

Holland & Knight

50 California St. Suite 2800 | San Francisco CA 94111 | T 415.743.8835 | F 415.743.8810
Holland & Knight LLP | www.hklaw.com

Jessica M. Brown
Jessica.Brown@hklaw.com

April 28, 2021

VIA E-MAIL

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

Re: Application for Special Land Use Permit for Alcohol – Two Trees Bistro

Dear Sir or Madam:

Enclosed please find the following documents in support of Alyeska Resort Operations LP, dba Two Trees Bistro Application for Special Land Use Permit for Alcohol.

- √ 1. Signed Application for Special Land Use Permit for Alcohol
- √ 2. Completed Alcoholic Beverage Control Board liquor license application form
 - Filed with ABC Board (including all drawings and attachments)
- √ 3. Approved parking plan
- √ 4. Approved landscape and master plan
- √ 5. Site plan to scale
 - Building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location
- √ 6. Building plans to scale
 - Floor plans indicating the location of sales and service areas and building elevations
- √ 7. Photographs of premises
 - From each street frontage that include and show relationship to adjacent structures
- √ 8. Narrative explaining the project
 - Construction schedule and open for business target date
- √ 9. Analysis of approval criteria from page 3
- √ 10. Security Plan Attachment

Please let me know should you require additional information, or if I can assist you in any way.

Sincerely,



Application for Special Land Use Permit for Alcohol

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first)	Alyeska Resort Operations Limited Partnership dba Two Trees Bistro	Name (last name first)	Hawes, Amanda
Mailing Address	9820 - 100th Avenue, Box 280	Mailing Address	9820 - 100th Avenue, Box 280
	Grand Prairie, Alberta, Canada T8V0T8		Grand Prairie, Alberta, Canada T8V0T8
Contact Phone – Day	907-754-2246	Contact Phone – Day	907-754-2246
Evening		Evening	
E-mail	mhawes@alyeskaresort.com	E-mail	mhawes@alyeskaresort.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 OWNER AUTHORIZATION* (if petitioner is not property owner)	
(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a special land use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the special land use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.	
Signature	4/23/21
Amanda Hawes	Date
Print Name	

*Disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational Site
<input type="checkbox"/> Beverage Dispensary, Duplicate	<input type="checkbox"/> Brewery	<input type="checkbox"/> Other (please explain):
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Club	
<input checked="" type="checkbox"/> Beverage Dispensary-Tourism, Duplicate	<input type="checkbox"/> Package Store	
Is the proposed license: <input checked="" type="checkbox"/> New <input type="checkbox"/> Transfer of location from:		
<input type="checkbox"/> Amendment		
ABC license number: 5953		

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages special land use permit 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 special land use permit. I also understand that assigned hearing dates are tentative and may have to be postponed by the Planning Department, Municipal Clerk, or the Assembly, for administrative reasons.

Signature	<input checked="" type="checkbox"/> Petitioner <input type="checkbox"/> Representative	4/23/21
	(Representatives must provide written proof of authorization from petitioner)	Date
Amanda Hawes		
Print Name		

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
Fm	1 + affidavit	\$4,720.00	2021-0074	07/13/2021

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-041-48-000 & 075-041-49-000		
Site Street Address: NKN Tram Loop Drive		
Current legal description: (use additional sheet in necessary) Alyeska Prince Addition, TR A, Frag lot 10 & 11		
Zoning:	Acreage: 59,294 & 79,001 SF	Grid #: SE4717

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural				
Anchorage 2020 Major Elements – site is within or abuts:				
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center		
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve			
<input type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____			
Chugiak-Eagle River 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"/> Town center
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve	
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area			
Girdwood- Turnagain Arm Land Use Classification				
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions	<input checked="" type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve	
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead		

ENVIRONMENTAL INFORMATION (All or portion 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 checked="" type="checkbox"/> "2"	<input 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 site)

<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input checked="" type="checkbox"/> Conditional Use - Case Number(s): 2020-0018
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input checked="" type="checkbox"/> Building or Land Use Permit for 2020-0018
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

APPLICATION REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form (if applicable) <input type="checkbox"/> Completed Alcoholic Beverage Control Board liquor license application form (filed with ABC Board) including all drawings and attachments
7 copies required	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Approved parking and landscape plan from Land Use Review <input checked="" type="checkbox"/> Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location <input checked="" type="checkbox"/> Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable) × Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number <input checked="" type="checkbox"/> Narrative explaining the project; construction schedule and open for business target date; analysis of approval criteria on page 3

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name? (Provide both if name is changing)

Two Trees Bistro

What is the gross leasable floor space in square feet?

2,888 square feet

What will be the normal business hours of operation?

8am-10pm

What will be the business hours that alcoholic beverages will be sold or dispensed?

10am-9pm

What do you estimate the ratio of food sales to alcohol beverage sales will be?

25 % Alcoholic beverage sales

75 % Food sales

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☐ Other ☐ NoneDo you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" as set forth in AMC 8.50.020 or "adult entertainment" as set forth in AMC 10.40.050? ☐ Yes ☒ NoDo you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? ☐ Yes ☒ No**DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS**

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines.

Name

Address

None

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

 % less than \$5.00 % \$5.00 to \$10.00 % \$10.00 to \$25.00 % greater than \$25.00**SPECIAL LAND USE PERMIT FOR ALCOHOL APPROVAL CRITERIA**

The Assembly may only approve the special land use permit for alcohol if it finds that **all** of the following approval criteria 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.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations. See

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts.
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes.
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal, and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets **each and every factor and standard** set forth below.

CONCENTRATION AND LAND USE

Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected.

How many active liquor licenses are located on the same property as your proposed license? 0

Within 1,000 feet of your site are how many active liquor licenses? 4

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high? 3

How many active liquor licenses are within the boundaries of the local community council? 11

TRAINING

If application is made for issue, renewal, or transfer of a license, the applicant must be able to demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).

OPERATIONS PROCEDURES

If application is made for issue, renewal, or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in section 10.50.035 of municipal code.

- | | | |
|---|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Happy hours? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Patron access and assistance to public transportation? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Non-alcoholic drinks available to patrons? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Solicitation or encouragement of alcoholic beverage consumption? |

PUBLIC SAFETY

When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

Inside facility: See attached Security Plan and AMCO Application Security Plan

Outside facility: See attached Security Plan and AMCO Application Security Plan

PAYMENT OF TAXES AND DEBTS

When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to Pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing. signed by the transferor, transferee and Municipality

- ☒ Yes ☐ No *Are real estate and business property taxes current?*
☐ Yes ☒ No *Are there any other debts owed to the Municipality of Anchorage?*

PUBLIC HEALTH

If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

- ☒ Yes ☐ No *As the applicant and operator can you comply? If no explain:*



MEMORANDUM

TO: Stephanie Mormilo, P.E., Municipality of Anchorage

CC: Ryan Laurie, Pomeroy Lodging

FROM: Brad Coy, P.E., PTOE, DOWL
LaQuita Chmielowski, P.E., LEED AP, DOWL
Jae Ham, EIT, DOWL

DATE: February 28, 2020

SUBJECT: Alyeska Nordic Day Spa Parking Study



This memorandum documents a parking study for Alyeska Resort, which is located at 1000 Arlberg Avenue (Tract A and Tract B, Alyeska Prince Addition) in Girdwood, Alaska. Alyeska is proposing to construct a Nordic day spa that will include an approximately 19,325 square-foot building (16,170 square-foot spa and 3,155 square-foot bistro) and outdoor pools located on Tract A, just to the north of the hotel and lower tram facility.

Alyeska currently has 732 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. The purpose of this study is 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. The sections of this memorandum address the parking lot layout, parking counts, yearly activity trends, and summary of findings.

In addition to the parking area adjacent to the hotel, the day skier base area by the Alyeska Resort Daylodge also provides parking spaces. In fact, 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 after the old Nugget Inn was demolished. In addition, the recent extension of Arlberg Road added parking spaces at the end of the road, which provides year-round parking for cross country skiers and trail users. 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.

1.0 PARKING LOT LAYOUT

Alyeska's existing parking lots adjacent to the hotel and tram are shown in Figure 1 and include seven 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 A, E, F, H1, and H2 are the primary areas for patron and guest use. Area B is typically used for valet parking (though it is not strictly enforced and operates as an open parking area on festival days), Area C is used for storage, Area D serves the employee housing, and Area H3 is VIP parking.

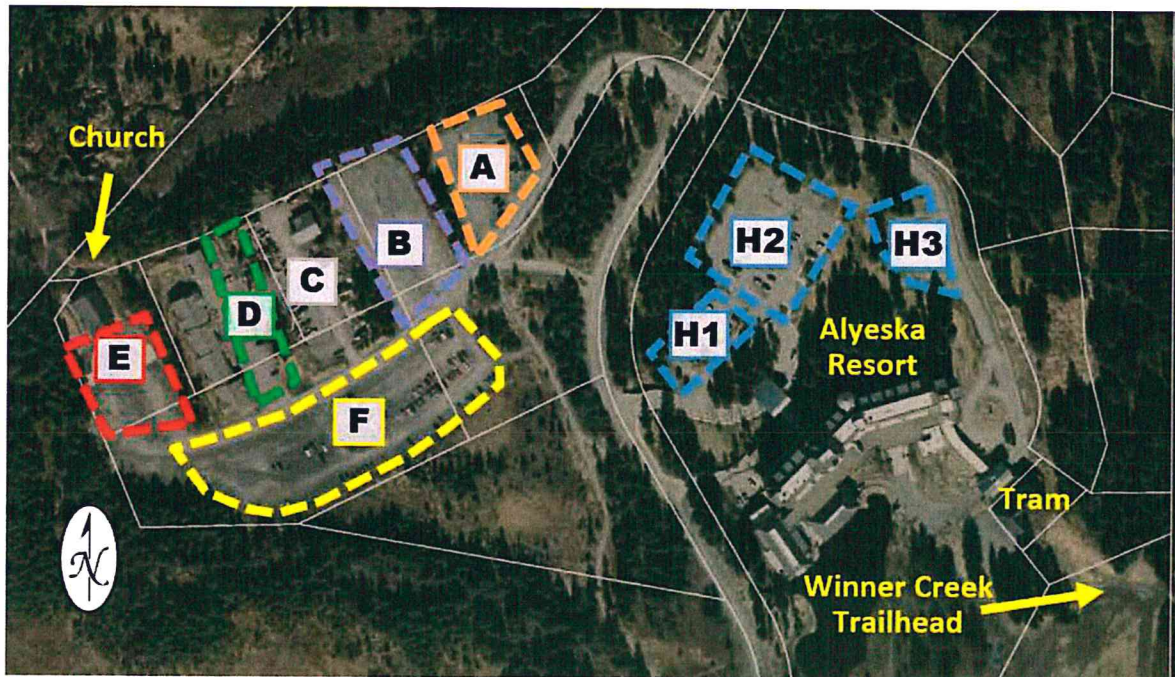


Figure 1 : Alyeska Parking Lot Areas Analyzed

Table 1 lists descriptive information associated with each parking area, including the number of parking spaces. Alyeska's 1992 site plan, which is provided in Attachment A, was originally designed for 953 parking spaces. However, after the development of employee housing in Area D, the addition of Area H3, and Area C changing to a storage area, the parking lots now include 732 parking spaces (see Attachment B). Although these lots currently appear to be the same shapes and sizes as shown in the plans, most of the lots do not have striping. Therefore, when drivers leave wider spaces between vehicles, it results in fewer available parking spaces, which is what was observed during the June 2019 counts (see Section 2.0), particularly for the gravel parking areas (i.e., A, B, D, E, and F).¹ Based on the number of vehicles in each parking area compared with the approximate percentage each parking area was filled, the total usable

¹ Parking areas A, B, D, E, and F are between South Moose Meadow Creeks and received a variance from the requirement to be paved to accommodate more absorption and to better direct storm water to the non-imperious areas in compliance with mitigation associated with the USACE permit to fill some of the wetland to construct the parking areas (see Attachment C).

MEMORANDUM

parking spaces were estimated and are listed in Table 1. The result is an overall estimate of approximately 608 total available parking spaces based on current driver parking behavior, which is 124 spaces (or 17 percent) fewer than the 732 existing parking spaces.

Table 1: Alyeska Parking Lot Areas

Parking Area	Parking Lot Use	Parking Spaces in Plans ^a	Available Legal Parking Spaces ^b	Available Parking Spaces ^c		
				Striped	Unstriped (approx.) ^d	Total Usable (approx.)
A	Hotel Alyeska and trail use	73	73	0	58	58
B	Valet parking	118	118	0	114	114
C	Equipment Storage	143	0	0	0	0
D	Employee housing	135	35	0	25	25
E	Church ^e	94	94	0	80	80
F	Hotel Alyeska and trail use	246	246	0	170	170
H1	Primary lot for Hotel Alyeska	113	113	0	109	109
H2	Primary lot for Hotel Alyeska	31	31	0	30	30
H3	VIP parking	0	22	22	0	22
Total		953	732	22	586	608

^a The parking lots were designed for 953 parking spaces based on the 1992 plan set.

^b The parking lots now accommodate 732 spaces due to changes to Areas C, D, and H3.

^c Most of the parking areas are not currently striped, and drivers were observed to park farther apart, leaving room for fewer vehicles. This driver behavior results in fewer available parking spaces, which were estimated based on the July 2019 counts.

