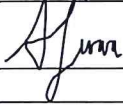


# Application for Special Land Use Permit for Alcohol

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 The Pond Cafe and Bore Tide Deli		Name (last name first) Jurva, Sacha	
Mailing Address 9820 - 100th Avenue, Box 280		Mailing Address 9820 - 100th Avenue, Box 280	
Grand Prairie, Alberta, Canada T8V0T8			
Contact Phone – Day 907-754-2246	Evening	Contact Phone – Day 907-754-2246	Evening
E-mail sachaj@alyeskaresort.com		E-mail sachaj@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	Date 03/25/2022
Sacha Jurva	
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 type="checkbox"/> New <input type="checkbox"/> Transfer of location from:		
<input checked="" type="checkbox"/> Amendment		
ABC license number: 5211; 5466		

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	Date
(Representatives must provide written proof of authorization from petitioner)		
Sacha Jurva		
Print Name		

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date: assy:
			2022-0080	09/13/2022



PROPERTY INFORMATION		
Property Tax # (000-000-00-000): Pond Cafe: 075-041-45-000; Bore Tide: 076-091-01-001		
Site Street Address: 1000 Arlberg Ave; 27725 Arlberg Ave		
Current legal description: (use additional sheet in necessary) Pond Cafe: Alyeska Prince Addition, TR A, Frag lot 1; Bore Tide: ADL 226089 Alyeska Ski Resort T10N R2E SECS 9,10,14,15,16,21, & 22		
Zoning:	Acreage: 620579 sq. ft.; 45,771,839 sq. ft.	Grid #: SE4717; SE4818

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

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 checked="" 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) <input checked="" type="checkbox"/> 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)

The Pond Cafe; Bore Tide Deli

What is the gross leasable floor space in square feet?

The Pond Cafe Expansion: 1,680; Bore Tide Deli Expansion: 1,860

What will be the normal business hours of operation?

Pond Cafe: 6 am to 11 pm; Bore Tide: 11 am to 6:30 pm

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

Pond Cafe: 6 am to 11 pm; Bore Tide: 11 am to 6:30 pm

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 attached



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?*

Bore Tide: 2; Pond Cafe: 4

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

Bore Tide: 2; Pond Cafe: 5

*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.). N/A

## 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 Pond Cafe Security Plan

*Outside facility:* See attached Bore Tide 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:*



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

## Alaska Alcoholic Beverage Control Board

# Form AB-14: Licensed Premises Diagram Change

### What is this form?

This licensed premises diagram change form is required for all liquor licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises, under 3 AAC 304.185. The required \$250 licensed premises diagram change fee may be made by check, cashier's check, money order, or credit card (VISA or MasterCard).

Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, and consumption. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

If approved, this form will replace the existing licensed premises diagram on file. All sections of the currently licensed area that you wish to remain licensed must be included in the outlined area, as described on Page 2 of this form. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form, as long as it meets the requirements listed on this form. The first and third pages must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan. The licensed premises may not be altered unless and until the AMCO director has given written approval on this form. Please note that licensees seeking to change licensed premises diagrams for multiple licenses must submit a separate completed copy of this form and pay a separate fee for each license.

## Section 1 – Establishment Information

Enter information for the licensed establishment.

Licensee:	Alyeska Resort Operations Limited Partnership	License Number:	5211
License Type:	Beverage Dispensary - Tourism Duplicate		
Doing Business As:	The Pond Cafe		
Premises Address:	1000 Arlberg Ave.		
City:	Girdwood	State:	AK
		ZIP:	9958

## Section 2 – Summary of Changes

Provide a summary of the changes for which you are requesting approval.

Rearrangement of interior seating and move service bar into main service area and moving alcohol storage to the former bar location. Additional exterior seating has been added pursuant to prior approved AB-15 Temporary License Premises Extension. This additional seating is being made permanent per attached premises diagram and is fully bounded by exterior hotel walls and the Resort Pond.





Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

## Form AB-14: Licensed Premises Diagram Change

### Section 3 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, and consumption. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.



## Alaska Alcoholic Beverage Control Board

**Form AB-14: Licensed Premises Diagram Change****Section 4 – Declarations**

Read the statement below, and then sign your initials in the box to the right:

Initials

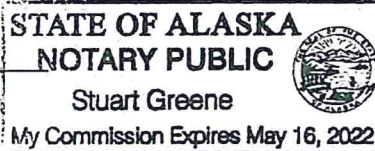
The proposed changes conform to all applicable public health, fire, and safety laws.



As a liquor licensee, I declare under penalty of perjury that this form, including all attachments, is true, correct, and complete.

Signature of licensee

Printed name of licensee



Notary Public in and for the State of Alaska.

My commission expires: May 16 2022Subscribed and sworn to before me this 19 day of NOVEMBER, 2021.**Section 5 – Local Government & AMCO Review**

Local Government Review (to be completed by an appropriate local government official):

Yes No Pending

The proposed changes shown on this form conform to all local restrictions and laws.

☐ ☐ ☐

A local building permit is required for the proposed changes.

☐ ☐

Signature of local government official

Building Permit #

Date

Printed name of local government official

Title

AMCO Review:

Approved Disapproved

☐ ☐

Signature of AMCO Enforcement Supervisor

Signature of Director

Printed name of AMCO Enforcement Supervisor

Printed name of Director

Date

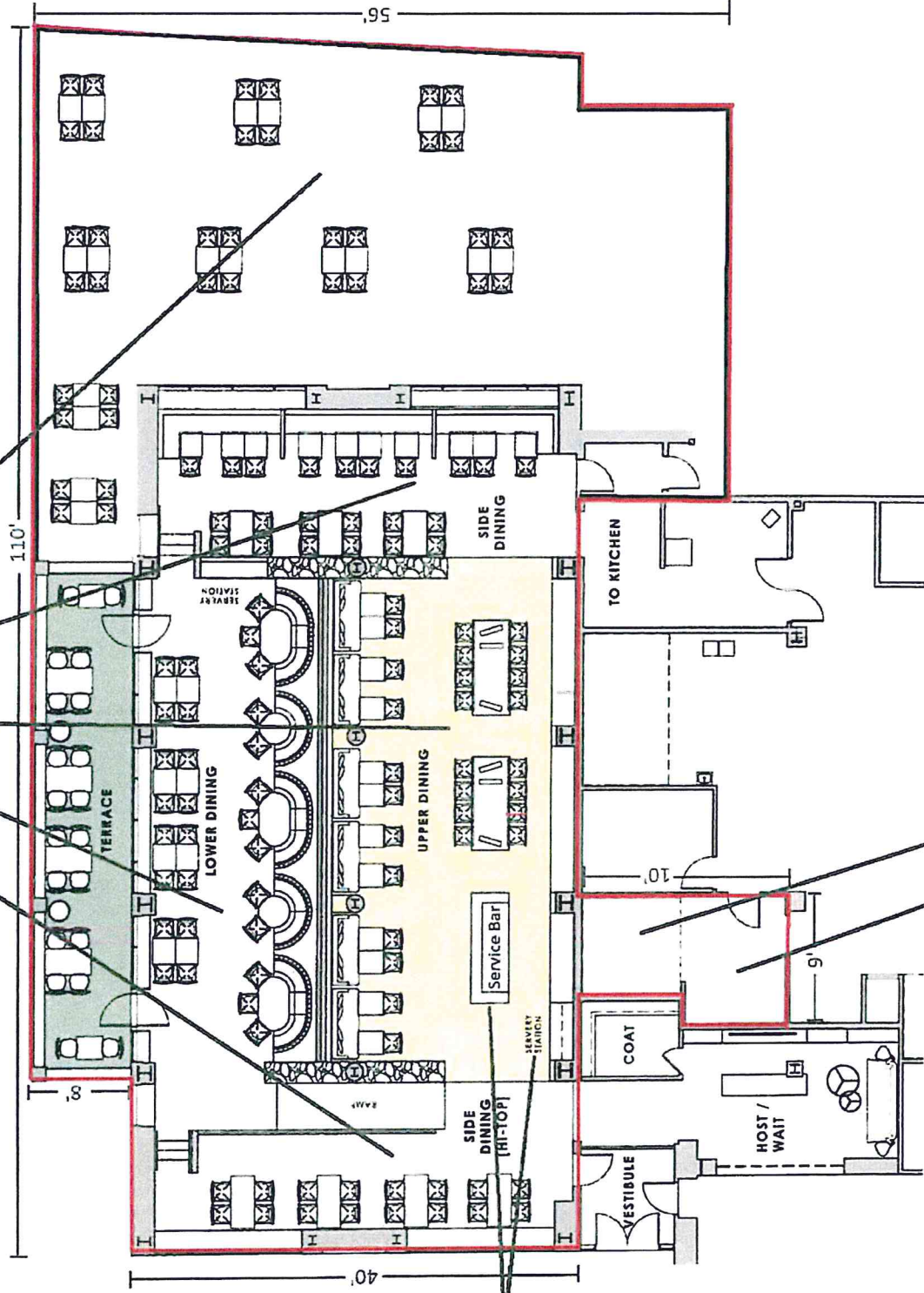
AMCO Comments:



Alcohol Consumption

Alcohol Service

Alcohol Storage



True North

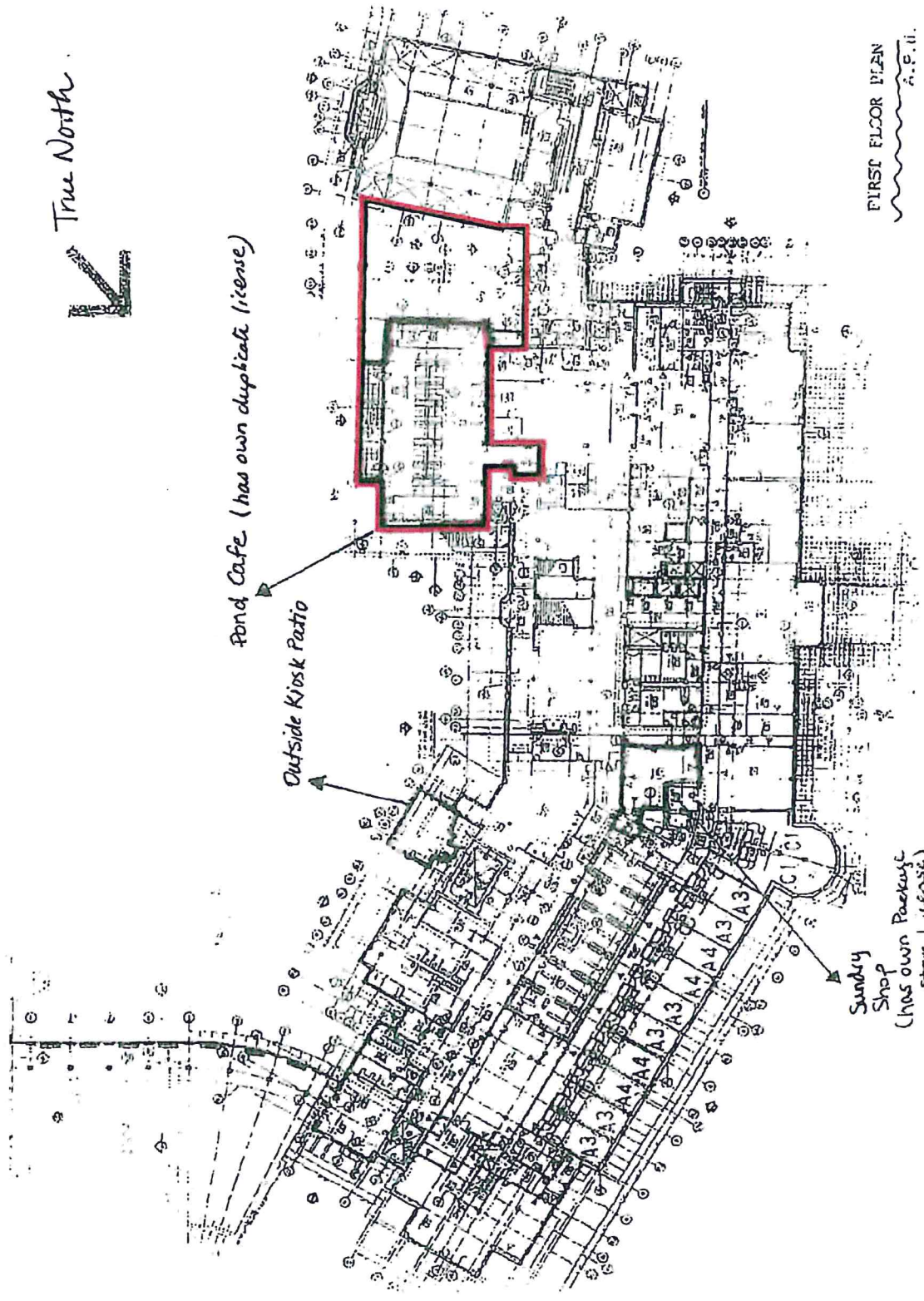


Pond Cafe (has own duplicate license)

Outside Kiosk Patio

Sundry Shop  
(has own Package  
Store License)

FIRST FLOOR PLAN  
A.P. 11.







## Alaska Alcoholic Beverage Control Board

**Form AB-14: Licensed Premises Diagram Change****What is this form?**

This licensed premises diagram change form is required for all liquor licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises, under 3 AAC 304.185. **The required \$250 licensed premises diagram change fee may be made by check, cashier's check, money order, or credit card (VISA or MasterCard).**

Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, and consumption. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

If approved, this form will replace the existing licensed premises diagram on file. All sections of the currently licensed area that you wish to remain licensed must be included in the outlined area, as described on Page 2 of this form. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form, as long as it meets the requirements listed on this form. The first and third pages must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan. The licensed premises may not be altered unless and until the AMCO director has given written approval on this form. Please note that licensees seeking to change licensed premises diagrams for multiple licenses must submit a separate completed copy of this form and pay a separate fee for each license.

**Section 1 – Establishment Information**

Enter information for the licensed establishment.

Licensee:	Alyeska Resort Operations Limited Partnership	License Number:	5466
License Type:	Beverage Dispensary - Tourism Duplicate		
Doing Business As:	Bore Tide Deli		
Premises Address:	1000 Arlberg Ave.		
City:	Girdwood	State:	AK
		ZIP:	9958

**Section 2 – Summary of Changes**

Provide a summary of the changes for which you are requesting approval.

Additional exterior seating has been added pursuant to prior approved AB-15 Temporary License Premises Extension. This additional seating is being made permanent per attached premises diagram and is fully bounded by exterior hotel walls and railings surrounding the Round House Museum.



Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

## Form AB-14: Licensed Premises Diagram Change

### Section 3 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, and consumption. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.





Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

**Form AB-14: Licensed Premises Diagram Change**

**Section 4 – Declarations**

Read the statement below, and then sign your initials in the box to the right:

Initials

The proposed changes conform to all applicable public health, fire, and safety laws.

*[Handwritten initials]*

As a liquor licensee, I declare under penalty of perjury that this form, including all attachments, is true, correct, and complete.

*[Handwritten signature: Amanda K. Hawes]*  
Signature of licensee

Amanda K. Hawes  
Printed name of licensee

STATE OF ALASKA  
NOTARY PUBLIC

Stuart Greene

My Commission Expires May 16, 2021



*[Handwritten signature]*  
Notary Public in and for the State of Alaska.

commission expires: May 16 2022

Subscribed and sworn to before me this 19 day of NOVEMBER, 2021.

**Section 5 – Local Government & AMCO Review**

Local Government Review (to be completed by an appropriate local government official):

Yes No Pending

The proposed changes shown on this form conform to all local restrictions and laws.

☐ ☐ ☐

A local building permit is required for the proposed changes.

☐ ☐

Signature of local government official

Building Permit #

Date

Printed name of local government official

Title

AMCO Review:

Approved Disapproved

☐ ☐

Signature of AMCO Enforcement Supervisor

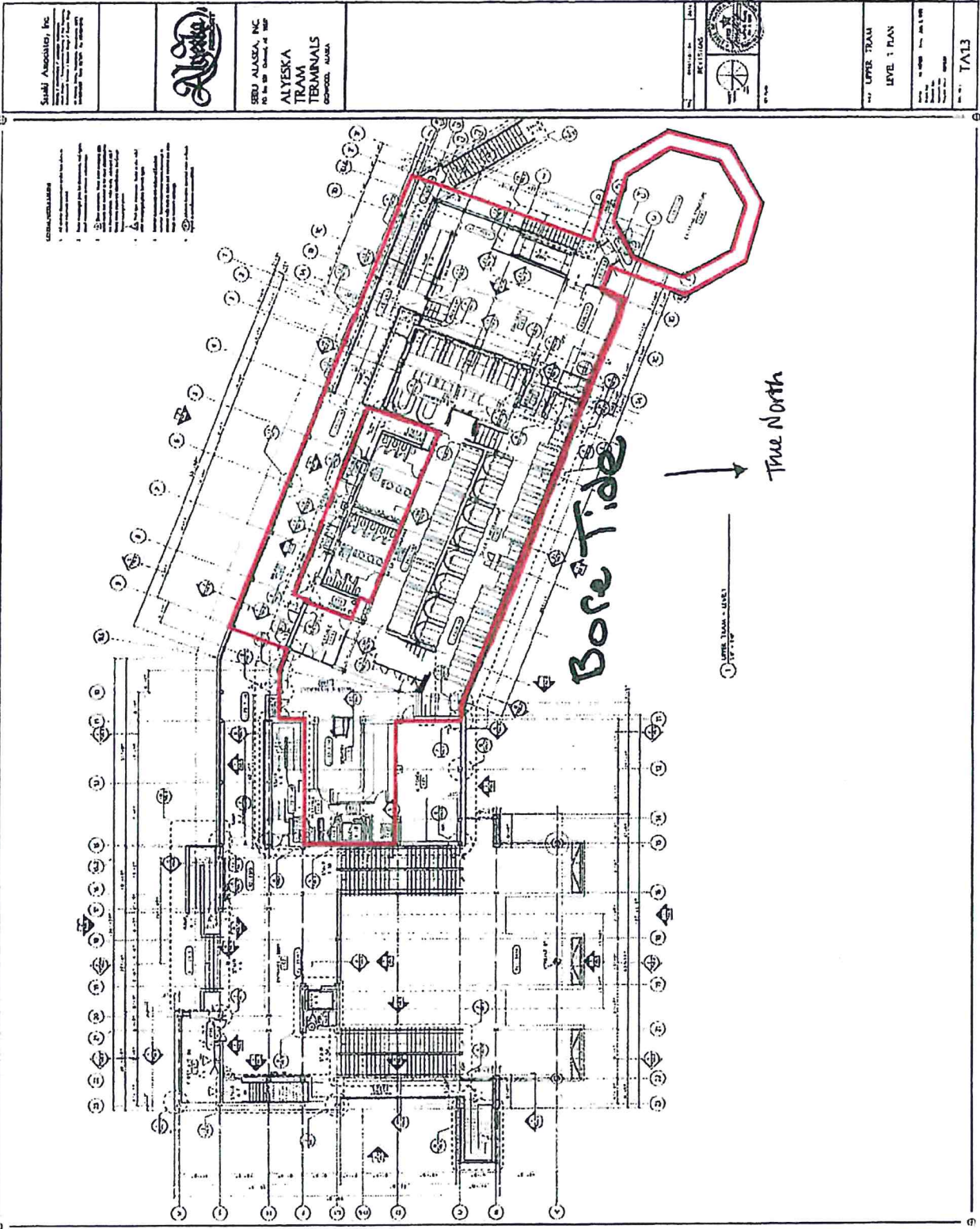
Signature of Director

Printed name of AMCO Enforcement Supervisor

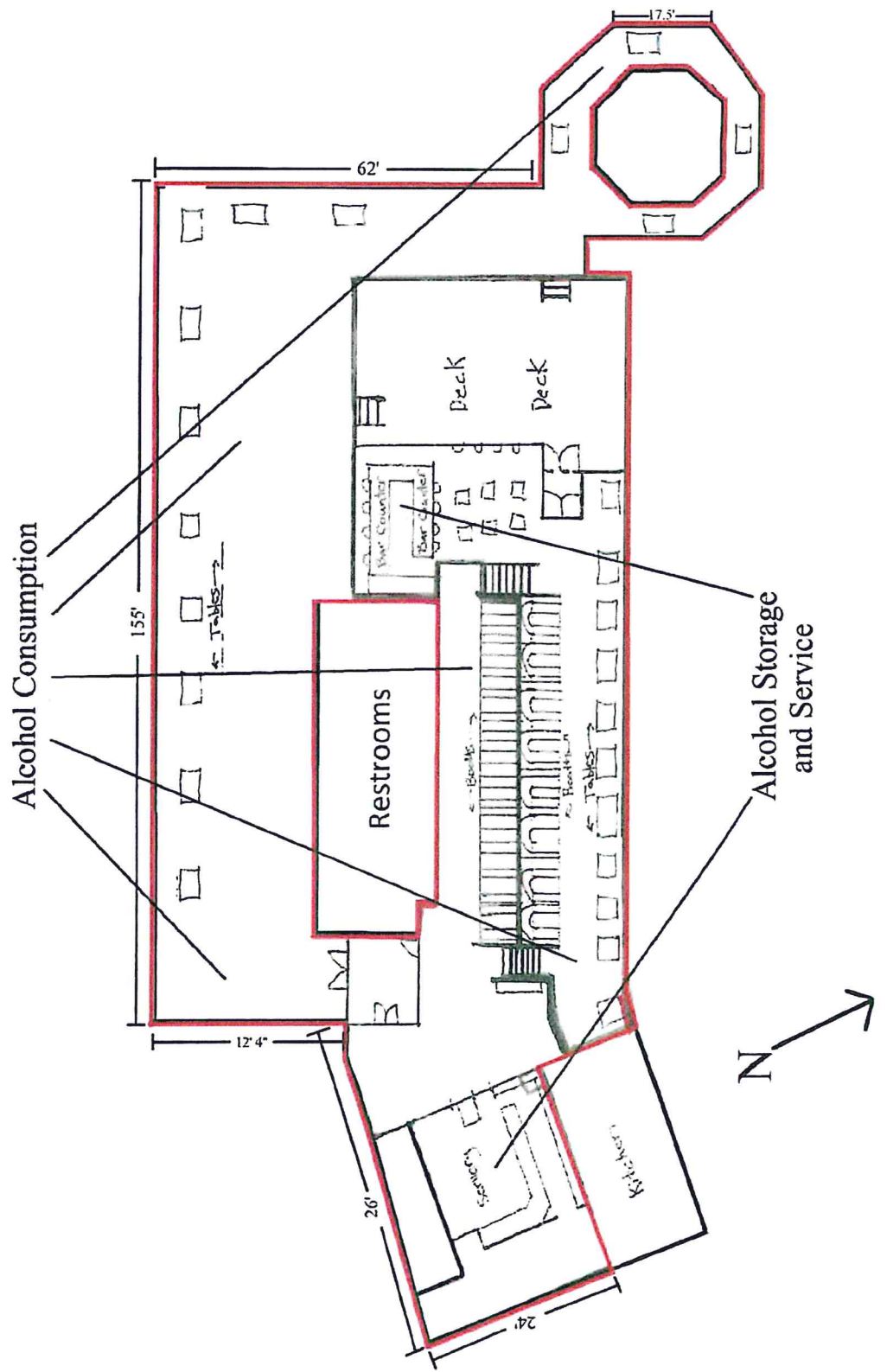
Printed name of Director

Date

AMCO Comments:









## 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.

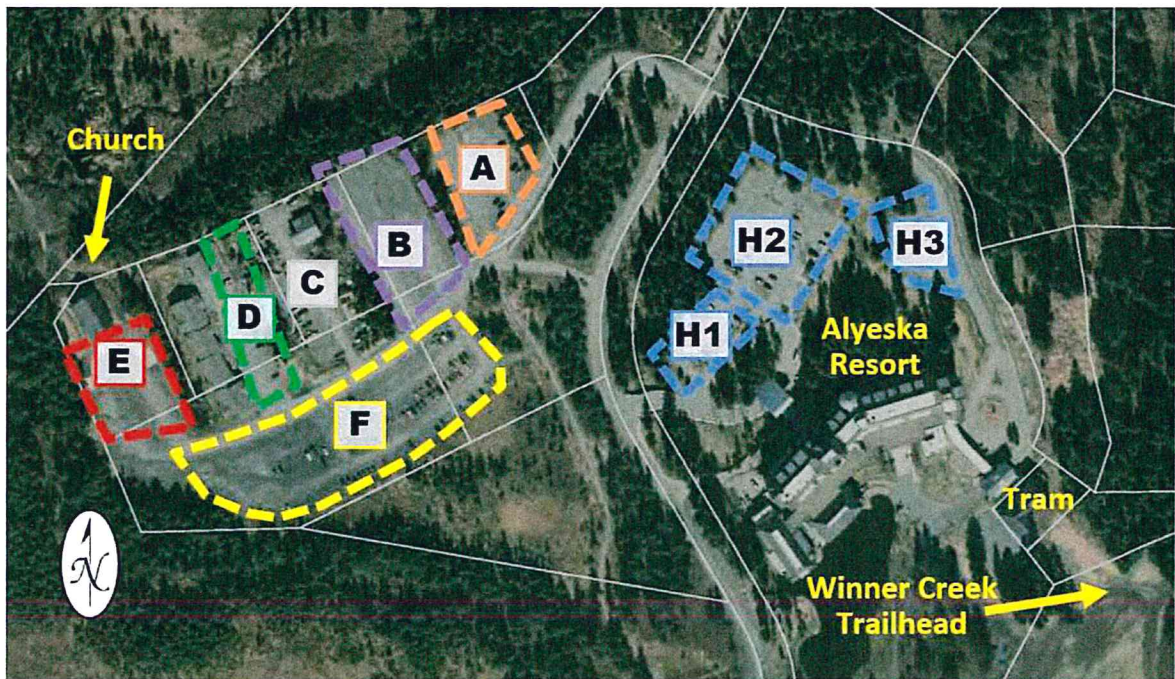
In addition to the parking area adjacent to the hotel, the day skier base area by the Alyeska Resort Daylodge also provides parking spaces. In fact, the Daylodge base area is the primary parking area used by non-hotel skiers because it has significantly greater uphill lift capacity that has been further 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).<sup>1</sup> Based on the number of vehicles in each parking area compared with the approximate percentage each parking area was filled, the total usable

<sup>1</sup> 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-impervious areas in compliance with mitigation associated with the USACE permit to fill some of the wetland to construct the parking areas (see Attachment C).

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 <sup>a</sup>	Available Legal Parking Spaces <sup>b</sup>	Available Parking Spaces <sup>c</sup>		
				Striped	Unstriped (approx.) <sup>d</sup>	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 <sup>e</sup>	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
<b>Total</b>		<b>953</b>	<b>732</b>	<b>22</b>	<b>586</b>	<b>608</b>

<sup>a</sup> The parking lots were designed for 953 parking spaces based on the 1992 plan set.

<sup>b</sup> The parking lots now accommodate 732 spaces due to changes to Areas C, D, and H3.

<sup>c</sup> 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.

<sup>d</sup> The unstriped spaces were estimated based on the counts described in Section 2.0.

<sup>e</sup> 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 <sup>a</sup> )
June 30, 2019	Sunday		

<sup>a</sup> Sunday 1 p.m. was counted using video count due to missing in-person count.



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

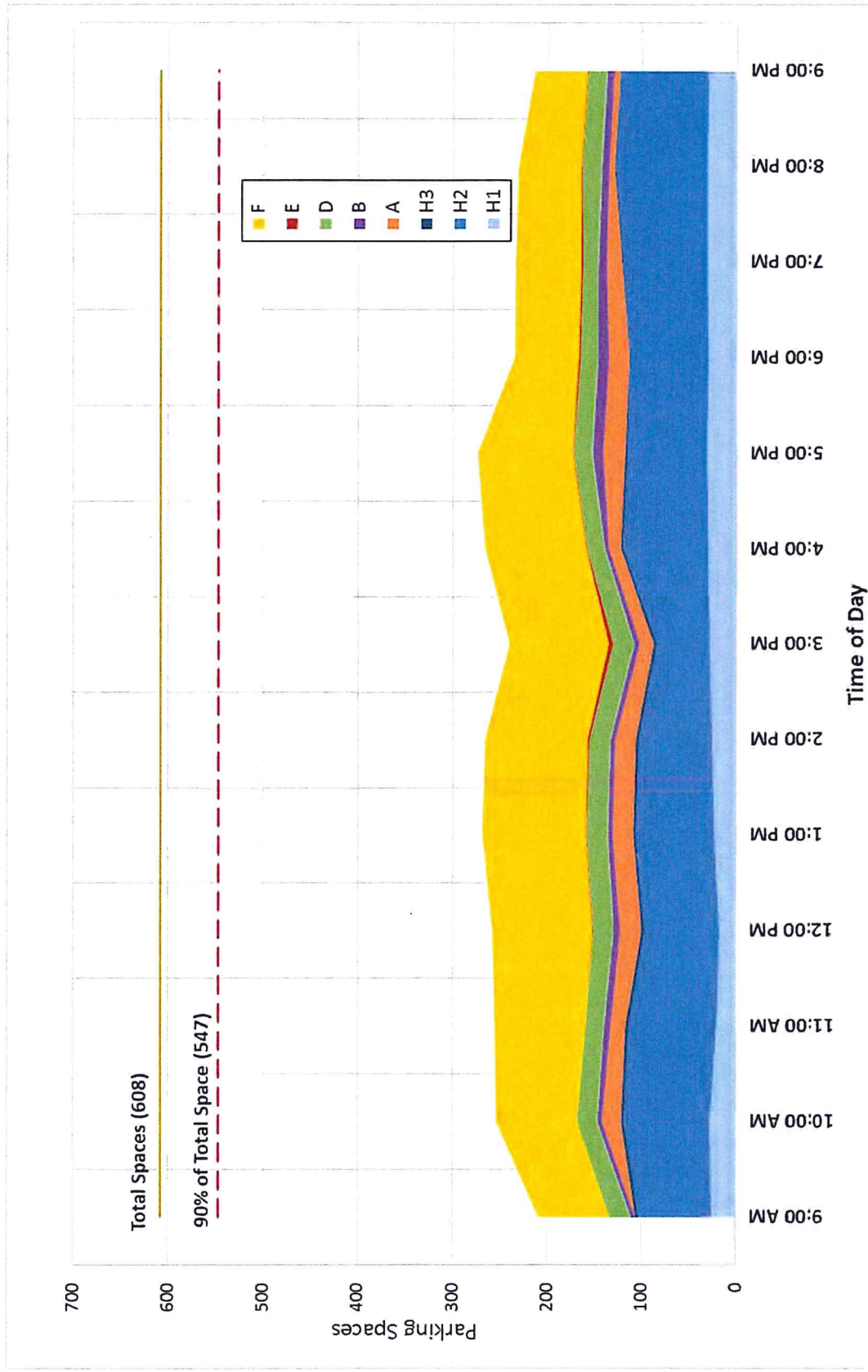


Figure 2: Alyeska Parking Lot Usage (Friday, June 28, 2019)



