

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department
For reading February 12, 2013

CLERK'S OFFICE

APPROVED

Date: 11-19-13

Anchorage, Alaska
AR 2013-34

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
RECOMMENDING A SITE IN SOUTH ANCHORAGE FOR FIRE STATION 9,
CONSISTING OF AN APPROXIMATELY 2 ACRE PORTION OF RABBIT
CREEK PARK, A 9.28-ACRE PARCEL LOCATED AT THE NORTHEAST
CORNER OF LAKE OTIS PARKWAY AND DEARMOUN ROAD WITHIN THE
SW1/4 OF SECTION 28, T12N, R3W, S.M., ALASKA; AND EXPRESSING THE
ASSEMBLY'S INTENT TO DEDICATE THE REMAINDER AS PARKLAND
ONCE THE PROPERTY IS RE-PLATTED.

(Huffman/O'Malley Community Council) (Case 2012-110)

THE ANCHORAGE ASSEMBLY RESOLVES:

WHEREAS, Fire Station 9, currently located at 1148 Huffman Road, was
constructed in the mid 1970s and is in need of substantial repair, remodeling and
asbestos abatement; and

WHEREAS, the Anchorage Fire Department has identified the rebuilding or
relocation of Fire Station 9 as a priority; and

WHEREAS, the site selection study recommended Site 19 as the preferred
location for Fire Station 9 because it best meets the site criteria; and

WHEREAS, Site 19 has been used as a park since it was acquired by the
Greater Anchorage Area Borough in the mid 1970s, although it is not dedicated
as park land; and

WHEREAS, presentations were made to the Huffman/O'Malley, Rabbit Creek,
and Old Seward/Oceanview Community Councils and the Home and
Landowners Organization, Inc. (HALO); and

WHEREAS, on October 11, 2012, the Parks and Recreation Commission
resolved that "if the Planning and Zoning Commission determines that a portion
of Rabbit Creek Park would be better used for the fire station," then the approval

AR Fire Station 9 Site Selection

should be subject to five conditions, all of which were also recommended by Planning and Zoning Commission; and

WHEREAS, notices were published, public hearing posters were posted and public hearing notices were mailed for each of the three sites that were analyzed, and a public hearing was held before the Planning and Zoning Commission on November 5, 2012, in accordance with AMC 21.15.015E.; and

WHEREAS, the Planning and Zoning Commission took action on November 5, 2012, and unanimously recommended Site 19 for a fire station by a vote of 8-0; now therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1.

1. The Assembly supports relocation of Fire Station 9 to Site 19 in the referenced site selection report, generally described as the parcel located at the northeast corner of Lake Otis and Dearmoun Road within the SW1/4 of Section 28, T12, R3W, S.M., Alaska.
2. That the area for fire station development should be limited to two acres; provided, the proposed site plan should minimize the area needed and should be reviewed by the Parks and Recreation Commission.
3. That the Administration, in cooperation with the neighborhood, identify and provide amenities such as access and connectivity improvements, including trails and lighting, where beneficial and appropriate.
4. That the Administration incorporate appropriate architectural design and site planning and improvements, including retaining as much existing vegetation as possible and providing adequate buffers, to preserve and enhance the site and adjacent parkland.
5. That the Administration present to the Assembly an ordinance for formal dedication of the remainder of Rabbit Creek Park once the final plat has been recorded.
6. That, subject to future appropriations, the Municipality assist in maintaining the park by contributing to recommended wildfire prevention measures.

Section 2. This resolution shall become effective immediately upon passage and approval by the Anchorage Assembly.


AR Fire Station 9 Site Selection

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PASSED AND APPROVED by the Anchorage Assembly this
19th day of November, 2013.

ATTEST:


Chair


Municipal Clerk

(Case 2012-110; Tax Parcel ID# 018-391-39)



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 104-2013

Meeting Date: February 12, 2013

From: MAYOR

Subject: A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY RECOMMENDING A SITE IN SOUTH ANCHORAGE FOR FIRE STATION 9, CONSISTING OF AN APPROXIMATELY 2 ACRE PORTION OF RABBIT CREEK PARK, A 9.28-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF LAKE OTIS PARKWAY AND DEARMOUN ROAD WITHIN THE SW1/4 OF SECTION 28, T12N, R3W, S.M., ALASKA; AND EXPRESSING THE ASSEMBLY'S INTENT TO DEDICATE THE REMAINDER AS PARKLAND ONCE THE PROPERTY IS RE-PLATTED.

1 The Anchorage Fire Department Strategic Plan 2009-2015 recommended relocation
2 or remodeling of Fire Station 9. The existing station needs renovation and the size of
3 the lot is too small to fit their needs. The criteria for choosing a site for Fire Station 9
4 were: size, zoning, access/traffic signals, environmental resource sensitivity, location
5 and response time, ground soils and drainage, availability of utilities, and site
6 acquisition and development costs.

7
8 The site selection study was prepared by DOWL HKM and a report entitled
9 "Anchorage Fire Department Station No. 9 Site Selection" was published July
10 2012. Through a series of analytical modeling using Geographic Information
11 Systems (GIS), 23 sites were identified as possible locations for Fire Station 9,
12 including the existing station, within the area bounded by O'Malley Road, Cange
13 Street, DeArmoun Road, and the Old Seward Highway. As the modeling was
14 refined, eight of the 23 sites were found to be appropriate for further evaluation
15 when a four minute response time and minimal coverage overlap were considered.
16 Of the eight potential sites, three sites were determined to be the most suitable.
17 They are Sites 12, 19, and 23. The preferred location is Site 19 because it was rated
18 the highest overall.
19

1 Site 19 adds approximately 700 households to the four minute coverage area;
2 reduces overlap with Fire Stations 8 and 15 fire service areas resulting in greater
3 efficiency in the provision of emergency response services; provides a better
4 response time to Station 9's fire service area resulting in greater efficiency in
5 providing public safety services; would result in a faster response time in the
6 event of a code red medical or fire emergency which is critical when time is of the
7 essence; and does not overlap the serve area of Fire Station 10, but does place it
8 in a better location to back up Station 10 in the event of a major emergency such
9 as a wild fire.

10
11 The land uses and zoning surrounding Sites 19 are compatible with a fire station.
12 Site 19 is consistent with the goals and policies of the *Hillside District Plan* and other
13 municipal plans. Site 19 is located at the northeast corner of the intersection of
14 Lake Otis Parkway and DeArmoun Road. The *Official Streets and Highways Plan*
15 identifies DeArmoun Road as a "Minor Arterial." The site is adjacent to the Rabbit
16 Creek Elementary School. The site has direct access onto DeArmoun Road and
17 is close to the New Seward Highway. The property is zoned R-1A (Single-Family
18 Residential) and fire stations are a permitted use in this district. Also, the parcel
19 contains more than 9 acres and is owned by the Municipality. Of the 9.28 acres,
20 approximately 2 acres would be developed for the fire station. The Parks and
21 Recreation Department has management authority of Site 19. The parcel would
22 need to be replatted to separate the fire station from the open space/parkland.
23 Currently, the site is not dedicated parkland. There are no environmental
24 concerns and the site has relatively good soils and drainage.

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26 The Parks and Recreation Commission resolved that "if the Planning and Zoning
27 Commission determines that a portion of Rabbit Creek Park would be better used
28 for the fire station," then the approval should be subject to five conditions. The
29 Planning and Zoning Commission unanimously recommended approval of the
30 selection of Site 19 by a vote of 8-0 and accepted all of the conditions
31 recommended by the Parks and Recreation Commission.

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33 **THIS ADMINISTRATION RECOMMENDS APPROVAL.**

34
35 Prepared by: Francis McLaughlin, Current Planning Section
36 Approved by: Jerry T. Weaver Jr., Director
37 Community Development Department
38 Concur: Dennis A. Wheeler, Municipal Attorney
39 Concur: George J. Vakalis, Municipal Manager
40 Respectfully submitted: Daniel A. Sullivan, Mayor

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2012-053

A RESOLUTION RECOMMENDING APPROVAL OF THE SELECTION OF A PORTION OF A 9.28-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF LAKE OTIS PARKWAY AND DEARMOUN ROAD WITHIN THE SW¼ OF SECTION 28, T12N, R3W, S.M., ALASKA.

(Case: 2012-110; Parcel IDs: 015-283-36; 018-391-39; 018-023-17)

WHEREAS, Fire Station 9 was constructed in the mid 1970s and is in need of substantial repair, remodeling and asbestos abatement; and

WHEREAS, the Anchorage Fire Department has identified the rebuilding or relocation of Fire Station #9 as a priority; and

WHEREAS, a site selection study was prepared by DOWL HKM and a report entitled "Anchorage Fire Department Station No. 9 Site Selection" was published July 2012. Through a series of analytical modeling using Geographic Information Systems (GIS), 23 sites were identified as possible locations for Fire Station 9. As the modeling was refined, eight of the 23 sites were found to be appropriate for further evaluation; and

WHEREAS, based on a response time of four (4) minutes or less to 90% of calls, the number of potential sites was reduced to three (3) locations that included: Site #12 located at the northeast corner of Lake Otis Parkway and Huffman Road; Site #19 located at the northeast corner of Lake Otis Parkway and DeArmoun Road; and Site #23, the current location of Fire Station 9 located at the northeast corner of Huffman Road and Silver Fox Lane; and

WHEREAS, the site selection study recommended Site #19 as the preferred location for Fire Station 9; and

WHEREAS, Site #19 provides better coverage for the lower Hillside adding approximately 700 households; reduces overlap with Fire Station #8 and #15 fire service areas resulting in greater efficiency in the provision of emergency response services; provides a better response time to Station 9's fire service area resulting in greater efficiency in providing public safety services; would result in a faster response time in the event of a code red medical or fire emergency which is critical when time is of the essence; does not overlap the serve area of Fire Station 10, but does place it in a better location to back up Station 10 in the event of a major emergency such as a wild fire; and

WHEREAS, Site #19 has been used as a park since it was acquired by the Greater Anchorage Area Borough in the mid 1970s, although it is not dedicated as park land; and

WHEREAS, notices were published, public hearing posters were posted and public hearing notices were mailed for each of the three sites that were analyzed, and a public hearing was held before the Planning and Zoning Commission on November 5, 2012.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

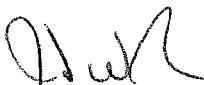
1. The recommended location is the best location to meet the goal of the *Anchorage Fire Department Strategic Plan* to respond to 90% of the calls within four (4) minutes or less.
2. It appears that there has been substantial analysis regarding the site in terms of the soil, the drainage, the utilities and the size of the site meeting all the requirements for relocation of Fire Station 9.
3. The standards are met for consistency with the goals of the Comprehensive Plan for the Municipality of Anchorage.
4. It would have been preferable to rebuild the fire station in its current location; however the petitioner's representative has identified the issues with that location including the overall system efficiency. There is a need to look at the entire system and if the response times between systems grow over time it is a positive outcome. A location other than a park would have been better. There is objection to the idea that this is free Municipal land. Park land is a public use and there are a variety of public uses in our community, but it is very difficult to find park land. There is a cost to use park land for other public uses and that cost was not adequately quantified in the evaluation study.
5. This is a difficult decision and it would have been good to hear a compelling reason for this location; but the Commission did not hear that during the public hearing. It would be preferable for the fire station to remain in its current location; however, the Huffman-O'Malley Community Council supports relocating the fire station to the recommended location and the Commission does not want to oppose the wishes of the community council.
6. The Planning and Zoning Commission recommended approval of the selection of Site #19 located in the SW¼ of Section 28, T12N, R3W, S.M., Alaska for the relocation of Fire Station 9 by a vote of 8-aye, 0-nay.

B. The Commission approves the above referenced selection of a preferred site for Fire Station #9, subject to the following conditions:

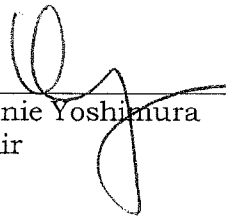
1. The area to be redesignated for fire station development may be up to two (2) acres; provided, the proposed site plan shall minimize the area needed, and shall be subject to Parks and Recreation Commission review.
2. The area of the project, in cooperation with the neighborhood and Parks and Recreation Dept. shall identify and provide amenities such as access and connectivity improvements including trails and lighting where beneficial and appropriate.
3. With appropriate architectural and site planning, design and construct facilities and site improvements, including retaining as much existing vegetation as possible and providing adequate buffers, to preserve and visually enhance the neighborhood.
4. Secure formal dedication, through whatever means necessary, for the remainder of Rabbit Creek Park to confirm the park's long-term status in the community.
5. Assist in maintaining the park by contributing to recommended wildfire prevention measures.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5th day of November 2012.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 3rd day of December, 2012.



Jerry T. Weaver, Jr.
Secretary



Connie Yoshimura
Chair

(Case: 2012-110)
(Parcel ID No. 015-283-36; 018-391-39; 018-023-17)

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it; it is going to go forward anyway. He stated this is the reason he will be supporting this motion.

COMMISSIONER MULCAHY referred to the memorandum from staff. He noted there are some paragraphs in there that need to be captured and sent forward about the Planning Division recommending the Commission be given the opportunity to get involved sooner, and a better ability to track. He stated the points in this staff memorandum need to be captured in the Commission's resolution going forward. COMMISSIONER MULCAHY clarified the memorandum could be included with the resolution.

COMMISSIONER FERGUSSON will not be supporting this motion because it has rolling stock in it with a life much less than the bond issue, and he thinks the Municipality needs to buy the rolling, but he thinks there are other ways to do it. He noted he would like to see people take responsibility. He further noted he does not finance his cars for 30 years, and he does not think the City should do that. Therefore, he will not be supporting the motion. He stated he supports buying equipment, and he supports buying it in a different form.

COMMISSIONER PRUHS will be supporting the motion. He noted he uses this when items come before the Commission as far as what is projected with infrastructure. He indicated he cross-references the CIP budget with people applying for conditional use permits and with plans that come forward, and it is a great tool to see what the Municipality actually has planned for that area should something come up in this area for an intersection, a road, signalization, safety, etc. He noted that unfortunately it does not have AWWU in there, which he thinks would be another great tool for the Commission to have to be able to cross-reference what AWWU'S long-range planning is with the development of this community.

AYE: Mulcahy, Robinson, Hickel, Pruhs, Parks, Dean, Yoshimura

NAY: Fergusson

PASSED

G. PUBLIC HEARINGS

1. CASE: 2012-110

PETITIONER: Municipality of Anchorage-Public Works Dept.

REQUEST: Site selection for a public facility

The Anchorage Fire Department (AFD) seeks approval from the Planning and Zoning Commission for the selection of a site for a new fire station. Public facility site selection is required for this project in accordance with AMC 21.15.015.

The Anchorage Fire Department Strategic Plan 2009-2015 recommends relocation or remodeling of Fire Station 9. The existing station needs renovation and the size of the lot is too small to fit their needs. The criteria for choosing a site for Fire Station 9 are: size, zoning, access/traffic signals,

environmental resource sensitivity, location and response time, ground soils and drainage, availability of utilities, and site acquisition and development costs. Twenty-three potential sites were identified, including the existing station, within the area bounded by O'Malley Road, Cange Street, DeArmoun Road, and the Old Seward Highway. The twenty-three potential sites were reduced to eight when a four minute response time and minimal coverage overlap were considered. Of the eight potential sites, three sites were determined to be the most suitable. They are Sites 12, 19, and 23. The preferred location is Site 19 because it was rated the highest on most of the criteria.

In the absence of Francis McLaughlin MARGARET O'BRIEN provided the staff report and recommendations on behalf of the Municipality's Planning Division. Planning recommended approval with the conditions laid on the table by staff.

TIM POTTER with DOWL HKM was present on behalf of the petitioner, the Municipality's Public Works Department. Also present on behalf of the petitioner to respond to questions were:

HEATH LANDON, MOA Capital Projects, Project Manager
DEPUTY CHIEF JOHN DROZDOWSKI, Anchorage Fire Department
SENIOR CAPTAIN TONY SCHWAMM, Fire Station 9

MR. POTTER provided a presentation on behalf of the petitioner.

ERIKA MCCONNELL responded to a question on the code for site plan review from the Commission.

CHAIR YOSHIMURA opened the hearing to public testimony, and the following individuals testified:

DIANE SHELLENBAUM
CINDY DAWSON
RICHARD KLEIN
JOHN DAWSON
MARIANNE JACOB
MERRY CARLSON
DIANNE HOLMES
KEN ORTMANN
ELIZABETH ELDRIDGE
KAREN ARNOLD
MICHAEL BAILEY
MIKE ARNOLD
KATIE NOLAN, Secretary, Huffman-O'Malley Community Council

MR. POTTER provided rebuttal testimony on behalf of the petitioner.

MR. POTTER and MR. LANDON responded to questions from the Commission.

CHAIR YOSHIMURA closed the public hearing.

COMMISSIONER PARKS moved to approve Case 2012-110, Site Selection for Fire Station 9 with the recommendation on Page 5 of the Staff Packet and to include the Department's recommendations with Conditions 1 through 5 that were laid on the table, which are conclusive. COMMISSIONER DEAN seconded.

COMMISSIONER FERGUSON supports the idea of dedicating the rest of this parcel for park land, but he indicated it was not in the Commission's purview.

CHAIR YOSHIMURA noted the Commission can support the idea in the form of a recommendation.

COMMISSIONER FERGUSON noted the wording is "secure the formal dedication..." He indicated if the wording could be changed to recommend or support, he would not have a problem.

COMMISSIONER PARKS indicated he could change his motion to read "Recommend a formal dedication ..."

CHAIR YOSHIMURA thinks there is a difference between recommend and secure.

COMMISSIONER PRUHS asked if it could be "subject to."

CHAIR YOSHIMURA indicated the Commission was just word-smithing. She thinks what the Commission is doing is directing the petitioner to secure formal dedication through whatever means necessary. COMMISSIONER FERGUSON accepted that.

COMMISSIONER ROBINSON discussed the appropriateness of the zoning district, and whether there is anything inherent in this, or if that is just a determination at a later time that is made by staff as to whether or not it is appropriate to locate a fire station in R-1A with the heights proposed.

CHAIR YOSHIMURA noted there were some emails back and forth today regarding this matter. She thinks it would be up to some entity or individual other than at this Commission through some legal means to challenge the Administration's position on that.

COMMISSIONER PARKS finds that when the Commission looked at the recommended areas that have been proposed that public testimony shows that this site is the best site for response time for Fire Station No. 9 to be replaced. He noted it also appears that there have been substantial analysis regarding the site, soil, drainage, and utilities, and the size desired meets all the requirements. He finds the standards meet consistently with the goals inside the Comprehensive Plan through the City by the Municipality of Anchorage.

COMMISSIONER ROBINSON stated this is a really difficult call. He thinks his number one preference would have been to see the station rebuilt in its current location. He thinks that the petitioner discussed the issues with that, including he thinks an overall objective of system efficiency. He does not think that is a bad thing. He thinks that we need to look at the entire system, and if there is a way over time that those areas as response times grow between different stations he thinks that a positive thing. He also would have hoped that the Commission could have been looking at a location other than a park. He does object somewhat to the notion that this is free Municipal land. He noted that he gets that it is a public use, and we have a variety of public uses in our community. He thinks it is very difficult to go out and find park land, and he thinks there is a cost to that. He does not know that it was adequately quantified. He will be supporting the motion.

COMMISSIONER MULCAHY noted it was difficult, and he still has not heard a compelling reason why the station cannot stay where it is at. He indicated he was hoping to hear that at this meeting, but did not hear it. However, he was prepared to go against this, but the Community Council says this Site 19 is what they want, and the Council is not happy with Site 23. He would have preferred the station stay where it was at, but he is going to concede to the will of the Community Council, and he will not oppose.

AYE: Mulcahy, Fergusson, Robinson, Hickel, Pruhs, Parks, Dean, Yoshimura
NAY: None

PASSED

2. CASE: 2012-122
PETITIONER: Municipality of Anchorage
REQUEST: An amendment to for Hillside District Plan

The Hillside District Plan (HDP) Hillside Land Use Plan should be amended when a new fire station location is selected within its boundary, as stated on page 2-22 of the HDP: "Designated public facilities and institutions are generally existing or known planned facilities. The Land Use Plan Map is intended to be updated as new facilities are planned and public facility site selections made." The purpose of updating the Hillside Land Use Plan Map is to accurately reflect the designated use and its location.

In the absence of Francis McLaughlin MARGARET O'BRIEN provided the staff report and recommendations on behalf of the Municipality's Planning Division. Planning recommended that Map B should be amended to show the location of proposed Fire Station 9.

CHAIR YOSHIMURA opened the public hearing, and the following individuals testified:

DIANNE HOLMES

CHAIR YOSHIMURA closed the public hearing.

MUNICIPALITY OF ANCHORAGE
MEMORANDUM

DATE: November 5, 2012

TO: Planning and Zoning Commission

THRU: *EM* Erika McConnell, Current Planning Section Manager

FROM: *FM* Francis McLaughlin, Senior Planner

SUBJECT: 2012-110 Fire Station 9 Public Facility Site Selection

The purpose of this memo is to correct two mistakes in the staff analysis. First, the staff analysis says that fire stations are not a permitted use in the R-6 district. After internal discussions regarding code interpretation, the Department concluded that fire stations are a permitted use in the R-6 district per AMC 21.40.080B.2., "Permitted principal uses and structures: Parks, playgrounds, playfields, and public buildings and uses in keeping with the character and requirements of the district." Therefore, Site 12 would not need to be rezoned to PLI if it is chosen for Fire Station 9.

Second, the staff analysis incorrectly says that Site 19 is zoned PLI. The correct zoning of Site 19 is R-1A. The R-1A permits fire stations.

**MUNICIPALITY OF ANCHORAGE
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: October 1, 2012

TO: Planning and Zoning Commission

THRU: JW Jerry T. Weaver, Jr., Director

FROM: FM Francis McLaughlin, Senior Planner

SUBJECT: Public Facility Site Selection – Fire Station 9 (Case 2012-110)

APPLICANT: Anchorage Fire Department (AFD)

RECOMMENDATION SUMMARY: Approval

Purpose of Review

The Anchorage Fire Department (AFD) seeks approval from the Planning and Zoning Commission of the selection of a site for a new fire station. Public facility site selection is required for this project in accordance with AMC 21.15.015.

Summary of Site Selection Study

The Anchorage Fire Department Strategic Plan 2009-2015 recommends relocation or remodeling of Fire Station 9. The existing station needs renovation and the size of the lot is too small to fit their needs. The criteria for choosing a site for Fire Station 9 are: size, zoning, access/traffic signals, environmental resource sensitivity, location and response time, ground soils and drainage, availability of utilities, and site acquisition and development costs. Twenty-three potential sites were identified, including the existing station, within the area bounded by O'Malley Road, Cange Street, DeArmoun Road, and the Old Seward Highway. The twenty-three potential sites were reduced to eight when a four minute response time and minimal coverage overlap were considered. Of the eight potential sites, three sites were determined to be the most suitable. They are Sites 12, 19, and 23. The preferred location is Site 19 because it was rated the highest on most of the criteria.

Site 12 is located at the northeast corner of the intersection of Lake Otis Parkway and Huffman Road. Site 12 would have access to both streets which are designated as "Minor Arterials" in the *Official Street and Highway Plan (OS&HP)*. The parcel is zoned R-6 (Suburban Residential District, large lot), and fire stations are not a permitted use in this district. The property would need to be rezoned to PLI. The *Hillside District Plan (HDP)* Hillside Land Use Plan identifies the site as "Limited intensity residential, 0 to 1 dwelling unit per acres." The site is not identified in the *Anchorage 2020 Land Use Policy*

Map. The parcel contains 3.9 acres, which is more than enough to accommodate the fire station. However, the lot is privately owned and not advertised for sale. Furthermore, a preliminary investigation indicates that 75% of the site is encumbered by Class C wetlands and poorly drained soils.

Site 19 is located at the northeast corner of the intersection of Lake Otis Parkway and DeArmoun Road. The *OS&HP* identifies DeArmoun Road as a “Minor Arterial.” The site is adjacent to the Rabbit Creek Elementary School. The site has direct access onto DeArmoun Road and is close to the New Seward Highway. The property is zoned PLI (Public Lands and Institutions) and fire stations are a permitted use in this district. Also, the parcel contains more than 9 acres and is owned by the Municipality. Of the 9.3 acres, approximately 2.5 acres would be developed for the fire station and the remainder would be left undisturbed. The Parks and Recreation Department has management authority of Site 19. The parcel would need to be replatted to separate the fire station from the open space/parkland. The site is not dedicated parkland. There are no environmental concerns and the site has relatively good soils and drainage. The *HDP* Hillside Land Use Plan identifies most of the site as “Other areas that function as park and natural resource.” The site is not identified in the *Anchorage 2020* Land Use Policy Map.

Site 23 is the current location of the fire station on Huffman Road, which the *OS&HP* identifies as a “Minor Arterial.” Site 23 is zoned PLI and has direct access onto Huffman Road. The parcel contains less than one acre, which makes upgrading the existing facility difficult. The site is owned by the Municipality and is served by all necessary utilities. This site is outside of the *HDP* boundaries. The site is identified as “Commercial” in the 1982 *Anchorage Bowl Comprehensive Development Plan* Generalized Land Use Plan. The *Anchorage 2020* Land Use Policy Map shows the site as a “Town Center.”

Analysis of Alternative Sites

In seeking a site for this facility, the Anchorage Fire Department developed the following criteria:

- Size – The desired size is 2.5 acres or larger.
- Zoning district – The desired zoning is PLI. Other zoning districts, like the R-6, are acceptable; however, rezoning to PLI is common practice.
- Accessibility/traffic signals – The ease of egress onto arterial or collector roads is favored.
- Environmental resource sensitivity – Sites that do not contain sensitive environmental resources are favored over those that are encumbered.
- Location/response time – The coverage area of Fire Station 9 is bounded by Dimond Boulevard and Abbott Road to the north, Elmore Road to the east, the Old and New Seward Highways to the south, and Minnesota Drive to the west. The AFD Plan’s service level objective is a response time of 4 minutes or less for 90% of calls.

- Soils and drainage – Good soils for construction are preferred over bad soils.
- Availability of utilities – Sites with existing public water and sewer are preferred over sites with private wells and on-site septic systems.
- Acquisition and development costs – Municipal-owned property is preferable over privately owned sites.

Based upon the criteria listed above, Sites 23, 19, and 12 were selected for detailed evaluation. The site selection study recommends Site 19 as the preferred location for Fire Station 9. Site 19 is already owned by the Municipality and is appropriately zoned PLI. Also, the site contains the requisite lot area. Site 19 has good accessibility to Huffman Road and the New Seward Highway. Although the site is not already served by public water and sewer, hookups can be made at a reasonable cost.

Site Selection Standards of AMC 21.15.015

A. Required information

The standard is met.

According to AMC 21.15.015B., the agency proposing a site selection shall submit information regarding the evaluation of alternative sites or an explanation why no alternative sites were considered. As described above, the AFD developed criteria for its review of sites. After this review, a preferred site was identified.

B. Consistency with goals, policies and land use designations of comprehensive development plan and other municipal plans.

The standard is met as all three sites comply with Title 21 and adopted plans.

Fire stations are a permitted use in the PLI district. Sites 19 and 23 are located in the PLI district, and Site 12 is located in the R-6 district.

Sites 19 and 12 are located within the *HDP* boundary. Goal 4-B. on page 2-35 of the *HDP*, and the accompanying policy on page 2-37, state that site selection studies should be carried out for new/relocated fire stations and other public facilities. This site selection study fulfills this policy. Sites 19 and 12 are located in parcels identified for residential and parks and natural resource. These sites are not located in parcels designated for “School and community institutional.” However, this is consistent with the *HDP* as the section on “Community Facility Designations” on page 2-22 states, “The Land Use Plan Map is intended to be updated as new facilities are planned and public facility site selections made.” If Site 19 or 12 is approved for Fire Station 9, then the approval should be accompanied by an update to the *HDP* Hillside Land Use Plan Map to reflect the “School and Community Institutional” use on the approved site. Case 2012-122

proposes to update the *HDP* Hillside Land Use Plan Map to identify the area selected for Fire Station 9 as “School and Community Institutional.”

In the case of Site 19, the remainder of the parcel that does not include the fire station should remain “Other Areas that Function as Park and Natural Resource.” In the case of Site 12, the remainder of the parcel that does not include the fire station should remain “Limited intensity residential, 0 to 1 dwelling unit per acres.” The section on “Amendments to the Land Use Plan Map” on page 2-15 of the *HDP* states:

“As the community continues to grow and change, it is anticipated that the Land Use Plan Map will also change. Proposed Land Use Plan Map amendments may be reviewed concurrently with other development proposals. For instance, if a rezoning is demonstrated to have community-wide benefits and responds to new issues, needs, or opportunities not addressed in the Hillside District Plan or other elements of the Comprehensive Plan, an amendment to the Land Use Plan Map may be appropriate.”

Site 23 is located outside of the *HDP* boundary. *Anchorage 2020* contains several policies regarding public facilities including Policy #73 which states that “Public facilities and services shall meet adopted level of service standards,” and Policy #75 which states:

“The first priority for uncommitted municipal lands shall be to serve documented or projected needs for municipal facilities, including schools, parks, sports fields, and open space.”

The 1982 *Anchorage Bowl Comprehensive Development Plan* does not specifically address public facilities such as fire stations. Site 23 complies with both *Anchorage 2020* and the 1982 *Anchorage Bowl Comprehensive Development Plan*.

D. Effects of the proposal on the area surrounding the site

The standard is met.

The land uses and zoning surrounding Sites 23, 19, and 12 are compatible with a fire station. The existing fire station is located at Site 23. Huffman Road and Silver Fox Lane run along the north and west boundaries of Site 23. Commercial uses with B-3 zoning are developed north, east, and west of the site. Multi-family residential developments within B-3 and R-2M zoning are developed south of Site 23.

Site 19 is bordered by DeArmoun Road on the south boundary and Lake Otis Parkway on the west boundary. This section of the Lake Otis Parkway is constructed as a local road with no sidewalks and dead ends at the Rabbit Creek Elementary School. The residential lots west, east, and south of this site are developed with single-family residential. The zoning districts are R-1, R-1A, and R-6. Site 19 is zoned PLI and is undeveloped public property used by the surrounding neighborhood as open space/parkland.

Site 12 is bordered by Lake Otis Parkway to the west and Huffman Road to the south. The property to the north, south, and west is developed with single-family residential. West of Site 12 is an undeveloped residential tract. The surrounding zoning is R-1, R-6, and R-2A.

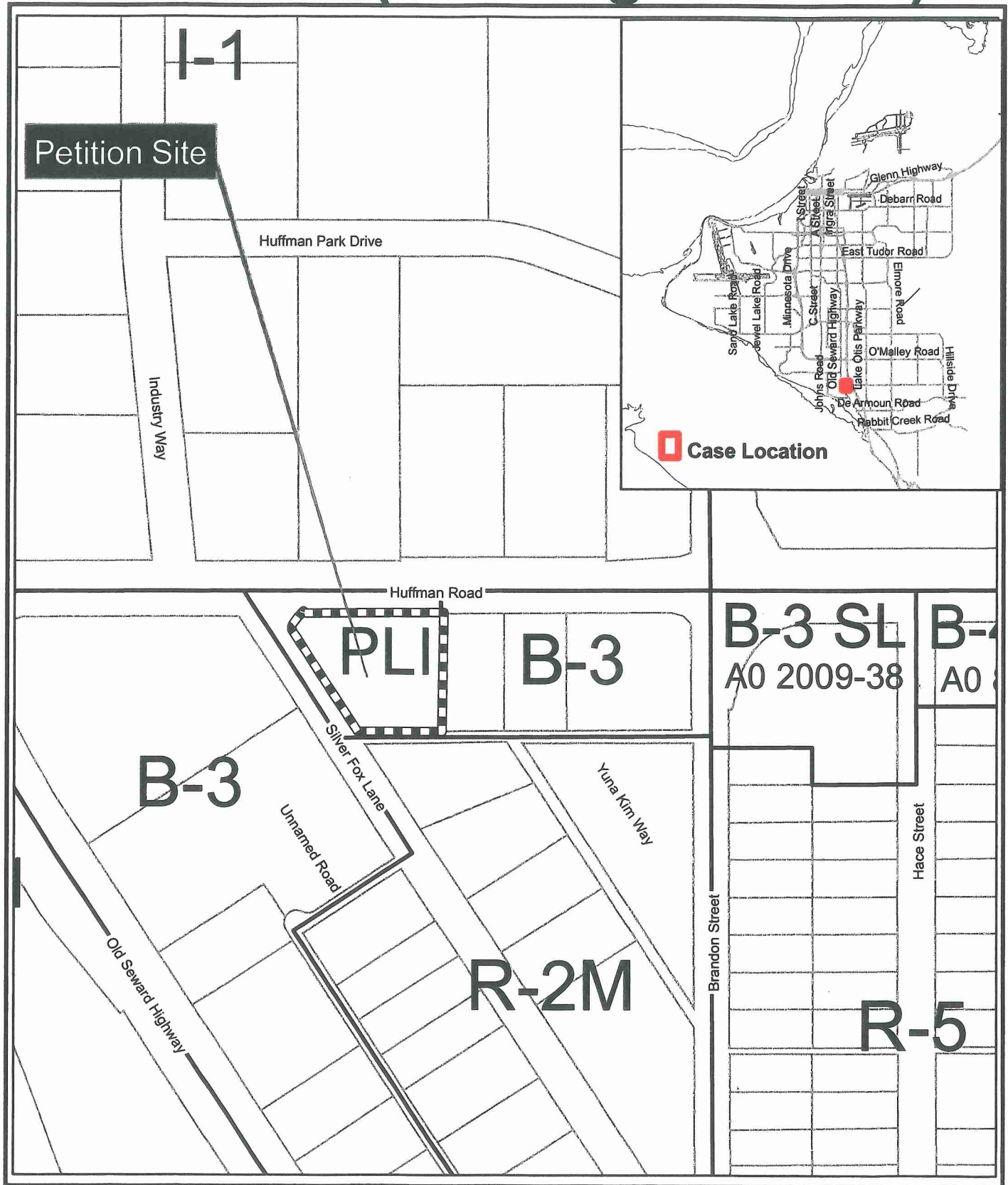
Summary of Comments Received

None of the reviewing agencies objected to the recommended site. The submittal was distributed to the Old Seward/Oceanview, Huffman/O'Malley, and Rabbit Creek Community Councils and to owners of properties that are located within 500 feet of each site. Nine public comments were received in opposition to Site 19. These comments are attached.

