

Application for Administrative Site Plan Review

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



PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) MOA Parks and Recreation	Name (last name first) Hickok, Tanya
Mailing Address 632 W. 6th Avenue, Suite 630	Mailing Address same
Anchorage, AK 99501	
Contact Phone – Day Evening 907-343-4355	Contact Phone – Day Evening 907-343-4135
E-mail	E-mail tanya.hickok@anchorageak.gov

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

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 0190111000			
Site Street Address: 769 W. Klatt Road			
Current legal description: (use additional sheet if necessary) Tract B, Soccer & Baseball Subdivision			
Zoning: PLI-P	Acreage: 61.04	Grid #: SW2629	Underlying plat #: 98-53

SITE PLAN APPROVAL REQUESTED	
Use: Parks and Recreation: Bike Park	
<input type="radio"/> New SPR	<input checked="" type="radio"/> Amendment to approved site plan Original Case #: 2016-0043

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

Tanya S. Hickok 2/29/24
Signature ☒ Owner ☐ Representative Date
(Representatives must provide written proof of authorization)

Tanya S. Hickok, P.E.
Print Name

Accepted by:	Fee:	Case Number: 2024-0044	Decision Date 03/18/2024
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation(s):**

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

Anchorage 2040 Growth Supporting Features:

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

Chugiak-Eagle River Land Use Classification:

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

Girdwood- Turnagain Arm Land Use Classification:

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

Neighborhood, District or Other Area-Specific Plan: SASP Master Plan Resolution No. 2014-062**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

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

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

- | |
|----------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Rezoning - Case Number: |
| <input type="checkbox"/> Preliminary Plat <input 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 checked="" type="checkbox"/> Building or Land Use Permit for Fill/Grade: C16-1820 |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage |

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

- 1 copy required: ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8 1/2" by 11" copy of site plan/building plans submittal
- 7 copies required: ☒ Signed application (copies)
☒ Project narrative explaining:
 ☐ the project ☐ planning objectives
 ☐ addressing the site plan review criteria on page 3 of this application
☒ Site plan to scale depicting, with dimensions:
 ☐ building footprints ☐ parking areas ☐ vehicle circulation and driveways
 ☐ pedestrian facilities ☐ lighting ☐ grading
 ☐ landscaping ☐ loading facilities ☐ freestanding sign location(s)
 ☐ required open space ☐ drainage ☐ snow storage area or alternative
 strategy
 ☐ trash receptacle location and screening detail ☐ fences
 ☐ significant natural features ☐ easements ☐ project location
☐ Building plans to scale depicting, with dimensions:
 ☐ building elevations ☐ floor plans ☐ exterior colors and textures
☐ Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a site plan if the director finds that **all** of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355



MEMORANDUM

Date: February 6, 2024

To: Craig Lyon, MOA Planning Department Director

Thru: Taylor Keegan, P.L.A., Superintendent, MOA Parks and Recreation

From: Tanya Hickok, P.E., Project Manager, MOA Parks and Recreation *JSH*

Project: **South Anchorage Sports Park: Bike Park Minor Amendment to Major Site Plan Review (Resolutions 2016-006 and 2017-001)**
Administrative Approval Request

The Municipality of Anchorage Parks and Recreation Department (APR) proposes to construct a Bike Park at the South Anchorage Sports Park in 2024, in accordance with the Approved 2014 Master Plan and Approved 2016 and 2017 Major Site Plan Review applications.

South Anchorage Sports Park (SASP) is classified as a 65-acre community use area park which has been developed with an inclusive playground, picnic shelter, enclosed off-leash dog park, soft surface trails throughout, RC model area, paintball, baseball/little league fields, and associated parking, site lighting, and landscaping.

The proposed SASP Bike Park development is estimated to cost less than \$400,000, utilizing voter-approved bond funding (2018 and 2021). The bike park is planned to include beginner, intermediate, and advanced trails, as well as two pump tracks and a skills zone. Approximately 4000 linear feet of trail (at 6 feet wide) are planned for development, for a total bike trail disturbance area of 0.6 acres.