# MEMORANDUM

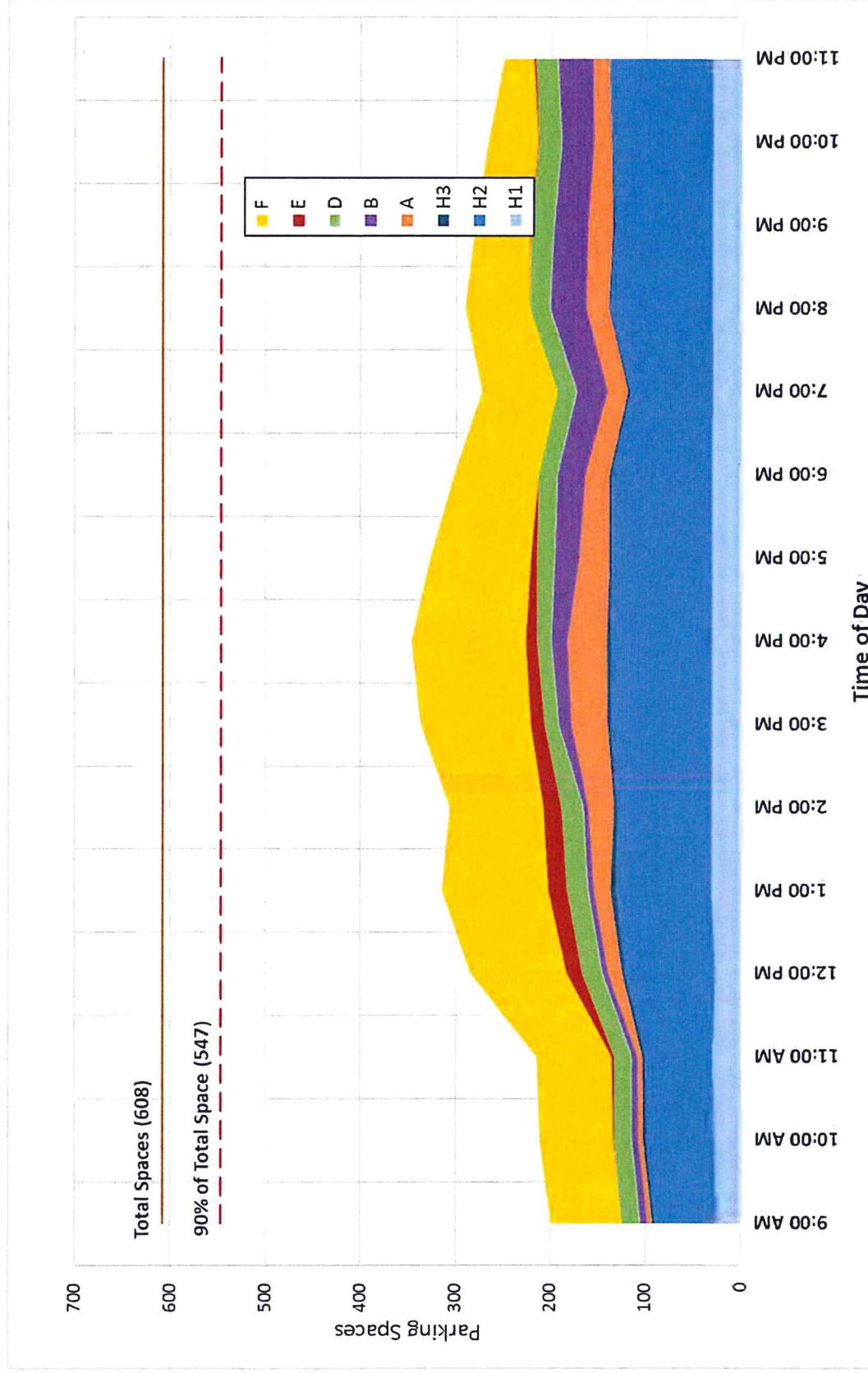


Figure 3: Alyeska Parking Lot Usage (Saturday, June 29, 2019)

# MEMORANDUM

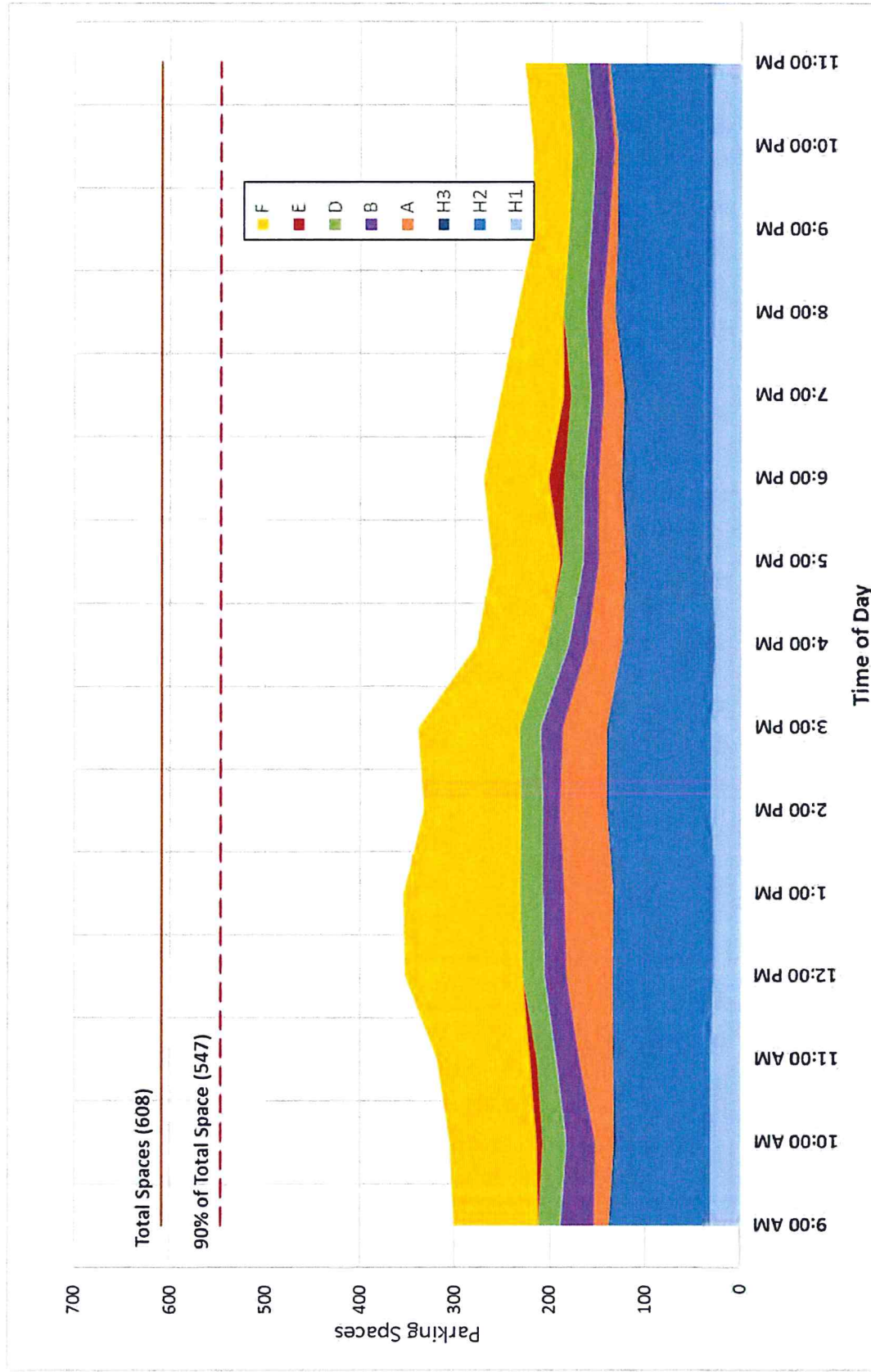


Figure 4: Alyeska Parking Lot Usage (Sunday, June 30, 2019)