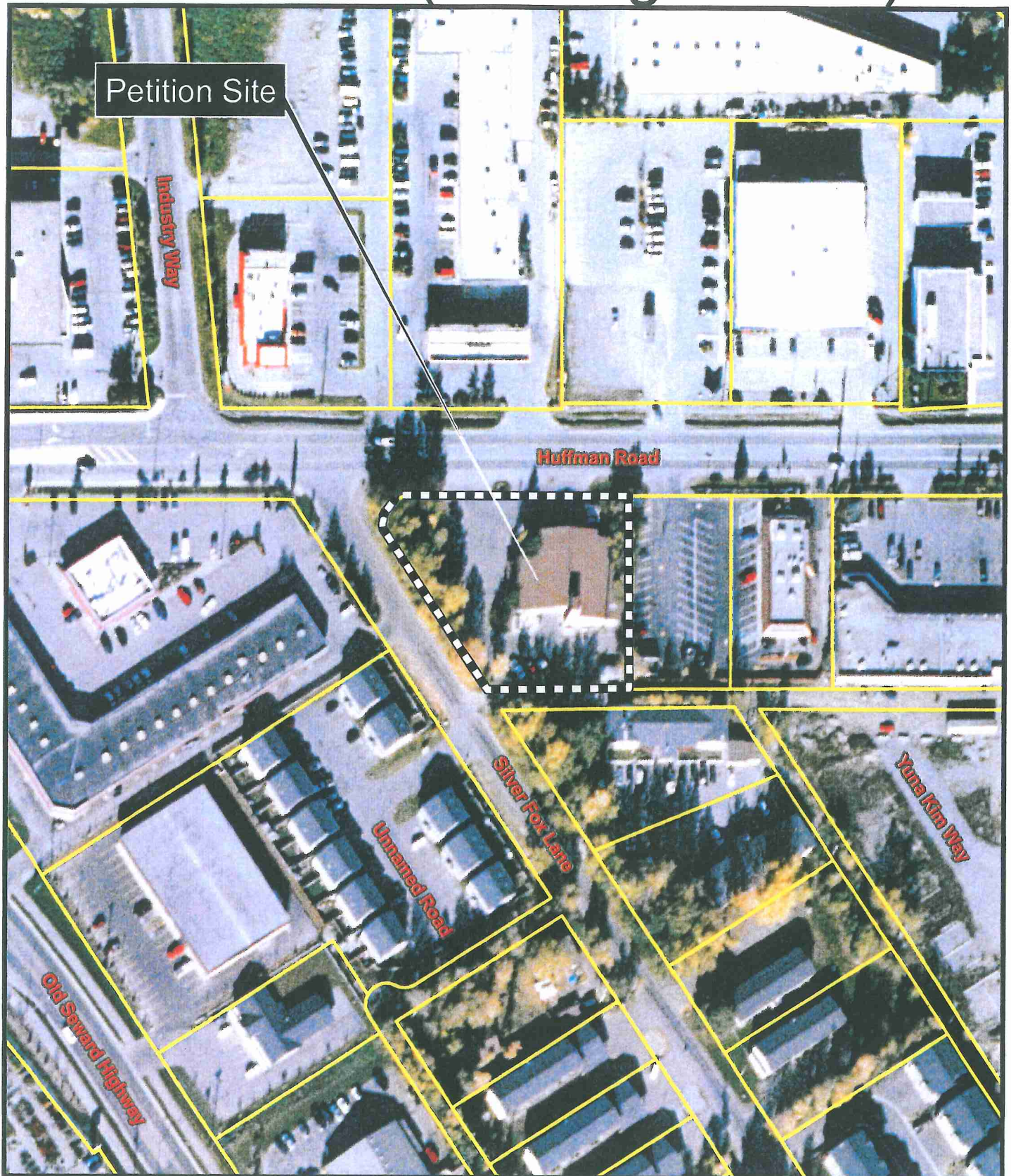
Recommendation

The Department concurs with the Anchorage Fire Department that the Site 19 is the preferred site. The Department has reviewed this site selection study and determined that it is in compliance with the standards of AMC 21.15.015. The Department agrees with the Anchorage Fire Department in recommending Site 19 for selection to relocate Fire Station 9.

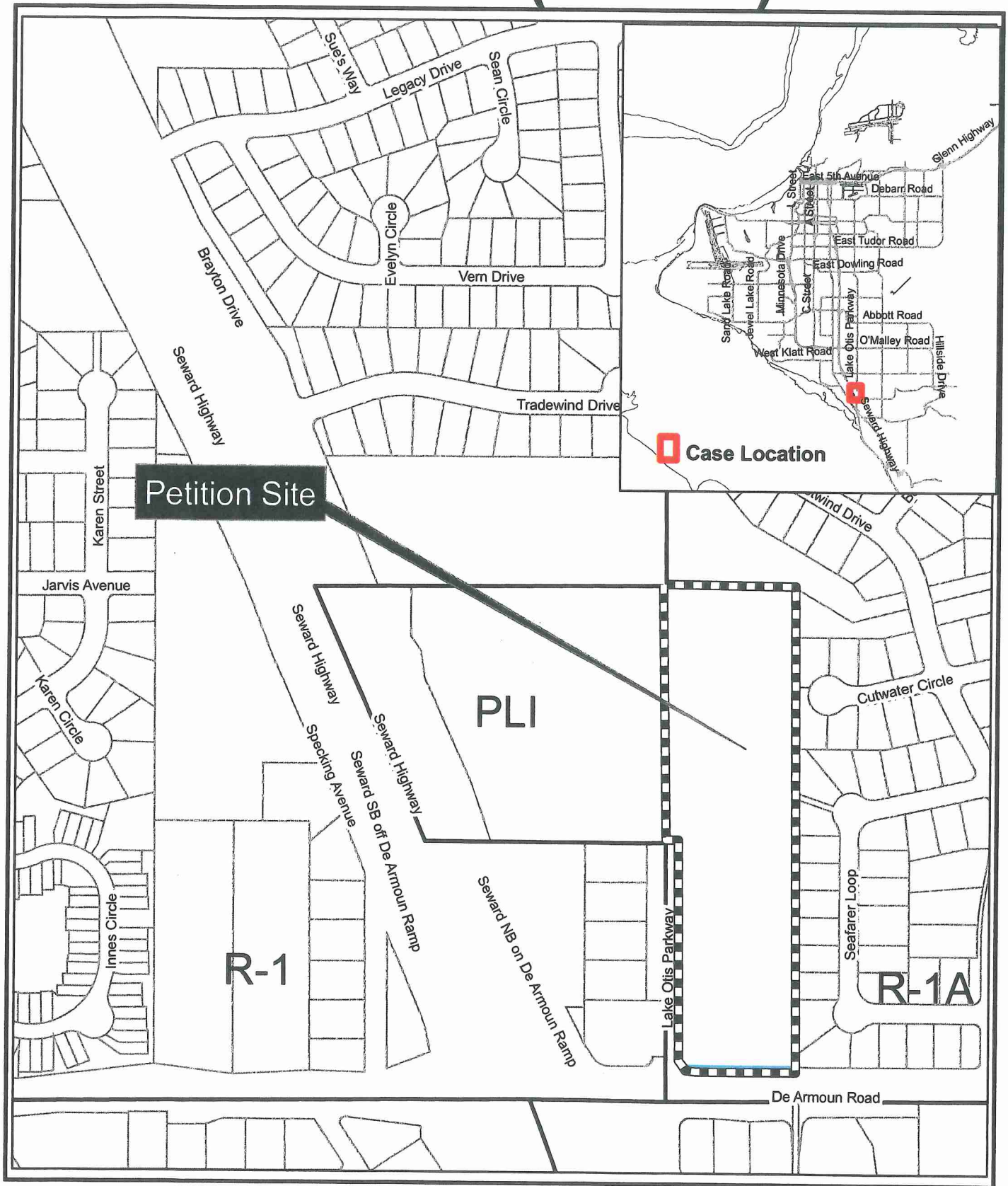
2012-110 (Existing Site #23)



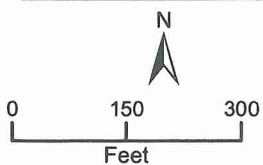
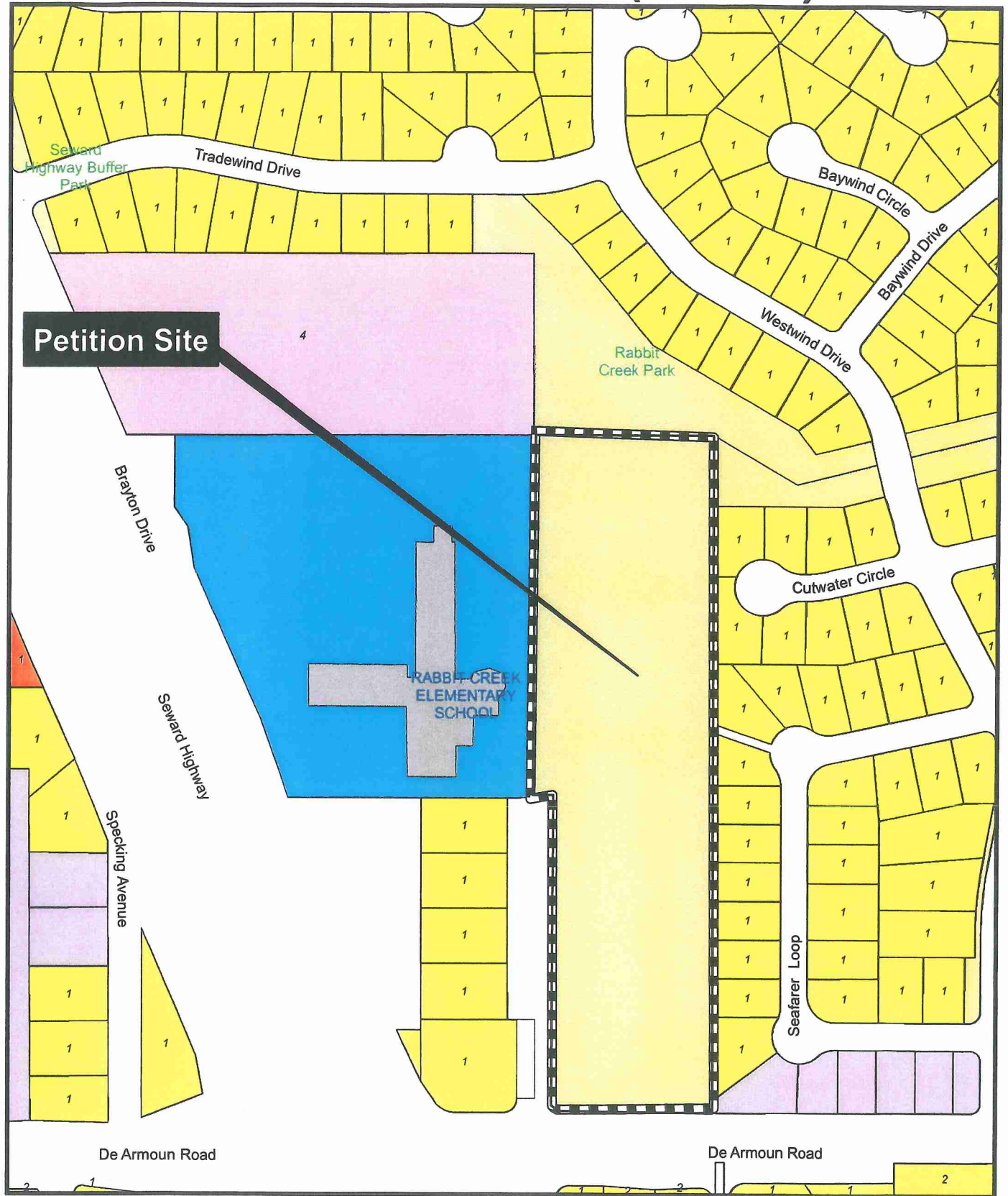
2012-110 (Existing Site 23)



2012-110 (Site 19)



2012-110 (Site 19)



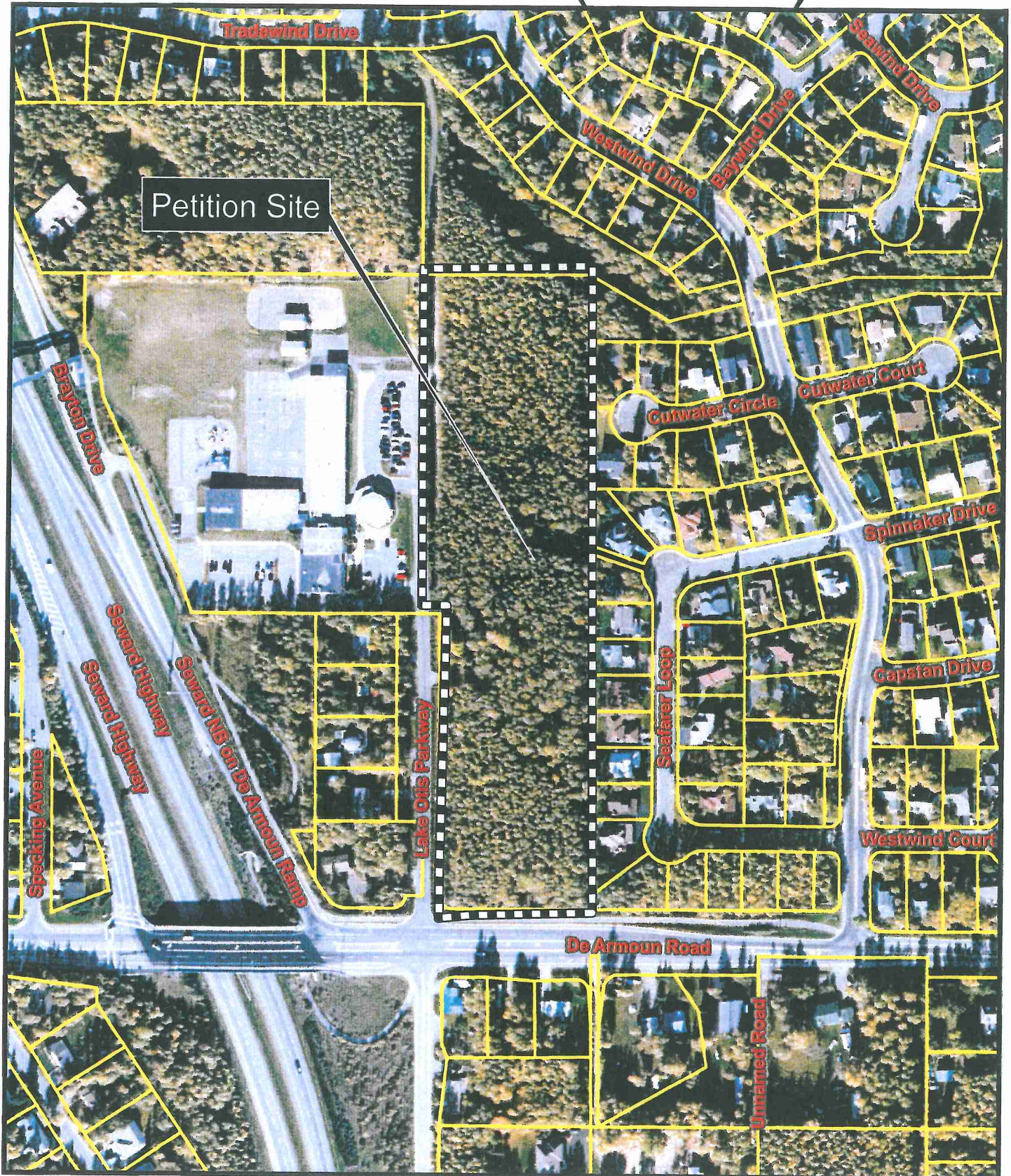
Date: July 27, 2012
Municipality of Anchorage
Planning Department

2010 Primary Land Use

- 1 Total Number of Living Units on Lot
- Single Family
- Multi-Family
- Mobile Home Park

- Commercial
- Industrial
- Institutional
- Religious
- Parks / Open Space
- Vacant
- Transportation
- Military
- Waterbody
- Tidal

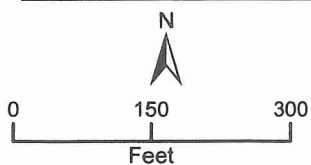
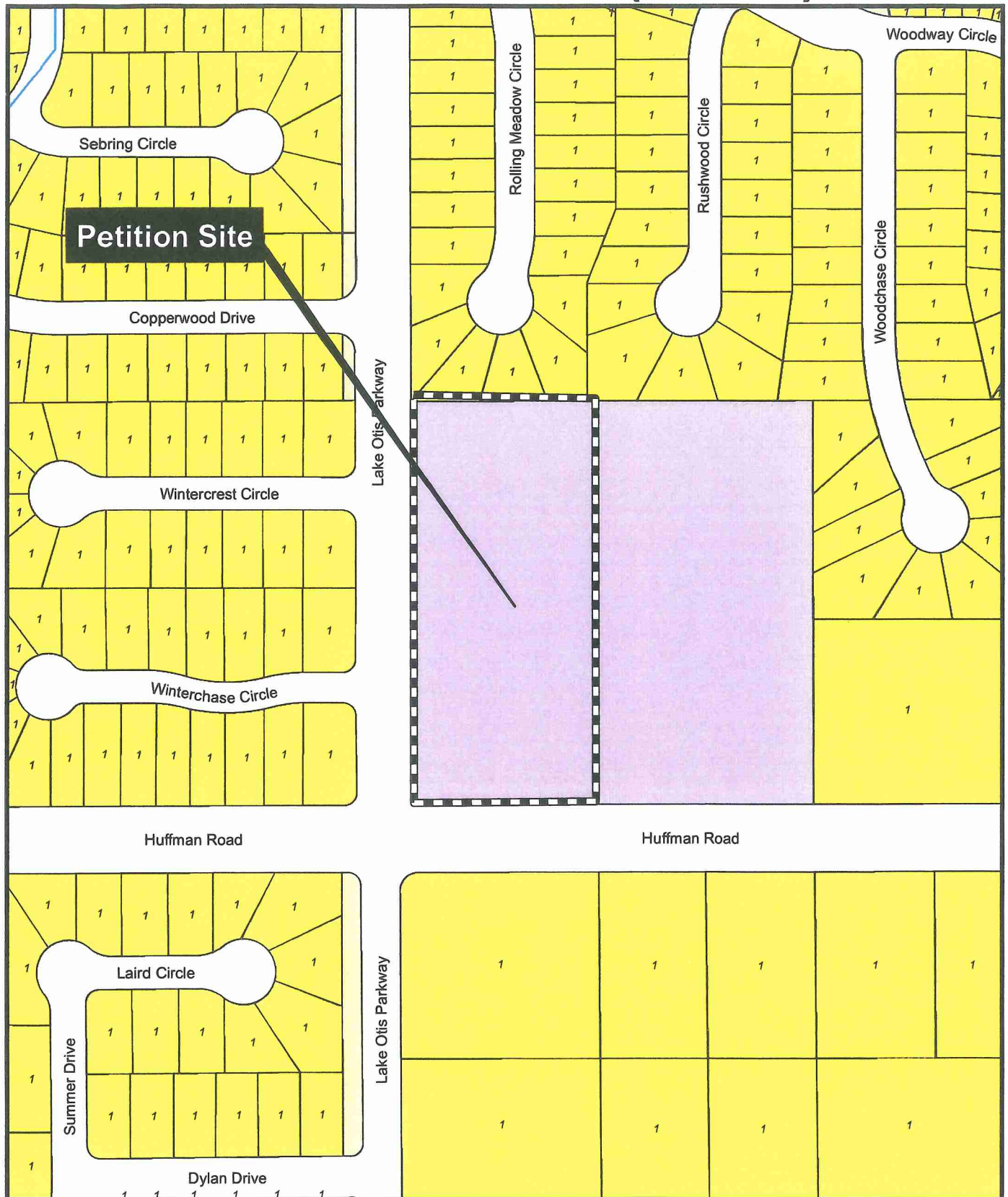
2012-110 (Site 19)



2012-110 (Site 12)



2012-110 (Site 12)



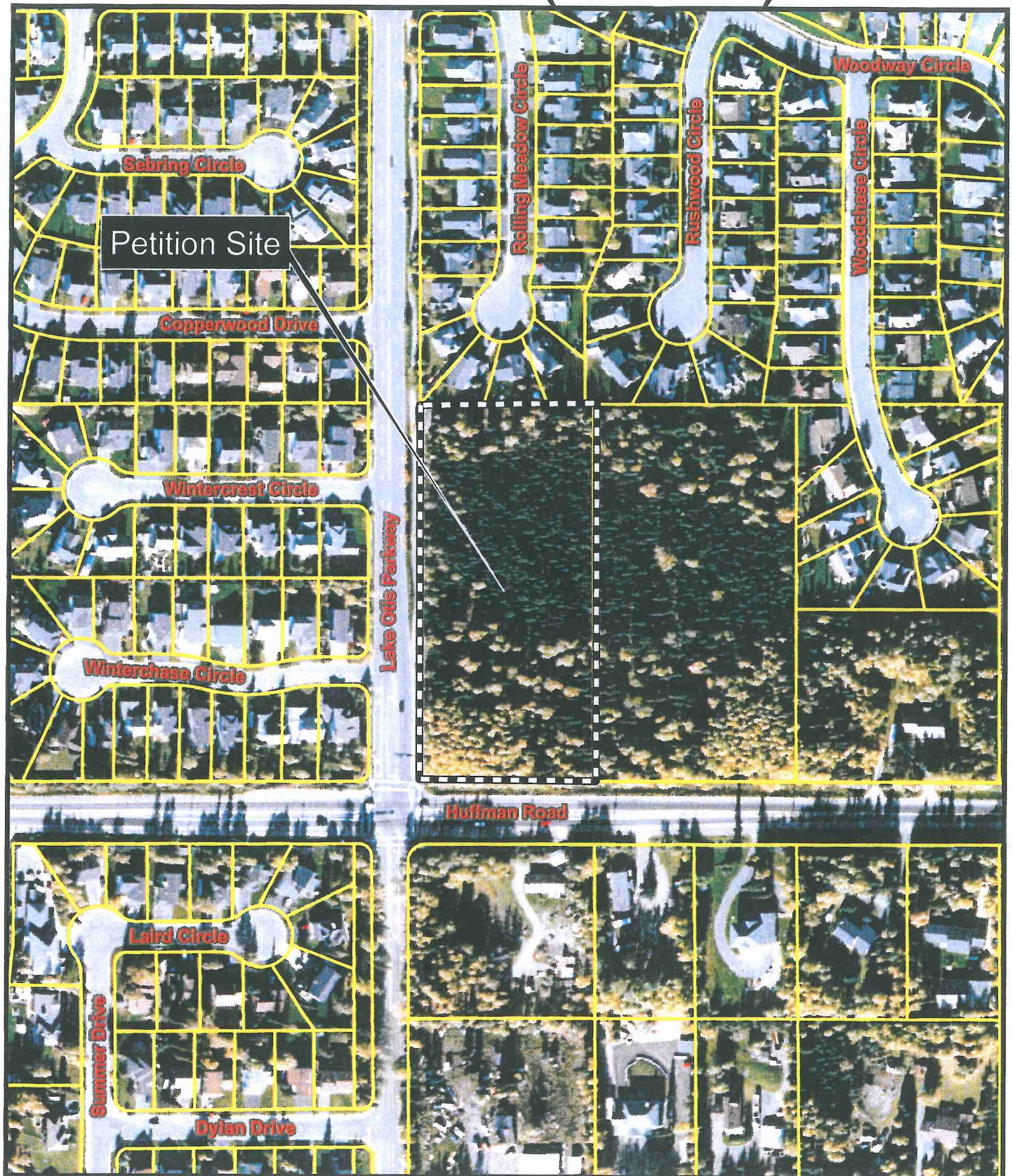
Date: July 27, 2012
Municipality of Anchorage
Planning Department

2010 Primary Land Use

- 1 Total Number of Living Units on Lot
- Single Family
- Multi-Family
- Mobile Home Park

- Commercial
- Industrial
- Institutional
- Religious
- Parks / Open Space
- Vacant
- Transportation
- Military
- Waterbody
- Tidal

2012-110 (Site 12)



Application

MUNICIPALITY OF ANCHORAGE



Maintenance and Operations / Capital Projects
3640 East Tudor Road

Phone: 907-343-8448
Fax: 907-343-8267

Mayor Dan Sullivan

July 18, 2012

Mr. Jerry Weaver, Jr.,
Planning Director
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Letter of Authorization

Dear Mr. Weaver,

The Municipality of Anchorage, Public Works Department, Maintenance and Operations Division authorizes DOWL HKM to act on our behalf in submitting and processing a Site Selection Study for Fire Station 9. If you should have questions or need additional information please feel free to contact me directly at 907-343-8256.

Regards,

Heath Landon,
Project Manager
Municipality of Anchorage
Public Works Department
Capital Projects



Municipality of Anchorage

Anchorage Fire Department Station No. 9 Site Selection Study



prepared by: DOWL HKM
July, 2012

SITE SELECTION STUDY
FIRE STATION 9

Prepared for:

Municipality of Anchorage
Anchorage Fire Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

Prepared by:

DOWL HKM
4041 B Street
Anchorage, Alaska 99503
(907) 562-2000

W.O. 60884.02

July 2012

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LIST OF ACRONYMS

ACS	Alaska Communications Service
AFD	Anchorage Fire Department
AFD Plan	Anchorage Fire Department Strategic Plan 2009-2015
AMC	Anchorage Municipal Code
Anchorage 2020	Anchorage Bowl Comprehensive Plan
AWMP	Anchorage Wetlands Management Plan
AWWU	Anchorage Water and Wastewater Utility
CEA	Chugach Electric Association
ENSTAR	ENSTAR Natural Gas
FAA	Federal Aviation Administration
GCI	General Communications, Inc.
GIS	Geographic Information Systems
HDP	Hillside District Plan
MLS	Alaska Multiple Listing Service
MOA	Municipality of Anchorage
NRCS	Natural Resources Conservation Service
OSHP	Official Streets and Highways Plan
PLI	Public Lands and Institutions
PZC	Planning and Zoning Commission
R6	Suburban Residential District, large lot
UDC	Urban Design Committee

EXECUTIVE SUMMARY

The *Anchorage Fire Department Strategic Plan 2009-2015* identifies relocation and/or remodeling for Fire Station 9 as a priority. Station 9 is adjacent to heavily used business and residential areas; emergency apparatus, departing and returning to the station, often disrupts local residential and business traffic. The size of the existing site (under one acre) is not ideal for many station activities. Furthermore, the existing station is old and outdated and needs extensive repair, but the site size does not allow for effective remodeling/renovation. This site selection study documents an analysis of alternative sites for the relocation of Fire Station 9. The study details the potential merits and drawbacks associated with each alternative and aids the Municipality of Anchorage in evaluating and pursuing a new location for Fire Station 9.

The site identification and evaluation process consisted of:

1. Determining search criteria and identifying desired parameters of the site.
2. Inventorying potentially available parcels.
3. Evaluating parcels against initial criteria and eliminating unsuitable sites.
4. Refining the inventory to only suitable parcels and expanding analysis on these sites.
5. Presenting the three most suitable sites and document the merits and potential drawbacks for each.
6. Making a site recommendation based on the analysis.

The initial inventory of sites included 23 potential sites in South Anchorage (Figure 1). As additional information specific to site criteria was gathered, the inventory was refined until the three most desirable sites were identified (Figure 2). These three sites are described below.

Site 12: Located at the northeast corner of Lake Otis Parkway and Huffman Road, this site is zoned Suburban Residential, large lot (R-6). Access to this site would be from Huffman Road, which provides good access to major corridors. The parcel is 3.9 acres, large enough to accommodate the new Fire Station 9. The undeveloped parcel is under private ownership and is

not currently advertised for sale. Preliminary investigations indicate that a large portion of this site is encumbered with Class C wetlands and poorly drained soils. All major utilities are either available or could be extended to the site.

Site 19: Located at the northeast corner of Lake Otis Parkway and DeArmoun Road, this site is zoned Public Lands and Institutions and is adjacent to the Rabbit Creek Greenbelt, just south of Rabbit Creek Elementary School. Access to this site would be from DeArmoun Road, which provides good east/west access. The site also has easy north/south access on the Old and New Seward Highways. The parcel is just over nine acres in size, so it could be replatted to create a smaller parcel for development. This undeveloped parcel is currently owned by the Municipality of Anchorage. Preliminary investigations indicate there are no known environmental concerns, and the site has relatively good soils and drainage.

Site 23: Located on Huffman Road, this site is the current location of Fire Station 9 and is zoned Public Lands and Institutions. Access to this site is from Huffman Road, which provides good access to major corridors. This parcel is less than one acre in size, which makes it difficult to upgrade the existing facility. This site is owned by the Municipality of Anchorage and is serviced by all necessary utilities. All major utilities are available to be extended to the site.

Site 19 is the recommended preferred site for the relocation of Fire Station 9. This site was rated highest on most criteria, including: size, zoning district, accessibility/traffic signals, environmental resource sensitivity, location/response time, soils and drainage, availability of utilities, and site acquisition/development cost. There may be some resistance to the development of this site due to it being perceived as park land; however, mitigation could potentially resolve this concern.

1.0 INTRODUCTION

1.1 Background

The *Anchorage Fire Department Strategic Plan 2009-2015* (AFD Plan) identifies relocation and/or remodeling for Fire Station 9 as a priority. Station 9 is adjacent to heavily used business and residential areas; emergency apparatus, departing and returning to the station, often disrupt local residential and business. The size of the existing site is less than one acre, which is not ideal for many station activities. Furthermore, the existing station is old and outdated and needs extensive repairs; however, the size of the site does not allow for effective remodeling/renovation. This site selection study documents an analysis of alternative sites for the relocation of Anchorage Fire Station 9.

1.2 New Site Criteria

Site criteria were developed by evaluating the Fire Station 9 needs for efficiently housing its existing emergency apparatus and staff, and by evaluating the station goals to more effectively serve the surrounding area. Potential sites were evaluated using the following criteria (Appendix A - Site Evaluation Matrix):

- Size
- Zoning district
- Accessibility/traffic signals
- Environmental resource sensitivity
- Location/response time
- Soils and drainage
- Availability of utilities
- Site acquisition/development cost

These evaluation criteria are described further below.

Size - The size desired is based on the space needed for building development, including staff space and living quarters; a hose drying tower; inside climbing wall and equipment for rope

rescue training exercises; four bay doors; and storage for one fire engine, one medic truck, one water tender and extra tools. The desired size for the new Station 9 site is 2.5 acres. Therefore, lots of this size, or larger, are preferred over smaller sites.

Zoning District - Although fire stations are allowed as a permitted use in most zoning districts within the Municipality of Anchorage (MOA), the character of fire stations is more compatible with institutional development common in the Public Lands and Institutions (PLI) zoning district. Sites that are zoned PLI are more desirable than those of other zoning districts. A site not zoned PLI would, based upon past Municipality practice, require an amendment to the zoning map. However, the PLI zoning district has larger building setback requirements and open space requirements than most other zoning districts and so would likely require a larger site overall.

Accessibility/Traffic Signals - Accessibility considerations include the ease of egress from the property onto existing streets. Site proximity to arterial or collector roads is favored in the analysis, while use of residential streets for access is unfavorable. Difficult left turns, roads with steep grades, close proximity to roundabouts, poorly functioning intersections, and medians are also unfavorable characteristics.

Environmental Resource Sensitivity - The environmental resource sensitivity criteria evaluates issues such as wetland functions and values, waterways, and upland habitats. High value wetlands and large areas of contiguous habitat are typically more cost prohibitive to develop. Sites that do not contain environmental resources are favored over sites that are encumbered.

Location/Response Time - The Fire Station 9 coverage area is bounded by West Dimond Boulevard/Abbott Road to the north; Elmore Road to the east; Minnesota Drive to Turnagain Arm to the west; and, where the Old and New Seward Highways combine into the Seward Highway to the south. The AFD Plan sets forth service level objectives, which include arrival of a fire pumper within 4 minutes or less to 90% of structure fires, and arrival of a basic life support unit within 4 minutes or less to 90% of code red medical emergencies. Code red call data was collected from 2010 through July 2011, quantifying the Anchorage Bowl call volume and the percentage of times a first unit responded within 4 minutes (Appendix B - Anchorage Bowl Existing Call Volume and Anchorage Bowl First Unit Response within 4 Minutes Maps). While

each fire station is its own facility, it is a component of a larger, public safety “network”. Response time from the fire station to the service area, coverage areas, and coverage overlap between fire stations are major components of the effectiveness of a fire station and were considered in evaluating potential sites.

Response areas for existing and proposed fire stations were calculated using a Geographic Information Systems (GIS) analysis based on the Network Analysis extension to ESRI’s ArcMap software (Appendix C - Existing Station 9 4-Minute Response Coverage Map). The analysis used available georeferenced data on the MOA road network, speed limits, and the identified response time to calculate the coverage area for each fire station. For code red response areas, a response time of 4 minutes was specified for the analysis. To allow for potential traffic congestion, signal delays, winter weather conditions, and other intangible factors, posted speed limits were reduced by 20% to estimate travel speeds for calculating the response area. Response time, distance coverage, and coverage overlap were calculated from the assumed access of each identified site. Sites that had the largest 4-minute code red response area are preferred.

Soils and Drainage - Soils, drainage, and groundwater characteristics are very important factors in the site evaluation process. In general, sites with engineered quality soils are preferred, as well as those with good on-site drainage.

Availability of Utilities - Fire stations require water, sewer, storm drain, electric, gas, telephone, and cable connection services. Sites with adequate utility access are preferred to sites that lack some or all of these utilities. Sites requiring on-site wells and on-site septic systems require larger site sizes, as well as potentially higher operations and maintenance costs.

Acquisition and Development Cost - In general, municipally-owned property is preferable over privately owned sites, since there is no direct cost associated with site acquisition. However, there is an opportunity cost associated with reserving municipal land for a non-revenue producing use. In addition, any off-site development costs, such as constructing an access road or upgrading utility systems, will impact the overall cost to develop a site. Site characteristics are very important factors in development cost and can result in a no-cost site being more expensive, in the end, than a purchased site.

1.3 Site Selection Process

The purpose of this study is to provide the Anchorage Fire Department (AFD) with a recommendation for a suitable site for the relocation of Fire Station 9. The site identification and evaluation process consisted of:

1. Determining search criteria and identifying desired parameters of the site.
2. Inventorying potentially available parcels.
3. Evaluating parcels against initial criteria and eliminating unsuitable sites.
4. Refining the inventory to only suitable parcels and expanding analysis on these sites.
5. Presenting the three most suitable sites and documenting the merits and potential drawbacks for each.
6. Making a site recommendation based on the analysis.

A comprehensive list of potential sites was developed, based on the following initial screening criteria:

- Location: South of O'Malley Road, west of Cange Street, north of DeArmoun Road, and east of the Old Seward Highway.
- Size: The parcel must be at least 2.5 acres in size.
- Availability: The parcel must be undeveloped.

A broad survey of public and private lands yielded 23 sites for consideration, based on the above criteria (Figure 1), including the existing Station 9 site. These 23 sites were then evaluated against 6 additional constraints.

- Environmental resource sensitivity: Sites with wetlands over a majority of the site were eliminated.
- Accessibility/traffic signals: Lack of access from a collector class or greater road and proximity to a signalized intersection.

- Adjacent zoning/land use compatibility: Sites completely surrounded by residential uses.
- Soils and drainage: Engineered quality soils and good on-site drainage.
- Availability of utilities: Existing or availability of connection to water, sewer, electric, gas, telephone, and cable services.
- Acquisition/development cost: Cost of site acquisition and development

This analysis left eight potential sites (Figure 1). These eight sites were evaluated against one additional constraint.

- Location/response time: Greatest 4-minute response coverage area with minimal coverage overlap.

This analysis eliminated five potential sites, narrowing the list down to three potential sites (Figure 2), including the existing Station 9 site. Although none of these sites is perfect, these three sites appear to have the greatest potential to meet most of the requirements for the relocation of Fire Station 9. These sites are evaluated further in the following section.

1.4 Sites Selected for Further Analysis

Site 12: Located at the northeast corner of Lake Otis Parkway and Huffman Road, this site is zoned R6 (Suburban Residential District, large lot). Access to this site would be from Huffman Road which provides good access to major corridors. This parcel is 3.9 acres, large enough to accommodate the new Fire Station 9 and all of its needs. This undeveloped parcel is under private ownership and is not currently advertised for sale. Preliminary investigations indicate that over 75% of this site is encumbered with Class C wetlands and poorly drained soils.

Site 19: Located at the northeast corner of Lake Otis Parkway and DeArmoun Road, this site is zoned PLI. This site is adjacent to the “Rabbit Creek Greenbelt”, just south of Rabbit Creek Elementary School. Access to this site would be from DeArmoun Road, which provides good east/west access. Additionally, this site has easy north/south access on Old and New Seward Highways. The parcel is just over nine acres in size, so it could be replatted to create a smaller parcel for development. This undeveloped parcel is currently owned by the MOA. Preliminary

investigations indicate there are no environmental concerns and this site has relatively good soils and drainage.

Site 23: Located on Huffman Road, this site is Fire Station 9's **current location** and is zoned PLI. Access to this site is from Huffman Road, which provides good connections to major corridors. This parcel is less than one acre in size, which makes it difficult to upgrade the existing Station 9. This site is owned by the MOA and is serviced by all necessary utilities.

1.5 Land Use Planning Considerations

The three sites being considered for the relocation of Fire Station 9 are subject to the provisions of the Anchorage Bowl Comprehensive Plan (Anchorage 2020), the Hillside District Plan (HDP), and Anchorage Municipal Code (AMC) Title 21 land use regulations. Anchorage 2020 does not specifically address development of these sites. The Generalized Land Use Plan Map, which has been adopted in concept form by the MOA Planning and Zoning Commission (PZC) and the HDP, identifies Site 19 as Parks and Natural Resource and Sites 12 and 23 as Low Intensity, Detached Houses.

The HDP calls for site selection studies to be carried out to identify needed sites for fire stations. This Site Selection Study fulfills this policy.

