MUNICIPALITY OF ANCHORAGE

PLANNING DEPARTMENT

MEMORANDUM

DATE: February 8, 2017

TO: Urban Design Commission

THRU: HHH Hal H. Hart, AICP, Director

FROM: sf Sharon Ferguson, Senior Planner

SUBJECT: **Case 2017-0016, Minor Modification to a Major Site Plan Review for South Anchorage Sports Park Improvements**

The MOA Parks and Recreation Department requests approval of a minor modification to a major site plan review for South Anchorage Sports Park Improvements.

PROJECT DESCRIPTION

Location and Proposal: The Park is located south of O'Malley Road, north of West Klatt Road, and east of Klatt Bog. MOA Parks and Recreation Department wish to amend their Major Site Plan approval to reduce the size of the landscape berm immediately north of W. Klatt Road from six feet to three feet.

Background: The UDC previously approved the Major Site Plan Review for the 2016 South Anchorage Sports Park Improvements Project on May 11, 2016. The submitted site plan shows a three foot berm on the south side of the radio-control (RC) park. The berm is meant to reduce the noise and visual impacts of the RC park for those living south of West Klatt Road and views from the road.

The three-foot height was a request of the Bayshore/Klatt Community Council (BKCC) at a meeting held on March 8, 2016. The BKCC resolution reads: "construction of a berm on the north side of Klatt Road not to exceed 3' in height to supplement landscaping effectiveness while not preventing visibility into the park area". The resolution further reads: "landscape enhancements which includes landscaping on both sides of Klatt Road to allow visibility into the park area while helping to provide a living sight and sound barrier to the homeowners located on the south side of Klatt Road". After hearing testimony from a neighbor and discussion with the petitioner and among the commissioners, the UDC decided to increase the berm height to six feet.

The Parks and Recreation Department and the Bayshore/Klatt Community Council are in agreement that in the interest of safety that a berm reduction from six feet to three feet would improve visibility within and from outside the park. The petitioner's

submittal states: "This proposed minor modification request reduces the height of the berm from 6 feet to 3 feet. This reduction still provides a buffer between the RC Park and adjacent homes but improves visibility for Anchorage Police Department (APD) patrol cars during drive-by's on Klatt Road."

The site plan indicates that the Remote Control Car Park Development will occupy the southwest corner of the park. The development is designed with a track for racing R/C vehicles and an elevated platform from which the drivers can control their cars.

The submittal includes a landscape plan dated 8/5/2016. The previously UDC approved landscape plan is dated 3/02/2016, this plan was part of the Major Site Plan Review for the park reviewed and approved on May 11, 2016. The current submittal shows a much reduced landscape plan – fewer trees and shrubs. A modification to the landscape plan is not part of the current request.

Specifically, the UDC approved plan showed a total of 55 trees and 216 shrubs. The landscape plan submitted with this request indicates a total of 38 trees and 192 shrubs.

AMC 21.03.120D. Approval Criteria

The decision-making body may approve the minor modification only if it finds that the modification meets all of the criteria below:

1. *The requested modification is consistent with the comprehensive plan and the stated purpose of this title.*

   Complies. The request to reduce the height of the landscape berm from six feet to three feet is consistent with the comprehensive plan and Title 21. There are no specific standards for berm heights in Title 21.

2. *The requested modification meets all other applicable building and safety codes.*

   Complies. There are no applicable municipal building or safety codes affected by the landscape berm.

3. *The requested modification does not encroach into a recorded easement.*

   Complies. Plat 98-53 does not indicate any easements in the area of the proposed landscape berm.

4. *The requested modification will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated.*

   Partially Complies. It is difficult to determine whether the radio-controlled area for hobby cars will pose a significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public. As the facility is not

yet constructed or operating, there has not yet been an opportunity to evaluate the impact on the neighbors from any noise nuisances. However, given that the distance to the property line of the nearest house is approximately 314 feet from the RC car park, that distance may be enough to diminish any noise impacts. Additionally, the three foot berm will act to contain some of the noise.

Staff spoke with Josh Durand, Parks Division Supervisor, staff inquired whether there were any restrictions on the types of hobby cars that can be used at the park. An internet search revealed that there are three types of hobby cars in use - gasoline powered, electric, and nitro (fuel mix –methanol, nitromethane, and lubricants). There are on-road and off-road models ranging from racing cars, to buggies, to monster trucks.

Staff inquired whether there are any other municipal parks where hobby cars are used. Mr. Durand said that South Anchorage Sports Park is the only park that will have a facility designated for this use. However, hobby cars are used by park patrons at other parks. Parks Department staff indicated there have not been noise complaints from either other park users or neighbors.

We discussed whether it is reasonable to place a condition on the minor amendment to address any future noise issues. Mr. Durand agreed and stated they would address complaints with or without a condition.

5. *The requested modification is necessary to either: (a) compensate for some practical difficulty or some unusual aspect of the site of the proposed development not shared by landowners in general; or (b) accommodate an alternative or innovation design practice that achieves to the same or better degree the objective of the existing design standard to be modified. In determining if "practical difficulty" exists, the factors set forth in section 21.03.240G., Approval Criteria (for Variances) shall be considered.*

   Complies. Design standards regarding landscape berms have not been developed. The requested three foot berm achieves the objective of the berm's purpose noted above.

AGENCY COMMENTS – No agency comments were received.

DEPARTMENT RECOMMENDATION

Approval of a Minor Modification to a Major Site Plan Review for South Anchorage Sports Park Improvements, subject to the following conditions:

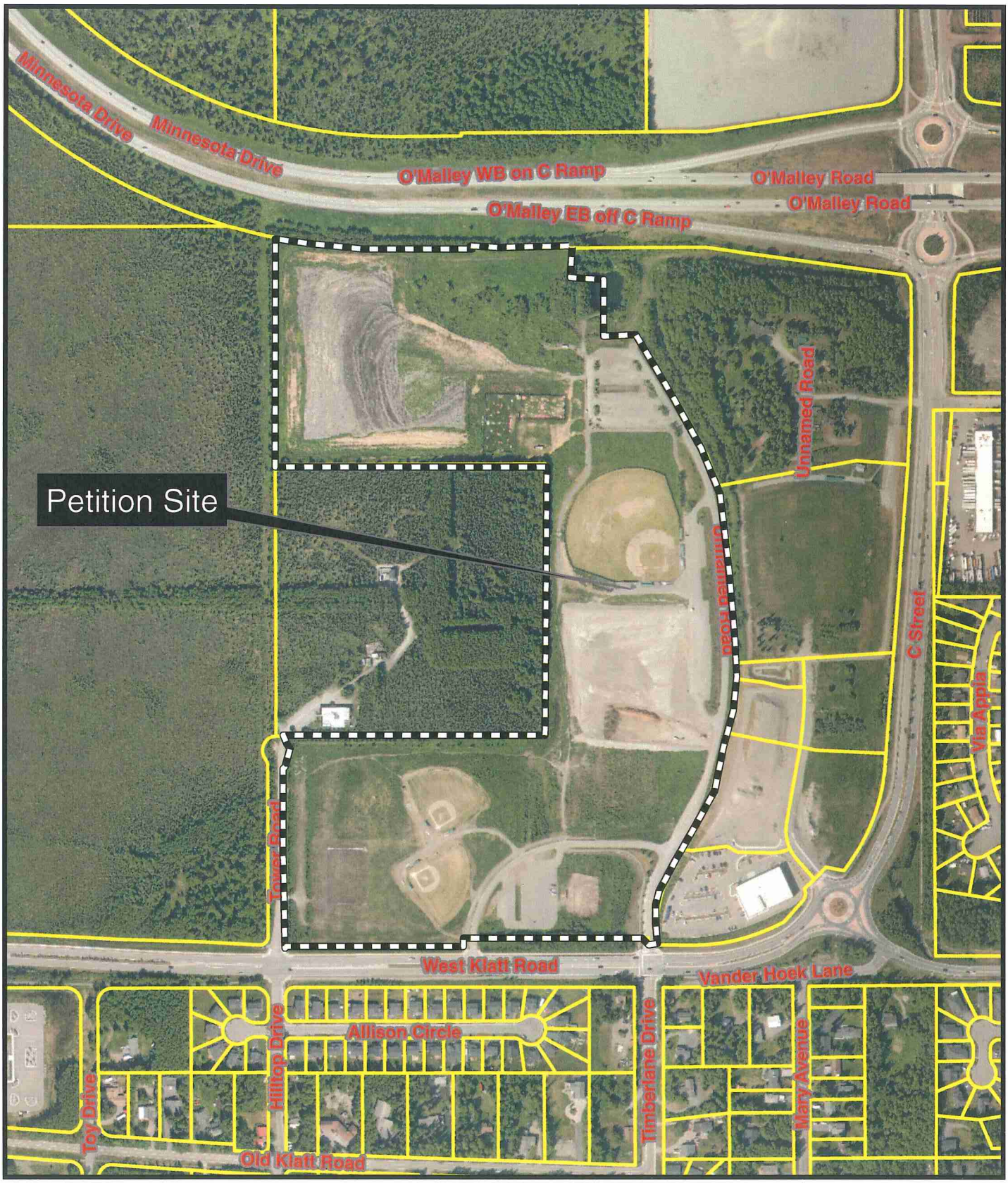
1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the following plans on file with the Planning Department, except as modified by conditions of this approval:

   2016 South Anchorage Sports Park Improvements, prepared by The Boutet Co.; sheets: 1 of 1 dated 4/14/2016 and sheet L3 or L7 dated 8/5/2016.

2. The petitioner shall monitor noise complaints and implement regulations to reduce the noise issue, if needed.

(Case 2017-0016, Parcel ID No. 019-011-10)