^d The unstriped spaces were estimated based on the counts described in Section 2.0.

^e The church is shared by two congregations, which meet on Sunday at 10 a.m. and 6 p.m. It can also be rented for weddings and other events.

2.0 PARKING COUNTS

Parking counts were performed for all six parking areas on June 28-30, 2019 (Friday, Saturday, and Sunday) during the primary proposed spa hours. These days of the week and times were requested by the Municipality of Anchorage (MOA) Traffic Engineer. The counts were performed by Alyeska staff at one-hour intervals. In addition, nine traffic cameras were set up to capture footage of the parking areas. DOWL staff reviewed the footage to fill in gaps of missing data and verify the in-person counts. Table 2 lists the dates and time periods for the counts, along with The Spa at Alyeska hours. The detailed 1-hour counts are provided in Attachment C.

Table 2: Parking Count Dates and Time Periods

Count Date	Day of Week	The Spa at Alyeska Hours	Count Period
June 28, 2019	Friday	9 a.m. to 9 p.m.	9 a.m. to 9 p.m. (every 1 hour)
June 29, 2019	Saturday	9 a.m. to 11 p.m.	10 a.m. to 11 p.m. (every 1 hour ^a)
June 30, 2019	Sunday		

^a Sunday 1 p.m. was counted using video count due to missing in-person count.

MEMORANDUM

Parking usage throughout each day is displayed in Figure 2 (Friday), Figure 3 (Saturday), and Figure 4 (Sunday). The stacked areas correspond with each parking area: A (orange), B (purple), D (green), E (red), F (yellow), and H (blue). Each graph also shows the number of total observed spaces based on driver behavior (608 spaces) and how many spaces correspond with a 90% occupancy level (547 spaces), which is the standard level associated with full parking lot usage. Should drivers choose to park closer together consistent with the 1992 site plan, the total available parking spaces would increase, as would the 90% threshold value. However, the current driver behavior is the focus of the parking count discussion to allow for a conservative estimate of the number of unused parking spaces that would be available to serve the additional Nordic day spa parking needs assuming no parking lot striping is performed.

The Sunday count experienced the greatest parking lot usage, with the peak hour at 1 p.m. when there were 355 parked vehicles (58% occupancy, with an estimated 253 unused parking spaces). Parking Areas A, D, H1, and H2 were the fullest, with the number of parked vehicles exceeding 90% occupancy of these lots. In fact, Areas D, H1, and H2 stayed at 80-100% occupancy throughout Sunday. Area A reached 80-90% occupancy only from 12:00 p.m. to 2:00 p.m. and otherwise was below 50%. Figure 5 (Area H2), Figure 6 (Area H3), Figure 7 (Area F), Figure 8 (Area B) show screenshots of video footage of the various specified areas during the 1 p.m. peak hour.

Other general trends include: Parking Area F is the largest parking area and varied between 30% to 70% occupancy, which provides significant overflow on the typical day. Parking Area D serves the employee housing and appeared to only be used by the employees. It is generally full at night but open during the middle of the day, except Sunday. Underutilized areas included B, E, and H3 which remained below approximately 10-20% occupancy throughout most of the three days. This is because Area H3 is only available for paying customers (i.e., VIP parking) and Area B is typically used for valet parking (though it is not strictly enforced and operates as an open parking area on festival days). The one time the valet service lot (i.e., Area B) increased to approximately 30% occupancy was during Saturday night. Parking Area E's low usage is expected due to it being used primarily by church groups and also given how it is the farthest away from the primary destinations at the Resort, which include the hotel, tram, and Winner Creek Trail.

Overall, the primary open parking areas in order of preference are H1, H2, A, F, and E. At the peak time (i.e., 1 p.m. on Sunday, these five parking areas had 141 unused parking spaces out of the 447 available parking spaces, as counted based on existing driver trends of leaving more space between vehicles). If the parking spaces shown in the plans were considered, the total number of unused parking spaces in these five main parking areas would increase to 214 spaces.

MEMORANDUM

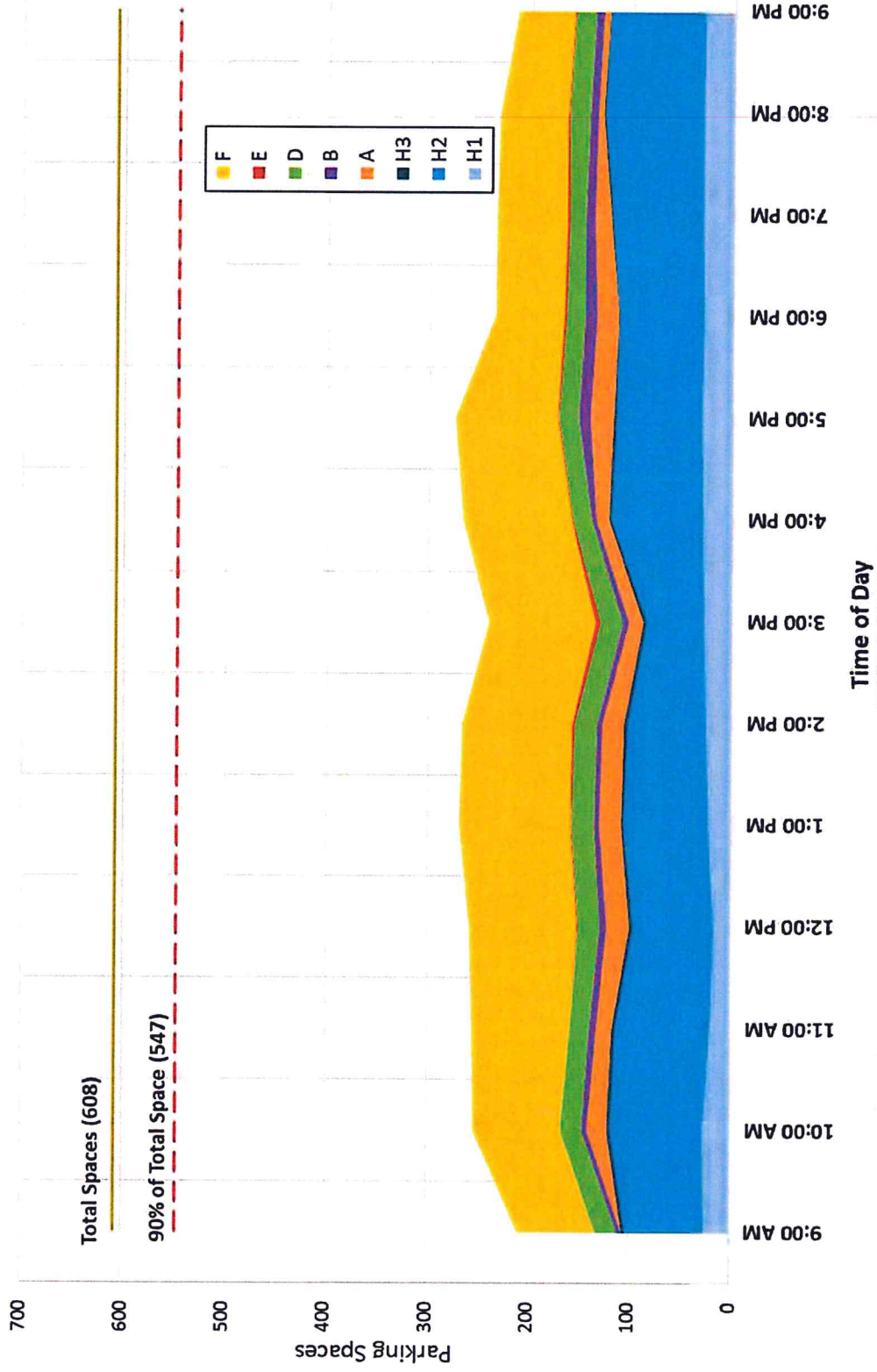


Figure 2: Alyeska Parking Lot Usage (Friday, June 28, 2019)

MEMORANDUM

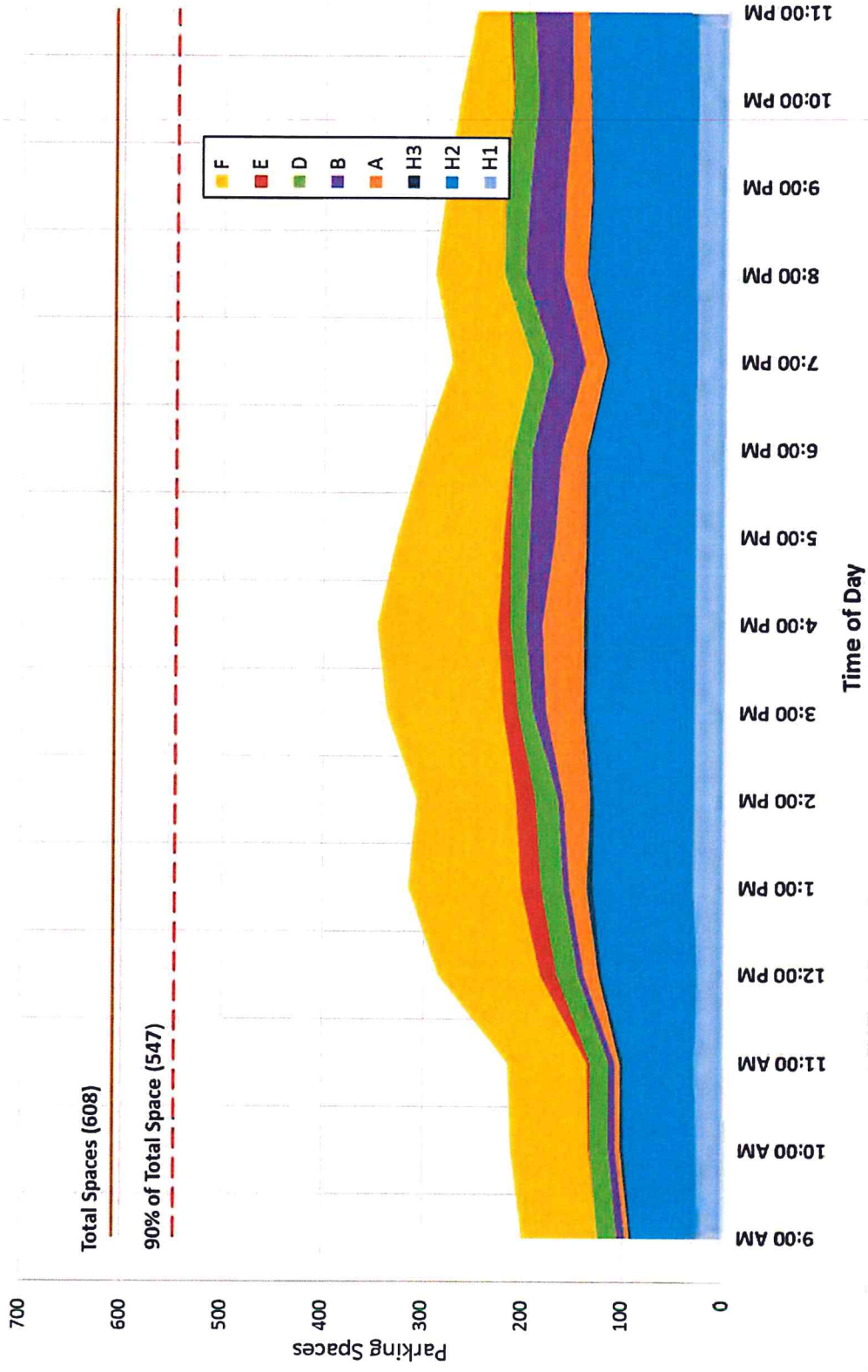


Figure 3: Alyeska Parking Lot Usage (Saturday, June 29, 2019)

