

Application for Administrative Site Plan Review

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


PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first)	John McGrew & Glenn Gellert w/ Suell, LLC	Name (last name first)	Brandon Marcott, Triad Engineering, LLC
Mailing Address	1113 W. Firwood Lane, Suite 202	Mailing Address	P.O. Box 111989
	Anchorage, AK 99503		Anchorage, AK 99511
Contact Phone – Day	John – 907.331.8882	Contact Phone – Day	907.344.3114
Evening	john.j.mcgrew@gmail.com	Evening	
Fax	Glenn – 907.748-6157	Fax	
	glenn.gellert@gmail.com		
E-mail		E-mail	brandonmarcott@triadak.com

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

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 006-421-43-000			
Site Street Address: Tract A1-2 Checkpoint Subdivision, Anchorage, AK			
Current legal description: (use additional sheet if necessary) Tract A1-2, Checkpoint Subdivision			
Zoning: R4	Acreage: 5.49	Grid #: SW1238	Underlying plat #: 2020-30

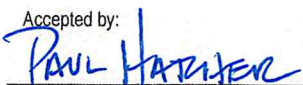
SITE PLAN APPROVAL REQUESTED	
Use: Dwelling, Multi-family Residential	
<input checked="" type="checkbox"/> New SPR	<input type="checkbox"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.


Signature ☐ Owner ☒ Representative Date: 3.9.21
(Representatives must provide written proof of authorization)

Brandon Marcott

Print Name

Accepted by: 	Poster & Affidavit: N/A	Fee: \$1,850.00	Case Number: 2021-0051
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural**Anchorage 2040 Land Use Designation(s):**

- | | | |
|---|--|---|
| <input type="checkbox"/> Large Lot Residential | <input type="checkbox"/> Single and Two-family Residential | <input checked="" type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High | <input type="checkbox"/> Neighborhood Center |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Regional Commercial Center | <input type="checkbox"/> City Center |
| <input type="checkbox"/> Commercial Corridor | <input type="checkbox"/> Main Street Corridor | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Facilities and Institutions | <input type="checkbox"/> Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks | <input type="checkbox"/> Community Facility |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks/open space | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve |
| <input type="checkbox"/> Commercial/Residential | <input type="checkbox"/> Commercial Recreation | | |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: East Anchorage District Plan**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

- | | | | | |
|--------------------------------|--|------------------------------------|---|---|
| Wetland Classification: | <input checked="" type="checkbox"/> None | <input type="checkbox"/> "C" | <input type="checkbox"/> "B" | <input type="checkbox"/> "A" |
| Avalanche Zone: | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Blue Zone | <input type="checkbox"/> Red Zone | |
| Floodplain: | <input checked="" type="checkbox"/> None | <input type="checkbox"/> 100 year | <input type="checkbox"/> 500 year | |
| Seismic Zone (Harding/Lawson): | <input type="checkbox"/> "1" | <input type="checkbox"/> "2" | <input checked="" type="checkbox"/> "3" | <input type="checkbox"/> "4" <input type="checkbox"/> "5" |

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- | |
|---|
| <input type="checkbox"/> Rezoning - Case Number: |
| <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s): S12542 |
| <input type="checkbox"/> Conditional Use - Case Number(s): |
| <input type="checkbox"/> Zoning variance - Case Number(s): |
| <input type="checkbox"/> Land Use Enforcement Action for |
| <input type="checkbox"/> Building or Land Use Permit for |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input checked="" type="checkbox"/> Municipality of Anchorage Water/Sewer Mainline Extensions WS20-007 |

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)																											
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Watershed sign off form, completed <input checked="" type="checkbox"/> 8 1/2" by 11" copy of site plan/building plans submittal																										
26 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Project narrative explaining: <table border="0"> <tr> <td><input checked="" type="checkbox"/> the project</td> <td><input type="checkbox"/> planning objectives</td> </tr> <tr> <td colspan="2"><input checked="" type="checkbox"/> addressing the site plan review criteria on page 3 of this application</td> </tr> </table> <input checked="" type="checkbox"/> Site plan to scale depicting, with dimensions: <table border="0"> <tr> <td><input checked="" type="checkbox"/> building footprints</td> <td><input checked="" type="checkbox"/> parking areas</td> <td><input checked="" type="checkbox"/> vehicle circulation and driveways</td> </tr> <tr> <td><input checked="" type="checkbox"/> pedestrian facilities</td> <td><input checked="" type="checkbox"/> lighting</td> <td><input checked="" type="checkbox"/> grading</td> </tr> <tr> <td><input checked="" type="checkbox"/> landscaping</td> <td><input type="checkbox"/> loading facilities</td> <td><input type="checkbox"/> freestanding sign location(s)</td> </tr> <tr> <td><input checked="" type="checkbox"/> required open space</td> <td><input checked="" type="checkbox"/> drainage</td> <td><input checked="" type="checkbox"/> snow storage area or alternative</td> </tr> </table> strategy <table border="0"> <tr> <td><input checked="" type="checkbox"/> trash receptacle location and screening detail</td> <td><input type="checkbox"/> fences</td> </tr> <tr> <td><input type="checkbox"/> significant natural features</td> <td><input checked="" type="checkbox"/> easements</td> </tr> <tr> <td><input checked="" type="checkbox"/> Building plans to scale depicting, with dimensions:</td> <td><input checked="" type="checkbox"/> project location</td> </tr> <tr> <td><input checked="" type="checkbox"/> building elevations</td> <td><input checked="" type="checkbox"/> floor plans</td> </tr> <tr> <td><input checked="" type="checkbox"/> exterior colors and textures</td> <td></td> </tr> </table> <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable	<input checked="" type="checkbox"/> the project	<input type="checkbox"/> planning objectives	<input checked="" type="checkbox"/> addressing the site plan review criteria on page 3 of this application		<input checked="" type="checkbox"/> building footprints	<input checked="" type="checkbox"/> parking areas	<input checked="" type="checkbox"/> vehicle circulation and driveways	<input checked="" type="checkbox"/> pedestrian facilities	<input checked="" type="checkbox"/> lighting	<input checked="" type="checkbox"/> grading	<input checked="" type="checkbox"/> landscaping	<input type="checkbox"/> loading facilities	<input type="checkbox"/> freestanding sign location(s)	<input checked="" type="checkbox"/> required open space	<input checked="" type="checkbox"/> drainage	<input checked="" type="checkbox"/> snow storage area or alternative	<input checked="" type="checkbox"/> trash receptacle location and screening detail	<input type="checkbox"/> fences	<input type="checkbox"/> significant natural features	<input checked="" type="checkbox"/> easements	<input checked="" type="checkbox"/> Building plans to scale depicting, with dimensions:	<input checked="" type="checkbox"/> project location	<input checked="" type="checkbox"/> building elevations	<input checked="" type="checkbox"/> floor plans	<input checked="" type="checkbox"/> exterior colors and textures	
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(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)
<p>The Planning Director may only approve a site plan if the director finds that all of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.</p> <ol style="list-style-type: none"> 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval; 2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, <i>Zoning Districts</i>, chapter 21.05, <i>Use Regulations</i>, chapter 21.06, <i>Dimensional Standards and Measurements</i>, and chapter 21.07, <i>Development and Design Standards</i>; 3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and 4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

Authorization Certificate

Date: 2/12/21

Project Name: Trailpoint

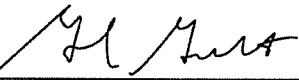
Legal Description: Tract A1-2 Checkpoint Subdivision

Type of Authorization: Administrative Site Plan Review

Statement:

I hereby authorize Brandon Marcott of Triad Engineering, LLC to represent me in the Municipality of Anchorage Administrative Site Plan Review of the above described property.

Thank you,



Glenn Gellert or John McGrew,

Swell, LLC



ENGINEERING, LLC

PHYSICAL

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

MAILING

P.O. Box 111989
Anchorage, AK 99511

OFFICE

907-344-3114

WEB

triadak.com

Trailpoint Multifamily Residential Development Narrative

Introduction

The proposed project is a residential development with a Dwelling, Multifamily use as defined within Title 21. The project is located south of Glenn Highway and east of Newell Street in Anchorage, Alaska. The property is owned by Spinell Homes, Inc. The current zoning of the site is R4.

The proposed development is for three (3) separate multifamily style residential buildings and associated parking. A total of 30 residential units are proposed; 9 within Building A1, 9 within Building A2 and 12 within Building C. The current legal description of the site is Tract A1-2, Checkpoint Subdivision (Plat 2020-30). Tract A1-2 is 5.49 acres in size and abuts Newell Street and Whisperwood Park Drive ROW. Vehicular access to the site will be from Newell Street which is owned and maintained by the Municipality of Anchorage. Property to the north is zoned R4. Property to the east is zoned R4. Property to the south, across Whisperwood Park Drive, is zoned R3. Currently all land surrounding the subject property is vacant of any development. A church is planned for the R4 property to the north and a single-family development is planned for the R3 property to the south across Whisperwood Park Drive.

The property developer and applicant is Swell, LLC. The architect is Faulkenberry and Associates. The project engineer is Triad Engineering, LLC. The project surveyor is The Boutet Company, Inc. Site construction is anticipated to begin in the spring of 2021 with building construction beginning mid-summer 2021.

Request for Approval

This application requests approval for this Administrative Site Plan Review for this development. Please see the narrative below and attached plan sets for more information.

Application Requirements

The proposed residential development includes three (3) multifamily style structures consisting of thirty (30) residential units on one, R4 zoned, lot. This is a permitted use under the Administrative Site Plan Review process (AMC 21.07.110.F.2 Site Design). The applicable sections of Title 21 are as follows:

- AMC 21.04.02.I R-4 Multifamily Residential District
- AMC 21.05.030.A.2 Dwelling Multifamily
- AMC 21.06 Dimensional Standards and Measurements
- AMC 21.07.030B.4 – Applicability and Open Space Requirement
- AMC 21.07.080E.1 – Site Perimeter Landscaping Requirements

- AMC 21.07.080E.2.c – Parking Lot Interior Landscaping Requirements
- AMC 21.07.090E – Off-street Parking Requirements
- AMC 21.07.110C – Standards for Multifamily and Townhouse Residential
- AMC 21.07.110F.2 – Multiple Structures on One Lot

AMC 21.04.02.I – Multifamily Residential District

1. ***Purpose – The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.***

The site is well served by transit and collector/arterial streets. Trailpoint is a multi-story residential development oriented towards the sidewalk and provides strong pedestrian connections to Newell Street.