2017-0016



Municipality of Anchorage
Planning Department
Date: December 19, 2016

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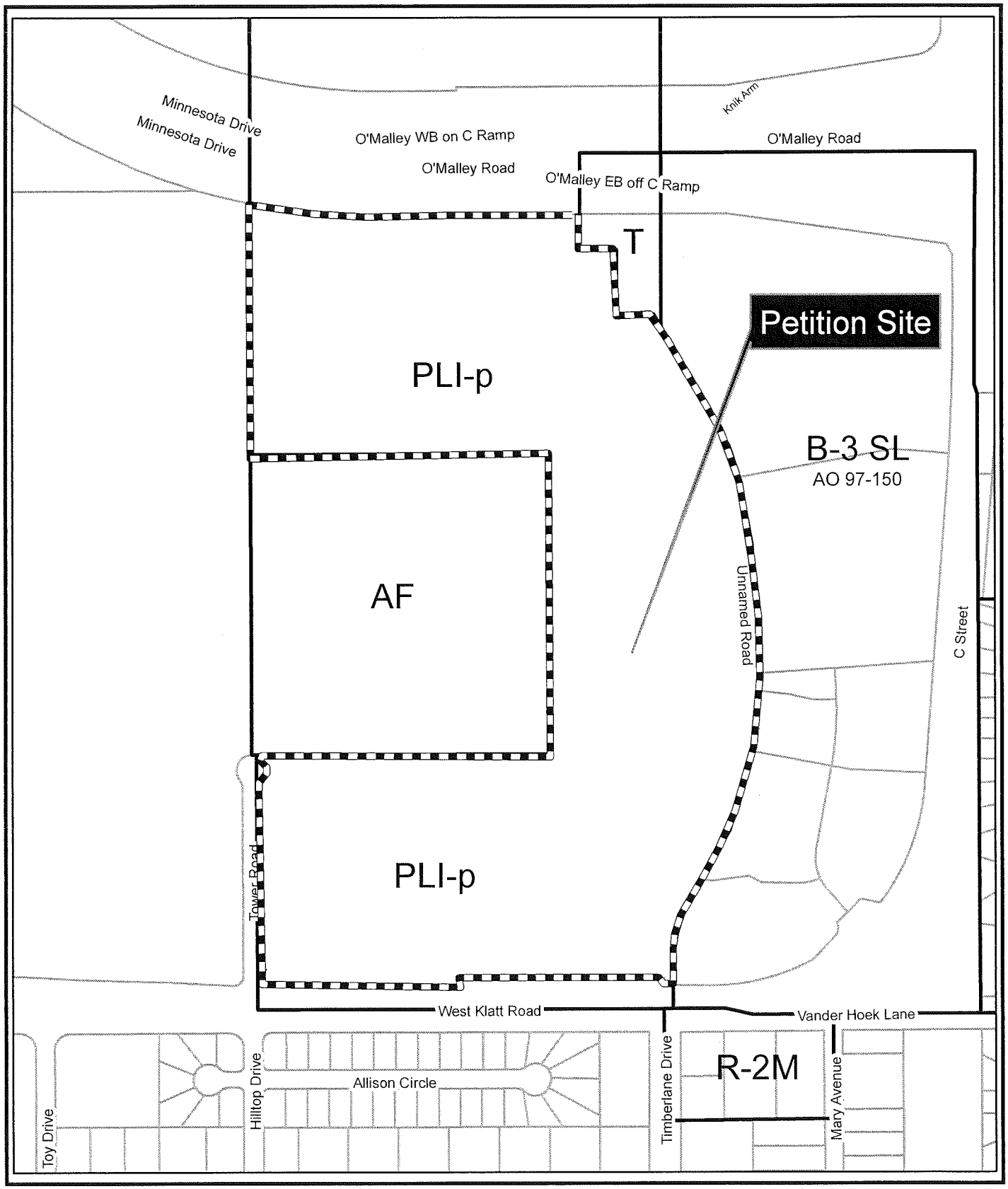
2017-0016



Municipality of Anchorage
Planning Department

Date: December 19, 2016

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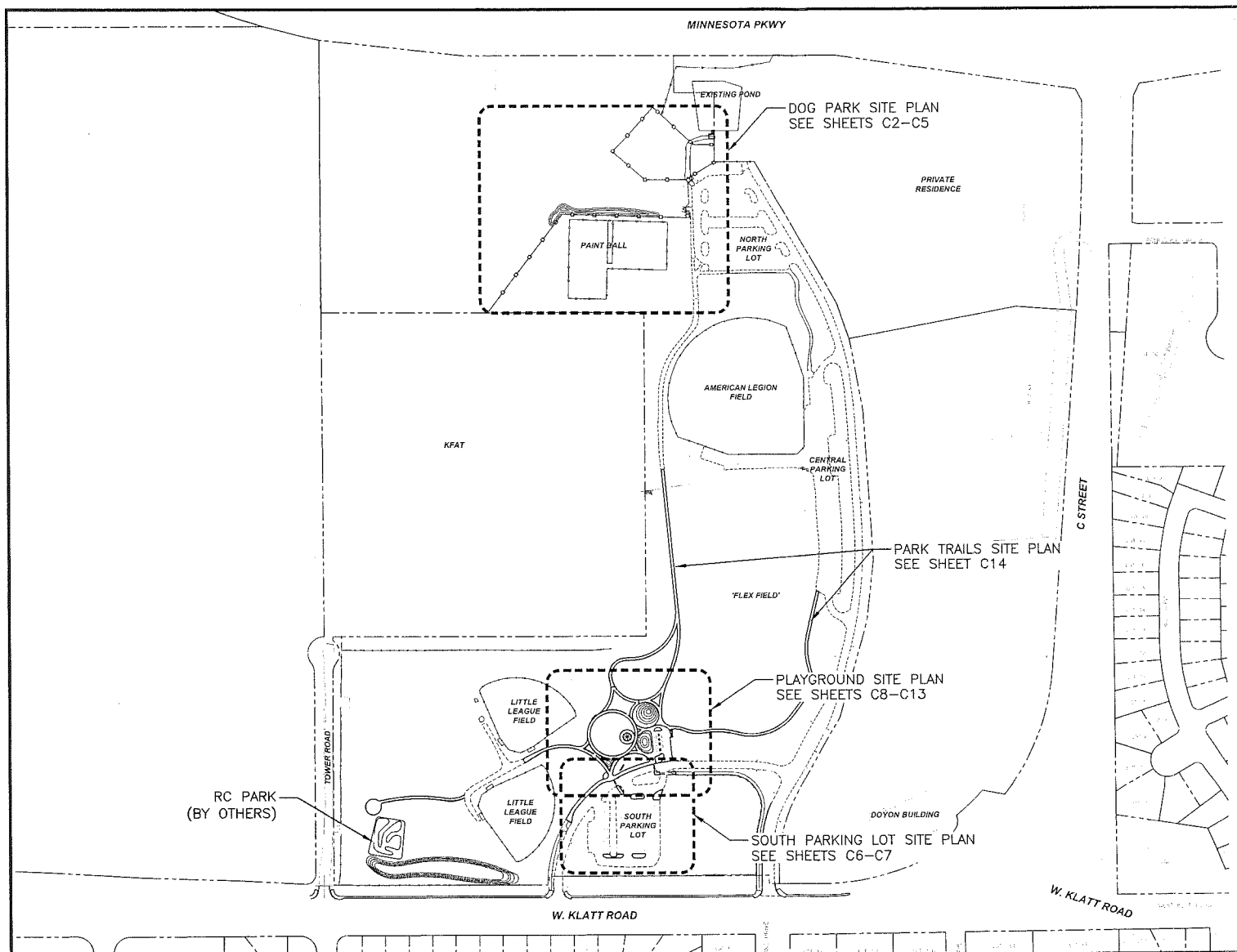


DRAWING INDEX

G1 COVER SHEET
G2 NOTES, ABBREVIATIONS, AND LEGEND
G3 SURVEY CONTROL

C1 OVERALL SITE PLAN
C2 DOG PARK SITE PLAN 1
C3 DOG PARK GRADING PLAN
C4 DOG PARK DETAILS
C5 DOG PARK CROSS SECTIONS
C6 SOUTH PARKING LOT SITE PLAN
C7 SOUTH PARKING LOT ENLARGEMENTS
C8 PLAYGROUND SITE PLAN 1
C9 PLAYGROUND SITE PLAN 2
C10 PLAYGROUND GRADING PLAN
C11 PLAYGROUND SECTIONS
C12 PLAYGROUND EQUIPMENT ELEVATION
C13 PLAYGROUND DETAILS
C14 SOFT TRAILS SITE PLAN

L1 OVERALL LANDSCAPE PLAN
L2 SOUTH PARKING LOT LANDSCAPE PLAN
L3 KLATT ROAD LANDSCAPE PLAN
L4 KLATT ROAD LANDSCAPE PLAN
L5 PLAYGROUND LANDSCAPE PLAN
L6 DOG PARK LANDSCAPE PLAN
L7 LANDSCAPE DETAILS

E1 OVERALL LIGHTING PLAN
E2 SOUTH LIGHTING
E3 SOUTH CENTER LIGHTING
E4 NORTH CENTER LIGHTING
E5 NORTH LIGHTING
E6 DOG PARK LIGHTING
E7 DETAILS
E8 SCHEDULES

N

0 150 300

FIELD BOOKS	BM NO.	LOCATION	ELEV.
DESIGN:			
DRAWING:			
ASBUILT:			
CONTRACTOR:	BASIS OF DATUM		
INSPECTOR:			
CONSTRUCTION RECORD	VERTICAL DATUM		

DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY
BASE	TBC		TELEPHONE	---	
TOPOGRAPHY	TBC		ELECTRIC	---	
PROFILE	TBC		CABLE TV	---	
SANITARY SEWER	---		TRAFFIC SIGNAL	---	
STORM SEWER	---		DESIGN	TBC	
WATER	---		QUANTITIES	TBC	
GAS	---		MUN. FINAL CHECK		
PLAN CHECK					

REV	DATE	DESCRIPTION	BY	REV
REVISIONS				

The Boutet Co.
CONSULTANT

STATE OF ALASKA 49th JACQUES M. M. BOUTET No. CE-8378 REGISTERED PROFESSIONAL ENGINEER
SEAL

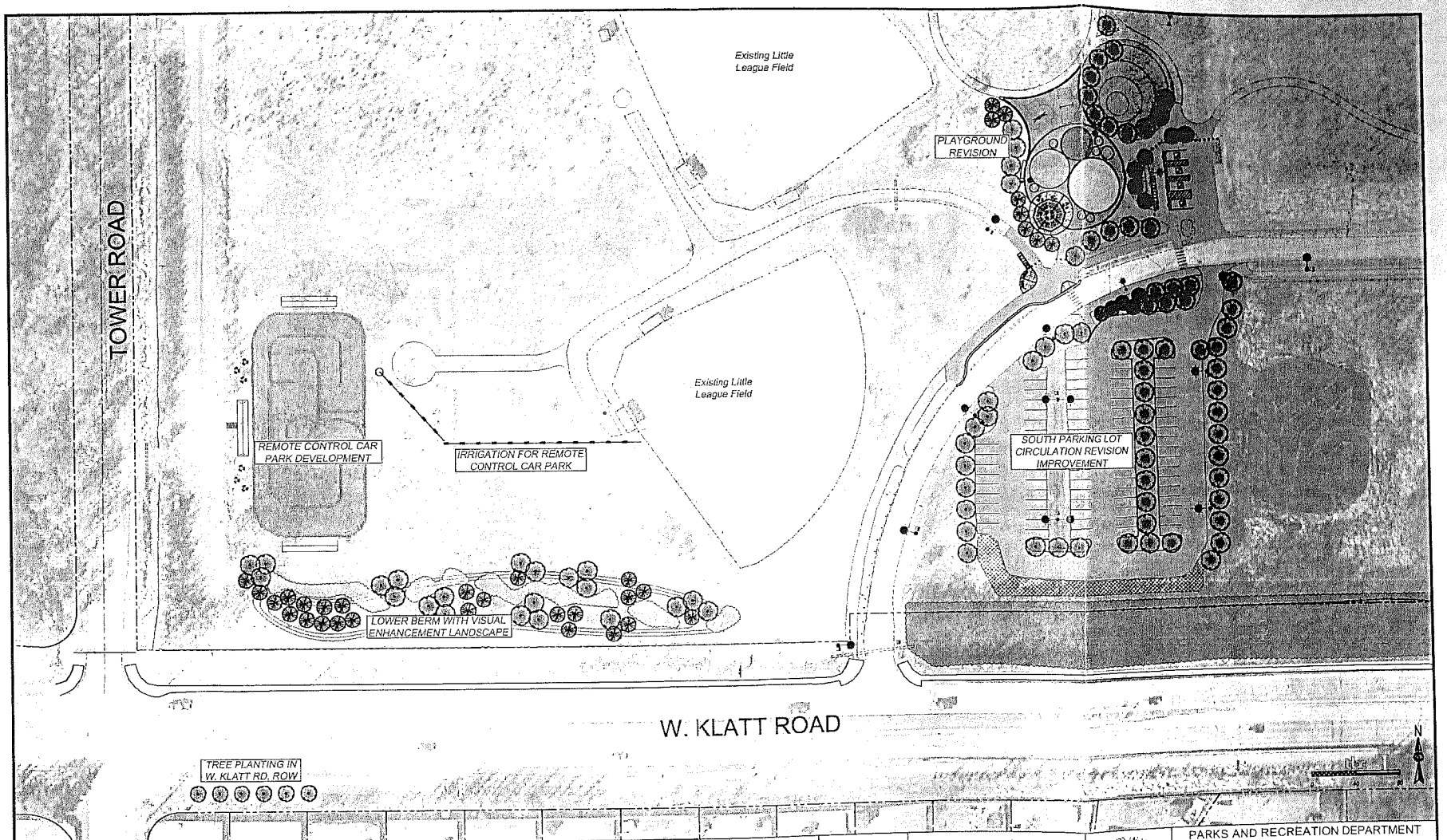
Department of Parks and Recreation
Municipality of Anchorage