MEMORANDUM

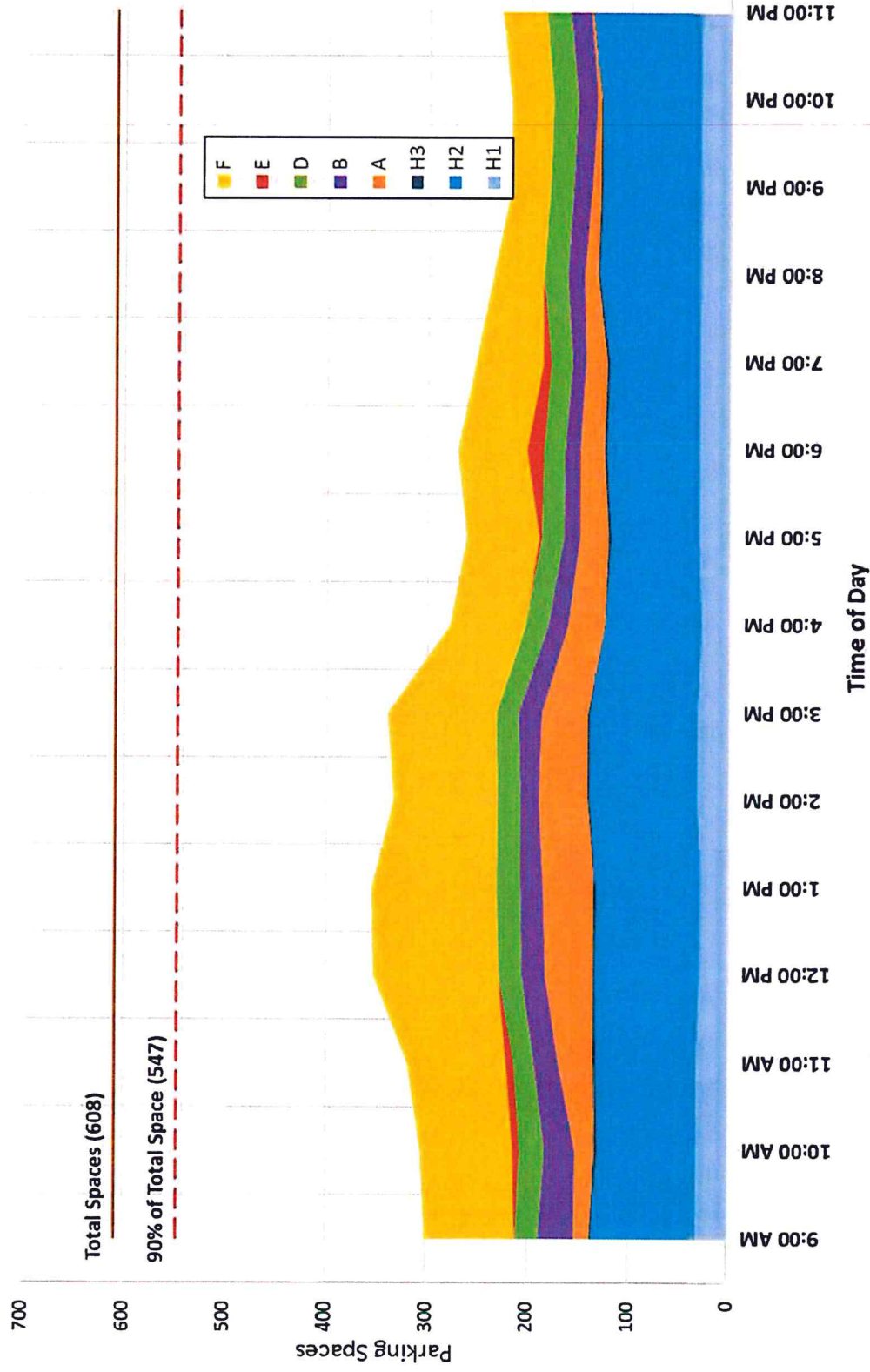


Figure 4: Alyeska Parking Lot Usage (Sunday, June 30, 2019)



Figure 5: Parking Area H2 Back



Figure 6: Parking Area H3

MEMORANDUM



Figure 7: Parking Area F Back

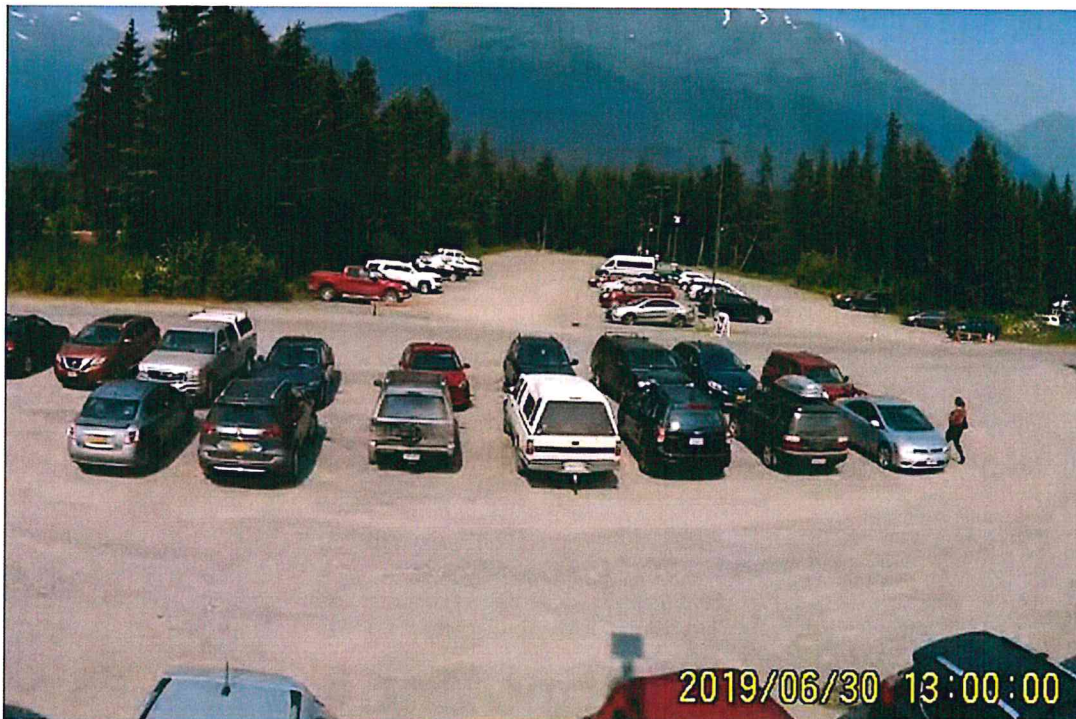


Figure 8: Parking Area B

3.0 YEARLY ACTIVITY TRENDS

To better understand how parking demand may vary throughout the year, monthly activity at The Hotel Alyeska was evaluated. Figure 9 shows the hotel rooms reserved by day of the week from January 1st, 2018 to December 31st, 2018. Fridays throughout 2018 (except for November) experienced the most hotel room use, and the greatest use on other days occurred in June, July, and August. On the dates of the counts, the hotel had 283 rooms (Friday, June 28, 2019), 295 rooms (Saturday, June 29, 2019), and 276 rooms (Sunday, June 30, 2019) reserved. These reservation numbers are in the same range as the 2018 data trends, which suggest that they correspond with peak activity levels at the hotel.

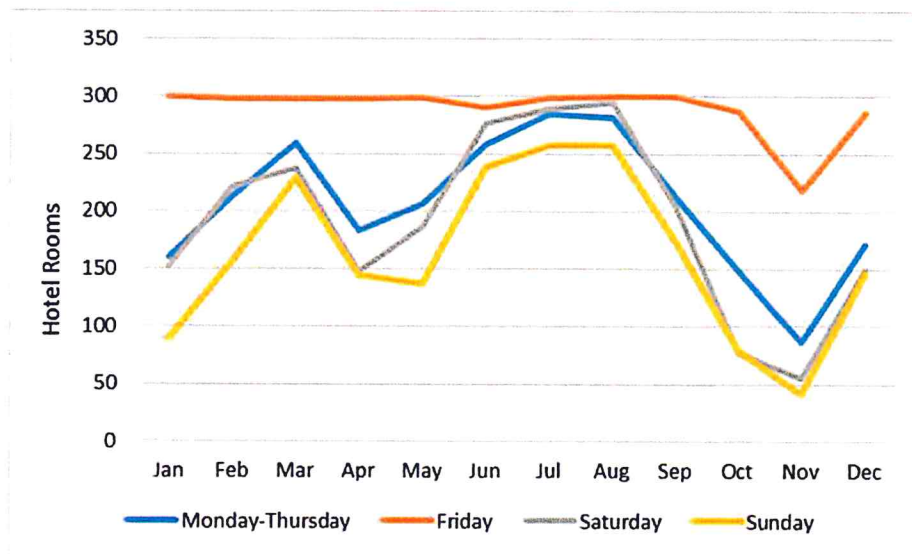


Figure 9: Alyeska Resort Rooms Reserved (2018)

While the hotel room reservation data is helpful, it is not perfectly correlated with parking use because other visitors use the tram, trails, spa, church, and restaurants. The summer also sees increased recreational vehicle users and bus tour groups, which have different parking needs. However, data is not available for these users.

The following information is available for other nearby uses:

- The existing spa serves approximately 20 guests per day on a regular day with activity peaking around 40 guests per day on a summer day or on a winter weekend. Pomeroy Lodging has indicated that spa room users are generally split 50/50 between hotel patrons and non-hotel guests. This means that parking for half of the spa patrons is already accounted for in conjunction with the hotel rooms. Since the busiest winter weekends are comparable to the busiest summer days, summer and winter peaks are expected to be similar.
- The aerial tram serves up to 1,500 guests on a busy summer day, and the majority of patrons show up on tour buses. During a peak ski day, 2,000 guests are served on the tram; however, most of these are skiers who take multiple trips and can access the tram

from the ski trails, which are accessible from the Alyeska Resort Daylodge (i.e., the main ski lodge approximately one mile away). Because the Daylodge has significantly more uphill ski lift capacity, serves all ski runs on the mountain, and is the more convenient location, it is the primary location where day skiers park during the winter ski season. These aerial tram usage patterns are likely to favor higher summer parking usage at the hotel for the aerial tram.

- Winner Creek Trail usage is also likely to correlate with higher summer recreation use.

4.0 CODE REQUIRED PARKING

Along with the parking count data that was collected, the Municipal code required parking was also evaluated. Table 3 provides a summary of the current uses, proposed uses, and required parking under both conditions. As shown, the addition of the Nordic day spa (i.e., proposed uses) will increase the required parking to 675 spaces, which is 57 spaces less than the 732 existing parking spaces.

Table 3: Current Uses, Proposed Uses, and Required Parking

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 max occupancy provisions of AMC Title 23	304 rooms, 670 persons in meeting rooms	273.6 167.5 441.1	307 rooms 670 persons in meeting rooms	276.3 167.5 443.8
General personal services (Spa)	1 per 400 gsf	1,200 gsf	3.0	16,170 gsf	40.4
Restaurant	1 per 100 gsf and outdoor seating	Seven Glaciers: 3,283 SF	32.8	Seven Glaciers: 3,283 SF	32.8
		Bore Tide: 4,800 SF	48.0	Bore Tide: 4,800 SF	48.0
			80.8	Nordic Day Spa Bistro: 3,155	31.6 112.4
Employee Housing	1.5 per 2-bedroom unit plus 0.25 overflow 2.5 per 4-bedroom unit plus 0.20 overflow 0.1 guest parking spaces for each multifamily dwelling unit	17 units (2-bedroom)	25.5 4.3	17 units (2-bedroom)	25.5 4.3
		7 units (4-bedroom)	17.5 1.4	7 units (4-bedroom)	17.5 1.4
			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^a	138 maximum occupancy	27.6
TOTAL			603		675

^a Based on Minor Amendment to the Alyeska Resort Master Plan for the Chapel, Case Number 2003-052

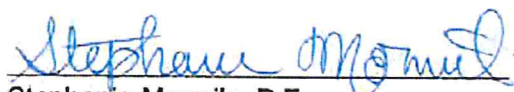
5.0 SUMMARY OF FINDINGS

Alyeska Resort is proposing the addition of an approximately 16,170 square-foot Nordic day spa and 3,155 square-foot bistro within the spa and the conversion of the existing spa (1,200 square feet) back to three guest rooms. The Nordic day spa will be located just to the north of the hotel and lower tram facility. The nearby parking that will also serve the day spa is distributed among six main parking areas located on Tract A and Tract B, Alyeska Prince Additional Subdivision. These parking areas include 732 parking spaces that serve the 304 hotel rooms, spa, aerial tram, restaurants, employee housing, church, and trail access.

To determine how much parking is available for the proposed new uses, parking counts were performed on June 28-30, 2019 (Friday, Saturday, and Sunday), which yearly activity trends suggest is near peak seasonal usage. The counts showed an estimated 608 available parking spaces (124 spaces fewer than the same lots on the site plan) due to the absence of striping and drivers leaving wider spaces between vehicles, particularly in the gravel parking lots. Peak usage occurred at 1 p.m. on Sunday, when there were 355 parked vehicles (58% occupancy of the 608 available spaces, with 253 unused parking spaces). This means Alyeska can serve an additional 192 vehicles before reaching a 90% utilization (based on the 608 available spaces). However, Area H3 is only available for paying customers, Area B is intended for valet parking, and Area D is reserved for employee housing. Therefore, the remaining parking areas had 141 unused parking spaces, which is still more than sufficient to meet the additional 72 spaces required by Municipal code for the proposed changes associated with the Nordic day spa, many of whose customers will be hotel patrons.

When considering Municipal code requirements for this area near the hotel, Alyeska currently has 732 parking spaces, which meets the current and proposed code-required parking for the site (i.e., the addition of the Nordic day spa and its attached bistro would increase the spaces required by Municipal code to 675 parking spaces, which is 57 fewer than the 732 spaces provided).

The signature below indicates concurrence with the analysis and findings of this memorandum.