2. ***District Specific Standards***

- a. ***Allowed Commercial Uses***

Not used. No commercial uses proposed.

- b. ***Alcohol Sales Prohibited***

Special land use permits for alcohol shall not be authorized for uses in the R-4 district.

Not used. Alcohol sales are not proposed.

- c. ***Floor Area Ratio (FAR)***

The maximum floor area ratio (FAR) in the R-4 district is 1.0, but may be increased through the bonus provisions in subsection 231.04.020I.2.d. below.

Total gross floor area of the Buildings A1, A2 and C is 28,772 ft². Total area of this phase of development is 74,180 ft². Floor area ratio is approximately 0.39.

- d. ***Building Height Increase***

Buildings in the R-4 district may exceed the maximum height established in table 21.06-1, up to a maximum total height of 70 feet (or slightly more – see subsection 21.06.030D.7., Height Adjustments), subject to all of the following requirements to encourage the provision of light and air at the ground level, and active uses on the ground floor facing the street:

Not used. Building height not to exceed maximum allowed in Table 21.06-1.

- e. ***Maximum Building Length***

The maximum length of a townhouse-style building elevation shall be 300 feet.

Not used. Building style is multi-story multi-family.

AMC 21.05.030.A.2 Dwelling, Multifamily

- a. Definition – A residential building or multiple residential buildings comprising three or more dwelling units on one lot. The definition includes the terms “apartment” or “apartment building.”*
Trailpoint will contain thirty (30) dwelling units on one lot.

b. Use Specific Standards

- i. Multifamily developments that consist of three or more units in one building shall comply with Section 21.07.110C., Standards for Multifamily Residential, except as provided in subsection b.iii. below.*

Trailpoint will contain more than three (3) dwelling units per building which meets the multifamily development definition.

AMC 21.06 Dimensional Standards and Measurements

- *Minimum lot area 6,000 ft² – 74,180 ft² provided*
- *Minimum lot width 50 ft – 291 ft provided*
- *Max lot coverage 60% - 15.70% provided*
- *Maximum setback requirements*
 - *Front 10 ft – 202 ft provided*
 - *Rear 10 ft – 11.33 ft provided*
 - *Side 5 ft plus one foot for each 5 feet in height exceeding 35 feet – 16 ft provided*
- *Maximum number of principal structures per lot or tract*
 - *More than one principle structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2*
Trailpoint has three buildings and meets the requirements of 21.07.110F.2 as discussed further below.
- *Maximum height of structures*
 - *Principal: 45 ft – 38.50 feet*

AMC 21.07.030B.4 Applicability and Open Space Requirement

- 4. R-4 and R-4A districts: 100 square feet of private open space per dwelling unit. Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.*

For 30 dwelling units, 3,000 ft² of private open space is required. Trailpoint provides 3,757 ft² of private open space.

AMC 21.07.080E.1 Site Perimeter Landscaping Requirements

- b. Applicability – Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-2.*
 - *North Property R-4 – N/A*

- *East Property R-4 – N/A*
- *West Collector – L1*
- *South Property R-4 – N/A*

AMC 21.07.080E.2.c Parking Lot Interior Landscaping Requirements

Parking lot interior landscaping is intended to visually enhance and break up the area of larger parking lots. Parking lot interior landscaping is required for a parking lot with 40 or more parking spaces. The area of the parking lot shall be determined by the total paved area including parking, circulation aisles, and appurtenant driveways. Development in the DT districts is exempt from the requirements in this subsection, and shall instead follow the parking lot landscaping standards set forth in 21.11.070D.1

The parking lot contains 53 stalls so parking lot interior landscaping is required. The total parking and drive aisle area is 24,820 square feet.

- i. Parking lot interior landscaping requirements are as follows:*
 - a. 40 to 100 parking spaces: An area equal to at least five percent of the parking lot shall be devoted to landscaping.*
1,241 square feet of landscaping is required and 1,254 square feet is provided.
 - ii. Areas eligible to be counted as parking lot interior landscaping in subsection c.i. above shall be surrounded by parking area and/or driveway on at least three sides, except that up to 50 percent of the total parking lot interior landscaping, up to a maximum of 800 square feet, may include landscaping areas with parking area and/or driveway on only two sides (such as corner areas of parking lots).*
Of the 1,254 square feet of parking lot interior landscaping required, 627 square feet or 50% has parking area and/or driveway on only two sides.

AMC 21.07.090E Off-street Parking Requirements

- 1. Minimum Number of Spaces Required – Unless otherwise expressly stated in this title, off-street parking spaces shall be provided in accordance with table 21.07-4, Off-Street Parking Spaces Required and subsection E.2. below. Reductions, exemptions, and alternatives to the required minimum number of parking spaces are provided in subsection 21.07.090F. below.*
 - *Dwelling, Multifamily*
 - *1 per studio or efficiency or one bedroom du – 1 x 30 units = 30 required*
 - *Add 0.5 spaces for each additional bedroom – 0.5 x 40 bedrooms = 20 required*
 - *Add 0.10 guest parking spaces for each multifamily du with a minimum of 1 guest space – 0.10 x 30 = 3 required*
 - *53 total stalls required – 53 stalls provided.*

AMC 21.07.110C Standards for Multifamily and Townhouse Residential

- 3. Windows Facing the Street (21.07.110.C.3; p.7-120)*
 - a. Windows: At least 10 percent of the wall area of the building elevation shall be windows or primary entrance doors.*

- The west wall of Building A1 faces Newell Street. The area of this wall is 2,466 sf. The total area of doors and windows is 415 sf. This complies.
- The north wall of Building A1 faces Road 2. The area of this wall is 1,787 sf. The total area of doors and windows is 270 sf. This complies.
- The east wall of Building A1 faces Road 1. The area of this wall is 2,466 sf. The total area of doors and windows is 443 sf. This complies.
- The west wall of Building A2 faces Road 2. The area of this wall is 1,787 sf. The total area of doors and windows is 270 sf. This complies.
- The north wall of Building A2 faces Road 1. The area of this wall is 2,466 sf. The total area of doors and windows is 443 sf. This complies.
- The south wall of Building C faces Road 1. The area of this wall is 2,974 sf. The total area of doors and windows is 764 sf. This complies.
- This project complies with this requirement.

4. Building Spacing (21.07.110.C.4; p.7-121):

a. The average distance between units shall be a minimum of 24 feet.

This distance between Building A1 and Building A2 is 71.50 feet. The distance between Building A2 and Building C is 98.50 feet. This project complies with this requirement.

5. Pedestrian Access (21.07.110.C.5; p.7-121 & 122):

This project provides walkway connections from primary front entrances to the street.

7. Building Articulation (21.07.110.C.7; p.7-124 & 125): Any building elevation facing a street or having a primary front entrance shall provide at least four features from the menu below, except that the end walls of rows of dwelling units may provide as few as three features. This section shall apply to no more than two building elevations, with priority to at least one elevation facing the street. Each building elevation may use different menu choices.

This project is utilizing the following methods:

a. Wall Articulation:

- i. Building A1 - 1st Elevation (West wall facing Newell Street): This wall has three recesses along the face of this wall ranging from 2.0 ft. to 16.0 ft. in depth.
- ii. Building A1 - 2nd Elevation (East wall - Primary Entrance): This wall has four recesses along this face ranging from 4.0 ft. to 25.3 ft.
- iii. Building A2 - 1st Elevation (North wall - Primary Entrance): This wall has four recesses along this face ranging from 4.0 ft. to 25.3 ft.
- iv. Building A2 - 2nd Elevation (West wall - Facing Road 2): This wall has three recesses along this face ranging from 2.0 ft. to 38.0 ft.
- v. Building C - 1st Elevation (South wall – Primary Entrance): This wall has four recesses along this face ranging from 2.0 ft. to 32.0 ft.
- vi. Building C - 2nd Elevation (West wall facing Parking Lot): This wall has one recess of 5.5 ft.

b. Overall Building Modulation:

All buildings comply with this method.

d. Variation of Exterior Finishes:

All buildings utilize two or more primary wall siding materials and/or changes in color.

f. Balconies:

All buildings have balconies that are at least four feet deep.

h. Additional Window Area:

All buildings utilize this method.

i. Entry Articulation:

All buildings have enhanced articulation of the primary front entrance with sheltering roof structures, wall projections/recesses and having a depth of at least four feet for the width of the entry space.

j. Building Elevations Free of Garage Doors:

All buildings and their elevations are without garage bay doors.

m. Variation in Building Form or Scale:

There is variation in architectural form and scale between all the buildings on site. Building A2 is the mirror image of Building A1 while Building C is a different architectural form and scale from Buildings A1 and A2.

- 8. Northern Climate Weather Protection and Sunlight Menu (21.07.110.C.8; p.7-126 & 127): Building and site design shall respond to Alaska's northern climate, including the effects of snow, ice, low temperatures, wind exposure, and low and seasonal sunlight conditions, which impacts the pedestrian environment and livability of denser compact housing areas, by providing at least four features from the following menu on buildings comprised of eight or more units. Menu choices 8.f., Year-Round Access to Sunlight; 8.g., Sunlight Access for Neighbors; 8.i., Sun Trap; 8.j., Atrium; and 8.l., Sunlit and Wind Protected Courtyards, shall each count as two features:**

This project utilizes the following methods to comply with this requirement:

a. Weather Protected Entrance:

All buildings provide outdoor shelter as permanent architectural feature and covers at least 24 sf of outdoor entryway space for each primary front entrance of each Building.

f. Year-Round Access to Sunlight:

Note: This method counts as two features: This project ensures that one or more windows of every dwelling in the development will receive sunlight access for at least one hour on December 21.

h. Daylighting:

Apartment daylighting and building spacing of this project is achieved by having at least one window in the main living area of each dwelling unit such that an imaginary daylight plane extending from the window and formed by an angle of 60 degrees that is unobstructed for a horizontal distance of 60 feet.

- 9. Entryway Treatment (21.07.110.C.9; p.7-128): Primary front entrances shall be given emphasis and physical access as follows. A porch, landing, patio, or other semi-private outdoor entryway space with a minimum dimension of four feet shall be provided that is distinguished from adjacent areas and vehicular parking by a vertical separation or change in surface material.**

This project complies with this requirement.

AMC 21.07.110F.2 Multiple Structures on One Lot

b. Applicability and Review Process

- i. This section applies to the development of three or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit.*

Trailpoint contains three principal residential structures.

- ii. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-3 and RO districts.*

Trailpoint is zoned R-4.