APR has consistently included the Bayshore/Klatt Community Council (BKCC) and its neighbors in the development of the SASP, and plans to meet with the BKCC at the next February 15th meeting.

APR respectfully request Administrative Approval of a Minor Amendment to the previously approved SASP Major Site Plan Review. In accordance with AMC 21.03.180.H.2., we believe this proposal should be considered less than a 10-percent change of the park community use area.

Should you have any additional questions or concerns, please feel free to contact me at (907) 343-4135 or e-mail at tanya.hickok@anchorageak.gov

CONCURRENCE: _____

2024 South Anchorage Sports Park: Bike Park
Minor Amendment to Major Site Plan Review
Project Narrative

SITE PLAN REVIEW STANDARDS (AMC 21.03.180)

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

The proposed bike park site plan is fully consistent with the Approved 2014 South Anchorage Sports Park Master Plan and subsequently Approved 2016/2017 South Anchorage Sports Park Major Site Plan Review.

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

21.04 Zoning Districts: This site is zoned PLI; as identified in AMC 21.04.060 E, the intended use of PLI zoning is for a major public facility.

21.05 Use Regulations: Community parks are permitted land use in accordance with Table 21.05-1, subject to major site plan review and the park complies with the requirements of Chapter 21.05.040 G2, Park, Public or Private: Definitions and Use Specific Standards.

21.06 Dimensional Standards and Measurements: The proposed bike park is outside of the 25-foot required setbacks.

21.07 Development and Design Standards: The site topography is generally flat, except for the southeast entrance off Klatt Road. Due to deep (15+ feet) organic peat site conditions, the bike park area has been surcharged with over 30,000 cy of Type IV classified materials under a Fill/Grade Permit C16-1820. The bike park will be graded to encourage positive drainage, draining to an existing on-site drainage swale, maintaining the stormwater runoff connection north to Klatt Bog. The bike park trails will be dirt with the addition of some wood skills features. The surrounding hills/berms will be seeded with native grasses and boulders. No parking will be provided specifically for the bike park. There are over 335 parking spaces existing at the park that will be more than sufficient to meet the existing park and proposed bike park parking needs. Tower Road will remain private, gated access and not for public use.

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

There are no adverse impacts anticipated. The original Major Site Plan Review included and has since constructed a visual enhancement berm with landscaping along the park's southern border, immediately adjacent to the RC model area. There were originally neighbor concerns regarding the visibility of the RC model area; however, those concerns have not materialized.

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

2024 South Anchorage Sports Park: Bike Park
 Minor Amendment to Major Site Plan Review
 Project Narrative

The table below presents key policies and strategies by components of the 2020 Anchorage Bowl Comprehensive Plan and the Anchorage 2040 Land Use Plan, including the Areawide Trails Plan and the Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan (Park Plan).

Comprehensive Plan Elements, Policies, and Strategies

Category	#	Policy	Discussion of Consistency
Areawide Trails Plan (1997)	Policy Statement 3	<i>Provide a wide range of trail opportunities to accommodate varying activities, abilities, and users</i>	The proposed bike park intends to provide bike trail flow lines, which will accommodate beginner to advanced bike users of all abilities.
	Policy Statement 6	<i>The municipal park and greenbelt system should facilitate development of an integrated trail system where it is appropriate to provide trail linkages between neighborhoods, school and park sites, and major areas of public activity.</i>	The proposed bike park will provide new types of bike flow trails not currently developed in Anchorage. The existing SASP site currently provides soft surface trails throughout the 65-acre park for public use.
Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan (Park Plan, 2006)	Page 92	<i>Continue to upgrade existing Community Use parks in the Southport Area.</i>	The proposed bike park continues to implement the approved SASP master plan goals and uses.
Anchorage 2020- Anchorage Bowl Comprehensive Plan (2001)	71	<i>Utilize wetlands to manage drainage</i>	Drainage improvements will continue to route stormwater run-off towards Klatt Bog, maintaining existing groundwater flow.
	86	<i>Encourage public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails.</i>	APR has been collaborating with local contractors in order to obtain enough fill for the base of the bike park. Additionally, we have been working with bike park designers and trail builders on developing the design for the bike park, to meet the needs of beginners through advanced users.