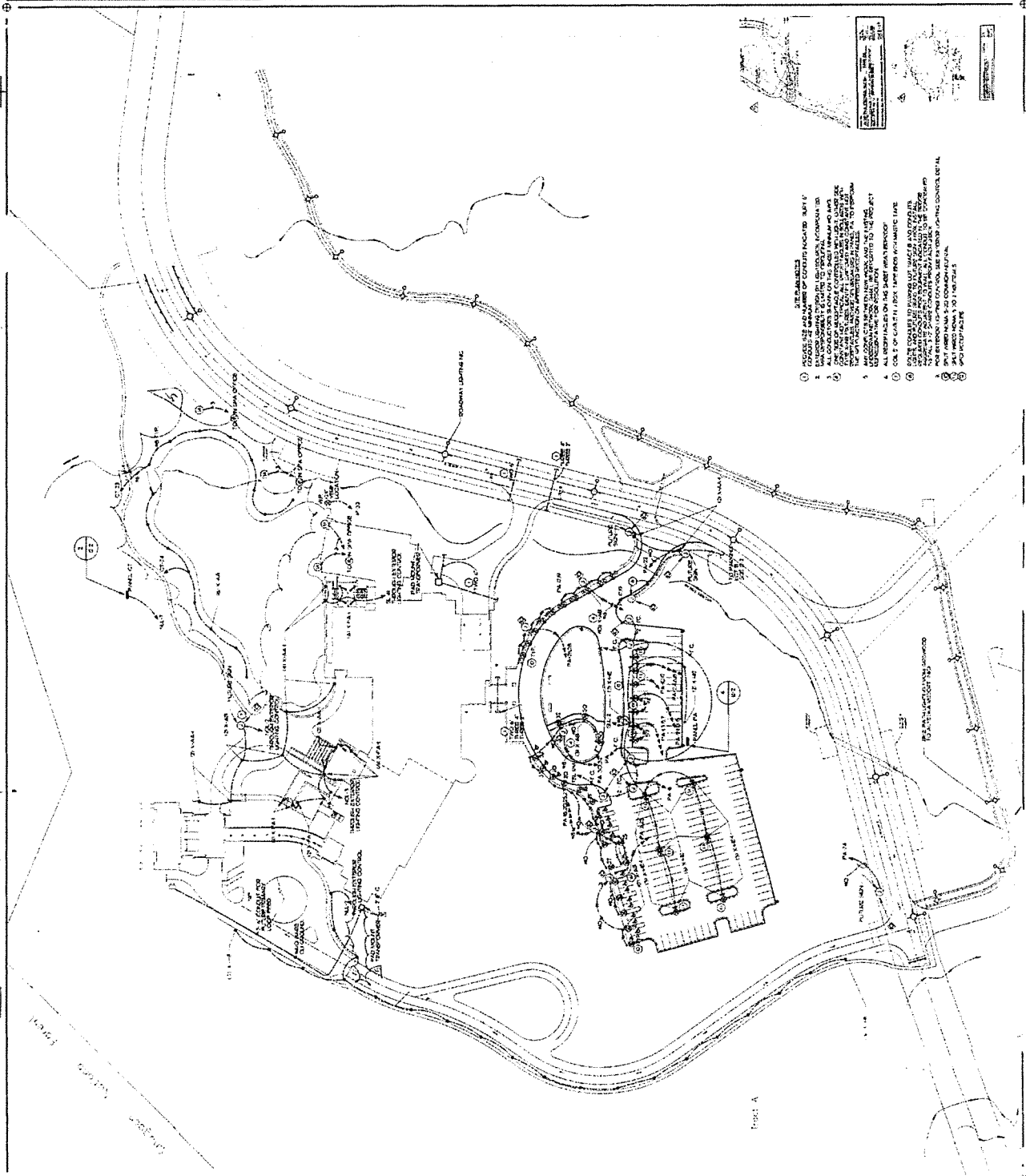
Stephanie Mormilo, P.E.
Municipal Traffic Engineer
MOA Traffic Department

3/18/2020

Date


ATTACHMENT A – 1992 SITE PLAN

Sasaki Associates, Inc. 285 Madison Avenue New York, New York 10017 Tel: (212) 512-2000 Fax: (212) 512-2001 Telex: 236 512 2000	MBA CONSULTING ENGINEERS INC. 1000 West 10th Avenue Anchorage, Alaska 99501 Tel: (907) 562-1000 Fax: (907) 562-1001		SEBU ALASKA, INC. 1000 West 10th Avenue Anchorage, Alaska 99501 ALYESKA PRINCE HOTEL GARDEN, ALASKA	PROJECT NO. 1000 SHEET NO. 1000 DATE: 10/1/80	 	SITE PLAN THREAT A	SHEET NO. 1000 DATE: 10/1/80 E-1
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Saadi Associates, Inc.
 10000 1st Avenue, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 561-1111
 Fax: (907) 561-1112

MBA CONSULTING ENGINEERS INC.
 10000 1st Avenue, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 561-1111
 Fax: (907) 561-1112



SEIBU ALASKA, INC.
 10000 1st Avenue, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 561-1111
 Fax: (907) 561-1112


ALYESKA PRINCE HOTEL
 UNDEVELOPED, ALASKA

CONFORMANCE WITH:
 A. ASSESSMENT OF
 B. ASSESSMENT OF
 C. ASSESSMENT OF
 D. ASSESSMENT OF
 E. ASSESSMENT OF
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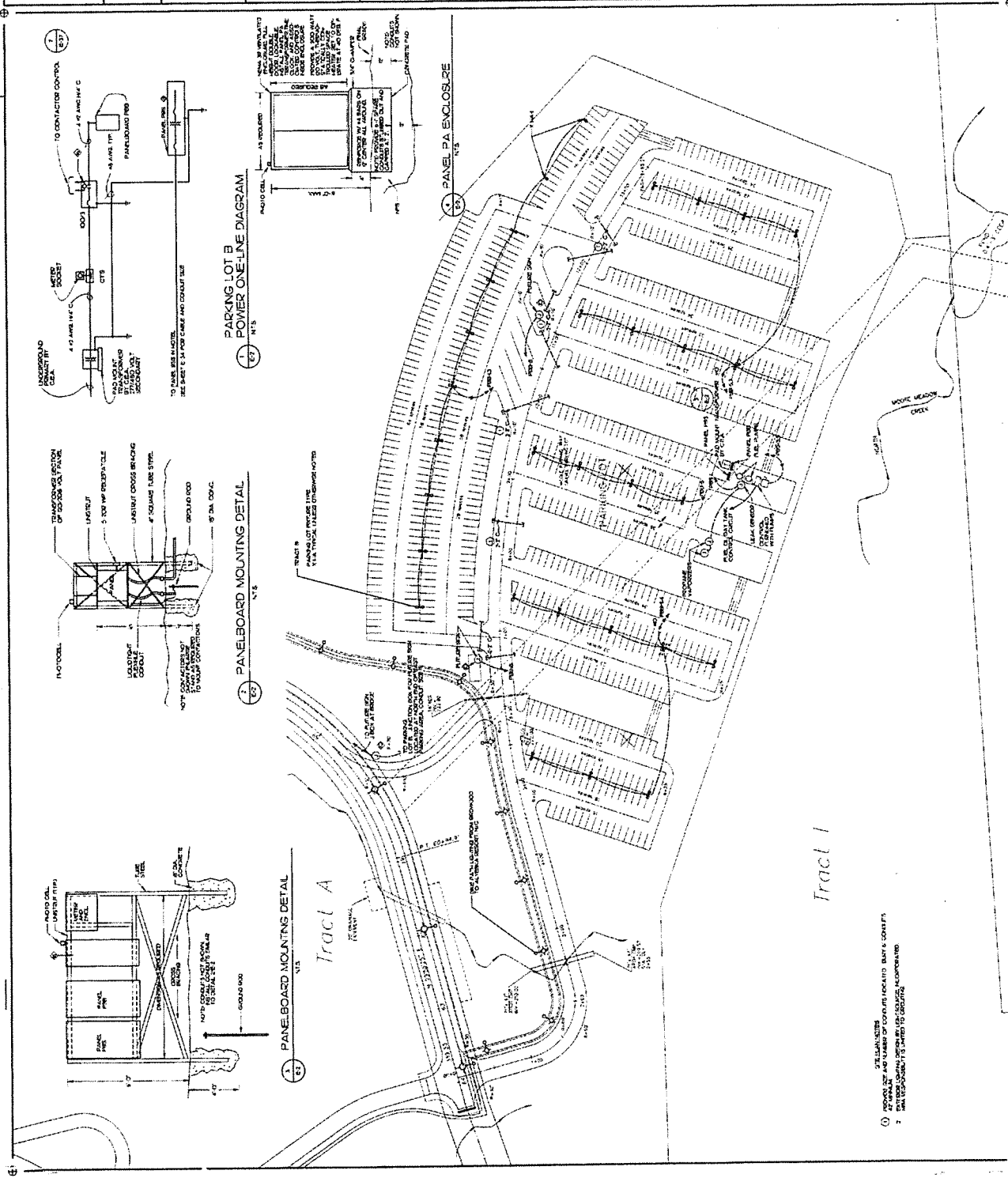
SITE PLAN
TRACT B

Scale: 1" = 100' (Horizontal)
 1" = 100' (Vertical)

Sheet: E-2



DATE: 11/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]



1. PROVIDE THE NAME OF THE CONTRACTOR TO BE USED FOR THE PROJECT.
 2. PROVIDE THE NAME OF THE CONTRACTOR TO BE USED FOR THE PROJECT.
 3. PROVIDE THE NAME OF THE CONTRACTOR TO BE USED FOR THE PROJECT.

ATTACHMENT B – EXISTING PARKING AREAS

Existing Parking Areas

H1 Unstriped

H2 Unstriped

H3 New Striped Parking


Notes:

1. ALL EXISTING AND PROPOSED PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE THE FOLLOWING VEHICLE TYPES AND VOLUMES:
2. ALL EXISTING AND PROPOSED PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE THE FOLLOWING VEHICLE TYPES AND VOLUMES:
3. ALL EXISTING AND PROPOSED PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE THE FOLLOWING VEHICLE TYPES AND VOLUMES:
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9. ALL EXISTING AND PROPOSED PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE THE FOLLOWING VEHICLE TYPES AND VOLUMES:
10. ALL EXISTING AND PROPOSED PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE THE FOLLOWING VEHICLE TYPES AND VOLUMES:

Page 1

SERBU ASSOCIATES, INC.
 10000 1st Avenue, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 552-1234
 Fax: (907) 552-1235

MEB CONSULTING ENGINEERS, INC.
 10000 1st Avenue, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 552-1234
 Fax: (907) 552-1235



SERBU ALASKA, INC.
 10000 1st Avenue, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 552-1234
 Fax: (907) 552-1235

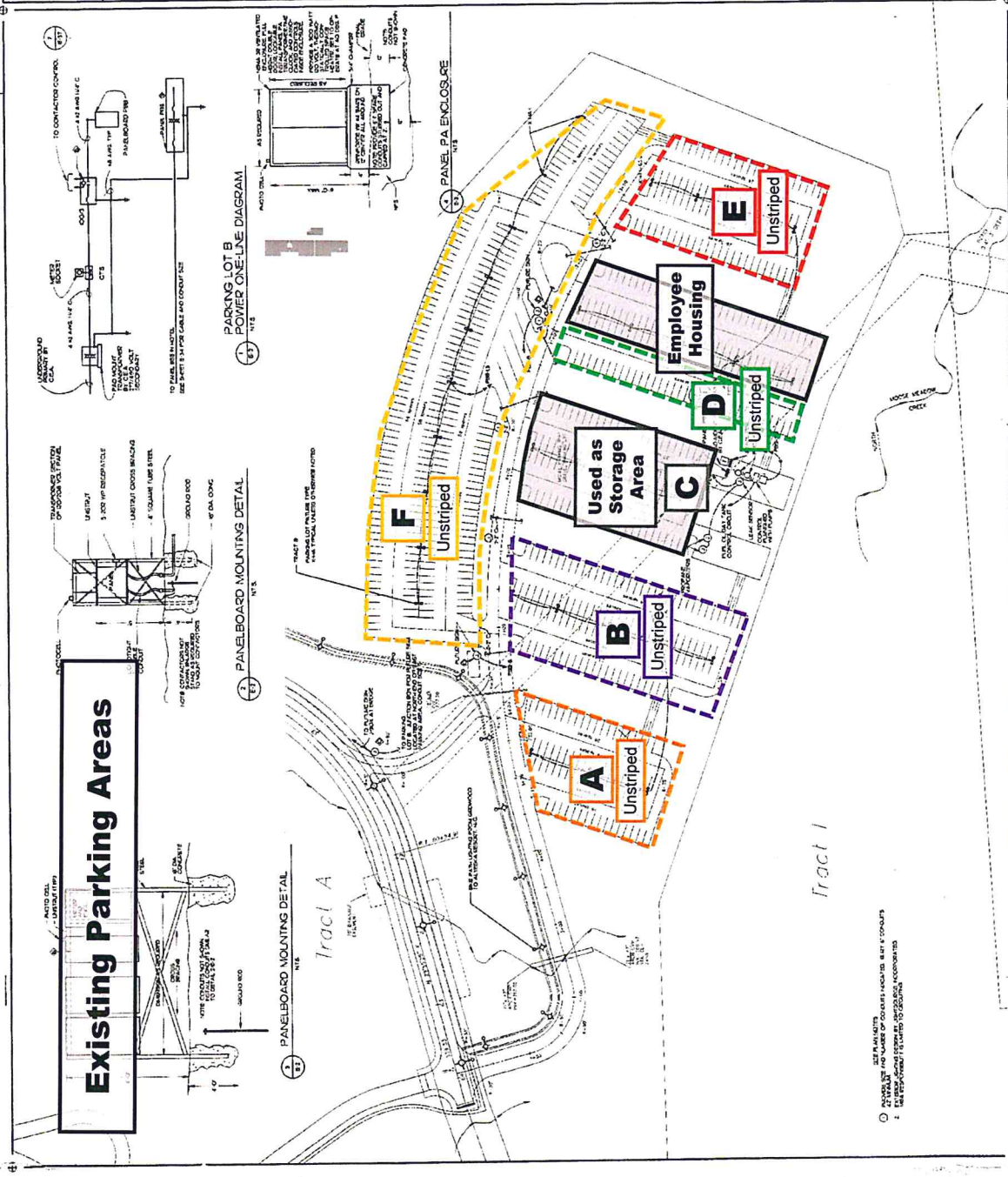
ALYESKA PRINCE HOTEL
 10000 1st Avenue, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 552-1234
 Fax: (907) 552-1235