Healthy Parks Healthy People

MUNICIPALITY OF ANCHORAGE

PARKS AND RECREATION DEPARTMENT
2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS
OVERALL SITE PLAN

SCALE HOR. PER PLAN VER. PER PLAN | DATE: 2/02/2016 | GRID: SV2629 | STATUS 75% CHECK SET (UOC) | SHEET C1 of C14



FIELD BOOKS	BK NO.	LOCATION	ELEV.
DESIGN			
STAKING			
ASBUILT			
CONTRACTOR	BAS 5 OF DATUM		
INSPECTION			
CONSTRUCTION RECORD	VERTICAL DATUM		

DATA		DATA	
BASE	TBD	TELEPHONE	—
TOPOGRAPHY	TBD	ELECTRIC	—
PROFILE	TBD	CABLE TV	—
SANITARY SEWER	—	TRAFFIC SIGNAL	—
STORM SEWER	—	DESIGN	TBD
WATER	—	DOCUMENTS	TBD
GAS	—	MONUMENT CHECK	

PLAN CHECK

REV	DATE	DESCRIPTION	BY	REV

REVISIONS

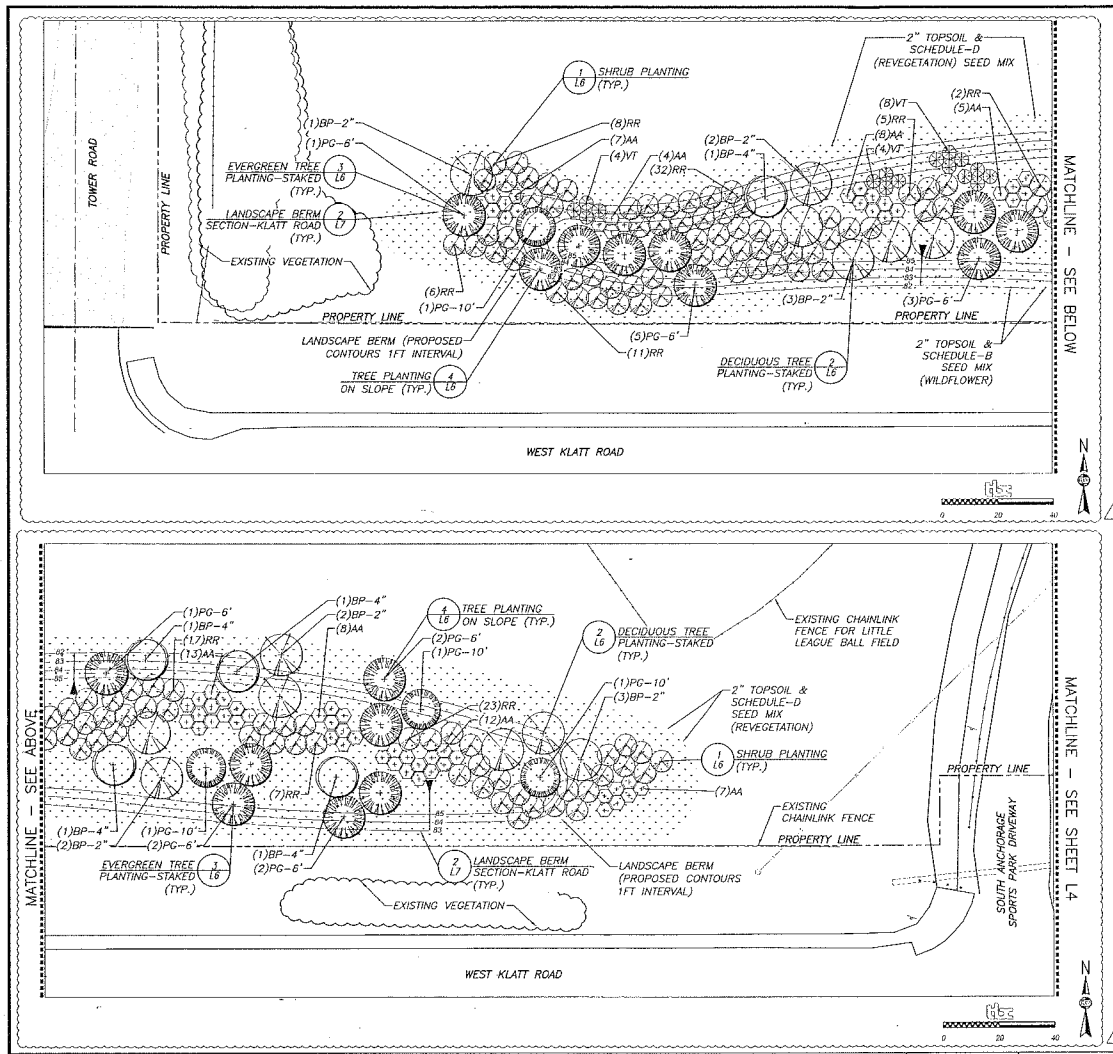
The Boutet Co.
CONSULTANT

SEAL

Department of Parks and Recreation
Municipality of Anchorage
Healthy Parks
Healthy People

PARKS AND RECREATION DEPARTMENT
2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS
UDC SITE PLAN EXHIBIT

SCALE HOR. PER PLAN / VER. PER PLAN
DATE 4/14/2016
GRID 3N/3S3S
STATUS UDC REVISED SITE PLAN EXHIBIT
SHEET 1 of 1

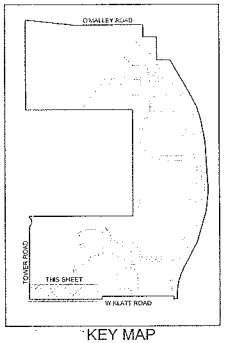


PLANTING LEGEND

SYMBOL	LABEL	LATIN NAME	COMMON NAME
EVERGREEN TREES			
16	PG-6'	PICEA GLAUCA	WHITE SPRUCE
4	PG-10'	PICEA GLAUCA	WHITE SPRUCE
DECIDUOUS TREES			
13	BP-2"	BETULA PAPYRIFERA	PAPER BIRCH
5	BP-4"	BETULA PAPYRIFERA	PAPER BIRCH
SHRUBS & GRASSES			
64	AA	CORNUS ALBA 'IVORY HALO'	'IVORY HALO' DOGWOOD
112		ROSA RUBRIFOLIA	RED LEAFED ROSE
16	VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRY
MISCELLANEOUS			
		2" TOPSOIL & SCHEDULE-A SEED MIX (MOWABLE)	
		2" TOPSOIL & SCHEDULE-D SEED MIX (REVEGETATION)	
		BOULDER-A	
		BOULDER-B	
		ALUMINUM LANDSCAPE EDGING	
		EXISTING VEGETATION	

Proposed landscape plan

Visual Enhancement Landsaping (558 feet)		
Landscape	Title 21	Proposed
Tree	28	38
Shrub	167	192



KEY MAP

FIELD BOOKS	BM NO.	LOCATION	ELEV.
DESIGN			
STAKING			
ASBUILT			
CONTRACTOR	BASIS OF DATUM		
INSPECTOR			
CONSTRUCTION RECORD	VERTICAL DATUM		

DATA	ENTRY	CHECKED	DATA	DRAWN	CHECKED
BASE	TBC		TELEPHONE	—	
TOPOGRAPHY	TBC		ELECTRIC	—	
PROFILE	TBC		CABLE TV	—	
SANITARY SEWER	—		TRAFFIC SIGNAL	—	
STORM SEWER	—		DESIGN	TBC	
WATER	—		QUANTITIES	TBC	
GAS	—		MUNI. FINAL CHECK		

PLAN CHECK

REV.	DATE	DESCRIPTION	BY	REV
1	11/28/2016	BERM HEIGHT REVISION FROM 6FT TO 3FT.	B/TBC	1

REVISIONS

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CONSULTANT

STATE OF ALASKA — 49th — ANCHORAGE W. H. BOUTEL — No. 12-4219 — REGISTERED PROFESSIONAL ENGINEER

SEAL

Department of Parks and Recreation

Municipality of Anchorage

Healthy Parks — Healthy People

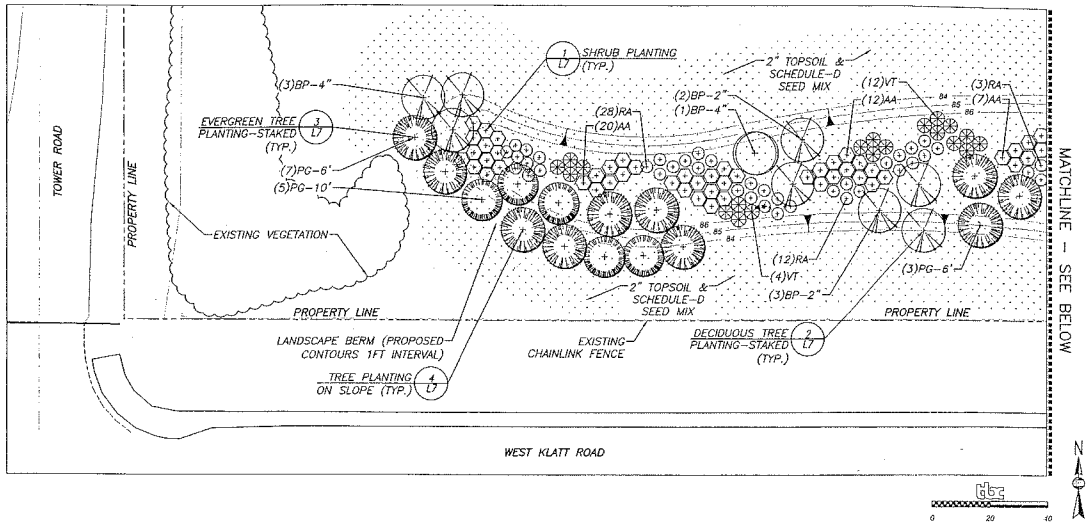
MUNICIPALITY OF ANCHORAGE

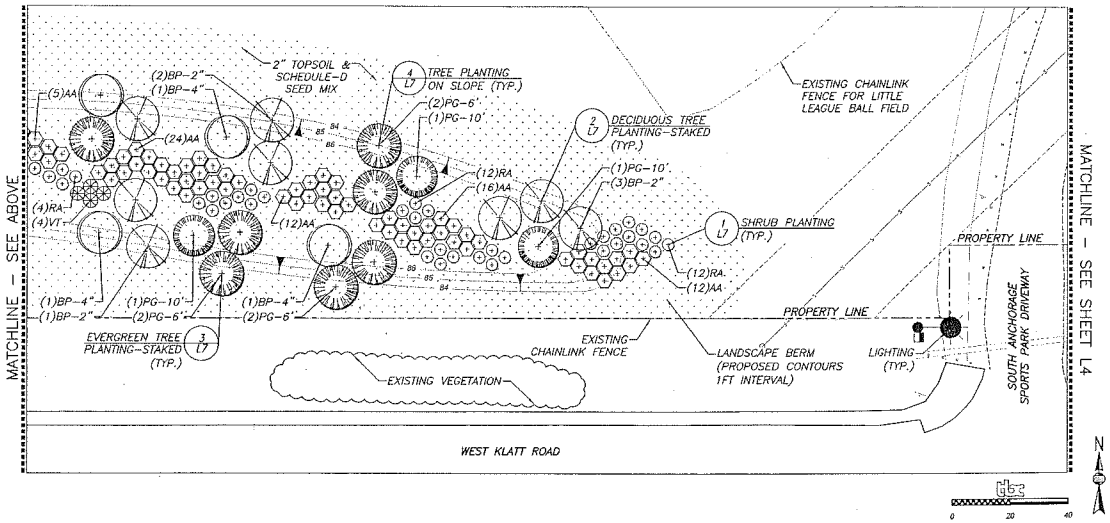
PARKS AND RECREATION DEPARTMENT

2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS

KLATT ROAD LANDSCAPE PLAN

SCALE HOR. PER PLAN VER. PER PLAN | DATE: 01/18/2017 | GRID: SW0629 | STATUS: BID PLAN SET (FOR PLANNING DEPT.) | SHEET L3 of L7