2024 South Anchorage Sports Park: Bike Park
 Minor Amendment to Major Site Plan Review
 Project Narrative

Anchorage 2040 Land Use Plan (2017)	LUP 5.1	<i>Implement recommended land use patterns and growth in context with existing infrastructure capacity and planned improvements, for utilities, streets, trails, public transit, parks, green infrastructure, and schools.</i>	The South Anchorage Sports (SASP) Park Bike Park will further implement the approved Master Plan planned improvements, building on the existing parks infrastructure investments in 2017.
	LUP 8.1	<i>Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.</i>	The South Anchorage Sports Park is a community use area park, which by definition focuses on meeting the recreation needs of several neighborhoods/larger section of the community. The proposed bike park project will bring another recreation activity to the sports park, providing access to beginner to more advanced bicycle opportunities.

WMS WATERCOURSE MAPPING SUMMARY

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

- Project Case Number or Subdivision Name: Soccer and Baseball Subdivision
- Project Location, Tax ID, or Legal Description: Tract B (Parcel #01901110)
- Project Area (if different from the entire parcel or subdivision): _____

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

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

_____ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS NOT REQUIRED**. **

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

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

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

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

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

ADDITIONAL INFORMATION:

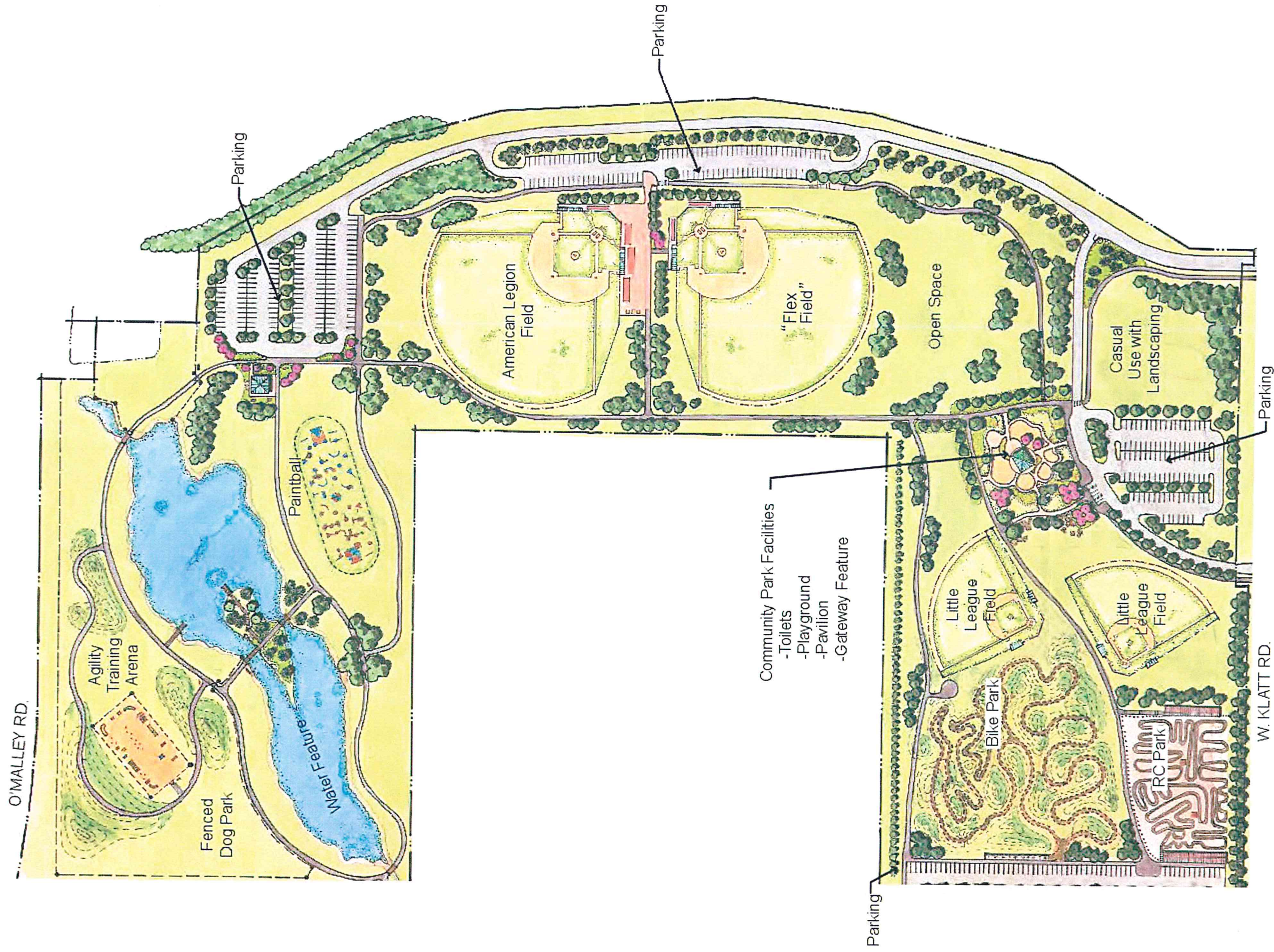
- | | | | |
|------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage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

