

# Application for Alternative Equivalent Compliance

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

PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first) Allen, Bradford			Name (last name first)		
Mailing Address 1135 Northpointe Bluff Dr.			Mailing Address		
City Anchorage	State AK	Zip 99501	City	State	Zip
Contact Phone – Day 907-382-9197		Evening same	Contact Phone – Day		Evening
E-mail bradford.allen@gmail.com			E-mail		

\*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): 014-261-01-000			
Site Street Address: 8730 Lake Otis Pkwy			
Current legal description: (use additional sheet if necessary) John Wells 1952 Addition Blk 3 Lt 1			
Zoning: I1	Acreage: 19,100 sf	Grid #: SW2333	Plat #: none

ALTERNATIVE EQUIVALENT REQUESTED	
<input type="radio"/> 21.06.030D Height Transitions	<input type="radio"/> 21.07.110 Residential Design Standards
<input type="radio"/> 21.07.060F Pedestrian Amenities	<input type="radio"/> 21.07.120 Large Commercial Establishments
<input checked="" type="radio"/> 21.07.080 Landscaping, Screening & Fences	<input type="radio"/> 21.09.080 Building Design Standards (Girdwood)
<input type="radio"/> 21.07.090M.3 Structured Parking, Façade Treatment	<input type="radio"/> 21.11.070G Urban Design Amenities

SUBMITTAL REQUIREMENTS	
1 copy required: <input checked="" type="checkbox"/> Signed application	
<input checked="" type="checkbox"/> Plans showing proposed alternative	
<input checked="" type="checkbox"/> Narrative describing the proposed alternative design and detailing how the requirements of AMC 21.07.010D.6. approval criteria are met.	
(Additional information may be required.)	

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.

*Bradford allen*

Sep 3, 2024

Signature

☐ Owner

☐ Representative

Date

(Representatives must provide written proof of authorization)

Bradford Alle, Owner

Print Name

Accepted by:	Fee:	Case Number: 2024-0111	Decision Date: admin. 10/07/2024
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**COMPREHENSIVE PLAN INFORMATION**Improvement 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: \_\_\_\_\_

**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 type="checkbox"/> Building or Land Use Permit for _____   |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage |

**ALTERNATIVE EQUIVALENT COMPLIANCE APPROVAL CRITERIA (21.07.010D.6)**

The Alternative Equivalent Compliance procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in Title 21. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards. To grant a request for alternative equivalent compliance, the decision-making body shall find that all of the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

## Application for Alternative Equivalent Compliance Narrative Describing the proposed Alternative Design

Bradford Allen, Owner/President, Allen Property Group LLC

Property Information:

Tax/Parcel ID: 014-261-01-000

Site Street Address: 8730 Lake Otis Pkwy, Anchorage, AK 99507

Current Legal Description: John Wells 1952 Addition Blk 3 Lt 1

### Alternative Equivalent Compliance Approval Criteria

- *The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard*
  - o The 8' of perimeter landscaping required in area **will be equal to the subject standard**
  - o Code Basis Landscaping **Level L1 to be met on West side of property**
    - length of perimeter on West side of property: 55'
  - o Code Requirements:
    - Required trees: 3
      - **Requirement equal to the subject standard on West side of property**
    - Required Shrubs: 18
      - Additional 8 shrubs in planter boxes (2 per box) will bring total number of shrubs on West side of property to 21, which **exceeds the subject standard**
- *The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject design standard*
  - o **See above: the proposed alternative design will be equal to or exceed the subject design standard**
- *The proposed alternative design results in benefits to the community that are equivalent to or better than the compliance with the subject design standard*
  - o The proposed planter boxes will be made of Corten Steel, which will match the steel-work used at the base of the building. This will **benefit the community** by improving the lot by adding cohesion in design elements.
  - o The design elements and landscaping effects are **better than the compliance with the subject design standard**

This request for Alternative Equivalent Compliance pertains to a small section of landscaping (appx 8'x 12.5') on the Northwest corner of the property, immediately adjacent to the dumpster enclosure. I have included parking and landscaping plans, including a red-line showing the revised position of the trash/dumpster enclosure, which was corrected after feedback from the inspector. The purpose of repositioning the dumpster is to comply with the required 8' of landscaping at the property perimeter and parking area.