DATE: 01/15/01
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS

SITE PLAN TRACT B

Scale: 1" = 100' (Horizontal)
 1" = 20' (Vertical)

Sheet: E-2



ATTACHMENT C – PARKING VARIANCE

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

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

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

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

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

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

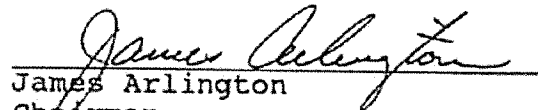
ZONING BOARD OF EXAMINERS & APPEALS
RESOLUTION NO. 87-040
Page 2

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

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

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


Bill Luria
Secretary


James Arlington
Chairman

JS

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

ATTACHMENT D – PARKING COUNTS

Friday, June 28, 2019 9:00A.M.-9:00P.M.											
Timestamp	H1	H2	Notes	H3	A	Notes	B	D	E	F	Notes
9:00 AM	25	78		3	0	1 Bus	5	22	0	76	2 Bus
10:00 AM	27	91		3	20	2 Bus	5	22	0	85	
11:00 AM	20	93		4	15		7	20	0	96	
12:00 PM	17	79		4	22		7	22	1	106	
1:00 PM	22	84		3	21		6	22	1	110	
2:00 PM	25	78		3	22		5	22	2	109	2 Bus
3:00 PM	28	56		3	15	2 RVs	6	22	5	105	2 Trailers
4:00 PM	29	91		2	13	1 RV	4	19	1	107	2 Trailers/ 3 RVs
5:00 PM	30	85		3	23		12	19	1	101	2 Trailer/ 2 RVs
6:00 PM	29	83		1	22	1 RV	11	19	2	68	3 B/ 2 Trailers/ 3 RVs
7:00 PM	30	90		1	16	1 Bus	9	16	2	70	4 Buses/ 2 Trailers
8:00 PM	30	98		1	6		8	20	1	67	4 Buses/ 2 Trailers
9:00 PM	29	93		1	6		8	20	1	55	4 Buses/ 2 Trailers

Saturday, June 29, 2019 9:00A.M.-11:00P.M.											
Timestamp	H1	H2	Notes	H3	A	Notes	B	D	E	F	Notes
9:00 AM	23	67		3	4	1 Bus	8	20	0	75	3 Buses
10:00 AM	27	72		3	5	1 Bus	7	19	1	77	1 Bus
11:00 AM	28	72		3	5	1 Bus	6	19	2	80	1 Bus
12:00 PM	26	95		4	14	1 Bus	6	22	16	101	4 Buses
1:00 PM	30	101		6	17		6	23	19	113	4 Buses
2:00 PM	30	100		4	26		6	23	19	99	3 Buses
3:00 PM	30	107	Full	4	37	1 Bus	14	15	14	116	1 Bus
4:00 PM	30	107	Full	5	41	1 Bus	17	15	11	121	1 Bus
5:00 PM	30	106		3	31	1 Bus	26	19	6	106	1 Bus
6:00 PM	30	106		3	25	1 Bus/1 RV	29	20	0	89	3 Buses
7:00 PM	29	88		2	22	1 Bus	32	20	0	80	2 Buses
8:00 PM	29	109	Full Handicap	2	23	2 RVs	38	22	0	68	2 Buses
9:00 PM	30	103		2	26		36	24	1	58	2 Buses
10:00 PM	29	107		1	18	1 Bus/1 RV	34	24	1	53	2 Buses
11:00 PM	30	109	Full Handicap	1	16	1 Bus	37	24	1	32	2 Buses

Sunday, June 30, 2019 9:00A.M.-11:00P.M.											
Timestamp	H1	H2	Notes	H3	A	Notes	B	D	E	F	Notes
9:00 AM	31	105		2	15		36	23	0	89	
10:00 AM	31	99		3	19		31	25	6	92	
11:00 AM	31	101		2	35		24	21	7	98	
12:00 PM	29	104		2	48		23	23	0	124	
1:00 PM	27	109		2	64		21	26	0	147 1 RV	
2:00 PM	31	108		2	49		18	23	0	102	
3:00 PM	31	108		2	46		23	23	0	107	
4:00 PM	27	97		1	36		20	23	0	74	
5:00 PM	30	89		2	29		16	22	2	72	
6:00 PM	30	93		3	24		15	21	16	69	
7:00 PM	30	90		3	21		14	21	7	67	
8:00 PM	30	101		2	13		17	24	0	49	
9:00 PM	30	98		2	9		19	23	0	37	
10:00 PM	30	99		1	4		19	25	0	41	
11:00 PM	30	108		1	2		20	24	0	43	

Peak Hour (All Three Days)

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2020-006**

A RESOLUTION APPROVING A DEVELOPMENT MASTER PLAN FOR ALYESKA NORDIC DAY SPA IN THE GRST-2 DISTRICT FOR FRAGMENT LOTS 10, 11, AND 12 OF TRACT A, ALYESKA SUBDIVISION, PRINCE ADDITION, IN GIRDWOOD.

(Case 2020-0018)

WHEREAS, a request has been received from Alyeska Resort Hotel Limited Partnership (Petitioner) and Z Architects, DOWL, and Corvus Design (Petitioner's Representatives) for a Development Master Plan for Alyeska Nordic Day Spa in the GRST-2 (New Base Resort) district for Fragment Lots 10, 11, and 12 of Tract A, Alyeska Subdivision, Prince Addition, in Girdwood; and

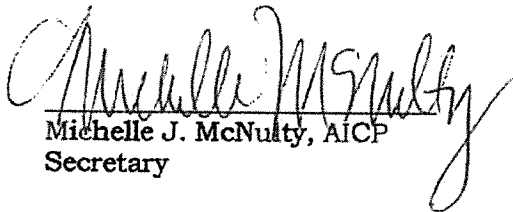
WHEREAS, the Planning and Zoning Commission held a public hearing and considered this matter on February 10, 2020.

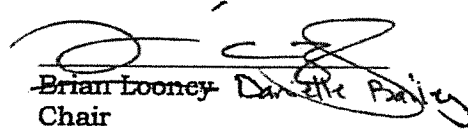
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. This proposed Development Master Plan satisfies the approval criteria of AMC 21.09.030F.5.
 2. This project is both consistent and compliant with the objectives of the Girdwood Area Plan.
 3. The design of the proposed buildings is consistent with the natural aesthetic of the Girdwood community.
 4. There will be minimal or no adverse impacts to residentially zoned parcels due to the project's distant proximity from them.
 5. The Girdwood Board of Supervisors voted unanimously to support this project.
 6. There were no public comments in opposition.
- B. The Commission recommends approval of this Development Master Plan.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
on the 10th day of February, 2020.

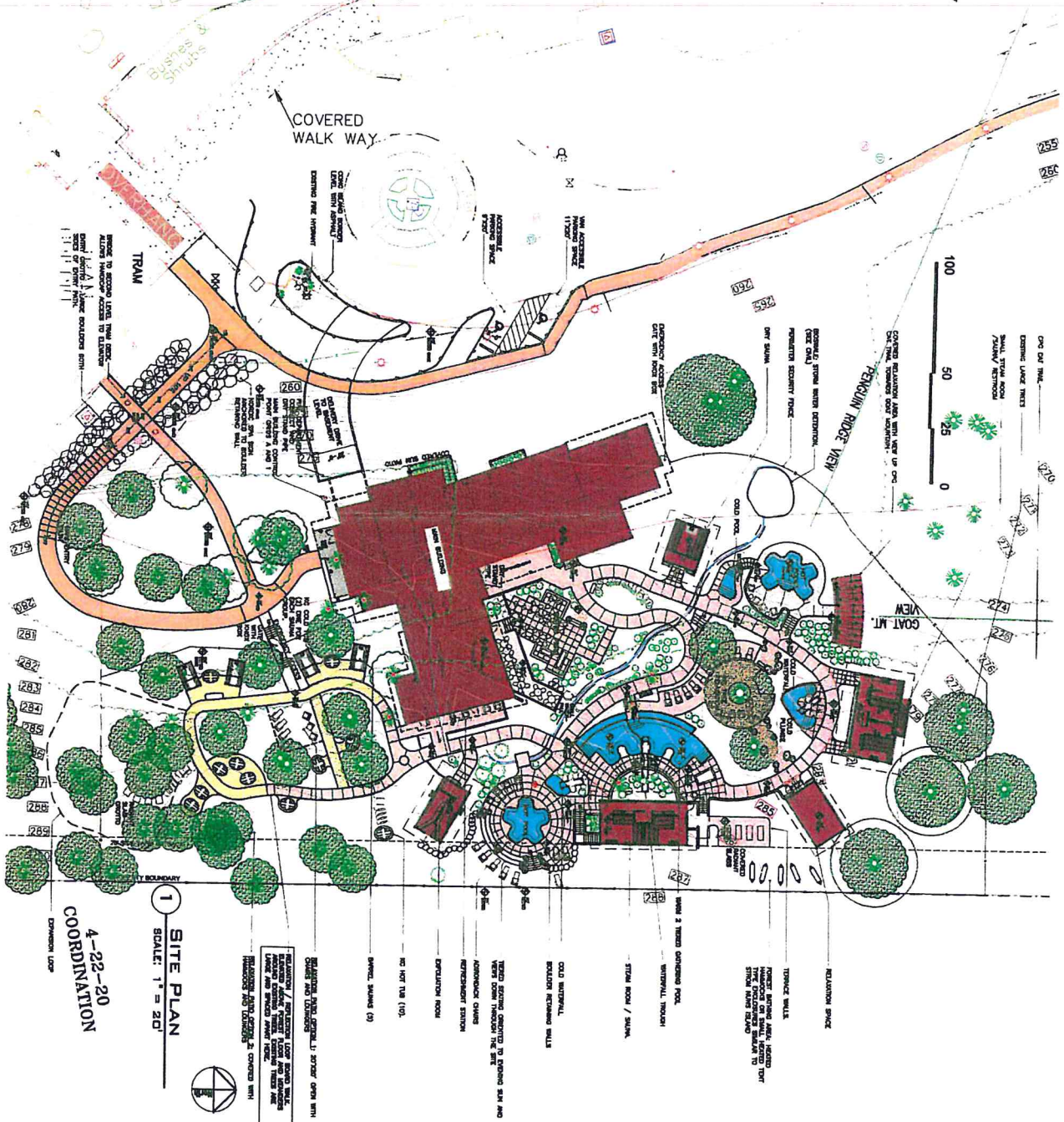
ADOPTED by the Anchorage Planning and Zoning Commission this 2nd day of
March, 2020.


Michelle J. McNulty, AICP
Secretary


~~Brian Looney~~ Danielle Bailey
Chair

(Case 2020-0018)