PLANTING LEGEND

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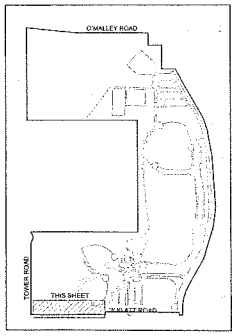
	BP-2"	BETULA PAPYRIFERA	PAPER BIRCH
	BP-4"	BETULA PAPYRIFERA	PAPER BIRCH
	PT	POPULUS TREMULOIDES	QUAKING ASPEN
	PM	PRUNUS MAACKII	AMUR CHOKECHERRY
	MS	MALUS 'KELSEY'	'KELSEY' CRABAPPLE
SHRUBS & GRASSES			
	AA	CORNUS ALBA 'IVORY HALO'	'IVORY HALO' DOGWOOD
	RA	ROSA ACICULARIS	PRICKLY ROSE
	VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRY
	PN	PHYSOCARPUS OPULIFOLIUS 'NUGGET'	'NUGGET' NINEBARK
	PN	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
MISCELLANEOUS			
		2" TOPSOIL & SCHEDULE-A SEED MIX	
		2" TOPSOIL & SCHEDULE-D SEED MIX	
		BOULDER-A	
		BOULDER-B	
		ALUMINUM LANDSCAPE EDGING	
		EXISTING VEGETATION	

UDC approved landscape plan
May11, 2016

Visual Enhancement Landscaping (680 Linear Feet)		
Landscape	Title 21	Proposed
Tree	34	38
Shrub	204	221

NOTE: Title 21 requires evergreen trees to be a minimum of 6ft height and deciduous trees to be a minimum of 2" caliper. This landscape exceeds Title 21 standards by providing eight 10ft height evergreen trees and four 2" caliper birch trees within the landscape. A 3ft height berm will also be provided to increase the aesthetics of the park.



KEY MAP

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	SHOWN BY	CHECKED BY	DATA	SHOWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV
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				TOPOGRAPHY	TBC		ELECTRIC	---						
STAKING:				PROFILE	TBC		CABLE TV	---						
				SANITARY SEWER	---		TRAFFIC SIGNAL	---						
ASBUILT:				STORM SEWER	---		DESIGN	TBC						
CONTRACTOR:	BASIS OF DATUM:			WATER	---		QUANTITIES	TBC						
INSPECTOR:				GAS	---		90% FINAL CHECK							
CONSTRUCTION RECORD		VERTICAL DATUM		PLAN CHECK						REVISIONS				

The Boutet Co.
CONSULTANT

STATE OF ALASKA 49th
JAMES M. M. BOUTET
No. CE-8374
REGISTERED PROFESSIONAL ENGINEER
SEAL

Department of Parks and Recreation
Municipality of Anchorage
Healthy Parks
Healthy People

MUNICIPALITY OF ANCHORAGE

PARKS AND RECREATION DEPARTMENT
2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS
KLATT ROAD
LANDSCAPE PLAN

SCALE HOR. PER PLAN VER. PER PLAN | DATE 3/02/2016 | GRID, SV2/26 | STATUS: 75% CHECK SET (UDC) | SHEET L3 of L7

10

URBAN DESIGN COMMISSION
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska

MINUTES OF
May 11, 2016
6:30 PM

A. ROLL CALL

Present Jim Sawhill
Jerry Winchester
Nichole Rehm
Joel Condon
Ed Leonetti
Joe Miller

Excused Monica Sullivan
Melissa Morse

Staff Margaret O'Brien
Sharon Ferguson
Tom Davis
Hal Hart

COMMISSIONER MILLER moved to change the order of the day and add the 1% for Art at the Anchorage Museum of History and Art to the agenda as Special Order of Business Item C.3. and reorder it to follow the public hearings. COMMISSIONER REHM seconded.

AYE: Sawhill, Winchester, Rehm, Condon, Leonetti, Miller
NAY: None

PASSED

B. MINUTES - None

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. Disclosures - None

2. **Information Item: Land Use Plan Map – Tom Davis, MOA Long-Range Planning**

TOM DAVIS gave a brief update regarding the Anchorage Bowl Land Use Plan Map project. This was the second LUPM project briefing to UDC. The community discussion draft of the LUPM has been out for public review for a few months and the comment period closes the end of May. Any comments from UDC or from individual commissioners on this draft are welcome and appreciated. He explained that although this is a land use plan, its strategies and its color coded land use categories also try to emphasize urban design, community character, and "placemaking". Information was distributed to the commission that provided reference to urban design related sections in the LUPM draft plan. The Planning Department will prepare a second public hearing draft this summer and the Department will then seek formal comments by the UDC to the Planning and Zoning Commission regarding the public hearing draft.

CHAIR LEONETTI suggested adding the community discussion draft LUPM to their May 25th meeting agenda, and encouraged the Commissioners to review and prepare any questions or comments and provide feedback.

D. CONSENT AGENDA - None

1. **Resolutions for Approval**

2. **Site / Landscape Plan Approval**

3. **Other**

E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS - None

F. REGULAR AGENDA - None

1. **Resolutions for Approval**

2. **Site / Landscape Plan Approval**

3. **Other**

G. PUBLIC HEARINGS

1. **CASE: 2016-0043 (MOB)**
   PETITIONER: MOA Parks and Recreation
   REQUEST: Major Site Plan Review per AMC 21.03.180 for 2016 South Anchorage Sports Park Improvements Project.

MARGARET O'BRIEN presented the staff report and recommendations on behalf of the Municipality's Planning Department.

MAEVE NEVINS, MOA Parks and Recreation Department, provided a PowerPoint presentation. JACQUES BOUTET with The Boutet Company represented the petitioner and JOSH DURAND, MOA Parks and Recreation were also present and assisted with responding to questions from the Commission.

The Commission clarified that the improvements being discussed this evening are the south area parking lot, the radio-controlled model area (R/C Park) relocation, Klatt Road right-of-way landscaping and the playground area. They also discussed lighting and safety concerns with the berm height.

CHAIR LEONETTI opened the hearing to public testimony. The following individual testified:

RONALD BAIRD

MS. NEVINS, MR. BOUTET and MR. DURAN provided rebuttal testimony.

CHAIR LEONETTI closed the public hearing.

COMMISSIONER MILLER moved in Case 2016-0043 to approve the Major Site Plan Review for the South Anchorage Sports Park, subject to Conditions 1 through 6 and add Condition 7 to read, "Increase the berm size to the south of the Radio-Controlled Park from a 3-foot berm to an 8-foot berm." COMMISSIONER REHM seconded.

COMMISSIONER REHM expressed that she would like to hear additional discussion as she is currently not in full support of an 8-foot berm.

COMMISSIONER SAWHILL noted that these are good improvements to the park. He thinks the master plan improvements are generally being followed, but the concern the Commission has is what to do with the radio-controlled park area. The berm size is an important component and he does support increasing its size given the location of the R/C park, but creating that berm raises a safety concern and he feels it is important to also add lighting to that area.

COMMISSIONER REHM expressed that her issue is that this is located on a 4-lane high speed corridor. To spend the money to raise the berm 5-feet for a length of approximately 300-feet for just a few electric and gas radio-controlled cars would appear to be money not well-spent and money the petitioner does not have. An additional expense would be imposed if lighting is added because the 8-foot berm will have darkened the corridor.

CHAIR LEONETTI noted that he will not support increasing the berm. He thinks that lighting and transparency throughout that area is important, and the delay of the pavement next to it could possibly turn it into a serious security issue. More transparency would allow the Anchorage Police Department to better observe any criminal activity, and this would address the public concerns that people are frequenting that area at 3:00 in the morning. A berm would add more potential for people to use the facility at night and even with lighting it will still be difficult to see. He would support the lighting, and even with a lower berm he thinks this area will be dark, so the more lighting the better.

COMMISSIONER MILLER understands Commissioner Rehm's concern relating to the cost. However, it seems that the view into it might not be sufficient from Klatt Road and a driving speed of 35 to 45 miles per hour. It seems if people want to engage in illegal activities, they would prefer to go north near the dog park rather than next to Klatt Road. He also does not believe that lighting would be the most feasible way to spend money considering that most of the time when these cars are in operation, they have 17 to 18 hours of daylight, but he does respect the wishes of the neighbors not wanting to observe this daily. It would be asking a lot of the neighbors to just accept it, and he does not think the 8-foot berm will do much to add criminal activity to that area.

COMMISSIONER SAWHILL moved to amend and add Condition 8 to read, "Provide lighting on the trail to the R/C Park and lighting for the R/C Park area." COMMISSIONER CONDON seconded.

COMMISSIONER SAWHILL is not sure he has the votes to add this as a condition, but wanted it on record that this is a concern. He thinks it is important to have lighting in that area, especially with the berm size increase. There may be lighting in the future, but sooner is better.

COMMISSIONER CONDON intends to support the motion. He thinks that whoever designed the site plan and located the radio-controlled park in this area did a grave disservice to the community. As an Urban Design Commissioner, there appears to be nothing he can do to rectify that, except to provide band-aid mitigation, and yes, he believes that an 8-foot berm will help mitigate the impact of this R/C Park on the community. He concurred with Commissioner Sawhill that an 8-foot berm will create a dark enclave that should be eliminated.

FIRST AMENDMENT

AYE: Winchester, Condon, Leonetti, Sawhill
NAY: Rehm, Miller

FAILED

COMMISSIONER WINCHESTER stated that he did support the lighting with the 8-foot berm, and he is concerned about the added height without lighting.

COMMISSIONER WINCHESTER moved to amend Condition 7 to read, "Increase the berm size to the south of the Radio-Controlled Park from a 3-foot berm to a 6-foot berm." COMMISSIONER REHM seconded.

COMMISSIONER WINCHESTER believes in lieu of an 8-foot berm, it is definitely going to sequester this area to the point that there will not be any visibility, and without lighting this will definitely create an unsafe condition. With a 6-foot berm, the diagram provided shows that a car would be able to drive by and, with a 5-foot window, would be able to see into that park from both sides of the highway, which would allow for additional surveillance by the police.

COMMISSIONER REHM intends to support the motion. When looking at the site lines, a 6-foot berm should block the R/C Park visibility from second-story homes across the street, but not create any additional darkness for them.

SECOND AMENDMENT

AYE: Winchester, Rehm, Condon, Leonetti, Miller
NAY: Sawhill

PASSED

CHAIR LEONETTI restated the main motion as amended is to approve Case 2016-0043, subject to Conditions 1 through 6 and add Condition 7 to increase the 3-foot berm to a 6-foot berm.