Inspection Certified By:

Date:

Kyle Gijb

3/1/24



2016 PARK DEVELOPMENT:

- Playground / Plaza:
- Dog Park:
- ADA Parking:
- Drop-Off Area:
- South Parking lot:
- Street / Park Lighting:
- Klatt Road Landscape:
- Remote Control Park:
- Soft Surface Trails:
- Parking Lot & Driveway Repairs:

MINNESOTA DRIVE
(WALTER J. HICKEL PKWY.)

DOG PARK
DEVELOPMENT:

Landscaping
Improvements

SOFT TRAILS TO
BE CONSTRUCTED
BY YEP CREWS

COMMUNITY
PARK
PLAYGROUND:

BIKE PARK
2017 CONSTRUCTION PHASE 1
(as funding is available)

REMOTE CONTROL
CAR PARK: (To be
Designed and Built by
others and Yep Crew)

SOFT TRAILS TO
BE CONSTRUCTED
BY YEP CREWS

ADA PARKING:

DROP-OFF
AREA:

STREET LIGHTING
IMPROVEMENTS:

RECLAIM OLD
RC PARK BY
YEP CREWS

SOUTH PARKING
LOT IMPROVEMENTS:

EXISTING VEGETATION
VISUAL IMPROVEMENTS

VISUAL ENHANCEMENT
LANDSCAPE:

KLATT ROAD
LANDSCAPING
(BY PUBLIC WORKS)