- iii. Applicable developments with between three and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.*

Trailpoint contains 30 dwelling units and shall be reviewed and approved by administrative site plan review.

c. Approval Criteria

- i. The proposal shall clearly distinguish between streets and driveways. Streets shall allow vehicles to travel into and within the development and shall be the means of assigning an address to dwelling units. Driveways shall access garages and parking areas. Some small developments may not need a street network.*

An internal, twenty-nine (29) foot wide, private road provides access to the parking areas. This configuration meets the recently updated driveway standards of Section 21.90.

- ii. Dwelling units shall be oriented towards streets (either within the development or along the boundary of the development) or towards a courtyard or similar common open space. Buildings with frontage on both a street and a driveway shall be oriented towards the street. If the development is so small that no internal street network is necessary, then buildings and dwelling units shall be oriented towards the local public streets on the boundaries of the development, or towards common open space.*

Buildings within Trailpoint are oriented towards both external streets and the internal road and parking areas.

- iii. The area between the front of a unit facing a street and the street shall include landscaping or lawn, so that the streetscape features green space rather than just paved parking areas. Adequate snow storage area shall be provided. On-street parking shall be accommodated (if provided).*

Landscaping is provided in all locations not required for vehicle maneuvering. Adequate snow storage is provided onsite (10% per ACM 21.07.040F.4.b). Required snow storage is 2,430 ft² and 2,651 ft² is provided.

- iv. Developers should make every effort to design and arrange dwelling units in such a manner as to provide "eyes on the street," take advantage of solar access, and the extent feasible, provide privacy for neighboring units' yards.*

Trailpoint is configured to provide eyes on the internal road within the development. Sidewalk is provided along this corridor creating an inviting connection from Newell Street to the front entrance

of each building. Solar access is maximized by locating each building on opposite sides of the drive aisle and parking areas. Landscaped areas along the perimeter maximize privacy for neighbor's yards.

- v. *In addition to sidewalks required by section 21.07.060, pedestrian pathways shall be provided to large open space areas and in the middle of long blocks. Pedestrian circulation should be convenient both within the development and to appropriate neighboring areas outside the development.*

Trailpoint provides sidewalk and pedestrian connectivity to Newell Street.

- vi. *The development is designed to take advantage of any significant natural features on site, and to provide usable open space and recreation areas.*

The site does not contain any significant natural features. Open space provided within Trailpoint exceeds the minimum amount required by AMC 21.10.040G.3.h.viii.

- d. *Development Agreement – The developer shall enter into a development agreement with the department, using the provisions established in subsection 21.03.100E., Improvements Associated with Land Use Permits.*

A development agreement for Trailpoint is not anticipated to be required.

- e. *Minimum Standards – All development with multiple residential structures on a single lot shall meet the following minimum standards, in addition to the applicable standards of this title.*

- i. *Open Space – For developments with 31 or more dwelling unit, at least half of the private open space required by section 21.07.030 shall be provided as common private open space, meeting the standards of section 21.070.030, and designed and placed to serve all residences. The decision-making body may adjust the amount of open space required to be common by up to 10 percent, based on the written findings regarding site specific conditions.*

Trailpoint contains 30 dwelling units. This section does not apply.

- ii. *Building Spacing – If subsection 21.07.110C.4. does not apply, then the following shall apply: within a development, no portion of any single-, two- or three-story building shall be closer than 10 feet from any other single-, two-, or three-story building. All portions of any building taller than three stories shall be separated by no less than 20 feet from any other building.*

Building spacing exceeds the 10 feet minimum required above.

- iii. *Vehicle Plug-in – Each unit with no garage shall be provided with at least one electrical outlet that is convenient to the required parking space(s).*

Vehicle plug-ins are provided for 30 parking spaces (1 per each dwelling unit).

Site Plan Review Standards (21.03.180)

1. *The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent or land use approval;*

The site plan conforms to the previously approved and recorded plat for Tract A1-2 Checkpoint Subdivision.

- 2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, Zoning Districts, chapter 21.05, Use Regulations, chapter 21.06 Dimensional Standards and Measurements, and chapter 21.07, Development and Design Standards;**

The development and design standards associated with these chapters have been addressed in detail above.

- 3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and**

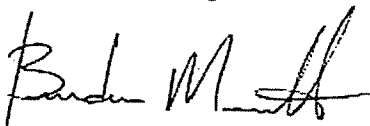
Significant adverse impacts from this development are not anticipated. Thirty (30) multifamily dwelling units generates approximately 200 average daily trips. Newell Street is a collector road complete with curb and gutter and sidewalk amenities on the east side of the road. The recently constructed road can handle the relatively small increase in traffic loading. No offsite improvements are anticipated to be necessary based on the increase in daily trips.

- 4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.**

The proposed development is consistent with the goals, objectives, and policies of the 2040 Land Use Plan. The thirty dwelling units shown meet the Compact Mixed Residential – low land use designation. Additionally, the Class A development standard meets the “Urban Neighborhoods” concept of the East Anchorage District Plan. Urban neighborhoods provide a range of housing including multi-family, townhomes, and small-lot, single-family options. The East Anchorage District Land Use Map also identifies this location as Medium-Intensity Residential.

Thank you for your time and consideration in this matter. If you have any questions or require additional information, please call 344-3114 or email me at brandonmarcott@triadak.com.

Sincerely,
Triad Engineering, LLC



Brandon Marcott, P.E.

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: Trailpoint
- Project Location, Tax ID, or Legal Description: 006-421-43-000
Tract A1-2, Checkpoint Subdivision
- Project Area (if different from the entire parcel or subdivision): 5.49 acres

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

X KB **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.

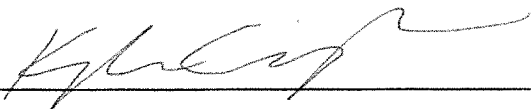
* *Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.*

ADDITIONAL INFORMATION:

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

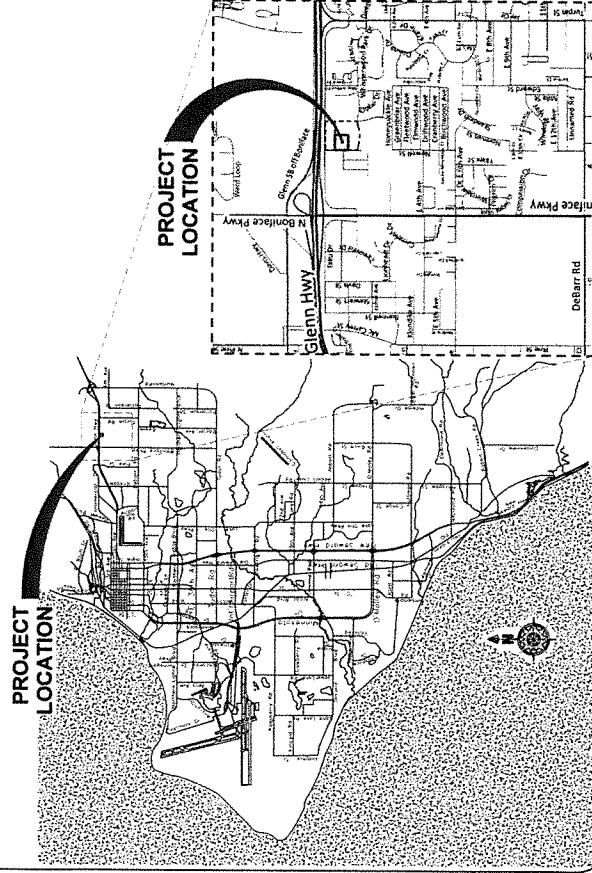
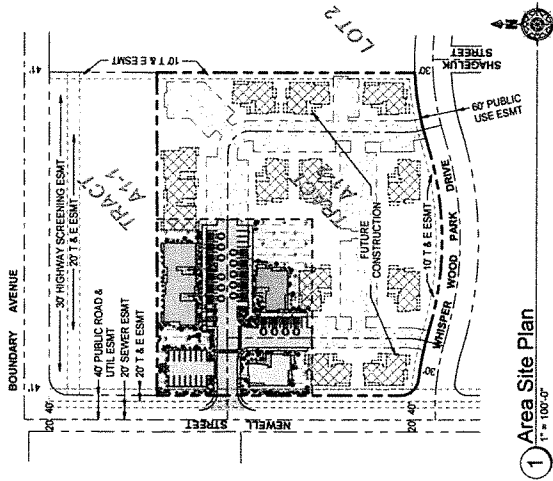
Inspection Certified By:

Date:



2/9/21

Sheet Number	Sheet Name
A0.0	Title Sheet
A0.20	Area Plans
A0.5	Perspectives
A1.1	Site Plan
A2.1	1st Floor Plan
A2.2	2nd Floor Plan
A2.3	3rd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A4.1	Building Sections
A4.2	Building Sections
Sheets: 11	



Trailpoint

BUILDING A

30-Unit Residential Development

Anchorage, Alaska

Tract A1-2
Checkpoint Subdivision

PERMIT # n/a

PROJECT DIRECTORY

PROJECT OWNER: SWELL LLC 1113 W FREEMED LANE #202 ANCHORAGE, AK 99503 GLENN GELBERT TELE: 907-277-2663	ARCHITECT: FAULKENBERRY & ASSOC., INC. 7751 KING STREET ANCHORAGE, AK 99518 THOMAS FAULKENBERRY TELE: 907-522-9193	GENERAL CONTRACTOR: SPINELLI HOMES, INC. 1900 W NORTHERN LIGHTS BLVD #200 ANCHORAGE, AK 99517 ANDRE SPINELLI TELE: 907-344-5978	STRUCTURAL ENGINEER: ARTEL LLC 1017 N STREET ANCHORAGE, AK 99501 SETH ANDERSEN TELE: 907-441-5772	JURISDICTIONAL AUTHORITY: MUNICIPALITY OF ANCHORAGE BUILDING DEPT. 4700 ELMORE ROAD ANCHORAGE, AK 99507 TELE: 907-343-8211
SUBDIVISOR: BOUTET COMPANY, INC. 1405 W 10TH AVE ANCHORAGE, AK 99518 TONY HOFFMAN TELE: 907-270-8164	CIVIL ENGINEER: TRAD ENGINEERING LLC 1405 W 10TH AVE ANCHORAGE, AK 99518 BRANDON MARCOTT TELE: 907-344-3114	MECHANICAL ENGINEER: SCOPE 1405 W 10TH AVE ANCHORAGE, AK 99507 RON THOMPSON TELE: 907-529-5120	ELECTRICAL ENGINEER: NORTHERN ELECTRICAL ENGINEERING 1405 W 10TH AVE ANCHORAGE, AK 99507 JAMES GRAYN TELE: 907-522-1552	