MAIN MOTION AS AMENDED

AYE: Winchester, Rehm, Condon, Leonetti, Miller, Sawhill
NAY: None

PASSED

2. **CASE: 2016-0044 (SDF)**
PETITIONER: Municipality of Anchorage-Parks & Recreation Dept.
REQUEST: Major Site Plan Review per AMC 21.03.180 (new code) for Muldoon Town Square Park: Muldoon Estates Subdivision Tract A.

SHARON FERGUSON presented the staff report and recommendations on behalf of the Municipality's Planning Department. She referred to Condition 2 and explained that it is typical to require a Notice of Zoning Action and resolution to be filed with the State of Alaska Recorder's Office, but since this is an MOA Park project it is not necessary to have it recorded, and requested to delete this condition.

VAN LE with R&M Consultants represented the petitioner. STEVE RAFUSE and JOSH DURAND, MOA Parks and Recreation; DON PORTER, R&M Consultants, and JOHNNY HAYES, Bettisworth North Architects were also present and assisted in responding to questions from the commission.

The Commission discussed this being the first park ever reviewed that is zoned B-3; Alaska Department of Transportation's options needing to be rectified; median buffers to prevent left-turning traffic; and possibly reducing the 35mph speed limit.

CHAIR LEONETTI opened the hearing to public testimony.

There was no public testimony. There was no rebuttal testimony.

CHAIR LEONETTI closed the public hearing.

COMMISSIONER CONDON moved in Case 2016-0044 to approve a Major Site Plan Review for Muldoon Town Square Park - Phase I, subject to Conditions 1, 3, 4 and 5, deleting Condition 2. COMMISSIONER MILLER seconded.

Application for Major Site Plan Review

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

PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) Municipality of Anchorage Parks and Recreation	Name (last name first) Boutet, Jacques, P.E.--The Boutet Company, Inc.
Mailing Address 632 W. 6th Avenue, Suite 630	Mailing Address 601 E. 57th Place, Suite 102
Anchorage, AK 99501	Anchorage, AK 99518
Contact Phone: Day Evening 343-4355	Contact Phone: Day Evening 522-6776
Fax	Fax 522-6779
E-mail RoddaJH@muni.org	E-mail JBoutet@TBCak.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 INFORMATION

Property Tax # (000-000-00-000): 019-011-10-000

Site Street Address: 769 W. Klatt Road

Current legal description: (use additional sheet if necessary)

SOCCER AND BASEBALL SUBDIVISION, TRACT B

Zoning: PLI	Acreage: 61.04	Grid #: SW2629	Underlying plat #: 98-0053

SITE PLAN APPROVAL REQUESTED

Use: Master Plan implementation

☐ New SPR ☒ Amendment to approved site plan Original Case #: 2016-0043 (Resolution 2016-006)

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 major 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. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

12-13-16

Signature ☐ Owner ☒ Representative (Agents must provide written proof of authorization) Date

JACQUES BOUTET

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
			2017-0016	02-08-17

MSPR (Rev. 11/13)*Front – "NEW" CODE

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts: N/A

☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☐ District/area plan area:_____

Chugiak-Eagle River Land Use Classification: N/A

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification N/A

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	☒ None	☐ "C"	☐ "B"	☐ "A"	
Avalanche Zone:	☒ None	☐ Blue Zone	☐ Red Zone		
Floodplain:	☒ None	☐ 100 year	☐ 500 year		
Seismic Zone (Harding/Lawson):	☐ "1"	☒ "2"	☒ "3"	☐ "4"	☐ "5"

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

☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☒ Building or Land Use Permit for Fill/Grade Permit #C16-1820
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION REQUIREMENTS

1 copy required:
- ☐ Signed application (original)
- ☐ Watershed sign off form, completed
- ☐ 8 ½" by 11" copy of site plan/building plans submittal

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

(Additional information may be required.)

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. 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. (For Above Standards 1-4, Reference Attached Sheets)

SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation 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. (Non-applicable)

MUNICIPALITY OF ANCHORAGE

Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks

ANCHORAGE
Healthy Parks
Healthy People
PARKS & RECREATION

February 24, 2016

Ms. Margaret O'Brien, Senior Planner
Community Development Planning Division
P.O. Box 196650
Anchorage, AK. 99519-6650

Re: Letter of Authorization – South Anchorage Sports Park

Dear Ms. O'Brien:

The Municipality of Anchorage (MOA) Parks and Recreation Department is the owner of parcel number 019-011-10-000, legally described as Soccer & Baseball Tract B.

We authorize The Boutet Company, Inc. to act on our behalf as the Petitioner's Representative for Site Plan Review and Urban Design Commission application for the 2016 South Anchorage Sports Park Improvements Project.

Sincerely,

Maeve Nevins 2/24/16

Maeve Nevins
Senior Park Planner
MOA Parks and Recreation Department

cc: Josh Durand, MOA Parks Superintendent
Jacques Boutet, Project Engineer, The Boutet Company, Inc.

Municipality of Anchorage
Parks and Recreation Department

Memorandum

DATE: December 13, 2016

TO: Terry Schoenthal, PLA – Current Planning Manger

FROM: Tanya Hickok, PE – The Boutet Company
(On behalf of MOA Parks & Recreation

SUBJECT: **2016 South Anchorage Sports Park Improvements Project Minor Modification (21.03.120 D) –** Berm Height Reduction

Dear Mr. Schoenthal,

The Urban Design Commission's (UDC's) previously approved design for the 2016 South Anchorage Sports Park Improvements Project (Case 2016-0043) included many park improvements and reflected an effort to implement the park's Master Plan as approved by Planning and Zoning Commission.

As you know, to accommodate adjacent homeowners concerns regarding the noise and visibility of the future proposed (Radio-Control) RC Park, the design in our original UDC application provided a three-foot landscape berm between West Klatt Road and the RC Park. The three-foot height was a specific request of the Bayshore/Klatt Community Council (BKCC), as memorialized in a BKCC Resolution dated March 8, 2016. However, the UDC directed (in UDC Resolution 2016-006) that the design team increase the berm height to six feet. This action came specifically at the request of one concerned neighbor. Subsequent to the UDC approval of Resolution 2016-006 in July 2016, the BKCC again voiced their concerns with the increased height of the berm, reaching out to their Assembly Representatives to request that the berm's design height be lowered to three feet. It is noted that although construction of park improvements has begun, the berm is not finished.

Anchorage Parks and Recreation Department and the Bayshore/Klatt Community Council both agree that improving safety within the park will provide additional safety benefits to surrounding neighborhoods. A large component of improving safety and law enforcement is improving visibility within and from outside the park. This proposed minor modification request reduces the height of the berm from 6 feet to 3 feet. This reduction still provides a buffer between the RC Park and adjacent homes, but improves visibility for Anchorage Police Department (APD) patrol cars during drive-by's on Klatt Road.

The following addresses the approval criteria found in AMC 21.03.120 D.

> *D. Approval criteria. The decision-making body may approve the minor modification only if it finds that the modification meets all of the criteria below:*
>
> *1. The requested modification is consistent with the comprehensive plan and the stated purpose of this title;*
>
> This modification to reduce the berm height from 6 feet to 3 feet is consistent with the adopted Master Plan's guidance to provide a buffer between the future RC Park and homes directly south, across West Klatt Road. Furthermore, the reduced height of the berm meets a key stakeholder concern for safety and a Master Plan Core Value of "stewardship" by maintaining inter-visibility between Klatt Road and the park's south end. This visibility will facilitate APD surveillance of park activity. This standard is met.
>
> *2. The requested modification meets all other applicable building and safety codes;*

This modification does not require a building or safety code review. This standard is met.

3. The requested modification does not encroach into a recorded easement;

The original proposed berm did not encroach into any recorded easement in this area. This modification will stay within the original footprint of the proposed berm. This standard is met.

4. The requested modification will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated; and

As stated in the response to the approval criterial above, lowering the height of the berm does not conflict with applicable building or safety codes. Additionally, it will improve visibility throughout the park, while still providing a visual/noise buffer between the RC Park and the homes across West Klatt Road. Increased visibility in public spaces, especially larger parks in suburban areas such as South Anchorage Sports Park, improves the safety and comfort for park users. This standard is met.

5. The requested modification is necessary to either: (a) compensate for some practical difficulty or some unusual aspect of the site of the proposed development not shared by landowners in general; or (b) accommodate an alternative or innovative design practice that achieves to the same or better degree the objective of the existing design standard to be modified. In determining if "practical difficulty" exists, the factors set forth in Section 21.03.240.G., Approval Criteria (for Variances) shall be considered.

This requested modification is necessary to improve safety of the park users and the surrounding residents. Visibility was highlighted as a major concern during the Master Plan's public process and park lighting was listed as an improvement in the adopted Master Plan. Park lighting is part of this projects improvements and efforts to improve visibility have been addressed. This proposed reduction of the berm height will allow park users and police to better see throughout the park and from West Klatt Road. The Anchorage Parks and Recreation Department and the Bayshore/Klatt Community Council feel this modification is in the best interest of the park users and the community. This standard is met.

cc: Josh Durand – Parks Superintendent
Maeve Nevins, MOA Parks and Recreation, Project Manager
Jacques Boutet, The Boutet Company, Project Engineer

March 8, 2016

To: Municipality of Anchorage Park and Recreation Department

From: Bayshore Klatt Community Council (BKCC)

Re: Request for approval of a Resolution supporting the *South Anchorage Sports Park 2016-17 Implementation Project*

WHEREAS, the South Anchorage Sports Park (SASP) 2016-17 Implementation Project will adhere to priorities and tasks as outlined by the Implementation Plan identified in Appendix B of the SASP master plan; **and**

WHEREAS, the South Anchorage Sports Park master plan update provides a 20 year vision that will guide future development at the park; **and**

WHEREAS, the Anchorage Parks and Recreation Department partnered with local Community Councils, stakeholders and user groups to establish an advisory group to assist the Department in identifying and prioritizing desired improvements for the South Anchorage Sports Park; **and**

WHEREAS, the improvements proposed in the master plan update are based on community and stakeholder input and have been vetted by the advisory group through deliberation and consensus; **and**

WHEREAS, on May 1st, 2014 the Master Plan was approved by the Bayshore/Klatt Community Council; **and**

WHEREAS, on August 14th, 2014, the Parks and Recreation Commission approved the South Anchorage Sports Park Master Plan; **and**

WHEREAS, on December 1st, 2014, the master plan was approved by the Planning and Zoning Commission; **and**

WHEREAS, the items as identified in the 2016-17 SASP Implementation Plan are in accordance with the priorities of the SASP master plan, including:

- parking lot and driveway maintenance and safety upgrades such as lighting, asphalt repairs and striping,
- development of a dog park area;
- trail improvements;
- addition of site amenities including benches, signage, trash receptacles;
- landscape enhancements which includes landscaping on both sides of Klatt Road to allow visibility into the park area while helping to provide a living sight and sound barrier to the homeowners located on the south side of Klatt Road
- construction of a berm on the north side of Klatt Road not to exceed 3' in height to supplement landscaping effectiveness while not preventing visibility into the park area;
- addition of inclusive playground, picnic shelter and plaza;
- relocated remote control car park; **and**

WHEREAS, the Parks and Recreation Department agrees to continue to work with the Community Council on exploring feasibility and implementing all other priority items as listed in the SASP master plan as funding becomes available, including:

- develop new bike park and supporting infrastructure;
- develop baseball complex including new "flex" field and upgrade associated site amenities;
- develop the water feature;
- develop dog park area with additional fencing as needed;
- develop additional parking lot off of Tower Road access;
- develop restroom facility;
- oversee investments in infrastructure for Paintball Venue.

