

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
DESIGN VARIANCE**

DATE: January 8, 2020
CASE NO: 2019-0162
PETITIONER: Jamar Hill, owner's representative
REQUEST: Variances from:
21.05.040C.2.b.ii. *Minimum Lot Area & Width*
21.05.040C.2.b.iii. *Traffic Access*
LOCATION: Lot 6A, Block 1, Fairview Subdivision
SITE ADDRESS: No address
COMMUNITY COUNCIL: Mountain View
TAX NUMBER: 005-022-06

ATTACHMENTS

- 1. Maps
- 2. Application
- 3. Comments
- 4. Posting Affidavit

SITE

Area: ±0.29 acres
Zoning: R-3 Mixed Residential District
Topography: Mostly flat
Existing Use: Vacant
Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification: "Compact Mixed Residential-Low" per the *Anchorage 2040 Land Use Plan*

SURROUNDING AREA

	North	East	South	West
Zoning:	R-3	TR	B-3	R-3
	Mixed Residential	Transition	General Business	Mixed Residential

REQUEST

Jamar Hill (owner's representative) is requesting two design variances from the use-specific standards for community centers in AMC 21.05.040C.2.b. The variances are intended to facilitate the development of a public indoor baseball practice facility operated by the nonprofit organization Gamers Baseball Alaska. If the variances are approved, an administrative site plan review will be required prior to development per Table 21.05-1, *Table of Allowed Uses*.

The first variance is from 21.05.040C.2.b.ii. *Minimum Lot Area & Width*, a use-specific standard that requires a minimum lot size of 14,000 ft² for a community center use. The subject lot is 12,824ft², or about 9% less lot area than the 14,000 ft² that would otherwise be required.

The second variance is from 21.05.040C.2.b.iii. *Traffic Access*. This use-specific standard requires that a community center use abuts a street designated as a collector or greater on the *Official Streets & Highways Plan (OS&HP)*, and that traffic access must be taken from that street. The subject lot does not abut a street designated as collector or greater in the OS&HP; rather, it is located on a local street (North Pine Street) about 175 feet north of a Class IA Industrial-Commercial Collector (Mountain View Drive).

PUBLIC COMMENTS

No comments were received from the Mountain View Community Council.

One resident submitted a comment objecting to the community center. The resident's objection was not necessarily to the intensity of the use, but to the type of use itself, as they state that they would prefer to see a police substation developed on the subject lot.

Two other residents submitted comments objecting to removing the bollards currently in place in the side (south) alley due to through-traffic concerns. One of the commenters provided detailed documentation regarding the 2003 traffic study that resulted in the placement of those bollards. The applicant revised their site plan to ensure the existing bollards remain in place and that through traffic cannot access the back (west) residential alley.

Full comments are available in attachment 3 of this report.

AGENCY COMMENTS

The Traffic Department initially issued comments objecting to the variances due to the original site plan showing parking stalls utilizing the back (west) residential alley. However, the applicant revised the site plan to address these comments as well as community concerns, primarily by moving the parking stalls to the side (south) alley only that abuts an existing gas station. This change was in part due to the existing bollards that were installed in 2003 pursuant to community traffic calming requests, which is detailed in public comments submitted to the Planning Department (discussed above). The Traffic Department revised their comments on December 26th to recommend approval of the variances upon receipt of the applicant's revised site plan.

The Traffic Department's original comments (December 10th) and revised comments (December 26th) are both available in attachment 3 of this report.

FINDINGS

Per AMC 21.03.240., the application must substantially meet the following standards in order to be approved:

- a. **The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;**

The standard is substantially met.

Variance #1 (Lot Area): The intent of the use-specific standard for lot area appears to be to ensure that a community center is built on a lot that is large enough to adequately accommodate the use amidst surrounding residential and/or commercial uses. In this case, the approximately 9% difference in lot area (12,824ft² existing vs. 14,000ft² required) is minor. In addition, the southern property line of the subject lot abuts a larger (approx. 32,400 ft²) B-3-zoned lot that is currently home to a gas station facility. A community center use on a smaller lot than typically required would be a reasonable transition from the large gas station facility to the south to the compact residential uses to the north. Provided that the applicant can finalize an acceptable site plan through the administrative site plan review process, a lot size of 12,824ft² achieves the intent of the subject design standard.

Variance #2 (Traffic Access): The intent of requiring community centers to abut and take vehicle access from a collector level or greater street appears to be to minimize vehicle traffic impacts to neighborhoods situated on local streets. The subject lot is situated on North Pine Street approximately 175 feet from Mountain View Drive, which the OS&HP designates as a Class IA Industrial-Commercial Collector. Any vehicle traffic accessing the community center on the subject lot would not pass any residential properties on North Pine Street. Therefore, access from North Pine Street (a local street) would still achieve the intent of the subject design standard.

- b. **The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;**

The standard is substantially met.

Neither of the variances would substantially impact the goals and policies of the comprehensive plan. However, several goals and policies are relevant:

Anchorage 2040 Land Use Plan – Policy 7.2. “Ease the transitions between more intensive uses and adjacent lower-density neighborhoods—in terms of the built scale, height, level of activity, and character.”

The variances from lot area and traffic access would allow a community center to be built on the subject lot at a scale and location that provides a transition from intensive uses to the south to existing lower-density neighborhoods to the north. Even at such time that the residential lots to the north are built to the intensity permitted in the R-3 Mixed Residential zoning district, the scale of the transition would still be beneficial.

Anchorage 2020 – Policy 45. “Connect local activity centers, such as neighborhood schools and community centers with parks, sports fields, greenbelts, and trails, where feasible.”

While no new specific pedestrian infrastructure, such as a trail, would connect to the proposed community center, the variances would provide the possibility of co-locating a community center across the street from an existing park.

c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;

The standard is substantially met.

Variance #1 (Lot Area): The slightly smaller lot area for a community center use on the subject lot benefits the community by allowing for the development of a community-serving facility that would not occur in the absence of the variance. A smaller lot size is also in keeping with the character of the relatively compact residential lots to the north, and avoids a larger facility on a large lot that might fail to match the neighborhood context.

Variance #2 (Traffic Access): As stated in standard a. above, the subject lot is located only about 175 feet from Mountain View Drive, and vehicles accessing the proposed community center would not pass by any residential uses. In addition, local street access could introduce less access-based traffic to Mountain View Drive, which is a Class IA Industrial-Commercial Collector that is generally intended to promote through traffic rather than access.

The subject lot is also located in close proximity to the Route 21 bus stop at Mountain View Drive and North Bliss Street, which has a peak frequency of 30 minutes and would provide good public transportation access to the proposed community center facility.

d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;

The standard is substantially met.

Neither of the variances will adversely affect the use of adjacent property due to the very small difference in lot size and the lot’s proximity to an existing gas station, a park, and a Class IA Industrial-Commercial Collector (Mountain View Drive). These circumstances ensure that the variances will not result in impacts that differ substantially from what would be allowed in the absence of the variances. In fact, the subject lot’s location mitigates impacts to the surrounding neighborhood through its aforementioned proximity to higher-intensity uses and higher-level roadways.

e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;

This standard is substantially met.

Neither variance would change the character of the zoning district and is in keeping with the intent of the code, primarily owing to its proximity to more intense uses as described in the preceding standards. It would also not permit a use that would otherwise be prohibited.

f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and

The standard is substantially met.

Neither variance would preclude access as required by the Americans with Disabilities Act.

g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.

The standard is substantially met.

The variances would actually benefit the health, safety, and welfare of the people of the municipality by enabling a community center facility that would activate a vacant lot and serve the recreational needs of the community.

h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.

The standard is substantially met.

This variance does not involve a sign.

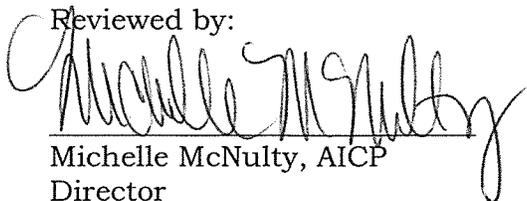
DEPARTMENT RECOMMENDATION

AMC 21.03.240 requires that the variance request substantially meet all eight of the design variance standards in order for a variance to be granted.

The Department finds that all of the standards are substantially met and recommends approval of the variance subject to the following condition:

1. Prior to this variance becoming effective, a notice of zoning action shall be filed with the State of Alaska District Recorder's Office, including a site plan and a copy of the resolution of approval.

Reviewed by:



Michelle McNulty, AICP
Director

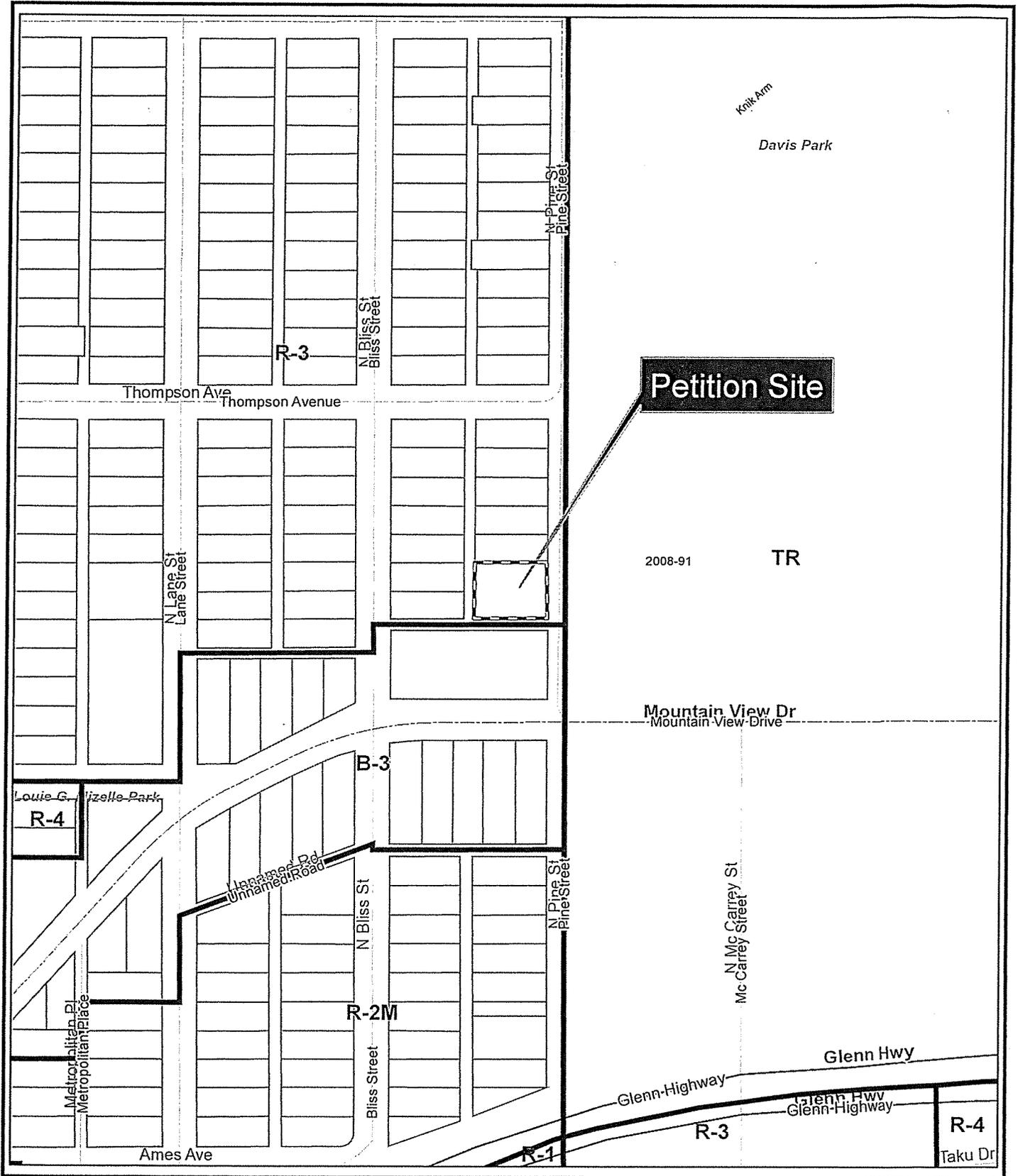
Prepared by:



Collin Hodges
Senior Planner

(Case 2019-0162; Tax ID 005-022-06)

