

## PLANNING DEPARTMENT DEVELOPMENT MASTER PLAN STAFF ANALYSIS

**DATE:** February 10, 2020

**CASE NO:** 2020-0018

**PETITIONER:** Alyeska Nordic Day Spa

**PETITIONER'S REPRESENTATIVE:** DOWL, Z Architects, and Corvus Design

**REQUEST:** Development Master Plan for Alyeska Nordic Day Spa

**LOCATION:** Fragment Lots 10, 11, and 12, Commercial Tract  
Fragment Lot Site Plan;  
Tract A, Alyeska Subdivision, Prince Addition

**COMMUNITY COUNCILS:** Girdwood

**TAX NUMBER:** 075-041-48, 075-041-49, and 075-041-50

**GRID:** SE4717

### ATTACHMENTS

1. Maps
2. Application
3. Reviewing Agency & Public Comments
4. Affidavit of Posting

**RECOMMENDATION SUMMARY:** Approval with conditions

### SITE

Area: ±4.2 acres  
Zoning: GRST-2 New Base Resort  
Existing Use: Hotel/Resort  
Utilities: Public water and wastewater

### COMPREHENSIVE PLAN

Classification: "Resort" per the *1995 Girdwood Area Plan*

### SURROUNDING AREA

	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
Zoning:	GRST-2	GRST-2	GRST-2	GRST-2
	New Base Resort	New Base Resort	New Base Resort	New Base Resort

## **BACKGROUND**

This is a request for approval of a Development Master Plan for Alyeska Nordic Day Spa as required by AMC 21.09.030.F. The proposed 19,325ft<sup>2</sup> facility will house a 16,170ft<sup>2</sup> Spa and a 3,155ft<sup>2</sup> restaurant. Spa services to be offered will include sauna, steam rooms, and massage therapy. This facility will be operated as part of and in partnership with the Alyeska Resort.

## **PUBLIC COMMENTS**

On December 20, 2019 the Planning Department mailed out 73 public hearing notices in accordance with the procedures of AMC 21.03.020H. As of this writing, no public comments have been received. A public hearing notice was also mailed to the Girdwood Board of Supervisors who have not submitted comments on this case.

## **AGENCY COMMENTS**

Included in attachment 3. Any special conditions recommended from reviewing agencies have been considered and are incorporated within this staff analysis.

## **APPROVAL CRITERIA**

A development master plan may be approved if the planning and zoning commission finds all of the following criteria have been met:

- a. **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;**

This parcel is classified as "Resort" in the *1995 Girdwood Area Plan*. This use will be operating as an extension of the amenities provided by the Alyeska Resort. Thus, it shall be considered compliant with this parcel's designation within the *Girdwood Area Plan*.

The following themes of the *Girdwood Area Plan* are furthered by this project:

*1) The development of new resort/recreational facilities*

The proposed project will expand the services provided by offering additional amenities for both guests of the resort, as well as residents of Southcentral Alaska. This will help increase the visitation of the Girdwood area from those within and outside Alaska.

*2) The continued growth of the Girdwood community*

The Alyeska Nordic Day Spa will serve as an additional amenity to attract both local and outside tourists. The anticipated increase in visitation to Girdwood from this development will help boost the local economy from the money spent on hotel stays, meals, and souvenirs.

Construction of the proposed Nordic Spa is consistent with the development concept shown in the Alyeska Mountain Resort Area Master Plan. A combination of retail shops, ski services, and restaurants are shown in concept within the petition site. The proposed use of general personal services as well as restaurant are consistent with the planned concept of this tract to serve as a retail and personal services center.

There will be no conflicts with the Area Wide Trails Plan. Connections are provided from the proposed facility to Hotel Alyeska, Tram, and ultimately the Winner Creek Trail.

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

The petition site takes access via Arlberg Avenue which is classified as a “Class I Collector” in the *2014 Official Streets and Highways Plan*. Class I Collector’s are intended to serve between 2,000-10,000 daily vehicle trips. Arlberg Avenue terminates near the petition site and can accommodate the intended vehicular traffic that the proposed facility will generate. Additionally, there is a separated pedestrian pathway which runs parallel to Arlberg Avenue and provides alternative transportation to the petition site. No adverse impacts to existing or planned transportation facilities will result from this project.

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

This project is funded entirely by private developers. The Municipality will not bear any financial burden from its development.

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

The proposed facility will provide high-end services to both Alyeska Resort guests, as well as residents from across Southcentral Alaska. These services will generate employment opportunities for residents of Girdwood and neighboring communities. The facility design and materials used will ensure that this facility is in keeping with the desired natural aesthetic of the Girdwood community.

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

The petition site is centrally located within the GRST-2 district and is not adjacent to, nor near to any residentially zoned parcels.

**f. 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.**

The existing utilities (public water, public wastewater, and stormwater) installed within the petition site are sufficient to serve both this use as well as future development in the immediate area. This claim is substantiated by information provided in AWWU's Anchorage Water and Wastewater Master Plans, as well as the Alyeska Resort Area Master Plan. It should be noted that an evaluation of the private utility system on site will be conducted by AWWU prior to construction.

Fixed-route public transportation is available within one-quarter mile (approx. five-minute walk) from the petition site via Glacier Valley Transit.

Police service is provided by the Whittier Police Department, and Fire/EMS response is provided by the Girdwood Volunteer Fire Department.

- g. 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.**

The site plan is in compliance with the standards of *AMC 21.09.060B.4. Table of Dimensional Standards: Resort Districts*. The petition site is part of a commercial tract and there will be no encroachments into required setbacks, nor will building height restrictions be exceeded.

The standards of *AMC 21.09.070 Site Development and Design Standards* are met or exceeded with the submitted design. The required amount of preserved natural vegetation is 10%, as well as a minimum of 20% permeable surface area. The submitted plans show 47.8% of the natural vegetation remaining, and a total permeable surface area of 71.9%. It is unclear to reviewing staff whether or not adequate parking is being provided for the proposed uses. The applicant has discussed this issue with the Municipal Traffic Engineer, but a formal parking study has not been submitted. This matter shall be resolved with the Municipal Traffic Engineering Department. Snow is managed on-site by the Alyeska Resort. Site lighting conforms to the standards of *AMC 21.09.070G Lighting*.

The standards of *AMC 21.09.080 Building Design Standards* are met or exceeded with the submitted design. The proposed building design is in keeping with the desired aesthetic of the Girdwood community and greater resort district.

**Additional Considerations**

Because the petition site is within a commercial tract, it shall be a condition of approval to record a revised commercial tract plat with the revised site conditions.

**DEPARTMENT RECOMMENDATION**

The Department recommends approval of the proposed development master plan. This approval is subject to the petitioner’s application, narrative, submittals, and the following plans on file at the Planning Department, except as modified by these conditions of approval:

1. A notice of zoning action shall be filed with the State of Alaska Recorder’s Office before operation of the establishment.
2. Resolve with Traffic, the need to submit a parking study to confirm that adequate parking is provided for all uses on-site. If required parking is provided off-site, a shared parking agreement shall be established between the petitioner and the Municipality.
3. Resolve with Watershed Management Services the following:
  - a. Provide a Stormwater Pollution Prevention Plan (SWPPP) prior to the start of construction.
  - b. Provide additional information to demonstrate that the detention pond(s), pools, drainage swale(s), and plumbing system will not adversely impact adjacent waterways.
4. Record a revised commercial tract plat within 24 months of this approval.

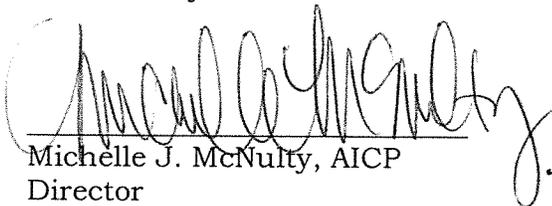
**Advisory Comments:**

The applicant is advised to contact the Anchorage Health Department to discuss necessary permits to operate the proposed facilities.

All buildings will be assigned addresses when a land use permit is applied for.

Reviewed by:

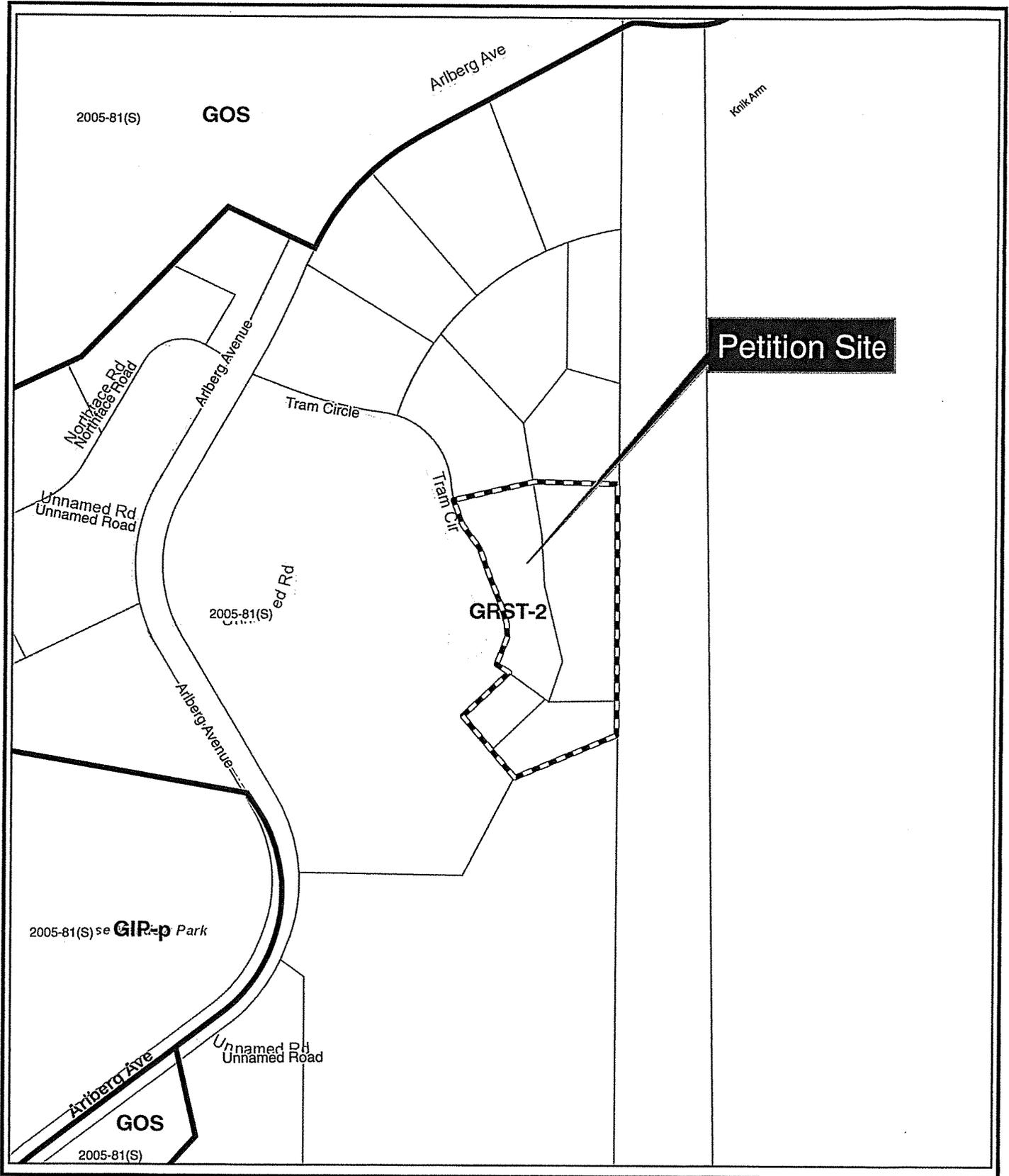
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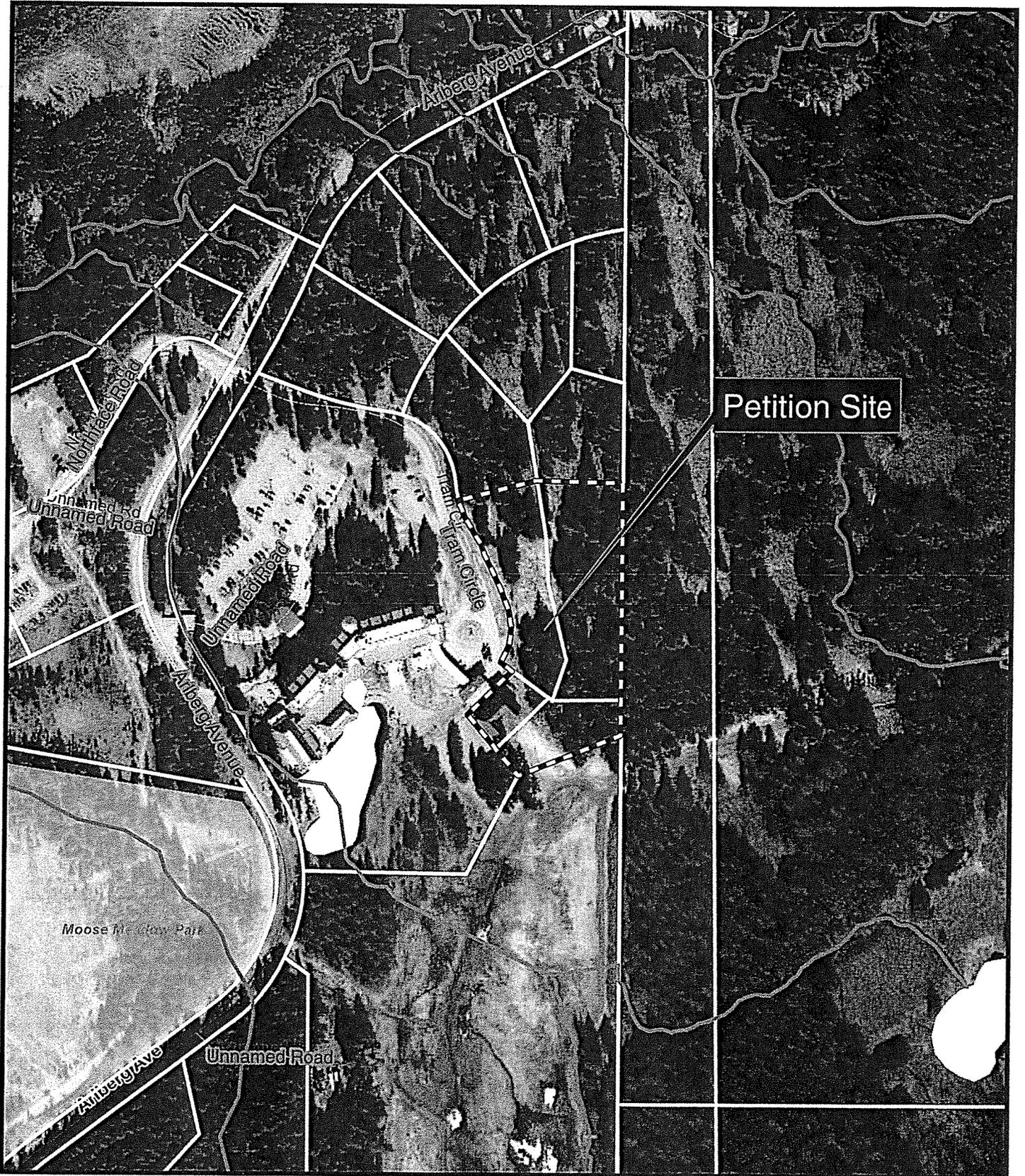
  
Michelle J. McNulty, AICP  
Director

  
Ryan Yelle  
Senior Planner

# Maps

# 2020-0018





# Application



December 17, 2019

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

SUBJECT: Alyeska Nordic Day Spa  
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 Nordic Day Spa to be located on Fragment Lots 10 through 13 (*property identification numbers: Fragment Lot 10: 075-041-48-000; Fragment Lot 11: 075-041-49-000; Fragment Lot 12: 075-041-50-000; Fragment Lot 13: 075-041-51-000*) located within Tract A, Alyeska Subdivision Prince Addition in Girdwood, Alaska.

Schematic design drawings including site and grading plan, floor plans, building elevations, renderings, and a landscape plan have been provided as part of this Development 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 2020 construction.

It is our understanding that the project will be placed on the February 10, 2021 Planning and Zoning Commission agenda. If this is not the case, please let me know immediately.

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

Sincerely,  
Z Architects, LLC

A handwritten signature in black ink, appearing to read "Marco Zaccaro".

Marco Zaccaro  
Attachments: As stated.

2020-0018  
PZC 02/10/20



# Nordic Day Spa Development Master Plan

December 2, 2019



**Alyeska Nordic Day Spa**  
**Master Development Plan Narrative**  
**December 2019**

**Request for Approval**

We are requesting a Master Development Plan Approval for the development of the Alyeska Nordic Day Spa located on Tract A, 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 10 through 13 located within Tract A, Alyeska Subdivision Prince Addition in Girdwood, Alaska. 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 A.

Alyeska Resort was recently purchased by Pomeroy Lodging who has over 65 years owning and operation hotels within Canada and the United States, including Kananaskis Lodge and Nordic Day Spa located near Alberta, Canada. Pomeroy Lodging is proposing the construction of a 19,325 square foot (16,170 square foot spa and 3,155 square foot bistro) Nordic Day Spa to be located at the Hotel Alyeska. Nordic day spas are rooted in the wellness rituals first practiced in Denmark, Finland, Island, Norway and Sweden 700 years ago. The heart of the Nordic spa tradition is the bathing routines characterized by the combinations of steam and water at varying temperatures while being surrounding by the natural environment. It is an opportunity to reflect, relax, and rejuvenate.

The Alyeska Nordic Day Spa will include a series of pools, saunas, steam rooms, and waterfalls set in the picturesque surroundings of the most northern temperate rainforest. Massage services and a bistro will be available in the main building. The services offered and the natural setting truly provide balance and recuperation opportunities in line with the origins of the Nordic day spa that is centered around restoration of the body, mind, and soul. The spa will be designed for guest to not only benefit from the peaceful rejuvenation and meditation practices, but also to allow quiet socialization. There will be a reflection area for quiet and independent meditation and relaxation.

The purpose of the Master Development Plan is to provide a clearly articulated vision for the character, layout, and design of the new Alyeska Nordic Day Spa in accordance with both the Area Master Plan and MOA Girdwood Land Use Regulations (Anchorage Municipal Code (AMC) 21.09), while also providing the information required in AMC 21.09.030.F.

### **Community Meeting**

Representatives with Alyeska Resort, Pomeroy Lodging, and Z Architects presented the project to the Girdwood Land Use Committee (LUC) and the Girdwood Board of Supervisors (GBOS) on June 10<sup>th</sup> and 14<sup>th</sup> and September 9<sup>th</sup> and 16<sup>th</sup> of 2019. Postcards for the meeting were sent on August 19, 2019 to property owners within 500 feet. The mailing list was provided by the MOA.

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

### **Conformance with Municipality of Anchorage Title 21.09.030.E Area Master Plan**

#### **1. Lot Description**

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

The development master plan area is Fragment Lots 10 through 13 that is located within Tract A. The project area is approximately 4.21 acres and is located to the east of the Hotel Alyeska and Tram. Project footprint is approximately 1.5 acres of the project area.

#### **2. Lot Zoning**

*The present land use classification of the petition area and abutting property.*

The project site is zoned GRST-2, New Base Resort. The fragment lots to the north, south, and west and the property to the east are zoned GRST-2.

#### **3. Existing Lot Use**

*The current use, if any, of the petition area and abutting property, including roads, utilities, drainage systems, trails, parks, parking areas, and structures.*

The area covered by the Development Master Plan is currently mostly undeveloped. However, the fragment lots are located within Tract A. A portion of Tract A is

developed, which includes the Hotel Alyeska, Tram, and associated parking, drives, and sidewalks. The proposed Nordic Day Spa will be to the east of the Hotel Alyeska and tram and will be a complimentary use to the hotel.

#### **4. Site Topography**

*The general topography of the petition area (contours lines shall be shown at intervals of ten feet or less), including any unique natural or historical features. Mapping shall be at a scale of one-inch equals 200 feet or less.*

The Nordic Day Spa will be located to the east of the Hotel Alyeska and tram. Currently, a service lane extends along the eastern portion of the hotel and ends at a cul-de-sac. The developed portion of the site is relatively flat and is approximately 15 to 20 feet lower in elevation than the Nordic Day Spa location. This area is relatively steep with an elevation change of approximately 15 feet from east to west.

#### **5. Existing Vegetation and Soils**

*General description of the existing vegetation, soils, and habitat in the petition area.*

Vegetation in the area consists of spruce and cottonwood trees with underbrush consisting of alders and devil's club. Soils in the area generally consists of variable sands and gravel layers over clays. Peat, wood, and other organic debris has also been found near the area in previous geotechnical investigations. A site-specific geotechnical investigation is currently being conducted for the project.

#### **6. Drainage, Wetlands and Floodplains**

*The location of streams, water bodies, wetlands, drainage courses, and floodplains.*

Based on the MOA Wetland Atlas, Map 19, there are no mapped wetlands within the project area.

The FEMA mapping for this area designates the area as zone D, which indicates that there are no known floodplains, but flooding is possible.

The Alyeska Master Plan Drainage Study was prepared by DOWL in August 2008, which included Tract A. 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 3 and Basin 8. At the time of the report nearly all of Basin 3 and 8 were proposed for development. Basin 3 is 177.95 acres in size and includes Mystery Creek, which drains west to the North Fork of Moose Meadows Creek to the south of the existing Hotel Alyeska. Mystery Creek crosses under the Hotel Alyeska parking lot access road to the west of Arlberg Avenue through a 60-inch CMP. Basin 8 is 17.90 acres in size and sits on the alluvial fan of the unnamed stream of Basin 2. To the north of the access road from the Alyeska tram building to Arlberg Avenue is a V-bottom ditch running west to east to the end of Arlberg Avenue. The ditch provides an adequate drainage path to carry water from the tram building, access road and the undeveloped area to the north and east. A series of culverts provides drainage routing for the area of the Hotel Alyeska to the west of the tram building access road. Water is routed to the corner of Arlberg Avenue and the tram building access road, where it crosses under the access road through an 18-inch CPEP culvert and joins with the water in the V-bottom ditch. From the end of Arlberg Avenue, the ditch rains west to North Fork of Moose Meadows Creek.

At the time of the report, Basin 3 had a proposed development of an additional 0.5 acres of impervious area. At that time, the development was expected to have minimal impacts on the existing drainage patterns. Basin 8 was to have approximately 9 acres of impervious area. It was anticipated that stormwater runoff would be routed to the on-site system and additional swales and detention ponds.

The proposed development for the Nordic Spa will disturb approximately 2 acres of vegetated ground cover. The Anchorage Stormwater Manual (ASM) classifies this level of disturbance as a Large Project which must meet the following requirements: Water Quality Treatment; Extended Detention; Conveyance; and Detention and Peak Flow Control.

The project site is located on the edge of a basin boundary (Basin 3 and 8) meaning it is unlikely it will collect significant offsite stormwater or mountain runoff. A creek identified as "Unknown Creek #2" in the Alyeska Master Plan: Drainage Study, is east of the proposed site and collects the majority of the mountain runoff adjacent to the site.

The proposed site will follow the existing topography to the extents possible to maintain existing drainage pathways and use the natural ground cover to meet the water quality treatment objective. Other stormwater controls that may be considered to meet the Water Quality, and Detention and Peak Flow Control objectives are: vegetative swales,

filter strips, natural vegetation retention, landscaped depressions, and dry ponds. A continuously flowing artificial stream will be designed within the outdoor area of the spa. This stream will also serve as a stormwater collection point within the site. The downhill end of the stream will collect in a pool which will overflow into a detention pond. A metering structure will be installed in the detention pond to ensure peak flow control objectives are met. A pipe will connect the metering structure to the piped storm drain system that is currently located on Tract A as part of the Hotel Alyeska development.

## 7. Planning Objective and Design Considerations

*The planning objectives and design considerations used to determine the use and configuration of the proposed development.*

### **General Design Objectives:**

A Nordic Spa is intended to be a tranquil experience connected to the surrounding natural environment in various ways; the proposed spa site, close to the Hotel Alyeska is undisturbed, heavily forested and ideal for this use. With this intended goal in mind the Alyeska Nordic Spa is placed within the forest and the main outdoor areas are visually and physically separated from the adjacent Hotel Alyeska. The entry walk is extended through the woods to enhance the sense of separation and the main spa building is placed to visually screen the pool areas from the Hotel Alyeska and reduce noise from the tram loop. To create varied experiences the site plan consists of three different areas with different characteristics:

- A Central Area which is most intensely developed and landscaped, it includes the Main Building, large pools and most accessory buildings and amenities with multiple areas of outdoor relaxation both on the ground and on the roof top patios.
- Flex Loop is similar to the central area but much less dense and will be used for private functions and to provide extra capacity when needed.
- Relaxation loop will remain as natural as possible and offers elevated boardwalks through the most heavily forested part of the site, linking smaller amenities such as barrel saunas and hot tubs.

Existing trees and natural vegetation are an essential part of the experience and will be retained as much as possible. The main building/pool area is placed in an existing clearing and the flex and relaxation loops are woven into the surrounding forest. As this is a rainforest, water is also celebrated not only in the pools but in directed storm water runoff from roofs and site. A bio swale is a site focal point and will have both a practical and aesthetic function; storm water control and landscaping feature.

Reducing impact on the adjacent Winner Creek Trail to the south was taken into account; the nearest part of the development, the relaxation loop, is approximately 75 feet from the trail.

In addition to the above design objectives, the site design has prioritized the following criteria:

- Maximize views
- Maximize sunlight
- Provide unobstructed views into the rainforest east of the spa.
- Create strong pedestrian connections between the spa and the hotel and tram, as well as the surrounding pedestrian and recreational facilities.
- Handicap access is provided by existing tram infrastructure: the covered tram walkway from the hotel provides an accessible route to the tram elevator which will bring guests up to the spa level. From there a new bridge will cross the main access path and then wind through the woods via a heated path to give the handicap visitor a similar sense of discovery as the main path.

The buildings are intended to create a cohesive complex that when viewed from the tram loop compliments the existing tram building and hotel; exterior surfaces will be wood, stone and concrete matching the materials and detailing of the adjacent hotel mountain side structures. On the pool side the structures are mostly low profile Nordic style with substantial areas of flat green roofs covered with native plants to fit into the surrounding natural environment to promote mindful rejuvenation and relaxation. When viewed from the tram the green roofs are envisioned to be the most visible part of the project, blending into the surrounding forested areas as shown on the attached renderings.

It is essential that the spa is secured from animals and other uninvited guests. Most of this barrier will be an unobtrusive highly transparent 6" square brown oxidizing wire mesh fence. The Main building location and shape provides this function on the most visible side of project so the fence will not be visible from the hotel or Tram Circle.

**Code Considerations:**

Fragment Lots 10 through 13 located within Tract A, Alyeska Subdivision Prince Addition will be developed in compliance with the allowed uses ('food and beverage service' and 'retail (personal service)') in the GRST-2 zoning district per AMC Table 21.09-2.

Dimensional standards and site development and design standards, for the GRST-2 zoning district, will not be changed in this development master plan.

The development will follow the Alyeska Resort design guidelines contained in the Area Master Plan and will follow the Commercial Resort Building Design Standards set forth in AMC 21.09.080.F with the following exceptions as allowed in 21.09.030.F.4:

- *21.09.080.F.2.d. Scale and size. No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall.*  
A section of the main building west wall is approximately 58 feet long without a change in alignment. However there is heavy timber bracing elements from roof overhang to foundation that visually break up the wall plane. The wall scale and heavy timber articulation match the existing design elements at the Hotel Alyeska and Tram Terminal. North wall of main building bistro will be approximately 44 feet long.
- *21.09.080.F.2.e. Building façade elements. Windows on the ground floor shall be rectangular and vertically oriented, and recessed into the exterior wall or window trim, rather than appear as continuous areas of glass flush with the wall plane.*

Blending with, and matching the design cues of, the adjacent existing hotel and tram buildings, and in keeping with the low profile Nordic style structures, many of the Nordic Spa's buildings have horizontally oriented windows.

## 8. Conceptual Site Plan

*A conceptual site plan showing the various existing and proposed types of land uses, depicting the relationship to each other and to surrounding uses, proposed acreage, character, and densities/intensity of development for each type of use, and proposed open spaces. The site plan shall be in the form of a "bubble map;" locating these "development areas" and other required elements in an approximate fashion.*

Pomeroy Lodging is proposing the construction of a 19,325 square foot (16,170 square foot spa and 3,155 square foot bistro) Nordic Day Spa to be located at the Hotel Alyeska.

The spa will be accessed by at grade connections to the adjacent pedestrian facilities for the hotel and Alyeska Tram. An accessible pedestrian connection will be provided via

the tram building. Arlberg Avenue provides access to the Hotel Alyeska and associated parking. An access drive extends along the east side of the hotel to provide access to the tram. This drive will also serve as fire access to the Nordic Day Spa.

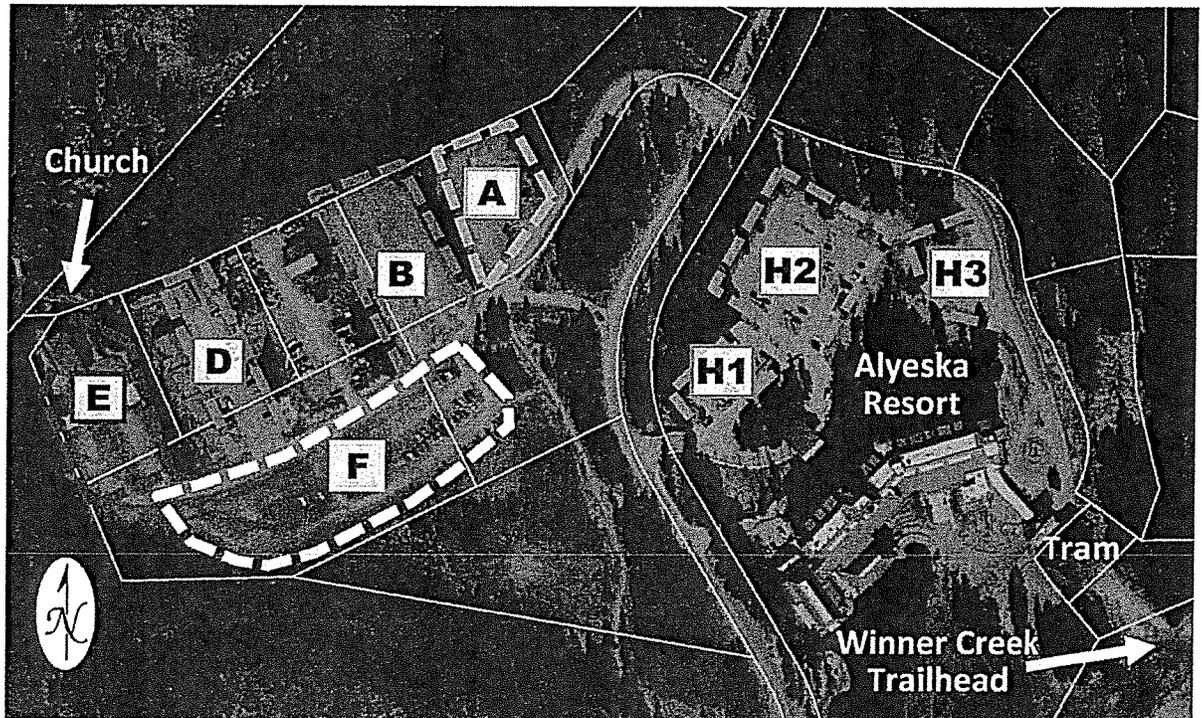
#### **Parking Requirements**

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. With the addition of the Nordic day spa, the existing spa (1,200 square feet) would be converted back to three hotel guest rooms. DOWL has conducted a parking study to evaluate existing parking conditions at these lots, including available parking spaces and current utilization to document whether the current site has sufficient parking or if additional parking spaces are needed for the new Nordic day spa.

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 memorandum 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, 20019 (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  <b>441.1</b>	307 rooms  670 persons in meeting rooms	276.3  167.5  <b>443.8</b>
General personal services (Spa)	1 per 400 gsf	1,200 gsf	<b>3.0</b>	16,170 gsf	<b>40.4</b>
Restaurant	1 per 100 gsf and outdoor seating	Seven Glaciers: 3,283 SF  Bore Tide: 4,800 SF	32.8  48.0  <b>80.8</b>	Seven Glaciers: 3,283 SF  Bore Tide: 4,800 SF  Nordic Day Spa Bistro: 3,155	32.8  48.0  31.6  <b>112.4</b>
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
<b>TOTAL</b>			<b>608</b>		<b>676</b>

Although the new Nordic Day Spa will increase the code required parking, based on the parking study, it appears that the current available parking is adequate to meet the existing and proposed uses at the site. We will continue to coordinate with the Municipal Traffic Engineer to obtain approval of the parking study and pursue a parking reduction, if needed.

**Landscaping**

The proposed site is a greenfield area (previously undeveloped) with the majority of the area being a mature spruce forest with native understory vegetation typical for the area. There is an existing clear opening in the vicinity of where the central Nordic Spa building will go, with complete surface vegetation similar to adjacent understory composition.

The development intent is to create a visitor experience where the presence and character of native Girdwood landscapes is an important aspect of the experience. To the greatest extent possible, existing vegetation will be maintained and protected. With mature spruce trees, best management practices will be used to minimize disturbance and maximize health and survivorship. Where trees are within or adjacent to the limit of disturbance, they will be evaluated based on balancing the value of their retention with the level of effort needed to keep them, including a hazard assessment.

Areas of disturbance will be revegetated with native species, with the use of appropriate non-native adapted species where aesthetic or functional characteristics are prioritized for planting selection. No species will be used that is listed (or considered to be) invasive or might be expected to exhibit a negative competitive advantage to adjacent native species. It is expected that plantings around visitor use areas will be maintained.

With the intent of maintaining as much natural area as possible (with significant revegetation within limits of disturbance) site permeability and the maintenance of existing vegetation will meet and exceed code requirements (reference Sheet L101 for code summary and site exhibit).

#### **Snow Storage**

AMC 21.09.K.a requires that snow storage be provided for 20 percent of the paved area. Snow storage will be located in designated areas around the site. The snow storage areas will not be in locations that may block drainage paths associated with the routing and treatment of on-site storm water runoff.