Under Title 21, the intent of the PLI zoning designation is to **"include areas of significant public open space, major public and quasi-public institutional uses and activities and lands reserves for which a specific use or activity is not yet identified"** (AMC 21.40.020). Police and fire stations are a permitted principal use in the PLI zoning district. The intent of the R6 zoning designation is to include, **"land areas where large lots or acreage is desirable as an adjunct to the more typical urban and suburban residential zoning districts"** (AMC 21.40.080). Parks, playgrounds, playfields, and public buildings and uses, in keeping with the character and requirements of the district are permitted principal uses in the R6 zoning district. A fire station is a public building and is therefore a permitted principal use in the R6 district. Public buildings or facilities, such as a fire station, are subject to a public facility site selection study under AMC 21.15.015.

2.0 SITE EVALUATIONS

2.1 Site 12 Evaluation

2.1.1 General Information/Size

Site 12 is located at the northeast intersection of Huffman Road and Lake Otis Parkway and can be found on MOA Grid SW2734 (Figure 3). This site is privately owned and is just over 3.9 acres.

2.1.2 Zoning District

This site is zoned R6, a designation of the AMC, which includes in its list of permitted uses, “parks, playgrounds, playfields, and public buildings and uses in keeping with the character and requirements of the district” (AMC 21.40.080.B.3). Under this designation, front yards must be 50 feet deep, side yards must be at least 25 feet deep, and the rear yard at least 50 feet deep. Maximum lot coverage by all buildings is 30%, and the maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration (FAA) Regulations on airplane approaches. The parcel is large enough that the yard requirements and maximum lot coverage can be met. Development of public buildings must undergo a public facility site plan review in accordance with AMC 21.15.012, regardless of the zoning classification of the site.

2.1.3 Accessibility

Access to this site is via Huffman Road. Huffman Road is classified as a Class II Collector in the Official Streets and Highways Plan (OSHP), which is a preferred access type for fire stations. There is good access to major road corridors from Huffman Road. Additionally, this intersection is signalized, which is preferred.

2.1.4 Environmental Resource Sensitivity

Wetlands on the site are Class “C”, suitable for development, under the *Anchorage Wetlands Management Plan* (AWMP). Wetlands occupy a large portion of the site. The AWMP policies for these wetlands requires a hydrologic analysis of the site prior to development to prevent flooding of adjacent properties, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. The AWMP identifies this as a special wetland as it is adjacent to

a small creek that runs through the north side of the site. The AWMP calls for a 100-foot development setback.

2.1.5 Soils and Drainage

Soils on the site are somewhat poorly drained. According to a Natural Resources Conservation Service (NRCS) soil survey, the primary soils on this site are mostly silty loam. Silty loam is a somewhat poorly drained soil which does not allow percolation. Well-drained soils are a favorable characteristic for site development, allowing the runoff to percolate through the soils and recharge groundwater. The overall topography of the site slopes from the northwest to the southeast.

2.1.6 Availability of Utilities

Water Supply

The municipal water system is accessible to the west of the site. There is a public water main line, which runs the length of the site, beneath Lake Otis Parkway. A service line would need to be stubbed onto the site.

Sewer

The municipal sewer system is accessible from a sewer mainline located across Lake Otis Parkway to the northwest of the parcel. There is a service stub onto the property.

Storm Drain

A municipal storm drain system is accessible from the northwest property line of this site. There is a storm drain mainline located beneath Lake Otis Parkway, to the northeast of this parcel. It is accessible by gravity flow.

Power

This property is within the Chugach Electric Association (CEA) service area. Electricity is available to this site from the western property line.

Gas

This property is within the ENSTAR Natural Gas (ENSTAR) service area. Gas is available to this site from the west and south. There are gas lines underneath Lake Otis Parkway and Huffman Road.

Telephone

This property is within the Alaska Communications Services (ACS) service area. Telephone is available from the western property line.

Cable

This property is within the General Communications, Inc. (GCI) service area. Cable is available from the northern property line.

2.1.7 Location/Response Time

Fire Station 9's 4-minute response area is generally bounded by **O'Malley Road to the north**, Elmore Road to the east, DeArmoun Road to the south, and C Street to the west. Relocation of Station 9 to Site 12 would somewhat reduce the coverage area that can be reached within 4 minutes, specifically to the west (Appendix D - Site 12: 4-Minute Response Map). However, this site would extend the 4-minute response to the east and would offer better overlap coverage with Fire Station 8. The area to the west that would move out of the 4-minute Response Time Coverage by Station 9 would likely be picked up by Station 15, so response time may not be negatively impacted.

2.1.8 Acquisition/Site Development Cost

This site is privately owned and would need to be acquired. The site is not currently listed for sale in the Alaska Multiple Listing Service (MLS). The current Municipal assessed value is \$176,000; the market value of the site is expected to be higher than the assessed value.

2.2 Site 19 Evaluation

2.2.1 General Information/Size

Site 19 is located at the northeast intersection of DeArmoun Road and Lake Otis Parkway and can be found on MOA Grid SW2934 (Figure 4). This site is owned by the MOA and is just over nine acres in size.

2.2.2 Zoning District

This site is zoned PLI, which allows fire stations as a permitted use (AMC 21.40.020.B.6). Under this designation, lots are required to be at least 100 feet wide, with a total area of 15,000 square feet or more. The parcel meets the required lot size. Front and side yards must be at least 25 feet deep, and the rear yard at least 30 feet deep. The parcel is large enough that the yard requirements and maximum lot coverage can be met. There are no height restrictions in the AMC for structures located within the PLI district. Development on sites designated PLI must undergo a public facility site plan review in accordance with AMC 21.15.012, regardless of the nature of the use.

2.2.3 Accessibility

Access to this site is via DeArmoun Road. DeArmoun Road is classified as a Minor Arterial in the OSHP, which is a preferred access type for fire stations. This site would provide good access to the north and south via the Seward Highway and good access to the east and west via DeArmoun Road.

2.2.4 Environmental Resource Sensitivity

The site is currently undeveloped and vegetated and is not encumbered with any known wetlands, uplands, streams, or critical habitat. A portion of the site would need to be cleared for development.

2.2.5 Soils and Drainage

Soils within this parcel are well drained soils. According to a NRCS soil survey, the first 2-inch layer of soils is composed of moderately decomposed plant material on top of a 4-inch layer of silt loam on top of at least 50 inches of very gravelly sandy loam. The overall topography of the site is generally flat with a slightly higher area in the southeast corner.

2.2.6 Availability of Utilities

Water Supply

Municipal water is adjacent to the site but would require a main line extension of up to 1,000 feet along DeArmoun Road. Anchorage Water and Wastewater Utility (AWWU) confirmed that the necessary water pressure is available at this site.

Sewer

The municipal sewer system is available from a sewer mainline located along DeArmoun Road to the southwest of the property. A service stub will need to be brought onto the property.

Storm Drain

A state storm drain system is accessible from the southern property line of this site. There is a state storm drain mainline located along DeArmoun road, to the south of this parcel. It can be brought to the property by extending the existing pipe.

Power

This property is within the CEA service area. Electrical service is available to the site from the eastern, western, and southern property lines.

Gas

This property is within the ENSTAR service area. Gas is available to this site from the west and south. There are gas lines underneath Lake Otis Parkway and DeArmoun Road.

Telephone

This property is within the ACS service area. Telephone service is available from the southern and western property lines and there is a cable line that runs down the middle of the southern portion of the site and feeds into a cable vault.

Cable

This property is within the GCI service area. Cable is available from the eastern and western property lines.

2.2.7 Location/Response Time

Relocation of Fire Station 9 to Site 19 would somewhat reduce the coverage area that can be reached within 4 minutes, specifically to the west (Appendix E - Site 19: 4-Minute Response Map). However, this site would extend the 4-minute response to the east and would offer better overlap coverage with Fire Station 8. The area to the west that would move out of the 4-minute Response Time Coverage by Station 9 would likely, based on field measurements, be picked up by Station 15, so response time may not be negatively impacted. A large area to the south, including Rabbit Creek and the lower Hillside area, would be added in the 4-minute Response Time Coverage, which is a much needed coverage improvement that has also been a goal of AFD. By reducing current coverage overlap, relocating Station 9 to Site 19 would allow for more efficient use of Fire Stations 10 and 15.

2.2.8 Acquisition/Site Development Cost

This site is owned by the MOA, so there would be no cost associated with acquisition.

2.2.9 Neighborhood Compatibility Issues

Site 19 is part of the Rabbit Creek Greenbelt. The Greenbelt is not dedicated park land and there are no on-site park improvements, but local residents may perceive it as park land. There may be some resistance to develop this area from local residents. This development would take only a small portion of the tract and improvements could be provided for use by area residents as mitigation.

2.3 **Site 23 Evaluation**

2.3.1 General Information

Site 23 is located at 1148 Huffman Road and is the location of the existing Station 9. This site can be found on MOA Grid SW2832 (Figure 5). Site 23 is approximately one acre in size and is owned by the MOA.

2.3.2 Zoning District

This site is zoned PLI, which allows fire stations as a permitted use (AMC 21.40.020.B.6). Under this designation, lots are required to be at least 100 feet wide, with a total area of 15,000 square feet or more. The parcel meets the required lot size. Front and side yards must be at least 25 feet deep, and the rear yard at least 30 feet deep. The parcel is large enough that the required yards and lot coverage can be met. There are no height restrictions in the AMC for structures located within the PLI district. Public buildings must undergo a public facility site plan review in accordance with AMC 21.15.012, regardless of the nature of site zoning. Although the site is currently developed, a major renovation would require a public facility site plan review.

2.3.3 Accessibility

Access to this site is via Huffman Road. This portion of Huffman Road is classified as a Minor Arterial by the OSHP, which is a preferred access type for fire stations. The site would provide good access to various major corridors from Huffman Road. There are newly constructed roundabouts along this section of Huffman Road. Concerns have been expressed that the roundabouts may impact response time to some extent. However, to date there has not been a noticeable impact.

2.3.4 Environmental Resource Sensitivity

The site is currently developed. It is not encumbered with any known wetlands, uplands, streams, or critical habitat.

2.3.5 Soils and Drainage

Soils on this site are excessively drained soils. According to the NRCS soil survey, the site consists of cryorthents and urban land. The overall topography of the site slopes from the northwest to the southeast and has positive drainage.

2.3.6 Availability of Utilities

Water Supply

This site is currently developed and has water service.

Sewer

This site is currently developed and has sewer service.

Storm Drain

This site is currently developed and has storm drain service.

Power

This site is currently developed and has power service.

Gas

This site is currently developed and has gas service.

Telephone

This site is currently developed and has telephone service.

Cable

This site is currently developed and has cable service.

2.3.7 Location/Response Time

Fire Station 9 can respond within 4 minutes to an area generally described as O'Malley Road to the north, Elmore Road to the east, DeArmoun Road to the south, and C Street to the west (Appendix C - Existing Station 9: 4-Minute Response Coverage Map). Keeping Fire Station 9 at its current location will not result in greater or lesser coverage within 4 minutes.

2.3.8 Acquisition/Site Development Cost

This site is owned by the MOA, so there would be no cost associated with acquisition. Replacement, upgrade, or redevelopment of this facility would likely require moving staff and equipment to another location, at some cost, while the work is being completed.

3.0 COMPARISON AND RECOMMENDATIONS

All three potential sites present challenges and benefits when considered for the potential of a fire station site. The site which scores best from a size, accessibility, and available utilities standpoint (Site 12) is the least desirable from a location and response time and acquisition standpoint. Site 12 is also encumbered with Class C wetlands and poorly drained soils, which makes development more expensive. This site would also need to be rezoned to PLI which would increase the cost of development and extend the site development period.

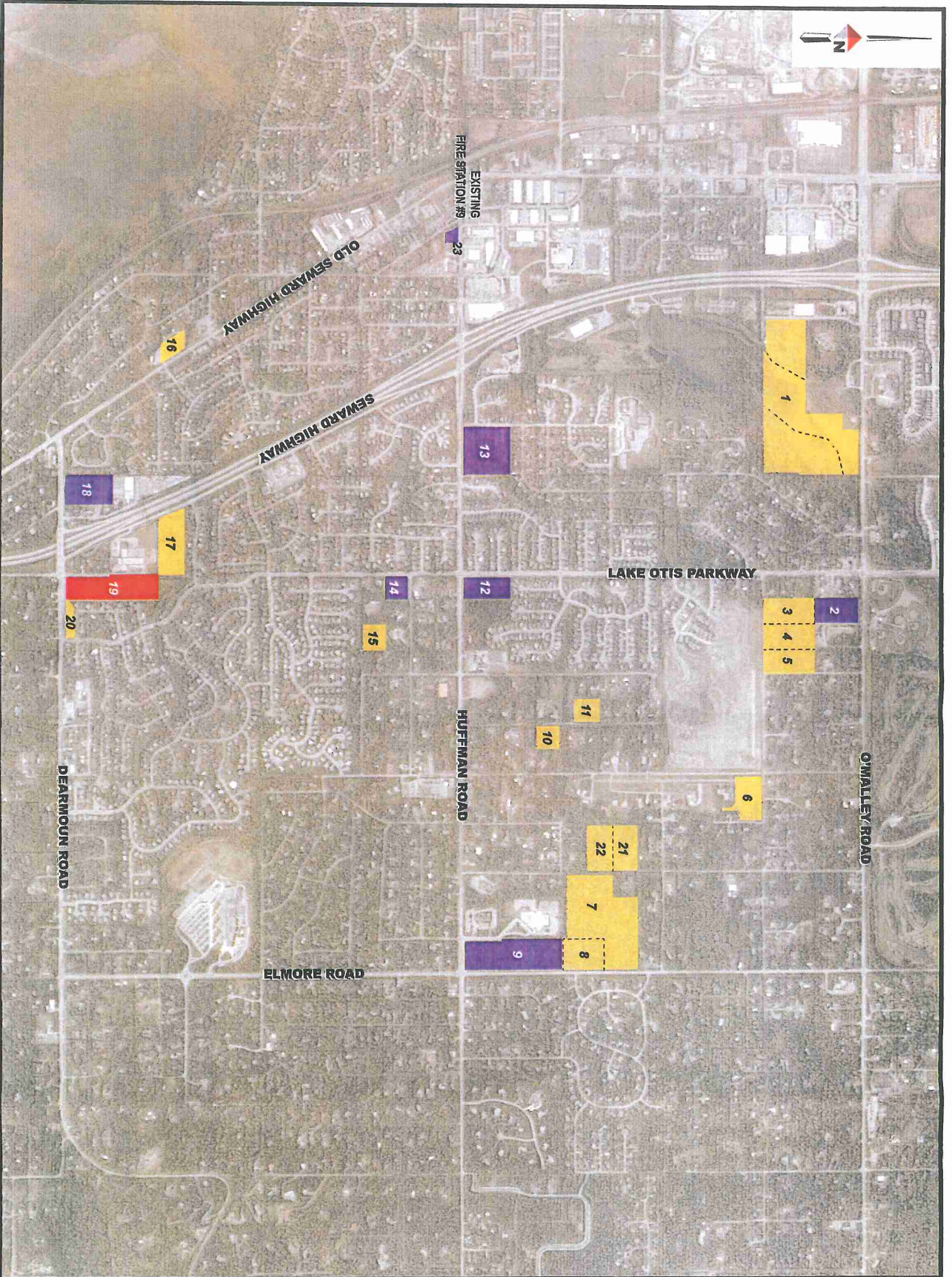
Site 23, which is the current location of Station 9, is the most desirable from a zoning, soils, and drainage standpoint. There are no environmental concerns and the site offers good location and response time. The site is currently owned by the MOA so there would be no additional acquisition cost; all utilities exist on the site. However, the site is under an acre in size, which makes upgrading and expanding the site difficult. It would likely require relocating personnel and equipment, at some cost, for a two-year period. Additionally, with the construction of multiple roundabouts in this area of Huffman Road, access out of the site may be impeded, to some extent. Site 23 is in a heavily developed commercial area with very little vacant inventory. It may be highly desirable for a private redevelopment or new development and could be sold for commercial development, which could offset cost associated with site acquisition and/or development cost associated with relocating the Fire Station 9.

Site 19 is most desirable in many regards, such as size and accessibility; there are no environmental concerns and good soils and drainage (Figure 6). This site would not require land acquisition or amending the zoning map, and would cover the greatest area in the desired 4-minute response area. Although there are currently no utilities hooked up to the site, they are in the vicinity and could be extended fairly easily and at a reasonable cost. There may be some resistance to the development of this site due to its being perceived as park land; however, as previously discussed there is potential mitigation that could resolve this concern. Based on this analysis, this site selection study recommends Site 19 as the preferred site for the relocation of Fire Station 9.

The proposed fire station site will require a public hearing in front of the MOA Urban Design Committee (UDC) for a Public Facility Site Plan Review and Public Facility Landscape Review.

The potential for adverse effects on adjacent properties and requirements for mitigation of these effects will be addressed by the MOA UDC during these reviews.

FIGURES



LEGEND

- INITIAL SITES SELECTED
- SECOND ROUND SITES SELECTED
- FINAL SITE

Anchorage Fire Station No. 9
SITE SELECTION STUDY

Anchorage, Alaska

Figure 1

**POTENTIAL
SITES
EVALUATED**





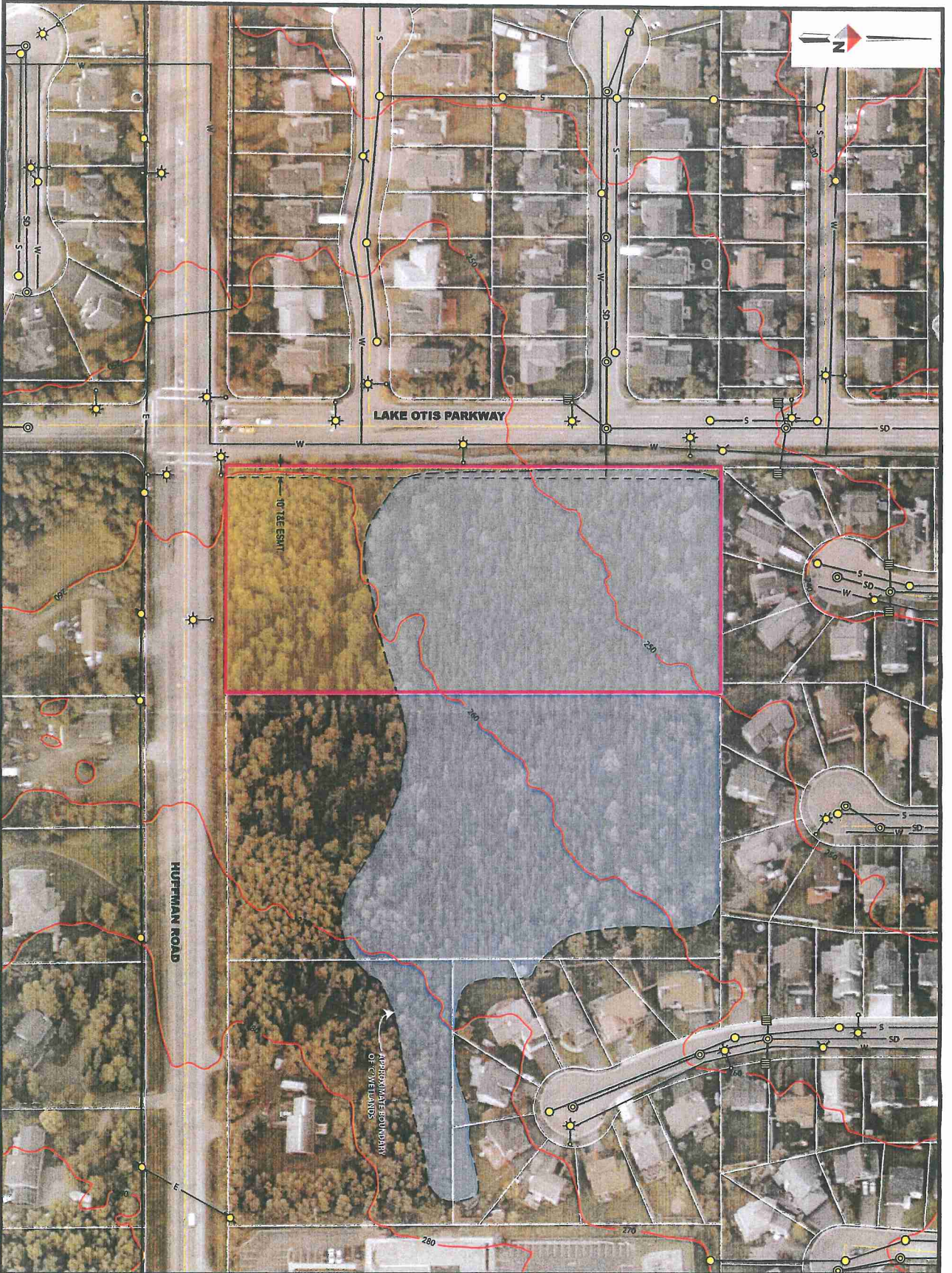
Anchorage Fire Station No. 9 SITE SELECTION STUDY

Anchorage, Alaska

LEGEND

	FINAL SITE
	THIRD ROUND SITES SELECTED

Figure 2
**FINAL
SITE
ANALYZED**



LEGEND

- ANALYZED SITE(S)
- WATER LINE
- SEWER LINE
- STORM DRAIN
- ELECTRIC UTILITY
- CONTOUR LINE

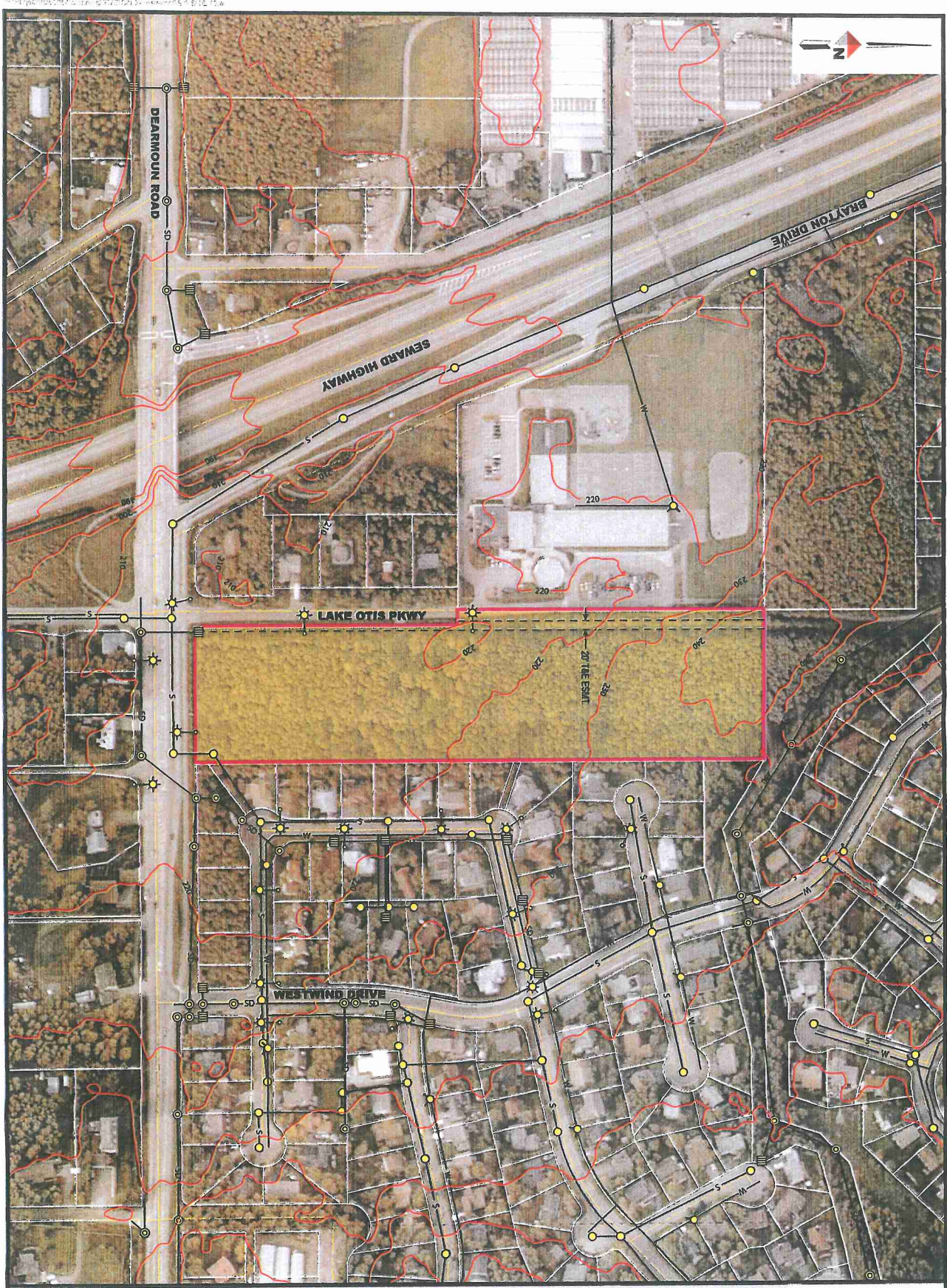
**Anchorage Fire Station No. 9
SITE SELECTION STUDY**

Anchorage, Alaska

Figure 3

**SITE 12
ANALYZED**





Anchorage Fire Station No. 9
SITE SELECTION STUDY
 Anchorage, Alaska

Figure 4
SITE 19
ANALYZED



- LEGEND**
- ANALYZED SITE
 - WATER LINE
 - SEWER LINE
 - STORM DRAIN
 - ELECTRIC UTILITY
 - CONTOUR LINE



Anchorage Fire Station No. 9
SITE SELECTION STUDY
Anchorage, Alaska

- LEGEND**
- ANALYZED SITE
 - WATER LINE
 - SEWER LINE
 - STORM DRAIN
 - ELECTRIC UTILITY
 - CONTOUR LINE

Figure 5
**SITE 23
ANALYZED**



- LEGEND**
- ANALYZED SITE
 - WATER LINE
 - SEWER LINE
 - STORM DRAIN
 - ELECTRIC UTILITY
 - CONTOUR LINE

Anchorage Fire Station No. 9
SITE SELECTION STUDY

Anchorage, Alaska

Figure 6

**SITE 19
 CONCEPT
 PLAN**

APPENDIX A

Site Evaluation Matrix

Appendix A - Fire Station 9 Site Evaluation Matrix

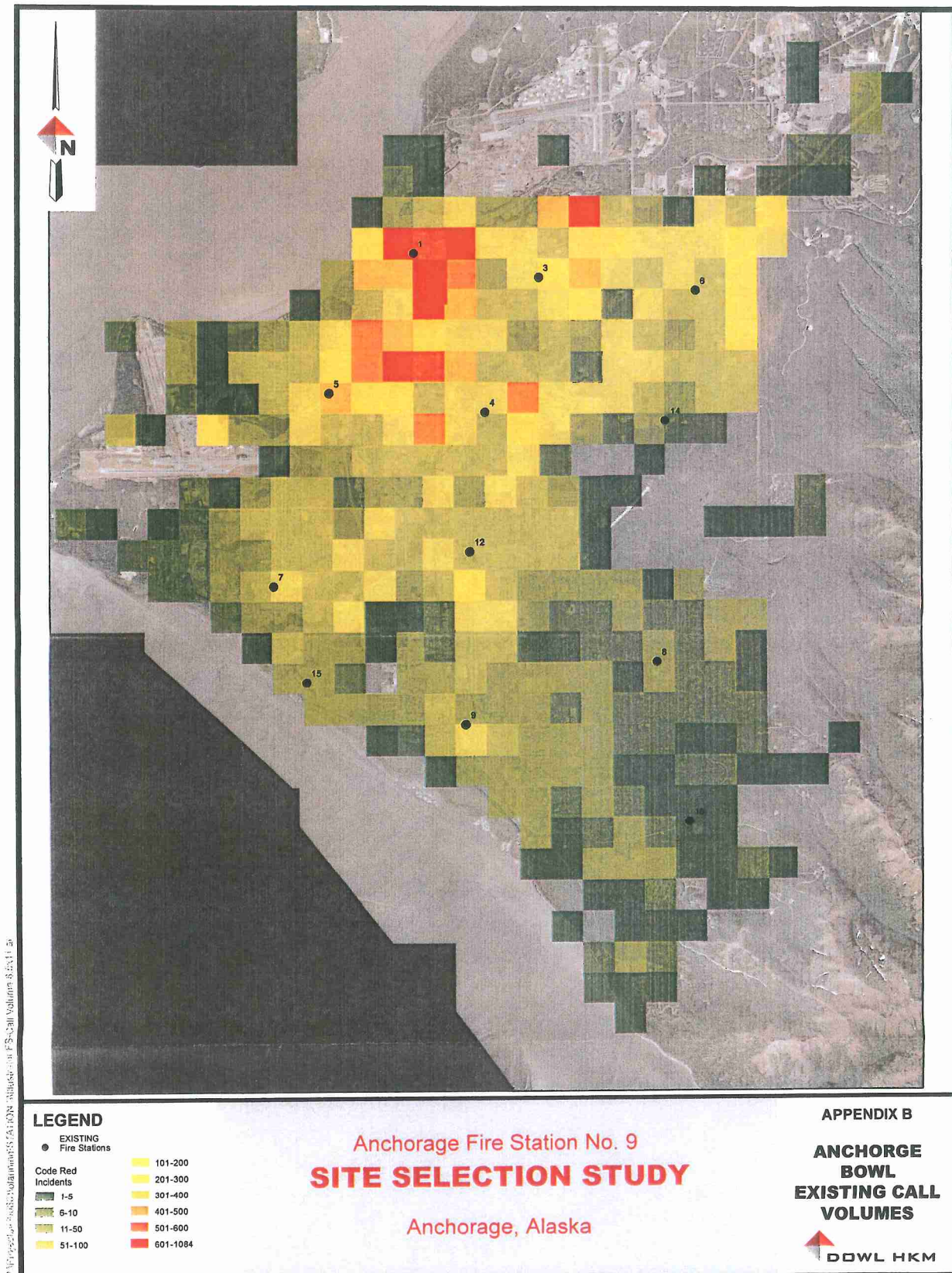
LOCATION	Site 2	Site 7	Site 9	Site 12	Site 13	Site 14	Site 18	Site 19	Site 23
Physical Location (address and legal)	T12NR3W Section 21, Lot 15	Woodhaven #2 Subdivision, Tract D-1B-A	12000 Elmore Road - Woodhaven #2 Subdivision, Tract D-1B	T12N R3W SEC 21 W2SW4SW4SW4	12301 Gregory Road - Gregory Subdivision, Tract 14	12651 Lake Otis Parkway - Drake Subdivision, Block 4, Lot 1	2 parcels - T12N R3W SEC 29 E2W2SW4SE4SE4 and T12N R3W SEC 29 W2W2SW4SE4SE4	2631 De Armon Road - T12N R3W SEC 28 W2W2SW4SW4	1148 Huffman Road (Existing FS 9)
Zoning District	R6	R6	R6	R6	R6	R6	R1	PLI	PLI
Land Use Entitlement	Rezoned	Rezoned & Replat	Rezoned & Replat	Rezoned	Rezoned & Replat	Rezoned	Rezoned	Replat	None
Adjacent Land Use	North - Park and vacant PLI; East - Greek Orthodox Church; South - residential and vacant residential; West - mixed residential and commercial	North - Vacant; East - Residential; South - Residential; West - School	North - Vacant; East - Residential; South - Residential; West - School	North - Residential; East - Vacant; South - Residential; West - Residential	North, East, South and West - Residential	North, South and West - Residential; East - Vacant Residential and Residential	North - Commercial (Nursery); East - Residential; South - Vacant Residential / Residential; West - Residential	North, East, and South - Residential; West - Rabbit Creek School	North, East, and West - Commercial; South - Multi-Family Residential
Significant Zoning Restrictions (easements, height, etc.)		Plat note restricts access to one location onto Elmore.							
Seismic Zone / Concerns	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low

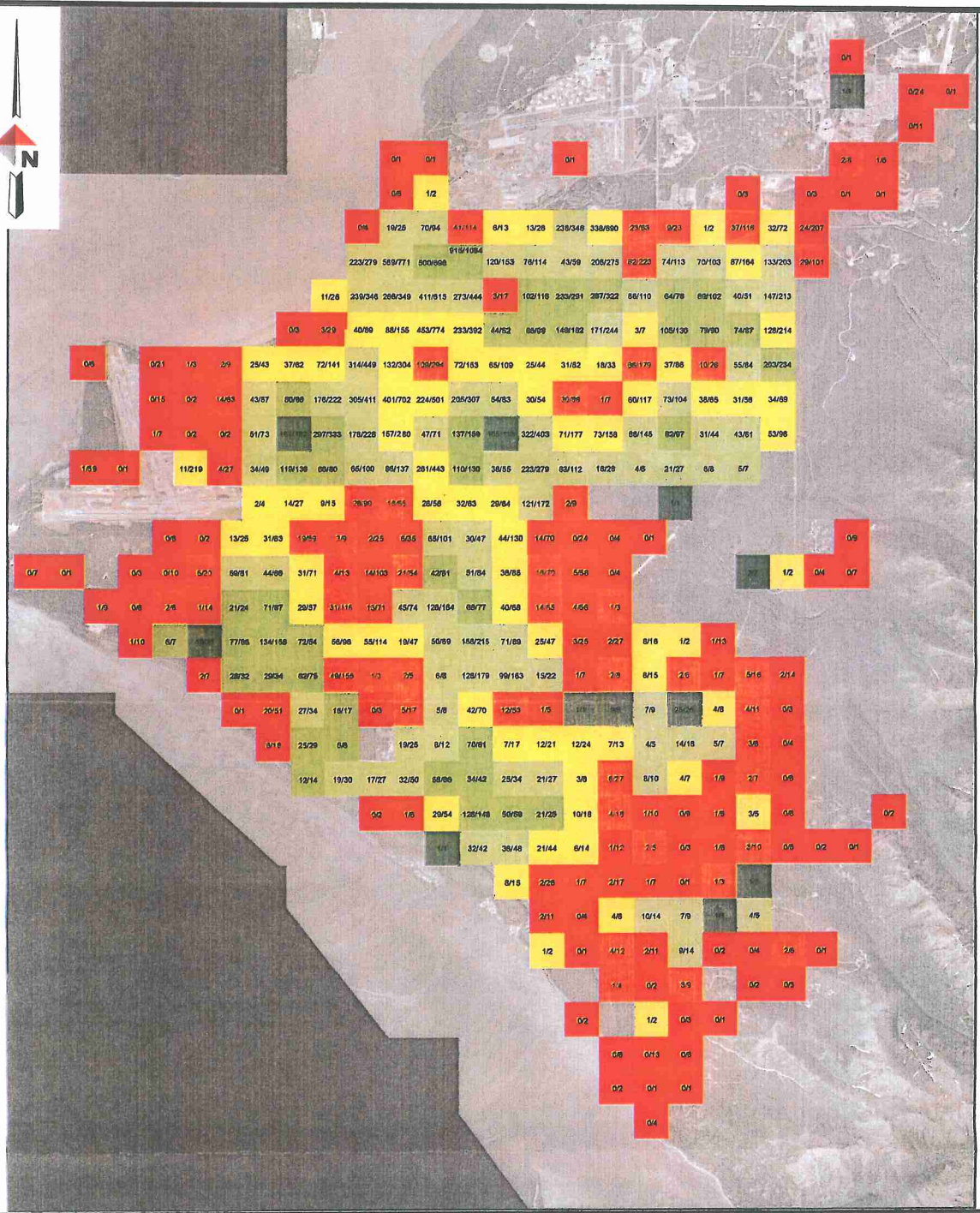
FUNCTION

Site Acquisition	George L. Arcand Revocable Living Trust - site currently not for sale	Spinvest, LLC - site currently not for sale	MOA owned	Boyle Family Trust - site currently not for sale	Helen M. - site currently not for sale	Jung D. Kwon - site currently not for sale	National Spiritual Assembly of the Baha'is of Alaska - site currently not for sale	MOA owned	MOA owned
Size of Site	~4.4 acres	~19.8	~11.5 acres	~3.9 acres	~8.8 acres	~2 acres	~5.6 acres	~9.25 acres	~9.25 acres
Soils / Drainage condition	Primarily Deception-Estelle-Kichatna complex, undulating and hilly (Silt loam to very gravelly sandy loam) - Well drained.	Primarily Matsu silt loam - somewhat poorly drained.	Silt Loam - Somewhat poorly drained	Primarily Matsu silt loam - somewhat poorly drained.	Primarily Cryothents and urban land and a portion Kashwitna-Kichatna Complex (silt loam) - Well to Somewhat excessively drained	Cryothents - somewhat excessively drained	Cryothents - somewhat excessively drained	Deception-Estelle-Kichatna complex, undulating and hilly (Silt loam to very gravelly sandy loam) - Well drained.	Deception-Estelle-Kichatna complex, undulating and hilly (Silt loam to very gravelly sandy loam) - Well drained.
Environmental Concerns	Unknown	Unknown	Unknown	Class C Wetlands encumber most of the site and small creek runs through back of site	Unknown	Unknown	Unknown	Unknown	Unknown

LOCATION	Site 2	Site 7	Site 9	Site 12	Site 13	Site 14	Site 18	Site 19	Site 23
ACCESS									
Accessibility	Poor	Fair access from Elmore	Plat note restricts direct access onto Huffman.	Good access to major corridors from Huffman	Easy access onto Huffman east and west and to Seward highway north and south	Good north and south access on Lake Otis and easy east and west access to Huffman.	Good access east and west from De Armoun and north to south on Old Seward. Would require additional intersection to break at De Armoun and Old Seward.	Easy access north and south on Old Seward. Good east and west access on De Armoun.	Easy access north and south on Old Seward. Good east and west access on De Armoun.
Adjacent Road Classifications	O'Malley - II	Jerome - local and Elmore - IC	Huffman - II and Elmore - I	Huffman - II and Lake Otis - I	Huffman - II and Gregory - Local	Lake Otis - I	De Armoun - II	De Armoun - II	De Armoun - II
Pedestrian / Bike Access	Gravel shoulder along O'Malley Road	Gravel shoulder along Huffman Road	Paved walkway along Huffman and Elmore Roads	Paved shoulder along Huffman Road	Gravel shoulder along Huffman Road	Sidewalk along Lake Otis Parkway	None	Paved walkway along DeArmoun Road	Sidewalk along Huffman Road
Signal	O'Malley and Lake Otis Intersection	No	No	Lake Otis and Huffman	No	No	No	No	No
Utility Availability	Sewer and Water Main lines along Lake Otis Parkway. Storm drain located at O'Malley Road and Lake Otis Parkway	No sewer, water, or storm drain in immediate area.	No sewer, water, or storm drain in immediate area.	Water main located beneath Lake Otis Parkway. Sewer and storm drain mainlines located across Lake Otis Parkway to the northwest of the parcel.	Sewer along eastern property line and along Huffman Road. Water service line and storm drain located in Gregory Road.	No sewer or water in immediate area. Inlet pipe in Lake Otis Parkway.	No sewer or water in immediate area. State storm drain in DeArmoun Road.	Water main adjacent to the site but would require a main line extension. Sewer and storm drain mainlines are located along DeArmoun Road.	This site is currently developed and has sewer service.
ESTIMATED COSTS									
Site Acquisition Cost (MOA Assessed value 2011)	\$212,600	\$338,300	\$0 - MOA owned	\$176,000	\$525,400	\$146,800	\$380,800	\$0 - MOA owned	\$0 - MOA owned
TIMING									
Site Acquisition Time	Unknown - site currently not for sale	Unknown - site currently not for sale	MOA owned	Unknown - site currently not for sale	Unknown - site currently not for sale	Unknown - site currently not for sale	Unknown - site currently not for sale	MOA owned	MOA owned
Land Use Entitlement Action Timing	6-9 months	6-9 months	6-9 months	6-9 months	6-9 months	6-9 months	6-9 months	6-9 months	None
MISCELLANEOUS	N/A	N/A	Site is Huffman Park	Site identified by AFD.	Site identified by AFD. Potential for heavy traffic during the beginning and the end of the school day.	N/A	Site is on hill and would require more dist work than other identified sites.	Site Identified by AFD.	Site is current Station 9 location. Would require relocation of personal and equipment during renovation.