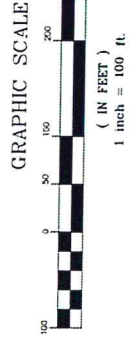
W. KLATT ROAD

ALLISON CIRCLE

TIMBERLANE DRIVE

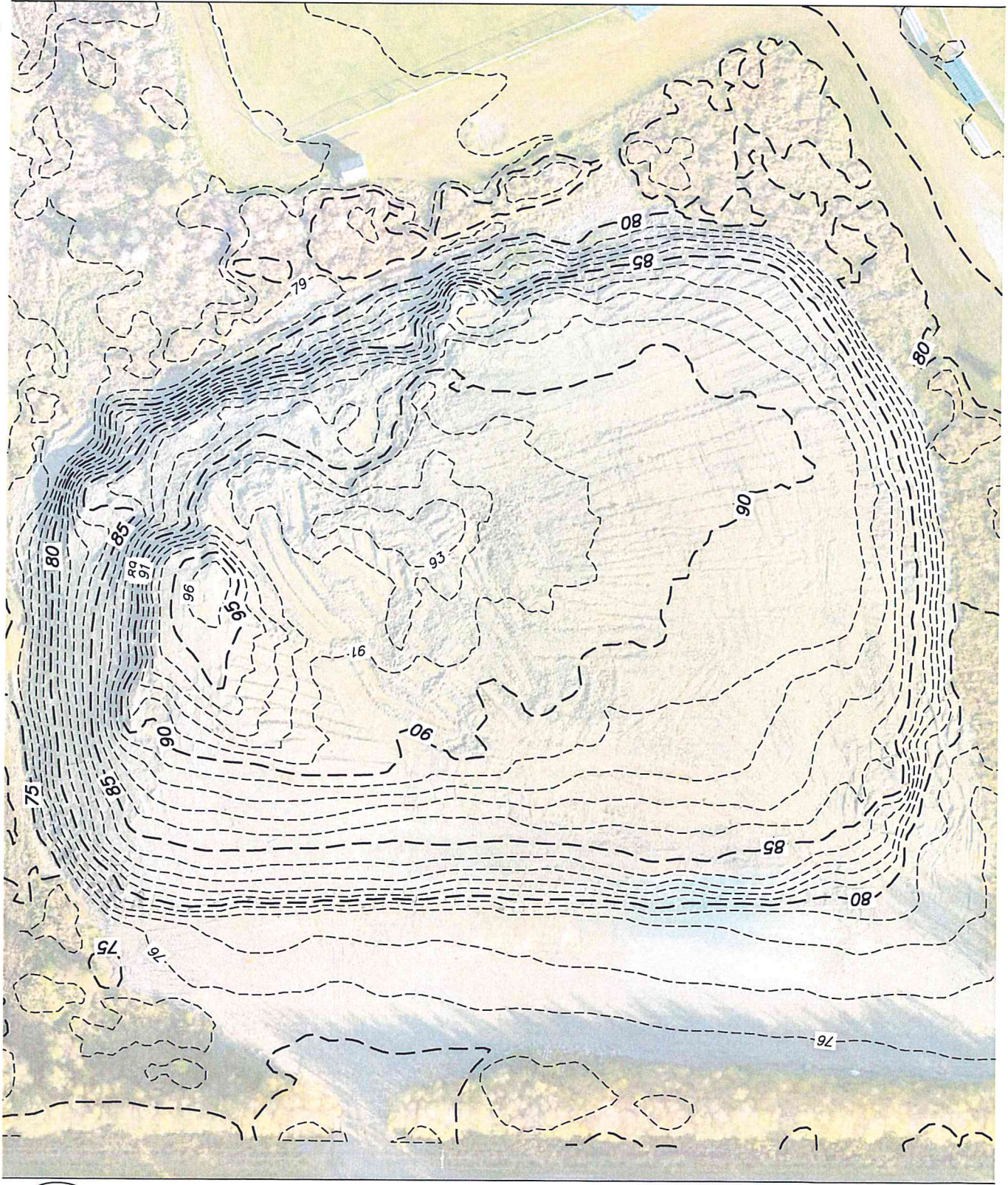
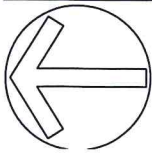
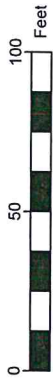
South Anchorage Sports Park