#### **Building Design**

In order for the project to have a cohesive, unified aesthetic all buildings will have a compatible exterior material palette. However the three different spa areas will have slightly different material, texture and color palettes. The Main area will be similar to the existing hotel and tram terminal, the relaxation loop will be more rustic with some log structures and the flex loop will be a combination of the two.

The materials for all buildings will conform to the guidelines set forth in the Alyeska Resort Design Guidelines and the Girdwood Land Use Regulations. Wood, stone and concrete will be the primary exterior materials. Deck surfaces may be constructed from weather resistant composite boards, ceramic or concrete pavers or rot resistant wood decking or pavers. All exterior wood siding materials will likely be stained cedar (either red or yellow), and any other exterior wood will be treated to avoid rot and weathering. Columns, posts and beams will be heavy timbers or rough sawn weather resistant 'glue lams' to match the existing Hotel Alyeska. Stone will be used as wall cladding and a heavy base element as suggested by Alyeska Resort's Design Guidelines. Fiber resin accent panels will be also be used, but will not exceed 20% of any building façade. The panels will be natural color tones as specified by the Girdwood Land Use Regulations with some red accent panels to match the panels on the adjacent Hotel Alyeska. Sloped Roofing material will be standing seam metal, color to match the adjacent hotel and tram. Flat roofs will have a combination of green landscaped roofs, gravel and pavers where used as patios.

### **Open Space**

Open space oriented to the outdoor experience is the core of the Nordic Spa. Most of the site is open space used for various activities and amenities. The open space extends to the roof top patios and terraces.

## **9. Vehicular and Pedestrian Circulation**

*A general description of the traffic and pedestrian circulation system proposed for the petition area, showing connections between land uses, neighborhoods, and proposed public schools, parks, open space areas, and trails/bikeways.*

The Nordic Spa site is bounded on the west by Tram Circle drive which connects to Arlberg Avenue to the north. Except for a delivery drive, accessing the main building basement from Tram Circle, there are no driveways or roadways within the project limits.

The onsite amenity loops and boardwalks are separated from offsite pathways by fencing as noted above. The main entry walkway connects to the lighted Tram Circle pedestrian path (which in turn connects to the Arlberg Ave path) as well as the Winner Creek Trail via the tram breezeway. The Arlberg bike path connects to the bike trail system that runs through Girdwood and on to the Bird to Girdwood bike path while the Winner Creek trail continues up the valley, connecting to an extensive trail system including the Iditarod trail.

As noted previously a bridged walkway also provides a direct connection from the main building entry to the tram dock.

## **10. Traffic Impacts**

*A traffic study to determine the impacts of the proposed development on the transportation system.*

In July 2008, DOWL prepared a traffic impact analysis for the Alyeska master plan area, which included Tract A. Several intersections within the area were analyzed as part of the study, which included the Tract A access and Hotel Alyeska Driveway from Arlberg Avenue.

The traffic study included additional development on Tract A that included condominiums that would be located to the east of the hotel. Based on the ITE Trip Generation Manual, the development that was proposed at the time would generate an additional 211 trips to the site. The Nordic Day Spa would generate 56 trips in the p.m. peak hour, which is below the trips estimated in the traffic study.

The Department of Transportation and Public Facilities (DOT) Driveway Design Standards and Regulations (17 AAC 10.070) establish minimum acceptable level of service (LOS) for development's construction year and design year. These standards state that the minimum acceptable LOS at the time of the driveway permit application in both the construction and design year is:

- LOS C, if LOS of the date of application is LOS C or better, or
- LOS D, if the LOS on the date of the application is LOS D or poorer; however, if the highway does not deteriorate more than 10 percent in terms of delay time or other appropriate measurement of effectiveness from the LOS before the development's opening.

The intersection of Arlberg/Tract A access and the Arlberg/Hotel Alyeska driveway both operated at level of service (LOS) A based on the existing development and proposed development at the time of the report. Given that the Nordic Day Spa will result in less trips than what was anticipated in the traffic study, it is assumed that the addition of the Spa will still result in LOS A for the two intersections.

## 11. Utilities

*A general description of the utility system layout.*

Storm drain, water, sewer, gas, electric, and telephone are within the project and can provide services to the proposed development. AWWU's 2006 Wastewater Treatment Master Plan noted that the wastewater system in Girdwood has adequate capacity for the next 20 years. Similarly, AWWU's 2005 Anchorage Water Master Plan also states that there is sufficient water capacity. Therefore, the proposed development is not expected to adversely affect water or wastewater capacity in Girdwood. Below is a summary of the existing utilities.

### **Storm Drain**

A 12-inch CPEP storm drain service line is located in the tram access road that also provide service to the Hotel Alyeska building. The storm drain line daylights at the existing culvert that crosses Arlberg Avenue.

### **Water**

An 8-inch DIP water service line extends along the Tram access road and serves the Hotel Alyeska. This water service line connects to the 16-inch DIP water main located in Arlberg Avenue.

A 6-inch water service line will extend from the existing 8-inch water service line located in the tram access road to serve the new Nordic Day Spa. An existing hydrant is located on the west side of the access road and just to the southwest of the project site. This hydrant will assist in providing fire coverage for the project. The buildings will also be sprinklered and a stand pipe will be installed on the east side of the main building for the Nordic Day Spa.

### **Sewer**

A 10-inch DIP sewer service line extends along the tram access road to serve the hotel. This sewer service line connects to the 10-inch DIP located in Arlberg Avenue.

A new 6-inch sewer service line will extend from the existing 10-inch sewer service line in the tram access road to the main building of the Nordic Day Spa.

## **12. Unique Features**

*An explanation of any unique features of the proposed development.*

Nordic Spas and their amenities in an outdoor context are by nature unique. Popular in Scandinavia and Canada they almost unknown in the United States this being the second one we are aware of.

The Nordic Spa site is unique in that it is an undeveloped tract of temperate rainforest adjacent to a major hotel, utilities and transportation.

Unlike most projects that could be proposed for this site the Nordic Spa project treats the trees and forest as an attribute and it has been carefully laid out to work within the existing natural features. The southern section of the site is densely forested, the north portion is an open gallery forest with widely spaced very large trees and the central part is a natural clearing. The three parts of the site plan as previously described have been designed to take maximum advantage of these attributes while limiting the cutting of trees to the maximum extent possible.

To the east of the property is a strip of land leased by Alyeska from the state of Alaska which for the foreseeable future will remain undeveloped so the Nordic spa will likely always look out onto undisturbed forest.

Uniquely the project is all about the outdoor experience. The site has great views to the west, north and to the east and in the summer good sun exposure. The site and relaxation patios, especially the roof top patios, have been located to maximize the sun and views and even provide midwinter micro climates to further induce people to be outside. During the winter the Rainforest room in the main building brings a bit of summertime nature into the indoors for those starved of greenery during that time of year.

Extensive use of green flat roofs, while unusual, allows for lower profile non obtrusive buildings blending into the surroundings especially when viewed from above from the tram.

### **13. Offsite Impacts**

*An analysis of any offsite impacts to utilities and public services, including schools and fire and police services.*

#### **Availability of Public Facilities**

AWWU's 2006 Wastewater Treatment Master Plan noted that the wastewater system in Girdwood has adequate capacity for the next 20 years. Similarly, AWWU's 2005 Anchorage Water master Plan also states that there is sufficient water capacity. Therefore, the proposed development is not expected to adversely affect water or wastewater capacity in Girdwood.

Due to the visitor industry nature of the proposed development and that it is will be an additional service offered at the existing Hotel Alyeska, an increase in population is

expected to be minimal and is not expected to adversely affect the capacity of existing public facilities.

### **Community Benefits**

The GAP notes the significant economic and social benefits to the Girdwood community from Alyeska Resort. In addition to providing local employment and significant recreation facilities, the presence of the Alyeska Resort has the potential to attract other businesses, and community events, such as music, art, and film festivals. This development is an expression of these goals. Continued development of the Alyeska Resort is noted as being positive for the community in the GAP.

### **Fiscal Impacts**

Development of the Nordic Day Spa is expected to result in additional property tax revenues to the MOA associated with the Hotel Alyeska. The development further expands the services already offered at the Hotel Alyeska and as such is not expected to require substantial city services.

## **14. Consistency with Goals and Policies in other Girdwood Area Planning Documents**

*A detailed discussion of conformance with the Girdwood Area Plan, the Girdwood Commercial Areas and Transportation Master Plan, the Area Wide Trails Plan and other applicable Girdwood area planning documents.*

### ***Compliance with AMC 21.09.10, Girdwood Use Regulations***

The purpose of the Girdwood Land Use regulations is to provide standards and regulations to implement the comprehensive plan elements for Girdwood, preserve and enhance the distinctive mountain-resort character and natural environment of the Girdwood area, and to avoid overlap with standards and regulations applicable in other districts of the municipality.

This Development Master Plan is consistent with the Girdwood Area Plan (GAP), as described in the previous sections. The Nordic Day Spa plan provides direct access to the Hotel Alyeska and Tram along with opportunities to provide connection to the Winner Creek Trail. The core of the design for the spa is to provide an environment for patrons to reflect, relax, and rejuvenate in the surrounding natural environment. This is consistent with the intent of the GAP, to take advantage of the natural beauty and

recreation resources to enhance the distinctive mountain-resort character of the area.

#### **Compliance with the Girdwood Comprehensive Plan**

The GAP was adopted in 1995 (Assembly Ordinance 94023S-S). This plan addresses three major themes, essential to the character of the region:

- Development of new resort and recreational facilities,
- Continued growth of the Girdwood community, and
- Establishment and preservation of a system of open spaces.

The GAP recognizes the symbiotic relationship between Girdwood and Alyeska. It acknowledges the Alyeska Resort's role in the local economy and how this has provided a somewhat independent economic base for the community. The plan also recognizes the other recreational opportunities in the area and make particular mention of summer season activities. This proposed development provides an opportunity to expend the services that are currently offered by the Alyeska Resort.

The GAP also recognizes how integral open space and pedestrian circulation is to locals and visitors. Open space in Girdwood is extremely important to residents and visitors for recreation and passive enjoyment. The proposed development is adjacent to properties to the east that will be maintained as open space. The intent of the Nordic Day Spa is to construct a facility that fits naturally within the surroundings. This plan proposes extensive pedestrian connections within the facility and to the adjacent Hotel Alyeska and Tram. This connectivity provides ample opportunities for winter and summer activities within the area.

The GAP classifies the proposed area as Resort Land use, which includes areas that have a direct relationship to major commercial recreation resource. This development will further enhance the services offered at the Hotel Alyeska. The spa will serve guest, local residents, and visitors to the area.

The proposed development area is located at the Hotel Alyeska, which is accessed by Arlberg Avenue. Access to the site is via Arlberg Avenue and Tram Circle. Development of this area is not expected to result in any substantive change in local traffic patterns in Girdwood.

### **Conformance with the Girdwood Commercial Areas and Transportation Master Plan**

The Girdwood Commercial Areas and Transportation Master Plan identified common visions for Girdwood's Future, which included a community in the forest, a community that relies on recreation-based economy, and a balance between resort and community and between local's needs and guests needs. The Nordic Day Spa furthers this vision outline above by providing a development that is meant to enhance the users experience with nature. The Nordic Day Spa will be used not only by hotel guest, but also by local residents and other visitors. The facility compliments the recreational lifestyle that many local residents and visitors enjoy by offering treatments, such as massage, saunas, and pools that assist in recuperating from recreational activities. Not only does this recuperation provide relaxation opportunities for the body, but also for the mind and soul given the natural and peaceful surroundings.

The Girdwood Commercial Area and Transportation Master Plan also identified objectives for the Hotel Alyeska area. The objectives included continued growth as a high-quality visitor-oriented destination resort facility, adding additional recreational attractions, and increase the variety of retail shops, services and activities for the guest.

The Nordic Day Spa will complement the existing services that are provided at the Hotel Alyeska, which has a reputation of providing high-quality services. The experience at the spa will only serve to complement the existing services offered by the hotel, but also the existing year-round recreational opportunities within the area.

### **Area Wide Trails Plan**

The importance of a trail system in Girdwood is emphasized in the Girdwood Area Transportation Plan, the Girdwood Commercial Areas and Transportation Master Plan, and the Area Wide Trail Plan. This development plan provides connectivity to the existing pathways at the Hotel Alyeska and an accessible connection to the Tram. These facilities provide further connection to trails at the top of the tram and to the nearby Winner Creek Trail. This is consistent with the direction of these plans.

## **15. Schedule and Phase Plan**

*A general development schedule and phasing plan, if any, and approximate date for commencement of construction.*

The construction of the Nordic Day Spa is scheduled to begin in summer 2020 with a completion date of December 2020. Please see attached design and construction schedule.

#### **16. Wetland Designation**

The petition area does not contain wetlands designed in the Anchorage Wetland Management Plan.



19-03 Nordic Spa Development Master Plan Application rev. 12-16-19

### Table of Attachments

1. Development Master Plan Narrative
2. Authorization to Represent
3. 19-03\_PARKING-CALC\_191111
4. Community Notice
5. 19-03 Nordic Spa Community Notice-postmarked
6. LUC September 2019 agenda draft
7. LUC September 2019 minutes draft
8. Z Architects LUC Sept 2019 meeting minutes
9. GBOS Sept 2019 Agenda draft
10. 19-03 Nordic Spa Pre App Sign In
11. 01\_Figure 1 Vicinity Map 2019\_1114
12. 02\_Figure 2 Project Location Map 2019\_1114
13. 02A\_Property card
14. 02B\_301-2008-2008-126
15. 03\_19TramCir\_WMSSign-off11122019
16. 04\_FEMA Panel 020051576D
17. 05\_TA\_WetlandAtlas\_19
18. 06\_zoning map
19. 07\_Storm Drain Map
20. 07A\_Sew\_SE4717
21. 07B\_Wat\_SE4717
22. 07C\_record drawing water\_sewer\_storm
23. 19-03 Nordic Spa - Design and Permitting Schedule revised 12-10-19
24. Site Lighting Examples
25. Drawing Set, Schematic Design, Dated 11-30-19 and 12-14-19

November 14, 2019

Ms. Michelle McNulty  
Planning Director  
Community & Economic Development Department – Planning Division  
Municipality of Anchorage  
PO Box 196650  
Anchorage, Alaska 99519-6650

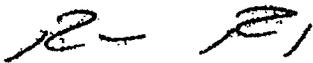
Subject : Letter of Authorization  
Alyeska Nordic Day Spa

Dear Ms. McNulty:

The Alyeska Resort Hotel Limited Partnership owns Tract A, Alyeska Prince Addition Subdivision, which is the location of the Alyeska Prince Hotel in Girdwood, Alaska. A new Nordic Day Spa is proposed to be located on a portion of Tract A, Alyeska Prince Addition Subdivision, just to the east of the Alyeska Prince Hotel and Tram.

We authorize Z Architects and DOWL to act on our behalf as petitioner submitting land use and planning actions for the above referenced land. If you have any questions, please contact me at your convenience.

Sincerely,  
Alyeska Resort Hotel Limited Partnership



Ryan Pomeroy

Chief Executive Officer



Connor Scher  
 PO Box 842  
 Girdwood, AK 99587

(907) 783-1090  
 (907) 783-1095 fax  
[zarchitects@alaska.net](mailto:zarchitects@alaska.net)

20 November 2019

**Alyeska Nordic Spa  
 Calculating Minimum Required Parking Spaces  
 Project Number 19-03**

**Narrative**

A mixed-use structure with no specific requirement for parking in a gRST-2 zone. Because there is not a specific parking requirement for a Nordic Spa, I made the following calculation using uses that are most nearly comparable. Final approval is with the director or traffic engineer. Treating the development as a mixed-use development, I combined like uses and compared them with use types in Table 21.07-4.

1. General Personal Services: The predominant use of the development is comparable to general personal services uses like professional care facilities. This area would include all enclosed and tempered spaces associated with spa activities, such as the saunas, massage areas, pools, and locker rooms because fitness centers generally include these spaces. This area also includes storage and freight rooms associated with this use. All exterior areas are accessory to this use. The parking factor is **1 per 400 sf gfa.**
2. Restaurant/Bar: Portions of the main building have a bistro, lounge, and bar, for the consumption of food and beverage. These areas are similar to the function of a restaurant, and bar and restaurant have the same parking factor. This area also includes storage and freight rooms associated with this use. **The parking factor is 1 per 100 sf gfa.**

**Calculating the Off-Street Parking Spaces Required**

21.07.090E.1. Minimum Number of Spaces Required:

	Area	Factor	Min. Spaces
General Personal Services	16,170 sf	1 per 400 sf gfa	40.4
Restaurant/Bar	3,155 sf	1 per 100 sf gfa	31.6

Total spaces = 72.0.

Per 21.14.0300.1., the value rounds to **72 spaces.**

Sincerely,

Marco Zaccaro, AIA, NCARB

## COMMUNITY NOTICE

**Date:** September 9, 2019

**Time:** 7:00 PM

**Location:** Girdwood Community Room 250 Egloff Drive Girdwood, AK 99587

**Property:** Alyeska Prince Addition, Tract A, Fragment Lot 10, 11, 13

**Purpose/Action:** Required community meeting to inform neighbors about proposed Alyeska Resort Nordic Spa Development Master Plan

**Project Description:** The applicant is proposing to build a Nordic Spa on Alyeska Prince Addition, Tract A, Fragment Lot 10, 11, 13. This will include a main building housing a bistro, reception, outdoor gathering area and locker rooms. Outbuildings include event area, exfoliation rooms, dry saunas and steam rooms. Outdoor amenities include hot, cold and warm pools, barrel saunas and outdoor fireplace/seating areas. A Development Master Plan is required per ANC 21.09.040E due to total floor area over 20,000 sq. feet.

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

**ALASKAN FRONTIER COMMUNITY NOTICE**

**Date:**

September 20, 2017

**Time:**

10:00 AM - 11:00 AM

**Location:**

Girdwood Community Room 250 Eglaff Drive Girdwood, AK 99587

**Property:**

Alyeska Prince Addition, Tract A, Fragment Lot 10, 11, 13

**Purpose/Action:**

Required community meeting to inform neighbors about proposed Alyeska Resort Nordic Spa Development Master Plan

**Project Description:**

The applicant is proposing to build a Nordic Spa on Alyeska Prince Addition, Tract A, Fragment Lot 10, 11, 13. This will include a main building housing a bistro, reception, outdoor gathering area and locker rooms. Outbuildings include event area, exfoliation rooms, dry saunas and steam rooms. Outdoor amenities include: hot, cold and warm pools, barrel saunas and outdoor fireplace/seating areas. A Development Master Plan is required per ANC 21.09.040E due to total floor area over 20,000 sq. feet.

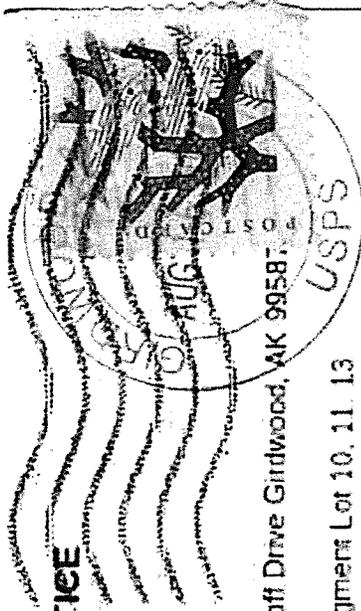
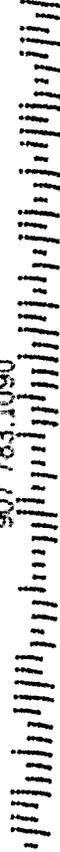
Per Anchorage Municipal Code 21.03.020H interested parties may appear and speak at the hearing within the normal procedures of the Land Use Committee (LUC) meeting. Additional information regarding this project may be obtained by contacting Z Architects, LLC

Z Architects, LLC

PO Box 842 194 Olympic Mountain Loop

Girdwood, Alaska 99587

907 783.1090



**Girdwood Land Use Committee  
Notice of Meeting on September 9, 2019  
7PM**

**Agenda Draft – Revised 9.4.19**

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 person eighteen (18) years of age or older who has been a resident and/or property owner, business owner or designated representative of a non-profit association who has resided in, owned property in, owned a business located in, or operated as a non-profit association for ninety (90) days or longer in Girdwood Valley.

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.

**Agenda Item LUC 1909-01:**

Call to order  
Agenda Approval for September 9, 2019 Regular meeting  
Minutes Approval from August 12, 2019 Regular Meeting  
LUC Officer reports

**Announcements & Presentations:**

- GBOS/LUC Joint meeting is scheduled for MON Sept 16 at 6PM in the Girdwood Community Room.
- HLB Advisory Commission meeting is scheduled to be held in Girdwood on September 10, starting at 12 in the Girdwood Community Room.
- Request for variance from AMC21.07.020B.9 and Table 21.07-1 Minimum stream setback width per side to allow a well to encroach into stream setback. (Jason Rein, presenting)

**Agenda Item LUC 1909-02:** 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 1909-03:** Committee reports, 3 minutes each:

Trails Committee Report (Carolyn Brodin)  
HLB Commission Report (Ron Tenny)  
Girdwood Area Plan Update Committee (Eric Fullerton)  
Little Bears Re-build project (Kyle Kelley)  
GBOS Report (Mike Edgington)  
Title 21, Chapter 9 Review Committee (Mike Edgington)  
Housing Working Group (Mike Edgington)

**Old Business:**

**Agenda Item LUC 1908-04:** Little Bears Playhouse, Inc second presentation seeking LUC recommendation for GBOS Resolution of Support for bonding package to rebuild daycare center in its current location.

**Agenda Item LUC 1906-04:** Second presentation of Alyeska Nordic Spa project (Marco Zaccaro, Z Architects, presenting). Although not required, group is seeking LUC recommendation for GBOS Resolution of Support for the project to include in Major Site Plan Review packet.

**Agenda Item LUC 1908-05:** Discuss agenda topics for the GBOS/LUC Joint meeting, tentatively scheduled for MON Sept 16 at 6PM in the Girdwood Community Room.

**Agenda Item LUC 1907-05:** Discussion of Short Term rental impacts on community (Echo Ridge Road).

- Regulation of short term rentals

**New Business:**

**Agenda Item LUC 1909-04:** Review Girdwood liquor licenses up for renewal in 2020. Any requests for Assembly public hearing must be made by Resolution by October 15, 2019. Licenses up for review are: Bore Tide Deli, Chair 5 Restaurant, Crow Creek Mercantile, Girdwood Picnic Club, Hotel Alyeska, Jack Sprat, La Bodega, Seven Glaciers Lounge, Sitzmark Bar & Grill

**Agenda Item LUC 1909-05:** Gunnysack Mine Road Multi-family Housing Project initial presentation seeking LUC recommendation for GBOS Resolution of Support for twelve-plex housing development (Laquita Chimelowski, DOWL and Gray Mesick, 3MJ Development LLC, presenting).

**Pending Business:**

**Agenda Item LUC 1905-05:** Request for LUC recommendation for GBOS Resolution of Support for change to T21C9 related to commercial parking requirements (Mike Edgington)

**Agenda Item LUC 1905-06:** Request for LUC recommendation for GBOS Resolution of Support for Dimensional Variance request 159 Aspen Mountain Road (Kristian Sieling, presenting)

**Request for GBOS/LUC Joint Meeting (1 of 2 in 2019):** September 16, 2019 6PM

**Adjourn**

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



8. Supervisor Reports

- A) Public Safety – Jerry Fox  
Police Report – Whittier Interim Public Safety Director Andre Achee  
PSAC Report – PSAC representative
- B) Roads and Utilities – James Glover
- C) Parks and Recreation/Cemetery – Christina Hendrickson
- D) Fire Department – Eryn Boone  
Update of GVFD – Chief Michelle Weston/GFR BOD President
- E) Land Use – Mike Edgington  
Update on T21 Ch9 review re: Parking requirements  
Update on Housing Working Group  
Agenda Item LUC 1907-05: Discussion of Short Term rental impacts on community (Echo Ridge Road).

**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.

**OLD BUSINESS:**

- 9. Agenda Item LUC 1908-04: Little Bears Playhouse, Inc 2<sup>nd</sup> presentation requesting GBOS Resolution of Support for \$2.2M bonding package to rebuild daycare center in its current location.
- 10. Review progress of negotiations for Whittier Police Department contract for police services 2020-2023 with 2-1 year extensions.
- 11. Agenda Item LUC 1906-04: Presentation of Alyeska Nordic Spa project (Marco Zaccaro, Z Architects, presenting), as a part of the Development Master Plan application, group will seek GBOS Resolution of Support for the project at a later date.
- 12. Discuss addition of Capital Mill rate outside of GVSA current mill rate cap of 6 mills.

**NEW BUSINESS:**

- 13. Discuss date and agenda topics for the GBOS/GFR Joint meeting tentatively scheduled for October 21 at 6PM
- 14. Discuss agenda topics for the MOA/GBOS Quarterly meeting scheduled for October 28 at 4PM in the Girdwood Community Room
- 15. Agenda Item LUC 1909-04: Review Girdwood liquor licenses up for renewal in 2020. Any requests for Assembly public hearing must be made by Resolution by October 15, 2019. Licenses up for review are: Bore Tide Deli, Chair 5 Restaurant, Crow Creek Mercantile, Girdwood Picnic Club, Hotel Alyeska, Jack Sprat, La Bodega, Seven Glaciers Lounge, Sitzmark Bar & Grill
- 16. Agenda Item LUC 1909-05: Gunnysack Mine Road Multi-family Housing Project initial presentation seeking GBOS Resolution of Support for twelve-plex housing development (Laquita Chimelowski, DOWL and Gray Mesick, 3MJ Development LLC, presenting).

**PENDING ITEMS:**

(these items have been introduced to LUC and GBOS and are waiting for action by MOA Planning and Zoning before being heard as old business)

Agenda Item LUC 1905-05: Introduction of request for GBOS Resolution of Support for change to T21C9 related to commercial parking requirements (Mike Edgington)

Agenda Item LUC 1905-06: Introduction of a request for GBOS Resolution of Support for Dimensional Variance request 159 Aspen Mountain Road (Kristian Sieling, presenting)

**Action Item Updates as assigned:**

Request for GBOS/LUC Joint meeting (1 scheduled (Sept 16) of 2 in 2019)

Request for GBOS/GFR Joint meeting (1 completed, 1 scheduled (Oct 21) of 2 in 2019)

Request for Executive Session:

Other:

Adjourn

**Girdwood Land Use Committee  
Notice of Meeting on September 9, 2019  
7PM  
Meeting Minutes Draft**

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 person eighteen (18) years of age or older who has been a resident and/or property owner, business owner or designated representative of a non-profit association who has resided in, owned property in, owned a business located in, or operated as a non-profit association for ninety (90) days or longer in Girdwood Valley.

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**Agenda Item LUC 1909-01:**

Call to order Brian Burnett 7PM. It is noted that there is a large crowd, many of whom are here to hear the Little Bears topic.  
Agenda Approved for September 9, 2019 Regular meeting Kevin McDermott/Ryan Donovan  
Minutes Approved from August 12, 2019 Regular Meeting Kevin McDermott/Angie Carroll  
LUC Officer reports - none

**Announcements & Presentations:**

- GBOS/LUC Joint meeting is scheduled for MON Sept 16 at 6PM in the Girdwood Community Room.
- HLB Advisory Commission meeting is scheduled to be held in Girdwood on September 10, starting at 12 in the Girdwood Community Room.
- Request for variance from AMC21.07.020B.9 and Table 21.07-1 Minimum stream setback width per side to allow a well to encroach into stream setback. (Jason Rein, presenting). Jason Rein presents that the well is needed to finance loan on the property. Although this is low-flowing drainage, it is classified as a stream and requires 25' setback, similar to much larger creeks. Council comments are required by Sept 19 for the Zoning Board of Examiners and Appeals review on October 10. Timing is not adequate for 2 meetings and public vote. Neighbors have provided letters of support. At this meeting with over 100 people present, there were no objections heard to variance for the well. Several people commented that this is a drainage ditch, not a stream. This item will also be presented informally at the GBOS meeting on September 16.

**Agenda Item LUC 1909-02:** Public Comment (3 minutes each)

Brian Burnett: Climb A Thon, benefit for Girdwood Clinic and Gynecologic Cancer research is this weekend. Pledge an athlete, sign up and participate in this community event.

**Agenda Item LUC 1909-03:** Committee reports, 3 minutes each:

Trails Committee Report (Carolyn Brodin): Hand Tram is closed and review of tram is ongoing. Improvements will be paid for by Girdwood taxpayers, community input is requested. Girdwood Trails Master Plan is getting underway, a subcommittee will be formed to conduct outreach. End product will be part of the Girdwood Area Plan. Trail work parties upcoming are: WED Sept 11 6PM on Deb's Way: complete drainage and trail tread work. MON Sept 23 6PM Walk thru of Virgin Creek Falls Trail to discuss parking, trail tread, private property and easement.

HLB Commission Report (Ron Tenny): HLB Advisory Commission meeting in Girdwood on September 10 at 12PM in the Girdwood Community Room. Girdwood Trails Committee, Girdwood Mountain Bike Alliance and Girdwood Nordic Ski Club will be presenting.

Girdwood Area Plan Update Committee (Eric Fullerton): No report

Little Bears Re-build project (Kyle Kelley): later in agenda

GBOS Report (Mike Edgington): GBOS passed budget for 2020, addressing police, fire, roads and parks and recreation. GBOS and DOT are working on agreement for short-term mitigation of issues with sweeps on the Alyeska Highway Pedestrian Safety Corridor, including signage, movable bollards and stencils/stripping.

Title 21, Chapter 9 Review Committee (Mike Edgington): Proposal to scale back commercial parking requirements is at the MOA for review.

Housing Working Group (Mike Edgington): Next meeting is THU Sept 19 at 7PM. Working group has been discussing sensible regulation of short term rentals and researching ways to encourage sensible scaled development as well as review of potential properties to research for development.

**Old Business:**

**Agenda Item LUC 1908-04:** Little Bears Playhouse, Inc second presentation seeking LUC recommendation for GBOS Resolution of Support for bonding package to rebuild daycare center in its current location. (Kyle Kelley and Rachel Klein)

Kyle Kelley reviews the history of the buildings, which were built in the 1960's and have been community owned resources throughout their time. The building was used as the community office, a grocery store, and was approved for use for child care by Little Bears, a cooperative day care center, in 1980.

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



The two buildings are tied to each other for utilities. Both buildings have documented structural issues, which have been mitigated with structural support, rules for occupancy (only 3 people in the garage at one time, clearing snow from Little Bears roof with 3-6" of accumulation). Plan is to demolish these old buildings to make room for a larger modern community owned building. Buildings over 30 years old can be considered historic. The historic use and purpose can be commemorated through plaques, 1% for art project, etc. Buildings could be relocated if the community desires.

Various other locations have been considered, however developing land for this purpose is very expensive and outside of the budget. Collaborating with other projects has been investigated but has not panned out. Little Bears board and families agree that present location on the bus route, within walking distance to library, community room, park and playground is ideal.

Little Bears is a 501(c)3 non-profit providing continuous service as a child development center since 1982. Currently 51 families use Little Bears; over 1400 families have used Little Bears' services over the past 37 years. Little Bears is run by a board, which hires a director to oversee operations.

New building constraints are size of the lot, parking, and set back requirements. Location is zoned Girdwood Institutions and Parks (GIP), and a community owned building is allowable in that location. Parking may be resolved with changes to parking regulations currently under consideration. If not, variance will be sought and/or alternative off-site parking will be considered. Much of the current parking is in DOT Right of Way and cannot be counted in the parking count. As site is in dedicated park land, the setback requirement is 25' from the curb along the Fire Dept access driveway and Egloff. Project will likely seek variance from this to push farther back and open up more parking in the front.

New building is approximately 4000SF, single story with flat roof, elevated section to gather light. Flat roof eliminates dripline and snow fall concerns and has been successful at the Fire Hall. Efficient building will have more windows, durable siding, separate bathrooms, hand-wash sinks, in-floor heat. The building will have 2 separate classrooms, storage, staff space, covered play area, and a secure entry and will meet code requirements for a child learning center. Additional size will bring Little Bears in to modern code compliance and will allow an increase in the number of children served. Total number of increase is not known as it is related to the final plans and also the operational capacity of Little Bears. As a community owned building, additional programs can be run in the building, as long as they do not conflict with compliance with child care licensing. Construction costs will include basic structure needs, including kitchen range, refrigerator, etc. Construction will not include soft goods, such as cubbies, tables, chairs, etc which fall under Little Bears responsibility.

During construction, the facility will not be available for use. Little Bears is considering options such as using alternate temporary space, such as Challenge Alaska, portable relocatable buildings, etc. Simple structure may be partly pre-fabricated, so that construction is as quick as possible. Storage currently located in the garage will need to be relocated to the Industrial Park, and smaller storage for park-based equipment created somewhere in the park. GBOS is aware of this need.

Project is expected to cost about \$2.1M, bumping up to \$2.2M for bonding purposes to ensure that there are funds available in case construction bids are high. Over the 20 year lifespan of the loan, total amount annually is approximately \$143,000. Tax-wise, this translates to \$25 per \$100,000 of home value to taxpayers, or \$100 per \$400,000. Only Girdwood home owners pay on the loan, however full area-wide vote is required as the bond is backed by the entire municipality. Little Bears Board has voted to support requesting the bond package, and requests that LUC recommend that the GBOS write a Resolution of Support for this to be included on the 2020 ballot. Timeline is that if the ballot measure passes in 2020, construction will begin in spring 2021 with completion expected by the end of 2021.

Matt Martyn asks about other options, if this is not passed. Overall, building is not in good shape and could be damaged by a storm at any time, removing it from public use without notice.

#### LUC Motion:

The Girdwood Land Use Committee moves to recommend that the Girdwood Board of Supervisors write a Resolution of Support for a bonding package to rebuild daycare center in its current location.

Motion by Rachel Klein, 2<sup>nd</sup> by Ally Goens (and many others)

111 in favor, 0 opposed, 4 abstaining

Motion carries

**Agenda Item LUC 1906-04:** Second presentation of Alyeska Nordic Spa project (Marco Zaccaro, Z Architects, presenting). Although not required, group is seeking LUC recommendation for GBOS Resolution of Support for the project to include in Major Site Plan Review packet.