**Figure 5: Parking Area H2 Back**

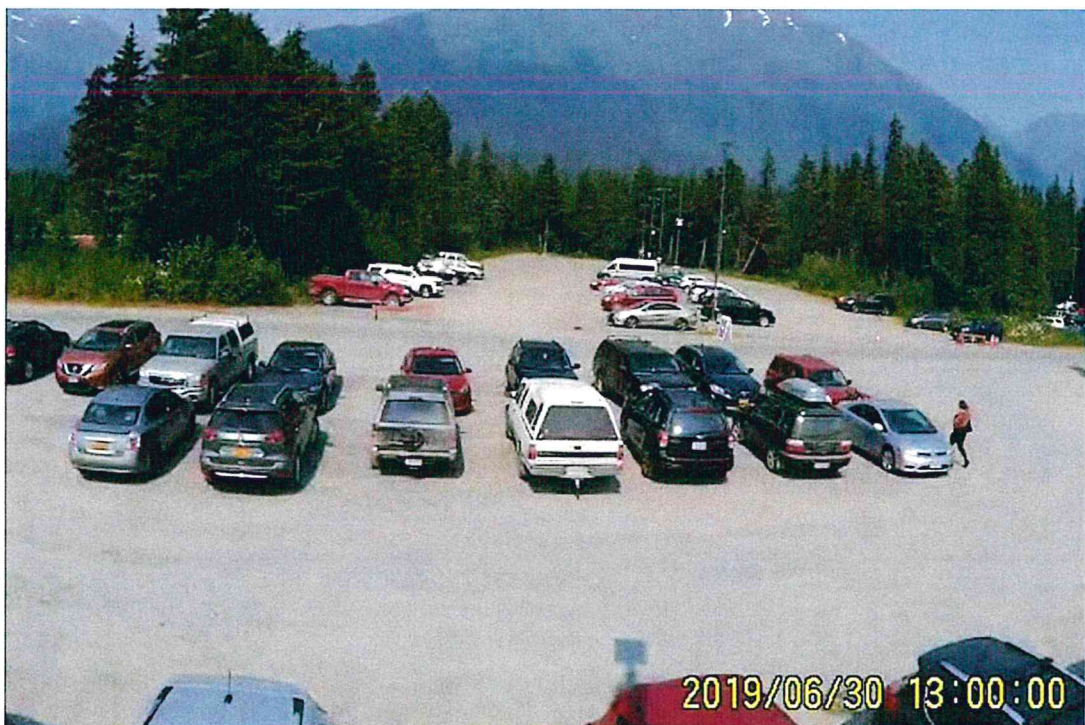


**Figure 6: Parking Area H3**





**Figure 7: Parking Area F Back**

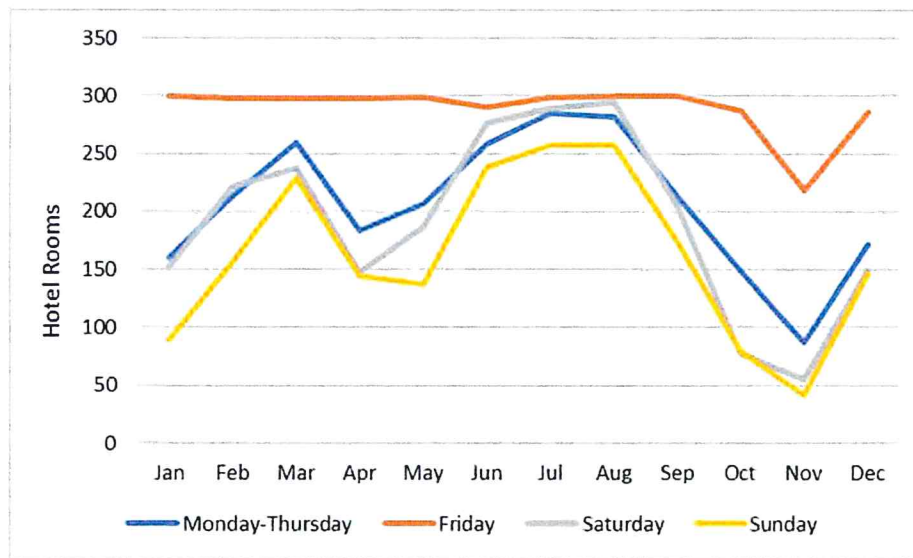


**Figure 8: Parking Area B**



### 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 1<sup>st</sup>, 2018 to December 31<sup>st</sup>, 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 <b>441.1</b>	307 rooms 670 persons in meeting rooms	276.3 167.5 <b>443.8</b>
General personal services (Spa)	1 per 400 gsf	1,200 gsf	<b>3.0</b>	16,170 gsf	<b>40.4</b>
Restaurant	1 per 100 gsf and outdoor seating	Seven Glaciers: 3,283 SF	32.8	Seven Glaciers: 3,283 SF	32.8
		Bore Tide: 4,800 SF	48.0	Bore Tide: 4,800 SF	48.0
			<b>80.8</b>	Nordic Day Spa Bistro: 3,155	31.6 <b>112.4</b>
Employee Housing	1.5 per 2-bedroom unit plus 0.25 overflow 2.5 per 4-bedroom unit plus 0.20 overflow 0.1 guest parking spaces for 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
			<b>51.1</b>		<b>51.1</b>
Chapel	1 per 5 persons in principal assembly area based on maximum occupancy provisions of AMC Title 23	138 maximum occupancy	<b>27<sup>a</sup></b>	138 maximum occupancy	<b>27.6</b>
<b>TOTAL</b>			<b>603</b>		<b>675</b>

<sup>a</sup> 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.

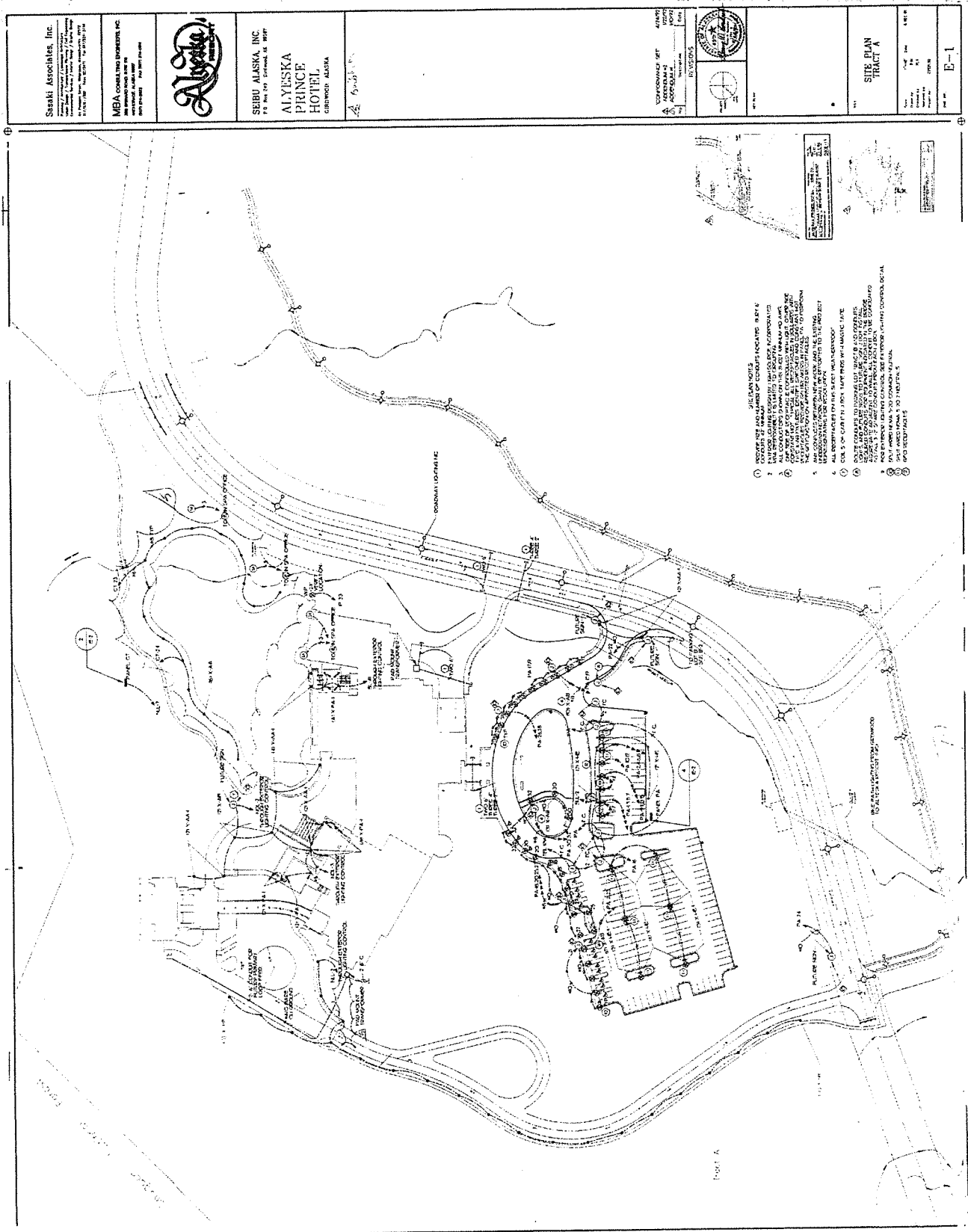
  
Stephanie Mormilo, P.E.  
Municipal Traffic Engineer  
MOA Traffic Department

3/18/2020  
Date

## ATTACHMENT A – 1992 SITE PLAN

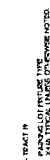
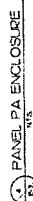
---





1. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
2. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
3. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
4. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
5. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
6. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
7. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
8. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
9. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
10. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
11. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
12. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
13. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
14. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
15. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
16. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
17. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
18. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
19. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
20. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
21. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
22. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
23. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
24. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
25. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
26. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
27. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
28. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
29. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
30. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
31. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
32. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
33. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
34. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
35. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
36. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
37. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
38. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
39. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
40. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
41. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
42. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
43. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
44. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
45. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
46. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
47. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
48. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
49. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
50. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
51. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
52. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
53. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
54. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
55. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
56. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
57. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
58. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
59. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
60. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
61. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
62. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
63. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
64. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
65. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
66. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
67. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
68. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
69. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
70. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
71. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
72. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
73. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
74. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
75. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
76. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
77. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
78. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
79. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
80. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
81. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
82. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
83. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
84. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
85. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
86. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
87. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
88. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
89. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
90. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
91. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
92. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
93. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
94. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
95. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
96. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
97. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
98. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
99. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.
100. REVIEW THE EXISTING SITE CONDITIONS AND RECORD THE SAME.