I am requesting to use 4 steel planters sized 46" wide x 20" tall x 20" deep (see attached photos and drawing) to meet the final requirement for landscaping prior to closing out the exterior portion of the permit. **Please note that the number of trees/shrub requirement has been met in the other in-ground landscaping beds on the perimeter of the property.** However, we plan to use two shrubs (**size and type of shrub will meet the AMC requirements**) in each of the four planter boxes. By so doing, we will **exceed** the AMC 21.07.010D.6 requirements. The planters themselves will also act as physical barriers to so no additional curbing will be necessary.

Thank you for your thoughtful consideration in this matter.

**Application for Alternative Equivalent Compliance  
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Thank you for your thoughtful consideration in this matter.

## Pre-Application Meeting for Rezone

September 11, 2024

2:00 pm on Teams Meeting

Alternative Equivalent Compliance for landscaping

### Attendance

Bradford Allen

Francis McLaughlin

Ryan Yelle

Dave Whitfield

Randy Ribble

Karlie Lamothe

Shawn Odell

Travis Just

Paul Hatcher

Mike Walters

### Meeting Notes:

This is a pre-application meeting for an Alternative Equivalent Compliance regarding landscaping along Arlon Street just in the northwest corner abutting the dumpster. This parcel is zoned I-1, Light Industrial District. Lake Otis Parkway is classified as a Major Arterial, E 88<sup>th</sup> is classified as a Commercial/Industrial Collector and Arlon Street is classified as a Local Street in the OSHP.

### Bradford (Owner):

B) Have completed all of the landscaping except for this location. We were under the understanding that we could store the dumpster in this corner. Requesting above ground planter boxes to meet the landscaping requirements. The existing landscaping has the required shrubs this will be in excess. This is a heavy area with utilities in this location. Plan to use three perennials in each of the containers from the rest of the landscaping. No sprinkler system is currently watering the existing landscaping. I believe we are meeting the required amount of shrubs. Replace any dead shrubs in the summer and he currently does all the landscaping if not able to hire it out to professionals. Planters are a material to match the existing structure.

### Greg, (Private Development):

G) Emailed no comments from Private Development.

### Randy, Travis (Traffic):

T) Traffic has no concerns with the alternative.

### Mike (Right-of-Way)

M) No objections.

### Ryan, Karlie (Long Range):

R) Concern regarding survivability of the plants in the containers. The possibility of it dying and having to replace it later. Nice to see this car wash get reused and changed to an office space.

K) Nothing.

