

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



I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a site plan review in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or Urban Design Commission for administrative reasons.

Date _____ Signature (Agents must provide written proof of authorization) _____

Road SPR (New 04/20/10)*Front

REQUIRED SUBMITTALS (SEE EACH SECTION FOR APPLICATION TYPE BELOW)**CONTEXT SENSITIVE SOLUTIONS CONCEPT REPORT DOCUMENTATION**

- ☐ Transportation Project Site Plan Review Application with original signatures
- ☐ Concept report
- ☐ Environmental Analysis or Environmental Impact Study, if applicable
- ☐ Letter of Authorization, if applicable
- ☐ Project Description Form (CSS Attachment #1)
- ☐ 15 Sets of above noted documents; no agency routing other than Community Council(s)

DRAFT DESIGN STUDY REPORT (35% LEVEL OF DESIGN) DOCUMENTATION

- ☐ Transportation Project Site Plan Review Application with original signatures:
- ☐ Letter of Authorization, if applicable:
- ☐ Design Study Report Summary, including:
 1. Introduction
 - A. Location Map and Project Boundaries
 - B. Purpose
 - C. Need
 2. History (Project Origin) and Input from other Planning Documents
 - A. Anchorage Comprehensive Plan
 - B. Local Planning Studies/CIP/TIP/LRTP
 - C. Anchorage Pedestrian Plan or Areawide Trails Plan
 3. Existing Conditions
 - A. Right-of-Way Availability
 - B. Traffic Conditions
 - C. Pedestrian Conditions
 - D. Context (Land Use, Street Character)
 - E. Existing Landscape
 - F. Existing Utilities
 - G. Existing Drainage
 4. Design Standards

What Standard is the project being designed to? (Collector, Arterial, OSHP Classification, LRTP typology, etc.)

How do existing conditions impact the ability to meet those standards?
 5. Design Alternatives
 - A. Design narrative and graphic for each alternative considered. Note that the discussion of each alternative should address traffic (and traffic calming), parking, pedestrian facilities, drainage, and utilities (to include lighting), and right of way considerations (does right of way need to be purchased?)
 - B. Recommended Alternative with narrative (why is it recommended?) To include a discussion of the landscape approach and other enhancements (gateway features, fencing, etc.)
 6. Public Involvement Summary
 7. Rough Estimated Project Cost
 8. Maintenance Considerations
 9. Response to comments from Concept Report Review
 10. Appendix A – Preliminary Project Plans
- ☐ 35 Sets of above noted documents

PLANS IN HAND (55-75% LEVEL OF DESIGN) DOCUMENTATION

Application for site plan review

- ☐ Road Project Site Plan Review Application with original signatures
- ☐ Letter of Authorization, if applicable
- ☐ Memo addressing Review Comments from DSR Review
- ☐ 55% to 75% Project Plans
- ☐ Review Questionnaire (see below)
- ☐ 35 Sets of above noted documents

Plans In Hand Supplemental Review Questionnaire:

The Urban Design Commission shall consider the following criteria in reviewing public facility project landscaping under this section (AMC 21.15.125 Public facility project landscaping review). Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Cost.

Hardiness and feasibility of the proposed plant materials.

Explain how planning and design criteria are met by the proposed landscape plan:

The external impacts generated by the public facility project on adjacent areas. The landscape elements of the public facility project should complement, maintain or improve the landscape quality of adjacent neighborhoods and areas.

The degree to which the landscape elements contribute to on-site use of the public facility project. The landscape elements of the public facility project should enhance safe, efficient and comfortable public use.

The visual attractiveness of the landscaping and its enhancement of the architecture of the public facility project, including the integration of internal and exterior architectural themes.

Plans In Hand Supplemental Review Questions, Continued
The Urban Design Commission shall consider the following criteria in reviewing public road projects under this section (explain how the Context Sensitive Solutions planning and design criteria are met by the proposed plan). Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.
The degree to which the design features contribute to on-site use of the road project. These features should enhance safe, efficient and comfortable public use.
Effective use of winter cities design principles in our northern setting.
Describe the project's contribution to developing an attractive streetscape.
Response to comments and conditions of approval from Design Study Report review.