942	SITE PLAN TRACT D	3-12-58
Date Order by Order no. Order date Order ref.	Date Ref. Ref.	3-12-58 3-12-58 3-12-58



SEE PLAIN NOTES

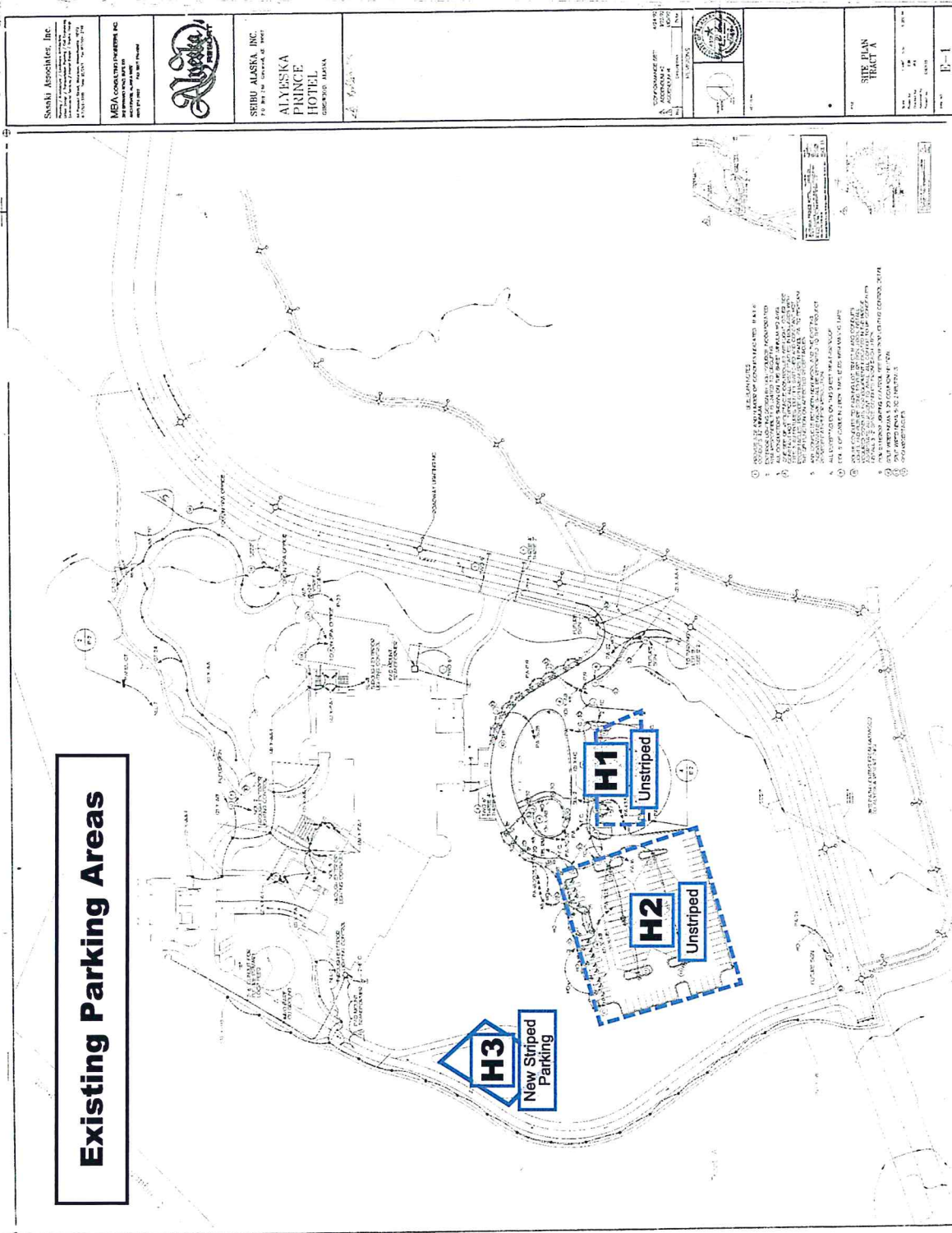
(1) PROVIDED THAT NO HAZARD OF CORRUPTION IS INDICATED BY A RISK RATING OF 47 OR HIGHER

(2) EXCLUDED LOAN HAS DESIGN BY LEAD INSTITUTION INCORPORATED AND RESPONSIBILITY IS LIMITED TO CREDIT

## ATTACHMENT B – EXISTING PARKING AREAS




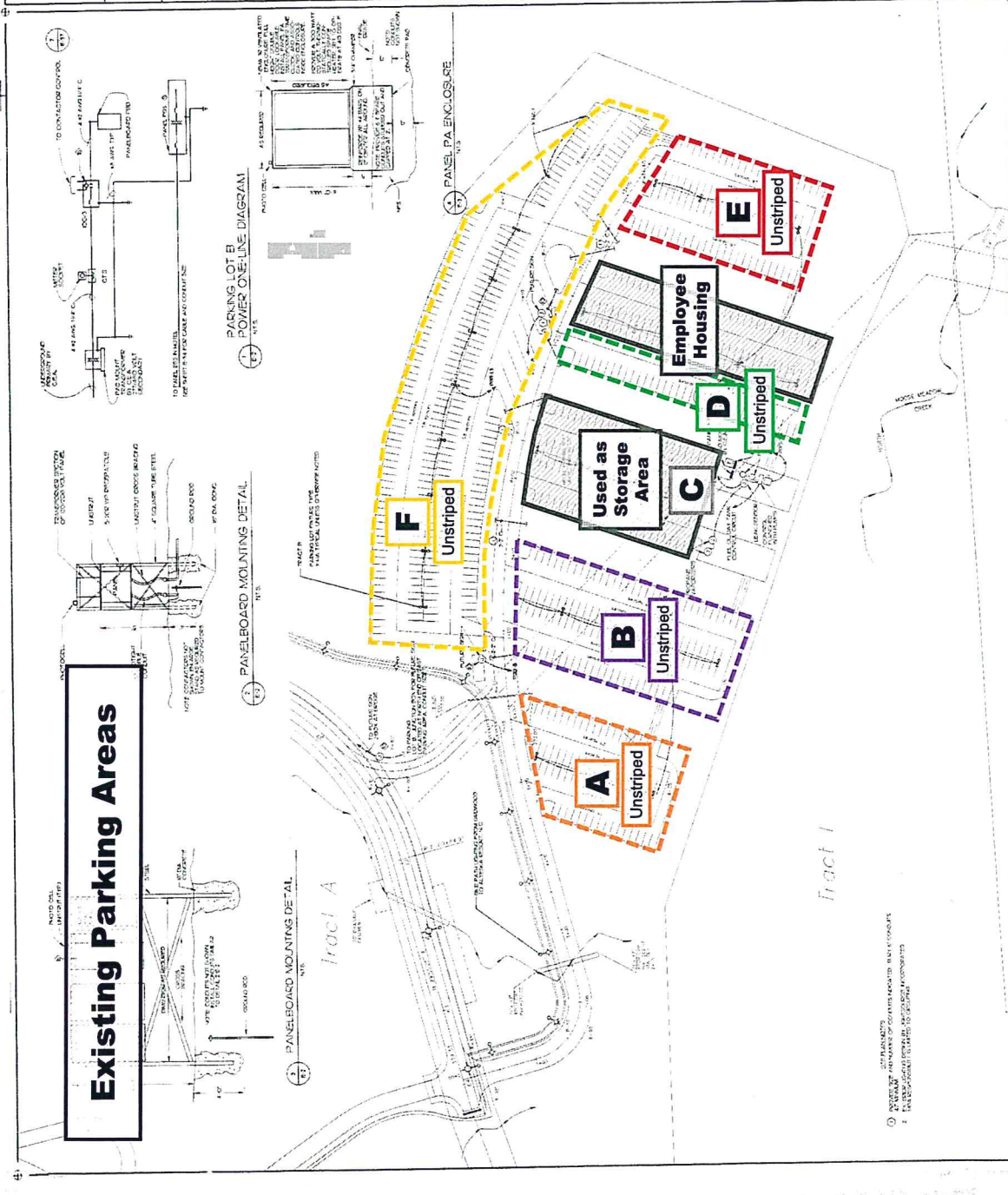
# Existing Parking Areas



1. PROJECT: ALYESKA PRINCE HOTEL
2. LOCATION: 10000 Alyeska Parkway, Alyeska, Alaska 99554
3. CLIENT: Alyeska Inc.
4. DESIGNER: [Firm Name]
5. DATE: [Date]
6. SCALE: 1" = 40'
7. SHEET: E-1
8. PROJECT NO.: [Number]
9. DRAWING NO.: [Number]
10. REVISIONS: [List of revisions]

<b>Sasaki Associates, Inc.</b> 10000 Alyeska Parkway Alyeska, Alaska 99554 Phone: (907) 336-7000 Fax: (907) 336-7001 Email: [Email Address]	<b>Alaska</b> Alyeska Prince Hotel	<b>SEIBU ALASKA, INC.</b> 10000 Alyeska Parkway Alyeska, Alaska 99554 Phone: (907) 336-7000 Fax: (907) 336-7001 Email: [Email Address]	<b>ALYESKA PRINCE HOTEL</b> 10000 Alyeska Parkway Alyeska, Alaska 99554 Phone: (907) 336-7000 Fax: (907) 336-7001 Email: [Email Address]	<b>DATE:</b> 10/1/00 <b>BY:</b> [Name] <b>CHECKED BY:</b> [Name] <b>APPROVED BY:</b> [Name]	<b>SITE PLAN</b> <b>SHEET A</b> <b>E-1</b>
--	---------------------------------------	---	---	--	--

<b>Stashki Architects, Inc.</b> 1000 W. 10th Ave., Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1111 Fax: (907) 562-1112 Email: info@staski.com	<b>NBA Alaska Properties Inc.</b> 1000 W. 10th Ave., Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1111 Fax: (907) 562-1112 Email: info@staski.com		<b>SERRA ALASKA, INC.</b> 1000 W. 10th Ave., Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1111 Fax: (907) 562-1112 Email: info@staski.com	<b>ALYESKA PRINCE HOTEL</b> 1000 W. 10th Ave., Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1111 Fax: (907) 562-1112 Email: info@staski.com	PROJECT NO. 1000 SHEET NO. 1000 DATE: 10/1/2011 DRAWN BY: J. STASHKI CHECKED BY: J. STASHKI APPROVED BY: J. STASHKI	<b>SITE PLAN TRACT B</b> SCALE: 1" = 100' DATE: 10/1/2011
--	--	---	--	--	--	---