THEREFORE, be it resolved that the Bayshore Klatt Community Council supports the South Anchorage Sports Park Implementation Plan as intended for broad community use.

Resolution Vote: For _X__ Against: ___ Abstain: __

This resolution was passed by the Bayshore Klatt Community Council
this day of March 8, 2016.

Bob Hoffman
BKCC President

CCC

ALASKA

2016 – 042837 – 0

Recording District 301 Anchorage

10/11/2016 02:33 PM Page 1 of 5

NOTE

Send original recorded document to:

Municipality of Anchorage
Current Planning Section
Planning Division
PO Box 196650
Anchorage, AK 99519-6650

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that a major site plan review for the South Anchorage Sports Park improvements project has been duly approved by the Urban Design Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the site plan approval as set forth in the Municipal zoning file 2016-0043. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

LEGAL:	Tract B, Soccer & Baseball Subdivision (Plat 98-53), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north of West Klatt Road, west of C Street, south of O'Malley Road, and east of Klatt Bog.
PETITIONER:	Municipality of Anchorage Parks and Recreation
REQUEST:	Major Site Plan Review per AMC 21.03.180 for 2016 South Anchorage Sports Park Improvements Project.
ATTACHMENT:	**Copy** of the Municipality of Anchorage, Urban Design Commission Resolution No. 2016-006

Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 11th day of OCTOBER, 2016 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Terry Schoenthal, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 11th day of OCTOBER, 2016 in this certificate first above written.

LAURA J. MOELLER NOTARY PUBLIC STATE OF ALASKA

Notary Public in and for Alaska
My Commission expires: 2/22/17

MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION RESOLUTION NO. 2016-006

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW IN ACCORDANCE WITH AMC 21.03.180 FOR THE 2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS PROJECT LOCATED ON TRACT B, SOUTH ANCHORAGE SPORTS PARK SUBDIVISION, (PLAT 98-53), GENERALLY LOCATED SOUTH OF O'MALLEY ROAD, NORTH OF WEST KLATT ROAD, AND EAST OF THE KLATT BOG, WITHIN THE SW 1/4 OF SECTION 24, T12N, R4W, AND THE NW 1/4 OF SECTION 19, T12N, R3W, S.M., ALASKA.

(Case 2016-0043; Parcel I.D. 019-011-10)

WHEREAS, a request has been received from the Anchorage Parks and Recreation Department for approval of a Major Site Plan Review in accordance with AMC 21.03.180 for the 2016 South Anchorage Sport Park Improvements Project located on Tract B, South Anchorage Sports Park Subdivision, (Plat 98-53), generally located south of O'Malley Road, north of West Klatt Road, and east of the Klatt Bog, within the SW 1/4 of Section 24, T12N, R4W, and the NW 1/4 of Section 19, T12N, R3W, S.M., Alaska; and

WHEREAS, a public hearing was held before the Urban Design Commission on May 11, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Urban Design Commission that:

A. The Commission makes the following findings of fact:

1. The Commission found that the site plan improvements proposed for the South Anchorage Sports Park generally conformed to the approved Master Plan for the Park.

2. The Commission found that the proposed location of the Radio Controlled (RC) Park will require mitigation measures to reduce the noise and visual impacts to the neighborhood to the south across Klatt Road.

3. The Bayshore-Klatt Community Council approved the Major Site Plan for the South Anchorage Sports Park with a recommendation that an eight foot (8') berm be constructed along the south boundary of the RC Park, as well as installation of landscaping on the south boundary of the RC Park.

4. The Commission approved an amendment to the Master Plan to require a six foot (6') berm. The height of the berm was reduced to ensure adequate sight-lines to enable APD patrol cars to monitor activity within the park thereby ensuring public safety.

5. The Commission approved an amendment to the site plan for the addition of visual enhancement landscaping along the south boundary of the RC Park. It was noted that landscaping will also

be installed along a portion of the south side of Klatt Road to provide additional mitigation for the homeowners located directly across from the RC Park.

B. The Commission APPROVES the South Anchorage Sports Park Major Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the following plans on file with the Planning Department, except as modified by conditions of this approval:

   a. 2016 South Anchorage Sports Park Improvement Project, prepared by The Boutet Company, Inc. Sheets: UDC Site Plan Exhibit, as amended, no date G1, G2, G3, dated: 3/2/2016; C1, C2 C3, C4, C5, C6; C7, C8, C9, C10, C 11, C12, C13, C14, dated: 3/2/2016; L1, L2, L3, L4, L5, L6, L7, 3/2/2016; E1, E2, E3, E4, E5, E6, E7, E8, 2/25/2016.

2. Revise Sheets C2, C3, C6, C8, C9, C10, L2, L5, L6 to conform to the UDC Site Plan Exhibit, as amended.

3. A notice of zoning action and the resolution shall be filed with the State of Alaska District Recorder's Office. Poof of such shall be submitted to the Planning Department.

4. Obtain specific parking requirements and approval from the traffic engineer and the planning director.

5. Traffic control signage and shoulder street markings shall conform to the use specifications in the Manual on Uniform *Traffic Control Devices.*

PASSED AND APPROVED by the Municipal Urban Design Commission on the 11th day of May, 2016.

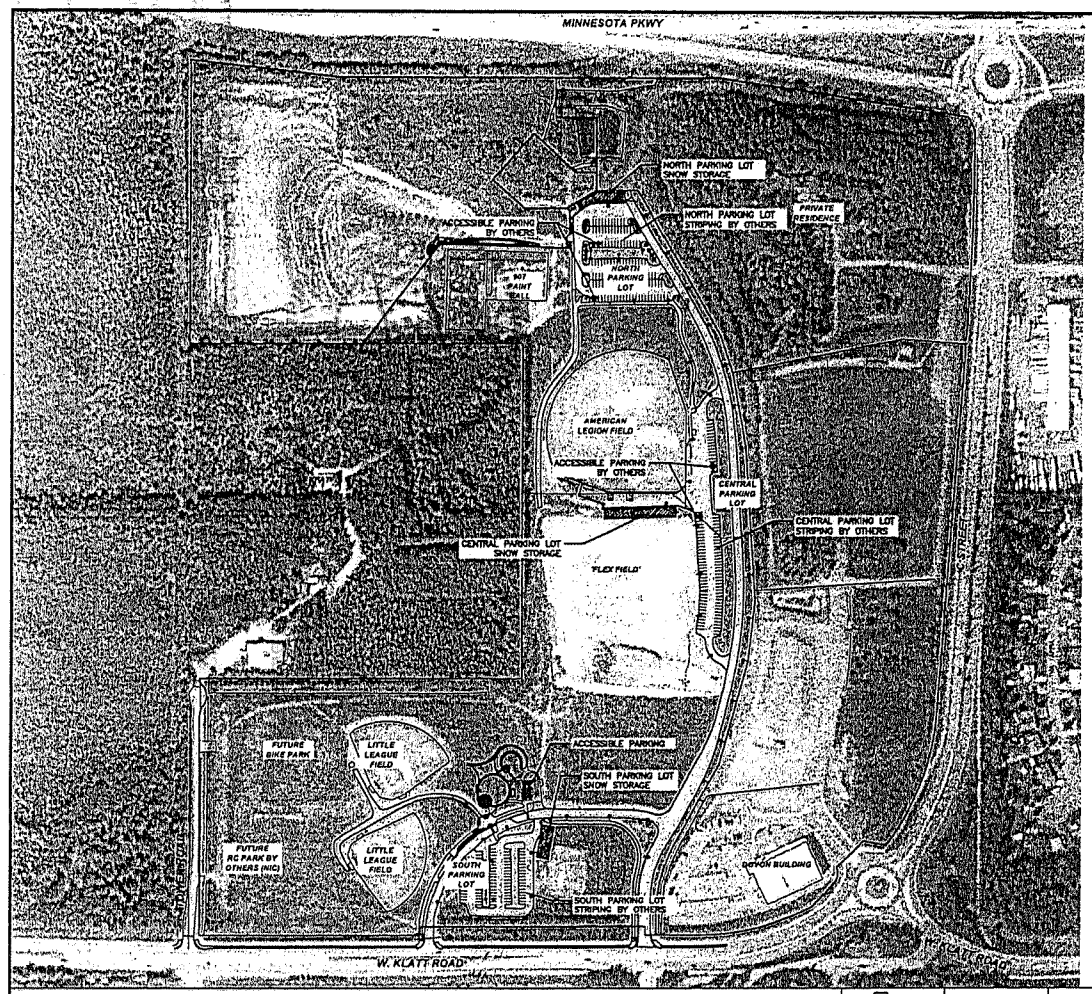
ADOPTED by the Anchorage Municipal Urban Design Commission this 13th day of July, 2016. This written decision/resolution of the Urban Design Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.03.030.

Hal H. Hart, AICP
Secretary

Edward Leonetti
Chair

(Case 2016-0043)
(Parcel I.D. No. 019-011-10)

mro



PARKING LOT SNOW STORAGE SUMMARY TABLE			
LOT	LOT SIZE	REQUIRED SNOW STORAGE (5% LOT SIZE)	SNOW STORAGE AREA PROVIDED
NORTH	52,387 SF	2,619 SF	3,793 SF
CENTRAL	50,987 SF	2,549 SF	6,301 SF
SOUTH	36,645 SF	1,832 SF	3,371 SF

PARKING LOT ACCESSIBLE PARKING SPACE SUMMARY TABLE				
LOT	PARKING SPACES		ACCESSIBLE PARKING SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH	43	128	3 TOTAL / 1 VAN	3 TOTAL / 1 VAN
CENTRAL	50	89	4 TOTAL / 1 VAN	4 TOTAL / 2 VAN
SOUTH	80	84	4 TOTAL / 1 VAN	4 TOTAL / 2 VAN

N

0 150 300

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	BY	DATE	DATA	BY	DATE	REV	DATE	DESCRIPTION	BY	REV
DESIGN:				BASE	TBC		TELEPHONE	--						
				TOPOGRAPHY	TBC		ELECTRIC	--						
DRAWN:				PROP'S	TBC		CABLE TV	--						
				SANITARY SEWER	--		TRAFFIC SIGNAL	--						
AS-BUILT:				STORM SEWER	--		DESIGN	TBC						
CONTRACTOR:	BASIS OF DATUM:			WATER	--		GUY WIRES	TBC						
INSPECTOR:				GAS	--		AND THIN GREAT							

CONSTRUCTION RECORD | VERTICAL DATUM | PLAN CHECK | REVISIONS

The Sparks Company, Inc.
901 E. 5th Place #102
Anchorage AK 99501
Ph. 907-433-4775
Fx. 907-433-4776
License No. AECC857