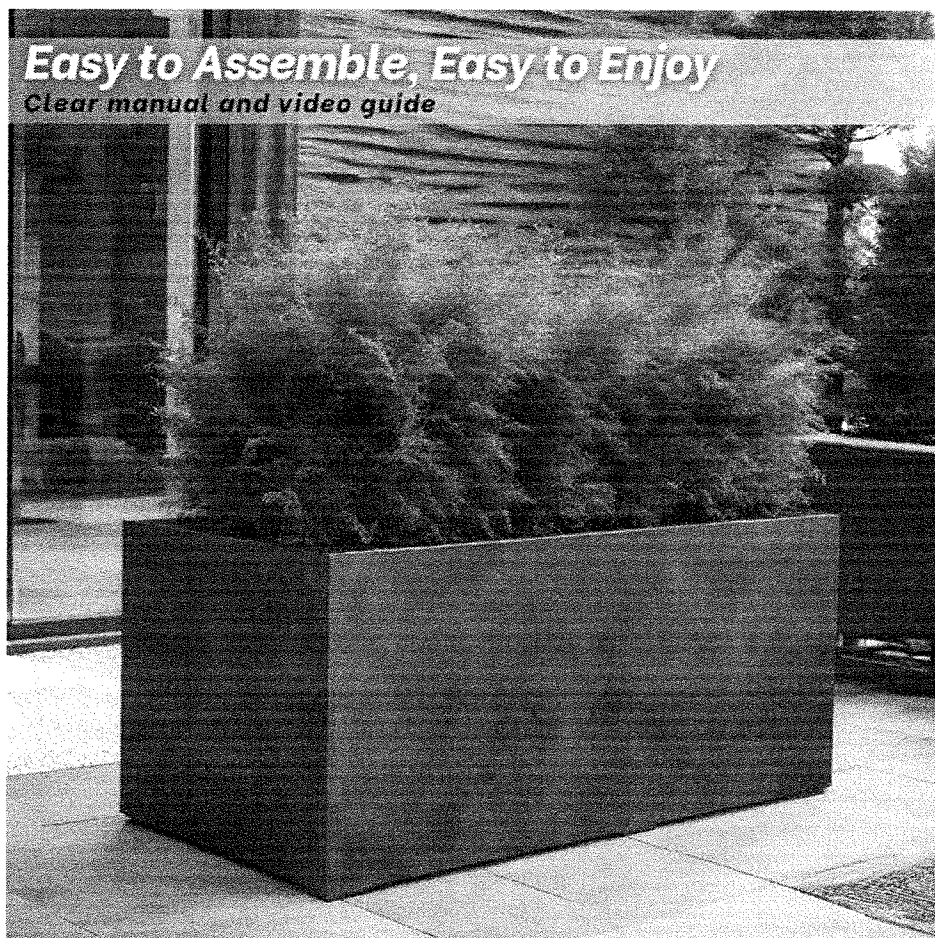
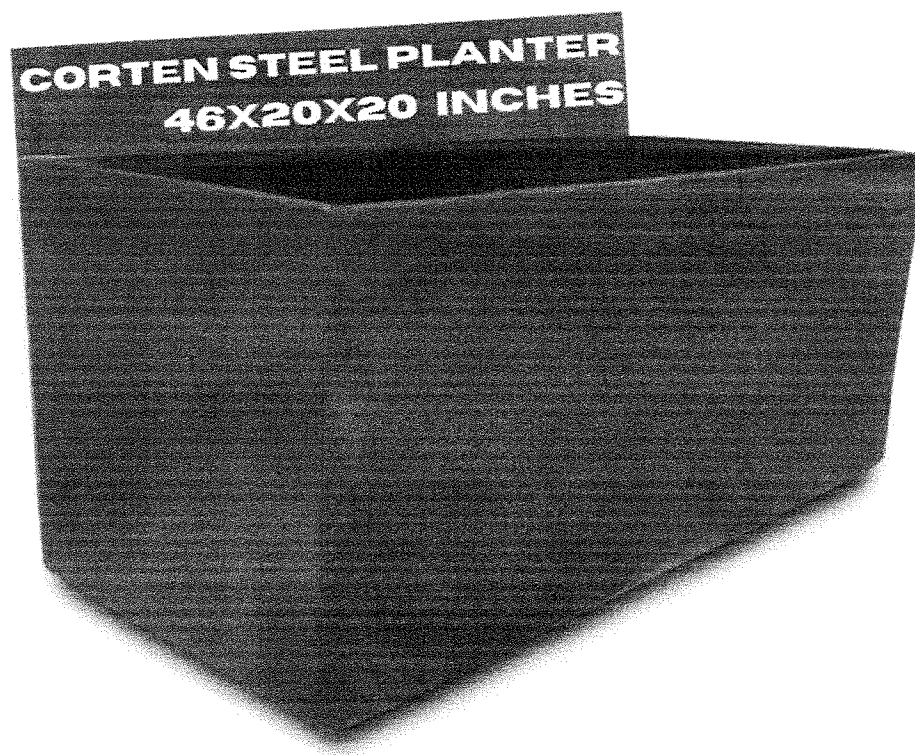
**Dave, Shawn, Elizabeth, Francis, and Paul (Planning Staff):**