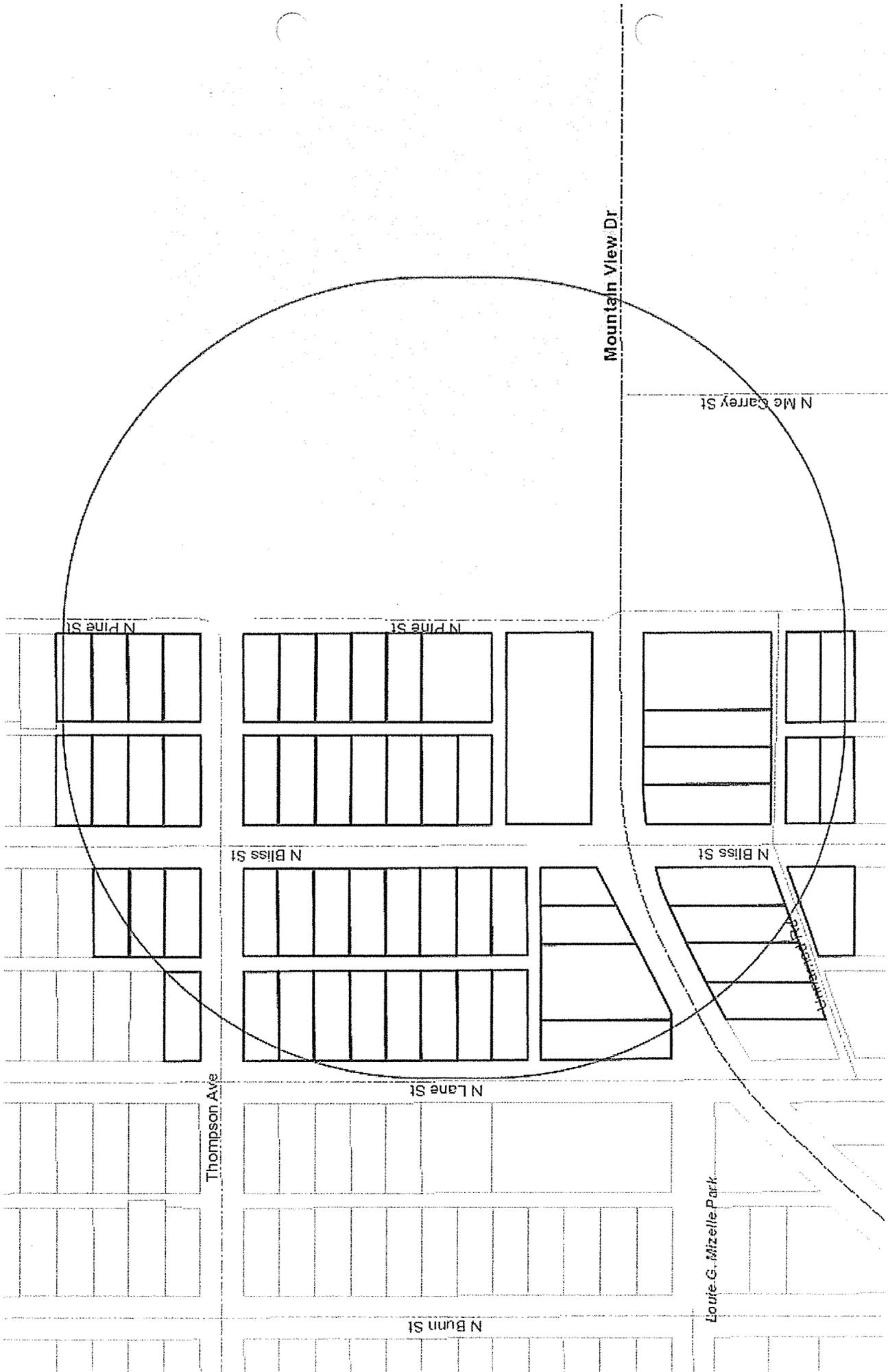
MAPS



2019-0162



Anchorage



2019-0162 PHN map
Distance = 500' (59 parcels)

APPLICATION

Application for Design Variance

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Darrell & Suzanne Renner		Name (last name first) Jamar Hill	
Mailing Address P.O. Box 1224, Minneapolis, MN 55440		Mailing Address 726 E 15th Ave, Anchorage, Ak 99501	
Contact Phone – Day	Evening	Contact Phone – Day 907-231-5056	Evening
Fax		Fax	
E-mail		E-mail gamersbaseballak@gmail.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000):	005-022-06-000	
Site Street Address:	vacant land no address	
Current legal description: (use additional sheet if necessary)	Fairview Block 1 Lot 6A	
Zoning: R-3	Acreage: 0.29	Grid #: SW1136

PETITIONING FOR
1. Variance for required Lot size of 14,000 sq ft. 2. Allowing a Community Center to be accessed from other then a collector or greater street other then a collector.

CODE CITATIONS
AMC 21. 21.05.040.2.b.ii
AMC 21. 21.05.040.2.b.iii

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

Signature	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative	Date
<i>Jamar Hill</i>	(Representatives must provide written proof of authorization)	10/10/19
Jamar Hill		
Print Name		

Accepted by: <i>Karrie Gedin</i>	Poster & Affidavit: 1+1	Fee: \$3,905-	Case Number: 2019-0162	Requested Meeting Date: UDC 01/08/20
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RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/>	Rezoning - Case Number:
<input type="checkbox"/>	Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/>	Conditional Use - Case Number(s):
<input type="checkbox"/>	Zoning variance - Case Number(s):
<input type="checkbox"/>	Land Use Enforcement Action for
<input type="checkbox"/>	Building or Land Use Permit for
<input type="checkbox"/>	Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original)
34 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Variance narrative, addressing: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The need for the variance <input checked="" type="checkbox"/> The effect of granting the variance <input checked="" type="checkbox"/> An analysis of how the proposal meets the variance standards below <input checked="" type="checkbox"/> As-built survey showing existing conditions, to scale (no more than 2 years old) <input checked="" type="checkbox"/> Proposed plot plan, site plan, or building elevations, to scale (new construction) <input checked="" type="checkbox"/> Photographs or renderings
<small>(Additional information may be required.)</small>	

VARIANCE STANDARDS
<p>The Urban Design Commission may only grant a variance if the Commission finds that all of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.</p> <ol style="list-style-type: none"> a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard; b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard; c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code; e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies; f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality. h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.

OFFICE of VITAL STATISTICS
RETURN CERTIFIED COPY

LETTY KIRK
PO BOX 112383
ANCHORAGE AK 99511

FLORIDA CERTIFICATE OF DEATH

INSTRUMENT #2017048879
OR BK 4940 PG 504 - 504 (1 PGS)
DATE: 5/12/2017 10:34:46 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00

1. DECEASED'S NAME (Last, Middle, First, Suffix) Suzanne E. Renner		2. SEX Female	
3. DATE OF BIRTH (Month, Day, Year) February 8, 1933		4. DATE OF DEATH (Month, Day, Year) April 02, 2006	
5. SOCIAL SECURITY NUMBER 61723-8888		6. COUNTY OF DEATH Lake	
7. PLACE OF BIRTH (City and State or Foreign Country) Roseville, Michigan		8. LOCALITY OF DEATH Lake	
9. PLACE OF DEATH (Hospital, Home, or Other) 413 W. Delaware Street		10. CITY, TOWN, OR LOCATION OF DEATH Taverna	
11. MARITAL STATUS (Specify) Married		12. SURVIVING SPOUSE'S NAME (Last, First, Middle) Darrel R. Renner	
13. RESIDENCE - STATE Alaska		14. CITY, TOWN, OR LOCATION OF RESIDENCE Anchorage	
15. STREET ADDRESS 14305 Chawa Circle		16. ZIP CODE 99511	
17. OCCUPATION (Specify year if not known during last year) Fisherman		18. CODE OF OCCUPATION Commercial Fishing	
19. DECEASED'S RACE (Specify for race forms to indicate what descriptor should be used to fill in line from race and sex) White		20. DECEASED'S SEX Female	
21. DECEASED'S EDUCATION (Specify the highest degree or level of school completed at time of death) High School		22. DECEASED'S ETHNIC OR RACIAL ORIGIN (Specify) Caucasian	
23. FATHER'S NAME (Last, First, Middle) Hollis M. Newell		24. MOTHER'S NAME (Last, First, Middle) Uillian M. Simpson	
25. SPOUSE'S NAME (Last, First, Middle) Darrel R. Renner		26. RELATIONSHIP TO DECEASED Spouse	
27. CITY OR TOWN Anchorage		28. STREET ADDRESS 14305 Chawa Circle	
29. PLACE OF DEPOSITION (Place of residence, temporary, or other) Angelus Memorial Park		30. LOCATION - STATE Alaska	
31. METHOD OF DEPOSITION Burial		32. CITY, TOWN, OR LOCATION OF DEPOSITION Anchorage	
33. NAME OF FUNERAL HOME OR BURIAL PLACE Steverson-Hamilton-Hilbish-Emeral Home		34. CITY, TOWN, OR LOCATION OF FUNERAL HOME OR BURIAL PLACE Florida	
35. CITY OR TOWN Taverna		36. STREET ADDRESS 226 E. Burlington Blvd	
37. ZIP CODE 99511		38. PHONE NUMBER 32778	
39. DECEASED'S SIGNATURE <i>Suzanne E. Renner</i>		40. DATE OF SIGNATURE 04/02/2006	
41. WITNESS SIGNATURE (Specify) <i>Neil Kelly</i>		42. DATE OF WITNESS SIGNATURE 04/02/2006	
43. PHYSICIAN'S NAME (Last, First, Middle) Julia V. Martin MD		44. PHYSICIAN'S SIGNATURE <i>Julia V. Martin</i>	
45. CITY OR TOWN Taverna		46. STREET ADDRESS 226 E. Burlington Blvd	
47. ZIP CODE 99511		48. PHONE NUMBER 32778	
49. DECEASED'S SIGNATURE <i>Suzanne E. Renner</i>		50. DATE OF SIGNATURE 04/02/2006	
51. WITNESS SIGNATURE (Specify) <i>Neil Kelly</i>		52. DATE OF WITNESS SIGNATURE 04/02/2006	
53. PHYSICIAN'S NAME (Last, First, Middle) Julia V. Martin MD		54. PHYSICIAN'S SIGNATURE <i>Julia V. Martin</i>	
55. CITY OR TOWN Taverna		56. STREET ADDRESS 226 E. Burlington Blvd	
57. ZIP CODE 99511		58. PHONE NUMBER 32778	

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

Deputy Registrar
Lake County

APR 12 2006

WARNING:

THIS DOCUMENT IS PRINTED ON RECYCLED OR SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK. THE DOCUMENT PAGE CONTAINS A MILITARY BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SERIAL LINES WITH EAT AND SEALS IN THE BACKGROUND.



32674730

CERTIFICATION OF VITAL RECORD



* 3 2 6 7 4 7 3 0 *

Hello,

I Cindy Renner executor of the estate of Darrell Renner give Jamar Hill authorization to act on the owners behalf in petitioning for a variance for the property located at 0000 N Pine St. Anchorage Alaska 99508

A handwritten signature in black ink, appearing to be 'C.R.', with a long horizontal line extending to the right.

Cindy Renner

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

IN PROBATE

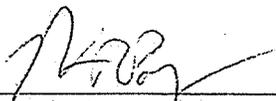
In the Matter of the Estate of,)
)
DARREL ROYCE RENNER,)
)
Deceased.)
_____)

Case No. 3AN 17-1698 PR

LETTERS TESTAMENTARY AND ACCEPTANCE
IN A FORMAL PROCEEDING

CINDY S. RENNER is hereby appointed Personal Representative of the Estate of Darrel Royce Renner, deceased, in a formal proceeding. The Personal Representative's authority shall extend to accessing all of the records of the decedent with the IRS. The Personal Representative shall perform her duties under supervised administration as described in AS 13.16.215 *et. seq.* The Personal Representative shall have all of the powers of a personal representative under AS 13.06 – AS 13.36, but shall not make any distribution of the estate to any heir without prior order of the court.

DATED this 4th day of April, 2018.



Probate Magistrate Judge Polley

Woelber & Cole, LLC
Attorneys at Law
821 N Street, Suite 208
Anchorage, Alaska 99501 APR 03 2018
(907) 277-8001 / Fax 277-8002

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

Variance Documentation

Request: Variance to allow Community Center in R-3 district on an undersized lot and access from other than a Collector Street.

Location: Fairview Subdivision, Lot 6A, Block 1

Community Council: Mountain View

Site Address: NA Pine Street

Tax Identification: 005-022-06-000

Site:

Acres: 12,824 Sq. Ft.

Zoning: R-3

Topography: Generally, Level

Existing Use: Vacant Land, undeveloped

Public Water and Sewer onsite

2020 Comprehensive Plan/2040 Land Use Map Designation:

Classification: Compact Mixed Residential Low, within a Traditional Neighborhood Development area

Surrounding Area:

	NORTH:	EAST:	SOUTH:	WEST:
Zoning:	R-3	Park	B-3	R-3
Land Use:	Residential	MT View Lions Park	Commercial	Residential

AMC 21.04.020 G R-3: Mixed Residential District

1. Purpose

The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

2. District-Specific Standard

The maximum length of a townhouse-style building elevation shall be 250 feet.

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

AMC 21.05.040.2 Community Center

a. Definition

A facility that is intended primarily to serve the meeting, cultural, social services, administrative, athletic, or entertainment needs of the community as a whole, operated by the government or as a non-profit facility, and generally open to the public.

b. Use-Specific Standards (also apply to “Religious Assembly”)

- i. Applicability*
The standards of this subsection shall apply to all community centers and religious assemblies within a residential zoning district.
- ii. Minimum Lot Area and Width*
Notwithstanding any smaller minimum lot area required by tables 21.06-1 and 21.06-2, community centers and religious assemblies subject to this subsection shall have a minimum lot area of 14,000 square feet and a minimum lot width of 100 feet.
- iii. Traffic Access*
Community centers and religious assemblies shall have at least one property line of the site that is at least 50 feet in length, and it shall abut a street designated as a collector or greater on the Official Streets and Highways Plan. All ingress and egress traffic shall be directly onto such street.
- iv. Buffering Standards*
L2 buffer landscaping is required along all property lines where the community center or religious assembly site abuts a residential use in a residential zone.
- v. Vegetated Open Space*
In residential and PLI zoning districts a minimum of 25 percent of the lot area shall remain as planted open area, landscaped area, or natural vegetation area, to exclude buildings, driveways, parking lots, sidewalks, etc., unless the decision-making body determines that retention of less than 25 percent allows for sufficient buffering of adjacent uses.
- vi. Parking and Setbacks*
In residential zoning districts, no parking or loading areas shall be placed in any setback, except in approved driveways.

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

Dimensional Standards for the Community Center use:

Minimum Lot Dimension:	Area: 14000 SF	Actual Area: 12,824 Sq. ft
	Width: 100 ft	Actual Width: 102.32 ft

Setbacks:	Front: 20 ft	Side: 10 ft	Rear: 20 ft
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Actual:	Existing building
	Front: 20 ft Side: 30.07 and 15 ft
	Rear: 30 ft

Traffic Access: **Requires Access** to be 50 ft minimum along a Collector, **Actual Access** is through alleys off Pine Street and off of N Bliss St. Mountain View Drive is nearest Collector and it is approximately 180 ft to the South along Pine Street, lot width is over 50 ft.