FIRM Project # 2020-81A Project Start Date: 10-30-2020 Release Date 02-18-2021 Released for: 85% Set	PRELIMINARY 02/20/21 1:18:44 PM	FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS Alaska Authorization #728290 P.O. Box 220083 - Anchorage, Alaska 99522-0083 - (907) 522-9193	BLDG A1 - BLDG A2 SITE KEY PLAN	30-Unit Residential Development Tract A1-2 Checkpoint Subdivision Title Sheet SHEET 000000	A0.0
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Drawings at 1/4" = 1' Scale Indicated

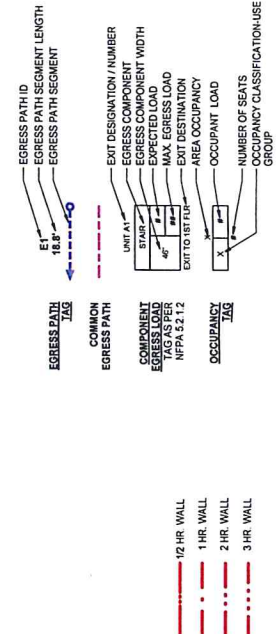


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	4.0'
	5.0'

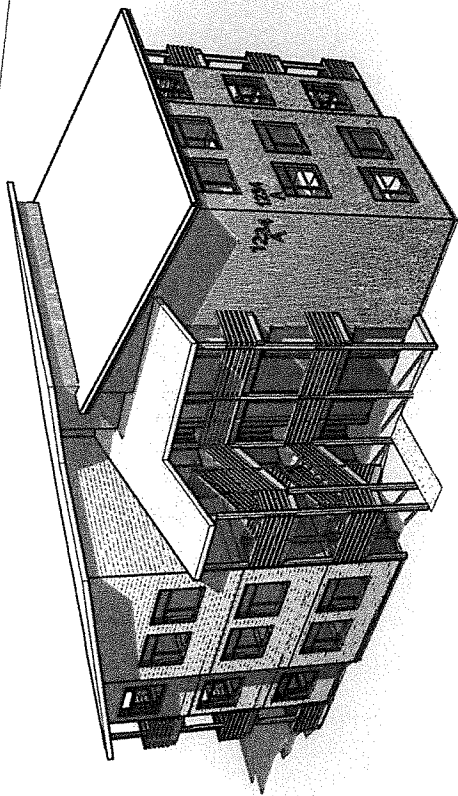
Egress Paths
Travel Distance
03
11.7'
22.4'
3.7'
5.5'

Egress Paths
Travel Distance
03
11.7'
22.4'
3.7'
5.5'

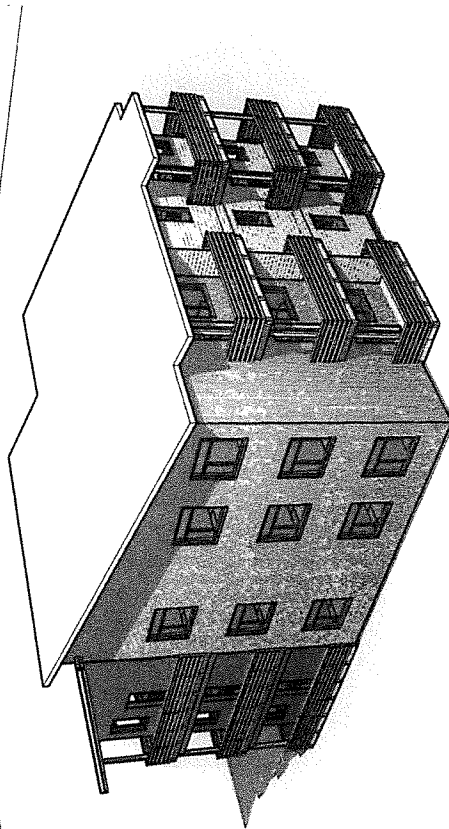
Egress Paths
Travel Distance
03
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22.4'
3.7'
5.5'



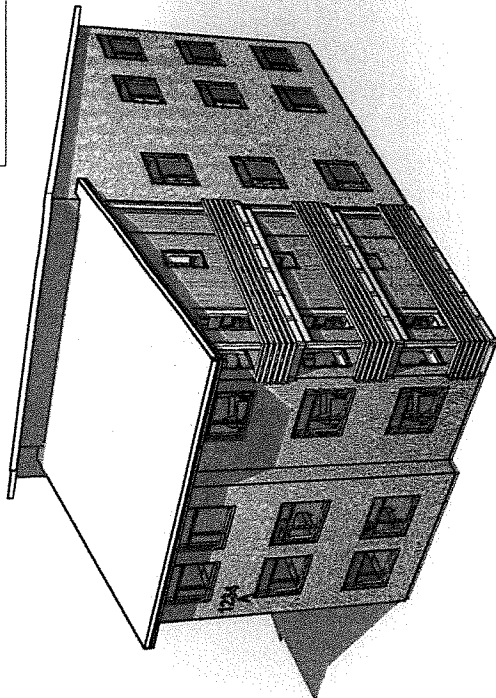
North Arrow Legend
12" = 1'-0"



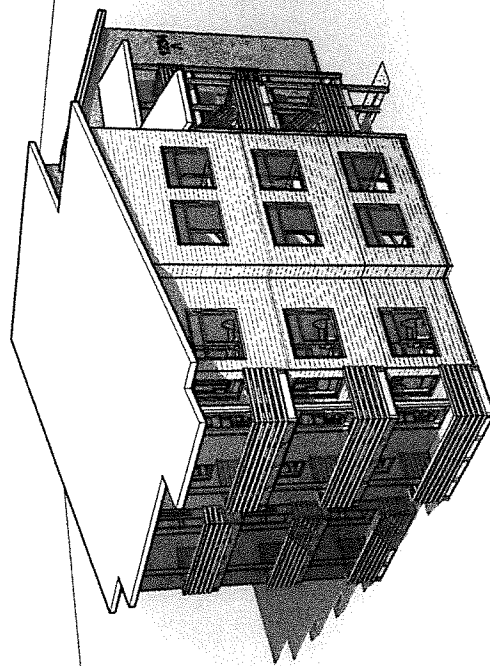
① Front Right Perspective View



3 Back Left Perspective View

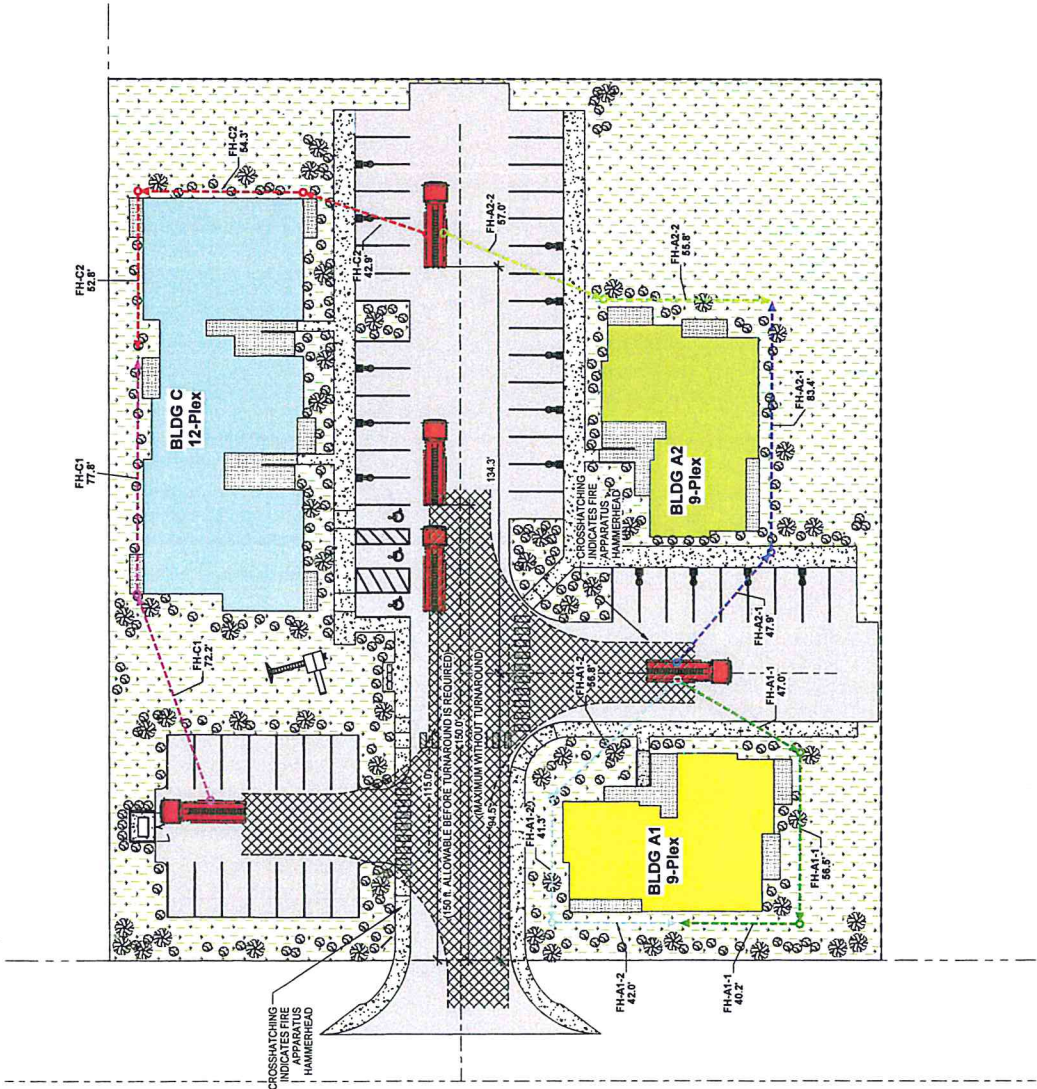


2 Back Right Perspective View



4 Front Left Perspective View

Path ID	Travel Distance
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A101	4.0"
A101	5.0"
A101	42.7"
A102	10.6"
A102	30.1"
A102	12.0"
A102	8.0"
A102	58.7"
A103	11.7"
A103	22.4"
A103	3.7"
A103	9.5"
A103	43.2"
A201	11.6"
A201	22.0"
A201	4.0"
A201	5.0"
A201	42.7"
A202	10.6"
A202	30.1"
A202	12.0"
A202	8.0"
A202	58.7"
A203	11.7"
A203	22.4"
A203	3.7"
A203	5.5"
A203	43.2"
A301	11.6"
A301	22.0"
A301	4.0"
A301	5.0"
A301	42.7"
A302	10.6"
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A302	12.0"
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A303	43.2"