D) Nothing

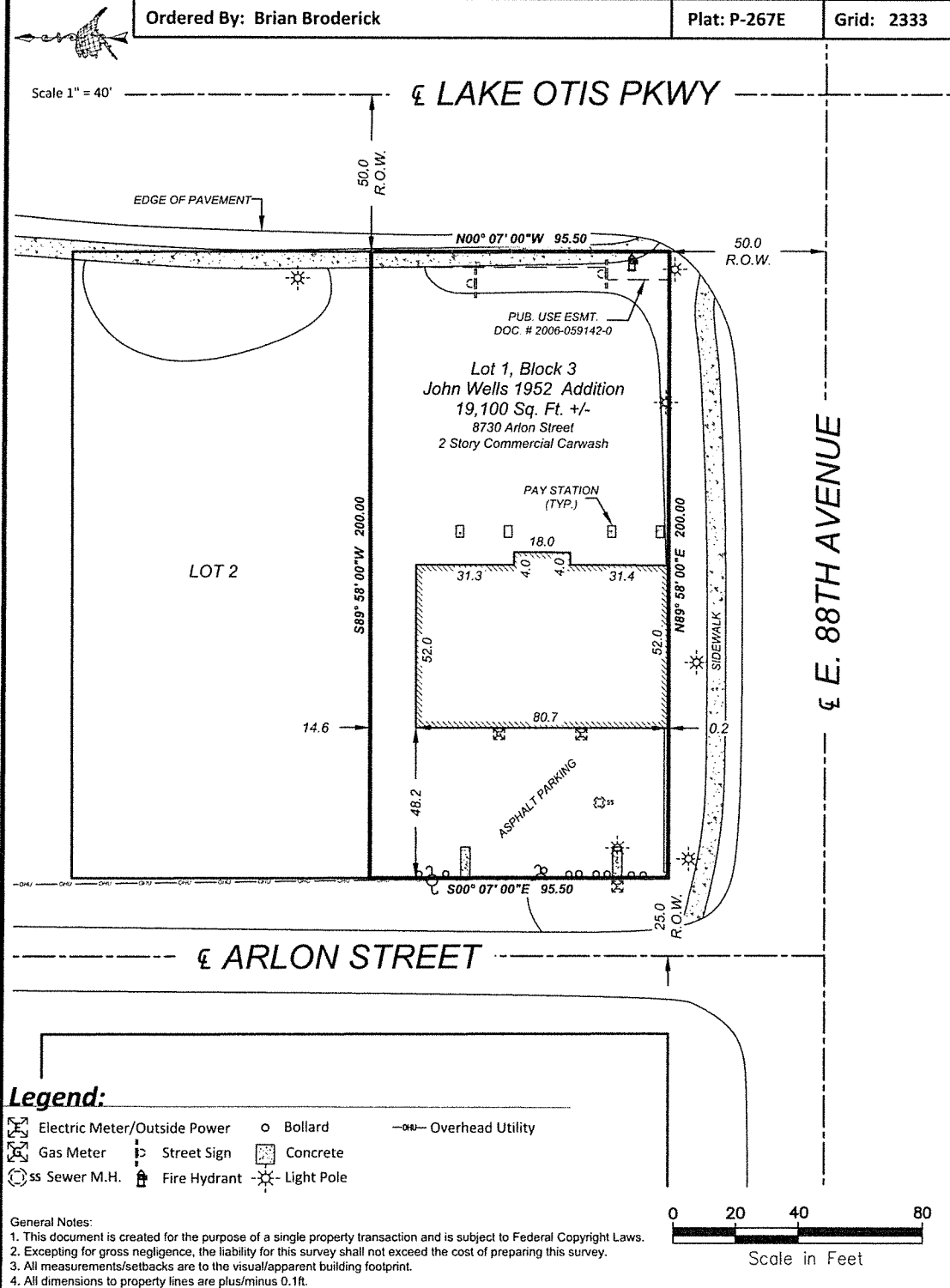
F) How are the planters equal to the required landscaping that you are proposing to replace. What is your plan for maintaining the planters.

Meeting Adjourn 2:15 pm.









PROFESSIONAL SEAL

This survey complies with the ASPLS Mortgage Location Standards. The survey represents visible improvements and conditions at the time of the survey. This document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may reveal. It is the responsibility of the Owner to determine the existence of any easements, covenants, or restriction which do not appear on the record plat. Under no circumstances should this document be used for construction or for establishing a boundary or fence line.