SITE DESCRIPTION AND PROPOSAL:

We are working to develop an indoor baseball softball training facility (list address) that is designated as a Community Center. The location of this project is ideal as it is across the street from Lions Park in Mountain View offering young people in the Mountain View area a year-round option to participate in athletic activity. The lot that we are proposing this project (List address) on will not meet code based on the Community Center standards subsections listed below:

ii) Minimum required lot size of 14,000 square feet. (List address) is 12,824 square feet, which is 9% under the required lot size

iii) N Pine Street, the adjacent ingress and egress street leading to the property. Does not have collector or greater designation. Mountain View Drive is located to the North 180 ft and after discussing with the Traffic Department they stated they would support that this location could be allowed a variance for this access requirement as it is very close to a collector.

We are requesting a variance that allows use to a) design a community center on a lot that is less the require size and b) to have this property off of Pine St. despite it not being designated a collector or greater.

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

Variance Standards and Responses

- a. **The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;**

We are able to meet the code for this project in each of the standards except ii) 14,000 square feet and iii) Pine St. being a collector a greater.

Justification for item ii) Lot Size of 14,000 Sq ft.

We are able to design for all of the required property features of this project with less than the minimum 14,000 square feet required area for a Community Center on this lot. We have shown adequate parking and have met all the landscaping, pedestrian access, trash dumpster, open space etc... on the 12,824 sq ft lot. See the attached Site plan and Architectural plans. We have worked with the Traffic Department and Planning Department to meet their needs and expectations of delivering a Community Center that works in the area and also meets our needs to provide the community a space to learn baseball and softball. This site is convenient for the community as it is directly across the street from an outdoor baseball softball park. Therefore inclement weather allows the community to have a place to practice indoors as well. Since we can meet all the required Title 21 requirements on the lot size of 12824 we feel we are justified in asking for a variance to have a slightly smaller lot then the Use Specific Requirements require.

Justification for item iii)

This road currently dead ends to the 100 spaces parking lot supporting Lions park and the Mountain View Little League fields. With this established, it is assumed that the street design and traffic patterns are already set up for typical volume of baseball related traffic. The owner met with the Traffic Department to discuss the close proximity to Mountain View Drive and received their concurrence that they would support a variance to the Use Specific Standard of requiring this Community Center to be actually located on a Collector. Based upon these meeting and the existing condition of the street and the low traffic impact of our Baseball Community Center we feel we are justified in our request for a variance to allow the Community Center to be located off a Collector street.

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

- b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;

Policy 7: Avoid incompatible uses adjoining one another.

POLICY 7 RESPONSE:

The development of this property will positively benefit the adjacent properties as we will be providing a beautiful landscaped site with all buffer landscaping in place and a place for neighborhood family members to gather and play baseball/softball adjacent to a already existing baseball/softball park. We believe this is a great use to transitional buffer between the Commercial gas station and the residential neighborhood. Our Community Center will provide a great transition between the Commercial businesses and the residential areas therefore we believe we meet this policy.

Policy 45: Connect local activity centers such as neighborhood schools and community centers with parks, sports fields, greenbelts, and trails, where feasible.

POLICY 45 RESPONSE:

This project will provide greater infrastructure supporting organized sports programs that utilize Lions park which is across Pine street. This project being in close proximity to the existing park will promote positive use of the existing park, while providing a gathering place that is within walking distance for residence of the Mountain View Neighborhood. (collaboration with Lions club/Mountain View Little League). In fact, there is an existing walkway that leads from the sports fields to the building site of this project. We feel our design and location definitely meet the requirements of policy 45.

Policy 46: The unique appeal of individual residential neighborhoods shall be protected and enhanced in accordance with applicable goals, policies and strategies.

POLICY 46 RESPONSE:

The development of this property will positively benefit the adjacent properties as we will be providing a beautiful landscaped site with all buffer landscaping in place and a place for neighborhood family members to gather and play baseball/softball adjacent to an existing baseball/softball park. We believe this is a great use to transitional buffer between the Commercial gas station and the residential neighborhood. Our Community Center will provide a great transition between the Commercial businesses and the residential areas therefore we believe we meet this policy and keep the residential feel of the neighborhood.

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

OVERALL RESPONSE to b:

In addition to the policies being met we believe our redevelopment of this property meets the intent of the Anchorage 2020 and 2040 plans because we are designing a Community Center that is in a great location adjacent to a park with the similar outdoor baseball/softball facilities. We will provide the buffering between the community use and the residential use to smooth the transition as well as provide a nice transition from the Commercial uses to the South and the residential uses to the West and North.

- c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;**

c.(response) This project will provide greater infrastructure supporting organized sports programs that utilize Lions park during the summer months by providing a safe indoor practice space during the winter months. This project being in close proximity to the existing park will promote positive use of the existing park, while providing a gathering place that is within walking distance for residence of the Mountain View Neighborhood. (collaboration with Lions club/Mountain View Little League). In fact, there is an existing walkway that leads from the fields to the building site of this project.

- d. The variance if granted will not adversely affect the use of adjacent property as permitted under this code;**

d.(response)The development of this property will positively benefit the adjacent properties as we will be providing a beautiful landscaped site and a place for neighborhood family members to gather and play baseball/softball. This site has remained undeveloped because of the residential zoning and be adjacent to a gas station to the South. We believe this is a great use to transitional buffer between the Commercial gas station and the residential neighborhood. Based upon our landscaping design and the make up of a new Community Center will help develop this area into a safer and cleaner neighborhood. Our Community Center will provide a great transition between the Commercial businesses and the residential areas therefore we believe we are justified in this category and will definitely not adversely affect the adjacent properties as we will only enhance the area.

- e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property is located, is in**

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies.

e.(response) A Community Center is an approved conditional use pending an administrative site plan review. With that established, it is assumed that this is the type of project that was intended for this zoning designation. In addition, the neighborhood has an existing baseball complex that is currently in use. This baseball complex visually defines the current character of the neighborhood. Our proposed indoor facility project enhances the current interest in this area. Additionally, nothing has ever been built on this land. A community center would make for a more attractive residential neighborhood transition from the businesses to the South. We have worked for over a year with the Planning Department to make sure our use is compatible and will continue to be compatible with the surrounding neighborhoods. We have submitted a Use Determination in which the designated our use as one that would be considered a Community Center and have encouraged us to proceed with providing this within Anchorage. The lot we are proposing works very well based upon it being across the street from baseball and softball fields that currently exist. This use therefore does not change the feel or the intent of the R-3 zoning district of which currently exists. Community Centers are allowed in the R-3 so approving this variance does not impact the future uses of lots in this area for what the code intended. We feel based upon this that our variance is justified for this category.

- f. Persons with disabilities are provided with access as required by the American with Disabilities Act (ADA) and reasonable accommodation; and.**

f.(response) (See Design Plans) As always all designs will be required to meet ADA standards and our is no different. Please see the Architectural plans and the site plan both of which show the ADA requirements of Title 21 and Title 23. We are definitely justified in meeting this category for our variance.

- g. The variance , if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.**

g.(response) This design meets all aspects of Title 21 and Title 23 except for the two provisions we are seeking a variance on. Both of which if approved do not adversely affect health, safety or welfare of people of Anchorage. We are creating a safer and productive Community Center that will enhance the safety , health and welfare of people of Anchorage. We are a Sport activity based Community Center that will definitely make kids more healthy and with a new cleared up and landscaped area we feel we are also enhancing the neighborhood. This will in turn not adversely affect the

GAMERS COMMUNITY CENTER

Variance Narrative

October 9, 2019

health, safety or welfare of citizens of Anchorage so we feel our variance is justified for this category.

- h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.**

h.(response) If we decide to do a sign it will meet all aspects of Title 21 and we will not be seeking a variance for sign height or sign size.

MUNICIPALITY OF ANCHORAGE



Planning Department
Land Use Review Section

Phone: 907-343-7909

Fax: 907-343-7927

Mayor Ethan Berkowitz

January 10, 2019

Jamar Hill
PO Box 221342
Anchorage, AK 99522

Mr. Hill,

This letter is in response to your request for a Use Determination for an indoor baseball training facility for the Reviving Baseball in Inner Cities (RBI) program. The use is proposed to be located at Fairview Subdivision Block 1, Lot 6A in the Mountain View neighborhood. It is also our understanding that you are considering using adjacent Block 1, Lot 13 of the Fairview Subdivision as a parking lot to serve the facility.

The proposed baseball training facility as described in your request dated January 3, 2019 includes either a 4,555 square foot facility with 3 batting cages, or a 5,901 square foot facility with 4 batting cages. Locker rooms, restrooms, a waiting/observation area, and some off-street parking would be included as part of either configuration. The facility would operate as a non-profit and generally be open to the public in the Mountain View community.

The description provided indicates that the proposed facility falls within the "Community Center" use type as described in AMC 21.05.050C.3, which encompasses establishments that intend "primarily to serve the meeting, cultural, social services, administrative, athletic, or entertainment needs of the community as a whole, operated by the government or as a non-profit facility, and generally open to the public." This fits with the proposed facility's purpose of serving as a non-profit athletic establishment that would provide opportunities for recreational baseball training for the Mountain View community.

The facility proposed for Block 1, Lot 6A of the Fairview Subdivision would be located in the R-3 Mixed Residential District. The "Community Center" use type is allowed in the R-3 district with an administrative site plan review per Table 21.05-1: Table of Allowed Uses in AMC 21.05.010. Please refer to AMC 21.03.180 for more information on the administrative site plan review process.

Adjacent Block 1, Lot 13 of the Fairview Subdivision is also located in the R-3 district. If you still wish to use it as a parking lot, then per Table 21.05-1 the "Parking Lot" use type may be allowed in the R-3 district as a conditional use. Please refer to AMC 21.03.080 for more information on the conditional use process.

Please note that if there are any changes to the proposed uses as outlined in this determination, then the proposed uses may be reclassified into a different use category and/or type.

If I can be of further assistance, please don't hesitate to contact me at 343-7938.

Sincerely,
Collin Hodges
Senior Planner

Concur,

Dave Whitfield
Current Planning Manager

FNA Project #:
 2019_03
 Project Start Date:
 09-17-19
 Release Date: 10-03-19
 Released for:
 Preliminary Set 3

10/17/2019
 12:12:45 PM
 P.O. Box 22003 - Anchorage, Alaska 99522-0003 - (907)522-9193
FAULKENBERRY & ASSOCIATES, INC.
 ARCHITECTS
 Alaska Registration #22003

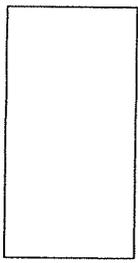
Anchorage, AK 99508
 Lot 6A Block 1
 Fairview Subdivision
Gamers
 Indoor Training Facility
 Title Sheet
 10/17/2019 12:12:45 PM

A0.0
 10/17/2019 12:12:45 PM

Gamers
 Indoor Training Facility
 Anchorage, AK 99508
 Lot 6A Block 1
 Fairview Subdivision
 PERMIT # n/a

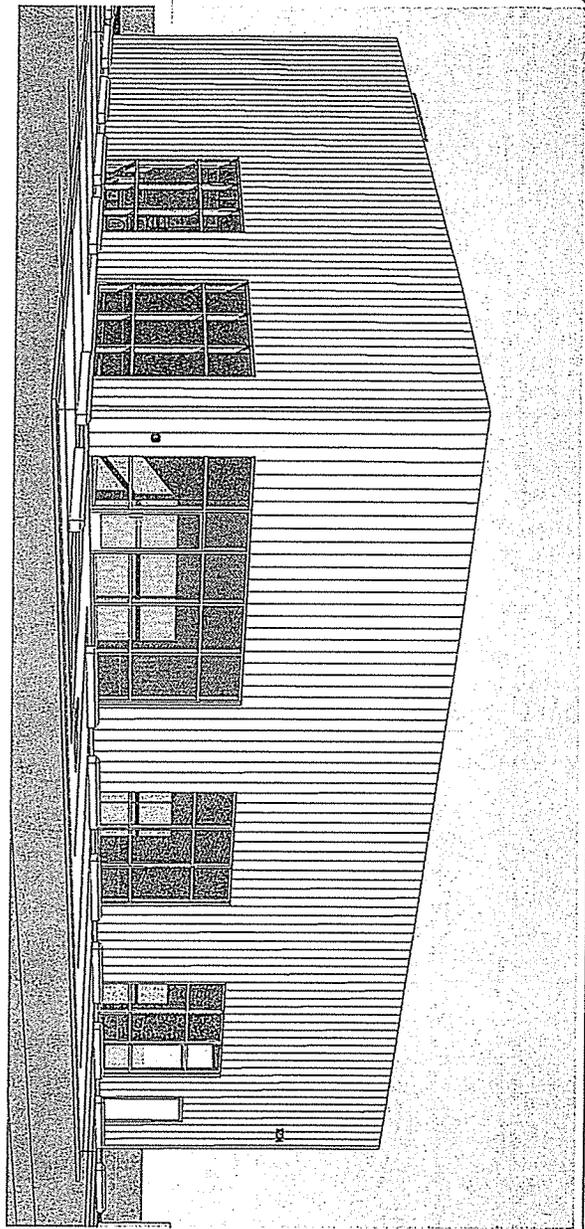
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ARCHITECTS
 P.O. Box 22003 - Anchorage, Alaska 99522-0003 - (907)522-9193