2016 - 2017 Work Plan



May 10, 2016

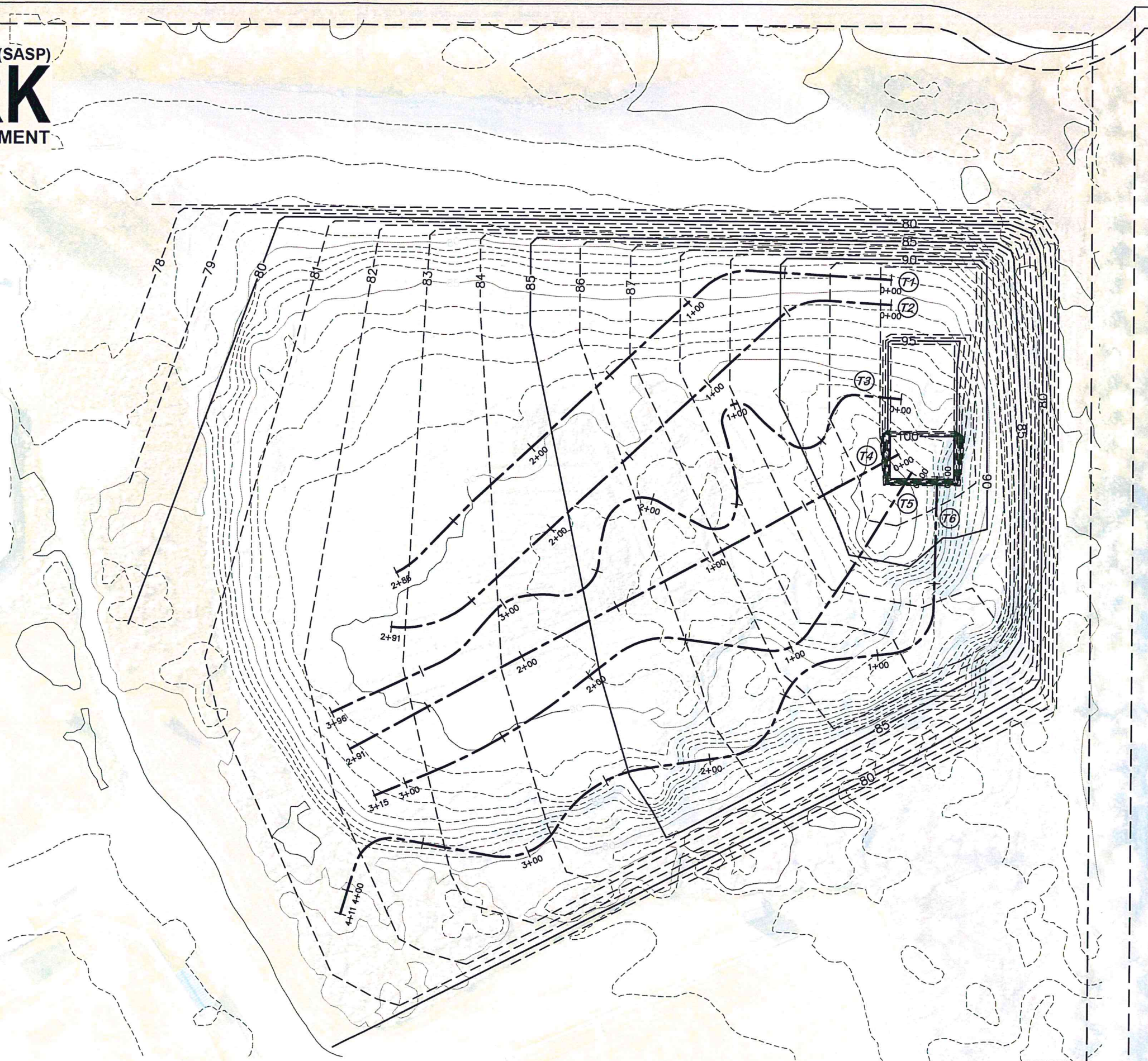
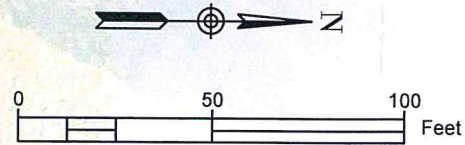
South Anchorage Sports Park
September 28, 2023 Drone Survey