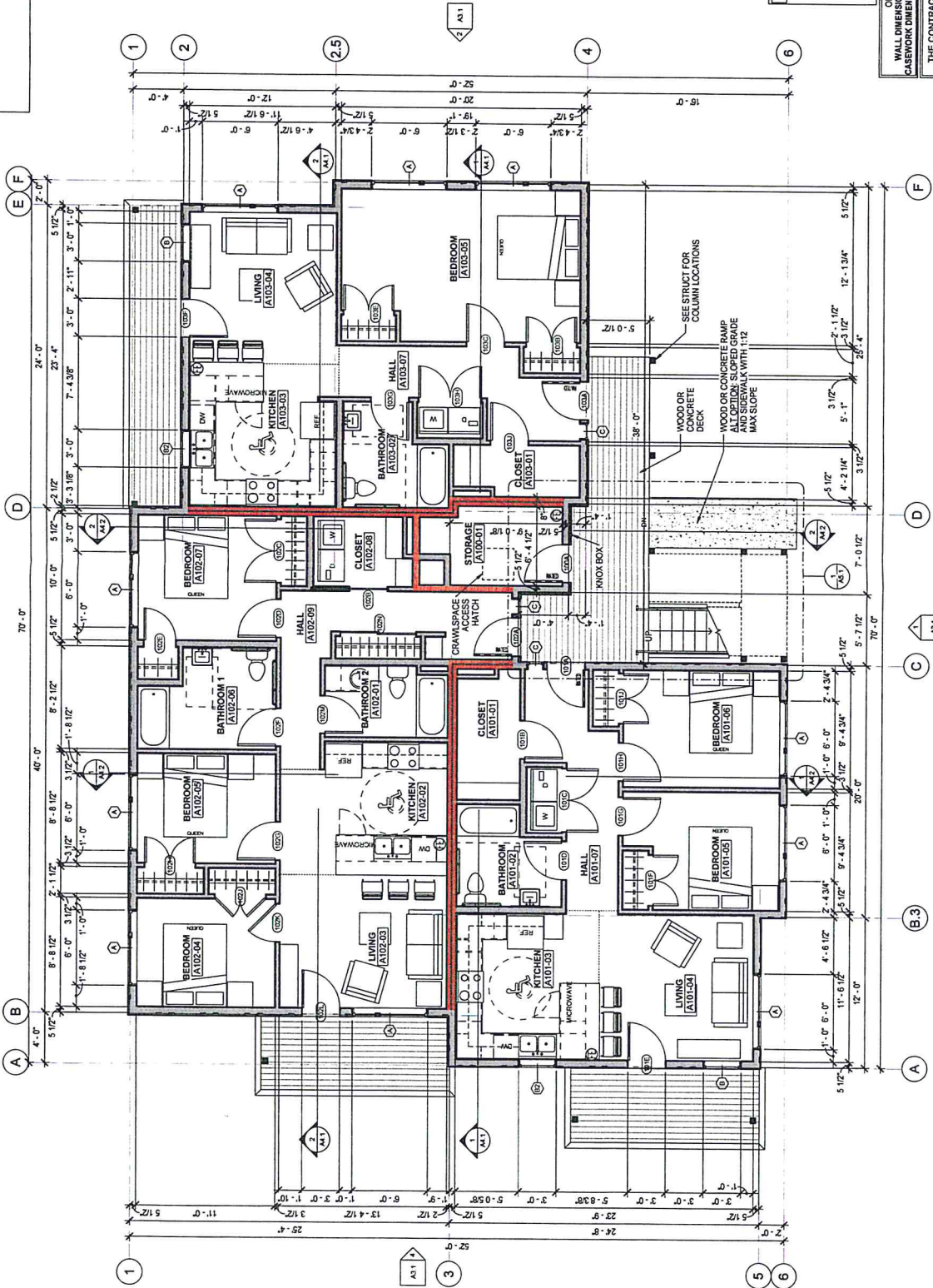


1 Site Plan Fire Access 1" = 20'-0"

DRAWINGS AT 11x17 ARE 1/2 SCALE INDICATED

Drawings at 1/4" = 1'-0" Scale Indicated

FOR PLANS ON THIS SHEET:
NORTH FOR BUILDING A1
NORTH FOR BUILDING A3
ON THIS SHEET:
WALL DIMENSIONS = FACE OF STUD U.N.O.
CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.
THE CONTRACTOR IS RESPONSIBLE TO
VERIFY ALL DIMENSIONS AND LOCATIONS
PRIOR TO THE START OF CONSTRUCTION

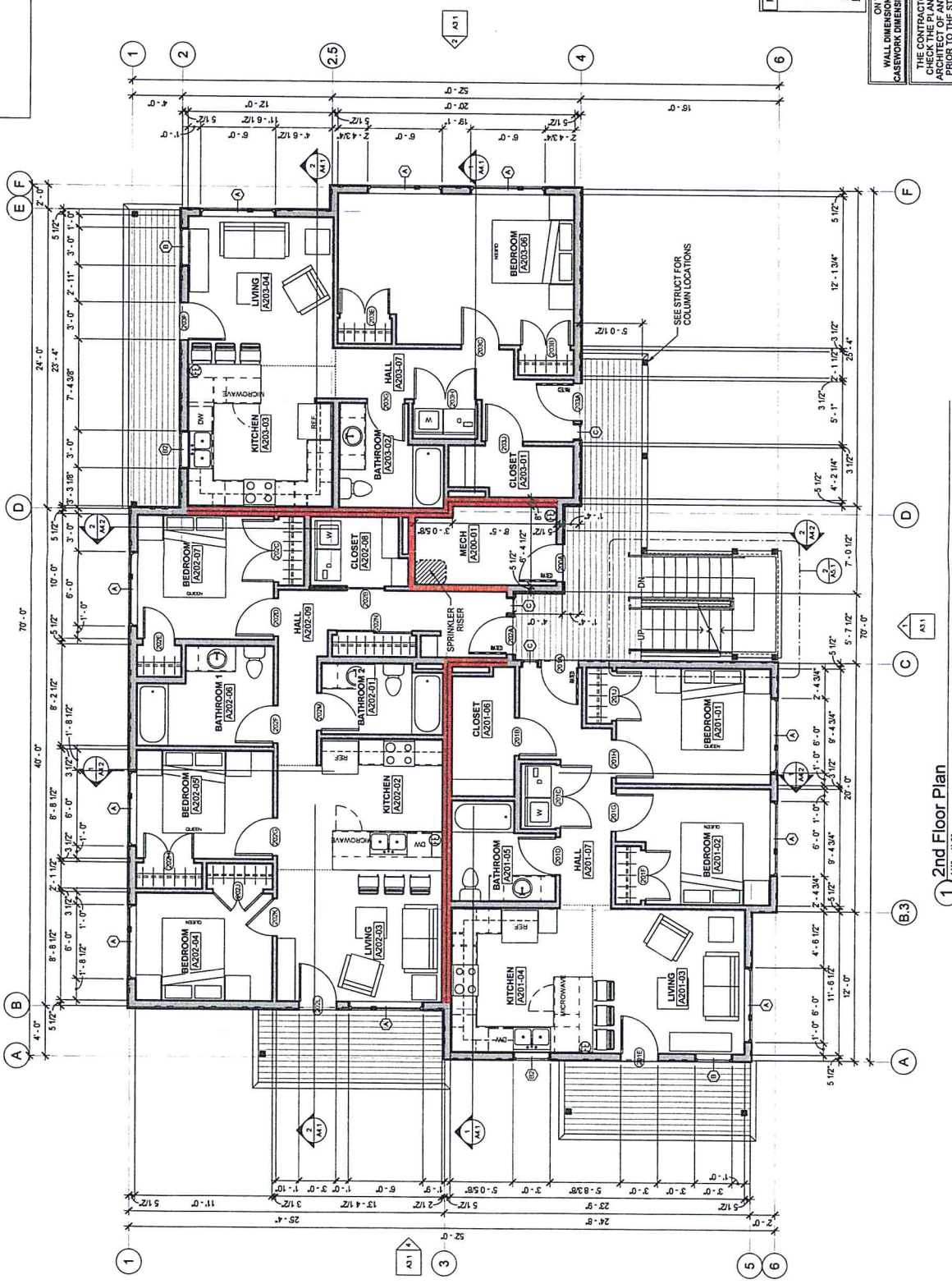


FOR PLANS ON THIS SHEET:
 NORTH FOR BUILDING A1
 NORTH FOR BUILDING A2

ON THIS SHEET:
 WALL DIMENSIONS = FACE OF STUD U.N.O.
 CASEWORK DIMENSIONS = FACE OF FINISH U.N.O.

THE CONTRACTOR IS RESPONSIBLE TO
 CHECK FOR ANY ERRORS OR OMISSIONS
 PRIOR TO THE START OF CONSTRUCTION.