CONSULTANT | SEAL

Department of Parks and Recreation

Municipality of Anchorage

Healthy Parks Healthy People

MUNICIPALITY OF ANCHORAGE

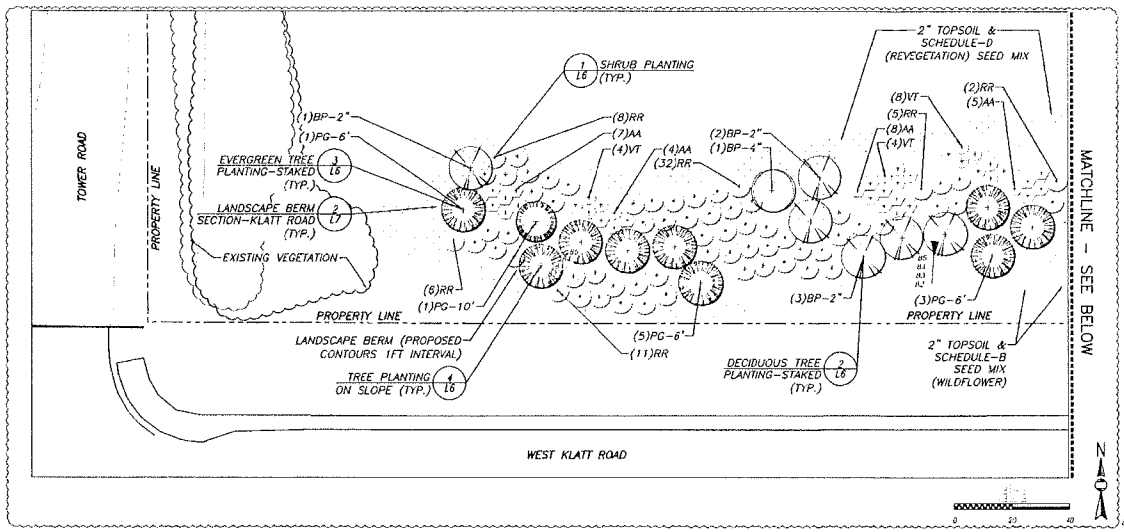
PARKS AND RECREATION DEPARTMENT

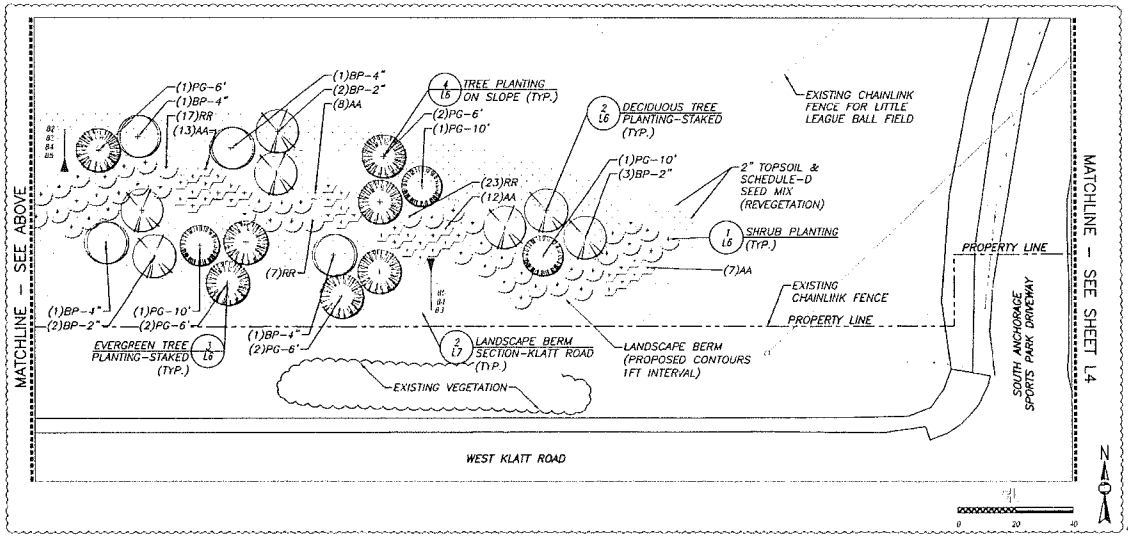
2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS

PARKING LOT ACCESSIBLE SPACE AND SNOW STORAGE SUMMARY

SCALE HOR. PER PLAN VER. PER PLAN | DATE: 07/07/16 | DWG: 07/07/16 | SHEET A1 / A1

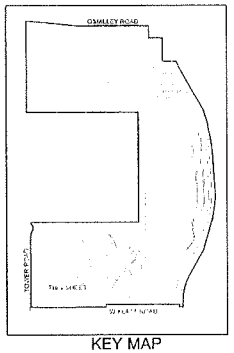
Page 5 of 5
2016-042837-0
28





PLANTING LEGEND

SYMBOL	LABEL	LATIN NAME	COMMON NAME
EVERGREEN TREES			
	PG-6'	PICEA GLAUCA	WHITE SPRUCE
	PG-10'	PICEA GLAUCA	WHITE SPRUCE
DECIDUOUS TREES			
	BP-2"	BETULA PAPYRIFERA	PAPER BIRCH
	BP-4"	BETULA PAPYRIFERA	PAPER BIRCH
	MS	MALUS 'KELSEY'	'KELSEY' CRABAPPLE
	PM	PRUNUS MAACKII	AMUR CHOKECHERRY
	PT	POPULUS TREMULOIDES	QUAKING ASPEN
SHRUBS & GRASSES			
	AA	CORNUS ALBA 'IVORY HALO'	'IVORY HALO' DOGWOOD
	KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
	PN	PHYSOCARPUS OPULIFOLIUS 'NUGGET'	'NUGGET' NINEBARK
	PS	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	'SEWARD' NINEBARK
	PV	PHILADELPHUS X VIRGINALIS 'DWARF SNOWFLAKE'	'DWARF SNOWFLAKE' MOCK ORANGE
	RA	ROSA ACICULARIS	PRICKLY ROSE
		ROSA RUBRIFOLIA	RED LEAFED ROSE
	VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRY
MISCELLANEOUS			
		2" TOPSOIL & SCHEDULE-A SEED MIX (MOWABLE)	
		2" TOPSOIL & SCHEDULE-D SEED MIX (REVEGETATION)	
		BOULDER-A	
		BOULDER-B	
		ALUMINUM LANDSCAPE EDGING	
		EXISTING VEGETATION	



KEY MAP

FIELD BOOKS	BM NO	LOCATION	ELEV.
DESIGN			
STAKING			
AS-BUILT			
CONTRACTOR	BASIS OF DATUM		
INSPECTOR			
CONSTRUCTION RECORD	VERTICAL DATUM		

DATA		DATA	
BASE	TBC	TELEPHONE	--
TOPOGRAPHY	TBC	ELECTRIC	--
PROPERTIES	TBC	CABLE TV	--
SANITARY SEWER	--	TRAFFIC SIGNAL	--
STORM SEWER	--	DESIGN	TBC
WATER	--	QUANTITIES	TBC
GAS	--	VERIFICATION SOLN	
PLAN CHECK			

REV	DATE	DESCRIPTION	BY	REV
1	11/19/2016	BERM HEIGHT REVISION FROM 6FT TO 3FT.	B/TBC	1
REVISIONS				

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STATE OF ALASKA 49th JAMES R. M. WALKEY No. CE-8279 REGISTERED PROFESSIONAL ENGINEER
SEAL

Department of Parks and Recreation
Municipality of Anchorage

Healthy Parks Healthy People

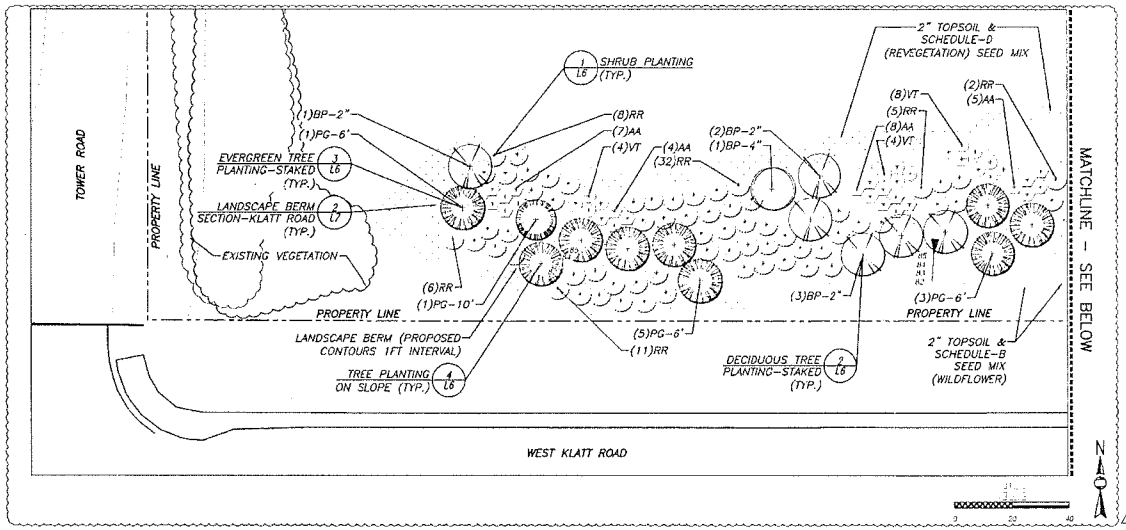
THE MUNICIPALITY OF ANCHORAGE

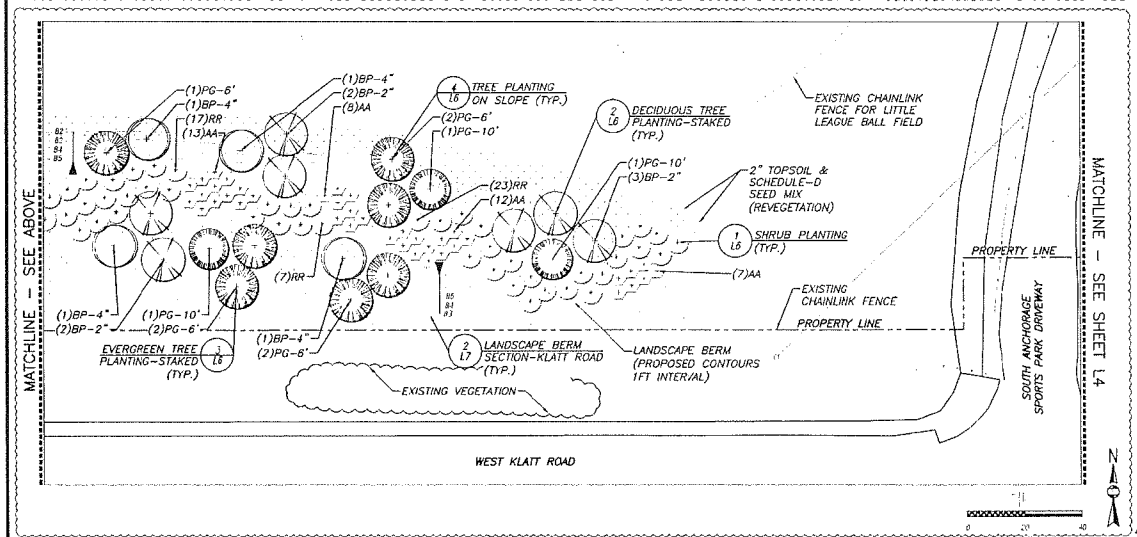
PARKS AND RECREATION DEPARTMENT

2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS

KLATT ROAD
LANDSCAPE PLAN

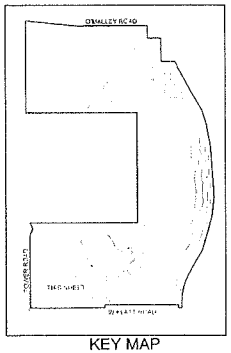
SCALE HOR. PER PLAN VER. PER PLAN | DATE 8-3-2016 | GRID 5A/2E29 | STATUS BID PLAN SET | SHEET L3 of L7