## **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

---

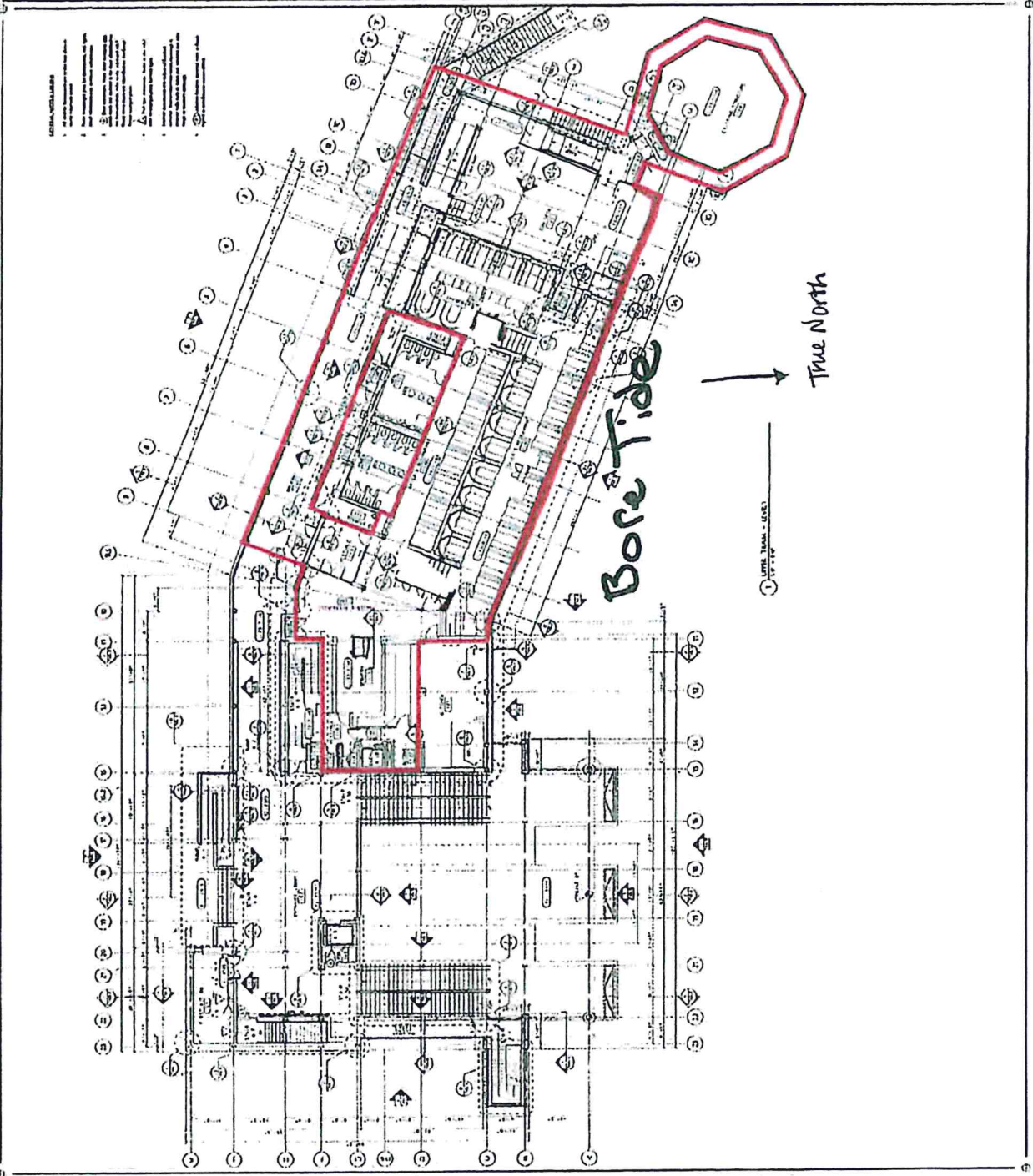
Friday, June 28, 2019 9:00A.M.-9:00P.M.											
Timestamp	H1	H2	Notes	H3	A	Notes	B	D	E	F	Notes
9:00 AM	25	78		3	0	1 Bus	5	22	0	76	2 Bus
10:00 AM	27	91		3	20	2 Bus	5	22	0	85	
11:00 AM	20	93		4	15		7	20	0	96	
12:00 PM	17	79		4	22		7	22	1	106	
1:00 PM	22	84		3	21		6	22	1	110	
2:00 PM	25	78		3	22		5	22	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



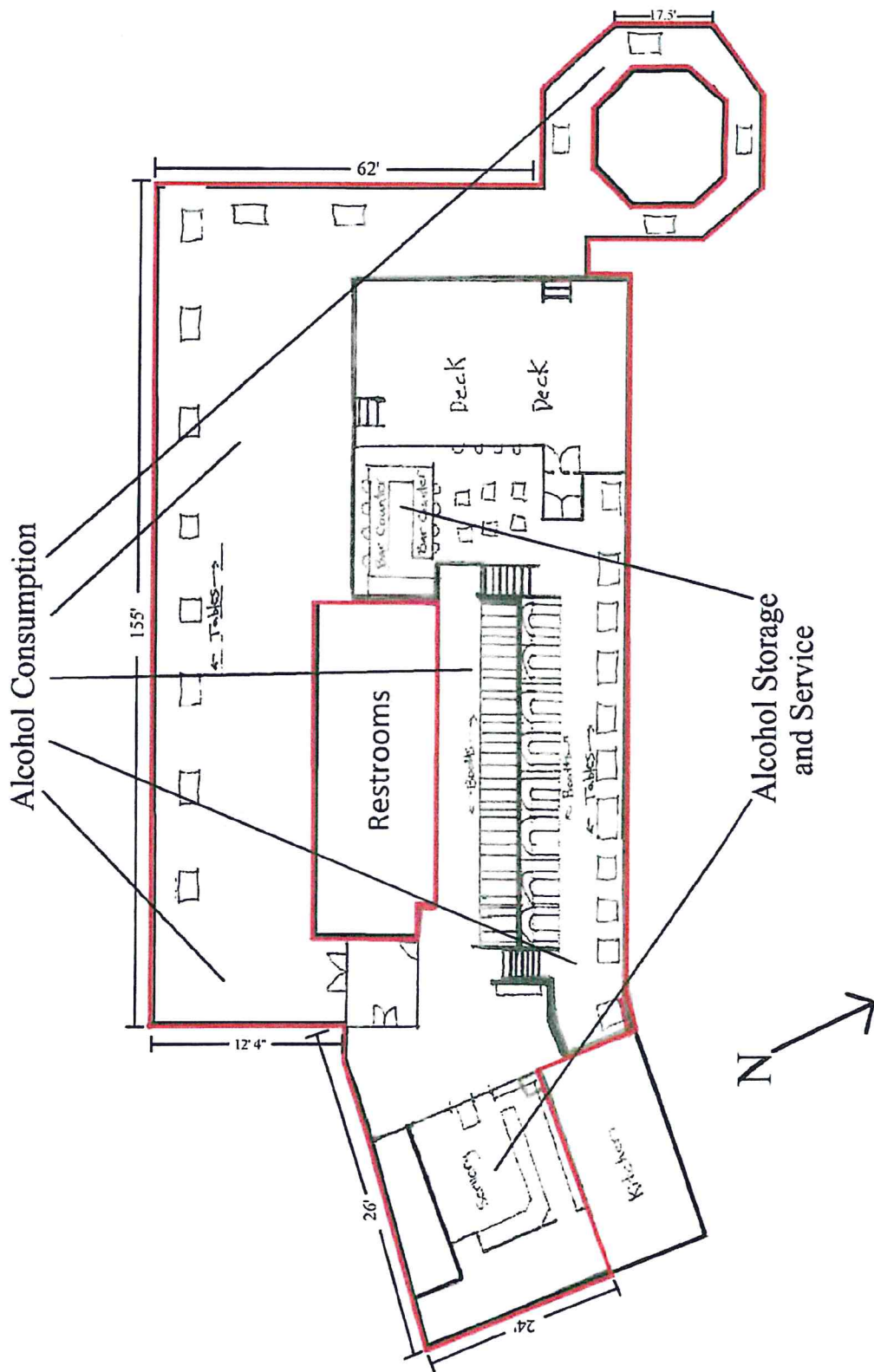
Saturday, June 29, 2019 9:00A.M.-11:00P.M.											
Timestamp	H1	H2	Notes	H3	A	Notes	B	D	E	F	Notes
9:00 AM	23	67		3	4	1 Bus	8	20	0	75	3 Buses
10:00 AM	27	72		3	5	1 Bus	7	19	1	77	1 Bus
11:00 AM	28	72		3	5	1 Bus	6	19	2	80	1 Bus
12:00 PM	26	95		4	14	1 Bus	6	22	16	101	4 Buses
1:00 PM	30	101		6	17		6	23	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)