ry



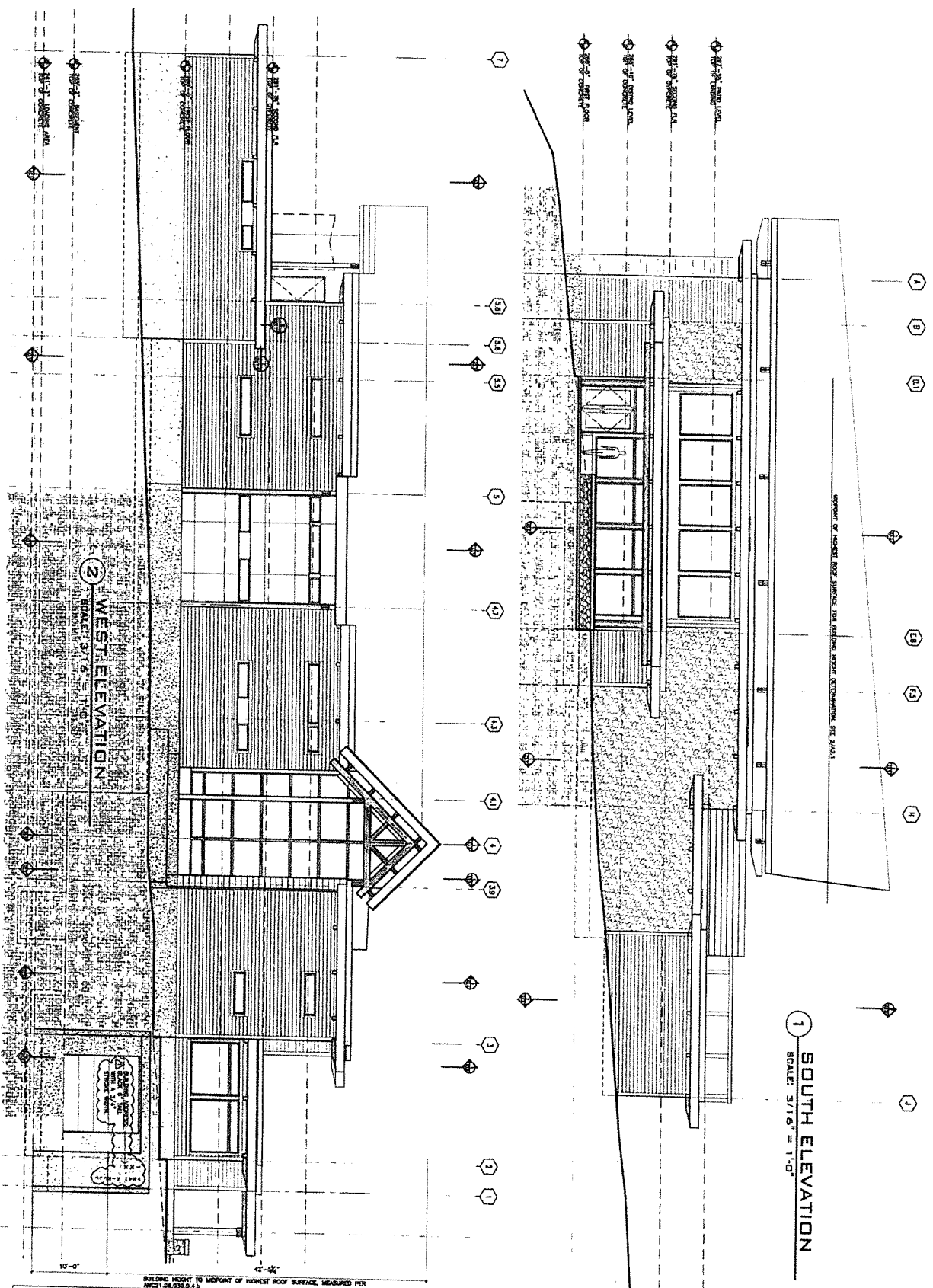
JOE NUMBER 19-03
COPYRIGHT 2019

SITE / GENERAL
A0.4

ALYESKA RESORT NORDIC SPA
GRIERWOOD, ALASKA

SITE PLAN 1" = 20'
WITH ZONING ANALYSIS





ALYESKA RESORT
NORDIC SPA
MAIN BUILDING
BIRDWOOD, ALASKA

CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS

DESIGNED BY
ARCHITECTS

DATE: 05/07/2020

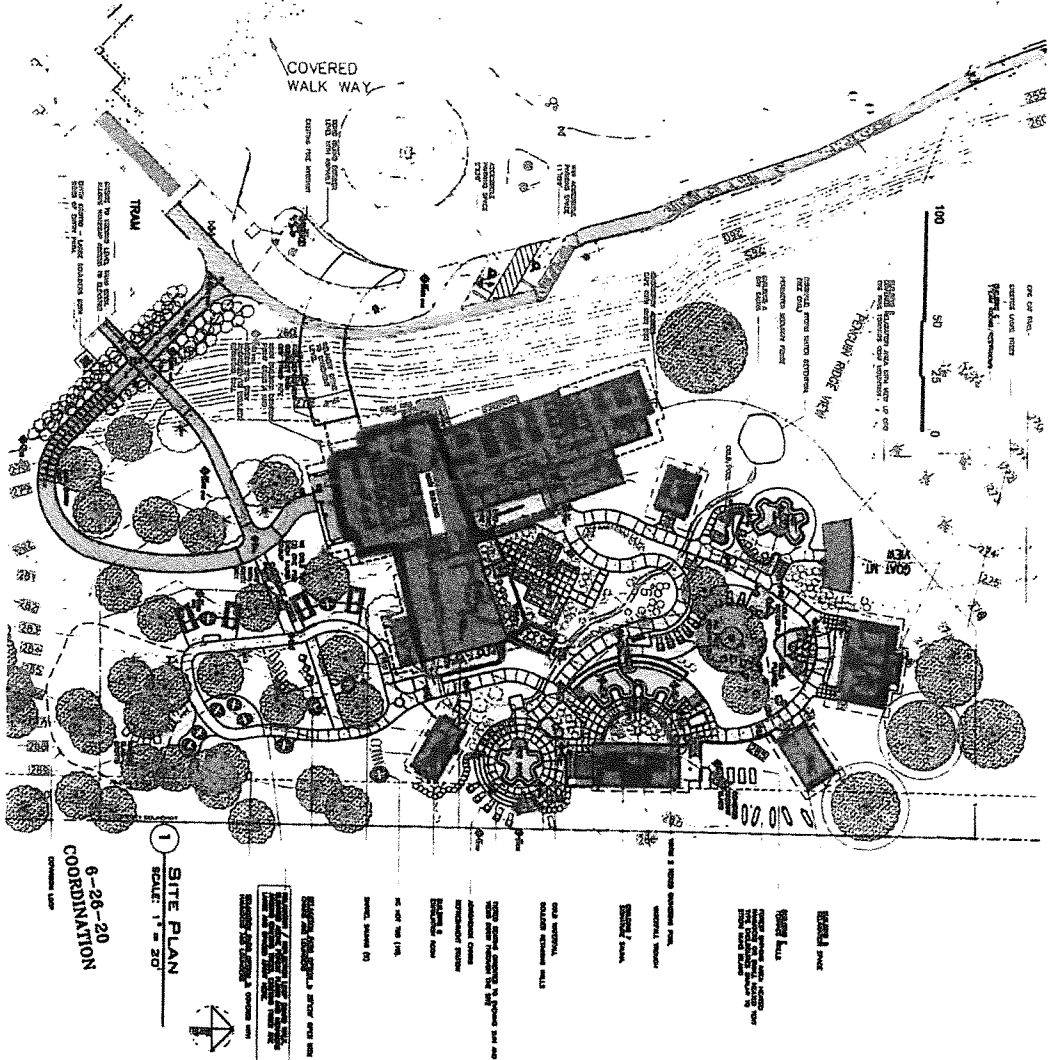
PROJECT: ALYESKA RESORT
NORDIC SPA
MAIN BUILDING

