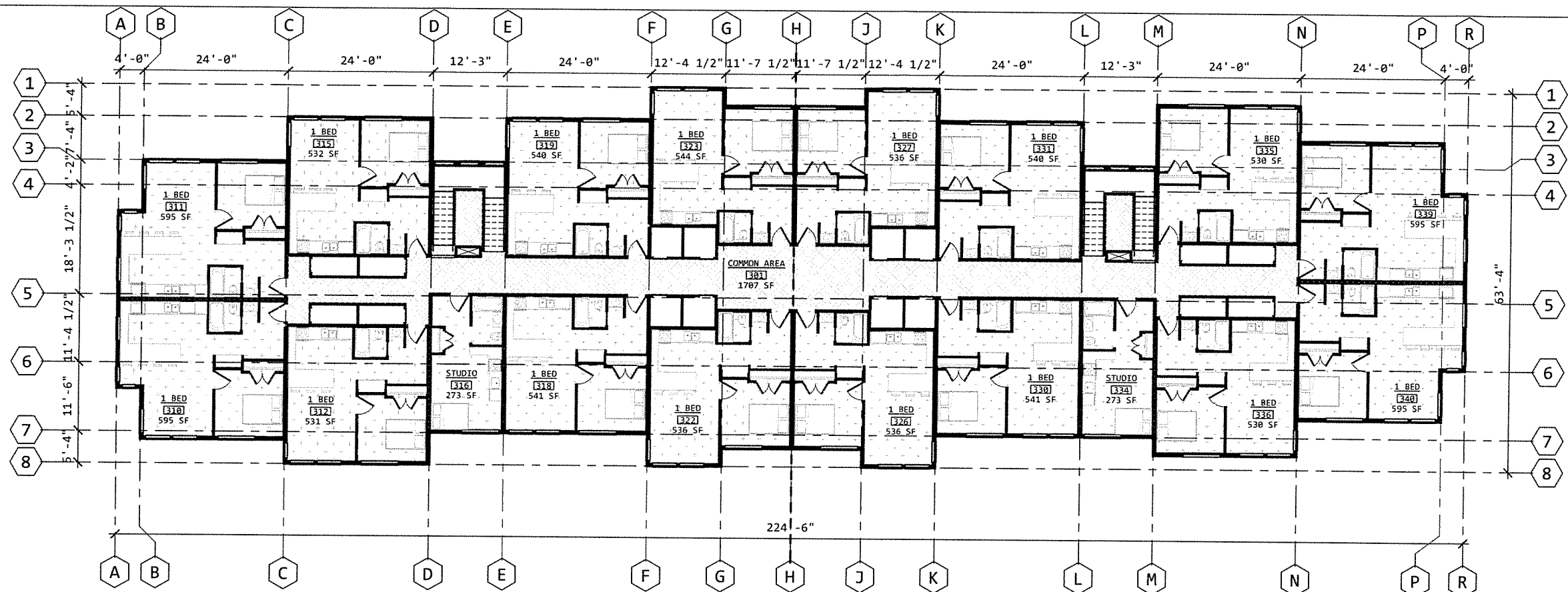
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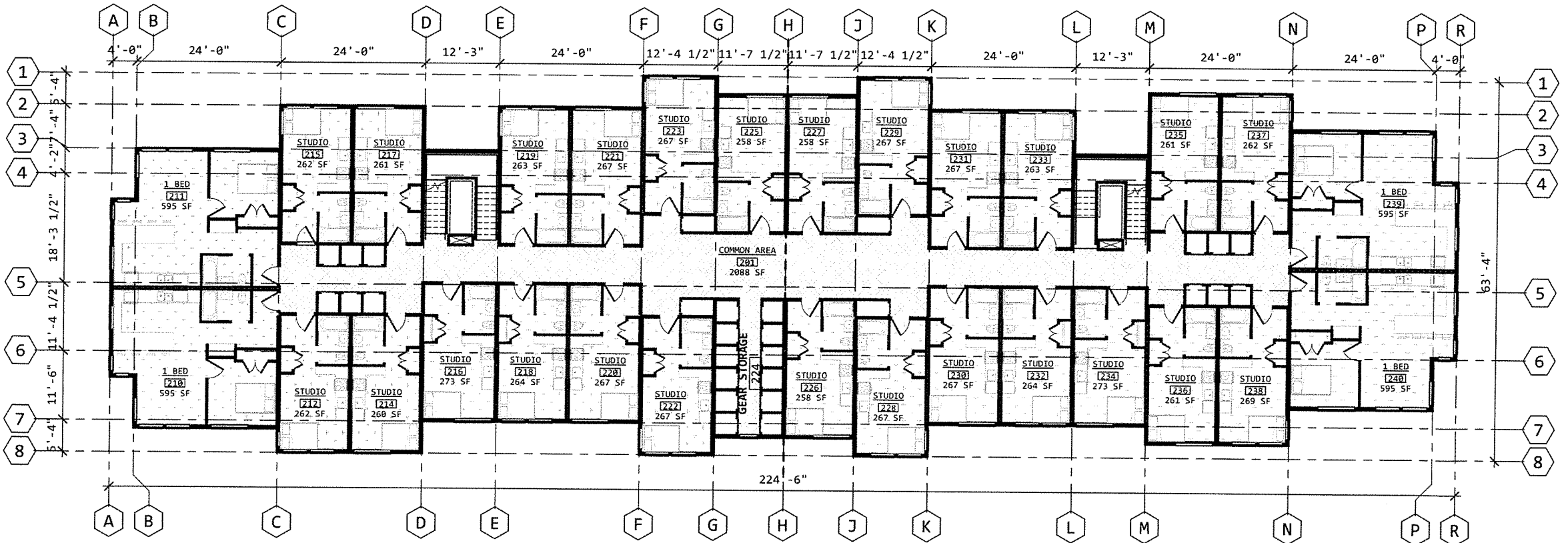
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A0.8