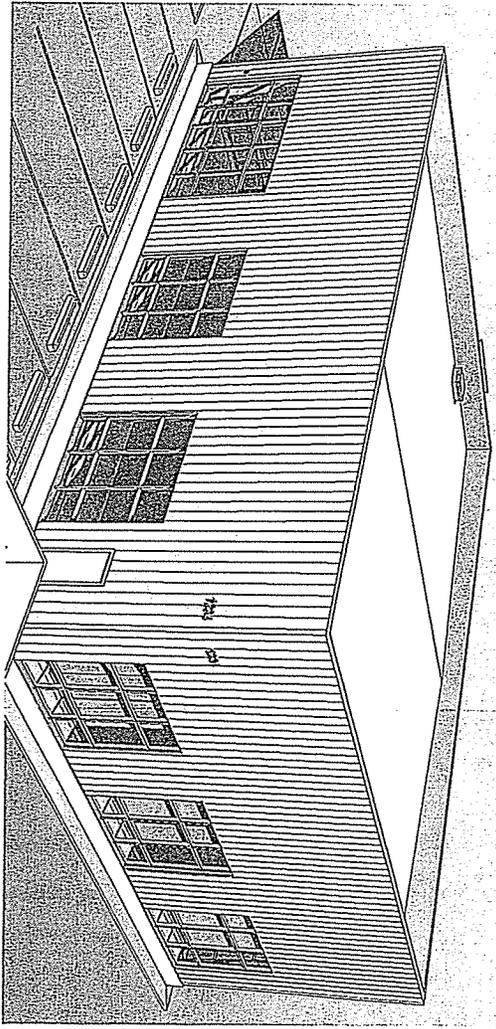
OWNER:


Sheet Number	Sheet Name
A0.0	Title Sheet
A0.3A	Perspectives
A1.1	Site Plan
A1.2	Typical Civil Details
A1.3	Typical Civil Details
A2.1	Floor Plan
A2.2	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A4.1	Building Sections
A4.2	Building Sections
A4.3	Room Room Finishing Heights
A4.4	Room Room Finishing Heights
A4.5	Wall Finishes
A4.6	Wall Finishes
A4.7	Wall Finishes
A7.1	Door Schedule

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED



1 Front Left Perspective View



2 Front Right Perspective View

DRAWINGS AT 1/4"=1'-0" SCALE INDICATED

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Project Name: Perspectives
A0.3A

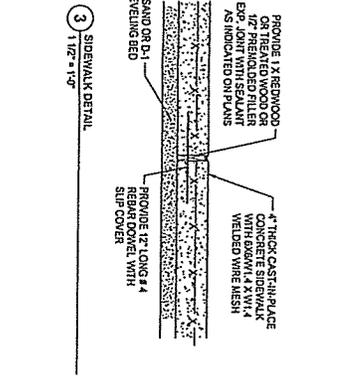
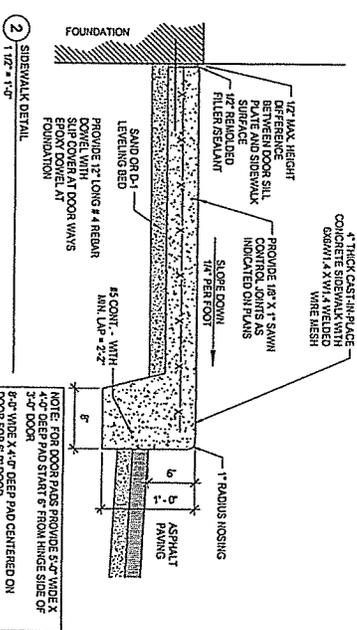
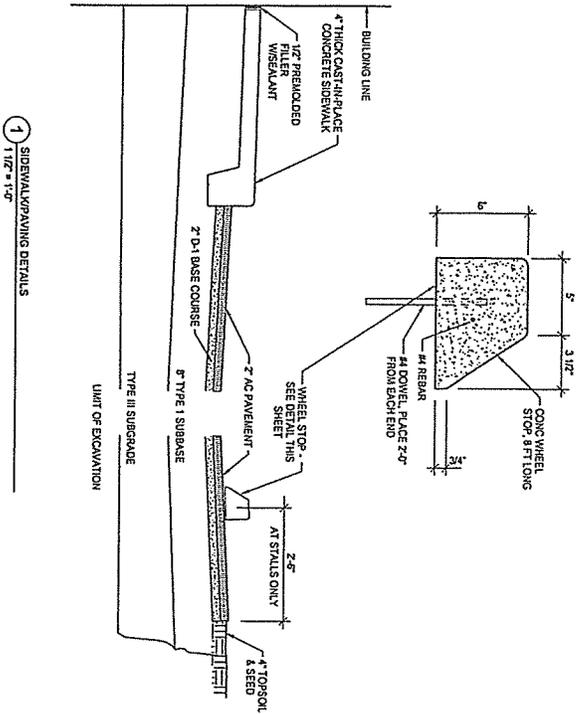
Gamers
 Indoor Training
 Facility
 Lot 6A Block 1
 Fairview Subdivision
 Anchorage, AK 99508



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ARCHITECTS
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File/Project #: 2019-09
 Project Start Date: 09-17-19
 Release Date: 10-03-19
 Released for: Preliminary Set 3



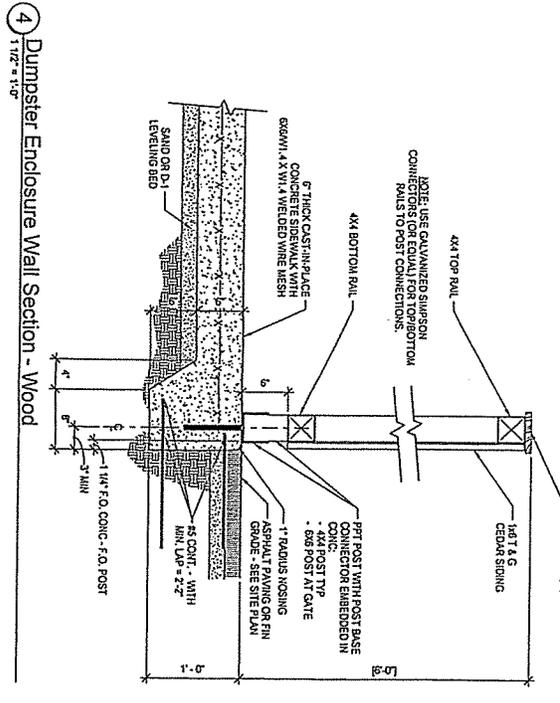
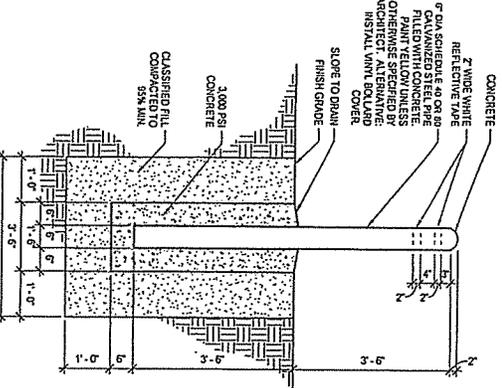
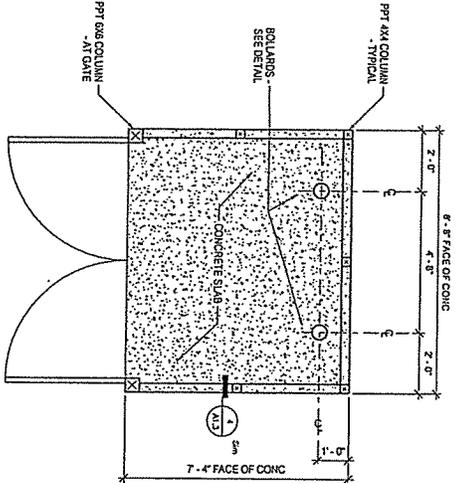
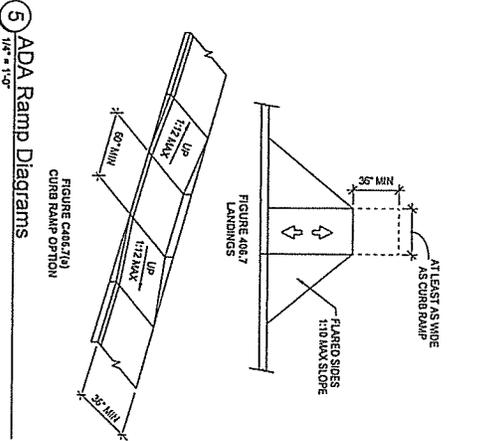
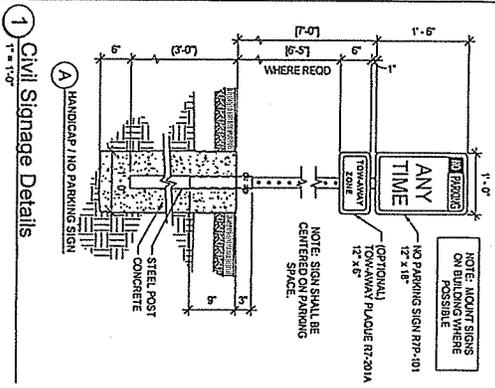
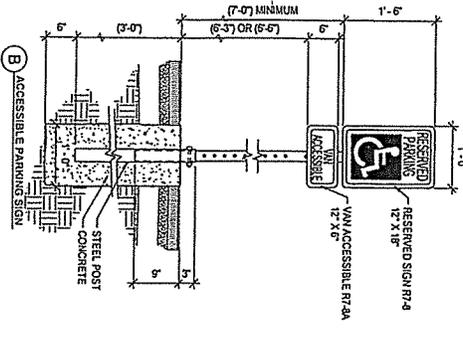
DRAWINGS AT 1/8\"/>

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Gamers
 Indoor Training
 Facility
 Lot 6A Block 1
 Fairview Subdivision
 Anchorage, AK 99508

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Project No. 2019-59
 Project Start Date: 09/17/19
 Release Date: 10-03-19
 Released for: Preliminary Set 3



1 Civil Signage Details
 1/4" = 1'-0"

5 ADA Ramp Diagrams
 1/4" = 1'-0"

2 Dumpster Enclosure - Wood
 1/2" = 1'-0"

3 Bollard Detail
 3/8" = 1'-0"

4 Dumpster Enclosure Wall Section - Wood
 1/2" = 1'-0"

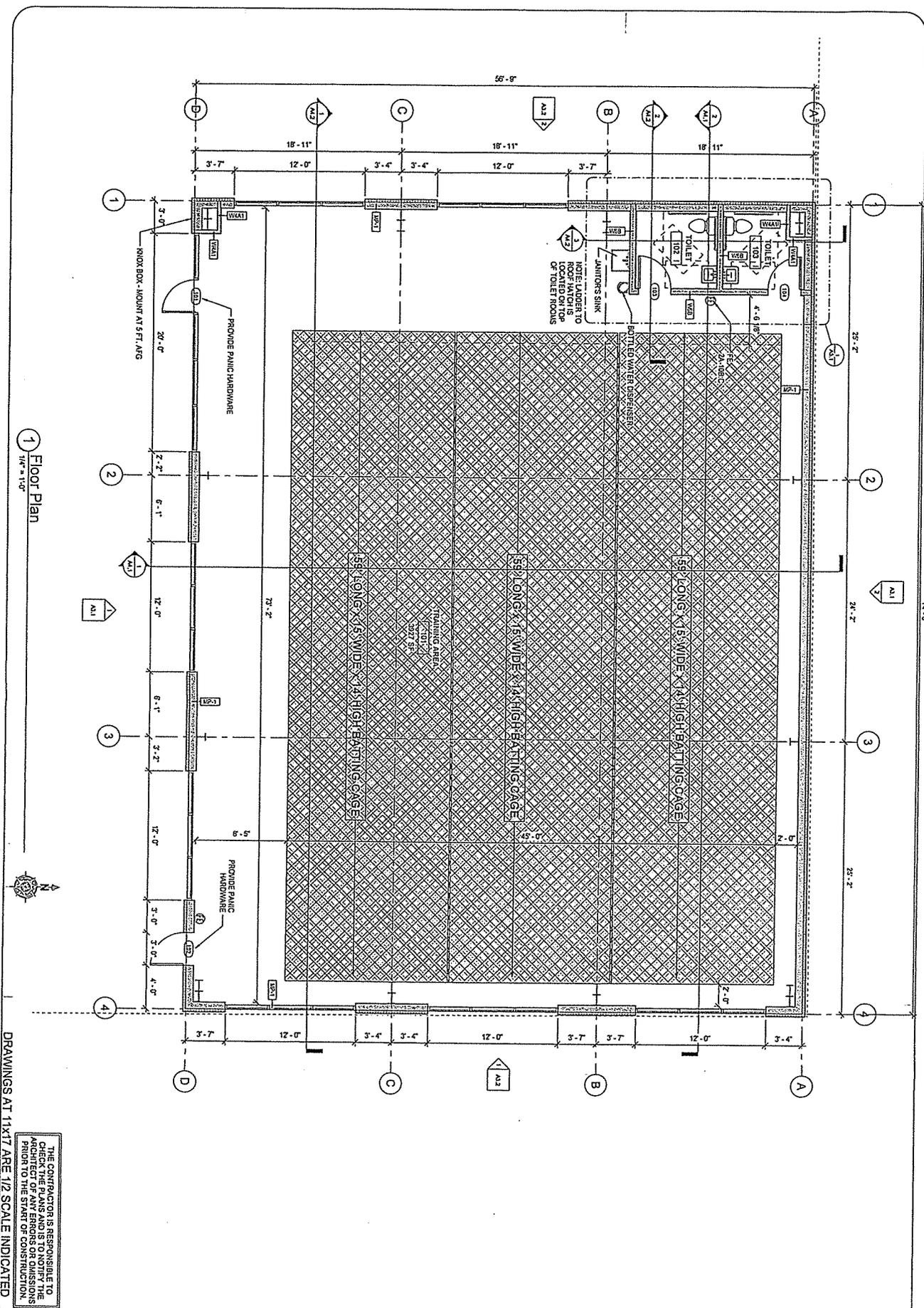
DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

Printed on: 10/4/2019 12:13:02 PM
 Project: n/a
 Permit #: n/a
Gamers
 Indoor Training
 Facility
 Lot 6A Block 1
 Fairview Subdivision
 Anchorage, AK 99558

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 ARCHITECTS
 Alaska Authorization #72600
 P.O. Box 230023 - Anchorage, Alaska 99523-0023 - (907)22-9133

40%
 10/4/2019
 12:13:02 PM
 10/4/2019
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 Released for
 Preliminary Set 3
 Release Date: 10/03/19
 Project Start Date:
 2019.69
 Project: n/a
 9/21/19

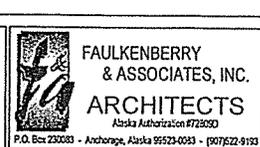


THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE PLANS AND LIST TO NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION.