Marco advises that Resolution will not be requested at this time. As the project has grown, this project requires a Development Master Plan, for which this meeting will serve as a required community presentation/meeting. When the staff packet is complete, this project will return to LUC for vote to recommend GBOS Resolution of Support for the Development Master Plan.

Presentation shows a conceptual outline with a 20,000SF central building with a bistro, massage and treatment rooms to access outdoor spa with hot tubs, saunas, cold pools and additional small treatment facilities. These facilities are popular in Scandinavia, which has a similar climate to ours. Green roofs will help make the large structures blend in to the landscape, trails will wind among the trees and pools are situated for users to relax and enjoy the natural environment. This project would provide activities during the shoulder season, providing jobs and additional visitors to the valley during typically slow season and to provide a sustainable activity in all

weather. Siting of the facilities is designed to be as low impact as possible to other users, including hikers on the Winner Creek Trail. Facility will be fenced, fencing is to be hidden in the forest overgrowth. Similar packaging and pricing model as the Kananaskis facility, [knordicspa.com](http://knordicspa.com) Attendees at the meeting are interested in local inclusivity of the facility, and if there are to be local rates or season passes available for purchase. Comments should be sent to Z Architects: [zarchitects@alaska.net](mailto:zarchitects@alaska.net)

**Agenda Item LUC 1908-05:** Discuss agenda topics for the GBOS/LUC Joint meeting, tentatively scheduled for MON Sept 16 at 6PM in the Girdwood Community Room.

No changes to draft agenda. Discussion topics are parking during large special events and short term rentals.

**Agenda Item LUC 1907-05:** Discussion of Short Term rental impacts on community (Echo Ridge Road).

Community discussion of Short term rentals brought forward by residents on Echo Ridge Road, where there are large homes that are open for nightly rental.

- Short term rentals are essentially unregulated in the MOA. B&B's are required to have insurance, permitting, meet parking requirements and address fire safety code. Housing Working group will review ideas for regulation and propose some to be considered by LUC, GBOS and eventually the Assembly. This will be one of the topics discussed at the next Housing Working Group meeting on Sept 19 at 7PM in the Girdwood Community Room.

#### **New Business:**

**Agenda Item LUC 1909-04:** Review Girdwood liquor licenses up for renewal in 2020. Any requests for Assembly public hearing must be made by Resolution by October 15, 2019. Licenses up for review are: Bore Tide Deli, Chair 5 Restaurant, Crow Creek Mercantile, Girdwood Picnic Club, Hotel Alyeska, Jack Sprat, La Bodega, Seven Glaciers Lounge, Sitzmark Bar & Grill. This is bi-annual review of these businesses holding liquor licenses. In order to have any of them officially reviewed, a resolution requesting it must be made by October 15. No comments or requests received at this meeting.

**Agenda Item LUC 1909-05:** Gunnysack Mine Road Multi-family Housing Project initial presentation seeking LUC recommendation for GBOS Resolution of Support for twelve-plex housing development (Laquita Chimelowski, DOWL and Gray Mesick, 3MJ Development LLC, presenting).

Laquita explains that at this meeting Dowl and 3MJ Development are only discussing the conditions required for construction of anything larger than a single family dwelling on this 1.5 acre parcel. Technically, conditions required to be met are paving, sidewalks, lights, and pathway along the portion of the this property that runs adjacent to Sproat Road. Sproat Road, although underbuilt at this time, is technically zoned as a collector road. In working with MOA traffic, the developer and MOA propose a compromise from what is required to scale back to 2-12' lanes strip paved and perhaps a pathway, no lighting required.

Community members express concern about the project as a whole, as they believe it to be larger development than is palatable in this location based on effort in fall, 2018. Regarding the street improvement, there is concern about paving just a short section of the road. No paving is more desired by the neighborhood to keep traffic slow and maintain quiet neighborhood setting. To remove pressure on street maintenance for this small section, developer is encouraged to request no paving from MOA traffic. To change Sproat from a Collector Road, re-planning of the Official Streets and Highway Plans is required.

DOT has been approached regarding allowing project to exit on Alyeska Highway and are not open to variance, citing that Sproat is the designated collector road.

Group is reminded that although the developer is seeking support from the community, it is not the final decision point of the project moving forward.

#### **Pending Business:**

**Agenda Item LUC 1905-05:** Request for LUC recommendation for GBOS Resolution of Support for change to T21C9 related to commercial parking requirements (Mike Edgington)

**Agenda Item LUC 1905-06:** Request for LUC recommendation for GBOS Resolution of Support for Dimensional Variance request 159 Aspen Mountain Road (Kristian Sieling, presenting)

**Request for GBOS/LUC Joint Meeting (1 of 2 in 2019):** September 16, 2019 6PM

**Adjourn 9:10PM**



Connor Scher  
PO Box 968  
Girdwood, AK 99587

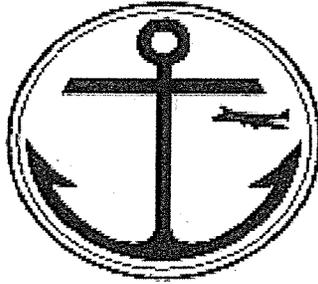
(907) 783-1090  
(907) 783-5226 fax  
[connor@zarch-ak.com](mailto:connor@zarch-ak.com)

19-03 Alyeska Nordic Spa  
Meeting Notes 1900 ADT, 9 September 2019  
Presentation to Girdwood Land Use Committee  
Marco Zaccaro presenting, Connor Scher note taking.

Comments from the community on the proposed Alyeska Nordic Spa:

- 1) Many comments addressed openness and security of the spa.
  - a) These included questions about strategies for keeping wildlife and trespassers out of the spa area. The design will include perimeter fencing that prevents both animals and members of the public from gaining access to the site from the adjacent forest.
  - b) Another concern was insuring the local community would be able to use the facility. Mandy Hawes, of Alyeska, indicated that the Pomeroy Lodging executives have interest in having a "locals' night" one day a week with reduced pricing. The spa will be open to members of the public generally, and will not be exclusive to hotel guests.
  - c) One member of the public asked for a venue to discuss how the facility will serve local residents, and reduce the chances for vandalism, trespassing, and like infractions.
- 2) Other questions related to operations and logistics.
  - a) One resident asked what the change of grade was on the site. At the meeting, the design team had preliminary values based on LIDAR mapping.
  - b) Another wanted to know more about the exfoliation room.
  - c) Few questions related to the design and construction of the facility, but those included questions on the method of heating the pools, the floor area of the main building, and whether or not the project would go out to bid.
- 3) A couple residents voiced concern over the potential views into the spa from the Winner Creek Trail. Marco Zaccaro detailed that the distance from the trail to the spa is approximately 100 feet, and with the fence and intervening dense forest, the impact on the Winner Creek Trail view shed would be minimal.
- 4) Generally, the residents were enthusiastic, and the mood during and after the presentation was positive and supportive of the proposition. The subsequent presentation to the Girdwood Board of Supervisors in October yielded only few comments in general support.

# Municipality of Anchorage



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

*Ethan Berkowitz, Mayor*

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
*Jerry Fox & Mike Edgington, Co-Chairs*  
*Eryn Boone, Christina Hendrickson, James Glover, Jr.*

## September 16, 2019 GBOS Regular Meeting *Agenda Draft*

### 7:00 p.m. Girdwood Community Room

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.

Call to Order 7:00 p.m. Jerry Fox or Mike Edgington Co-Chair  
Roll Call  
Disclosures

#### **Agenda Revisions and Approval**

September 16, 2019 GBOS Regular Meeting Agenda Approval  
August 19, 2019 GBOS Regular Meeting Minutes Approval  
September 4, 2019 GBOS Special Meeting re: Alyeska Highway bike path short-term mitigation minutes draft

#### Announcements:

- Public is encouraged to ask questions and provide comment. Please raise your hand, and wait to be acknowledged. Please take side conversations to the Foyer.
- Non profit Grant presentation Meeting WED September 18 7PM in the Girdwood Community Room
- Vote on specific GBOS grant allocations Oct 2019 Regular meeting
- GBOS/GFR Joint Meeting MON October 21 6PM in the Girdwood Community Room
- MOA/GBOS Quarterly Meeting MON October 28 4PM in the Girdwood Community Room.

#### **Introductions, Presentations and Reports:**

1. Update from Girdwood Methodist Church (Sam Daniel)
2. Presentation: Request for variance from AMC21.07.020B.9 and Table 21.07-1 Minimum stream setback width per side to allow a well to encroach into stream setback. (Jason Rein, presenting)
3. Sub-Committee Reports - 3 minutes each:
  - a. Trails Committee - Carolyn Brodin/Kate Sandberg
  - b. Land Use Committee - Brian Burnett
4. Legislative Report - J. Johnston, C. Giessel, J. Weddleton, S. LaFrance
5. Girdwood Area Plan Update - Eric Fullerton/Erin Eker
6. Gerrish Library Report - Claire Agni
7. Girdwood Manager Report - Kyle Kelley

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





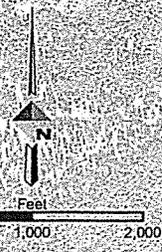
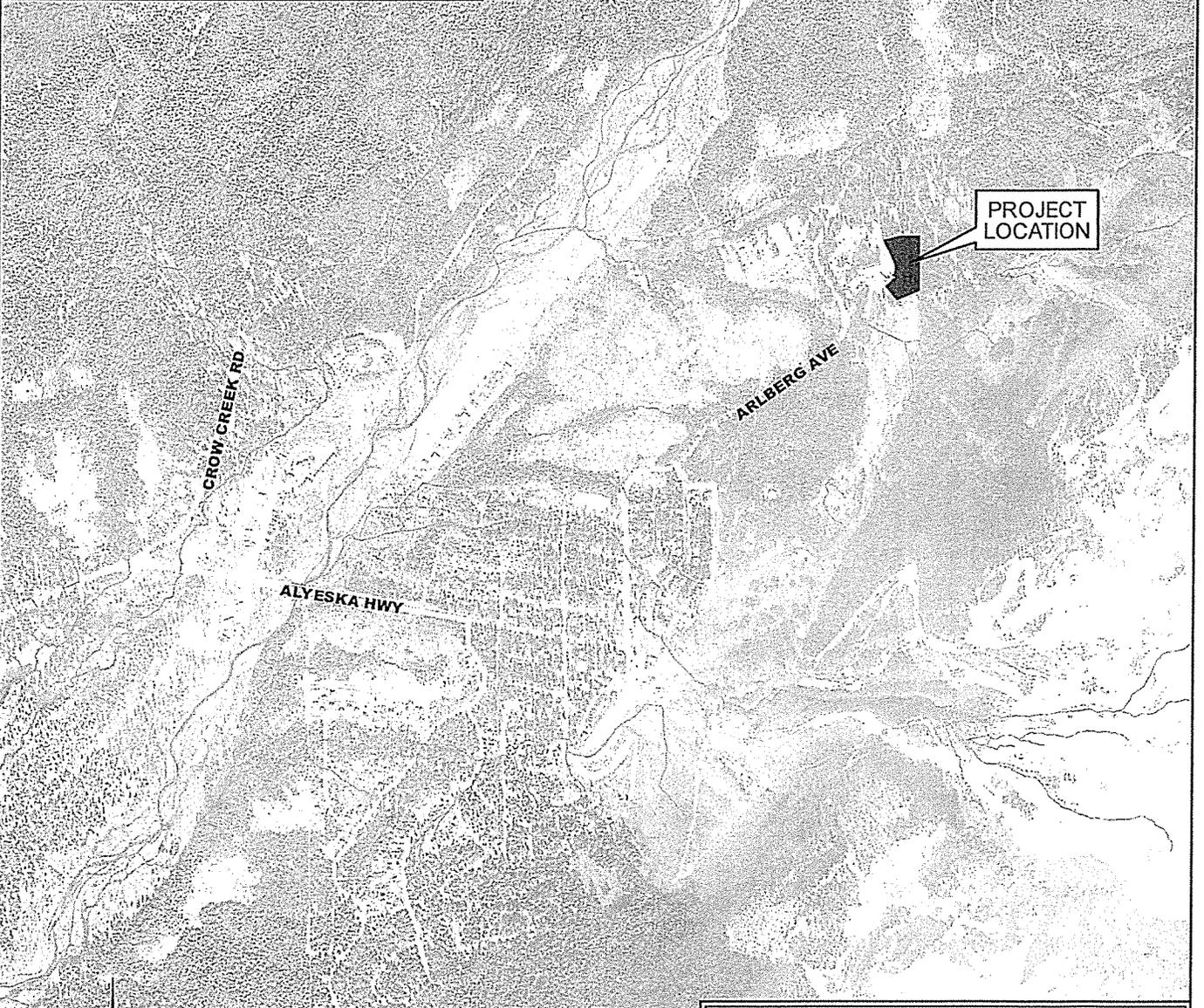
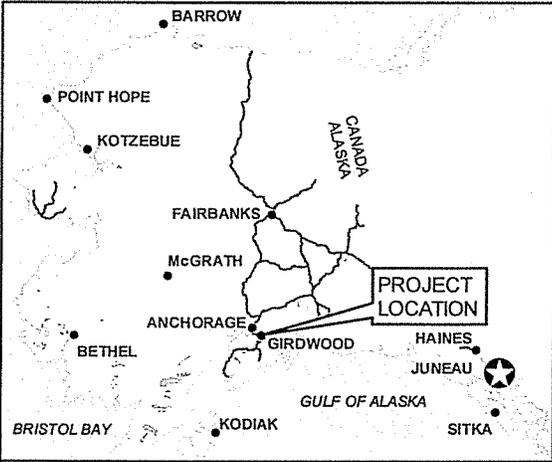
Municipality of Anchorage/Development Services Department  
4700 Elmore Road, Anchorage, AK 99507

Project Name: Nordic Spa Project #: \_\_\_\_\_

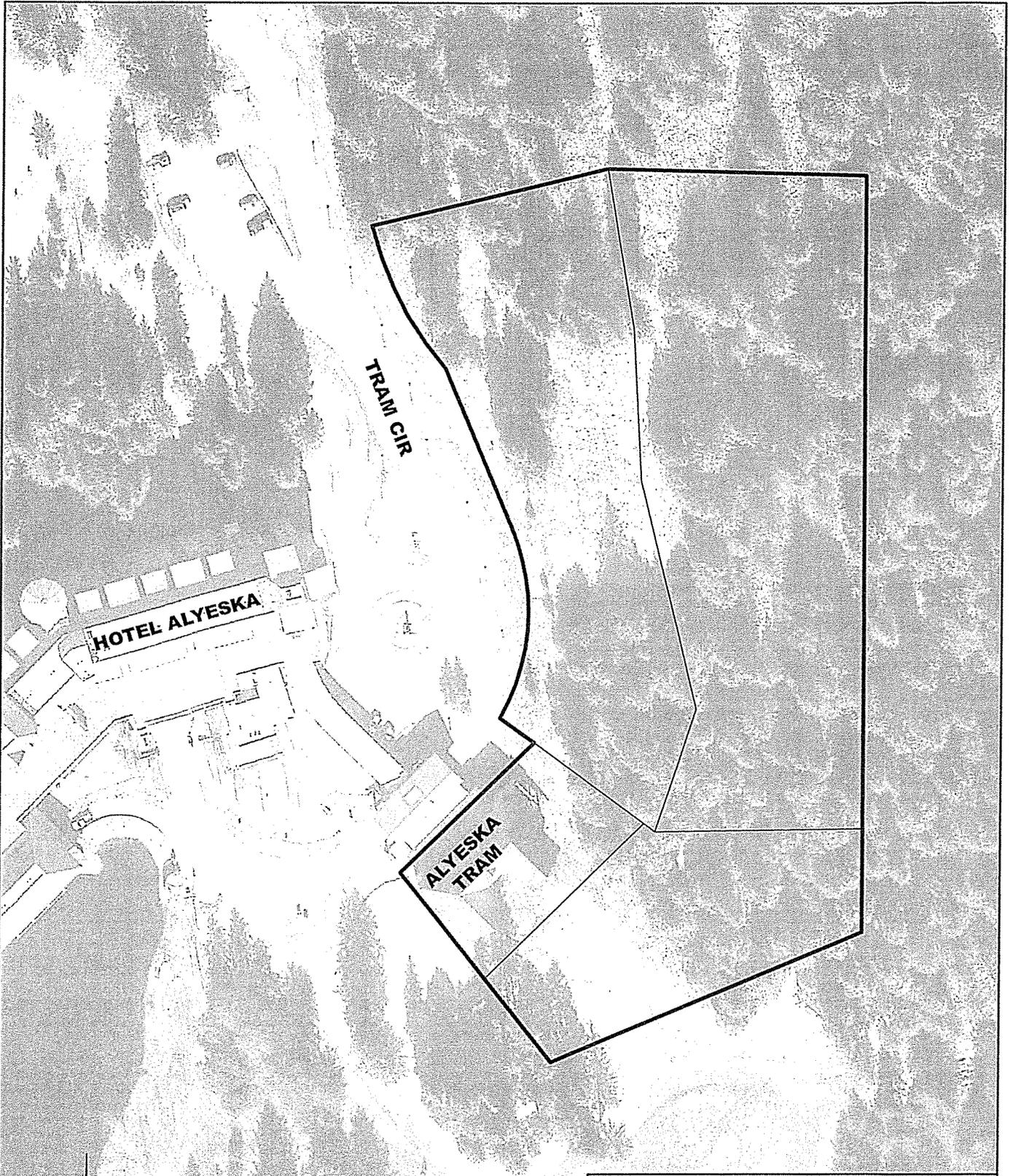
Meeting held at: Planning Conf. Rm 170 Date/Time: 3pm 11-25-19

	NAME (please print)	AGENCY / DEPARTMENT	PHONE	EMAIL
1	Francis McLaughlin	MOA Current Planning	343-8003	mclaughlin@munni.org
2	Greg Soule	Private Development	343-8443	soule@munni.org
3	Larry Daniels	Alaska	229-2550	ldaniels@alaskaresort.com
4	MARCO ZACCARO	Z ARCHITECTS	783-1040	Marco@ZArch-AK.com
5	CHRIS CHIEI	Z ARCHITECTS	440-3333	chris@ZARCH-AK.COM
6	Peter Briggs	Corvus Design	222-2859	pbriggs@corvus-design.com
7	Brad Little	Corvus Design	222-2859	blittle@corvus-design.com
8	LAQUITA CHMIELOWSKI	DOUJL	562-2000	lchmielowski@douj.com
9	RANDY RIBBLE	MOA - TRAFFIC	343-8415	RRIBBLE@MUNI.ORG
10	J DEBOW	PSA ELECTRICAL		
11				
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<b>Vicinity Map</b>	
Alyeska Nordic Day Spa	
	Date: November 14, 2019
	Figure 1



<b>Project Location Map</b>	
Ayeska Nordic Day Spa	
	Date: November 14, 2019
	Figure 2



Home Residents Businesses Government Visitors Departments Public Safety

Departments > Finance > Property Appraisal > New Search > results

Find Parcel Number  -  -  - 000

## Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 075-041-45-000 01/02 Commercial Hotel/Motel High R 11/07/19

ALYESKA RESORT HOTEL LIMITED ALYESKA PRINCE ADDITION  
 PARTNERSHIP TR A FRAG LT 1  
 9820-100TH AVE, GRANDE PRAIRIE  
 Alberta T8v 08t  
 Canada FC 00000 0000 Site 1000 Arlberg Ave

Lot Size: 620,579 ---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 2017:	1,582,400	12,802,600	14,385,000	
Appraised Val 2018:	1,582,400	13,162,200	14,744,600	--Exemption---
Appraised Val 2019:	1,582,400	13,401,700	14,984,100	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			14,984,100	

Liv Units: 000 Common Area: Leasehold: Insp Dt: /  
 07/16 Quick Reinv  
 09/19 Desk Edit

### BUILDING DATA

Name: HOTEL ALYESKA Bldg Area: 282,482 Yr Blt: 1994  
 Eff Yr: 1994 Ident  
 Bldg Type: Hotel/Motel High Ris Grade : Very Good # Units: 307 Bldgs: 1

### INTERIOR FEATURES

Floor Level	Size Area:	Use Type:	Wall Hgt :	Wall Material:	Constrct Type:	Heat Type:	Air Phys Con Cond:	Funct Util:
B1/B1	32,025	Hotel	13	Conc N/Load	Fireproof	Hot Air	1 Normal	Normal
01/01	47,406	Hotel	14	Conc N/Load	Fireproof	Hot Air	1 Normal	Normal
02/02	48,388	Hotel	15	Synth Plast	Fireproof	Hot Air	1 Normal	Normal
03/05	28,015	Hotel	10	Synth Plast	Fireproof	Hot Air	1 Normal	Normal
06/06	27,403	Hotel	10	Synth Plast	Fireproof	Hot Air	1 Normal	Normal
07/07	26,513	Hotel	11	Synth Plast	Fireproof	Hot Air	1 Normal	Normal
08/08	2,557	Hotel	10	Synth Plast	Fireproof	Hot Air	1 Normal	Normal
08/08	14,145	Support Ar	12	Synth Plast	Fireproof	Hot Air	1 Normal	Normal

### OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Canopy Good	3,220	01	93	Good	Normal
Canopy Good	2,560	01	93	Good	Normal

Steel Pressure Tank	18,000	01	93	Good	Normal
Steel Oil Storage	20,000	01	93	Good	Normal

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**BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS**

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Sprinkler Wet	282,482	1				
1	Canopy Svc Stat	3,220	1				

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





**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Alyeska Prince Addition
- Project Location, Tax ID, or Legal Description: Portions of Tr A-1, Tr A-10, Tr A-11, Tr A-12, Tr A-13 (see attached figure)
- Project Area (if different from the entire parcel or subdivision): Red outlined area on attached figure.

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X ~~KPC~~ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

\_\_\_\_\_ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping **IS NOT REQUIRED.**\**

\_\_\_\_\_ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:  

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.\**

\_\_\_\_\_ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

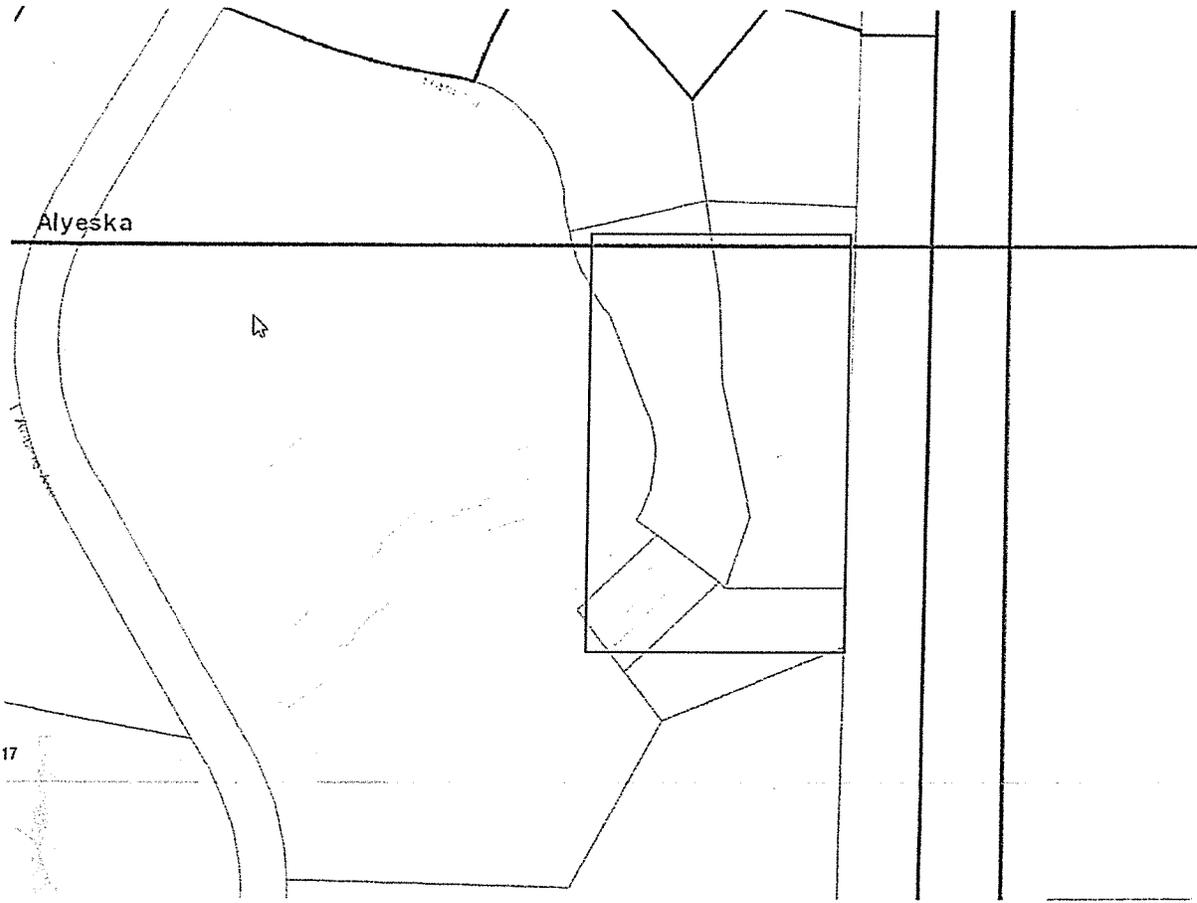
- |  |  |                                      |                                |
|--|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

Inspection Certified By:

Date:

[Signature]

11/13/19



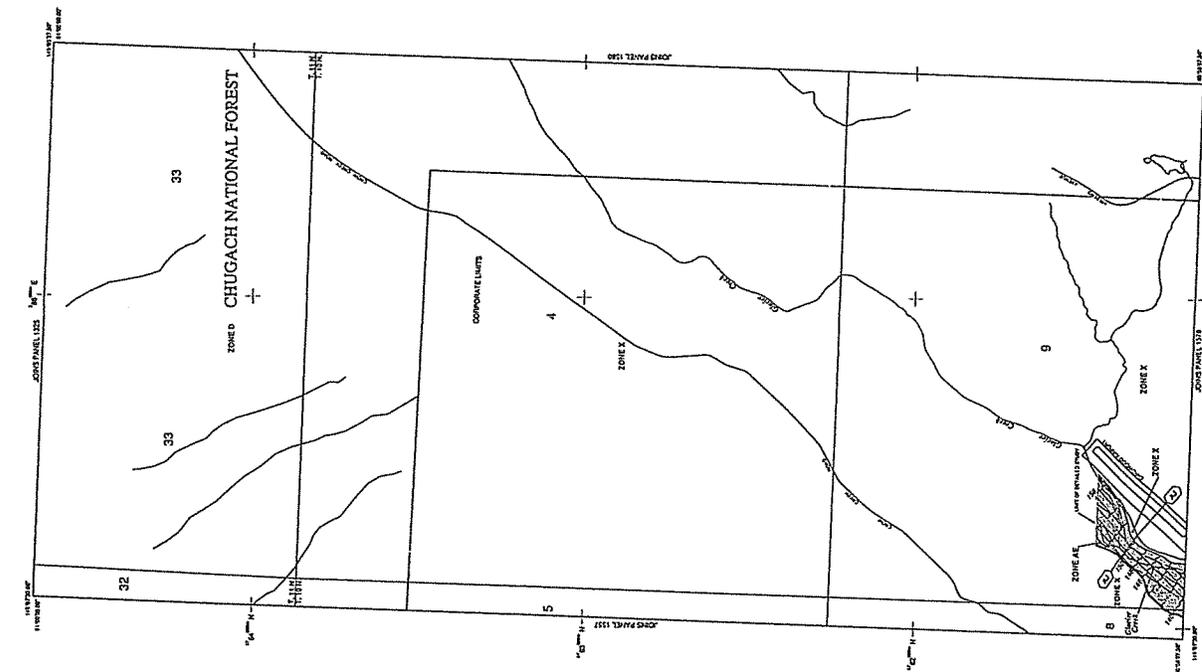
**NOTES TO USERS**

The maps in this publication are intended to provide information for the insurance industry and the public. The maps are not intended to be used for any other purpose. The maps are not intended to be used for any other purpose. The maps are not intended to be used for any other purpose.

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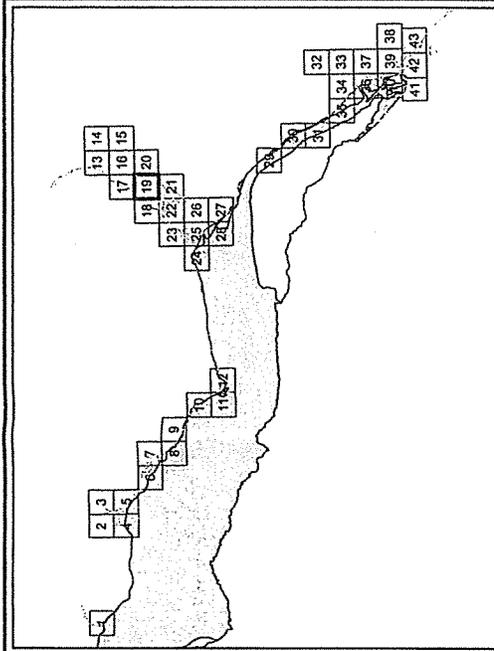
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**LEGEND**

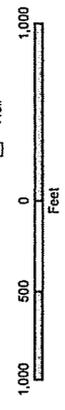
**BOUNDARY**  
 1. 1/4" Scale  
 2. 1/2" Scale  
 3. 1" Scale  
 4. 2" Scale  
 5. 4" Scale  
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 7. 16" Scale  
 8. 32" Scale  
 9. 64" Scale  
 10. 128" Scale  
 11. 256" Scale  
 12. 512" Scale  
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 15. 4096" Scale  
 16. 8192" Scale  
 17. 16384" Scale  
 18. 32768" Scale  
 19. 65536" Scale  
 20. 131072" Scale  
 21. 262144" Scale  
 22. 524288" Scale  
 23. 1048576" Scale  
 24. 2097152" Scale  
 25. 4194304" Scale  
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 27. 16777216" Scale  
 28. 33554432" Scale  
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**Legend**

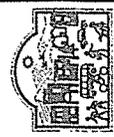
- A - High Valuation (Preservation)
- B - Moderate Valuation (Conservation)
- C - Low Valuation (Developable)
- D - Undesignated
- P - Potential
- U - Not Classified
- Lake
- Stream
- Open Channel
- Pipe
- Subdrain
- Vegetated Swale
- Ephemeral Channel
- MOA 100-Scale Grid
- Parcel Boundary
- Subdivision Boundary
- Curb Inlet
- Manhole
- Catchbasin Manhole
- Clean-out
- Drywell
- Lift Station
- OGS
- Top Intake Manhole
- Weir

Last Updated: 11/28/2019



**NOTES**

1. Information contained on these maps is provided for planning purposes and may be incomplete or contain errors. Please contact the Municipality to confirm project-specific applications.
2. Numbered Map Plates match the 1996 Wetlands Management Plan.
3. Plates with an "a" suffix have been added since the 1996 Wetland Management Plan.