PLANTING LEGEND

SYMBOL	LABEL	LATIN NAME	COMMON NAME
EVERGREEN TREES			
	PG-6'	PICEA GLAUCA	WHITE SPRUCE
	PG-10'	PICEA GLAUCA	WHITE SPRUCE
DECIDUOUS TREES			
	BP-2"	BETULA PAPYRIFERA	PAPER BIRCH
	BP-4"	BETULA PAPYRIFERA	PAPER BIRCH
	MS	MALUS 'KELSEY'	'KELSEY' CRABAPPLE
	PM	PRUNUS MAACKII	AMUR CHOKECHERRY
	PT	POPULUS TREMULOIDES	QUAKING ASPEN
SHRUBS & GRASSES			
	AA	CORNUS ALBA 'IVORY HALO'	'IVORY HALO' DOGWOOD
	KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
	PN	PHYSOCARPUS OPULIFOLIUS 'NUGGET'	'NUGGET' NINEBARK
	PS	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	'SEWARD' NINEBARK
	PV	PHILADELPHUS X VIRGINALIS 'DWARF SNOWFLAKE'	'DWARF SNOWFLAKE' MOCK ORANGE
	RA	ROSA ACICULARIS	PRICKLY ROSE
		ROSA RUBRIFOLIA	RED LEAFED ROSE
	VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRY
MISCELLANEOUS			
		2" TOPSOIL & SCHEDULE-A SEED MIX (MOWABLE)	
		2" TOPSOIL & SCHEDULE-D SEED MIX (REVEGETATION)	
		BOULDER-A	
		BOULDER-B	
		ALUMINUM LANDSCAPE EDGING	
		EXISTING VEGETATION	



KEY MAP

FIELD BOOKS	BK NO.	LOCATION	ELEV
DESIGN			
STAKING			
INSPECTOR			
CONTRACTOR	BASE SCP DATUM		
INSPECTOR			

CONSTRUCTION RECORD — VERTICAL DATUM

DATA			DATA		
BASE	TBC		TELEPHONE	--	
TOPOGRAPHY	TBC		ELECTRIC	--	
PROFILE	TBC		CABLE TV	--	
SANITARY SEWER	--		TRAFFIC SIGNAL	--	
STORM SEWER	--		DESIGN	TBC	
WATER	--		QUANTITIES	TBC	
GAS	--		WILDFLOWER		

PLAN CHECK

REV	DATE	DESCRIPTION	BY	REV
1	01/23/2016	BERM HEIGHT REVISION FROM 6FT TO 3FT.	JE/TBC	1

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SEAL

Department of Parks and Recreation

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Healthy Parks — Healthy People

MUNICIPALITY OF ANCHORAGE

PARKS AND RECREATION DEPARTMENT

2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS

KLATT ROAD LANDSCAPE PLAN

SCALE HOR. PER PLAN / VER. PER PLAN — DATE 6/12/16 — GRID SA2629 — STATUS SKD PLAN SET — SHEET L3 of L7

South Anchorage Sports Park Update
Bayshore/Klatt Community Council Meeting
December 15, 2016 at 7pm at Klatt Elementary School
Meeting Minutes

- 2014 P&ZC approved the Update SASP Master Plan ($7M)
- 2015 Assembly Dedicated SASP as Municipal Park Land
- Fall 2015/Summer 2016 – SS/H20/irrigation services installed – ready for funding of future restrooms
- Fall 2016 – Contract for Phase 1 Improvements (+ $1M)
  - Landscaping in South Parking Lot
  - Inclusive Playground & Picnic Shelter
  - Site/Street Lighting
  - Dog Park Lighting (grading/fencing added w/contract contingency fund)
  - Mid-August 2017
- To-date Contractor has completed:
  - Earthwork for the Playground
  - Conduit runs for Lighting
  - Poles/Arms have been ordered – hopeful that lights will be operational by late February (contract to mid-August)
- Next Fall (after Phase 1 completed) – MOA P&R Maintenance
  - Repair parking lots with asphalt patches
- Playground Design (Equipment already in town awaiting installation)
- Future Funding
  - Phase 2 SASP Improvements included in next bond proposition
  - Bike Park/RC Park – Funding still needed
- Berm along Klatt Road
  - Per BKCC Resolution (March 2016): UDC SPR Design: 3-foot berm
  - UDC directed Design to 6-foot berm (based on one individuals testimony)
  - At the request of your Assembly representative (Weddleton) we have submitted a Minor Modification request to UDC to lower the berm back to 3 feet
  - February 8th UDC – 6:30 Assembly Chambers
- Questions?
  - Fencing around Tower/Alpha Media Site
    - Telecommunications representative stated that in the original agreement when land was sold to MOA included fencing.
      - *ANSWER: Tom Korosei, Parks and Recreation Land Manager, has researched this with the Real Estate Department. Their file contains no such agreement regarding the Parks and Recreation Department agreeing to construct a fence around the adjoining property. It is Tom's belief that it is unlikely that the MOA would agree to build such a fence that does not seem clearly to serve a public purpose. Parks and Rec. Dept. would be happy to consider any document(s) of such an agreement if such can be provided for review. We would be happy to join in a meeting with other MOA staff and/or the Telecommunications property representative, Mr. Tom Rayfield to consider options or review any documents that he may provide.*
    - There are foot paths/trails lead from the park to the Tower Site – even holes cut in the old fencing.

        - *ANSWER: The "social trails" have been reviewed by Park Staff and for the most part, they are located on MOA property, just west of the Telecommunications site. Being that Tower Road is a public right-of-way and that the SASP Master Plan Update identifies trail north-south connections, Parks and Recreation would be interested in improving the trails and aligning to avoid adjacent property. It is suggested that the Telecommunications Property Owner fence their site to avoid disturbance. Refer to attached original Plat graphic.*
    - Security Cameras
        - Is there electrical available around playground area to include cameras – possibly mount them on the luminaire poles?
            - *ANSWER: Parks and Recreation currently utilizes battery operated game cameras in parks where vandalism has occurred. If after construction, the playground becomes a target of such disturbance, then we will look into options for surveillance cameras. The concern is that the cameras are a reactive safety measure, as there are not resources available to monitor cameras 24/7. Other suggestions for increased safety of the park include utilizing the new lighting, incorporating a neighborhood watch program through APD's guidance and locking the park gates at night. This will be an on-going priority when the park construction is complete and the new facilities are opened.*
    - Are there electrical plug-ins?
        - *ANSWER: Electrical outlets with security locks for event vendors are tentatively identified for the dog park area in the north and the south west corner for the RC park. These outlets will be installed as funding allows, more outlets could be configured as needed.*
    - Should a BKCC representative attend the UDC meeting
        - *ANSWER: Yes*
- Resolution
    - Friendly Amendment to request a 0-foot berm – Amended and Passed Unanimously

Anchorage Parks and Recreation
Mail: P.O. Box 196650, Anchorage, AK 99519
632 W. 6th Ave. Suite 630, Anchorage, AK 99519
Phone: (907)343-4355

South Anchorage Sports Park Construction Update and Proposed Amendment to Reduce Klatt Road Berm Height at

Bayshore/Klatt Community Council's December 15 Meeting

Dear Bayshore/Klatt Neighbor:

You are cordially invited to learn about ongoing construction at South Anchorage Sports Park and to provide comments on a proposal to reduce the height of the landscaping berm that will be located along the park's boundary with Klatt Road. The graphic on the back side of this page presents a rendering of ongoing work at the south end of the park. Our presentation will cover construction that is underway throughout the park in detail and provide information on the proposed modification to the landscaping berm.

We look forward to seeing you and answering all of your questions!

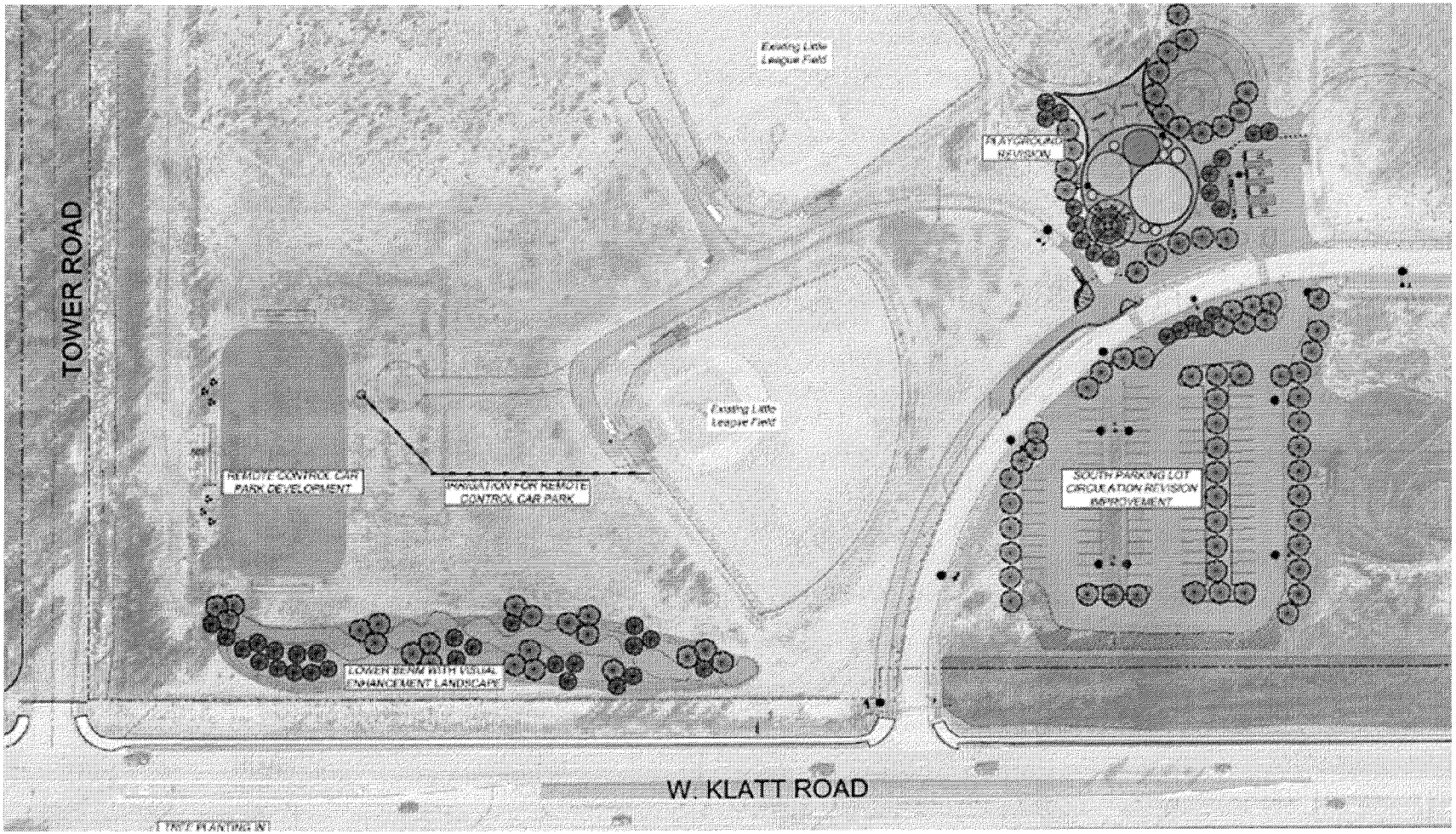
Klatt/Bayshore Community Council Meeting

When: December 15, 2016 meeting at 7:00pm

Where: Klatt Elementary School
11900 Puma Street
Anchorage, AK. 99515

Also, please feel free to contact the Project Manager, Jacques Boutet, if you have any questions regarding this project. Jacques can be reached by:

Phone: (907) 227-8560
Email: jboutet@tbcak.com


TOWER ROAD
Existing Little League Field
Existing Little League Field
REMOTE CONTROL CAR PARK DEVELOPMENT
INFORMATION FOR REMOTE CONTROL CAR PARK
LOWER BERM WITH VISUAL ENHANCEMENT LANDSCAPE
SOUTH PARKING LOT CIRCULATION REVISION IMPROVEMENT
W. KLATT ROAD