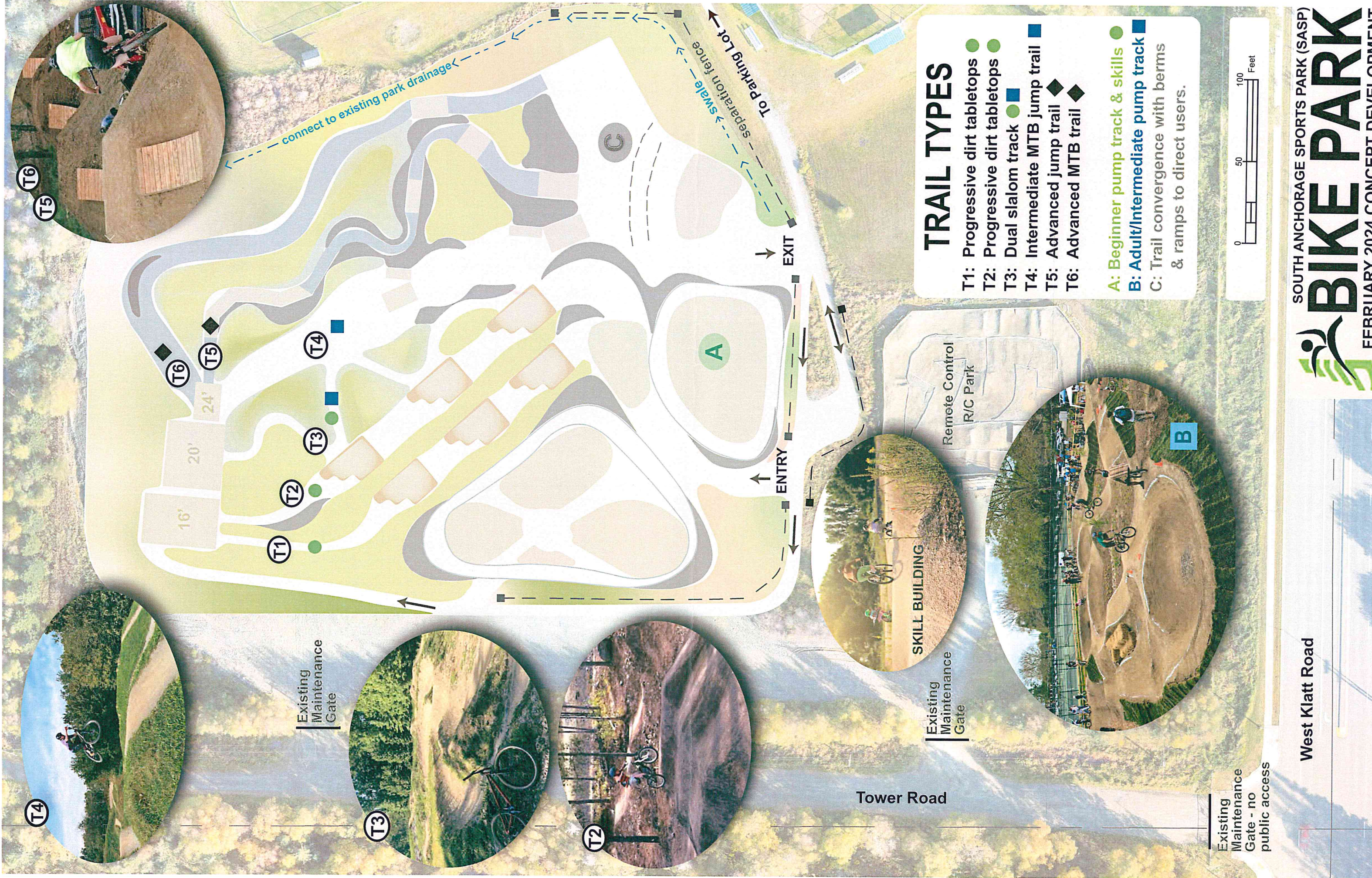


SOUTH ANCHORAGE SPORTS PARK (SASP)

BIKE PARK

FEBRUARY 2024 CONCEPT DEVELOPMENT





TRAIL TYPES

- T1: Progressive dirt tabletops
- T2: Progressive dirt tabletops
- T3: Dual slalom track
- T4: Intermediate MTB jump trail
- T5: Advanced jump trail
- T6: Advanced MTB trail

- A: Beginner pump track & skills
- B: Adult/Intermediate pump track
- C: Trail convergence with berms & ramps to direct users.