APPENDIX B
Anchorage Bowl Existing Call Volume
and Anchorage Bowl First Unit
Response within 4 Minutes Maps





LEGEND

First Unit Responses; % of Responses
in 4 minutes or less

- 0-20%
- 20.1%-40%
- 40.1%-60%
- 60.1%-80%
- 80.1%-99.9%
- 90%-100%

2/5 2=Times arrived under 4 minutes
5=Total incidents

Anchorage Fire Station No. 9 SITE SELECTION STUDY

Anchorage, Alaska

APPENDIX B

**ANCHORAGE BOWL
FIRST UNIT
RESPONSE
WITHIN
4 MINUTES**



DOWL HKM

2-10-2010 2:00 PM 2010-2011 STATION ATTACHMENT, See Final Response 3.5.11.0

APPENDIX C
Existing Station 9:
4-Minute Response Coverage Map



Anchorage Fire Station No. 9
SITE SELECTION STUDY
Anchorage, Alaska

- LEGEND**
- Fire Station 89 / Site 23
 - 4-Minute Response Outline
 - Existing Fire Station
 - 4-Minute Response Overlap
 - Fire Station 7: 4-Minute Response Area
 - Fire Station 8: 4-Minute Response Area
 - Fire Station 9: 4-Minute Response Area
 - Fire Station 10: 4-Minute Response Area
 - Fire Station 12: 4-Minute Response Area
 - Fire Station 15: 4-Minute Response Area
 - Existing Fire Stations

Appendix C
**EXISTING
STATION 9
4-MINUTE
RESPONSE
MAP**
DOWL HKM

APPENDIX D
Site 12:
4-Minute Response Map

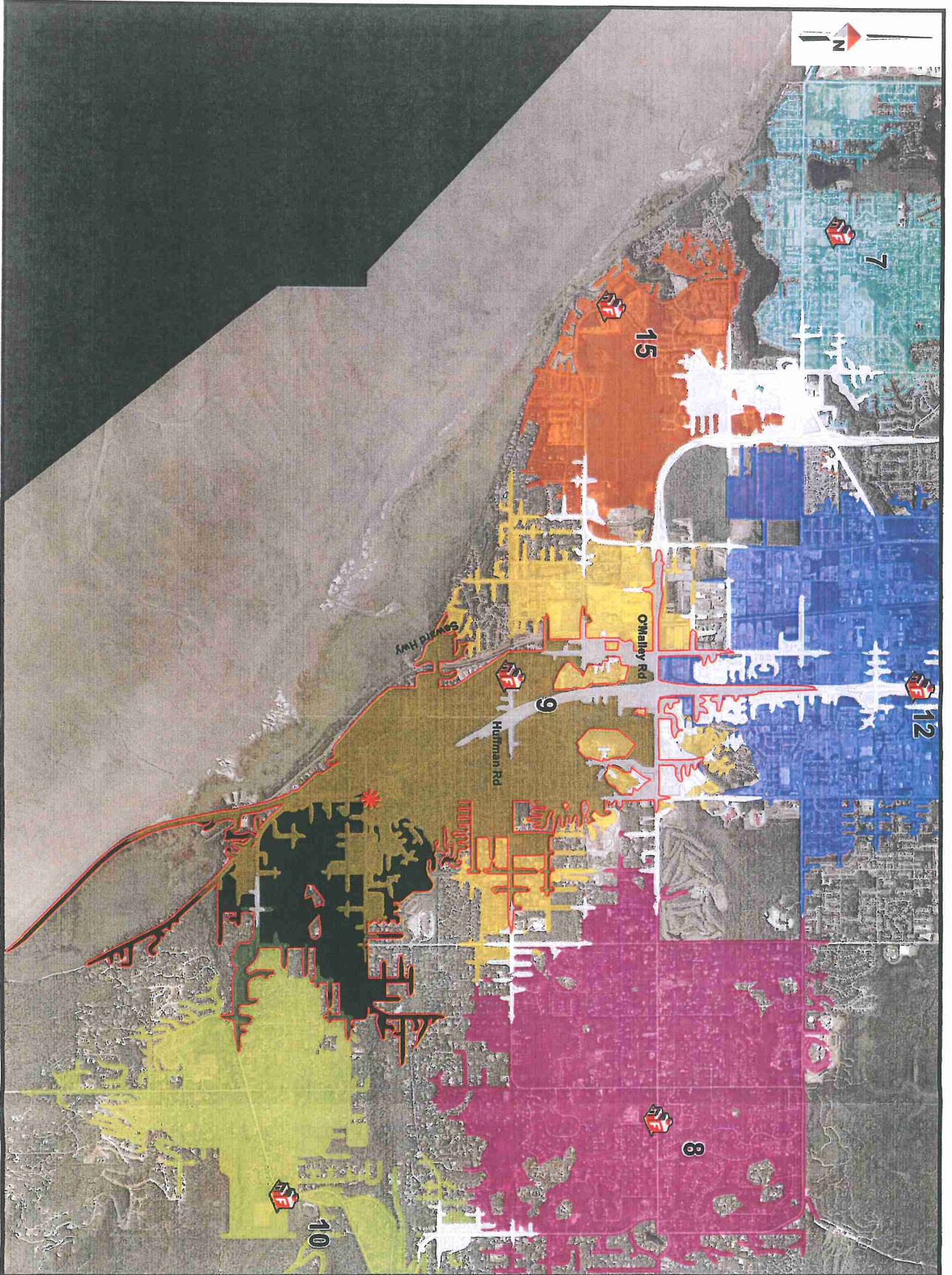


Anchorage Fire Station No. 9
SITE SELECTION STUDY
Anchorage, Alaska

- LEGEND**
- Site #12
 - Site #12: 4-Minute Response Outline
 - Site #12: 4-Minute Response Area
 - Existing Fire Station
 - 4-Minute Response Overlap
 - Fire Station 7: 4-Minute Response Area
 - Fire Station 8: 4-Minute Response Area
 - Fire Station 9: 4-Minute Response Area
 - Fire Station 10: 4-Minute Response Area
 - Fire Station 12: 4-Minute Response Area
 - Fire Station 13: 4-Minute Response Area
 - Existing Fire Stations

Appendix D
**SITE 12:
4-MINUTE
RESPONSE
MAP**
DOWL HKM

APPENDIX E
Site 19:
4-Minute Response Map



Anchorage Fire Station No. 9 **SITE SELECTION STUDY**

Anchorage, Alaska

- LEGEND**
- Site #19
 - Site #19: 4-Minute Response Outline
 - Site #19: 4-Minute Response Area
 - Existing Fire Station
 - 4-Minute Response Overlap
 - Fire Station 7: 4-Minute Response Area
 - Fire Station 8: 4-Minute Response Area
 - Fire Station 9: 4-Minute Response Area
 - Fire Station 10: 4-Minute Response Area
 - Fire Station 12: 4-Minute Response Area
 - Fire Station 15: 4-Minute Response Area
 - Existing Fire Stations

Appendix E
**SITE 19:
4-MINUTE
RESPONSE
MAP**
DOWL HKM



MEMORANDUM

To:	Francis McLaughlin, MOA Senior Planner
From:	Michelle Ritter, DOWL HKM Land Use Planner <i>MR</i>
Date:	August 27, 2012
Project No.:	1132.60884
Subject:	Fire Station 9 Site Selection Study

- ☒ 4041 B Street ■ Anchorage, Alaska 99503
907-562-2000 ■ 907-563-3953 (fax)
- ☐ 5368 Commercial Boulevard ■ Juneau, Alaska 99801
907-780-3533 ■ 907-780-3535 (fax)
- ☐ 1225 Tongass Avenue, Suite 4A ■ Ketchikan, AK 99901
907-220-0682
- ☐ 104 Center Avenue, Suite 206 ■ Kodiak, Alaska 99615
907-512-0519
- ☐ 809 S. Chugach Street, Unit 4 ■ Palmer, Alaska 99645
907-746-7600 ■ 907-746-6705 (fax)
- ☐ 406 North Church Avenue ■ Tucson, Arizona 85701
520-882-8696 ■ 520-824-0384 (fax)
- ☐ 430 W Warner Road, Suite B101 ■ Tempe, Arizona 85284
480-753-0800 ■ 480-753-0803 (fax)
- ☐ 222 N. 32nd Street, Suite 700 ■ Billings, Montana 59101
406-656-6399 ■ 406-656-6398 (fax)
- ☐ 130 North Main Street, Suite 100 ■ Butte, Montana 59701-2839
406-723-8213 ■ 406-723-8328 (fax)
- ☐ 2090 Stadium Drive ■ Bozeman, Montana 59715
406-586-8834 ■ 406-586-1730 (fax)
- ☐ 2701 16th Street NE ■ Black Eagle, Montana 59414
406-453-4085 ■ 406-453-4288 (fax)
- ☐ 104 East Broadway, Suite G-1 ■ Helena, Montana 59601
406-442-0370 ■ 406-442-0377 (fax)
- ☐ 713 Pleasant ■ Miles City, Montana 59301
406-234-6666 ■ 406-234-7065 (fax)
- ☐ 41 East Broadway ■ Dickinson, North Dakota 58601
701-300-7014 ■ 701-300-7015 (fax)
- ☐ 8420 154th Avenue NE ■ Redmond, Washington 98052
425-869-2670 ■ 425-869-2679 (fax)
- ☐ 1901 Energy Court, Suite 170 ■ Gillette, Wyoming 82718
307-686-4181 ■ 307-686-4858 (fax)
- ☐ 945 Lincoln Street ■ Lander, Wyoming 82520
307-332-3285 ■ 307-332-5795 (fax)
- ☐ 1575 N. 4th Street, Suite 105 ■ Laramie, Wyoming 82072
307-742-3816 ■ 307-742-9741 (fax)
- ☐ 16 W. 8th Street ■ Sheridan, Wyoming 82801
307-672-9006 ■ 307-672-5214 (fax)

Hi Francis,

We have attended several community council meetings to discuss the Fire Station 9 Site Selection Study including, HALO (Anchorage's Hillside Home and Landowner Association), the Rabbit Creek Community Council (RCCC), and the Huffman-O'Malley Community Council (HOCC).

HALO voted in support of the Site Selection Study's findings, with the recommendations that if the preferred site (Site 19) is selected that the final development be designed to blend in with the residential neighborhood, that appropriate sidewalk and trail connections be constructed, and a commitment that the Anchorage Fire Department (AFD) will work with the Parks and Recreation Department to dedicate the remainder Site 19 not used for development as Park during the necessary replatting process.

RCCC voted to support AFD in their search for better coverage; however, they also wanted to know more information about the alternate sites, assurance that if the preferred site (Site 19) is selected that the remainder of the site would be dedicated park, wanted to know the absolute size of the are to be used as a fire station, and some type of improvements to the park.

HOCC did not put a motion on the table to either support nor oppose the Site Selection or the preferred site, but overall did not express concerns. However, two residents neighboring the site did express concerns about noise, possible conflicts between the Fire Station and Rabbit Creek Elementary School, and impacts to their property values. One resident questioned if Site 19 had been donated to the Municipality (at the time known as the Greater Anchorage Area Borough (GAAB) with a requirement that site be preserved as park land for a bird sanctuary. Upon hearing this, we researched the purchase of the site and had the Municipal Attorney review the purchase/sale documents. The Municipal Attorney found nothing to prohibit the use of Site 19 for use as a fire station, "I do not see a reservation, restriction or other prohibition in the sale and transfer documents you sent me that would be a barrier to using a portion of the property for a fire station. It appears the seller had the opportunity, and was advised so, to create a reservation or deed restriction to allow only park and recreation uses. The seller did not take advantage of this opportunity and there is no restriction in the deed." With this review, we believe that this site is still a valid site for consideration and recommendation.

Our team understands and greatly respects that the neighbors have enjoyed this undeveloped site as a natural park for many years. However, it is in the best interest to the community as whole to relocate Fire Station 9 to this location. Only a small portion of the large tract will be required for development of a fire station and the remainder will be likely be dedicated as park. In the end, this will provide the neighborhood with the assurance that the remaining site is not developed in the future.



September 14, 2012

Timothy C. Potter
Dowl HKM
4041 B Street
Anchorage, Alaska 99503

Subject: Development Related Issues Associated with Location of Fire Stations

Dear Mr. Potter,

The following is in response to your letter dated September 13, 2013.

1. What were your initial concerns when the Fire Station 15 location was recommended in the Discovery Park area of Southport?

Answer: My initial concerns were that prospective buyers of our homes adjacent to the proposed fire station would require a discount as a condition to purchase or even negate purchasing altogether.

2. Were these concerns realized? If not, how were they mitigated?

Answer: These concerns were not realized and did not need to be mitigated. In fact, some purchasers derived a level of comfort knowing that in minutes an emergency response team would be at their door if needed.

3. Did you ever witness a reduction in value via sales due to the proximity of the Fire Station?

Answer: No, values were not affected.

4. Having observed your initial sales and now resales of units you originally built throughout the Discovery Park project, have you seen or heard of any negative impacts on value or desirability of the units' proximity to Fire Station 15? Negative impacts could include a reduction in sales value or additional length of time on the market.

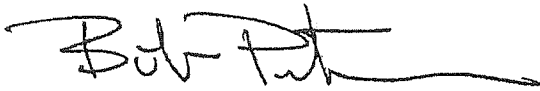
Answer: No, initial sales and resales have been sold at market value. We have not observed any negative impact.

5. Any additional thoughts?

Answer: It seems that the distance of the fire station building itself to the back of the homes, a buffer fence and landscaping on the station site were preferred as compared to similar homes in the project that backed up to other homes.

Don't hesitate to give me a call for any clarification or additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Petersen", with a long horizontal flourish extending to the right.

Bob Petersen
President
The Petersen Group, Inc.

September 14, 2012

Timothy C. Potter
DOWL HKM
4041 B Street
Anchorage, Alaska 99503

Subject: Development Related Issues Associated with Location of Fire Stations

Dear Mr. Potter,

At the time Southport was being considered as a location for Fire Station 15, Carr Gottstein Properties, as the developer of Southport, as well as homebuilders and residents were concerned about siren noise and traffic disruption. The fire department assured us that the sirens would not be used until the trucks were outside the residential area. Also, the department agreed to design the station with clear lines of sight so equipment exiting the station could safely enter the flow of traffic.

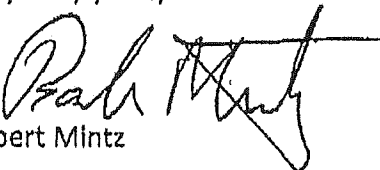
I personally live near the primary arterial road in Southport and can see the fire station from my house. (But, I cannot see Russia). Since the fire station opened, I have never heard a siren. Also, based on my observations, the trucks enter and exit the station without disrupting the flow of traffic.

Carr Gottstein Properties did not experience any reduction in land value or increases in marketing time resulting from the fire station location. Nor were any reported to us by builders. Ditto for re-sales.

Our daughter looked into purchasing a townhome in the development adjacent to the fire station. Also, one of my co-workers resides in that development. It seems to me that the residences near the fire station appreciate in value, and sell at the same rate as other homes in Southport that are farther away.

My only other thought is that when my mother-in-law fell and broke her hip at my home, the paramedics stationed at the fire station arrived at the front door within seconds after my wife got off the phone with the 911 operator.

Very truly yours,


Robert Mintz



Departmental and Public Comments

Kimmel, Corliss A.

From: Tobish, Thede G.
Sent: Tuesday, August 21, 2012 11:00 AM
To: Kimmel, Corliss A.
Cc: Wong, Carol C.; Perry, Susan
Subject: Cases comments

RECEIVED

AUG 21 2012

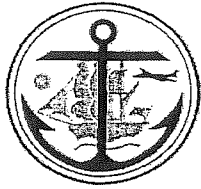
MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

I have reviewed the following cases and have no additional comments. Some of these are past due—sorry for the late responses.

Case # 2012-105	No comment.
Case # 2012-106	No comment.
Case # 2012-107	No comment.
Case # 2012-109	No comment.
Case # 2012-110	No comment.

Thede Tobish, Senior Planner

Municipality of Anchorage-Planning Dept.
P.O. Box 196650
Anchorage, AK 99519-6650
907.343.7918
907.343.7927 FAX
tobishtg@muni.org
Web: www.muni.org/Planning



MUNICIPALITY OF ANCHORAGE

Development Services Division

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250



RECEIVED

AUG 15 2012

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: August 15, 2012
TO: Planning Division, Current Planning Section
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for September 10, 2012.

Right of Way Section has reviewed the following case(s) due August 13, 2012.

- 12-106 Fairview, Block 12, Lot 15, grid 1136**
(Conditional Use, Off Street Parking Lot)
Right of Way Section has no comments at this time.
Review time 15 minutes.
- 12-107 ADA 1419 International Airport, Block 3, Lot 6B, grid 1925**
(Conditional Use, T Transition District, Fleet Fueling Station)
Right of Way Section has no comments at this time.
Review time 15 minutes.
- 12-108 Third Addition (Beverly), Block 5A, Lot 12, grid 1331**
(Rezoning Request, R-4 to B-3)
Right of Way Section has no comments at this time.
Review time 15 minutes.
- 12-109 No Legal Description Available Yet**
(Site Selection for a Public Facility, Fire Station #3)
Right of Way Section has no comments at this time.
Review time 15 minutes.
- 12-110 No Legal Description Available Yet**
(Site Selection for a Public Facility, Fire Station #9)
Right of Way Section has no comments at this time.
Review time 15 minutes.

Kimmel, Corliss A.

RECEIVED

From: Underwood, Vivian R.
Sent: Tuesday, August 14, 2012 4:17 PM
To: Blake, Lori A.; Kimmel, Corliss A.; Kottre, Sandra A.
Cc: McConnell, Erika B.
Subject: Comments: P^&Z Case 2012-110, Site Selection for AFD Station #9

AUG 14 2012
MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

All, I have no objection to the above referenced case. Thank you for the opportunity to comment.

Vivian Underwood

Sr. Transportation Planner; ITS Coordinator
Municipality of Anchorage Community Development Dept.
4700 Elmore Road
Anchorage, AK 99507
(907) 343-7995 / 343-7991
Fax (907) 343-7998
underwoodvr@muni.org

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

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AUG 14 2012

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: August 13, 2012
TO: Erika McConnell, Supervisor, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Tech III, AWWU *PAH*
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing September 10, 2012
Agency Comments due August 13, 2012

AWWU has reviewed the materials and has the following comments.

12-106 FAIRVIEW BLK 12 LT 15, Zoning conditional use for Off Street Parking, Grid SW1136

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this conditional use.

12-107 ADA 1419 INTL ARPT BLK 3 LT 6B, Zoning conditional use for T Transition district, Grid SW1925

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this conditional use.

12-108 BEVERS (THIRD ADDN) BLK 5A LT 12, Rezoning to B-3 General business district, Grid SW1331

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this rezoning.

12-109 STATION NO 3, Site selection for a public facility, Grid N/A

1. AWWU has no objection to this site selection.

12-110 STATION NO 9, Site selection for a public facility, Grid N/A

1. AWWU has no objection to this site selection.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Transportation
and Public Facilities

CENTRAL REGION
Planning

4111 Aviation Avenue
Anchorage, Alaska 99502
Main: 907.269.0520
Fax: 907.269.0521

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AUG 10 2012

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

August 10, 2012

Al Barrett, Senior Planner
Municipality of Anchorage
Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Barrett:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, platting committee has reviewed **2012-110; Anchorage Fire Department Station No. 9 Site Selection Study** and has the following comments:

- Access onto De Armoun Road from the proposed site is limited to one driveway.
- The center median on De Armoun Road raises access concerns with the current driveway configuration. We recommend the main driveway be moved to the south-east portion of the lot where the median ends.
- ADOT&PF has specific requirements in our Highway Preconstruction Manual (HPM) regarding Driveway Corner Clearance. The submitted site plan shows that the main driveway does not meet the clearance required for the potential hourly traffic volume generation under HPM 1190-4.
- We request the petitioner contact Aaron Jongenelen at (907) 269-0522 or aaron.jongenelen@alaska.gov to set up a meeting time with ADOT&PF staff to help resolve the issues we have with the current site plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Bart Rudolph".

Bart Rudolph
Transportation Planner

AJ/er

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities

"Get Alaska Moving through service and infrastructure."

2012-109 Request of site selection for a public facility.

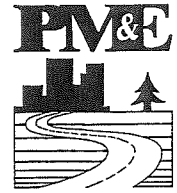
Traffic Engineering has no conceptual objections with the recommended site location corridor identified by the study.

Traffic Engineering offers the following advisory comments:

- a) There will be adverse impacts to the Level of Service (LOS) within the “sweet spot” corridor on Bragaw Street and Mountain View Drive by allowing direct access of a new fire station. It would be beneficial to locate the site in close proximity to Bragaw Street or Mountain View Drive for prompt access and discourage designs that allow direct access onto these arterials.
- b) Potential sites within the site location corridor may require additional design expenses for engineering design, land acquisition, sound attenuation, traffic signal preemption and intersection geometric upgrades.
- c) The Executive Summary (Page III) indicates that the desired size of the new FS3 is approximately 1 acre, assuming a two story fire station building. However, the Introduction (Page 2) indicates a desired size of approximately 2.5 acres. If the new FS3 site requires 2.5 acres, Site 14 located within the Mountain View neighborhood would be too small (1.82 acres), please clarify.
- d) Although Sites 14 and 15 are located within the recommended site location corridor and provide improved response times for the Mountain View area, both sites actually reduce the four (4) minute response time coverage area and create new area gaps as compared to the existing FS3 (Airport Heights) response area.
- e) The existing FS3 has the largest site acreage of all site locations and allows the greatest space for living quarters, apparatus maneuvering and parking.
- f) In consideration of lot size, four (4) minute response times, neighbor compatibility and land acquisition, there are several advantages to renovating the existing Fire Station 3 site (FS3).
- g) Use of the existing site provides; \$0 additional acquisition costs, no LOS changes to any of the arterials within the coverage area, adequate existing utilities, no requirement to rezone or amend zoning maps, direct on site access to the Fire Training and Fire Maintenance facilities, prompt access to both Glenn Highway and Debarr Road.

2012-110 Site selection for a public facility.

Traffic Engineering concurs with the findings of the AFD Station No. 9 Site Selection Study.



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MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

FLOOD HAZARD REVIEW SHEET

Date: 08/06/12

Case: 2012-110

Flood Hazard Zone: AE/X

Map Number: NA

- ☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- ☐ Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

- ☐ A Flood Hazard permit is required for any construction in the floodplain.
- ☒ Other: The Municipality of Anchorage has completed a flood study for Furrow Creek to revise the current FEMA Flood Mapping for the Municipality of Anchorage. Furrow Creek runs in pipe, beneath Huffman Road, from the Old to New Seward Highways. The preliminary flood maps created as part of that effort show the portions of Site 23 will be inundated during the 100-year flood. This flooding may or may not directly affect the onsite facilities, but will very likely impact access to and from the property. In addition, this area is subject to frequent flooding from rain storms smaller than the 100-year storm. Site access may be affected by rain events smaller than the 100-year event.
- ☐ I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM



MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT
4700 Elmore Road
Anchorage AK 99507

Project Review Form

Project Name: Site Selection Study Firestation 9	Project No: 2012-110
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input checked="" type="checkbox"/> 95% <input type="checkbox"/> Other Study	
Name/Title: Sandy Hansen, Planning Tech / Randy Bergt, Project Engineer	
Organization / Department: Public Transportation / People Mover	
Phone Number: 343-8213 or 343-8285	Date: August 3, 2012

	Page/ Sheet No.	Reviewer	Comment	Response
1)			No Comment.	
2)			Thank you for the opportunity to review.	
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				
14)				
15)				

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AUG 03 2012
MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Private Development

The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

Rights-of-Ways:

The petitioner is alerted to the pending requirement to construct frontage road improvements on Municipal rights-of-way to Municipal standards per any recommendations by the Municipal Traffic Engineer upon final site selection. This would occur under land use and/or building permit processes.

Department Recommendations:

The Private Development Section has no objection to approval.

Case 2012-110 – Site selection for a public facility.

Drainage:

The petitioner is alerted to the pending requirement to provide a full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

Rights-of-Ways:

The petitioner is alerted to the pending requirement to construct frontage road improvements on Municipal rights-of-way to Municipal standards per any recommendations by the Municipal Traffic Engineer upon final site selection. This would occur under land use and/or building permit processes.

Department Recommendations:

The Private Development Section has no objection to approval.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

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Building Safety

JUL 27 2012

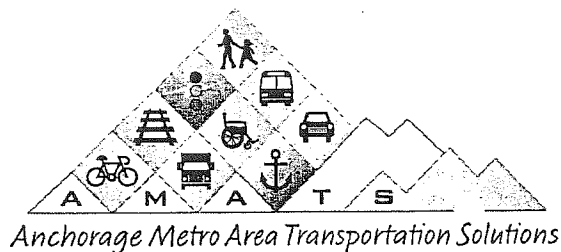
MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Comments to Miscellaneous Planning and Zoning Applications

DATE: July 27, 2012
TO: Erika McConnell, Manager, Zoning and Platting
FROM: Ron Wilde, P.E.
Building Safety
SUBJECT: Comments for Case 2012-110

No comment.



MUNICIPALITY OF ANCHORAGE
Community Development Department,
Transportation Planning Section
Non-Motorized Transportation Coordinator
Planning & Development Center, 4700 Elmore Road
P. O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-8368, facsimile (907) 249-7806
e-mail: schanchele@muni.org

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DATE: July 26, 2012

JUL 26 2012

TO: Erika McConnell, Planning Supervisor

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

FROM: Lori Schanche, Non-Motorized Transportation Coordinator

SUBJECT: Case No. 2012-110
Anchorage Fire Station 9 – Site Selection

We concur with the recommended site 19. This location near an existing school is a good choice.

When conducting further site work on the project we request the following improvements to be made;

1. Improvements to Lake Otis Parkway to include a pathway from DeArmoun Rd. to the existing east/west trail at the school. This will allow children to walk to school on a paved pedestrian facility without having to cross driveways.
2. Pave the 8' (east/west) greenbelt trail and provide trail lighting.
3. Use fire department expertise to adequately remove deadfall in the property.

Cc: Craig Lyon, AMATS
Tom Korosei, Parks Department
Steve Kalmes, ASD Student Transportation



**Municipality of Anchorage
Development Services Department
Building Safety Division**

MEMORANDUM



RECEIVED

DATE: July 25, 2012
TO: Erika McConnell, Manager, Current Planning Section
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due August 13, 2012

JUL 26 2012

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2012-106 Zoning conditional use for off street parking

No objection

2012-107 Zoning conditional use for T transition district

No objection

2012-108 resoning to B-3 General business district

No objection

2012-109 Site selection for a public facility

No objection

2012-110 Site selection for a public facility

No objection

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. Select a Case: [View Comments](#)

2. View Comments:

Case Num: 2012-110

Site selection for a public facility

Site Address: N/A

Location: A public facility site selection per AMC 21.15.015 for Fire Station 9. Site areas under consideration are as follows: 1) T12N R3W Section 21 W2SW4SW4SW4 generally located east of Lake Otis Parkway and north of Huffman Road; 2) T12N R3W Section 28 W2W2SW4SW4 generally located east of Lake Otis Parkway and north of DeArmoun Road; and 3) Thomas W. Sperstad #1, Block 2, Lot 1A, located at 1148 Huffman Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

8/28/12

Dave Diller

PO Box 112496

Anchorage AK 99511

I'm sure you've looked at all potential sites, however, it would be interesting to know if the large "land-locked" tract of land between Carr's gas and Faltz landscaping company on Labar was considered? Definitely lots of land to expand there. Appears to be owned by Carrs. Maybe they could provide access between Carr's gas and PO to Huffman Park Drive or even some sort of direct egress only to the Seward Highway? There are also several larger vacant parcels located on Industry Way behind Carl's Jr and also next to Cold Stone which seem more suited for a fire station. Keeping it in more of a commercial setting near the existing site makes more sense than putting it next to several established quiet, residential neighborhoods at Huffman and Lake Otis or DeArmoun and Lake Otis. Current site location is pretty small and does not lend to expanding very well. But people are used to it being at this location and have bought homes and businesses knowing full well that a fire house is nearby. Is a bigger facility really necessary? I hate to be NIMBY (Not In My Back Yard) about it, but I've lived at our current location on Laird Circle for 8+ years in relative quietness. Although a bigger site, putting the fire house at the corner of Huffman and Lake Otis places it only 750' from my front door, within both eyesight and earshot. Something I had not anticipated when we purchased our home. I would definitely hear the trucks more readily coming and going at all hours. Something I do not relish. The medians on both Huffman and Lake Otis could also affect their turning movements in and out of the site. The site at DeArmoun and Lake Otis, again although larger, does not have very good highway access. And I can only

imagine the residents closest to this site would not be too thrilled about the increase in noise there either. I realize that the needs of the community outweigh the inconveniences of the few, but I would just as soon see it stay where it is. (Maybe they can buy out McDonald's and expand there? Just a thought.)

8/28/12

Nancy Dawson

I am writing in regard to the proposed selection of site 19 (signage by the Municipality names this as "Rabbit Creek Park"), located just north of DeArmoun Rd., and near Westwind Drive, for the relocation of Fire Station 9. The selection of this site would be most unfortunate, as it would be adjacent to Rabbit Creek Elementary School. The traffic congestion on the very narrow road leading to the school is considerable. Adding to this would pose a hazard to parents and children coming and going to school. In addition, I question why the municipality feels that the public is not served at the current location? Is there no room for expansion at the current site on Huffman Rd.? I would think that budgetary concerns would lead to an examination of how to expand on the current site, rather than the large expense of acquiring the site, making costly changes to traffic patterns on DeArmoun and at the intersection of Old Seward and DeArmoun, and building a whole new facility.

8/28/12

Steven Hatter

2850 Seafarer Loop

Anchorage AK 99516

I live on Seafarer Loop and I strongly oppose the proposed action of building a new fire station on the greenbelt adjacent to Seafarer Loop. My neighbors and I would appreciate a clear explanation of the compelling purpose and need for this action. We believe it will negatively impact the access, safety, and traffic flow associated with Rabbit Creek Elementary School, it will destroy a vital greenbelt that shields noise and the negative visual impact of the Seward Highway for Turnagain View residents, it will create a noise and commercial activity problems, and it will lower our property values. What other alternatives have been considered? What are the required steps to change the use of a designated park? What recourse does our neighborhood coalition have to stop this action? Thank you for the opportunity to comment. I look forward to the 10 Sep Hearing.

8/28/12

Sue Ban

2880 Seafarer Loop

Anchorage AK 99516

Rabbit Creek Park land should not be used for is this fire station. While a new fire station for the area is a worthy cause and is probably needed, I don't feel that dedicated green belt or park land should be destroyed for this station. I believe that the good of the community would be better served by preserving the green space and locating the fire station in a more commercial area. There is also the issue of the proximity of Rabbit Creek Elementary. There is a lot of congestion on Lake Otis during the school year and there are many children walking to school and riding bikes. The area and playground are also heavily used during the summer and on weekends. Adding a fire station with emergency vehicles entering and leaving throughout the day would add additional congestion and could be considered a safety issue for walkers bikers and recreational users of

the school and playground. We would not want an emergency vehicle to be delayed due to a crowded Lake Otis during school drop off and pick up and we would not want someone to be inadvertently injured by a responding emergency vehicle.

8/28/12

Cindy Dawson

1. When comparing site 12 with site 19, site 12 is directly adjacent to far fewer homes and thus would impact far fewer residents with fire station noise. 2. Site 19 would be adjacent to a woefully bad, deteriorating road that is the ONLY access to Rabbit Creek Elementary School. This would be a significant public safety hazard to elementary school-aged children. 3. The Site Selection Study states that Site 19 is part of Rabbit Creek Greenbelt and that it is not a dedicated park. Both statements are not correct. It is NOT part of Rabbit Creek Greenbelt, and according to the MOA's own signs and website it IS "Rabbit Creek Park." Also, Plat 85-136 indicates that this is a "Municipal Park." 4. The Site Selection Study states that "local residents *PERCEIVE* it as parkland." This is insulting! The MOA has signs installed that say it is a park, and these signs also state the times of day that the park is open and closed. Many residents bought their homes because it is a Park. 5. Only a portion of Site 12 is designated as Class C wetlands which is the lowest value of wetlands that only requires MOA approval for building, not Corp of Engineers approval. Plus, the portion of Site 12 nearest the road (and most likely to be built upon for a fire station) is not designated as wetlands. 6. The intersection at Huffman and Lake Otis (Site 12) is much more suited for East/West AND North/South traffic. Huffman Road was also improved just last summer and has a signalized intersection. There is no signal at site 19. 7. Site 12 is much more centrally located to Fire Station No 9's service area and nearer to more dense population areas. 8. Site 12 has an assessed value of \$176,000. However, the suggested potential purchase price is \$340,000. How was this higher potential market value determined? Why isn't the property assessed at its market value? 9. Site 23 is the current fire station and is one of the final three choices. A temporary location could be found while the current building is remodeled. What are the estimated costs of this? I submit it would be much less expensive to relocate/remodel, and it would affect far fewer taxpayers, than building a complete new firestation at Site 19 or 12. Thank you, Cindy Dawson

8/28/12

Shelly Nuss

2820 Seafarer Loop

Anchorage AK 99516

This is in regards to the relocating/building of Fire Station 9 at site 19. I live on Seafarer Loop. That green space was purchased with the understanding that it would remain green space. There are safety concerns with Rabbit Creek Elementary being located on the narrow Lake Otis Road. There is children, traffic, bikes from 7am until 9am and then again from 2pm-3:30 because of Rabbit Creek Elementary being located on Lake Otis and further congestion from traffic to and from South High School. This area is too congested for a Fire Station and the green space should remain just that, green space, to be enjoyed by the people and animals in this community. Please research this further. The green space is used so much. Sincerely, Shelly Nuss

8/19/12

LARRY HUBBLE
2541 WINTERCHASE CIR
ANCHORAGE AK 99516-1973

Cutting down the forested land and putting in a fire station would be an unfortunate development for me and our neighbors. The noise and traffic at Lake Otis and Huffman have steadily increased since we moved here in 1999. With all the traffic noise associated with living right on Lake Otis like we do, I am amazed that the city tax assessor rates our property as "LOW TRAFFIC LEVEL".