**MOA Wetland Atlas**

**Vol. 3: Turnagain Arm**

**Turnagain Arm Wetlands Map 19**  
**T10N R02E S9**



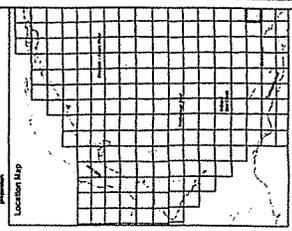
# Zoning

- Generalized Existing**
- Residential Single-Family
  - Residential Medium-Density
  - Residential High-Density
  - Commercial
  - Industrial
  - Office
  - Public
  - Government
  - Transportation
  - Utility
  - Open Space
  - Water
  - Wetlands
  - Coastal
  - Historic
  - Other

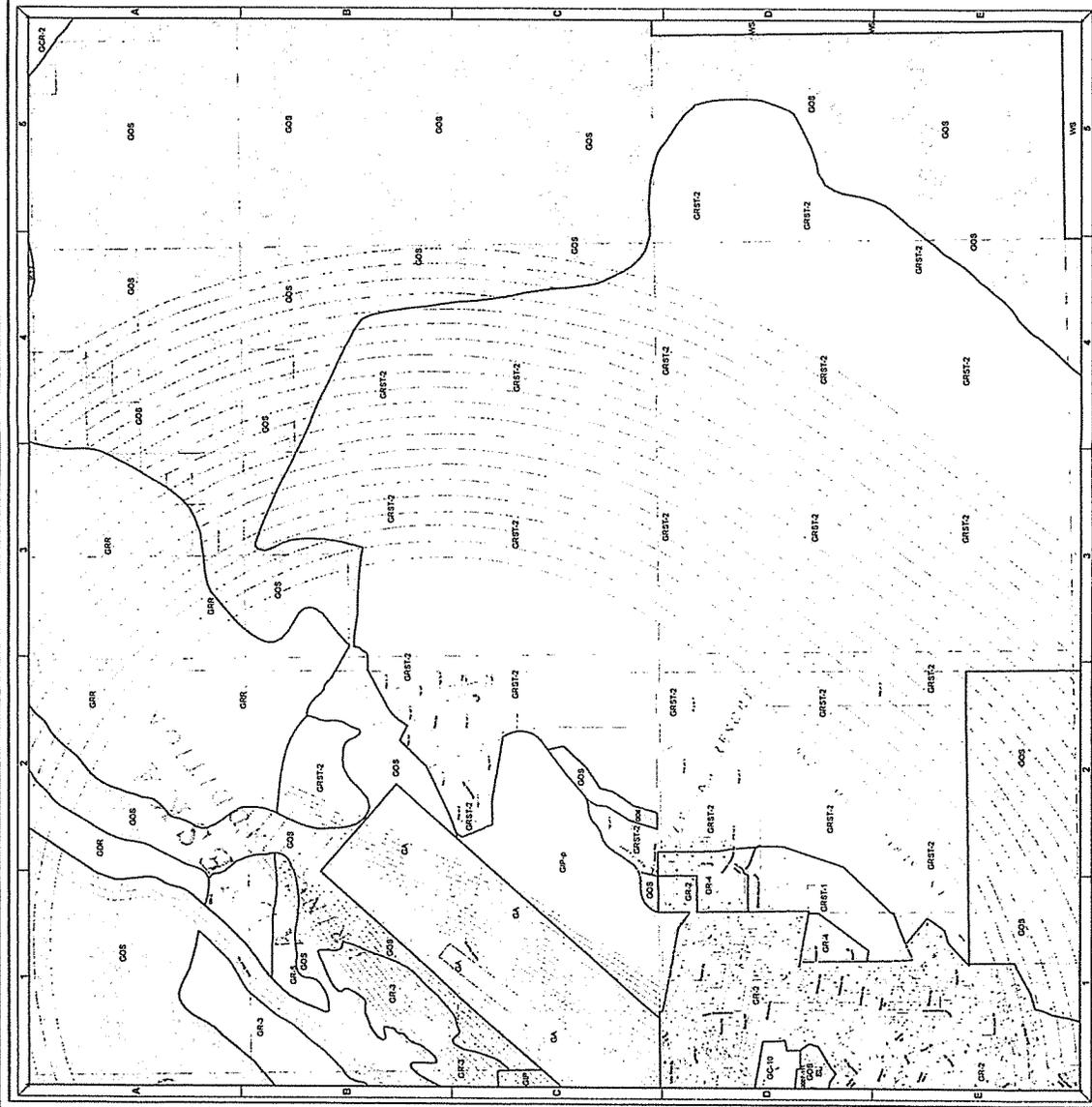
Maximum Height Restrictions  
 (A.S. 16.07.020 (b)(1) (i) unless otherwise noted)

Zone	Height	Notes
GRS-1	35	
GRS-2	40	
GRS-3	45	
GRS-4	50	
GRS-5	55	
GRS-6	60	
GRS-7	65	
GRS-8	70	
GRS-9	75	
GRS-10	80	
GRS-11	85	
GRS-12	90	
GRS-13	95	
GRS-14	100	
GRS-15	105	
GRS-16	110	
GRS-17	115	
GRS-18	120	
GRS-19	125	
GRS-20	130	
GRS-21	135	
GRS-22	140	
GRS-23	145	
GRS-24	150	
GRS-25	155	
GRS-26	160	
GRS-27	165	
GRS-28	170	
GRS-29	175	
GRS-30	180	
GRS-31	185	
GRS-32	190	
GRS-33	195	
GRS-34	200	
GRS-35	205	
GRS-36	210	
GRS-37	215	
GRS-38	220	
GRS-39	225	
GRS-40	230	
GRS-41	235	
GRS-42	240	
GRS-43	245	
GRS-44	250	
GRS-45	255	
GRS-46	260	
GRS-47	265	
GRS-48	270	
GRS-49	275	
GRS-50	280	
GRS-51	285	
GRS-52	290	
GRS-53	295	
GRS-54	300	
GRS-55	305	
GRS-56	310	
GRS-57	315	
GRS-58	320	
GRS-59	325	
GRS-60	330	
GRS-61	335	
GRS-62	340	
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GRS-65	355	
GRS-66	360	
GRS-67	365	
GRS-68	370	
GRS-69	375	
GRS-70	380	
GRS-71	385	
GRS-72	390	
GRS-73	395	
GRS-74	400	
GRS-75	405	
GRS-76	410	
GRS-77	415	
GRS-78	420	
GRS-79	425	
GRS-80	430	
GRS-81	435	
GRS-82	440	
GRS-83	445	
GRS-84	450	
GRS-85	455	
GRS-86	460	
GRS-87	465	
GRS-88	470	
GRS-89	475	
GRS-90	480	
GRS-91	485	
GRS-92	490	
GRS-93	495	
GRS-94	500	
GRS-95	505	
GRS-96	510	
GRS-97	515	
GRS-98	520	
GRS-99	525	
GRS-100	530	

The zoning ordinance is subject to change without notice. The zoning ordinance is subject to change without notice. The zoning ordinance is subject to change without notice.



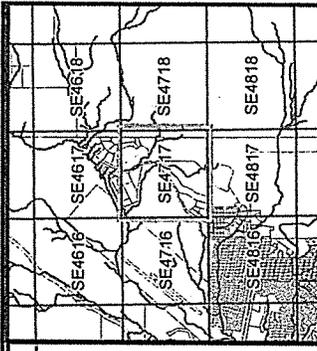
November 25, 2019 Grid 51577



## Zoning Legend

- Generalized Existing
- Residential Single-Family
- Residential Medium-Density
- Residential High-Density
- Commercial
- Industrial
- Office
- Public
- Government
- Transportation
- Utility
- Open Space
- Water
- Wetlands
- Coastal
- Historic
- Other





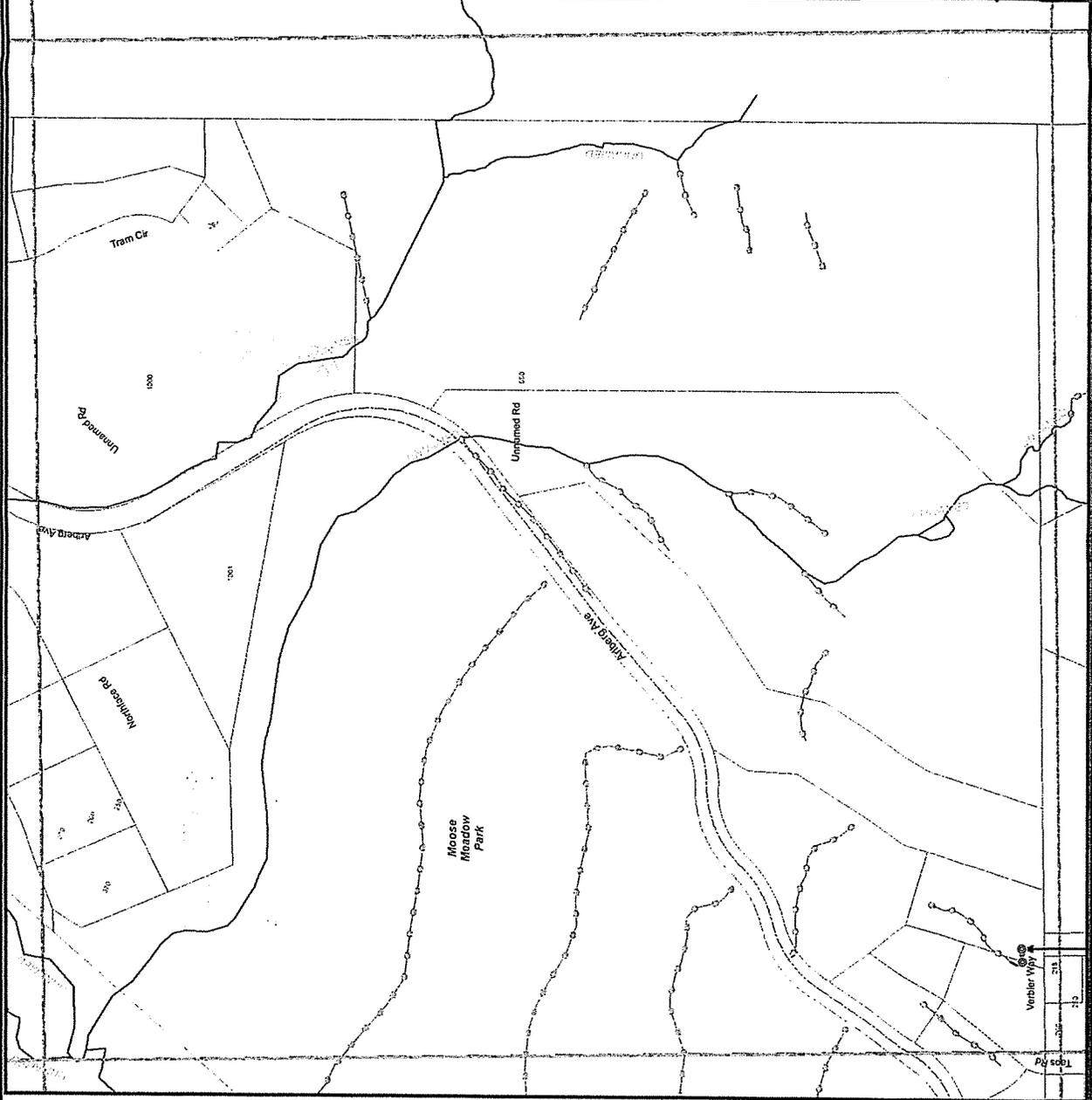
Turnagain Arm  
 Legal: SE 1/4 Sec 9 T10N R2E

Notes:

MOA  
 Storm Drain and  
 Drainage Atlas  
 Map Created: 11/23/2019

Grid Number  
**SE4717**

INFORMATION AND DATA CONTAINED ON THIS DOCUMENT IS INTENDED FOR PLANNING PURPOSES ONLY. THE MUNICIPALITY OF ANCHORAGE ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DOCUMENT, FOR THE LATEST AND BEST UP TO DATE INFORMATION. THE MUNICIPALITY OF ANCHORAGE DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN.



**Legend**

- Confined Space
- ⊙ Manhole
- ⊗ Catchbasin Manhole
- ⊕ Clean-Out
- ⊖ Catch Basin
- ⊘ OGS
- ⊙ Lin Station
- ⊗ Diverter
- ⊘ Drywell
- ⊙ Weir
- ⊗ Blind Connect
- ⊘ Top Inlet Manhole
- ⊙ Roof Drain
- ⊗ Bypass Outlet
- ⊘ Curb Inlet
- ⊙ End of Pipe
- ⊗ Pipe Inlet
- ⊘ Pipe Cap
- ⊙ Inlet
- ⊗ Pipe Outlet
- ⊘ Control Inlet
- ⊙ Control Outlet
- ⊗ Other
- ⊘ Outfall Major
- ⊙ Outfall Minor
- ⊗ Sink - (Closed Drainage Basin)
- ⊘ Divide
- ⊙ Feature Start
- ⊗ Other

**Storm Pipes**

- ADOT-Airport
- Abandoned
- Fed\_Military
- MOA-ASD
- MOA-Facility Maintenance
- MOA-Memill Field
- MOA-Other
- MOA-Parks and Recreation
- MOA-Port of Anchorage
- MOA-M&O/CBERRRALS/SA
- Private
- SOA-Alaska Railroad
- Unknown

**Thaw Wire**

- MOA-ASD
- MOA-Facility Maintenance
- MOA-M&O/CBERRRALS/SA
- MOA-Parks and Recreation
- Private
- Other

**Constructed Channels**

- ADOT
- MOA-Other
- MOA-Port of Anchorage
- MOA-M&O/CBERRRALS/SA
- Private
- SOA-Alaska Railroad
- Unknown

**Other Drainageways**

- Other Drainageways

0 150 300 600 Feet

North Arrow

Verblut Vly

Top 500

210

20

Municipality of Anchorage



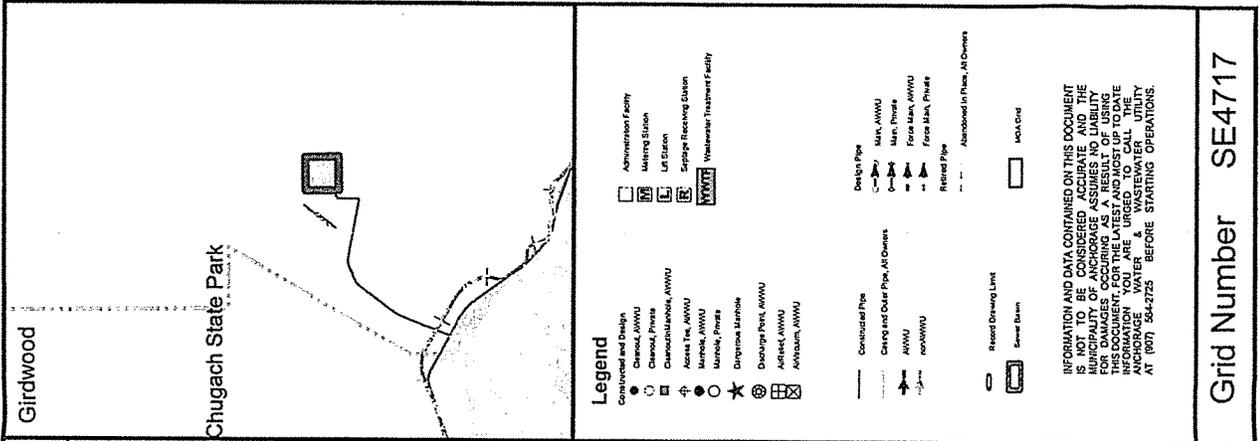
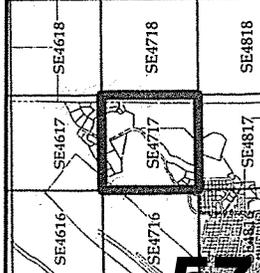
**Pipe Types**

- ABS Acrylonitrile-Butadiene-Styrene
- AC Asbestos Concrete
- CC Concrete Cylinder
- CI Cast Iron Pipe
- CIPP Cast in Place Pipe
- CMP Corrugated Metal
- CN Concrete
- CU Copper
- DI Ductile Iron
- FC Formed Concrete
- GI Galvanized Iron
- HDPE High Density Polyethylene
- MLC Mortar Lined Concrete
- PE Polyethylene
- PVC Polyvinylchloride
- RC Reinforced Concrete
- ST Steel
- TC Techlite
- UNK Unknown
- VC Vitified Clay
- WS Wood Sleeve
- WST Welded Steel
- NP No Print
- Private System



Map Created: 09/11/2019

Legal:  
SE 1/4 Sec 9 T10N R2E



**Legend**

- Construction and Design**
  - Closed, AWWU
  - Open, AWWU
  - Cleanout, Private
  - Cleanout, AWWU
  - Access Easement, AWWU
  - Manhole, AWWU
  - Manhole, Private
  - ★ Dangerous Manhole
  - ⊕ Discharge Point, AWWU
  - ⊕ ASES, AWWU
  - ⊕ AWWU, AWWU
- Administration Facility**
  - Administration Facility
  - Making Station
  - Lift Station
  - Sprague Receiving Station
  - WWTW Wastewater Treatment Facility
- Design Pipe**
  - Man, AWWU
  - Man, Private
  - Force Main, AWWU
  - Force Main, Private
  - Retired Pipe
- Construction Pipe**
  - Completed Pipe
  - Closed and Open Pipe, All Owners
  - AWWU
  - Private
- Other**
  - Record Drawing Limit
  - Survey Station
  - Manhole

INFORMATION AND DATA CONTAINED ON THIS DOCUMENT IS NOT TO BE CONSIDERED ACCURATE AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DATA FOR DAMAGES OCCURRING AS A RESULT OF USING THIS DOCUMENT. FOR THE LATEST AND MOST UP TO DATE INFORMATION ON ANY AND ALL UTILITIES, CONTACT ANCHORAGE WATER & WASTEWATER UTILITY ANCHORAGE AT (907) 564-2725 BEFORE STARTING OPERATIONS.

Wastewater Collection System

Grid Number SE4717







Marco Zaccaro  
PO Box 842  
Girdwood, AK 99587

(907) 783-1090  
(907) 783-1095 fax  
[zarchitects@alaska.net](mailto:zarchitects@alaska.net)

## ALYESKA NORDIC SPA Design, Permitting and Construction Timeline rev. 12/10/19

Items in green are completed.  
Items in blue are conference call dates  
Items in black are in process or to be done.

### Project Schedule

- April 10, 2019 Finish Code and Zoning Analysis (**in process - awaiting parking analysis**).
- April 11, Meeting with MOA Planning Department (David Whitfield) to determine permitting requirements (**completed**).
- April 12, Hank Van Weelden predesign meeting (**completed**).
- April 29 Programming Document (**Need to update per final plans**).
- April 30, Concept site and building design due for programming and parking count purposes (**completed**).
- April 30, Concept Design meeting with Owner (**completed**).
- May 16 & 17, Kananaskis Site Visit Marco and Jen (**completed**).
- May 16, Concept Design Review Conference Call; Attendees - Hank Van Weelden, Jennifer Buckler, Marco, Jen Weits, Larry Daniels (**completed**).
- May 17, Owner comments (**received**).
- May 31, Incorporated owner site and building plan comments due (**received**).
- May 31, Hotel parking count weekend, coordinated via DOWL (**Alyeska provided parking counts, awaiting DOWL study**).
- June 10, Girdwood Land Use Committee introduction as required by Land Use Committee procedures for a July presentation (**completed**).
- June 14, Conceptual Building massing (**completed**), and elevations (**completed**) to owner for review.
- June 17, Girdwood Board of Supervisors introduction (**completed**).

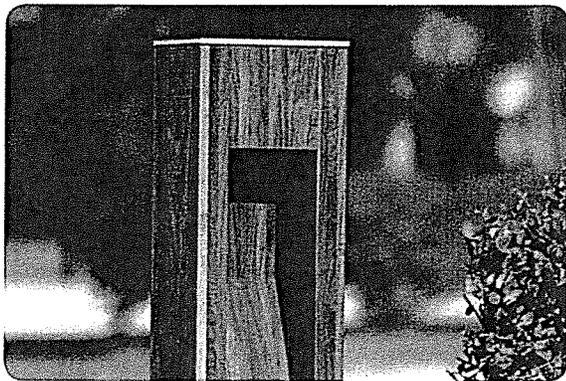
- June 21, Owner review comments on building massing and elevations.
- July 25, Request mechanical and electrical engineering fee proposals
- July 29, Received mechanical and electrical engineering fee proposals. RSA selected.
- August 19, Deadline for notice of community meeting to be sent out per AMC 21.03.020.C.4 (**completed**).
- August 26, Brush removal from primary building site.
- September 9, Girdwood Land Use Committee presentation. This will serve as the Community meeting as required by AMC 21.03.020.C.2.a.vi
- September 16, Girdwood Board of Supervisors presentation curtesy presentation – not required but advised.
- October 1, Pool consultant RFP sent.
- October 7, Landscape Architect RFP sent.
- October 8, Team Conference Call.
  - Final schematic building plans and site plans.
  - Schematic site plan and building floor plans approved by owner.
  - Schematic building massing presentation.
- October 9 Site plan released to civil engineer (DOWL).
- October 3, Start Architectural Design development phase. Start 35% mechanical, Electrical.
- October 15, Structural engineering RFP sent.
- October 16, Pool, Landscape Architect, geotechnical, proposals due.
- October 18, Structural Engineers proposals due.
- October 18, Owner building massing comments incorporated.
- October 20, Select pool consultant.
- October 25, Team Conference Call (Ryan Pomeroy/Marco only). Schematic site plan approved.
- October 31, Approved schematic site plan sent to DOWL
- November 1-5, Landscape Architect interviews.
- November 4, Team Conference Call
- November 5, Structural Engineer interviews.
- November 6, Select structural engineer.  
Select Landscape architect.
- November 7, Surveyor on Site.
- November 19 Team Conference Call.
  - Final schematic building massing and colors approved by owner.
  - Preliminary pool consultant comments.
- November 25, MOA Planning Department Pre-Application conference.

- **November 29,** **35% Schematic Design Submittal:** All Consultants. **Development Master Plan:** Civil (DOWL), and Landscape (Corvus) as required for MOA 'Development Master Plan'.
- **December 2,** **Submit 'Development Master Plan'** to MOA planning department. Cut-off date for February 10 Planning and Zoning Hearing.
- December 10, Team Conference Call
- December 17, Team Conference Call.
- December 19, End of MOA completeness check.
- January 13 Girdwood LUC hearing
- January 15, End of MOA review period.
- January 20, Girdwood GBOS hearing: Due to timing we may need to request a resolution of support ahead of staff packet availability.
- **January 21, 2020** **65% Design Development Drawings Submittal:** All Consultants. These documents will also respond to any MOA comments that have been received.
- **February 10,** **Planning and Zoning Commission Hearing.**
- **February 14,** **95% Construction Documents Submittal.** All Consultants. Complete for subcontractor bids. Submit for full MOA Land Use Permit. Submit to state fire marshal for a footing and foundation permit. (Architectural, code and structural).
- **February 28,** **100% Construction Documents Submittal.** Submit to Alaska DPS (state fire marshal) for full Plan Review (may push to March 25 if necessary and fire marshal review period allows).
- March 6, MOA Land Use Permit approved.
- April 30, Alaska DPS plan approval.
- May 1, End of ski operations start deep utility installation.
- June 1, Start summer tourist operations at tram. All utilities should be completed and tram loop re-paving done
- November 1, Finish major construction. Start FF&E.
- November 18, Finish FF&E installation.
- November 25, 2020 Grand opening.

# Mac Wood Body LED Bollard

FIXTURE TYPE: TYPE SA - OPTION 1

PROJECT NAME: \_\_\_\_\_



Glulam solid wood bollard with LED light source.

## FEATURES:

- High power, low wattage COB LED light source
- Solid glulam wood construction
- Concealed anchor bolt base and mounting hardware

## SPECIFICATIONS:

**HOUSING:** Solid wood bollard is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions and is waterproof and rated for wet or dry use exposure.

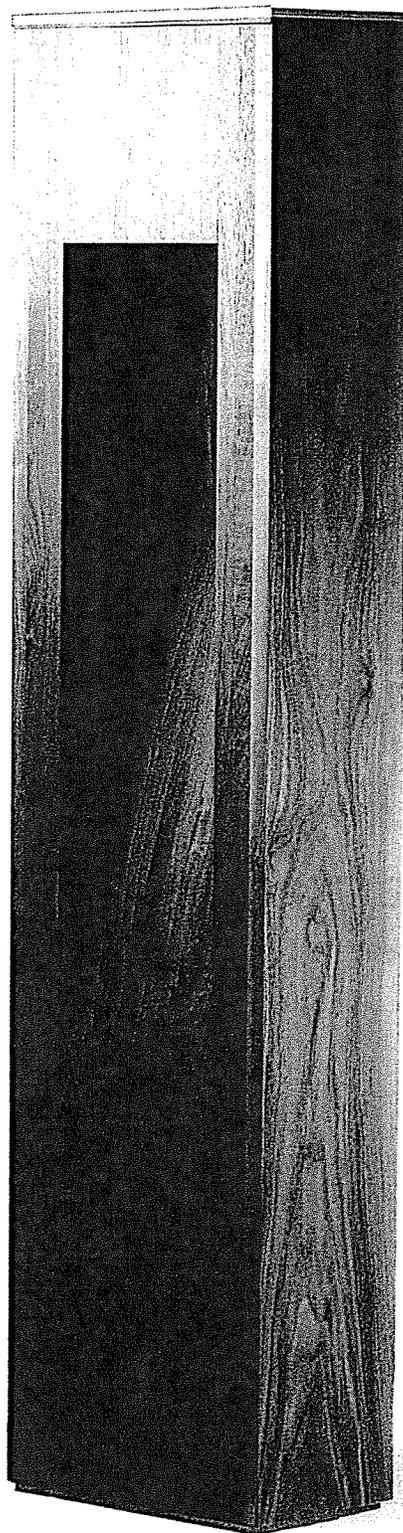
Glulam wood is fastened to a concrete anchor bolt base with concealed hardware accessible from top access plate. Anchor bolt kit includes (4) hot dip galvanized anchor bolts and fasteners and a ridged concrete pour template.

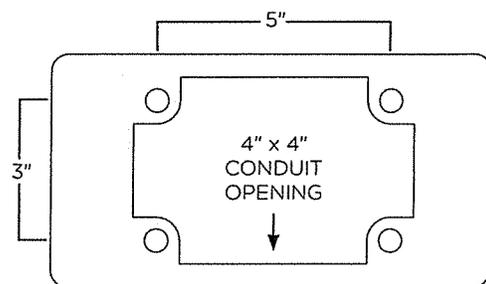
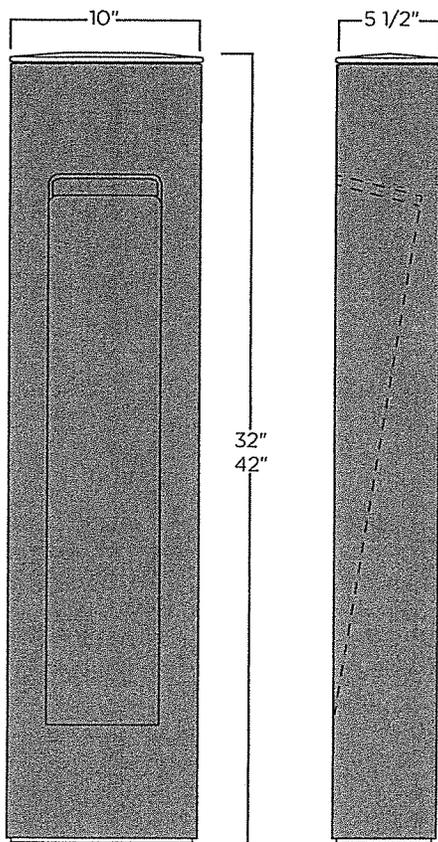
**ELECTRICAL:** Constant current electronic driver available in 120V or 277V input. Standard output is 12W. All drivers are Underwriters Laboratories recognized with 0-10V dimming standard. Fixture is internally prewired to the electrical splice box located in the fixture base.

**OPTICAL SYSTEM:** Chip on board LEDs have solderless connections for field upgradability. Available in 2700K, 3000K, 3500K and 4000K color temperatures. Consult factory for additional lumen options.

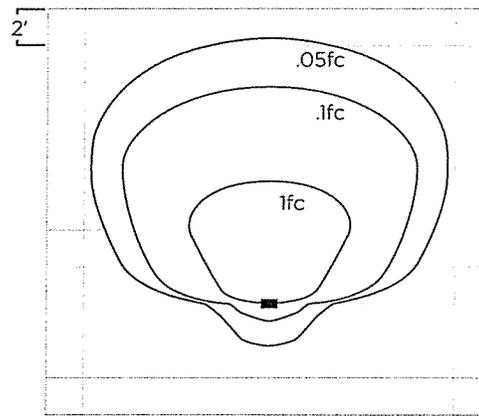
**FINISHES AND MATERIALS:** Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

**HARDWARE:** Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.





Standard Concrete Foundation or  
Optional Screw-In Bollard Foundation<sup>(1)</sup>



Lumen output base off of 42" version

**ORDERING GUIDE:** EXAMPLE: MAC-32-L3050-S6-C5-120-STD



The mark of  
responsible forestry  
FSC® C102326



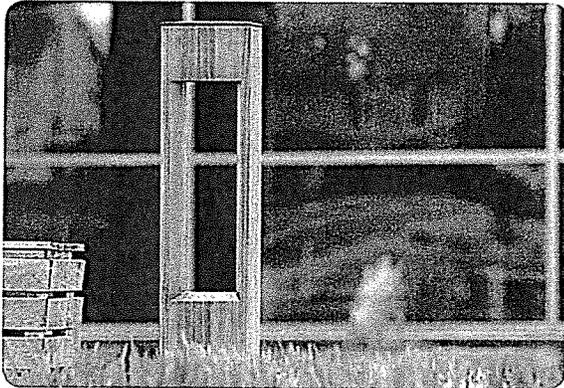
<b>1</b>	<b>Series</b>	<b>4</b>	<b>Light Source</b>	<b>7</b>	<b>Voltage</b>
MAC	Mac	SO	435 Lumens	120 277	120V 277V
<b>2</b>	<b>Overall Height</b>	<b>5</b>	<b>Wood Finish</b>	<b>8</b>	<b>Special</b>
32 42	32" 42"	S*	See color options on finishes technical sheet	STD MOD	Standard Modified
<b>3</b>	<b>Color Temperature</b>	<b>6</b>	<b>Metal Finish</b>		
L27 L30 L35 L40	2700K LED 3000K LED 3500K LED 4000K LED	C* CSM	See color options on finishes technical sheet Custom Color		

1. Spec sheet for Screw-In Bollard Foundation is available in the Accessories section.

# Mac II Wood Body LED Bollard

FIXTURE TYPE: TYPE SA - OPTION 2

PROJECT NAME: \_\_\_\_\_



Glulam solid wood bollard with LED light source.

## FEATURES:

- High power, low wattage COB LED light source
- Solid glulam wood construction
- Concealed anchor bolt base and mounting hardware

## SPECIFICATIONS:

**HOUSING:** Solid wood bollard is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

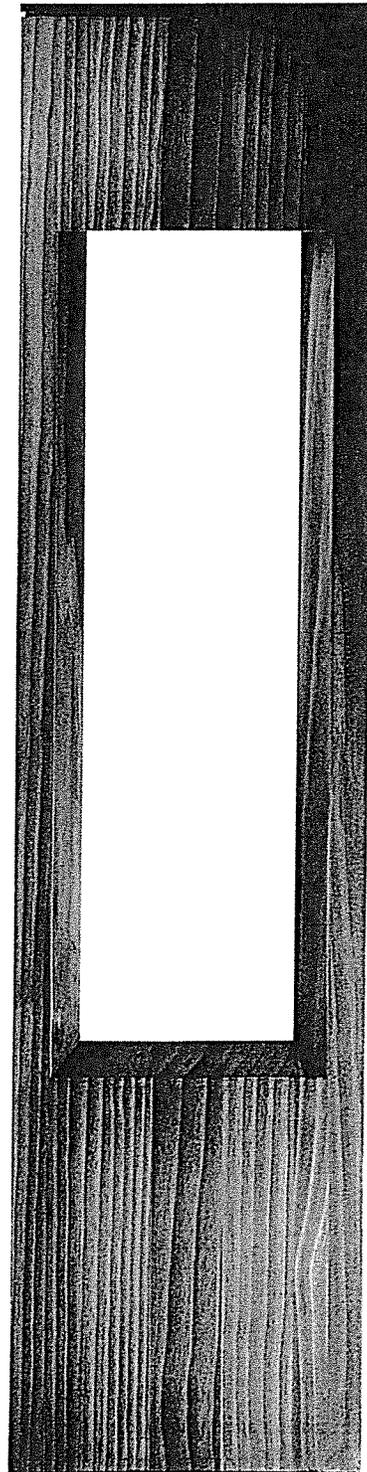
Glulam wood is fastened to a concrete anchor bolt base with concealed hardware accessible from top access plate. Anchor bolt kit includes (4) hot dip galvanized anchor bolts and fasteners and a ridged concrete pour template.

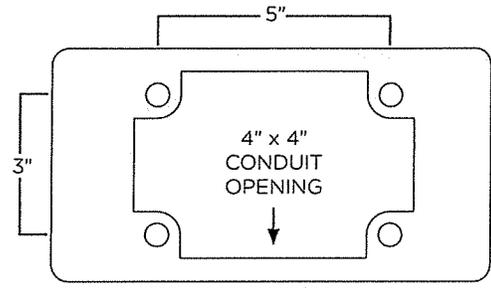
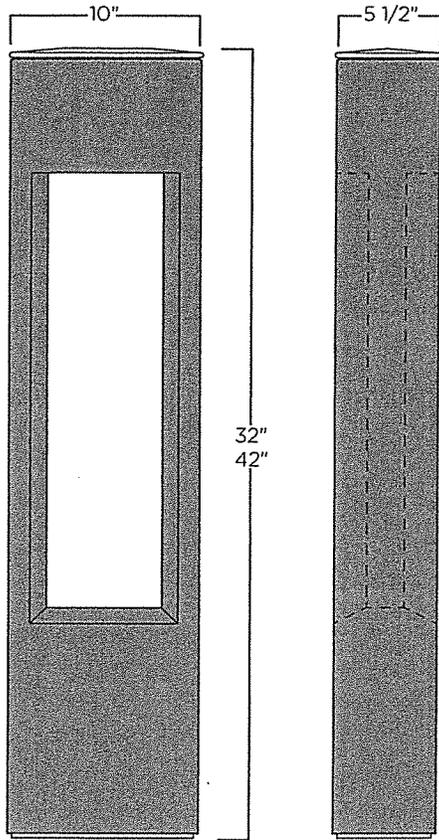
**ELECTRICAL:** Constant current electronic driver available in 120V or 277V input. Standard output is 12W. All drivers are Underwriters Laboratories recognized with 0-10V dimming standard. Fixture is internally prewired to the electrical splice box located in the fixture base.

**OPTICAL SYSTEM:** Chip on board LEDs have solderless connections for field upgradability. Available in 2700K, 3000K, 3500K and 4000K color temperatures. Consult factory for additional lumen options.

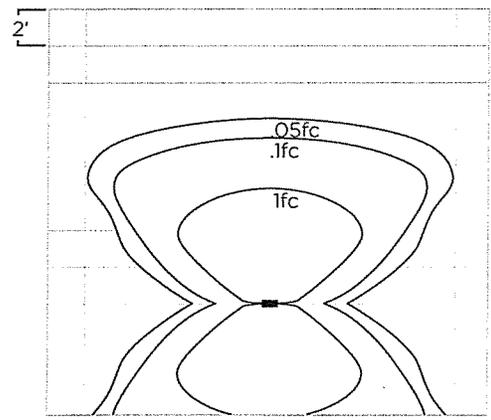
**FINISHES AND MATERIALS:** Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

**HARDWARE:** Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.





Standard Concrete Foundation or  
Optional Screw-In Bollard Foundation<sup>(1)</sup>



Lumen output base off of 42" version

**ORDERING GUIDE:** EXAMPLE: MAC II-42-L2750-S5-C7-277-STD



<b>1</b>	<b>Series</b>	<b>4</b>	<b>Light Source</b>	<b>7</b>	<b>Voltage</b>
MAC II	Mac II	SO	435 Lumens	120 277	120V 277V
<b>2</b>	<b>Overall Height</b>	<b>5</b>	<b>Wood Finish</b>	<b>8</b>	<b>Special</b>
32 42	32" 42"	S*	See color options on finishes technical sheet	STD MOD	Standard Modified
<b>3</b>	<b>Color Temperature</b>	<b>6</b>	<b>Metal Finish</b>		
L27 L30 L35 L40	2700K LED 3000K LED 3500K LED 4000K LED	C*	See color options on finishes technical sheet		
		CSM	Custom Color		

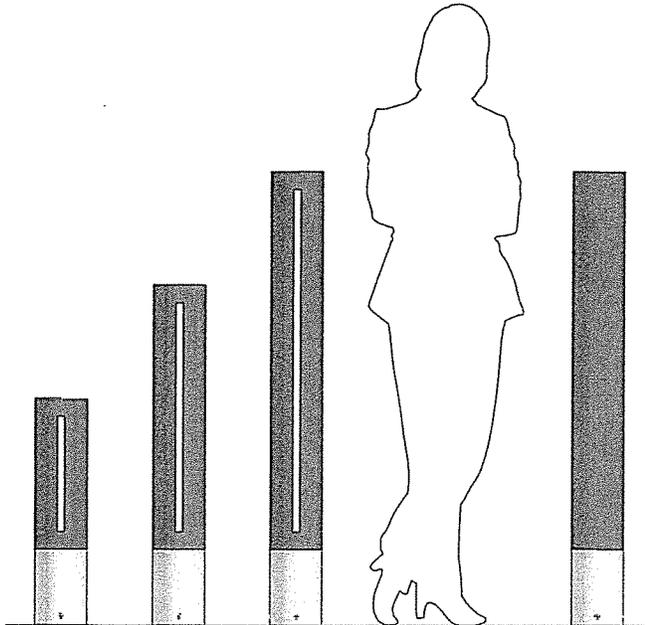
1. Spec sheet for Screw-In Bollard Foundation is available in the Accessories section.