DRAWINGS AT 1/4\"/>

Plotted on: 10/4/2019 12:13:03 PM
 Permit #: n/a
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Gamers
 Indoor Training
 Facility
 Lot 6A Block 1
 Fairview Subdivision
 Anchorage, AK 99508

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ARCHITECTS
 Alaska Authorization #728500
 P.O. Box 250083 - Anchorage, Alaska 99523-0083 - (907)622-9193



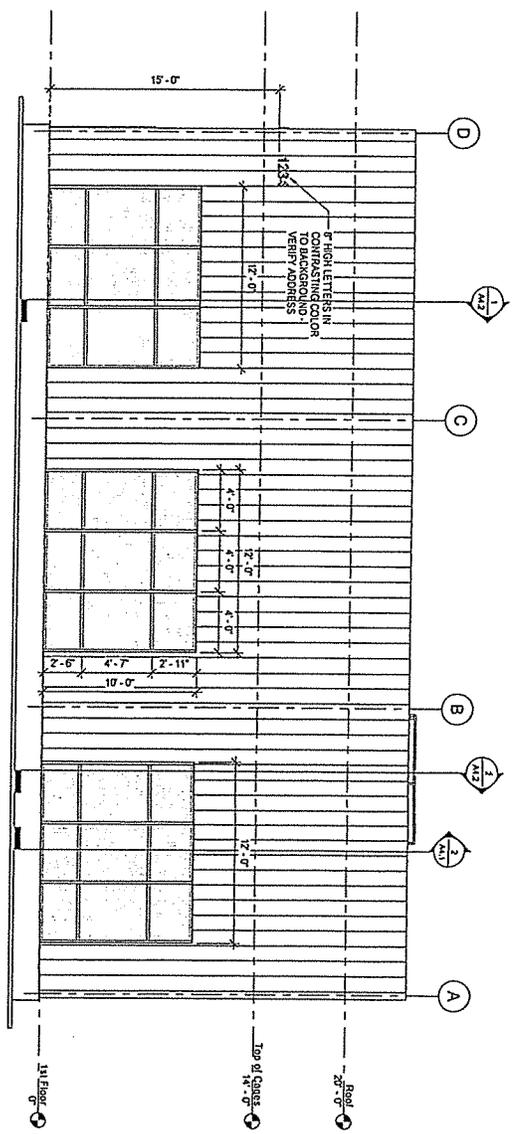
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 Project Start Date: 09-17-19
 Release Date: 10-03-19
 Released for: Preliminary S&I 3

34

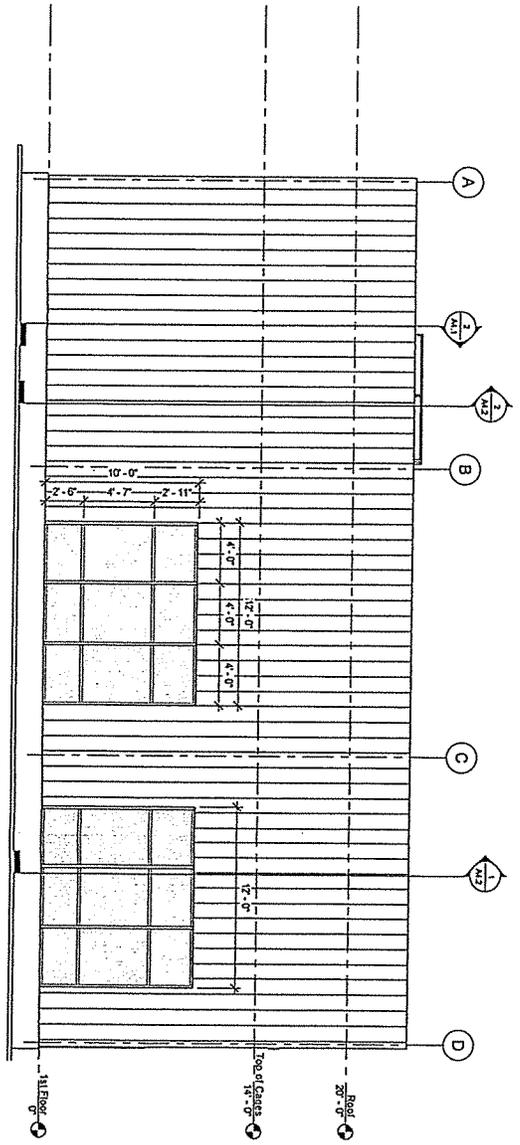
FVA Project #: 2019_09
 Project Start Date: 09/17/19
 Released For: Preliminary Set 3

37

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1 East Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

Plotted on: 10/4/2019 12:13:13 PM

Permit #: n/a

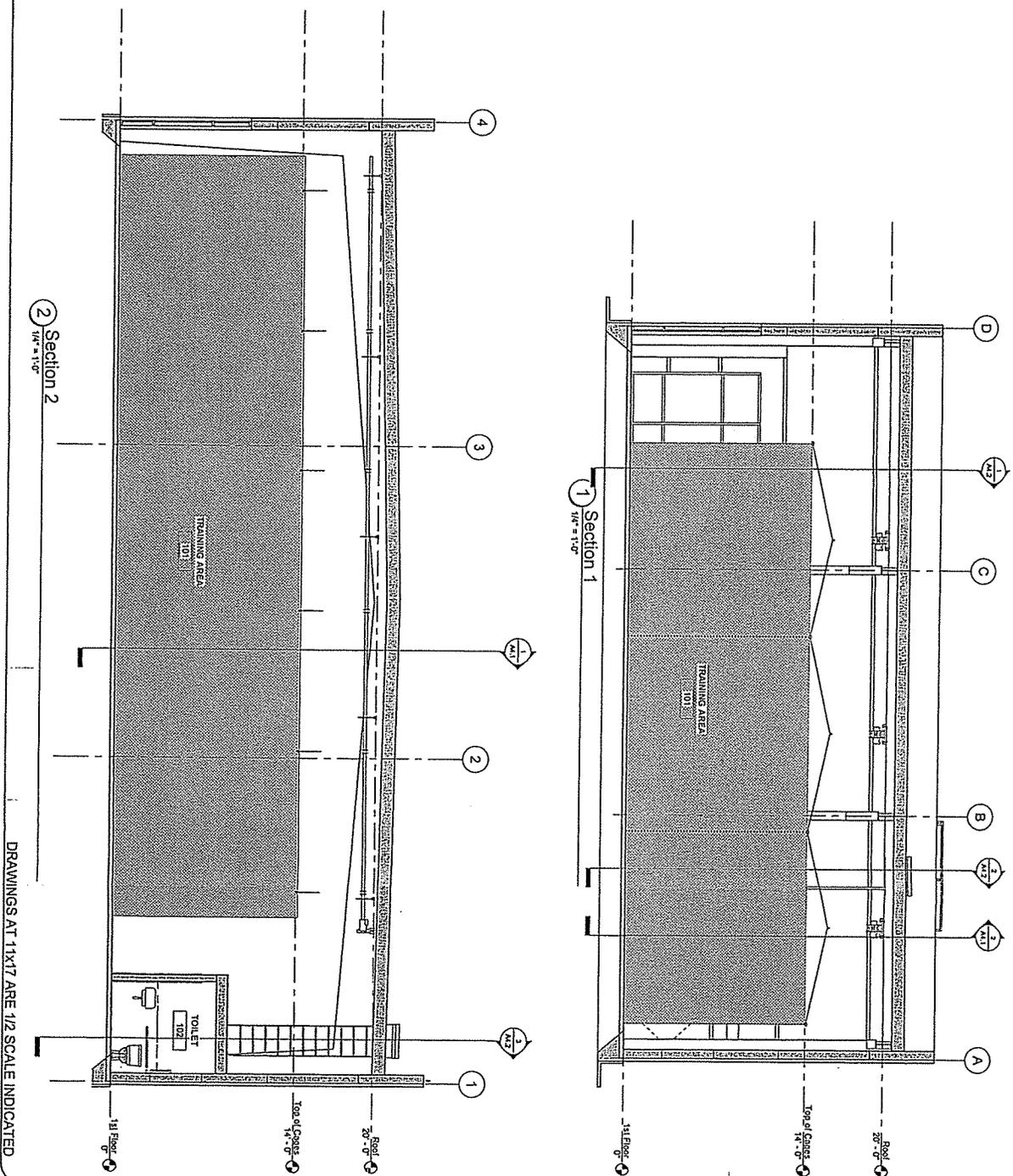
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Gamers
 Indoor Training
 Facility
 Lot 6A Block 1
 Fairview Subdivision
 Anchorage, AK 99503



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10/02/19 12:13:13 PM



DRAWINGS AT 1/4"=1'-0" SCALE INDICATED

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Permit #: n/a

Gamers
 Indoor Training Facility
 Lot 6A Block 1
 Fairview Subdivision
 Anchorage, AK 99508

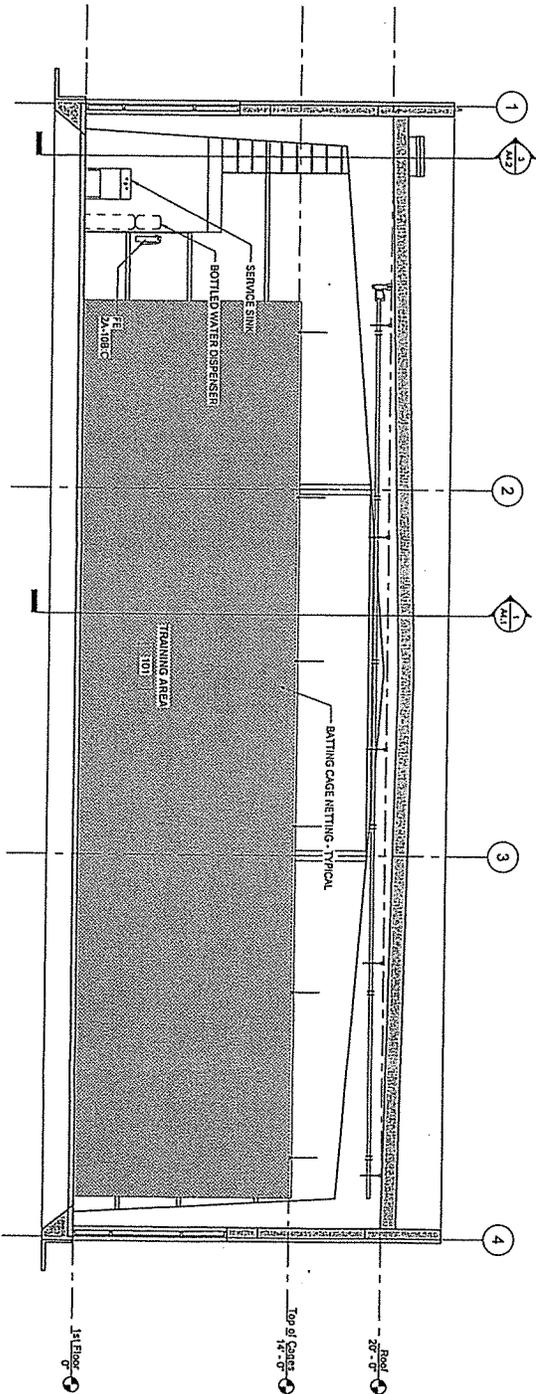
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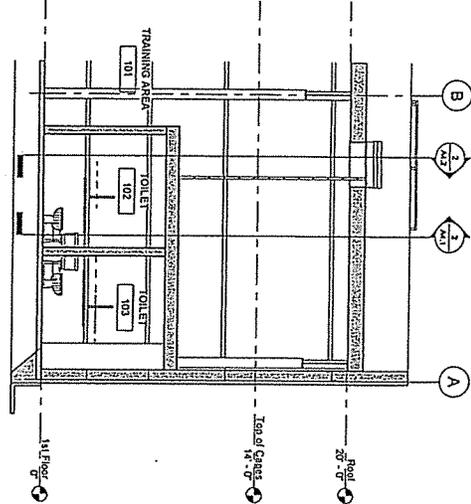
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Final Project #: 2019_69
 Project Start Date: 09-17-19
 Released for: Preliminary Set 3

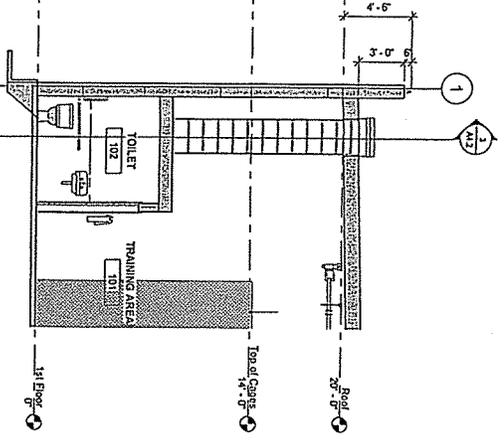
1 Section 3
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3 Section 5
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"