8/19/12

Richard Cline
2831 Seafarer Loop
Anchorage Ak 99501

Thanks for the quick response. I did check out site 18 last night and found it to be a area that does not have the homes that site 19 has, which would be a big plus in that it would not disrupt Family's living in the area. Also this site 18 would not have the foot traffic in front of the Fire Station and on the west side that young kids (1st though 6th grade) walking by themselves to Rabbit Creek Elementary School, as the sidewalk is located on the other side of the road on site 18. I also look at site 19 and found that a lot of dirt needs to be purchase and hauled in to bring it up to the road grade at a added cost, also LAKE OTIS PKWY Is going to have added cost to bring it up to specs with some type of sidewalk that will go to Rabbit Creek School so the Kids can stay off of the road. I find it difficult to understand, when you say site 18 is not for sale and the current owner may or may not be willing to consider a sale. How can any site selection study be done and a site is selected without getting all the answers. Maybe the owner would be glad to sell if they were simply asked. I think I have brought up some very good reason why site 18 should be the top #1 choice and would like to hear why it is not being even considered. Rezoning is not a problem for a Fire Station as I understood last night. Sewer and water is in the area and could not be that big of problem. The hill on site 18 is a plus as the dirt should and could be sold to make money as fill to some other place close, and it could be right across the road. I think site 19 is the 1st choose because the MOA owns it . Lets think about the homes and people this Fire Station will have a long term affect on and put it where it it will have the least affect on Families for years to come. I would like to see the information that you said last night about when the MOA purchase this 9 acres from the person in 1985. This 9 acres is a park and has been because of the written agreement to keep it in that form. Thanks Richard Cline

[Zoning & Platting Cases On-line website](#)

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



018-391-66-000
LAZAR HOWARD A & DOROTHY S
2781 SEAFARER LOOP
ANCHORAGE, AK 99516

RECEIVED

AUG 22 2012

COMMUNITY DEVELOPMENT DEPT

NOTICE OF PUBLIC HEARING - - Monday, September 10, 2012

Planning Dept Case Number: 2012-110



The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2012-110
PETITIONER: Municipality of Anchorage-Public Works Dept.
REQUEST: Site selection for a public facility
TOTAL AREA: 0.000 acres
SITE ADDRESS: N/A
CURRENT ZONE: N/A
COM COUNCIL(S): 1---Old Seward-Oceanview 2---Rabbit Creek 3---Huffman OMalley

LEGAL/DETAILS: A public facility site selection per AMC 21.15.015 for Fire Station 9. Site areas under consideration are as follows: 1) T12N R3W Section 21 W2SW4SW4SW4 generally located east of Lake Otis Parkway and north of Huffman Road; 2) T12N R3W Section 28 W2W2SW4SW4 generally located east of Lake Otis Parkway and north of DeArmoun Road; and 3) Thomas W. Sperstad #1, Block 2, Lot 1A, located at 1148 Huffman Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, September 10, 2012 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Community Development, Planning Division, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments / Community Development / Planning / Current Planning and then clicking on the hyperlink "View active cases and maps".

Name: Howard Lazar
Address: 2781 Seafarer Loop, Anchorage, AK 99516
Legal Description: _____
Comments: Sec attached

HOWARD A. LAZAR
DONALD C. THOMAS
TIMOTHY J. LAMB
CYNTHIA L. DUCEY
DONNA M. MEYERS
SCOTT J. GERLACH
KENDRA E. BOWMAN
TIMOTHY W. BOWMAN

DELANEY WILES, INC.
ATTORNEYS AT LAW
1007 WEST THIRD AVENUE
SUITE 400
ANCHORAGE, ALASKA 99501
TELEPHONE (907) 279-3581
FAX (907) 277-1331

OF COUNSEL
STEPHEN M. ELLIS
CLAY A. YOUNG
WILLIAM E. MOSELEY
JAMES B. FRIDERICI

RECEIVED

AUG 22 2012

August 21, 2012

COMMUNITY DEVELOPMENT DEPT

Municipality of Anchorage
Dept. of Community Development
Planning Division
PO Box 196650
Anchorage, AK 99519-6650

RE: Planning Dept. Case No. 2012-110

Dear Sir:

This is in response to the Notice of Public Hearing my wife and I received concerning Case No. 2012-110, selection for a public facility site for Fire Station 9. My wife and I reside on Seafarer Loop with land immediately abutting "Site 19", which is the second of three sites apparently under consideration, according to your Notice of Public Hearing. We strongly urge the Municipality to select one of the two other sites, and not Site 19.

Our reasons for this request are both selfish and those which I consider to be in the public interest. Regarding the former, the plot of land immediately behind our house is currently a beautiful, heavily wooded greenbelt. In the summer moose calves have annually been born in the same wooded area. It has served as an area for children to play in the woods and residents to walk their dogs. In the winter, it short paths are ideal for short snowshoeing trips. Quite frankly, the existence of that greenbelt, and the assurance that it would remain in place was the reason we purchased the home in 1994. My wife has informed me she will not live in the house if the greenbelt is removed. It is also unquestionably true that the value of the house will drop dramatically if the greenbelt is removed and a fire station is put in its place.

We also do not believe the proposed location serves the best public interest. As drawn, the fire station would eliminate commonly used access to Rabbit Creek Elementary School and would create both a longer and more dangerous route for

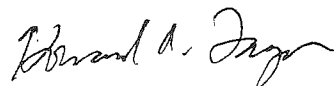
Municipality of Anchorage
Dept. of Community Development
August 21, 2012
2 | Page

children who wish to walk to school. The firehouse would also prove to be potentially hazardous to the hundreds of school children entering and exiting school grounds. An emergency that occurred at either the very beginning of the school day or its end would create significant delays for children starting and finishing the school day and could potentially lead to an accident because of an impatient child who did not heed emergency warnings. Sirens and other noise from the fire station would also disrupt the school day, as well as the peace and tranquility of the housing development immediately adjacent to the proposed site.

I am also curious as to why this site is being considered, given that our immediate neighborhood is easily serviced by the fire station on Huffman Road, located between Old Seward and New Seward highways.

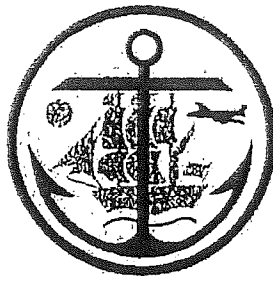
I do not question the need for a new fire station; I trust that others have made appropriate studies of the data and have concluded that a new fire station is needed for the welfare of the community. However, I urge you to choose a different site and not Site 19. Thank you for your attention to this matter.

Sincerely,



Howard A. Lazar

Posting Affidavit and Historical Information



RECEIVED
AUG 20 2012
MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

AFFIDAVIT OF POSTING

Case Number: 2012-110

I, Chris Felker, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Fire Station 9 Selection Study. The notice was posted on August 17, 2012 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 20th day of August, 2012

Chris Felker
Signature

LEGAL DESCRIPTION

Tract or Lot _____
Block _____
Subdivision _____

2631 DeArmoun Road-T12N R3W Sec 28
W2W2SW4SW4

Fire Station 9 Selection Study
Case 2012-110

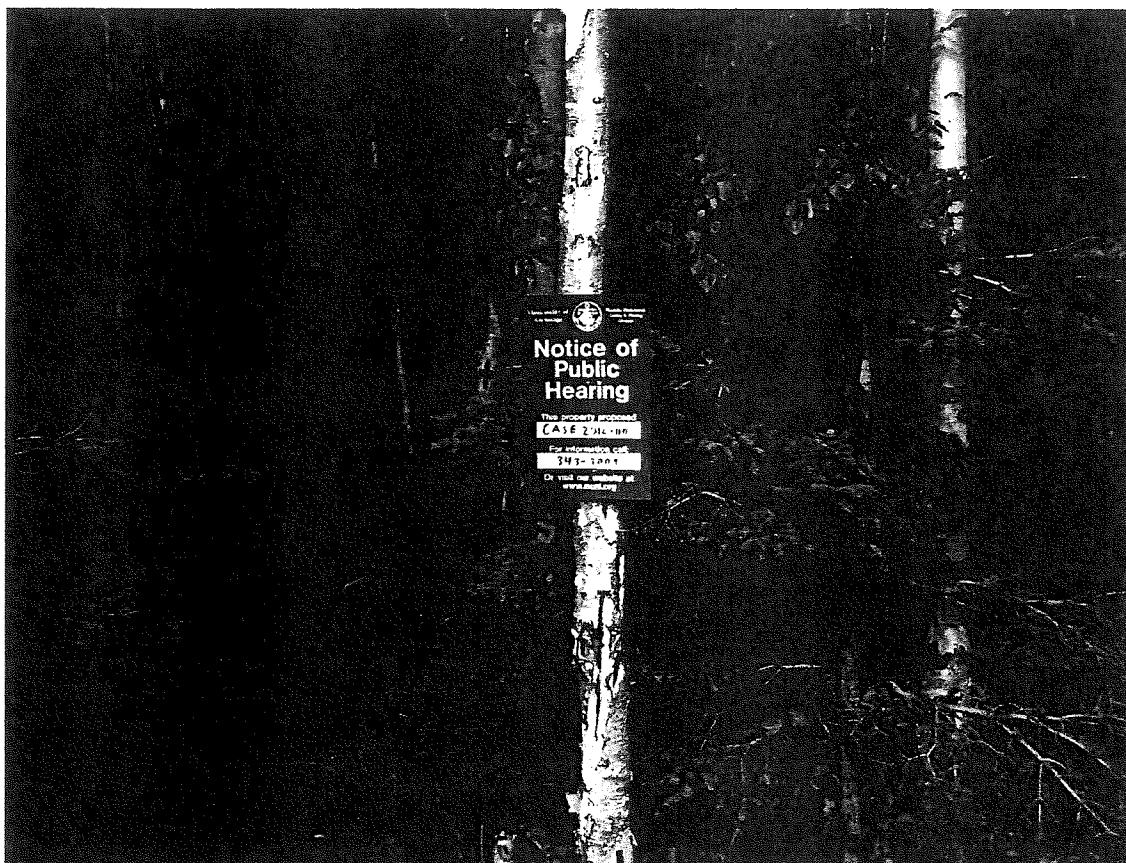
1. T12N R3W SEC 28 W2W2SW4SW4 – 2631 DeArmoun Road



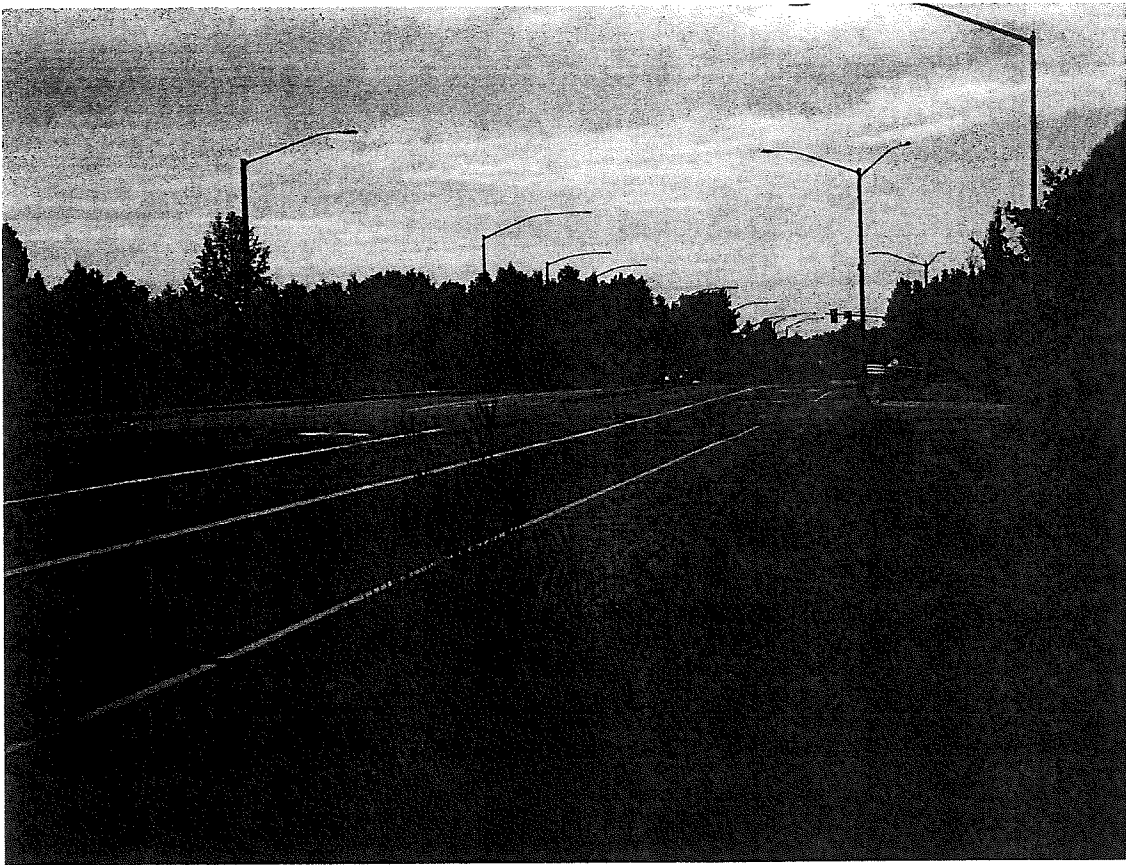
Public Notice on Lake Otis Parkway



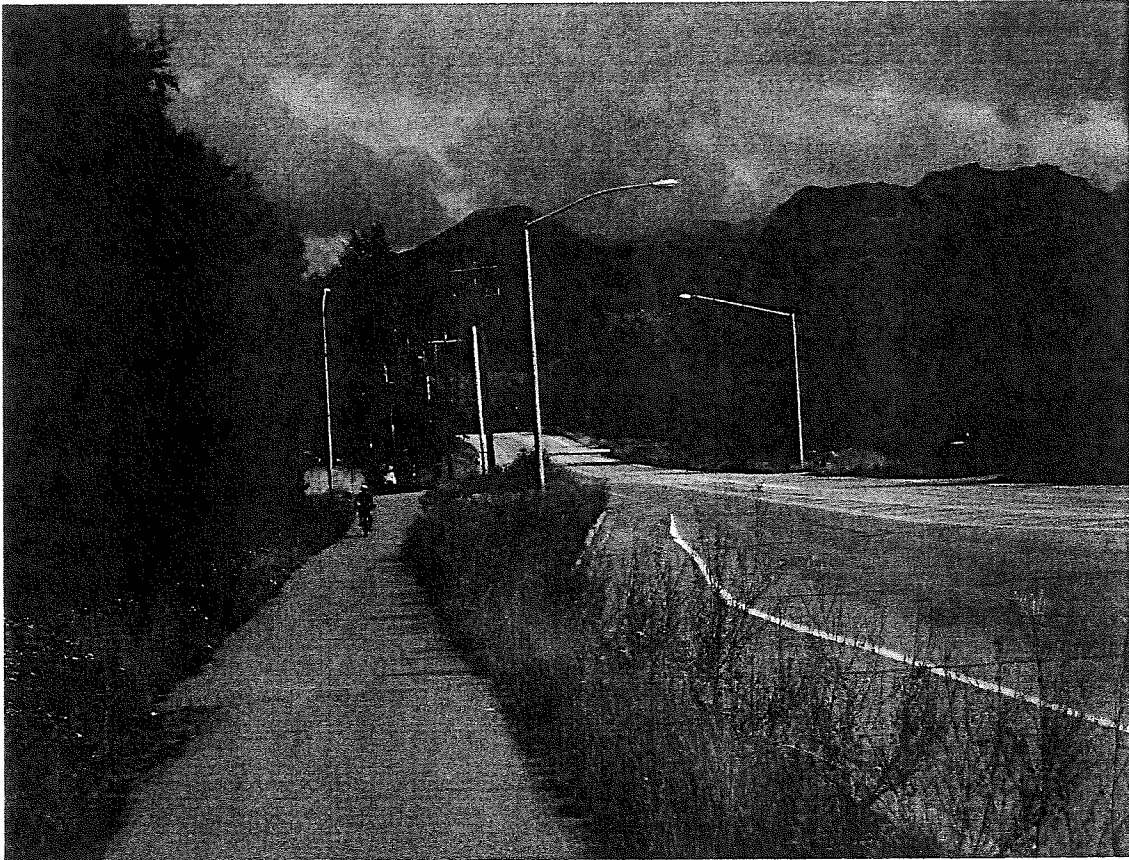
Lake Otis Parkway looking south toward DeArmoun Rd Intersection



Notice on DeArmoun Rd.



DeArmoun Rd looking west toward Lake Otis Parkway



DeArmoun Rd looking east toward Westwind Dr.



AFFIDAVIT OF POSTING

Case Number: 2012-110

I, Michelle Ritter, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Site Selection Study. The notice was posted on August 20, 2012 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 21 day of August, 2012.


Signature

LEGAL DESCRIPTION

Tract or Lot T12NR3W Section 21 W2SW4SW4SW4
Block
Subdivision



Site 12 - Lake Otis Parkway ROW



Site 12 – Huffman Road ROW



AFFIDAVIT OF POSTING

Case Number: 2012-110

I, Michelle Ritter, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Site Selection Study. The notice was posted on August 20, 2012 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 21 day of August, 2012.


Signature

LEGAL DESCRIPTION

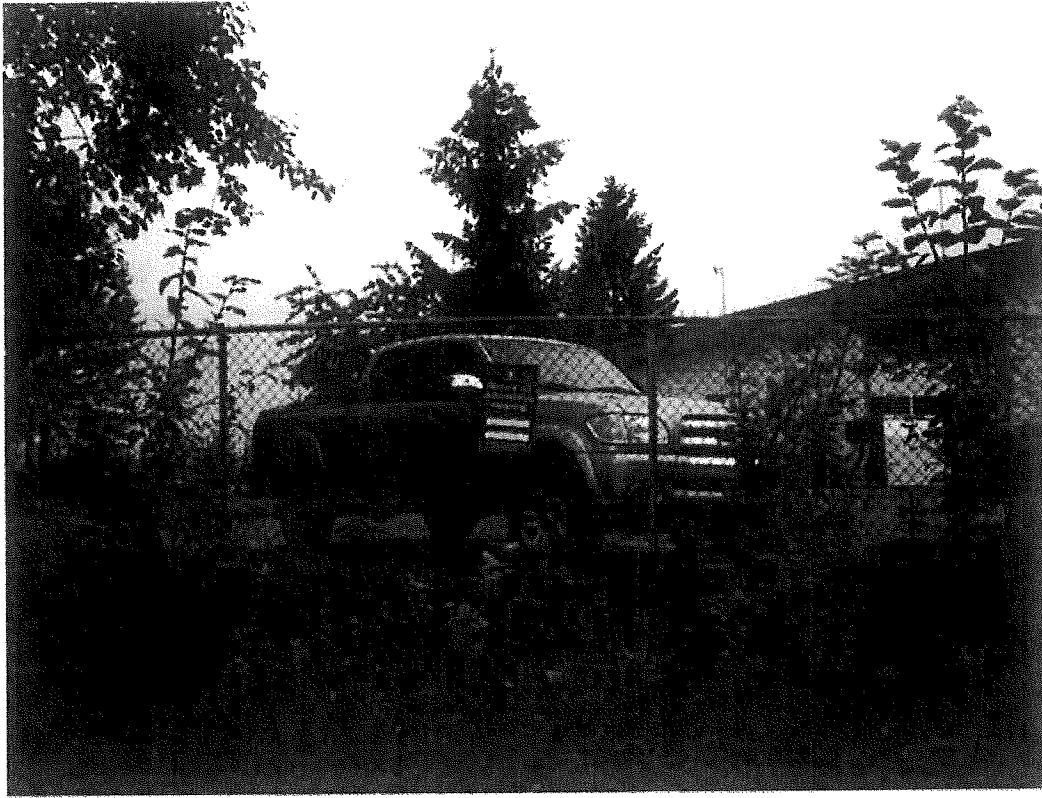
Tract or Lot 1A
Block 2
Subdivision Thomas W Sperstad



Site 23 (Existing Fire Station 9) – Huffman ROW



Site 23 (Existing Fire Station 9) – Along southern property line adjacent to residential



Site 23 (Existing Fire Station 9) – Silver Fox Lane ROW

**FIRE STATION #9
SITE SELECTION STUDY
CASE #2012-110**

**COMMUNITY OUTREACH
EMAIL COMMUNICATION AS OF 9/20/12**



MUNICIPALITY OF ANCHORAGE

**PUBLIC WORKS DEPARTMENT
MAINTENANCE AND OPERATIONS DIVISION
CAPITAL PROJECTS
P.O. BOX 196650
ANCHORAGE, ALASKA 99519-6650**

Christensen, Claudia

Landon, Heath E.

From: Ritter, Michelle [mritter@dowlhkm.com]
Sent: Monday, September 17, 2012 12:46 PM
To: Claudia Christensen
Cc: Landon, Heath E.; Hickok, Tanya; Potter, Timothy
Subject: RE: Firestation 9 renovation/relocation

Hi Claudia,

The plat note would have been requested by the Alaska Department of Transportation and Public Facilities (DOT&PF). Bart Rudolph is the DOT&PF representative who reviewed the Site Selection Study. While it is unlikely that he was involved with the Huffman Park plat, he may be able to provide you with some information. His contact is (907)269-0515 or bart.rudolph@alaska.gov.

Site 19 is an undivided subdivision meaning that it has not been platted.

Thanks,
Michelle
Michelle J. Ritter
Land Use Planner

DOWL HKM
(907) 562-2000 | Fax (907) 563-3953 | 4041 B Street | Anchorage | AK | 99503 |
www.dowlhkm.com

This e-mail including attached files is confidential. Its transmission is solely as an accommodation for the benefit of the recipient. The recipient bears the responsibility for checking its accuracy against corresponding originally signed documents provided by DOWL HKM. If you received this e-mail in error, its use is prohibited, please destroy it immediately.

-----Original Message-----

From: Claudia Christensen [mailto:hpchris@gci.net]
Sent: Monday, September 17, 2012 9:00 AM
To: Ritter, Michelle
Cc: LandonHE@ci.anchorage.ak.us; Hickok, Tanya; Potter, Timothy
Subject: Re: Firestation 9 renovation/relocation

Michelle,

I see the note now, but I do not understand the purpose of this restriction. Also, this is a plat note from 1983 or before. Are these ever looked at for review or revision? I realize you don't have anything to do with this issue, but could you direct me to the proper person to ask? Thank you for your help.

Claudia

----- Original Message -----

From: "Ritter, Michelle" <mritter@dowlhkm.com>
To: "Claudia Christensen" <hpchris@gci.net>
Cc: <LandonHE@ci.anchorage.ak.us>; "Hickok, Tanya" <thickok@dowlhkm.com>; "Potter, Timothy" <tpotter@dowlhkm.com>
Sent: Monday, September 17, 2012 8:31 AM
Subject: RE: Firestation 9 renovation/relocation

Hi Claudia,

Sorry for the delayed response, I was out of the office Friday. This is not a silly question at all. The 15-foot R.O.W. (Right-of-Way) dedicates a roadway. This is typically an easement the Department of Transportation (or the City) will require

I was referencing is dedicated by a plat note - please see notes on right side of Plat - above legend. I am referring to Note 1.

Hope this helps.

Best,
Michelle

Michelle J. Ritter
Land Use Planner

DOWL HKM
(907) 562-2000 | Fax (907) 563-3953 | 4041 B Street | Anchorage | AK | 99503
| www.dowlhkm.com

This e-mail including attached files is confidential. Its transmission is solely as an accommodation for the benefit of the recipient. The recipient bears the responsibility for checking its accuracy against corresponding originally signed documents provided by DOWL HKM. If you received this e-mail in error, its use is prohibited, please destroy it immediately.

From: Claudia Christensen [hpchris@gci.net]
Sent: Friday, September 14, 2012 9:55 AM
To: Ritter, Michelle
Cc: LandonHE@ci.anchorage.ak.us; Hickok, Tanya; Potter, Timothy
Subject: Re: Firestation 9 renovation/relocation

Hi Michelle,

I appreciate the information. I do have a question. Forgive me if it's a silly question, but I'm not familiar with this type of document. It looks like there is a 15' R.O.W. dedication on the Bragaw (East) side of the property, but not on the Huffman (South) side of the property. Is this the direct access restriction you were referring to? (I'm also not sure what R.O.W. stands for) Thank you!

Claudia

----- Original Message -----

From: Ritter, Michelle<<mailto:mritter@dowlhkm.com>>
To: Claudia Christensen<<mailto:hpchris@gci.net>>
Cc: LandonHE@ci.anchorage.ak.us<<mailto:LandonHE@ci.anchorage.ak.us>> ; Hickok, Tanya<<mailto:thickok@dowlhkm.com>> ; Potter, Timothy<<mailto:tpotter@dowlhkm.com>>
Sent: Wednesday, September 12, 2012 5:45 PM
Subject: RE: Firestation 9 renovation/relocation

Hi Claudia,

Attached is a copy of the plat. We were not involved in the platting process so I cannot speak to why that note was required for that particular site.

Thank you,
Michelle

From: Claudia Christensen [<mailto:hpchris@gci.net>]
Sent: Wednesday, September 12, 2012 5:14 PM
To: Ritter, Michelle
Subject: Re: Firestation 9 renovation/relocation

Michelle,

Thank you for the reply. It's interesting that there is a plat note restricting direct access to onto Huffman. Can you give me more information about that? Why is there not a similar plat note restricting access onto DeArmoun from site 19? That site is also municipal land and is situated exactly like Huffman Park, only in a much more congested area.

Claudia

----- Original Message -----

From: Ritter, Michelle<mailto:mritter@dowlhkm.com>
To: Claudia Christensen<mailto:hpchris@gci.net>
Cc: LandonHE@ci.anchorage.ak.us<mailto:LandonHE@ci.anchorage.ak.us>
Sent: Wednesday, September 12, 2012 4:49 PM
Subject: RE: Firestation 9 renovation/relocation

Hi Claudia,

The Huffman Park site was eliminated for a few reasons. There is a plat note restricting direct access from this site onto Huffman Road. This would impact the design and functionality of the site, as well as reducing the response time to the east and west. Also, the location is too close to Fire Station 8. This would create too large of an overlap between fire stations 8 and 9 and would create too much of a gap in the 4-minute response area to the west of the 4-minute response time.

I hope this information is helpful. Please let me know if you need anything else.

Best,
Michelle
Michelle J. Ritter
Land Use Planner

[cid:DAF59186196F44238F6CAD3E0684E537@claudiacompaq]

From: Claudia Christensen
[mailto:hpchris@gci.net]<mailto:[mailto:hpchris@gci.net]>
Sent: Wednesday, September 12, 2012 9:15 AM
To: Ritter, Michelle
Cc: LandonHE@ci.anchorage.ak.us<mailto:LandonHE@ci.anchorage.ak.us>
Subject: Firestation 9 renovation/relocation

Dear Ms Ritter;

I am contacting you with a question about DOWL's recent site selection evaluation for Firestation 9 in South Anchorage. One of the sites initially reviewed was the large parcel of land known as Huffman Park on the Northwest corner of Huffman and Elmore roads. This site is currently owned by the municipality and appears to have very good access to the response area. We are curious as to why this site was dropped from consideration. Any information would be greatly appreciated.

Sincerely,

Claudia Christensen

Cline, Richard

Landon, Heath E.

From: Landon, Heath E.

Sent: Thursday, September 13, 2012 12:18 PM

To: 'Richard Cline'

Cc: 907rob@gmail.com; baldridge@coffman.com; cfoerster@gci.net; cindyjdawson@gmail.com; dawsonrsd@acsalaska.net; Dianne Holmes; dshellenbaum@yahoo.com; fishman@gci.net; Hal; izzylee95@yahoo.com; jjewell@gci.net; karenarnoldak@gmail.com; ljtweit@hotmail.com; madhatters13@hotmail.com; merry_carlson@hotmail.com; APD Neighborhood Crime Watch; Paul; pentecostm@hotmail.com; rob@northernprintinginc.com; sandra.lemke@acsalaska.net; Shelly Nuss; suebee1@gci.net; superior@alaska.net; Tom Liverance; tqllml@gci.net

Subject: RE: Municipality of Anchorage - Proposed Fire Station #9 - Site Selection Study - Information
Mr. Cline,

I did not return to the office until Tuesday. Please accept my apology for the delayed response. It is my pleasure and my job to do my best to facilitate the most open and honest communication with the community. I certainly understand and respect the concerns with this project. The community feedback is extremely valuable to the success of the process. Thank you, for the time you have taken to review and provide your feedback along the way. Deputy Chief Drozdowski and I intend to try to get back to the area and be able to talk one-on-one with more residents prior to the Planning and Zoning Commission hearing on October 1, 2012. I will do my best to provide more notice, as soon as, we are able to schedule a date.

In regard to Site #18, the Planning and Zoning Commission receives the complete Site Selection Study for review. The study contains information regarding all 23 originally considered sites, including Site #18. Please understand I have no preference for any particular site over another. My goal has been to answer the questions and provide the most accurate information possible. Site #18 is not viable with the funds currently allocated to this project. There seems to be some confusion/miscommunication around the need for a traffic light for Site #18. Therefore, for discussion purposes let us assume the light is NOT needed for this site. The development costs for Site #18 remain prohibitive. The \$5,000,000 State Legislative Grant along with the required \$1,000,000 match from the Municipality simply do not provide enough funds to acquire, develop and build a new Fire Station #9 on Site #18.

I know the 4-minute response maps can be a bit confusing, but the data has been reviewed in detail, drive-tests were also conducted to verify the data. Again, none of the sites are perfect, but the proposed/recommended Site #19 seems to have the greatest potential to provide the most meaningful and positive impact to the largest number of residents based on the critical Location/Response Time variable. This variable truly cannot be underestimated as it can mean life or death. Seconds do count when responding to someone in need of critical care.

We are very early in the process. The specific design of the building will not happen until after the Planning and Zoning Commission approves the site. Therefore, we do not have blue prints available. However, a Facility Site Plan Review of the specific site is required later in the process. This review goes before a public hearing and provides the opportunity for public comments and feedback. Additionally, the PLI zoning has substantial setback requirements for the building from the property lines, requires significant "Visual Enhancement" landscaping and limits the size of the building to 35% of the lot size.

Thank you again for your extremely valuable feedback.

9/20/2012

110

Sincerely,

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

From: Richard Cline [mailto:clinerac312@alaska.net]
Sent: Friday, August 31, 2012 8:10 AM
To: Landon, Heath E.
Cc: 907rob@gmail.com; baldridge@coffman.com; cfoerster@gci.net; cindyjdawson@gmail.com; dawsonrsd@acsalaska.net; Dianne Holmes; dshellenbaum@yahoo.com; fishman@gci.net; Hal; izzylee95@yahoo.com; jjewell@gci.net; karenarnoldak@gmail.com; ljtweit@hotmail.com; madhatters13@hotmail.com; merry_carlson@hotmail.com; APD Neighborhood Crime Watch; Paul; pentecostm@hotmail.com; rob@northernprintinginc.com; sandra.lemke@acsalaska.net; Shelly Nuss; suebee1@gci.net; superior@alaska.net; Tom Liverance; tqllmll@gci.net
Subject: Re: Municipality of Anchorage - Proposed Fire Station #9 - Site Selection Study - Information

Heath

Thanks for your reply, you have been very helpful in help us understand this project. I just got word that you are out of your office until Sept 9 and sorry to interrupt your time off but we are trying to understand more about this Fire station that will affect our family's that are living in this area.

I know and understand that site 18 would be somewhat more taxpayer's dollar invested but still think it should be included to make this long term fire station location a fair and equal overall study without bias so the Zoning and the Assembly would know about it and could make a fair decision on this as they are the one to have the final word as I understand it. How can they make a educated decision on site 18 when they do not have as much of the information as this study has on the other 3 sites?(12-23-19) I know your emails have been against site 18 and wonder if the Zoning and Assembly will have any information on site 18, other than what they hear in our 3 minutes of time we get to talk at the Public Hearing, to help them make a good and fair judgment decision.

With all due respect, your answer for the traffic light at Old Seward and DeArmoun makes no sense as going east from site 18 would not require going to the Old Seward and if this light was needed to go south, it would be needed for site 19 as well. Also I did a map overlay of Appendix B to find what I quoted in my last email the response time to the south of DeArmoun to the Rabbit Creek and pass Potter Marsh area which I assume you are calling southeast was very poor (60 responses and only 5 with a 4 minute response time.) and my point was that site 18 made the response time faster to that area.

As some of us miss you last time when you came to Seafarer I would like to have you come again to meet some of us that did not get the word in time.

The size of this fire station that is described in the site selection study seems that it is going to be this large building which includes staff space and living quarters plus a hose drying TOWER; inside climbing wall and equipment for rope rescue training exercises that the Anchorage Fire Department

will be in and using for a very long time.

I would like to see the building blue prints for this size of building that is being planned to be built on site 19 if it selected. The study indicates that there is NO height restrictions in the AMC for structures located within the PLI district so I assume that this hose tower and climbing wall could be as high or higher than the hose tower on the fire station in downtown Anchorage on 4th avenue.

We got an email from Frances from Zoning that a request has been ask for to change the hearing date from Sept 10 to Oct 1 . We need to know ASAP if this has been confirmed so as not to confuse the people that want to present their testimony. When will we know?

Thanks for your time Richard Cline

From: Landon, Heath E.

Sent: Wednesday, August 29, 2012 1:35 PM

To: 'Richard Cline'

Cc: lindsay_williams@legis.state.ak.us ; 'Ritter, Michelle' ; 'Hickok, Tanya' ; Potter, Timothy ; McLaughlin, Francis D. ; Tom Liverance

Subject: RE: Municipality of Anchorage - Proposed Fire Station #9 - Site Selection Study - Information

Mr. Cline,

Thank you again for the opportunity to follow up with you regarding the site selection process for the Proposed New Fire Station #9. I will do my best to address as many of your concerns as possible. Our intent and goal is to facilitate the most open and honest communication with the community.

Traffic Light at Old Seward and DeArmoun:

As I understand, because Site #18 ultimately reduces the efficiency of the 4-minute coverage area as described in the previous email. In order to maximize the already reduced 4-minute coverage area from Site #18, Old Seward becomes a much larger factor. The light to break traffic at DeArmoun and Old Seward would play a significant roll in maximizing the response time for this site. This is not necessary for Site #19 as the majority of the calls and response would be to the east of the site.

Viability of Site #23 and Site #12:

Site #23 and Site #12 remain options. None of the sites are perfect. They all have challenges. However, the goal is to maximize the 4-minute response coverage area with minimal coverage overlap. This goal strives to guarantee the best possible service for the entire community. Additionally, the goal maximizes efficiencies for AFD resources and ultimately attempts to use the taxpayer's dollar as wisely as possible. Site #23 and Site #12 simple have their own, unique challenges as does the recommended Site #19 as described and detailed in the Site Selection Study. The reason for elimination of site #18 is first and foremost because it does NOT maximize the 4-minute response time and secondarily the development cost as described in detail in my previous email show this site as unrealistic based on the available funds.