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



1 2nd Floor Plan
 1/4" = 1'-0"

File: Project #
 2020 8114
 Project Start Date
 10-30-2020
 Release Date: 02-16-2021
 Released for:
 85% Set

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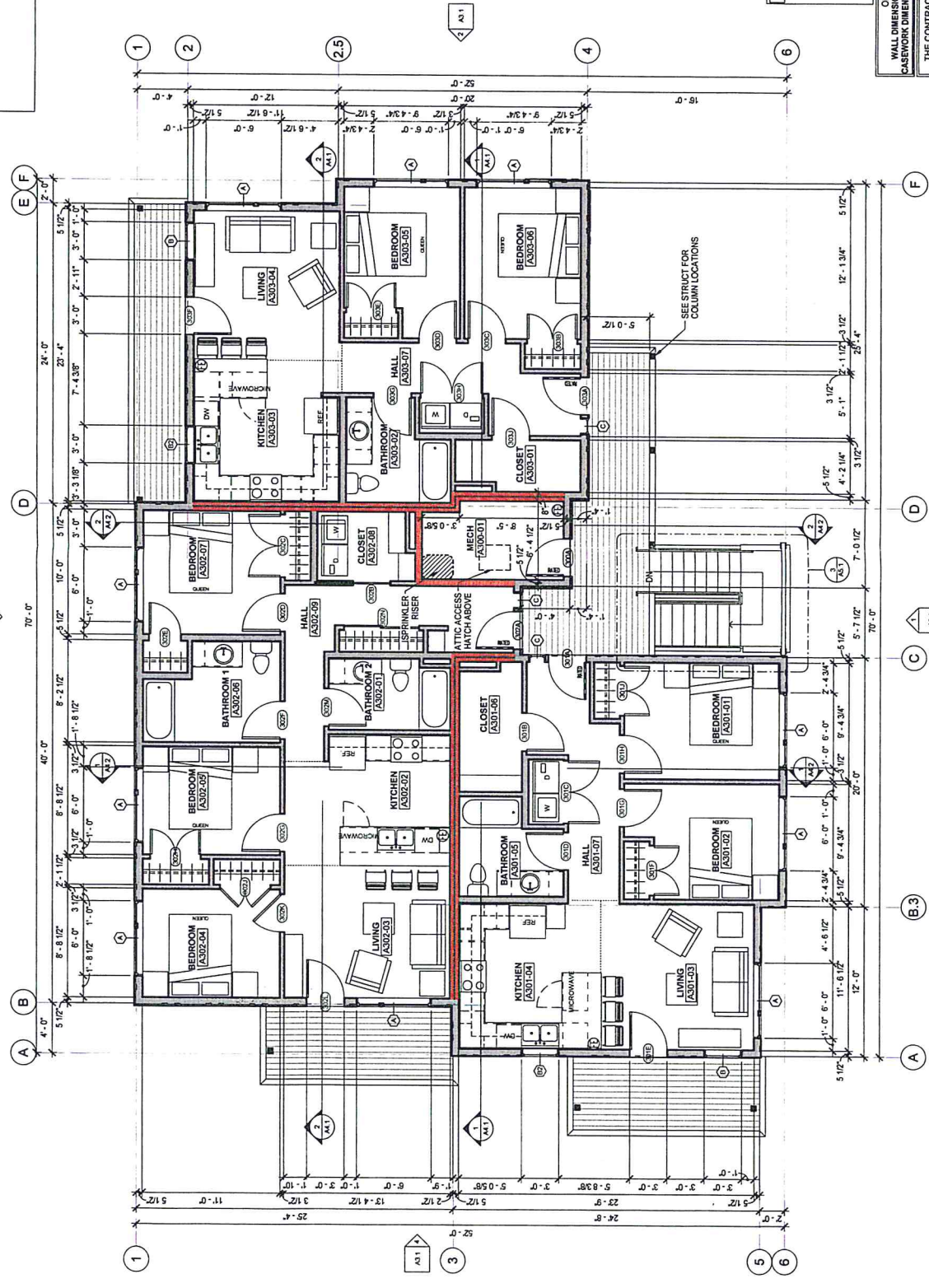
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 02/16/2021
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 ARCHITECTS
 Alaska Architecture License #17290
 P.O. Box 20083 - Anchorage, Alaska 99520-0083 - (907) 522-8193

30-Unit Residential Development
 Building A
 3rd Floor Plan
 12-11-21 1:21:58 PM
 Permit # 114

30-Unit Residential Development
 Building A
 3rd Floor Plan
 12-11-21 1:21:58 PM
 Permit # 114

A2.3
 3rd Floor Plan
 1/4" = 1'-0"

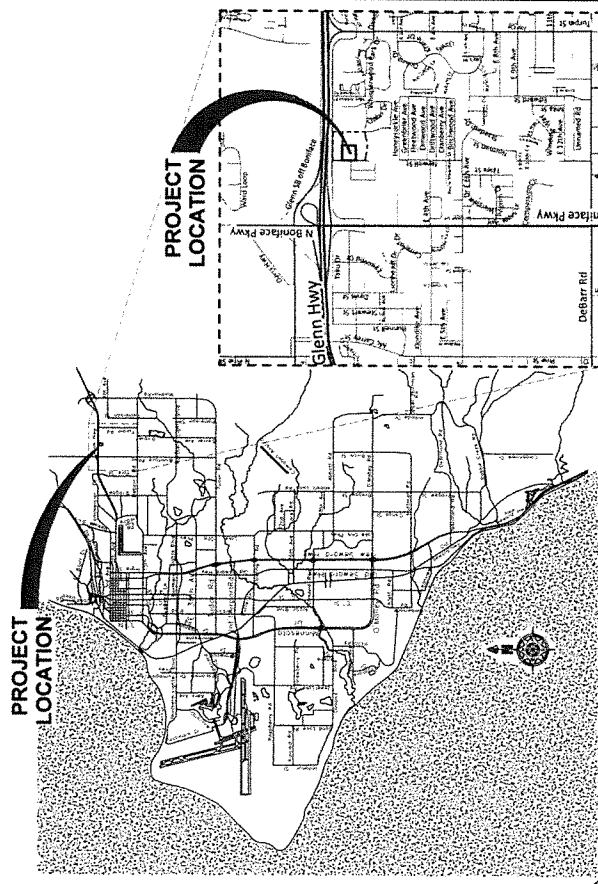
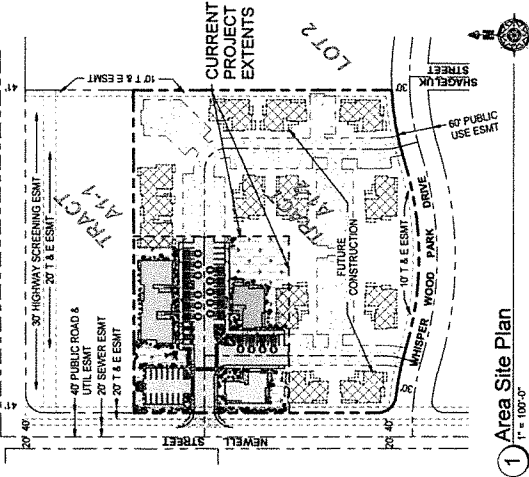


1 3rd Floor Plan
 1/4" = 1'-0"

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

3 Rear Elevation $1/8" = 1'-0"$

Sheet Number	Sheet Name
A0.0	Title Sheet
A0.1	Area Plans
A0.2	Perspectives
A0.3	Site Plan
A0.4	1st Floor Plan
A0.5	2nd Floor Plan
A0.6	Roof Plan
A0.7	Exterior Elevations
A0.8	Interior Elevations
A0.9	Building Cross Sections
A1.0	Building Cross Sections
A1.1	Building Cross Sections
A1.2	Building Cross Sections
A1.3	Building Cross Sections
A1.4	Building Cross Sections



Trailpoint

BUILDING 'C'

30-Unit Residential Development

Anchorage, Alaska

Tract A1-2
Checkpoint Subdivision

PERMIT # n/a

PROJECT DIRECTORY

PROJECT OWNER: SWELL LLC 1000 BROADWAY ANCHORAGE, AK 99501 TELE: 907-277-2663	ARCHITECT: FAULKENBERRY & ASSOC. INC. 1300 E 58TH AVE #210 ANCHORAGE, AK 99518 TELE: 907-522-9183	GENERAL CONTRACTOR: SPINELLI HOMER, INC. 1000 BROADWAY ANCHORAGE, AK 99501 ANDRE SPINELLI TELE: 907-544-9018	SUBREGIONAL AUTHORITY: MUNICIPALITY OF ANCHORAGE BROADWAY ANCHORAGE, AK 99507 TELE: 907-543-5211
SURVEYOR: BOUTET COMPANY, INC. 601 E 5TH PLACE ANCHORAGE, AK 99519 TONY HOFFMAN TELE: 907-270-6764	CIVIL ENGINEER: TRAD ENGINEERING LLC 1300 E 58TH AVE #210 ANCHORAGE, AK 99518 BRANDON MARCOTT TELE: 907-544-3114	MECHANICAL ENGINEER: SCOPE 7218 LAKE OTIS PKWY ANCHORAGE, AK 99507 RON THOMPSON TELE: 907-559-5120	ELECTRICAL ENGINEER: NORTHERN ELECTRICAL ENGINEERING 8410 FOXLAIR CIRCLE ANCHORAGE, AK 99507 JAMES OWING TELE: 907-552-1552
STRUCTURAL ENGINEER: ARETE, LLC 1000 BROADWAY ANCHORAGE, AK 99501 BETH ANDERSEN TELE: 907-441-5772			

A0.0

Drawings at 1/16" = 1' SCALE INDICATED

Trailpoint

30-Unit Residential Development

Trailpoint

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PRELIMINARY

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& ASSOCIATES, INC.