DRAWINGS AT 1/4"=1'-0" SCALE INDICATED

Plotted on: 10/4/2019 12:13:17 PM

Permit #: n/a

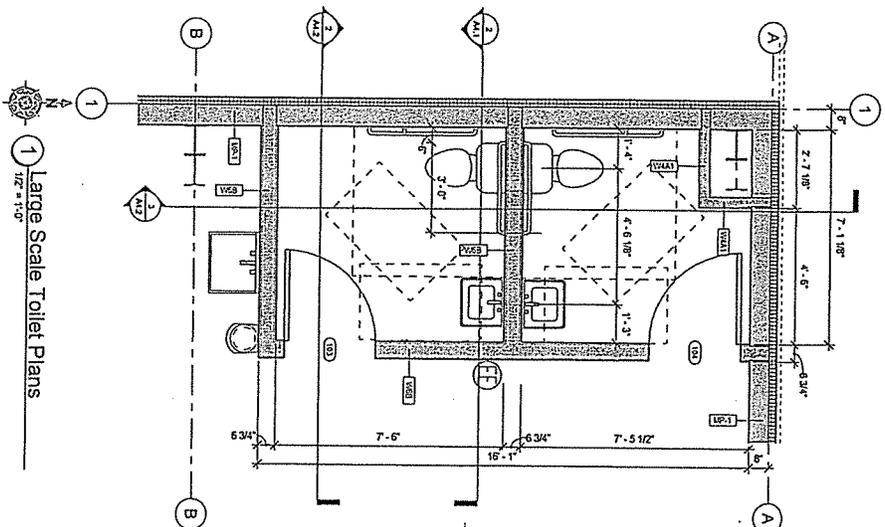
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Gamers
Indoor Training
Facility
Lot 6A Block 1
Fairview Subdivision
Anchorage, AK 99508

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13A0218
12/13/17 PM

Plot Number: A4.2
Project Start Date: 09-17-19
Release Date: 10-03-19
Released for: Preliminary Set 3



1 Large Scale Toilet Plans
1/2" = 1'-0"

DRAWINGS AT 1/4" = 1'-0" SCALE INDICATED

Plotted on: 10/4/2019 12:13:18 PM

Permit #: n/a

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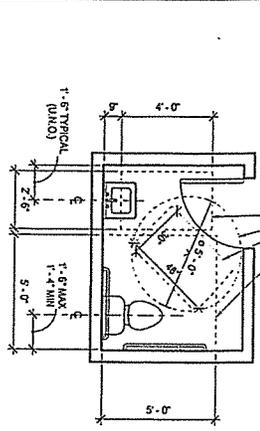
Enlarged Plans
A5.1
Gamers
Indoor Training
Facility
Lot 6A Block 1
Fairview Subdivision
Anchorage, AK 99508

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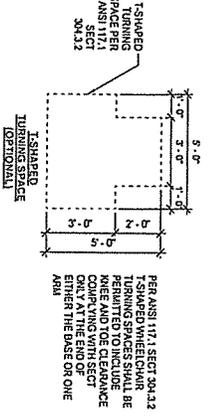


FNA Project #: 2019_09
Project Start Date: 09/21/19
Released Date: 10-03-19
Drawing No: 241.3

DASHED LINES INDICATE CLEAR FLOOR SPACE REQUIRED FOR TURNING PER ANSI 117.1. TURNING SPACE PER ANSI 117.1 AT FIXTURES AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP.



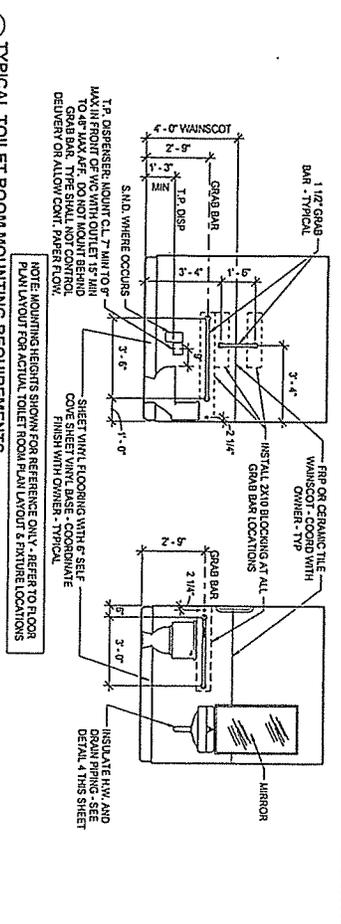
THIS DIAGRAM IS FOR CLEARANCE ILLUSTRATION ONLY. SEE PROJECT FLOOR PLAN FOR ACTUAL TOILET LAYOUT.



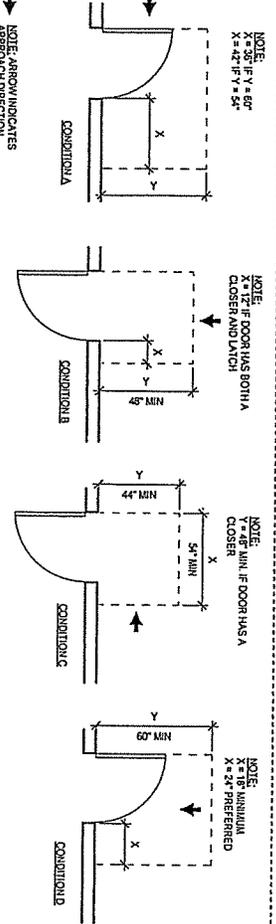
TURNING SPACE NOTES:
PER ANSI 117.1, SECT. 304.1.1, IT IS PERMITTED FOR THE TURNING SPACE TO BE A 60-Degree DIAMETER CIRCLE OR PER ANSI 117.1, SECT. 304.2.2, T-SHAPED SPACE (SEE DIAGRAM THIS PAGE).
PER ANSI 117.1, 304.4, UNLESS OTHERWISE NOTED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.
CLEAR FLOOR SPACE NOTES:
PER ANSI 117.1, SECT. 306.3 THE CLEAR FLOOR SPACE SHALL BE 48 INCHES (MIN.) IN LENGTH AND 30 INCHES (MIN.) IN WIDTH.
PER ANSI 117.1, SECT. 306.5, UNLESS NOTED, THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

GENERAL NOTES:
1. DIMENSIONS SHALL BE TO FACE OF FINISH.
2. SEE FINISH SCHEDULE FOR FINISHES.
3. SEE FLOOR PLAN FOR TOILET ROOM LAYOUT.
FIGURE NOTES:
1. TOP OF FIXTURE TO BE 17" MIN. TO 19" MAX. A.F.F.
2. MIN. OR CLOSERS SHALL BE ADJUSTED 16" MIN. TO 18" MAX. FROM SIDE WALL PER ANSI 117.1 SECTION 604.2.

1 TYPICAL ACCESSIBLE TOILET ROOM PLAN CLEARANCES



2 TYPICAL TOILET ROOM MOUNTING REQUIREMENTS

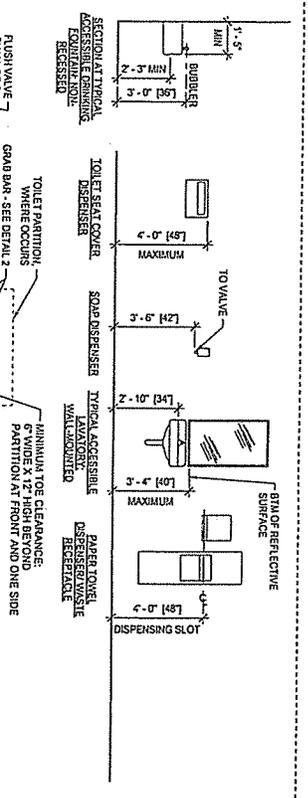


3 ADA DOOR CLEARANCE DIAGRAMS

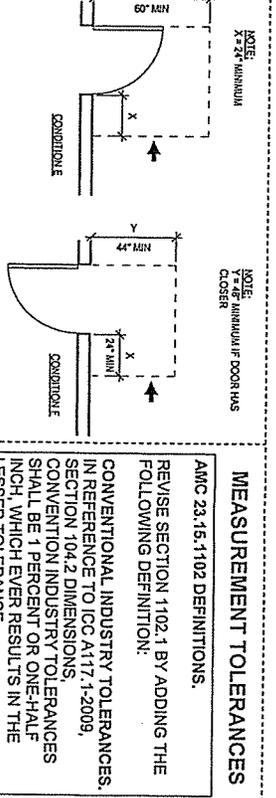
NOTE: APPROXIMATES APPROACH DIRECTION

TYPICAL ADA LAVATORY REQUIREMENTS:
1. FRONT OF LAVATORY SHALL BE 34" MAX AFF OR COUNTER SURFACE.
2. SEE ELEVATION SECTION FOR FINISH CLEARANCE IS 17" MIN. TO 19" MAX. AFF.
3. SINK BOWL DEPTH SHALL BE 6 1/2" MAX DEPTH.
4. EXPOSED WATER SUPPLY & DRAIN PIPES UNDER COUNTERS AND SINKS SHALL BE INSULATED OR COVERED WITH A PROTECTIVE CAP (MINIMUM 1/2\"/>

4 TYPICAL ADA LAVATORY REQUIREMENTS



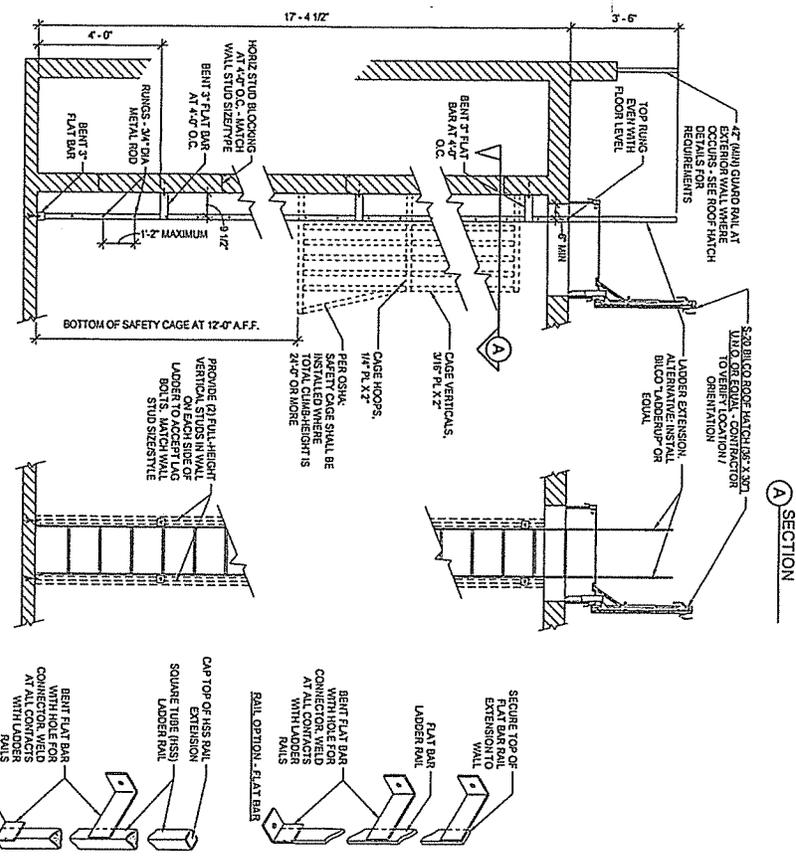
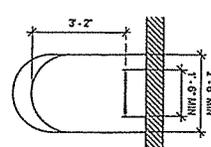
5 TYPICAL MOUNTING HEIGHTS



MEASUREMENT TOLERANCES

AMC 23.15.1102 DEFINITIONS.
REVISE SECTION 1102.1 BY ADDING THE FOLLOWING DEFINITION:
CONVENTIONAL INDUSTRY TOLERANCES, IN REFERENCE TO ICC A117.1-2009, SECTION 104.2 DIMENSIONS, CONVENTION INDUSTRY TOLERANCES SHALL BE 1 PERCENT OR ONE-HALF INCH, WHICH EVER RESULTS IN THE LESSER TOLERANCE.