Product specification sheets subject to change.

# Bol Bollard LED Round Wood Traffic Bollard with Linear LED Strip

FIXTURE TYPE: TYPE SA - OPTION 3

PROJECT NAME: \_\_\_\_\_



Glulam solid wood and aluminum bollard in 24", 36", and 48" heights with decorative LED strip.

## FEATURES:

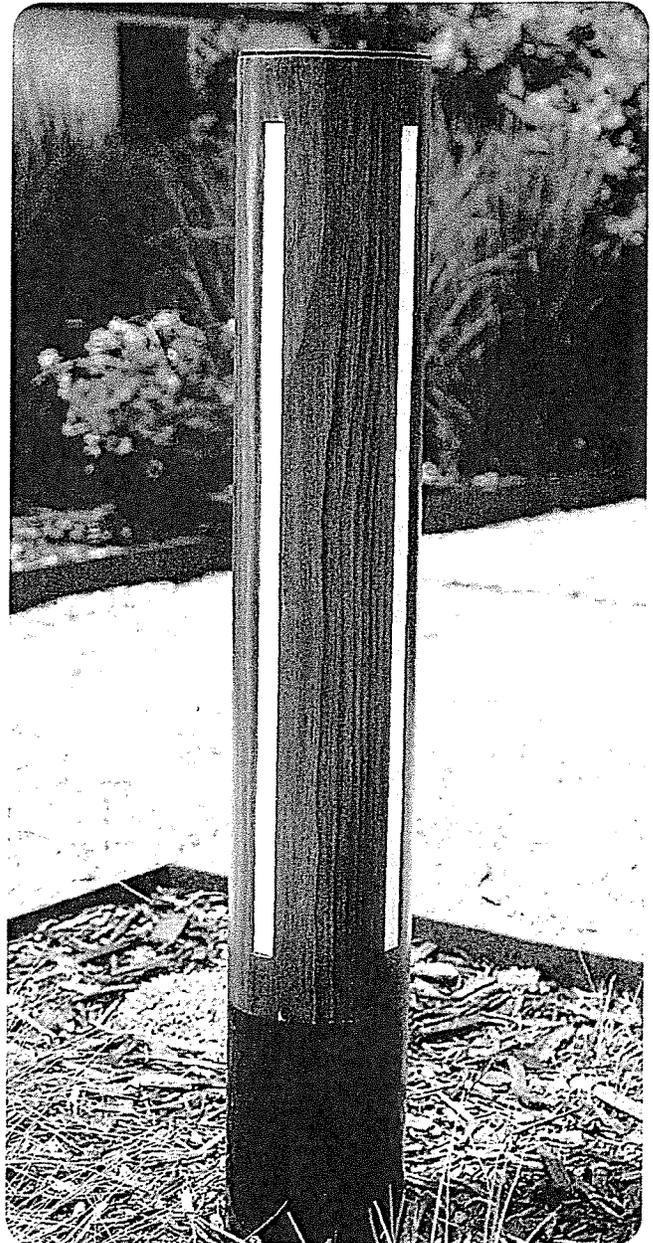
- Smooth, dot free lumination
- 90+ CRI
- Multiple static color options and color changing RGB available
- Integral power supply

## SPECIFICATIONS:

**HOUSING:** Solid wood bollard is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to an aluminum base tube secured to a steel anchor bolt base. Anchor bolt kit includes (4) 3/8" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

**ELECTRICAL:** Powered by a 100-277VAC primary/24VDC secondary integral power supply. Dimming requires remote power source. Constructed with a US and Canada UL listed luminaire.

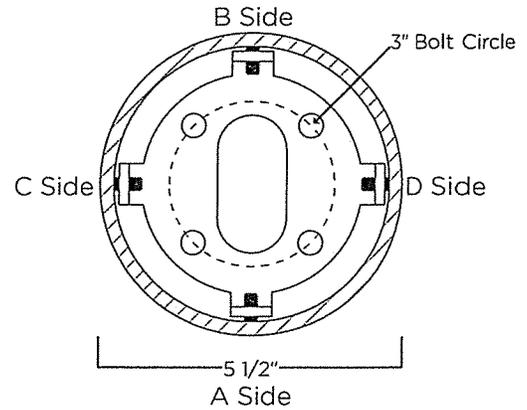


**OPTICAL SYSTEM:** Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination. Consult factory for other lumen outputs. Operating temperature of -25°C to 42°C.

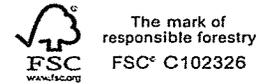
**FINISHES AND MATERIALS:** Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

**HARDWARE:** Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.

Height	Standard Output		Medium Output		High Output	
	Lumens <sup>(1)</sup>	Watts	Lumens <sup>(1)</sup>	Watts	Lumens <sup>(1)</sup>	Watts
24"	108	2	198	3	294	5
36"	216	3	396	6	588	10
48"	324	4	594	9	882	15



**ORDERING GUIDE:** EXAMPLE: BBL-LED-36-M-AB-L270-53-C4-UNV-STD



<b>1</b>	<b>Series</b>	<b>6</b>	<b>Light Color</b>	<b>8</b>	<b>Wood Finish</b>
<b>BBL</b>	Bol Bollard	<b>L27</b>	2700K	<b>S*</b>	See color options on finishes technical sheet
<b>2</b>	<b>Light Source</b>	<b>L30</b>	3000K	<b>9</b>	<b>Metal Finish</b>
<b>LED</b>	Linear LED	<b>L35</b>	3500K	<b>C*</b>	See color options on finishes technical sheet
<b>3</b>	<b>Height</b>	<b>L40</b>	4000K	<b>CSM</b>	Custom Color
<b>24</b>	24"	<b>AMB</b>	Amber	<b>10</b>	<b>Voltage</b>
<b>36</b>	36"	<b>BLU</b>	Blue	<b>UNV</b>	120-277VAC
<b>48</b>	48"	<b>GRN</b>	Green	<b>11</b>	<b>Special</b>
<b>4</b>	<b>Top</b>	<b>RED</b>	Red	<b>STD</b>	Standard
<b>M</b>	Aluminum Plate	<b>RGB</b>	Color Changing <sup>(2)</sup>	<b>MOD</b>	Modified
<b>5</b>	<b>Illumination</b>	<b>7</b>	<b>Light Source<sup>(3)</sup></b>		
<b>A</b>	A Side	<b>SO</b>	Standard Output		
<b>B</b>	B Side	<b>MO</b>	Mid Output		
<b>C</b>	C Side	<b>HO</b>	High Output		
<b>D</b>	D Side				

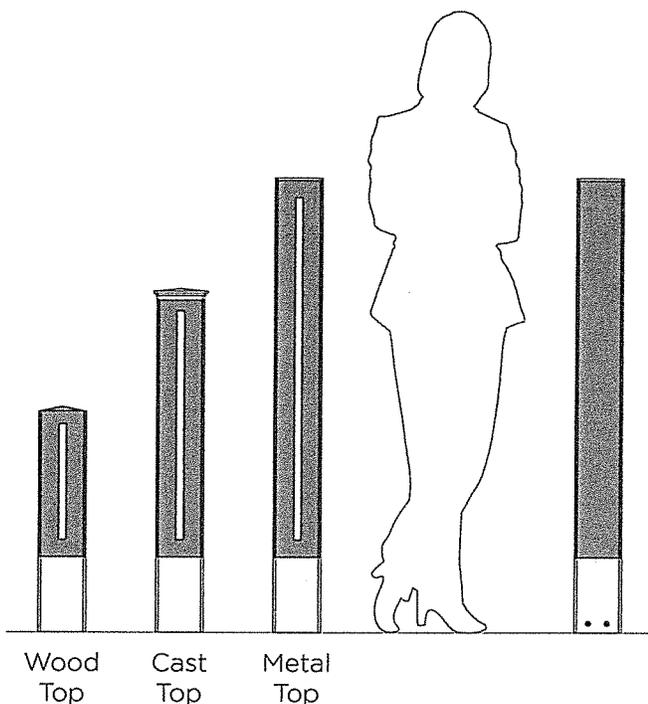
← OPTION TO LIGHT 1 TO 4 SIDES

1. Lumen output based upon 3000K CCT.  
 2. Requires remote controller. Consult factory for RGB color control options.  
 3. Consult factory for higher output.

# Spar Bollard LED Square Wood Traffic Bollard with Linear LED Strip

FIXTURE TYPE: TYPE SA - OPTION 4

PROJECT NAME: \_\_\_\_\_



Glulam solid wood and aluminum bollard in 24", 36", and 48" heights with decorative LED strip.

## FEATURES:

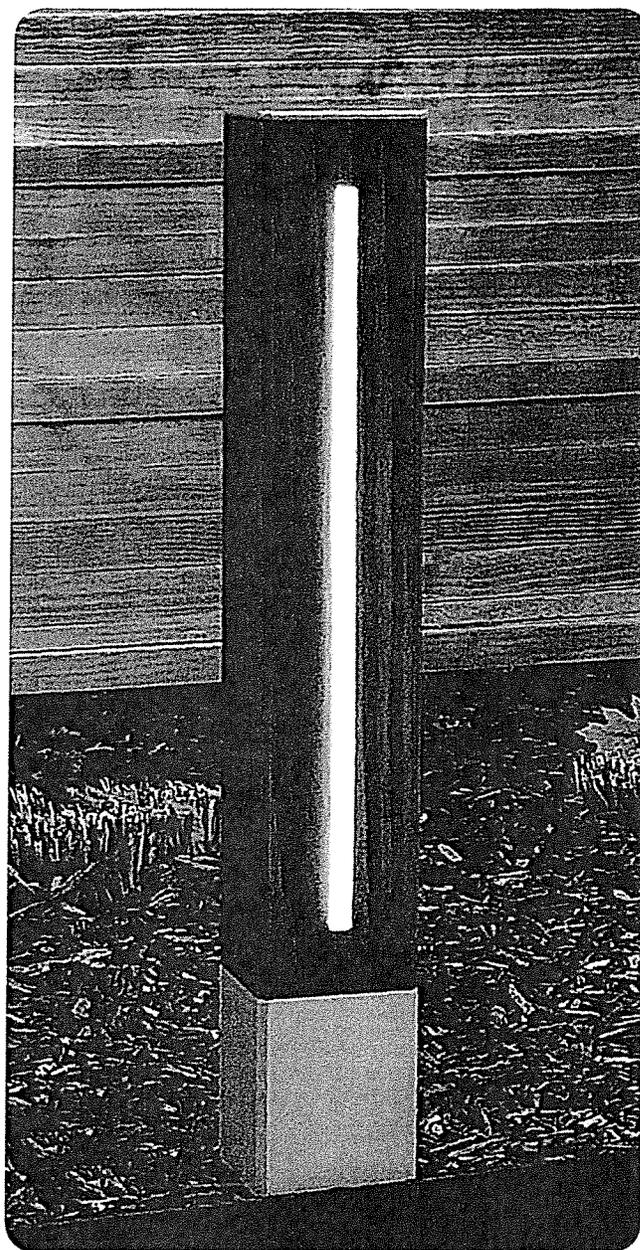
- Smooth, dot free lumination
- 90+ CRI
- Multiple static color options and color changing RGB available
- Integral power supply

## SPECIFICATIONS:

**HOUSING:** Solid wood bollard is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to an aluminum base tube secured to a steel anchor bolt base. Anchor bolt kit includes (4) 3/8" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

**ELECTRICAL:** Powered by a 90-305VAC primary/24VDC secondary integral power supply. Dimming requires remote power source. Constructed with a US and Canada UL listed luminaire.

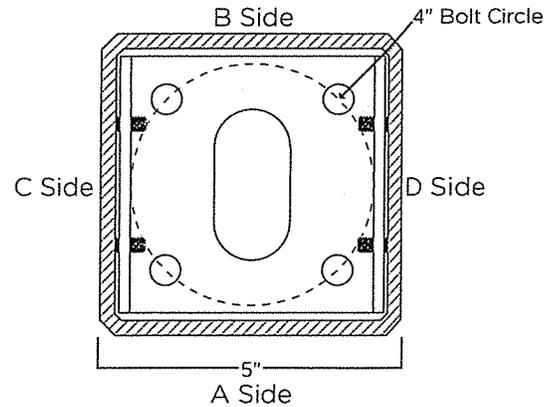


**OPTICAL SYSTEM:** Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination. Consult factory for other lumen outputs. Operating temperature of -40°F to 131°F.

**FINISHES AND MATERIALS:** Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

**HARDWARE:** Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.

Height	Standard Output		Medium Output		High Output	
	Lumens <sup>(1)</sup>	Watts	Lumens <sup>(1)</sup>	Watts	Lumens <sup>(1)</sup>	Watts
24"	108	2	198	3	294	5
36"	216	3	396	6	588	10
48"	324	4	594	9	882	15

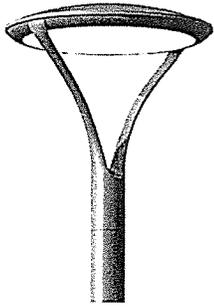


**ORDERING GUIDE:** EXAMPLE: SBL-LED-36-M-ACD-L35SO-S2-C7-UNV-STD



<b>1</b>	<b>Series</b>	<b>6</b>	<b>Light Color</b>	<b>8</b>	<b>Wood Finish</b>
<b>SBL</b>	Spar Bollard	<b>L27</b>	2700K	<b>S*</b>	See color options on finishes technical sheet
<b>2</b>	<b>Light Source</b>	<b>L30</b>	3000K	<b>9</b>	<b>Metal Finish</b>
<b>LED</b>	Linear LED	<b>L35</b>	3500K	<b>C*</b>	See color options on finishes technical sheet
<b>3</b>	<b>Height</b>	<b>L40</b>	4000K	<b>CSM</b>	Custom Color
<b>24</b>	24"	<b>AMB</b>	Amber	<b>10</b>	<b>Voltage</b>
<b>36</b>	36"	<b>BLU</b>	Blue	<b>UNV</b>	120-277VAC
<b>48</b>	48"	<b>GRN</b>	Green	<b>11</b>	<b>Special</b>
<b>4</b>	<b>Top</b>	<b>RED</b>	Red	<b>STD</b>	Standard
<b>W</b>	Wood	<b>RGB</b>	Color Changing <sup>(2)</sup>	<b>MOD</b>	Modified
<b>C</b>	Casted Top Cap	<b>7</b>	<b>Light Source<sup>(3)</sup></b>		
<b>M</b>	Aluminum Plate	<b>SO</b>	Standard Output		
<b>5</b>	<b>Illumination</b>	<b>MO</b>	Mid Output		
<b>A</b>	A Side	<b>HO</b>	High Output		
<b>B</b>	B Side				
<b>C</b>	C Side				
<b>D</b>	D Side				

1. Lumen output based upon 3000K CCT.  
 2. Requires remote controller. Consult factory for RGB color control options.  
 3. Consult factory for higher output.



# Radean Post Top LED Area Luminaire

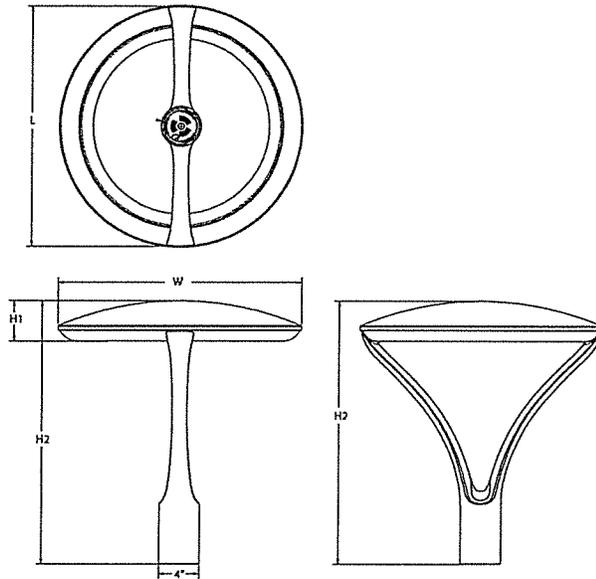


Catalog Number
Notes
Type SB - EXAMPLE (MATCH EXISTING)

Hit the Tab key or mouse over the page to see all interactive elements

## Specifications

EPA:	1.02 ft <sup>2</sup> (0.105 m <sup>2</sup> )
Length:	24" (61cm)
Width:	24" (61cm)
H1 Luminaire Height:	4" (10.16cm)
H2 Luminaire Height:	26" (66.04cm)
Weight:	38lbs (17.24Kg)



## Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

## Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

### RADPT LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting (required)	Control options
RADPT LED	P1 3,000 Lumens	27K 2700K	SYM Symmetric type V	MVOLT <sup>1,2,3</sup> 277	PT4 <sup>4</sup> Slips inside a 4" OD round metal pole	<b>Shipped installed</b> NLTAIR2 nLight AIR 2.0 enabled <sup>5</sup> PIR Bi-level motion/sensor <sup>3,5</sup> PE Button photocell <sup>2</sup> FAO Field adjustable output <sup>5</sup>
	P2 5,000 Lumens	30K 3000K	ASY Asymmetric type IV	120 347	RADPT20 Slips over a 2 3/8" tenon	
	P3 7,000 Lumens	35K 3500K	PATH Pathway Type III	208 480		
	P4 10,000 Lumens	40K 4000K		240		
	P5 15,000 Lumens	50K 5000K				

Other options	Pole (optional)	Finish (required)
SF Single Fuse <sup>2</sup>	RSS10 10' Round straight pole (4"OD)	DDBXD Dark bronze
DF Double Fuse <sup>2</sup>	RSS12 12' Round straight pole (4"OD)	DBLXD Black
R90 Rotated optics <sup>6,7</sup>	RSS14 14' Round straight pole (4"OD)	DNAXD Natural aluminum
Shipped separately	RSS16 16' Round straight pole (4"OD)	DWHXD White
RADCS Decorative base <sup>4,8</sup>	RSS18 18' Round straight pole (4"OD)	DDBTXD Textured dark bronze
RADFBC Full base cover <sup>4,8</sup>	RSS20 20' Round straight pole (4"OD)	DBLTXD Textured black
Shipped installed	RSS25 25' Round straight pole (4"OD)	DNATXD Textured natural aluminum
HS Houseside shield <sup>3,9</sup>		DWHGXD Textured white



COMMERCIAL OUTDOOR

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RADPT LED  
Rev. 10/11/19

## Ordering Information

### Accessories

Ordered and shipped separately.

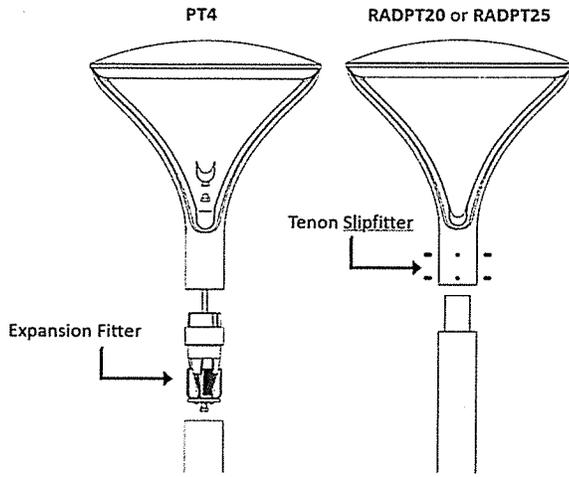
RADHS	Houseside shield (no color associated with) <sup>9</sup>
RADCS DDBXD U	Decorative clamshell base for 4" RSS pole (specify finish) <sup>7,8</sup>
RADFBC DDBXD U	Full base cover for 4" RSS pole (specify finish) <sup>7,8</sup>

For more control options, visit [DTL](#) and [ROAM](#) online.

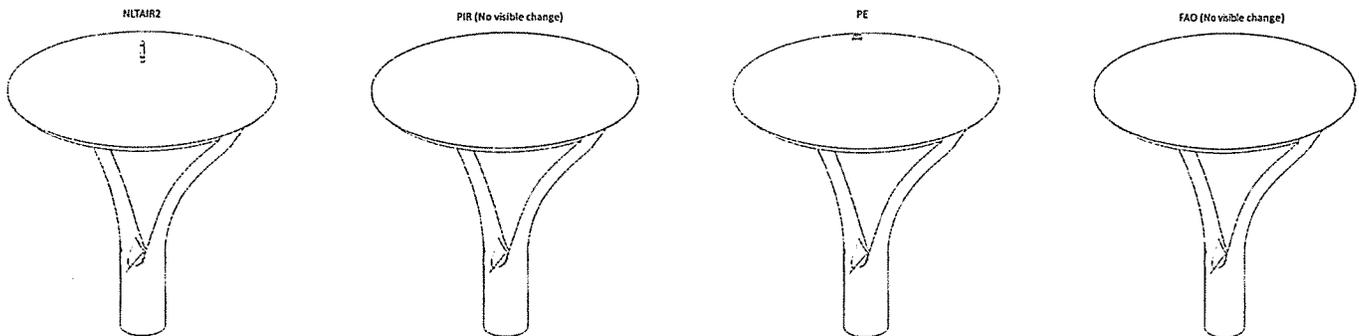
### NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 PE, SF and DF not available with MVOLT, must specify voltage.
- 3 PIR not available with 208V or 240V.
- 4 Maximum pole O.D. is 4.0".
- 5 NLTAIR2 not available with PIR or FAO.
- 6 Cannot combine PIR and FAO.
- 7 For left rotation, select R90 and rotate luminaire 180° on pole.
- 8 Also available as a separate accessory; see Accessories information at left.
- 9 HS not available with R90.

## Mounting



## Control Options



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	2,924	2	1	2	115	3,022	2	2	2	119	3,095	2	2	2	122	3,168	2	2	2	125	3,168	2	2	2	125
		PATH	2,529	2	1	2	100	2,613	2	2	2	103	2,676	2	2	2	105	2,739	2	2	2	108	2,739	2	2	2	108
		SYM	3,086	2	1	1	121	3,189	2	1	1	126	3,266	2	1	1	129	3,344	2	1	1	132	3,344	2	1	1	132
P2	38	ASY	4,521	3	2	3	119	4,672	3	2	3	123	4,785	3	2	3	126	4,898	3	2	3	129	4,898	3	2	3	129
		PATH	3,909	2	2	2	103	4,040	2	2	2	106	4,137	2	2	2	109	4,235	3	2	3	111	4,235	3	2	3	111
		SYM	4,772	2	2	1	126	4,931	3	2	1	130	5,050	3	2	1	133	5,169	3	2	1	136	5,169	3	2	1	136
P3	54	ASY	6,387	3	2	3	119	6,600	3	2	3	123	6,760	3	2	3	126	6,919	3	2	3	129	6,919	3	2	3	129
		PATH	5,523	3	2	3	103	5,707	3	2	3	106	5,845	3	2	3	109	5,983	3	2	3	112	5,983	3	2	3	112
		SYM	6,741	3	2	2	126	6,966	3	2	2	130	7,135	3	2	2	133	7,303	3	2	2	136	7,303	3	2	2	136
P4	86	ASY	10,150	4	2	4	118	10,489	4	2	4	122	10,742	4	2	4	125	10,996	4	2	4	128	10,996	4	2	4	128
		PATH	8,777	3	2	3	102	9,070	3	2	3	106	9,289	3	2	3	108	9,509	3	2	3	111	9,509	3	2	3	111
		SYM	10,713	3	2	2	125	11,071	3	2	2	129	11,338	3	2	2	132	11,606	3	2	2	135	11,606	3	2	2	135
P5	123	ASY	14,250	4	2	4	116	14,724	4	2	4	120	15,081	4	3	4	123	15,437	4	3	4	126	15,437	4	3	4	126
		PATH	12,322	4	2	4	101	12,733	4	3	4	104	13,041	4	3	4	106	13,349	4	3	4	109	13,349	4	3	4	109
		SYM	15,040	4	2	3	123	15,541	4	2	3	127	15,917	4	2	3	130	16,293	4	2	3	133	16,293	4	2	3	133

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the RADPT LED platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

	Projected LED Lumen Maintenance			
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.95	0.89	0.78



COMMERCIAL OUTDOOR

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RADPT LED  
Rev. 10/11/19

73

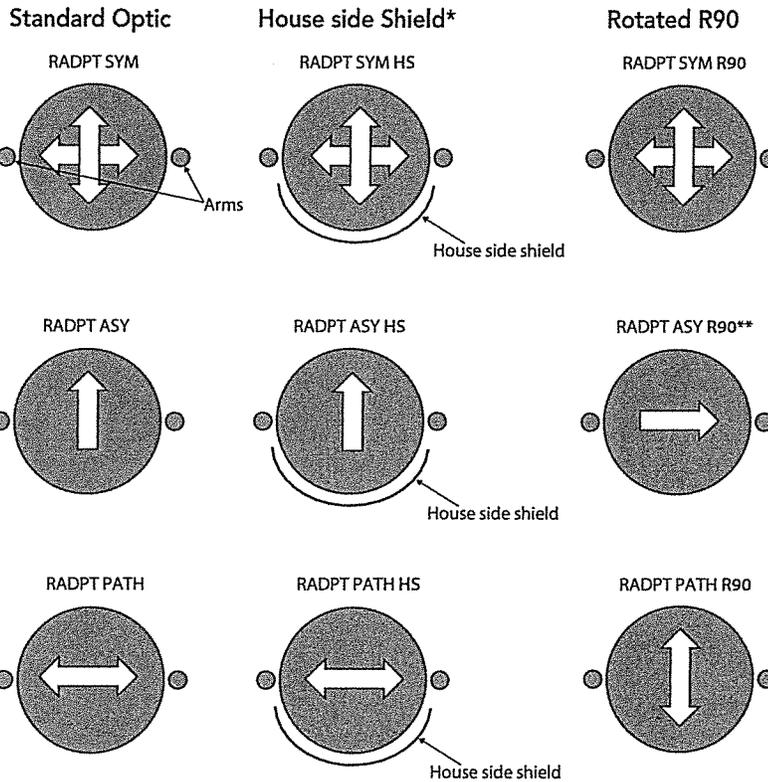
## Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage	Current (A)						
				120	208	240	277	347	480	
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

## Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RADPT LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.



\*HS not available with R90

\*\*For R90, use R90 and rotate luminaire 180° on pole

## FEATURES & SPECIFICATIONS

### INTENDED USE

Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrian malls.

### CONSTRUCTION

Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketed with a single piece tubular silicone gasket.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

### OPTICS

6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (70CRI) CCT configurations.

### ELECTRICAL

Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Alternate tenon (2-3/8" or 2-7/8") mounting also available.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomersResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomersResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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RADPT LED  
Rev. 10/11/19

74

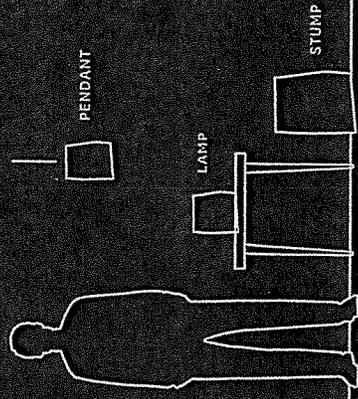


# CRACKED LOG LIGHT SERIES

## CRACKED LOG LAMP

Made from salvaged logs  
 Features black cord with inline switch,  
 Edison (E27) light fixture and plug  
 Dimensions: 230 x 300mm

## TYPE SA - OPTION 5



174.8CM

## CRACKED LOG PENDANT LIGHT

Made from salvaged logs  
 Features 2 metre cord available in clear or black cloth, black ceiling rose and Edison (E27) light fixture  
 Ready to wire by a licensed electrician  
 Dimensions: 230 x 300mm

## STUMP

Hardwired

Can be used as light, table or stool  
 Made from salvaged logs  
 Stump is ready to be wired to 12 Volt DC power supplies for inside/outside use. Installation by licensed electrician required via hardwiring.  
 Current draw 750mA, voltage 12V DC  
 Colour Temp: 3000K  
 Dimensions: 400 x 300mm  
 Includes: 12 Volt LED driver/transformer for indoor use only, custom LED light fixture and keyhole bracket for optionally fixing stump to the ground

## CRACKED LOG RANGE SIZE GUIDE

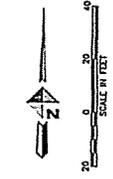
Please Note: Variations in size may occur in objects in this series due to the nature of the material



**BEFORE YOU DIG  
CALL FOR FREE  
UNDERGROUND  
LOCATION**



Locate the location of all underground utilities before you dig. Call 811 or visit [www.811.com](http://www.811.com). Digging without this information can be dangerous and costly. Call 811 or visit [www.811.com](http://www.811.com) for more information.



LEGEND	EXISTING	PROPOSED	DESCRIPTION
	---	---	BUILDING WITH WATER/SEWER SERVICE
	---	---	FIRE HYDRANT
	---	---	STORM DRAIN MANHOLE
	---	---	SANITARY SEWER MANHOLE
	---	---	STORM DRAIN CLEANOUT
	---	---	SANITARY SEWER CLEANOUT
	---	---	ENCLOSURE
	---	---	EDGE OF ASPHALT
	---	---	MAJOR CONTOUR (5')
	---	---	MINOR CONTOUR (1')
	---	---	EASEMENT LINE
	---	---	DECORATIVE/STRUCTURAL ROCK
	---	---	DECORATIVE/STRUCTURAL ROCK
	---	---	BUILDING CONTOUR LINES
	---	---	CIRCULATION CREEK FLOW LINE
	---	---	DECK PATTERNS
	---	---	UNDER DRAIN
	---	---	WATER LINE
	---	---	STORM DRAIN LINE
	---	---	GRAVEL EDGE
	---	---	GRAVEL PATTERNS
	---	---	BASEMENT
	---	---	SECOND FLOOR



**NOTES**  
1. ELEVATION DATA SHOWN IS CLEAR SURFACE FROM MON. GIS.

**Z ARCHITECTS**

**Alaska RESORT**

401 E. 2nd Ave.  
Anchorage, Alaska 99501  
PH: 907.562.1234  
WWW.ZARCHITECTS.COM

**ALYESKA RESORT NORDIC SPA**

**GRADING PLAN**

PROJECT: ALYESKA RESORT NORDIC SPA  
DATE: 11-29-19  
DRAWN BY: JAC  
CHECKED BY: JAC  
REVIEWER: JAC

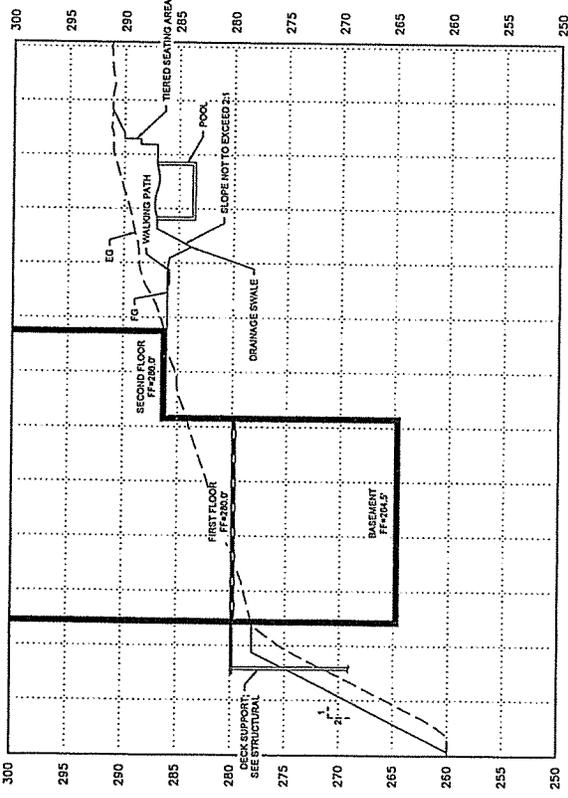
JOB NUMBER: 19-023  
JOB DATE: 11-29-19

11-29-19  
SCHEMATIC DESIGN

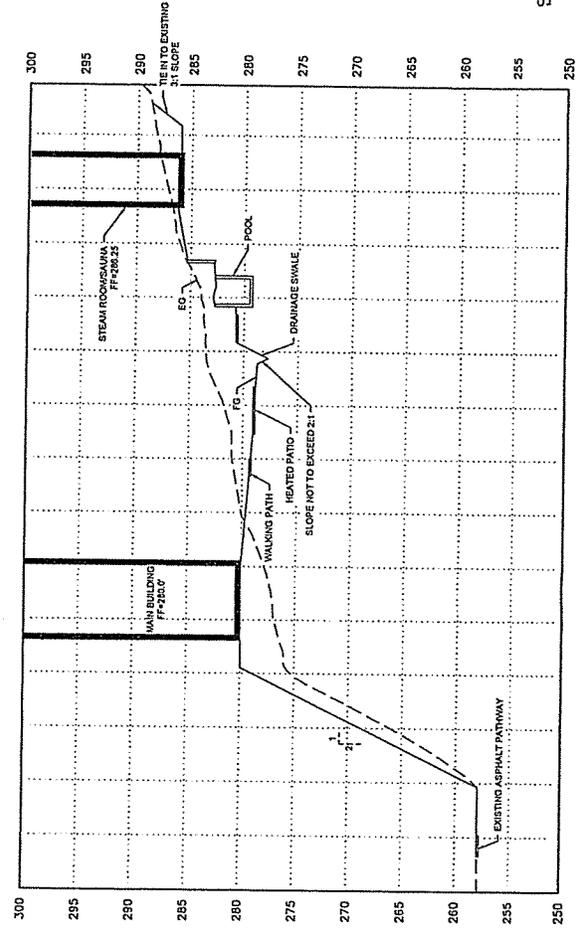
C2.1

BEFORE YOU DIG  
CALL FOR FREE  
UNDERGROUND  
LOCATION

Utility Call Center at 1-800-4-A-ALASKA  
The utility information shown on this plan is for informational purposes only. It is not a guarantee of the location or depth of any utility. The utility information shown on this plan is for informational purposes only. It is not a guarantee of the location or depth of any utility.