AM2.1

ALYESKA RESORT

ALYESKA RESORT

ALYESKA RESORT



ALYESKA RESORT NORDIC SPA
GRIFFIN, ALASKA

SITE PLAN 1" = 20'
WITH ZONING ANALYSIS

PRINTED
08-12-2020

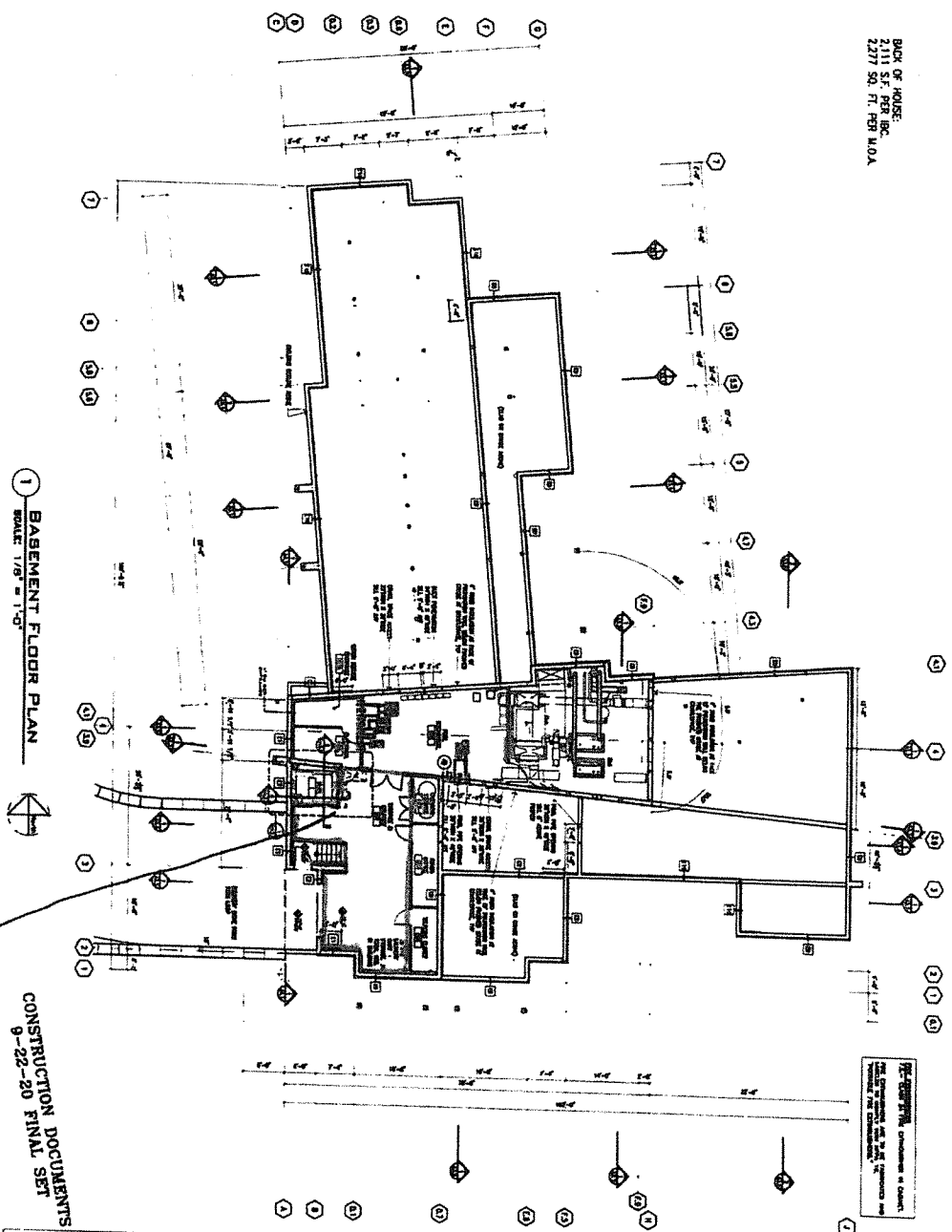


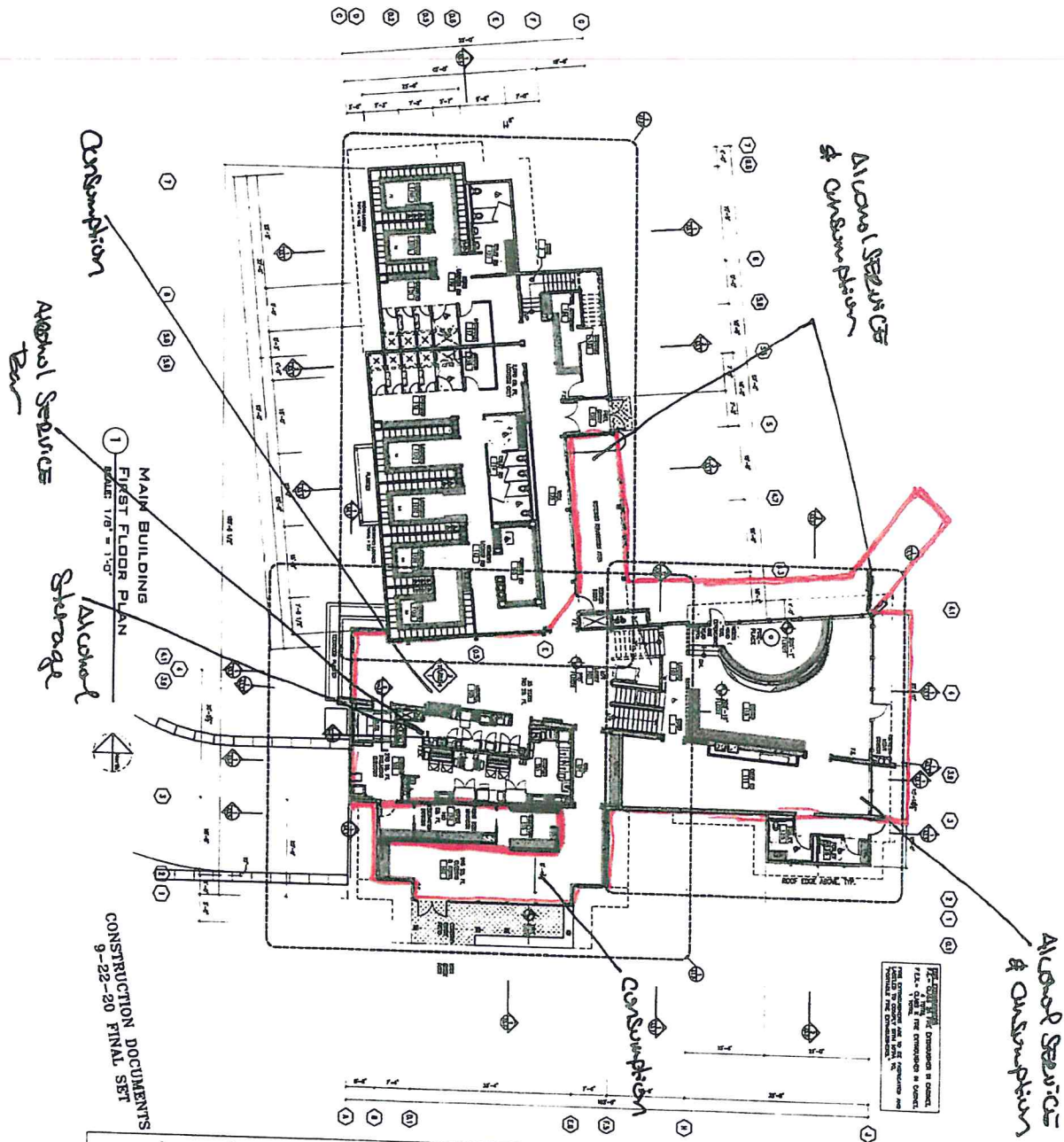
Z ARCHITECTS

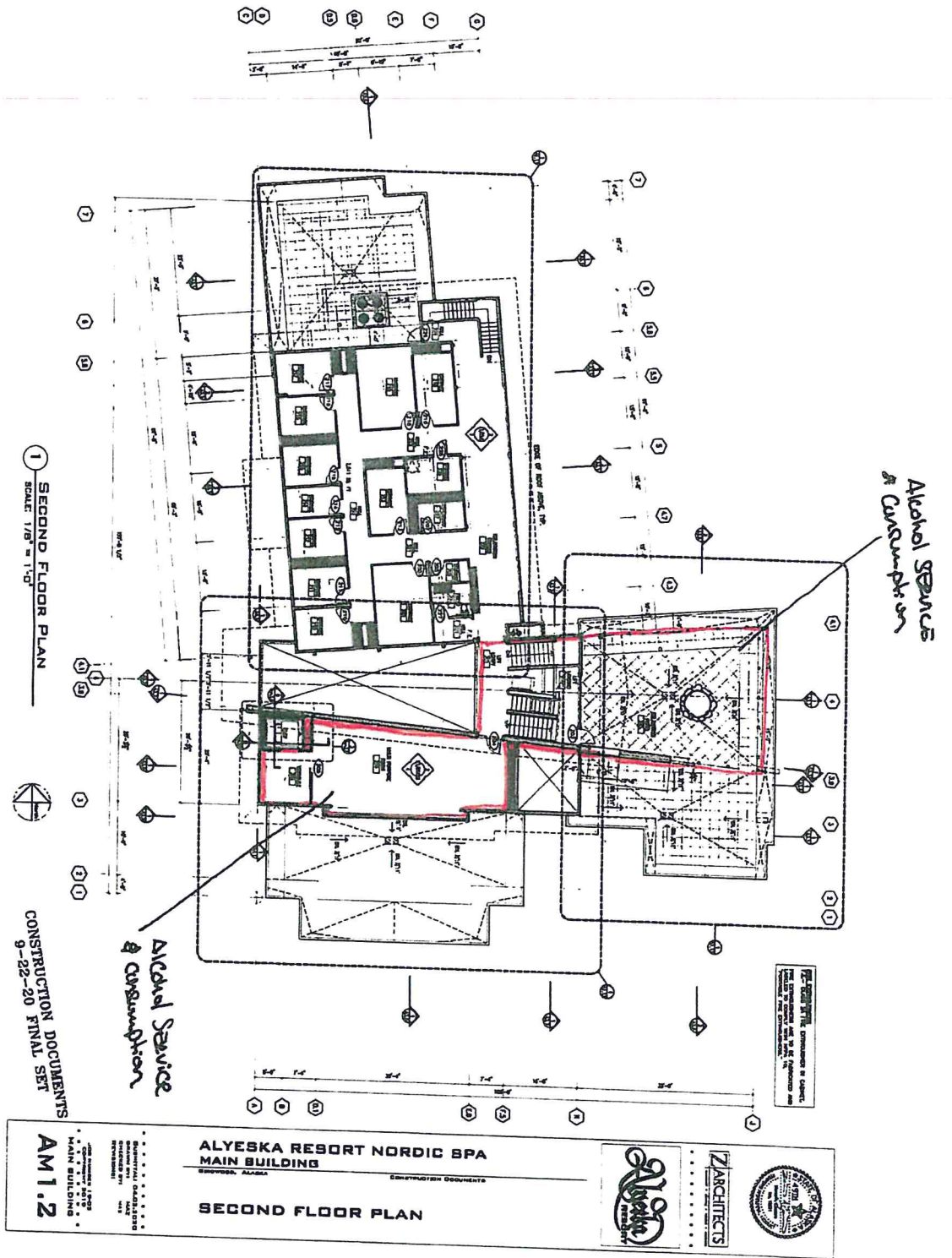


ADJ. 11-11-82 10-55
RECEIVED 12-17
- - - - -
SITE / DENVER
ADJ.4

BACK OF HOUSE:
2111 SQ. FT. PER B.C.
2177 SQ. FT. PER M.O.A

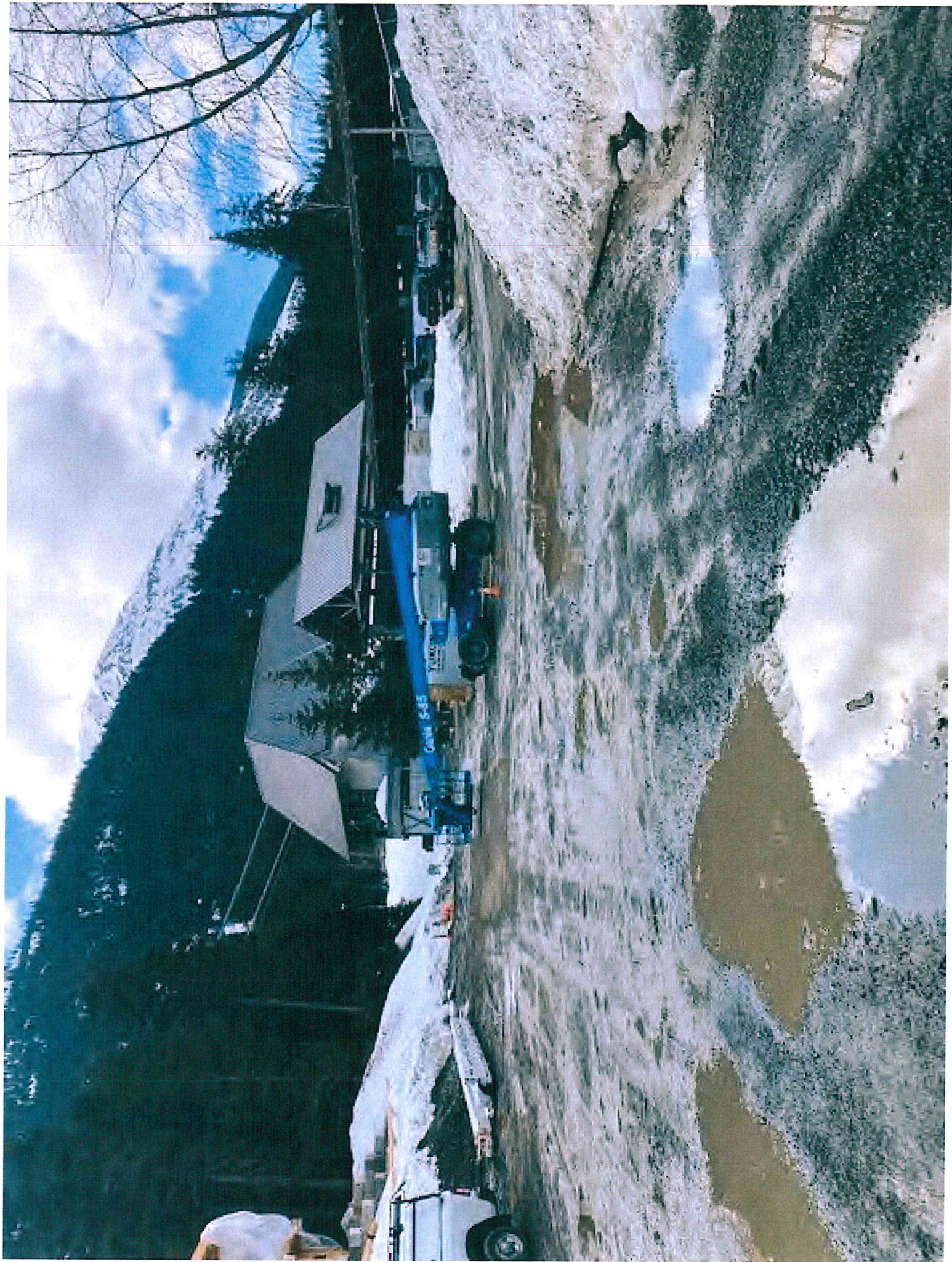












Project Narrative: Two Trees Bistro and Nordic Spa

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 constructing a 19,325 square foot (16,170 square foot spa and 3,155 square foot bistro) Nordic Day Spa located at the Hotel Alyeska. Nordic day spas are rooted in the wellness rituals first practiced in Denmark, Finland, Iceland, 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 surrounded 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.

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.

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

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.

Consistency with Goals and Policies in other Girdwood Area Planning Documents

The following is 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.

Schedule

The construction of the Nordic Day Spa began in spring 2020 with a projected opening date of early August 2021.

Liquor Special Use Permit for Alcohol Approval Criteria: Two Trees Bistro

1. *The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations.*

Compliance with the Girdwood Comprehensive Plan

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

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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.

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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.

Compliance with Chapter 10.50

This facility will comply with all applicable regulations set forth in Chapter 10.50 of the Anchorage Code of Ordinances. Specifically, regarding 10.50.030 this facility will not sell alcoholic drinks for less than the price of one drink nor will there be any "happy hour" deals which include the sale of such drinks for less than the price of one or increased alcohol content drinks. Nor will the facility promote or permit competitions which include or require the consumption of alcohol. The facility has access to public transportation as outlined in question 8 below. The facility offers non-alcoholic beverages to all patrons. In all respects the facility will utilize Alyeska Resort's extensive experience managing alcoholic beverage businesses to insure compliance with all local, state, and federal requirements.

Compliance with State and Federal Regulations

The facility is managed and operated by a long-established resort which operates seven other alcoholic beverage establishments in the Girdwood area. Accordingly, the facility will use all relevant policies, experiences, and operating procedures at Two Trees that it uses in its seven other establishments to insure compliance with all state and federal regulations.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.

See answer to Question 1, above, regarding the purpose and intent of the Girdwood district. There are no district-specific standards set forth in (old) chapter 21.04 which are not addressed elsewhere in this application.

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.

Chapter 21.09.050 Use Regulations requires a Facility that engages in retail alcohol sales and has a Gross floor area between 4,000 and 20,000 SF obtain a Major site Plan Review. This project sought a Development Master Plan under an existing Area Master plan in Case 2020-0018; Feb. 10, 2020. These processes have all the requirement of a Major Site Plan Review with additional levels of response and review. Attached to this application will be the Master Plan application submission and the P&Z Commission findings.

4. The site size, dimensions, shape, location and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts:

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.

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 site is located in basin 3.

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.

5. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties of the permitted uses listed in the underlying zoning district.*

21.09.040 Zone Districts

E. Resort Districts

1. General Description

There are two resort districts in Girdwood, labeled gRST-1 and **gRST-2**, focused on tourism and alpine skiing. ..The gRST-2 district consists of the Alyeska Resort ski slopes, the Alyeska Prince Hotel area, and undeveloped property for future resort expansion. The resort districts permit a varied range of commercial uses and residential dwelling units.

In order to provide adequate review of larger projects, to protect the public interest, prohibit the development of structures out of scale with the character of different parts of Girdwood, and provide flexibility and simplicity of development, certain uses have different review and approval requirements, depending on the size of the use. The sizes and approval are delineated in table 21.09-2.

The Alyeska Nordic Spa food and beverage service are an allowable use in this zone with a Major site plan review, which is complete.

The facility site is bordered to the east by State of Alaska land that is part of the Alyeska recreational lease. To the south is Parcel E, leased from the MOA for ski slope use. To the north is more undeveloped private land belonging to the Resort and the West side is adjacent to the Alyeska Hotel. All of this land services skiing and tourism.

6. *The proposed use is compatible with the uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics, (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).*

In order for the project to have a cohesive, unified aesthetic, all buildings will have a compatible exterior material palette. However, the two 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.

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 (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 accents and a heavy base element as suggested by Alyeska Resort's Design Guidelines. 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 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.

The Alyeska Nordic Spa will be operated by the same management team as the adjacent Alyeska Hotel and Tramway. The Spa and Food and beverage operation are intended to be complementary to and an integral part of the rest of Alyeska Resort. It's hours of operation will be complementary with the hotel. Noise is a special concern of a hotel operation and will closely monitored. The Spa is intended to be a relaxing and contemplative experience so there should be minimal noise.

Traffic and parking were important considerations during the Development Mast planning process. The access road to the Alyeska Nordic Spa is via Tram Loop Drive which terminates in a drop off circle currently used by day visitors to the resort. The Spa will have its own portion of the drop off for similar access. Parking for all day use portions of the Resort is a block away with shuttle service return to the Spa. Public transportation provided by Glacier Valley Transit has a stop on the loop which is serviced at least twice per hour.

Lighting will be a continuation of the existing Tram Loop lighting scheme. Building and Site lighting is intended to provide pleasing lighting levels for enjoyment of the building and Spa facilities. There will be no lighted signage on the site.

7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.

Due to the intended facility type and use, we believe that there will be no adverse impacts but because Alyeska Resort is already a substantial destination for visitors on a year round basis, they are accustomed to responding to a changing business environment and positive customer service. In other words, Alyeska Resort's long track record of adaptability, responsibility, and stewardship positions it well to mitigate any adverse impacts that do occur.