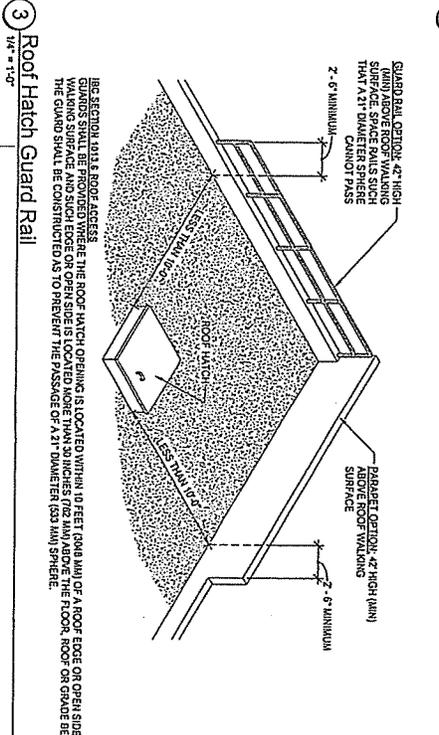
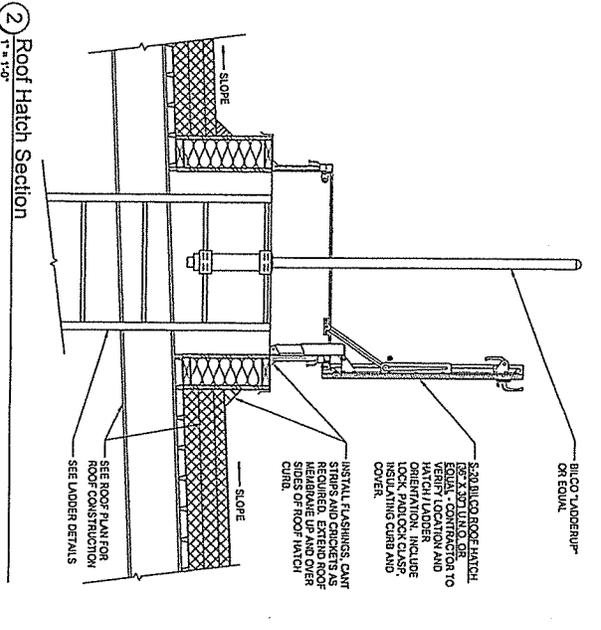
DRAWINGS AT 1/16\"/>



1 Roof Ladder Detail
 1/2" = 1'-0"

NOTES:
 1. SECURE LADDER TO EXISTING STRUCTURE WITH HILTI OWINGOLT, HILTI EPOXY SYSTEM OR OTHER SIMILAR FASTENING SYSTEM OR AS DIRECTED BY STRUCTURAL ENGINEER.
 2. LADDER RAILS: FLAT BAR RAILS MAY BE USED ONLY IF LADDER IS LOCATED SUCH THAT THE TOP OF THE LADDER RAIL EXTENSIONS CAN BE SECURED TO THE WALL. OTHERWISE SQUARE TUBE (RSS) SHALL BE USED.
 3. RAILS SHALL HAVE A MINIMUM OF 24" DIA AND BE CAPABLE OF WITHSTANDING A 500 LBS LOAD.
 4. RAILS SHALL HAVE A MINIMUM OF 24" DIA AND BE CAPABLE OF WITHSTANDING A 500 LBS LOAD.

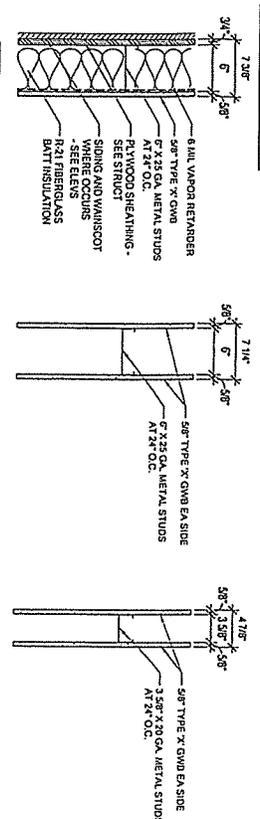
PER IBC 2018 203.5 PART 8 OF THE AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE 2003 EDITION:
 1. LADDERS SHALL HAVE RUNG SPACING NOT TO EXCEED 14" O.C.
 2. LADDERS SHALL HAVE A TOE SPACING NOT LESS THAN 16" DEEP.
 3. THERE SHALL BE A MINIMUM OF 18" BETWEEN RAILS.



3 Roof Hatch Guard Rail
 1/4" = 1'-0"

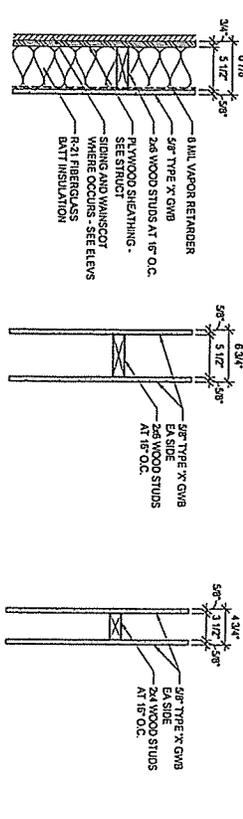
BE SURE TO MAINTAIN ROOF ACCESS:
 GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET (3048 MM) OF A ROOF EDGE OR OPEN SIDE OF WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR, ROOF OR SPACE BELOW. THE GUARD SHALL BE CONSTRUCTED AS TO PREVENT THE PASSAGE OF A 21\"/>

METAL STUD WALLS

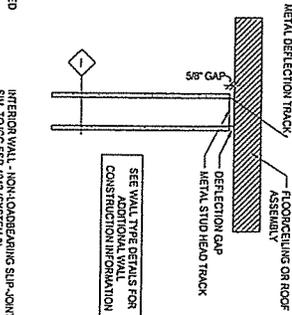


- 50A** - EXTENSION WALL - LOADBEARING NON-FIRE RATED
 - 8 MIL VAPOR BARRIER
 - 5/8" TYPE "X" GWB
 - AT 7 1/2" O.C. METAL STUDS
 - PLYWOOD SHEATHING - SEE STRUCT
 - SIDING AND WAINSCOT WHERE OCCURS
 - SEE ELEVS
 - R-21 FIBERGLASS BATT INSULATION
- 50B** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50C** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50D** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50E** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
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- 50F** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
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- 50G** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50H** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50I** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50J** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50K** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50L** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50M** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50N** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50O** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50P** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
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- 50Q** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50R** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50S** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50T** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50U** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50V** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50W** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50X** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50Y** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.
- 50Z** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - AT 24" O.C.

WOOD STUD WALLS

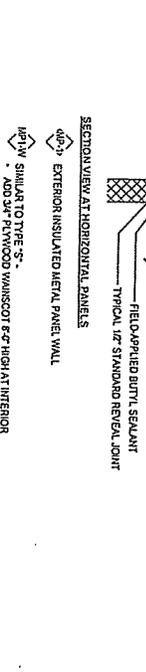


- 51A** - EXTENSION WALL - LOADBEARING NON-FIRE RATED
 - 8 MIL VAPOR BARRIER
 - 5/8" TYPE "X" GWB
 - 2x4 WOOD STUDS AT 16" O.C.
 - PLYWOOD SHEATHING - SEE STRUCT
 - SIDING AND WAINSCOT WHERE OCCURS - SEE ELEVS
 - R-21 FIBERGLASS BATT INSULATION
- 51B** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51C** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51D** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51E** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51F** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51G** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51H** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51I** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
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 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51L** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51M** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51N** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51O** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51P** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
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 - 5/8" TYPE "X" GWB EA SIDE
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 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
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 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51W** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51X** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51Y** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.
- 51Z** - INTERIOR WALL - NON-LOADBEARING NON-FIRE RATED
 - 5/8" TYPE "X" GWB EA SIDE
 - 2x4 WOOD STUDS AT 16" O.C.



SEE WALL TYPE DETAILS FOR CONSTRUCTION INFORMATION

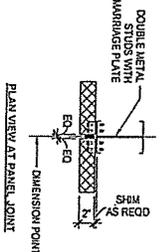
Wall Type Designation



WALL TYPE TAG	WALL	FIRE RATING	CORE MATERIAL
50A	EXTENSION WALL	2 + 2 HOUR	S + STEEL STUD
50B	INTERIOR WALL	2 + 2 HOUR	M + MASSIVE CMU
50C	INTERIOR WALL	2 + 2 HOUR	P + PERIM
50D	INTERIOR WALL	2 + 2 HOUR	S + STEEL STUD
50E	INTERIOR WALL	2 + 2 HOUR	M + MASSIVE CMU
50F	INTERIOR WALL	2 + 2 HOUR	P + PERIM
50G	INTERIOR WALL	2 + 2 HOUR	S + STEEL STUD
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50I	INTERIOR WALL	2 + 2 HOUR	P + PERIM
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50Q	INTERIOR WALL	2 + 2 HOUR	M + MASSIVE CMU
50R	INTERIOR WALL	2 + 2 HOUR	P + PERIM
50S	INTERIOR WALL	2 + 2 HOUR	S + STEEL STUD
50T	INTERIOR WALL	2 + 2 HOUR	M + MASSIVE CMU
50U	INTERIOR WALL	2 + 2 HOUR	P + PERIM
50V	INTERIOR WALL	2 + 2 HOUR	S + STEEL STUD
50W	INTERIOR WALL	2 + 2 HOUR	M + MASSIVE CMU
50X	INTERIOR WALL	2 + 2 HOUR	P + PERIM
50Y	INTERIOR WALL	2 + 2 HOUR	S + STEEL STUD
50Z	INTERIOR WALL	2 + 2 HOUR	M + MASSIVE CMU

GENERAL WALL NOTES:

- CONTRACTOR HAS OPTION TO USE WOOD OR METAL STUDS. UNLESS NOTED OTHERWISE, SANGED AND ROUNDED FOR PAINT.
- FASTEN STUDS TOP AND BOTTOM TO RESIST 5 RFP LATERAL LOAD.
- ATTACH STUDS TO TOP/BOTTOM PLATES WITH 1/2" TYPE "S" DRYWALL SCREWS AT 12" O.C.
- STAGGER GYP BD SCREWS ON OPPOSITE SIDES FOR WOOD STUDS.
- SECTION GYP BD WITH "T" TYPE "S" DRYWALL SCREWS:
 - 1/2" O.C. AT TOP/BOTTOM PLATES AND INTERMEDIATE STUDS.
 - STAGGER GYP BD JOINTS 24" ON OPPOSITE SIDES.
 - USE MOISTURE-RESISTANT GYP BD AT ALL WET AREAS.

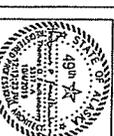


PLAN VIEW AT PANEL JOINT

1 Wall Types

1/2" = 1'-0"

DRAWINGS AT 1/4" = 1'-0" SCALE INDICATED



COMMENTS

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



00502224000
WATERS PHILLIP A
410 N BLISS ST # A
ANCHORAGE, AK, 99508-1809

NOTICE OF PUBLIC HEARING: Wednesday, January 8, 2020

The Municipality of Anchorage Urban Design Commission will consider the following:

CASE: 2019-0162 99508-1809 0041
PETITIONER: Cindy Renner, Personal Representative For The Estate Of Darrell Renner
REQUEST: Request for Design Variance from AMC Title 21 Sections 21.05.040C.2.b.ii. and 21.05.040C.2.b.iii. to allow a Community Center on an undersized lot and to allow ingress/egress from other than a collector street.
TOTAL AREA: 0.29 acres
SITE ADDRESS: N/A
LOCATION: Generally located west of North Pine Street, south of Thompson Avenue, east of North Bliss Street and north of Mountain View Drive
CURRENT ZONE: R-3 Mixed Residential District
COM COUNCIL(S): Mountain View, Russian Jack
LEGAL DESCR: Fairview Subdivision, Block 1, Lot 6A (Plat 67-119)

The Urban Design Commission will hold a public hearing on the above matter at 6:30PM, Wednesday, January 8, 2020 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: PHIL WATERS
Address: 410 NORTH BLISS ST. ANCH AK 99508

Comments: ATTACHED

Attached are three pages concerning alley behind holiday gas station on Mt view DR. It's a bad idea to open this alley road to thru traffic per 1999 transportation study and the 2003 update study report. This area has high a crime rate- high pedestrian traffic and lots of children at play on Bliss ST. and the alleys. This above road would allow an escape route for criminals and create high speed vehicle traffic using the above for a short cut into or out of Mt. View putting children and residents in harms way. case 2019-0162 thanks/phil waters 410 north bliss st. phone 2767075 30 year resident of the hood -12/16/19

AS OF 10/2AM 12-16-19
(Today) Just Had shooting
AT ABOVE LOCATION (One Dead)

Tuesday 14 January, 2003

FROM: Jim Lavery
432 North Bliss

TO: North Bliss Residents Seeking Traffic Relief

Dear Friends and Neighbors:

I have encouraging news from yesterday's Mountain View Community Council meeting. (Community Council meetings are held on the 2nd Monday of every month, at 7PM, downstairs in the Boys and Girls Club – all are welcome.)

Mr. Lance Wilber, the new head of the Municipal Traffic Department, attended the Council meeting and addressed our concerns on North Bliss, as well as other traffic issues in Mountain View. In a conversation after the meeting, with Council president Randy Smith and Safe Streets Committee chairperson Paul Palinski, Mr. Wilber said he and a traffic engineer spent several hours observing traffic crossing the Williams Convenience property in order to travel between North Bliss and Mountain View Drive. As a result of those observations, Mr. Wilber said, the traffic engineer has devised a plan to control traffic flow in that area.

I believe the plan as described by Mr. Wilber will help us achieve the traffic calming goals of the Mountain View Transportation Improvements Design Study Report, January 1999.

THE 1999 TRANSPORTATION STUDY GOALS

Among the stated goals is the creation of Defensible Space: When streets are blocked off, random pass-through traffic is reduced. Neighborhood awareness of non-resident vehicles increases, and neighborhood security increases.

Enhanced police protection: Closing streets limits escape routes, and police are better able to apprehend criminals.

The 1999 Transportation Study identified the following benefits to the closure of North Bliss and other Mountain View streets:

- Physically and visually delineate the neighborhood from the Mountain View Drive commercial area.
- Concentrate ingress and egress traffic to designated signalized intersections.

THE PRESENT SITUATION

Because we live here we know what it feels like to have 905 automobiles (many travelling too fast), taxicabs, delivery trucks, and other vehicles using our residential street every day. North Bliss traffic is still higher than all but one of the street

sections counted in 1997. Traffic counts before and after construction of the street closure on North Bliss indicate a traffic reduction of only 20%. North Bliss traffic flows freely through and around the Williams Convenience store, bypassing the road closure.

- We have not yet physically delineated our street from the Mountain View Drive commercial area.
- We have not yet concentrated traffic to signalized intersections.

A POSSIBLE SOLUTION

Based on our short conversation with Mr. Wilber, his department is considering a solution based on the following two elements:

1. A barrier will be erected at the east entrance to the intersection of the two alleys behind the Williams Convenience store (location X1 on photo).
2. Williams will close off the northwest entrance to their parking lot (location X2).