Planning and Zoning Commission Information:

The Planning and Zoning Commission receives the complete Site Selection Study for review. The

Site Selection Study contains information regarding all 23 originally considered sites including Site #18.

Site #18 and Proposed/Recommended Site #19 Comparison:

On the surface, Site #18 and Site #19 appear to be comparable, but the details simply show they are not. The larger populated areas currently outside the 4-minute coverage area are to the east and southeast of Site #19. Site #18 shifts the response coverage window further west toward the Turnagain Arm. This does NOT allow the most efficient response to the areas on the far eastside of the 4-minute response window. The Appendix B maps can be a bit confusing, but if you look at the "red" areas in relation to Site #19, meaning zero to 20% of the calls are currently being reached within 4 minutes. The majority of those calls are east and southeast of Site #19. So Site #19 puts the farthest east and southeast areas in the "red" within a 4-minute response window. If you move the window to Site #18 this drops off the outer edges of the farthest east and southeast areas and leaves them beyond the 4-minute response area. As you review, please consider the intersections at Seward and DeArmoun with the overpass, this ultimately slows response, along with the distance to Site #18. These variables add additional time to the extremely valuable response time. Seconds count when responding to someone in need of critical care. This truly can mean the difference in life or death. Then secondarily, the costs to develop Site #18 are simply prohibitive as detailed in previous emails.

Safety Concerns:

Your concerns regarding children's safety and traffic are valid and understood. There are others who feel a fire station actually increases safety for the students and encourages more careful driving in the area. Additionally, if the community desires and the trail along Lake Otis to the school were paved, this will increase the safety for children walking to school.

Funding:

The funds for the proposed fire station are provided by a \$5,000,000 State Legislative Grant. The Grant requires the Municipality of Anchorage to provide \$1,000,000 in matching funds. Therefore, if a new site is approved, the discussion regarding the existing site has been the possibility of selling the existing property to offset the \$1,000,000 matching requirement. Ultimately, if you have a site with over \$4,000,000 in development costs, (i.e. Site #18) there are no funds remaining to build the actual station.

Thank you for your time and consideration and thank you again for your extremely valuable feedback.

Sincerely,

Heath Landon, Project Manager

Capital Projects

Office: (907) 343-8256

Cell: (907) 529-0429

Fax: (907) 249-7452

From: Richard Cline [mailto:clinerac312@alaska.net]

Sent: Sunday, August 26, 2012 9:12 PM

To: Landon, Heath E.

Cc: lindsay_williams@legis.state.ak.us; 'Ritter, Michelle'; 'Hickok, Tanya'; Potter, Timothy; McLaughlin, Francis D.; Tom Liverance

Heath

Thank you for the up date of information for both site 18 & 19. This has been very helpful and being a businessman for 27 years makes this information easier to follow and understand but it still brings up some questions.

I still feel that site 18 should be brought back into the equation to compete and make a fair site selection process for several reasons and I will try to address each one of my concerns .

1. First, could you explain to me why site 18 has to have a \$2,000,000 Traffic Light at DeArmoun Road and Old Seward to break traffic when site 18 is 1/4 mile from that intersection. What would that purpose be and why would site 19 not need that same traffic light?

2. The two other sites, 23 & 12 had no chance to even be consider in this process because site 23 was to small (not the required 2 1/2 acre site that is needed) and site 12 has soil problems which has 75% Class C Wetland plus site 12 had to be purchase as site 18 would have to be. Both site 23 & 12 could not pass the 4 minute response time for this area. So why not select site 18 that would be a better site than either sites 12 & 23? The reason given in not selecting site 18 as one of the 3 sites looks to be only about the development cost challenges and not about picking a better site for soil condition and the 4 minute response time in which site 18 has. I know this Site Selection Study will go before the Planning and Zoning Commission and they should be given the best sites to be considered and how can they know about site 18 when it was drop off the list and these two other sites that had no chance to even be consider because they are both unsuitable for development for this fire station. To my understanding this process not only has to go though the Planning and Zoning Commission but also to the Anchorage Assembly to be approved and I feel this process should not be a cut and dry process for site 19 and the best sites be given up front to them.

3. These two sites, 18 and 19 are less than 10 to 15 seconds driving time apart, and location and response time going west and south toward Turnagain Arm would be an even faster response with site 18 (you indicated it would be more) to that area. Looking at appendix B of the site selection study, it show that going south to Turnagain Arm, out of 60 calls only 5 were made in the 4 minute response time from station 9 on Huffman Road and going east out of 86 calls, 39 were made in the 4 minute time frame. You say site 18 does NOT maximize the critical 4 –minute response time but how could that be when both of these sites 18 & 19 are so close (10 to 15 seconds driving time apart) together on DeArmoun Road?

4. Lets us think long term as safety minded people, this Fire station is going to be built at what ever location is chosen on DeArmoun Road and will be at that location as long as Anchorage is Anchorage. Building a Fire Station any further south (Potter Marsh Area) would never be, as there is not and never will be land for residential living. Having said this, let us really think of what kind of impact this fire station will have if built on site 19 on the surrounding area that has a (large and will continue to grow and have more children in the years ahead) elementary school K through 6 which these young children will be walking by themselves (as they do now) in front of and on the side of this fire station and what I consider on a narrow road (Lake Otis which you say is not going to be widen) or the path that will be on the fire station side. I have lived in this area for 23 years and have seen these

very young children walking in the winter time all bundle up in their warm hooded clothes, not paying attention at what is going on around them, some riding bikes. Site 18 would have none of that foot traffic in front or beside of this fire station if built on site 18, as the sidewalk is on the south side (across the road) of DeArmoun and would not be in front or on the side of this Fire station. Remember safety (long term safety) should be the issue and not because site 19 is own by MOA and would be a little less costly.

5. Again let us think business minded and consider some the estimated cost amounts that you have search out . I know the purchase price is a estimate but what ever the amount would be, it could be offset with the selling of site 23 that will be sold when the new station is built which then would not take any funds from the projected amount that has been allocated for this fire station building. This additional money would also help with the other cost that you have brought up and some of the unknown ones that has not been identify yet. Why can't this money be used for the purchase of site 18 from the selling of site 23? This is how most business do it when they want to expand and grow.

6. I think I have identified and explained that the Site Selection Study has been biased in the selection process because of the two site 12 & 23 could never meet the known criteria when site 18 should have been selected as one of the 3 final most desirable sites. I say this because reading page 1 of the Site Selection Study, your guide lines for this study, in # 4 & 5 it says Refining the inventory to only suitable parcels and Presenting the 3 most suitable sites. This study failed to do that when they chose the two sites 12 & 23.

Thank for your Time Richard Cline

From: Landon, Heath E.

Sent: Friday, August 24, 2012 11:20 AM

To: 'Richard Cline'

Cc: mailto:lindsay_williams@legis.state.ak.us ; 'Ritter, Michelle' ; 'Hickok, Tanya' ; Potter, Timothy ; McLaughlin, Francis D.

Subject: RE: Municipality of Anchorage - Proposed Fire Station #9 - Site Selection Study - Information

Mr. Cline,

Thank you for the opportunity to follow up with you regarding both the proposed/recommended Site #19 and a formerly considered Site #18. In clarification, there is no indication of needing to widen Lake Otis or having to make any significant modifications to DeArmoun Road. We have discussed the possibility of improving the current walking path from DeArmoun Road to Rabbit Creek Elementary along Lake Otis or possibly some additional trail improvements if the community/residents are in agreement and desire improvements.

Primarily, one of the most important variables considered in the Site Selection Study is Location/Response Time. The Anchorage Fire Department Plan sets forth service level objectives including arrival of a fire pumper within 4 minutes or less to 90% of structure fires, and arrival of a basic life support unit within 4 minutes or less to 90% of code red medical emergencies. Statistics show the difference between a 4 and 6-minute response time can mean life or death for a victim in a medical emergency or a structure fire. A 6-minute response cuts a victim's odds of survival more than in half for medical calls. National statistics show a 6-minute response to a structure fire increases the chances of

the fire having fully engulfed the structure of origin and spread beyond to almost 60%. Ultimately, this too can mean life or death to a victim and dramatically increases the safety risks for the firefighters.

None of the sites are perfect, but proposed/recommended Site #19 appears to have the greatest potential to provide the most meaningful and positive impact to the largest number of residents possible. Based on the Site Selection Study, Site #18 dropped out of consideration, not only for development cost challenges, but the site also does NOT maximize the critical 4-minute response time area. If you refer to "Appendix C" of the Site Selection Study (attached for your convenience) you can see the existing Fire Station #9, 4-minute coverage area in yellow. When you compare it to "Appendix E" (also attached for your convenience) showing the recommended Site #19, 4-minute coverage area you can see the area shaded VERY dark on the southeast section of the coverage area. The majority of this area is currently outside of ANY 4-minute response area. The ability to increase service to the residents who live in those areas could mean the difference in life or death. Site #18 means trading away valuable coverage area to the east and losing even more of the west portion of the coverage area to Turnagain Arm.

The development and acquisition costs, secondarily, eliminated the formerly considered Site #18. We are very early in the process and there is no specific design for any of the sites. Therefore, we can only consider the KNOWN factors. Please see the cost summary below. This only considers availability of water and sewer utilities, accessibility and traffic signals and acquisition and development costs. We know the costs of other utilities and the remaining site selection criteria are minimal for Site #19. All of those checks were NOT done on Site #18, due to prior elimination, but for discussion, we can assume all of these factors are equal between the two sites. I did check with AWWU regarding and confirmed the estimated cost, per linear foot, to extend both water and sewer lines. I tried to be very conservative in my estimates. I included a detailed explanation of the numbers following the summary.

Summary of Site Development Costs (Estimated Only)

Recommended Site #19		Formerly Considered Site #18	
Land Acquisition	\$0	Land Acquisition	\$380,000
Water	\$175,000	Waterline & Easement	\$1,250,900
Sewer	\$20,000	Sewer Line & Easement	\$409,000
Paved Path	\$28,800	Traffic Light	\$2,000,000
Site #19 Total	\$223,800	Site #18 Total	\$4,039,900

Land Acquisition

Recommended Site #19

The parcel is currently owned by the Municipality of Anchorage.

Formerly Considered Site #18

This parcel is not currently listed for sale, but property records show the value at \$380,000. I used this as an estimated acquisition price for the purposes of the summary above.

Water

Recommended Site #19

The nearest main waterline to this site is approximately 250' from the site located in Seafarer Loop. AWWU confirmed the line has sufficient supply to service a fire station. This would require the State Department of Transportation to grant a Right-of-Way permit to reach the site (Waterline Est. \$175,000 @ \$700 per linear foot). A preliminary meeting with the State Department of Transportation shows no opposition to granting a Right of Way permit to allow a water main extension.

Formerly Considered Site #18

The nearest main waterline to this site with sufficient supply appears to be approximately 1,700' from the site located north of Bell's Nursery. This would also require the negotiation and purchase of an easement across potentially 2 ea. private parcels of land to reach the site (Waterline ONLY Est. \$1,190,000 @ \$700 per linear foot). In reviewing documents I located purchase documents for a 20' wide easement along DeArmoun at Lake Otis dated 1987, 25 years ago. The easement cost was \$2.03 per square foot in 1987. I assumed the need to purchase an easement for 1,500' of the waterline and 20' wide using the 1987 cost to be conservative (Water Easement ONLY Est. \$60,900 @ \$2.03 sf).

Sewer

Recommended Site #19

Sewer is located along DeArmoun approximately 25' to reach the site. (Est. \$20,000 @ \$800 per linear foot). No need for easement.

Formerly Considered Site #18

The nearest sewer appears to be located in Innes Circle the street in the residential area to the west of the site approximately 500' to reach the site (Sewer ONLY Est. \$400,000 @ \$800 per linear foot). The sewer would also require the negotiation and purchase of an easement across a private parcel of land. I assumed the need to purchase an easement for 450' of the line and 20' wide, using the 1987 cost (Sewer Easement ONLY Est. \$9,000 @ \$2.03 sf).

Additional Items

Recommended Site #19

Removal and striping of a narrow island in the middle of DeArmoun Road. No other accessibility or traffic signal challenges.

Additionally, we are planning to, at least, be required to include a paved pathway from DeArmoun Road to the existing east/west trail at the school. This will allow children to walk to school on a paved pedestrian facility without having to cross driveways. This would require a paved path of approximately 720' and for assumption purposes 8' wide (Est. \$28,800 @ \$40 per linear foot). I confirmed the estimated cost per linear foot with our Community Development Department.

Formerly Considered Site #18

This site will require the addition of a traffic light at DeArmoun Road and Old Seward to break traffic. In an effort to remain conservative in the cost estimate I assumed a cost of \$2,000,000. This site will also require the removal and striping of a wider section of island in the middle of DeArmoun Road.

I hope this information is helpful. Please feel free to call me directly at 907-343-8256 or email me should you have additional questions or need more information. Thank you again for the extremely valuable feedback.

Sincerely,

Heath Landon, Project Manager

Capital Projects

Office: (907) 343-8256

Cell: (907) 529-0429

Fax: (907) 249-7452

From: Richard Cline [mailto:clinerac312@alaska.net]
Sent: Tuesday, August 21, 2012 4:57 PM
To: Landon, Heath E.
Subject: Re: Information

Heath If site 18 has development cost over a million dollars, what is site 19 development cost when Lake Otis Road will have to be widen and a sidewalk to the school will or should be done plus a lot of fill will be needed to bring site 19 up to road level. Plus Dearmoun road in front of site 19 will have to be redone so left hand turn for fire truck can go east. Let us all think how this location is will affect the surrounding area with the school right in the traffic pattern of this Fire station. I would like to see the cost evaluation of both sites and be able to compare them. Just to tell me the cost of a million dollars is just words until I can see how that amount was arrived to. Thanks Richard Cline

From: Landon, Heath E.
Sent: Tuesday, August 21, 2012 8:35 AM
To: 'Richard Cline'
Subject: RE: Information

Mr. Cline,

Sorry for the delayed response. I certainly recognize your concerns and realize on the surface Site #18 looks somewhat comparable to the proposed Site #19. However, Dowl HKM has been very thorough in their review of all 23 sites. When you dig into the details of Site #18 the challenges mentioned in the previous email drive the site development costs to well over a million dollar. You would also still have to purchase the land. This would very likely not leave enough money to actually construct the proposed new fire station.

In response to your question related to the original purchase of the recommended Site #19. The property for the proposed site was actually purchased by The Greater Anchorage Area Borough in January 1974. I have requested additional information on the complete purchase documents. I will follow up with you as soon as this is available.

Again, I appreciate your time and input.

Sincerely,

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

From: Richard Cline [mailto:clinerac312@alaska.net]
Sent: Friday, August 17, 2012 11:41 PM
To: Landon, Heath E.
Subject: Re: Information

Heath

Thanks for the quick response. I did check out site 18 last night and found it to be a area that does not have the homes that site 19 has, which would be a big plus in that it would not disrupt Family's living in the area. Also this site 18 would not have the foot traffic in front of the Fire Station as the sidewalk is located on the other side of the road.

I also look at site 19 and found that a lot of dirt needs to be purchase and hauled in to bring it up to the road grade at a added cost, also LAKE OTIS PKWY Is going to have added cost to bring it up to specs with some type of sidewalk that will go to Rabbit Creek School so the Kids can stay off of the road.

I find it difficult to understand, when you say site 18 is not for sale and the current owner may or may not be willing to consider a sale. How can any site selection study be done and a site is selected without getting all the answers. Maybe the owner would be glad to sell if they were simply asked. I think I have brought up some very good reason why site 18 should be the top #1 choice and would like to hear why it is not being even considered. Rezoning is not a problem for a Fire Station as I understood last night. Sewer and water is in the area and could not be that big of problem. The hill on site 18 is a plus as the dirt should be sold to make money as fill to some place close, and it could be right across the road.

I think site 19 is the 1st choose because the MOA owns it. Lets think about the homes and people this Fire Station will have a long term affect on and put it where it it will have the least affect on Families. I would like to see the information that you said last night about when the MOA purchase this 9 acres from the person in 1985. Thanks Richard Cline

From: Landon, Heath E.

Sent: Friday, August 17, 2012 9:48 AM

To: 'Richard Cline'

Subject: RE: Information

Mr. Cline,

It was a pleasure to meet you. I am more than happy to field any questions or concerns you might have. My goal is to help the process as best I can. Site #18, as I understand the challenges, is currently privately owned and not for sale. Therefore, the property would need to be purchased by the Municipality of Anchorage. The current owner may or may not be willing to consider a sale. While the site has good access east and west from DeArmoun and north to south on Old Seward it would require the addition of another intersection to break at DeArmoun and Old Seward. There is also no sewer or water service in the immediate area. This site is also on a hill and would require substantially more dirt work to bring the site to building ready. Additionally, the property is currently zoned R1 and may need to be rezoned to PLI. These variables all add substantial construction costs, ultimately cutting into a large portion of the State Legislative Grant funds provided to replace Fire Station #9. The more money you spend on property acquisition and site development, the less money you have to spend on the actual station and resident services. These variables all limit the funds going to provide items directly affecting the residents (i.e. fire equipment, building finishes, resident desired improvements to the paths, etc.) and could consequently not leave enough funds available to build the actual station.

Thank you for taking the time to attend the Community Council meeting last night. I appreciate the time you spent to review the proposed sites for Fire Station #9. Your input and feedback is extremely valuable to the process. I respect your concerns and welcome any additional questions. Please feel free to contact me anytime.

Sincerely,

Heath Landon, Project Manager

Capital Projects

Office: (907) 343-8256

Cell: (907)529-0429

Fax: (907) 249-7452

From: Richard Cline [mailto:clinerac312@alaska.net]

Sent: Thursday, August 16, 2012 9:57 PM

To: Landon, Heath E.

Subject: Information

Heath Thanks for the good informational meeting last night. I understand this doesn't affect a lot of people as it does my family because of how close my house would be to the fire station. I would like to understand more about # 18 site that is on DeArmoun Road and across the New Seward hwy . I did not understand what was being said about that #18 site and why it was not being consider any further. Thanks Richard Cline

Landon, Heath E.

From: Ritter, Michelle [mritter@dowlhkm.com]
Sent: Thursday, September 13, 2012 12:10 PM
To: clinerac312@alaska.netl
Cc: Landon, Heath E.; Hickok, Tanya; Potter, Timothy
Subject: FW: Fire Station #9
Attachments: APPENDIX B.PDF; APPENDIX C.pdf

Good Afternoon Mr. Cline,

Thank you for the opportunity to answer some of your questions regarding the Site Selection Study for Fire Station 9. Please see my responses below. I hope this information is helpful. Please let me know if you have any questions.

Questions/Responses

1. What is the traffic count at peak hours on Lake Otis going to Rabbit Creek School and on Dearmoun Road going both east and west in front of site 19?

A detailed traffic study is not part of the site selection study.

2. What is the traffic count at peak hours on Dearmoun Road going east and west in front of site 18?

A detailed traffic study is not part of the site selection study.

3. If the Fire Station is to be built on site 19, how many stories will the hose tower, the climbing wall and equipment for rope rescue training exercises be?

We are too early in the process to answer this question. The Planning and Zoning Commission would need to approve a specific site before we could move forward with the actual design. However, the Public Facility Site Plan Review is also a public process with a public hearing providing the community the opportunity to review and comment before final approval.

4. I was told that a \$2 million light would be needed at the Old Seward and Dearmoun if site 18 was selected. If that is the case than why would not site 19 have to have that same light as they would be using that same

intersection to go North and South on Old Seward?

There may have been a misunderstanding regarding the requirement for a signal. However, if you remove the light from consideration, the site development costs associated with Site 18 are extensive and remaining a prohibiting variable.

5. The site selection study done by DOWL says that call data for Fire station #9 was collected from 2010 through July 2011 (19 months). Page 12 bring up FS 10 & 15

A. Can you give me the total call outs for these 19 months for the following stations?

B. Station #9

C. Station #10

D. Station #15

We were provided code red call volumes by grid, from 2010 through July 2011, which is how we graphically presented the information in our Site Selection submittal package. In Appendix B (attached), the first number represents the number of code red calls responded to within 4 minutes, the second number is the code red call volume. Appendix C shows Fire Stations 9, 10 and 15 4-minute response area. From these figures, you can see what the code red call volumes are in the general coverage area of each fire station.

6. Public utilities--not all FS are hooked up to public utilities. Bear Valley FS is on a well and septic, as likely are some in Eagle River. I assume the townhouses off Old Seward and DeArmoun are on public utilities but not those along Specking Rd. Why is it a 'given' that site #18 would have to be on public utilities?

You are correct. However, there are initial costs associated with the installation of both the well and septic system and special circumstances requiring ongoing costs to pump and dispose of a portion of the wastewater from the equipment bays. The equipment bay water cannot be disposed of through the septic system, so it has to be collected in a basin, pumped and hauled for disposal. The septic system also requires the development of a larger portion of land for the leach field. There is no absolute guarantee of the availability of drinkable water without treating and because the station required a fire sprinkler system there is no assurances of the availability of the volume of water needed to feed a 6" to 8" fire sprinkler supply line along with the standard water use. A well and septic system does not decrease the estimated development costs associated with water and sewer for Site 18.

Best,
Michelle

Michelle J. Ritter
Land Use Planner



(907) 562-2000 | Fax (907) 563-3953 | 4041 B Street | Anchorage, Alaska 99503 | www.dowlhkm.com

Inspiration | Innovation | Integrity

This e-mail including attached files is confidential. Its transmission is solely as an accommodation for the benefit of the recipient. The recipient bears the responsibility for checking its accuracy against corresponding originally signed documents provided by DOWL HKM. If you received this e-mail in error, its use is prohibited; please destroy it immediately.

Please consider the environment before printing.

From: Richard Cline [<mailto:clinerac312@alaska.net>]
Sent: Tuesday, September 11, 2012 10:40 PM
To: Ritter, Michelle
Subject: Fire Station #9

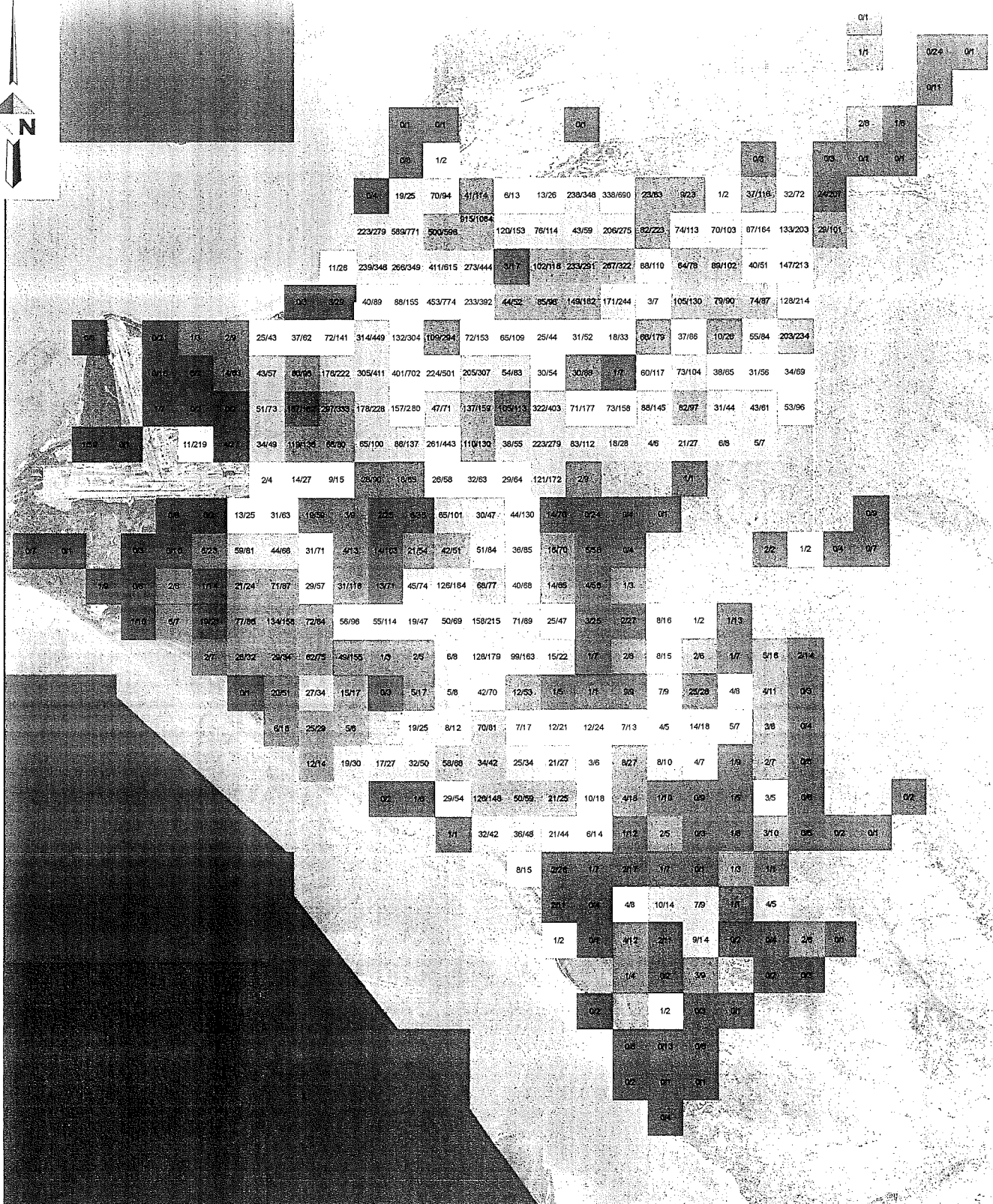
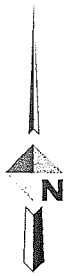
Michelle

I have some questions that maybe you could answer for me.

9/13/2012

1. What is the traffic count at peak hours on Lake Otis going to Rabbit Creek School and on Dearmoun Road going both east and west in front of site 19.?
2. What is the traffic count at peak hours on Dearmoun Road going east and west in front of site 18?
3. If the Fire Station is to be built on site 19 , how many stories will the hose tower, the climbing wall and equipment for rope rescue training exercises be?
4. I was told that a \$2 million light would be needed at the Old Seward and Dearmoun if site 18 was selected. If that is the case than why would not site 19 have to have that same light as they would be using that same
intersection to go North and South on Old Seward?
5. The site selection study done by DOWL says that call data for Fire station #9 was collected from 2010 through July 2011 (19 months). Page 12 bring up FS 10 & 15
 - A. Can you give me the total call outs for these 19 months for the following stations?
 - B. Station #9
 - C. Station #10
 - D. Station #15
6. Public utilities--not all FS are hooked up to public utilities. Bear Valley FS is on a well and septic, as likely are some in Eagle River. I assume the townhouses off Old Seward and DeArmoun are on public utilities but not those along Specking Rd. Why is it a 'given' that site #18 would have to be on public utilities?

Thanks for your time Richard Cline

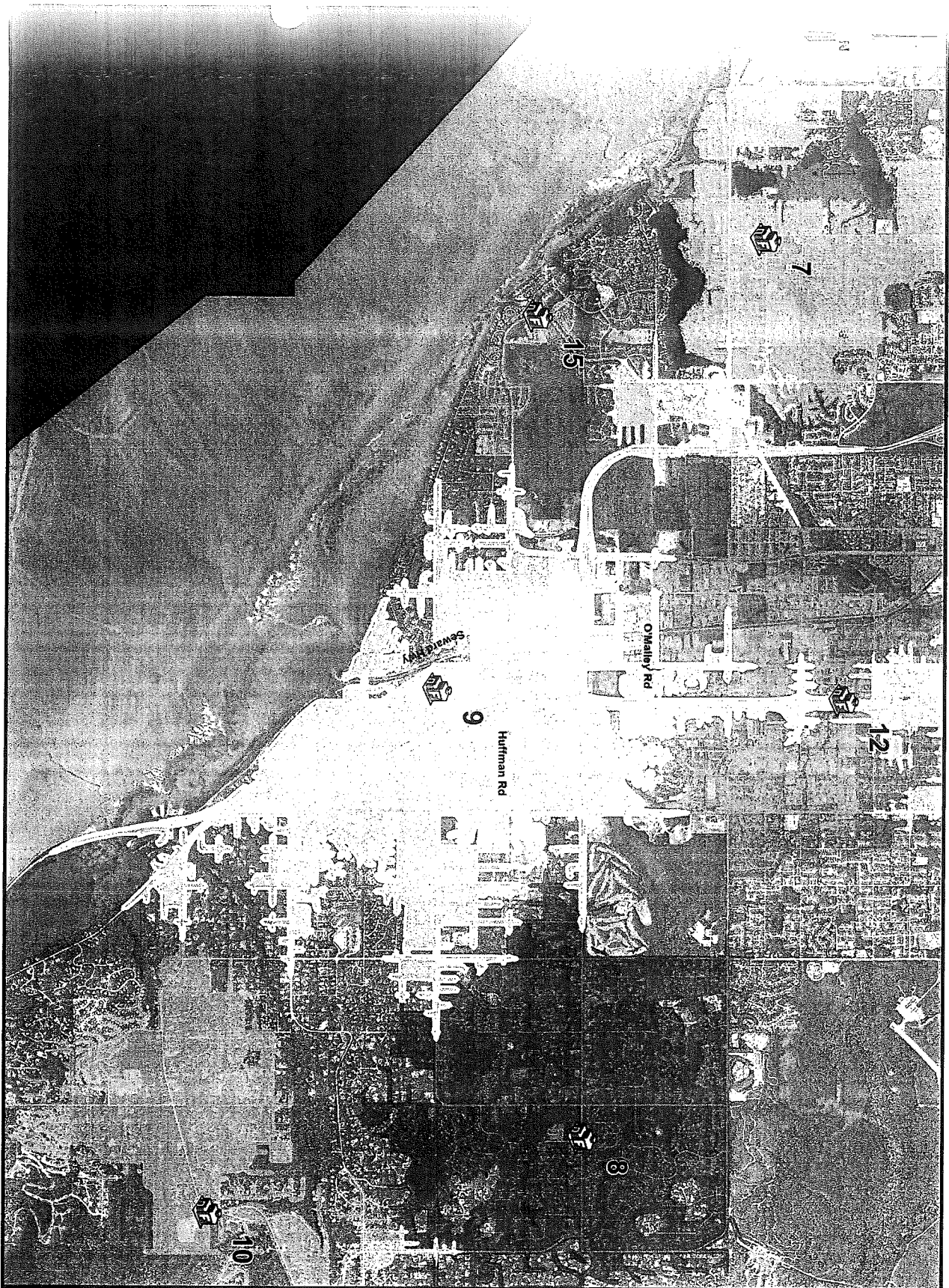


LEGEND
First Unit Responses; % of Responses
in 4 minutes or less
0-20%
20.1%-40%
40.1%-60%
60.1%-80%
80.1%-89.9%
90%-100%
2/5 2=Times arrived under 4 minutes
5=Total Incidents

Anchorage Fire Station No. 9
SITE SELECTION STUDY
Anchorage, Alaska

APPENDIX B
**ANCHORAGE BOWL
FIRST UNIT
RESPONSE
WITHIN
4 MINUTES**





Anchorage Fire Station No. 9
SITE SELECTION STUDY
 Anchorage, Alaska

- LEGEND**
- Fire Station #9 Site 23
 - Existing Response Outline
 - Existing Fire Station
 - 4-Minute Response Overlay
 - Fire Station 7 - 4-Minute Response Area
 - Fire Station 8 - 4-Minute Response Area
 - Fire Station 9 - 4-Minute Response Area
 - Fire Station 10 - 4-Minute Response Area
 - Fire Station 12 - 4-Minute Response Area
 - Fire Station 15 - 4-Minute Response Area
 - Existing Fire Station

Appendix C
**EXISTING
 STATION 9
 4-MINUTE
 RESPONSE
 MAP**
 DOWL HKM

Landon, Heath E.

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 8:15 AM
To: 'Richard Cline'
Cc: 'mritter@dowlhkm.com'; 'thickok@dowlhkm.com'
Subject: Municipality of Anchorage - Proposed New Fire Station #9 - Real Estate Documents
Proposed/Recommended Site #19

Attachments: Proposed Fire Station #9 Real Estate Docs.pdf

Mr. Cline,

I wanted to follow up with you regarding your request for the documentation regarding the sale and purchase of the Proposed/Recommended Site #19 in your email dated August 17th and my response dated August 21st. Attached please find the documents related to the original transaction. Included are the following:

- Memorandum of Understanding – Dated June 22, 1973.
- Letter to Mrs. Fowler (Seller) – Dated December 11, 1973.
- Signed Offer to Sell Real Property – Dated January 8, 1974.
- Preliminary Title Report – Dated June 1, 1973 as referenced in Offer to Sell Real Property.
- Warranty Deed – Dated January 18, 1974.
- Policy of Title Insurance – Dated January 23, 1974.

Please see Paragraph 4 of the letter to Mrs. Fowler dated December 11, 1973, prior to the sale, stating "A natural park area is planned for your property...However, there is no absolute assurance that the property would not, at some future date, be sold and chopped up into lots for real estate development. A dedication to the public for your specific uses would be more assuring but an expensive gift." Ultimately, Mrs. Fowler chose NOT to dedicate the land, but rather to sell the property to the Greater Anchorage Area Borough for \$85,500 with no deed restriction.

I hope this answers your questions related to this item. Please let me know if you have additional questions regarding these documents.

Thanks,

Heath Landon, Project Manager
Municipality of Anchorage
Public Works Department
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452



Proposed Fire
Station #9 Real ...

Landon, Heath E.

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 7:07 AM
To: 'Richard Cline'
Subject: RE: Municipality of Anchorage - Proposed Fire Station #9 - Door-to-Door Communication Tonight after 6:30pm

Mr. Cline,

Good Morning. I am sorry Deputy Chief Drozdowski and I missed you last night as well. We were able to speak with 4 residents along Lake Otis Parkway and 5 others along Seafarer Loop. We do recognize and respect your concerns and will do our best to answer as many questions as possible. I did receive your email from Sunday night. I apologize for not being able to respond yesterday. My goal is to respond to you by end of business tomorrow. Thank you for your patience and thank you again for your input and feedback. Your efforts truly are invaluable to the success of the process.

Thanks again,

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

From: Richard Cline [mailto:clinerac312@alaska.net]
Sent: Monday, August 27, 2012 10:40 PM
To: Landon, Heath E.
Subject: Re: Municipality of Anchorage - Proposed Fire Station #9 - Door-to-Door Communication Tonight after 6:30pm

Heath Sorry I miss you last night, I did not get home till about 8:30. How many of my neighbors did you get to talk to on Seafarer Loop? We are all really concerned about the location of this Fire Station and hope you can answer all of our question and I hope you will answer my questions that I emailed to you this morning. Thanks Richard Cline

From: Landon, Heath E.
Sent: Monday, August 27, 2012 5:14 PM
To: 'glav@att.net'; 'cfoerster@gci.net'; '907rob@gmail.com'; 'fishman@gci.net'; 'sandra.lemke@acsalaska.net'; 'karenarnoldak@gmail.com'; 'cindyjdawson@gmail.com'; 'izzylee95@yahoo.com'; 'ljtweit@hotmail.com'; 'jjewell@gci.net'; 'tqlmll@gci.net'; 'wandajc@alaska.net'; 'pentecostm@hotmail.com'; 'ncw@muni.org'; mailto:liverance@gci.net ; 'Richard Cline'
Subject: Municipality of Anchorage - Proposed Fire Station #9 - Door-to-Door Communication Tonight after 6:30pm



**Municipality of Anchorage
Notice of Information
Residents of Seafarer Loop/Lake Otis Pkwy (near Rabbit Creek Elementary)
Monday, August 27, 2012
Door-to-Door Communication
Tonight after 6:30pm**

Dear Residents,

Many may have received a notice from the Planning and Zoning Commission regarding the Site Selection Study for a proposed new Fire Station #9 near DeArmoun Road and Lake Otis Parkway. In an effort to communicate the details, answer questions and understand community concerns and recommendations we made presentations at the August meeting of the Huffman/O'Malley Community Council and the July meetings of both the Rabbit Creek Community Council and Home and Landowners Organization, Inc. (HALO). These meetings were very informative and generated great feedback. However, some residents were not able to attend the meetings, but your input and feedback is extremely valuable to the success of the process. This is an informational notice ONLY to let you know Anchorage Fire Department, Deputy Chief, John Drozdowski and I will be going door-to-door in your neighborhood tonight. Our goal is to answer as many questions and to listen and understand your concerns. If you are available, we look forward to meeting you and if not please feel free to contact me directly anytime. My contact information is listed below.