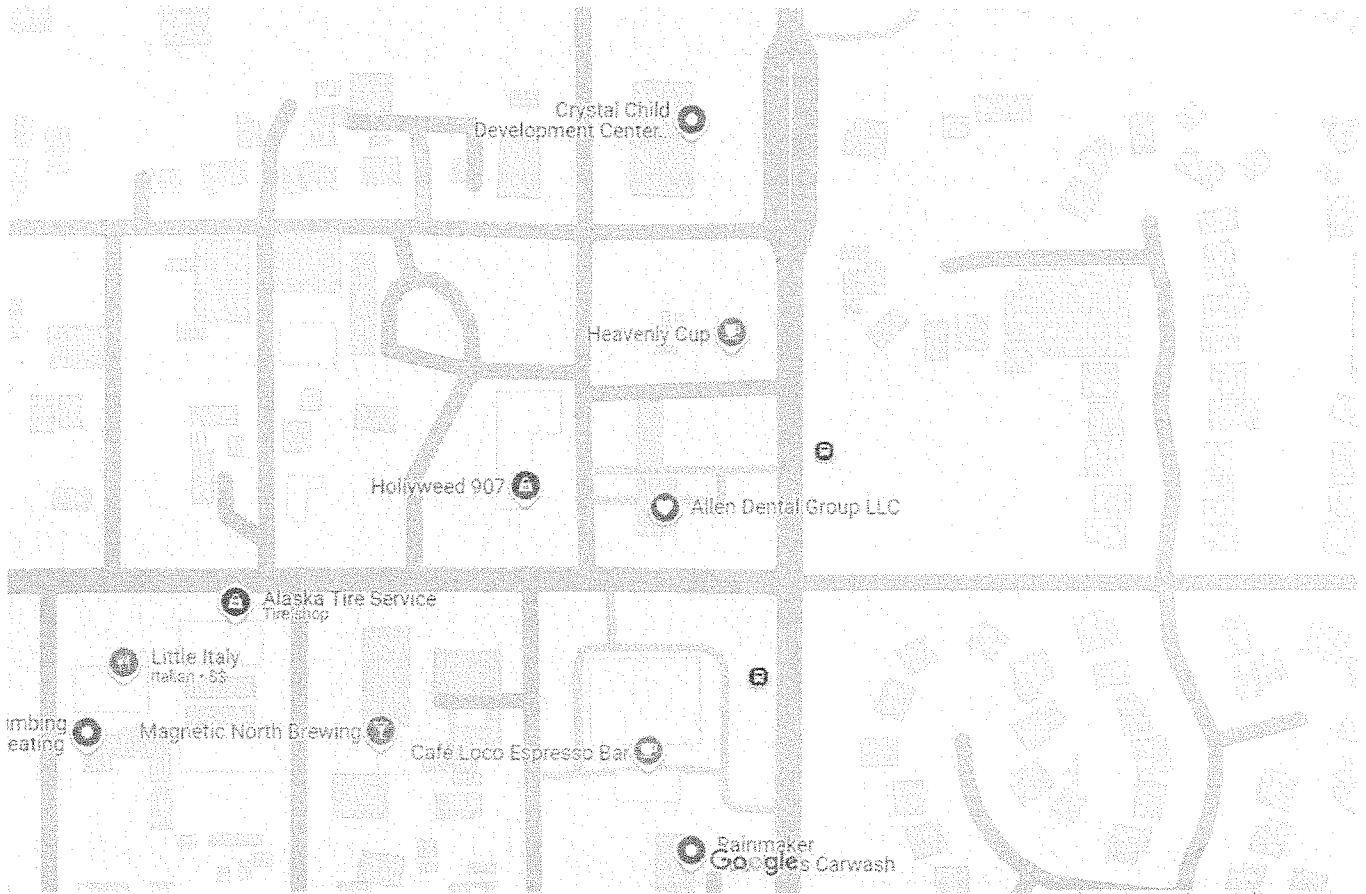
**As-Built Survey of:**

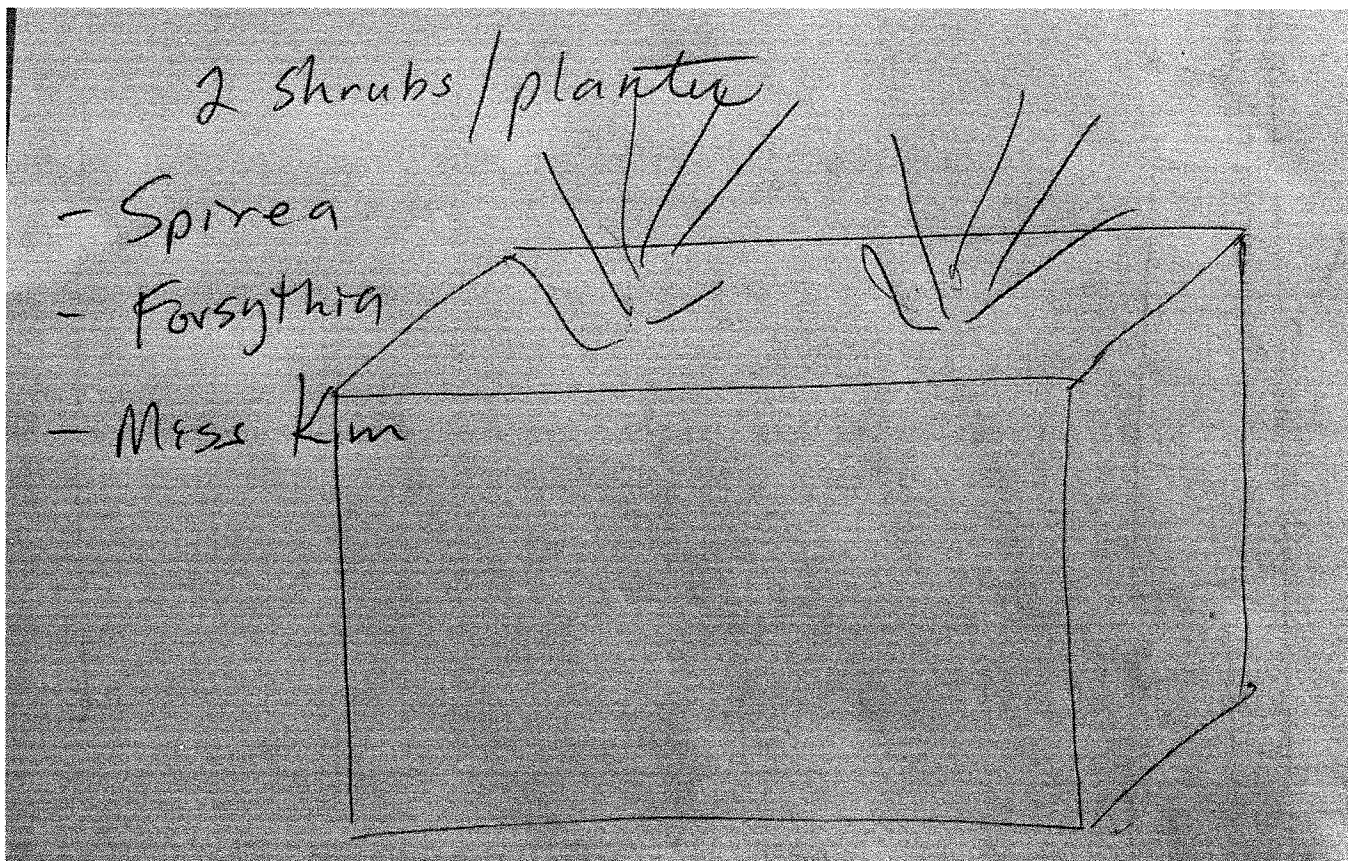