8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors and arterials, connectivity, off-site parking impacts, transit availability, impact on pedestrian, bicycle, and transit circulation, and safety for all modes.

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.

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.

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. The study found that existing parking is adequate for the addition of the Alyeska Nordic Spa and has been submitted to the Municipal Traffic Engineer.

As previously noted, Glacier Valley Transit stops at Tram Loop and at the adjacent parking area where patrons will be parking.

9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal and similar facilities and services.

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.

Fire

The building has sprinkler and fire alarm services provided. The design was reviewed and approved by the State of Alaska, Office of the State Fire Marshall, Plan Review.

Girdwood Volunteer Fire and Rescue has reviewed the design of the facility and has approved the location of Fire Department connections as well as dry stand pipes for fire suppression on the east side of the building.

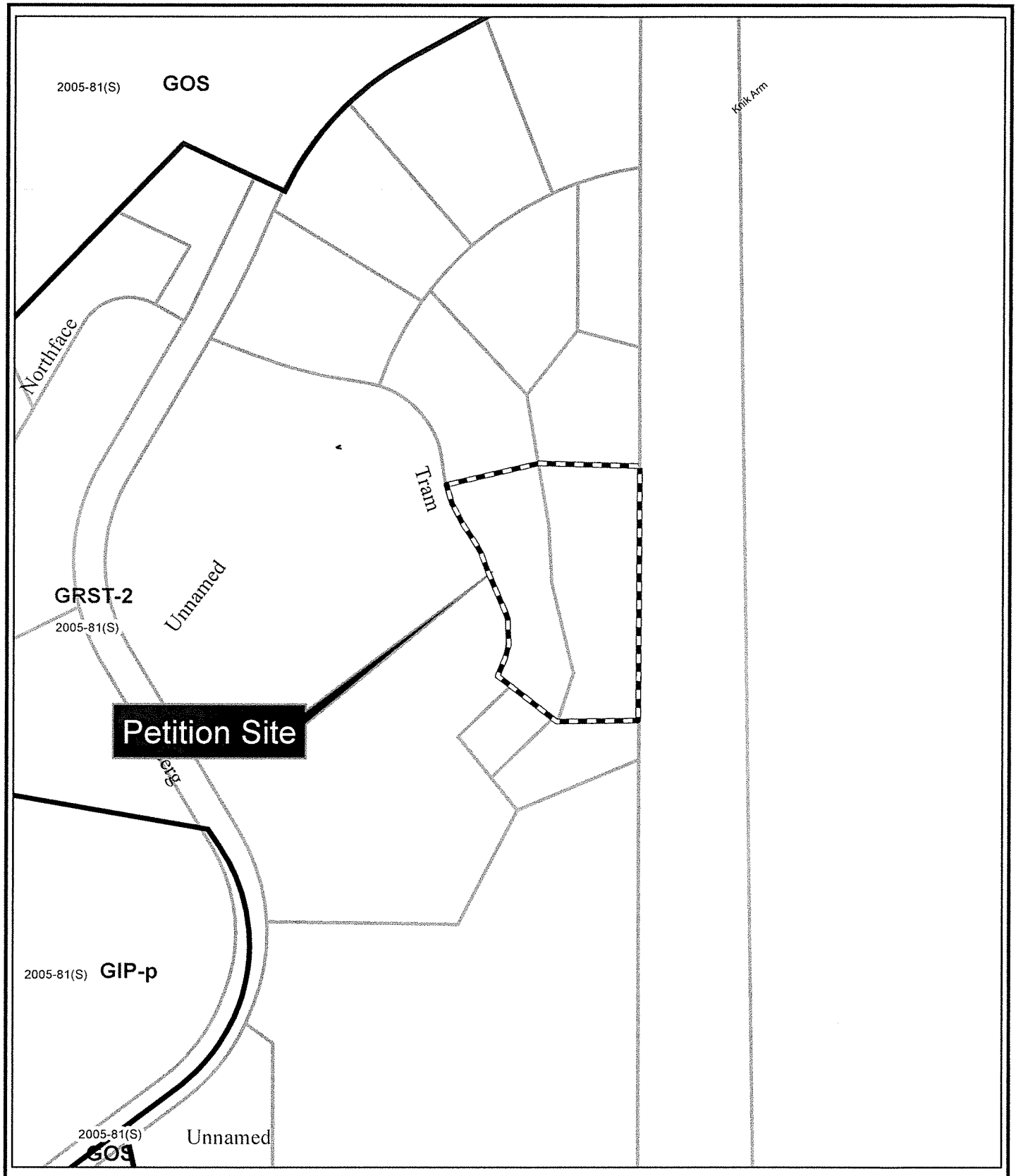
Police

Whittier Police Department provides police services to the Girdwood Valley and the Spa will not adversely affect that service.

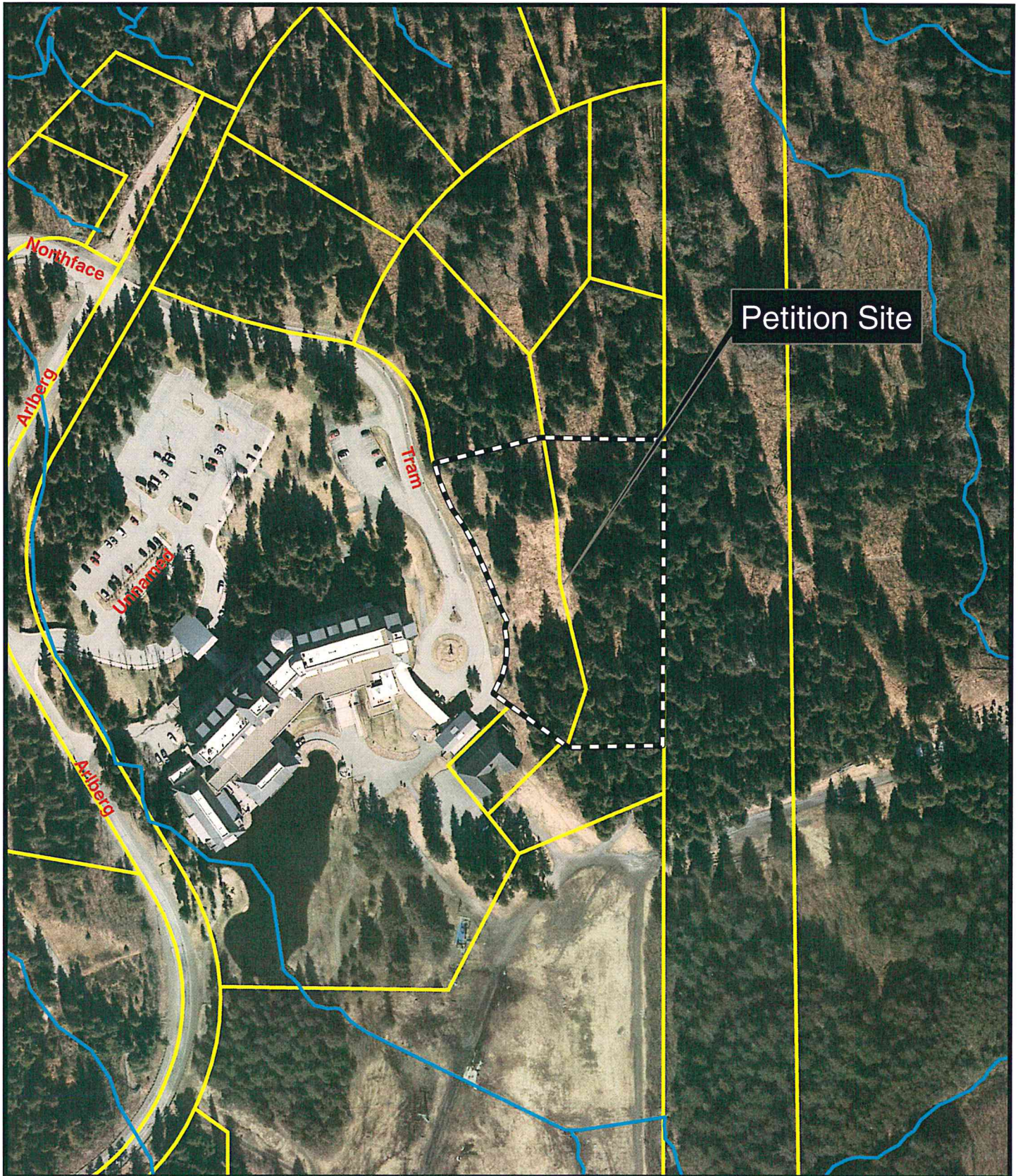
Alyeska Resort Operations Limited Partnership
DBA: Two Trees Bistro
Serving Security Plan

1. All minors must be accompanied by adults (age over 21) while in the restricted area when any alcohol is being served.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. (need perimeter description, i.e. 6 ft fencing) enclosing the outdoor servicing area.
5. Underage persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the service areas will always remain unobstructed.
7. ABC mandated posters as required by Law are posted inside all hotel licensed ballrooms, boardrooms, & restaurants of the Hotel Alyeska and at the entrances of the outdoor seating area.
8. All entrances and exits will provide clear notice that NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.
9. Keeping in door & outdoor seating areas viable without any increased risk to minors exposed to alcohol WILL continue to be a part of our training for our staff.
10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
14. Servers will be present in the indoor & outdoor areas to monitor consumption.

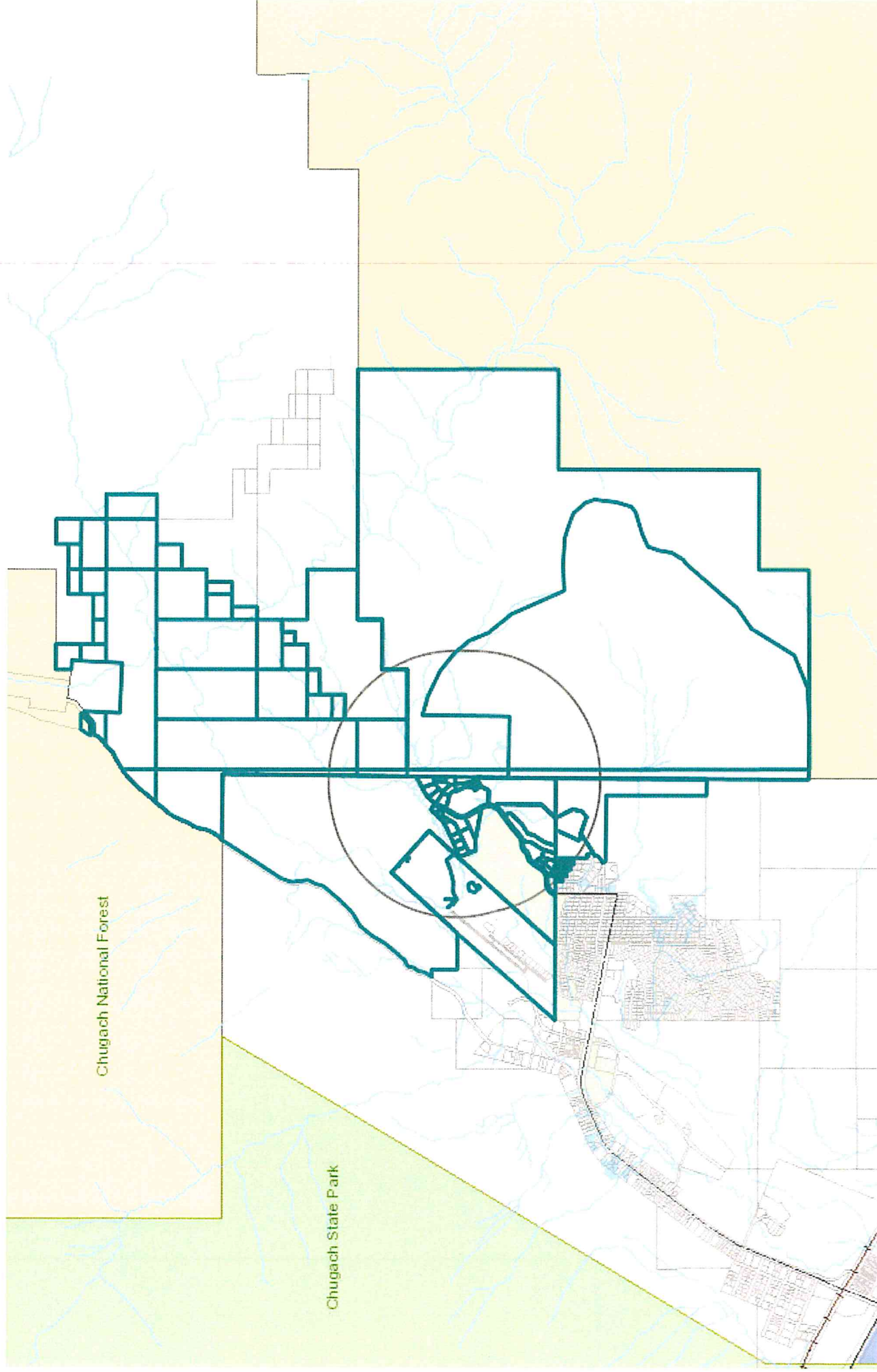
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Anchorage



2021-0074 PHN map
3300' (5,300' 09)
Distance = 3300' (60 parCE(5))