BLDG C

SITE KEY PLAN

Trailpoint
30-Unit Residential Development

Trailpoint

Trailpoint

Trailpoint

Final Project #
2020-81C

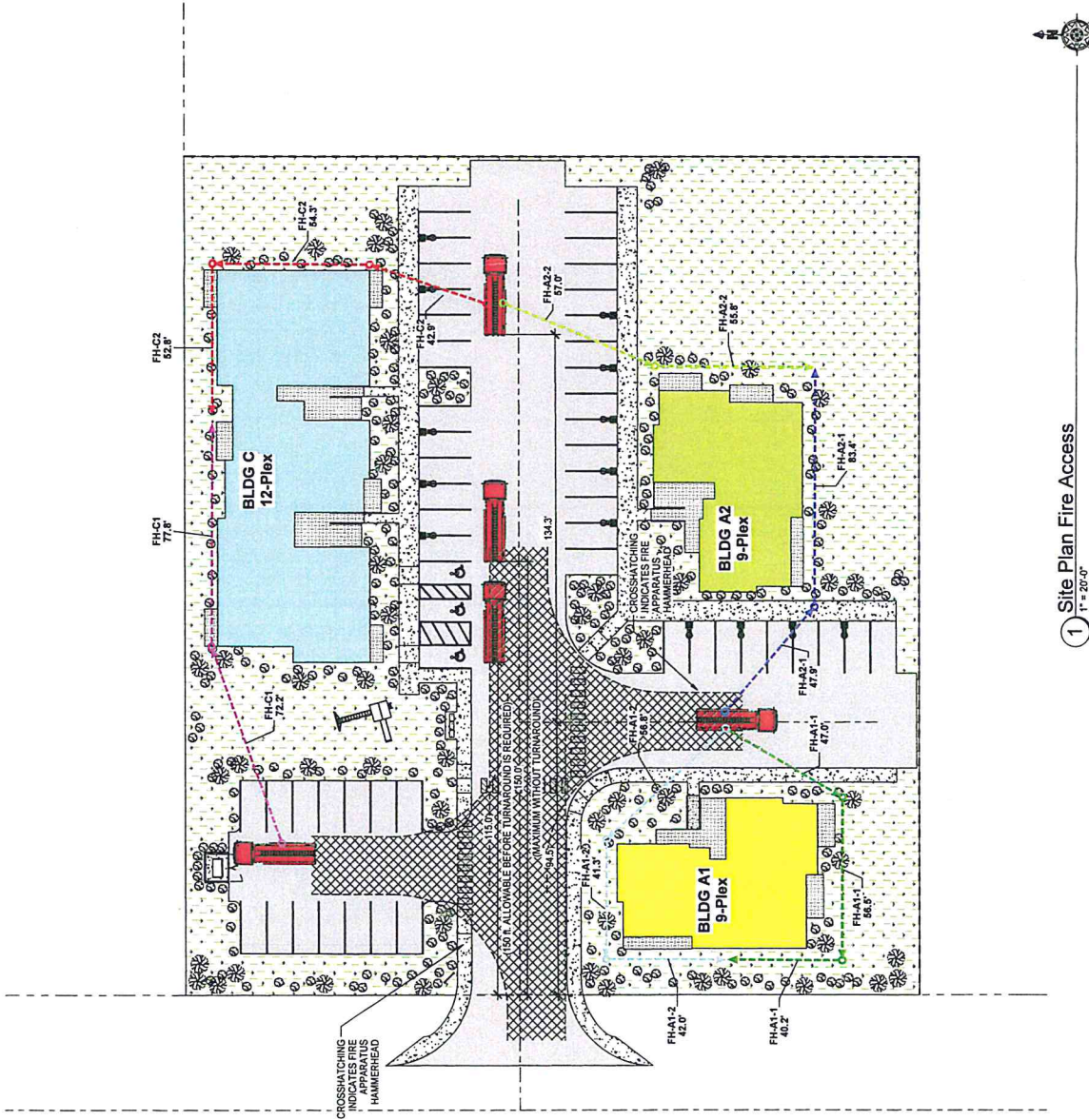
Project Start Date:
10-30-2020

Release Date: 02-19-2021

Released for:
65% S&T

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Path ID	Travel Distance
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FHA1-1	56.5'
FHA1-1	40.2'
FHA1-1	143.7'
FHA1-2	56.8'
FHA1-2	41.3'
FHA1-2	140.0'
FHA1-2	140.1'
FHA2-1	47.0'
FHA2-1	83.4'
FHA2-1	131.3'
FHA2-2	57.0'
FHA2-2	55.8'
FHA2-2	112.8'
FHC1	72.2'
FHC1	177.8'
FHC1	150.0'
FHC2	43.9'
FHC2	54.3'
FHC2	152.8'
FHC2	150.0'



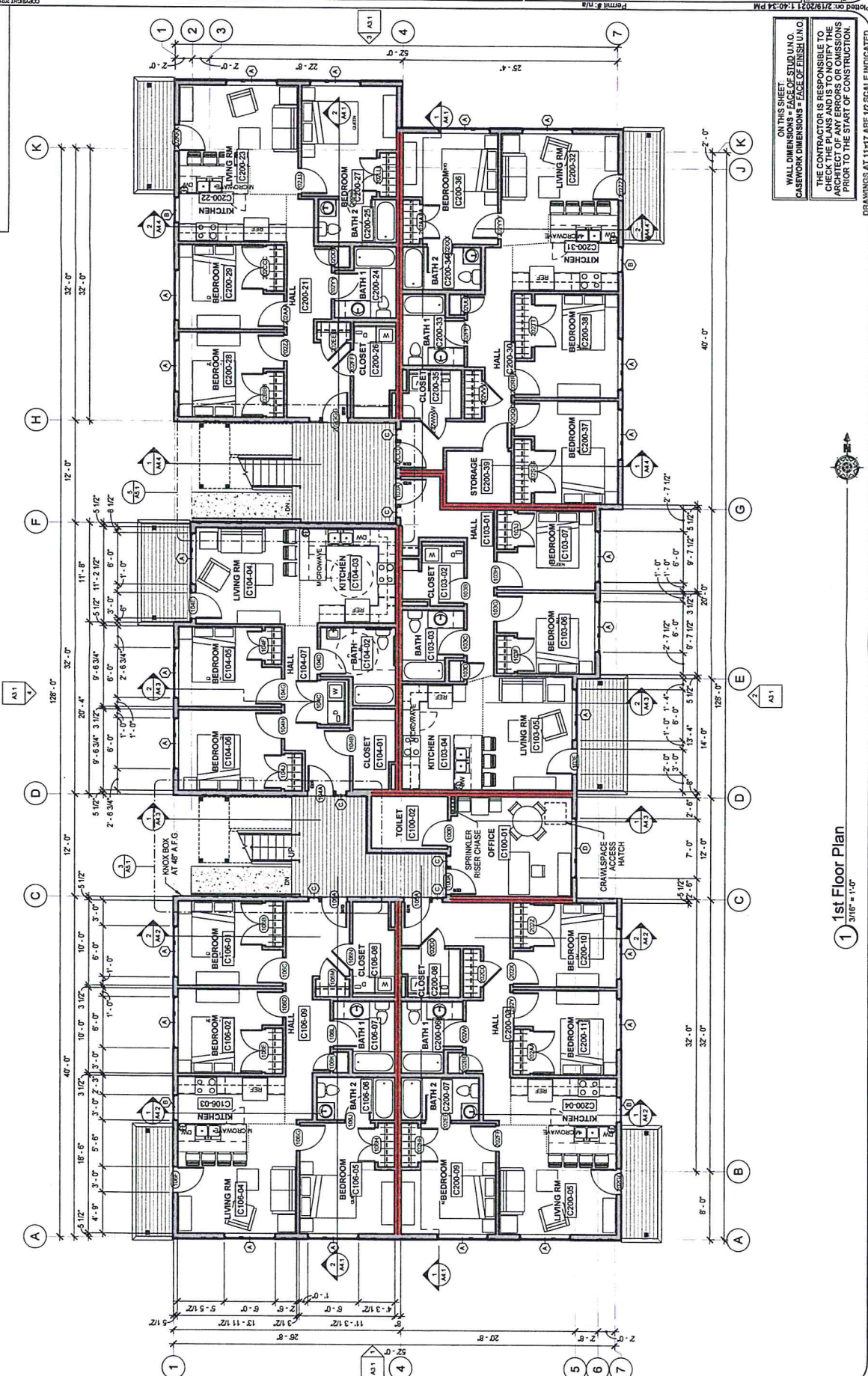
FVA Project #
2020_81C
Project Start Date
10-30-2020
Release Date 02-19-2021
Released for
65% Set

PRELIMINARY
P.O. Box 220080 - Anchorage, Alaska 99523-0080
(907) 522-9193
FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS
P.O. Box 220080 - Anchorage, Alaska 99523-0080
(907) 522-9193

Trailpoint
BUILDING 'C'
30-Unit Residential Development
Anchorage, Alaska
Trail A1-2
Checkprint Subdivision
1st Floor Plan
P.O. Box 220080 - Anchorage, Alaska 99523-0080
(907) 522-9193

1st Floor Plan
P.O. Box 220080 - Anchorage, Alaska 99523-0080
(907) 522-9193

A2.1
DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED



FVA Project #
2020.81C
Project Start Date
10-30-2020
Release Date 02-19-2021
Released for
65% Set

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ARCHITECTS
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Alaska Architecture #72590

BLDG C
SITE KEY PLAN

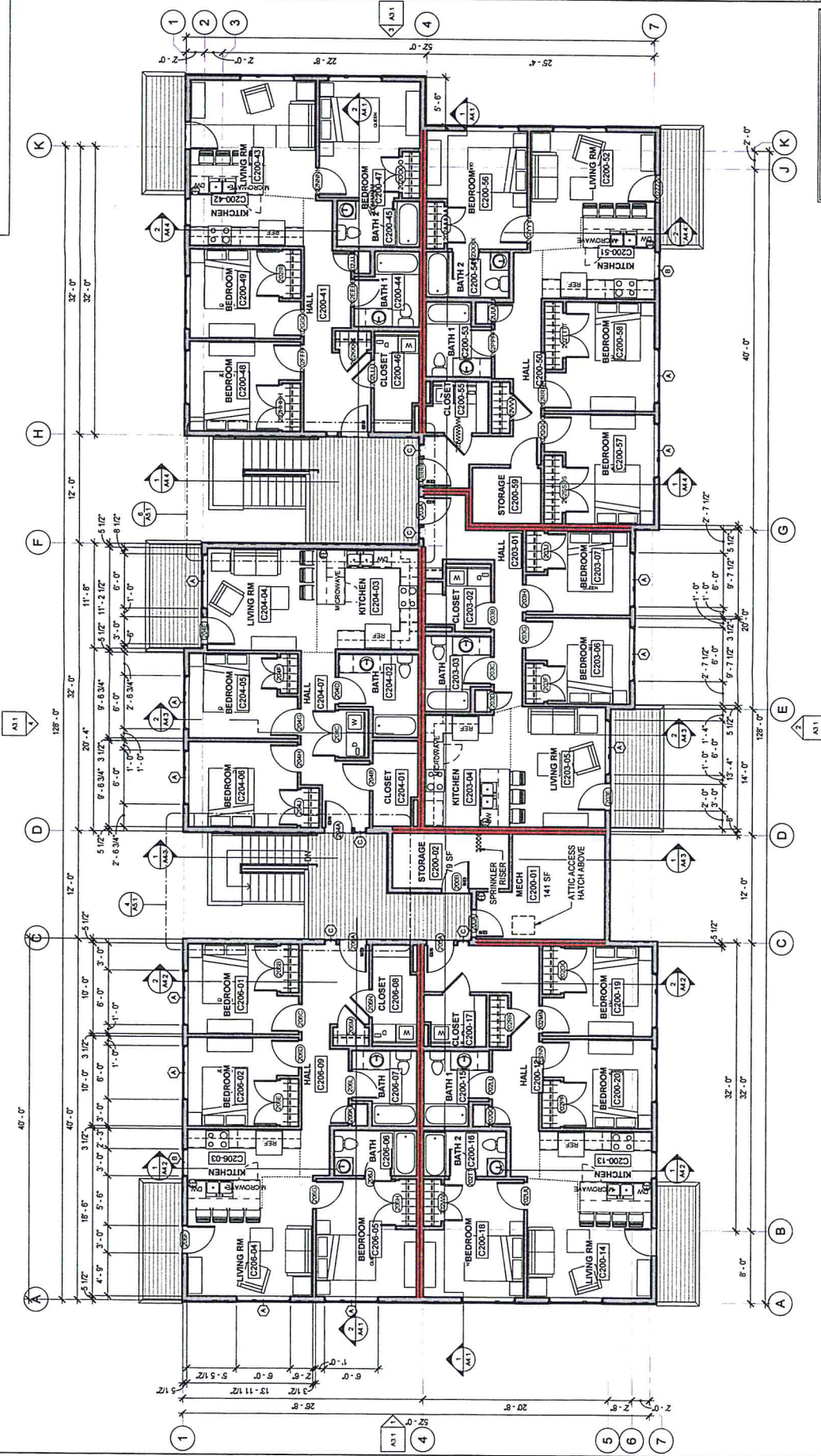
Trailpoint
BUILDING C
30-Unit Residential Development
Anchorage, Alaska
Checkpoint Subdivision
Trail #1-2

2nd Floor Plan
Sheet Number

A2.2

ON THIS SHEET:
WALL DIMENSIONS = FACE OF STUD UNO.
CASEWORK DIMENSIONS = FACE OF FINISH UNO.
THE CONTRACTOR IS RESPONSIBLE TO
CHECK THE PLANS AND IS TO NOTIFY THE
ARCHITECT IMMEDIATELY OF ANY ERRORS OR OMISSIONS
PRIOR TO THE START OF CONSTRUCTION.