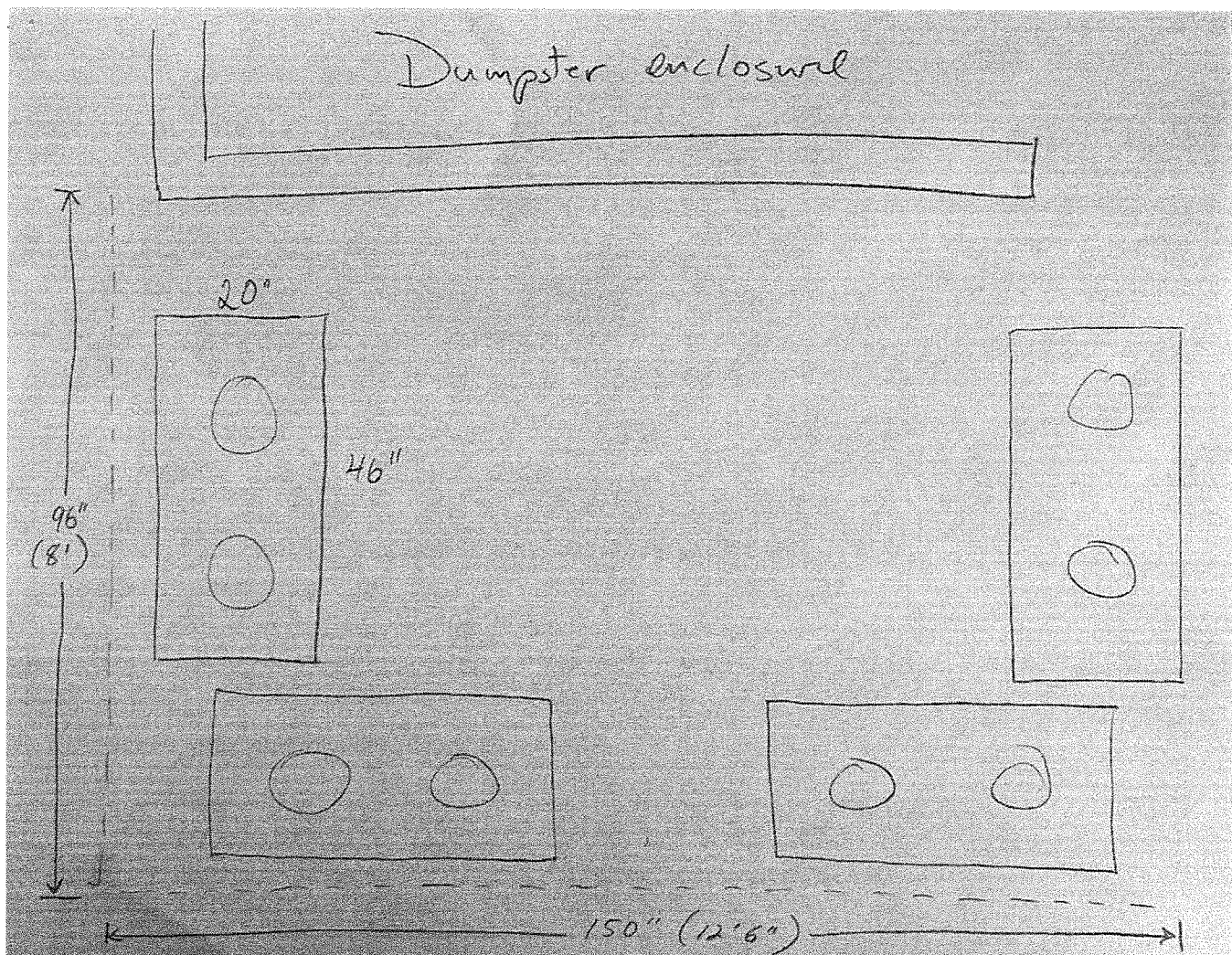
Lot 1, Block 3 John Wells 1952 Addition