WEST-EAST BUILDING SECTION  
1



WEST-EAST BUILDING SECTION  
2

ALYESKA RESORT NORDIC SPA  
GRIWWOOD, ALASKA

SITE SECTIONS

ARCHITECTS

ARCHITECTS

1000 W. 10TH AVENUE  
ANCHORAGE, ALASKA 99501

ADWELL

ADWELL

1000 W. 10TH AVENUE  
ANCHORAGE, ALASKA 99501

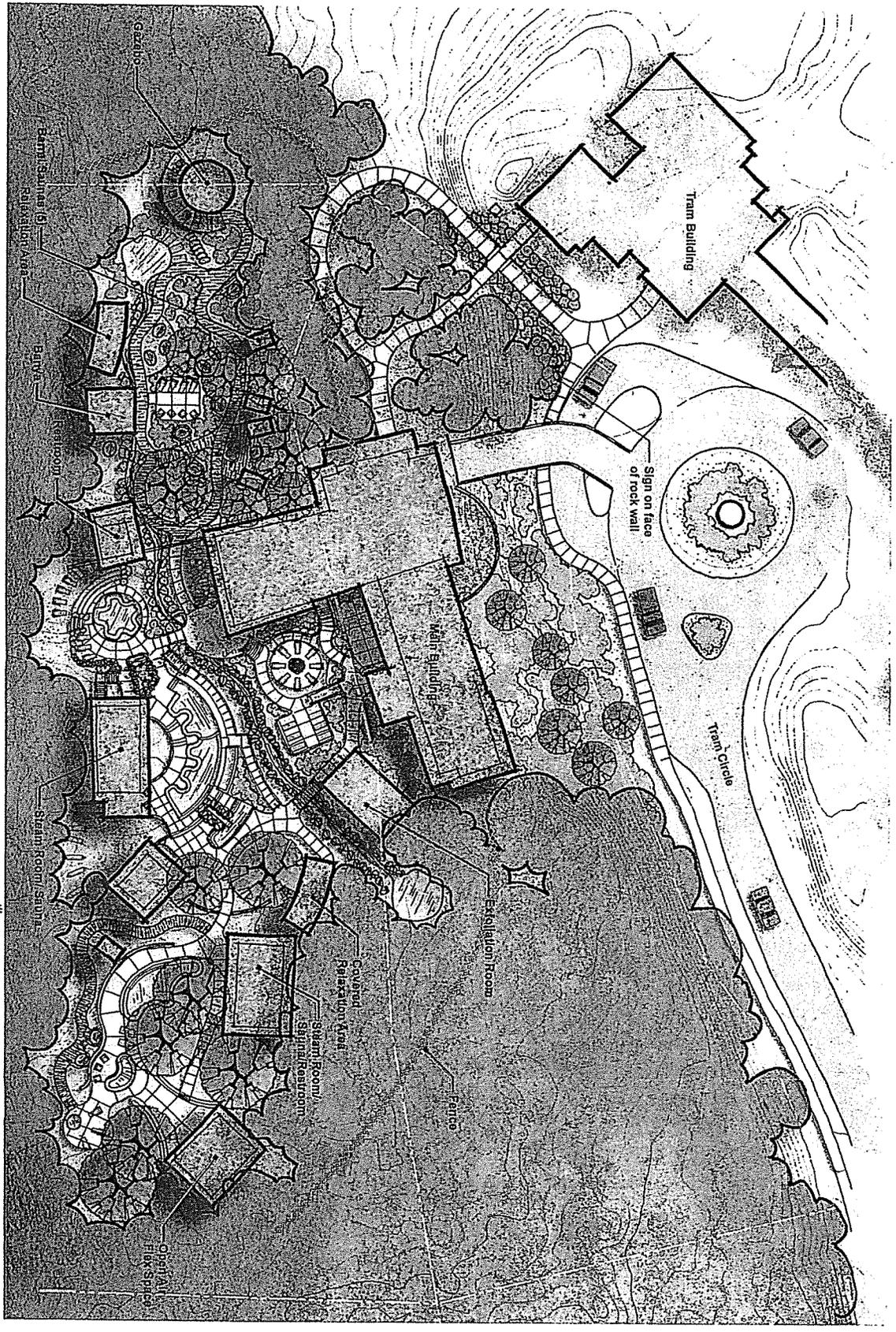
11-29-19  
 SCHEMATIC DESIGN  
 JOB NUMBER: 18103  
 DATE: 11-29-19  
 DRAWN BY: NMD/WHK  
 CHECKED BY: NMD/WHK  
 REVISIONS:

C2.2



# Alveska Nordic Spa

Conceptual Site Rendering



REV: 11/30/2013





ARCHITECTS



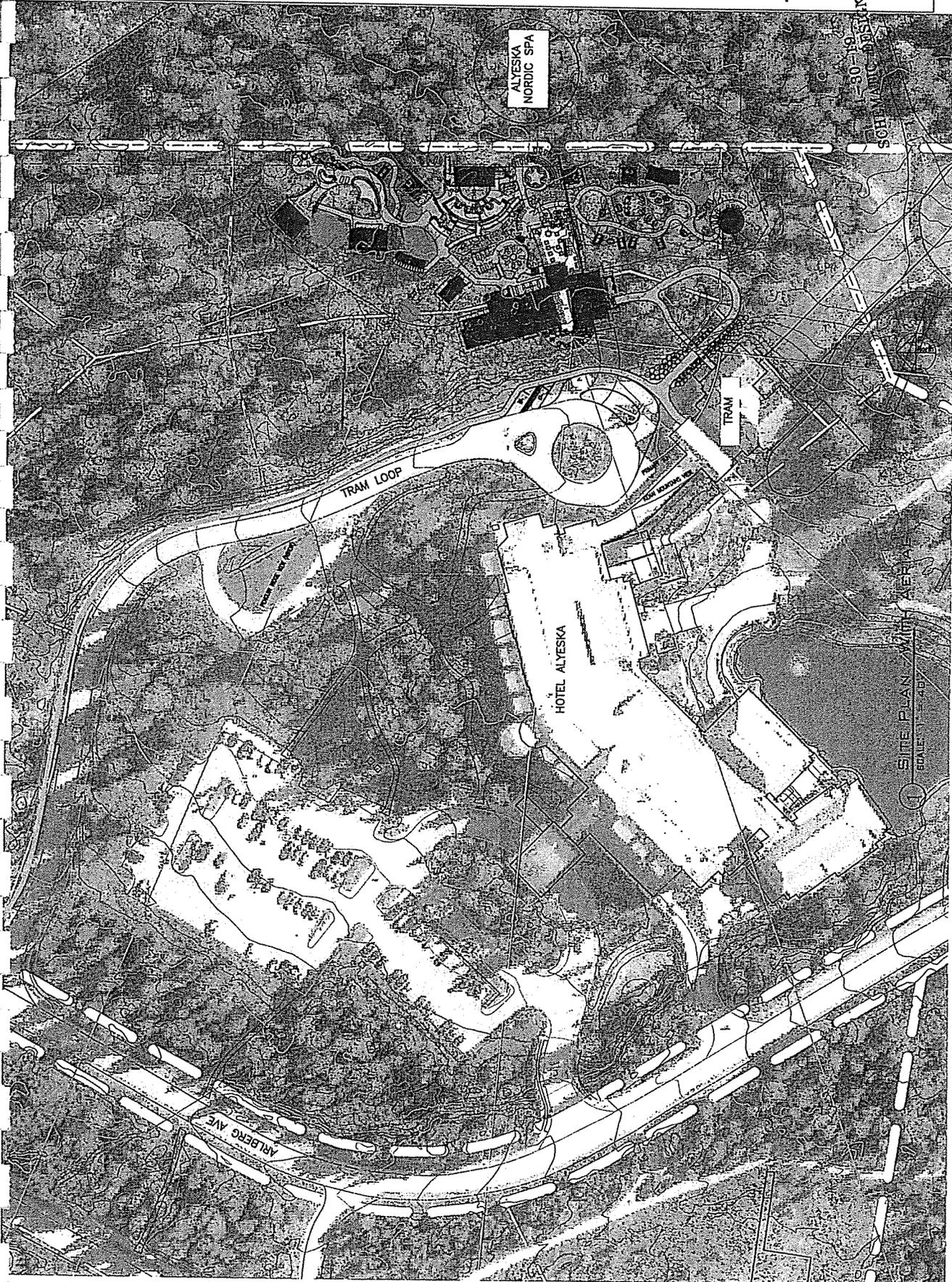
SITE PLAN - WITH AERIAL - 1" = 40'

ALYESKA RESORT NORDIC SPA  
SINWOOD, ALASKA  
BOARDMAN DESIGN

DESIGNED BY: HANSEN'S  
DRAWN BY: DANIEL W. HAZ  
CHECKED BY: BAC  
REVISIONS:

JOB NUMBER: 10000

AD.1







ZARCHITECTS

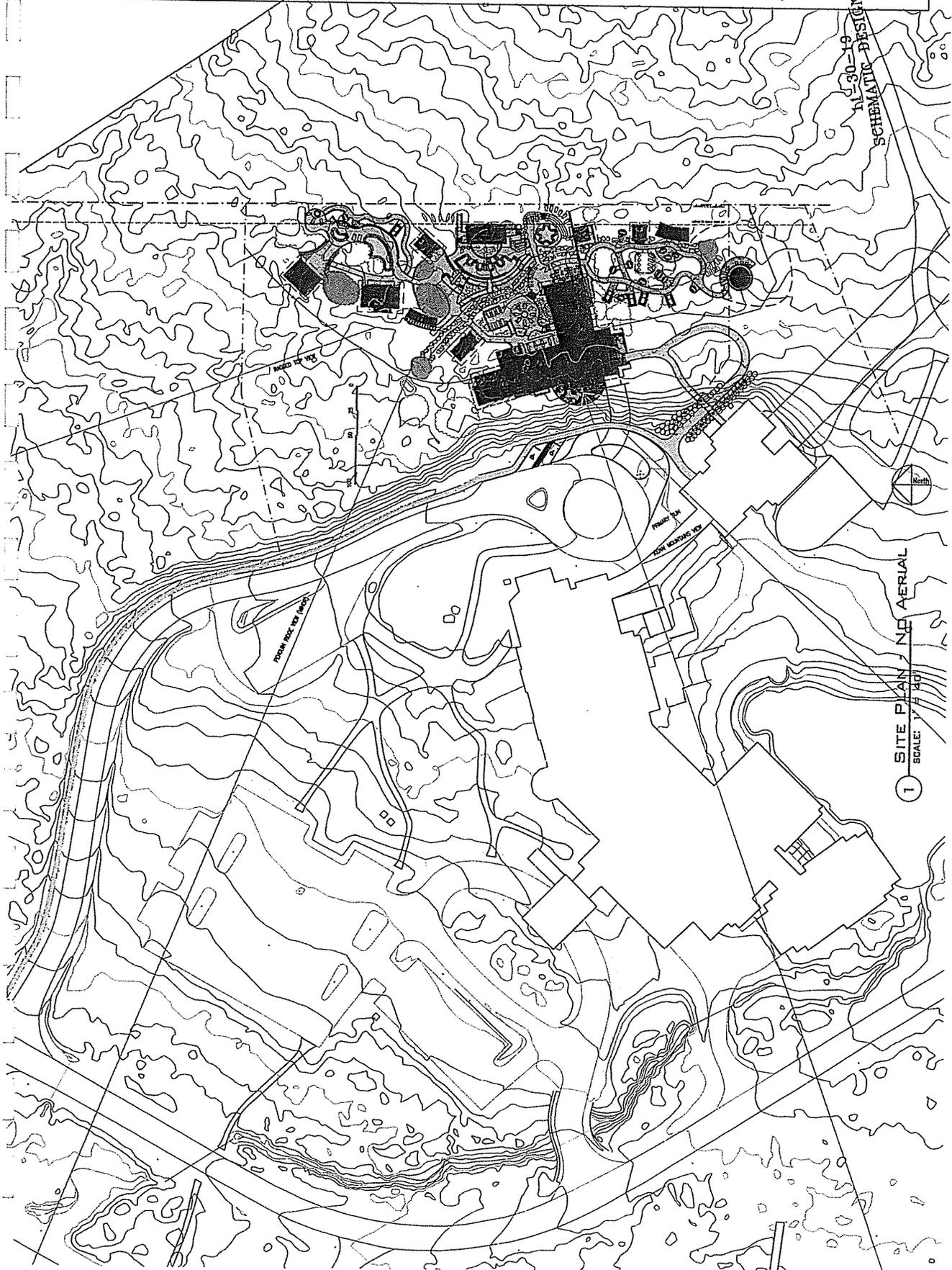


SITE PLAN - NO AERIAL, 1" = 40'

ALYESKA RESORT NORDIC SPA  
GIRARD, ALASKA  
SCHEMATIC DESIGN

DESIGNED BY: ZARCHITECTS  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
DATE: 11/30/19  
JOB NUMBER: 1902  
CONTRACT NO.: 1902

AD.3



11/30/19  
SCHEMATIC DESIGN

1 SITE PLAN - NO AERIAL  
SCALE: 1" = 40'







Z ARCHITECTS



MAIN BUILDING RENDERING

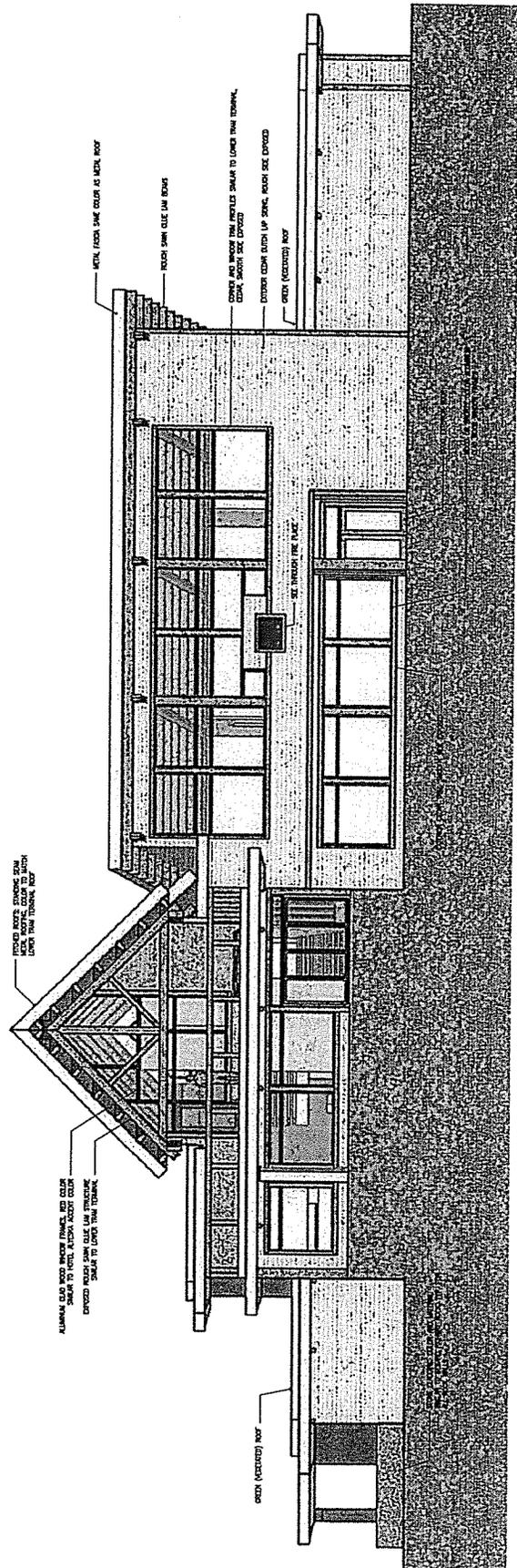
ALYESKA RESORT NORDIC SPA  
GIMMOW, ALASKA  
SCHEMATIC DESIGN

.....  
SUBMITTAL 1.21.2020  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
REVISIONS

.....  
JOB NUMBER 13003  
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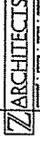
AD.7A

12-14-19  
INTERIM 65% DESIGN  
DEVELOPMENT



1 MAIN BUILDING RENDERING  
SCALE: NO SCALE



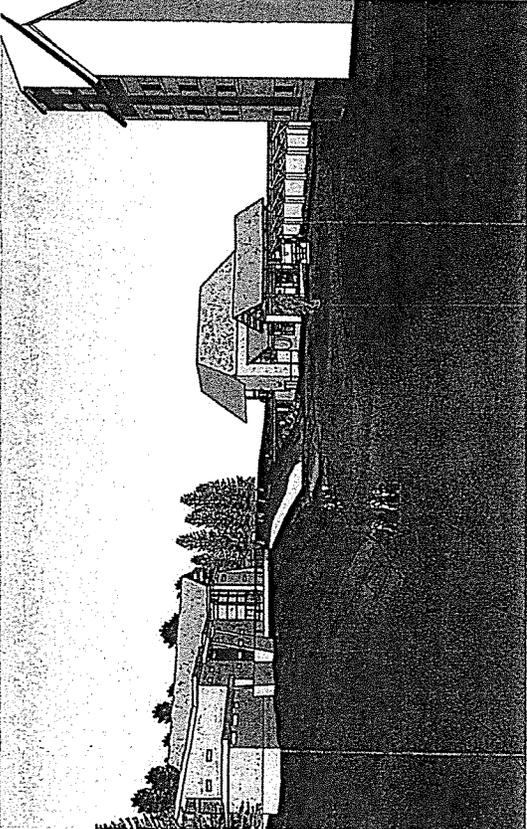


ALYESKA RESORT NORDIC SPA  
ANCHORAGE, ALASKA  
BOHEMIAN DESIGN

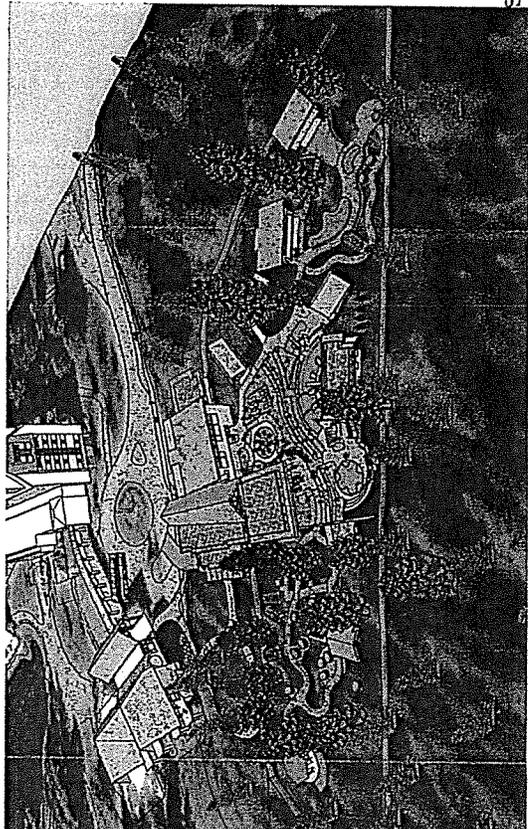
RENDERINGS

DATE: 11/15/19  
BY: [Name]  
CHECKED BY: [Name]  
REVISIONS:  
JOB NUMBER: 19003  
COPYRIGHT © 2019

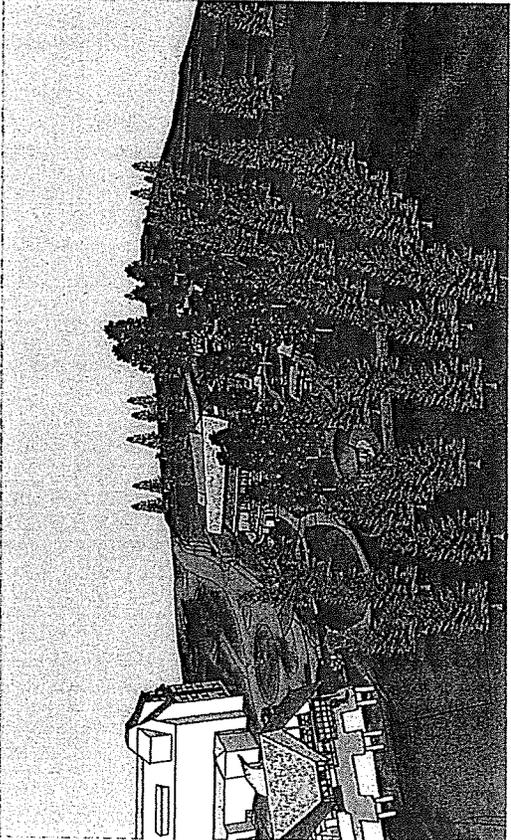
AD.8



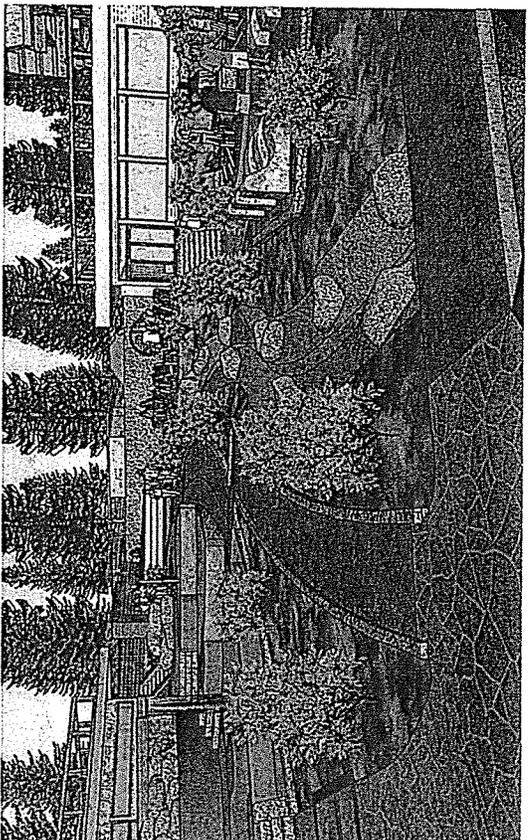
2 VIEW TOWARD TRAM LOOP  
SCALE: NO SCALE



4 OVERHEAD VIEW  
SCALE: NO SCALE



1 VIEW FROM TRAM  
SCALE: NO SCALE



3 VIEW TOWARD POOL  
SCALE: NO SCALE



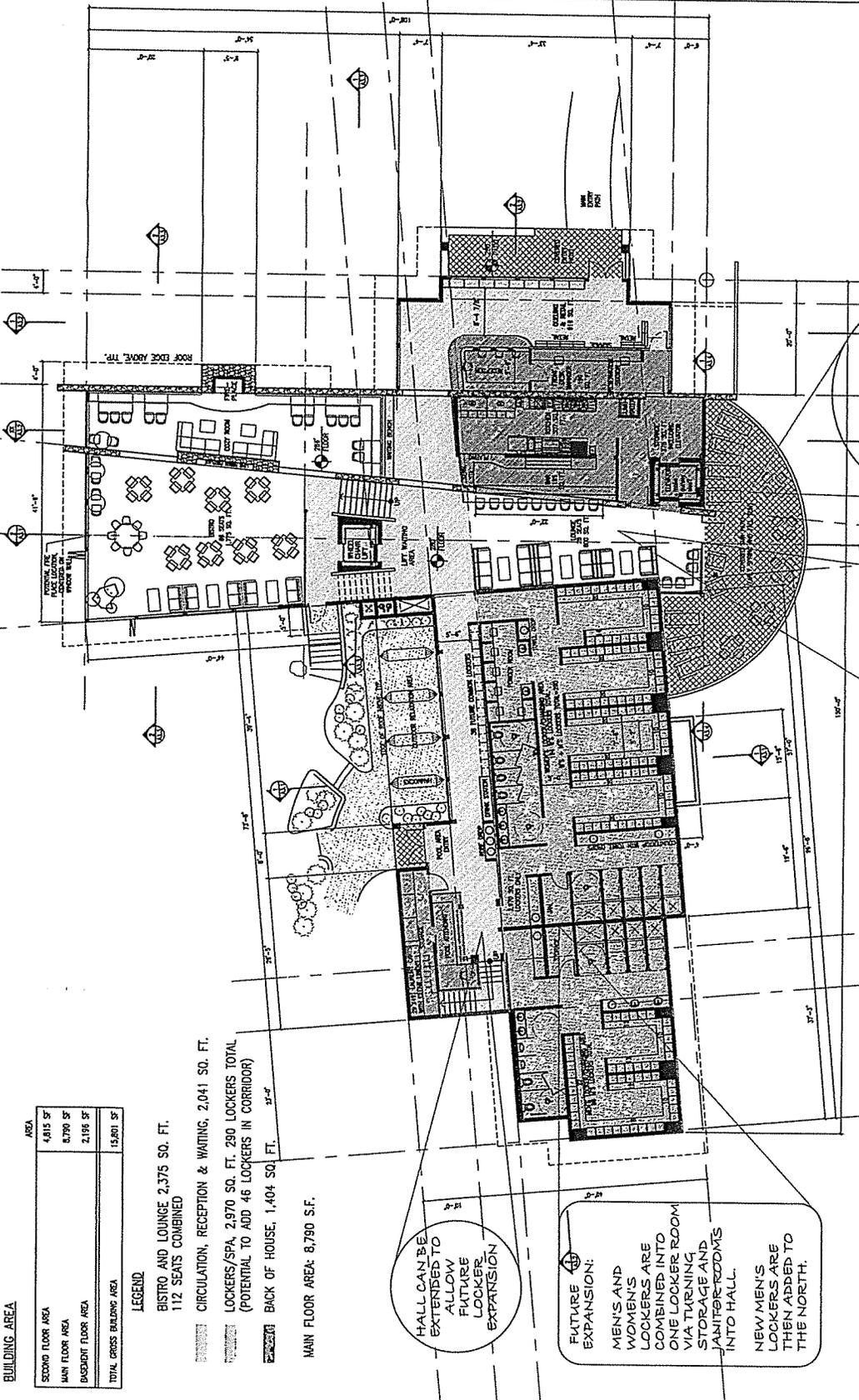
**BUILDING AREA**

AREA	AREA
SECOND FLOOR AREA	4,615 SF
MAIN FLOOR AREA	8,790 SF
BASEMENT FLOOR AREA	2,198 SF
<b>TOTAL GROSS BUILDING AREA</b>	<b>15,603 SF</b>

**LEGEND**

- BISTRO AND LOUNGE 2,375 SQ. FT. 112 SEATS COMBINED
- CIRCULATION, RECEPTION & WAITING, 2,041 SQ. FT.
- LOCKERS/SPA, 2,970 SQ. FT. 290 LOCKERS TOTAL (POTENTIAL TO ADD 46 LOCKERS IN CORRIDOR)
- BACK OF HOUSE, 1,404 SQ. FT.

MAIN FLOOR AREA: 8,790 S.F.



HALL CAN BE EXTENDED TO ALLOW FUTURE LOCKER EXPANSION

FUTURE EXPANSION:  
MEN'S AND WOMEN'S LOCKERS ARE COMBINED INTO ONE LOCKER ROOM VIA TURNING STORAGE AND JANITOR ROOMS INTO HALL.  
NEW MEN'S LOCKERS ARE THEN ADDED TO THE NORTH.

CENTRAL 'SPINE' LETS SKIN AND NATURAL LIGHTING INTO BUILDING CORE

SKIN PATIO ENLIVEN'S BUILDING EDGE AT TREM LOOP AND HAS GREAT VIEWS OF KENAI MOUNTAINS. COVER AND WALLS CREATE EARLY SPRING MICRO CLIMATE



**1** MAIN BUILDING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

12-14-19 DESIGN INTERIM 65% DEVELOPMENT



**Z ARCHITECTS**



ALYESKA RESORT NORDIC SPA  
BIRMINGHAM, ALABAMA  
SCHEMATIC DESIGN  
FIRST FLOOR PLAN

• SUBMITTAL 1-21-2020  
• DRAWN BY: MAZ  
• REVIEWED BY: MAZ  
• JOB NUMBER: 19-03  
• DEVELOPMENT #019

**A1.1**



ARCHITECTS



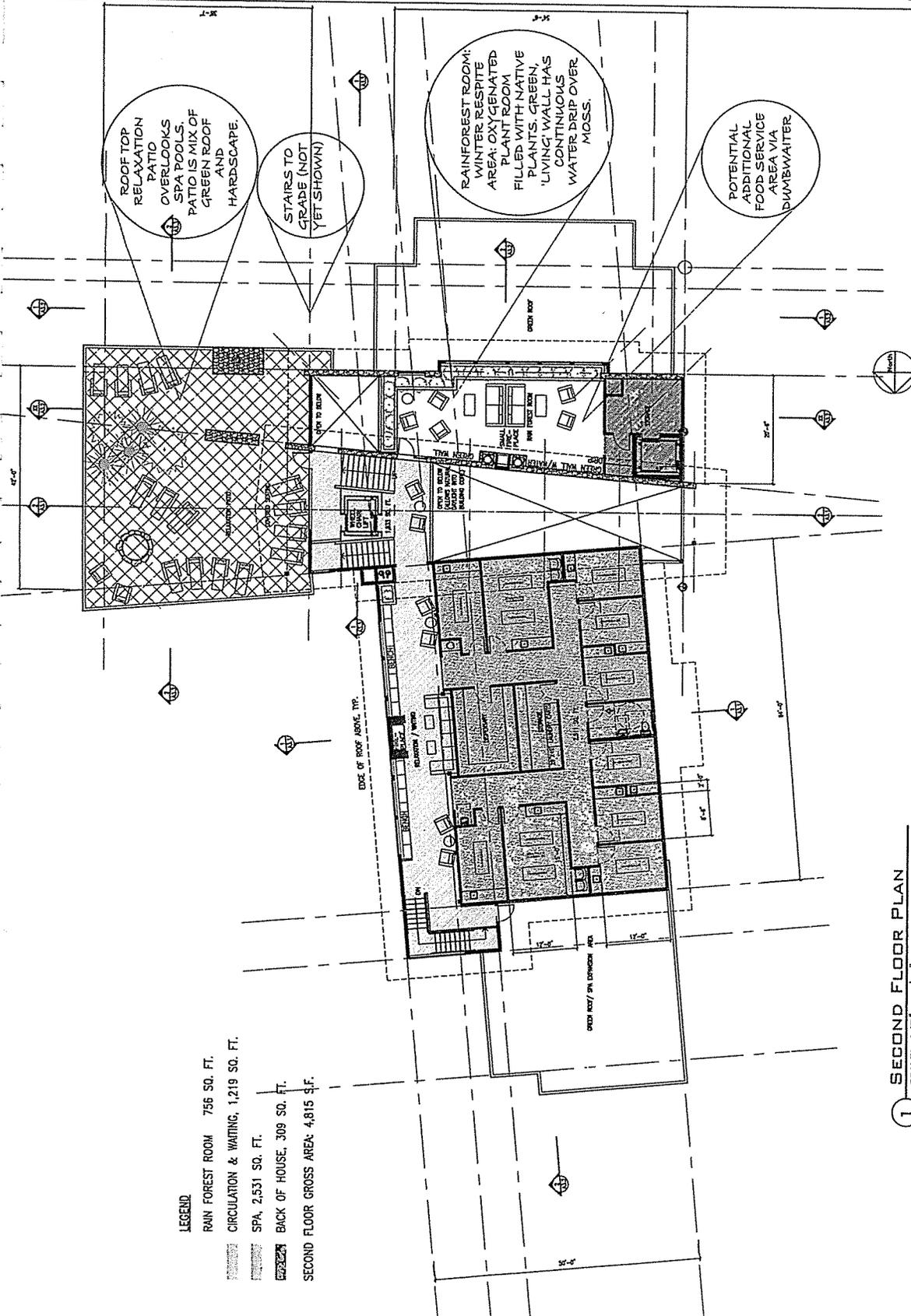
ALYESKA RESORT NORDIC SPA  
SECOND FLOOR PLAN  
BOHEMIAN DESIGN

DATE: 12-14-19  
DRAWN BY: MAZ  
CHECKED BY: MAZ  
REVISIONS:  
JOB NUMBER: 19005

A1.2

12-14-19  
INTERIM 65% DESIGN  
DEVELOPMENT

- LEGEND**
- RAIN FOREST ROOM 756 SQ. FT.
  - CIRCULATION & WAITING, 1,219 SQ. FT.
  - SPA, 2,531 SQ. FT.
  - BACK OF HOUSE, 309 SQ. FT.
  - SECOND FLOOR GROSS AREA: 4,815 S.F.



