

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

Phone: 907-343-7943
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Mayor Suzanne LaFrance

October 7, 2024

Bradford Allen
Allen Property Group, LLC.

Case: 2024-0111, John Wells 1952 Addition Subdivision, Block 3, Lot 2 - AEC

Request: Alternative Equivalent Compliance request to allow an alternative landscape bed design with an average bed width of 8-feet along the northwestern property corner.

Property Description: Lot 2, Block 3, John Wells 1952 Addition Subdivision

Parcel ID: 014-261-01

Property Address: 8730 Lake Otis Parkway

Dear Mr. Allen,

This letter is in response to your request for Alternative Equivalent Compliance (AEC), Case 2024-0111 to allow for the use of 4 steel planters sized 40" wide, 20" tall and 20" deep to meet the L1 visual enhancement landscape requirement for 12'6" segment along Arlon Street in the northwest corner of Lot 2, Block 3, John Wells 1952 Addition Subdivision.

The Department finds that the alternative design meets the criteria for AEC approval in accordance with AMC 21.07.010D.6.a-c.:

a. The proposed alternative design achieves the intent of the subject design.

The proposed alternative design involves using 4 planters of size 40" wide, 20" tall and 20" deep to meet the L1 visual enhancement landscape requirement for 12'6" segment along Arlon Street in the northwest corner of Lot 2, Block 3, John Wells 1952 Addition Subdivision.

Code requires L1 visual enhancement landscaping along property lines in between an I-2 zoned lot and a local street. This design will achieve the intent of the L1 design by providing visual enhancement for Lot 2, Block 3, John Wells 1952 Addition Subdivision using the planters instead of general vegetation. Additionally, according to AMC 21.07.080A. Landscaping, Screening and Fences: Purpose, the following listed purpose items would be satisfied by the alternative landscape design:



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- 1. Visually enhance industrial, commercial, commercial marijuana, community use, and residential development through retention of existing native or ornamental vegetation or through new landscaping improvements.*
- 2. Integrate new or renovated development into the surrounding context of the community including its neighborhoods and street corridors.*
- 3. Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features.*

The number of trees and plants required by Table 21.07-4: Landscape Specifications will be met by the alternative landscape design. Trees required along the west side of the property will still be met if the planters are used, and the total number of shrubs required, i.e., 6 will be exceeded with the planters. Total shrubs in this configuration will be 8.

- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.**

The proposed alternative is compliant with the following goals and policies of applicable comprehensive plans:

Anchorage 2040 Land Use Plan

LUP 2.3

Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.

The tool of alternative equivalent compliance is meant to provide design flexibility for constrained projects that can accommodate an equivalent design standard to what is otherwise required. The applicant is proposing a unique solution to provide an alternative design which provides the same width that is consistent with the intent of the visual enhancement landscaping.

- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.**



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The proposed alternative will benefit the community to an equivalent standard as an L1 visual enhancement landscaping bed installed to standard specifications on property. This is because the proposed alternative will provide a similar aesthetic to that of the subject design standard. All required trees and shrubs will be provided, and the planter boxes will be made of Corten Steel, which will match the steel-work used by the base of the building. This will benefit the community by adding cohesion to the design elements of the property. The alternative equivalency compliance (AEC) applicant is looking to maximize the development potential of the subject parcels.

Decision

The Department APPROVES this AEC request allow for the use of 4 steel planters sized 40" wide, 20" tall and 20" deep to meet the L1 visual enhancement landscape requirement for 12'6" segment along Arlon Street in the northwest corner of Lot 2, Block 3, John Wells 1952 Addition Subdivision, subject to the following condition:

- 1) All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the plans on file with the Planning Department.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Lyon'.

Craig H. Lyon
Director
Planning Department



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