65% - DESIGN DEVELOPMENT



2 LEVEL 3 UNIT PLAN
 SCALE: 3/32" = 1'-0"



1 LEVEL 2 UNIT PLAN
 SCALE: 3/32" = 1'-0"

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65% - DESIGN DEVELOPMENT

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ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
 PLAN - 65%

AREA PLANS

NORTHFADE DR
 GIRDWOOD, AK 99587

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DEVELOPMENT MASTER
PLAN - 65%

ROOF PLAN

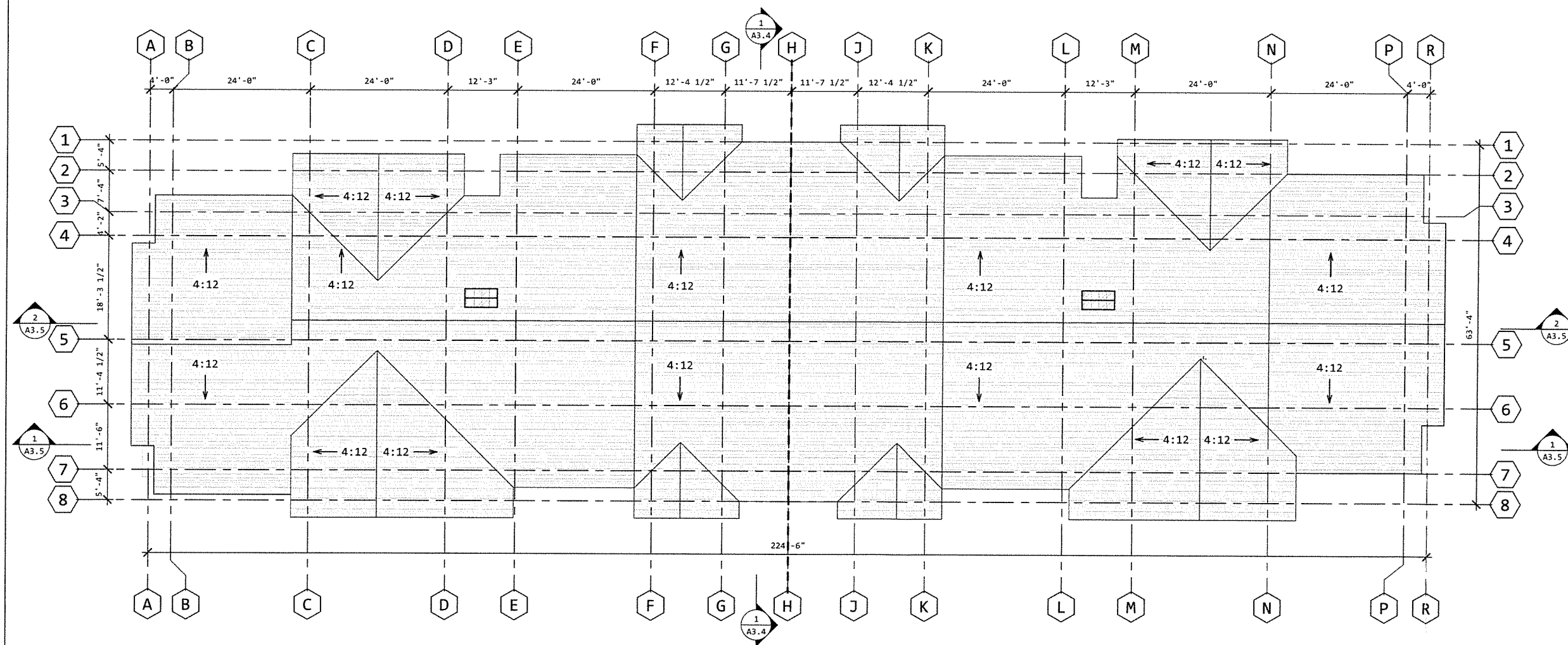
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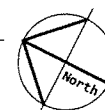
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A1.8