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**Z ARCHITECTS**



ALYESKA RESORT NORDIC SPA  
 BIRMINGHAM, ALABAMA  
 ACCESSORY BUILDINGS  
 FLOOR PLANS

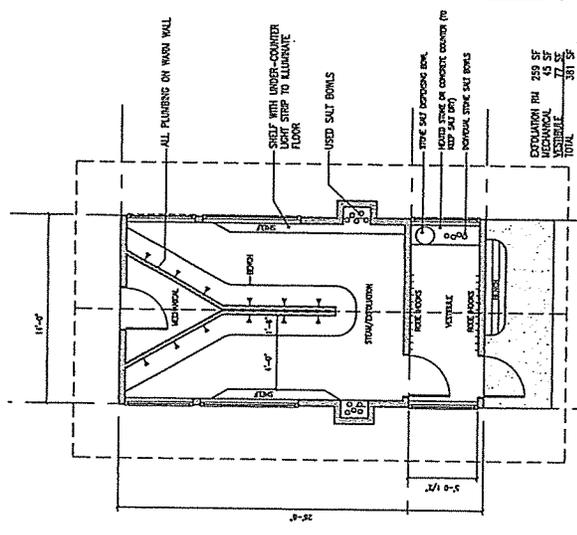
DESIGNER: M. K. HARRIS  
 CHECKED BY: M. H. W. REVISIONS:

JOB NUMBER: 11-30-19  
 DATE: 11/10/19

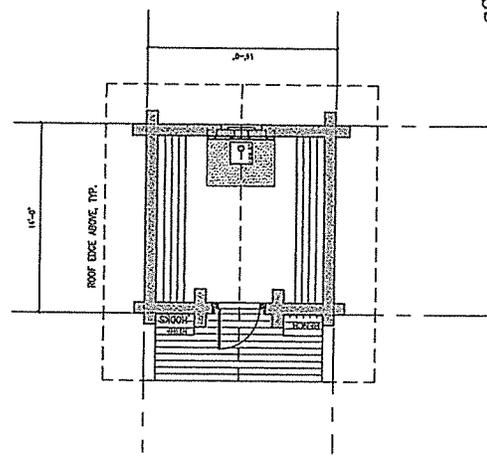
**A1.5**

11-30-19  
 SCHEMATIC DESIGN

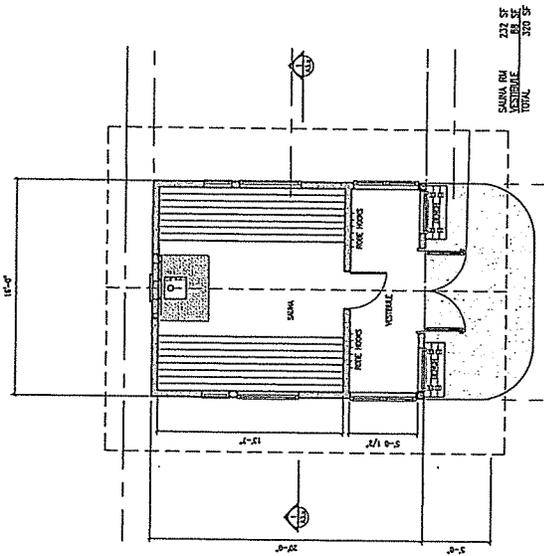
AREA: 985 SF



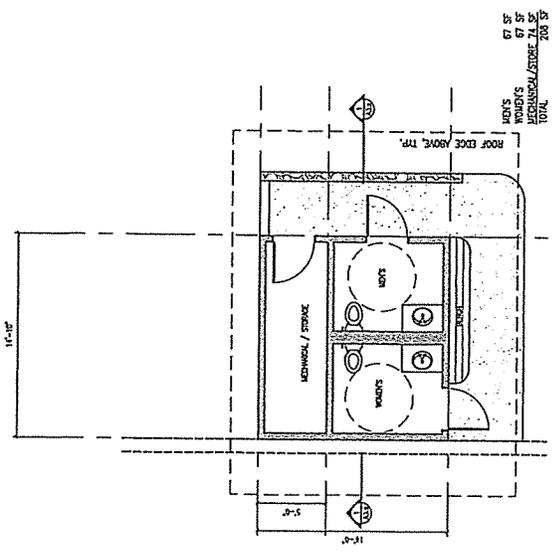
3 EXFOLIATION ROOM  
 SCALE: 1/4" = 1'-0"



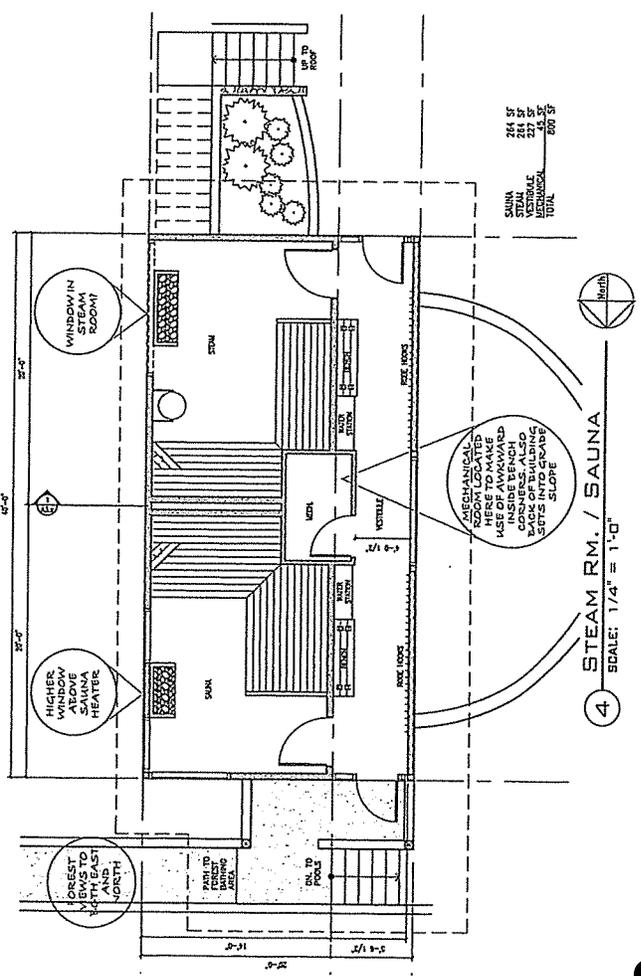
5 BANYA  
 SCALE: 1/4" = 1'-0"



2 DRY SAUNA  
 SCALE: 1/4" = 1'-0"

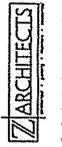


1 RESTROOM  
 SCALE: 1/4" = 1'-0"



4 STEAM RM. / SAUNA  
 SCALE: 1/4" = 1'-0"





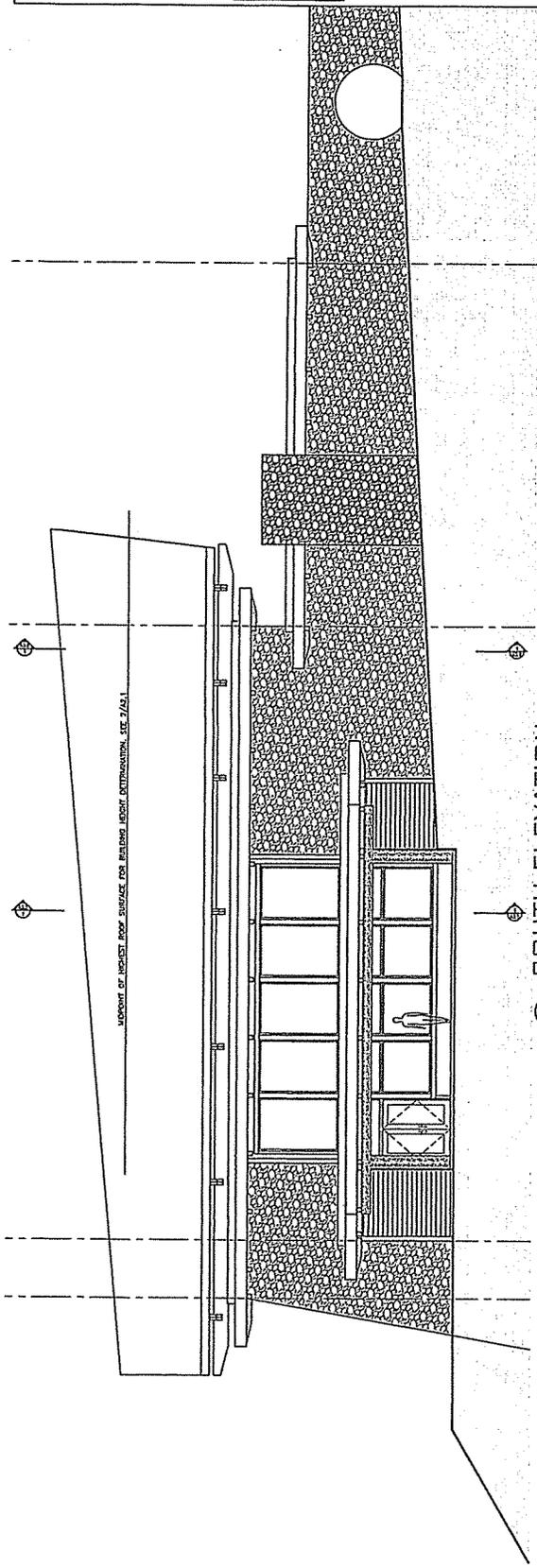
MAIN BUILDING ELEVATIONS

ALYESKA RESORT NORDIC SPA  
GIMWOOD, ALASKA  
SCHEMATIC DESIGN

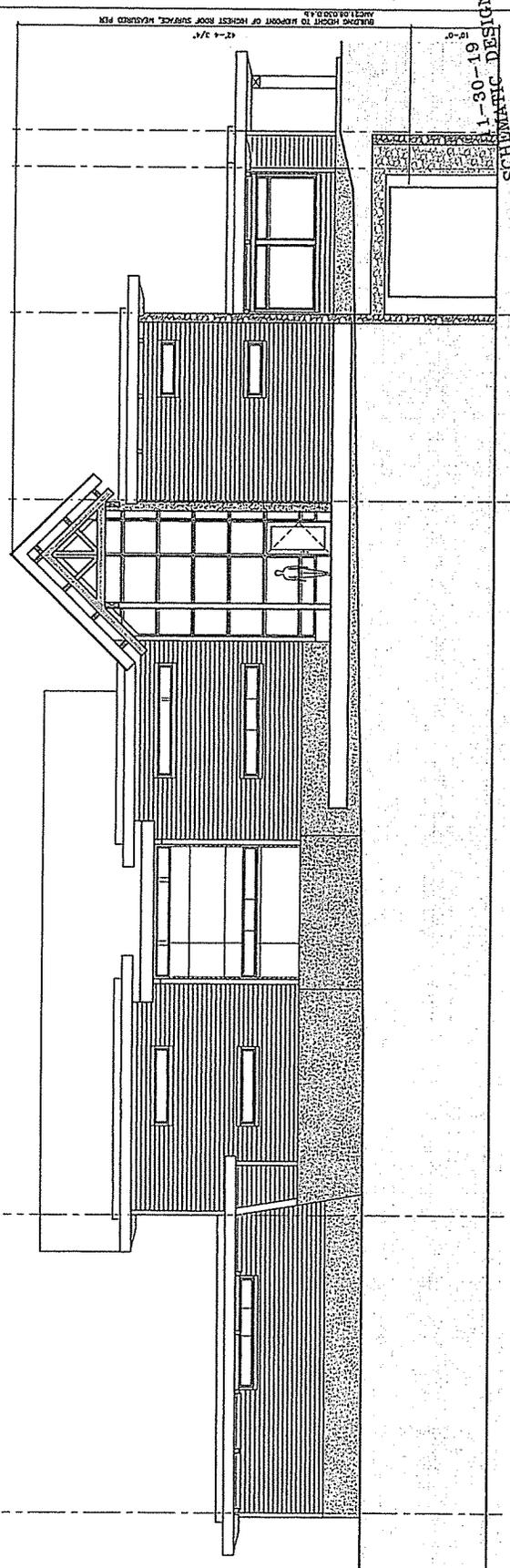
REVISIONS:  
REVISION NO. DATE  
CHECKED BY: MAE  
DESIGNED BY: MAE

JOB NUMBER: 19-03  
DATE: 11-30-19

A2.1



1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

1-30-19  
SCHEMATIC DESIGN



Z ARCHITECTS  
ARCHITECTS



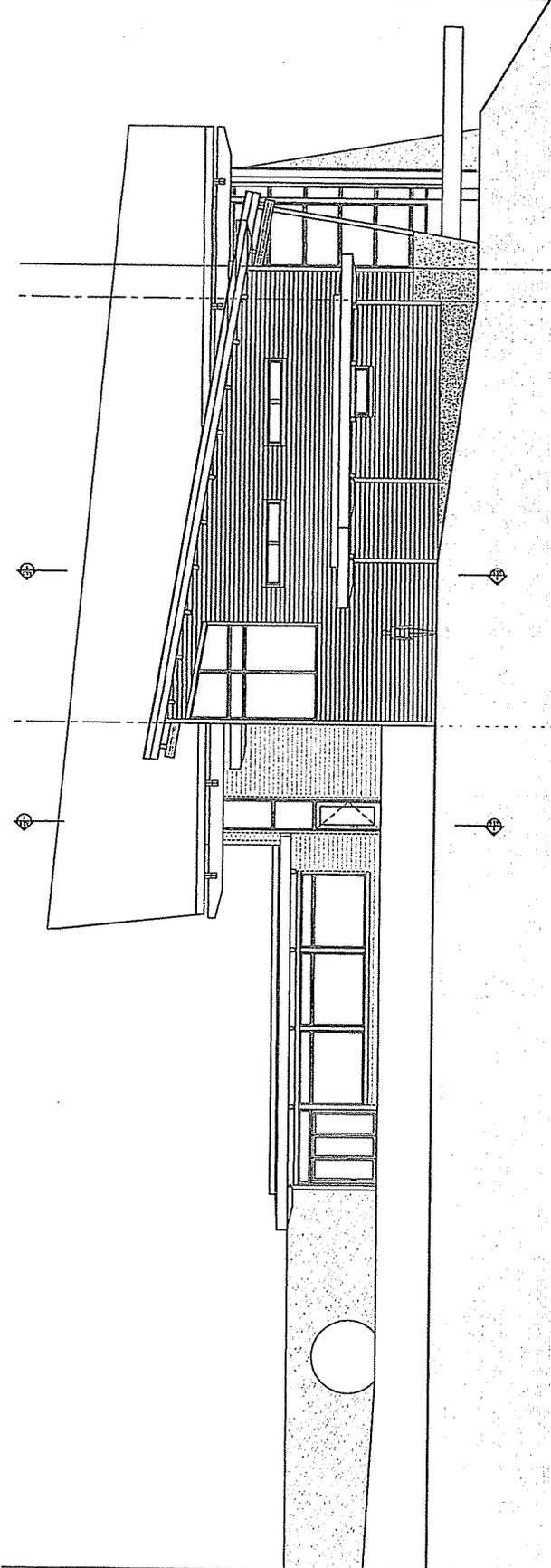
MAIN BUILDING ELEVATIONS

ALYESKA RESORT NORDIC SPA  
DINWOOD, ALASKA  
SCHEMATIC DESIGN

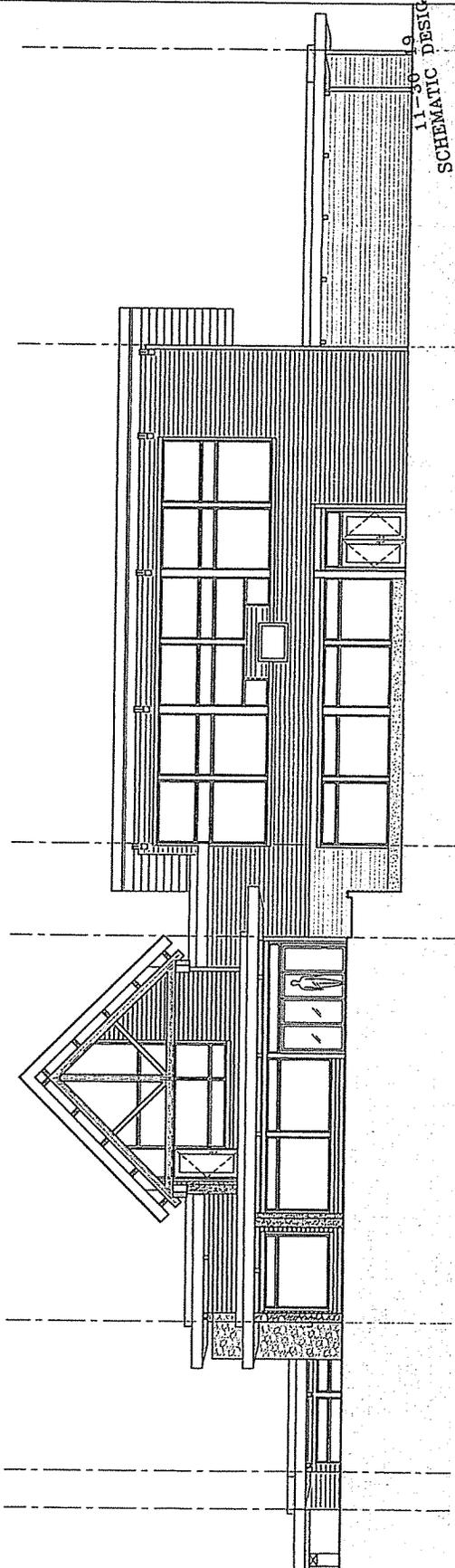
DATE: 11-30-19  
DRAWN BY: MAZ  
CHECKED BY: MAZ  
REVISIONS:

JOB NUMBER: 19-03  
JOB DATE: 11-30-19

A2.2



1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

11-30-19  
SCHEMATIC DESIGN



Z ARCHITECTS

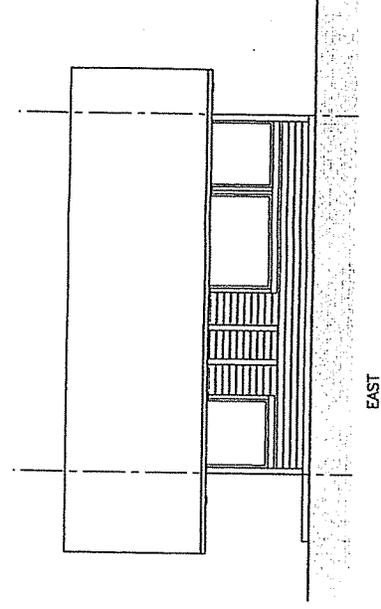


ACCESSORY BUILDING ELEVATIONS

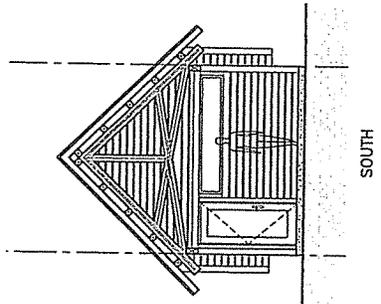
ALYESKA RESORT NORDIC SPA  
DIIWOMOO, ALASKA  
SCHEMATIC DESIGN

• SUBMITTAL NUMBER 19  
• DRAWING NO. A2.3  
• CHECKED BY: MZ  
• REVISIONS: 1, 2  
JOB NUMBER 18023  
DATE: 11-30-19

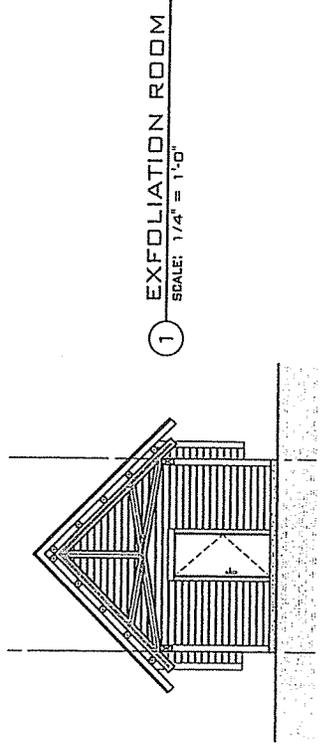
A2.3



WEST

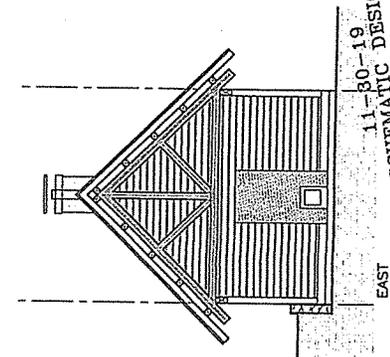


EAST

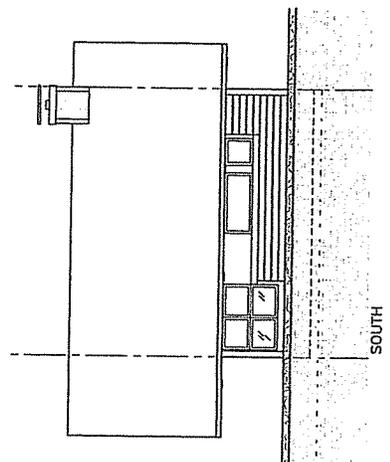


NORTH

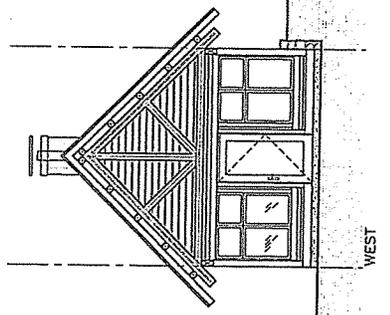
1 EXFOLIATION ROOM  
SCALE: 1/4" = 1'-0"



NORTH



SOUTH



WEST

2 DRY SALINA  
SCALE: 1/4" = 1'-0"

11-30-19  
SCHEMATIC DESIGN



Z ARCHITECTS



ACCESSORY BUILDING ELEVATIONS

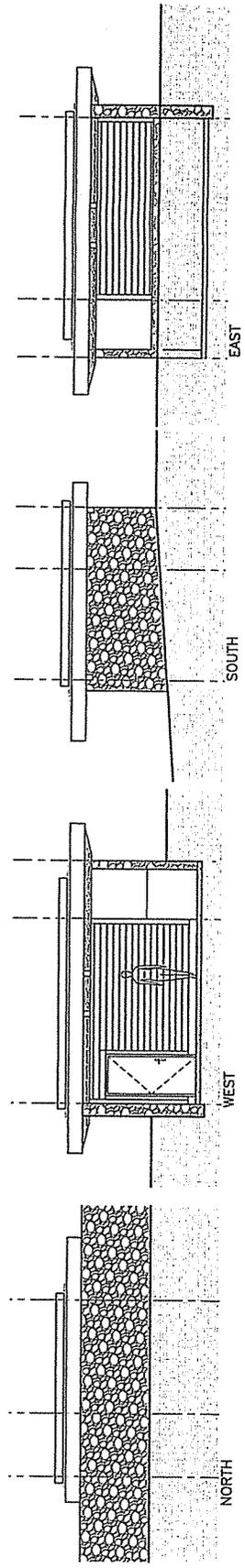
ALYESKA RESORT NORDIC SPA  
GHIWOGIO, ALASKA  
BENCHMARK DESIGN

DESIGNED BY: MAZ  
CHECKED BY: MAZ  
REVISIONS:

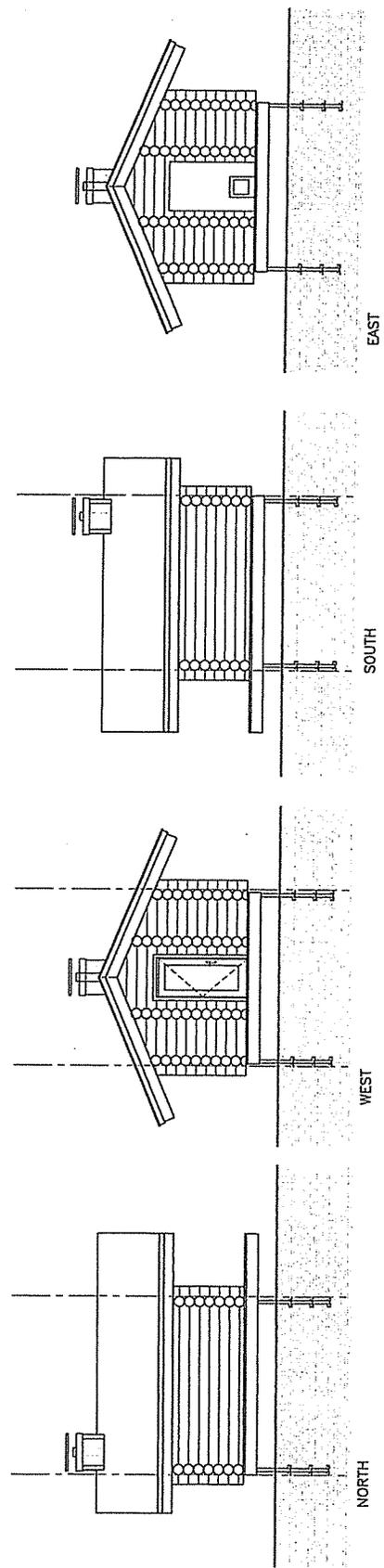
DATE: 11-30-19  
DRAWN BY: MAZ  
SCALE: AS SHOWN

A2.5

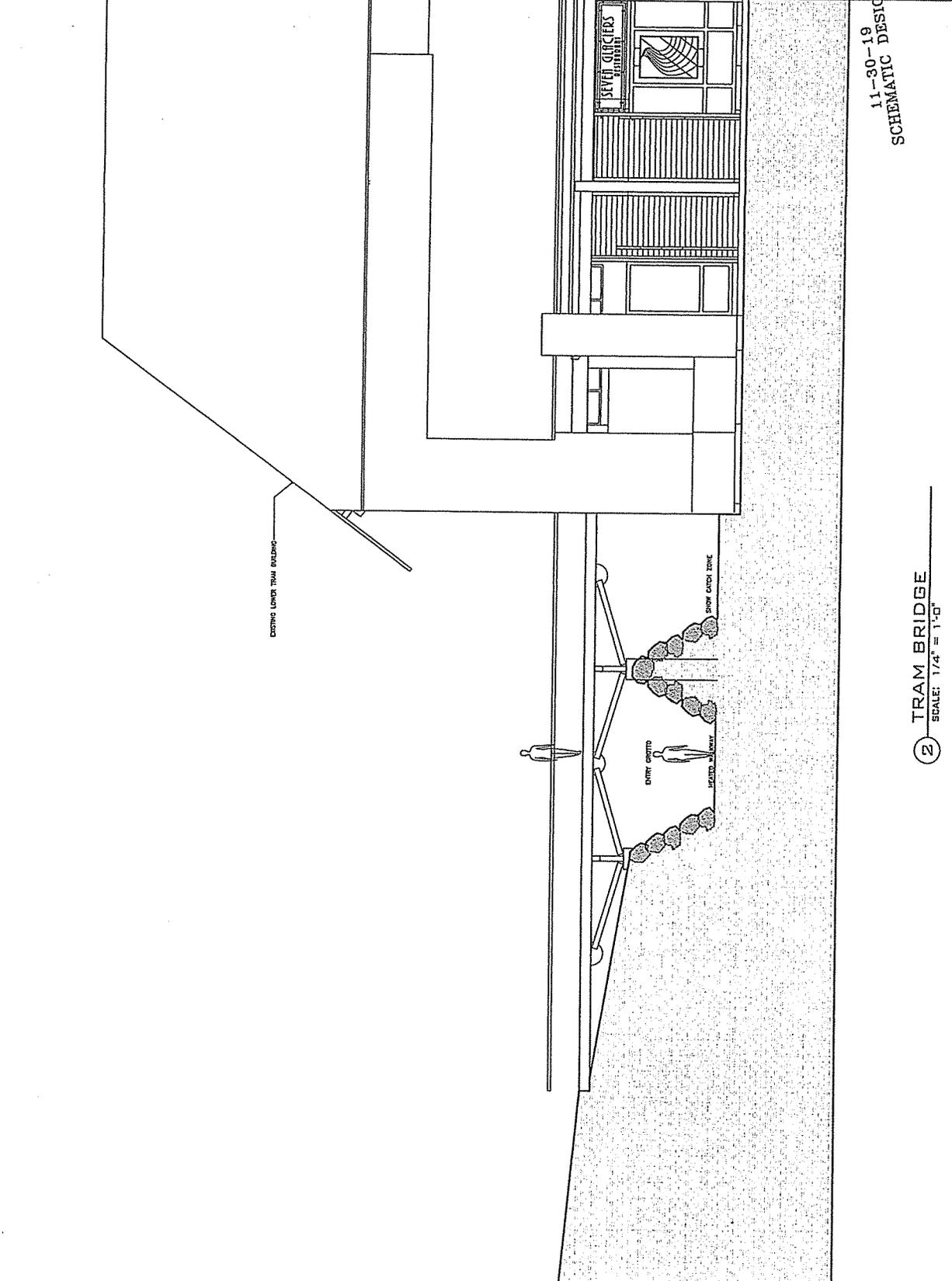
11-30-19  
SCHEMATIC DESIGN



1 RESTROOM ELEVATIONS  
SCALE: 1/4" = 1'-0"



2 BANYA ELEVATIONS  
SCALE: 1/4" = 1'-0"





ZARCHITECTS



ALYESKA RESORT NORDIC SPA  
DISOMOD, ALASKA  
BOHANNON DESIGN

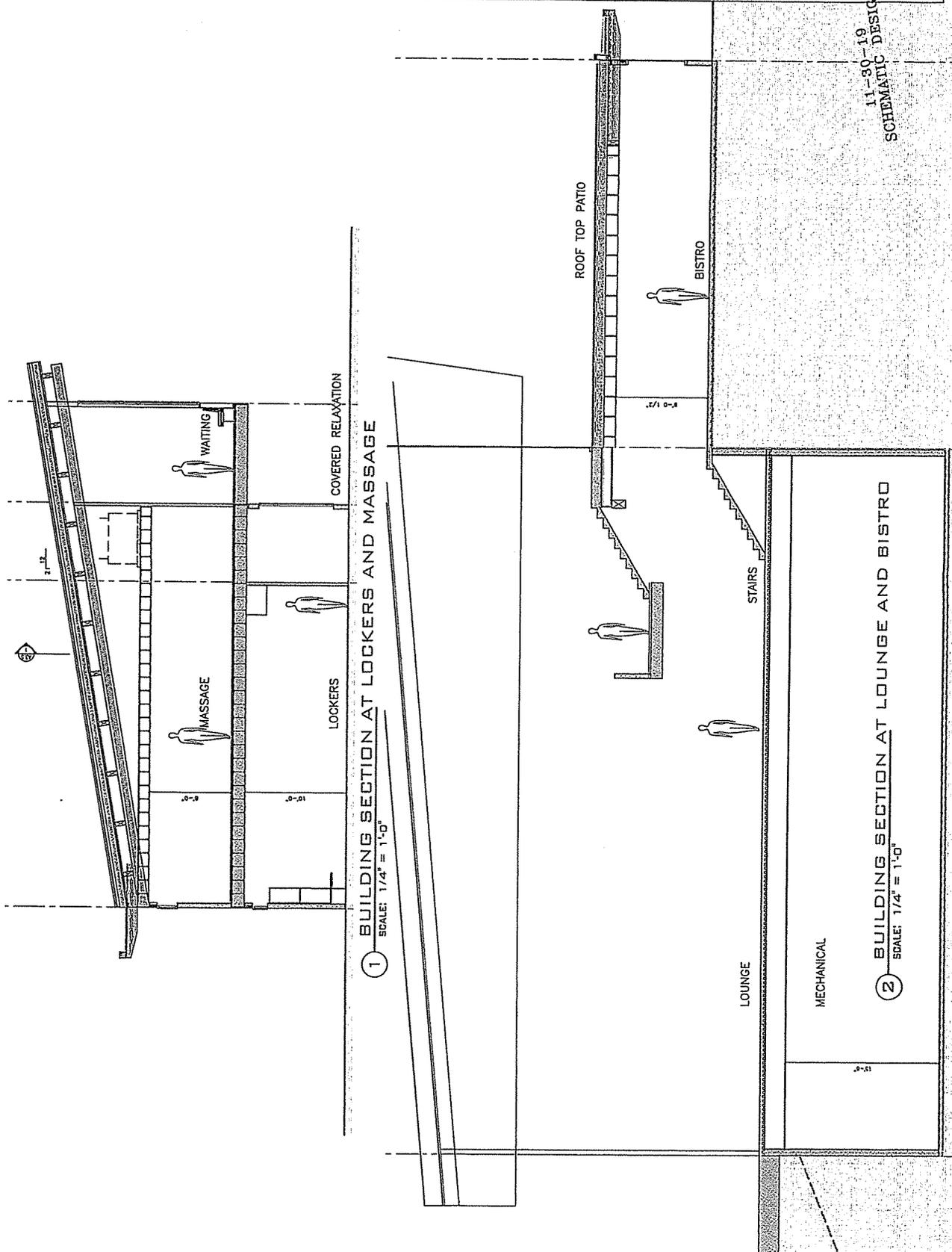
BUILDING SECTIONS

DATE: 11-30-19  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
REVISIONS: [illegible]