Thank you for your time and consideration.

Sincerely,

Heath Landon, Project Manager
Municipality of Anchorage
Public Works Department
Capital Projects
Office: (907) 343-8256
Fax: (907) 249-7452

Landon, Heath E.

From: Landon, Heath E.
Sent: Wednesday, August 15, 2012 6:33 PM
To: clinerac312@alaska.net
Subject: FW: FS 9 Emails

Attachments: FINAL FS9 SITE SELECTION STUDY SUBMITTAL_C_Part B.pdf



FINAL FS9 SITE
SELECTION STUDY..

Mr. Cline,

This is the FINAL email 4 of 4. This should complete the emails containing the Site Selection Study. Again, please feel free to contact me should have you have questions or need additional information.

Heath

Landon, Heath E.

From: Landon, Heath E.
Sent: Wednesday, August 15, 2012 6:28 PM
To: clinerac312@alaska.net
Subject: FW: FS 9 Emails

Attachments: FINAL FS9 SITE SELECTION STUDY SUBMITTAL_C_Part A.pdf



FINAL FS9 SITE
SELECTION STUDY..

Mr. Cline,

Apparently the 3rd email was too large so Dowl had to break it down to 4 emails. So this is 3 of 4.

Thanks,
Heath

Landon, Heath E.

From: Landon, Heath E.
Sent: Wednesday, August 15, 2012 6:20 PM
To: clinerac312@alaska.net
Subject: FW: FS 9 Email 2 of 3
Attachments: FINAL FS9 SITE SELECTION STUDY SUBMITTAL_B.pdf
Email 2 of 3.

From: Ritter, Michelle [mritter@dowlhkm.com]
Sent: Wednesday, August 15, 2012 5:10 PM
To: Landon, Heath E.
Subject: FS 9 Email 2 of 3

Michelle J. Ritter
Land Use Planner



DOWL HKM

(907) 562-2000

Fax (907) 563-3953

4041 B Street

Anchorage, Alaska 99503

www.dowlhkm.com

8/16/2012

Landon, Heath E.

From: Landon, Heath E.
Sent: Wednesday, August 15, 2012 6:05 PM
To: clinerac312@alaska.net
Subject: FW: FS 9 Email 1 of 3
Attachments: FINAL FS9 SITE SELECTION STUDY SUBMITTAL_A.pdf

Mr. Cline,

Please find attached Part 1 of 3 emails containing the Final Site Selection Study for the proposed new Fire Station #9. The files are larger so they needed to be sent in 3 separate emails. Please let me know if you have any questions or concerns.

Thanks,
Heath Landon
Capital Projects
Municipality of Anchorage
907-343-8256

From: Ritter, Michelle [mritter@dowlhkm.com]
Sent: Wednesday, August 15, 2012 5:09 PM
To: Landon, Heath E.
Subject: FS 9 Email 1 of 3

Michelle J. Ritter
Land Use Planner



DOWL HKM

(907) 562-2000

Fax (907) 563-3953

4041 B Street

Anchorage, Alaska 99503

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8/16/2012

Hodge, Jim and Cathy

Landon, Heath E.

From: Cathy and Jim Hodge [cnjhodgesoutfitters@gci.net]
Sent: Tuesday, August 28, 2012 7:27 PM
To: Landon, Heath E.
Subject: RE: Municipality of Anchorage - Proposed New Fire Station #9 - Site Selection Study - Follow Up Information

Heath-

Thank you for following up and sending the information we requested. Thank you for taking the time to physically walk the neighborhood to hear and address our concerns. We will see you on September 10th.

Sincerely-
Cathy Hodge

From: Landon, Heath E. [mailto:LandonHE@ci.anchorage.ak.us]
Sent: Tuesday, August 28, 2012 7:35 AM
To: 'cnjhodgesoutfitters@gci.net'
Cc: Drozdowski Jr, John M.; 'mritter@dowlhkm.com'; 'thickok@dowlhkm.com'
Subject: Municipality of Anchorage - Proposed New Fire Station #9 - Site Selection Study - Follow Up Information

Mr. and Mrs. Hodge,

Thank you for taking the time to speak with Deputy Chief Drozdowski and me about the Site Selection Study for the Proposed New Fire Station #9 last night. It was a pleasure to meet you both. We certainly respect and appreciate your concerns. Your input and feedback is extremely valuable to the success of the process. Please find the link and log-in information to the complete Site Selection Study below. Also, as you requested, please find attached the real estate documents related to the 1974 sale and purchase of the Proposed/Recommended Site #19 located at the corner of Lake Otis Parkway and DeArmoun Road. My goal is to help the process in any way possible. Please feel free to contact me anytime if you should have additional questions or concerns.

Proposed New Fire Station #9 Site Selection Study log-in information:

Project Name	FTP Site Address	User Name	
Anchorage Fire Station 9 Site Selection Study	ftp://FireUsr:Station9@ftpa.dowlhkm.com	FireUsr	S

Thank you again for your time and consideration.

Sincerely,

Heath Landon, Project Manager
Municipality of Anchorage
Public Works Department
Capital Projects
Office: (907) 343-8256
Cell: (907)529-0429
Fax: (907) 249-7452

8/29/2012

Landon, Heath E.

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 7:35 AM
To: 'cnjhodgesoutfitters@gci.net'
Cc: Drozdowski Jr, John M.; 'mritter@dowlhkm.com'; 'thickok@dowlhkm.com'
Subject: Municipality of Anchorage - Proposed New Fire Station #9 - Site Selection Study - Follow Up Information

Attachments: Proposed Fire Station #9 Real Estate Docs.pdf

Mr. and Mrs. Hodge,

Thank you for taking the time to speak with Deputy Chief Drozdowski and me about the Site Selection Study for the Proposed New Fire Station #9 last night. It was a pleasure to meet you both. We certainly respect and appreciate your concerns. Your input and feedback is extremely valuable to the success of the process. Please find the link and log-in information to the complete Site Selection Study below. Also, as you requested, please find attached the real estate documents related to the 1974 sale and purchase of the Proposed/Recommended Site #19 located at the corner of Lake Otis Parkway and DeArmoun Road. My goal is to help the process in any way possible. Please feel free to contact me anytime if you should have additional questions or concerns.

Proposed New Fire Station #9 Site Selection Study log-in information:

Project Name	FTP Site Address	User Name	User Password
Anchorage Fire Station 9 Site Selection Study	ftp://FireUsr:Station9@ftpa.dowlhkm.com	FireUsr	Station9

Thank you again for your time and consideration.

Sincerely,

Heath Landon, Project Manager
Municipality of Anchorage
Public Works Department
Capital Projects
Office: (907) 343-8256
Cell: (907)529-0429
Fax: (907) 249-7452



Proposed Fire
Station #9 Real ...

Holden, Bill

Landon, Heath E.

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 7:28 AM
To: 'billatnoon@gmail.com'
Cc: Drozdowski Jr, John M.; McLaughlin, Francis D.; 'mritter@dowlhkm.com'; 'thickok@dowlhkm.com'
Subject: FW: Municipality of Anchorage - Proposed New Fire Station #9 - Site Selection Study - Follow up Information

Attachments: Proposed Fire Station #9 Real Estate Docs.pdf

Mr. Holden,

I apologize. I forgot to attach the real estate documents to the previous email. Please find them attached below. Sorry for any inconvenience.

Heath Landon, Project Manager

Capital Projects

Office: (907) 343-8256

Cell: (907)529-0429

Fax: (907) 249-7452



Proposed Fire
Station #9 Real ...

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 7:25 AM
To: 'billatnoon@gmail.com'
Cc: Drozdowski Jr, John M.; McLaughlin, Francis D.; 'mritter@dowlhkm.com'; 'thickok@dowlhkm.com'
Subject: Municipality of Anchorage - Proposed New Fire Station #9 - Site Selection Study - Follow up Information

Mr. Holden,

It was a pleasure to meet you last night. Thank you for taking the time to speak with Deputy Chief Drozdowski and me about the Site Selection Study for the Proposed New Fire Station #9. We certainly respect and appreciate your concerns. Your input and feedback is extremely valuable to the success of the process. Please find the link and log-in information to the complete Site Selection Study below. Also, as you requested, please find attached the real estate documents related to the 1974 sale and purchase of the Proposed/Recommended Site #19 located at the corner of Lake Otis Parkway and DeArmoun Road. My goal is to help the process in any way possible. Please feel free to contact me anytime if you should have additional questions or concerns.

Proposed New Fire Station #9 Site Selection Study log-in information:

Project Name	FTP Site Address	User Name	User Password
Anchorage Fire Station 9 Site Selection Study	ftp://FireUsr:Station9@ftpa.dowlhkm.com	FireUsr	Station9

Thank you again for your time and consideration.

Sincerely,

Heath Landon, Project Manager
Municipality of Anchorage
Public Works Department

Supplies Project

Office: (907) 343-8256

Cell: (907) 529-0429

Fax: (907) 249-7452

Holmes, Dianne

Landon, Heath E.

From: Landon, Heath E.
Sent: Thursday, September 13, 2012 12:41 PM
To: 'Dianne Holmes'
Subject: RE: Municipality of Anchorage - Proposed Fire Station#9 - Follow Up Information

Dianne,

I did not return to the office until Tuesday. I apologize for the delayed response. There seems to some confusion/miscommunication around the need for a traffic light for Site #18. However, if you assume a light is not needed for this site. The development costs for Site #18 remain prohibitive. The allocated funds are not sufficient to acquire, develop and build the new fire station on Site #18.

Thanks,

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

-----Original Message-----

From: Dianne Holmes [mailto:dianneholmes@alaska.net]
Sent: Thursday, August 30, 2012 9:48 AM
To: Landon, Heath E.
Subject: RE: Municipality of Anchorage - Proposed Fire Station#9 - Follow Up Information

Thanks, Heath. I just can't believe a light would cost that much. It seems way of line. I am sure your professionals have their reasons for giving their estimates though. And the need for a light at Old Seward while not needing one for location #19 seems very odd to me. I would like to know the reasons why one location would need a light and not the other--sometime. Yet no light is currently at the Huffman location--yet it is on a very major business street. One would have to admit that is a bit odd, right?

Dianne

On 8/29/2012 10:08:21 PM, Landon, Heath E. (LandonHE@ci.anchorage.ak.us) wrote:

> Dianne,
>
> The cost estimate takes into consideration ALL components required to
> install
a traffic signal and I reviewed the estimate with at least 3 professionals. The estimate range for a lighted intersection was from \$1,500,000 to \$3,500,000.
>
> Additionally, there is no indication of needing to add a traffic
> signal at
Lake Otis and DeArmoun Road.
>
> Heath Landon, Project Manager
> Capital Projects
> Office: (907) 343-8256
> Cell: (907) 529-0429
> Fax: (907) 249-7452
>
>
> -----Original Message-----
> From: Dianne Holmes [mailto:dianneholmes@alaska.net]
> Sent: Wednesday, August 29, 2012 9:38 PM
> To: Landon, Heath E.
> Subject: Re: Municipality of Anchorage - Proposed Fire Station #9 -

information

>
> PS: I see that the light at DeArmoun and Old Seward was estimated at
> \$2 million which does not seem reasonable. If it is, then I assume
> there would also be a cost for a light at Lake Otis and DeArmoun with a similar same
estimate?
>
> Dianne
>
>
> On 8/29/2012 8:39 PM, Landon, Heath E. wrote:
> >
> > Dianne,
> >
> > I hope you are doing well. I apologize for responding so late in the
> > day. I do not have the costs estimates readily available for all of the preferred
sites.
> > I am out of the office until September 9th , but I am periodically
> > checking email. I have requested the cost estimates be pulled
> > together and will forward the information as soon as possible. I
> > included what I have in relation to the formerly considered Site #18 below.
> >
> > The maps we have available related to coverage area are "4-minute"
> > covera-----
> No virus found in this message.
> Checked by AVG - www.avg.com
> Version: 2012.0.2197 /

Landon, Heath E.

From: McLaughlin, Francis D.
Sent: Friday, September 07, 2012 8:06 AM
To: Landon, Heath E.; Michelle Ritter
Cc: 'Hickok, Tanya'
Subject: FW: why does HDP need to be amended?

FYI

-----Original Message-----

From: McLaughlin, Francis D.
Sent: Friday, September 07, 2012 8:05 AM
To: 'Dianne Holmes'
Subject: RE: why does HDP need to be amended?

Hi Dianne,

Thanks for your email. Yes, the HDP Hillside Land Use Plan should be updated to reflect the blue color "Public Utility/Facility" if either Site 12 or 19 are selected by the Assembly for Fire Station 9 because they lie within the HDP boundary. This is called for on page 2-22 of HDP:

"Designated public facilities and institutions are generally existing or known planned facilities. The Land Use Plan Map is intended to be updated as new facilities are planned and public facility site selections made."

This is just a housekeeping matter. The Planning Division wants to keep the Hillside Land Use Plan up to date, unlike the 1982 Land Use Plan which has never been updated, and therefore, is very very out of date.

Francis

Francis McLaughlin
Senior Planner
343-8003 phone
249-7801 fax

-----Original Message-----

From: Dianne Holmes [mailto:dianneholmes@alaska.net]
Sent: Friday, September 07, 2012 7:45 AM
To: McLaughlin, Francis D.
Subject: why does HDP need to be amended?

Francis,

I received a Planning Alert today saying the LUPM in the HDP would be amended if either of the two sites east of the Seward Hwy were selected for the Huffman FS relocation. Can you please tell me why the HDP would need to be amended because of the relocation?

Dianne

Landon, Heath E.

From: McLaughlin, Francis D.
Sent: Thursday, August 30, 2012 9:11 AM
To: Landon, Heath E.
Subject: FW: Fire Station 9

FYI

From: McLaughlin, Francis D.
Sent: Thursday, August 30, 2012 9:10 AM
To: 'Dianne Holmes'
Subject: Fire Station 9

Hi Dianne,

I'm emailing to let you know that Heath asked that the Fire Station 9 Site Selection case be postponed from Sept 10 to Oct 1 in order to do more public outreach.

Francis

Francis McLaughlin
Senior Planner
343-8003 phone
249-7801 fax

Landon, Heath E.

From: Landon, Heath E.
Sent: Wednesday, August 29, 2012 9:59 PM
To: 'Dianne Holmes'
Subject: RE: Municipality of Anchorage - Proposed Fire Station #9 - Follow Up Information

Dianne,

No worries. It is my pleasure. My goal is to support the process as best I can. To clarify, the response time for formerly considered Site #18 is NOT necessarily "insufficient", but rather the Site Selection Study determined it does not "maximize" the 4-minute response time and when combined with the extensive development costs Site #18 dropped out of consideration.

Additionally, I feel the need to clarify my characterization of the 4-minute coverage area for Fire Station #15. This is not actually an "error", but rather an anomaly in the GIS mapping program. The response areas were actually checked with drive tests and appeared accurate with the exception of Fire Station #15. The drive test actually showed the 4-minute coverage to the south and southeast is much greater.

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

-----Original Message-----

From: Dianne Holmes [mailto:dianneholmes@alaska.net]
Sent: Wednesday, August 29, 2012 9:35 PM
To: Landon, Heath E.
Subject: Re: Municipality of Anchorage - Proposed Fire Station #9 - Follow Up Information

Thanks, Heath. Sorry you answered on your time off, but I appreciate it. Francis McLaughlin said you were the one with the cost estimates. Perhaps he meant you knew where they could be found.

I can't believe the 4 min response time for location 18 was insufficient--given it is a few hundred yards from #18. That seems very odd.

Thanks for the information.

Dianne

On 8/29/2012 8:39 PM, Landon, Heath E. wrote:

>
> Dianne,
>
> I hope you are doing well. I apologize for responding so late in the
> day. I do not have the costs estimates readily available for all of the preferred sites.
> I am out of the office until September 9th, but I am periodically
> checking email. I have requested the cost estimates be pulled together
> and will forward the information as soon as possible. I included what
> I have in relation to the formerly considered Site #18 below.
>
> The maps we have available related to coverage area are "4-minute"
> coverage area maps. These are for the various stations and proposed
> sites and are included in the Site Selection Study Appendices. I
> believe the original link to the Site Selection Study on the Rabbit
> Creek Community Council site was missing the Figures and Appendices
> portion of the study. However, Dowl HKM set up an FTP web link. Please
> find the link and log-in information to the complete Site Selection

> Study below. The existing Fire Station #9, 4-minute coverage area is
> Appendix C (yellow area). Appendix C also shows the 4-minute coverage
> area for Fire Station #15 (orange area), but there is an error in the
> Fire Station #15 coverage area. Station #15's 4-minute coverage
> actually extends well beyond the southeast boundaries shown and
> overlaps with the existing Fire Station #9 coverage. Appendix E shows
> the 4-minute coverage area for the recommended Site #19 (area outlined
> in red). The darker shaded area to the south and southeast is area
> currently outside of ANY 4-minute coverage area and would be pick-up
> if the station were to relocate to Site #19. The majority of the
> lighter yellow you see closest to Fire Station #15 is actually within
> the 4-minute coverage area for Fire Station #15. Ultimately, this better utilizes the
resources for Fire Station #15 and minimizes any overlap with other stations. You can see
a minor overlap with Fire Station #10.

>

> The formerly considered Site #18 dropped out of consideration
> primarily because the site does NOT maximize the critical 4-minute
> response time area, but secondarily because the site development costs
> are prohibitive and ultimately do NOT leave enough funds available to
> actual build the fire station. I have included the cost estimate
> information I have as related to the formerly considered Site #18
> below. However, I need to clarify and put this information in context.
> This is NOT a complete Summary of Estimated Site Development Costs for
> the formerly considered Site #18. This ONLY considers availability of
> water and sewer utilities, accessibility and traffic signals and
> acquisition costs. I did check with AWWU to confirm the estimated cost
> per linear foot to extend both water and sewer lines. I tried to be
> very conservative in my estimates. I included a detailed explanation of the numbers
following the summary.

>

> *Partial Summary of Site Development Costs (Estimated Only)*

>

> *_Formerly Considered Site #18_*

>

> Land Acquisition \$380,000

>

> Waterline & Easement \$1,250,900

>

> Sewer Line & Easement \$409,000

>

> Traffic Light _\$2,000,000_

>

> *Total \$4,039,900*

>

> *Land Acquisition*

>

> This parcel is not currently listed for sale, but property records
> show the value at \$380,000. I used this as an estimated acquisition
> price for the purposes of the estimate above.

>

> *Water*

>

> The nearest main waterline to this site with sufficient supply appears
> to be approximately 1,700' from the site located north of Bell's
> Nursery. This would also require the negotiation and purchase of an
> easement across potentially 2 ea. private parcels of land to reach the
> site (Waterline ONLY Est. \$1,190,000 @ \$700 per linear foot). In
> reviewing documents I located purchase documents for a 20' wide easement along DeArmoun
at Lake Otis dated 1987, 25 years ago.

> The easement cost was \$2.03 per square foot in 1987. I assumed the
> need to purchase an easement for 1,500' of the waterline and 20' wide
> using the 1987 cost to be conservative (Water Easement ONLY Est. \$60,900 @ \$2.03 sf).

>

> *Sewer*

>

> The nearest sewer appears to be located in Innes Circle the street in
> the residential area to the west of the site approximately 500' to

> reach the site (Sewer ONLY Est. \$400,000 @ \$800 per linear foot). The
> sewer would also require the negotiation and purchase of an easement
> across a private parcel of land. I assumed the need to purchase an easement for 450' of
the line and 20'
> wide, using the 1987 cost (Sewer Easement ONLY Est. \$9,000 @ \$2.03 sf).
>
> *Traffic Light*
>
> This site will require the addition of a traffic light at DeArmoun
> Road and Old Seward to break traffic. In an effort to remain
> conservative in the cost estimate I assumed a cost of \$2,000,000.
>
> Proposed New Fire Station #9 Site Selection Study log-in information:
>
> *Project Name*
>
>
>
> *FTP Site Address*
>
>
>
> *User Name*
>
>
>
> *User Password*
>
> AnchorageFire Station 9 Site Selection Study
>
>
>
> ftp://FireUsr:Station9@ftpa.dowlhkm.com
> <ftp://FireUsr:Station9@ftpa.dowlhkm.com/>
>
>
>
> FireUsr
>
>
>
> Station9
>
> I hope this information is helpful.
>
> Sincerely,
>
> Heath Landon, Project Manager
>
> Capital Projects
>
> Office: (907) 343-8256
>
> Cell: (907) 529-0429
>
> Fax: (907) 249-7452
>
> -----Original Message-----
> From: Dianne Holmes [mailto:dianneholmes@alaska.net]
> Sent: Wednesday, August 29, 2012 8:56 AM
> To: Landon, Heath E.
> Subject: Re: Municipality of Anchorage - Proposed Fire Station #9 -
> Follow Up Information
>
> Heath,
>
> Just spoke with Francis who said you have the cost estimates for all

> the
>
> preferred locations for the Huffman FS, including a re-evaluation of site #18.
>
> Could you please send that to me?
>
> Also, do you have a map of the area covered currently by FS 9 as well
> as FS #15
>
> AND what the boundaries of both stations will be should #9 be moved to
> location 19?
>
> Thanks,
>
> Dianne Holmes
>
> No virus found in this message.
> Checked by AVG - www.avg.com <<http://www.avg.com>>
> Version: 2012.0.2197 / Virus Database: 2437/5234 - Release Date:
> 08/29/12
>

Landon, Heath E.

From: Oswald, Tammy R.
Sent: Thursday, August 16, 2012 11:17 AM
To: 'Dianne Holmes'
Subject: RE: question on sale of Huffman Fire Station parcel

Hi Dianne,
Fire Station 9 is not nor to my knowledge has ever been in the HLB inventory consequently any proceeds of a sale would not go to HLB. I did a cut and paste from page 15 of what I believe you are quoting and are asking me to respond to. If I'm not on the right sentence please let me know.

Pg 15...

It may be highly desirable for a private redevelopment or new development and could be sold for commercial development, which could offset cost associated with site acquisition and/or development cost associated with relocating the Fire Station 9...

I'm reading "could" not "will". I think Dowl was merely making a suggestion. Nonetheless, any disposal and where the sale proceeds are deposited would be a recommendation from Upper Administration and then go through the public review and Assembly approval process.

I hope this answers your questions, if not let me know and I'd be happy to try to clarify.
Tammy

Tammy Oswald, Director
Real Estate Department
Municipality of Anchorage
343-7986

-----Original Message-----

From: Dianne Holmes [mailto:dianneholmes@alaska.net]
Sent: Thursday, August 16, 2012 10:11 AM
To: Oswald, Tammy R.
Subject: question on sale of Huffman Fire Station parcel

Tammy,
Could you please comment on why, on p. 15 of the attached DOWL report, that it says the funds from the sale of the Huffman Fire Station (if it is relocated) will go to offset the new construction costs? It is my understanding that the parcel would go to HLB and any funds would go to HLB.

Thanks,

Dianne Holmes

Landon, Heath E.

From: Landon, Heath E.
Sent: Thursday, August 16, 2012 9:09 AM
To: 'Dianne Holmes'
Subject: RE: Municipality of Anchorage - Proposed Fire Station#9 - Follow Up Information

Dianne,

It is my pleasure to field any questions or concerns. My goal is to help the process in any way possible. The information regarding HLB is my opinion based on a number of variables. However, in an effort to minimize the opportunity for any further confusion I would encourage you to contact, Tammy Oswald, Director Real Estate Department. I am sure she can answer any questions you might have regarding Municipal property.

Please let me know if I can provide additional support.

Thanks,

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

-----Original Message-----

From: Dianne Holmes [mailto:dianneholmes@alaska.net]
Sent: Wednesday, August 15, 2012 5:52 PM
To: Landon, Heath E.
Subject: Re: Municipality of Anchorage - Proposed Fire Station#9 - Follow Up Information

Interesting new information on the funding and HLB issue. Can you tell me where you found this out? It's definitely a change from the usual procedure. Do you know which dept or personnel would be handling the transfer of the property and its sale, since HLB might not be involved?

Thanks for the follow up.

Dianne

On 8/15/2012 4:38:39 PM, Landon, Heath E. (LandonHE@ci.anchorage.ak.us) wrote:

> Dianne,
>
> I hope you are doing well. I wanted to follow up with you regarding your question about funding for staffing and equipment related to a 4th bay at a proposed new Fire Station #9. I would recommend you contact John Drozdowski, Deputy Chief of Administration for the Fire Department.

>
> Additionally, I did more research related to the question of whether or not the existing Fire Station #9 would be transferred to the Heritage Land Bank if another site were chosen for a new station. The new information indicates the site does NOT have to be transferred to the HLB to be sold and would likely NOT be transferred to the HLB. However, in an effort to minimize the opportunity for any additional confusion related to this issue. I would recommend you contact the Director of Real Estate Department for the Municipality of Anchorage or someone in upper administration. Ultimately, they would make these decisions and would certainly be more versed to answer any specific questions you might have related to this issue.

>
> Again, please feel free to contact me anytime with your questions or concerns.

>
> Thanks,
>

> Adam Landon, Project Manager

> Municipality of Anchorage

> Public Works Department

> Capital Projects

> Office: (907) 343-8256

> Cell: (907) 529-0429

> Fax: (907) 249-7452

>

>

>

>

>

> -----

> No virus found in this message.

> Checked by AVG - www.avg.com

> Version: 2012.0.2197 / Virus Database: 2437/5202 - Release Date: 08/15/12

From: Landon, Heath E.
Sent: Friday, August 10, 2012 3:09 PM
To: 'Dianne Holmes'
Subject: RE: questions on Huffman fire station

Attachments: Dowl Approved Proposal 4-22-11.pdf; Dowl Approved Proposal 3-5-12.pdf; FS9 Figure 1.pdf



Dowl Approved
Proposal 4-22-11...



Dowl Approved
Proposal 3-5-12....



FS9 Figure 1.pdf (2
MB)

Dianne,

We accepted two separate proposals from DOWL HKM related to Fire Station #9. One is dated April 22, 2011 and the other is dated March 5, 2012. I have attached both for your review. They can be a little confusing as they both deal with Fire Station #9 and Fire Station #3. Please don't hesitate to let me know should you have any specific questions once you review them.

The initial 23 sites are not an actual list, but mapped in Figure 1 of the Site Selection Study. I have attached the graphic for your convenience.

I also need to clarify a couple of items following last night's meeting. I am fairly new to the Municipality of Anchorage. Therefore, I am still learning the details of the overall process and the specific roles and responsibility of the various departments and agencies. I unintentionally misspoke regarding the Heritage Land Bank. Please accept my sincere apology. Following some additional research this morning, I need to clarify my comments. Municipal Code tasks the HLB with an inventory responsibility related to any land which "has not been dedicated or transferred to a specific municipal agency". Additionally, Municipal Code tasks the HLB with the disposal responsibility of any land which "is not needed for specific public facilities or purposes". Therefore, if another site is chosen for Fire Station #9, as I understand the intent, the existing site would be transferred to the Heritage Land Bank and then sold by the HLB under the guidelines of Municipal Code.

Further, I noticed, Appendix A, Site Evaluation Matrix in the DOWL HKM report has some incorrect information regarding acreage for Site 19 and Site 23. Site 19 is actually 9.28 acres and Site 23 (existing FS9) is .83 acres.

Additionally, I wanted to provide some additional information to a question, from last night's meeting, regarding the size of the site for the new and recently opened Fire Station #6 on DeBarr Rd. The site is 1.6 acres. However, a couple of items to consider in your evaluation if you choose to compare the new Fire Station #6 and the Proposed Fire Station #9. The new site of Fire Station #6 is actually a combination of two lots, one is zoned R-2M and the other is PLI. The proposed site for Fire Station #9 is zoned PLI which has some significant setback requirements and only allows a coverage area of 35% for the building area. The new station #6 is a two-story building making the footprint smaller and minimizing the footprint on the PLI parcel. The second story design also increases construction costs. Some of the reasons to consider a 2.5 acre site more desirable would be to allow room for the required setbacks and the building percentage coverage based on a single story station. I believe the single story building design by nature lends itself to a more residential feeling architectural design.

I need to research your question regarding the 4th bay with a goal of getting back with you by Wednesday of next week.

Thank you so much for taking the time to attend the Rabbit Creek Community Council meeting last night. I appreciate your due diligence and time spent to review the proposed sites for Fire Station #9. Your input and feedback is extremely valuable to the process. I respect your concerns and welcome any questions. Please feel free to contact me anytime.

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

-----Original Message-----

From: Dianne Holmes [mailto:dianneholmes@alaska.net]
Sent: Friday, August 10, 2012 7:46 AM
To: Landon, Heath E.
Subject: questions on Huffman fire station

Heath,

I should have asked a few more questions last night about the Huffman FS issue. You or someone mentioned that a 4th Bay would be added to the new station. But what about staffing and equipment. Where are the funds coming from for those things?

Regarding the contract for the DOWL report--I would like to see the contract including the conditions they were to have covered in their research.

You mentioned there was a list of all 23 sites that DOWL looked at for the Huffman relocation. Where can that be found?

Thanks,

Dianne Holmes

From: Dianne Holmes [dianneholmes@alaska.net]
Sent: Wednesday, July 25, 2012 4:28 PM
To: Ritter, Michelle
Subject: Re: Huffman fire station

Michelle, I received your messages including the 8.6 meg one of figures.

My questions are--what remodeling and expansion is desired at Station 9? What is it that can't easily be done there on the 1 acre?

If the first choice parcel on DeArmoun is used, your report says the rest of the 9 acres will be subdivided or otherwise offered for development, correct? Does that mean that the HLB will be handling this subdividing/replatting of the parcel? If so, what is the density that will be offered? Will it be in keeping the lower density of that NE corner's zoning? If not, why not?

I have not read all the report, but wonder if public utilities are located at each of the three locations?

These issues above are really the details that will concern HALO, councils and residents--not so much the location selection.

Thank you,

Dianne Holmes

On 7/25/2012 2:51 PM, Ritter, Michelle wrote:

> Hi Dianne,

>

> Thank you for contacting me for additional information regarding the Fire Station 9 (Huffman Road) Site Selection Study. The Anchorage Fire Department (AFD) Strategic Plan identifies, as a priority, remodeling or relocating Fire Station 9. The current location is under an acre making remodeling to accommodate their needs very difficult. As such, they have looked at potential sites to relocate the station. I am forwarding the Site Selection Study that was completed and submitted to the Municipality. It is quite large so I will send in 3 emails.

>

> Also, I have contacted HALO to see if we can come to the next meeting to present the project to all of the community councils in Fire Station 9's call area at one time. If we are unable to join their next meeting we will hold a public meeting at the station house the week of August 20. Please feel free to call me if you have any questions or would like additional information.

>

> Best,
> Michelle

>

> Michelle J. Ritter
> Land Use Planner

>

>

> DOWL HKM
> (907) 562-2000 | Fax (907) 563-3953 | 4041 B Street | Anchorage | AK |
> 99503 | www.dowlhkm.com

>

> This e-mail including attached files is confidential. Its transmission is solely as an accommodation for the benefit of the recipient. The recipient bears the responsibility for checking its accuracy against corresponding originally signed documents provided by DOWL HKM. If you received this e-mail in error, its use is prohibited, please destroy it immediately.

>

>

> -----Original Message-----
> From: Dianne Holmes [mailto:dianneholmes@alaska.net]
> Sent: Wednesday, July 25, 2012 6:36 AM
> To: Ritter, Michelle
> Subject: Huffman fire station
>
> Michelle,
> Since the MOA's website for Planning, cases on-line never has the details of what the
issue is about, I'd like to know why the city is considering a different location for the
fire station has been in the current location for many years.
>
> Your name is on the contact page that came with the Planning Alert today. Can you please
send me the details of the case so our council can review it.
>
> Thank you,
>
> Dianne Holmes
>
>
> -----
> No virus found in this message.
> Checked by AVG - www.avg.com
> Version: 2012.0.2197 / Virus Database: 2437/5154 - Release Date:
> 07/25/12

Kent, Daniel

Landon, Heath E.

From: Ritter, Michelle [mritter@dowlhkm.com]
Sent: Tuesday, September 11, 2012 5:03 PM
To: Landon, Heath E.
Subject: FW: Anchorage Planning Dept Case No. 2012-110

From: Daniel Kent [mailto:dkent@BHB.com]
Sent: Tuesday, August 21, 2012 1:45 PM
To: Ritter, Michelle
Cc: Potter, Timothy
Subject: RE: Anchorage Planning Dept Case No. 2012-110

It was blocked on our end. I have it now. Thank you.

From: Ritter, Michelle [mailto:mritter@dowlhkm.com]
Sent: Tuesday, August 21, 2012 12:56 PM
To: Daniel Kent
Cc: Potter, Timothy
Subject: RE: Anchorage Planning Dept Case No. 2012-110

Hi Dan,

Our IT Department (Eddie) checked out the link and it appears to be working. Eddie mentioned that it may be that your system has blocked FTP sites and suggested checking with your IT Department. If you do not have an IT Department you are more than welcome to call Eddie at 865-1156 and he will try and assist you. If you are unable to get on the FTP site I will burn the Study on a disc and had our courier deliver to you.

Best,
Michelle

From: Daniel Kent [mailto:dkent@BHB.com]
Sent: Tuesday, August 21, 2012 11:21 AM
To: Ritter, Michelle
Cc: Potter, Timothy
Subject: RE: Anchorage Planning Dept Case No. 2012-110

Michelle, Thank you for getting back to me so quickly. Unfortunately, the link provided is not working. Could you resend? Thanks. Dan

From: Ritter, Michelle [mailto:mritter@dowlhkm.com]
Sent: Tuesday, August 21, 2012 11:10 AM
To: Daniel Kent
Cc: Potter, Timothy
Subject: RE: Anchorage Planning Dept Case No. 2012-110

Hi Dan,

9/20/2012

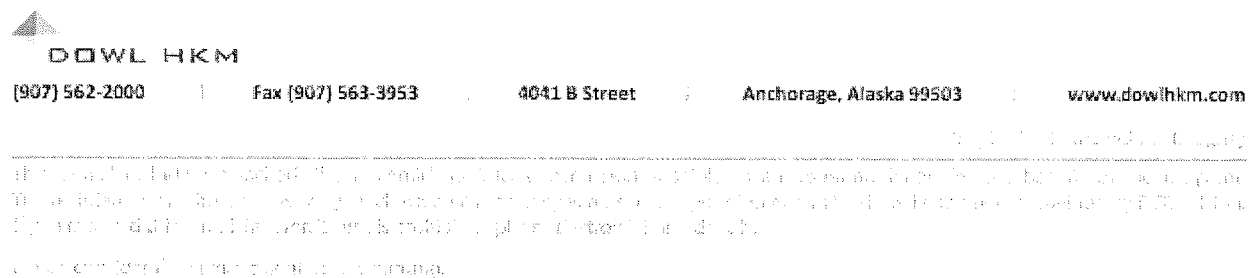
The Fire Station 9 Site Selection Study submittal is available on our FTP site (please see below for sign-in information). There are maps for the alternate sites, as well as a Matrix which addresses the pros and cons of each site analyzed. At this time, we have prepared a conceptual site plan for only Site 19, the recommended preferred site. The conceptual plan demonstrates the portion of the site that would be developed for the proposed fire station relocation. After the preferred site has been approved by the Planning and Zoning Commission and Assembly, then a bid will go out to complete the actual building design. The proposed building will be subject to Public Facility Site Plan Review, which includes a public hearing before the Urban Design Commission.

Thank you for contacting me for additional information. If you have any questions or need additional information please do not hesitate to call me.

Project Name	FTP Site Address	User Name	User Password
Anchorage Fire Station 9 Site Selection Study	ftp://FireUsr:Station9@ftpa.dowlhkm.com	FireUsr	Station9

Best,
Michelle

Michelle J. Ritter
Land Use Planner



From: Daniel Kent [<mailto:dkent@BHB.com>]
Sent: Tuesday, August 21, 2012 9:33 AM
To: Ritter, Michelle
Subject: Anchorage Planning Dept Case No. 2012-110

Ms. Ritter, I live next to Rabbit Creek Park which is currently under consideration for construction of a fire station. There is no valuable information available on the Muni web site regarding this Case. Could you please supply me with maps of the alternate locations? Also, are there proposed drawings for the fire station and required improvements at the different sites? Is there a budget associated with the build at each site? I would appreciate all additional information you can provide me. Thanks. Dan

Daniel Kent | Birch Horton Bittner & Cherot
 1127 W Seventh Avenue | Anchorage, AK 99501
 Tel: (907) 276-1550 | Fax: (907) 276-3680
 Email: dkent@bhb.com | Website: www.birchhorton.com

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Lazar, Howard and Dorothy

Landon, Heath E.