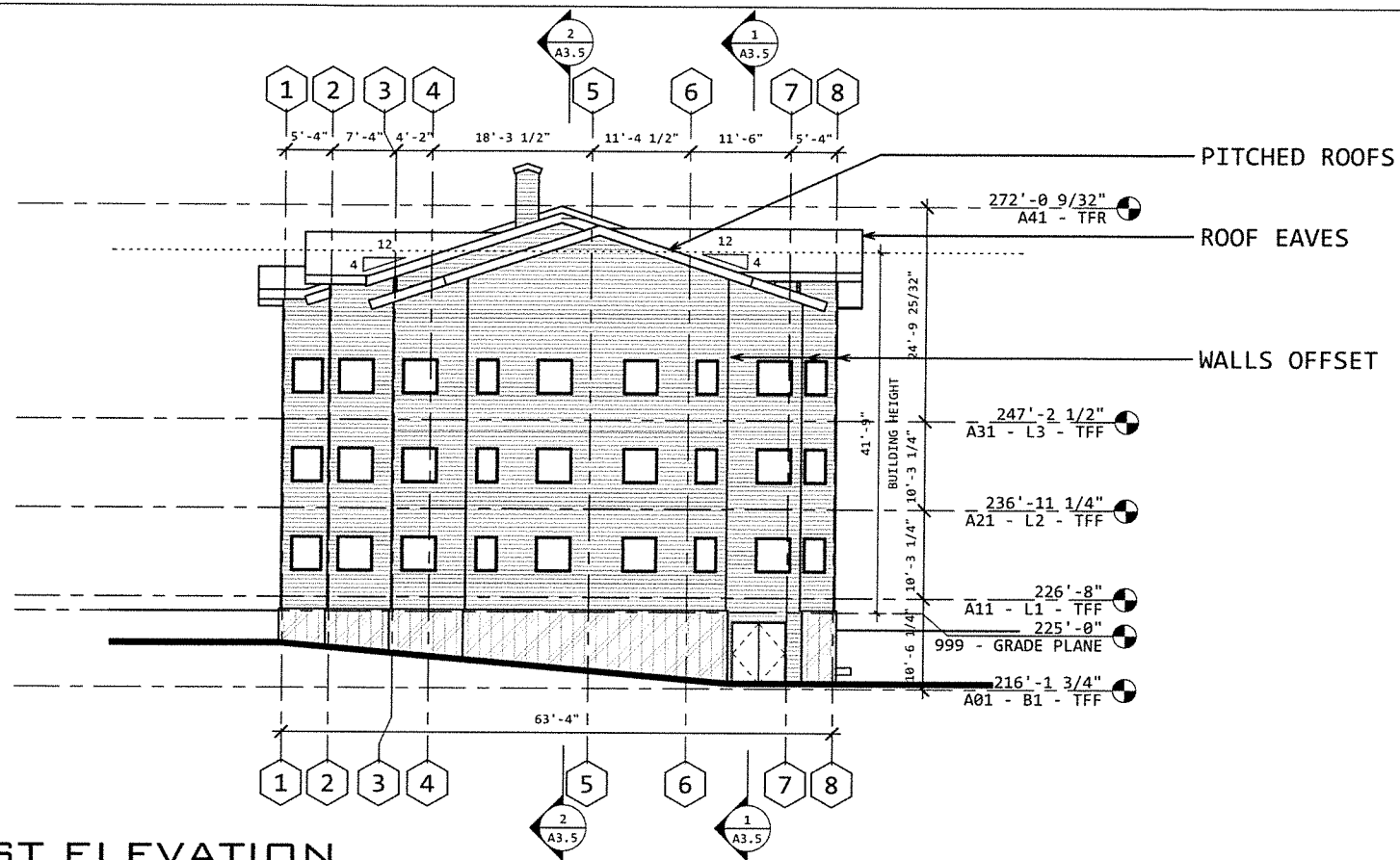


1 ROOF PLAN

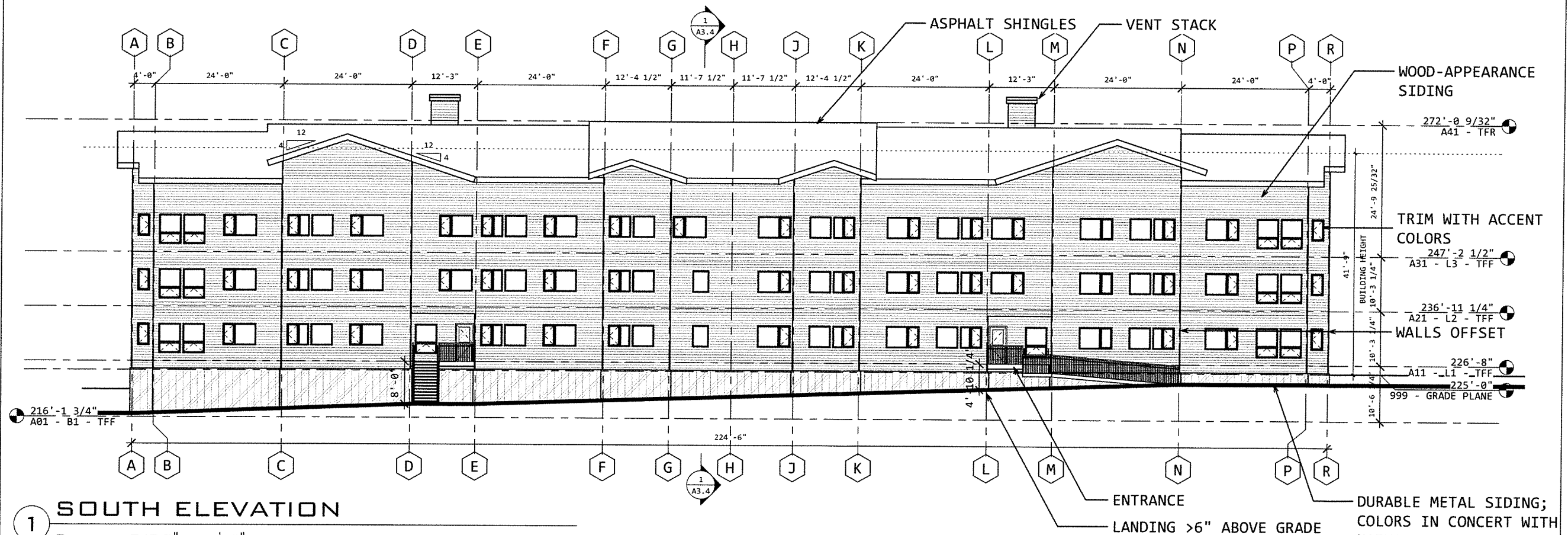
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65% - DESIGN DEVELOPMENT