With no vehicular access to Williams or Mountain View drive, non-resident traffic will have less incentive to use North Bliss or the alleys behind Williams.

WORK TO BE DONE

I believe that we may get it right this time. Two concerns, however, are: 1.) It now becomes more important than ever to insure that vehicles cannot cross the "Captain's Cache" property to gain access to Mountain View Drive. 2.) Future owners of the Williams property may reopen their driveway. In both cases, the Municipality must be prepared to install fencing where necessary to maintain traffic control integrity.

The Safe Streets Committee of the Mountain View Community Council will address these and other community traffic concerns at bi-weekly Thursday meetings, beginning on 20 January 2003, at La Casita restaurant on Mountain View Drive, at 7PM. Please bring your questions or concerns, or call me directly.

Jim Lavery 432 North Bliss

Cc:

John Wiss 340 North Bliss

Jack & Nina Zayon 401 North Bliss

Bernice Blue 402 North Bliss

Dave Rosco 409 North Bliss

Robert Wilkins & Jennie Beck

409 North Bliss

Phil Waters 410 North Bliss

Todd Johnson & Mionne Ritter

416 North Bliss

Kim & Joe Hedstrom 425 North Bliss

Josh Abbasi 433 North Bliss

Margaret A. Ray 440 North Bliss

Randy Smith President, MVCC

Paul Palinski Chairman, Safe

Streets Committee, MVCC

Lance Wilber Director, Traffic Department, Municipality of Anchorage

Kim Carpenter Traffic Department, Municipality of Anchorage

Lee Coop Traffic Department, Municipality of Anchorage



Bliss Williams Convenience Pine

905 vehicles a day travel North Bliss Street and use the east-west alley to gain access to the Williams convenience station. The Williams parking lot shunts vehicles around the traffic barrier at the south end of North Bliss Street. Additional traffic uses the north-south alley between North Bliss and Pine. X1 and X2 mark proposed traffic barriers.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



00502225000
BLUE BERNICE
402 N BLISS STREET
ANCHORAGE, AK, 99508-1809

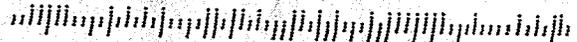
RECEIVED

DEC 03 2019

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Wednesday, January 8, 2020

The Municipality of Anchorage Urban Design Commission will consider the following:

CASE: 2019-0162 99508-1809 0041 

PETITIONER: Cindy Renner, Personal Representative For The Estate Of Darrell Renner
REQUEST: Request for Design Variance from AMC Title 21 Sections 21.05.040C.2.b.ii. and 21.05.040C.2.b.iii. to allow a Community Center on an undersized lot and to allow ingress/egress from other than a collector street.
TOTAL AREA: 0.29 acres
SITE ADDRESS: N/A
LOCATION: Generally located west of North Pine Street, south of Thompson Avenue, east of North Bliss Street and north of Mountain View Drive
CURRENT ZONE: R-3 Mixed Residential District
COM COUNCIL(S): Mountain View, Russian Jack
LEGAL DESCR: Fairview Subdivision, Block 1, Lot 6A (Plat 67-119)

The Urban Design Commission will hold a public hearing on the above matter at 6:30PM, Wednesday, January 8, 2020 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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Name: Beenice Blue
Address: 402 N. Bliss
Anchorage, AK 99508

Comments: I have lived in Mt. View since 1970, I do not want
to see a community center this close to my home, I would
prefer a police sub station there. My vote is (NO)
for this proposal

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



00502215000
ROSCOE DAVID A & CAROL J
409 N BLISS STREET
ANCHORAGE, AK, 99508-1808

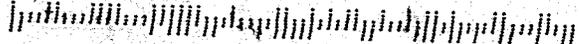
RECEIVED

DEC 20 2019

PLANNING DEPARTMENT

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CASE: 2019-0162 9950801808 0041 

PETITIONER: Cindy Renner, Personal Representative For The Estate Of Darreil Renner
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Name: DAVID ROSCOE

Address: 409 N. BLISS APT 2
ANCH, AK, 99508

Comments: OPENING UP THE 400 BLK OF N. BLISS ST
IS SUCH A BAD IDEA WE HAD 905 CARS A
DAY USING ARE STREET, IT FELT LIKE LIVING
IN A WALL-MART PARKING LOT, THAT IS WHY
WE HAD IT CLOSED, IN THE FIRST PLACE.
ALSO OPENING UP THE ALLY WILL MAKE THE
POLICE JOB MUCH HARDER TO ENFORCE THE LAW



MEMORANDUM

DATE: Revised December 24, 2019

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2019-0162 Request for Design Variance from AMC 21.05.040.2.b.ii and 21.05.040.2.b.iii. Community Center on an undersized lot. And to allow ingress and egress from other than collector street.**

RECEIVED

DEC 26 2019

PLANNING DEPARTMENT

The proposed parcel location for this proposed use is Fairview Subdivision, Block 1, Lot 6A. This parcel is Zone R-3 and has primary frontage to east on North Pine St, and undeveloped alley to the south and a developed alley to the west. North Pine has 30 feet of dedicated right of way on the west and remaining constructed road is with military reservation land for the existing park to the west. The 20-foot alley to the west that connects the alley to south with Thompson Ave to the north has been paved and is maintained by Municipal Street maintenance. The alley along the south is partially developed and maintained by the Municipality. It currently has jersey barriers installed just east of the north west alley to limit bypass or cut through traffic with this section of Mountain View Community. The east section of this alley is not currently developed to municipal standards. North Pine Street has existing pedestrian sidewalk along the west side of Row that connects to Thompson Avenue to the North and Mountain View Drive to the South. There is an existing Municipal transit stop located along the Mountain View Drive in front of the existing Holiday Convenience store and Station. Access to North Bliss Street from Mountain View drive is restricted to Pedestrian access only.

Variance for development on undersize lot.

The Traffic Department has no objection to the requested variance for lot size. Review of revised site plan dated December 23, 2019 indicates primary parking along the south property frontage utilizing the currently undeveloped alley. The revised site plan also limits the amount of parking utilizing the alley to west to low turnover employee and bicycle parking spaces.

Variance to allow ingress/egress from other than collector street.

The Traffic has no objection to this variance base on the additional information provided in the proposed site plan dated December 23, 2019. This parcel is located less than 200 feet from Mountain View Drive which is classified as collector roadway at this location. The Municipal Traffic Engineer did attend a meeting with planning to discuss this project. Stephanie stated that she may be supportive of a variance for the propose use with access to the parcel coming from the developed North Pine Street right of way and, potentially, the eastern section of the south alley. his access would minimize the potential traffic impacts within the residential sections of the neighborhood as vehicles would be primarily be coming from Mountain View Drive to the site and right back out to Mountain View Drive (classified as a collector). The current site plan, as revised, meets that condition.

The revised plan maximizes parking along the south alley way but appears not to provide the minimum number of required parking per AMC Title 21. The site plan identifies some potential parking reductions that this parcel may be granted per Title 21. Applicant shall resolve the issue with the required parking as part of the administrative site plan review and Title 23 permit applications.

The eastern section of the alley is currently not developed to municipal standards. This portion of the alley will need to be brought up to current standards to support proposed off-street parking along south property frontage.



MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage
Health
Department

Date: December 10, 2019
To: Planning Department, Current Planning Division
Thru: *[Handwritten initials]* Christy Lawton, Public Health Division Manager
[Handwritten initials] Darcy Harris, Environmental Health Program Manager
From: *[Handwritten initials]* Janine Nesheim, Environmental Sanitarian III
Subject: Comments Regarding CUP 2019-0162

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DEC 10 2019

PLANNING DEPARTMENT

No Comment.



MEMORANDUM

DATE: December 3, 2019

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2019-0162 Request for Design Variance from AMC 21.05.040.2.b.ii and 21.05.040.2.b.iii. Community Center on an undersized lot. And to allow ingress and egress from other than collector street.**

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DEC 10 2019

PLANNING DEPARTMENT

The proposed parcel location for this proposed use is Fairview Subdivision, Block 1, Lot 6A. This parcel is Zone R-3 and has primary frontage to east on North Pine St, and undeveloped alley to the south and a developed alley to the west. North Pine has 30 feet of dedicated right of way on the west and remaining constructed road is with military reservation land for the existing park to the west. The 20-foot alley to the west that connects the alley to south with Thompson Ave to the north has been paved and is maintained by Municipal Street maintenance. The alley along the south is partially developed and maintained by the Municipality. It currently has jersey barriers installed just east of the north west alley to limit bypass or cut through traffic with this section of Mountain View Community. The east section of this alley is not currently developed to municipal standards. North Pine Street has existing pedestrian sidewalk along the west side of Row that connects to Thompson Avenue to the North and Mountain View Drive to the South. There is an existing Municipal transit stop located along the Mountain View Drive in front of the existing Holiday Convenience store and Station. Access to North Bliss Street from Mountain View drive is restricted to Pedestrian access only.

Variance for development on undersize lot.

The Traffic Department recommends denial of this variance at this time base on the proposed site plan for this development. The site plan shows on site parking being located along the entire frontage of the existing alleys to the south and west instead of providing primary access from North Pine street. This site is approximately 1200 feet less than required minimum size and that space could be used to provide onsite parking and maneuvering. The site plan seems to be developed to maximize required landscaping and building square footage while utilize existing 20-foot alleys to provide turning and maneuvering for all required parking. The department is not supportive of the proposed 8 off-street parking utilizing the alley to the west. Parking in this location will increase number of non-residential trips within the existing residential neighborhood utilizing undersize alleys in lieu of fully developed rights of way.

Variance to allow ingress/egress from other than collector street.

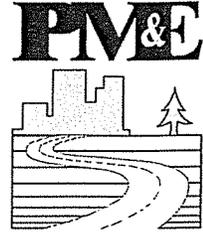
The Traffic recommends denial of this variance at this time base on the information provided in application and proposed site plan. The narrative in response to meeting the standards for a variance indicates that there was a meeting with traffic department and that the department is supportive of this variance. The Municipal Traffic Engineer did attend a meeting with planning to discuss this project. Stephanie stated that she may be supportive of a variance for the propose use with access to the parcel coming from the developed North Pine Street right of way and, potentially, the eastern section of the south alley.

This access would minimize the potential traffic impacts within the residential sections of the neighborhood as vehicles would be primarily be coming from Mountain View Drive to the site and right back out to Mountain View Drive (classified as an arterial). However, the current site plan, as provided, does not meet that condition.

The eastern section of the alley is currently not developed to municipal standards. This portion of the alley will need to be brought up to current standards to support proposed off-street parking along south property frontage. The proposed location of the refuse dumpster requirement for curb end islands and accessible parking spaces will be re-evaluate at time of building permit. Petitioner may want to verify with solid waste service provider that dumpster can be serviced as currently shown.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: December 5, 2019
TO: Dave Whitfield
FROM: Steven Ellis *[Signature]*
SUBJECT: Comments from Watershed Management Services

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DEC 05 2019

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the January 8, 2020 Urban Design Commission meeting.

2019-0162 Request for a design variance to allow a community center on an undersized lot and to allow ingress/egress from other than a collector street. WMS has no comment.

MEMORANDUM

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NOV 27 2019

DATE: November 27, 2019
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: January 8, 2020
Agency Comments due: December 11, 2019

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2019-0162 FAIRVIEW BLK 1 LT 6A, Request for Design Variance from AMC Title 21 Section 21.05.040.2.b.ii and 21.05.040.2.b.iii to allow a Community Center on an undersized lot and to allow ingress/egress from other than a collector street, Grid SW1136

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this variance.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

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NOV 26 2019

PLANNING DEPARTMENT

November 26, 2019

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Zoning and Platting Review Committee has no comments on the following zoning cases:

- 2019-0160: 2800 East Dowling Road
- 2019-0162: Fairview Subdivision, Block 1, Lot 6A
- 2020-0004: 2800 East Dowling Road
- 2020-0005: 9650 Brien Street
- 2020-0007: Multiple Amendments to AMC Title 21
- 2020-0008: Amendment to AMC Title 21, Section 21.05.070D.13B

Sincerely,

A handwritten signature in black ink, appearing to read "James Starzec".

James Starzec
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

"Keep Alaska Moving through service and infrastructure."

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Mayor Ethan Berkowitz

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NOV 25 2019

Case 2019-0162, Design Variance, Community Center

PLANNING DEPARTMENT

- a. Access to nearest street:
 - i. If alley access is allowed and there is no visible front door to the nearest named street properly addressing the building could be confusing.
 - ii. If variance is allowed the developer will be required to post 12" size address number or larger depending on Fire Review.

Karleen Wilson
Addressing Official
907-343-8168



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Section
Phone: (907) 343-8240 Fax: (907) 343-8250

DATE: November 24, 2019

TO: Planning Department, Current Planning Division

THRU: Jack L. Frost, Jr., Right of Way Supervisor

FROM: Frank Kelly, Acting Plan Reviewer

SUBJ: Comments on Urban Design Commission, Public Hearings for January 8, 2020.

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NOV 22 2019

PLANNING DEPARTMENT

Right of Way Section has reviewed the following case due December 11, 2019.

**2019-0162 Fairview Subdivision, Block 1 Lot 6A of Plat 67-119, grid SW1136.
(Request for Design Variance from AMC Title 21 Sections 21.05.040.2.b.ii and
21.05.040.2.b.iii to allow development of and access to proposed Community
Center)**

Right of Way Section has no comments at this time.
Review time 30 minutes.

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: 2019-0102

I, Jamar Hill hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Variance. The notice was posted on 12/11/2019 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 12 day of Dec, 2019.

Jamar Hill
Signature

LEGAL DESCRIPTION

Tract or Lot: 66A

Block: 1

Subdivision: Fairview