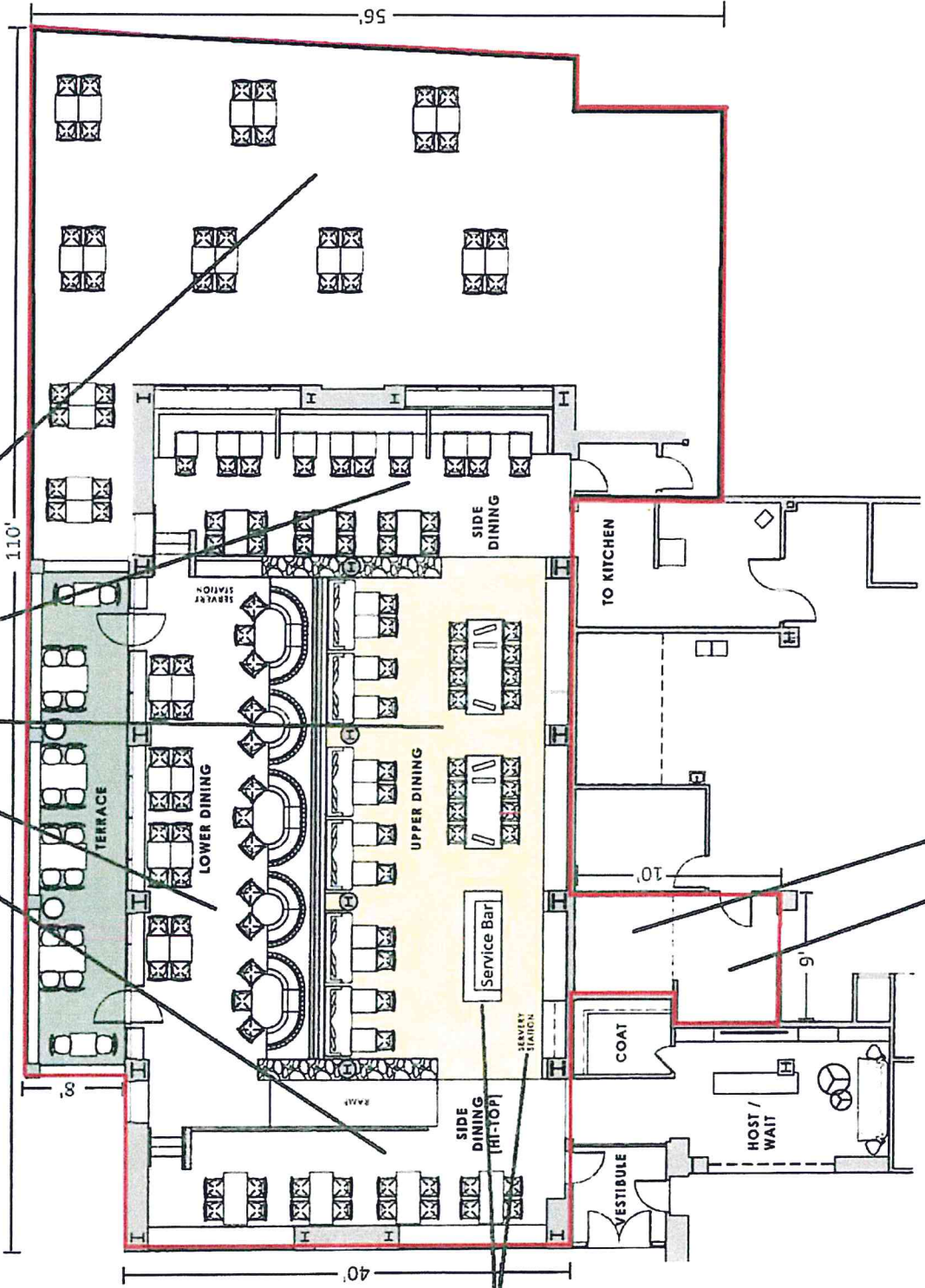




Alcohol Consumption

Alcohol Service

Alcohol Storage



True North

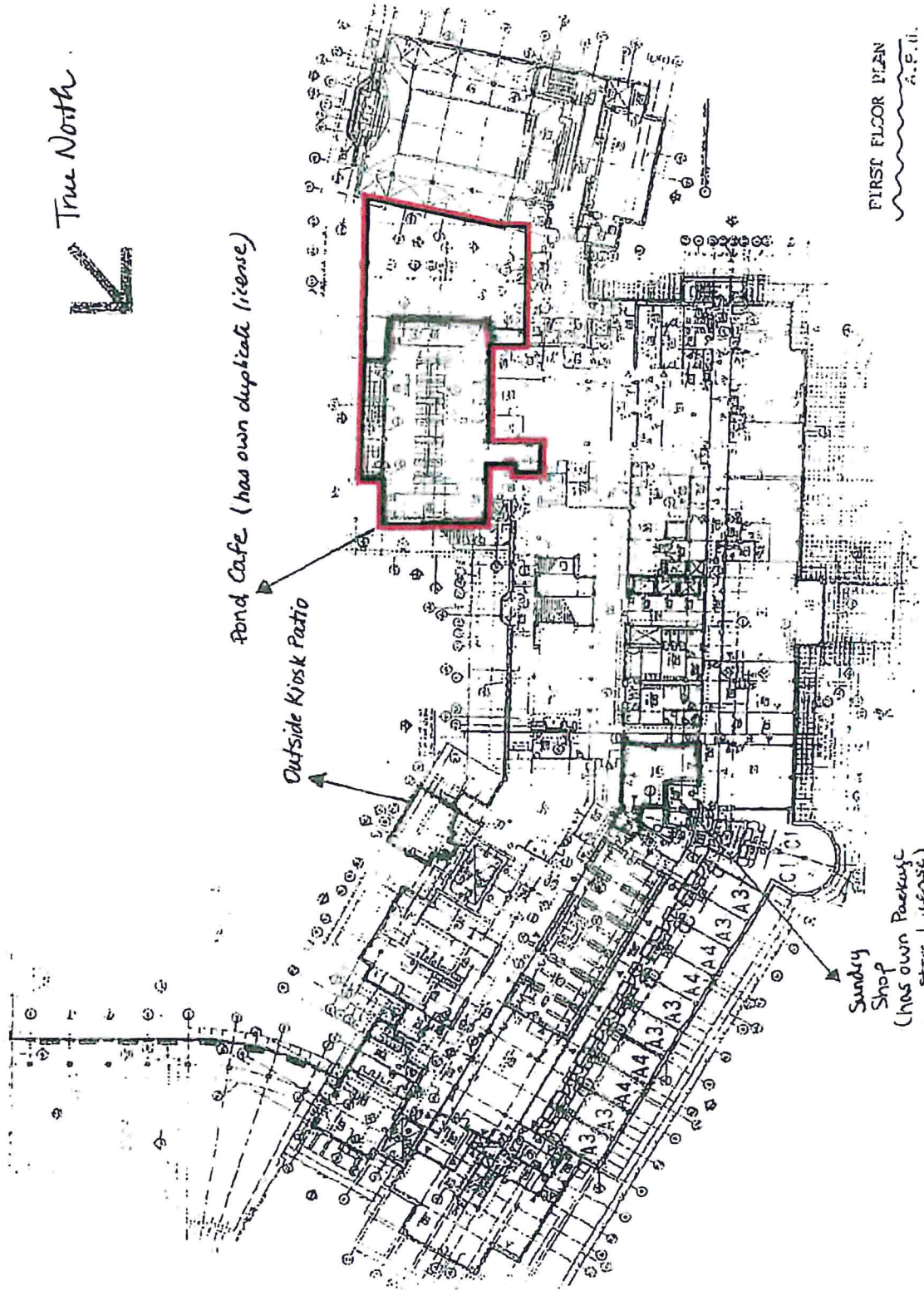


Pond Cafe (has own duplicate license)

Outside Kiosk Patio

FIRST FLOOR PLAN  
A.P. II.

Sundry Shop  
(has own Package  
Store License)































### Project Narrative: Pond Café and Bore Tide Deli Expansions

The existing seating at both the Bore Tide Deli (located at the Upper Tram Terminal) and the Pond Café (located in the Hotel Alyeska) have expanded to include socially distanced interior and exterior seating pursuant to Anchorage Municipal Assembly Emergency Order EO-07 and its amendments, and COVID-19 rules promulgated by the Alaska Department of Commerce, Community, and Economic Development – Alcohol and Marijuana Control Office (AMCO) allowing establishments to submit AB-15 Temporary License Premises Extension forms to expand seating due to the ongoing pandemic. Alyeska Resort submitted AB-15s for the Pond Café and Bore Tide Deli and was granted permission to operate extended seating. On November 4, 2021, AMCO advised Alyeska Resort that the temporary AB-15 premise extensions would expire. Accordingly, Alyeska Resort submitted applications to make the expansions of seating permanent in December of 2021.

The expanded seating at The Pond Café is limited to a small, less than 2,000 square foot area immediately outside the southern boundaries of the establishment. The Bore Tide Deli's expanded area includes the outdoor breezeway of the Upper Tram Terminal. The expansion at both restaurants is small and will allow more guests to enjoy the dining and atmosphere at both locations. Alyeska Resort does not anticipate any additional infrastructure needs associated with either expansion and, indeed, has operated both expanded areas under the COVID-19 rules and regulations above without any issue. Both expansions will allow for more to enjoy one of Anchorage's most treasured recreational areas without concern or worries of the ongoing pandemic. Beyond the pandemic, these expansions create an inviting atmosphere which only heightens the enjoyment of both restaurants by Anchorage residents.



Liquor Special Use Permit for Alcohol Approval Criteria: The Pond Café and Bore Tide Deli

**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*

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 expansion, already in place due to COVID-19, provides an opportunity to expand 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 expansion utilizes already existing Resort areas to expand seating.

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 Resort. The expanded seating areas will serve guests, local residents, and visitors to the area.

The proposed expansion area is located at the Hotel Alyeska and at the Upper Tram Terminal, which is accessed by Arlberg Avenue. Access to the sites is via Arlberg Avenue, Tram Circle, and by the aerial tram. 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 expanded seating areas at The Pond and at Bore Tide Deli will allow more guests, visitors, and residents to enjoy dining opportunities in and around the Resort and will not materially alter the character or volume of transportation in the area.

*Compliance with Chapter 10.50*

This facility complies with all applicable regulations set forth in Chapter 10.50 of the Anchorage Code of Ordinances and will continue to do so with the proposed expansion. Specifically, regarding 10.50.030 the facilities do not and 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 facilities promote or permit competitions which include or require the consumption of alcohol. The facilities have access to public transportation as outlined in question 8 below. The facilities offer non-alcoholic beverages to all patrons. In all respects the facilities 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 facilities are managed and operated by a long-established resort which operates five other alcoholic beverage establishments in the Girdwood area. Accordingly, the facility will use all relevant policies, experiences, and operating procedures at both the Pond Café and Bore Tide Deli that it uses in its five 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.***

The proposed expansion to both The Pond Café and Bore Tide Deli comply with the already existing use-specific standards 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:***

Both facility expansions are small increases in the dining capacity of each respective establishment. Accordingly, both sites are appropriate for the proposed expansion. Additionally, as these expansions were already effectuated previously under COVID-19 regulations, the Resort has experience and knowledge using both expansion areas in accordance with the proposed usage here.

#### ***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 Pond Café and Bore Tide Deli are allowable, and continuing, uses in this zone pursuant to prior major site review. The proposed expansion of both sites will not alter that.

The facility sites are 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).***

The proposed expansions of both The Pond Café and Bore Tide Deli are small extensions of the existing dining spaces. They will not impact the scale, design or operating characteristics of either 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 limited nature of both expansions, 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.***

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 small expansions of seating at The Pond Café and Bore Tide Deli will generate far fewer than 211 additional trips and, as both expansions have already been in place in a temporary manner due to COVID-19, experience has shown that the expansions do not adversely impact traffic patterns.

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 expansions, even accounting for a rise in trips due to the new Nordic Spa, will result in less trips than what was anticipated in the traffic study, it is assumed that the limited seating expansions 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 new Alyeska Nordic Spa. The expansions of The Pond Café and Bore Tide Deli are not anticipated to materially change the analysis above.

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.***

As both expansions are small, minimal increases in the seating of The Pond Café and Bore Tide Deli, the existing water supply, fire and police protection, waste and storm water disposal at each site are more than adequate to accommodate the slightly increased traffic each expansion brings. This is reinforced by the prior use of both expansions under COVID-19 regulations.



### The Pond Cafe Expanded 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. The outdoor servicing area is surrounded by perimeter walls to the west & east and 2ft wall to the south-east adjacent to the pond (actual).
5. Underage persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area 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 outdoor seating area 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 outdoor area to monitor consumption.

### **Bore Tide Outdoor 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. Service/consumption area contained by perimeter wall to the north, glass & steel wall to the south, 43" metal rail to the west & south-west The Round House deck is contained by the perimeter wall to the inside &: 42" wood rail to the outside.
5. Underage persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area 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 outdoor seating area 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 outdoor area to monitor consumption.