I, Pierre Stragier, hereby certify that this Mortgage Inspection Survey was performed by me, or under my direct supervision on March 12th, 2021.

Frontier Surveys, LLC

650 W. 58th Ave. Suite E Anchorage, Alaska 99518  
907.460.1686 - [info@frontiersurveys.com](mailto:info@frontiersurveys.com)  
[www.frontiersurveys.com](http://www.frontiersurveys.com)





### Title 21 Master Table (New Code)

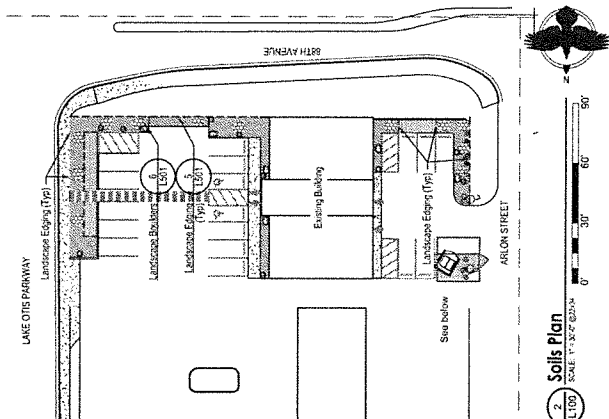
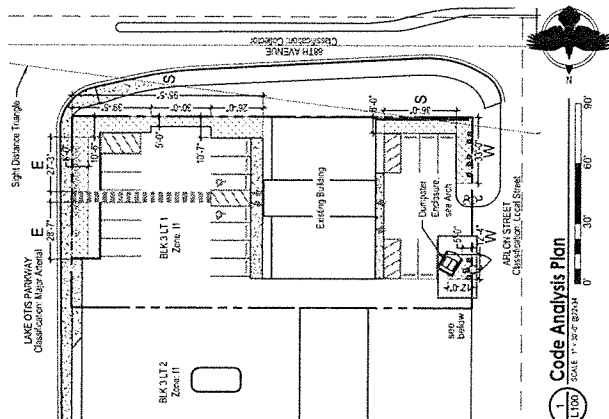
Conformance per 22.106(c)(1)	Yes	No
Soil Protection Landscaping	Required. See table for sheet.	
Parking lot Landscaping - Perimeter	Required. See table for sheet.	
Parking lot Landscaping - Interior	Not required. Less than 40 parking spaces	
Stormwater Planting Spaces	Not required. Less than 40 parking spaces	
Open Space Requirements	Not required for this zoning.	
Site Distance Trangles	40 MPH. See Plans	
Drainage Screening	Required. See Act.	
Landscaping Privacy	See below	