Drawings at 1/16" = 1'-0" SCALE INDICATED



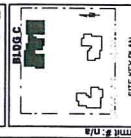
1 2nd Floor Plan
3/16" = 1'-0"

FMA Project #
 2020-0001
 Project Start Date
 10-30-2020
 Release Date 02-19-2021
 Released for
 65% Set

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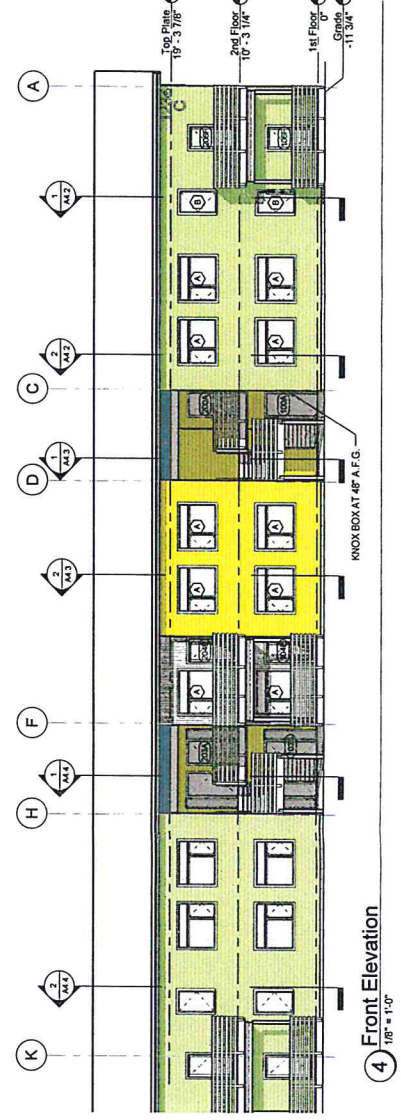
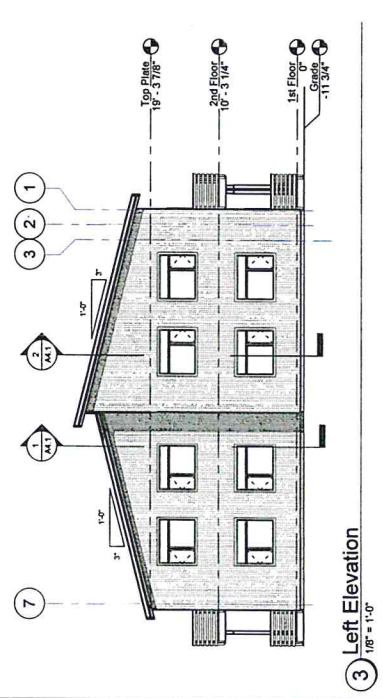
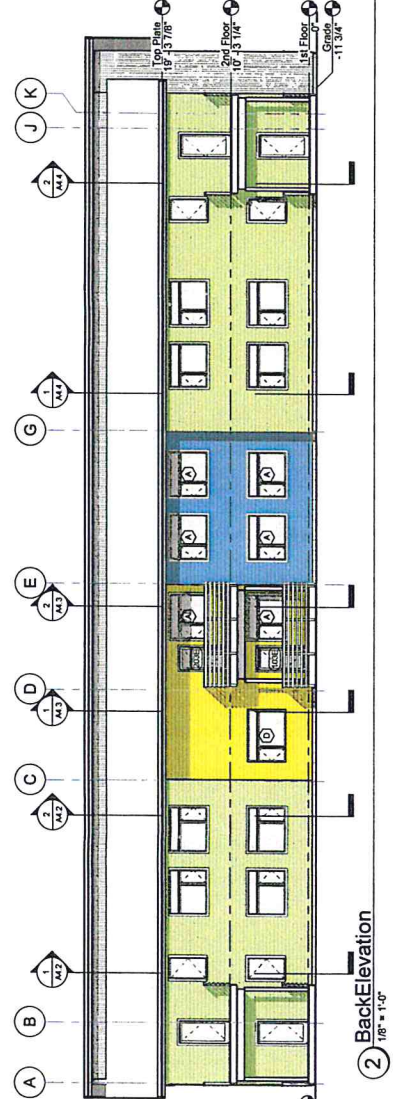
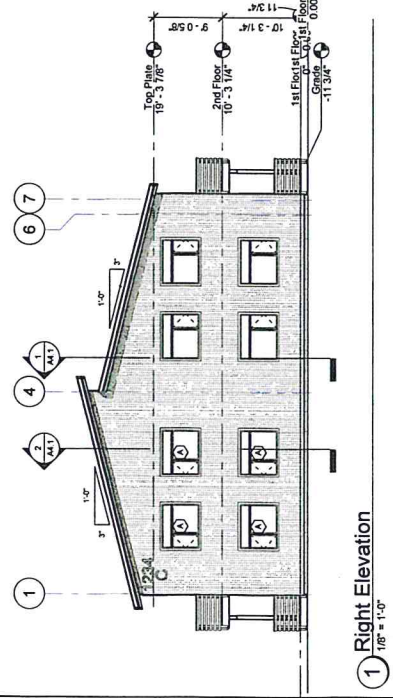
PRELIMINARY
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 ARCHITECTS
 Alaska Authorization #72809
 P.O. Box 220083 - Anchorage, Alaska 99523-0083 - (907) 622-9193



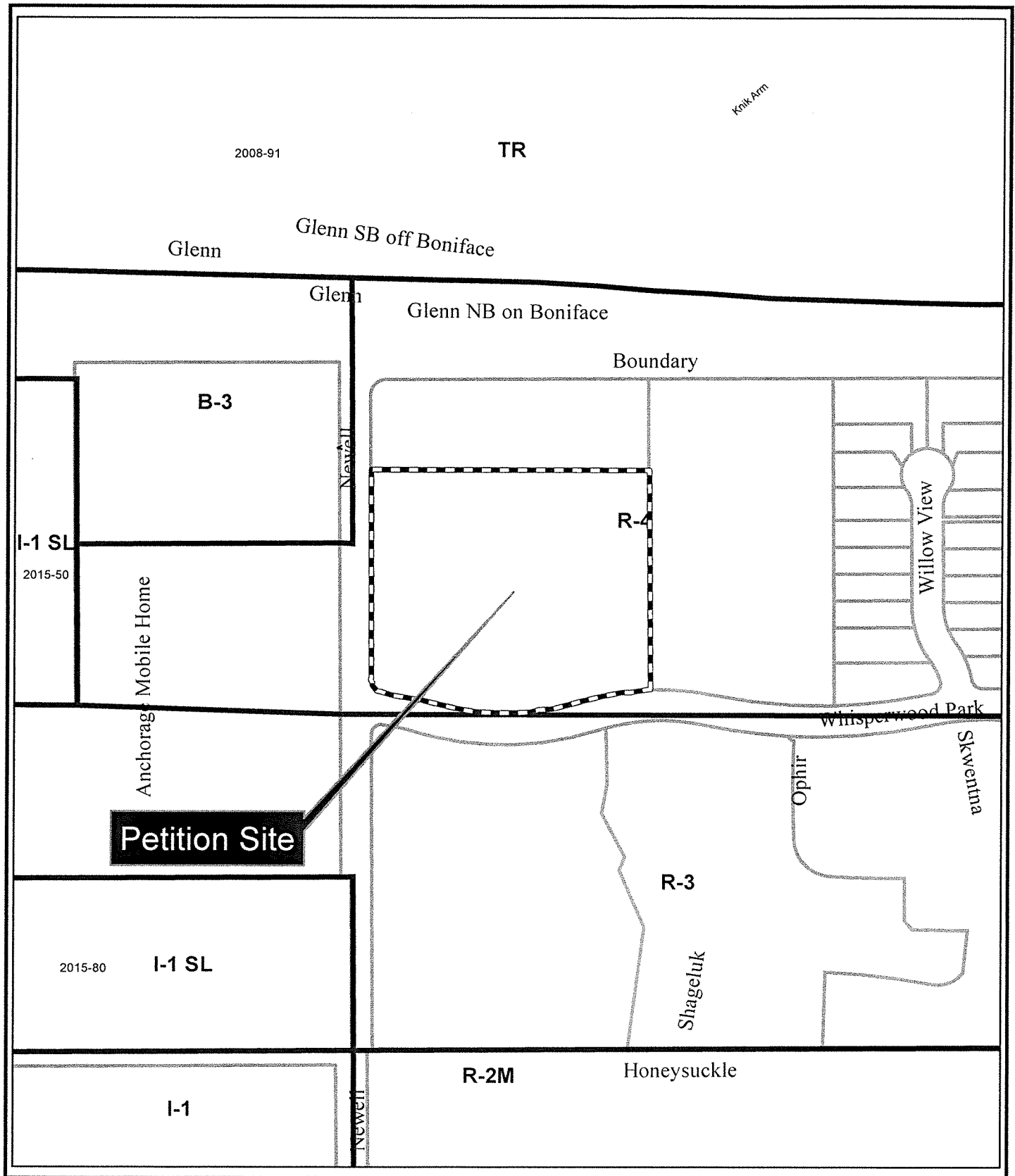
Trailpoint
 BUILDING C
 30-Unit Residential Development
 Trailpoint
 30-Unit Residential Development
 Trailpoint
 30-Unit Residential Development

A3.1
 Exterior Elevations



Drawings at 1/8" = 1'-0" Scale Indicated

2021-0051



2021-0051