JOB NUMBER: 19-03

A3.1

11-30-19  
SCHEMATIC DESIGN



1 BUILDING SECTION AT LOCKERS AND MASSAGE  
SCALE: 1/4" = 1'-0"

2 BUILDING SECTION AT LOUNGE AND BISTRO  
SCALE: 1/4" = 1'-0"



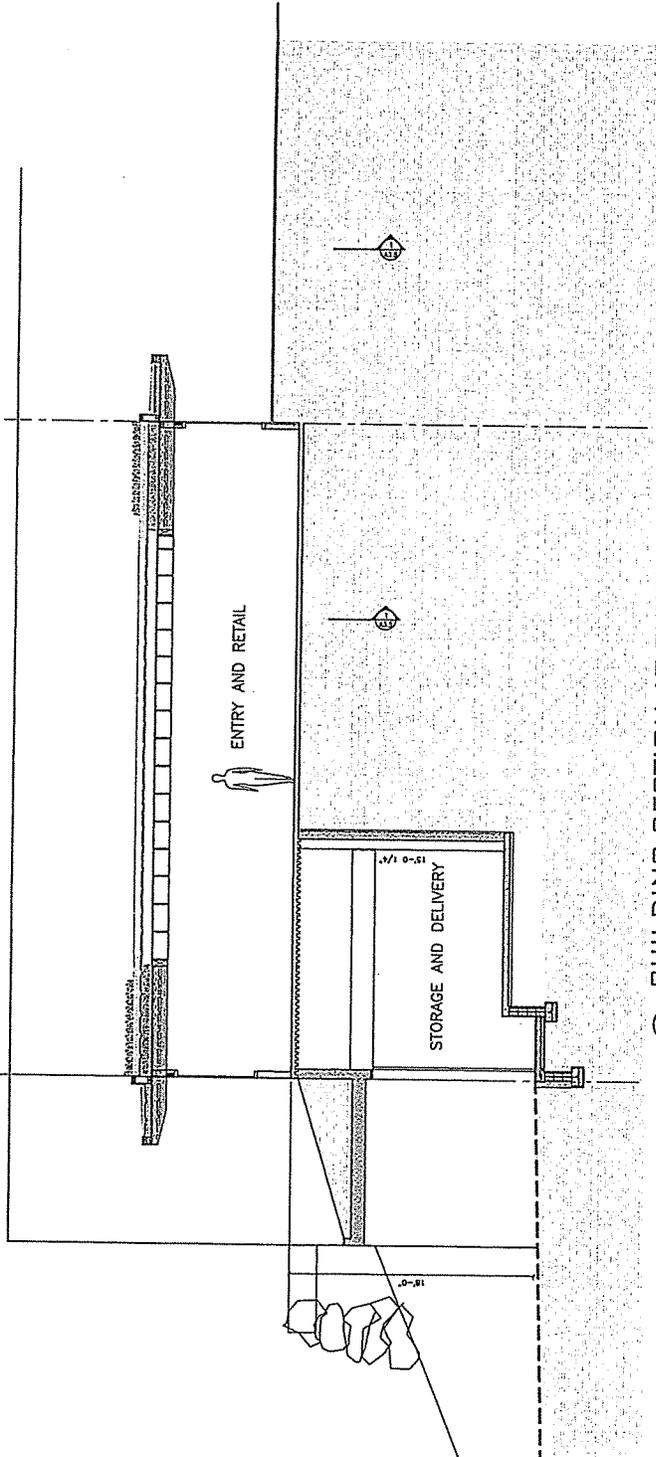
ALYESKA RESORT NORDIC SPA  
GIRDWOOD, ALASKA  
SCHEMATIC DESIGN

BUILDING SECTIONS

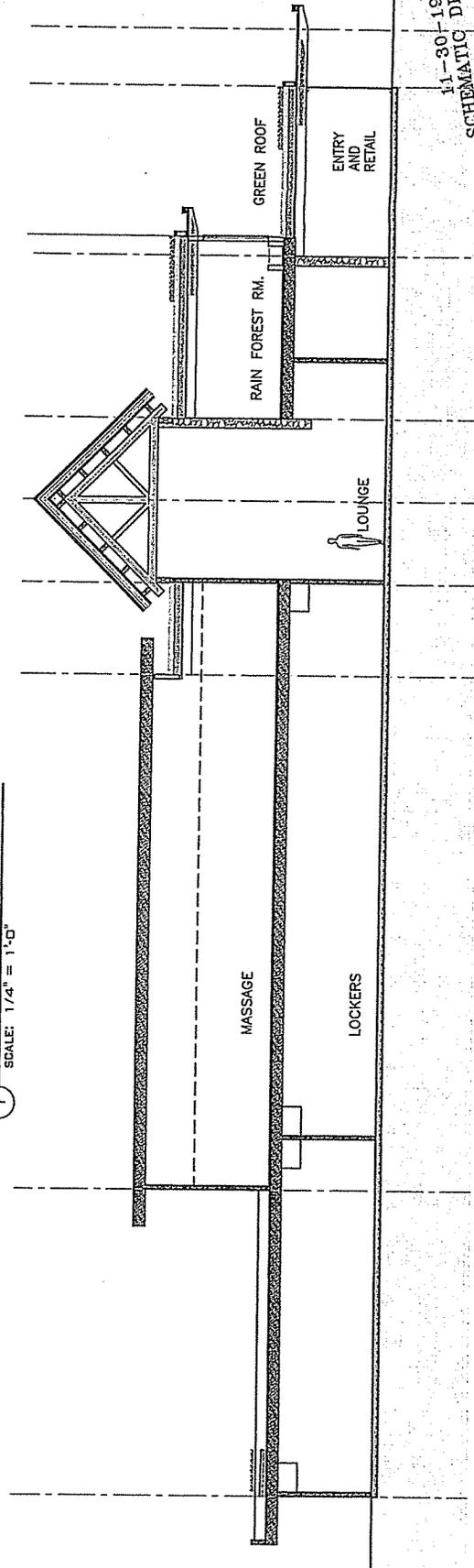
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SUBMITTAL NUMBER: 19  
DRAWN BY: MAZ  
CHECKED BY: MAZ  
DATE: 11/15/19

11-30-19  
SCHEMATIC DESIGN

A3.2

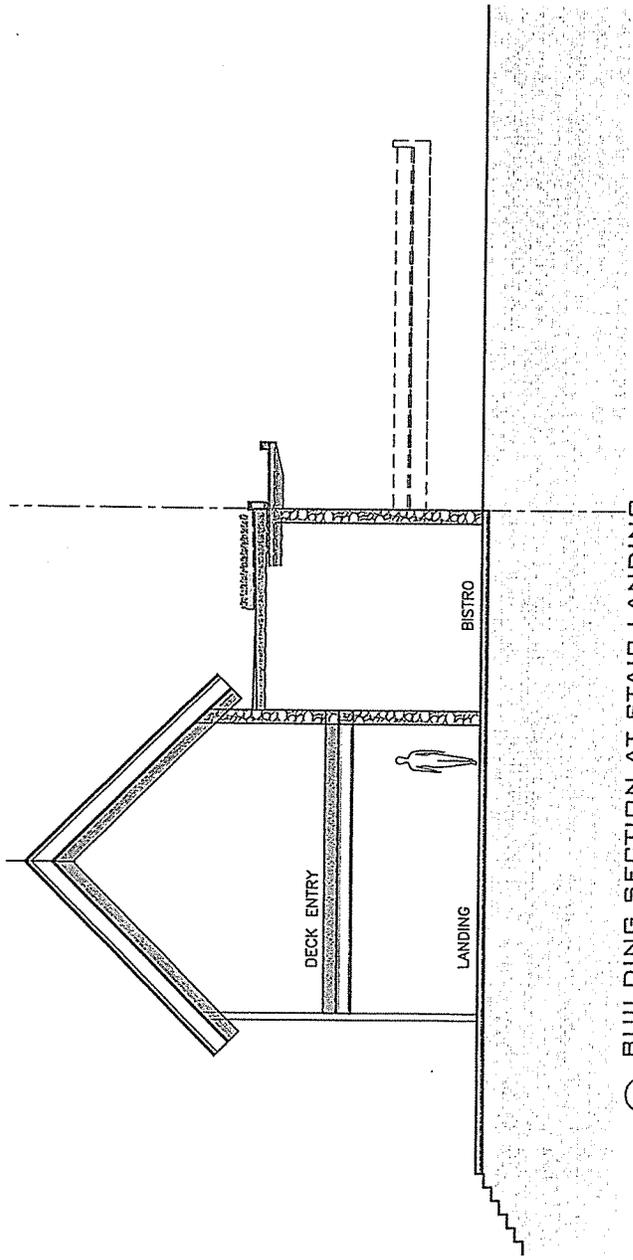


1 BUILDING SECTION AT ENTRY  
SCALE: 1/4" = 1'-0"

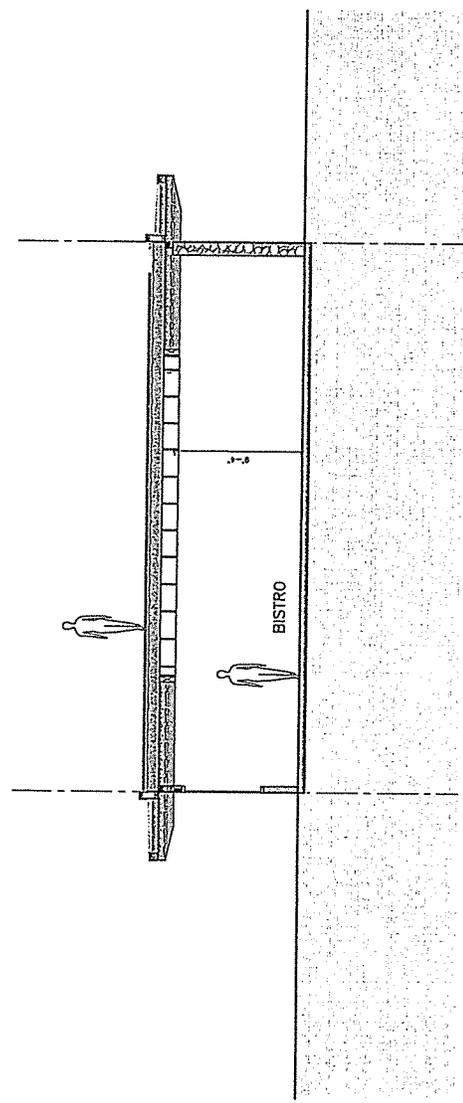


2 BUILDING SECTION - LONGITUDINAL  
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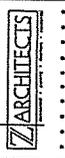
11-30-19  
 SCHEMATIC DESIGN



① BUILDING SECTION AT STAIR LANDING  
SCALE: 1/4" = 1'-0"



② BUILDING SECTION AT BISTRO  
SCALE: 1/4" = 1'-0"



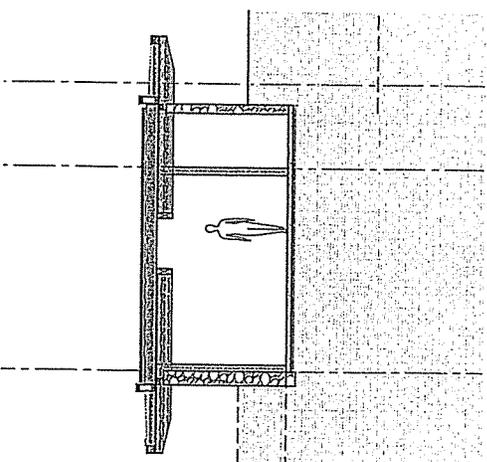
ACCESSORY BUILDING SECTIONS

ALYESKA RESORT NORDIC SPA  
BIMHOOD, ALASKA  
ARCHITECTS DESIGN

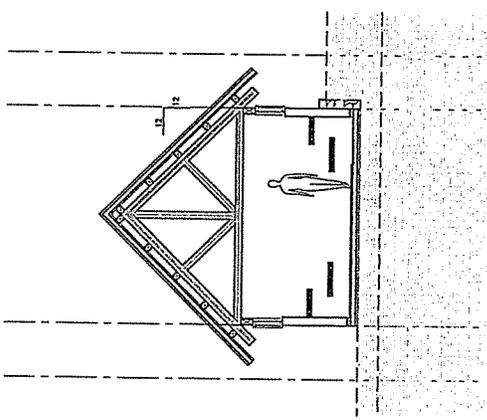
DATE: 11-30-19  
SUBMITTED: 11-30-19  
BY: [Name]  
CHECKED: [Name]  
REVISIONS:

JOB NUMBER: 19005  
DATE: 11-30-19

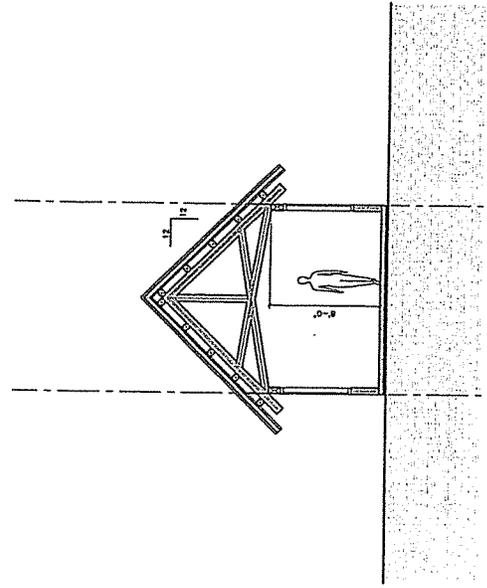
A3.4



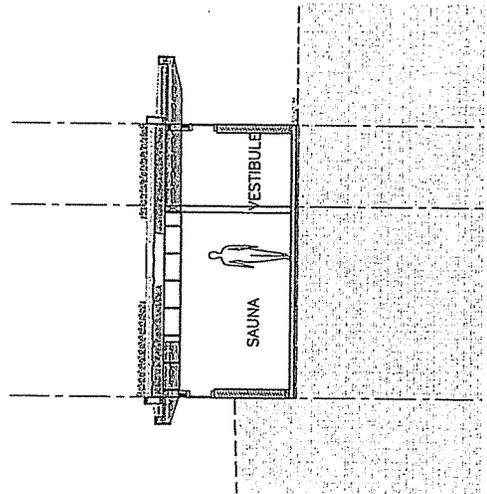
1 MECHANICAL / WASH ROOM  
SCALE: 1/4" = 1'-0"



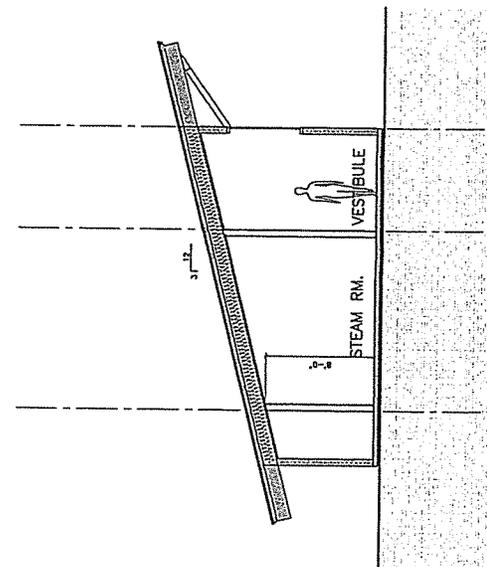
2 DRY SAUNA  
SCALE: 1/4" = 1'-0"



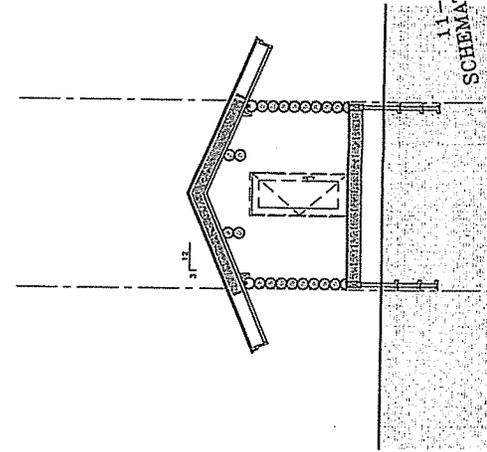
3 EXFOLIATION ROOM  
SCALE: 1/4" = 1'-0"



4 STEAM RM. / SAUNA  
SCALE: 1/4" = 1'-0"



5 SMALL STEAM RM. / SAUNA  
SCALE: 1/4" = 1'-0"



6 BANYA  
SCALE: 1/4" = 1'-0"

11-30-19  
SCHEMATIC DESIGN



ACCESSORY BUILDING SECTIONS

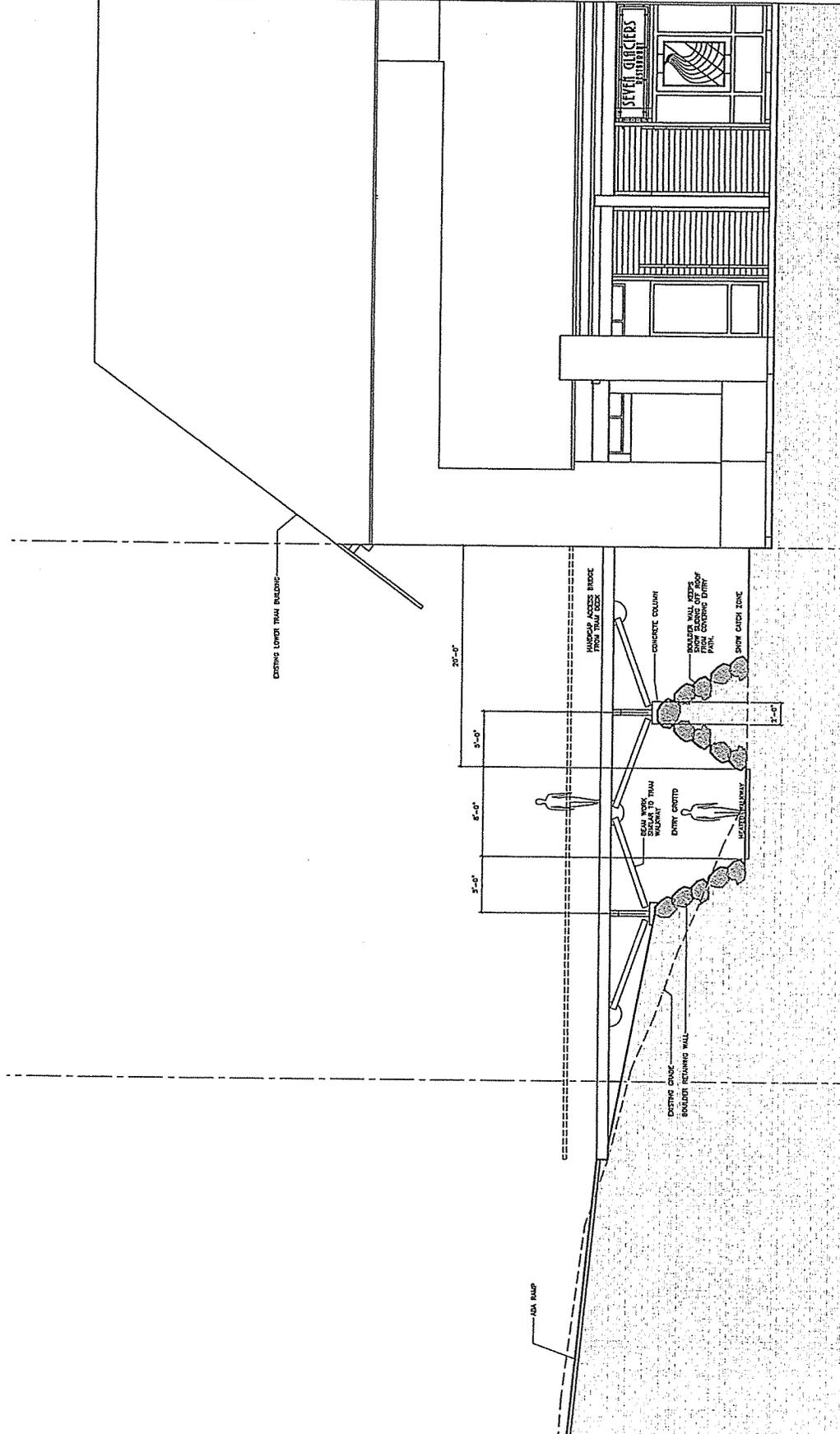
ALYESKA RESORT NORDIC SPA  
GIMMOWSKI, ALASKA  
BENHAYM DESIGN

DATE: 11-30-19  
DRAWN BY: HAZ  
CHECKED BY: HAZ  
REVISIONS:

JOB NUMBER: 19-003  
JOB TITLE: ARCHITECT

A3.5

11-30-19  
SCHEMATIC DESIGN



1 BRIDGE/ENTRY GROTTO  
SCALE: 1/4" = 1'-0"





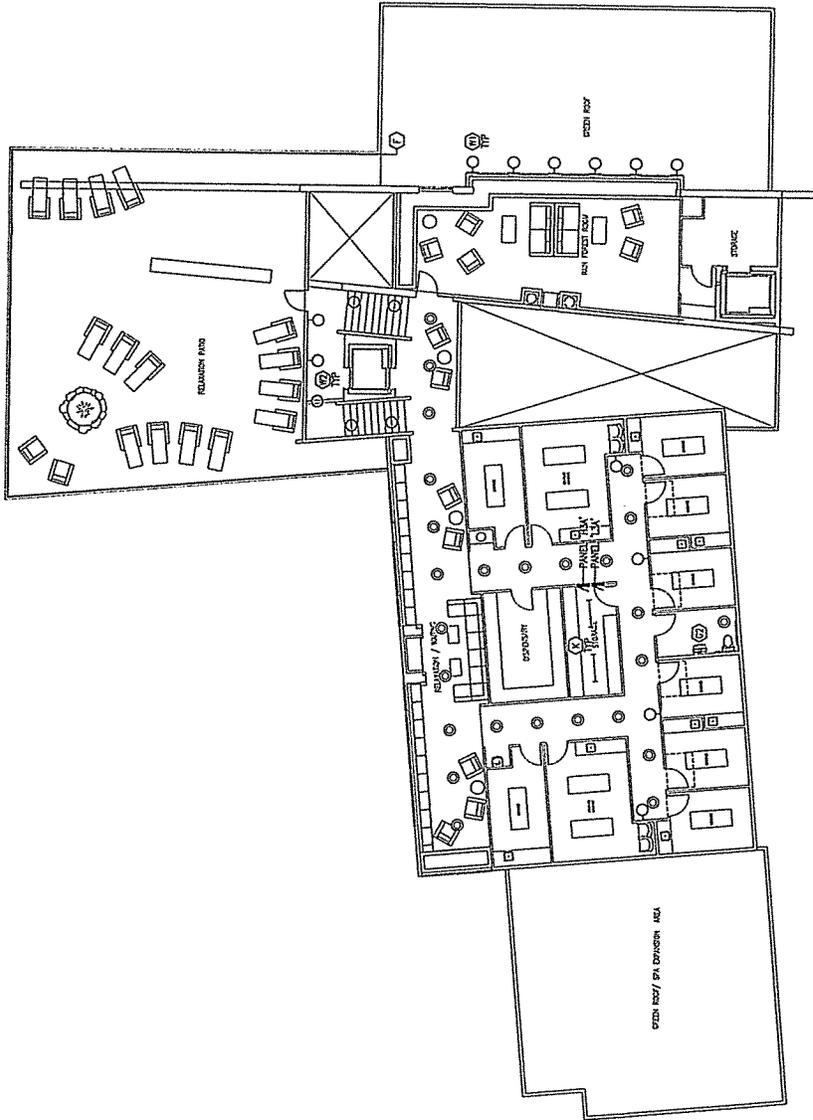


**GENERAL NOTES:**

1. NOTE ONE

**SHEET NOTES:**

A. NOTE ONE



1 SECOND FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



ALYESKA RESORT NORDIC SPA  
BIRMINGHAM, ALABAMA  
BONHEAVURE DESIGN  
MAIN BUILDING SECOND FLOOR  
ELECTRICAL PLAN

SUBMITTED 11.20.2019  
DRAWN BY: [signature]  
CHECKED BY: [signature]  
REVISIONS:

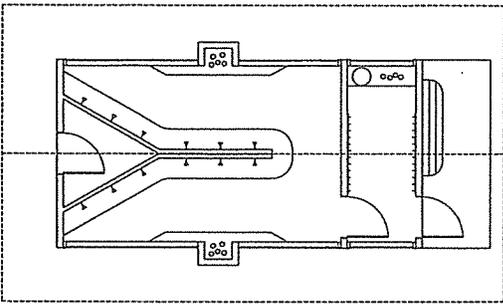
JOB NUMBER 10161  
DATE PLOTTED 11.20.2019

11-29-19  
SCHEMATIC DESIGN

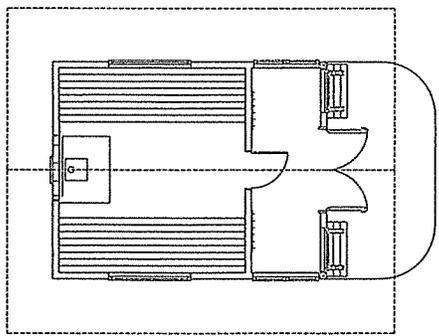
E2.3

**GENERAL NOTES:**  
 1. NOTE ONE

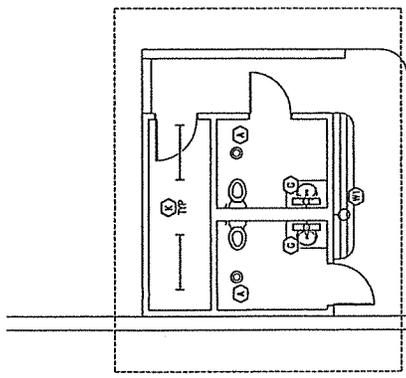
**SHEET NOTES:**  
 A. NOTE ONE



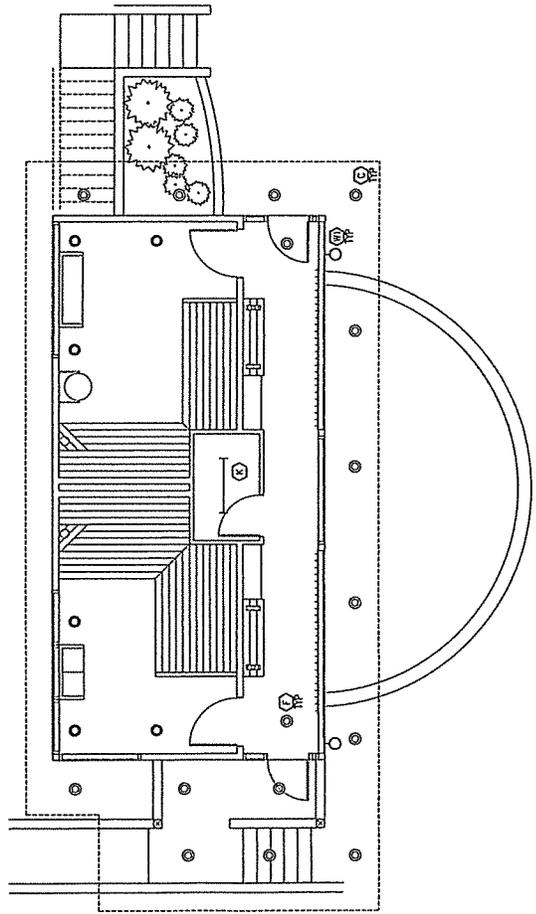
3 EXFOLIATION ELECTRICAL PLAN  
 1/4" = 1'-0"



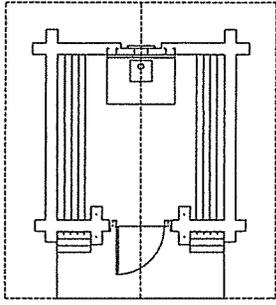
2 DRY SAUNA ELECTRICAL PLAN  
 1/4" = 1'-0"



1 RESTROOM ELECTRICAL PLAN  
 1/4" = 1'-0"



4 STEAM ROOM / SAUNA ELECTRICAL PLAN  
 1/4" = 1'-0"



5 BANYA ELECTRICAL PLAN  
 1/4" = 1'-0"

# Reviewing Agency & Public Comments



# MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage  
Health  
Department

Date: January 17, 2020  
To: Planning Department, Current Planning Division  
Thru: *BA* Christy Lawton, Public Health Division Manger  
Darcy Harris, Environmental Health Program Manager  
From: Janine Nesheim, Environmental Sanitarian III  
Subject: Comments Regarding CUP 2020-0018, Alyeska Resort Hotel Limited  
Partnership, Development Master Plan for Alyeska Resort Nordic Day Spa

RECEIVED

JAN 17 2020

PLANNING DEPARTMENT

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This CUP reviews the development of a Nordic day spa consisting of outdoor pools, steam room/saunas, an exfoliating room, restrooms, a restaurant and a bar.

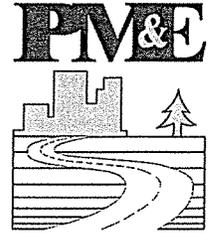
## Comments re Food Safety, Pools and Spas, and Cosmetological Establishments

The restaurant, bar, pools and associated buildings must undergo the AHD plan review and health permit process.

The applicant must contact AHD to discuss exfoliating room use to determine whether it must also go through the health permit process.



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



**DATE:** January 13, 2020

**To:** Dave Whitfield

**FROM:** Kyle Cunningham

**SUBJECT:** Case 2020-0018: Comments from Watershed Management Services.

**RECEIVED**

JAN 16 2020

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the February 10, 2020 Planning and Zoning Commission hearing:

- 2020-0018 – Alyeska Subdivision Prince Addition, Tract A, Fragment Lots 10, 11, 12, & 13 (Plat 2008-126);
  - Provide a Stormwater Pollution Prevention Plan (SWPPP) to WMS for review prior to the start of construction.
  - Where are the plumbing plans? (WMS would like to review to ensure that no chlorinated or potable water will be entering the detention pond, the storm drain system, or any downstream drainageways or receiving waters).
  - We would like more detail on the “circulating ponds” and “drainage swale” shown on the plans. Is this intended for stormwater runoff from the outdoor areas, or will it be more like a fountain with a pump circulating water from the lower pond to the upper pond? Will it be filled with chlorinated or potable water?
  - Is the underdrain shown connected to the detention pond for anticipated high groundwater or stormwater runoff from the development? Grading plan sheet shows under existing grading stormwater would generally run off to the west and north, but no underdrain or other drainageways are shown on those sides of the development.
  - How was the detention pond sized? How much volume of water is anticipated from the underdrain?



# MUNICIPALITY OF ANCHORAGE

Traffic Department



## MEMORANDUM

**RECEIVED**

DATE: January 13, 2020  
TO: Current Planning Division Supervisor,  
Planning Department  
THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Department  
FROM: Randy Ribble, Assistant Traffic Engineer  
SUBJECT: 2020-0018 Development Master Plan for Alyeska Resort Hotel (Nordic Day Spa)

JAN 15 2020

PLANNING DEPARTMENT

Traffic recommends approval of the proposed developmental master plan with the following comments and condition.

The application narrative on page 8 address the parking requirements for propose development along with current required parking for the existing uses on this section of the resort. The narrative discusses additional parking in and around the resort in support of the additional uses within the resort not directly connect to the hotel. Traffic has a concern that available space adjacent to the day lodge has insufficient area to support the amount of parking stated within the report.

The design team met with the Municipal Traffic Engineer to review and discuss a draft parking study of which a portion is included within this application. The traffic engineer has asked for verification of existing use calculations and minor modifications be made to the figures and tables used in the report.

Traffic is requesting a conditional of approval for this developmental plan that requires the draft parking study be finalized and submitted for approval by Municipal Traffic Engineer prior to final approval of the master developmental plan.

# MEMORANDUM

RECEIVED

JAN 13 2020

**DATE:** January 13, 2020  
**TO:** Dave Whitfield, Planning Manager, Planning Section, Planning Division  
**FROM:** Paul Hatcher, Engineering Technician III, Planning Section, AWWU  
**RE:** Zoning Case Comments  
Hearing date: February 10, 2020  
Agency Comments due: January 13, 2020

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

**2020-0018 ALYESKA PRINCE ADDITION TR A FRAG LOTS 10, 11, 12, 13, Development Master Plan for Alyeska Resort Hotel Limited Partnership's development of the Alyeska Resort Nordic Day Spa, Grid SE4717**

1. AWWU water and sewer are available to these fragment lots.
2. This development will require submitting privates system plans to AWWU Field Services.
3. AWWU has no objection to the master plan development.

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](mailto:paul.hatcher@awwu.biz)



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907.269.0520  
Fax: 907.269.0521  
dot.alaska.gov

January 9, 2020

RECEIVED

JAN 09 2020

PLANNING DEPARTMENT

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 Planning Field Office has no comments on the following zoning case:

- **2020-0018: Vacant Land and 294 Tram Circle**

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  
Shawn Gardner, Anchorage Area Planner, DOT&PF

*"Keep Alaska Moving through service and infrastructure."*

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Addressing email: [addressing@muni.org](mailto:addressing@muni.org)

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

*Mayor Ethan Berkowitz*

RECEIVED

DEC 23 2019

Case no. 2020-0018

PLANNING DEPARTMENT

- i. Advisory Note: All buildings will be assigned addresses when the land use permit is applied for.

Thanks,

Karleen Wilson  
Addressing Official  
907-343-8168

Call No	Call Type	Disposition	
Report No	Dispatch Area	# Prior Calls	
Unit ID	Origin	DSN	Priority
Rep Dist	Area	Beat	
Location 294 TRAM CIRCLE			Range
Apartment	City		
Entry Oper	Dispatch Oper		
From Date	To Date	From Time	To Time
<input type="button" value="Search"/>			

No hits found

UNABLE TO SEARCH ON OTHER LOCATIONS WITH NO SPECIFIC STREET ADDRESSES.

UN# 63000  
12/23/19

RECEIVED

DEC 23 2019

PLANNING DEPARTMENT

APD

2020-0018

**Kimmel, Corliss A.**

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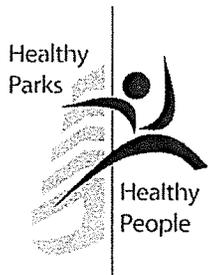
**From:** Jackson, Evan G.  
**Sent:** Monday, December 23, 2019 12:11 PM  
**To:** Kimmel, Corliss A.  
**Subject:** Case Comments

To whom it may concern,

The Anchorage Municipality Parks and Recreation Department has no comment nor objection to the following projects:

- 2020-0014 : Athenian Village, Tracts G5 and G6 (Plat 83-62)
- 2020-0018 : Alyeska Subdivision Prince Addition, Tract A, Fragment Lots 10, 11, 12, 13 (Plat 2008-126)

Sincerely,



**Evan Jackson**

Public Land Use Enforcement Officer

Anchorage Parks and Recreation

907-343-4137

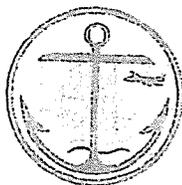
Evan.Jackson@anchorageak.gov

<http://www.muni.org/Departments/parks>

632 W 6th Ave, Anchorage, Alaska 99501



# Posting Affidavit



# AFFIDAVIT OF POSTING

CASE NUMBER: 2020-0018

I, LAQUITA CHMIELOWSKI 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 DEVELOPMENT MASTER PLAN. The notice was posted on January 21<sup>st</sup> 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 21<sup>st</sup> day of January, 2020.

LaQuita Chmielowski  
Signature

## LEGAL DESCRIPTION

Tract or Lot: Tract A, Lot 10-13

Block: \_\_\_\_\_

Subdivision: Alyeska Prince Addition

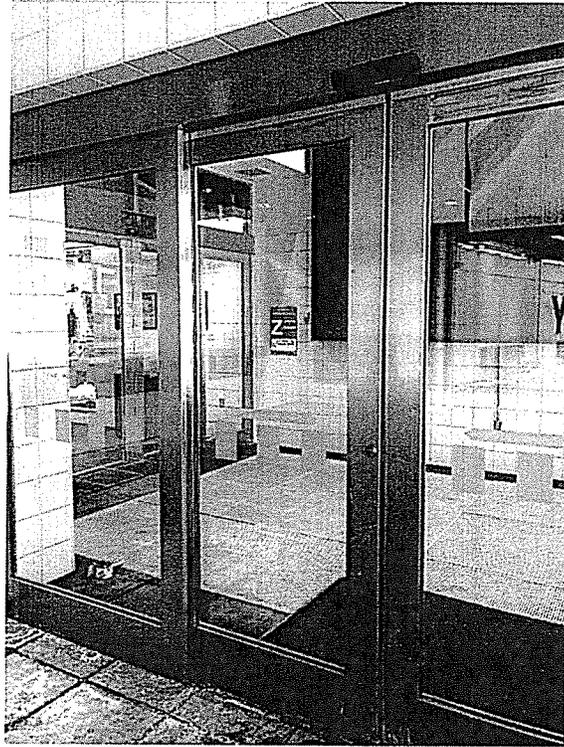


Photo 1: Notice of Public Hearing posting at Tramway Building to west of project site.



Photo 2: Close-up of Notice of Public Hearing at Tramway Building.