## Perimeter Landscaping Requirements

[illegible]

### Code Plan Legend




Parking Lot Perimeter Landscaping	
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## Soils Legend

	4' Capital Planting Soil	
	17' Min. depth Planting Soil - Additional Soil Depth per Street Planting Details	
	Tree Location: Soil Depth per Tree Planting Details	
	Landscape Erosion	
	Landscape Boulders	
	<p>Concrete as necessary to allow placement of planting soil per above (as measured after compaction)</p> <p>Use additional excavation as needed to install punch in relevant and for post-tension to tie 1" rebar.</p> <p>Reinforcing concrete design as needed to achieve soil depths and extend per planting details. Coordinate with structural engineer to ensure that final designs are met, and positive drainage is achieved.</p>	

Deciduous Trees-See Detail:  Deciduous Tree Planting - Sealed  Masses Protection

Dr.	Symbol	Label	Botanical Name	Common Name	Size	Finished	Notes
3		AGN	<i>Asarum</i>	Amur Maple	8' Min Ht.	B&B	Shrub used as substitution of utility easement with overhead
4		AP	<i>Asarum platanoides</i>	Helena Maple	2' CAL	B&B	
5		PTE	<i>Populus tremula</i>	Columnar Sweeten Aspen	2' CAL	B&B	Single stem



Note 1: Per MOA Sec. 21:07.080 F.1.a, all deciduous trees must be a minimum of 2" caliper at the time of planting. Container or root ball size per ANSI Z60.1 based on tree size.

Shrubs - See Detail.

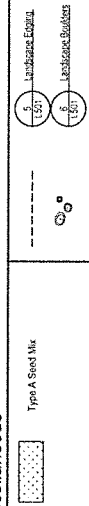
[illegible]

Note 2 Per MOA Sec. 21.07.080 F.1.a, all shrubs must be a minimum height of 18" at the time of planting. Container size shall be per ANSI Z60.1 based on shrub size (minimum #2).

## Perennials (NOT CODE REQUIRED) - See Detail.

City	Symbol	Local	Botanical Name	Common Name	Size	Time/Seed	Notes
109		AC	<i>Artibeus cinereus</i> Pumila	Desert Antelope	#1	CG	12° OC in season
52		HS	<i>Hesperocallis</i> spp. "Hesperocallis" "Hesperocallis" "Hesperocallis"	Happy Returns Daphne	#2	CG	14° OC in season

Miscellaneous



General Notes:

1. Continued request to Invest Managers of *Anchorbridge Standard Stockpiles* (NAES). See T.501 for more information.
2. All plants, twenty grown to ANSI Z60.1.
3. Where planting materials are installed within soil areas, include as many surface soil depths and contents per planting details plus additional excavations as needed to ensure that all relevant soil and surface to be buried is fully captured by the excavations. This is to ensure that all relevant excavations are met, and that the excavations are not left open to the surface.
4. Where planting materials are installed within soil surfaces to be buried, add further as necessary for relevant contents per planting details plus additional excavations as met, and that the excavations are not left open to the surface.
5. Apply 4" depth planting soil and seed to all returned areas not excavated or planted.
6. Initial Moles Production Period to All Dispositions Trees. Refer to D451.4301.
7. Landscaping contractor. Coordinate the excavation of planting soil areas and planting of seedlings into excavations and backfilling of all excavated areas (including both in accordance with Local State and Federal requirements for storm water drainage prevention plans).