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 6

TRIM WITH
ACCENT
COLORS
BUILDING
ELEVATIONS

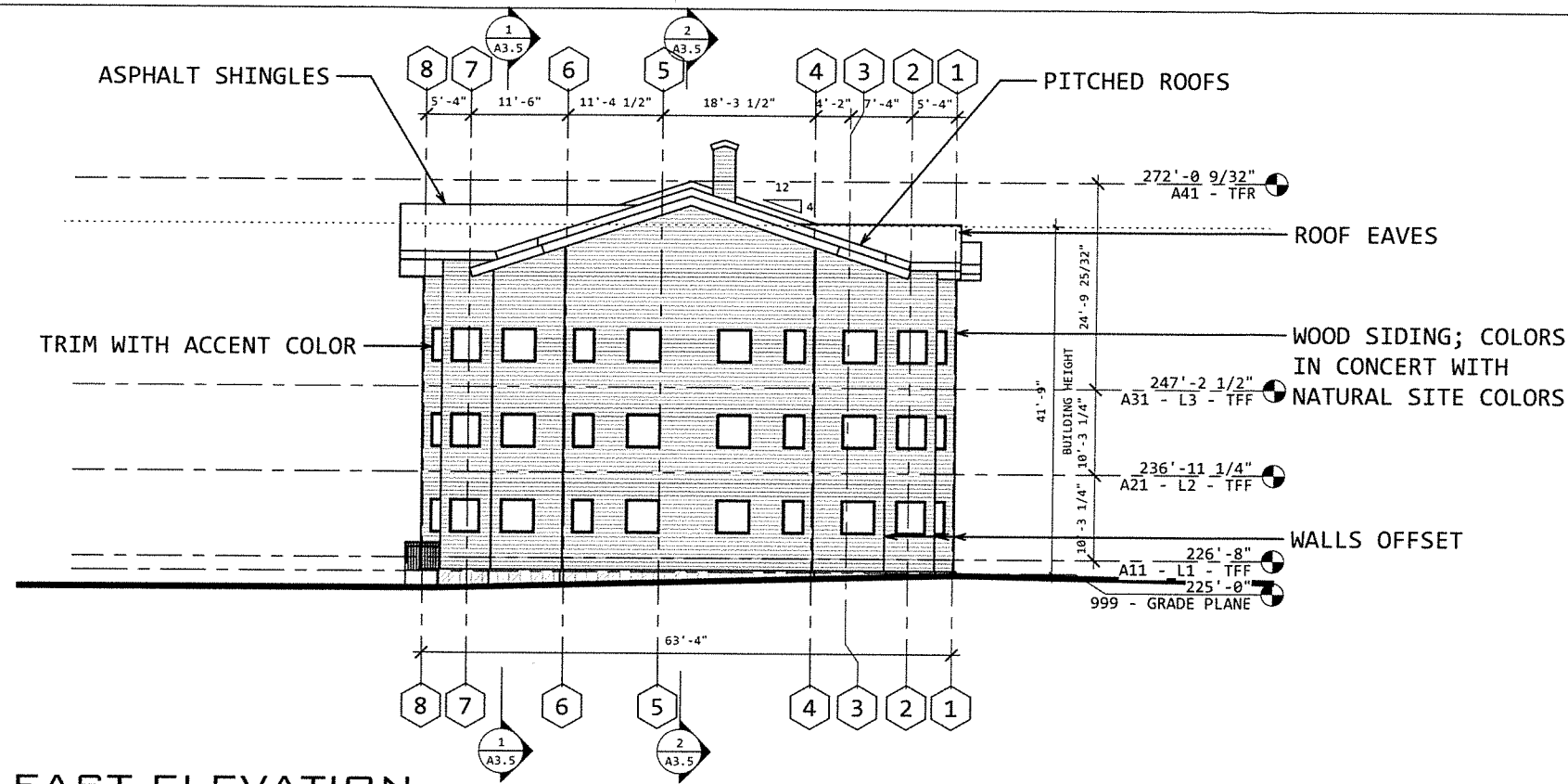
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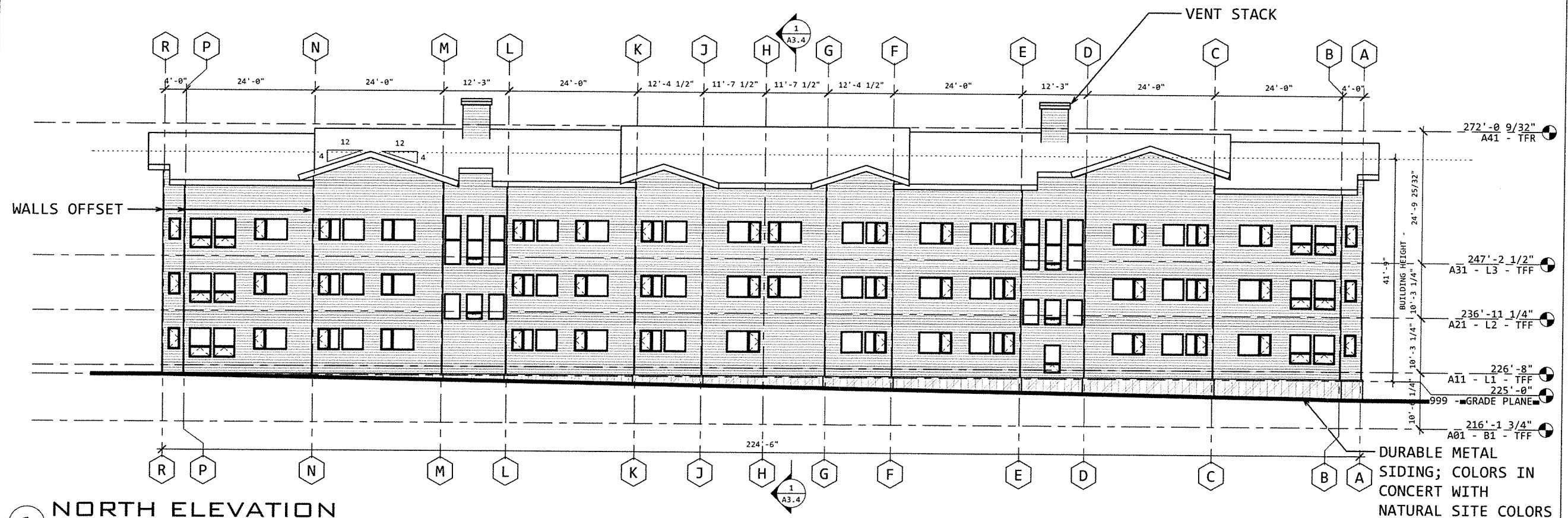
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A2.1



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
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65% - DESIGN DEVELOPMENT

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ALYESKA EMPLOYEE HOUSING II

DEVELOPMENT MASTER
PLAN - 65%

BUILDING ELEVATIONS

NORTHFACE DR
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A2.2