From: Howard Lazar [hal@delaneywiles.com]
Sent: Wednesday, August 29, 2012 7:09 AM
To: Landon, Heath E.
Subject: Re: Municipality of Anchorage - Proposed New Fire Station#9 - Site Selection Study - Follow Up Information

Thanks.I will look over what you sent me.

Sent from my iPhone

On Aug 28, 2012, at 6:59 PM, "Landon, Heath E." <LandonHE@ci.anchorage.ak.us> wrote:

> Mr. Lazar,
>
> Anchorage Fire Department, Deputy Chief Drozdowski and I were fortunate to be able to speak with your wife about the Site Selection Study for the Proposed New Fire Station #9 last night. I am sorry we missed you. I have had the opportunity to review your letter dated August 21, 2012. I certainly respect and appreciate your concerns. Your input and feedback is extremely valuable to the success of the process. As requested by Mrs. Lazar this afternoon, please find the link and log-in information to the complete Site Selection Study below. Additionally, a number of questions and concerns have been raised regarding the 1974 sale and purchase of the Proposed/Recommended Site #19 at the corner of Lake Otis Parkway and DeArmoun Road. Please also find attached the real estate documents related to the 1974 transaction for your review. My goal is to help the process in any way possible. Please feel free to contact me anytime if you should have additional questions or concerns.
>
> Proposed New Fire Station #9 Site Selection Study log-in information:
> Project Name FTP Site Address User Name User Password
> Anchorage Fire Station 9 Site Selection Study ftp://FireUsr:Station9@ftpa.dowlhkm.com<ftp://FireUsr:Station9@ftpa.dowlhkm.com/> FireUsr Station9
>
> Thank you again for your time and consideration.
>
> Sincerely,
>
>
> Heath Landon, Project Manager
> Municipality of Anchorage
> Public Works Department
> Capital Projects
> Office: (907) 343-8256
> Cell: (907) 529-0429
> Fax: (907) 249-7452
>
> <Proposed Fire Station #9 Real Estate Docs.pdf>

Landon, Heath E.

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 5:59 PM
To: 'hal@delaneywiles.com'
Cc: Drozdowski Jr, John M.; McLaughlin, Francis D.; 'Ritter, Michelle'; 'Hickok, Tanya'
Subject: Municipality of Anchorage - Proposed New Fire Station#9 - Site Selection Study - Follow Up Information

Attachments: Proposed Fire Station #9 Real Estate Docs.pdf

Mr. Lazar,

Anchorage Fire Department, Deputy Chief Drozdowski and I were fortunate to be able to speak with your wife about the Site Selection Study for the Proposed New Fire Station #9 last night. I am sorry we missed you. I have had the opportunity to review your letter dated August 21, 2012. I certainly respect and appreciate your concerns. Your input and feedback is extremely valuable to the success of the process. As requested by Mrs. Lazar this afternoon, please find the link and log-in information to the complete Site Selection Study below. Additionally, a number of questions and concerns have been raised regarding the 1974 sale and purchase of the Proposed/Recommended Site #19 at the corner of Lake Otis Parkway and DeArmoun Road. Please also find attached the real estate documents related to the 1974 transaction for your review. My goal is to help the process in any way possible. Please feel free to contact me anytime if you should have additional questions or concerns.

Proposed New Fire Station #9 Site Selection Study log-in information:

Project Name	FTP Site Address	User Name	User Password
Anchorage Fire Station 9 Site Selection Study	ftp://FireUsr:Station9@ftpa.dowlhkm.com	FireUsr	Station9

Thank you again for your time and consideration.

Sincerely,

Heath Landon, Project Manager
Municipality of Anchorage
Public Works Department
Capital Projects
Office: (907) 343-8256
Cell: (907)529-0429
Fax: (907) 249-7452



Proposed Fire
Station #9 Real ...

Landon, Heath E.

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 8:44 AM
To: McLaughlin, Francis D.
Cc: 'mritter@dowlhkm.com'; 'thickok@dowlhkm.com'
Subject: FW: Proposed Fire Station #9 Site Selection - Follow up to letter from Mr. Lazar

Attachments: 20120827094551683.pdf



2012082709455168

3.pdf (164 KB)...

Francis,

I wanted to follow up and let you know Deputy Chief Drozdowski and I were able to meet with Mrs. Lazar last night. Mr. Lazar was out of town on a business trip. We did review the Site Selection Study with Mrs. Lazar. It was clear she and Mr. Lazar had either received a lot of miscommunication or at minimum misunderstood the intent with regard to the Proposed/Recommended Site #19 at Lake Otis Parkway and DeArmoun Rd. They thought our intent was to remove all of the trees and put in a parking lot. Droz and I both left our business cards with Mrs. Lazar in case she or her husband had additional questions regarding the Site Selection Study.

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

-----Original Message-----

From: McLaughlin, Francis D.
Sent: Monday, August 27, 2012 9:41 AM
To: 'Ritter, Michelle'
Cc: 'Hickok, Tanya'; Landon, Heath E.
Subject: FW: Message from "PLN005PRT"

FYI - Comments attached.

Francis

Francis McLaughlin
Senior Planner
343-8003 phone
249-7801 fax

HOWARD A. LAZAR
DONALD C. THOMAS
TIMOTHY J. LAMB
CYNTHIA L. DUCEY
DONNA M. MEYERS
SCOTT J. GERLACH
KENDRA E. BOWMAN
TIMOTHY W. BOWMAN

DELANEY WILES, INC.
ATTORNEYS AT LAW
1007 WEST THIRD AVENUE
SUITE 400
ANCHORAGE, ALASKA 99501
TELEPHONE (907) 279-3581
FAX (907) 277-1331

OF COUNSEL
STEPHEN M. ELLIS
CLAY A. YOUNG
WILLIAM E. MOSELEY
JAMES B. FRIDERICI

RECEIVED

AUG 22 2012

August 21, 2012

COMMUNITY DEVELOPMENT DEPT

Municipality of Anchorage
Dept. of Community Development
Planning Division
PO Box 196650
Anchorage, AK 99519-6650

RE: Planning Dept. Case No. 2012-110

Dear Sir:

This is in response to the Notice of Public Hearing my wife and I received concerning Case No. 2012-110, selection for a public facility site for Fire Station 9. My wife and I reside on Seafarer Loop with land immediately abutting "Site 19", which is the second of three sites apparently under consideration, according to your Notice of Public Hearing. We strongly urge the Municipality to select one of the two other sites, and not Site 19.

Our reasons for this request are both selfish and those which I consider to be in the public interest. Regarding the former, the plot of land immediately behind our house is currently a beautiful, heavily wooded greenbelt. In the summer moose calves have annually been born in the same wooded area. It has served as an area for children to play in the woods and residents to walk their dogs. In the winter, its short paths are ideal for short snowshoeing trips. Quite frankly, the existence of that greenbelt, and the assurance that it would remain in place was the reason we purchased the home in 1994. My wife has informed me she will not live in the house if the greenbelt is removed. It is also unquestionably true that the value of the house will drop dramatically if the greenbelt is removed and a fire station is put in its place.

We also do not believe the proposed location serves the best public interest. As drawn, the fire station would eliminate commonly used access to Rabbit Creek Elementary School and would create both a longer and more dangerous route for

DELANEY WILES, INC.

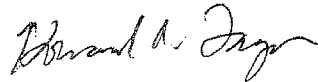
Municipality of Anchorage
Dept. of Community Development
August 21, 2012
2 | Page

children who wish to walk to school. The firehouse would also prove to be potentially hazardous to the hundreds of school children entering and exiting school grounds. An emergency that occurred at either the very beginning of the school day or its end would create significant delays for children starting and finishing the school day and could potentially lead to an accident because of an impatient child who did not heed emergency warnings. Sirens and other noise from the fire station would also disrupt the school day, as well as the peace and tranquility of the housing development immediately adjacent to the proposed site.

I am also curious as to why this site is being considered, given that our immediate neighborhood is easily serviced by the fire station on Huffman Road, located between Old Seward and New Seward highways.

I do not question the need for a new fire station; I trust that others have made appropriate studies of the data and have concluded that a new fire station is needed for the welfare of the community. However, I urge you to choose a different site and not Site 19. Thank you for your attention to this matter.

Sincerely,



Howard A. Lazar

Landon, Heath E.

From: McLaughlin, Francis D.
Sent: Monday, August 27, 2012 9:41 AM
To: 'Ritter, Michelle'
Cc: 'Hickok, Tanya'; Landon, Heath E.
Subject: FW: Message from "PLN005PRT"

Attachments: 20120827094551683.pdf



2012082709455168
3.pdf (164 KB)...

FYI - Comments attached.

Francis

Francis McLaughlin
Senior Planner
343-8003 phone
249-7801 fax

Liverance, Tom

Landon, Heath E.

From: Landon, Heath E.
Sent: Tuesday, August 28, 2012 7:47 AM
To: 'liverance@gci.net'
Cc: Drozdowski Jr, John M.; 'mritter@dowlhkm.com'; 'thickok@dowlhkm.com'
Subject: Municipality of Anchorage - Proposed New Fire Station #9 - Site Selection Study - Follow Up Information

Attachments: Proposed Fire Station #9 Real Estate Docs.pdf

Mr. Liverance,

Thank you for taking the time to speak with Deputy Chief Drozdowski and me last night and for attending the Huffman/O'Malley Community Council meeting on August 16th. It was a pleasure to see you again to discuss the Site Selection Study for the Proposed New Fire Station #9. We certainly appreciate and respect your thoughts and concerns. Your input and feedback is extremely valuable to the success of the process. Please find the link and log-in information to the complete Site Selection Study below. Also, as you requested, please find attached the real estate documents related to the 1974 sale and purchase of the Proposed/Recommended Site #19 located at the corner of Lake Otis Parkway and DeArmoun Road. My goal is to help the process in any way possible. Please feel free to contact me anytime if you should have additional questions or concerns.

Proposed New Fire Station #9 Site Selection Study log-in information:

Project Name	FTP Site Address	User Name	User Password
Anchorage Fire Station 9 Site Selection Study	ftp://FireUsr:Station9@ftpa.dowlhkm.com	FireUsr	Station9

Thank you again for your time and consideration.

Sincerely,

Heath Landon, Project Manager
Municipality of Anchorage
Public Works Department
Capital Projects
Office: (907) 343-8256
Cell: (907)529-0429
Fax: (907) 249-7452



Proposed Fire
Station #9 Real ...

Nuss, Shelly

Landon, Heath E.

From: Ritter, Michelle [mritter@dowlhkm.com]
Sent: Thursday, September 13, 2012 10:39 AM
To: Landon, Heath E.; Hickok, Tanya
Subject: FW: Fire Station #9

FYI.

From: Shelly Nuss [mailto:srnuss@pci.net]
Sent: Thursday, September 13, 2012 10:37 AM
To: Ritter, Michelle
Subject: Re: Fire Station #9

Hi Michele,

Well, this is certainly very confusing. I was hoping for number and physical locations, not grids. I will sit down and try to decipher these.

Thank you,
Shelly

----- Original Message -----

From: Ritter, Michelle
To: Shelly Nuss
Cc: Hickok, Tanya ; LandonHE@ci.anchorage.ak.us
Sent: Wednesday, September 12, 2012 6:09 PM
Subject: RE: Fire Station #9

Hi Shelly,

We were provided call volumes for code red calls by grid, from 2010 through July 2011, which is how we graphically presented the information in our Site Selection submittal package. In Appendix B (attached), the first number represents the number of calls responded to within 4 minutes, the second number is the call volume. Appendix C shows Fire Stations 9 and 15 4-minute response area. From these figures, you can see what the code red call volumes are in the general coverage area of each fire station.

Thank You,
Michelle

Michelle J. Ritter
Land Use Planner



DOWL HKM

(907) 562-2000

Fax (907) 563-3953

4041 B Street

Anchorage, Alaska 99503

www.dowlhkm.cc

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Printed on 9/13/2012 at 10:37 AM by Shelly Nuss

From: Shelly Nuss [<mailto:srnuss@gci.net>]
Sent: Wednesday, September 12, 2012 5:16 PM
To: Ritter, Michelle; landonle@muni.org
Cc: Hickok, Tanya; landonle@muni.org
Subject: Re: Fire Station #9

Hi Michelle,

Hoping you can get me those figures soon. Also, could you get the run figures for station 15 (Southport) for the same period of time? If you can't get that information, I can go directly to the Mayor's office. Thank you in advance for any information you can give me.

Shelly Nuss

----- Original Message -----

From: Ritter, Michelle
To: Shelly Nuss ; landonle@muni.org
Cc: Hickok, Tanya
Sent: Tuesday, September 11, 2012 9:27 AM
Subject: RE: Fire Station #9

Hi Shelly,

We have call information available for 2010 and a portion of 2011. I am working out of the office this morning, but upon my return this afternoon, will work with our GIS Department to get you the information that we have available.

Thank You,
Michelle Ritter
Land Use Planner

From: Shelly Nuss [srnuss@gci.net]
Sent: Tuesday, September 11, 2012 11:21 AM
To: landonle@muni.org; Ritter, Michelle
Subject: Fire Station #9

Good Morning:

I spoke with France McLaughlin (sp?) yesterday 343-8003. I told him I was trying to get information on the number of runs (call outs) from Station #9, where they went, during a set period of time. I received notice of the public hearing on Oct. 1st case #2012-110. I live in the neighborhood of proposed site #19. Could you tell me who I would contact to get this information.

Thank you,
Shelly Nuss

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Version: 10.0.1424 / Virus Database: 2437/5262 - Release Date: 09/11/12

No virus found in this message.

Checked by AVG - www.avg.com

Version: 10.0.1424 / Virus Database: 2437/5265 - Release Date: 09/12/12

Schlereth, Ernest

Landon, Heath E.

From: Landon, Heath E.

Sent: Thursday, September 13, 2012 8:08 AM

To: 'Ernest M. Schlereth'

Subject: RE: Municipality of Anchorage - Proposed Site Selection - New Fire Station #9

Mr. Schlereth,

I apologize for not responding to your email before the end of day yesterday. Thank you for the opportunity to follow up with you regarding the Site Selection Study for the proposed new Fire Station #9. Your concerns are valid and I certainly respect your feedback. Your input is extremely valuable to the success of the process. In an effort to provide you with the most thorough and accurate information possible I have included a link and log-in information to the complete Site Selection Study at the bottom of this email. This study will walk you through the entire site selection process. The study also defines the criteria and shows you how the site at Lake Otis Parkway and DeArmoun Road came to be the proposed/recommended site by Dowl HKM.

The primary variable driving the recommendation of Site #19 is Location/Response Time. The Anchorage Fire Department Strategic Plan sets forth service level objectives including arrival of a fire pumper within 4 minutes or less to 90% of structure fires, and arrival of a basic life support unit within 4 minutes or less to 90% of code red medical emergencies. This is also a nationally recognized standard. Statistics show the difference between a 4 and 6-minute response time can mean life or death for a victim in a medical emergency or a structure fire. A 6-minute response cuts a victim's odds of survival more than in half for medical calls. National statistics show a 6-minute response to a structure fire increases the chances of the fire having fully engulfed the structure of origin and spread beyond to almost 60%. Ultimately, this too can mean life or death to a victim and dramatically increases the safety risks for the firefighters. None of the sites are perfect, but the proposed/recommended site appears to have the greatest potential to provide the most meaningful and positive impact to the largest number of residents possible.

The proposed/recommended site is approximately 9.28 acres. The site is currently used as a municipal park although it has never been officially "dedicated" as a park. The site is currently zoned "PLI" or Public Lands and Institutions District. This zoning definition allows for the construction of a Fire Station, but also has some substantially larger setback requirements for the building from the actual property lines, requires significant Visual Enhancement landscaping and limits the size of the building foot print to 35% of the parcel. There seems to be a lot of confusion around our intent. We are very sensitive to resident concerns as related to this site. As you will see in the Site Selection Study, our intent would be to re-plat approximately 2 to 2.5 acres of the site, on the south end, closest to DeArmoun Road as a parcel for a new Fire Station #9, but at the same time "officially dedicate" the remaining approximately 7 acres, the north end, of the site as a park allowing it to remain in its current and natural state. We are planning to, at least, be required to include a paved pathway from DeArmoun Road to the existing east/west trail at the school. This will allow children to walk to school on a paved pedestrian facility without having to cross driveways. However, we are also sensitive and understand some residents prefer natural trails vs. paved trails. This would all be open for discussion and consideration through the public meetings and public hearing for the Facility Site Plan review later in the process.

We are very early in the process. Therefore, we do not have construction drawings. The site

selection would need to be approved by the Planning and Zoning Commission before we could move forward with actual construction drawings and a specific design. The site plan drawings you see in the Site Selection Study are ONLY conceptual drawings of the site. The Site Selection Study defines the scope and needs of the proposed new station. Additionally, while the specific station has not been designed, the early discussions with the team have been to insure the final design be sensitive to and blend with the residential neighborhood. Meaning the intent is for the station to have a much more residential feel vs. a more industrial or urban feel. To my knowledge, there are no studies regarding decibel levels around a station. You are not the first to express the concern about noise. However, I can tell you there will be NO external speakers on the exterior of station. Therefore, you would NOT hear the various alarms and calls. I have also confirmed the policies regarding use of sirens with the Fire Department. They are very sensitive to the use of sirens in a residential area and it is NOT common practice to use a siren unless absolutely necessary when leaving a residential area station in the middle of the night or in off-peak hours. I am not sure if your lighting question relates to site lighting or traffic lighting. The specific site lighting plan would not be available until later in the process, but it should be minimal as required by code and there are no indications of a need to add a traffic signal at this location.

The 4-minute response time maps for the final three sites are included in the Site Selection Study. I am happy to answer any questions you might have once you have reviewed those documents. Again, none of the locations are perfect, but the proposed/recommended site appears to have the greatest potential to provide the most meaningful and positive impact to the largest number of residents possible based on the Location/Response Time variable.

I do not know the exact value of the land for the existing Fire Station #9. However, the funds for the proposed fire station are provided by a \$5,000,000 State Legislative Grant. The Grant requires the Municipality of Anchorage to provide \$1,000,000 in matching funds. Therefore, if a new site is approved, the discussion regarding the existing site has been to sell the existing property to offset the \$1,000,000 matching requirement.

Proposed New Fire Station #9 Site Selection Study log-in information:

Project Name	FTP Site Address	User Name	User Password
Anchorage Fire Station 9 Site Selection Study	ftp://FireUsr:Station9@ftpa.dowlhkm.com	FireUsr	Station9

Again, I certainly respect and understand your and your wife's opinions. If you are interested and your schedule permits I would be more than happy to meet with you both in person to review the Site Selection Study and field any questions. Our goal is to facilitate the most open and honest communication with the community. I hope this information is helpful. Please feel free to call me directly at 907-343-8256 or email me should you have additional questions or need more information. Thank you again for your extremely valuable feedback.

Sincerely,

Heath Landon, Project Manager
Capital Projects
Office: (907) 343-8256
Cell: (907) 529-0429
Fax: (907) 249-7452

From: Ernest M. Schlereth [mailto:ernie@ernieattorney.com]

Sent: Tuesday, September 11, 2012 10:22 AM

To: Landon, Heath E.

Subject: Re: Municipality of Anchorage - Proposed Site Selection - New Fire Station #9

Mr. Landon

Thank you for your e mail.

My wife and I wish to participate in the upcoming hearing on this matter, as we are very opposed to the placement of the proposed firestation at this location. We live at 2711 Cutwater Circle. Briefly, the site has been over many years and is currently used as a municipal park. There are dedicated and constantly used trails that run right through where the station is planned that are used recreationally summer and winter by children and adults alike. It has been designated as a park as indicated by the large and artfully crafted sign placed there by the Municipality and stating the hours that it is open.

The proposed construction of a significantly large fire station abutting a purely residential area is not in keeping with proper planning practices as the neighborhood would be very detrimentally impacted with such a use, especially when there are alternative sites that are more conducive to this type of use.

The planning department or those entrusted to find appropriate sites have unduly limited their possible site searches. For example, there is a 2.5 acre parcel for sale within only several hundred yards on the Old Seward Highway from this property. It is advertised for sale on the West side of the highway approximately across from where the dog kennel used to be. This would seem to be an ideal location because it does no impact residential neighborhoods. If the current station is within the appropriate response time, this station would certainly be.

Surely the Municipality could utilize a buyer's real estate agent who could inquire of the seller without disclosing his/her principal, so that the seller doesn't get a big head when he/she notices that the Municipality may be interested. In fact, I wonder if the Municipal had used this mode of inquiry in the instance where it describes one private parcel it had under consideration.

There are several items I would like you to provide for me, or at least lead me in the direction as to where they can be found.

I need to have the construction plans for the fire department station. I need the meeting notes or memoranda or studies indicating what exactly the Fire Department is attempting to construct. For example why is the structure going to be so large? Are they looking to accomodate more emergency vehicles? Is their service area being enlarged geographically? Are there studies showing decibel levels of emergency vehicles within various distances from the station. What are the lighting plans for the site?

What is the "sweet spot" area wherein the station can be placed for optimal response time to the areas sought to be serviced? There should be a map showing this area, so that we might all look for better locations.

What is the value of the land that the municipality owns whereon the present fire station sits? Why isn't that value taken into consideration for land purchase, instead of taking land from a city park?

Thank you for your kind reply and consideration of this matter that is of great importance to many residents in that area.

Ernie Schlereth

**PLANNING & ZONING COMMISSION
MEETING**

November 5, 2012

**Supplemental Comments
Laid On The Table #2**

G.1, Case 2012-110

**Public Facility Site Selection for
Fire Station 9**

(double sided)

DEPARTMENT RECOMMENDATION:

The Department concurs with the findings of the site selection study and recommends approval of Site 19 for the relocation of Fire Station #9, subject to the following conditions of the Anchorage Parks and Recreation Commission:

1. The area to be redesignated for fire station development may be up to two (2) acres; provided, the proposed site plan shall minimize the area needed, and shall be subject to Parks and Recreation Commission review.
2. The area of the project, in cooperation with the neighborhood and Parks and Recreation Dept. identify and provide amenities such as access and connectivity improvements including trails and lighting where beneficial and appropriate.
3. With appropriate architectural and site planning, design and construct facilities and site improvements, including retaining as much existing vegetation as possible and providing adequate buffers, to preserve and visually enhance neighborhood.
4. Secure formal dedication as appropriate for the remainder of Rabbit Creek Park to confirm the park's long-term status in the community.
5. Assist in maintaining the park by contributing to recommended wildfire prevention measures.

**PLANNING & ZONING
COMMISSION
MEETING**

November 5, 2012

**Supplemental Comments – Laid On
The Table**

**G.1, Case 2012-110
Public Facility Site Selection For Fire
Station 9**

(double sided)

OCT 29 2012

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION**NECC**

Northeast Community Council

October 18, 2012

At the North East Community Council (NECC) Membership Meeting held on October 18, 2012, the following resolution was presented from the floor and voted on:

1. A Resolution: NECC October 18, 2012, Concerning Support for the Rabbit Creek Community.

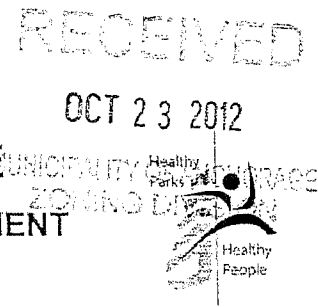
We, the citizens of the Northeast Community Council, hereby stand behind the People of the Rabbit Creek Community to stop the Municipality of Anchorage (MOA) from taking 5 acres of Rabbit Creek Park for a new fire station. We recommend the city look at other viable options, including potential land swaps. The NECC further requests that the MOA leave all current parks intact.

A vote of the Resolution: 16 in favor, 0 opposed, 1 abstained. The Resolution passes.



MUNICIPALITY OF ANCHORAGE
ANCHORAGE PARKS & RECREATION DEPARTMENT

RESOLUTION NO. 2012-08



Proposed Transfer of 2.5 Acres of Rabbit Creek Park for a Fire Station

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long-term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

WHEREAS, the Municipal park known as Rabbit Creek Park is a Natural Resource Use area in the southeast part of the Anchorage Bowl, includes a tract of land acquired for park purposes in 1974, and remains substantially as natural open space, approximately 8.8 acres, for the community and adjoining public school; and

WHEREAS, the *Anchorage Fire Department Strategic Plan 2009-2015* identifies the need for relocating and/or remodeling Fire Station 9 in south Anchorage, and the existing site and structure are deficient for effective remodeling/renovation and continued use; and

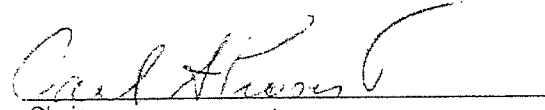
WHEREAS, a Site Selection Study sponsored by the Anchorage Public Works Department considered multiple sites and recommended a 2.5-acre portion of Rabbit Creek Park as the preferred alternative site for Fire Station 9; and

WHEREAS, if up to 2.0 acres of Rabbit Creek Park is converted from municipal park use to use for a municipal fire station, approximately 6.8 acres of the parcel would remain, along with other public open space, for community and school park use; therefore,

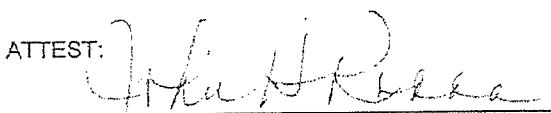
BE IT RESOLVED, that, if the Planning and Zoning Commission determines that a portion of Rabbit Creek Park would be better used for the fire station, the Parks and Recreation Commission recommends the following, at a minimum, to mitigate potential impact from proposed development and loss of park area:

1. The area to be redesignated for fire station development may be up to two (2) acres; provided, the proposed site plan shall minimize the area needed, and shall be subject to Parks and Recreation Commission review.
2. As part of the project, in cooperation with the neighborhood and Parks and Recreation Dept., identify and provide amenities such as access and connectivity improvements including trails and lighting where beneficial and appropriate.
3. With appropriate architectural and site planning, design and construct facilities and site improvements, including retaining as much existing vegetation as possible and providing adequate buffers, to preserve and visually enhance neighborhood character.
4. Secure formal dedication as appropriate for the remainder of Rabbit Creek Park to confirm the park's long-term status in the community.
5. Assist in maintaining the park by contributing to recommended wildfire prevention measures.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 11th day of October, 2012.


Chair
Parks and Recreation Commission

ATTEST:


John Rodda, Director
Parks & Recreation Department

OCT 23 2012

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION**P.O. Box 112354, Anchorage, AK 99511-2354**

October 17, 2012

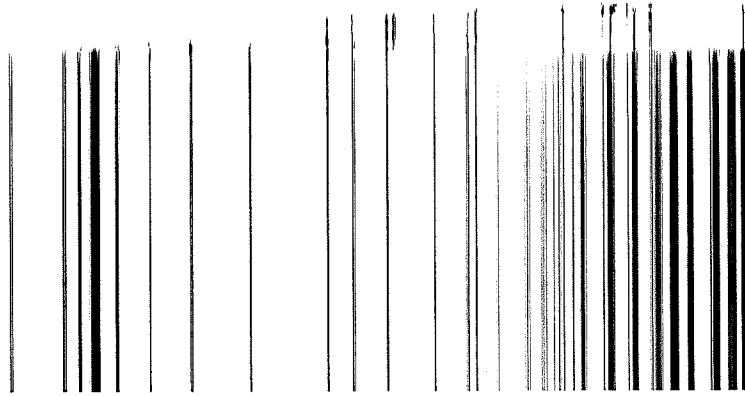
TO: Anchorage Assembly

Re: Proposal to Reconstruct FS 9 on Site 19 (Rabbit Creek Park)

Rabbit Creek Community Council supports the concept of extending the zone for a four-minute response time by the Anchorage Fire Department. However, the council has unanswered concerns about the proposed relocation to site 19 in Rabbit Creek Park.

1. Building FS 9 on Parcel #19 would take de facto park land without compensation, and this is a poor precedent. Although site 19 is not designated or dedicated, it is indisputable that it has been posted as a park, has served as a park, and has been counted as a park in the Anchorage Bowl parks plan and other park land inventories, for many years.
2. Questions of competition among fire stations for operating funds have not been answered. RCCC is particularly concerned whether site 19 would become a justification to reduce or close FS #10. FS #10 provides the fastest coverage to a large part of our council area.
3. The Mayor's proposed funding cuts for fire stations require new models to re-assess the response times from site 19. RCCC heard testimony from AFD staff that a station at site 19 without FS 10 would inflate the response time to a number of homes such as the Golden View Drive area. RCCC also heard that if FS 15 and 10 are closed, FS 9 could cover the voids better from its current location than from site 19. Specifically, re-evaluate potential sites that might provide a better response time under reduced station operations, including reductions or closures of FS 15 and 10.
4. If site 19 is chosen for a new fire station, the conditions for approval must include both dedication and designation of the remaining acreage in the Rabbit Creek Park as parkland, with PLI-p zoning.
5. RCCC heard DOWL's testimony that the 1.5 acre footprint of recent fire stations (7 and 15) is possible for FS 9, and this would include a 30 foot perimeter buffer. If site 19 is chosen, RCCC supports the goal of the most compact functional layout possible to minimize acreage taken from the park.
6. RCCC supports neighborhood protection and has heard the strong opposition from neighbors of site 19, including: the uncompensated reduction in park land (land identified and managed as a park by the MOA, and used as park land for over 20 years); the effects of fire station operations on the residential neighborhood; potential increased traffic congestion at the elementary school; possible upgrades needed to the intersection and to Lake Otis Road which is built without shoulders.

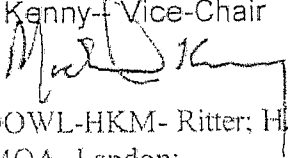
7. RCCC has heard additional information about the other 20 rejected sites, and requests further evaluation. Specifically, re-evaluate site development of site 18. Re-evaluate whether sale of FS 9 for profit could offset site development costs.
8. RCCC will initiate research on the land status of all presumed MOA parkland in our



7. RCCC has heard additional information about the other 20 rejected sites, and requests further evaluation. Specifically, re-evaluate site development of site 18. Re-evaluate whether sale of FS 9 for profit could offset site development costs.
8. RCCC will initiate research on the land status of all presumed MOA parkland in our Council area and request that MOA designate and dedicate the parks if it has not done so.

Signed,

Mike Kenny- Vice-Chair



Cc: DOWL-HKM- Ritter; HALO- Weddleton; Seafarer Loop Neighborhood;
MOA- Landon;

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. Select a Case: [View Comments](#)

2. View Comments:

Case Num: 2012-110

Site selection for a public facility

Site Address: N/A

Location: A public facility site selection per AMC 21.15.015 for Fire Station 9. Site areas under consideration are as follows: 1) T12N R3W Section 21 W2SW4SW4SW4 generally located east of Lake Otis Parkway and north of Huffman Road; 2) T12N R3W Section 28 W2W2SW4SW4 generally located east of Lake Otis Parkway and north of DeArmoun Road; and 3) Thomas W. Sperstad #1, Block 2, Lot 1A, located at 1148 Huffman Road. *POSTPONED FROM 9/10/12 and 10/1/12*

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

10/13/12

Rob Fischer

Most people would be happy to have a fire station close to their home (it lowers your insurance, and therefore your house payment, let alone your family's lives being more protected). This is a case of NIMBY gone CRAZY! If these people don't want it build it next to us! When their house is on fire they can admire the park.

Kimmel, Corliss A.

From: Kimmel, Corliss A.
Sent: Monday, October 08, 2012 7:37 AM
To: McLaughlin, Francis D.
Cc: O'Brien, Margaret R.
Subject: Cases Online Comment: 2012-110 Fire Station

RECEIVED

OCT 07 2012

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

My family and I are NOT in favor of the proposed land use to move Huffman Fire station #9 - which would be directly across from our home. We purchased this house 5 years ago because of it's great location and beautiful park we look at every day out our front windows. We enjoy living on a street with minimal traffic so our children ages 4, 2, and 1 can be in the front yard and be safe. I also find it a bit baffling to read about proposed fire stations closures, such as the newly built Southport and remote Bear Valley - amid the proposal to build a new station off Lake Otis Pkwy? This does not make much budgeting sense to me and we are not in favor of any building developments in Rabbit Creek Park. Thank you, Sara Krokos

*Corliss Kimmel, Office Associate
Current Planning Section, Planning Division
Community Development Department
Municipality of Anchorage
(907) 343-7943
Fax: 343-7927*

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

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[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

9/20/12

Nancy Koropp
3530 Cutlass Circle
Anchorage AK 99516

I am very concerned about moving the Huffman fire station so close to a neighborhood and taking away parkland. It makes no sense money wise to move the fire station from it's existing location. I am opposed.



MUNICIPALITY OF ANCHORAGE
PARKS & RECREATION DEPARTMENT
MEMORANDUM

Healthy
Parks

Healthy
People

RECEIVED

SEP 21 2012

DATE: September 21, 2012
TO: Erika McConnell, Manager, Current Planning Section
FROM: Tom Korosei, Park Planner
SUBJECT: Case Review Comments

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

CASE NO. **CASE**

2012-110 **Site selection for a public facility (Fire Station No. 9)**

The preferred site (Site 19) is Rabbit Creek Park, part of the municipal park system. Development of alternative Site 12 would not affect any existing park land.

Rabbit Creek Park is categorized in the 2006 *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan* as a Natural Resource Use Area and identified as a potential elementary school park adjacent to Rabbit Creek Elementary School. The proposed fire station would occupy approximately 2.5 acres at the south end of the 9.2-acre park parcel, along DeArmoun Rd. This is approximately 27 percent of the subject park parcel. An estimate of the fair market value of the subject 2.5 acres, based on information from MOA Property Appraisal, is \$407,200. The concept plan (Fig. 6 in the Site Selection Study) for the fire station at this site occupies approximately half that area, leaving substantial area for future expansion or related use.

Records indicate that this 9.2-acre tract was acquired by the Greater Anchorage Area Borough for park purposes in 1974, and has been officially recognized and enjoyed by the community as part of the municipal park system since at least 1975. The park remains substantially in its natural state, which is predominantly wooded with many mature trees, and moderate, upland terrain. The municipality has made some improvements for non-motorized access to and through the park for neighborhood use.

Its more-than-30-year history clearly establishes the property as park land, although no Assembly ordinance of formal dedication was found (ref. AMC 25.10.080).

The *Park Plan* notes that the southeast Anchorage Bowl area has relatively ample access to Natural Resource Use areas; however, the area is deficient in neighborhood and community use areas and related development for active recreation. The Neighborhood Use park area nearest Rabbit Creek Park is Hamilton Park, approximately one-half mile away.

The *Park Plan* recommends development of joint facilities with respect to Rabbit Creek Park and Rabbit Creek School. Rabbit Creek Park provides a natural resource area accessible to the adjoining elementary school for use in its education programs. The park also provides passive recreation area for neighborhood use, and habitat for wildlife. It provides a buffer between a residential area to the east and highway traffic to the west. Currently the Parks and Recreation Department has no plans for active recreation improvements to the park.

The proposed fire station development is not perceived as a direct or greater benefit to the park compared to some other potential sites. Moreover, use of municipal park land for other uses should be

well supported by evidence of such need. If the southerly portion of the park were to be developed, a substantial portion of Rabbit Creek Park would remain to accommodate the park's current function and potential use as an Elementary School Park.

Recommendation

If it is determined that a portion of Rabbit Creek Park would be better used for the fire station, the Parks and Recreation Department recommends the following, at a minimum, to mitigate potential impact from proposed development and loss of park area:

1. As part of the project, in cooperation with the neighborhood, Parks and Recreation Dept., and Non-Motorized Transportation Coordinator, identify and provide access and connectivity improvements including trails, paved surfaces, and lighting where beneficial and appropriate.
2. With appropriate architectural and site planning, design and construct facilities and site improvements, including retaining as much existing vegetation as possible and providing adequate buffers, to preserve and visually enhance neighborhood character.
3. Secure formal dedication as appropriate for the remainder of Rabbit Creek Park to confirm the park's long-term status in the community.
4. Assist in maintaining the park by contributing to recommended wildfire prevention measures.

Cc: John Rodda, Director, Parks and Recreation
Heath Landon, Project Manager, Public Works Department

pz0812.doc